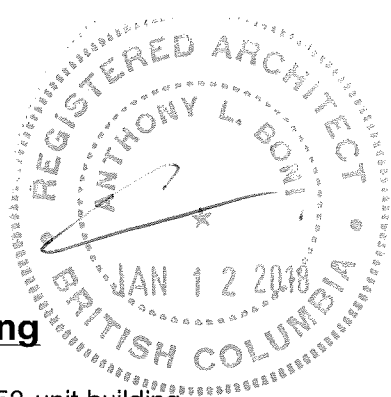




A Corporate Partnership



Design Rationale Kaslo Street Modular Transitional Housing

Temporary development of 4410 Kaslo Street site consists of one temporary modular 52-unit building, sited on a rectangular dirt site occupying the southeast side of the site. The building is orientated west facing Kaslo Street. The location of the building set back from the street allows for an amenity area in the front/west side of the building.

The front yard of the building houses a shared amenity area with tables and gardening planters for the residents use and has west exposure. The bicycle parking, for 6 bicycles, located adjacent to the building, will be open air parking. There has been no internal bicycle parking included in the development, as the owner/operator has stated it goes unused by the residents, as they tend to store their bicycles in their units.

The parking and service areas of the buildings are located on the east side of the site at the north and south corner respectively using the existing lane for access to garbage and parking. The services for the complex will be brought from Kaslo street for water and sewer on the west side of the site.

The conceptual approach to landscaping is planters placed on the compacted crushed gravel surface. There is an amenity area with planters, trees, and tables. The surface of the amenity area will be crushed and compacted gravel and there will be a low permeable but deep set of planters and trees along Kaslo Street to screen the amenity area while providing some connectivity.

The building is predominately Artic White Hardie panels for cladding with a simple massing and minimal expression for economy. Vertical extrusions mark and express the grid of the modules and allow for the rainwater leaders to be concealed. The coloured jambs bring an accent colour to each window and add to the depth to the modular system facade. The soffit of the roof of the main building is extended to provide a deeper overhang and the underside of the soffit is clad in a wood look aluminum plank product.

There are random wood screens located within the recess of the windows to provide variety to the façade and depth to the elevation of the building. The common area and entry modules of the building are denoted by a change in colour and cladding type as is the extended module that accommodates the service room on the upper floors. This area has a large overhang in the accent colour of the building. This is mirrored on the back of the building with an extruded rectangle around the amenity rooms that matches the accent colour over the front entry and the exterior window jambs. The stair modules are clad in a dark grey plank that differentiates them from the residential modules.

The building has 6 accessible suites and 46 standard suites. There is a large amenity space with a commercial kitchen for the residents near the entrance to the building to encourage social interaction and provide a communal space for the residents to gather. There is also laundry, a staff room, office and meeting rooms for the staff and residents use. Each suite contains a small kitchenette, private washroom, and living/sleeping area. Each unit has individual heating and cooling allowing the residents autonomy in their living spaces. There is common laundry and an administration office near the entry of the ground floor to provide support for the residents in an independent but supported lifestyle.