



PROJECT TEAM



OWNER



OWNER'S REPRESENTATIVE



ARCHITECT



LANDSCAPE ARCHITECT



TRANSPORTATION PLANNER

2020 Estevan Road



Brechin United Church



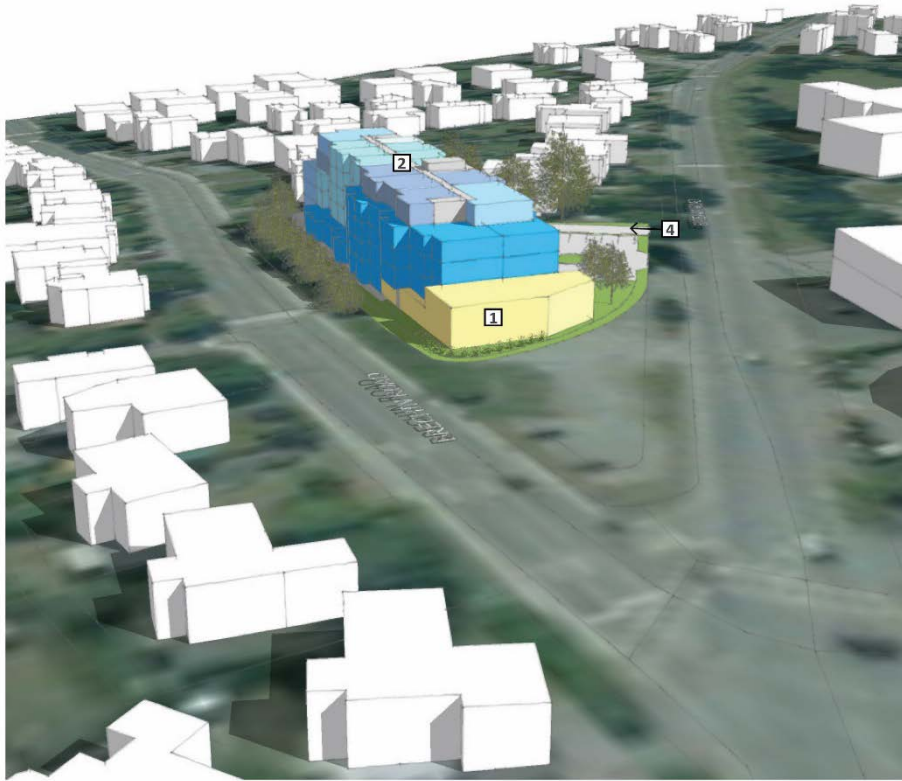
Site

VIA

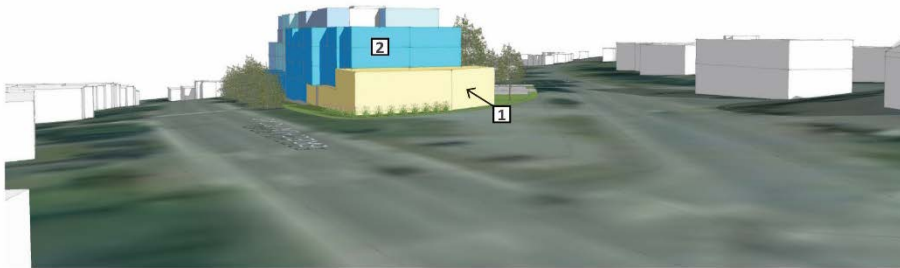


Site + Neighbours

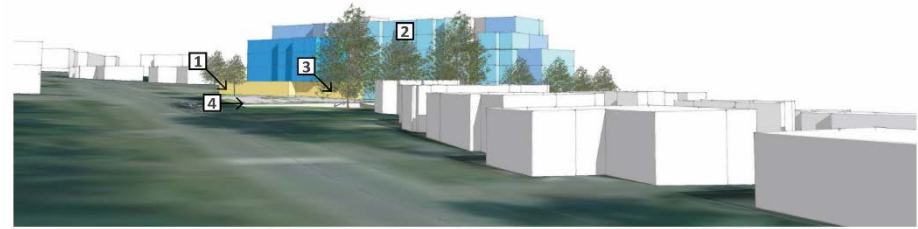
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AERIAL VIEW TO SITE



VIEW SOUTH ALONG BRECHIN ROAD



VIEW NORTH ALONG ESTEVAN ROAD

| | |
|---|-----------------------|
| 1 | BRECHIN UNITED CHURCH |
| 2 | RESIDENTIAL |
| 3 | BUILDING ENTRY |
| 4 | PARKING ENTRY |

SUMMARY

Mixed Use Development:
Church & Residential Use

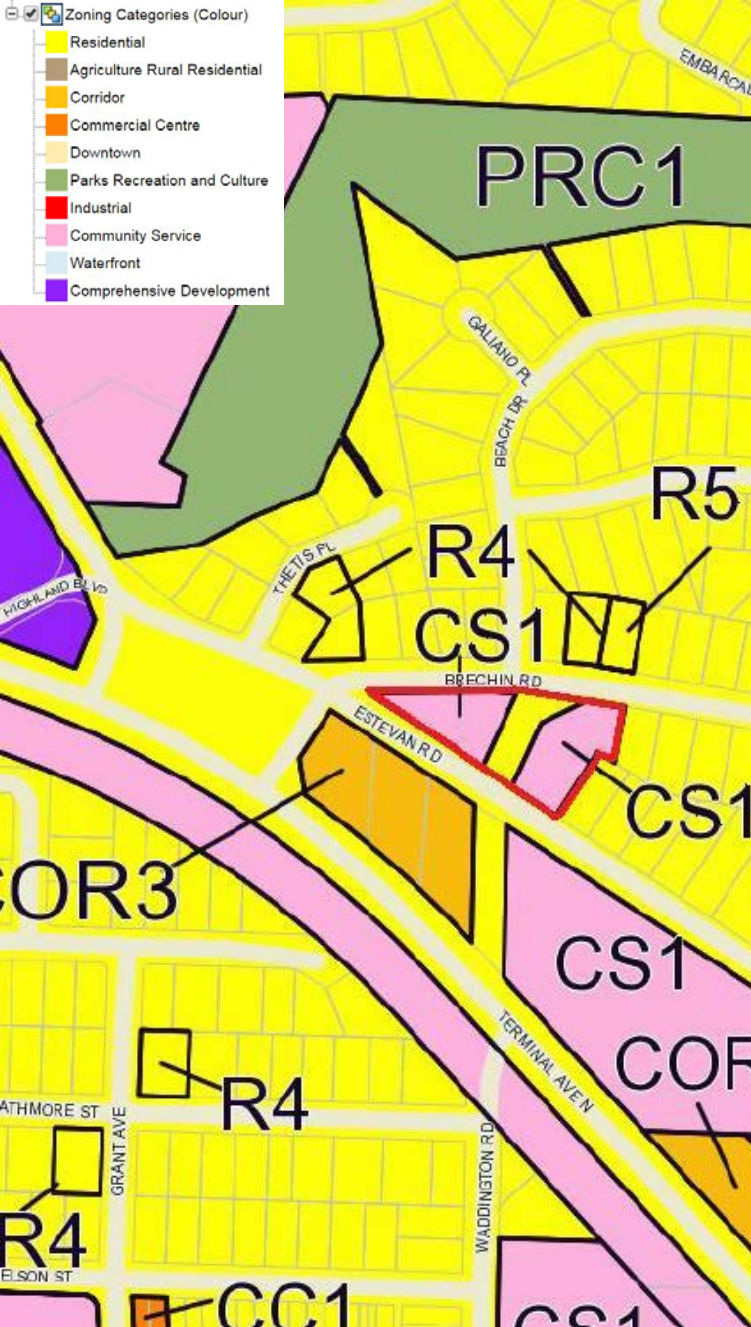
FSR – 1.66

5 Stories

74 Units

51% Affordable Housing

Unit Mix – Studio (7%), 1 Bedrooms(51%),
2 Bedrooms (35%) & 3 Bedrooms (7%)



CURRENT ZONING: CS1 COMMUNITY SERVICE

Provides for public-oriented uses designed to serve the community.

Permitted Uses:

Religious Institution

Not Permitted: Multiple Family Dwelling

REZONING – TARGET ZONE: COR2 MIXED USE CORRIDOR

This zone provides for mixed use, street-oriented development along urban arterials and major collector roads

Permitted Uses:

Religious Institution & Multiple Family Dwelling

CURRENT DESIGNATION – NEIGHBOURHOOD

- Lower density residential areas
- Permits 10-50 uph, in 2 – 4 storey building forms

OCP AMENDMENT TO - CORRIDOR DESIGNATION

- Corridors are urban arterials and major collector roads; and are focal areas for higher levels of residential densities, services, and amenities.
- Permits higher density - up to 150 uph, in 2 – 6 storey building forms.

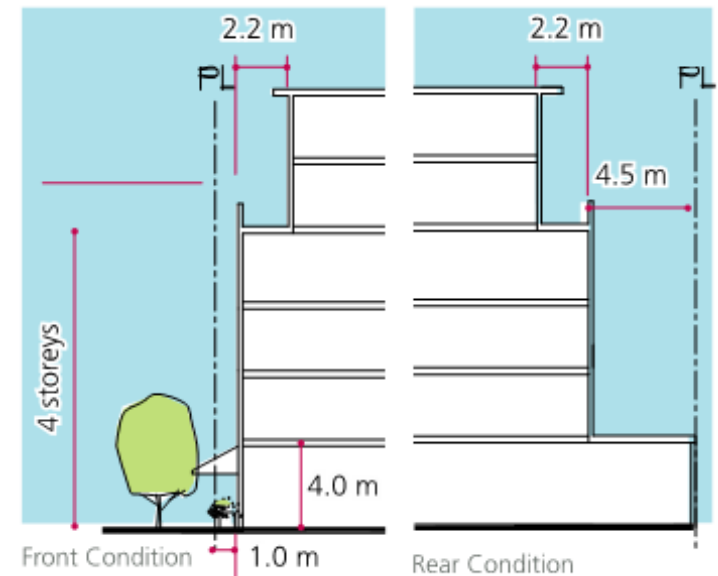




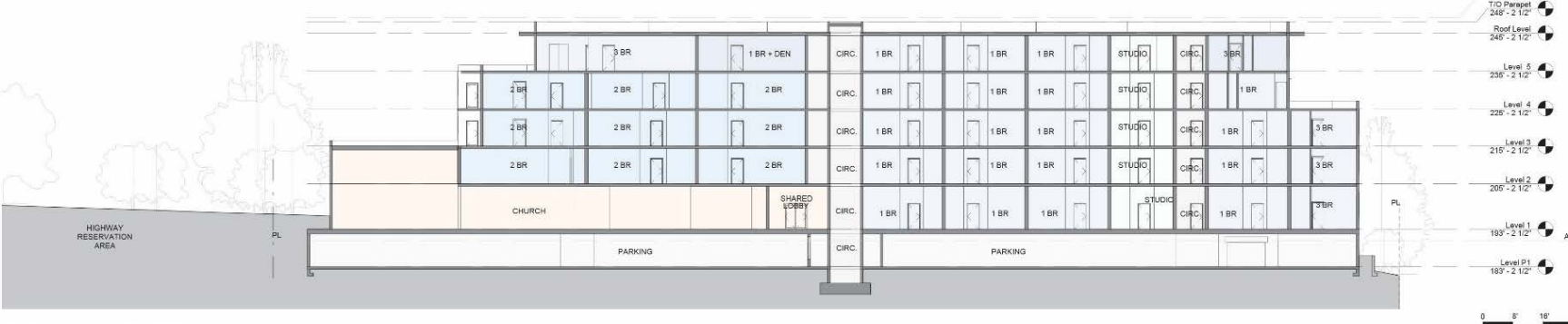
BUILDING MASSING

MIXED USE CORRIDOR GUIDELINES

1. Minimum 1.0 metre front setback – opportunity for landscaping, awnings, or other street side accessories.
2. Setback of 2.2 metres above 4 or 5 storeys is preferred - to provide variety along the street wall, opportunities for outdoor spaces and reduction of shadowing of the street.
3. Stepped building forms – provide a transition between contrasting building forms, access to light and privacy



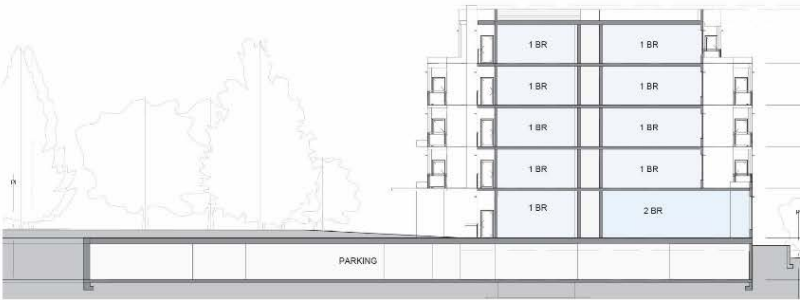
SITE SECTIONS



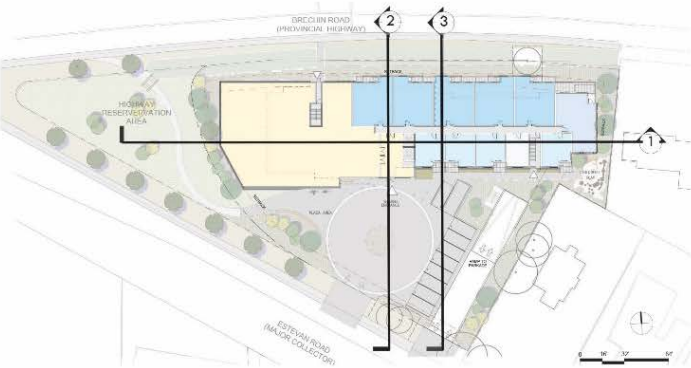
SECTION 1 - EAST-WEST



SECTION 2 - NORTH-SOUTH



SECTION 3 - NORTH-SOUTH



SECTION LOCATION PLAN KEY

ESTEVAN ROAD
(MAJOR COLLECTOR)



VIA

SUPPORTING THE GOALS OF THE COMMUNITY PLAN



Goal 1 – Manage Urban Growth:

- Site is located within the Urban Containment Boundary.

Goal 2 – Build a More Sustainable Community:

- Mixed-use development - New church space located at ground level; activity at grade with residential storeys above.
- Supporting the use of transit; nearby to amenities supporting walkability, and cycling.
- Reduced use and dependency on the automobile, transit becomes more viable; neighbourhood becomes a safer, healthier places to live.



Goal 3 – Encourage Social Enrichment

- Proximity to a commercial centre, retail, and services; to restaurants, schools, daycares - range of social, recreational and cultural opportunities.
- Site serviced by two transit routes; bicycle route runs adjacent the site.
- Beach Estates park and its trails are within walking distance.
- New church space - a continued amenity provided to the community.
- Mix and range of socio-economic levels, integrated throughout the community.



Goal 4 – Promote a Thriving Economy

- Residents in proximity to retail, services and employment opportunities.

Goal 5 – Protect and Enhance Our Environment

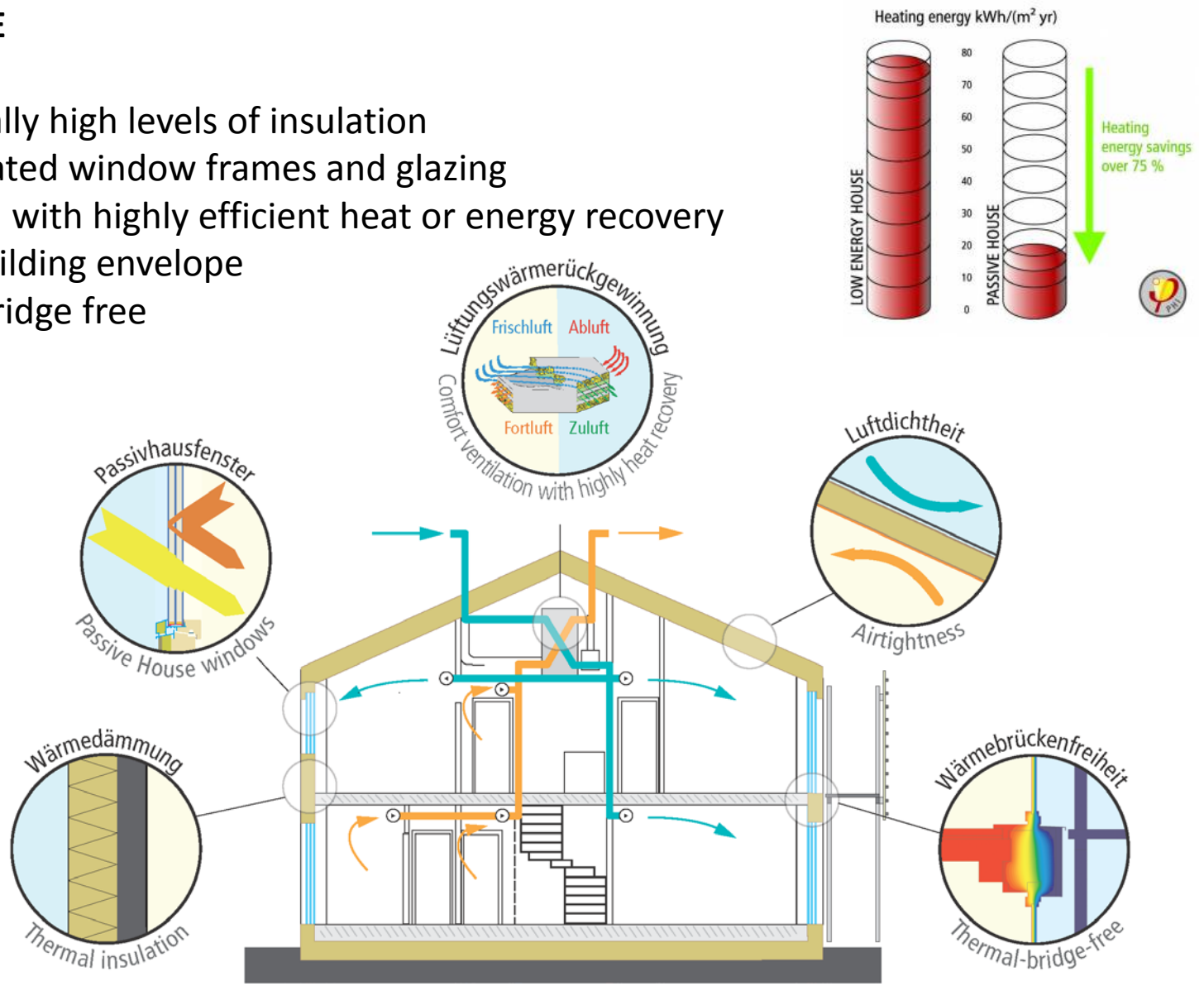
- Environmental and energy conscious design and construction methods.
- Provision of bicycle parking and electric charging for vehicles.

Goal 6 – Improve Mobility & Servicing

- Provides density along existing transit bus routes 1 & 20
- Will support a more viable transit community, improving servicing efficiency.
- Alternative transportation modes; car-share, cycling and walking.

PASSIVE HOUSE

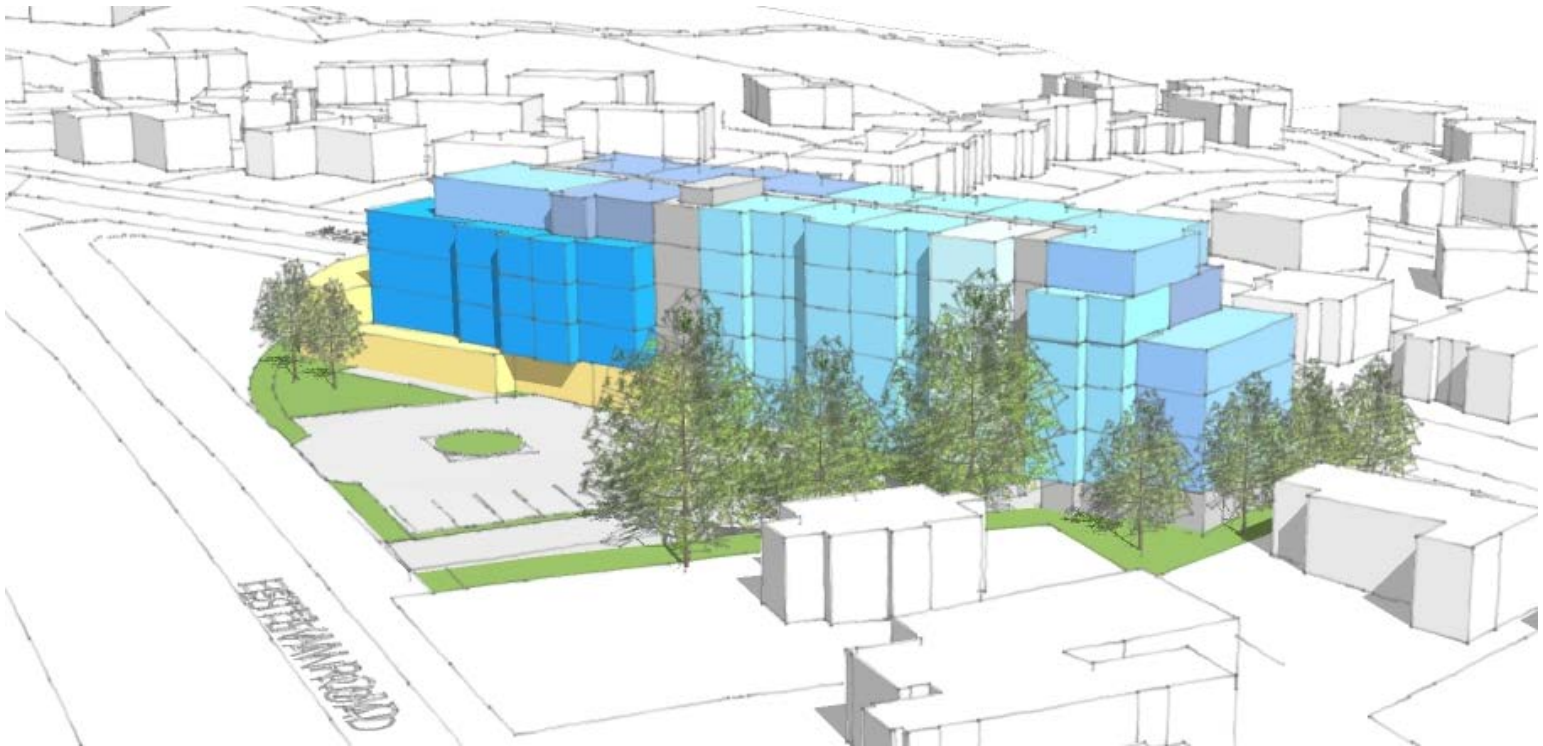
- Exceptionally high levels of insulation
- Well-insulated window frames and glazing
- Ventilation with highly efficient heat or energy recovery
- Airtight building envelope
- Thermal bridge free



SOURCE: PASSIVE HOUSE INSTITUTE

COMMUNITY CONTRIBUTION PROPOSAL

- New church gathering space for use by the community
- Provision of sidewalk and improvements to the pedestrian realm
- ✓ 38 affordable housing units
- ✓ Cash Contribution
- ✓ Transit shelter



BCCUCC - VISION

We believe that a new church space – a bright, clean, open, community-facing space – can and will contribute to the renewal of the congregational ministry at Brechin United. Our aim is to create new congregational space filled with purpose and opportunity for our members and our neighbours – and we'll achieve this, in part, by surrounding our community-centered church space with affordable housing for individuals and families from all walks of life.