

## Overview of ANAVETS Seniors Housing Redevelopment 245 East 3<sup>rd</sup> Street



### Project Highlights

The older Army, Navy and Air Force Veterans Society (ANAVETS) complex of three aging apartment buildings containing 88 bachelor units was rezoned on January 17, 2011 to provide 76 units of new seniors rental housing. Key features of the new complex occupied in August 2012 include:

- one 72 unit building: 22 studios and 54 one-bedroom units;
- net loss of 16 units, but replaced with better designed larger units;
- sixty of the new units are designed to AD Level 2 requirements, and 3 units are designed to Level 3 requirements;
- no suite balconies but large south facing amenity room and outdoor space;
- rents are set at affordable levels (no more than 30% of total household income including provincial SAFER rent subsidies);
- Society property equity (\$8m) and \$3m mortgage covered the \$11m project costs;
- construction financing was provided by BC Housing.

### Background

The original ANAVETS housing was built in 1968-69 on a City site which was sold in 1967 to the society for \$45,000. The City provided a \$40,000 City grant in support of the project. The original building complex was three low rise buildings containing 88 studio units of approximately 300 square feet and one parking space per 5 units (total 18 spaces). Federal loan restrictions on rent rate increases resulted in challenges for the Society to maintain and upgrade the buildings. The project received a federal Residential Rehabilitation Assistance Program (RRAP) grant in 1990 for installation of elevators and the addition of basic accessibility features.

### **Redevelopment Partnership**

Over the past 15 years there were two unsuccessful attempts to create a viable redevelopment proposal by densifying the property with a mix of strata and replacement seniors housing units. ANAVETS partnered with Intracorp to undertake the redevelopment project which included the replacement ANAVETS building and a market residential building:

- consolidation of the original three ANAVETS lots and subdivision into an ANAVETS site and a residential strata site
- ANAVETS building constructed first on eastern portion of site, with ANAVETS tenants continuing to live in 2 remaining buildings until relocation to new building

The redevelopment included the following:

- high energy performance commitments (10% above ASHRAE 90.1 2007 and LEED Silver equivalency)
- provision of bioswales and stormwater treatment along 3<sup>rd</sup> Street
- hook-up with Lonsdale Energy Corporation district heating system
- public art contribution
- street furnishings along 3<sup>rd</sup> Street frontage
- contribution towards new pedestrian/cyclist actuated traffic signal at 3<sup>rd</sup> and St. Andrew's
- locally sourced and recycled building materials, construction waste recycling, drought resistant landscaping, electric vehicle recharge outlets, 5-stream recycling facilities and fundamental building commissioning.

### **City Contributions**

To support the replacement of the ANAVETS project, the City excluded the floor area calculations of the ANAVETS building from the FSR area calculations for the mixed non-market and strata redevelopment. The City also agreed to waive Development Cost Charges (\$211,000); the rent profile met the criteria for waiving of Metro Vancouver DCCs (\$61,332). Parking was reduced by approximately half to 15 parking spaces and 5 visitor spaces. The building also provides 9 bicycle and 12 scooter stalls.

The City required a Housing Agreement to secure the ANAVETS property for affordable seniors rental housing.