


Beulah Creek Village

Hornby Island Housing Society
& M'akola Housing Society

Community Information Meeting
February 7, 2021



The image features a scenic landscape of a river flowing through a dense forest. The river is the central focus, reflecting the surrounding greenery. The forest is composed of various types of trees, including tall evergreens and deciduous trees. In the background, there are rolling hills under a cloudy sky. A large, semi-transparent red geometric shape, resembling a stylized 'K' or a similar symbol, is overlaid on the right side of the image. The text is centered in the upper half of the image, within a dark grey diamond-shaped area.

*We wish to acknowledge the ancestral
Traditional Territories of
The K'ómoks First Nation*

Purpose

- Introduce the project team
- Introduce the design
- Answer questions



AGENDA

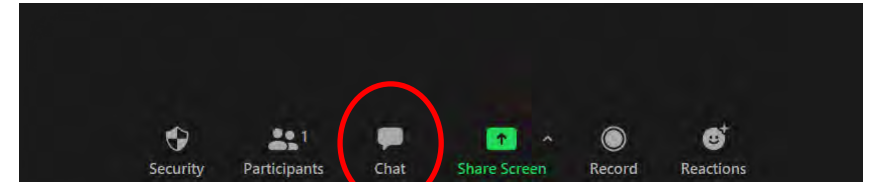
- Introduction
- About the Partners (HIHS and M'akola)
- How we got here: project background
- Where we are: design
- Where we're going: next steps



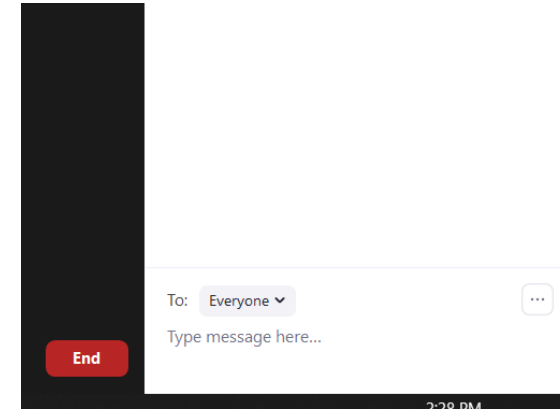
Introduction



- Use the 'chat' box to ask questions at any time during the presentation.
- We will have a question and answer period at the end and contact information to follow up.



- Click on the 'chat' icon at the bottom of your screen



- This will open up the chat box on the right hand side of your screen. Type your message in the box.

Partner Roles



- Property Owner
- Design Advisory Committee



- Managing pre-development, development, and construction on behalf of MHS and HIHS

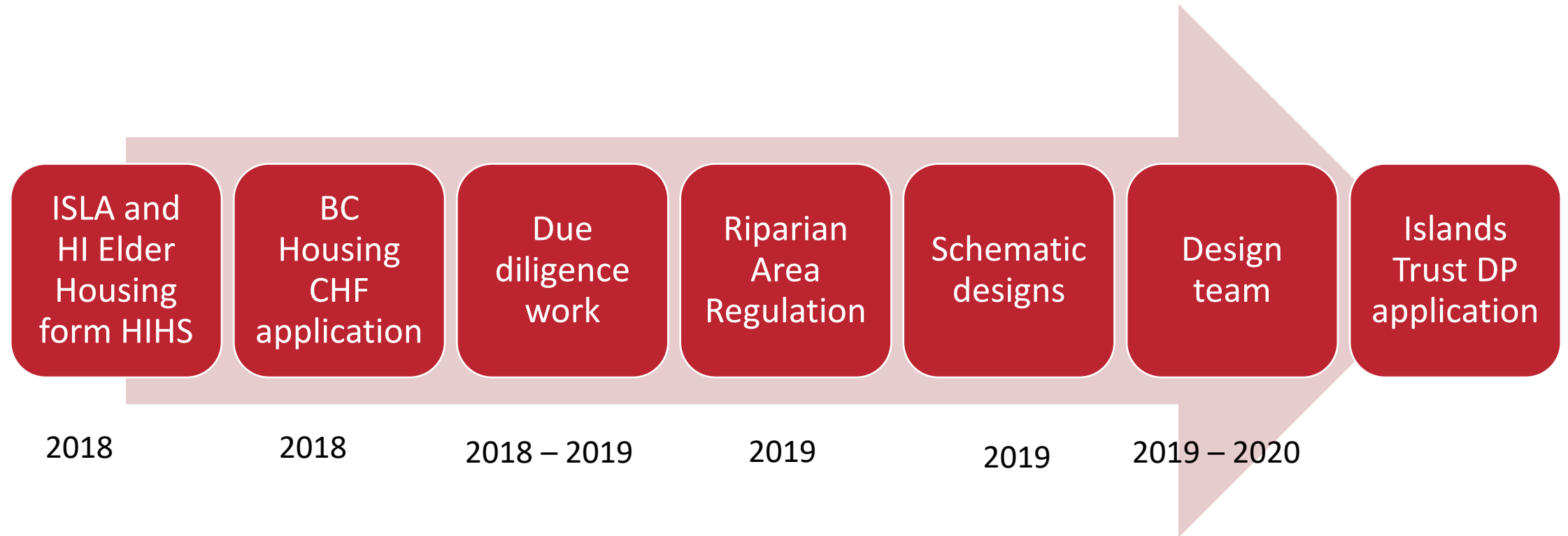


- Leaseholder and Operator
- Tenanting/Property Management
- Will become a member of the Hornby non-profit community

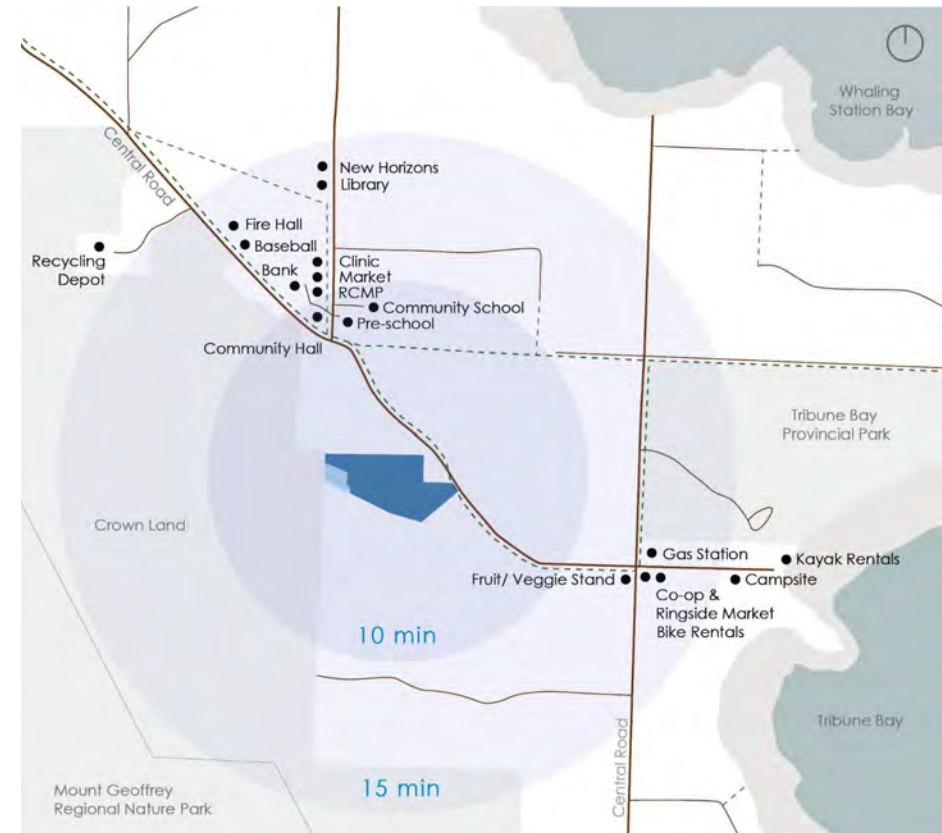


- Project funder

Background and current status



Site Location

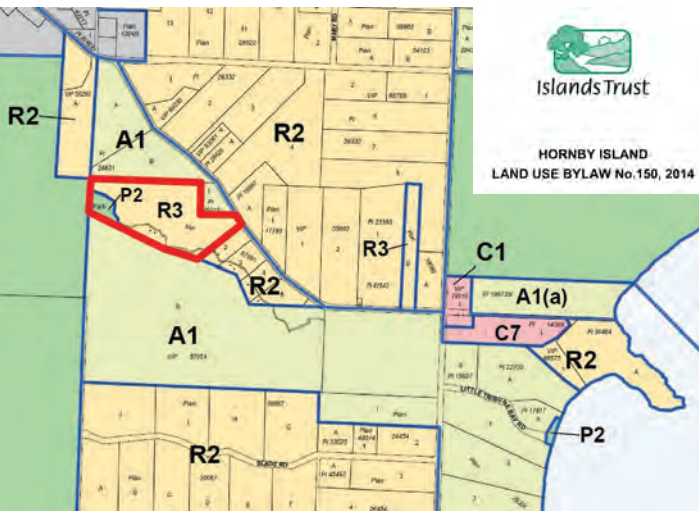
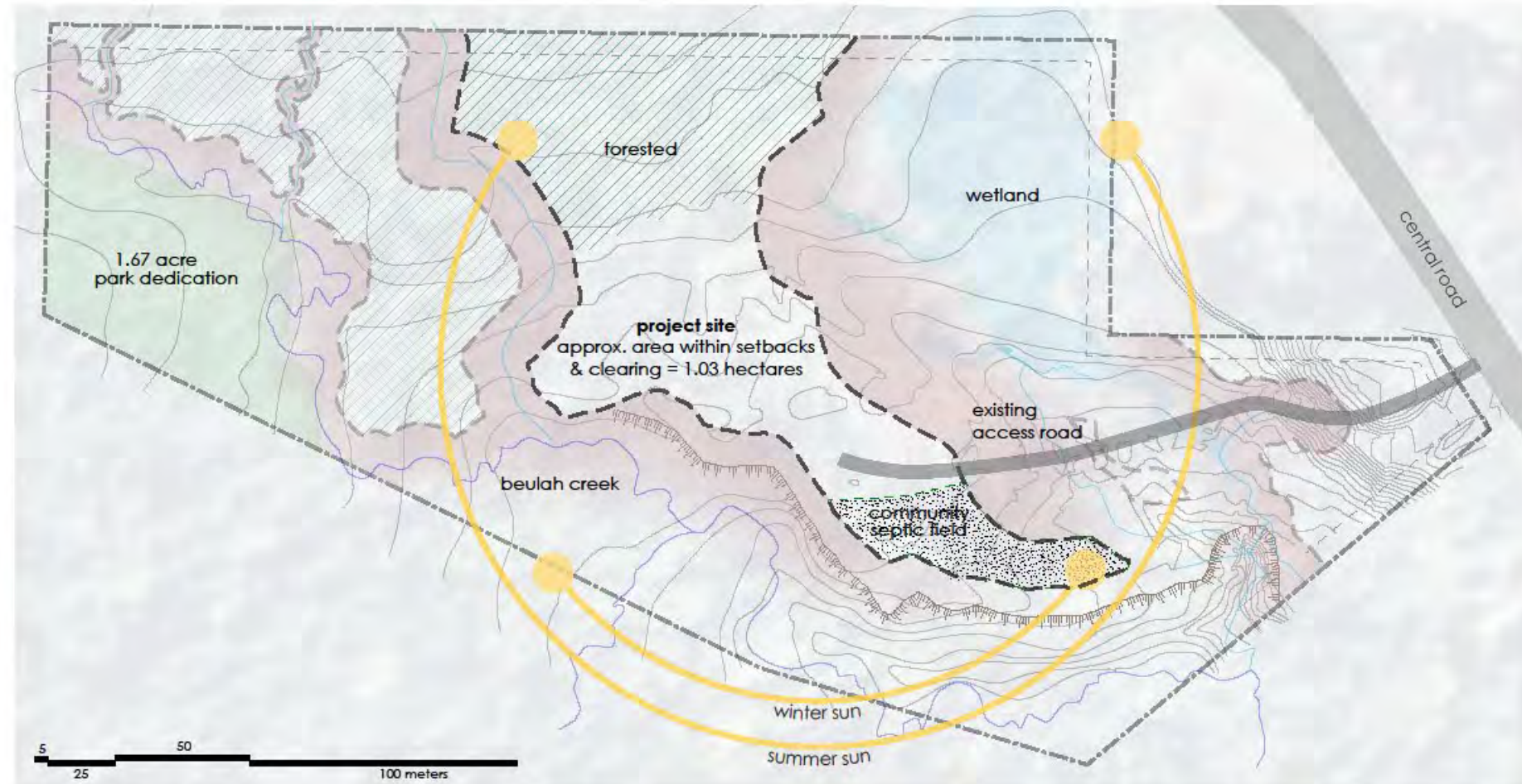


Site Design - Challenges

- Wetland & Riparian Area Setback
- Steep Slope
- Emergency vehicle access
- High water table
- Surrounded by mature forest
- Zone – R3a

Hornby Island Site Overview

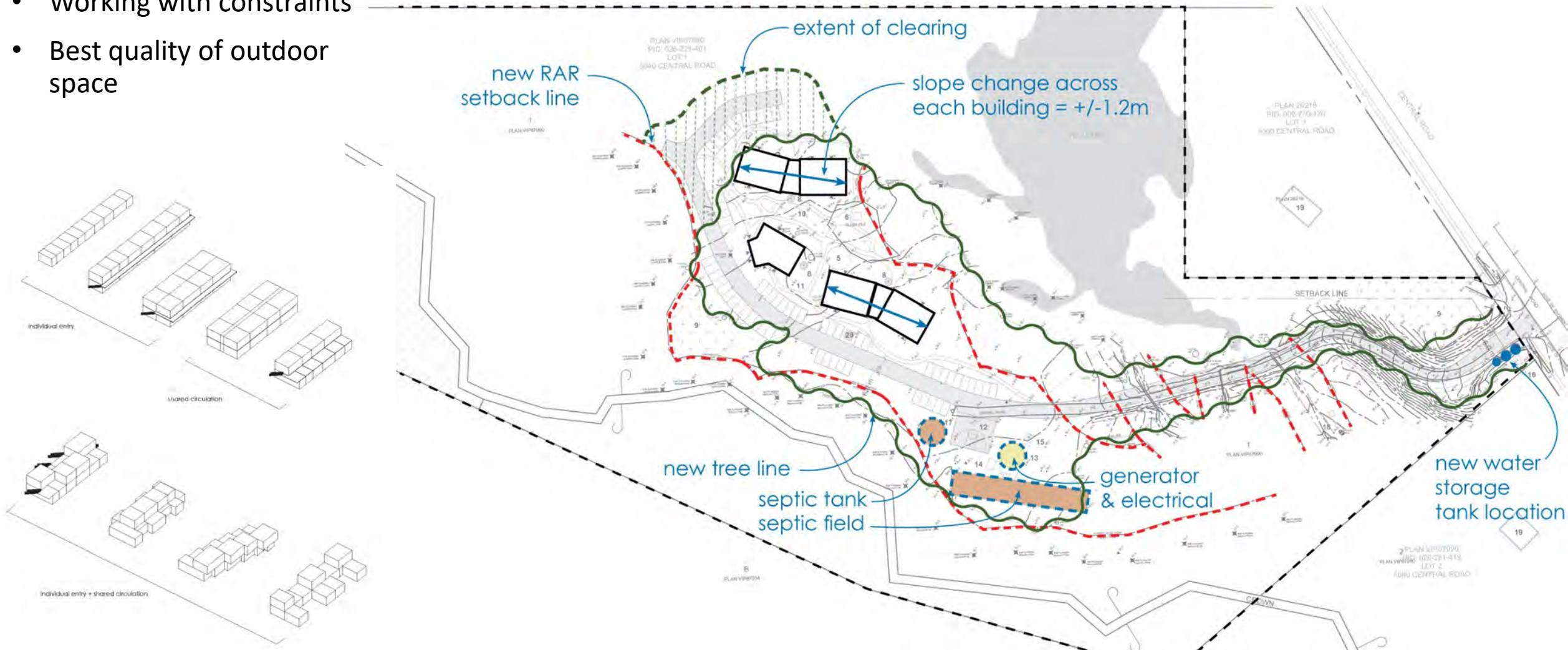
--- property line	— beulah creek
- - - 8m property setback	— seasonal stream/tributary
- - - RAR setback	top of bank
— existing road	— 10ft contours



Site Design - Priorities

- Balance of Density
- Working with constraints
- Best quality of outdoor space

1. New Topographic Survey and Revised RAR Setbacks



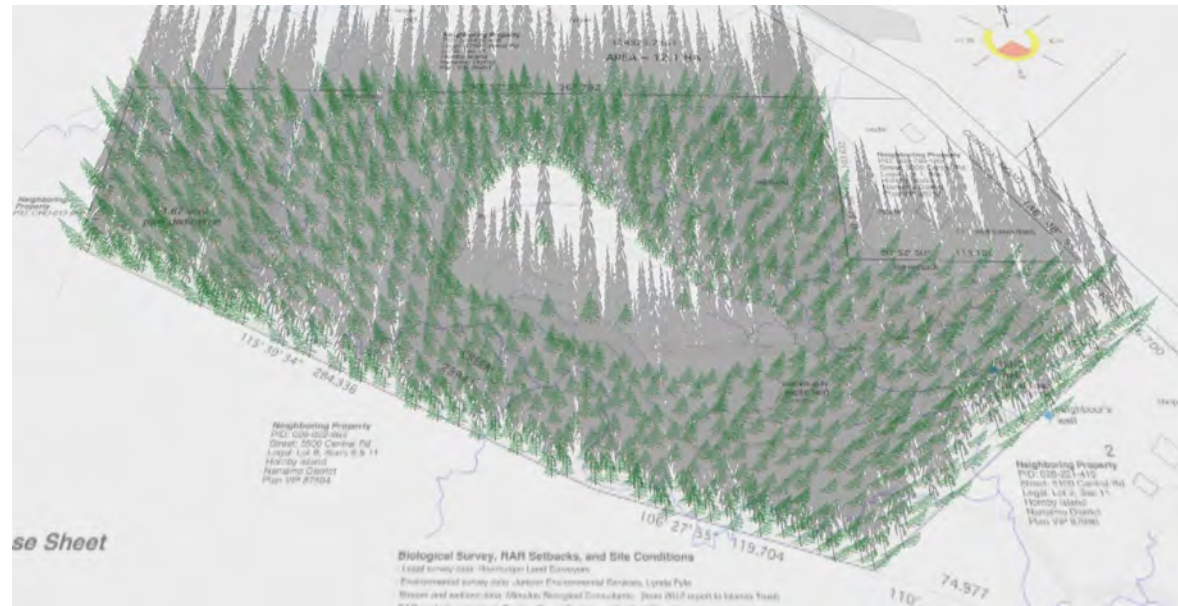
Shadow Study



Spring/ Fall Equinox (10:00am)



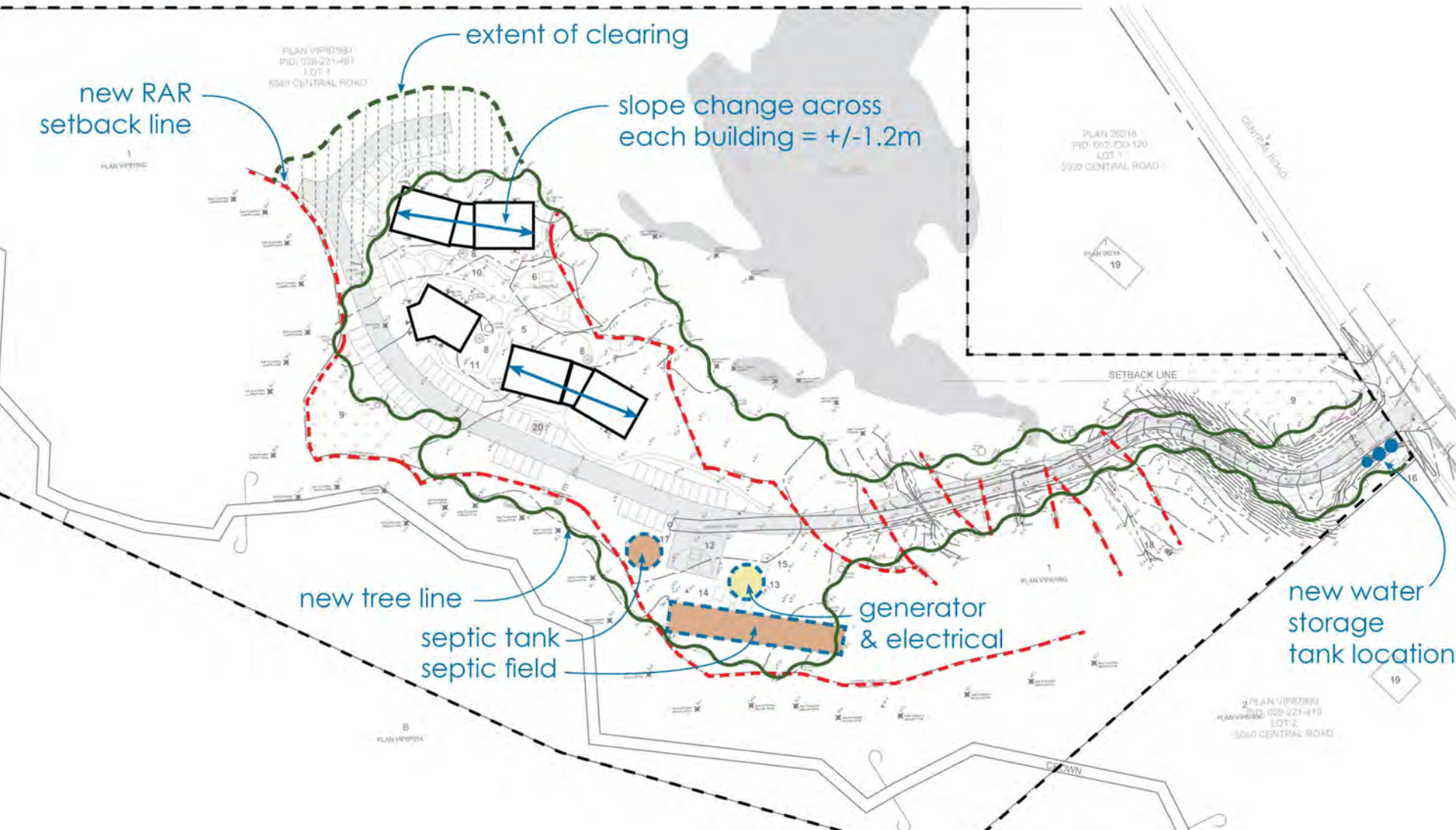
Spring/ Fall Equinox (3:00pm)



Winter Solstice (12:00pm)

Site Features

New Topographic Survey and Revised RAR Setbacks

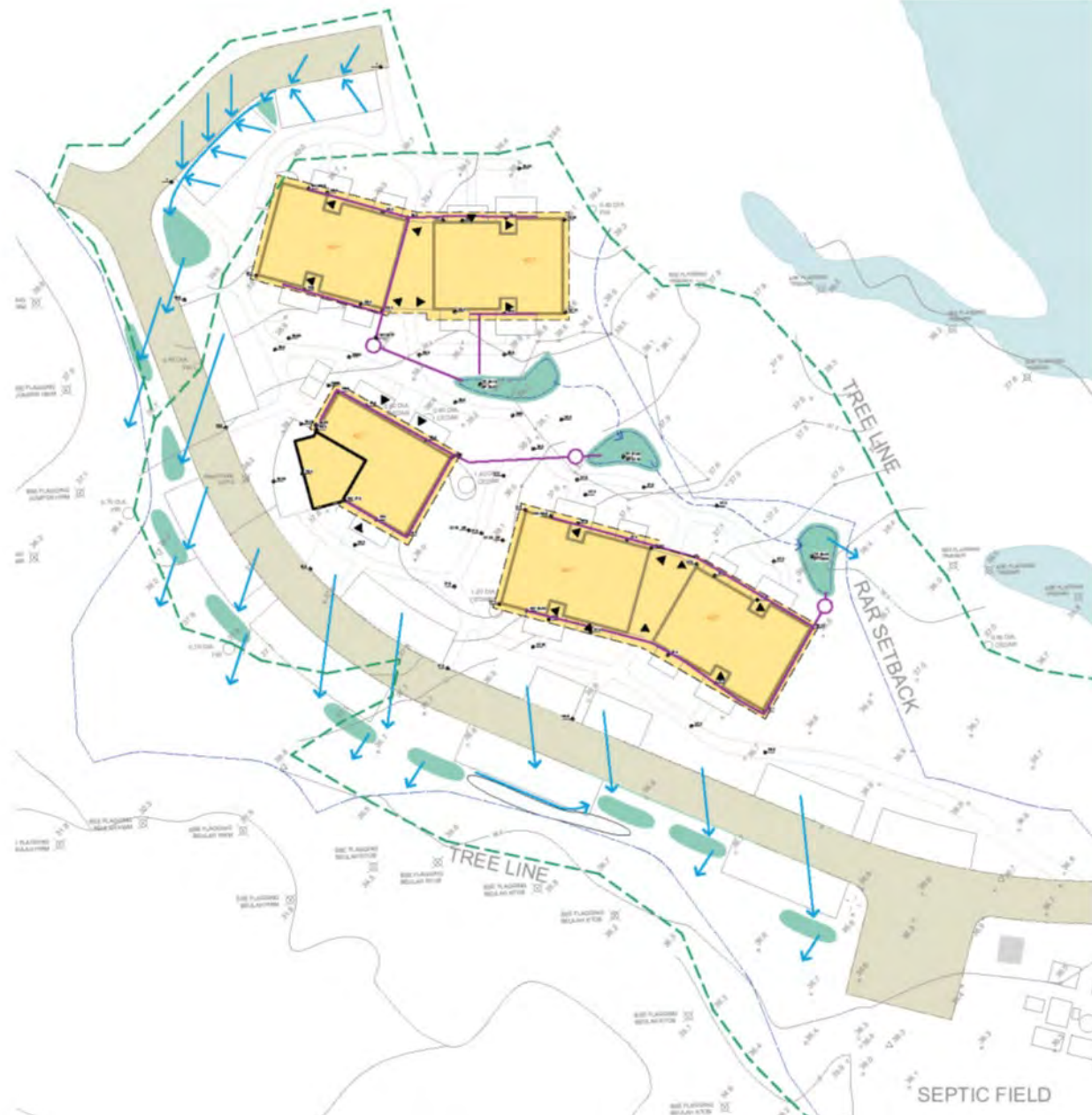


- Well for potable water
- Stormwater management
- Habitat restoration
- Wastewater disposal system
- Emergency vehicle access
- Fire suppression water storage and distribution
- Fire department staging area / half basketball court
- Generator
- Parking along road (will exceed the requirement of 1 per unit)

Landscape Plan



Stormwater Plan



Design

The current design: In process with the funders and the island trust

One arrives to Beulah Creek Village from Central Road. The village is perfectly situated in a central location within the community and can be reached by a short five to ten minute bike ride or walk from local schools, the library, health clinic, grocery store, artisan markets, shops, cafes and more.





A curving driveway descends down a hill and tall douglas fir and cedar trees create a cascading canyon of green.

At the bottom of the hill, the land flattens to a marshy wetland on either side of the road as one arrives to a large clearing.

Sun dapples through the trees and there is a cluster of buildings visible in the distance.

One continues along the road and approaches a large covered area surrounded by picnic tables and gardens. It's full of people. Kids are playing nearby and gardeners are visible in the distance.



This is the Community Hub - a place where paths cross and neighbors meet.





Residents arrive home to a place where everyone has their own front door and private outdoor space. The setting feels contemporary, rural and familiar.



The homes are arranged around a common green space that encourages people to be outside. Pathways connect to Beulah Creek and the adjacent park.

This is a place that feels like home.





Key Features

- Everyone gets their own front door - no internal hallways - with subtle color.
- All units (except studio) has 2 sides, Corner windows, Cross-ventilation
- Building Form & Uniqueness - variety and playfulness
- Outdoor Space / Private Entries - covered space
- Site features (children's play areas, FD staging/half -bball court)





Key Features

- Community Hub building designed as unique place with central laundry
- Covered Storage Locker within the breezeway
- Rough-in for individual laundry
- Generous outdoor space + amenities
- Modular construction – cost effective and provides good acoustic separation.

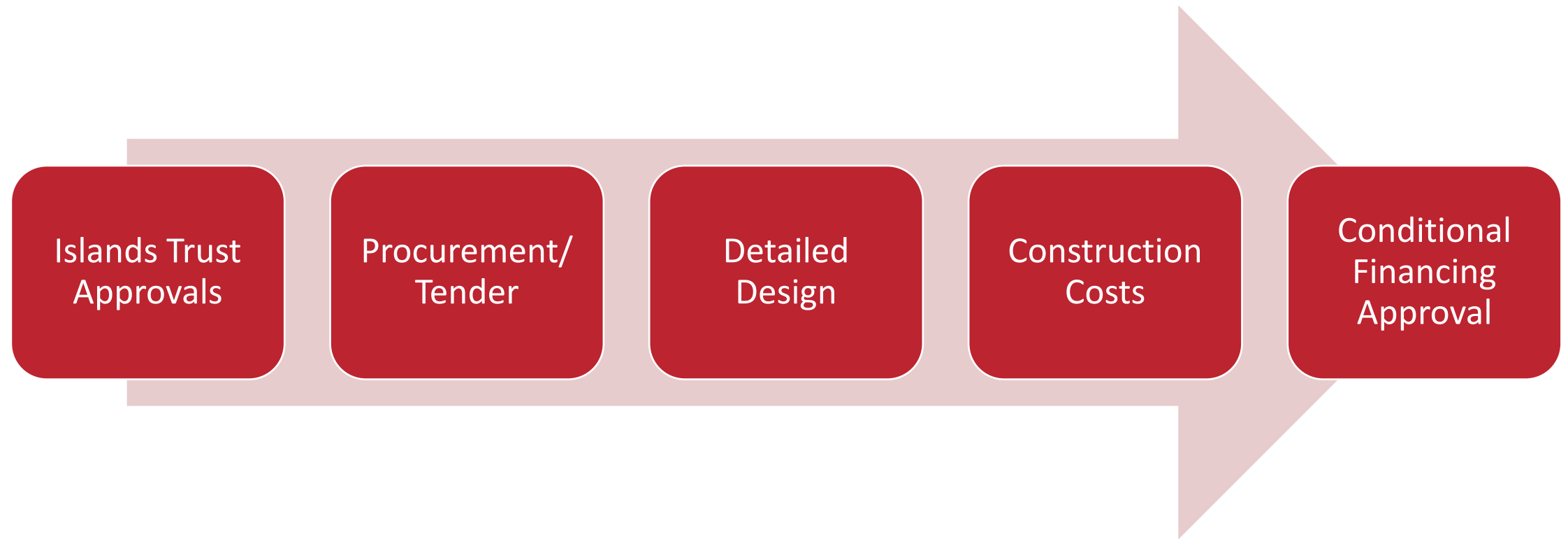


Project Summary

- The project involves approximately 2000m² of new construction, including 26 affordable rental units, a community common space and outdoor amenities
- The unit types include 3 studio units, 12 one-bedroom units, 8 two-bedroom units and 3 three-bedroom units
- The design must meet the BC Housing requirements and Step 4 of the BC Energy Step Code
- Parking, bike parking, and storage

<u>TOTAL NET UNIT AREAS</u>		<u>TOTAL BUILDING GFA</u>	
STUDIO 1 =	1 @ 36.1m ² (INCL .5m ² IN-SUITE STORAGE)	B1 =	814.3m ²
STUDIO 2 & 3 =	2 @ 38.5m ² (INCL .7m ² IN-SUITE STORAGE)	B2 =	814.3m ²
1 BR (TYP) =	11 @ 53m ² (INCL 1.5m ² IN-SUITE STORAGE)	B3 =	396.5m ²
1 BR (AC) =	1 @ 58.1m ² (INCL 1.5m ² IN-SUITE STORAGE)		2025.1m ²
2 BR TH (TYP) =	8 @ 94.7m ² (INCL 3.3m ² IN-SUITE STORAGE)		
3 BR TH (TYP) =	3 @ 107.6m ² (INCL 3.7m ² IN-SUITE STORAGE)		
TOTAL UNIT COUNT = 26 UNITS			
* REFER TO DP6.0/6.1 FOR IN-SUITE STORAGE LOCATIONS			

Next Steps



Beulah Creek Village
'A place where paths cross & neighbors meet'



Thank You!

Contact: hornbyislandhousing@gmail.com