RED DOOR
HOUSING SOCIETY

Ladner Willows Affordable Housing

About Red Door Housing Society



History and who we are

Red Door is a non-profit housing society that has provided affordable rental housing in the Lower Mainland since 1985. We provide subsidized and below-market rental homes for families, older seniors, singles, and people with mobility issues with low to moderate incomes.

Founded in
1985

Non-profit society

We operate
12 affordable
housing sites across the Lower Mainland.

Recently completed a full retrofit of
80 affordable
rental townhomes at Glyn Haven and Cougar Creek in Surrey.

Most recent project, Mi Casa, completed in 2021, providing
51 affordable
units in Vancouver.

Governance updates

- New Board Members in 2021 and 2023
- New Executive Director – April 2022
- New Operations Manager – November 2022

New property management processes

New tenant property management database, Arcori, to streamline admin processes. Realigned maintenance and complaint process to increase responsiveness.

Project team

Red Door Housing Society – Bailey Mumford, Executive Director

BC Housing – Vanessa Wong, Development Manager

CPA Development Consultants – Graham Plant, Principal

dys architecture – Dane Jansen, Principal

Earnscliffe Strategies – Anna Lilly, Principal

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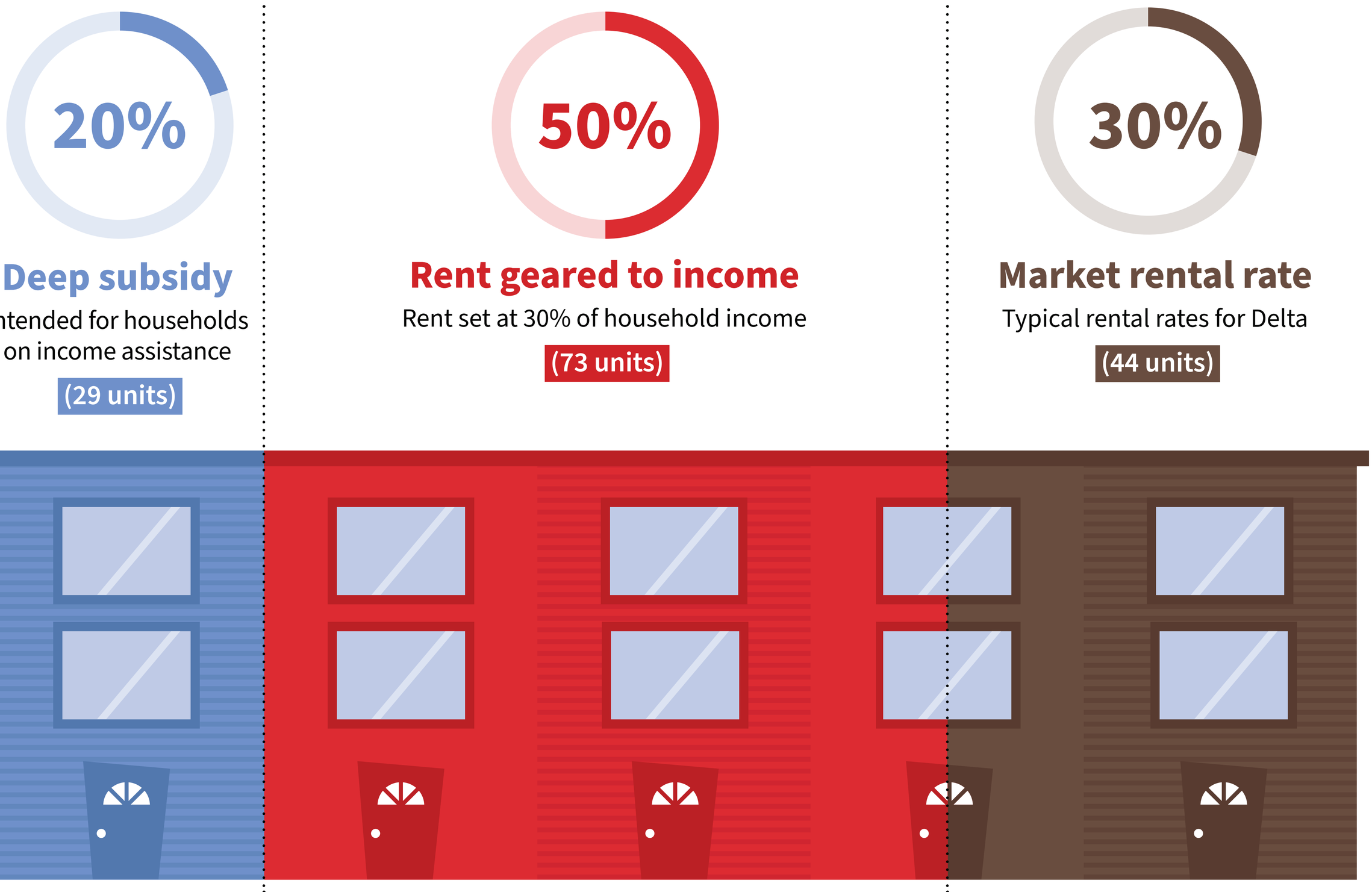


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Rental Structure and Eligibility







52% Two, three, and four-bedroom units, specifically allocated for families

48% One-bedroom and studio units to support seniors and those living with disabilities

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What We Heard

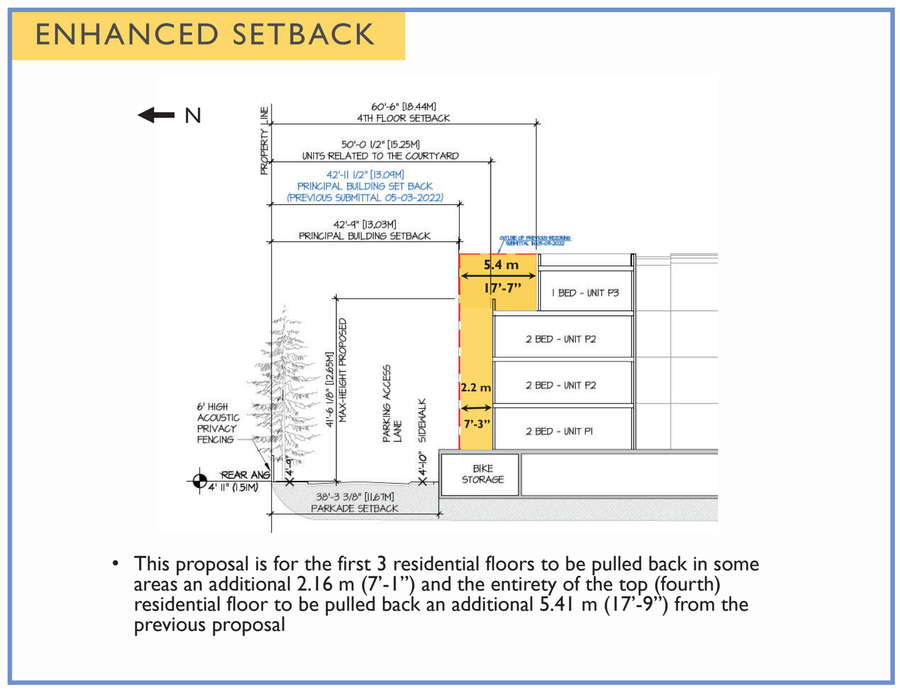
Our updated vision for Ladner Willows

- In 2018, Red Door Housing Society initiated a rezoning application process to redevelop Ladner Willows
- This initial application was not approved; however, we received important feedback from Delta City Council and the community during the process, which we responded to in our revised proposal



Design response

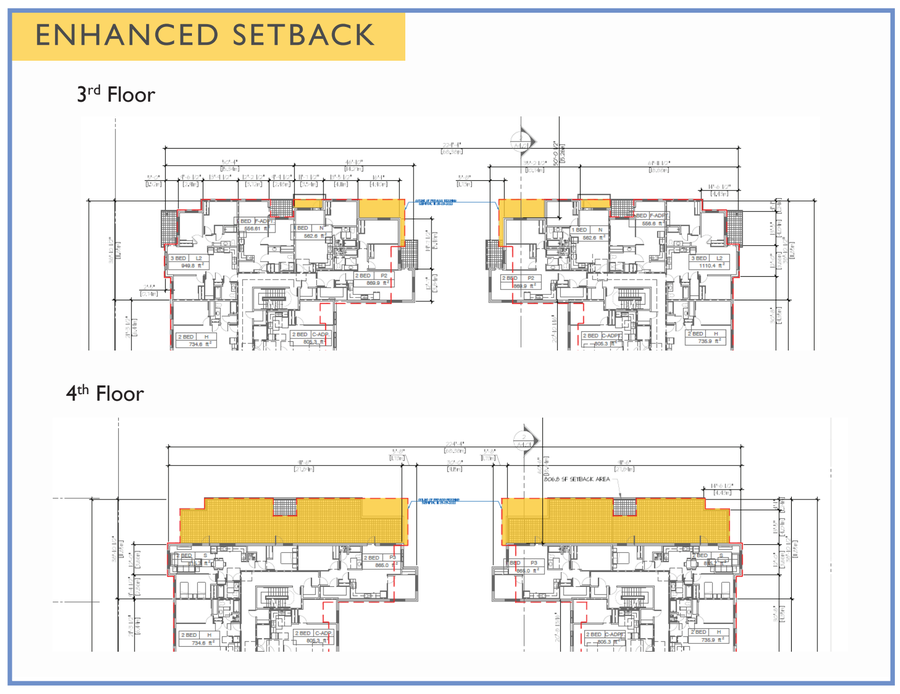
- Hearing concerns about shadowing from our neighbours to the north, the top floor has been moved back 17 feet to reduce shadows
- The first 3 floors of the building have been set back in some areas an additional 7 feet
- Will mitigate shadowing in the winter. The building does not shadow the northern properties in the summer
- Concrete sound wall along the north property line to address noise concerns
- Traffic calming measures for the access lane



- This proposal is for the first 3 residential floors to be pulled back in some areas an additional 2.16 m (7'-1") and the entirety of the top (fourth) residential floor to be pulled back an additional 5.41 m (17'-9") from the previous proposal

Responsible operator

- Red Door Housing Society's new leadership team conducted an audit across properties to address feedback we heard in Delta
- Aligned policies with industry best practices, which will guide project development, operations and maintenance of Ladner Willows
- Our most important priority is our tenants and making sure they have safe, clean, affordable housing



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Proposed Project Schedule

2022

- Red Door Housing Society hires New Executive Director and Operations Manager
- Project redesigned to address community feedback
- New policies, practices, and technologies implemented to align with best practices and improve building maintenance and tenant relations
- Existing Ladner Willows tenants assisted with finding and transitioning to new homes

September 2023

- Revised proposal for Ladner Willows presented to Delta City Council

October 2023

- New rezoning application filed with City of Delta

December 2023

- City Council voted to receive the rezoning application with no changes
- Updated tenant relocation package (including compensation) offered to tenants

January 2024

- Public Information Meeting

Spring 2025

- Building permit
- Construction

Winter 2027

- Occupancy
- Former Ladner Willows tenants will have priority to occupy units in the new building



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Renderings



Street level view from 55B Street



Courtyard looking north

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Engagement Summary & Tenant Relocation Plan

Engagement summary

September 2023

- Letters to tenants and neighbours notifying about upcoming rezoning application and Committee of the Whole meeting
- Project and contact information on Red Door's website
- News release

January 2024

- Personalized letters to tenants and neighbours with information about Public Information Meeting and invitation to meet with Executive Director, Red Door Housing Society
- Letter to surrounding neighbourhood with notice of Public Information Meeting
- Digital and print advertisements for Public Information Meeting in local newspaper
- Translated materials and children's play area to enhance inclusion at Public Information Meeting

February - March 2024

- Collecting community feedback and responding to inquiries
- Public Hearing





Tenant relocation plan summary

- December 2023 – tenants offered updated relocation package (including compensation), aligning with the City of Delta's policies
- Majority of tenants successfully secured new housing, with many planning to return to the new Ladner Willows
- Continue to collaborate with remaining tenants to find suitable housing

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Project Stats

5
Storeys

- 4 storeys residential
- 1 half underground storey of parking

146
Units

- 23 Studios
- 46 1-beds
- 55 2-beds
- 20 3-beds
- 2 4-beds
- incl. 8 accessible, 28 adaptable

155
Parking Spaces

- 140 resident
- 15 visitor

162
Bicycle Spaces

- 157 standard
- 5 visitor

Traffic and Parking

Traffic Impact Analysis Highlights

- Net increase of approx. 33 vehicle trips in the morning and 54 trips in the afternoon, amounting to less than 1 additional vehicle trip per minute.

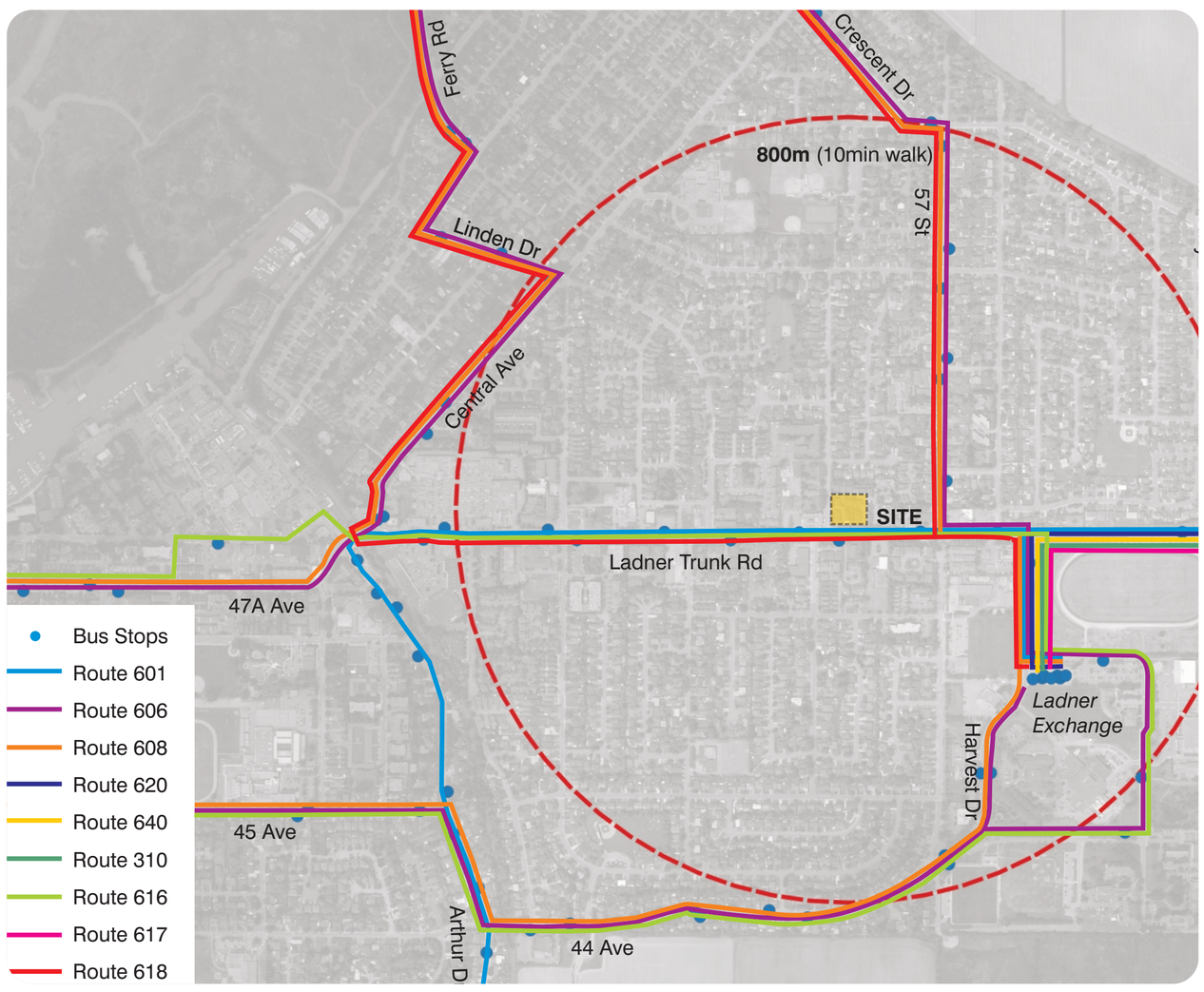
- Existing intersection conditions determined to accomodate future traffic conditions.

Parking Analysis

- Bylaw requirement: 161 spaces

- Proposed: 155 spaces

- 155 spaces (140 resident, 15 visitor) determined sufficient for development in consideration of tenant demographic



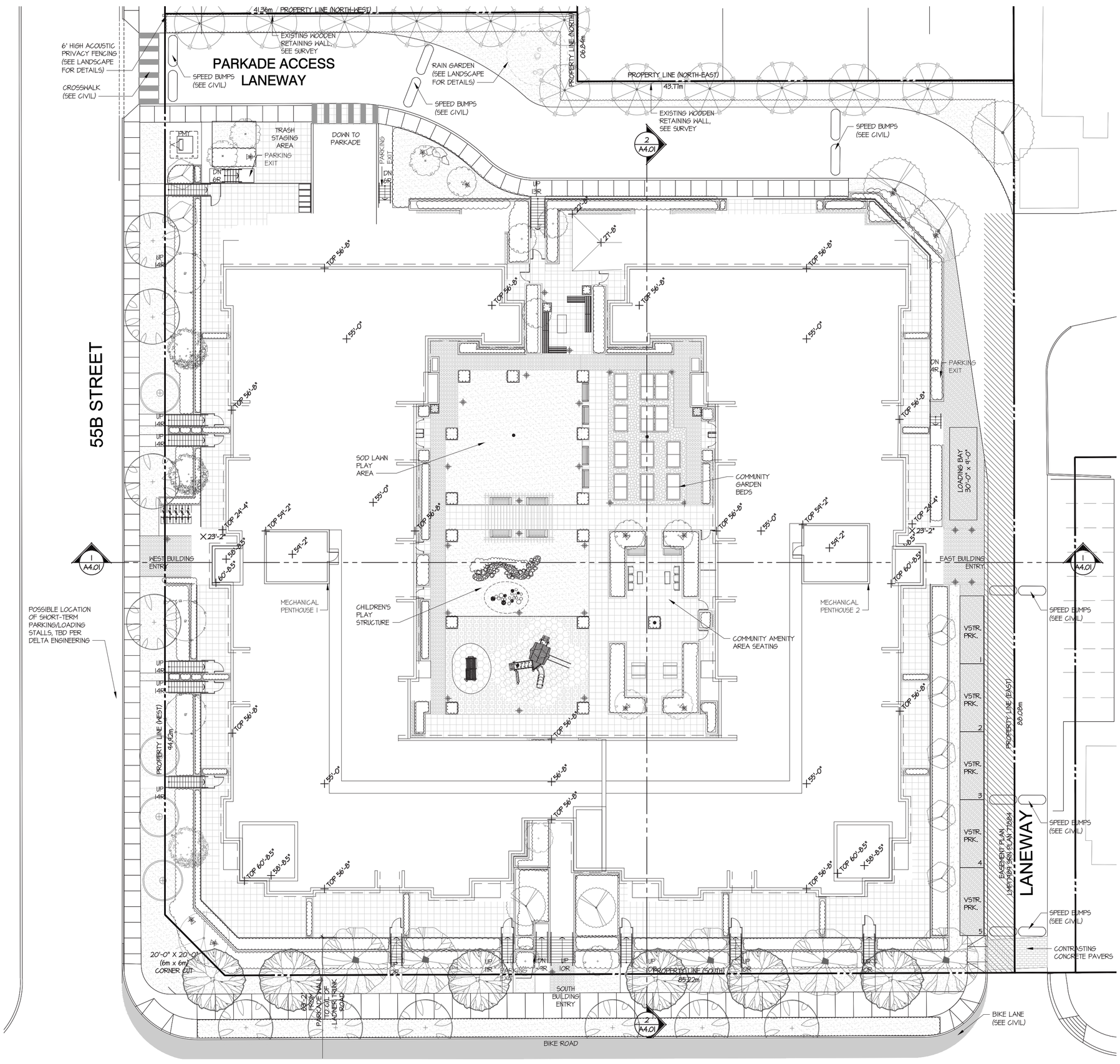
Nearby Transit Routes

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Site Plan and Streetscape Elevations





Ladner Trunk elevation



55B elevation

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Building Elevations



West elevation

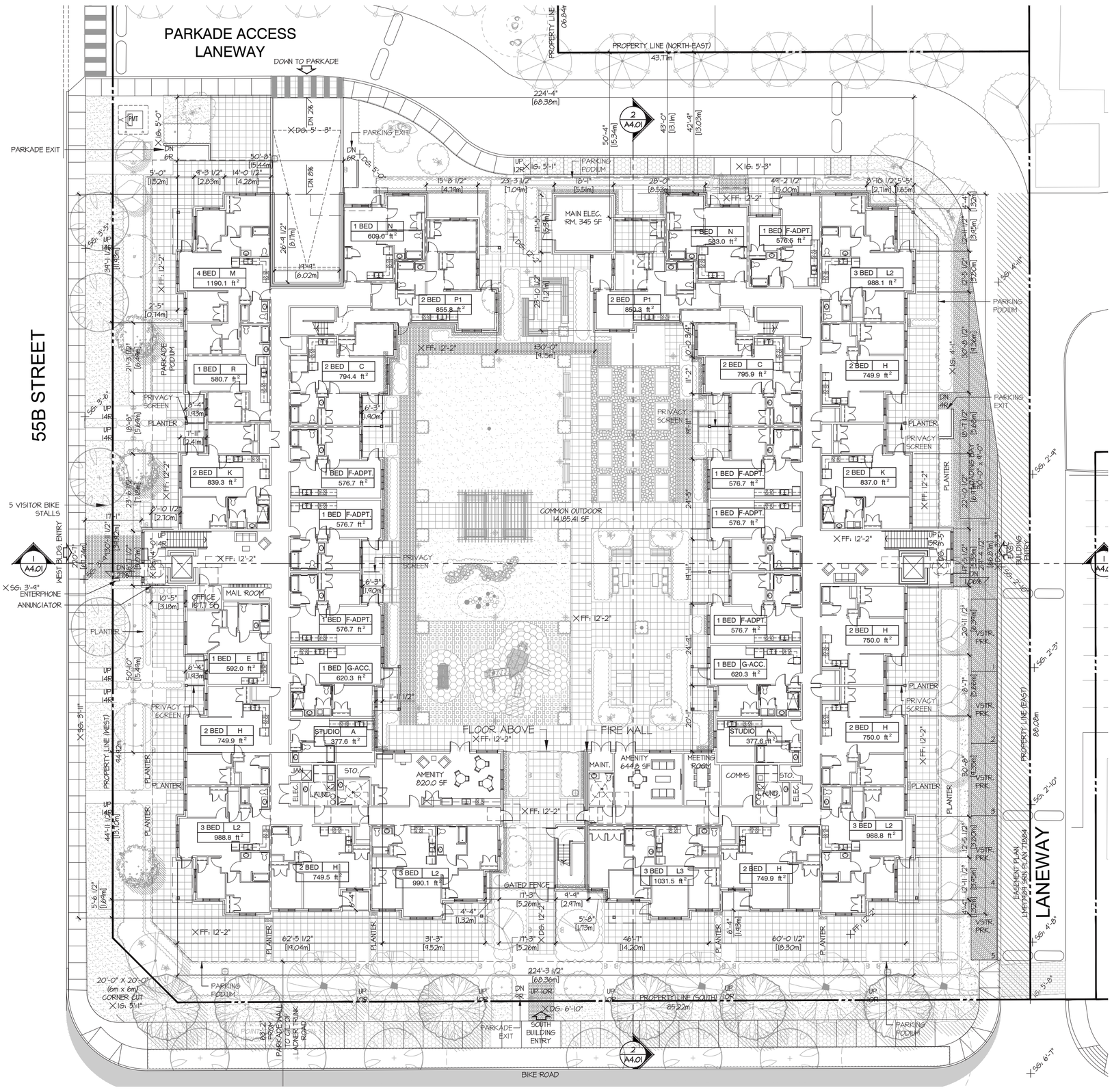


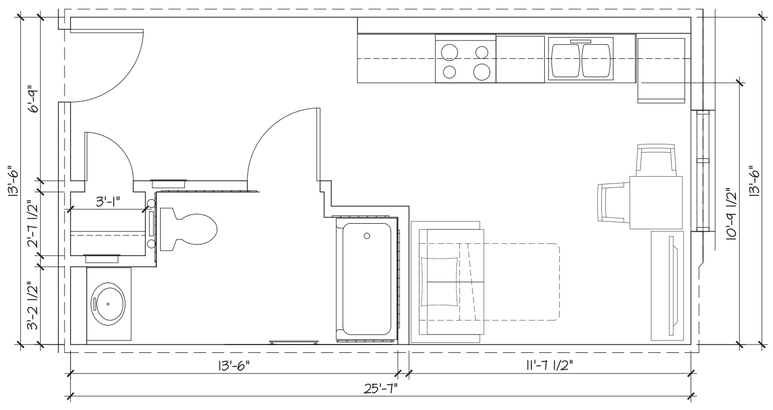
North elevation

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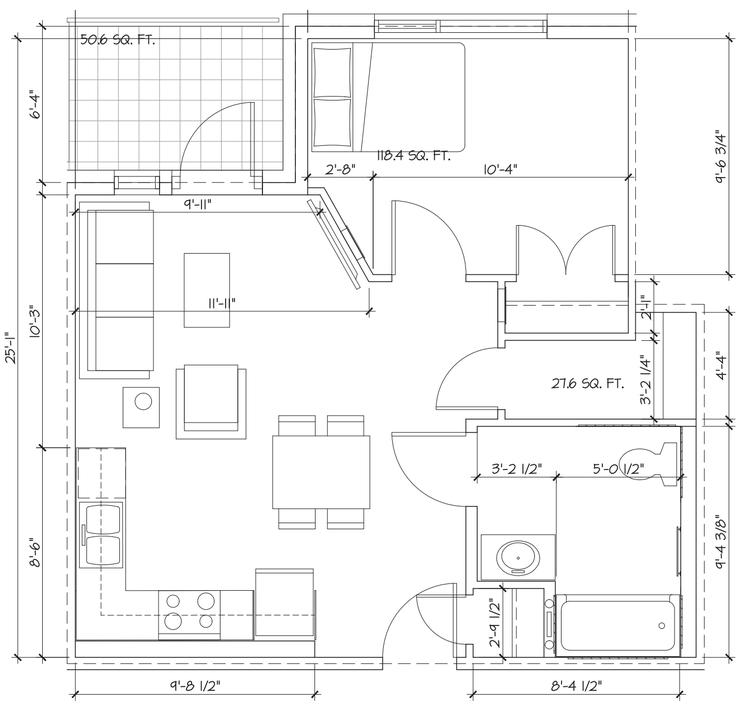
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First Floor Plan and Sample Unit Plans

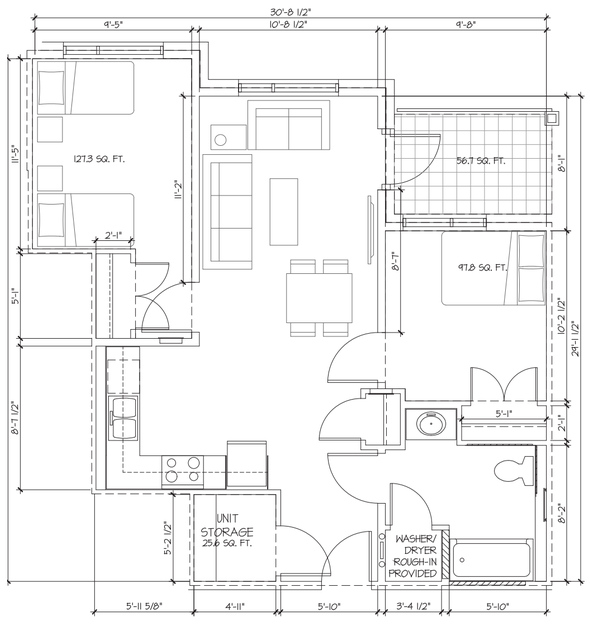




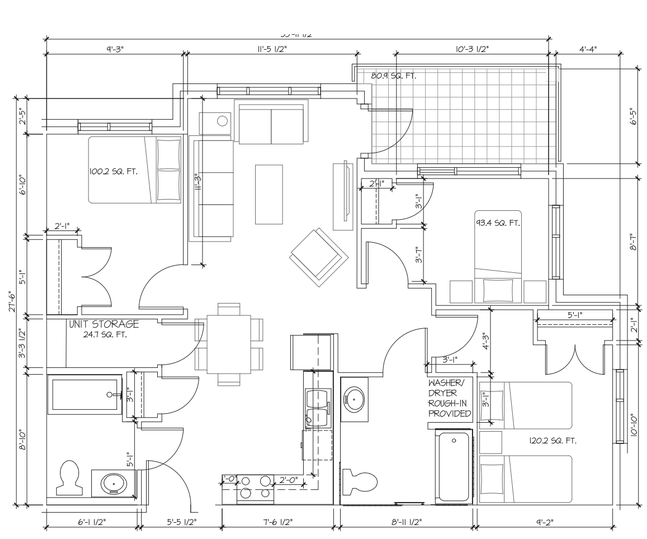
1 UNIT A - STUDIO
377.55 SF



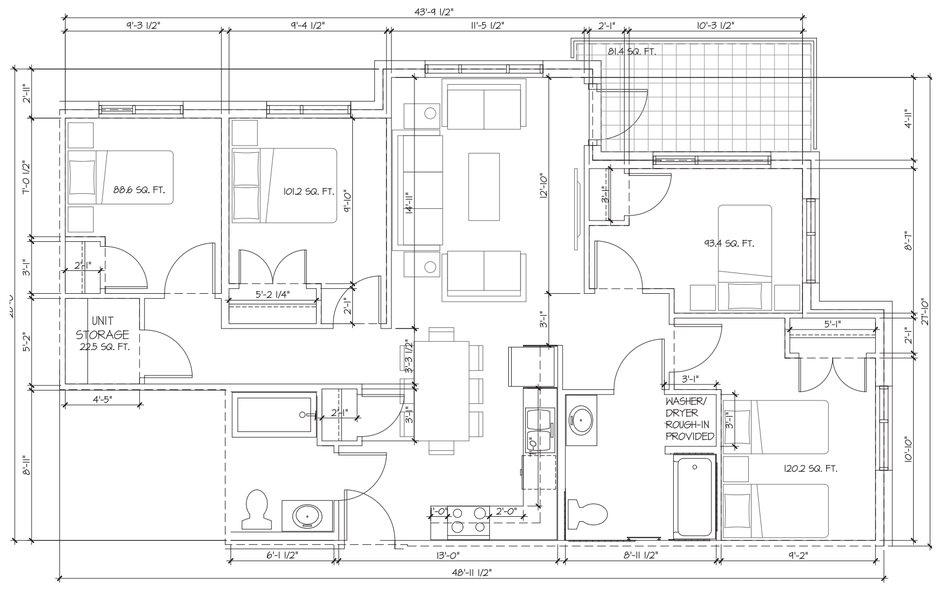
5 UNIT E - 1 BED
591.99 SF



3 UNIT C - 2 BED
794.36 SF



1 UNIT L2 - 3 BED
988.94 SF

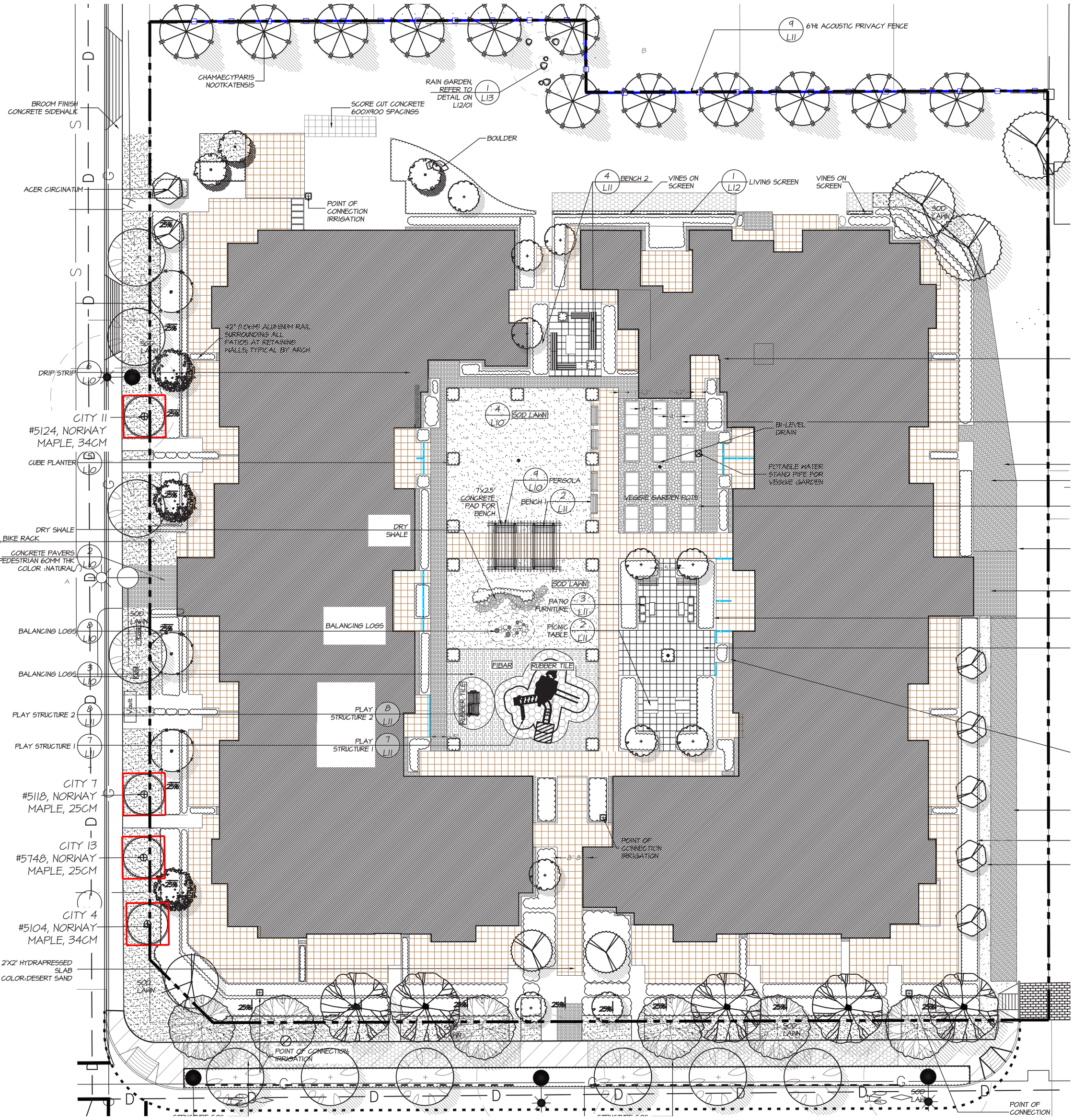


4 UNIT M - 4 BED
1,157.24 SF

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Landscape Plan



PLANT SCHEDULE

M2 JOB NUMBER: 19-032

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	3	ACER CIRCINATUM	VINE MAPLE	3.0M HT; B&B; 3 STEM CLUMP
	3	ACER GLOBOSUM	GLOBE MAPLE	7CM CAL; 1.8CM STD; B&B
	12	CHAMAECYPARIS NOOTKATENSIS	NOOTKA CYPRESS	3M HT; B&B
	11	CORNUS FLORIDA 'RUBRA'	PINK FLOWERING DOGWOOD	3.0M HT; MULTISTEM; B&B
	7	FAGUS SYLVATICA 'DAWYCKII'	DAWYCK BEECH	7CM CAL; B&B
	5	FRAXINUS OXYCARPA 'RAYWOOD'	RAYWOOD ASH	6CM CAL; 1.8M STD; B&B
	1	GLEDITSIA T. INERMIS 'IMPERIAL'	IMPERIAL HONEY LOCUST	6CM CAL; 1.8M STD; B&B
	5	MAGNOLIA x 'LEOBNER! MERRILL'	MAGNOLIA	7CM CAL; 1.8M STD; SINGLE STEM; B&B
	3	MALUS 'RED SPLENDOR'	CRABAPPLE	7CM CAL; 1.6M STD; B&B

SURFACE MATERIAL LEGEND

- PEDESTRIAN CONCRETE UNIT PAVERS - RUNNING BOND PATTERN NATURAL COLOUR
- VEHICULAR 80MM CONCRETE UNIT PAVERS BASKET PATTERN CHARCOAL COLOUR
- 2'X2' HYDRAPRESSED SLAB TAN COLOUR
- 2'X2' HYDRAPRESSED SLAB DESERT SAND COLOUR
- FIBAR
- RUBBER TILE
- SOD LAWN
- DRAIN ROCK
- STRUCTURAL SOIL

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