



**Gregory Henriquez**  
Architect AIBC, OAA, RCA  
Architect AAA, AIA, FRAIC  
Managing Partner

**Richard G. Henriquez**  
Architect AIBC, AAA, FRAIC,  
OAA, RCA, LLD Hon (SFU),  
MArch (MIT)  
Founding Partner

**Peter Lawrence Wood**  
Architect AIBC, MRAIC  
Director of Architecture

**Rui Nunes**  
Architect AIBC, MArch, LEED AP  
Director of Architecture

**Patricia Tewfik**  
CPA, CA, MPA  
Managing Director

**Norman Huth**  
Architect AIBC, MRAIC  
Director of Interior Architecture

**Shawn LaPointe**  
MArch, BEDS  
Director of Architecture

**Veronica Gillies**  
Architect AIBC, FRAIC, LEED BD+C  
Director of Innovation

**Henriquez Partners Architects**  
598 W Georgia Street  
Vancouver BC V6B 2A3

T 604.687.5681  
F 604.687.8530  
E [info@henriquezpartners.com](mailto:info@henriquezpartners.com)

[henriquezpartners.com](http://henriquezpartners.com)

October 12, 2017

Attention: Lisa King, Project Facilitator, City of Vancouver

**Re: 33 W. Cordova Street DP Application Revised  
Submission to DE 419722**

Lisa, Per your request, please find below our updated design rationale.

**Design Rationale**

The Blood Alley project at 33 West Cordova Street will make a significant contribution to the life of Gastown by retaining its Cordova Street heritage facades, providing affordable housing options, reinforcing an active street life through retail and food opportunities, and provide a backdrop for the new Blood Alley Square renovation.

**Social Housing**

There is a strong demand for a variety of purpose-built affordable and rental housing options to meet the increasing and diverse needs of the community. The revised proposal will add 80 units of SRO replacement and 62 market rental units (significantly down from the previous proposal of 132 units). The existing building is in poor condition and the existing shelter beds will be moved to a new site on Hastings Street.

The project proposes a higher percentage of studio and one bedroom rental units as well as 14% two bedroom units to make it more financially viable. Although the number of market rental units has been drastically reduced, the remaining market rental units will help offset the costs of the Heritage retention and support the social housing component which is now 56% of the project's proposed units. This unique social housing to market mix is unheard of and well beyond the 25% typical in most City of Vancouver rezoning applications.

**Contextual Response**

Design is focused on the quality of the relationship between old and new. The saw tooth form, reduced scale, massing, siting, materials, colour, and detailing have been considered to support



efforts of the new development to be compatible to the historic qualities of the Gastown context while remaining distinguishable from the historic facades.

### **Heritage Conservation**

The Stanley and New Fountain Hotels are important historic resources in Vancouver. However, the existing building interiors are greatly deteriorated and the proposal is to retain the Stanley and New Fountain Hotel façades as a culturally significant historic resource in Gastown, while undertaking a rehabilitation of the overall site through the construction of a mid-rise tower behind the historic façade. The heritage facades will undergo careful restoration and retail fronts will be reinstated along Cordova.

### **Reduced Car Parking**

Due to the reduced site depth as well as part of the 'Green Agenda' of this proposal is the elimination of parking which both reduces carbon footprint and increases housing affordability. The Zero Parking strategy is consistent with the City of Vancouver Housing & Homelessness Strategy and attracts tenants who want to live and work Downtown without requiring a personal vehicle.

This policy will improve site accessibility and encourage the use of green transport such as walking, cycling and public transit. The site is connected to major rapid transit, bus, and ferry routes and adjacent to existing underutilized public parking facilities and car share opportunities in and around the site.

**Retail & Streetscape** The ground floor on Cordova St will be revitalized with new CRU's and residential entries. The CRU's will wrap around into the re-established Mews connection (that is now wider and shorter) and spill into the revitalized Blood Alley Square. Opportunities for small businesses and restaurants will help to activate the area and strengthen the retail presence in the neighbourhood.

In addition, a restaurant venue is proposed for the below grade commercial space which will contribute to the vibrancy of the surrounding community.



### **Public Space and Blood Alley Square**

A public square behind the site has the potential to serve as the heart of a revitalized Gastown. The City of Vancouver is currently undertaking a separate design process for the Blood Alley Square as part of reinforcing and supporting the revitalization of Tronche Alley.

The project proposes to further support this revitalization through re-establishing a wider and shorter mews connection from Cordova Street and the addition of restaurant and retail space facing the alley.

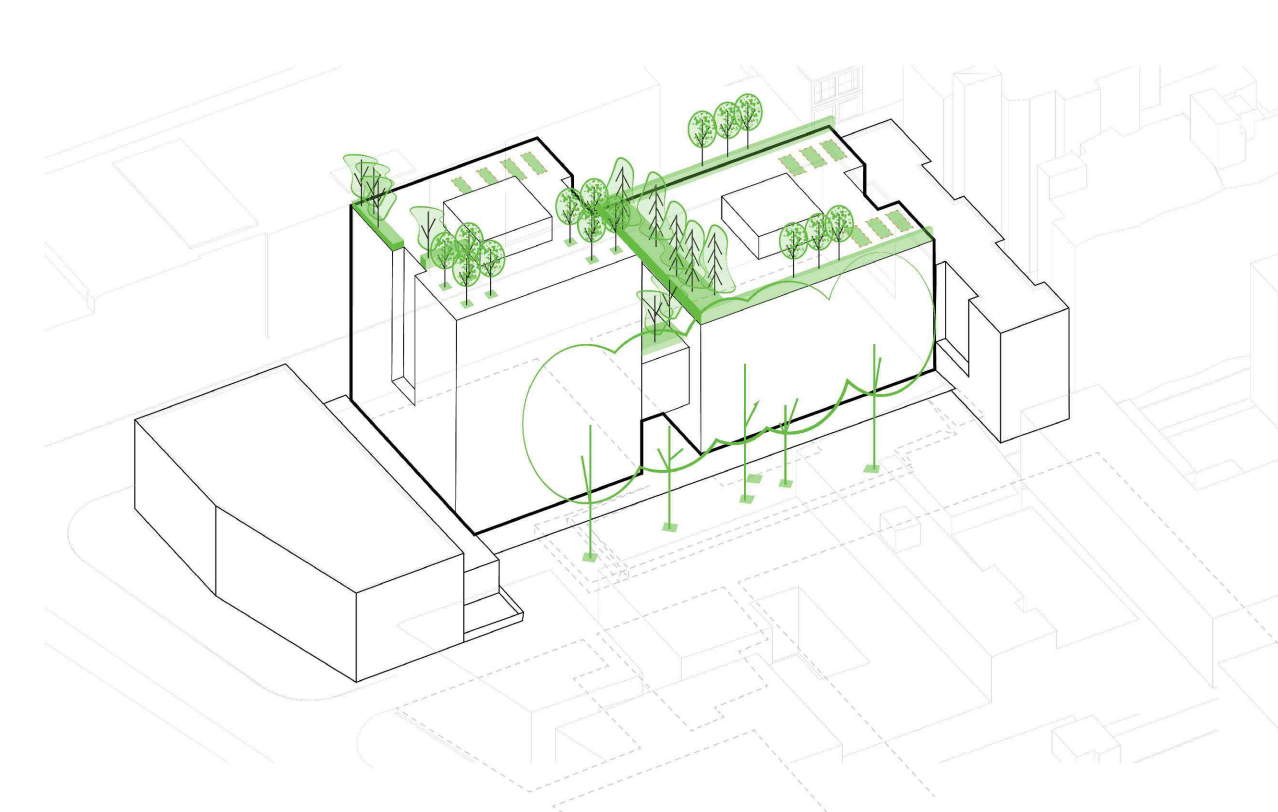
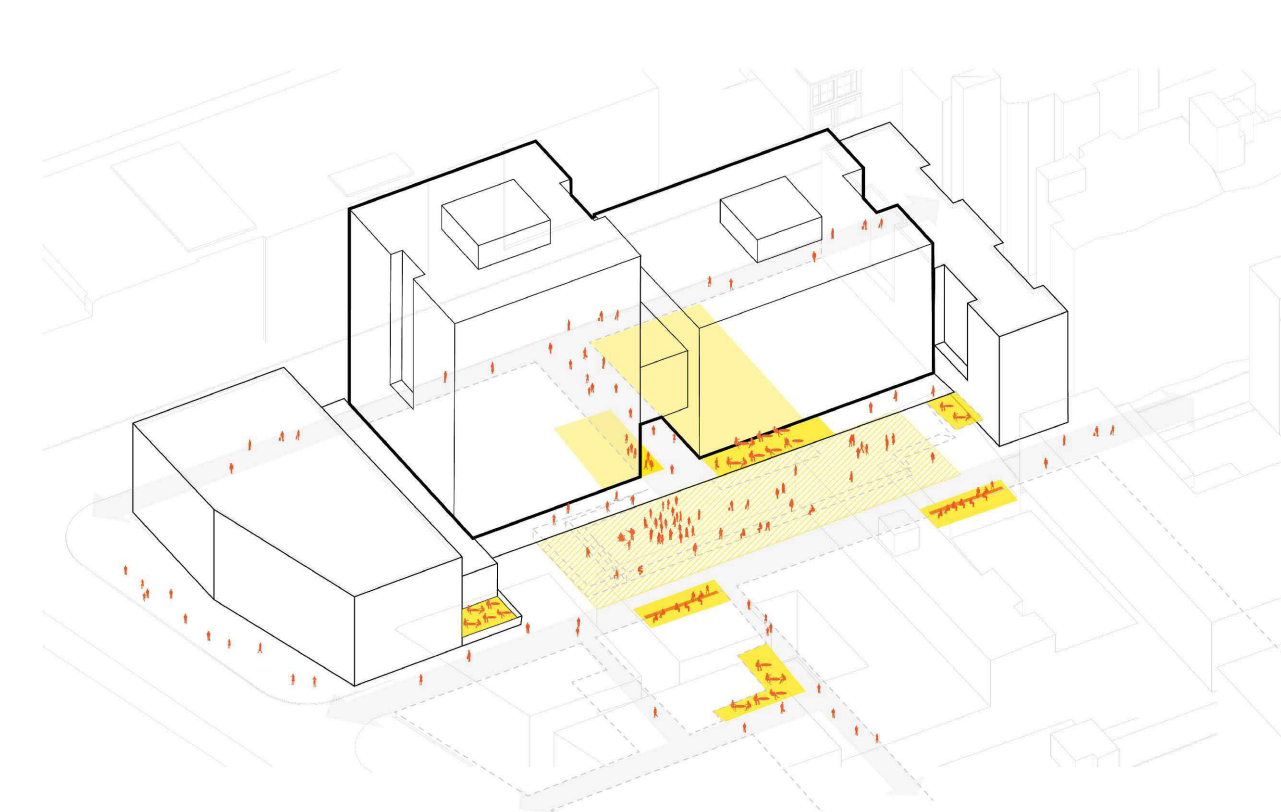
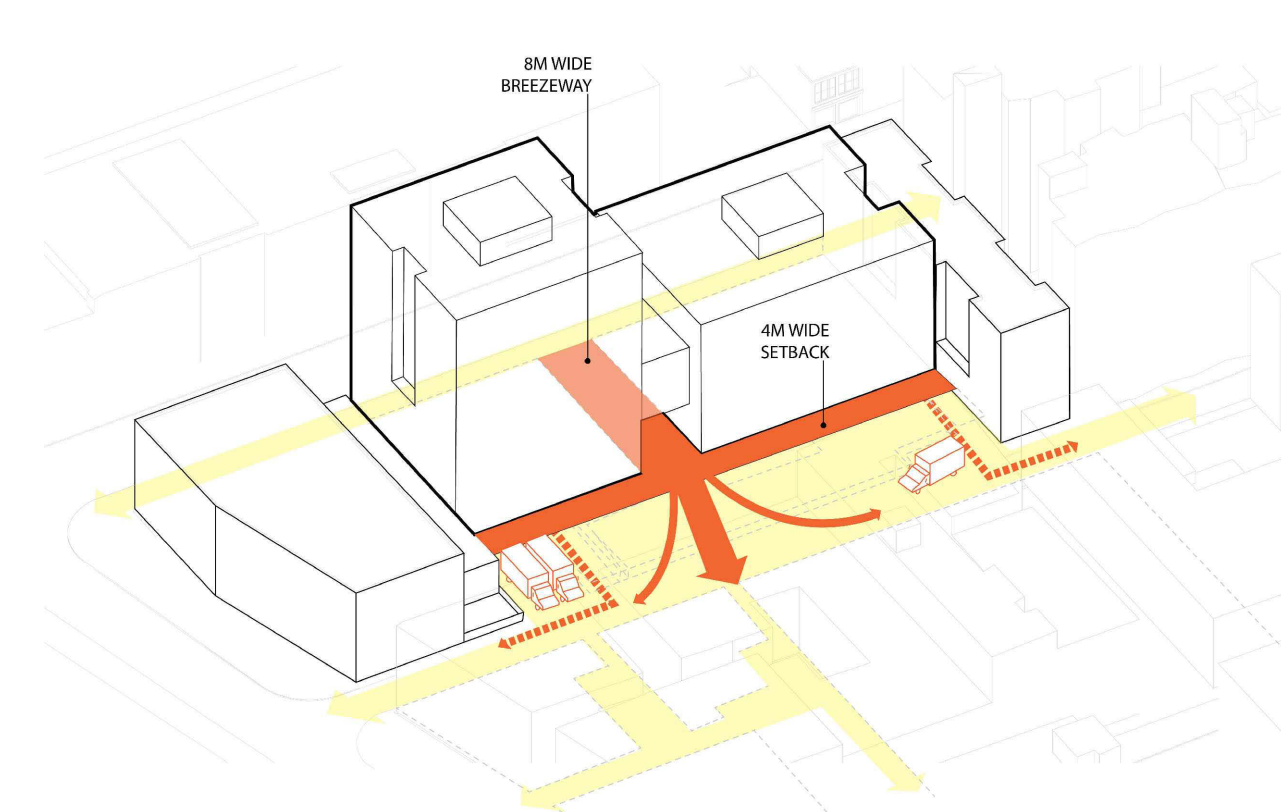
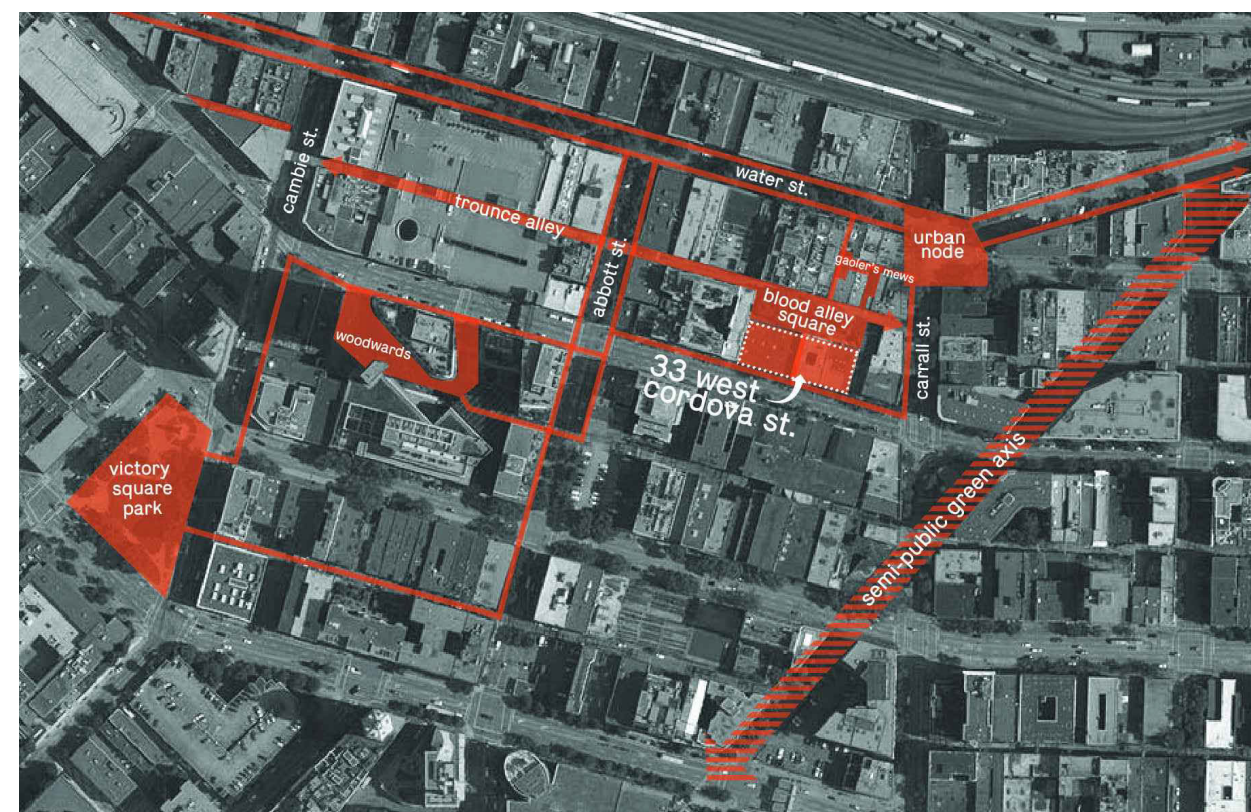
In addition, a new twelve foot deep pedestrian and service walkway along the north side facing Blood Alley Square will act as a vital link between our proposal and further reinforce its uniqueness as the heart of Gastown.



# LANDSCAPE DESIGN RATIONALE

**HAPA**

Landscape Architecture  
Urban Design  
403 - 375 West Fifth Avenue  
Vancouver BC, V5Y 1J6  
604 909 4150  
hapacoba.com



## CONTEXT

Blood Alley Square has the potential to serve as a great public space within the heart of historic Gastown. Trounce Alley is valued as one of the oldest roadways in Vancouver and continues to serve as part of a larger pedestrian network throughout Gastown. Development at 33 West Cordova will impact the success of these public spaces. The landscape design strives to support their use.

## CONNECTIONS AND ACCESSIBILITY

Located adjacent to Blood Alley Square and Trounce Alley, 33 W Cordova is uniquely positioned to facilitate improved pedestrian connections. A pedestrian breezeway with a modern interpretation of the historic Gastown glass block paving provides this crucial connection. Universal access to be coordinated with the Blood Alley Square design with ideally 2 ramps at each end creating a fully accessible public space. Loading to be coordinated with the Blood Alley Square design as well.

## ACTIVATION + PROGRAM

The small restaurant patio fronting the square serves as part of the greater network of patios containing the edges of the square. These patios promote and supports a positive atmosphere for an important public space.

The other restaurant has no outdoor patio, thus maintaining the breezeway as a walkway

A small courtyard on level 4 provides a shared amenity space with a large banquet table, projection screen and fire pit. Level 6 provides urban agriculture opportunities as well as gathering spaces for the social housing units. Level 10 provides equal urban agriculture opportunities, a diversity of social spaces as well as a play area and flexible event space for the market rental housing units.

## GREEN SPACE

An emphasis on green space is vital to the success of 33 W Cordova. The proposed development prioritizes not only the preservation of existing trees, but also the addition of new trees. New trees to help increase canopy cover which provides shade and improves urban micro-climates.

A proposed evergreen tree at the Cordova entrance marks the entrance to the breezeway. All rooftop patios include generous planting beds, urban agriculture and tree planting.

NOT FOR CONSTRUCTION

2	Re-Issued For DP	Sept. 1, 2017
1	Issued For DP	Apr. 4, 2016

No.	Description	Date
-----	-------------	------

Copyright Reserved. This drawing is and remains at all times the exclusive property of Hapa Collaborative and cannot be used modified or copied without the expressed written consent of the landscape architect.

33 West Cordova

Vancouver BC

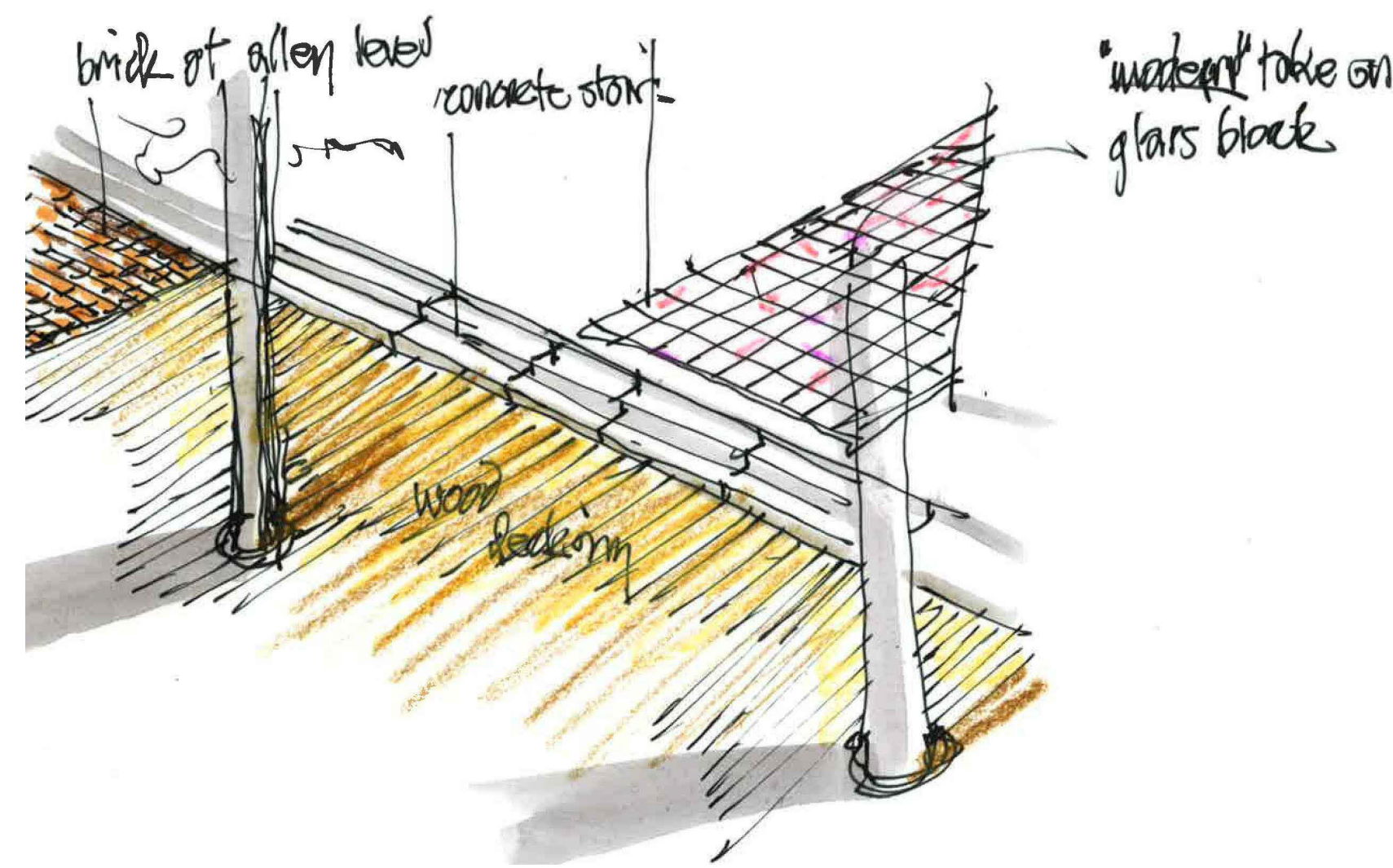
Landscape Design  
Rationale

Date	August 25, 2017	Drawing Number
Project No.	1722	<b>LO.01</b>
Scale	NTS	
Drawn/Checked	tl   LL	

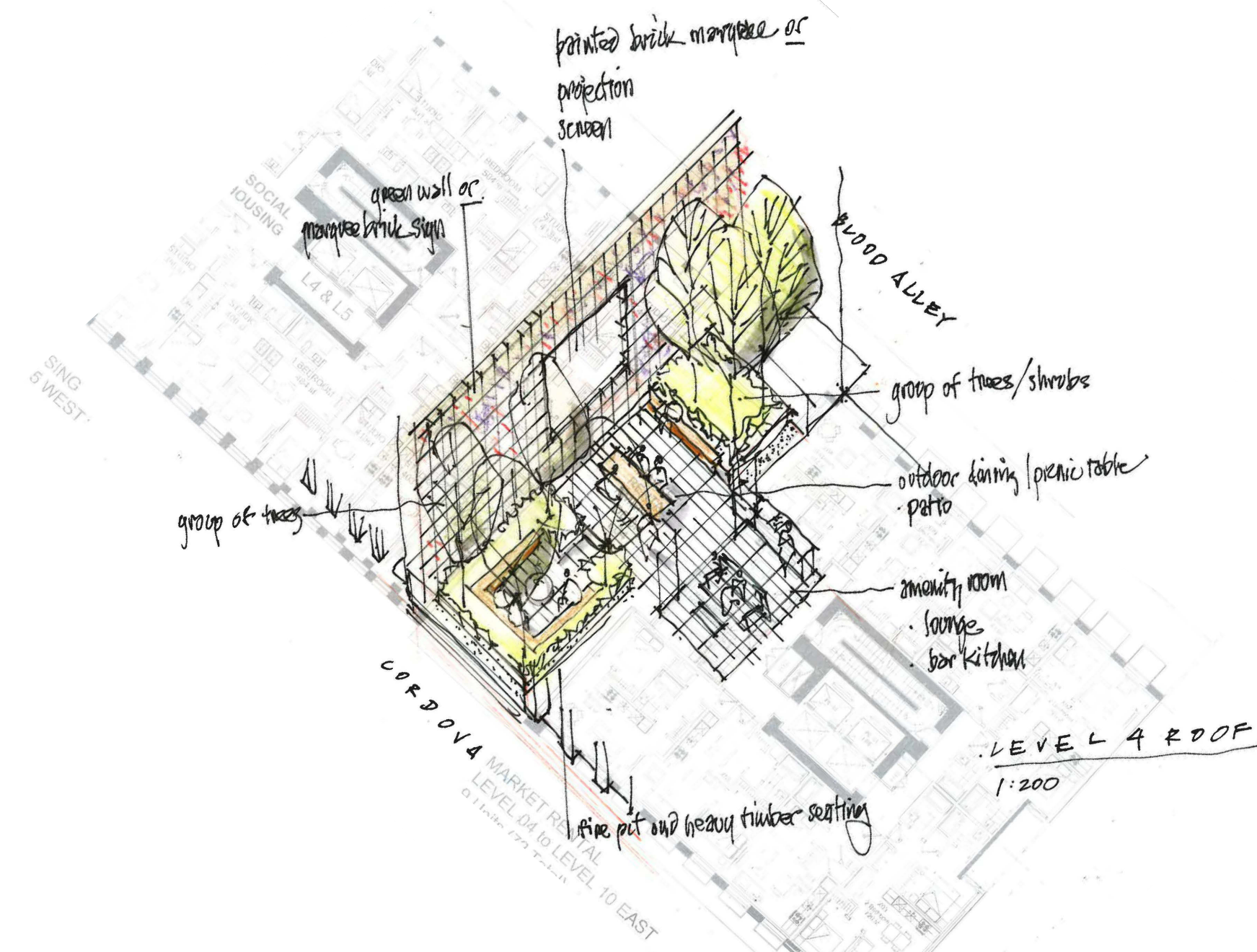


# LANDSCAPE DESIGN CONCEPT

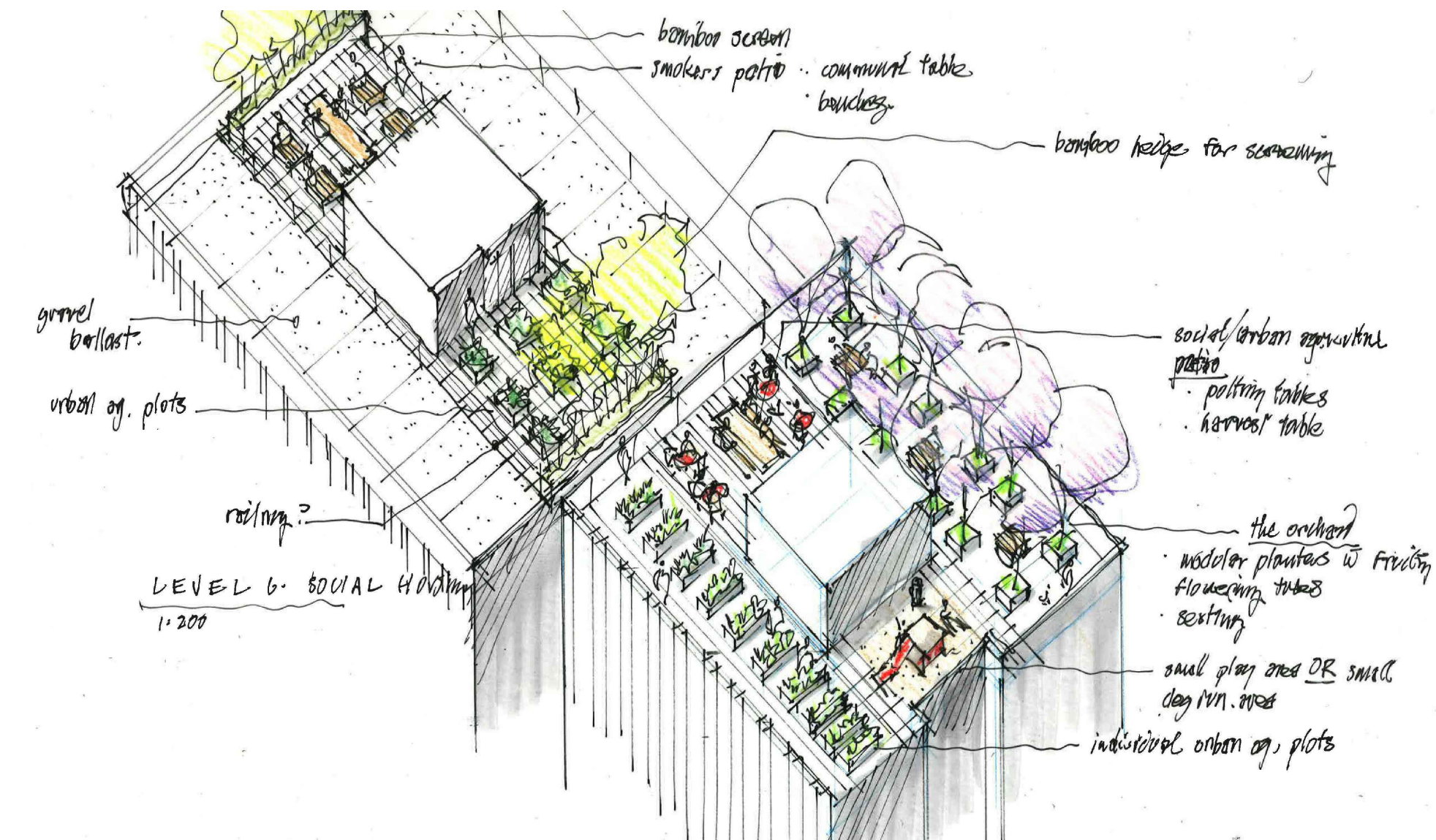
## GROUND LEVEL



## LEVEL 4 COURTYARD



## LEVEL 6 + 10 ROOF TOP AMENITY



## REINTERPRETATION OF HISTORIC MATERIALS



NOT FOR CONSTRUCTION

2 Re-Issued For DP Sept. 1, 2017  
1 Issued For DP Apr. 4, 2016

No.	Description	Date

Copyright Reserved. This drawing is and remains at all times the exclusive property of Hapa Collaborative and cannot be used, modified or copied without the expressed written consent of the landscape architect.

33 West Cordova

Vancouver BC

Landscape Design  
Concept

Date August 25, 2017 Drawing Number  
Project No. 1722  
Scale NTS **L0.02**  
Drawn/Checked tl/LL