

February 21, 2019

Re: 220 East 1st Avenue
Attn: Ji-Taek Park
Development Planner,
Planning and Development Services

DESIGN RATIONALE

Site Context

This 40,450 sq. ft. site is located on the south side of East 1st Avenue, spanning between Main Street to the west and Lorne Street to the east. Current zoning designation is FC-2 which forms part of the False Creek Flats Innovation District. The neighbourhood is currently characterized by an eclectic mix of residential, live-work, commercial, and light industrial buildings. The new Area Plan will allow for higher density mixed-use developments in the area, including residential and compatible industrial uses, together with job space to support a wide spectrum of economic uses.

False Creek Flats Area Plan

The site is located in the Creative Campus sub-area, and careful consideration has been given to the False Creek Flats Area Plan, complying with recommended height, setback, and frontage requirements as prescribed in the policy. The proposal is aligned with the plan's intention of providing appropriately scaled density in close proximity to rapid transit and making effective use of land, resources, and infrastructure. The programmatic arrangement for the site helps meet the primary key objectives of the plan; ensuring that the right programs, spaces, places, connections and environment are in place to deliver a thriving and healthy economic district in this strategic area of Vancouver's city core.

Overview

The proposal seeks to consolidate eight lots into a single site to accommodate a linear collection of building forms with a diverse mix of programs. The development is anchored on the east and west ends by two mid-rise tower forms, bridged by a 7-storey residential podium and unified by a single level of industrial units at grade. The west tower adjacent to Main Street comprises of office space above industrial, while the east tower adjacent to Lorne Street comprises of rental residential units above industrial. The bridging podium of stacked rental units is detached from the office tower by a 25' wide pedestrian connection, linking access at grade from East 1st Avenue to the lane to the south. The commercial frontage at the ground floor level has been activated with a mix of industrial units, wrapping around the street and lane edges. The parking access and loading areas have been consolidated along the lane side, minimising disruption to the commercial frontages. All

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car parking, bicycle parking, and supplementary storage locker space will be located below grade in three underground parking levels. The secured residential bicycle rooms are located on levels P1-P2 and will be accessed via a designated bicycle elevator that fronts the lane. The residential and commercial garbage rooms and service spaces have been conveniently separated on both the ground floor and P1 levels.



Form of Development

The proposed form of development is consistent with objectives outlined in the False Creeks Flats Area Plan, providing residential densification in close relationship with commercial space and associated employment opportunities. The proposed built form presents a highly rationalized massing, clearly identifying uses and wayfinding objectives.

The street adjacencies and unique site geometry of the site gives rise to the distinct massing of the buildings; four contrasting street and lane elevation treatments visibly respond to each of their contextual influences.

- The Main Street corner is defined by a stand-alone office building with industrial space at grade. The building form creates a strong anchoring presence on the busiest corner of the site. The commercial program is appropriate to Main Street, with the main entry point to the lobby located off the quieter East 1st Avenue.
- The long frontage along East 1st Avenue is activated by a series of double height industrial units with excellent street exposure. This linear edge is broken by a 25' pedestrian connection that provides open pedestrian access between the street and lane to the south.
- The Lorne Street corner is anchored by the residential mid-rise tower, lifted up over a double height industrial space at grade. The residential lobby is located off the quieter Lorne Street side, providing tenant access to both the tower and podium units.
- The lane side is activated by industrial units that front directly onto the lane. All loading and parkade access has been consolidated to minimize disruption to the lane frontage. The buildings are stepped back on this south side of the site, respecting future development across the lane and providing generous stepped public and private outdoor spaces with excellent solar exposure.

Exterior Expression

The material palette for the building is befitting of the emerging neighbourhood, harmonizing robust industrial cladding with a softer residential treatment to create an overall aesthetic that will set an appropriate precedent for the False Creek Flats area. The office and residential mid-rise towers are clearly distinguished through a contrasting application of cladding transparency, while remaining subtly unified through shared stepping heights, vertical expressions, and the continuation of datum lines. The ground plane is characterized by transparent double height level of industrial units, activating the surrounding public realm via a diverse program of uses. The predominant use of glazing helps improve sight lines, and minimize the potential for CPTED issues around the entire building periphery.

Landscape

The landscape design reflects the character of the neighbourhood with animated streets and public realm, permeable edges including a pedestrian mews through the site, and lush amenity roofs. The forms of the landscape, planter walls and paving design have been inspired by the architectural intention along the Main Street façade.

Ground Level and Public Realm

The public realm incorporates the City standard sidewalk treatment with boulevard trees installed in tree grates along Main Street, East 1st Avenue, and Lorne Street. The ground level has been designed as an extension of the public realm, incorporating a pedestrian mews between the office and residential buildings. The pedestrian mews has been designed as an open gathering area, with raised planters with large timber platform seating edges, overhead catenary lighting, and special paving. Enhanced paving patterns define the entrances to the lobbies, and retail units. Bicycle racks have been located along all three frontages.

L2 – Residential

The Level 2 terrace incorporates private patio areas for adjacent residents, as well as a communal pathway lined with benches, fruit trees, and edible plants. Each private space incorporates a generous patio and lawn area. Surrounded by a raised planter with a variety of plant material that will provide seasonal interest and privacy. Large canopy trees will be installed within the planters to provide shade throughout the summer months. A small seating area has also been provided adjacent to the manager's office.

L8 - Residential

The Level 8 amenity podium incorporates an outdoor kitchen with bbqs, a raised harvest table, dining tables and chairs, a variety of seating nodes, each with their own fire pit, a large fenced in dog area, and a lawn area. The outdoor amenity terrace connects to the indoor amenity room expanding the overall feel and opportunities for programming. To provide a stronger connection to the street the landscape has intentionally been pulled away from the parapet.

L6 - Office

The landscape has been designed as one space, even though it will function as two. The paving design and raised planter create a unified experience and the opportunity for the terrace to function as one space should the desire arise in the future. A variety of plant material that will provide seasonal interest will be installed. The landscape design is quite minimal with the intent that the tenants will provide their desired furniture.

L10 – Office

The landscape design incorporates an outdoor kitchen with bbqs and sink, dining tables and chairs, and a large raised planter with lush shrubs, perennials, trees, and vines that will climb the stainless-steel trellis installed on the wall of the elevator/stair core. The paving varies in pattern and size to create interest and provide different opportunities for programming.