

July 26th, 2019

TO:

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City of Vancouver,
Planning Department.
515 West 10th Ave,
Vancouver, BC

DESIGN RATIONALE 436 EAST HASTINGS.

Application and intent

The purpose of the application is to build a 7-story mixed-use building conforming to the deed zoning development guidelines. The proposed development contains 22 affordable studio units, one basement level with storage spaces and a retail space on the ground floor.

The lot is currently vacant.

General design considerations

This building has been designed in collaboration with the planning department, the design is based on the ideas and principals of the new design guidelines for the deed area currently under development.



Hastings street character

Sawtooth profile

The street is characterized by a very strong sawtooth profile, with lower and taller buildings right next to each other. The proposed building is well within this pattern and will contribute to it. Additionally, the small neighbouring buildings are not heritage buildings and will likely be replaced by taller buildings in the future.

Continues, tall commercial aligned frontage

Almost all buildings have a flat streetfront without front setback, are aligned to each other and build a strong streetwall. The proposed buildings lower floor storefront is aligned. The upper residential floors have balconies to increase the livability, however we are proposing to enclose these to maintain the continues streetwall expression.

Strong cornice expression

Cornices are part of most character buildings in the area, although some more recent taller buildings do not have cornices.

As we are proposing a modern design interpretation with a simplified cornice which should still provide a notable shadow and add to the depth to the façade. Possible lighting features could add to this expression in a more modern way.

Exposed demising walls and vertical emphasis given the narrow frontages

Many buildings feature exposed demising walls and make a clear statement to where one building stops and the next starts.

The façade design of this building is based on strong pattern design with emphasis on the verticality. The outer demising walls are expressed continues from the top to bottom.

Framed and punched openings

Here the building is looking for a modern interpretation. We are looking to break out from the often very rigid grid of the older buildings. The openings are placed more randomly, however there is significant depth variation in the placement of the glass to add to the increased shadow variation. The façade design itself is based on a framed pattern look.

Ornamentation

Some buildings show a significant amount of ornamentation. We are proposing coloured glass for the balconies to add some interest.

Materiality

We are consciously avoiding traditional materials as we are believing the overall design expression of this building would weaken. The simplicity of painted concrete and large glass openings would weaken.



Façade structure and divisions.

Many character buildings can be subdivided into 3 parts. The base, middle and top portions. The bases vary from one to two storeys. The middle and top are depending on the building height various. On lower buildings, the top can only be expressed by the strong cornice, on taller buildings i can be two stories.

The proposed building design is reacting and expressing these parts by having continues floor lines as separators. The floor lines are broken on other floors. This pattern is wrapped around the building sides to enhance the effect.

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