

343 W PENDER STREET

DESIGN RATIONALE



Musson
Cattell
Mackey
Partnership

DESIGN RATIONALE

Context

The site is located at the northeast corner of West Pender Street and Homer Street in the Victory Square neighbourhood. It falls within the 'C2' area of the Downtown District area. The site is adjacent to the Pacific Coast Apartment building on West Pender. Around the corner on Homer Street, the site slopes downward approximately 10 feet and abuts a lane at the rear. The site is made up of 3 existing parcels that contain two older structures, one that is listed as heritage and one of historic interest.

The three storey "B" registered heritage building is named the Hartney Chambers. It was originally built in 1908-09 for commercial use and is currently occupied by assorted small retail business at the ground floor, and vacant above. The second - the World Building - is not a registered heritage building but has a compelling history. It is a two-storey building originally built as a newspaper printing house in 1892 and is currently occupied by personal service businesses. Its original masonry facade has been covered over and the building has undergone significant alterations.

Two Cambie view corridors cross the site: E1 and 9.2, limiting height to approximately 66.4m (217 feet). The site is well served by transit with four Skytrain stations located within a five-minute walk, and a major bus route and bicycle route running along West Pender.

The neighbouring context is typical of Victory Square and surrounds, with a mix of building types and uses. Office, retail, institutional, hotel, and residential uses can be found within surrounding buildings that range from character and heritage structures to recent office buildings and condominium towers. To the northeast across the lane is the Vancouver Film School Sound Design Campus. Facing the site at the corner of Pender (going counter-clockwise)

are a new eight-storey social services facility, a nine-storey historical commercial building, and a three-storey heritage building with retail and commercial use. One block southeast of the site is Victory Square Park. The immediate context also contains a number of hotels, and the historic attractions of Gastown.

Downtown District

The site is within the C2 area of DD zoning. This is an area of developing live/work, retail, residential, and hotel uses. It is zoned for 5.0 FSR (+10% heritage retention bonus) and a basic maximum height of 22.9m. The Downtown Eastside Plan policy for Victory Square is to "facilitate compatible new residential and mixed-use development, while reinforcing the existing scale and character of the area." It encourages a "balanced approach which means regulating, supporting, and encouraging development that benefits the existing community (including low-income residents), while allowing the area to evolve over time.

Parking and Loading

To maintain the structural integrity of the existing heritage building, excavation is not feasible. Therefore, as the site is in the Downtown District the project will adhere to the no parking minimum, only supplying the two required disabled stalls, along with an additional 40% bicycle parking. Given the limited width of the site, the project is seeking a loading relaxation of the Bylaw, providing one Class B stall instead of the two required and relaxation of both length and width by the allowed 30cm. For further parking and loading detail refer to the rationale letter provided by Bunt.

Heritage Context

The site consists of a Heritage B designated building and an unregistered heritage asset facing Homer Street.



Both buildings were originally built for commercial use. The heritage assets of the Victory Square Area are characterized by their 'sawtooth' expression of low- and mid-rise development, fine-grain, continuous retail (with 50' frontages), and strong 'street wall' expression, built to lot lines. The area is punctuated with a number of taller heritage developments that include the Dominion Building and the Sun Tower. At the heart of this neighbourhood is Victory Square Park, and its cenotaph, which comprise a public memorial unique in Vancouver

Hartney Chambers Building

The Hartney Chambers is an Edwardian-era masonry commercial structure, with an English Neoclassical influence evident in the red brick, stone and masonry detailing of the two main facades. It is located at the northeast corner of Homer and West Pender Streets, within a context of commercial buildings of a similar age and scale in the Victory Square area.

Heritage Value

Constructed in 1908-09, the Hartney Chambers is valued for its Edwardian-era architecture. This commercial building of modest height and size is notable for its Neoclassical detailing. Embellishments such as pedimented windows, pilasters, block modillion cornice, and central pediment give the building a stylish, English appearance considered very progressive at the time. This was an early local project by architect William F. Gardiner (1884-1951), who had arrived in Vancouver in 1907. Four months later he submitted plans for the Victoria Block, located directly across West Pender Street. His designs for Hartney Chambers, Victoria Block, and Hutchinson Block, all from this period, are detailed with similar English stylistic references. Constructed as a commercial block with street level retail space and offices above, Hartney Chambers contributes to the continuity of the Victory Square area as an important commercial and retail district

DESIGN RATIONALE

in Vancouver in the early twentieth century. Originally, Hartney Chambers housed a variety of professional offices, including William Gardiner's architectural office.

Character Defining Elements:

- corner location, built on a north facing slope and built to the property lines on all sides;
- contribution to the streetscape, as part of an unbroken streetwall with continuous retail storefronts on two facades; flat roof with raised parapets;
- masonry construction, as expressed in the two main facades, with pressed red brick cladding with stone detailing, and rear and side walls of common red brick;
- Neoclassical details, such as block modillion cornice (sheet metal) with frieze incorporating a centred open pediment; two-storey giant order pilasters; front entrance doorframe surround with bracketed crown; segmental, pedimented third storey centre window with bracketed sill; and second-storey centre window with pediment supported by scrolled brackets;
- additional exterior details, such as the chamfered corner with corner entrance, recessed central entry with double doors to upper storeys flanked by doorway to the eastern commercial space, black and white square porcelain tile entrance floor with Greek key design border, two recessed and panelled entrances facing Homer Street, sheet metal courses capping first, second and third storey windows, carved stone cartouche within the pediment, and light well on east elevation;
- Regular fenestration: double-hung one-over-one wooden-sash windows on second and third floors;
- Ground floor plate glass display windows with hinged, operable (hopper) transom light; and



- Basement windows in the storefront bulkheads along the west elevation.

Heritage Conservation Rationale

Provided by Donald Luxton & Associates Inc.

The heritage values of the Hartney Chambers have been assessed through a Statement of Significance. Further physical investigation has now been undertaken; a full assessment of the survival and condition of original materials and elements will be undertaken once full access to the site can be achieved. The initial intent for the site is as follows:

- The Hartney Chambers is a B-listed Heritage Register Resource and would receive municipal heritage designation.
- The main façade of the building will be retained, including the chamfered corners.

- Initial structural review indicates that the existing internal structural elements are completely deficient, and will need to be rebuilt to retain and conserve the exterior façades. The interior structure will be removed and rehabilitated.
- The two main façades of the Hartney Chambers will be fully rehabilitated and restored. The chamfered corner will be retained.
- Interior deconstruction would allow for the salvage and sensitive re-integration of original interior features and materials.

Highlights of Structural Report

Read Jones Christoffersen Ltd. (RJC) has conducted a review of the existing heritage building located at 343 West Pender Street on January 21, 2020 to assess the condition of the structure. The assessment was based on visual observations as copies of the original structural

drawings for the building were not available at the time of this review. The following is a summary of our observations and the structural implications:

- "...Based on our review of the building and past experience with similar buildings, there does not appear to be a defined lateral load resisting system for this building. The exterior walls along W Pender Street and Homer Street consist of unreinforced masonry on the top two levels and a heavy timber frame on Level 1. The north and east exterior wall of the building consists of full height masonry walls (likely unreinforced) and provide very little lateral resistance for the building."
- "...The existing base structure has very little capacity to resist the forces required in the current Bylaw. We expect that an upgrade of the building to meet current code force levels for both gravity and seismic loads would result in a near complete reconstruction of the internal structure. Therefore, any options to increase floor area



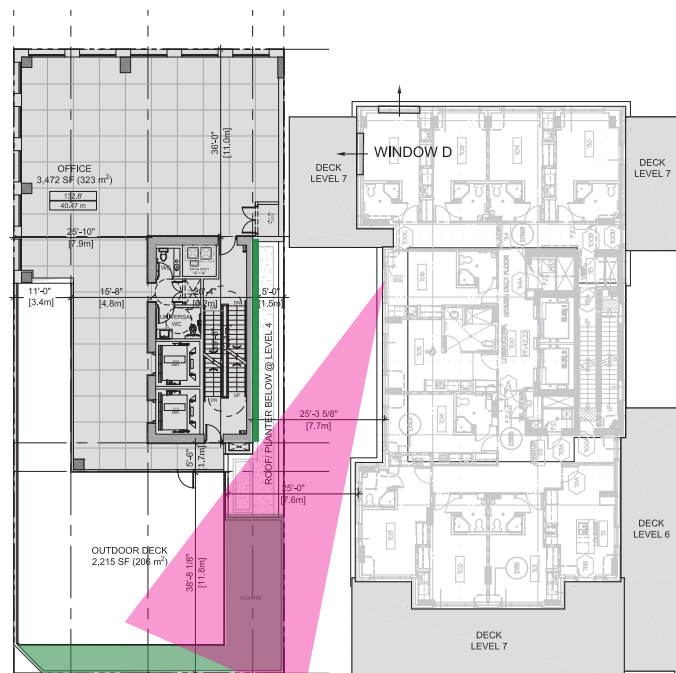
DESIGN RATIONALE

[...] to improve its functionality for modern day use will leave very little of the existing structure in place. The heritage value of the exterior façade can be maintained by connecting it to the new structure."

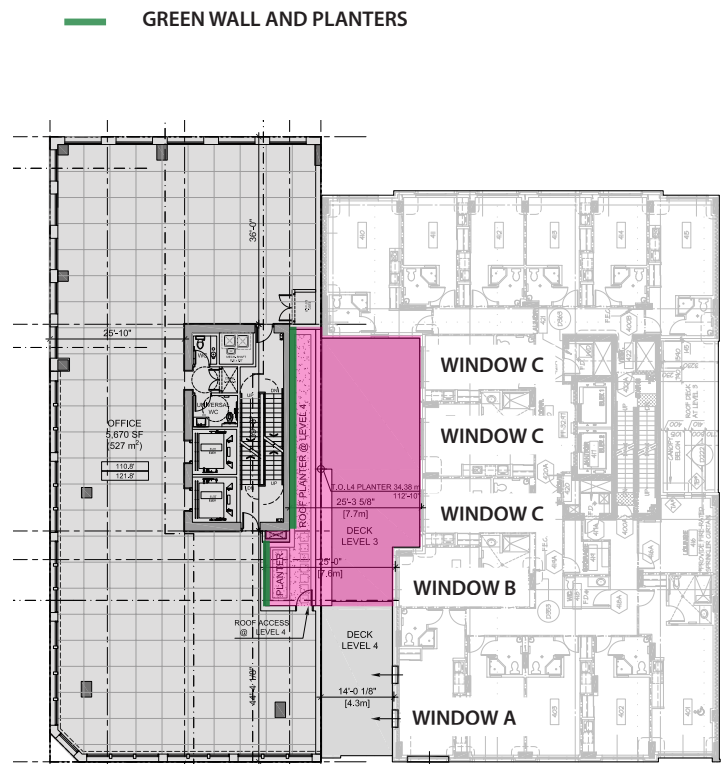
Lightwell

The site is adjacent to a nine-storey apartment building with a lightwell condition at the east property line. The design team has conducted an analysis of this existing condition to inform the parti of the proposal in compliance with the Guidelines for New Development Adjacent to Hotels and Rooming Houses (With Windows or Lightwells Near Interior Property Lines). Drawing A302 show lightwell conditions in section, corresponding with the windows marked on A204-A206. "Window B" - on the third floor of the Pacific Coast Apartments - is the most restrictive condition for a side window opening onto a living space. Suites that incorporate Window A and Window D have outlook from living spaces to the north and south unencumbered.

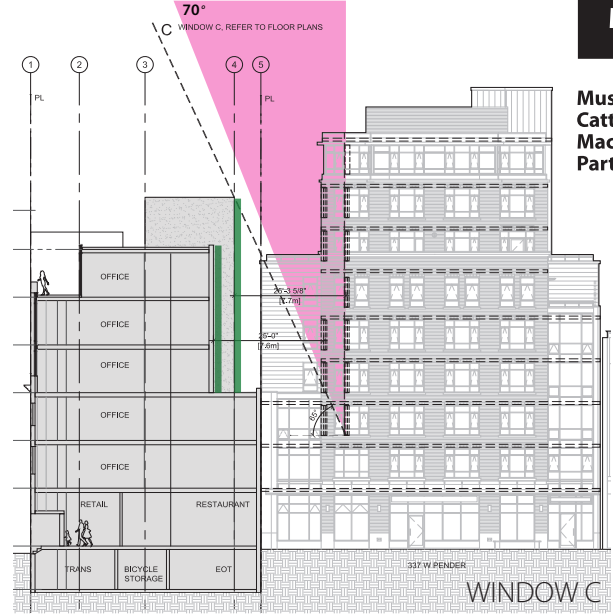
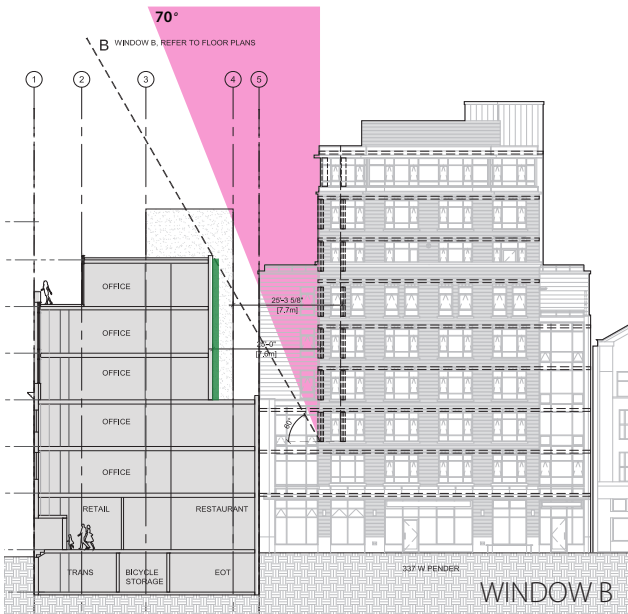
Walls facing the lightwell have been located 7.6 metres from those in the Pacific Coast Apartment for borrowed light as a minimum that can be achieved in order to allow functional floor plans to be developed in the two-storey addition to the Hartney Chambers. There is no overlook as there are no windows facing the lightwell space so privacy is maintained. Planters are located at the base of these walls to ameliorate the space with plants and vines ascending the walls. In Section B, the proposed is shown to comply with a 70-degree angle (improving to 60 degrees at Window B and 65 degrees at Window C) originating at the windowsill.



LEVEL 06 LIGHTWELL CONDITION - VIEWS (HAD)



LEVEL 03 LIGHTWELL CONDITION



Building Height

We are requesting a height relaxation from 75ft to 83.3ft, as the existing height limit of 75ft provides for an average floor to floor height of only 10ft. We have coordinated these drawings with our structural, mechanical, and electrical engineers who have confirmed the height of 10ft. results in a clear ceiling height of 8ft when taking into consideration structure, mechanical and electrical equipment/duct requirements. The functional clear ceiling height standard for an office building is 9ft as this creates for a more useable and flexible space for livability purposes with increased access to daylight, therefore we are requesting a height relaxation from 75ft to 83.3ft.

The building height constraint is a direct result of the slope and grades along Homer St. If measuring the 75ft height limit along W. Pender St., there is ample space to make the floor to floor ceiling heights work, however, the drop in grade as you move along Homer St. constrains the overall height limit. The retention of the heritage building also places a constraint on the overall floor to floor ceiling heights as the existing ground level retail floor is at a 13.3ft. floor to floor that we must retain.

Heritage Approach

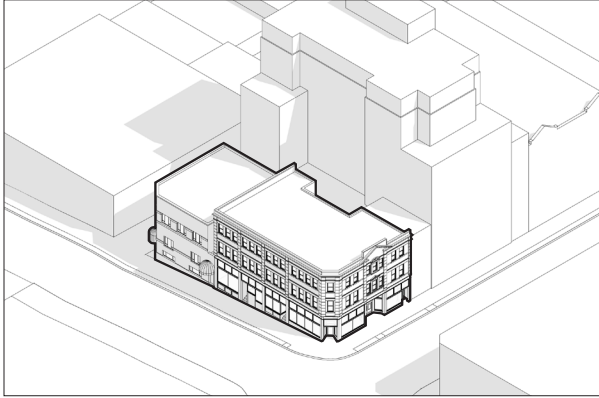
Within the context of the streetwall along both streets,

the building massing fits with the sawtooth expression prevalent in the Victory Square area. With regard to the Hartney Chambers, both the two-storey addition and the new massing to the north demonstrate a distinguishable, compatible and subordinate response as a tripartite composition.

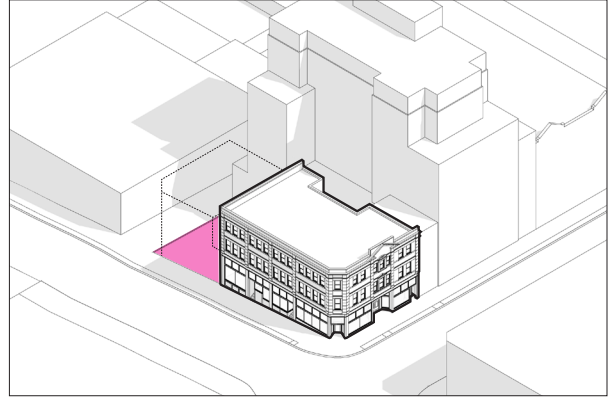
The two-storey addition is proportionate in massing to the expressed ground floor and Levels 2&3. It further expresses the defining vertical elements (pilasters) and horizontal elements (cornices) of the Hartney Chambers and then follows through with a simplified subdivision of elements (windows) as a modern interpretation in spandrel glass, vision glass and subdivided metal panels coloured to respond to the identified heritage-character defining elements.

The new massing to the north is expressed in an Edwardian Commercial fashion vertically with a base, shaft and cap that ties in horizontally to cornices of the Hartney Chambers and its two-storey addition. The lobby access above the two-storey addition seeks to diminish its presence with simple silicon glazing. A sandy coloured brick in elevation with simple detail as a background gives more presence to the Hartney Chambers' bolder and contrasting façades, which therefore remains visually dominant.

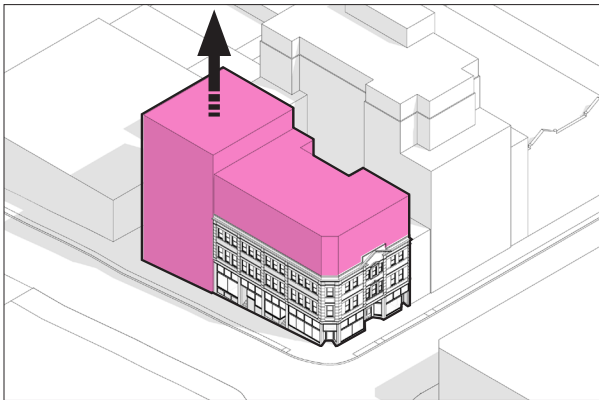
DESIGN RATIONALE DIAGRAMS



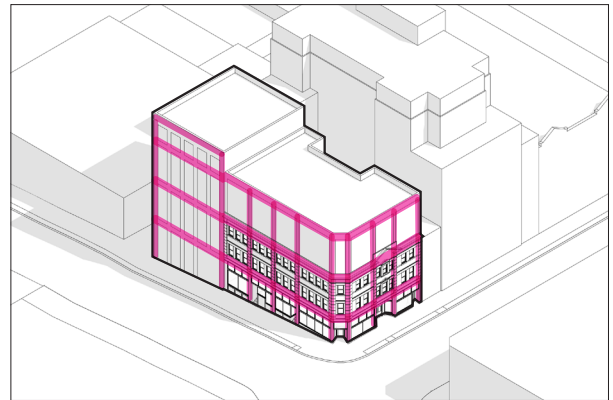
Existing: The Hartney Chambers to the south & World Building to the north of the site in their current state.



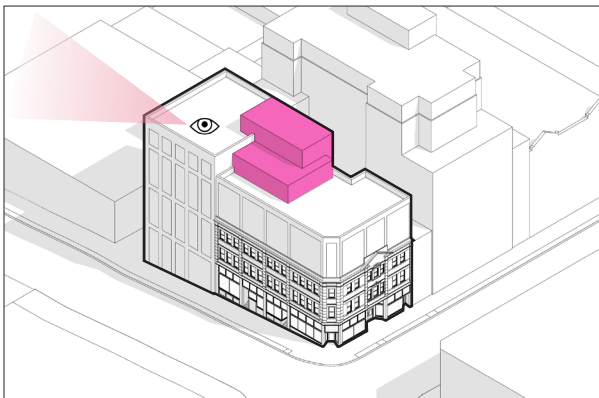
Demolition: The World Building will be demolished, ready for the new addition.



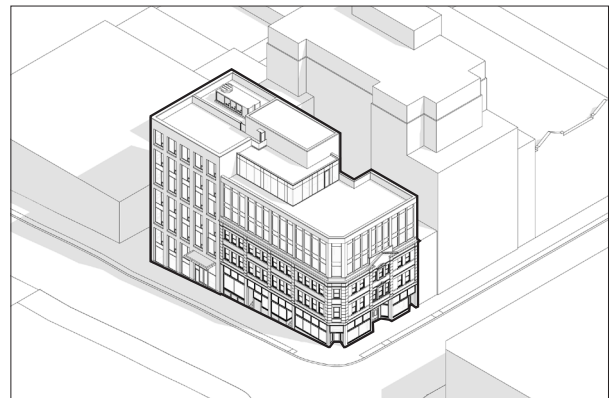
New Massing Proposal: New 2 storey addition above the retained historic Hartney Chambers building. There will be a new 6 storey addition to the south, maximising the site footprint.



Edwardian Composition: Drawing influence from the historic character using its proportions and grid to determine the new additions design.



Views & Amenity: Providing roof access and amenity space to help maximise the potential views of the north shore from the site.



Proposal: The final massing.

Facade treatment and design rationale, how the existing historic building influences the new:



Proportionate Addition: The new addition is proportionally equal to the existing historical building.



Verticals & Horizontal: Continuing the grid expression into the new addition.



Subdivision: Keeping the subdivision language similar, with a slightly larger modern scale.



Horizontal Relationship: The new building mimics the levels and horizontal elements of the facade.

Musson Cattell Mackey Partnership
Architects Designers Planners

A Partnership of Corporations

Suite 1900, 1066 West Hastings Street
Vancouver, V6E 3X1

T 604.687.2990

F 604.687.1771

www.mcmparchitects.com