

55 WEST HASTINGS STREET

DESIGN RATIONALE

The proposed redevelopment of this site at 55 West Hastings Street is located in the first block east of the Woodward Building, and is the fourth consecutive project in a quartet of developments by Gair Williamson Architects which include a 10-storey rental building adjacent to the west, 388 Abbott (Development Permit approved), and 2 completed market residential buildings adjacent to the east, the Paris Block and Paris Annex.

The site is zoned DD (sub area C2), Victory Square, and the lot size is 32'-10" x 131'-10". The proposal is for a 5.9 FSR, 32 unit market rental building as allowed for in the zoning bylaw.

It also conforms to the required setbacks and allowable height, 105 feet, of the zoning bylaw and Victory Square policy guidelines.

In particular, it addresses the city's desire to retain the fine building grain of these inner-city neighborhoods. Through the redevelopment of small sites such as this and the design of a sawtooth Hastings Street profile that steps north 10 feet at the seventh floor to acknowledge the distinct characters of the adjacent buildings.

There is a lightwell midblock in the new building which becomes reciprocal to the approved lightwell in the proposed adjacent 388 Abbott proposal. Overlook between the units of the two buildings is prevented by 7 foot high guards ringing the roof outdoor amenity terrace.

This lightwell also provides natural light to the second bedroom of the required 2 bedroom units (50 % of family units proposed, the minimum requirement is 25%), as well as private outdoor amenity space.

The lane facade is characterized by outdoor and enclosed balconies (as per "Balcony Enclosure Guidelines for New Buildings, 2020").

The enclosed balconies front the bedrooms facing the lane which will provide acoustic privacy to the lane which is noisier than the street at night.

The roof of the building contains a common indoor amenity room and common rooftop outdoor with urban agriculture pots, outdoor children's play area, eating and dining area and casual seating areas.

At ground level is the entrance to the residential lobby as well as a commercial unit, and bike storage. Additional bike storage is in the basement along with mechanical and electrical rooms.

The provision of a TDM plan in this heavily serviced transportation and proximity to waterfront station should negate any parking requirements for such a small site.

There is no loading requirement as the CRU is under 1076 sf in area.

The copper facade treatment of the Hastings Street elevation reinforces the contemporary nature of the development while acknowledging the surrounding older buildings.

The spandrels are canted out to hide the venting from the units.

There is a strong tradition in heritage areas of the use of copper as a cladding material.

For example, we can refer to the roofs of the Sun Tower and the Hotel Vancouver.

Eventually the copper will naturally develop a verdigris patina that will complement the heritage green colour of the adjacent Paris Block.

Windows and the metal panel lane facade treatment will be a light cool grey colour.

The lightwell will be finished in a white and grey metal panels to capture the ambient light that filters to the lane.

The following policies and guidelines were considered in this application:

- Downtown Eastside Plan
- Victory Square Policy Plan
- Victory Square Guidelines
- Downtown Official Development Plan
- Neighborhood Fit Considerations - helping development and businesses to meet social impact in the Downtown Eastside
- Secured rental policy

Kind regards,



Gair Williamson AIBC

Invoices due upon receipt. Interest of 2% per month (26.8% per annum) will be charged on accounts not paid within 30 days.