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58 WEST HASTINGS STREET VANCOUVER, BRITISH COLUMBIA

DESIGN RATIONALE

July 11th, 2018

The site, at 268.0 feet wide, is located on the south side of West Hastings between Abbott Street and Carrall Street in a unique historical district marked by heritage and character buildings interspersed with some newer, generally smaller scale developments.

To the north-west, across Hastings Street at Abbott Street, is the recently completed large scale, mixed-use, Woodward's redevelopment.

The existing scale and building heights within this block, on both sides of the street, is quite varied ranging from small, twenty-five foot frontage, two storey buildings, to the ninety-five foot wide and ten storey neighbouring building to the east of the subject site. The use in this area is predominantly mixed-use in character comprising of commercial retail, restaurants, offices, rooming hotels and residential.

The proposal is for a ten storey, mixed-use, development with smaller scale, preferably locally serving retail uses on the ground floor. The varied commercial retail uses will serve to generate pedestrian interest and help activate the street. A health care clinic and medical and dental offices will occupy the rear portion of the ground floor, as well as the second and third floors.

Residential rental social housing with self-contained apartment units is located on the upper floors. A total of two hundred and thirty residential units, which include fifty-four, two bedroom, family units, have been proposed.

South facing, linear patios on the Third Floor for the Clinic and Medical Offices and landscaped roof terraces on the Fourth Floor for the residential have been provided, with opportunities for urban agriculture garden plots, outdoor seating area and small children's play area.

The building has been setback over twelve feet along the entire west property line, from the Third Floor on upwards, in order to provide light and air for the west neighbour's, seven, non-conforming Third Floor opening windows along the party wall.

The design of the proposed building is to subdivide the massing into five components that allow for the building's scale to respond to and fit in with the surrounding context, while being different enough to signal a new era in the neighborhood. The three forefront building facades are a system of windows and colorful aggregated metal panels within an architecturally unifying concrete grid, outlined by broader concrete frames, to provide individual expression of the apartments and reduces the building scale. The two recessed building facades are clad in brick masonry with smaller punch windows and patio doors to respond to the surrounding texture and color. The top two recessed residential floors are clad with pre finished metal panels and matching window wall glazing material to create a more contemporary approach to the overall design.

The proposal is oriented and designed such that natural light and air are provided for all the residential units and most public and support spaces. The corridor terminates with windows providing natural ventilation, light, and views of the west end. The project will also incorporate other sustainable design measures to achieve "LEED Gold" standard, examples of which would include the use of energy efficient exterior wall assemblies, a reasonably high

wall to window ratio and the use of solar shading devices and overhangs on the south elevations to minimize heat gain.

Retail and commercial storefronts will be accented with painted, structural steel frames and texturized stone tiles. Fabric awnings over retail entrances together with glazed steel frame canopies at housing and clinic entrances will provide continuous weather protection for pedestrians.

The entrance to the underground parking garage, loading and building services will be located off of the rear lane. Secured bicycle storage and “End of Trip” change facilities have been provided for commercial users. Residents have been provided with separate and secured parking and bicycle storage as well. We are seeking a reduction in required residential parking and bicycle storage for the social housing rental apartments.