

1193 Granville Street

Design Rationale

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Architects
Designers
Planners

A Partnership
Of Corporations

1600 - Two Bentall Centre
555 Burrard Street, Box 264
Vancouver, British Columbia
Canada V7X 1M9

T 604. 687. 2990
F 604. 687. 1771
www.MCMParchitects.com

Background

The site is located at the intersection of Granville St. and Davie St. within an area of renewal. The retail / mixed use redevelopment of Granville St. is moving beyond Robson St. south towards Nelson St. as far as Helmcken St. and north from the Granville Bridge head towards Davie St. Yaletown now anchors the eastern end of Davie St. along which there is community based service retail /mixed use that extends with some gaps to Denman St.

It is an active pedestrian area with good transit service including the Canada Line Yaletown Station 4 blocks away and many bus routes in all directions in close proximity.

There are major residential towers on both Howe St. and Seymour within a block with many more towards Yaletown. Low scale residential exists on Granville St.

The character of Granville St. in this area is older buildings on 25ft to 50 ft lots that are 2 to 5 floors (some on the heritage register) that are expressed in varied architectural styles. Newer redevelopment projects are more typical on 50ft to 100ft lots that are 7 to 8 floors (typically retail at grade with residential above).

The site is dominated by a late 1940's bank building which turns away from the corner while opening up more along Davie St. There are various one and two storey buildings to the north along Granville St. within the site before culminating at a 5 storey (70ft) Heritage Class 'B' residential building with retail at grade. This building extends lot line to lot line on each side with light wells facing adjacent lots.

Across the lane 50ft to the west there is a 24 storey (265ft) residential tower with a 1-storey retail base. The base extends upward as a disengaged arcade defining a deck within a perceived 2nd storey

Development Vision

The development will maximize both retail opportunities at grade and residential units above at this urban crossroads. Density will be maximized and the 10% heritage bonus will be sought. It is programmed for predominately small efficient 1-bed room suites inclusive of storage with a substantial common amenity space on the roof.

The building endeavors to both to embrace the neighborhood's character while creating a focal point for renewal at an important intersection in the area. It is massed as a series of rectangular boxes, two on Davie St. and the other on Granville St. that extend 'lot

line to lot line' and relate to the frontages and masses of other buildings on Granville in both size and shape.

The masses have a "sibling" relationship in expression. Both are compositions that relate to the Edwardian commercial style evident in the 5 story building to the north with a definitive "base, shaft and cap" but reinterpreted in a distinctly modern vernacular. The Granville St. mass is a more formal transitional composition using glass / white spandrel panels and various accented 'Juliet' balconies with the uppermost storey acting as a cornice. The Davie St. mass extends the approach with a bit more flourish in terms of composition with more glass identifying the corner and a set-back at the roof as a cornice.

Functionally the suites are oriented to the street and toward the rooftop open space above the retail thus looking away from the 24 storey tower across the lane and respecting the lightwell to the north.

Response to Granville Street Guidelines

1. - Application and Intent

2.1 - Context

The project contributes to the distinct urban character of Granville Street in form and use with pedestrian oriented shopping and a high standard of livability within the residential units.

2.2 - Heritage

The project respects the scale, massing and façade proportions of the adjacent Heritage "B" building on Granville St.

2.3 - Residential Livability

Units are wider and less deep than typical units providing more access to light. Mechanical ventilation is provided to supplement opening windows in a double-glazed concrete constructed building to help attenuate sound. Distances to other buildings are greater than the norm contributing to greater privacy

4. - Height, Setback, parking and Horizontal Angle of Daylight Guidelines

4.1 - Height and Length

A continuous street wall of over 60ft is maintained and the street wall does not exceed 70ft (with the exception of a cornice line at 71.75ft). The development conforms with the Official Development Plan with retail and residential lobby at grade and residential units above.

4.2 - Front yard and Setbacks

The building is at the street with the exception of exit door swings and retail articulation. The Davie St. frontage is set back to conform to an 18ft sidewalk requirement.

4.3 - Side Yards and Setbacks

There are no side yard setbacks with the exception of the Davie St. frontage.

4.4 - Rear Yards and Setbacks

As a corner site a 70ft streetwall element extends to property line at the lane on Davie Street.

The building is sensitive to other residential buildings responding to the lightwell adjacent to the north and providing a low green roof above the retail for outlook.

4.5 - Off-Street Parking and Loading

Parking is underground and commercial spaces are separated from residential parking. Loading is concealed within the building.

4.6 - Daylight Access to habitable Rooms

Horizontal Angle of Daylight is maintained in all units (see diagram)

5. - Architectural Components

As in the intent of this section, architectural "expressionism" has been pursued.

5.1 - Roofs

The roof areas will be an amenity for the residential tenants and as such will have both hard and soft landscaping so as to be an attractive view from towers surrounding.

(no 5.2)

5.3 - Entrances

The residential lobby is identifiable through the articulation of the canopy and portal. Retail portals for individual tenants are provided on module at the streetwall.

5.4 - Balconies

In keeping with the commercial look of Granville St. projecting balconies are not employed. Access to the outside is provided by "Juliet" balconies which have a full height opening directly into the unit with integral balcony rail.

5.5 - Exterior Walls and Finishing

5.5.1 - Lower Floors of Buildings

An articulated streetwall for retail is employed providing the ability to locate entrances or show windows contrasted with solid portions so that texture and cadence contribute to pedestrian interest. Canopies create an intimacy located at heights in response to sloping grade but generally rising to the corner.

5.5.2 - Interior Sidewalls

There are no blank sidewalls.

5.5.3 - Lane Edges

The building at the lane is fully animated with windows. Beyond that the single storey retail set back 22ft from the lane will have a linear planter along its length to allow plants to spill over and down the wall.

5.5.4 - Colours and materials

Colours employed on the façade are light and compatible with adjacent buildings. The Juliet balconies are highlighted in coloured glass in a random pattern across the white metal and clear glass façade.

5.5.5 - Retail Frontages

Potential subdivisions of retail space occur on 20ft to 25ft centres which provides portal frame for entry or display.

5.6 - Awning, Canopies, Recesses and Arcades

Continuous steel and glass canopies are provided with heights and details varied to the location and use.