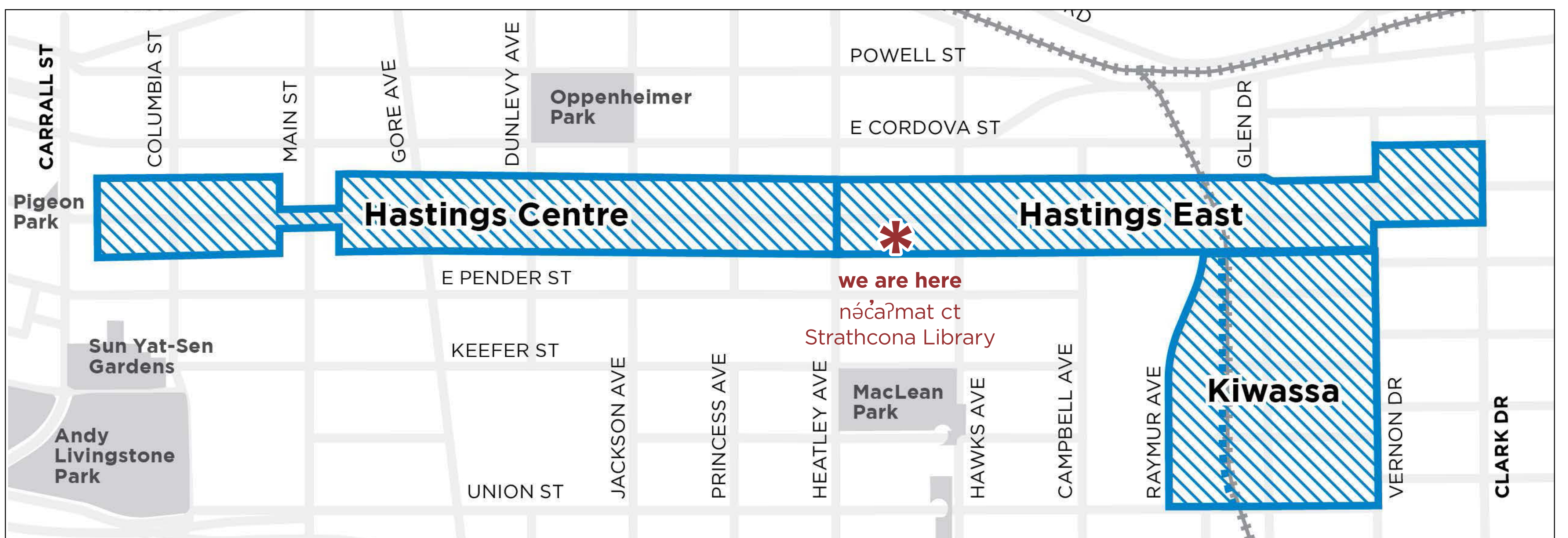


Hastings-Kiwassa Urban Design Guidelines

1

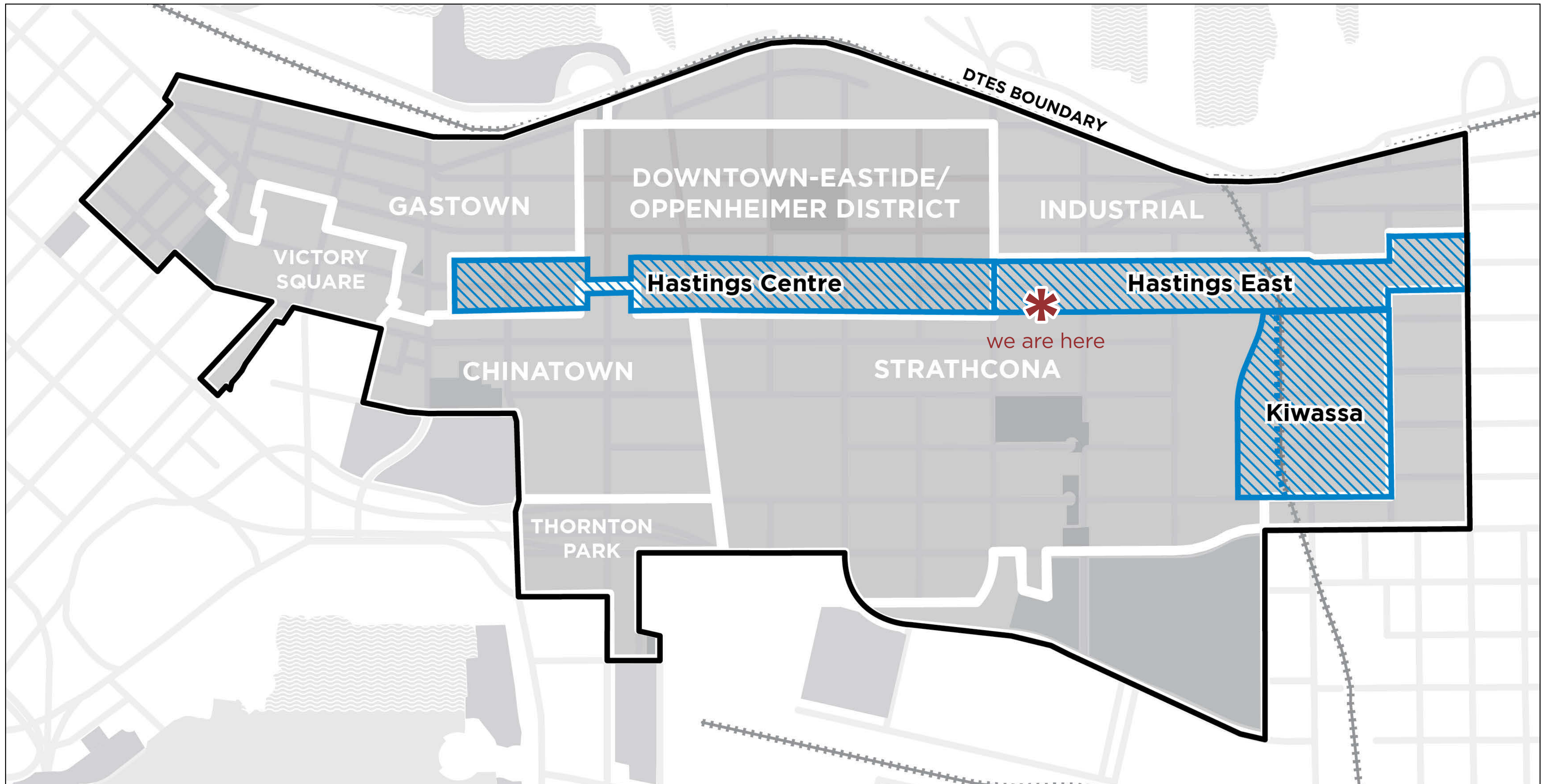


Welcome

- Staff are preparing guidelines for building design that will guide how future development in this neighbourhood will look.
- This meeting is an opportunity to share our ideas for the design guidelines, and to hear your feedback.
- We will present the draft guidelines to City Council this winter.

Existing Policy: Downtown Eastside Plan

2



What did the Plan determine?

These guidelines build on the previous work and community consultation of the Downtown Eastside Plan, which determined:

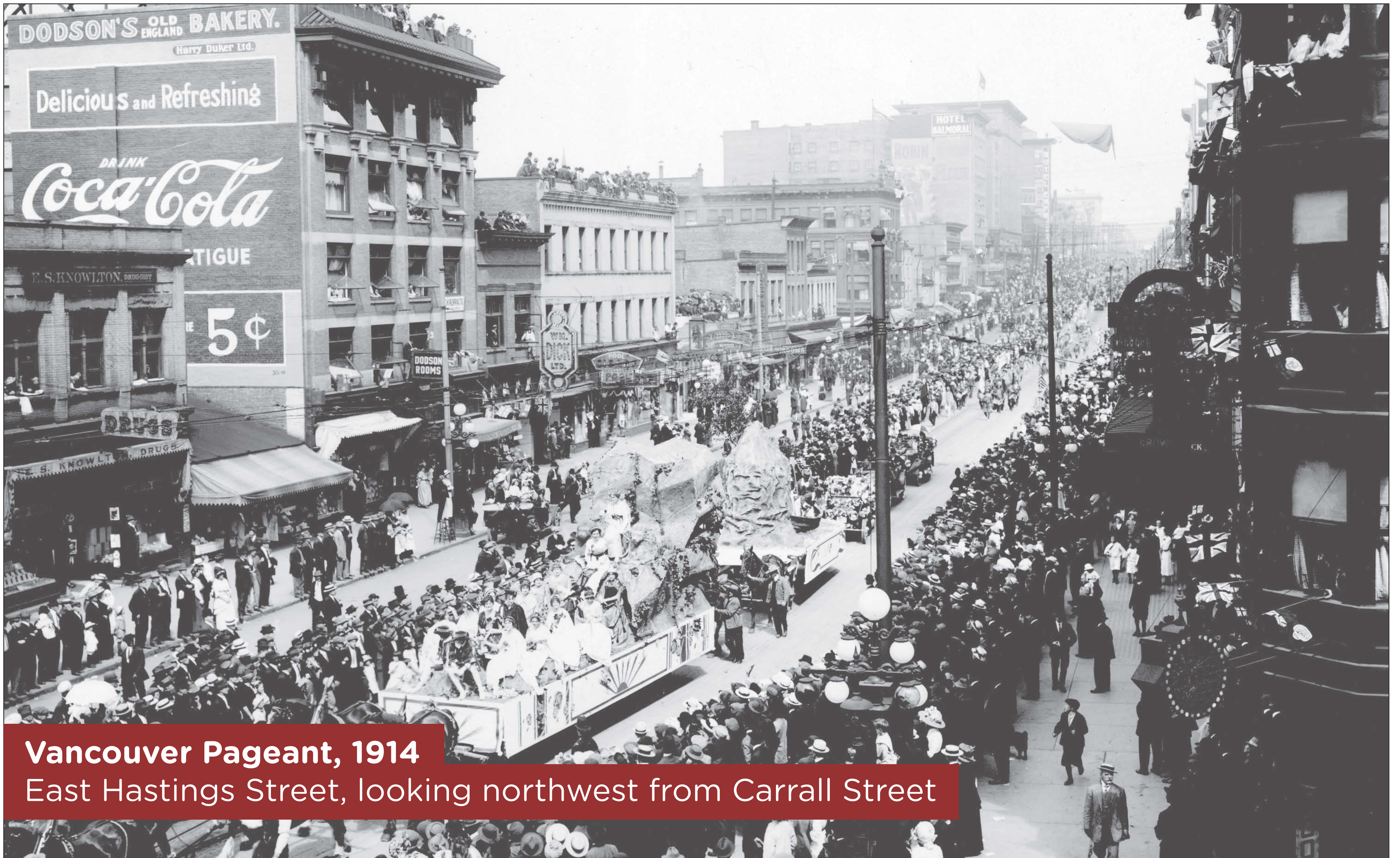
- **Height:** 75 feet or less along most of East Hastings Street
120-150 feet on specific corner and flatiron sites
50-70 feet in the Kiwassa neighbourhood
- **Density:** 4.5 FSR along most of East Hastings Street
6.0-7.0 FSR on specific corner and flatiron sites
2.5-3.0 FSR in the Kiwassa neighbourhood
- **Land Use:** Mixed-used along East Hastings Street
Industrial and residential in the Kiwassa neighbourhood

What will the Guidelines include?

These documents will guide building shape, architectural details and the look of new development. This process will not change policies that were approved in the Plan around height and density.

Hastings Street: A Heritage Streetscape

3



Vancouver Pageant, 1914

East Hastings Street, looking northwest from Carrall Street

Historically, Hastings Street was the high street of Vancouver, a destination with busy sidewalks, vibrant stores and grand buildings.

An objective of the DTES Plan is to reinforce Hastings Street as a “great street” with vibrant hubs in each neighbourhood, recognizing that some sections serve as gathering places for those in single room occupancy hotels, while others are places where locals would like neighbourhood shops.

Hastings Street has many heritage buildings, and other buildings with significant meaning for the community and historic character. The preservation and integration of those buildings into new development are key goals of the urban design guidelines. Any new development should support Hastings Street’s historic role as one of Vancouver’s great streets.

The Vision: Hastings as a Great Street

4



Key Messages From Previous Consultation

5

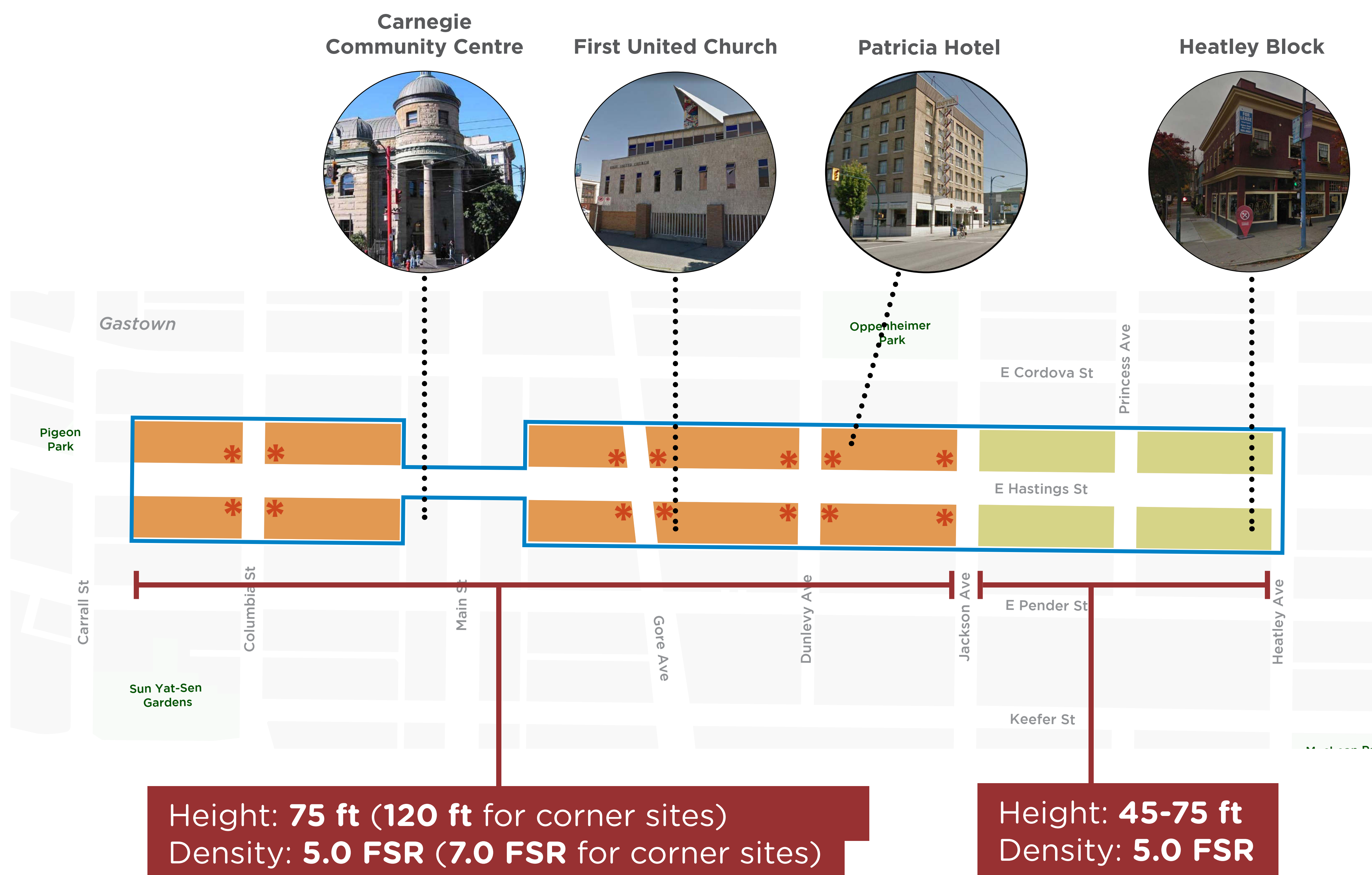


The draft guidelines presented today build on ideas we've heard during previous workshops held between June 2015 to February 2016. Key messages from those workshops include:

- **Local services:** people prefer independent, local shops and services (café, laundromat, medical clinic, post office, grocery store)
- **Heritage aesthetic:** people value the historic nature of the neighbourhood, and want the architecture to reflect this look
- **Sense of place:** people would like to establish a distinct identity for Strathcona, for example by installing a “Welcome to Strathcona” sign
- **Character and small-scale development:** people want to keep the character of the area, particularly through narrow buildings without lot assembly, and smaller retail spaces
- **Street improvements:** people would like to improve the street experience for pedestrians through lighting, better cleaning, seating, and street trees

Hastings Centre: Existing Policies

6



What does the Plan say?

- Allow mixed-use developments, with a focus on social housing.
- Preserve heritage buildings where possible.
- Reinforce the heritage character with narrow frontages, varying heights, and appropriate materials.

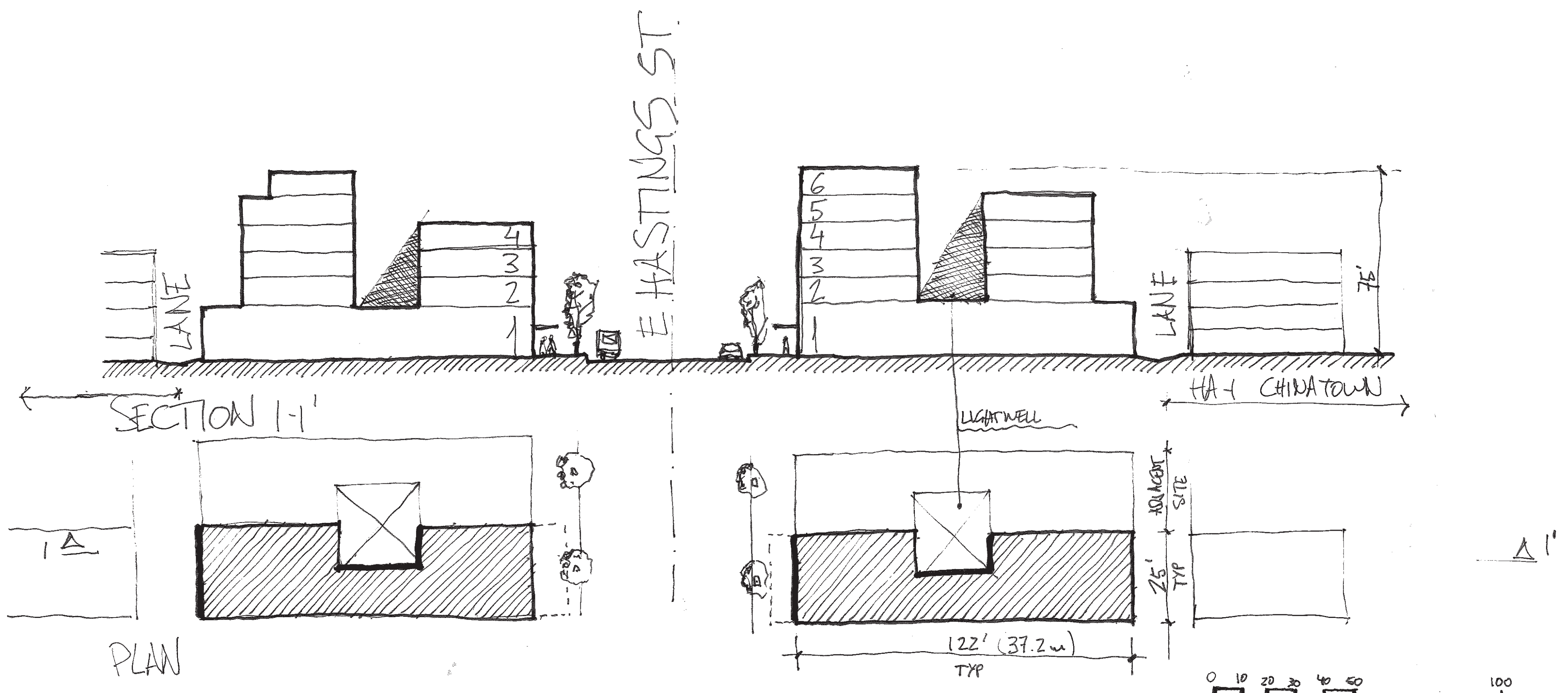
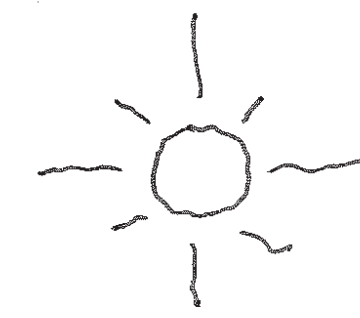
What we've heard

- Honour the heritage - this is one of Vancouver's founding neighbourhoods.
- Respect what is here already, and integrate into the streetscape.
- Use small retail frontages to make big buildings look like a collection of smaller buildings.

Hastings Centre: Design Guideline Ideas

7

Building Shape



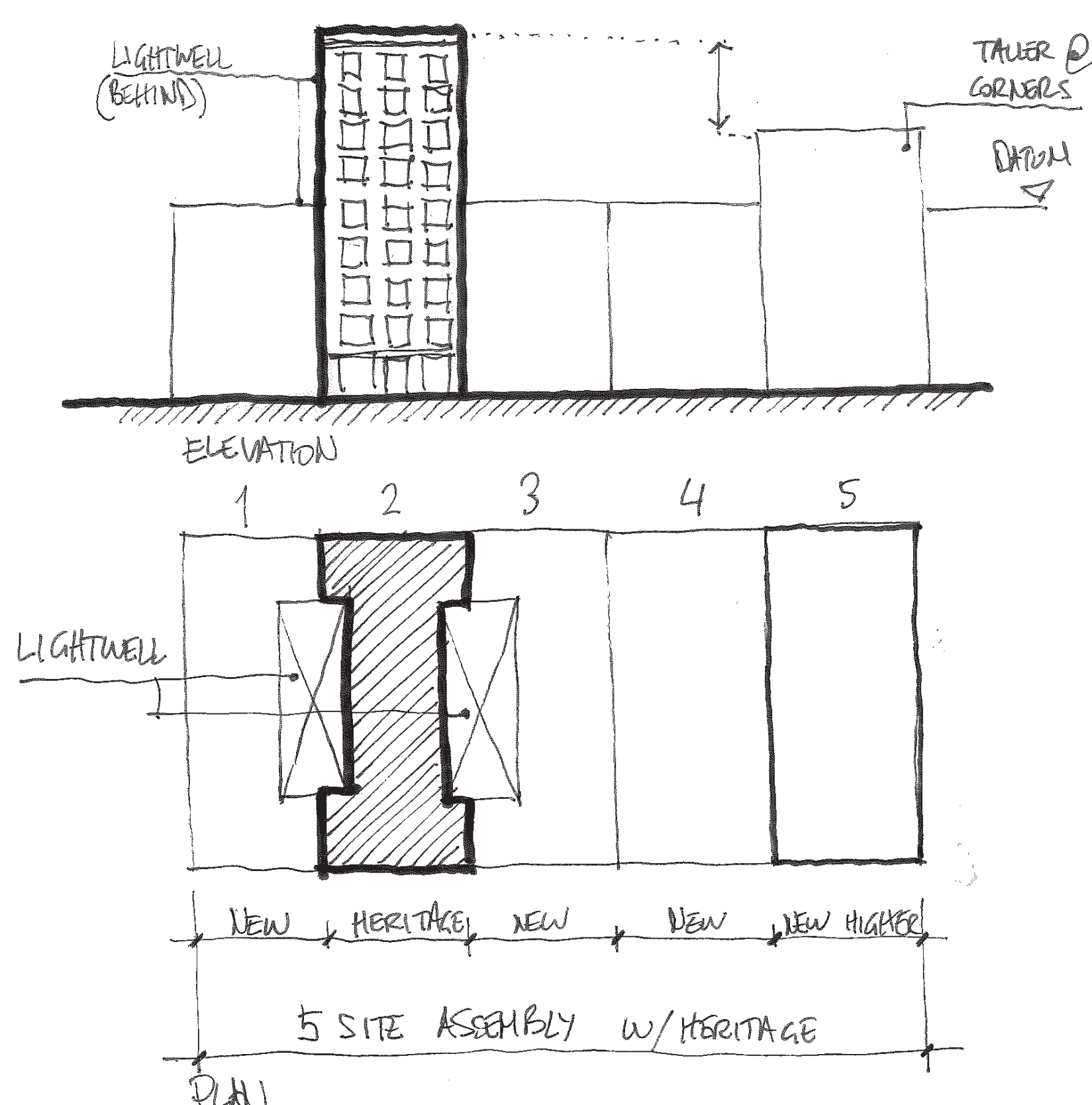
Carrall Street to Heatley Street

- 5.5 m from curb to building face for public realm features.
- Courtyard building types preferred over deep floor plate designs.
- Streetwall of varied height that relates well to the context.
- Building stepping to reduce visual scale and provide outdoor space.
- Assemblies with large frontage discouraged.
- Maximum densities are not expected to be attained due to urban design performance objectives.

Hastings Centre: Design Guideline Ideas

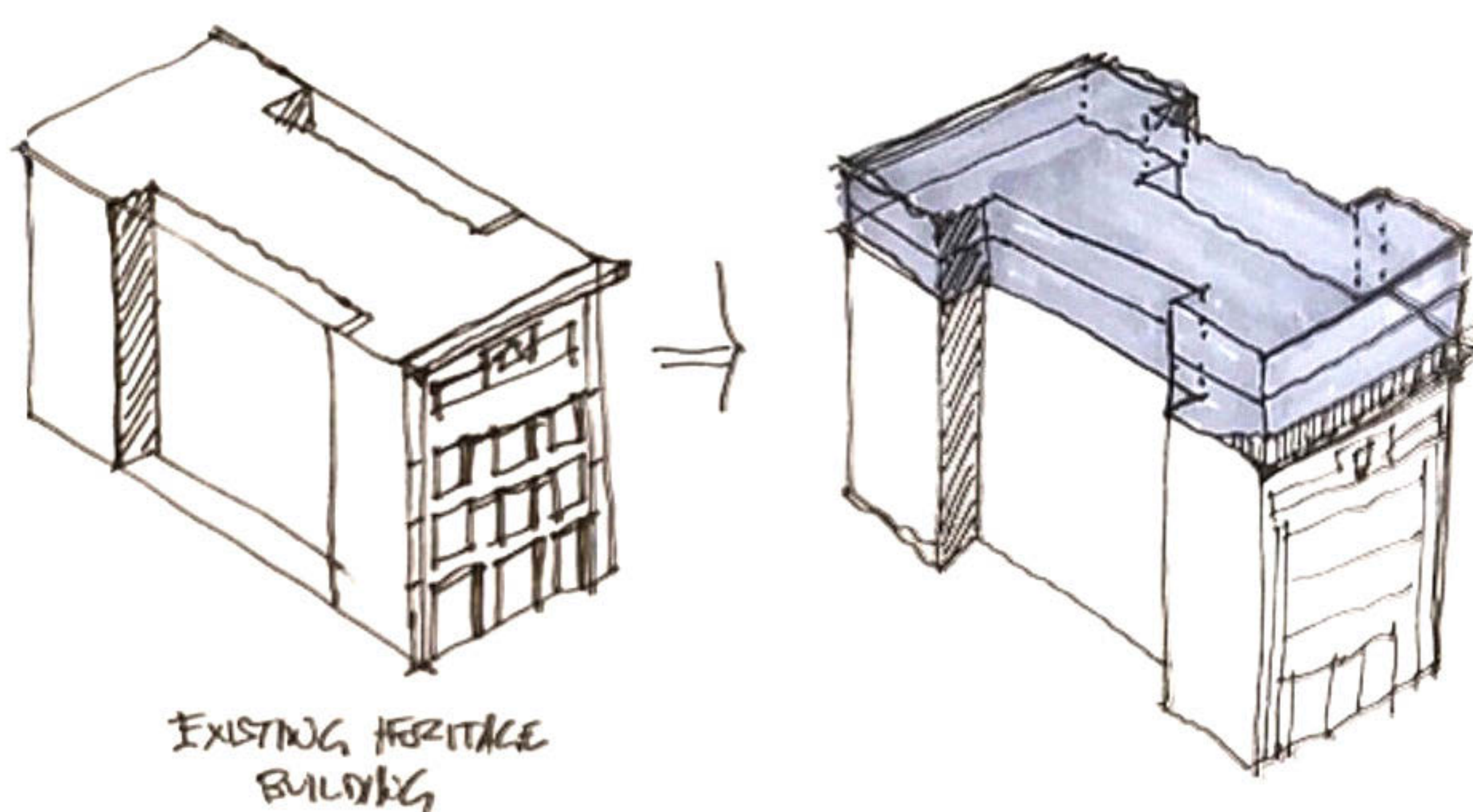
8

Building Next to Heritage Buildings



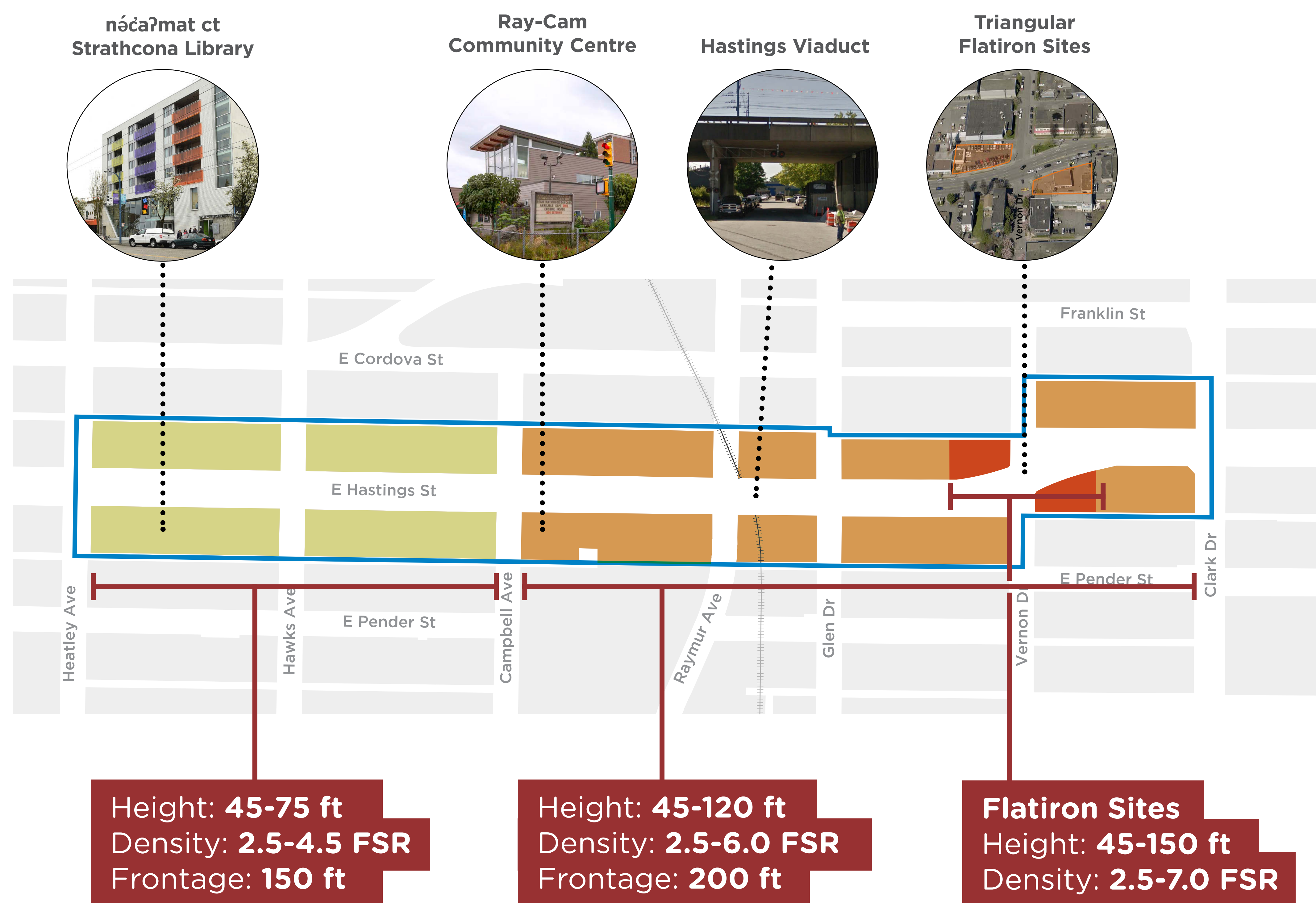
- New buildings should demonstrate an understanding of heritage buildings in terms of scale, composition, and massing.
- Lightwells should be matched, with adequate separation for light.

Building on Top of Heritage Buildings



- Vertical additions must not overwhelm the scale of heritage or character buildings.
- Retention schemes should reflect national conservation standards.
- Facade-only retention schemes are discouraged.

Hastings East: Existing Policies



What does the Plan say?

- Rezoning with 20-30% social housing required.
- Preserve public views of the mountains from MacLean Park.
- Explore retention and integration of older buildings with new ones.
- Reinforce the heritage character with narrow frontages, varying heights, and appropriate materials.

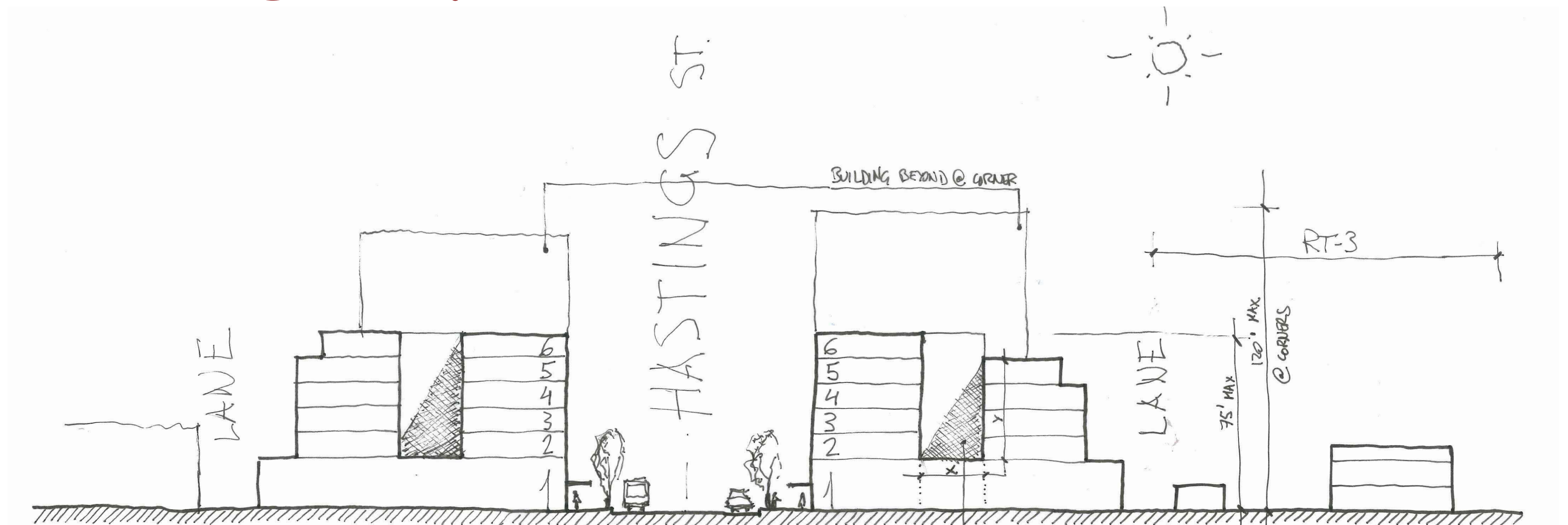
What we've heard

- Hastings at Clark Drive is a gateway to Vancouver from the east.
- Keep more light industrial uses toward Clark Drive.
- Have a cohesive mix of retail and services that is easy to walk to.

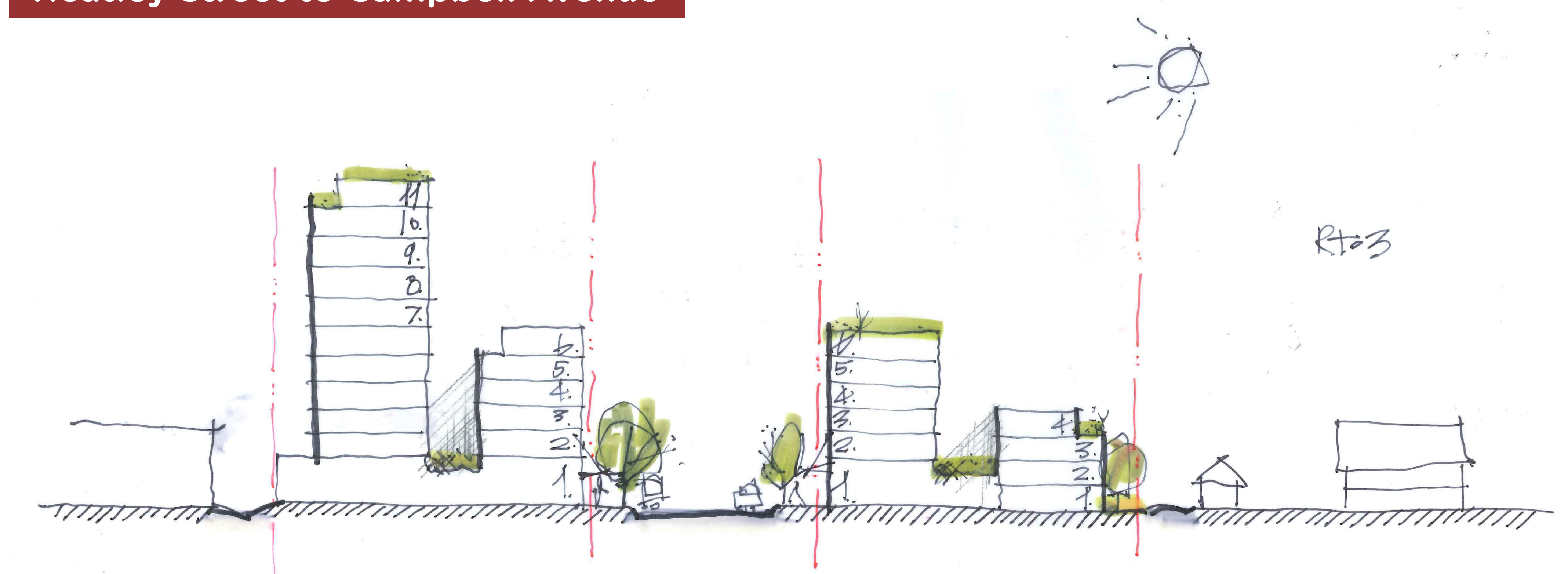
Hastings East: Design Guideline Ideas

10

Building Shape



Heatley Street to Campbell Avenue



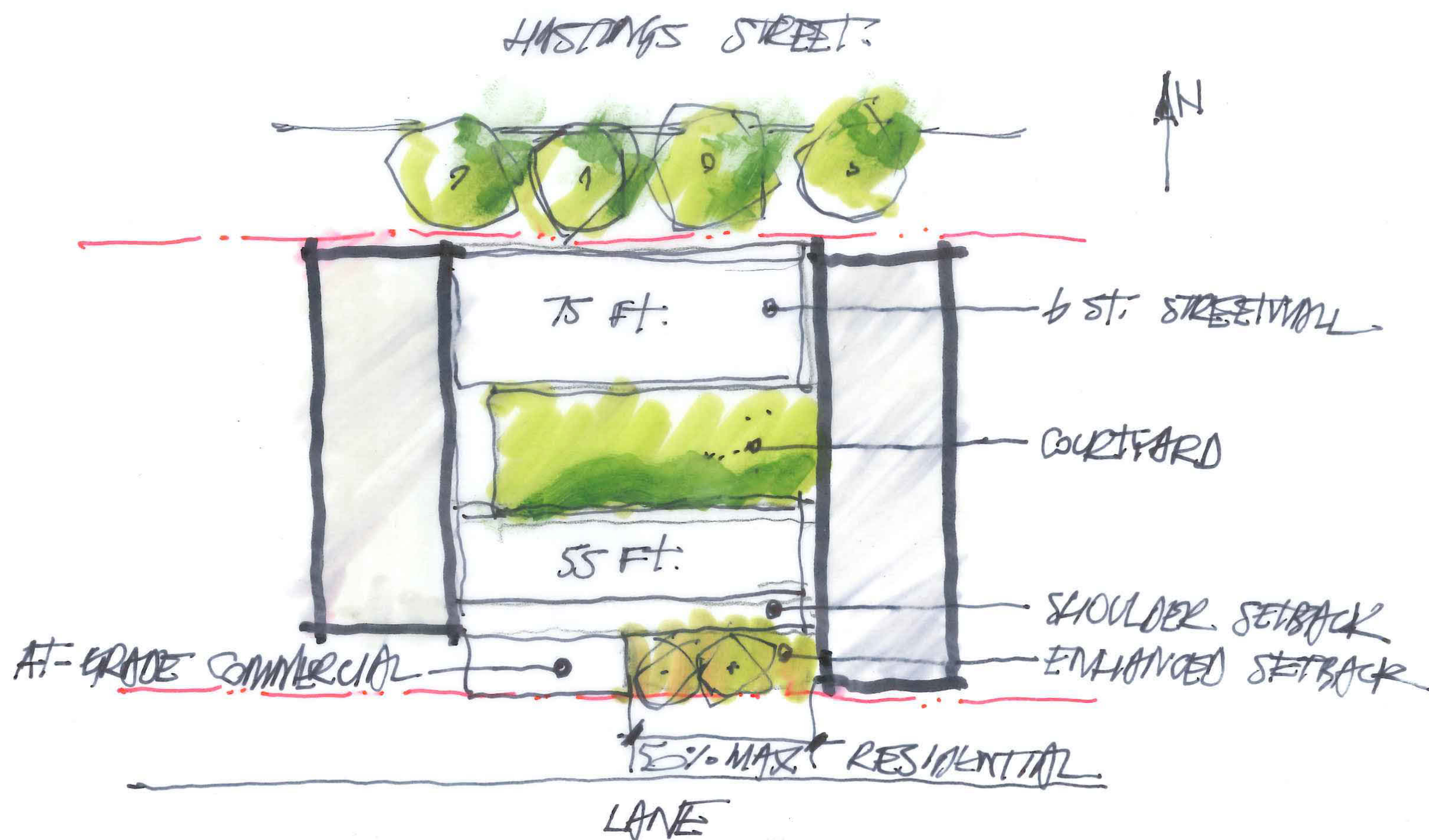
Campbell Avenue to Clark Drive

- 5.5 m from curb to building face for public realm features.
- Courtyard building types preferred over deep floor plate designs (24 feet minimum courtyard depth).
- Streetwall of varied height that relates well to the context.
- Building stepping to reduce visual scale and provide outdoor space.
- Assemblies with large frontage discouraged.
- Maximum densities are not expected to be attained due to urban design performance objectives, including on the flatiron sites.

Hastings East: Design Guideline Ideas

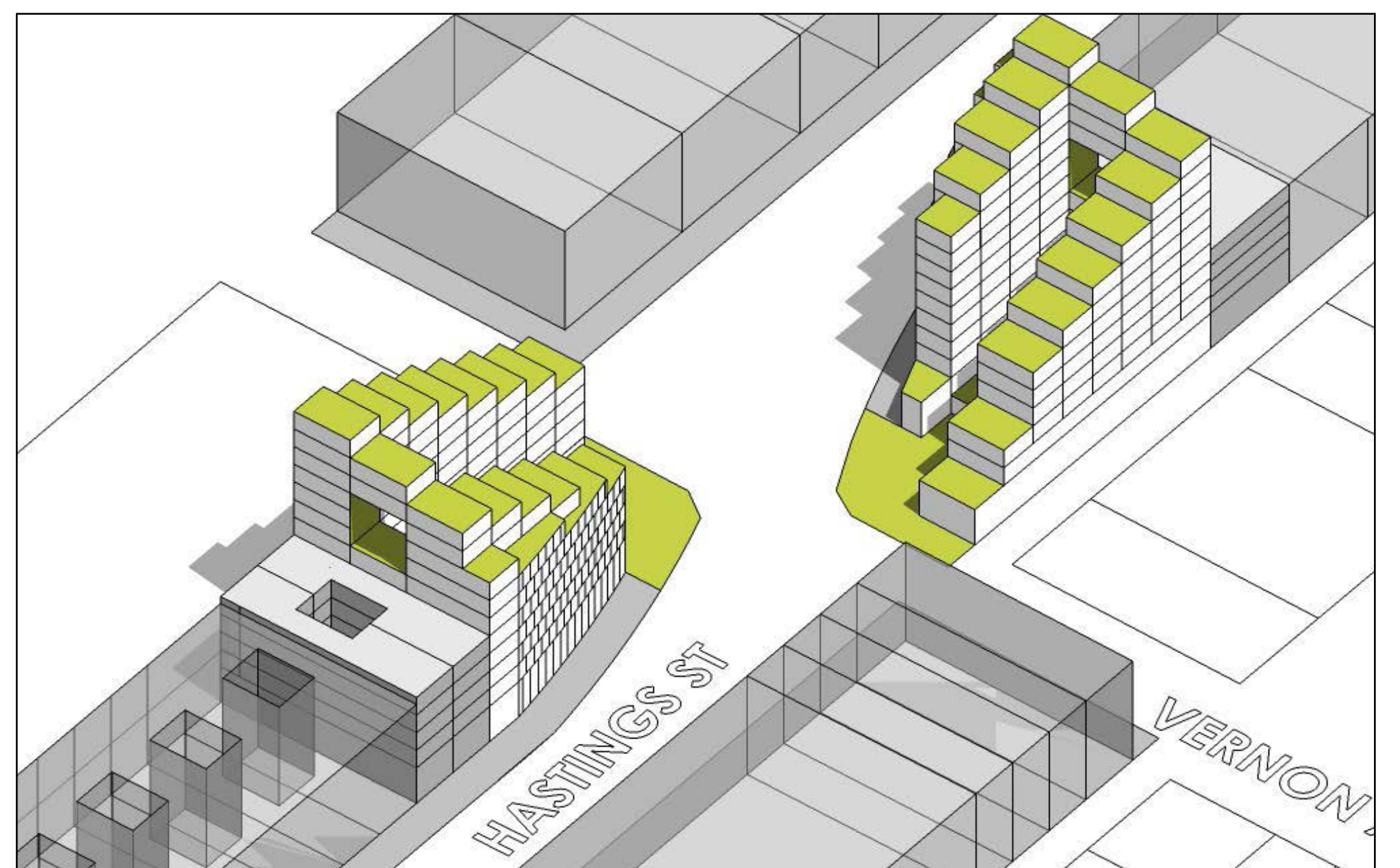
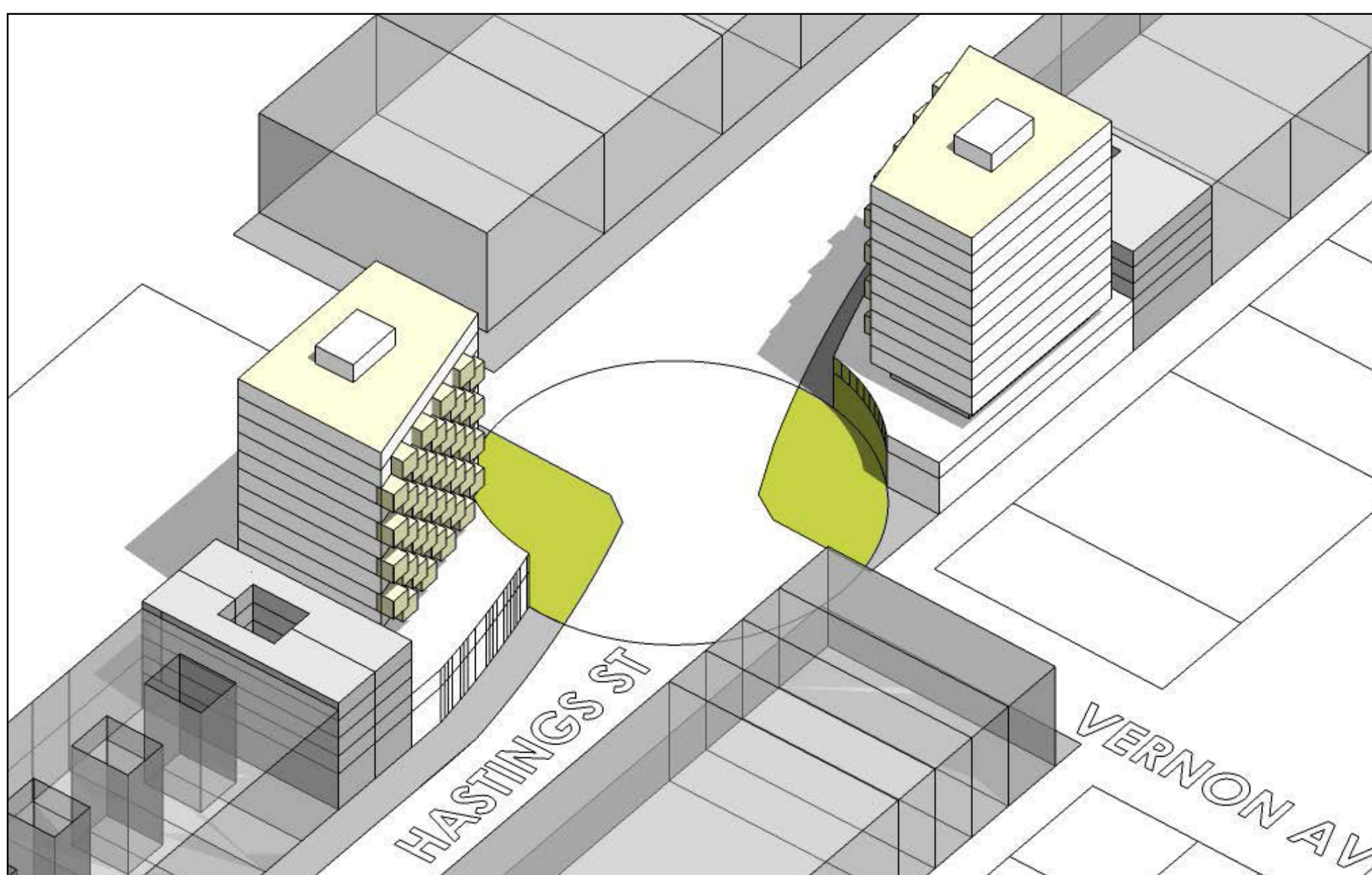
11

Courtyard Buildings



- Courtyard building types provide access to sunlight and ventilation, improving livability.
- Stepping of building to allow increased sunlight from south.
- Accommodates lightwells of existing buildings.

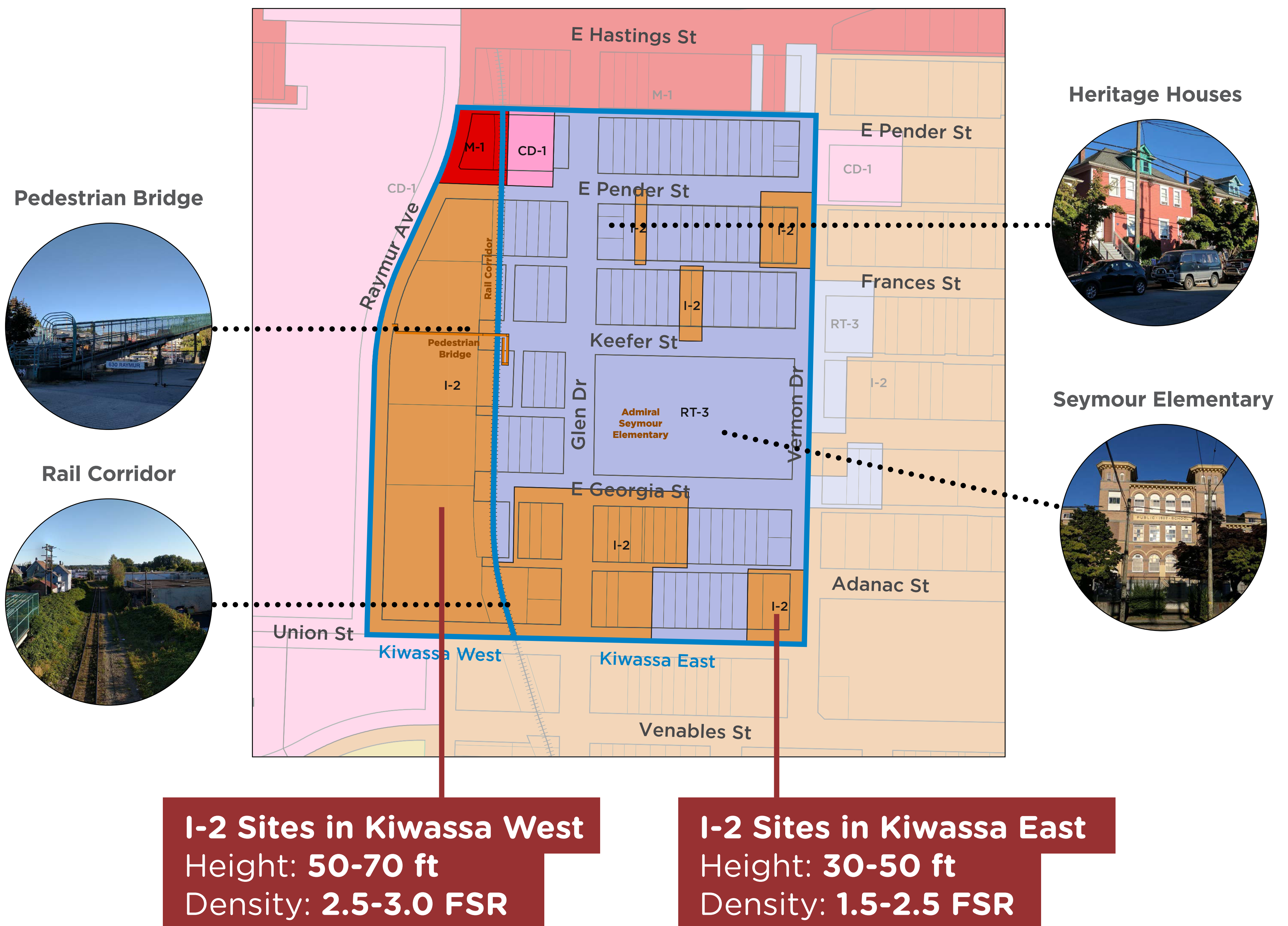
Triangular Flatiron Sites



- These sites will provide an enhanced public realm interface with expanded on-site open space.
- These unique sites are opportunities for exceptional design.
- Courtyard building types that provide access to sunlight and ventilation are encouraged.

Kiwassa: Existing Policies

12



What does the Plan say?

- No change to areas zoned as RT-3.
- Areas zoned as I-2 may be rezoned to mixed-use developments with local-serving ground-floor uses and housing for families.
- Must account for FCM guidelines for proximity to rail, in order to mitigate noise, vibration, and safety impacts.

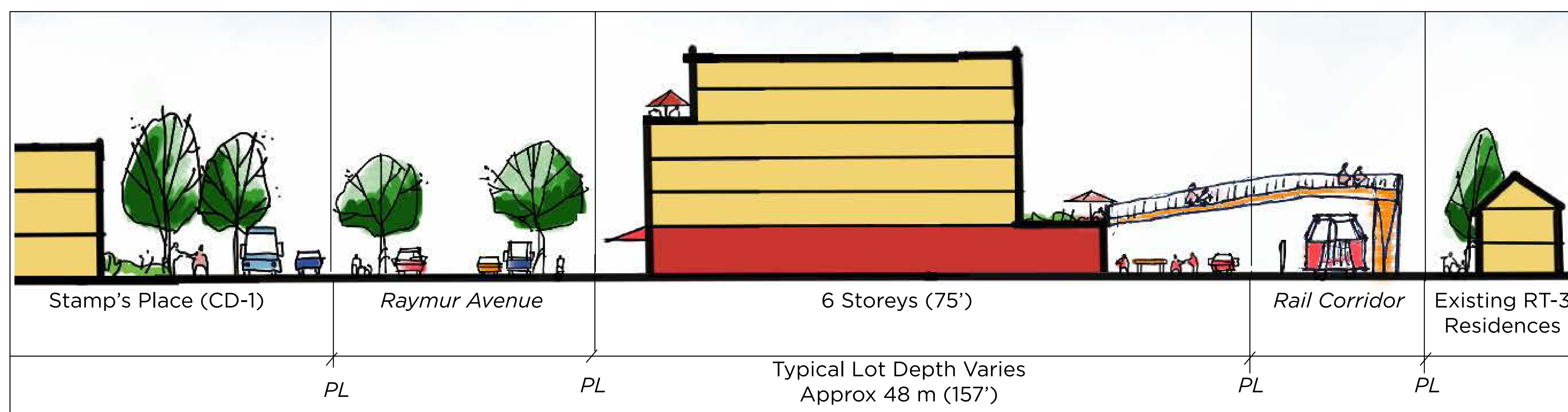
What we've heard

- “Slick” concrete facades do not match the character of the area.
- Ensure the area is walkable and pedestrian-friendly.
- Provide opportunities for small business owners to live close to work, so they can walk or bike.

Kiwassa: Design Guideline Ideas

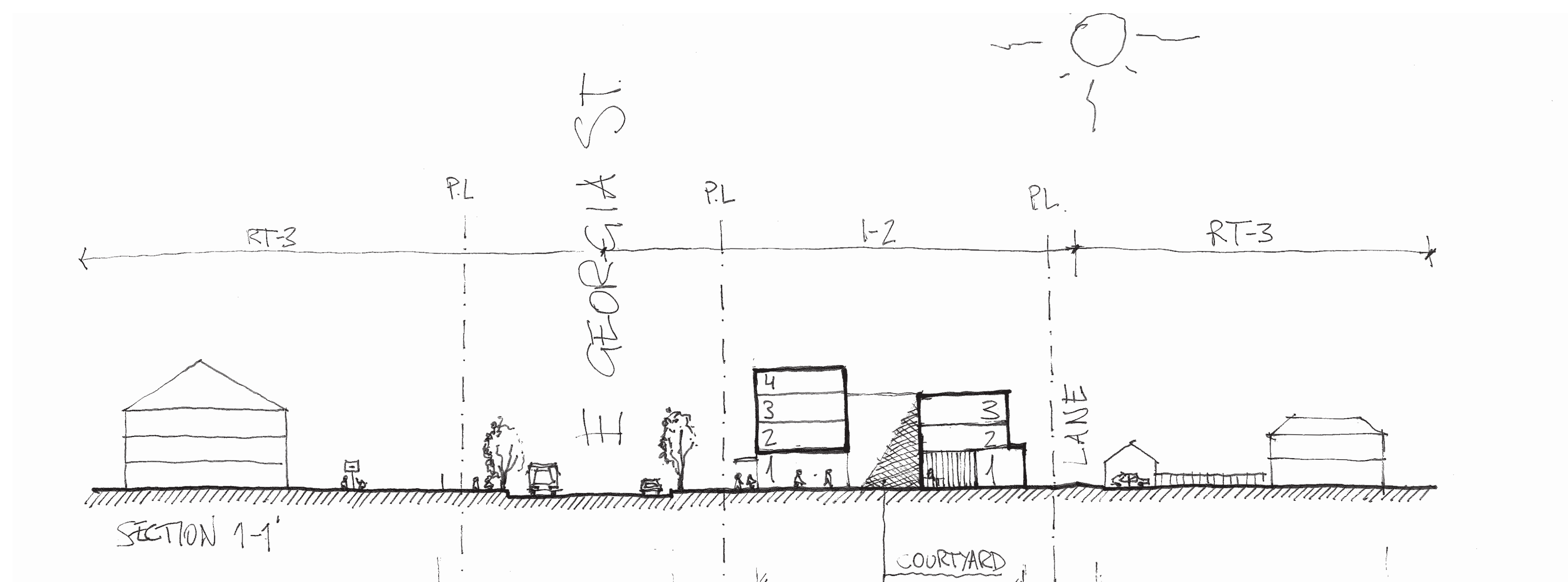
13

Building Shape



Kiwassa West (west of railroad)

- Front yard setback of 12 feet and enhanced rear setback from rail.
- Ground floor spaces with higher ceilings that may display making and production uses.
- Courtyard buildings are preferred over deep floor plate buildings.
- **New idea for discussion:** lane may be provided west of the rail corridor to service sites and to enhance Raymur Avenue (as above).



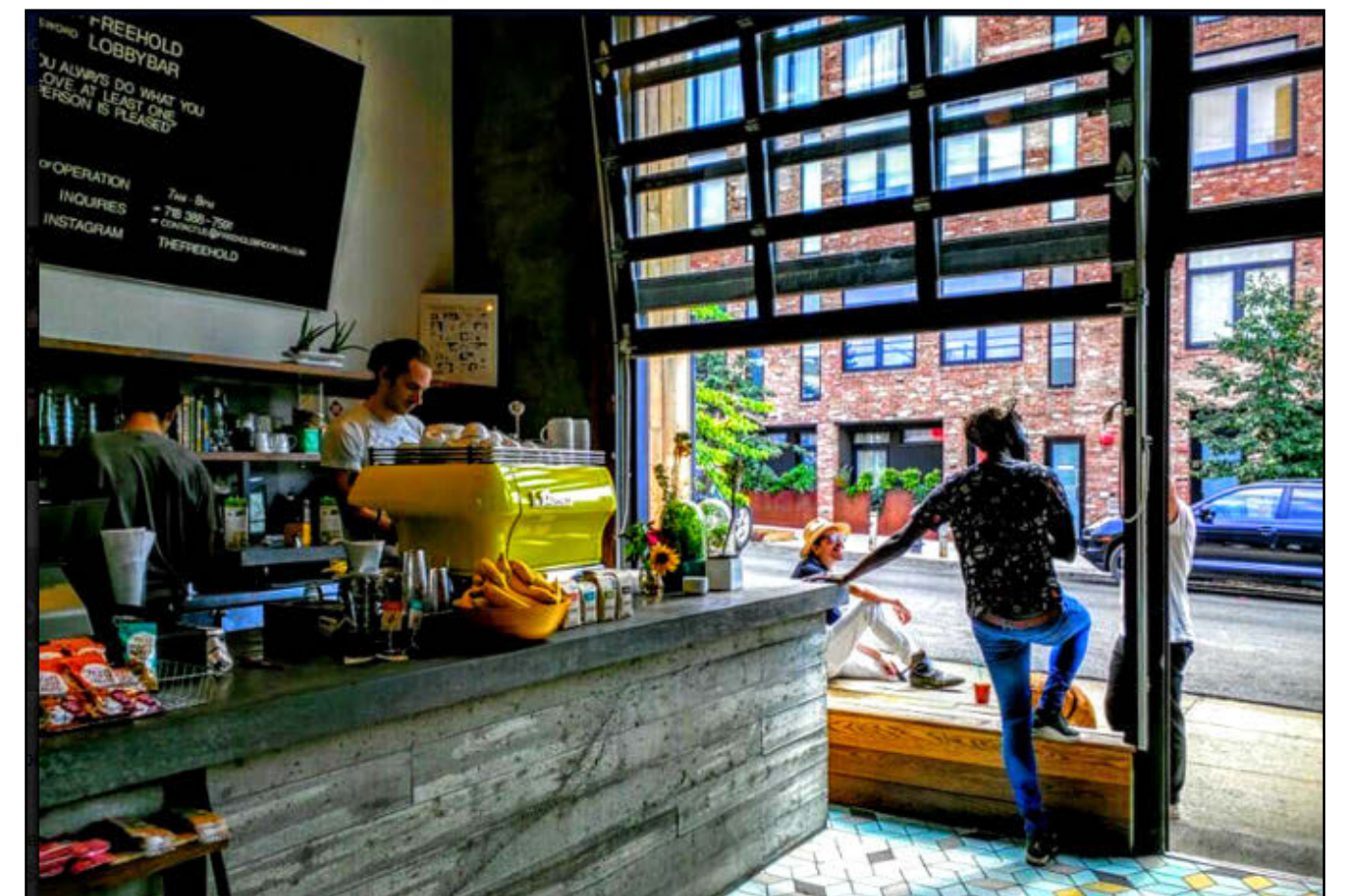
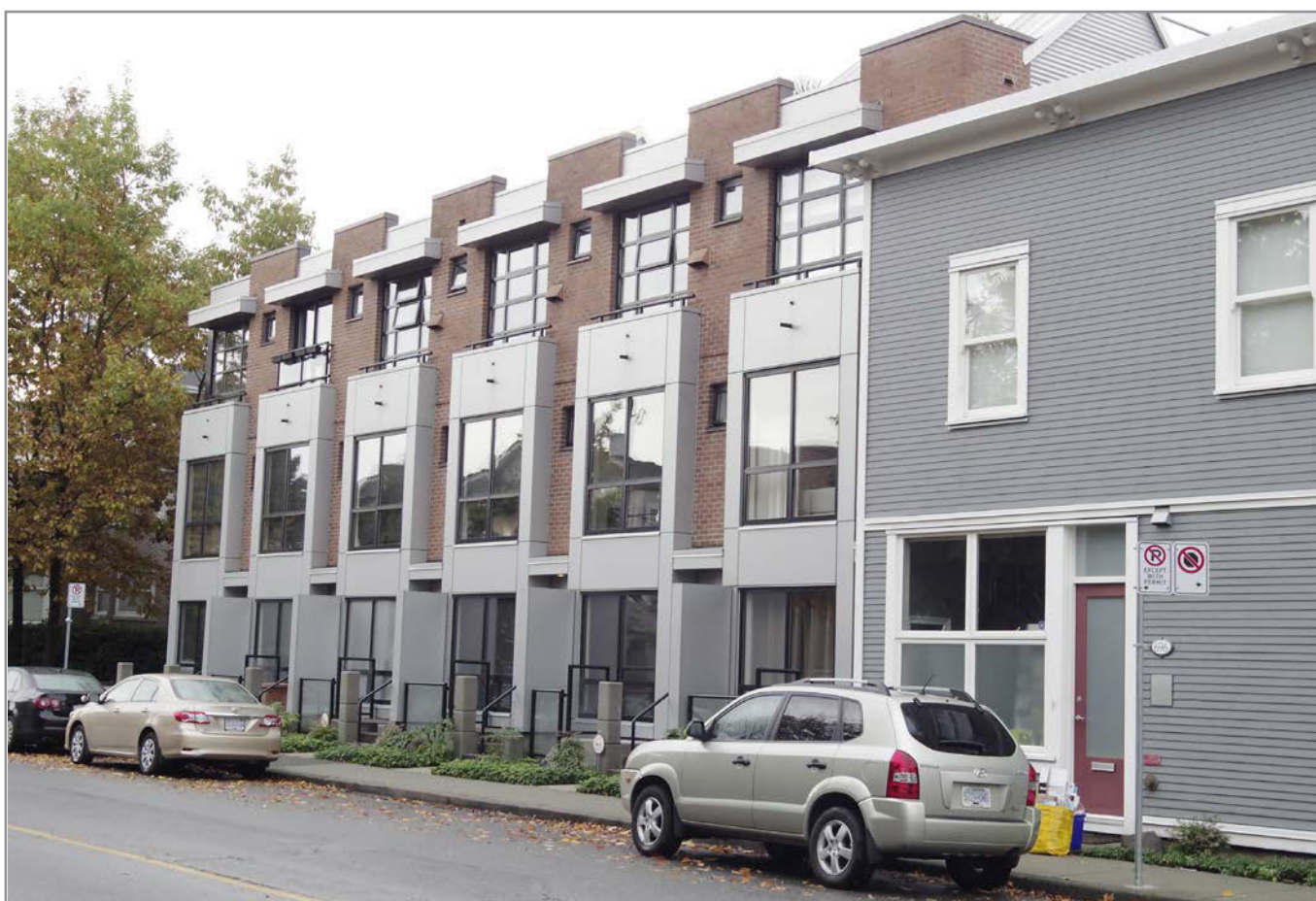
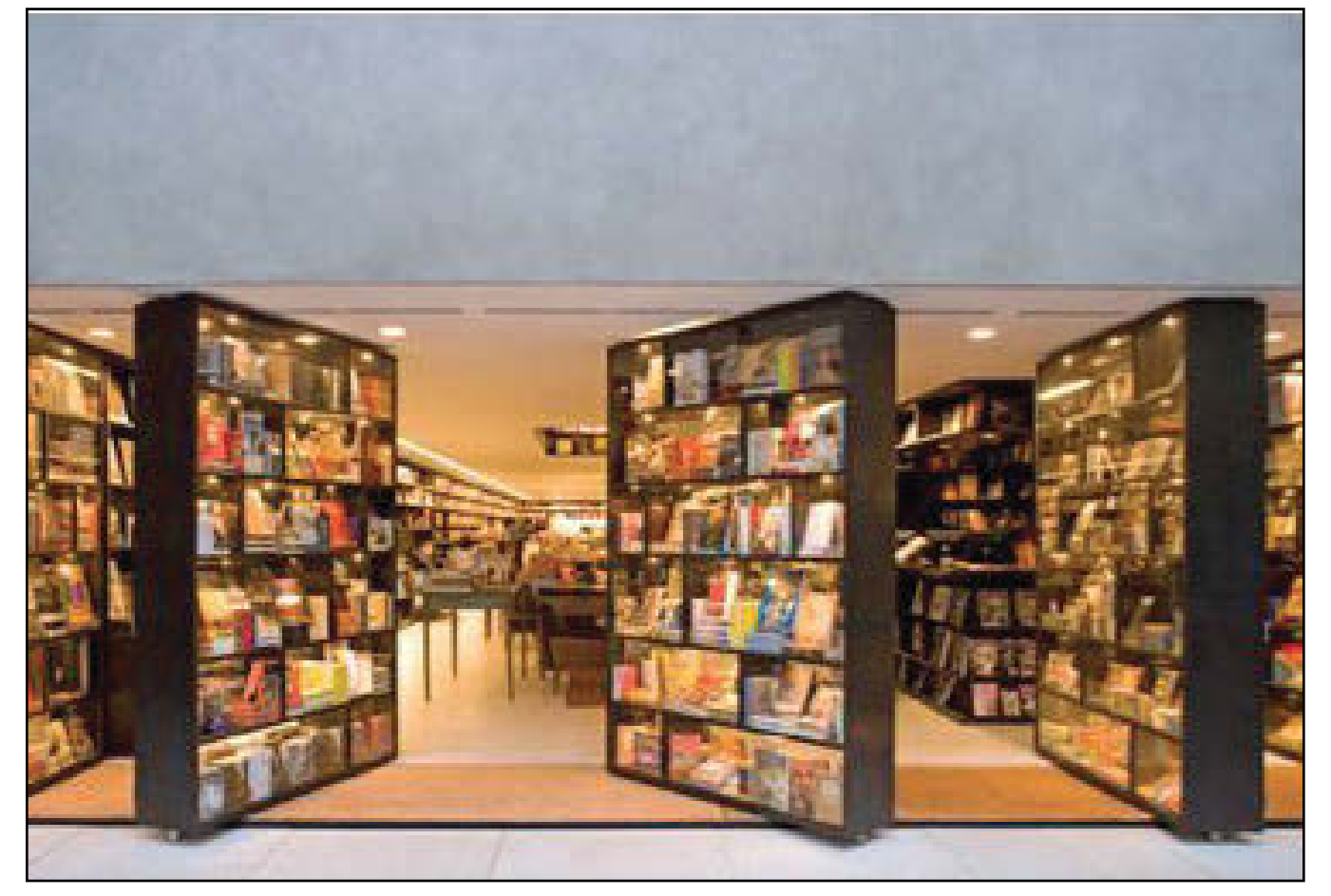
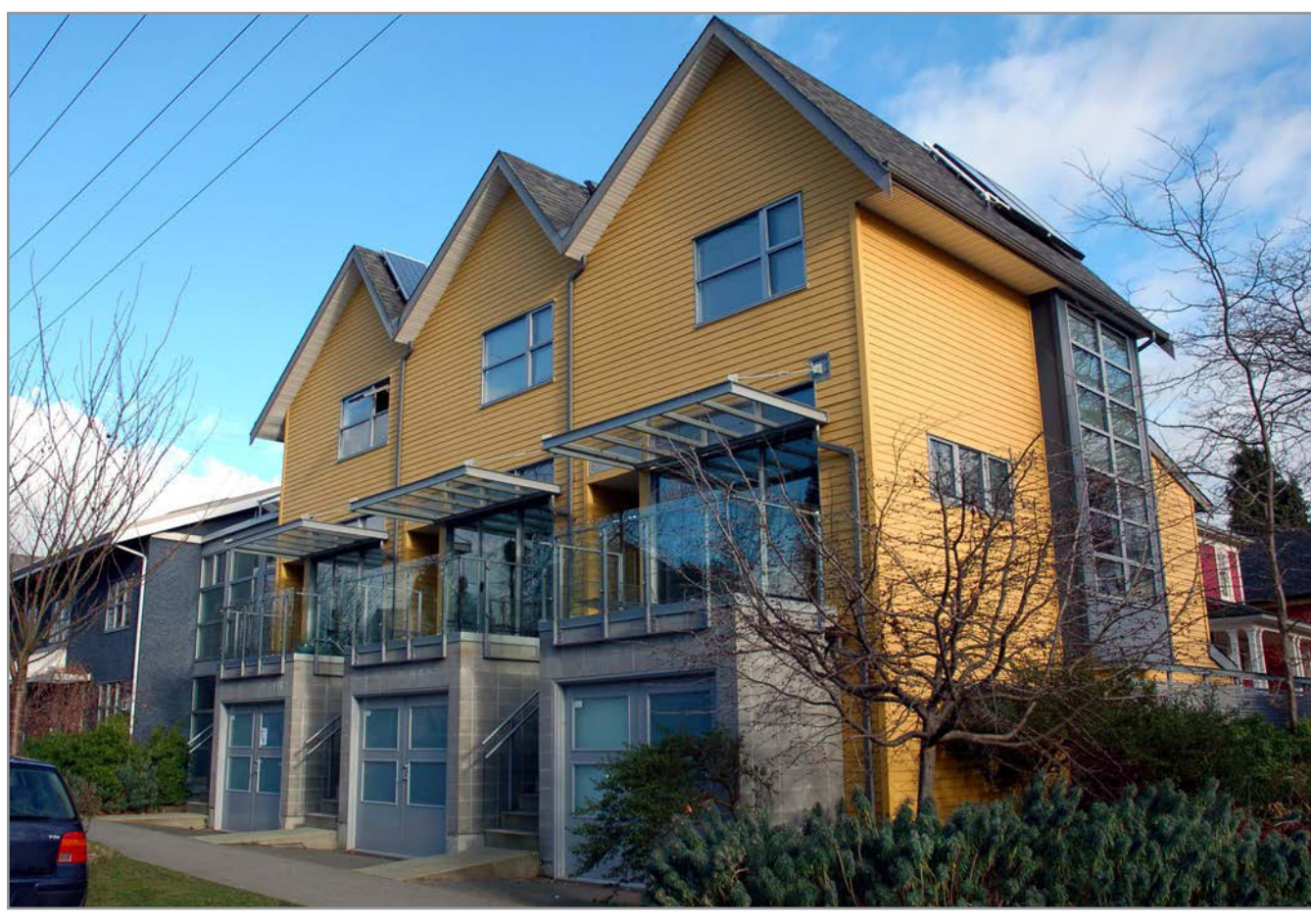
Kiwassa East (east of railroad)

- Front yards to be generally consistent with RT-3 (12 m)
- Commercial uses at ground level with activity on display.
- Increased rear setback generally compatible with RT-3.
- Increased height that transitions well to RT-3 form and massing.

Kiwassa: Design Guideline Ideas

14

Industrial/Residential Streetscape



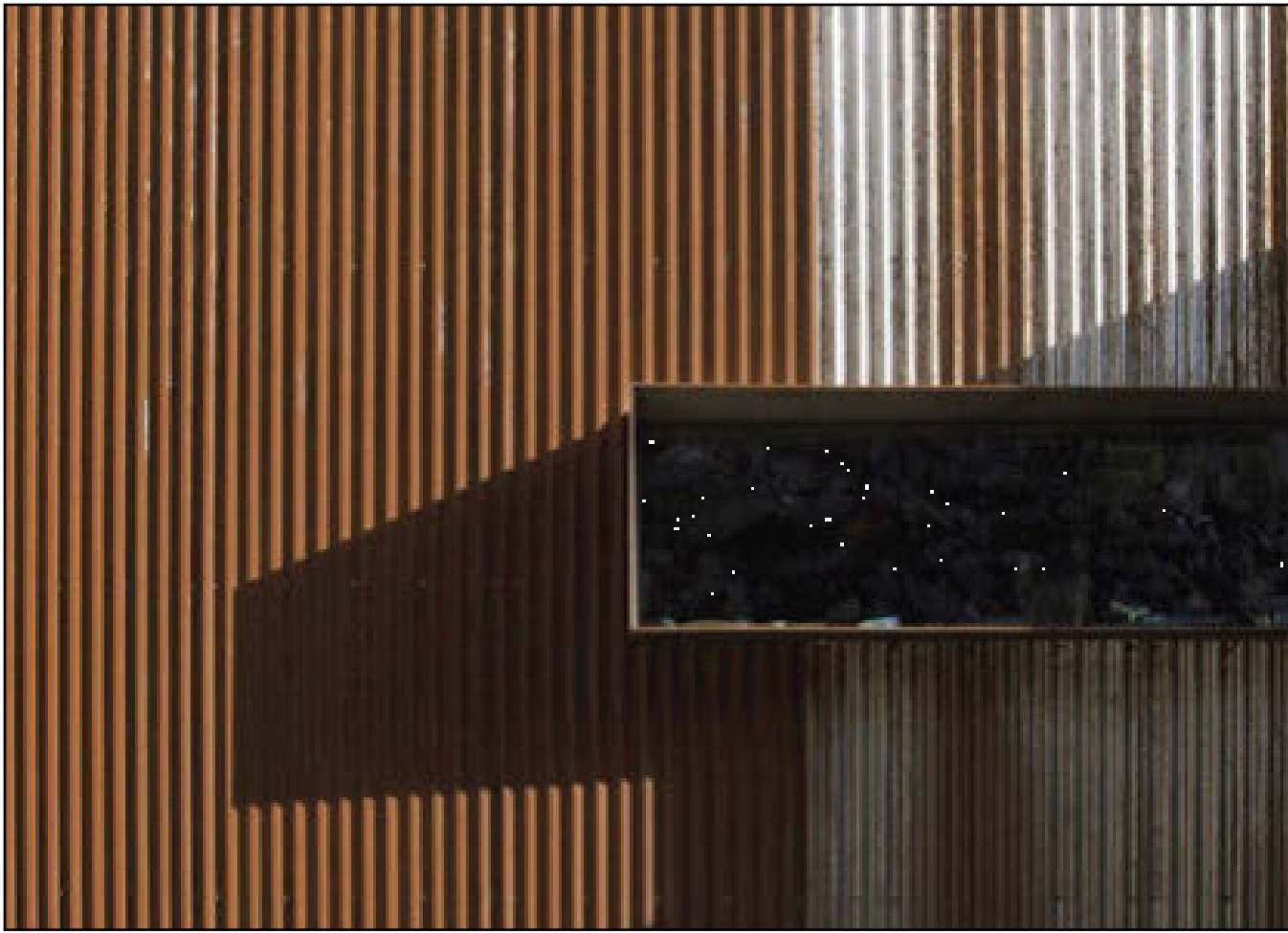
- Expression may be contemporary yet well-blended with heritage character (mimicry of style is discouraged).
- Street-level uses should invite pedestrian activity and interaction, and spill onto the sidewalk where possible.
- Uses are encouraged to be neighbourhood-based.

Architectural Features

15

Materials

historic, industrial, gritty, architecture of utility, concrete, steel, masonry



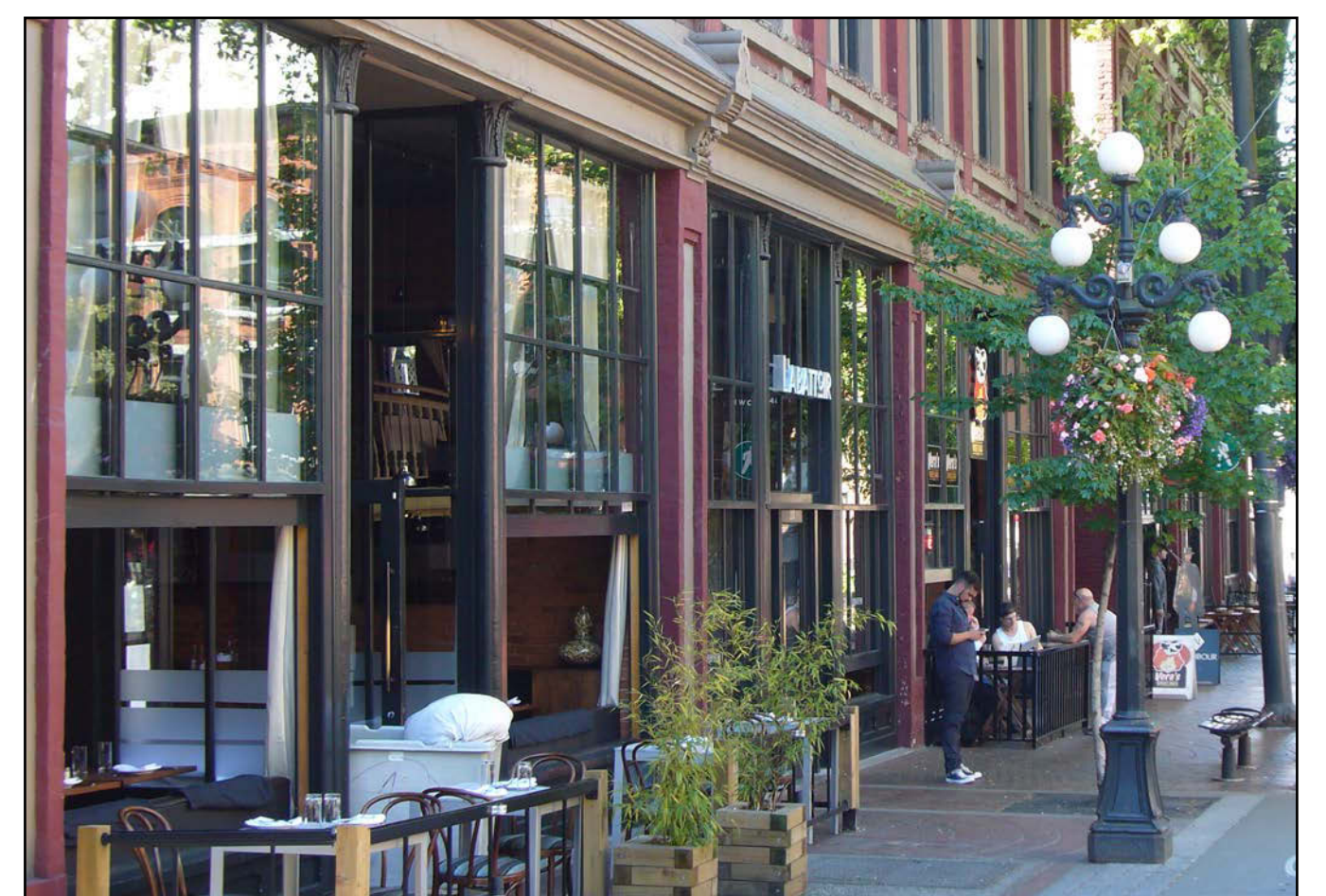
Storefronts

transparent, visually interesting, narrow bays, views into store, complements street pattern



Entrances

welcoming, highly visible, complements streetscape, has outdoor seating/displays



What architectural features create a sense of place for Hastings-Kiwassa?

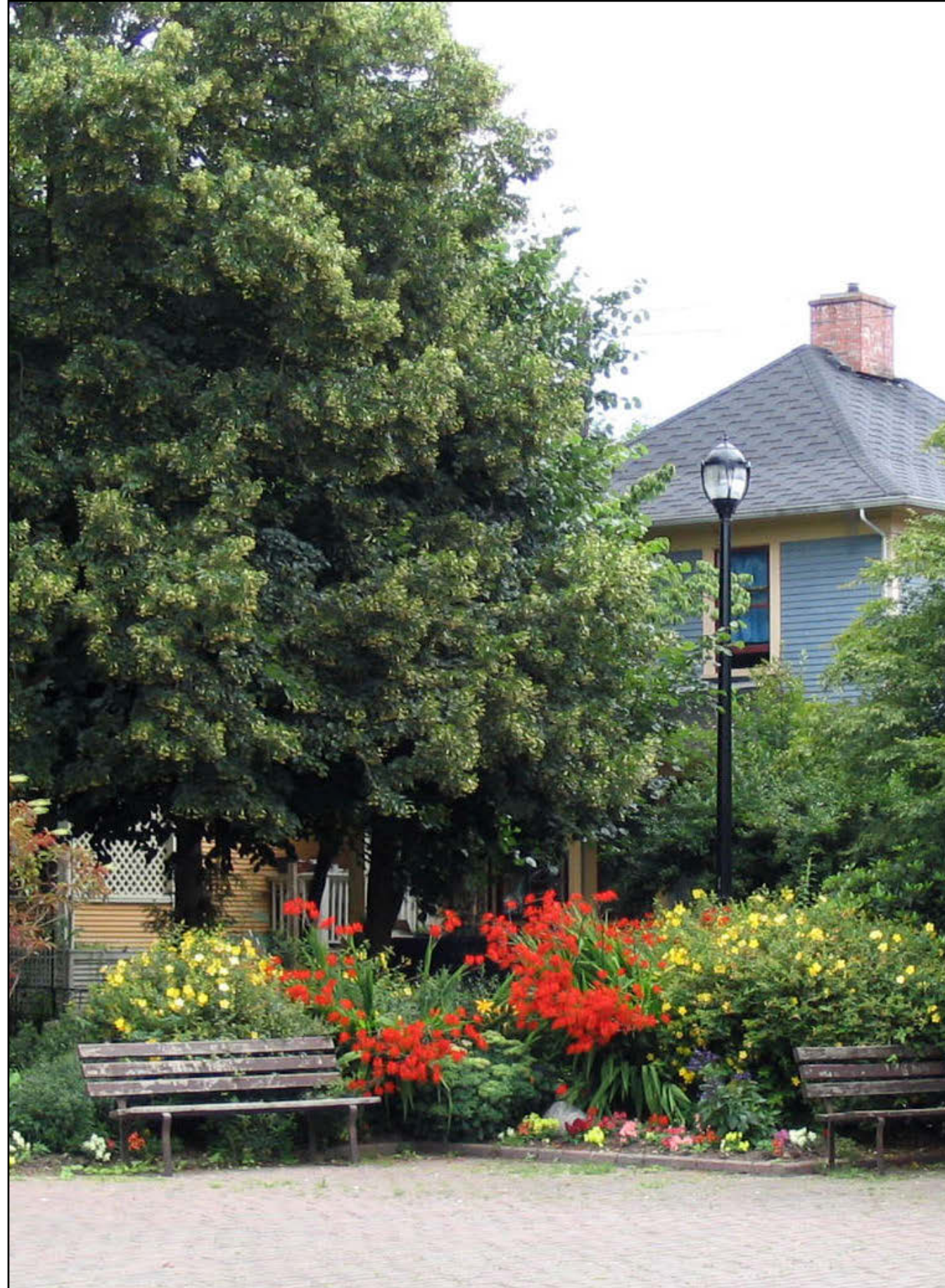


What we've heard

The following are some ideas from the Mapping and Local serving workshops, Retail & Business Survey (Strathcona-RayCam) and Retail Gentrification Mapping Report (CCAP):

- East Hastings Street between Heatley and Campbell avenues is an ideal location for neighbourhood-serving retail and services.
- Retail should be affordable to all locals, include low-income folks.
- Desired uses include: non-profit places, chain stores with low prices (dollar stores), Chinese grocery stores (Sunrise Market), restaurants with family-friendly and budget options, medical and dental offices, pharmacies, post offices, senior and family drop-in centres, laundromats, banks, coffee shops, bakeries, and butchers.
- Ground floor uses should be active, open, and visually engaging. Uses like offices and banks should be on the second floor.
- Storefronts with narrow frontages (around 25 feet) are preferred.

What other characteristics define neighbourhood retail to you?



Design Guideline Ideas

- New opportunities for public art, parklets, and plazas.
- New public open space at the triangular flatiron sites at East Hastings Street and Vernon Drive.
- An observation deck and rest areas on the Hastings Viaduct over the railroad, with views to the mountains.
- More opportunities for patios and benches along Hastings Street.
- More street trees, including a double-row if possible
- Wider sidewalks, particularly at transit stops

A more detailed public realm plan for Hastings Street will be developed in the future through consultation with the community, property owners and local Business Improvement Associations.

What ideas do you have for public spaces in the Hastings-Kiwassa area?

Thank You

18



Share Your Feedback

- Fill out a comment sheet
- Speak to a staff member here
- Visit vancouver.ca/dtes
- Contact the planner:

Wesley Joe

wesley.joe@vancouver.ca

604 873 7736