

# DTES

## The Downtown Eastside (DTES)

The Downtown Eastside is one of the oldest neighborhoods in Vancouver. It has had a changing and interesting history. At the turn of the 20th Century, it stood as the City Centre with prominent buildings including City Hall and the Carnegie Library. It was also a transit hub with the BC Railway headquarters and a shopping and social destination with Woodward's Department Store. As the city grew to the west, the DTES began to decline. Woodward's shut its doors in 1993. Starting in the 1970's through the 1990's, drug use, alcoholism and prostitution have affected the DTES and continue to today.

Things are changing... The area is being revitalized with social activists, artists, and renewed developments. The rebirth of Woodward's as a mixed-use, social and market housing project is an example of this renewal. The future of the DTES is one of a revived past, as a revitalized social destination and an interesting built environment made up of a rich historic fabric and modern design that leans forward while looking back.

## The Project

The proposal is for a mixed-use development comprising of a commercial component on the ground floor and affordable housing ownership residential units and social housing units on the five upper floors. The project is located on the South side of East Hastings Street just west of Main Street. The project is tailored to the local conditions. The social housing units will deliver much needed housing to the neighborhood especially where none previously existed. An important link can be established via a mid-block connection with a vibrant Chinatown neighborhood that will bring pedestrian traffic to the new development and ultimately to Hastings Street. This "community link" will become an important component in the pedestrian urban fabric of this historic part of the city.

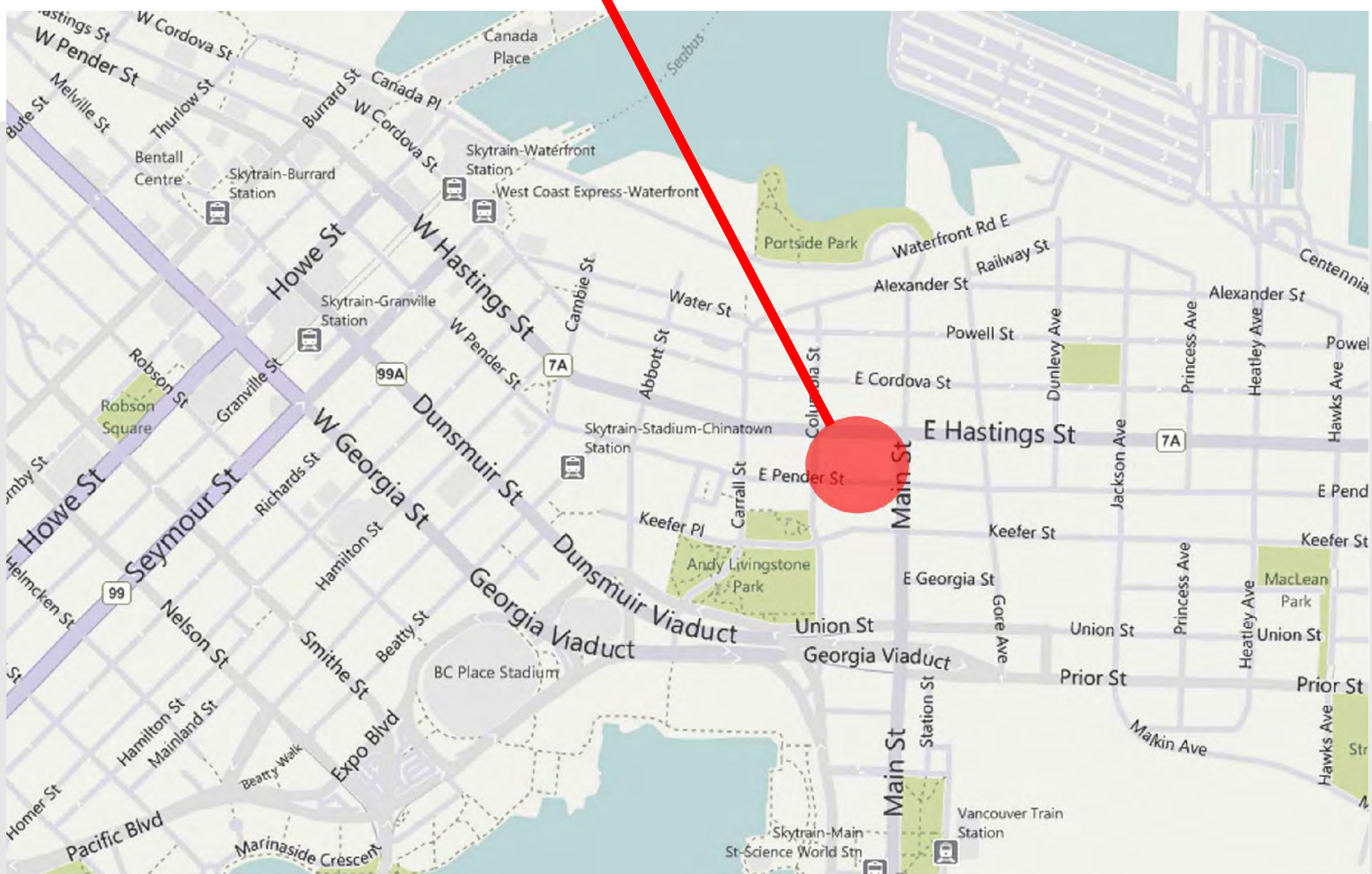
## Community Link

The mid-block pedestrian link connecting East Pender Street with East Hastings Street is based on an established concept used worldwide to enable easy pedestrian flow within a high-density urban setting. The connection is possible with the opening of an existing courtyard at 127 East Pender Street. Discussions between the owners have already started with mutual agreeability on the future connection. The East Hastings Street environment will significantly benefit with a connection to high pedestrian traffic in Chinatown. The proposed link aligns with the existing courtyard across the lane. A suitable strategy for opening the link to the general public will be established once the building is finished and the ground floor is occupied by tenants.

The proposed open-air community link slopes gently from Hastings Street towards the lane. Just past the north residential block, the link is open to the sky above allowing for ample day-lighting of the space. The link also accommodates the entrance to the residential, commercial units, and an open stair. Bringing the residents into the link before entering the elevator lobby is essential for creating a lively, animated environment. Just off the link is a large courtyard to be used by a local arts group as a workshop and exhibition space.

The link is designed in broad terms, so that the future users of the commercial units and the arts group that will occupy the courtyard will have the opportunity to implement their own ideas to create an active space.

PROPOSED DEVELOPMENT  
138 E. HASTINGS ST.



## Built Form

### North Block – East Hastings Street

The building façade has been redesigned to reflect comments made by the Design Panel. The front façade is broken into three main building elements, one of which is a 22-foot wide accent element that identifies the mid-block link to Pender Street. The project design respects the existing building forms and patterns that are seen along this area of Hastings Street. A zero lot line at the street and massing modulation has been maintained with a strong cornice projection on the upper part of the building that marks the entrance to the community link. The design proposal is a contemporary approach with a combination of colour patterns using Trespa Meteon architectural panels, a high quality cladding system.



LANE ELEVATION



EAST HASTINGS STREET ELEVATION

### South Block – Lane

The south block has also been redesigned. The block has been moved from a 11.6 foot setback to a 3 foot setback to allow for more daylighting of the courtyard space. In addition, the height was increased to 6 stories and an open second level roof garden was created at the west side of the site. The community link is now open to the sky past the north block. This configuration will open the link to day-lighting and the second floor roof garden will allow for more open, usable space for the residents.

### Ground Floor

The ground floor has a significant role in this development. It contains several key functions that are critical for the overall success of the proposed project. These key functions include smaller sized commercial retail units, the community link as a connecting element between East Hastings and Chinatown, safe and secure access to the residential entry via the community link, and a courtyard day-lit by a large skylight to function as a communal artist space.

### Commercial Component

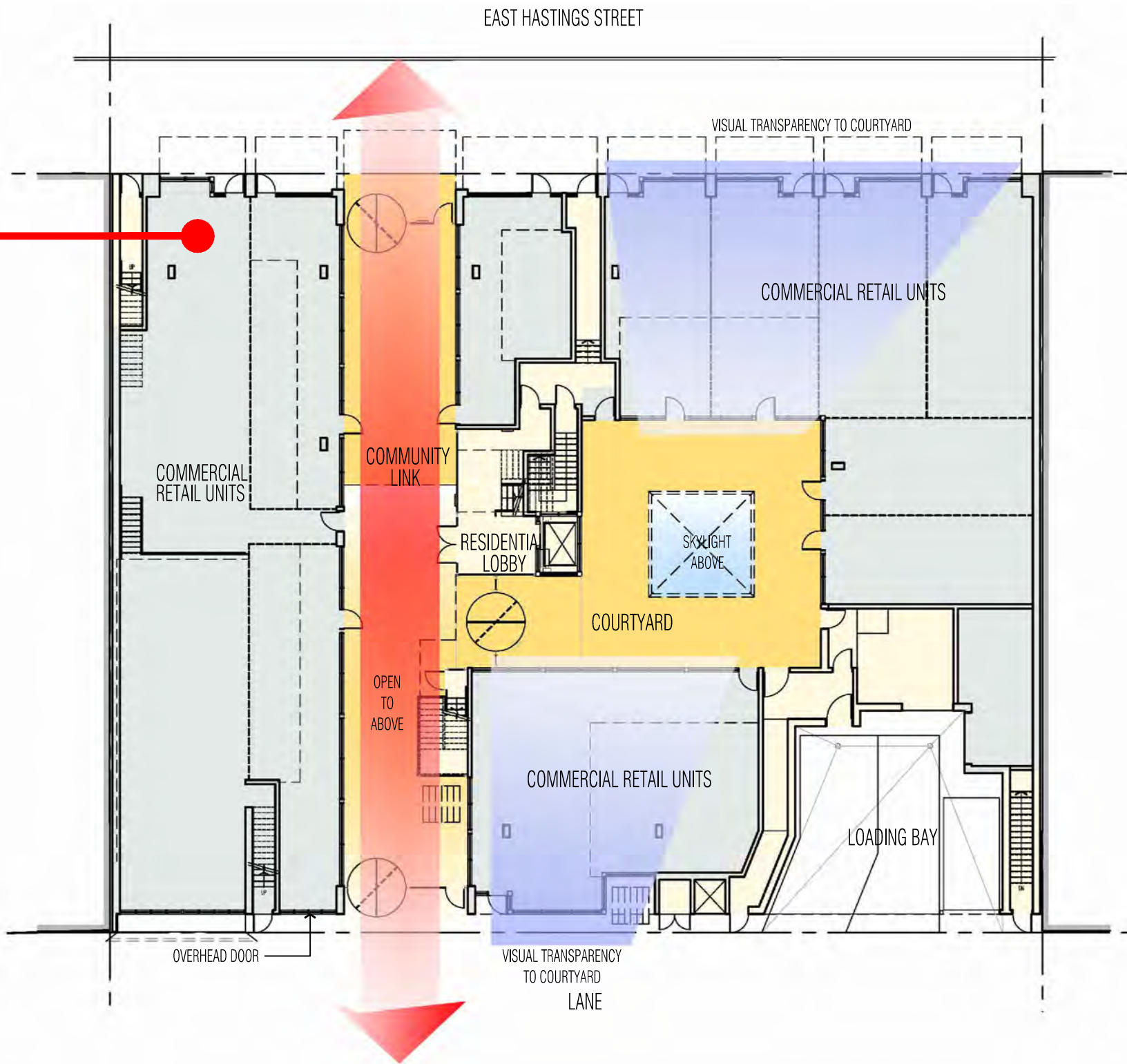
The commercial units are partitioned into small, individualized CRUs which would allow for smaller scaled unique businesses to flourish in the proposed development on East Hastings Street. Most of the units are facing East Hastings Street. A small number of units are oriented into the community link and back lane. These units will play an important part in bringing pedestrians into the link and lane. This scheme is implementing the City's vision for improving the livability and appearance of lanes in the downtown core. The units at the lane are open also to the community link. A central courtyard has been created for potential art groups to use as workshops and art exhibition space. In addition, there will be a visual transparency from East Hastings Street to the courtyard through the smaller commercial units.

### Residential Component

The proposed development provides affordable housing and social units in the DTES. There are 79 affordable home ownership dwelling units and 18 social housing units. Most of the units are 398 SF of net area and the design of the units allows combining two side-by-side units to create a larger suite. The floor-to-floor height is 10 feet, which is keeping with the historic buildings in the neighbourhood. Some units on the top floor facing East Hastings Street have 12 foot high ceilings.

### Parking and Loading

Access to parking and loading is off the rear lane. Parking, bicycle storage/lockers and services are located in the underground parking garage. No parking is required nor provided for commercial use. The project design provides 47 stalls, 4 of which are accessible stalls. The combination of social housing units and affordable ownership warrants a reduction in the number of parking spaces in this development. Easy access to public transit also reduces the dependence on private vehicles. One class B loading bay is provided for residential use and one Class B and A are provided for commercial. One Class B bay has been substituted by the smaller Class A loading bay as delivery for commercial units will be by small trucks.



## Building Facades/Finishes

### Ground Level Commercial Retail

Retail storefront windows run the length of Hastings Street. The modulation of the concrete columns along the streetscape takes into consideration smaller businesses that want individualized exposure. The window frames and glazing pattern reflects the traditional arrangement found throughout the area. The high volume of the ground floor units, most of them containing mezzanine space, is reflected in the façade treatment. Steel frames are dividing the high volume and provide support for canopies. The CRUs step with the grade of the street and the entries are recessed 3 feet back. Signage is located on the concrete face of the building above storefront windows and individual signs will be attached to permanent metal armature. Perpendicular secondary signs will be suspended from canopies. Facade light fixtures are mounted on the concrete columns.

Another important aspect of the units is the visual transparency to the courtyard so that people walking along East Hastings can see through to the courtyard space beyond. This will allow for a richer connection with the goal of drawing people to the development. The same is true for the lane commercial unit that also has a visually transparent connection to the courtyard.

The main entrance into the building is via a decorative metal screen and pivot gate. A similar screen and pivot gate is reflected on the lane side. This will allow for transparency and unobstructed views along the length of the community link and provide secure entry for the building.

### Upper Level Residential

The front façade is articulated by recessing a vertical portion of the residential levels back one foot from the edge of the building at the location above the community link. A projecting 7 foot cornice crowns the recess and marks the entrance high above the link. The massing respects the established rhythm of the street while being expressed in a contemporary form with high quality finishes. Trespa Meteon architectural cladding panels are used on the front façade with a rhythmic, light colour treatment. The recessed portion above the community link is highlighted in a contrasting panel with a unique finish, also a Trespa Meteon system, which wraps from the 7 foot projecting cornice, down the façade, and into the soffit of the community link. The Trespa Meteon panels are reflected back on the upper portions of the interior courtyard elevation identifying the community link from the lane.

Light coloured fiber cement panels with a metal trim system are applied throughout the rest of the interior courtyard elevations and the lane elevation. A similar rhythmic colour pattern is introduced. Lightweight finish materials have been selected for the project to limit overloading the wood frame structure and to avoid the potential for excessive differential settlement. Vinyl windows are proposed for the residential portion of the building. Along the interior courtyard, concrete walkways are cantilevered from the main structure on exposed glulam beams.

One of the exit stairs has now been incorporated into north block of the development and the other is exposed and terminates in the community link near the lane entrance. This significantly reduces the shadowing effect on the interior courtyard.

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project title:	SEQUEL 138
138 E. HASTINGS ST. VANCOUVER, BC	
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drawn by:	AIT
checked by:	TW
date:	2011.05.09
scale:	AS NOTED

drawing no.:	A0.3
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#### Design Highlights - Downtown-Eastside/Oppenheimer Design Guidelines

*'New developments should pay special attention to the heritage compatibility of the following aspects of adjacent developments: building height, bulk, placement, frontage module, floor to floor height, materials, roof lines and cornice lines, fenestration size, type and architectural detail, entrances, signage, lighting, landscape elements, decoration, colour and other special features as they apply.'*

The proposed re-design of the project takes queues from the surrounding heritage streetscape and incorporates comments from the Design Panel for a more contemporary expression of the building. Building height, bulk, placement, and frontage module are compatible with surrounding buildings. The floor-to-floor height is 10 feet and is consistent with buildings in the area. The use of Trespa Meteor, a high quality architectural cladding system, brings an invigorating look to the streetscape by introducing a colourful palette and rhythmic pattern to the façade. Roof, cornice lines, and fenestration size are respectful of adjacent buildings. The architectural detail is in keeping with the contemporary expression of the building as directed by the Design Panel. Retail entrances are individualized through structural expression and reflective of smaller tenant spaces. The entrance to the community link is marked high above by a 7 foot projecting cornice clad in a unique Trespa Meteor architectural cladding colour pattern that will accentuate and enhance the façade. Signage and architectural façade lighting will play a significant role at the street level to enhance the small and individual nature of the tenant spaces and activate the street. Landscaping and urban gardening at the 2<sup>nd</sup> level roof deck will bring an added amenity space to residents.

*'Proposals should build to the line of the façade (street property line) especially for the first 3-4 stories.'*

The proposed development builds to the line of existing façades (i.e. street property line). The upper residential levels are modulated with a vertical recess accenting the entry over the community link.

*'Proposals should strive to maintain compatibility of cornice lines, floor to floor heights where these are strongly expressed, sign bands and any other elements which serve to unify the street elevation as a whole.'*

Roof and cornice lines and floor-to-floor heights have been thought through carefully as to reflect and respect the existing buildings in the area. The 10 foot floor-to-floor height is prevalent in surrounding buildings. The projecting 7 foot cornice accents the building and marks the entrance below to the community link.

*'Preserve the low to medium rise (3 to 6 stories) character of development which distinguishes the neighborhood and lends a sunny and intimate scale to its streets.'*

The proposed development is for a 6 story mixed-use development with 5 stories of residential over a concrete podium with commercial retail and community space at the ground level.

*'Reinforce the façade continuity and homogeneity of existing street-fronting development.'*

The proposal reinforces façade continuity with modulated storefronts defined by structural columns to give individuality to each retail tenant.

*'Where the average frontage of developments in a street façade has created a distinct pattern of development, projects with a larger than average frontage should seek to maintain this pattern by articulating their facades to reinforce this pattern.'*

Three distinct building elements, one of which is separated by an accent over the community link, define the East Hastings character. This modulation respects the existing frontage patterns found in the area. As directed by the Design Panel, the re-design of the project is that of a more contemporary expression.

*'Wherever special detail such as overhanging cornices have established a recognizable character, new developments should try and use these in a manner compatible with the established character of the street façade.'*

The projecting 7 foot cornice marks the entry to the community link below and is designed in a contemporary fashion with simple lines and angled gesture upward. It is accented by a special Trespa Meteor cladding panel with a unique finish. This is in keeping with the contemporary expression of the design as directed by the Design Panel.

*'Wherever new development adjoins older development considered important to the character of the neighborhood, even if such older buildings may eventually undergo redevelopment, the new proposals should respect the established character and seek to use building forms which are compatible in the interim and sensitive to the community's long term preservation objectives.'*

To re-emphasize, the proposed development has been designed with significant consideration to adjacent buildings and additional steps have been taken to have as little impact on the light wells of these structures by having an open courtyard that allows for day-lighting. The building height, massing, and modulation of the building elevation facing East Hastings Street has been considered carefully and incorporates comments and direction from the Design Panel for a more contemporary expression.

*'Vehicular movement: No access to parking or loading from primary/arterial streets. Maximize the use of lanes for service, parking, and goods distribution.'*

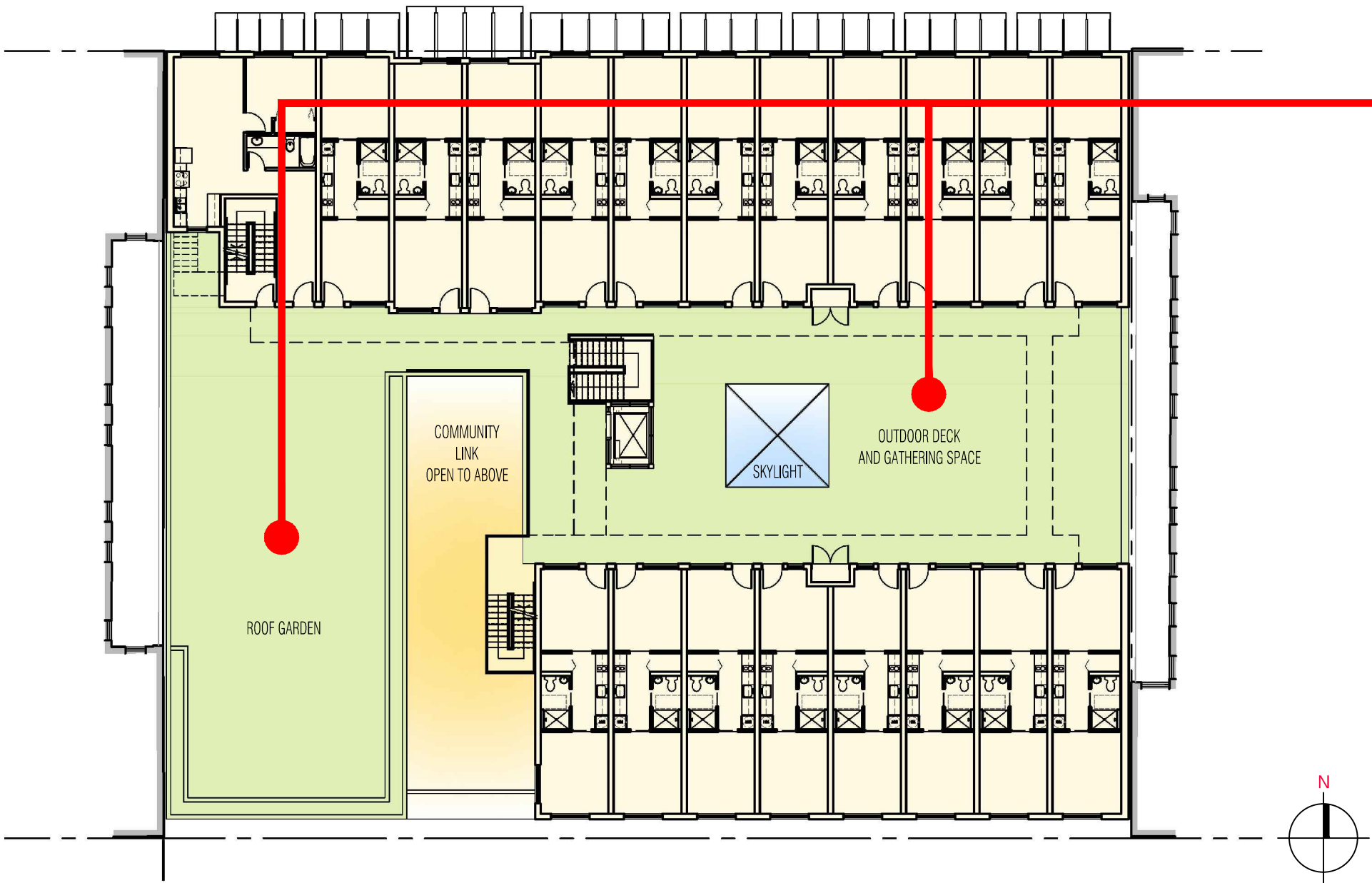
The design proposal maximizes the use of the lane for vehicular traffic including the entrance to the residential parking, and commercial and residential loading.

*'Pedestrian Movement and Weather Protection: Encourage continuous weather protection of active pedestrian routes, areas where pedestrians congregate, and active retail areas.'*

Along East Hastings Street, the proposed design incorporates a continuous, stepped canopy along the retail storefronts as well as the entry to the community link.

*'Retail Continuity: Maintain and reinforce the retail function of Hastings Street. New Developments should minimize disruption of retail continuity and encourage a variety of smaller scale active retail uses and tenancies at grade.'*

This proposal seeks to maintain the retail function at East Hastings Street and pays special attention to individualizing storefronts for smaller scale tenants through the articulation of the structure at the ground level.



2ND FLOOR PLAN



#### Second Level Roof Garden and Deck

The second floor includes two large open areas. The central deck between the two residential blocks is much wider in this revised proposal at just over 30' between walkways. This outdoor, landscaped deck is an added activity space for the residents. Here residents can look down through the expansive pyramidal skylight into the courtyard below. A large communal table made from reclaimed wood from the site highlights this space.

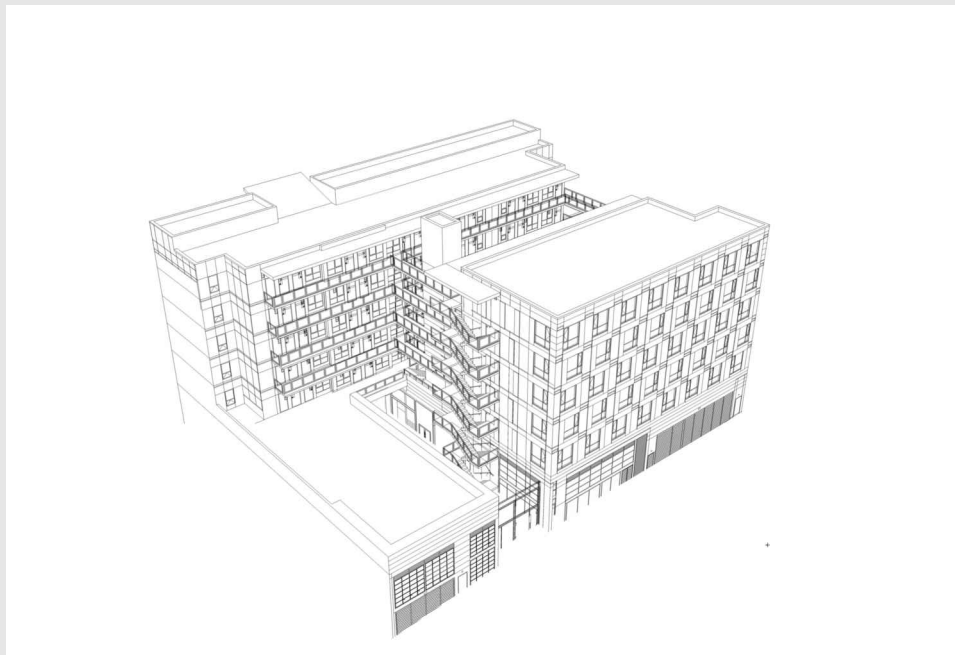
A large, sun exposed, south facing roof garden on the west side will provide the residents with a private outdoor space for urban agriculture in a relaxing and secure setting.

A wood screen and trellis provide security and privacy for the residents along the east and west property lines where they meet the light wells at the adjacent buildings.

#### Crime Prevention

The design team together with the developer worked closely to consider the best solution for security of the proposed development and to create a safe and accessible space for the community and future residents of the site. The community link is an invitation to enter the building while maintaining measures to provide security for the residents, merchants, and artist groups. The following is a short list of standard CPTED principles incorporated throughout the project:

- Secure all entrance points to the building. Both entries of the community link are controlled by interphone. Additional secured doors have been added to enter the residential lobby and the courtyard. Initially all access to the link will be controlled by residents and merchants. With improved livability and safety in the area the link will be open during the day.
- Access to underground parking and loading area will be gated and the parking is only for the residents.
- Vision glass panels will be installed in doors leading to the elevator lobby and exit stairs in the parkade.
- Lane facing retail units will add presence and a notion of surveillance into the lane.
- The back of the building at the lane will be illuminated with down-light fixtures.
- Lighting in the parkade, community link, and open courtyard will be designed for safety and sustainability with timers and sensors being incorporated into the lighting concept.



#### REVISED FOR DEVELOPMENT PERMIT

##### Panel's Consensus on Key Aspects Needing Improvements:

*'Design development for a more contemporary expression to the building.'*

The building massing and façade has been redesigned. The front façade is broken into three main building elements, one of which is a 22-foot wide accent that identifies the mid-block link to Pender Street. The expression of the façade is contemporary, using a combination of various colour patterns of Trespa Meteor cladding. A lighter colour palette combination has been selected to craft a vivid and attractive façade pattern. The façade treatment of the accent element uses a unique Trespa finish and pattern that continues seamlessly into the soffit of the link passage. A dominant roof cornice highlights the accent element from a distance and uses the same Trespa finish, announcing the location of the entrance to the community link along East Hastings Street.

*'Consider using other materials other than Hardi panel for the exterior.'*

The prominent street façade facing East Hastings will be clad in a distinct colour pattern of the Trespa Meteor cladding system. The accent element finish and pattern will be repeated on the south elevation of the North block identifying the community link from the lane.

Other facades will be clad in Hardi panel with the Easy Trim metal extrusions. The colour pattern is similar to that of the Trespa Meteor system to maintain consistency of exterior design. Lightweight cladding systems were selected to limit the adverse impact of differential settlement throughout the development of the proposed 5-story wood frame structure that sits on a single story concrete podium.

*'Consider increasing the width of the courtyard.'*

The lane facing south block has also been redesigned. The block has been moved from a 11.6 foot setback to a 3 foot setback. In addition, the height was increased to 6 stories and an open second level courtyard was created at the west side of the site. The community link is now open to the sky past the north block. This configuration will open the link to day lighting and the second floor deck at the west side will allow for more open, usable space for the residents.

*'Design development to improve the viability of the commercial units.'*

The commercial units have been re-organized. Most of the units are facing East Hastings Street. Units fronting into the community link have dual access from East Hastings Street and the lane as well. A central courtyard has been created for potential art groups to use as studio and art exhibition space. In addition, there will be a visual transparency from East Hastings Street and the lane to the courtyard through the smaller commercial units.

#### Additional design revisions:

Stairs were relocated from the courtyard to improve daylight and minimize shadowing. The south stair was placed adjacent to the residential south block and the north stair was internalized into the north residential block.

Lighter cladding colours were selected to improve ambience and brightness in the courtyard corridors.

The residential lobby was relocated to be between the community link and the covered courtyard. Transparent metal screening provides security for the lobby and open stair.

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