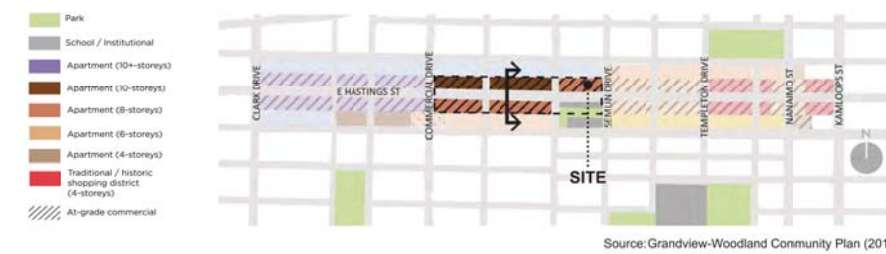


The proposal is an 8-storey building (viewed from Hastings Street) that consists of 7 storeys of residential apartments above commercial space. The upper storeys of the building are set back significantly from the north, south, and west sides to maintain the variation of roofline called for in the Official Plan. A widened sidewalk along Hastings is further expanded at the corner of Hastings and Semlin to create a significant 'Urban Room' and the entire upper south façade is held back at the deeper setback of the urban room to further accentuate the importance of this feature.

The project is located in the Hastings Slopes stretch of East Hastings Street on the North side of the street across from Xpex Elementary School to the South and an area of industrial development sloping to the north towards the Harbour. The site is afforded expansive views to the north over the lower-rise industrial neighbourhood. It is part of a stretch of East Hastings with a range of residential, industrial, retail and food service businesses into which the proposed ground-level commercial space will continue retail continuity at grade and add residential units to the neighbourhood.

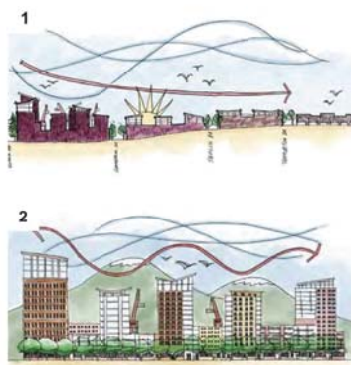
The site slopes significantly/ from south to north; the laneway is nearly 2 levels below the sidewalk along Hastings. This creates the opportunity for dual-aspect commercial units with views over the lane to the north with an outdoor terrace. Active frontage is maintained along Hastings and around the corner with Semlin Drive where the residential lobby and 2 live-work suites are located at grade. Level access to parkade bike storage is possible from the lower-level lane.



The development mixes approximately 18,000 SF of grade-level commercial space with 136 apartment units that include two at-grade live-work units and a range of suite sizes of which 36% are family units (26% 2-bed/10% 3-bed). The range of units at this location offers opportunities for affordable ownership and a mix of family sizes in an area planned for growth that is served by transit, schools, and businesses.

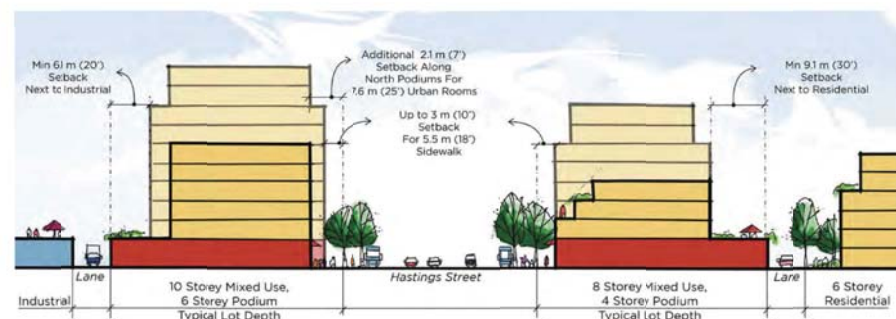
The proposal is located along the Hastings Street corridor, a major east-west arterial through the northern end of Grandview-Woodland. The Plan envisions this as a vibrant mixed-use area that supports social and cultural facilities, health and wellness services, expanded retail opportunities, and a range of housing options. Land Use and Built Form policies for the Hastings Street corridor are guided by the following Urban Design Principles:

1. Transition heights from the gateway area at Clark and Hastings to the Hastings-Sunrise neighbourhood centre area, with four distinct character districts of (Plateau, Slopes, Hilltop, and Village).
2. Maintain a saw-tooth pattern of building heights in new developments, in order to bring variation and an openness to the streetscape.
3. Maintain an active street: wall with varied store frontages that encourage massive scaled and locally-oriented retail.
4. Create "urban rooms" to allow for placemaking and opportunities to incorporate outdoor seating and other pedestrian amenities.
5. Provide an active plaza at the northwest corner of Commercial and Hastings.



Source: Grandview-Woodland Community Plan (2017)

The proposal adheres to the built-form direction of the Plan by reinforcing a sawtooth pattern of height with its upper storeys set back (indeed a sawtooth motif is the major elevation treatment of the building). The sawtooth pattern extends to the commercial frontages to divide the façade into individual shoofront increments with individual doorways. The significant central break in the frontage coincides with the public commercial elevator lobby. The direction of the angled frontages opens towards the "urban room" that takes the form of a corner plaza at Semin and Hastings. This larger urban room is partially covered by a canopy and provides an opportunity for more significant outdoor seating and street furniture.



Source: Grandview-Woodland Community Plan (2017)

The proposal is for a mixed-use development incorporating at-grade commercial space along Hastings with residential apartments above. The uniquely sloping site that drops nearly two stories below the Hastings sidewalk at the lane allows for the unusual condition of having dual-aspect commercial units with a view to the north as well as frontage on Hastings Street. The sloping site also provides the opportunity for continuous commercial frontage along Hastings and wrapping around the corner to Semin Drive where the residential lobby is located as well as two high-ceiling live-work suites that help it transition to the industrial fabric to the north. A similar cubic massing is used at the corner of the lane to relate to the missing and scale of the small cafe/roastery building immediately across the lane.

The proposed project is located in an area that provides numerous essential community service and recreational amenities within walking distance, and is served by a robust network of public transit options. Children's outdoor play space is integrated into the Level 8 shared amenity terrace, positioned near greenery with optimal access to sunlight, adjacent to the indoor amenity room kitchen and lounge area. In addition, all units have their own private outdoor space.

URBAN DESIGN

1	Design development to ensure smaller-scale and locally-oriented commercial frontages.	Insets and rhythm of smaller storefronts introduced.	A003, A024
1.2	Design development to improve activation of the public realm and the streetscape character fronting Semin Drive as follows:		
(a)	Softening the building interface at the corner and along the street.	Terraced planters along Semin Drive incorporated to soften the building interface and create a gentle transition along the sloped sidewalk. (ref. 1.11)	L1.0, L2.0 A204
(b)	Ensure no building encroachment into the public realm.	Protruding balconies removed on east façade; now inset balconies only. (ref. 1.29)	A406, A501
1.3	Design development to provide children's outdoor play area in keeping with the <i>High-Density Housing for Families with Children Guidelines</i> . Refer to Landscape Condition 1.12.	Children's outdoor play area located on Level 8 shared amenity terrace. (ref. 1.12)	L5.0
1.4	Design development to ensure neighbourliness by adding visual interest to the westerly bay wall.	Textural approach to cladding with cohesive panel/pattern expression. Visual interest further enhanced with various sun conditions/shadowing on panels.	A004, A406 A501, A502
1.5	Design development to enhance the safety and security of secondary entries and exits.	Western internal lobby eliminated. NE exit stair enclosed/integrated.	A204
1.6	Design development to enhance the livability of dwelling units as follows:		
(a)	Ensure all units have sufficient access to daylight.	NE and all units optimized reconfigured. See horizontal angle of daylight plans.	A104
(b)	Consideration of providing outdoor space for all non-family units.	Private outdoor space for all units provided (balconies/terraces).	A003, A204 212
1.7	Design development to ensure live-work units meet requirements of the <i>Live-Work Use Guidelines</i> .	Direct Loading access now provided to rear of units.	A203
1.8	Design development to meet the green roof requirements of the <i>Roof-Mounted Energy Technology and Green Roofs</i> bulletin.	Sedum Mat green roof added on roof level.	L6.0
1.9	Identification on the architectural and landscape drawings of any built features intended to create a bird-friendly design.	The project landscape provides a diversity of native plants and trees and significant areas of extensive green roof and built-up landscape feature. Varying topographies and a stratified understory of planting enhances bird-friendly habitat. There are also logs located at various locations that provide habitat for bugs and invertebrates for birds to forage for, as well as bird houses. Much of the vertical planting is concentrated around the perimeter of the rooftops away from building glazing and set back from most habitable spaces to minimize noise and reduce reflections.	L5.0, L8.2

1.10 Design development to respond to CPTED principles,

Including:		
a)	Provide natural surveillance throughout; pedestrian realm including underground parking, with glazing into publicly accessible areas such as elevator lobbies, and stairs;	Glazing added to parkade elevator lobbies. A201, A202, A203-205, A206, A207, A208, A209, A210, A211, A212, A213, A214, A215, A216, A217, A218, A219, A220, A221, A222, A223, A224, A225, A226, A227, A228, A229, A230, A231, A232, A233, A234, A235, A236, A237, A238, A239, A240, A241, A242, A243, A244, A245, A246, A247, A248, A249, A250, A251, A252, A253, A254, A255, A256, A257, A258, A259, A260, A261, A262, A263, A264, A265, A266, A267, A268, A269, A270, A271, A272, A273, A274, A275, A276, A277, A278, A279, A280, A281, A282, A283, A284, A285, A286, A287, A288, A289, A290, A291, A292, A293, A294, A295, A296, A297, A298, A299, A300, A301, A302, A303, A304, A305, A306, A307, A308, A309, A310, A311, A312, A313, A314, A315, A316, A317, A318, A319, A320, A321, A322, A323, A324, A325, A326, A327, A328, A329, A330, A331, A332, A333, A334, A335, A336, A337, A338, A339, A340, A341, A342, A343, A344, A345, A346, A347, A348, A349, A350, A351, A352, A353, A354, A355, A356, A357, A358, A359, A360, A361, A362, A363, A364, A365, A366, A367, A368, A369, A370, A371, A372, A373, A374, A375, A376, A377, A378, A379, A380, A381, A382, A383, A384, A385, A386, A387, A388, A389, A390, A391, A392, A393, A394, A395, A396, A397, A398, A399, A400, A401, A402, A403, A404, A405, A406, A407, A408, A409, A410, A411, A412, A413, A414, A415, A416, A417, A418, A419, A420, A421, A422, A423, A424, A425, A426, A427, A428, A429, A430, A431, A432, A433, A434, A435, A436, A437, A438, A439, A440, A441, A442, A443, A444, A445, A446, A447, A448, A449, A450, A451, A452, A453, A454, A455, A456, A457, A458, A459, A460, A461, A462, A463, A464, A465, A466, A467, A468, A469, A470, A471, A472, A473, A474, A475, A476, A477, A478, A479, A480, A481, A482, A483, A484, A485, A486, A487, A488, A489, A490, A491, A492, A493, A494, A495, A496, A497, A498, A499, A500, A501, A502, A503, A504, A505, A506, A507, A508, A509, A510, A511, A512, A513, A514, A515, A516, A517, A518, A519, A520, A521, A522, A523, A524, A525, A526, A527, A528, A529, A530, A531, A532, A533, A534, A535, A536, A537, A538, A539, A540, A541, A542, A543, A544, A545, A546, A547, A548, A549, A550, A551, A552, A553, A554, A555, A556, A557, A558, A559, A560, A561, A562, A563, A564, A565, A566, A567, A568, A569, A570, A571, A572, A573, A574, A575, A576, A577, A578, A579, A580, A581, A582, A583, A584, A585, A586, A587, A588, A589, A590, A591, A592, A593, A594, A595, A596, A597, A598, A599, A600, A601, A602, A603, A604, A605, A606, A607, A608, A609, A610, A611, A612, A613, A614, A615, A616, A617, A618, A619, A620, A621, A622, A623, A624, A625, A626, A627, A628, A629, A630, A631, A632, A633, A634, A635, A636, A637, A638, A639, A640, A641, A642, A643, A644, A645, A646, A647, A648, A649, A650, A651, A652, A653, A654, A655, A656, A657, A658, A659, A660, A661, A662, A663, A664, A665, A666, A667, A668, A669, A670, A671, A672, A673, A674, A675, A676, A677, A678, A679, A680, A681, A682, A683, A684, A685, A686, A687, A688, A689, A690, A691, A692, A693, A694, A695, A696, A697, A698, A699, A700, A701, A702, A703, A704, A705, A706, A707, A708, A709, A710, A711, A712, A713, A714, A715, A716, A717, A718, A719, A720, A721, A722, A723, A724, A725, A726, A727, A728, A729, A730, A731, A732, A733, A734, A735, A736, A737, A738, A739, A740, A741, A742, A743, A744, A745, A746, A747, A748, A749, A750, A751, A752, A753, A754, A755, A756, A757, A758, A759, A760, A761, A762, A763, A764, A765, A766, A767, A768, A769, A770, A771, A772, A773, A774, A775, A776, A777, A778, A779, A780, A781, A782, A783, A784, A785, A786, A787, A788, A789, A790, A791, A792, A793, A794, A795, A796, A797, A798, A799, A800, A801, A802, A803, A804, A805, A806, A807, A808, A809, A810, A811, A812, A813, A814, A815, A816, A817, A818, A819, A820, A821, A822, A823, A824, A825, A826, A827, A828, A829, A830, A831, A832, A833, A834, A835, A836, A837, A838, A839, A840, A841, A842, A843, A844, A845, A846, A847, A848, A849, A850, A851, A852, A853, A854, A855, A856, A857, A858, A859, A860, A861, A862, A863, A864, A865, A866, A867, A868, A869, A870, A871, A872, A873, A874, A875, A876, A877, A878, A879, A880, A881, A882, A883, A884, A885, A886, A887, A888, A889, A890, A891, A892, A893, A894, A895, A896, A897, A898, A899, A900, A901, A902, A903, A904, A905, A906, A907, A908, A909, A910, A911, A912, A913, A914, A915, A916, A917, A918, A919, A920, A921, A922, A923, A924, A925, A926, A927, A928, A929, A930, A931, A932, A933, A934, A935, A936, A937, A938, A939, A940, A941, A942, A943, A944, A945, A946, A947, A948, A949, A950, A951, A952, A953, A954, A955, A956, A957, A958, A959, A960, A961, A962, A963, A964, A965, A966, A967, A968, A969, A970, A971, A972, A973, A974, A975, A976, A977, A978, A979, A980, A981, A982, A983, A984, A985, A986, A987, A988, A989, A990, A991, A992, A993, A994, A995, A996, A997, A998, A999, A1

1.11	Design development to improve public realm	Terraced planters along Serlin Drive	L1.0, L2.0
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<p>interface along Semin Drive by providing additional planting, in particular tree planting. Refer to Urban Design Condition 1.2.</p>	<p>incorporated to soften the building interface and create a gentler transition along the sloped sidewalk. ref. 1.2a)</p>	<p>A204</p>
<p>1.12 Design development to improve the amenity deck on Level 7 by:</p>		
<p>(a) Providing a children's play area in keeping with the <i>High-Density Housing for Families with Children Guidelines</i>. Refer to Urban Design Condition 1.3. Note to Applicant: Natural play elements are desired.</p>	<p>Children's outdoor play area located on Level 8 shared amenity terrace. (ref. 1.3)</p>	<p>L5.0</p>
<p>(b) Providing urban agriculture plots and/or incorporating edible plants in the planting design.</p>	<p>Urban agriculture plots located on Level 8 shared amenity terrace.</p>	<p>L5.0</p>
<p>1.13 Verification of adequate soil volume for all proposed planting by providing typical large-scale sections with detailed dimensions (depths, widths, etc.) for all planting areas on all levels.</p>	<p>Landscape details show minimum depth planting for all planting areas on all levels.</p>	<p>L1.3, L2.3, L3.1, L4.2, L5.2, L8.3</p>
<p>1.14 Further design development to the <i>Integrated Rainwater Management Strategy</i> to explore opportunities for onsite rainwater infiltration and soil absorption, at follows:</p>		
<p>(a) Maximize natural landscape best management practices.</p>	<p>Planting area maximized on Level 8 and green roof. Refer to Binnie RWMP.</p>	<p>L1.3, L2.3, L3.1, L4.6, L4.2, L5.2, L6.0, L8.2</p>
<p>(b) Minimize the necessity for hidden mechanical water storage.</p>		<p>RWMP attached</p>
<p>(c) Increase the amount of planting on thereof level, where possible.</p>		
<p>(d) Consider linear infiltration bio-swales along property lines, at lower sitereas.</p>		
<p>(e) Use permeable paving.</p>		
<p>(f) Employ treatment chain systems (gravity-fed, wherever possible).</p>		
<p>(g) Use grading methods to direct water to soil and storage areas.</p>		
<p>1.15 Provision of landscape features intended to create bird-friendly design.</p>	<p>Refer to 1.9.</p>	<p>L5.0, L8.2</p>

1.16	All new buildings in the development will meet the	Development meets the requirements of the	Document attached
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1.16 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning*s (amended February 7, 2017), including all requirements for Near Zero Emission Buildings (i.e., Passive House certified or alternate near zero emissions standard approved by the Director of Sustainability), or Low Emissions Green Buildings. Proposal meets the requirements of the Green Buildings Policy for Rezoning for Low Emissions Green Buildings; see BES Sustainability Report.

1.17	The owner or representative is advised to contact	To be addressed at BP stage	
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<p>Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation and construction (i.e., consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time for any major crane erection / removal or pour that requires additional street use beyond the already identified project street use permissions.</p>			
118	Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right of way.	Gas meter enclosure provided at property line at line. Below grade connection intended.	A101, A202
119	Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site. Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services for details.	Noted; to be addressed as: BP stage.	-
120	An application for a Permit to Use City Property must be submitted to Engineering Development Services for the proposed canopy encroaching onto Semlin Drive. Canopies must be fully demountable and comply with all applicable requirements of the Vancouver Building By-law (Section 18.8).	Canopies along Semlin Drive do not extend past the property line.	A204, A205
121	Gates/doors are not to swing more than 1 ft. over the property lines or into the SRW area.	Exterior doors have been reconfigured to comply.	A204
122	Provision of generous and continuous weather protection on the East Hastings Street frontage.	Canopies provided along Hastings frontage.	A205, A206
123	Provision of a landscape and site plan that generally reflect the improvements to be provided as part of the Services Agreement.	To be coordinated with City of Vancouver through Development Application process.	-
124	Provision of a finalized Transportation Assessment and Management Study (TAMS), including the following updates: (a) Commentary on changes to the development plan as part of the development permit application, as well as any required analysis. (b) Loading study. (c) Updated review of the parking and loading design confirming independent Class B loading maneuvering is provided on site for the required loading bays.	See Joint Transportation Assessment and Management Study.	Study attached.
125	Parking, loading, bicycle, and passenger loading spaces must be provided and maintained in accordance with the requirements of the Parking By-law.	Refer to plans.	A201-203
126	Design development to improve access and design of bicycle parking and comply with the Bicycle Parking Design Supplement, including: (a) Provision of bicycle parking as per the Parking By-law. (b) Provision of an alcove for the bike room access off the vehicle parking ramp and maneuvering aisle. (c) Provision of updated plans showing all Class B bike parking which is to be provided on private property and should not encroach in any way on public property. (d) Provision of door openers on all doors providing access to bicycle storage rooms. (e) Provision of end of trip facilities and clothing lockers as per By-law. (f) Provide a bicycle storage room for the commercial use independent of the residential spaces and conveniently located next to end of trip facilities.	Refer to updated project data and plans. Refer to updated project data and plans. Revised to provide alcoves/insets for bicycle rooms accessed off vehicle ramp. Class B bicycle parking provided along East Hastings Street under canopy and located within commercial parking area at P1. Refer to plans. Provided at P1 level.	A201, A201-204 A201, A201-203 A201, A202 A203, A204 A201, A202 A203
			A203

1.27 Design Development to improve access and design of loading spaces and comply with the Parking and Loading Design Supplement, Including:			
(a)	Provision of 2.3 m (7' 6 3/4") vertical clearance is required for access and maneuvering to the Class A Passenger loading space. Overhead projectors into loading spaces are not permitted.	Provided.	A203, A4C1
(b)	Provide a double turn for the Class B loading spaces to facilitate maneuvering to/from both directions.	As recommended by Bunt; see Bunt Transportation Assessment and Management Study.	A202 Study attached.
(c)	Provision of additional loading bay width for the second and subsequent loading spaces.	Provided.	A202
1.28 The following information is required for drawing submission at the development permit stage to facilitate a complete Transportation review:			
(a)	A complete tech table is required showing the calculations for the minimum required parking, loading, bicycle spaces and the number of spaces being provided.	Refer to plans.	A001
(b)	All types of parking and loading spaces individually numbered, and labelled on the drawings.	Refer to plans.	A201-203
(c)	Dimension of column encroachments into parking stalls.	Refer to plans.	A001, A2C1-203
(d)	Show all columns in the parking layouts.	Refer to plans.	A201-203
(e)	Dimensions for typical parking spaces.	Refer to plans.	A001
(f)	Dimensions of additional setbacks for parking spaces due to columns and walls.	Refer to plans.	A201-203
(g)	Dimensions of manoeuvre aisles and the drive aisles at the parkade entrance and all gates.	Refer to plans.	A201-203
(h)	Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and security gates. These clearances must consider mechanical projections and built obstructions.	Refer to plans.	A401, A4C2
(i)	Areas of minimum vertical clearances labelled on parking levels.	Refer to plans.	A201-203
(j)	Design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, disability spaces, and at all entrances. The slope and length of the ramped sections at all breakpoints to be shown on the submitted drawings.	Refer to plans.	A201-203
(k)	Indicate the stair-free access route from the Class A bicycle spaces to reach the outside. Stair ramps are not generally acceptable.	Refer to plans.	A201, A2C2
(l)	Existing street furniture including bus stops, benches etc. to be shown on plans.	Refer to plans.	A101
(m)	The location of all poles and guy wires to be shown on the site plan.	Refer to Survey.	A010
1.29	Delete all balconies shown encroaching over the east property line onto Semlin Drive.	Protruding balconies removed on east facade; now inset balconies only. (ref. 1.2)	A406, A5C1
1.30	Modify the two exit doors onto the lane so they do not swing over more than 1 ft. over the property line.	Exterior doors have been reconfigured to comply.	A202-204
1.31	Groundwater requirements are not currently in immediate concern at this site. The City may require a Hydrogeological Study, Groundwater Management Plan, and/or Impact Assessment if dewatering rates are significant or concerning to the City's discretion. The developer is advised to undertake adequate investigations to understand the site groundwater conditions early on in the planning and design process.	Noted; to be addressed at BP stage.	-
1.32	Designs details of off-site improvements to be finalized at the development permit stage.	To be coordinated with City of Vancouver through Development Application process.	-
RAINWATER MANAGEMENT			
1.33	Provision of a final Rainwater Management Plan (RWMP), which includes a written report, supporting calculations, computer models and drawings to the satisfaction of Engineering Services prior to Building Permit Stage 2 issuance.	Refer to Binrie RWMP.	RWMP attached.
1.34	Provision of a draft final RWMP prior to Development Permit issuance. As it is acknowledged that not all design components are advanced fully at this stage, placeholders will be accepted in this resubmission with the expectation the final report will include all relevant details.	Refer to Binrie RWMP.	RWMP attached.
1.35	The applicant is requested to schedule a meeting with IWM Branch prior to moving forward with the RWMP and resubmission with the development permit application. To schedule the meeting, contact rainwater@vancouver.ca.	Noted.	-

1.22. Provision of a final Rainwater Management Plan	Refer to Riprio RW/MD	RW/MD attached
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1.35	<p>(RWMP), which includes a written report, supporting calculations, computer models and drawings to the satisfaction of Engineering Services prior to Building Permit Stage 2 issuance.</p>	<p>Refer to Binnie RWMP.</p>	<p>RWMP attached.</p>
1.34	<p>Provision of a draft final RWMP prior to Development Permit issuance. As it is acknowledged that: not all design components are advanced fully at this stage, placeholders will be accepted in this resubmission with the expectation the final report will include all relevant details.</p>	<p>Refer to Binnie RWMP.</p>	<p>RWMP attached.</p>
1.35	<p>The applicant is requested to schedule a meeting with IWM Branch prior to moving forward with the RWMP and resubmission with the development permit application. To schedule the meeting, contact raj.water@vancouver.ca.</p>	<p>Noted.</p>	<p>-</p>

- Commercial area (2021 Referral Report: Floor Area and Density, 5.2): not less than **1695.2 m²**

An extra five residential units have been added since Rezoning, from 131 to 136, while meeting the same FSR requirements. One additional studio unit has been added along the south facade for Levels 2-5, providing additional housing for the neighbourhood, in compliance with unit mix ratios.



ISSUED FOR

- | | | |
|---|-------------|-----------------------------------|
| 1 | 04-FEB-2022 | DEVELOPMENT PERMIT APPLICATION |
| 2 | 29-JUL-2022 | DEVELOPMENT PERMIT APPLICATION II |

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REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.

DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

ARCHITECT & PRIME CONSULTANT

Boniface Oleksiuk Politano Architects
180-510 Nicola Street

Vancouver, BC, Canada V6G 3J7
Tel: +1 236 521 6568

KEYPLAN



1943-1999 EAST HASTINGS

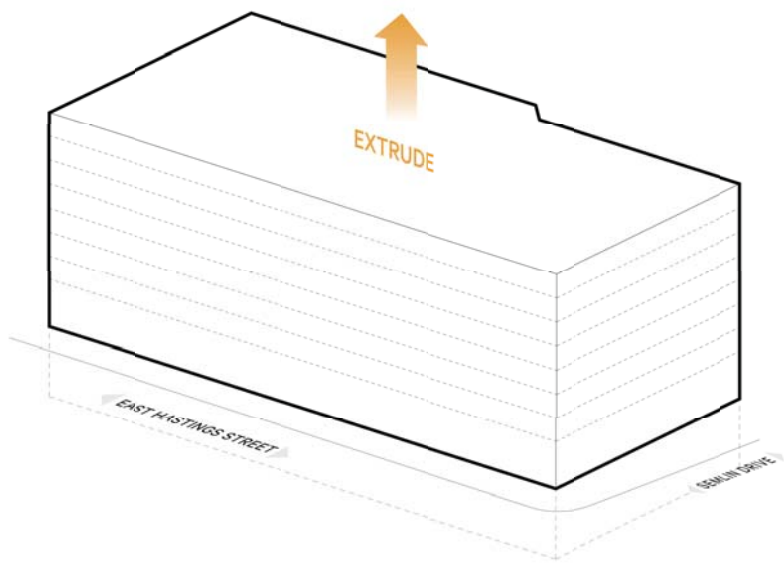
1943-1999 EAST HASTINGS STREET, VANCOUVER, BC

DRAWN: KK

A002

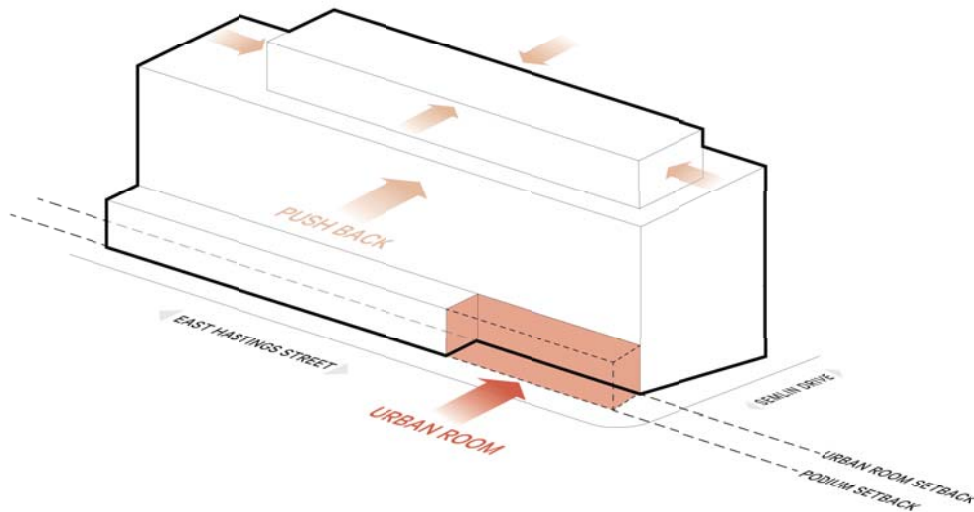
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MASSING CONCEPT



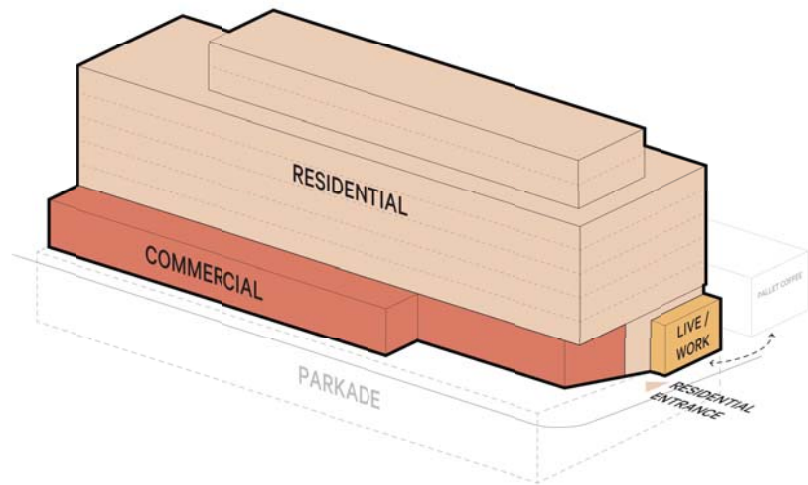
1 BUILDING EXTENT

The building's extent is determined by site boundaries and policy requirements, along with consideration of neighbourhood context and future development.



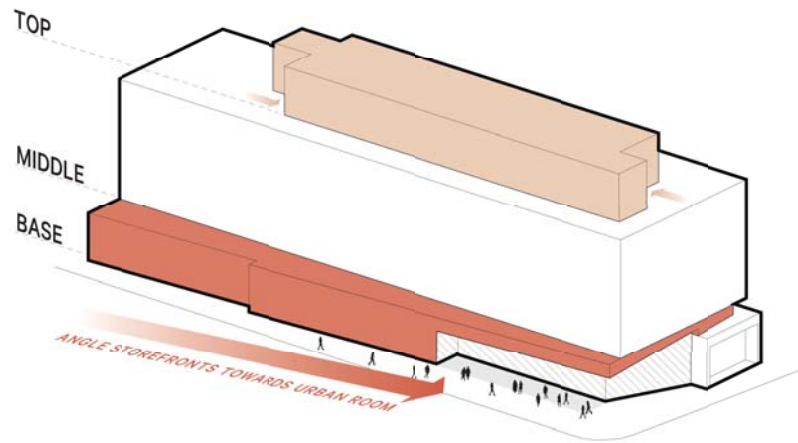
2 SETBACKS + URBAN ROOM

In response to the Grandview-Woodland Community Plan, the southeast corner is carved out as an Urban Room, activating the corner of East Hastings and Semlin Drive. The ground level provides a consistent edge along East Hastings, while the podium and upper stories are pushed back to reduce the massing, conform to area requirements, and provide relief from the active street below.



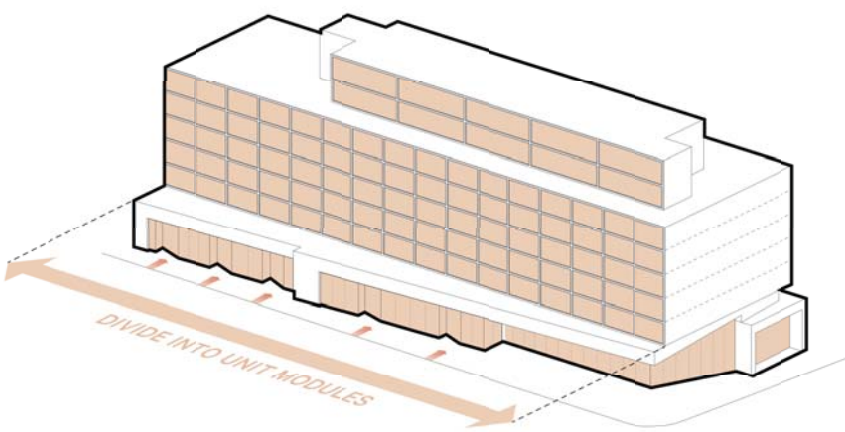
3 PROGRAM

Ground-oriented commercial retail units front East Hastings and extend all the way back to the shared north-facing commercial terrace. The live/work units anchor the northeast corner, adjacent to the existing coffee shop/roastery. Residential storeys (L3-L9) are accessed from the lobby entrance along Semlin Drive.



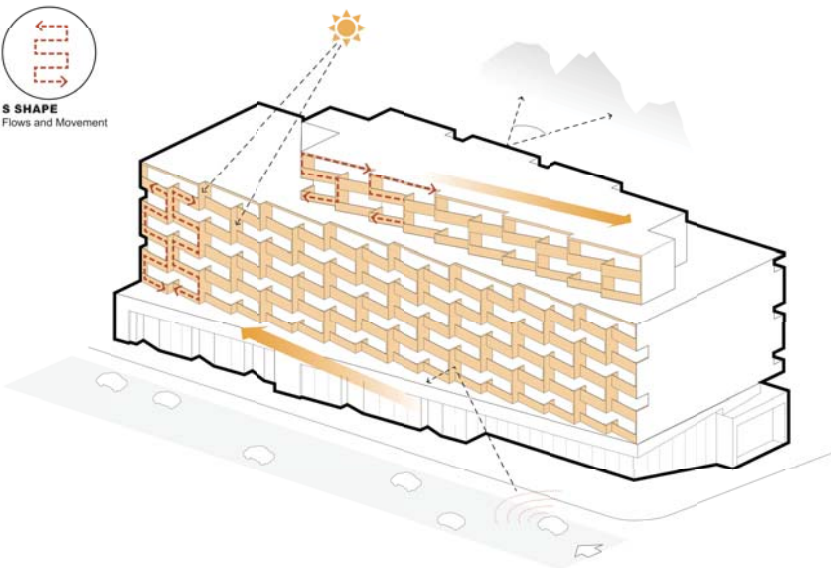
4 MASSING + PUBLIC REALM

The East Hastings streetwall is visually broken down into three smaller portions with the retail frontage gently angled toward the Urban Room, promoting flow and signalling the significance of the public realm. The building's massing is further defined in response to area requirements, environmental considerations, and context.



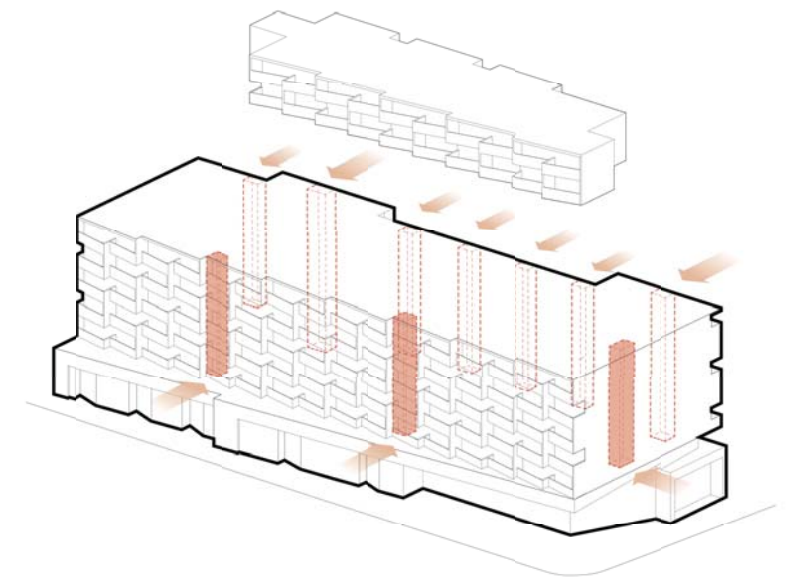
5 UNIT DIVISIONS

Residential studio units are organized into equal divisions along the flattened south facade, allowing for simplified structure and improved thermal efficiency of the building envelope. Commercial retail units are further defined to provide texture along the East Hastings streetwall.



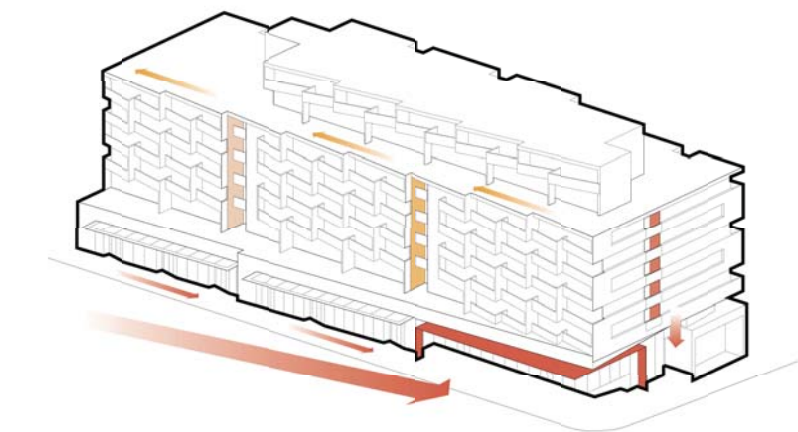
6 FACADE + BALCONIES

Referencing the flows and movement along the East Hastings arterial, angled balconies reinforce the building's overall 'sawtooth' motif, adding depth and texture to the facade. Balcony orientation responds to considerations of noise, sun, privacy, and views. All units enjoy private outdoor space, with simplified orthogonal north-facing balconies echoing the feel of those on the south.



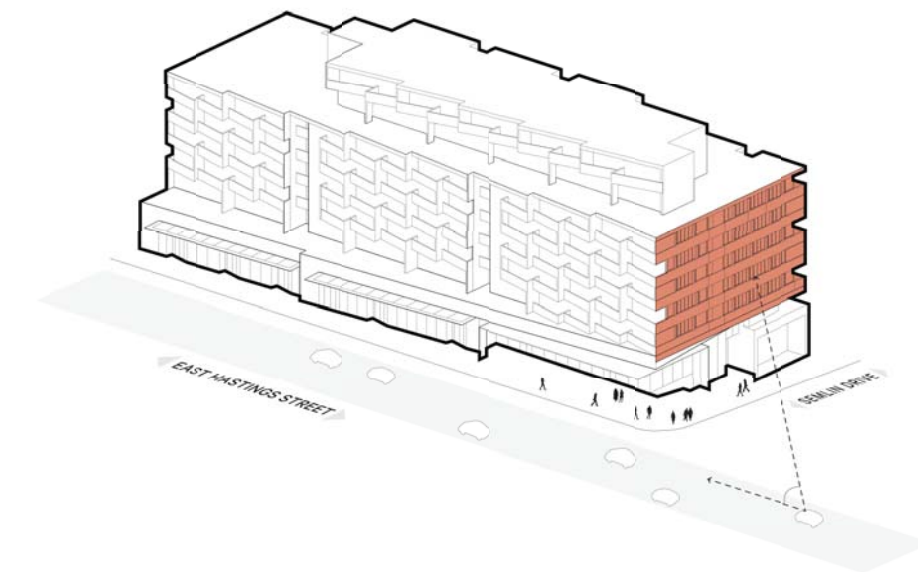
7 VERTICAL BREAKS

Vertical breaks split the East Hastings frontage into three distinct modules, reflecting the division of ground level storefront massing. Breaks on the north facade ensures privacy for balconies.



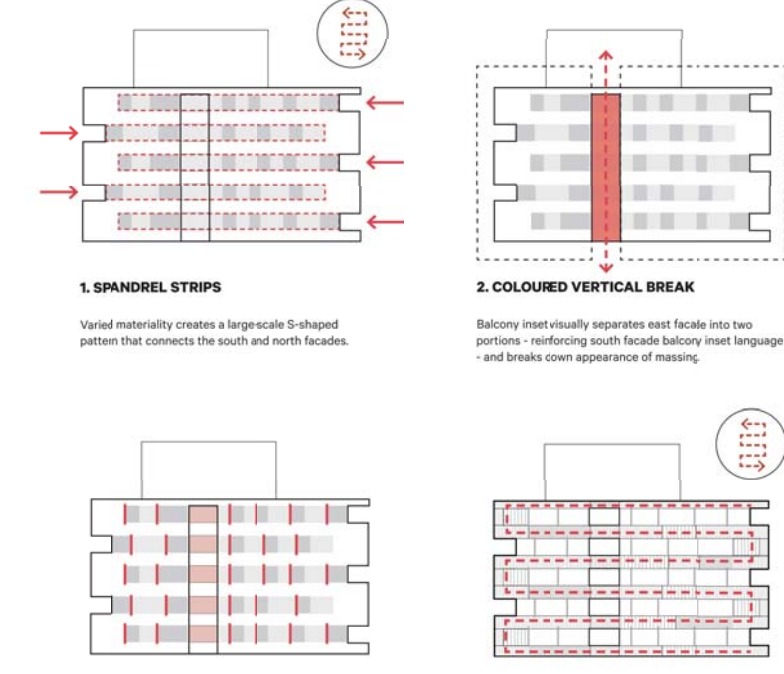
8 BUILDING SEGMENTS

The colour-highlighted vertical breaks and soffits create a unique feature to the building. Three segments at the south facade help break down the appearance of the long elevation and become a prominent expression animating the facade from streetview/public realm. Wall/soffit colour within east balcony inset enhances visual interest and directs attention to residential entry below.



9 PRIMARY FACADE - SEMLIN DR.

Pedestrians at the urban room and residential entrance connect most with the east side of the building visually. As the 'first impression' to drivers approaching the building along East Hastings arterial, the east facade reads as the primary facade. Vision and spandrel glazing strips break down and animate the east facade horizontally by adding lightness and transparency.



10 FINAL FORM

S-shaped pattern representing flows and movement connects and unifies the language along south, east and north facades.

Openings, canopies, materiality and other details are added to enhance to overall concept at all scales, creating a layered and textural approach to the facades.

ISSUED FOR

- 04-FEB-2022 DEVELOPMENT PERMIT APPLICATION
- 29-JUL-2022 DEVELOPMENT PERMIT APPLICATION II

METRIC

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ARCHITECT & PRIME CONSULTANT

Boniface Oleksiuk Politano Architects
185-510 Nicola Street
Vancouver, BC, Canada V6G 3J7
Tel: +1 236 521 6668

KEYPLAN

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1943-1999 EAST HASTINGS

1943-1999 EAST HASTINGS STREET, VANCOUVER, BC

DESIGN RATIONALE

DRAWN: KK WF

CHECKED: AP

A003

FEATURES + COMMON AMENITIES

The project provides residents with several shared amenity spaces including a fitness room with outdoor deck, rooftop terraces with extensive landscaping including urban agriculture plots, outdoor cooking/dining and gathering spaces. On Level 8, a double-height amenity room provides indoor cooking and dining and lounge space and mezzanine workspace for common use adjacent to the outdoor roof terraces.

A public art program has been proposed that is to be pursued through the Development Permit phase. Refer to Public Art Plan prepared by Expanded Field public art consultants. A mural along north concrete wall is an opportunity to engage public use at the back lane.

PUBLIC REALM

The resolution of the ground level conditions around the project has been a key part of the design development from the rezoning stage to the current proposal. Articulation of smaller scale storefronts through inset entries and angled facades has increased the visual interest at the widened Hastings sidewalk. The angled façade treatment also orients the entire ground-level public realm towards the corner 'urban room' at Hastings and Semlin. The transition around the corner and down the Semlin slope is moderated by the introduction of a east setback, stepped planting and wraparound commercial glazing. The stepped planters lead down to the nearly triple-height residential lobby and the front-stops of the live-work units at the corner of the lane.

Opportunities for outdoor seating and product display are afforded by the generous sidewalk setbacks and enlarged urban room. Setting the entire south façade back to the depth of the urban room allows the lower scale 2+ storeys of the existing streetscape to continue along Hastings. Weather protection and a public elevator to access the commercial parking area directly from Hastings have been included to enhance the commercial frontage.

SUSTAINABILITY

- Compact building form and simplified exterior envelope form reduces the project's envelope area to volume ratio and sources for heat transfer at corners, increasing thermal efficiency;
- The proposed unit density helps reduce energy use through passive heating;
- Minimized east and west exposures: the building's longest façade is oriented toward the south to beneficially maximize solar gains while balconies and screening provide solar shading;
- High-efficiency HVAC systems: Heating, ventilation and air conditioner to each apartment will be provided by a single 'active' heat pump heat recovery ventilator (HP-HRV). The HP-HRV will simultaneously supply conditioned air and exhaust air to and from the apartment, transferring heat between the two airstreams without mixing the air. This reduces the energy consumption associated with heating and cooling mechanically supplied ventilation air, while increasing indoor air quality and thermal comfort. The 'active' HRV also incorporates a heat pump to provide heating and cooling to the supply air as required.
- Robust glazed window-wall and well-insulated opaque wall assemblies improve envelope performance and reduce heat loss and energy consumption;
- Natural ventilation is provided through operable windows;
- The site's proximity to retail, grocery, and civic amenities contributes to a reduction in vehicle trips;
- The site's adjacency to both frequent transit stops and high-quality cycling networks such as the Union-Adanac Corridor supports alternative forms of transit;
- The project further encourages low emission transportation with well-lit bicycle storage and end-of-trip facilities with easy access to the lane.
- Dedicated car sharing spaces help reduce the need for personal vehicle ownership;
- The green roof and proposed native plantings reduce heat island effects and provide habitat for local wildlife;
- Stormwater runoff is mitigated by green roofs and any vegetation on site will be low irrigation to reduce potable water use;
- Waste and recycling room is conveniently located to encourage residents to recycle. During construction, waste will be separated on site to maximize diversion rates.

ARCHITECTURAL EXPRESSION

The architectural expression has been developed to address a number of challenges and opportunities of the site and has evolved from the Rezoning design stage to address several comments received from City Staff and through design review - particularly the provision of private outdoor space for all units, and the need to optimize building envelope performance and efficiency.

Overall, the project proposes a strong formal language of rhythmic angular planes and depth of texture in its materiality to create visual interest and address site and environmental conditions.

CHALLENGES

- East Hastings Street at this location is a busy 6-lane roadway that includes dedicated transit lanes. The sawtooth design of balconies on Hastings provides privacy screening from both adjacent balconies and from headlights of west-bound traffic, while orienting views to the west and downtown. The exterior expression of the building is inspired by the movement on Hastings of cars, bikes, pedestrians; its patterns of differently scaled angular bays can be appreciated at different speeds and perspectives. The change of direction and pattern of balcony surrounds and even cladding texture create a dynamic exterior language.
- Long narrow site presents a challenge of creating visual interest and relief that is addressed through the sawtooth pattern of balconies, and angular insets of the public realm that direct pedestrian traffic and sight-lines to the corner urban room. The vertical massing is divided into distinct base, middle and top zones. While the horizontal length of the facades are divided by strong vertical slices that are integrated with the balcony soffit colouring.
- The earlier exterior design of the project posed challenges to achieving energy efficiency due to its complexity and many 'ins and outs' and could not accommodate balconies for all units. Design development to the building envelope has been pursued to optimize efficiency by simplifying the underlying envelope condition by reducing corners and projections of the insulated envelope itself and allowing the balconies in particular to become the expressive feature of the project. The ratio of opaque wall to vision glazing is kept modest to maintain insulative values while keeping access to daylight and views.

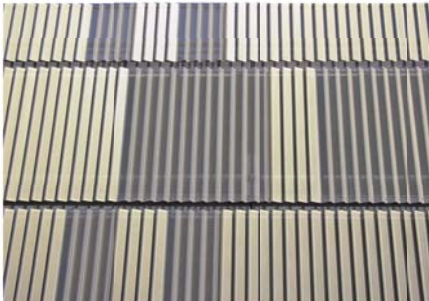
OPPORTUNITIES

- Hilltop location without tall neighbours affords access to views of mountains and downtown. Outdoor spaces for suites, common areas and commercial units are provided for all units.
- East-west orientation presents broad south- and north-facing facades and narrower east-west 'acades for optimal solar orientation and ease of controlling unwanted solar gain. Adding balconies to all units sets up a rhythm of angled balconies and privacy screening to create a striking, textured façade that is at once finely grained and cohesive. The south facing balconies with integrated vertical screens provides solar shading for high- and low-angled sun to reduce unwanted solar gain. Glazing is minimized on east and west facades where sunlight is harder to control.
- Stepped form with significant setbacks at level 3 and level 8 allow for large outdoor private and semi-private terraces.
- Sloped site allows for dual aspect commercial spaces with north-facing terrace above laneway.

MATERIALS

The materials chosen for the exterior of the building draw from the surrounding context. The neighbourhood to the north consists of straightforward industrial structures characterized by tough materials like concrete, concrete blocks, and corrugated metal. These materials echo the highly textured neighbourhood fabric, providing visual interest through variation in scale, light, and shadow.

The proposed exterior expression uses folded metal cladding to create a varied texture with a consistent material type. The massing's overall sawtooth theme is reinforced at the human scale with the folded metal panels, where varying fold 'densities' are arranged on east and west facades to enhance texture, depth, and visual interest. Vertical fins integrated with vision glass on the east facade provides solar shading for low-angled sun. A perforated version of the profiled metal is used as balcony guards, allowing for a continuous formal expression that balances considerations of noise, privacy, light, and views. A slight metallic sheen of the material is intended to catch the light of the sunrise and sunset for which the neighbourhood is named and to capitalize on its position at the crest of the slope to the north. The simple material palette of profiled metal serves to accentuate the formal variation, shadow, and relief of the facades.



Parking Garage AZ Sint-Jan, Bruges |
VK Architects & Engineers
(Folded Metal Panel Precedent)



New Museum for Western Australia, Perth |
Hassell + OMA
(Folded Metal Panel Precedent)

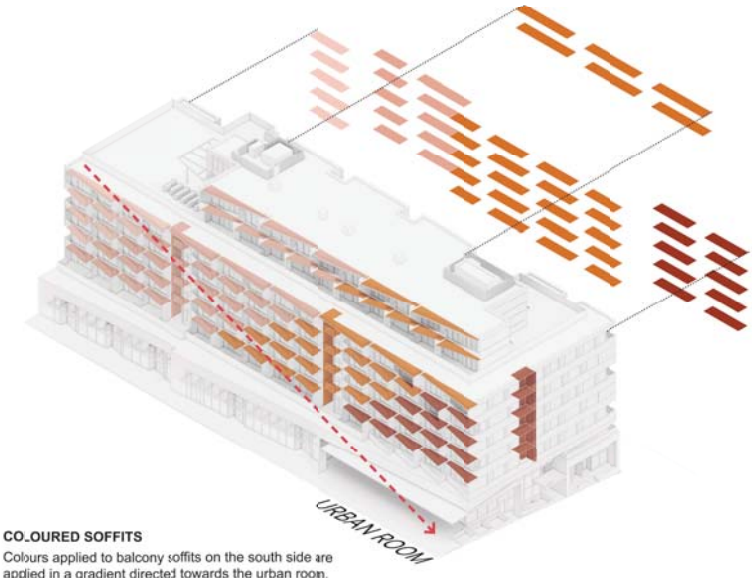


Jervis, Vancouver |
MA+GH
(Perforated Metal Guard System Precedent)



Heytown Art Centre, Beijing |
META - Project
(Folded Metal Panel Precedent)

A subtle introduction of colour on the soffits of the balconies creates a further dynamic element to the exterior expression that is perceived particularly from the ground. The other location of colour at the street-level canopies add visual emphasis to these pedestrian-scaled elements and accentuates entrances and public spaces.



COLOURED SOFFITS
Colours applied to balcony soffits on the south side are applied in a gradient directed towards the urban room. The colours on the north side accentuate the projecting forms of stacked balconies.

BUILDING FEATURES:

AMENITY ROOM
Two-storey shared amenity room with upper-level balconies and direct connection to the main shared amenity terrace.

MAIN AMENITY TERRACE
Shared residential amenity terrace with covered outdoor cooking, seating areas, green space, and views to the North Shore mountains.

CHILDREN'S PLAY AREA
Outdoor play area with natural elements incorporated into residential amenity terrace.

URBAN AGRICULTURE POTS
Shared pots for herbs and edible planting.

CANOPIES
Large canopies along Hastings help emphasize the sawtooth gesture and provide continuous weather protection for the public realm.

RETAIL UNITS
Curtain wall along Hastings provides retail units with visual connection to the public realm. The frontage is further broken down with angled entries, creating a fine-grained gesture rhythm along the street and allowing for recessed door swings.

RETAIL ELEVATOR
Access from Hastings to retail parking and car share stalls on P1.

LIVE/WORK UNITS
Two units anchor the building's northeast corner and provide covered retail frontage to help activate the Semlin streetscape.

URBAN ROOM
Corner retail unit is set back 2.1m from the property line to create an articulated street wall and covered outdoor 'room' with seating, enhancing the public realm along Hastings.

CORNER PLANTERS
Pulled-back retail unit and cascading planters help ease transition between the Urban Room corner and steeper slope along Semlin.

GREEN ROOF
Extensive sedum mat green roof

MECHANICAL SCREENING
Screening for rooftop mechanical units and elevator pop-up

AMENITY TERRACE
Shared residential amenity terrace with views to the North Shore mountains.

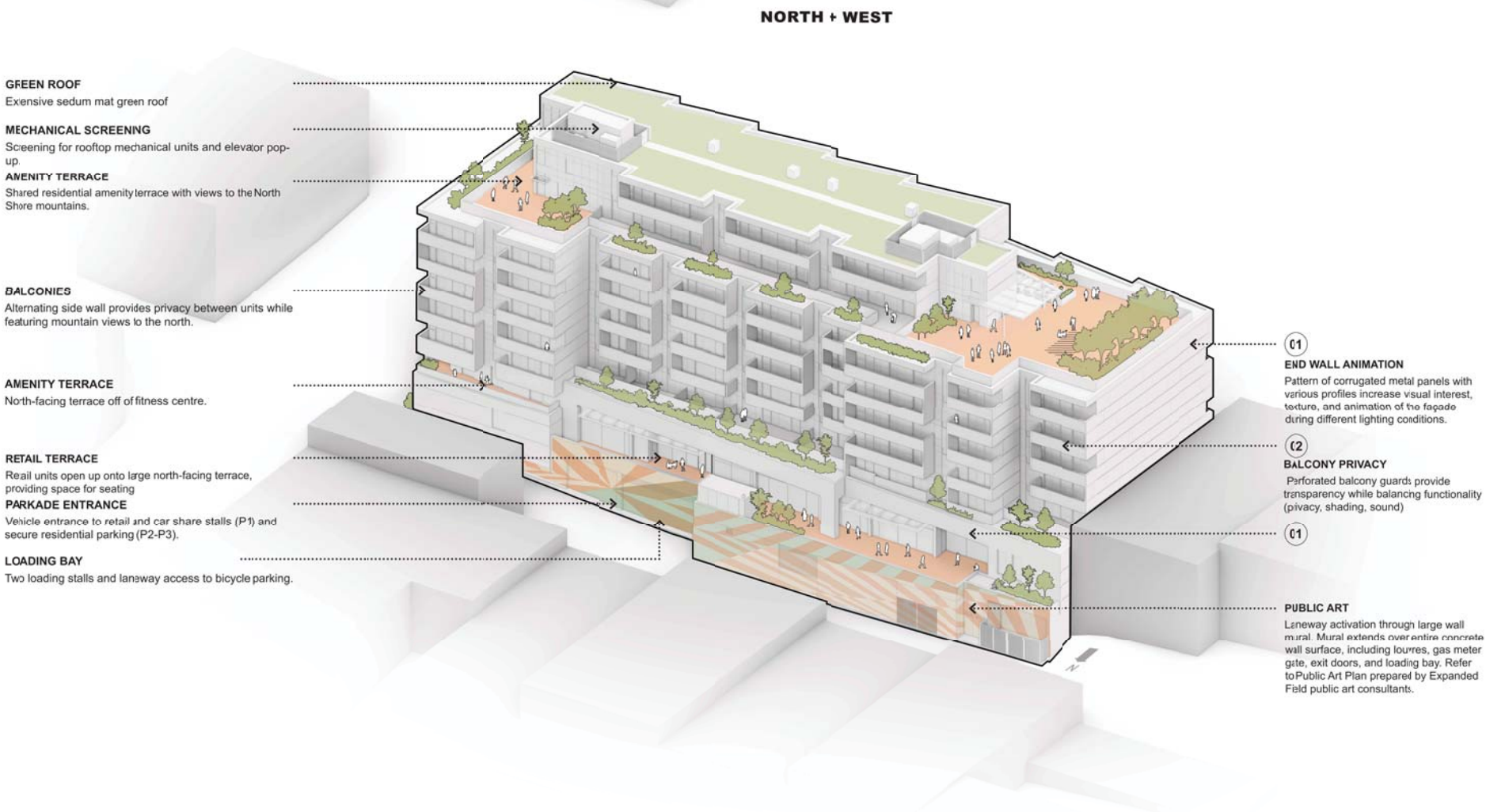
BALCONIES
Alternating side wall provides privacy between units while featuring mountain views to the north.

AMENITY TERRACE
North-facing terrace off of fitness centre.

RETAIL TERRACE
Retail units open up onto large north-facing terrace, providing spaces for seating

PARKADE ENTRANCE
Vehicle entrance to retail and car share stalls (P1 and secure residential parking (P2-P3).

LOADING BAY
Two loading stalls and laneway access to bicycle parking



(01) (03) END WALL ANIMATION
Pattern of corrugated metal panels with various profiles increases visual interest, texture, and animation of the façade during different lighting conditions. Window placement and projecting vertical sun shades further enhance the dynamism of the east end wall.

(06) CONTINUOUS MASS BREAK
Highlighted colour and materiality change introduces a break in the balcony rhythm.

(02) BALCONY PRIVACY
Perforated balcony guards provide transparency while balancing functionality (privacy, shading, sound)

(04) PUBLIC SPACE HIGHLIGHT
Distinct industrial weathering steel canopies mark and highlight urban room and residential entrance along Semlin Drive.

(01) END WALL ANIMATION
Pattern of corrugated metal panels with various profiles increase visual interest, texture, and animation of the façade during different lighting conditions.

(02) BALCONY PRIVACY
Perforated balcony guards provide transparency while balancing functionality (privacy, shading, sound)

(01) PUBLIC ART
Laneway activation through large wall mural. Mural extends over entire concrete wall surface, including boules, gas meter gate, exit doors, and loading bay. Refer to Public Art Plan prepared by Expanded Field public art consultants.

ISSUED FOR

- 1 04-FEB-2022 DEVELOPMENT PERMIT APPLICATION
- 2 29-JUL-2022 DEVELOPMENT PERMIT APPLICATION II

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ARCHITECT & PRIME CONSULTANT

Boniface Oleksiuk Politano Architects
185-510 Neale Street
Vancouver, BC, Canada V6G 3J7
Tel: +1 286 521 6668

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This document has been signed by the architect and the engineer. The engineer's signature is required for the building permit application. The architect's signature is required for the building permit application. The engineer's signature is required for the building permit application. The architect's signature is required for the building permit application.



1943-1999 EAST HASTINGS

1943-1999 EAST HASTINGS STREET, VANCOUVER, BC

DESIGN RATIONALE

DRAWN: KK WF

CHECKED: AP

A004

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