



**Design Rationale**  
**2585 East Hastings Street**  
**Vancouver, BC**

**Overview**

The proposed development is for a 6 storey, mixed use building with Commercial on the ground floor and Residential Rental Tenure on 2<sup>nd</sup> to 6<sup>th</sup> floors. The site is 3,679 m<sup>2</sup> (39,601 sf) and is located on the north-west corner of East Hastings Street and Penticton Street, with 329.9' frontage along East Hastings and 120' depth. It is bordered by a lane to the north and commercial buildings to the west. To the south across East Hastings there is a 3-storey co-op building and a 4-storey mixed use building; to the north is currently a community parking lot and to the east across Penticton Street there is a 6-storey mixed use building under construction (rezoned as Rental 100).

**Proposal**

Current district zoning is C-2C. This development proposes a district zoning compliant 6 storey building with 157 units, 72 ft (22m) height and 3.55 FSR. Commercial use is continuous on the south side of the building along East Hastings Street and returns on the east side along Penticton Street and north side on the lane.

There are 2 residential lobbies, one facing Penticton Street and the other at the far west side facing East Hastings Street. There are 5 levels of residential rental tenure above commercial. There are 2 levels of underground parking with access from the north side lane. Loading bays both for commercial and residential are provided at north lane. Class A bikes access is through the parking ramp, with the bike rooms at P1 level. Commercial garbage and recycling room is on 1<sup>st</sup> floor with direct access from the loading bay, while residential garbage and recycling room is at P1 level, with staging area in the loading bay class C.

The site has an overall difference in elevation of approximately 10', with the highest elevation at the SE corner and the lowest elevation at NW corner. Along East Hastings Street there is a difference of 7.74', sloping down from east to west.

There is a variety of residential unit types, from studios with average area of 420 sf, 1 bedroom with average area of 550 sf, 2 bedroom with average area of 780 sf and 3 bedroom units with average area of 900sf. The proposal aims to achieve a mix of 37% family oriented units (2 and 3 bedroom).

There is an indoor amenity room at the 2<sup>nd</sup> floor connected to an outdoor terrace, and a larger common outdoor roof terrace over the east side of the 6<sup>th</sup> floor.

The proposal is well served by public transit on Hastings Street with a bus station in front of the site, and bus stops on the block to the west on Nanaimo Street. There are bike routes one block west (Nanaimo Street), two blocks east (Kaslo Street) and five blocks south (Adanac Street). The development will seek a parking reduction in accordance to the TDM Transit Accessibility Level A (no TDM plan), responding to the City of Vancouver's objectives and policies for secured rental housing, transit-oriented development and sustainability.

### **Architectural Design**

The building massing, height and setbacks are consistent with the C-2C zoning district for Residential Rental Tenure, with additional residential setback for most of the units on the north side.

On the ground floor, the main frontage along East Hastings is for London Drugs store. For accessibility and superior customer experience, it is important that the store floor is level with no interior changes in elevation. The main entry to the store is approximately in the middle, allowing for minimal difference above and below the sidewalk level. Attention was given to the pedestrian experience, with details at walking level, continuous weather protection, quality materials and lighting. Various plan arrangements were tested, however due to the reduced site depth (120') and the slope along East Hastings, the frontage could not be limited to 15.3 (50 ft) as per Section 4.2 of the zoning district. The project will seek commercial frontage relaxation based on Section 5.1 of the zoning district. The pedestrian interest is maintained by breaking up the storefront windows with brick columns with inset lights, planting pots in front of the columns, recess for "art wall", recess with seating at the main store entry, glass elevator and a plaza at the south-east corner with seating, landscape furniture and lighting. There is also an increased setback in front of the existing bus stop with special paving. All continuous frontage between doors and seating areas do not exceed 50 ft.

The residential levels massing is broken up into a series of forms with different but complimentary expression and colours, creating the appearance of multiple coherent buildings. The balconies have individual treatment on each building section and provide rhythm to the composition. The vertical element at approximate 2/3 of the length towards east is anchoring the building and announcing the amenity at roof level. The south-east corner has an individual character to emphasize the importance of this corner and to highlight the pedestrian amenity at this location at ground floor. The residential entries are treated differently than the commercial frontage, with deeper recesses, distinct lighting and canopies.

### **Landscape**

The site includes landscape development at street level, level 2 amenity and patio space, and the rooftop shared amenity. On street level the treatment is primarily hardscape providing a wide public realm in front of the commercial use along East Hastings Street. Planting is proposed in rhythm with the architectural columns. Existing street trees are protected with one tree being added. Along the Penticton frontage, an outdoor seating area is proposed for the café / restaurant on the corner. The main building entry with bike racks is located mid-building. Planting is introduced in the north lane area where service access is not required. The corner of Penticton and East Hastings has a plaza with public seating area.

On level 2, adjacent to the indoor amenity, a common outdoor social space is provided, complete with a bbq and seating area. The remainder of the deck is programmed for private patio spaces and circulation.

On the rooftop, the main shared amenity space is provided. This area will form the heart of the development with programmed areas for kids play, urban agriculture and several social areas for a variety of groups.