Making An Impact.

POLICIES + GUIDELINES

The site is located within the Cedar Cove Sub-Area of the Grandview-Woodland Community Plan. Within the Plan objectives for Cedar Cove include:

1. Maintain the existing protected rental housing stock while allowing for managed rental replacement and new supply in buildings up to 6 storeys in the area west of Nanaimo Street and up to 6 storeys on the east side of Nanaimo Street.
2. Expand the neighbourhood shopping node at Dundas at Wall to allow for more services close to home.
3. Preserve the significant character streetscapes that have been identified.
4. To the north of the shopping node, encourage expansion of Oxford Park by allowing for mixed-use buildings in the 8-12 storey range.
5. Protect the city's industrial and port-related jobs while improving the interface with residential areas.

LEGEND

- PARK
- SCHOOL / INSTITUTIONAL
- M - INDUSTRIAL
- I - LIGHT INDUSTRIAL
- APARTMENT (10+ STOREYS)
- APARTMENT (8-STOREYS)
- APARTMENT (6-STOREYS)
- APARTMENT (4-STOREYS)
- AT-GRADE COMMERCIAL



CREDIT: POLICY: PLAN - GRANDVIEW WOODLAND

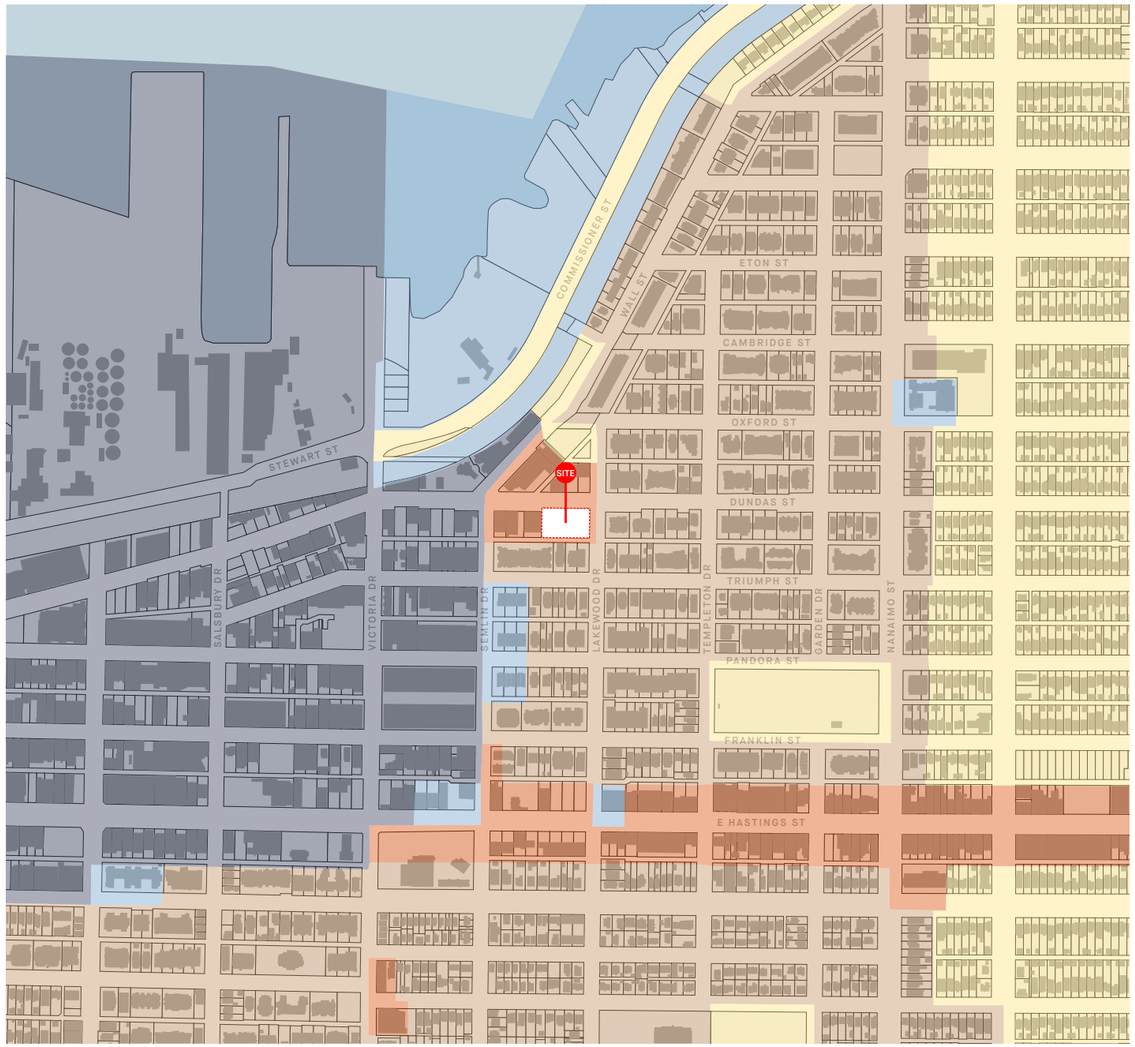
The proposed development is in line with the objectives of the Cedar Cove area that apply to this site. In particular, the provision of rental homes, local serving retail, and helping the transition towards residential from the industrial zone towards the north. Specifically, the Cedar Cove Land Use Map designates this site for 6 storey apartment with ground level retail. Our proposed development is a six-storey mixed-use building to comply to the C-2A Zoning Schedule and to better respond to the site conditions and neighbourhood character.

The Urban Design Principles for this area of Cedar Cove are:

1. Allow for a variety of building heights and scales within multi-family residential areas.
2. Develop a vibrant retail node for local gathering, shopping, and service delivery.
3. Consider the interface between residential and industrial areas to ensure continued co-existence.
4. Maintain prominent views of the Port and the downtown within public spaces.
5. Preserve significant clusters of character streetscapes.

The proposal is consistent with the Design Principles that apply, in particular the expansion of retail within a mixed-use form that helps transition to smaller-scale residential.

Neighbourhood Knowledge.
ZONING

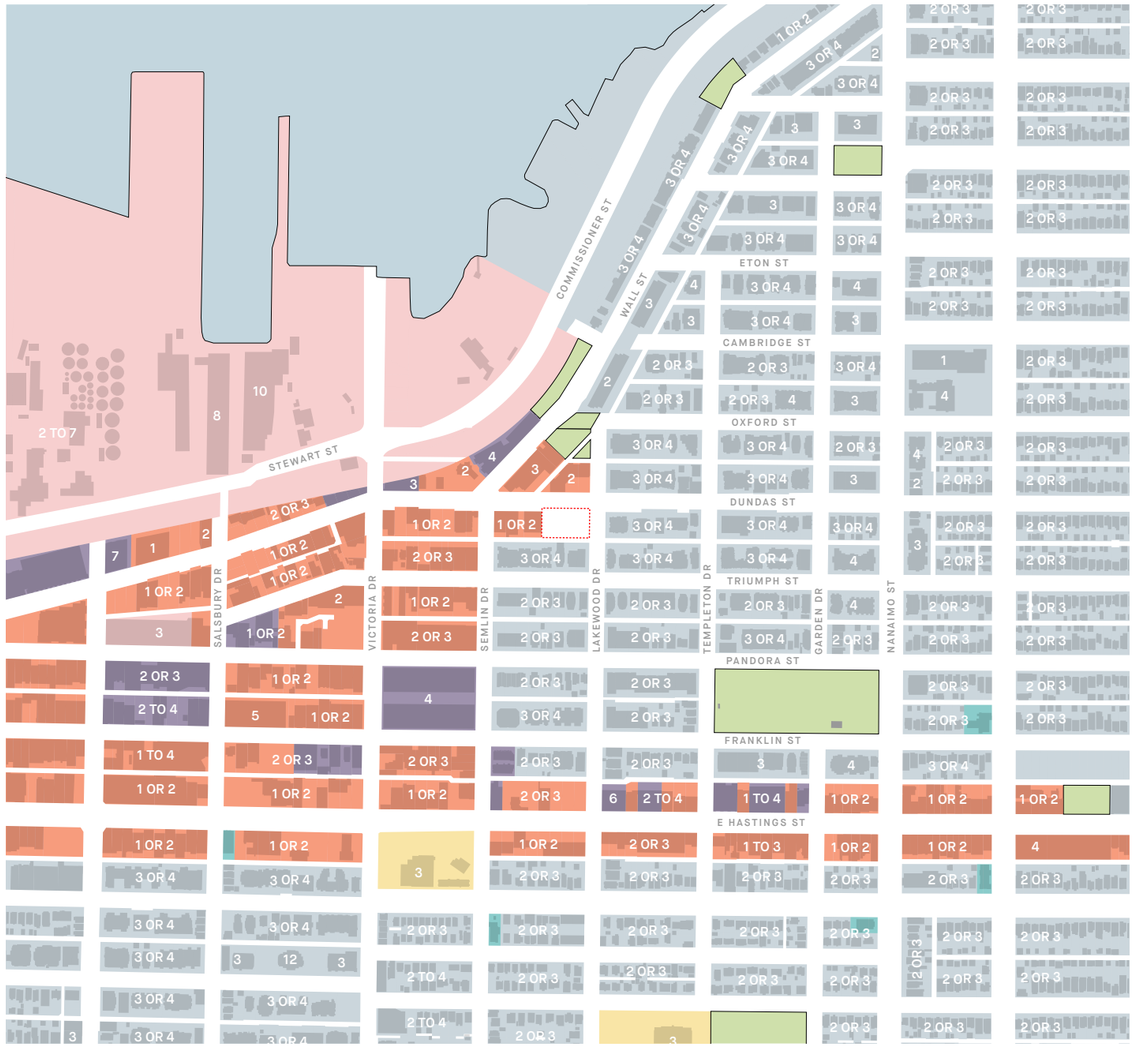


LEGEND:

- **RM-3** | RESIDENTIAL
- **R1-1** | RESIDENTIAL INCLUSIVE
- **CD-1** | COMPREHENSIVE DEVELOPMENT
- **C-2A** | COMMERCIAL
- **M-2** | INDUSTRIAL
- SUBJECT SITE

Neighbourhood Knowledge.

BUILDING HEIGHTS + USAGE



LEGEND:

- RESIDENTIAL
- COMMERCIAL
- MIXED USE
- PLACES OF WORSHIP
- INDUSTRIAL
- SCHOOL & SOCIAL SERVICES
- SUBJECT SITE
- # NUMBER OF STOREYS

Neighbourhood Knowledge.

NEIGHBOURHOOD CONTEXT



LEGEND:

1 - SUBJECT SITE

2 - OXFORD PARK

3 - PANDORA PARK

4 - XPEY' ELEMENTARY SCHOOL

5 - BETHANY INDONESIAN CHURCH

6 - TRINITY PARK

7 - VANCOUVER EASTSIDE VINEYARD CHURCH

8 - WARD MEMORIAL BAPTIST CHURCH

BUS STOPS

BIKE ROUTES

BUS ROUTES

WEST COAST EXPRESS

COMMERCIAL HIGHSTREET

PARKS AND GREEN SPACES

Neighbourhood Knowledge.

FUTURE NEIGHBOURHOOD BUILDINGS





1 | 385 LAKEWOOD DRIVE
4 STOREYS | MIXED USE



2 | 2296 CAMBRIDGE ST
3 STOREYS | RESIDENTIAL



3 | 1943 E HASTINGS ST
8 STOREYS | MIXED USE



4 | 2060 E HASTINGS ST
4 STOREYS | MIXED USE



5 | 320 N NANAIMO ST
3 STOREYS | RESIDENTIAL



6 | 103-111 N TEMPLETON DR
6 STOREYS | RESIDENTIAL



7 | 1885 E PENDER ST
6 STOREYS | RESIDENTIAL



8 | 1710-1730 E PENDER ST
19 STOREYS | MIXED USE



9 | 2585 HASTINGS ST
6 STOREYS | MIXED-USE

Neighbourhood Knowledge.

SITE PHOTOS



1 | INTERSECTION OF LAKEWOOD DRIVE AND DUNDAS ST LOOKING NE



2 | ADJACENT STORES TO THE NORTH OF SUBJECT SITE



3 | ALONG DUNDAS ST LOOKING WEST



4 | ADJACENT APARTMENTS TO THE EAST OF SUBJECT SITE



5 | ALONG LAKEWOOD DRIVE LOOKING SOUTH



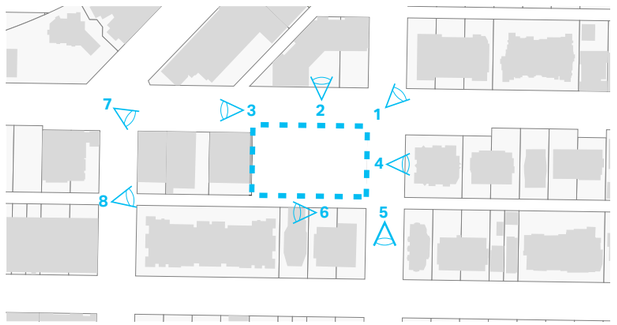
6 | ALONG LANE LOOKING WEST



7 | INTERSECTION OF SEMLIN DRIVE AND DUNDAS ST LOOKING SE



8 | LANE TO THE REAR OF SITE VIEWED FROM SEMLIN DRIVE



KEY PLAN

Neighbourhood Knowledge.

PREVIOUS BUILDING



1 | NE CORNER OF EXISTING BUILDING VIEWED FROM INTERSECTION



2 | NORTH FACADE OF EXISTING BUILDING (DUNDAS ST)



3 | NW CORNER OF SITE VIEWED FROM DUNDAS ST



4 | EAST FACADE OF EXISTING BUILDING (LAKEWOOD DR)



5 | SE CORNER OF EXISTING BUILDING VIEWED FROM LAKEWOOD DR

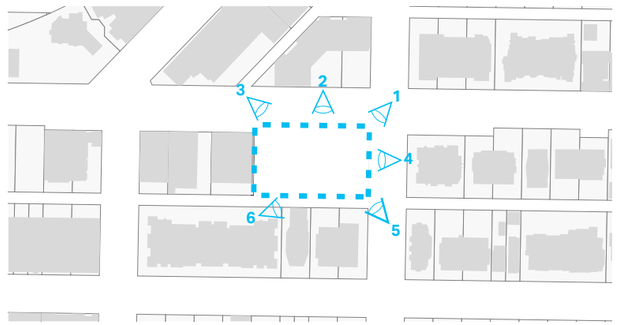


6 | WEST FACADE OF EXISTING BUILDING VIEWED FROM LANE

Previously on site there was a three-storey warehouse building on the eastern half of the site which has recently been demolished. The western half of the site is a surface parking lot fenced in with chain link fencing and barbed wire. The building was approximately 50 years old and had been used for light industrial purposes but had been vacant for about a year.

The exterior of the building was largely window-less with painted over windows facing Dundas Street, and limited openings facing both frontages. The remaining lot and parking lot are separated from the sidewalk by a grass boulevard and some concrete retaining walls close to the sidewalk at the northwest corner. Following demolition the property has been fully fenced in.

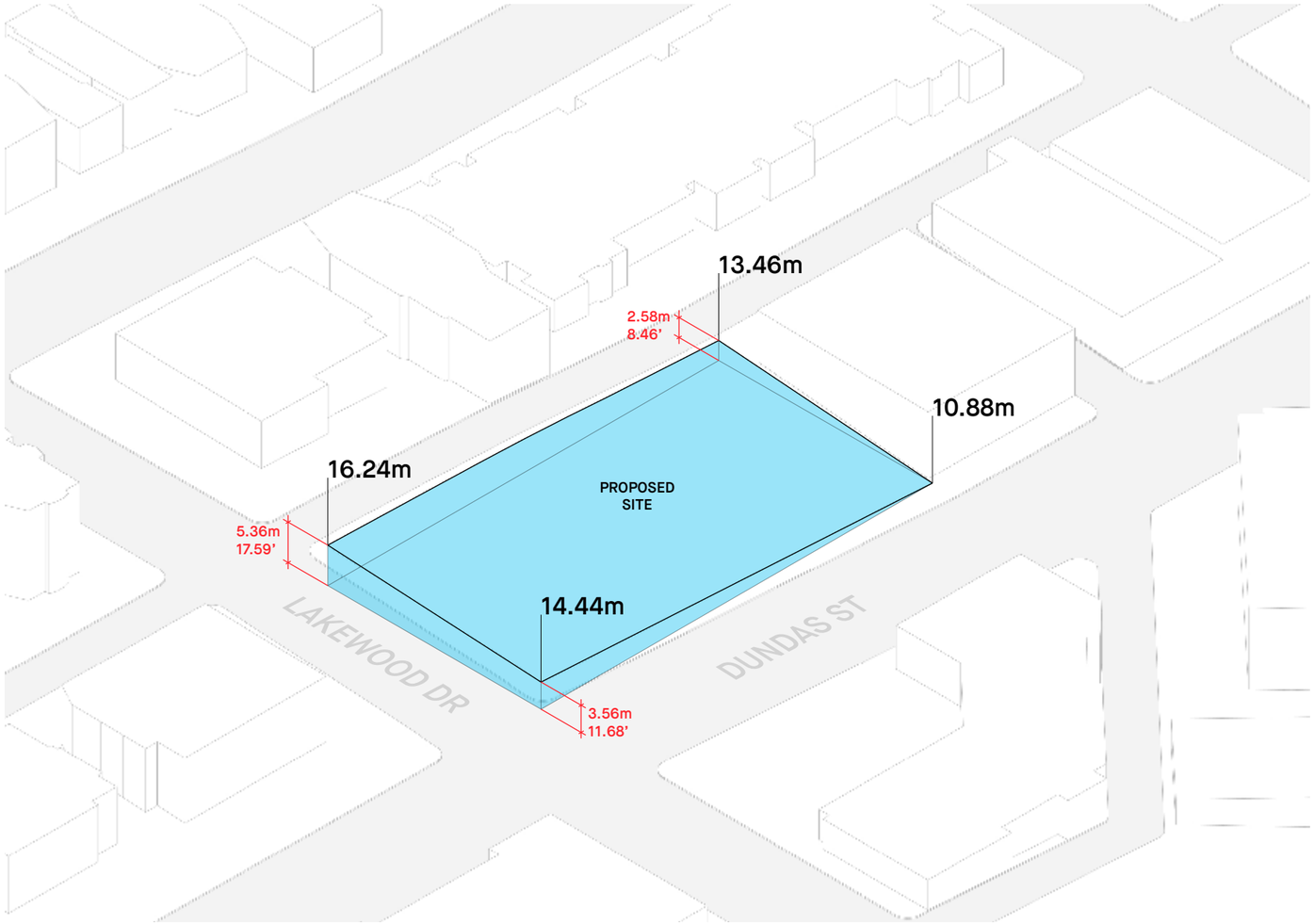
The new building will be oriented to both street frontages as well as the lane and will dedicate a large portion of the frontage for future roadway improvements. The building will help to create an active, continuous streetscape, a more pedestrian-oriented block with multiple points of access to retail along the Dundas Street frontage.



KEY PLAN

Neighbourhood Knowledge.

SITE CONDITION - SLOPE



The site has a significant slope in both directions, with an approximate change of 12' in elevation across Dundas St frontage. From the highest, southeast corner, to the lowest, northwest corner the difference in elevation is 17.5', which is almost the equivalent of two storeys. The steep slope of the site makes it challenging to stay within the overall C-2A height limit, which is established for relatively flat sites.

The lane of the site is also more than a half storey higher than the Dundas frontage, which creates challenges for parkade access and has further informed the design of the building organization. The following design rationale describes the measures that have been taken in the building design to accommodate the steep site and minimize impact of the additional height.

Curb Appeal.

DESIGN RATIONALE

The site is located on Dundas Street, an arterial that connects Downtown and the Port to the west to Second Narrows Bridge and North Vancouver to the east. The neighbourhood is a mix of residential apartments, loft buildings, small-scale retail, and some mixed-use retail and residential buildings. The area also includes industrial buildings, such as the recently completed Ironworks development, large storage warehouses, and older light-industrial buildings. The neighbourhood is very eclectic, and the streets are made up of a variety of building forms, uses, and typologies.

Further to the east and across Nanaimo, the neighbourhood becomes entirely residential and is comprised of single-family homes. The site is four blocks north of East Hastings Street, which is the main commercial street for the neighbourhood. The site marks the eastern edge of the Dundas Shopping Node. This provides an opportunity for the new development to mark this gateway through appropriate scale and massing.

Despite the steep slope of the site, the building aims to achieve the goals of the C-2A Zoning and Guidelines by providing a vibrant, mixed-use building that activates the street and creates a pedestrian-oriented scale and activity. The site slope creates a rhythm of stepped retail stores that respond to the grade and break up the frontage into smaller elements. Retail uses wrap the corner of the site to announce the Dundas Shopping Node when the site is approached from the east.

The residential lobby will be located off Lakewood, aligning it with the residential character of the street. As this is a quiet street, it also provides a more pedestrian-oriented approach to the building's main point of entry. A ground-level amenity space is located at the intersection of Lakewood and the lane, providing activity and a primary frontage to the lane. Additionally, two family-oriented units are located off the lane, which in turn provides more eyes on the lane as well as valuable rental homes.

Above the ground level, a mix of rental apartments are provided from levels two to six in a stacked form that ensures structural and building envelope efficiency. At the northeast corner, the building mass aligns with the ground floor, creating a strong presence on the corner to mark the Dundas Shopping Node. The building form is simple, relating to the simple forms of the nearby loft and industrial buildings, with a simple rhythm of punched windows offset by cantilevered balconies.

Materials include brick, metal siding, cementitious siding, glass guardrails, metal and glass canopies, and ample glazing along the retail frontages. The material palette takes inspiration from the site's unique location, with brick relating to the residential character of the neighbourhood and corrugated metal reflecting the industrial character of the nearby Port of Vancouver.

Along with the ground-floor indoor amenities, a large outdoor rooftop amenity creates spaces for residents to gather, socialize, and take advantage of the surrounding views.

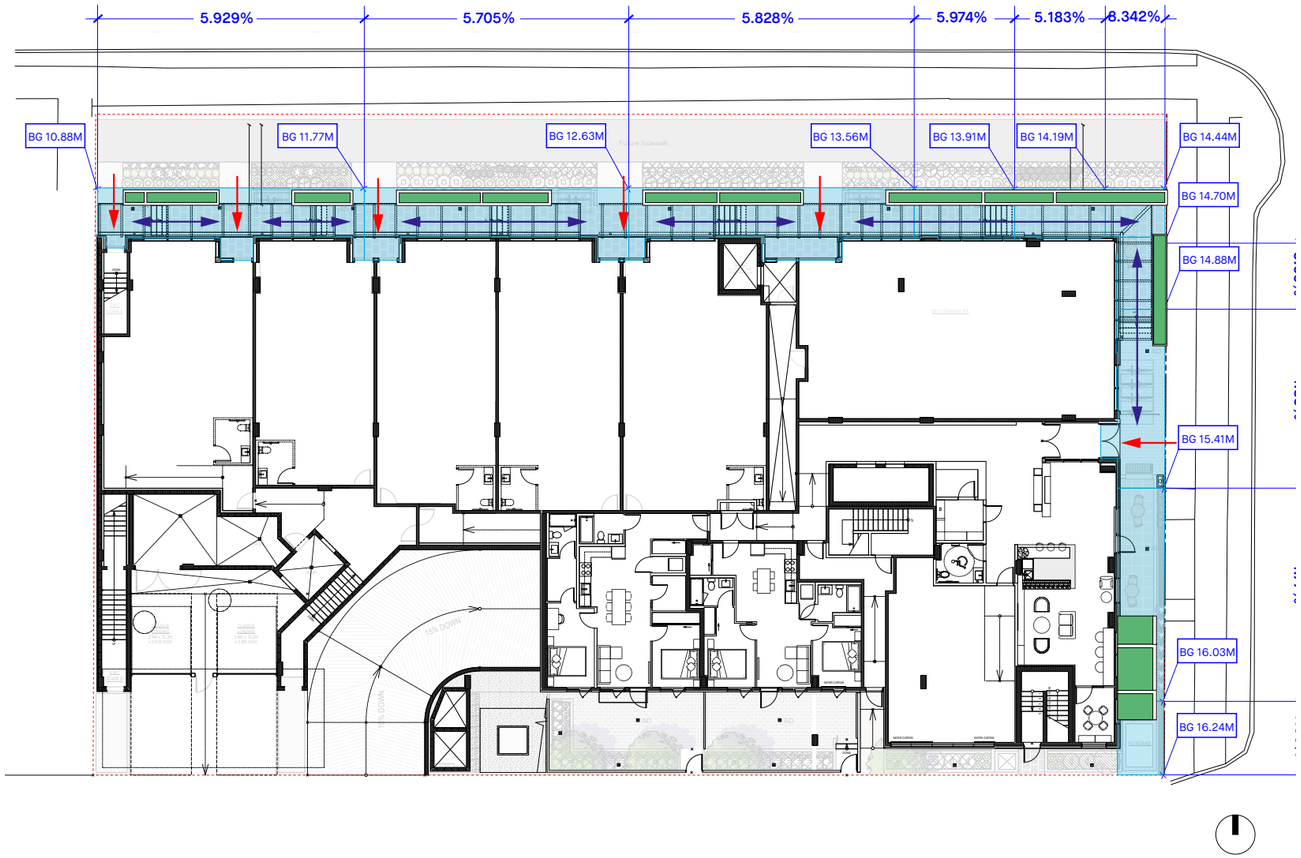
Curb Appeal.

SITE ORGANISATION

The City-provided building grades establish very steep slopes for the sidewalks on both Dundas and Lakewood frontages. These slopes are necessary to follow the slope of the site and adjacent roads, but create a difficult adjacency to the at grade retail. If the slope of the building grades were carried to the face of the building, it would create awkward, twisted grades between the sidewalk and retail unit entries. Our proposal is to introduce a second, on-site pedestrian route immediately outside of the retail frontages, that incorporates steps that create flat landings between the retail entries. This approach enables better use of the outdoor space, and would allow retail uses to spill out onto the flat landings, rather than onto a steep slope.

The retail entries have been grouped wherever possible, to minimize the number of individual levels, and to maximize future flexibility for tenants to combine adjacent units. The finish elevations of the retail units are also set to facilitate convenient, stair-free loading inside the building along a gently sloped corridor that leads to the back of house loading area.

Between the on-site, stepped walkway and the steep off-site sidewalk, a series of planters act as retaining walls, and mediate the grades between the sloped off-site sidewalk and building grades along the property line, and the stepped walkway adjacent to the retail entries. By creating a series of entry points to the internal walkway, we are able to manage grades and cross slopes to create more comfortable access routes to the future shops. A similar approach is applied to the northern edge of the Lakewood frontage, where a flat, lowered area creates a small outdoor space for the corner retail unit, while also providing a greater exposure and taller windows improving visibility to the corner retail space. In one location, the access to the sidewalk is not directly opposite the retail entry, however the parallel, stepped sidewalk will be preferred by most visitors, and the low planters will not obstruct views to the shops.



Curb Appeal.
CONCEPT MASSING

C

1 | BASIC 6 STOREY VOLUME

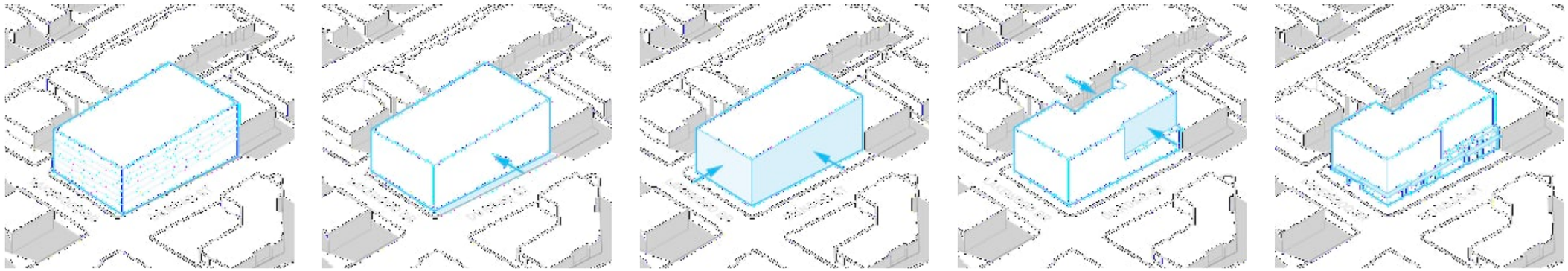
2 | 4.27M DEDICATION ALONG DUNDAS

3 | FRONT, REAR & SIDE-YARD SETBACKS

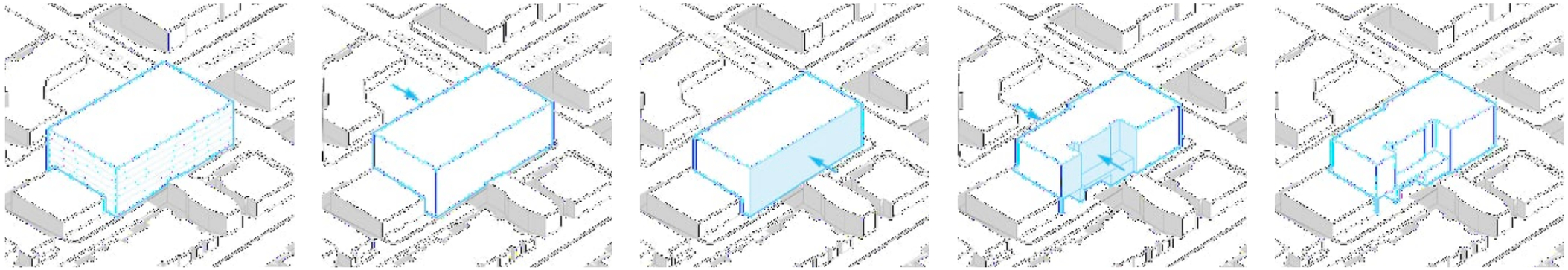
4 | L2-L6 STEPBACK ALONG DUNDAS TO PROVIDE ARTICULATION

5 | SOLID & GLASS CANOPY FOR WEATHER PROTECTION AND EMPHASIZE THE RESIDENTIAL ENTRY ON THE EAST

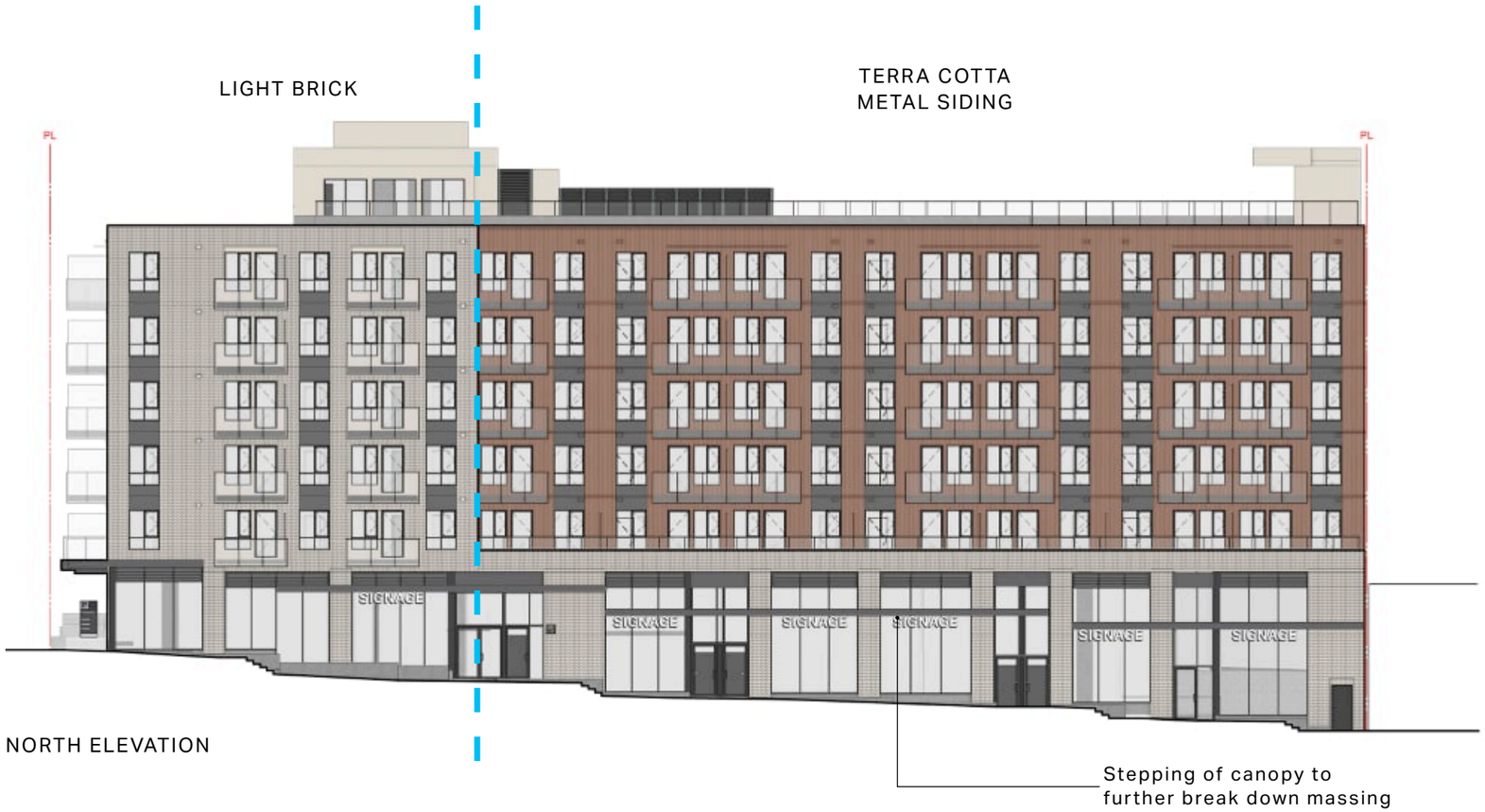
NORTHEAST ISOMETRIC



SOUTHWEST ISOMETRIC



Curb Appeal.
MATERIALITY



NORTH ELEVATION

The material palette is designed to break down the frontage length and emphasize the building massing. A six-storey corner element, aligned with the ground-level retail, anchors the northwest corner of the building and provides a gateway element for the Dundas Shopping Node.

Towards the west, the slope of the site creates a street wall of varying height, characterized by vertical piers and recessed retail entrances that establish a fine-grained pedestrian scale. The height of the retail podium at the western edge of the site responds to the scale and height of the existing building to the west, helping to stitch the new building into the fabric of the neighbourhood.

The western portion of the residential levels is stepped back from the ground-level retail to break down the street wall, relate to the adjacent building, and improve solar access to the street.

Brick is used prominently at the corner to highlight the corner and eastern building volume, and to set up the rhythm of piers along the Dundas frontage. Canopies step to reflect the site's slope and to create effective weather protection along the frontage. At the stepped-back western portion of the building, the materials transition from brick to metal siding, with the colour shifting from off-white to terra cotta.

The overall approach is to emphasize the simple massing forms, with a clean rhythm of punched windows and cantilevered balconies that reflect the residential scale and character.

Curb Appeal.

AMENITIES

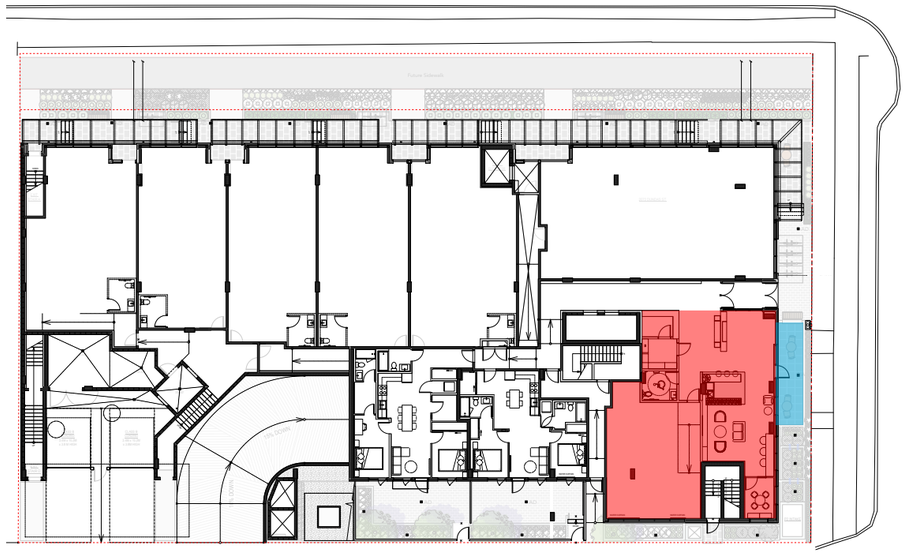
The building is designed to incorporate various amenity spaces to foster healthy living and social interaction among residents throughout the building.

On the ground floor, residents have access to a fitness area and a multi purpose gathering space for tenants. This indoor amenity area is connected to a patio with seating, providing spaces for informal meetings and social gatherings.

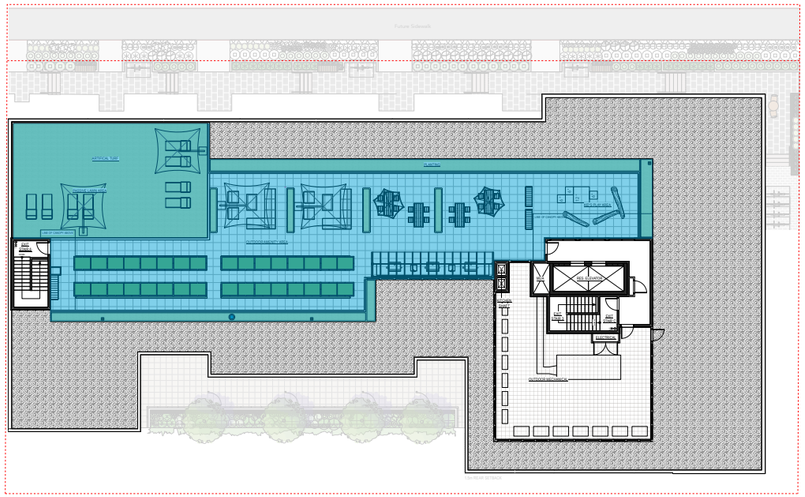
The rooftop offers a mix of communal spaces designed for all ages. Residents have access to urban agriculture plots, which offer opportunities for gardening and growing fresh produce, ample seating areas for gatherings and relaxation, and a dedicated children's play area creating a safe and engaging environment for families. The rooftop also provides an opportunity for all residents to enjoy incredible views to the north shore mountains and the Vancouver skyline.

INDOOR AMENITY

OUTDOOR AMENITY



L1 PLAN



ROOF PLAN

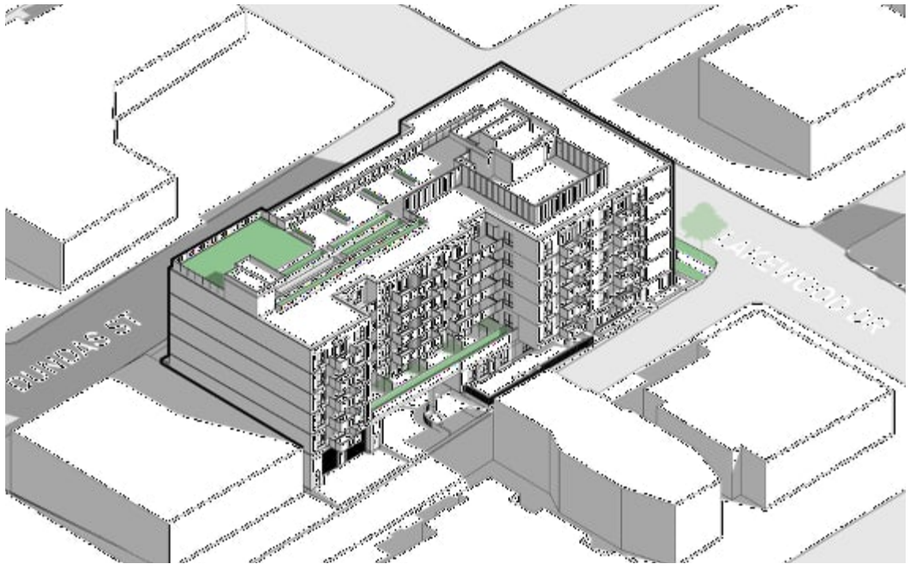
Curb Appeal.

GROUND-ORIENTED UNITS

Two ground- oriented family units are provided along the lane, each featuring a private patio and a landscaped buffer to enhance privacy and livability. These units are highly livable with bedrooms flanking a central, generously sized living / dining room/ kitchen space. Continuous patios in front of these units provide direct access to the lane, as well as a good outlook for all bedrooms and living spaces. The deep ground-level setback allows for these large, functional patios as well as a planted buffer to provide screening to the lane. Aside from providing additional, ground- oriented rental apartments, these units help to activate the lane as a secondary building frontage that enhances passive surveillance.



SOUTH ELEVATION



SW AERIAL

Ground-Level Units