

2.0 Urban Context

Site Description



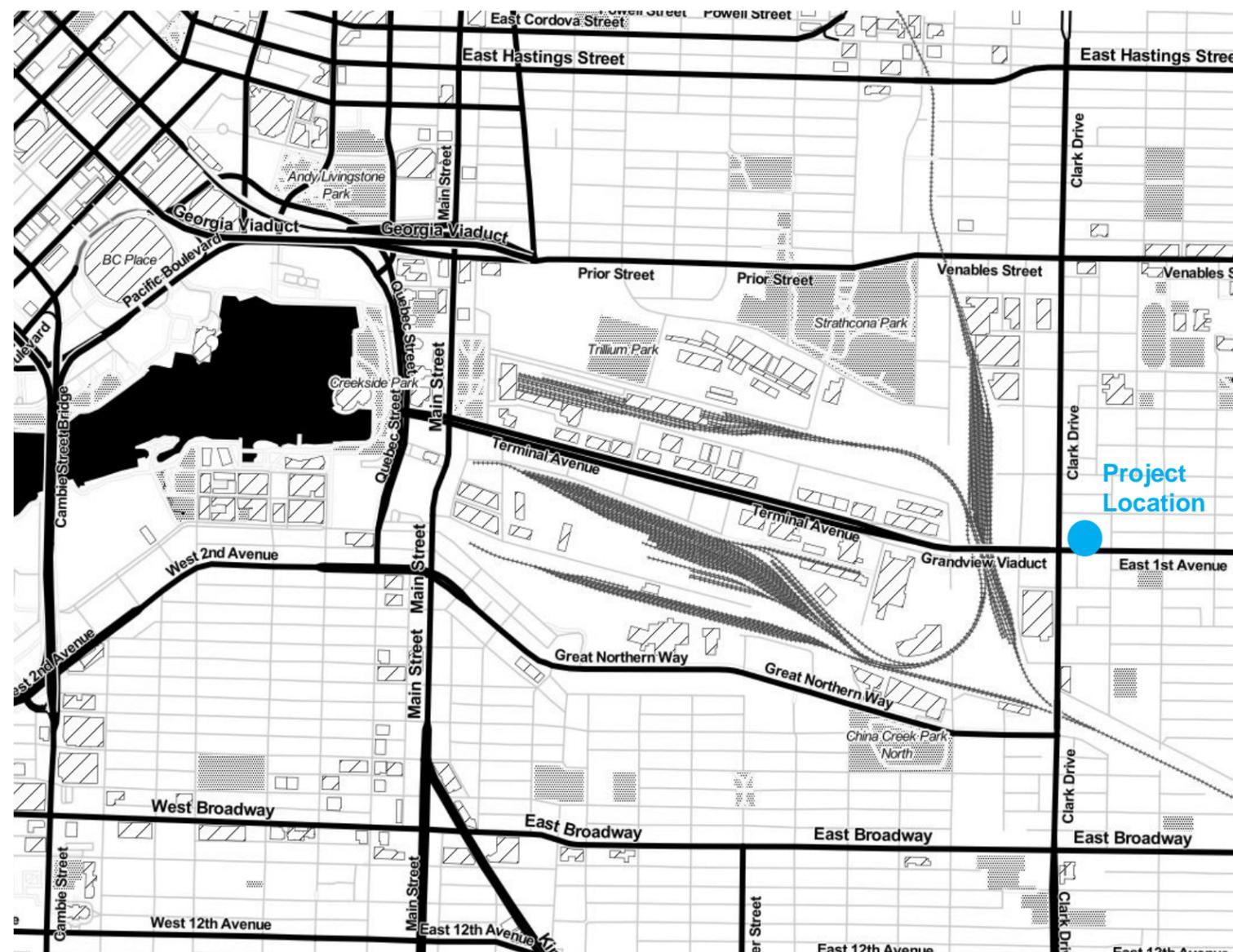
Current Use of the Site

The site includes parcels 1636, which is currently zoned as Industrial I2 without significant structures, and parcel 1321 to 1395 which are zoned as Residential RM4N. There are 5 residential buildings on site which are all owned by the city of Vancouver.

The site is surrounded by Clark Drive, East 1st Avenue, McLean Drive and a back alley.

The site rises from west to east for about 9 meters and offers unobstructed views to the west over the part of the city called the Flats.

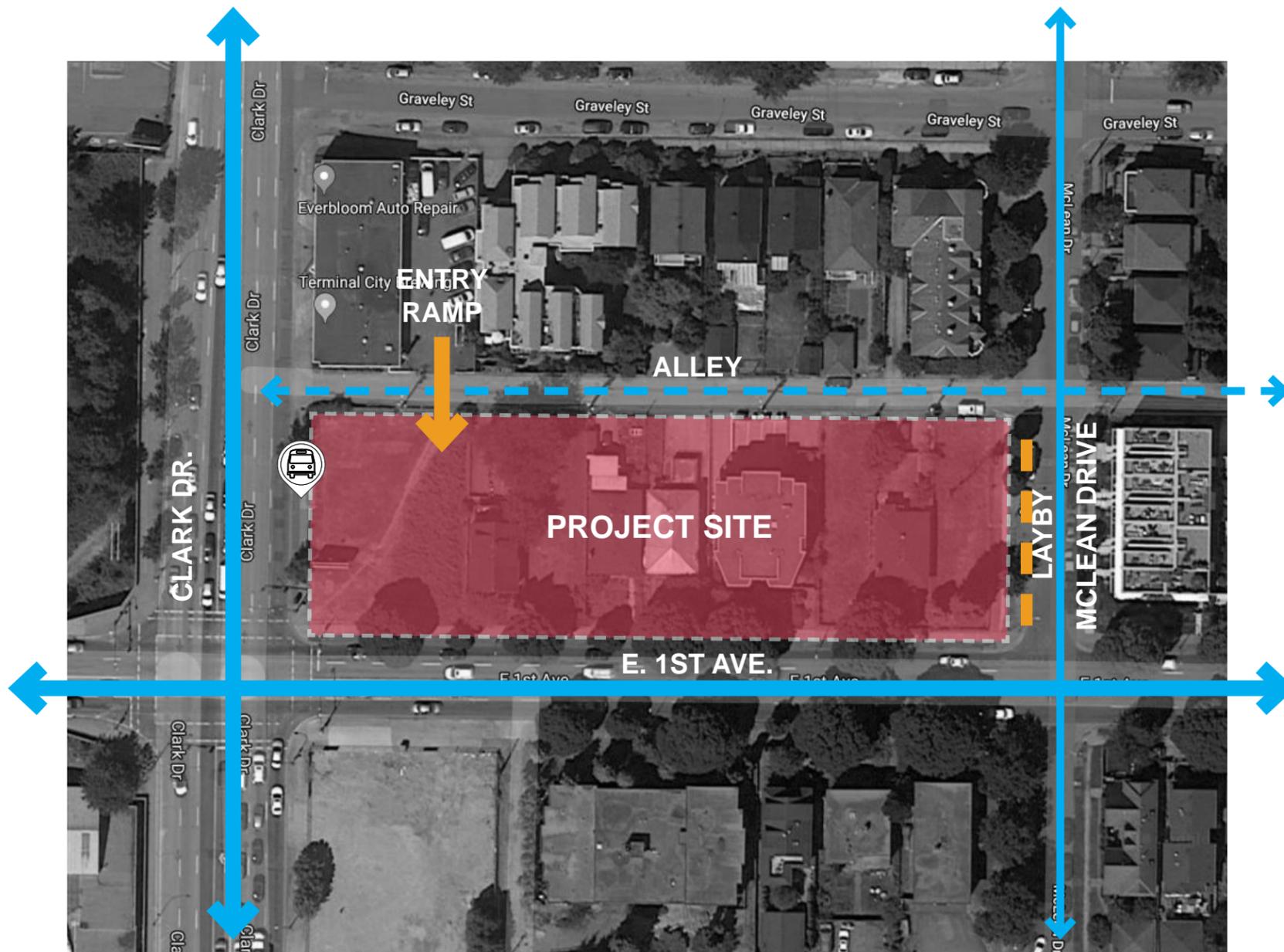
Given the site's positioning at the end of Terminal Avenue, the face at Clark Drive will be visible from afar. It will mark the transition from the Flats to the slopes on East 1st Avenue. The face along Clark Drive is Industrial which transitions behind up the hill, the character changes to a residential neighborhood.



Site Location

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Circulation



The site is located at the junction of two important arterial traffic routes, Clark Drive and 1st Avenue E. McLean drive serves the neighborhood, the Alley the two adjoining city blocks only.

Given the fact that site entrances/ exits at the arterial routes would cause traffic flow issues, we suggest vehicular access from the lowest portion of the Alley, opposite the yard of the neighboring block.

Along McLean drive we propose a layby for residents in front of a landscaped south easterly oriented Plaza.

View to Site

- (1) The corner site is prominently visible from Terminal Avenue
- (2) The 'Vibe on the Drive' is industrial and commercial
- (3) Large leafy trees frame the view along East 1st Avenue and buffer the traffic from the homes.
- (4) Mid-rise buildings along McLean Drive shape an urban streetscape.
- (5) The alley rises sharply with some town homes close to the property line at the bottom.
- (6) The view widens further up before it narrows at McLean Drive.

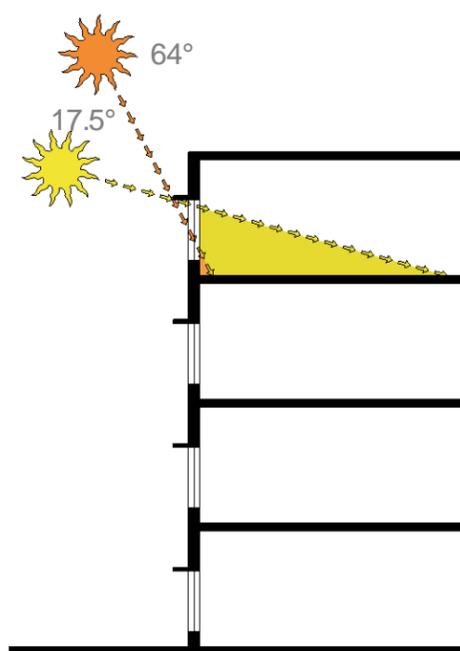


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Solar Orientation

The site has a long southerly oriented exposure along East 1st Avenue. Solar heat gain can be controlled with shutters

To respect how our building shades the neighboring parcel to the north we propose to step back with the building massing where neighbors have built closer to the property line.



- Summer Sun
- Winter Sun

