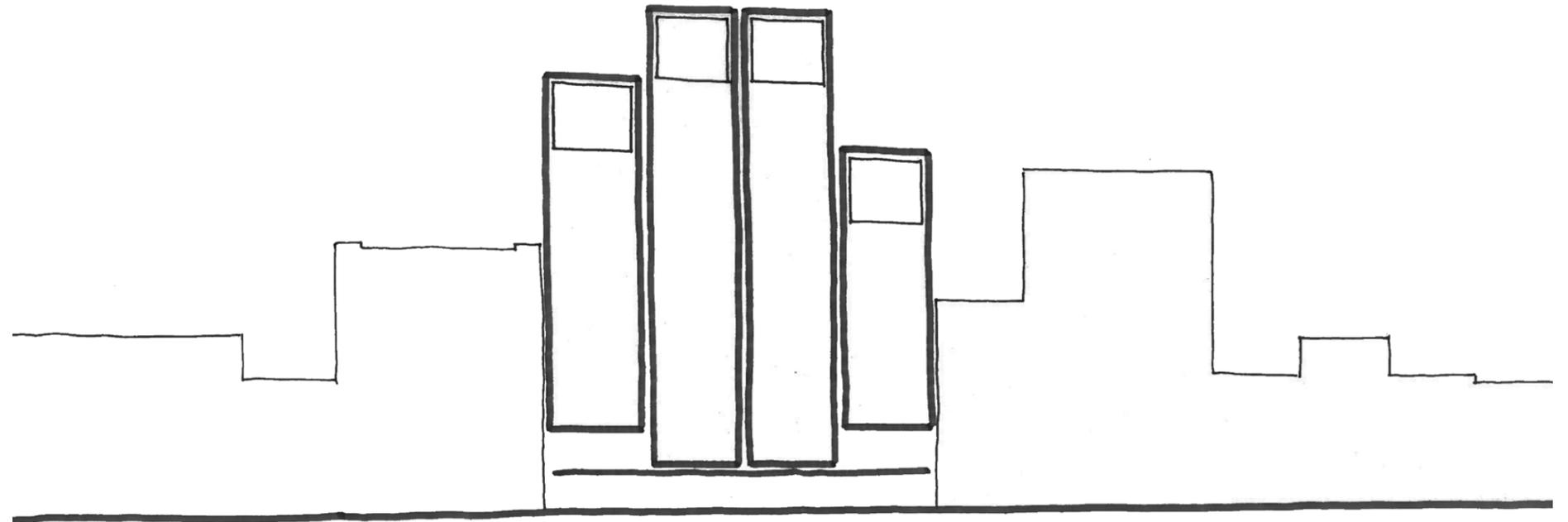


Design Rationale

The proposal seeks to maintain and contribute to the continuity of the Hastings Streetscape, with the following key aspects:

- Siting
Building to the property line at ground level
- Massing and form
Expressing tall and thin building volumes
- Architectural expression
Consistent window rhythm, shop-front and cornice lines
- Materials
Brickwork, Metal and Glass



Massing and Form

The development has taken some inspiration from the precedent of a number of tall, thin buildings in the immediate area. To achieve a similar rhythm and expression, the building's mass and form has been broken down to suggest 4 thin, tall separate buildings hovering above a glazed shop-front façade and awning providing weather protection to the sidewalk.

A portion of the height of the proposed building is above the allowable 120', being 127'-6" above the street level. The building façade has been set back at the upper levels of each of the four buildings in an effort to reduce the visual bulk of the overall building height, whilst providing the opportunity to express a cornice.

Similarly, to further blend with the existing streetscape, the building's upper levels are set back from the east and west facades, as well as responding to the position of adjoining property's light wells. Setbacks at the upper levels provide the opportunity for significant outdoor amenity. Level 03 features a children's playground, planting and built-in seating overlooking neighboring open space. Balconies have been provided to apartments at upper levels.

Architectural Expression

The consistent rhythm of windows facing Hastings Street has been continued on this building, while the cornice line varies to suggest the four tall and thin buildings. The 'cornice' in each case also acts as a sunshade to the windows below.

The façade at the main level features a glazed shop-front and awning – similar in rhythm and scale to the Hastings Streetscape either side.



16 E Hastings



160 E Hastings



166 E Hastings



177 E Hastings

Design Rationale



Local Building Study



Cornices



Materials & fenestration

Materials

External materials for the building include:

- Brick to East Hastings street elevation, recalling the character of Gastown and the Downtown-Eastside.
- Painted concrete and metal cladding to north, east and west walls
- Aluminum framed windows
- Balcony guardrails to be aluminum framing with glass panels
- Planters on terraces at levels 3, 11, and 13
- Colour accents to the Hastings Street elevation are located at building entries and balcony recesses
- Colour to lane and side walls consists of painted accent panels adjacent window clusters



Materials & fenestration & street transparency