

ON QUE

MIXED USE DEVELOPMENT

OVERVIEW

A mixed use development with 48 residential units on a main transit corridor. Four shop units face the main street (Broadway) at ground level, with three floors of apartments above.

PROJECT SUMMARY

Located on the corner of East Broadway and Quebec Street in the Mount Pleasant district, the ground floor faces a busy east-west transit corridor running across this part of Vancouver. Ground floor retail and the residential units above sit on the site's northern boundary. Residential units on this northern façade have floor-to-ceiling glazing, taking full advantage of spectacular views across Vancouver, its harbour and mountains beyond. These north facing units will however lack sunlight in winter and do not have decks to maximise viewing opportunities. Building adaptability options include the opportunity for some of the north facing units to be designed for possible use as offices.



View of the north side of the building from East Broadway.

PROJECT SUMMARY

The 48 residential units are arranged in a back-to-back arrangement, accessed from a central corridor. The four floors of south facing units front a quiet residential street.

The entrance to the residential units is off a side street (Quebec Street). The residential units range between 60-67m² with the interiors having “one-plus-one” partitioning that can be configured in different floor plan options. This allows a degree of customisation to form a living room/bedroom, bedroom/guest room or live/work (bedroom/office) options.

Parking for residents is provided in a basement car park accessed from the rear service lane.



View from Quebec Street of the south-eastern side of the building.

KEY PROJECT INFORMATION

HOUSING TYPE
MIXED USE

LOCATION
VANCOUVER, CANADA

YEAR COMPLETED
2011

PRICE BAND
MEDIUM

SITE AREA
1,570 M²

FLOOR AREA
4,600 M²

PROJECT TYPE
**3 STOREY ABOVE GROUND RESIDENTIAL +
GROUND FLOOR RETAIL**

48 residential units from 52.7 – 133.6m²

- 1 bedroom range from 61 – 67 m²; decks range from 4 – 9 m²
- Flexible interior partitioning dwellings from 64 - 72 m², with 4 - 22 m² decks
- 3 bedroom townhouses on the top floor are 138 – 143 m²

4 retail tenancies

DENSITY
305 DW/HA

PARKING
BASEMENT – ACCESS FROM REAR LANE

CLIENT/DEVELOPER
RIZE ALLIANCE PROPERTIES LTD

ARCHITECT & DESIGN TEAM
**FRANCOIS MARCHAND OF ANKERMAN
MARCHAND ARCHITECTS
GAIR WILLIAMSON ARCHITECTS
SENGA LANDSCAPE ARCHITECTS
MANGO DESIGN CO**

UNDERSTANDING THE NEIGHBOURHOOD

- On Que is situated in a mixed commercial/residential/office area of Mt Pleasant which is undergoing significant land use change and redevelopment.
- The area contains a range of building styles and typologies.
- Mt Pleasant has an active and lively street scene. East Broadway has dozens of restaurants, cafes and coffee shops, along with grocery stores and organic markets.
- The area has Vancouver City's largest concentration of surviving heritage buildings.
- Public transport is frequent with two major bus routes running along Broadway that connect to the Vancouver light rail system.
- Property on each side of Broadway is zoned for intensified mixed use development, to which On Que has responded.



Top: View along East Broadway in the vicinity of On Que.

Bottom: A range of different building typologies are present in the area.

GETTING IT RIGHT PLACING THE BUILDINGS ON THE SITE

- ① The building abuts the street, with retail/commercial elements on the main street frontage.
- ② The building addresses the corner, and the design acknowledges the change in activity from retail to residential.
- ③ The residential units above take full advantage of the viewing opportunities across to downtown Vancouver. However the north facing units have no outdoor space in the form of balconies. This may be a response to the high traffic volumes on Broadway.
- ④ The building scale and proportions respect the adjacent residential heritage buildings.
- ⑤ The western residential units occupy levels two and three, with a roof garden above which reduces the impact on the adjacent site.



View from East Broadway of the north-eastern corner of the On Que building.

GETTING IT RIGHT PLACING THE BUILDINGS ON THE SITE

The building sits on the building boundary to the north and east, but the south façade is set back from the back lane edge by about 8m to enable light access.

- ① This set back not only increases the sense of privacy for the apartments, but enables the ground floor units to open onto small patios.
- ② Another 4-storey apartment blocks is on the south side of the back lane, along which parking is severely restricted – its primary use is limited to vehicle access to off street parking garages and service vehicles.
- ③ All the south facing residential units have outdoor decks, with larger deck / outdoor areas provided on the fourth floor.



View of the south side of the building looking down the back lane.

GETTING IT RIGHT STREET TO THE FRONT DOOR

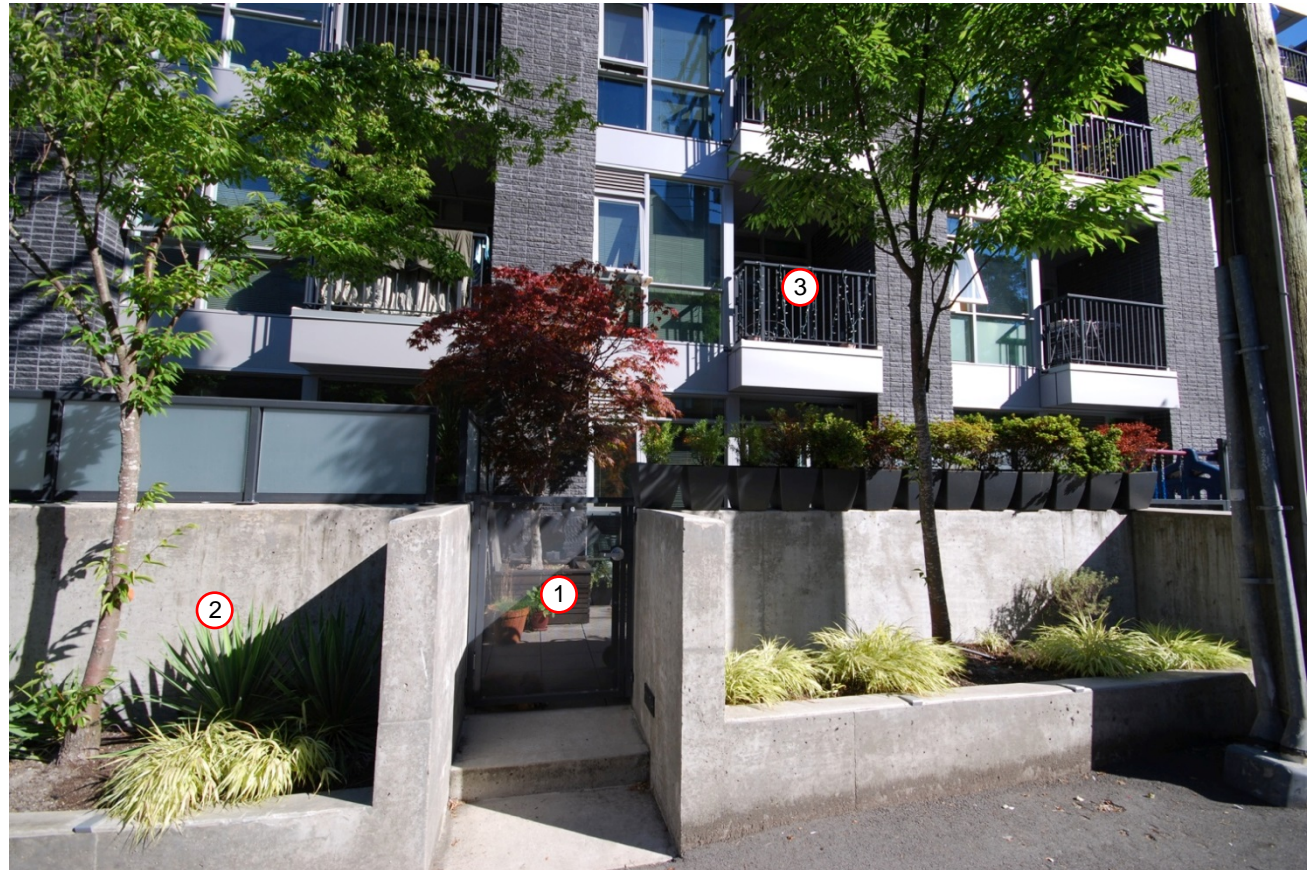
- ① There is a single entrance door to the majority of apartments, with a lobby opening to Quebec Street. This provides for a more secure entrance, away from the busy Broadway. The entrance provides access to the secure lobby, with stairs and lifts to central corridors. Mail boxes are located within the lobby.
- ② The legibility of the front entry is reinforced by the building materials and the use of colours.
- ③ To enhance the sense of security and soften the street frontage, the entire building is set back from the street boundary by approximately 5m. This area is landscaped as part of the development.
- ④ Along the side of the building two-bedroom apartments have windows to the street, with one-bedroom ground floor units accessed directly from the street.
- ⑤ Cycle parking is located beside the front entry.



View of the entrance from Quebec Street

GETTING IT RIGHT STREET TO THE FRONT DOOR

- ① Closer view of the southern street edge condition along the back lane. Each ground floor unit opens to a private patio, with unit access via a garden gate to the street.
- ② Privacy to the ground floor patios is achieved by the garden walls and separation from the footpath by this wall element and associated landscaping.
- ③ Units on the three upper floors have balconies that have views out over the street. They also take advantage of sun from the south.



Detailed view of the garden walls and gateways to ground floor units fronting the rear lane.

GETTING IT RIGHT RETAIL INTERFACE

- ① Four retail shop units front East Broadway on the ground floor, contributing to street activity in the Mount Pleasant area.
- ② A small landscaped area, with a water feature and seating spaces contributes to the amenity of the public realm.



Retail shops on East Broadway, with three floors of apartments above.

GETTING IT RIGHT THE BUILDING

Whereas the north-facing façade has a commercial feel with glazed walls, the east and south elevations are more residential in character. This provides a better visual relationship with other residential developments in the back lane and vicinity.

- ① The sense of security is enhanced with the low walls along the back lane where ground floor units have access to private patios.
- ② Good solar exposure to the south and east is maximised, by way of large windows and balconies.
- ③ The top floor is visually distinguished from the bottom three levels to reduce the visual impact of the four storey building.
- ④ Two-bedroom units at the end of the building face on to Quebec Street.



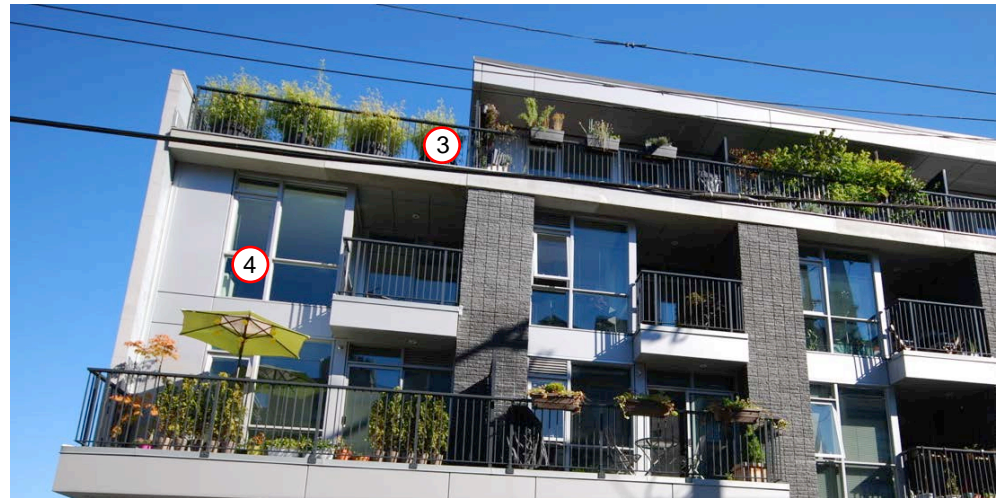
View from Quebec Street.

GETTING IT RIGHT OUTDOOR SPACES

- ① Private patios for the ground floor units on the south side of the building provide these units with direct access to the back lane.
- ② All upper floor units on the south side have balconies.
- ③ On the south side of the building facing the sun and back lane, the third and fourth floor units have larger balconies and deck areas.
- ④ There are two level residential units at the western corner of the building which face south and have generous balconies.



*North side
ground floor
patio areas.*



*Balcony
spaces of the
south-western
residential
units.*

GETTING IT RIGHT ACCOMMODATING THE CAR

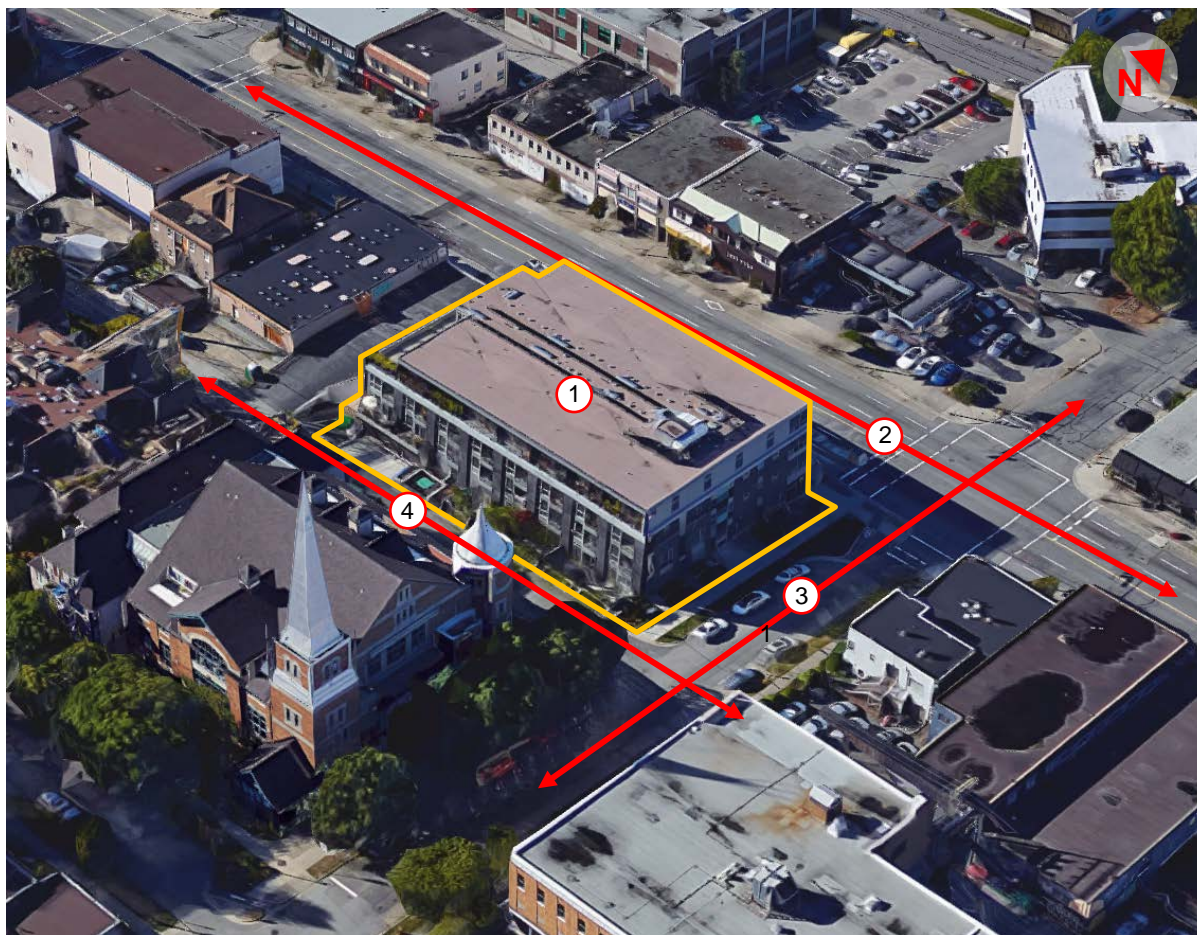
- ① Vehicle storage is provided in a basement. For all residential units car park access is off the laneway, via a remote security control.
- ② There is a separate rubbish storage area on the laneway containing large bins for municipal collection.
- ③ A separate recycling bin storage area is also provided.



Access door to basement parking and rubbish storage.

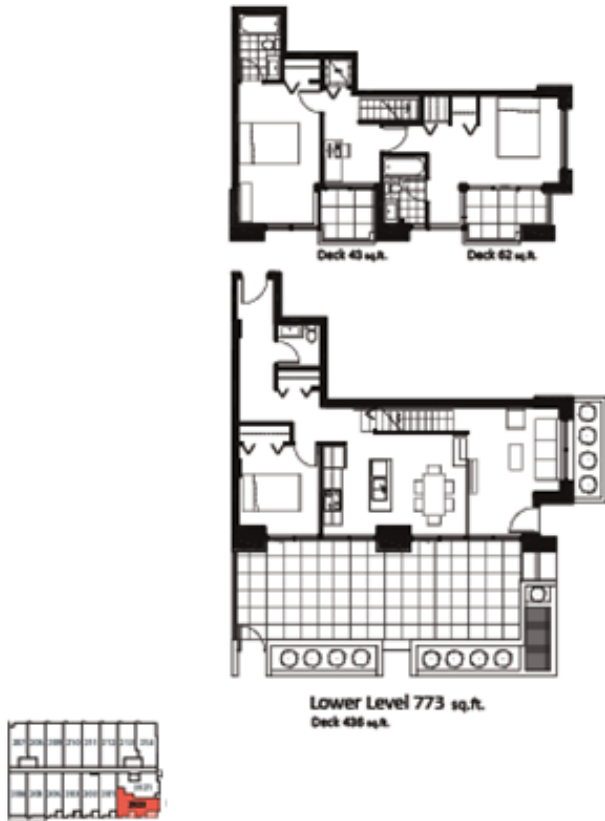
GETTING IT RIGHT SITE PLAN

- ① On Que site.
- ② East Broadway – arterial /high transit route running east - west
- ③ Quebec Street
- ④ Back /service lane



Location and Site Plan (Google Maps).

GETTING IT RIGHT FLOOR PLANS

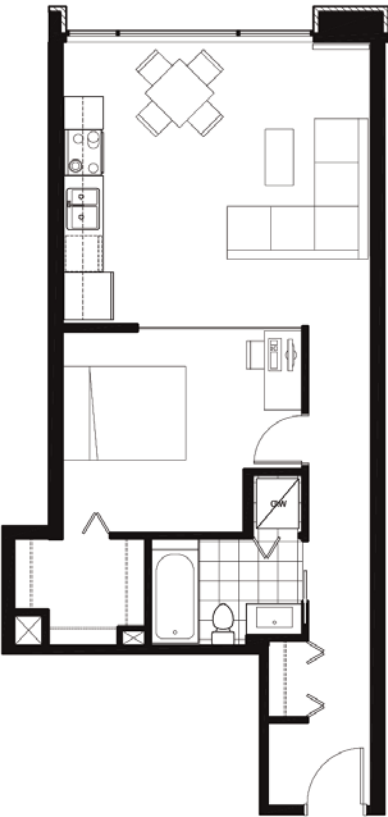


The two-level townhouse (1 only).



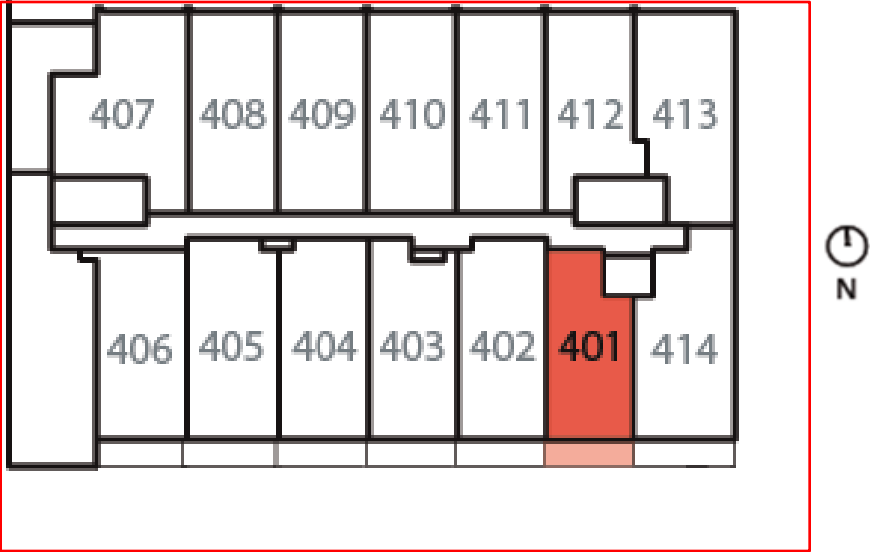
Typical two-bedroom unit at the end of the building facing east towards Quebec Street.

GETTING IT RIGHT FLOOR PLANS



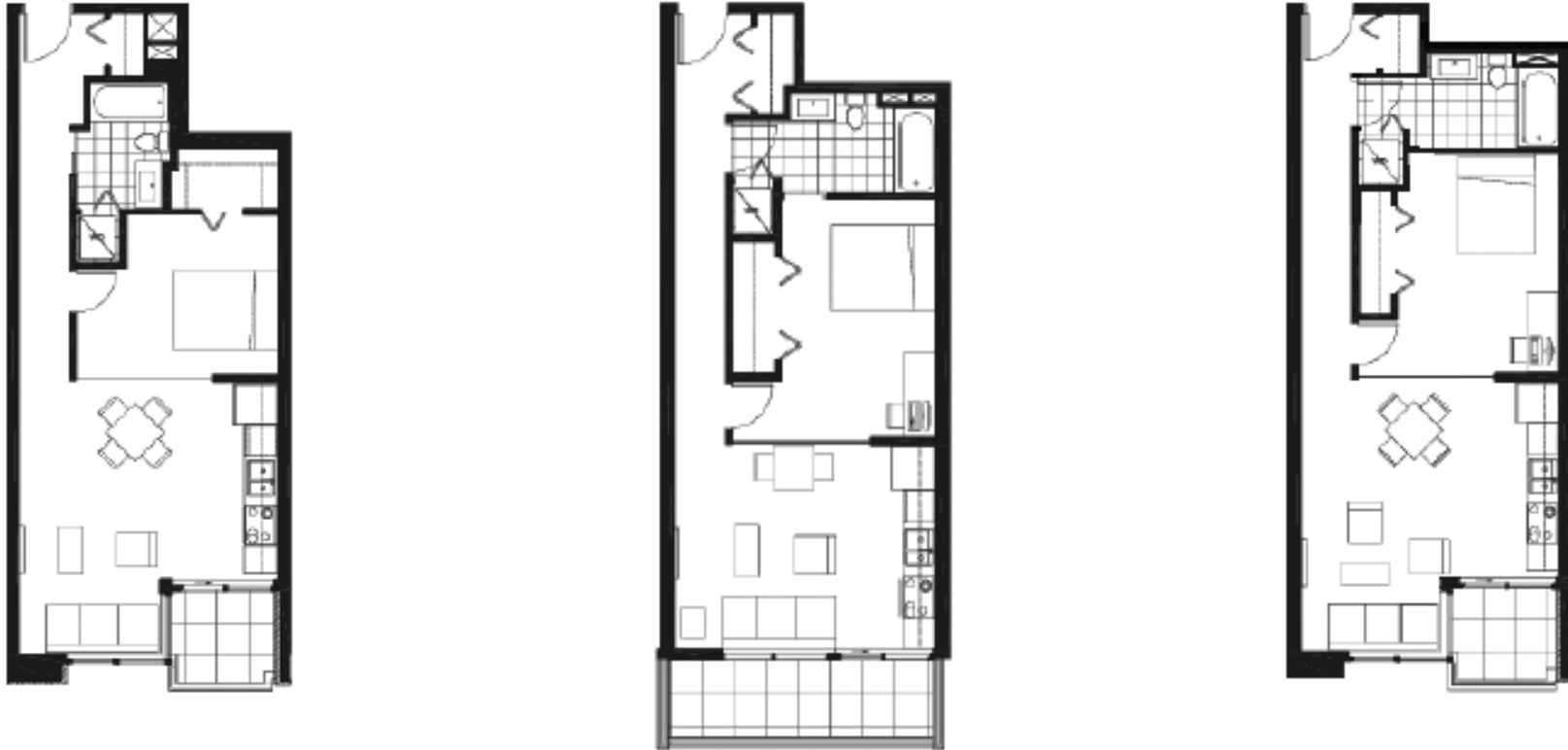
Building layout within site boundary (as indicated by red line), with an example of a north-facing unit (right).

GETTING IT RIGHT FLOOR PLANS



Building layout on site (as indicated by red line) at level 4, with typical south-facing unit at this level (right).

GETTING IT RIGHT FLOOR PLANS



Examples of typical south-facing units (with small and large balconies) showing different internal arrangements by repositioning walls.

GETTING IT RIGHT REFERENCES

Address

80 E Broadway, Mount Pleasant, Vancouver, BC

Latitude 49° 15' 46.30" N

Longitude 123° 6' 11.84" W

Information sources:

Rize Alliance Properties

<http://www.rize.ca/>

Rise Alliance properties: On Que

<http://www.rize.ca/?projects=onque>

On Que on South Main

<http://www.liveonque.com/floorplans.html>

Case study prepared by Errol Haarhoff and Lee Beattie, School of Architecture and Planning, University of Auckland.

All images are by the authors except where otherwise acknowledged.



The Auckland Design Manual is a fantastic free resource that's been created to help you through your design concept and development phase. It's a practical guide that sits alongside the Unitary Plan. If the Unitary Plan is your rule book, think of the Design Manual as your how to guide - helping you to visualise what you can build in Auckland.

The Design Manual will help you to avoid expensive mistakes by giving you the information you need up front, so that you are well-informed and know how to ask the right questions.

The Design Manual can support you at the following key stages in your development process:

- Inspiration for what you could build on your site
- Understanding the rules
- Writing your brief
- Developing a design
- Hiring your design and build team

Go to aucklanddesignmanual.co.nz to find out more