

CREATIVE REVITALISATION

COLLECTION 45, VANCOUVER BC, CANADA



BUILDINGS + SITES // HOUSING CASE STUDY

Collection 45, Vancouver
British Columbia, Canada

OVERVIEW

An mixed-use development in an area undergoing urban regeneration, on a site previously occupied by light industrial uses with one main road frontage. The design has sought to embody innovation ideas and features.

PROJECT SUMMARY

Collection 45 is a six level mixed-use apartment development, with retail and commercial spaces on the ground floor. Located in East 8th Street, it is one block back from two main arterials and surrounded by a range of eclectic shops, studios, galleries and eateries alongside community facilities in the historic Mount Pleasant. This was an industrial and commercial area established in the 19th century, and is now regarded as a desirable and trendy residential neighbourhood close to the CBD.

This development provides ground floor commercial space, which hosts offices, retail services, full service spa and an art space, with five storeys of residential above. It is within walking distance to neighbourhood parks and in close proximity to the Vancouver waterfront; and is also close to rapid bus and rail services. The building also includes an Art Studio Space that hosts an artist-in-residence in conjunction with the Vancouver Art Gallery.



View of the building from East 8th Street. The main facade faces south (towards the sun).

KEY PROJECT INFORMATION

HOUSING TYPE
MIXED-USE

DENSITY
214 DW/HA

ARCHITECT & DESIGN TEAM
**GBL ARCHITECTS INC; TREPP
DESIGN INC**

YEAR COMPLETED
2012

SITE AREA
2100 M²
1000m2 office space
4500m2 residential

PROJECT TYPE
**5 STOREY APARTMENTS
ABOVE 1 STOREY
RETAIL/OFFICE**

CLIENT/DEVELOPER
**MOYEUNG INTERNATIONAL
ENTERPRISE LTD**

PRICE BAND
Not relevant to New Zealand conditions

45 homes, including two-level scissor suites.

Studio apartments range from 45 – 62 m²; 1 bedroom are 58 m²; 2 bedroom are 77m²; 2 bedroom plus deck range from 103 – 133 m²; Scissor Suites range from 101 – 106 m².

One and two bedroom suites ranging from 42 – 124 m² (including outdoor areas). All suites have balconies and/or roof decks for penthouse dwellers

PARKING
**BASEMENT – ACCESS FROM
SIDE LANE**

UNDERSTANDING THE NEIGHBOURHOOD

1. This development integrates well into the existing context, being sensitive in form and scale of historic buildings that surround the site. There is a richness of design, with the architecture blending contemporary residential design with a traditional industrial character to fit the historic character of the area.
2. The building makes the most of the views toward the central city and mountains beyond. The inclusion of retail and commercial space on the ground floor adds to the lively street scene that marks this part of Vancouver.



View of the Collection 45 up East 8th Street.

GETTING IT RIGHT PLACING THE BUILDINGS ON THE SITE

1. The site is in a mid-block position facing East 8th Street and facing south (sunny side). Retail and commercial office space runs the full length of this street frontage.
2. A services laneway runs down the east boundary that provides access to the underground parking levels.
3. In order to extend public access to commercial space on the western side, and at the rear of the building, a publically accessible landscaped area runs from the street towards the back of the site. This also provides separation from any future development on the adjacent site to the west.



View from East 8th Street, showing commercial space on the ground floor, and the five storeys of apartments above.

GETTING IT RIGHT PLACING THE BUILDING

1. A publically accessible space has been created along the western edge of the building running back from E 8th Street – a 'breezeway'. This creates a pleasant, landscaped space for the adjacent commercial areas and the public, and a setback from the adjacent building site to the right.
2. The setback from the western boundary 'future proofs' Collection 45 for when the adjacent property is developed. Enough space is provided within the property to give outlook and daylight for the apartments and commercial space, even of there is a building on the boundary.
3. Commercial office space
4. East 8th Street
5. Adjoining property



View along publically accessible space with commercial office space on the ground floor to the left.

GETTING IT RIGHT THE BUILDING

1. The building is oriented north-south, with the apartments on the northern and western sides having the advantage of views to the city. This includes two bedroom “scissor suites” which have living spaces facing north and bedrooms facing south, split between two floors.
2. Landscaped rooftop decks add insulation to the roof and help with storm water retention and the reuse of water throughout the building. This is designed within the City of Vancouver Green Initiative Program.
3. The elevator lobbies, stairways, and corridors are designed to maximise natural light and ventilation.



View of the 5-level residential element sitting over the ground floor office space.

GETTING IT RIGHT STREET TO THE FRONT DOOR

1. There is a clear demarcation between the street and the building, defined through the use of street trees at street edge, then paving up to and around the building footprint. Planter boxes help soften the building at street edge and the use of a high floor to ceiling helps create a more pleasant public space with a strong degree of openness to the street.
2. Retail and commercial areas on the ground floor are entered directly off the street.
3. Entry to the apartments is via a secure lobby opening off the street.



View across East 8th Street towards the entrance door to the apartments..

GETTING IT RIGHT ACCOMMODATING THE CAR

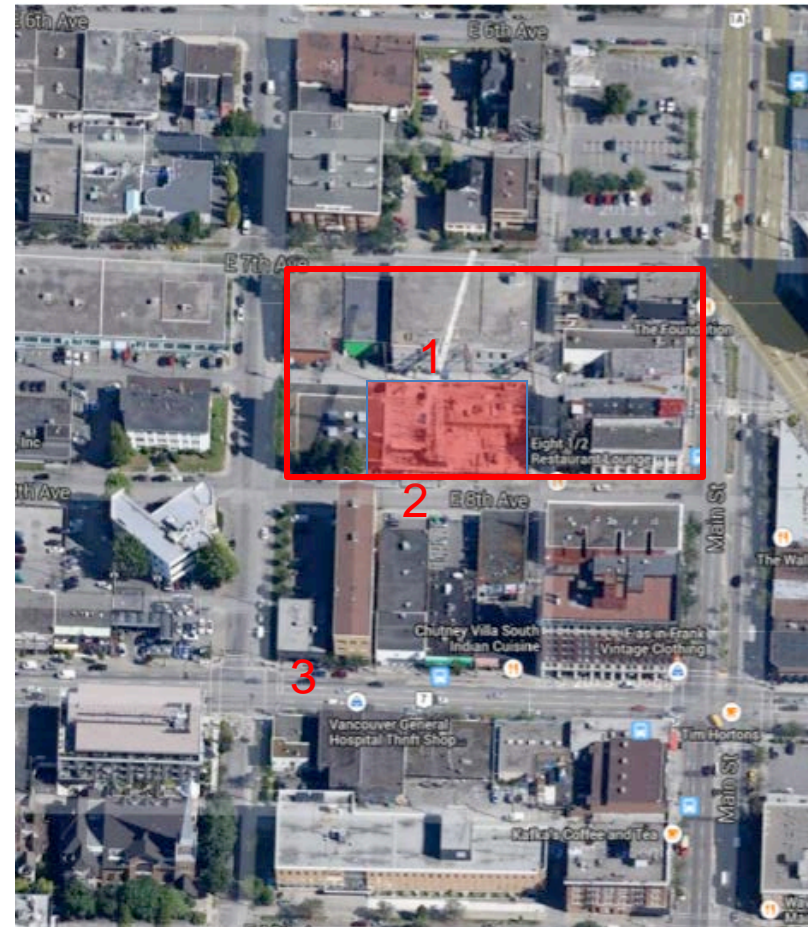
1. parking is accommodated in a basement garage, with access off a service lane.



View down the side service lane that gives access to the basement parking garage.

GETTING IT RIGHT SITE PLAN

1. Site shown in red is being transformed from a light industrial area into a residential through a process of urban regeneration and revitalisation. The block size is also indicated.
2. East 8th Avenue which the development fronts.
3. Broadway and bus services



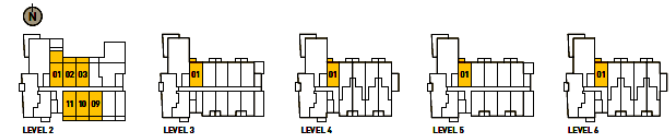
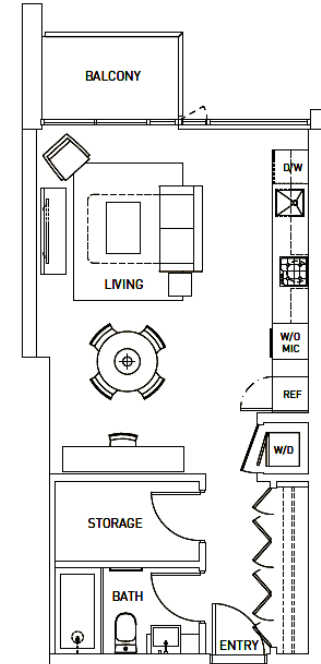
Location in Mount Pleasant in East 8th Street.

GETTING IT RIGHT FLOOR PLANS

COLLECTION
45

THIS OPEN-CONCEPT BACHELOR SUITE
FEATURES A FLEXIBLE FLOOR PLAN
AND OFFERS CONSIDERABLE STORAGE.
NUMEROUS WINDOWS GUARANTEE LOTS
OF LIGHT THROUGHOUT THE DAY.

*SUITES 201, 202, 203
FEATURE ROOF DECKS
*SUITES 209, 210, 211
FEATURE ENCLOSED BALCONY

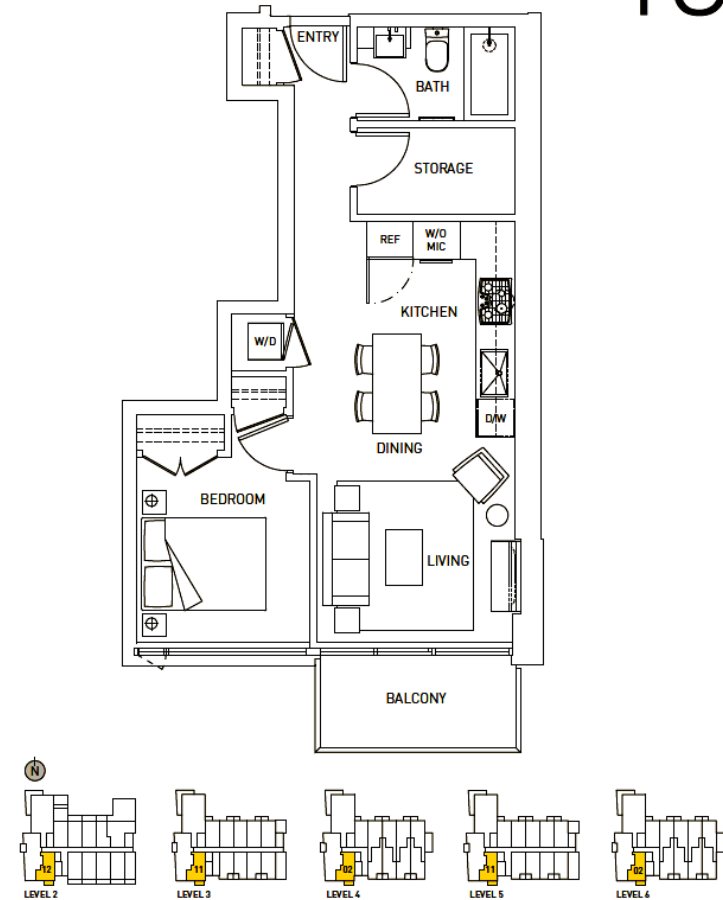


Bachelor unit (50-62 m²) features a flexible floor plan, considerable storage, and numerous windows. They are located on all residential levels (see key plans), facing either north or south. (source <http://collection45.com/>)

GETTING IT RIGHT ELEVATIONS

THIS WELL-DESIGNED ONE-BEDROOM SUITE FEATURES AN OPEN-CONCEPT KITCHEN AND DINING AREA, AND CONSIDERABLE STORAGE. ENJOY THE SUNLIGHT FROM A LARGE SOUTH-FACING DECK OFF THE LIVING ROOM.

COLLECTION
45



One bedroom unit (58 m²) with open concept kitchen and dining area, and generous storage. Located on all floors, the units have good solar exposure to the south. (source <http://collection45.com/>).

GETTING IT RIGHT FLOOR PLANS

COLLECTION 45

THE CAREFUL DESIGN OF THIS TWO BEDROOM CORNER SUITE PROVIDES EXCELLENT AIRFLOW AND DAYLIGHT EXPOSURE THROUGHOUT THE DAY. SPECIAL FEATURES INCLUDE A TECH NOOK FOR HOME OFFICE, BATH AND A LARGE DECK FOR RELAXING.

ROOF DECK

MASTER BEDROOM
EN SUITE
BEDROOM
LIVING
DINING
KITCHEN
BATH
ENTRY
W.I.D.
W.I.C.
REF.
D.W.

ENJOY EVENING VIEWS OF THE CITY FROM THE LIVING ROOM AND MORNING LIGHT JUST STEPS FROM YOUR BED.

UNIT 7

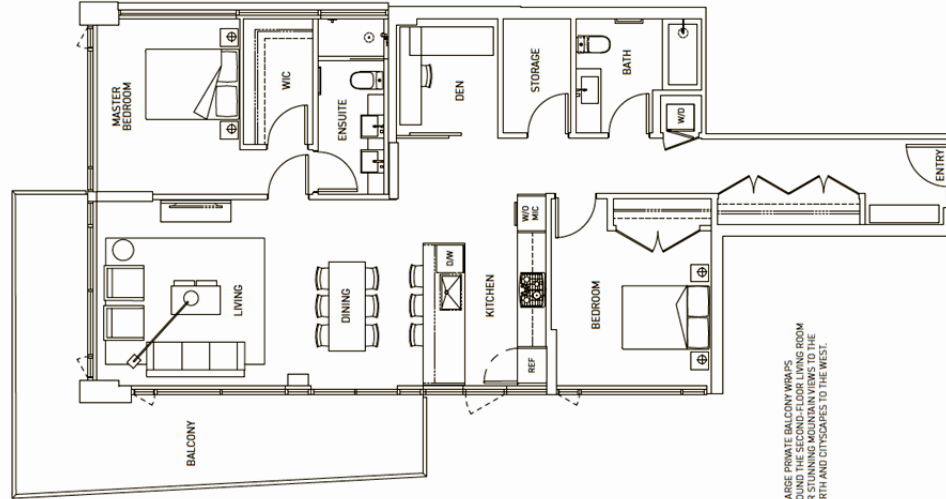
Two bedroom, 2 bathroom unit (77 m²) with outlook and exposure on three sides, access to a large roof deck, and a 'tech nook' (off the entrance) for a home office. Located on each of the five floor in a corner position. (source <http://collection45.com/>).

GETTING IT RIGHT FLOOR PLANS

COLLECTION 45

THIS TWO-BEDROOM PLUS DEN CORNER SUITE OFFERS CONSIDERABLE LIVING SPACE AND ENVIABLE DAYLIGHT EXPOSURE.

- *SUITE 214 FEATURES A ROOF DECK OFF MASTER BEDROOM
- *SUITE 405 HAS AN INTERNAL STAIRCASE TO THE ROOFTOP DECK WHERE THE DEN IS LOCATED



A LARGE PRIVATE BALCONY WRAPS AROUND THE SECOND-FLOOR LIVING ROOM FOR STUNNING MOUNTAIN VIEWS TO THE NORTH AND CITYSCAPES TO THE WEST.

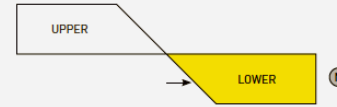
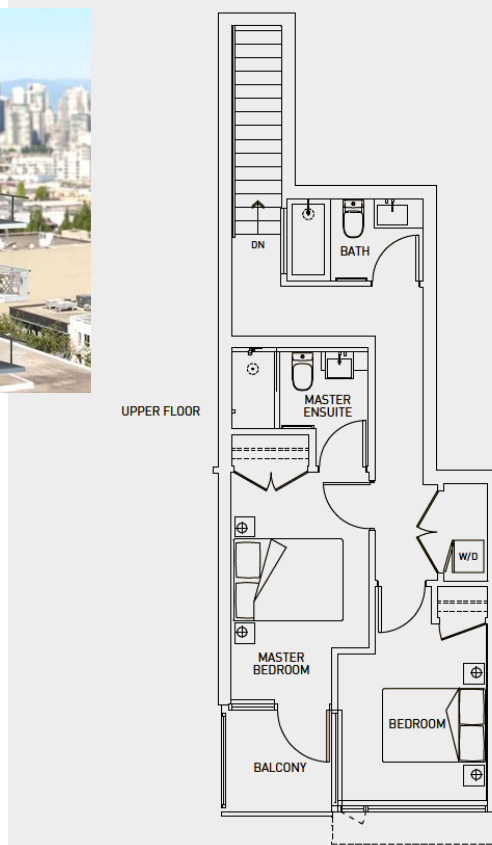


Two bedroom, two bathroom unit (133 m²) opening to a balcony, and located on all floors in a corner position. (source <http://collection45.com/>)

GETTING IT RIGHT FLOOR PLANS



Unique 'scissor' plan with two bedroom and 2.5 bathrooms (106 m²), spanning across the building from north to south over two level (as shown above) . (source <http://collection45.com/>)

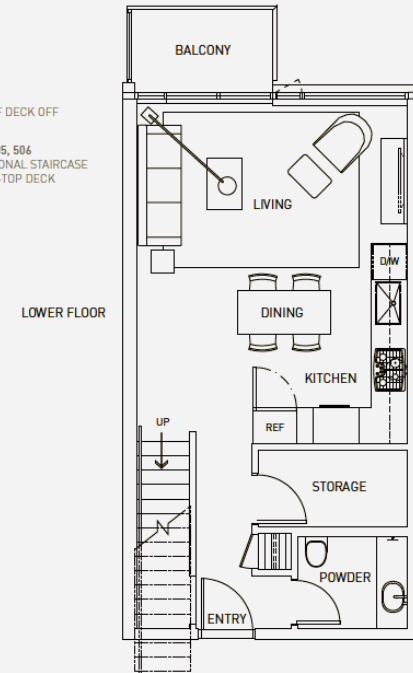


COLLECTION
45

THE UNIQUE TWO-LEVEL DESIGN OF THIS TWO-BEDROOM SCISSOR SUITE PROVIDES PLENTY OF OPEN SPACE FOR ENTERTAINING AND A PRIVATE PLACE TO RETIRE FOR THE NIGHT. WITH BALCONIES TO THE NORTH AND SOUTH, YOU CAN ENJOY EVENING VIEWS OF THE CITY FROM THE LIVING ROOM AND MORNING LIGHT JUST STEPS FROM YOUR BED.

*SUITE 306
ADDITIONAL ROOF DECK OFF LIVING AREA

*SUITE 502, 503, 505, 506
FEATURES ADDITIONAL STAIRCASE TO PRIVATE ROOF-TOP DECK



GETTING IT RIGHT References

Address

149 East 8th Street, Mount Pleasant, Vancouver, BC.

Latitude 49° 15' 49.80" N

Longitude 123° 6' 7.62" W

Collection 45.

<http://collection45.com/>

Collection 45 gets even cooler with Art Studio 45

<http://news.buzzbuzzhome.com/2012/10/collection-45-gets-even-cooler-with-art-studio-45.html>

Case study by Errol Haarhoff and Lee Beattie, School of Architecture and Planning, University of Auckland, 2015.

All photographs are by the authors except where otherwise noted.

AUCKLAND DESIGN MANUAL

TE PUKA WHAKATAIRANGA | A TĀMAKI MAKAURAU

The Auckland Design Manual provides practical advice, best practice processes and detailed design guidance to enable us to design and build the world's most liveable city. The manual will enable us all to make informed choices, to build houses and develop our streets and neighbourhoods to not only look good but to ensure they are built to last, sustainable and give the best return on investment.

www.aucklanddesignmanual.co.nz