



ARNO MATIS ARCHITECTURE



# 2290 MAIN STREET

MIXED-USE



| BACKGROUND

CVA-Str P16.N6



“Link the historical and industrial aesthetics in new development...promote and imbed architectural innovation and experimentation...”



# JB COFFEE

JB COFFEE  
SPECIALTY BEVERAGES



**213.7'**  
ROOF ELEVATION

**One Kingsway  
Community Centre**  
Existing building, height of  
32.4 m (106.3 ft).

**204.2'**  
ROOF ELEVATION

**The Social**  
10 storey mid-rise residential

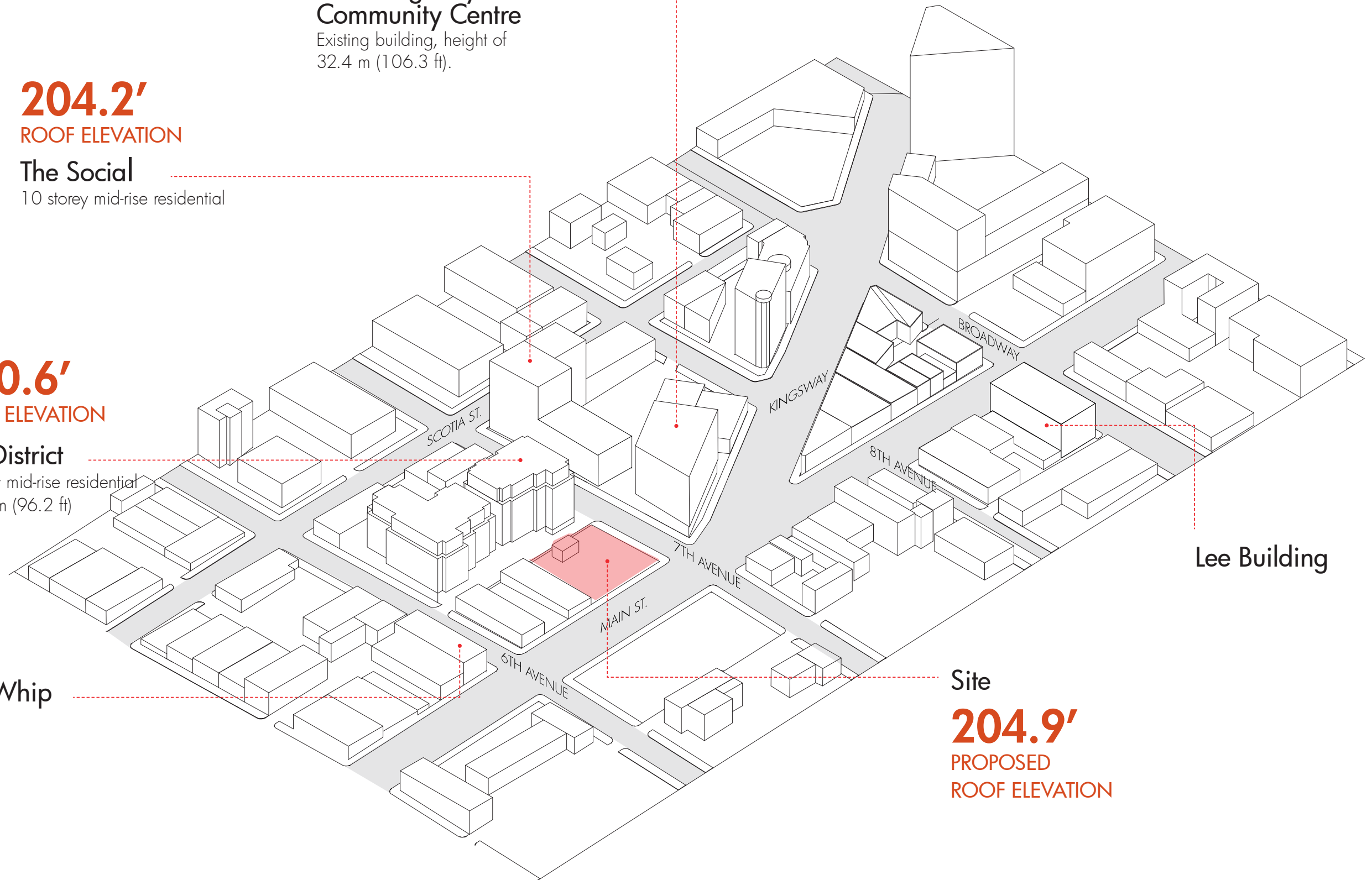
**200.6'**  
ROOF ELEVATION

**The District**  
9 storey mid-rise residential  
29.32 m (96.2 ft)

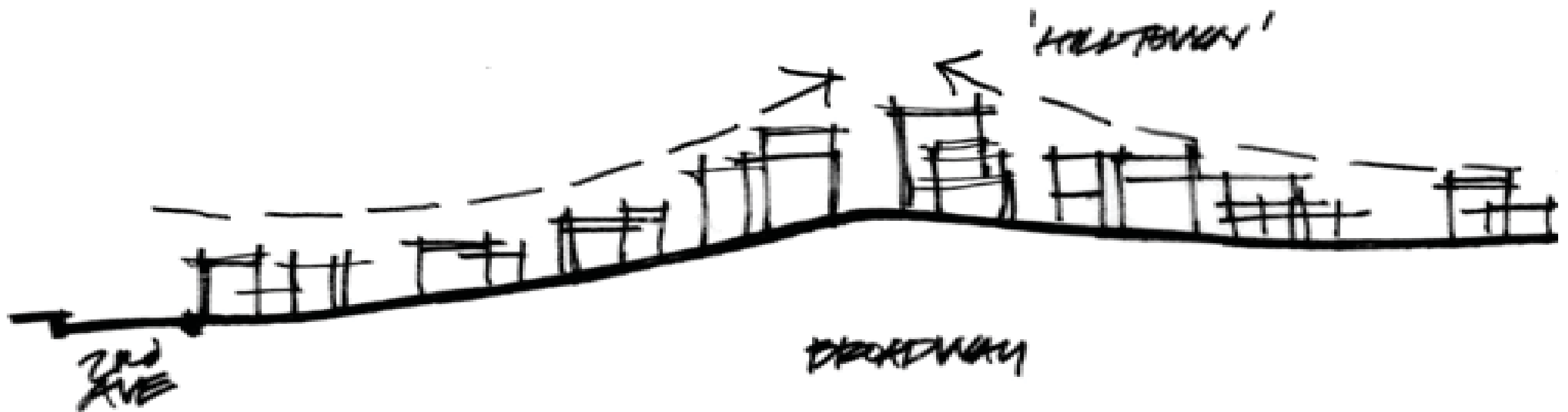
**The Whip**

**Lee Building**

**Site**  
**204.9'**  
PROPOSED  
ROOF ELEVATION



PLANNING  
POLICY



Mt. Pleasant Community Plan excerpt (3.3) **'Hilltown' Identity**





### City of Vancouver Proposed Lane Activation

Mount Pleasant Community Plan: 5.1, 5.2 & 5.4

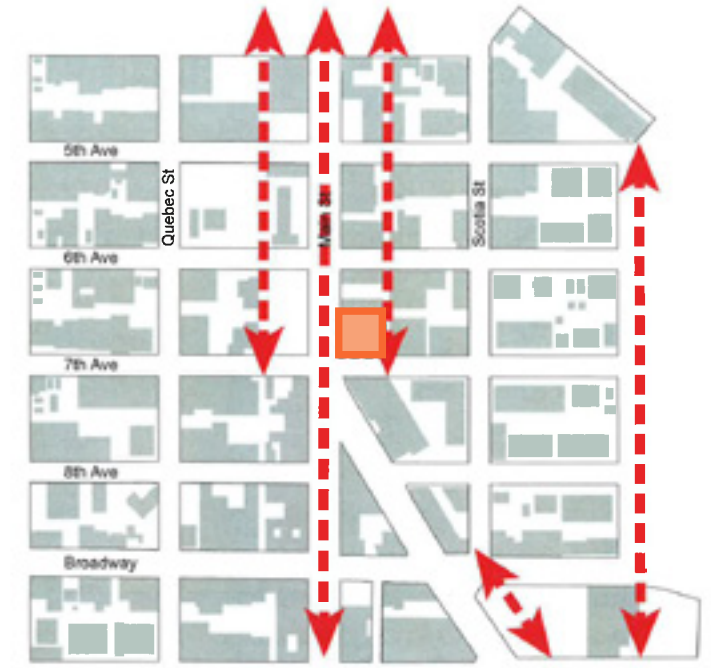
Create smaller retail/artisan spaces off lanes.



### City of Vancouver Proposed Building Character

Mount Pleasant Community Plan: 5.1, 5.2 & 5.4

Activate building edge but maintain scale and character akin to surrounding buildings off Main St and Kingsway.



### City of Vancouver Proposed Pedestrian Improvements

Mount Pleasant Community Plan: 5.1, 5.2 & 5.4

Improved pedestrian environment, walking conditions and connections along lanes and Main St, eg. widen sidewalks (and potential streetcar transit along Main St?)



### City of Vancouver Proposed Higher Buildings

Mount Pleasant Community Plan: 5.1, 5.2 & 5.4

Investigate greater density and additional height (to 6 storeys) along Main St. to take advantage of slope/view (potentially higher at Main & 6th). Also transitioning/being sympathetic to the surrounding neighbourhood scale.



### City of Vancouver Proposed Cultural Sub Area

Mount Pleasant Community Plan: 5.1, 5.2 & 5.4

The 'heart' of the cultural sub-area:

- Lowscale
- Gathering space
- Social hub
- Heritage heart



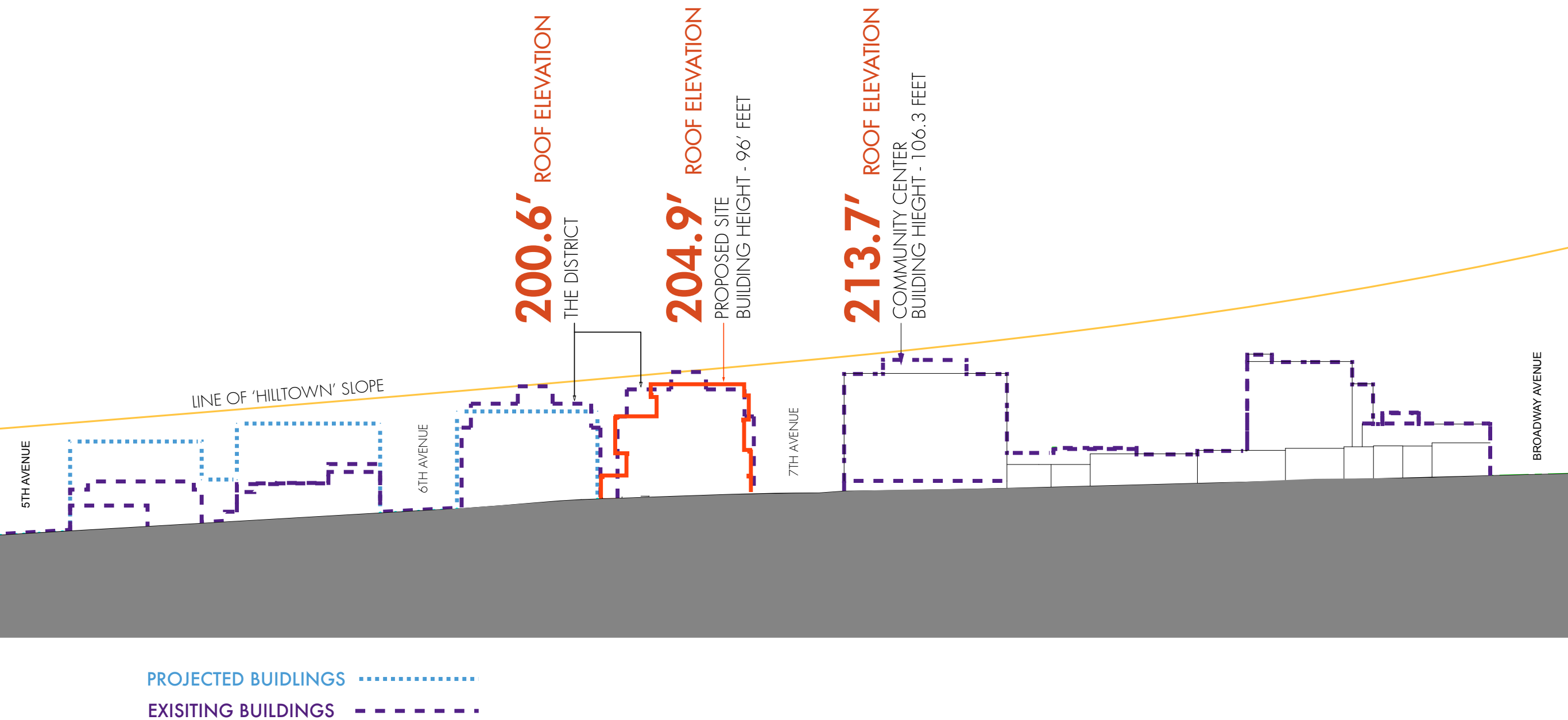
### City of Vancouver Proposed Public Spaces

Mount Pleasant Community Plan: 5.1, 5.2 & 5.4

New public green space/piazza. Maintain and enhance open urban green spaces.

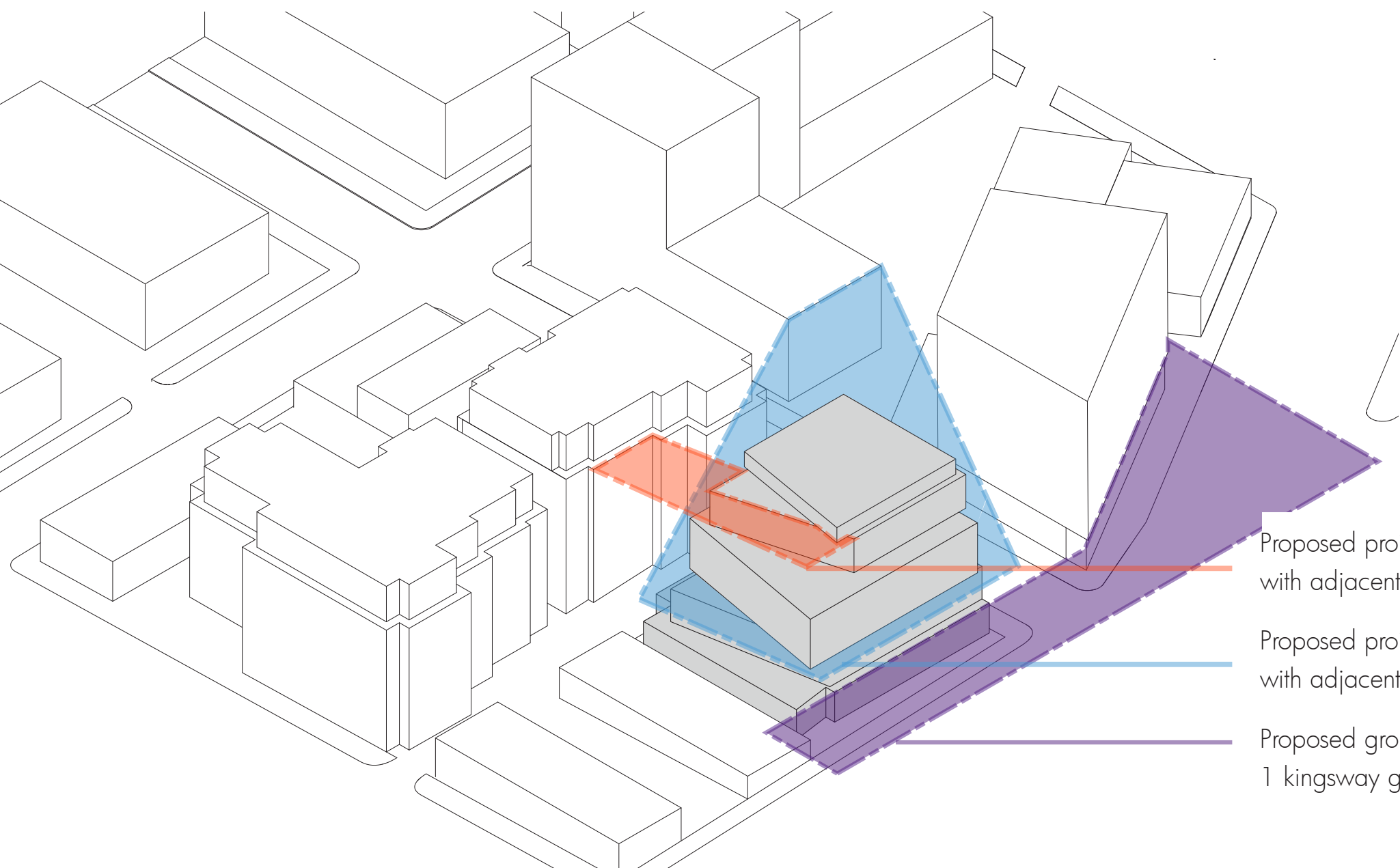


# POLICY RESPONSE



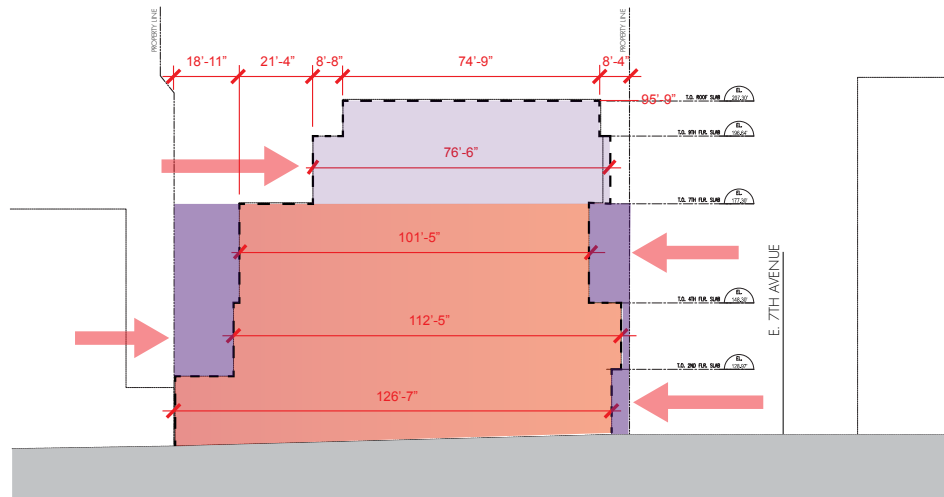
**'Hilltown'** Urban Design Concept

Diagram showing building massing relationship to existing structures

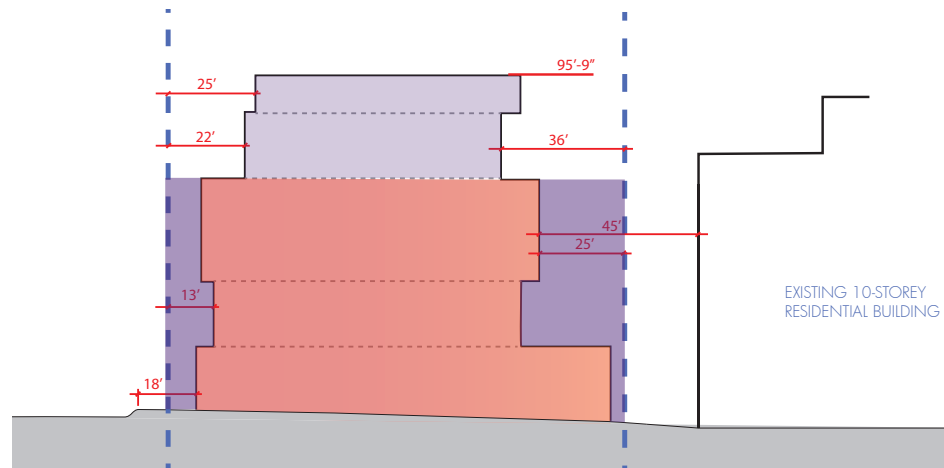


- Proposed project 7th floor shoulder aligned with adjacent residential building
- Proposed project 4th floor shoulder aligned with adjacent residential building
- Proposed ground floor shoulder aligned with 1 kingsway ground floor shoulder line

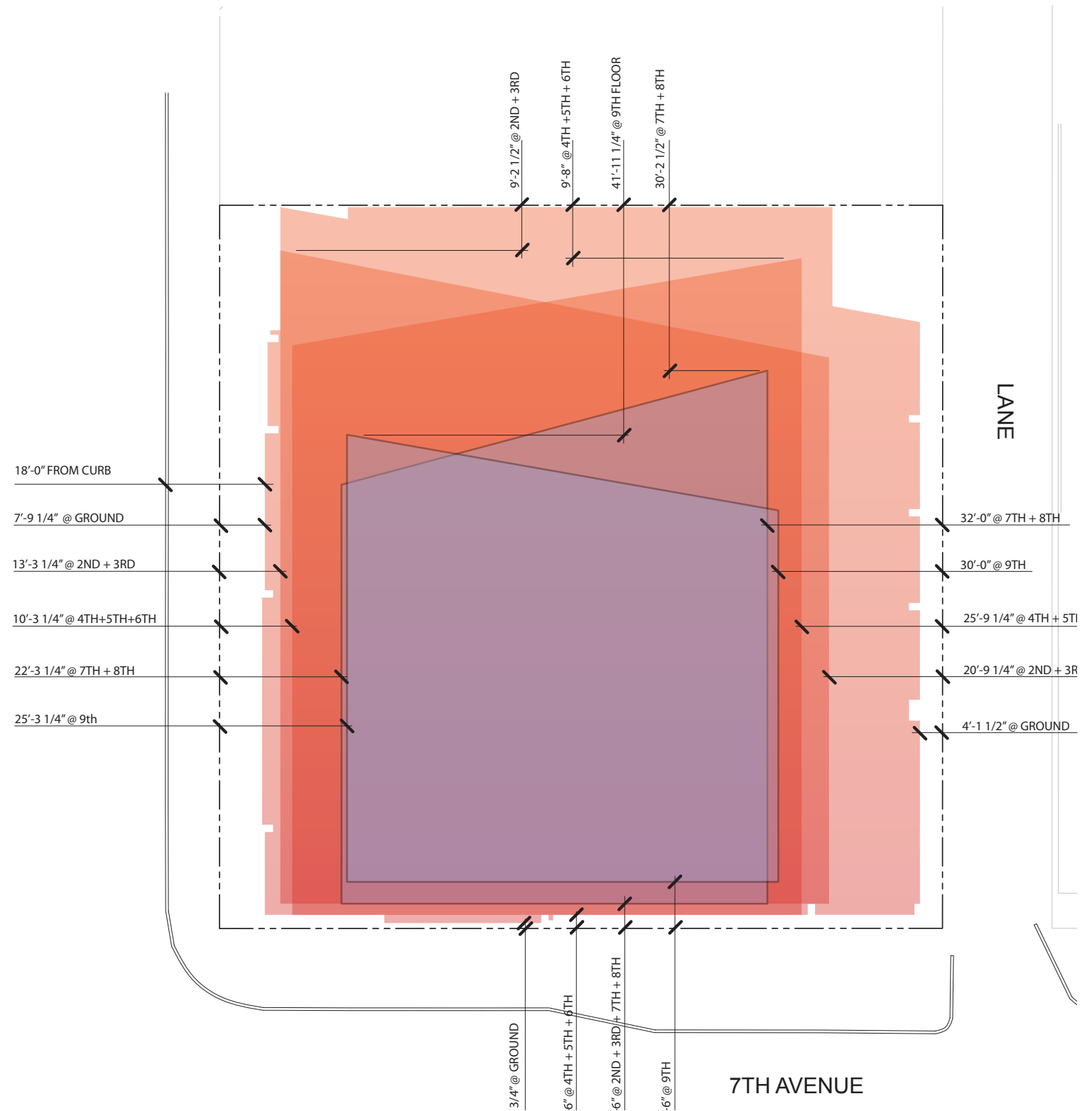




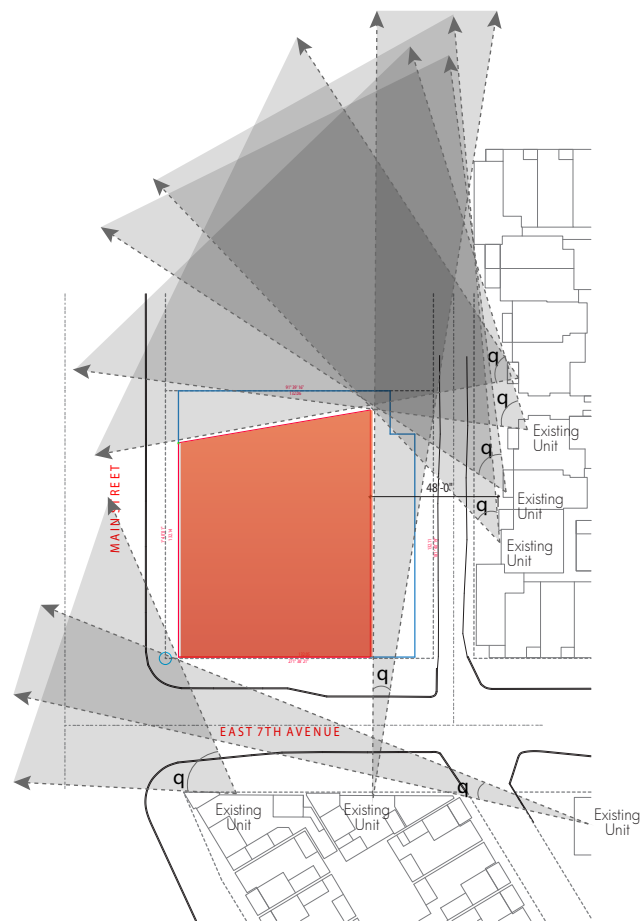
NORTH SOUTH SECTION DIAGRAM



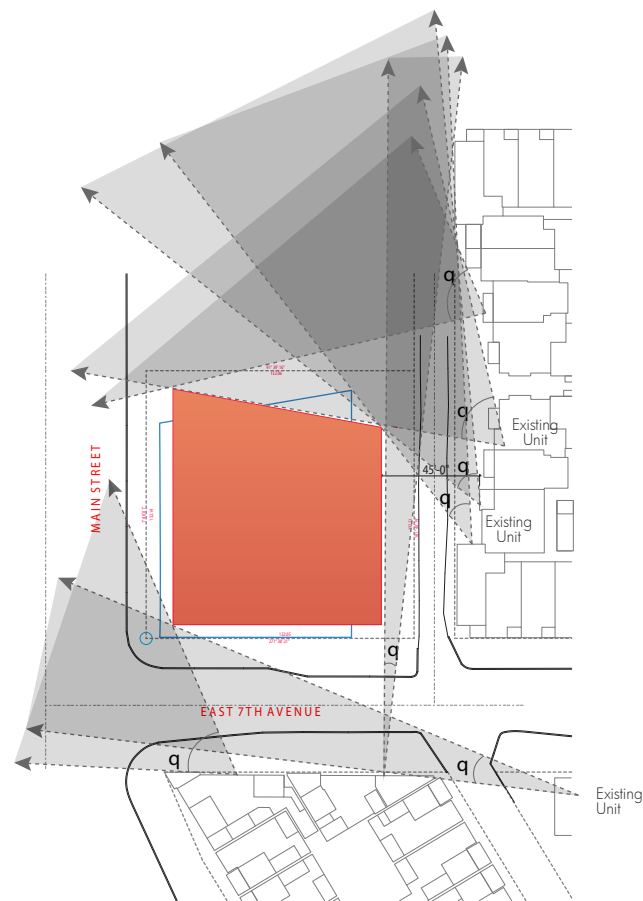
EAST WEST SECTION DIAGRAM



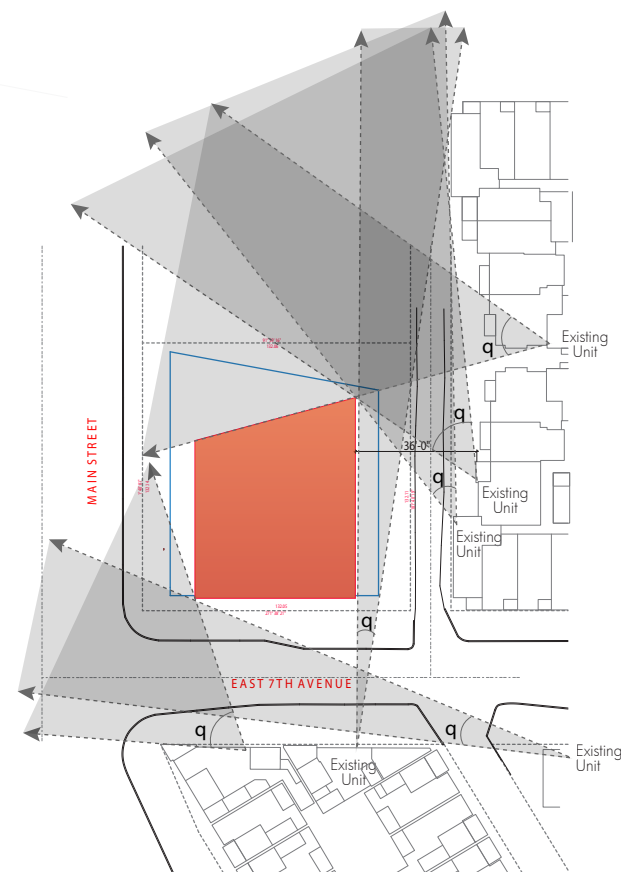




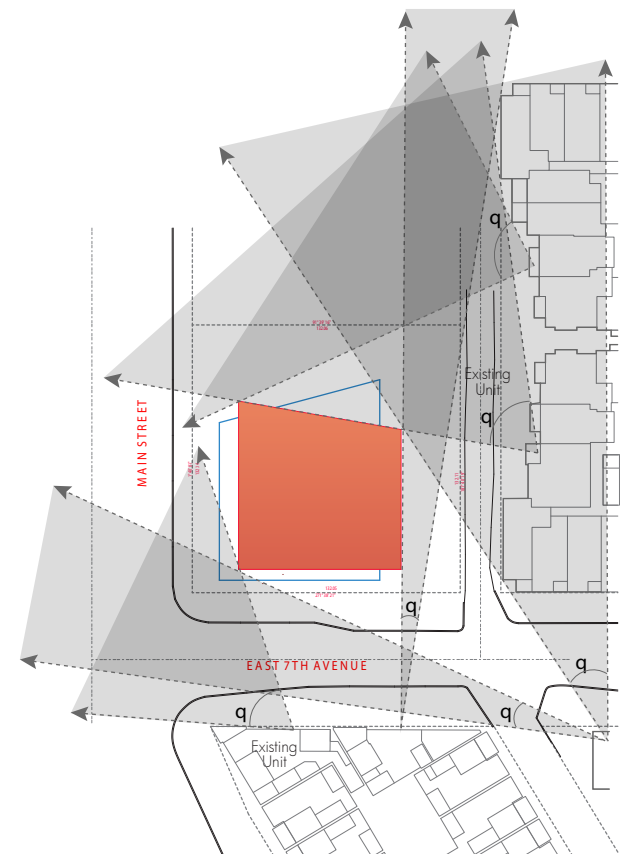
Level 2-3



Level 4-6



Level 7-8




Level 9



# TOWN HOUSES





“The ‘vertical forest’ façade is an impressionistic interpretation of light filtering through Vancouver’s coastal forest.”

| SUSTAINABLE DESIGN

| Registered LEED Gold

| Technically Innovative  
Design ‘biomimetic’







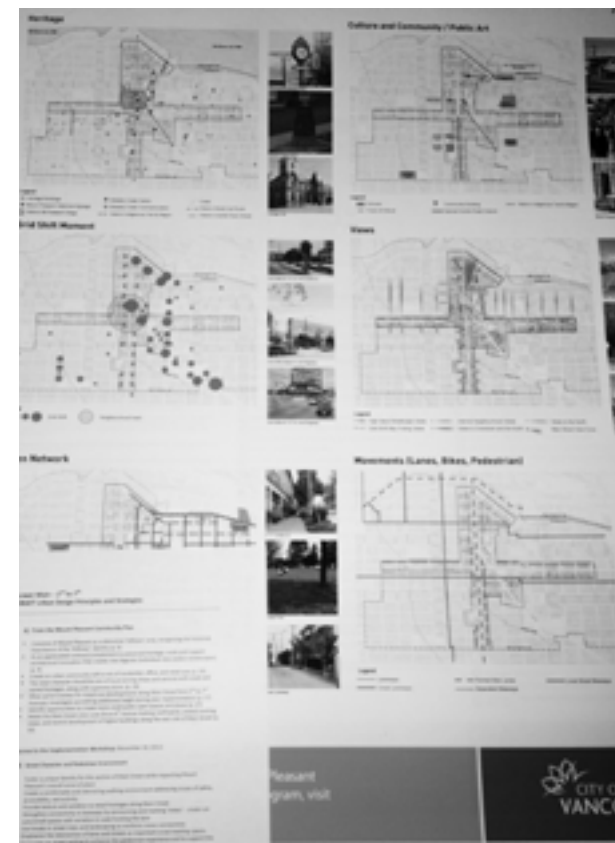
## PLANNING PROCESS

### Mt. Pleasant Implementation Launch Workshop

(18 November 2012)

### Mt. Pleasant Implementation Workshop Follow-up

(27 November 2013)





# REVIEW PROCESS

Mt. Pleasant Implementation  
Committee (25 July 2012)

Mt. Pleasant Implementation  
Committee (14 March 2013)

Mt. Pleasant Open House  
(19 March 2013)

Urban Design Panel  
(10 April 2013)



## PUBLIC BENEFITS

**\$3,044,000** Community Amenity Contribution

**\$1,086,947** DCL Payment

**\$ 4,130,947** Total

Main Street Setback/Public Space

Lane Setback/Public Space

Innovative Architecture



# DESIGN MEDIA COVERAGE

World Architecture News

Architecture Lab

Inhabitat

Tech Investor News

Design Spotter

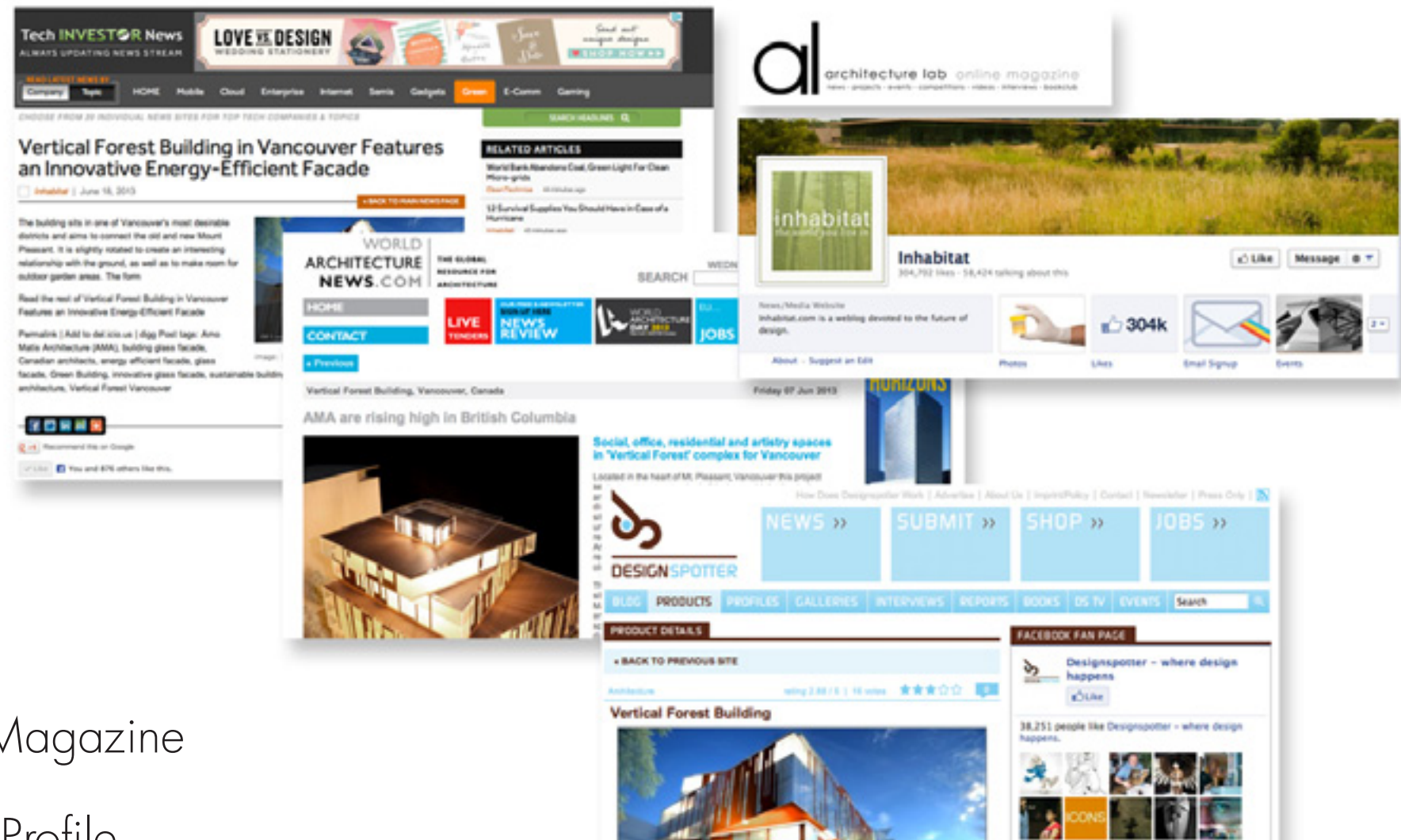
Green Living

Arthitectural

Architizer

Green Building & Design Magazine

Clemson University Project Profile











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