



# HarrisGreen

## VILLAGE

 ARCADIS  
IBI GROUP

HAPA

CITY  SPACES

D'AMBROSIO  
architecture + urbanism



# Local Context

**1%**  
rental vacancy rate

**61%**  
renters in Victoria

## Needs

- purpose built rental
- affordable rental
- accessible units
- the right supply of housing in the right locations







- ✓ Accommodate a significant share of new population and housing growth in the Urban Core



- ✓ Concentrate taller buildings and density along Yates
- ✓ Provide new parks and plazas in Harris Green

# Timeline

2019

2020

2021

2022

2023

- ✓ Concept Development
- ✓ Public Engagement

- ✓ Rezoning + DP Application
- ✓ Staff Review & Revisions

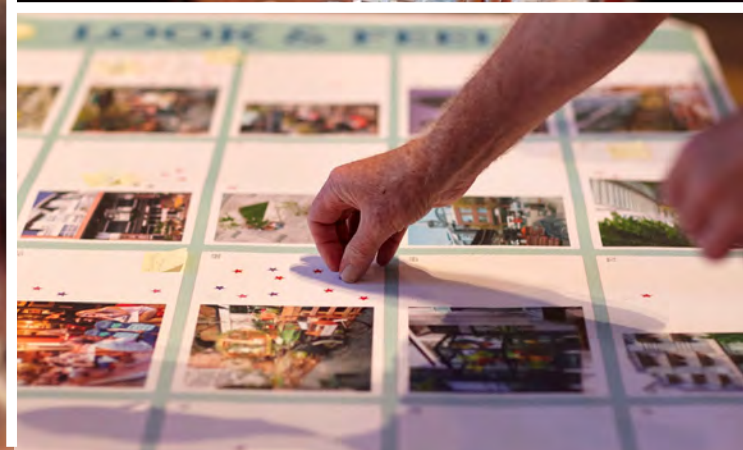
- ✓ Advisory Design Panel
- ✓ Staff Review & Refinements
- ✓ Public Engagement

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- ✓ Public Engagement

- ☐ Public Hearing
- ☐ Start Construction (Phase 1)



# Public Engagement









### Feedback:

More “green” elements

Enhance affordability

Improve accessibility & inclusiveness

Retain valued businesses

### Response:

Converted European style hard plaza to green space with accessible childrens play area

Added 80 affordable units and increased the number of family-sized units

5% of all units are accessible  
Added accessible playground

Market on Yates to relocate in Phase 1  
Working with London Drugs to secure new location in Phase 2

### Feedback:

Minimize impact at street level

Blend in the local context

Enhance TDM measures

### Response:

Reduced the height of podiums and increased setbacks.

Added brick to soften façades and better relate to neighbouring buildings

Providing Modo car share spaces and memberships, EV charging stations, electric bike charging stations, bike repair stations.



# Project Highlights







Site 1

Site 2

**1,500+**  
rental units

**80**  
affordable units

**5%**  
accessible units

**113,000 ft<sup>2</sup>**  
commercial space

**77**  
childcare spaces



### Location

live work play

### Park

new open spaces

### Water

rain gardens

### Bike

secure storage

### Green

step code 2

### EV

charging stations



# Urban Design Rationale

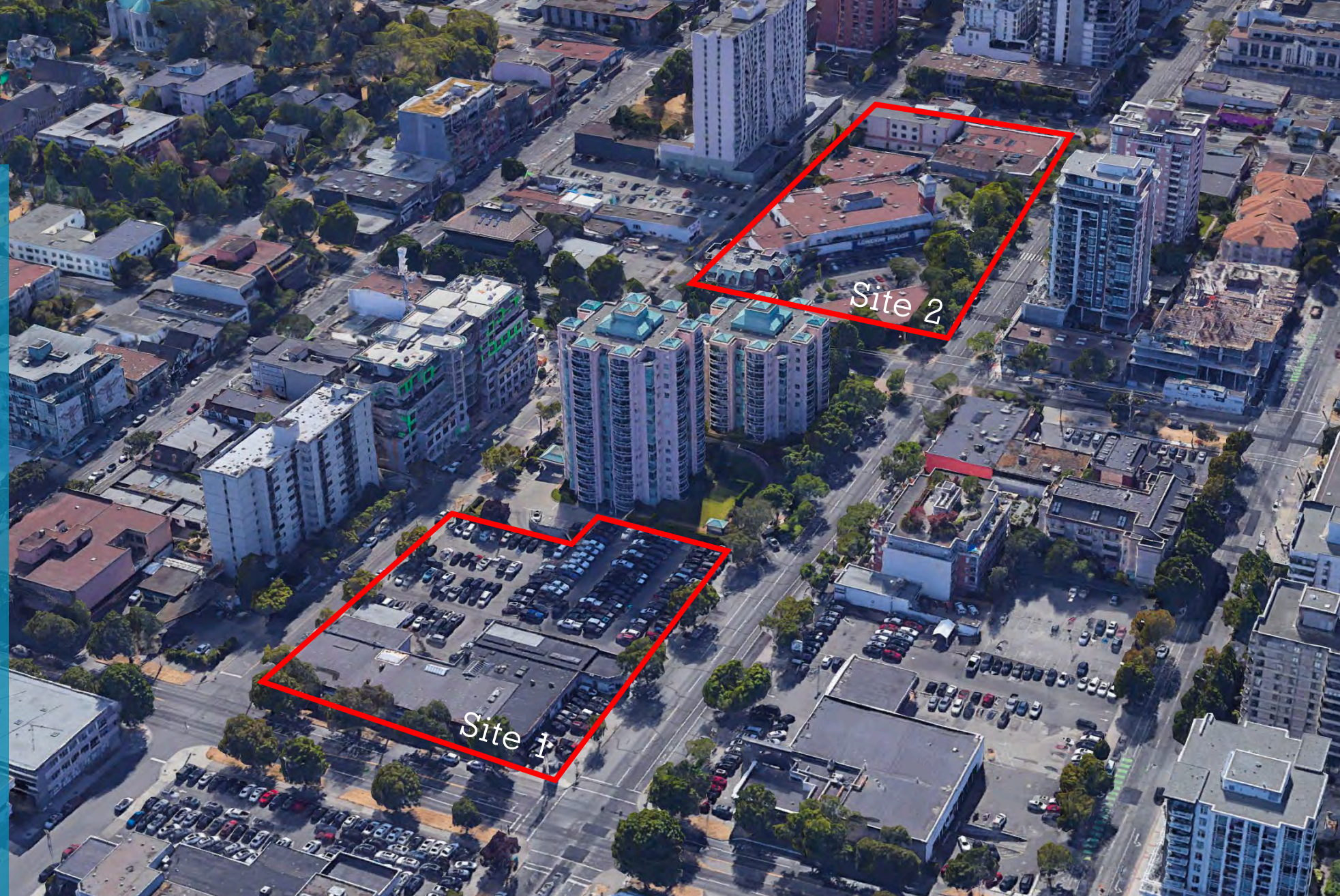




## Urban Design

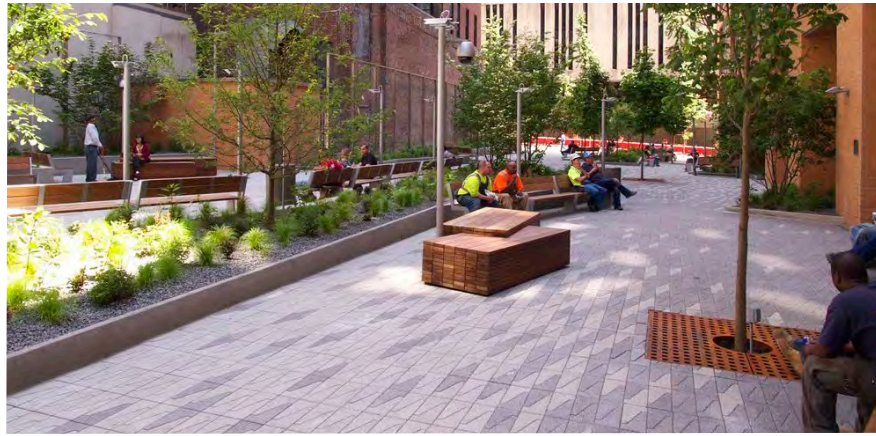
Concepts for the composition of buildings, streets and spaces for the Harris Green Village were guided by the DCAP Guidelines and good city planning practices.

Site-specific Design Guidelines were prepared to guide future development.





# Urban Design Objectives + Precedents





# Urban Design Principles

Connections & Edges



Enclosure & Human Scale



Adaptability & Flexibility

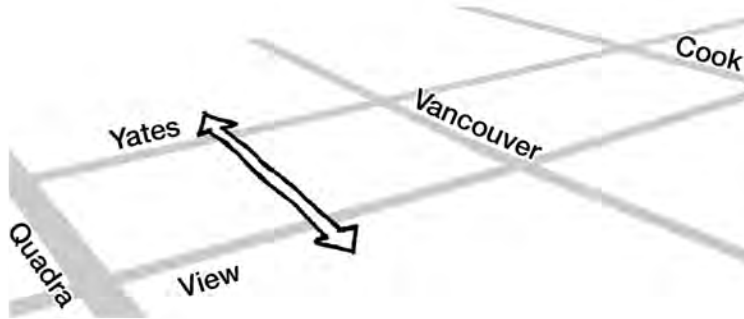


Heterogeneity

Comfort & Safety

Enjoyment

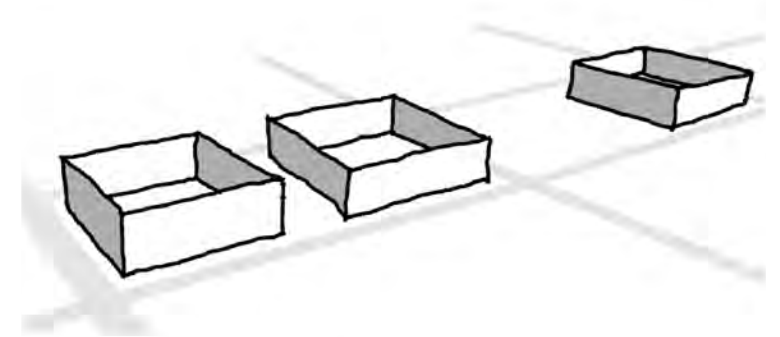
Split the Block



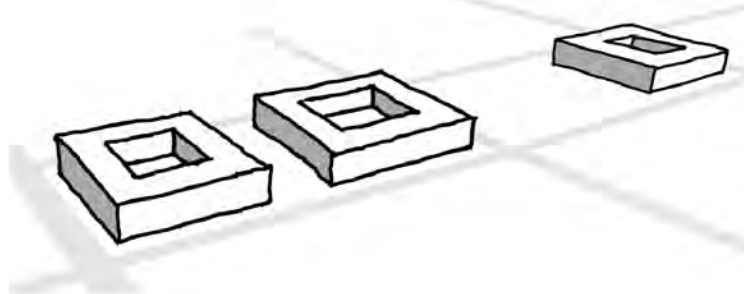
Add Green Space



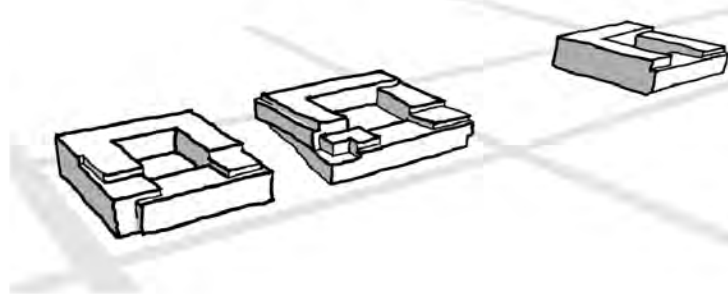
Frame the Street



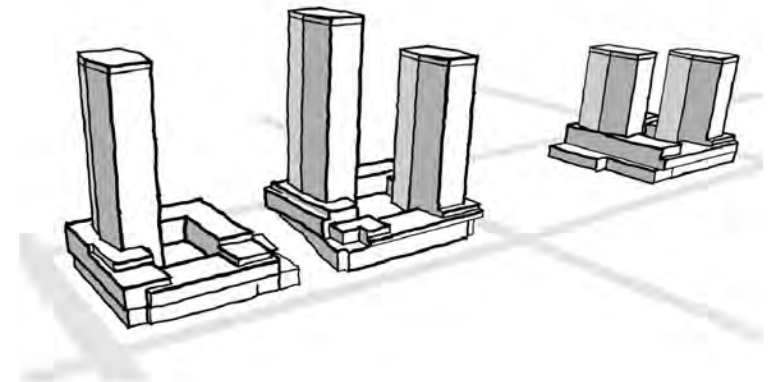
Carve Out Residential Courtyards



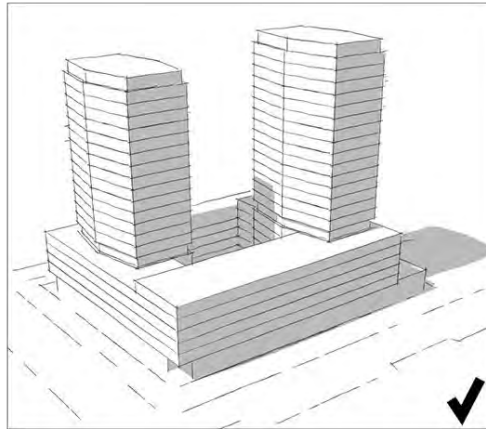
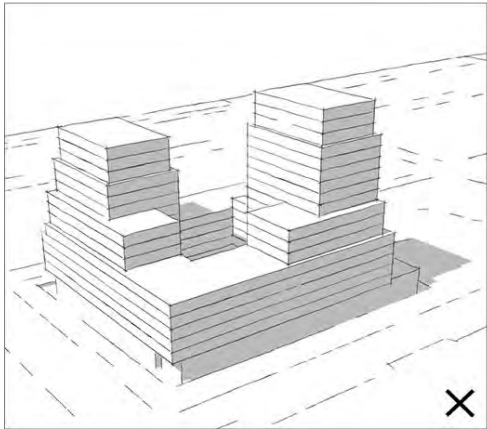
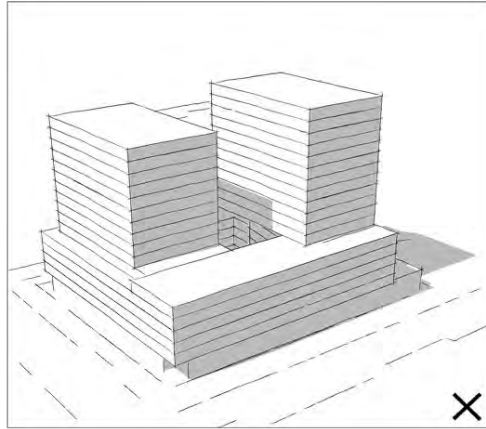
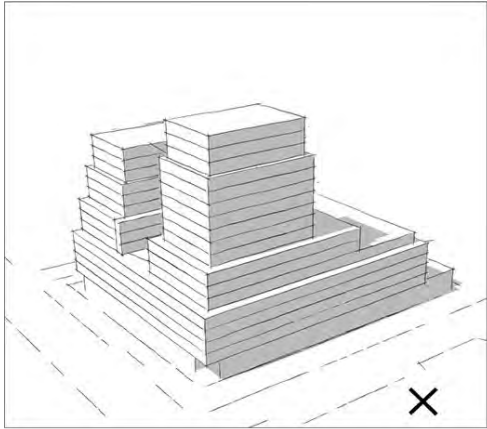
Sculpt the Podium



Strategically Place Heights

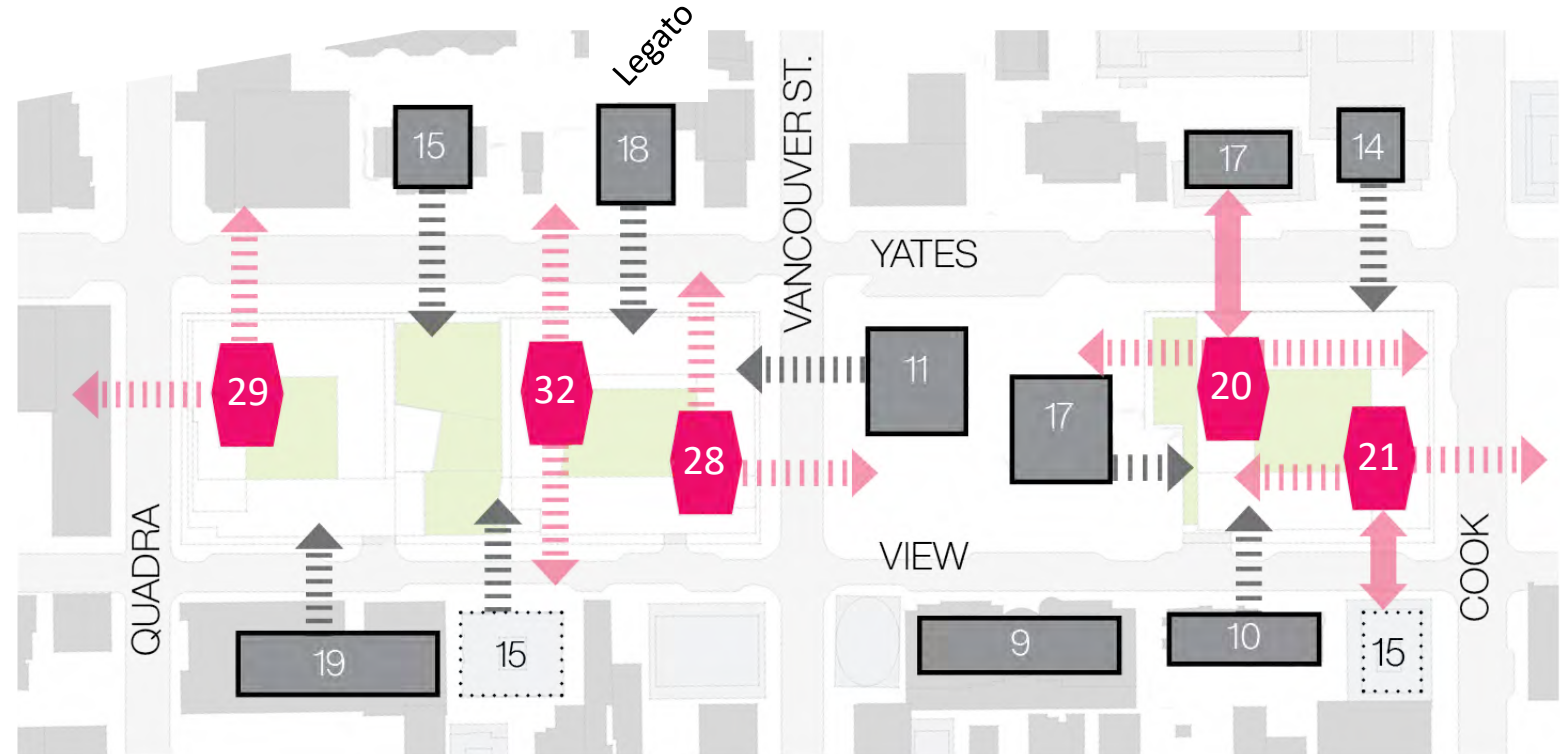
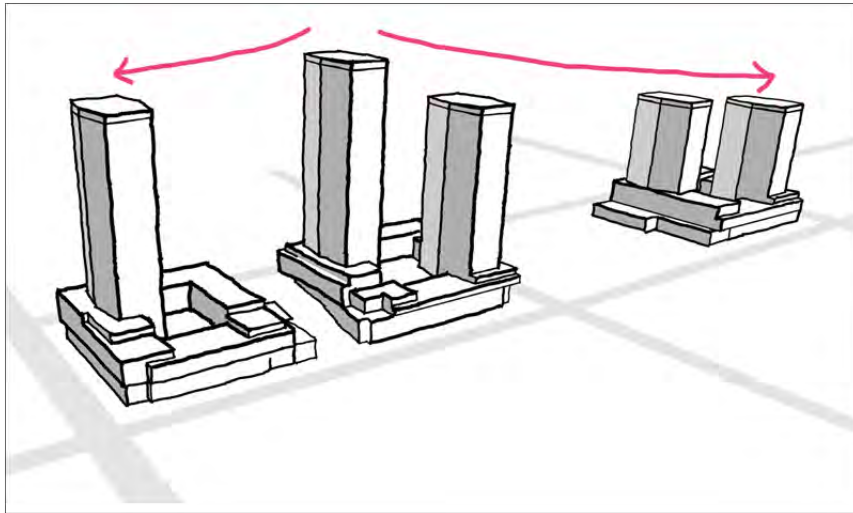






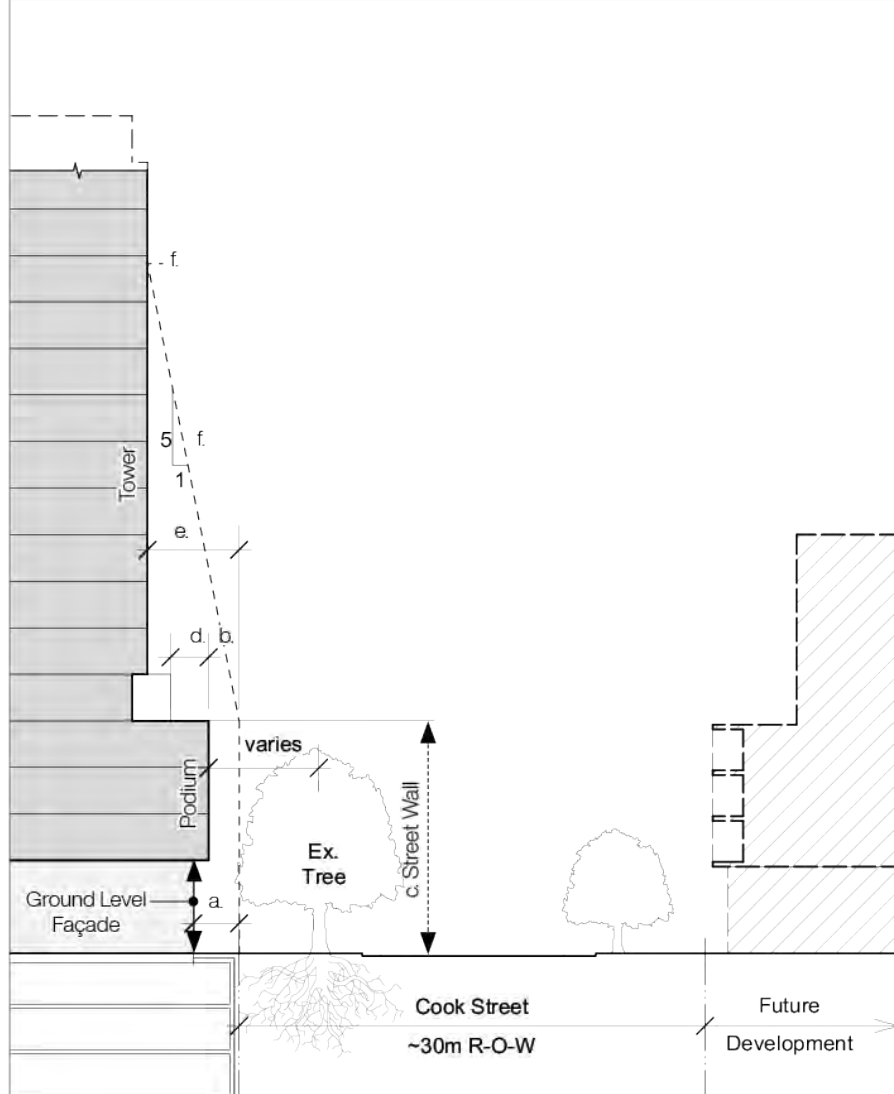


# Guidelines: Site Planning, Building Placement, Height





# Sculpted Podium





# Architecture and Landscape define the Street





# Network of Open Spaces

900-block Yates

Yates St.

1045 Yates

Quadra St.

Vancouver St.

Cook St.

View St.







# Maximize Community Green Space





# Maximize Community Green Space





# Accessible Playground





# Accessible Public Realm





# Special Spaces for Tenants

## Private Courtyards





# Phase 1 1045 Yates Development Permit





## 1045 Yates

Total Floor area: 39,175 m<sup>2</sup> (421,676 ft<sup>2</sup>)

Residential Units: 526

Commercial Floor Area: 2,990m<sup>2</sup> (32,184 ft<sup>2</sup>)

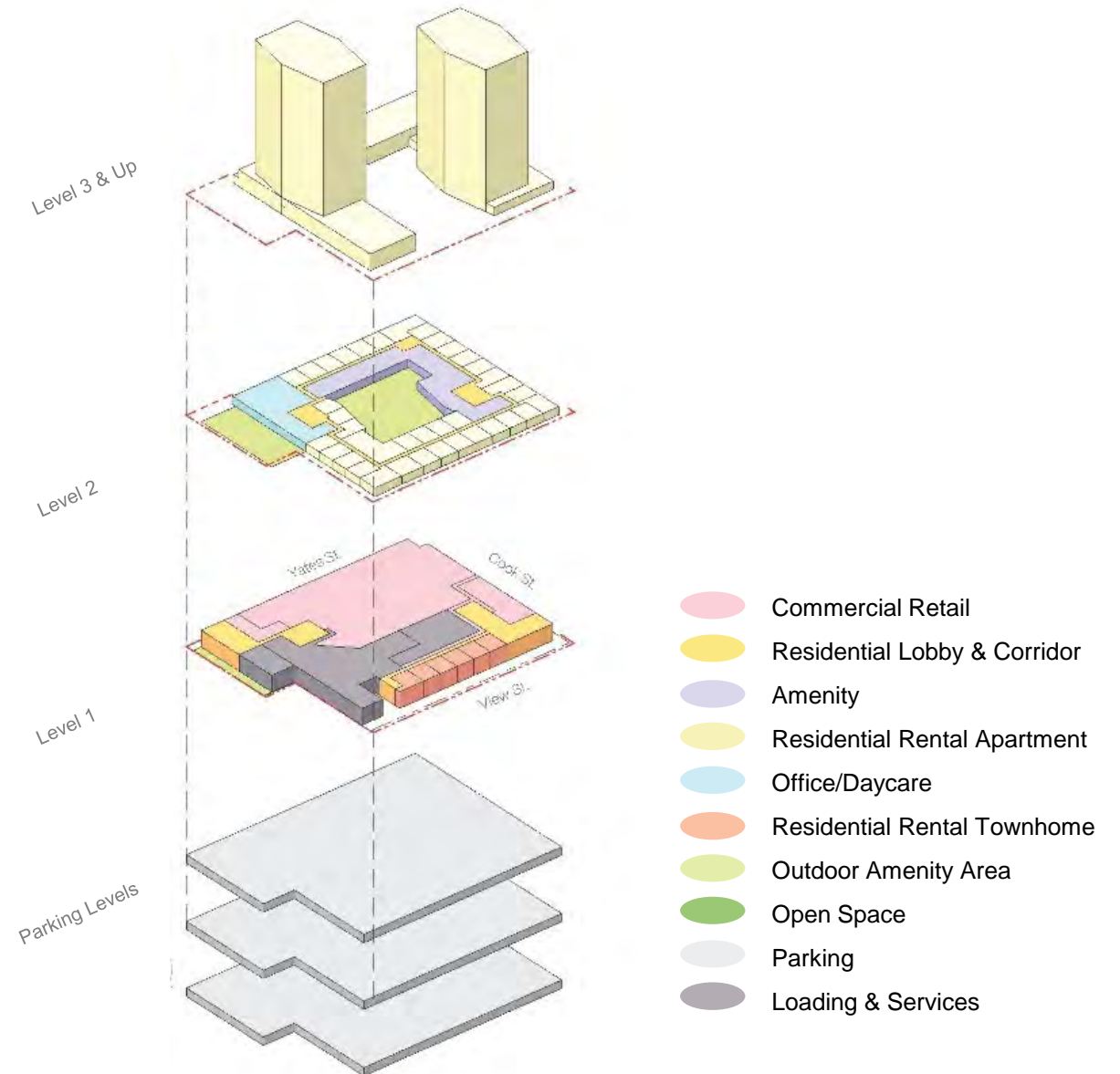
Daycare Spaces: 77

Vehicle Parking Spaces: 348

Bicycle Parking Spaces: 674

**Affordable Units: 80**

**Accessible Units: 26**





1045 Yates Site Plan

- Residential Access
- Daycare Access
- Commercial Access
- Parking Access





## Yates Street Looking from Northeast

### Key Features:

- Commercial spaces lining Yates
- Urban corner plaza at Yates/Cook
- Rain gardens, street trees, enhanced sidewalk treatments
- Podium setback and articulation
- Slender tower form
- Tower heights minimize mass





## Key Features:

- Mix of retail and residential activating Cook St.
- Residential lobby at the corner of View St.
- Existing Chestnut trees retained
- Lower podium frames Cook St.
- Tower setback from Cook St.





## View Street Looking from South East

### Key Features:

- Residential townhouse facing View Street.
- Lower podium heights and setbacks
- Tower placement to maximize solar exposure





An aerial photograph of a city, likely Seattle, showing a dense urban area with numerous buildings and green spaces. A large body of water, possibly a lake or bay, is visible in the background, with rolling hills or mountains in the distance. The image is overlaid with a semi-transparent blue filter.

# Thank you