

Landscape Rationale

Grade Public Realm

Public realm areas will be as per the City of Vancouver New Yaletown guidelines: City granite surround and tree grates installed where possible at the existing street trees, Broom finished concrete with leaf stamp treatment, double row of trees just inside the property line with City standard tree grate.

Grade On Site

There are three main entrances for the project. Helmcken Street Retail Entrance, Office Entrance for the Non-profit Society (Positive Living Society) and a Residential entrance to the Affordable Housing. Taking cues from the non-profit tenants, an accent paving band envelopes the entries, symbolizing the red ribbon for AIDS awareness. The accent band forms a loop at the corner of Seymour and Helmcken where a purple accent beech forms the corner of the loop.

The Residential entrance is demarcated by the same red accent paving.

Upper Levels

A simple common terrace for the office users on Level 4 provides seating and a planter.

The Level 7 Amenity Terrace has two distinct areas. Immediately outside the amenity room is a children’s play area with safety surfacing and a custom play house. Seating and a raised perimeter planter soften the edges. With the newly opened Emery Barnes Park across the street, more active play can be accommodated there.

The second area further to the north is an outdoor social gathering space. Long wood benches surround two sides of the space. Perimeter planters will provide screening and privacy. Additionally, picnic seating will allow for more flexible use of the space. Another feature is a ‘Free Library’ cabinet, where residents will be invited to leave a book and/or borrow a book to foster a sense of community.

Though meant for separate users, the children’s play area and the social gathering space are linked through the interior amenity room.

The roof level will accommodate a living roof consisting mainly of sedum plantings.

Sustainability

As per the City’s mandate, the project will meet LEED Gold certification. The majority of planting for the project will be drought tolerant and/or native adaptive reducing the need for excessive irrigation. The living roof will contribute to biodiversity in the urban realm and aid with storm water management. Local materials will be used where possible. All raised planters will be irrigated with a high efficiency irrigation system reducing the need for potable water. The living roof will be planted with drought tolerant species and will not be irrigated.



Fagus 'Dawyck Purple'



Polystichum munitum Alaska Fern



Free Library



Wood Bench



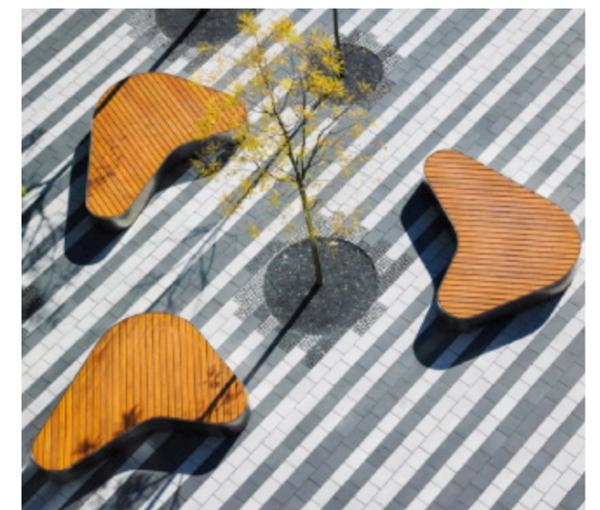
Choisya 'Aztec Pearl'



Costum Playhouse



Green Roof



Paving Bands