PUBLIC REALM STRATEGY

The design approach for of the public realm is to provide a streetscape interface appropriate to supporting Alberni’s consistent scale and residential character.

A series of residential terrace gardens provide the ground plans expression along Alberni, and frame a central entry courtyard. This entry is lined with feature plantings and leads from the street through a carefully-scaled and formally planted courtyard.

All existing street trees on Alberni, Broughton, and Nicola will be preserved.

The laneway will be animated by the daycare drop off, and is treated as an upgraded neighbourhood laneway through pedestrian sidewalk paving along the building, a drop-off layby for daycare, alongside a planted recess with small trees and a seatwall, and a concrete paved lane with a centre drainage swale.

The public realm with also benefit directly from the City’s creation of a new West End future park proposed at the corner of Alberni Street and Nicola Street, providing residents and the community access to additional green space. This park is to be developed through a separate City-led process.

The creation of a new park at the corner of Alberni and Nicola supports the city’s goal of allowing everyone to live within a five-minute walk to a park, greenway or natural space. Green space is also highly valued by residents of the West End and also is a major draw for visitors to the neighbourhood.
LANDSCAPE

The landscape design is focused in three areas: streetscape, entry court, and daycare terrace. The Alberni Streetscape frames the existing sidewalk with low plantings and residential terrace fences, with stone-clad terrace walls and metal fencing, providing a layer of filigree between street and residential entries in a language consistent with the overall architectural expression, and a second row of street trees provided to complement the existing boulevard trees.

The main entry to the building is provided by passage through a formal entry court with low plantings, detailed paving, seating edges, and small ornamental water features. The podium terrace is dedicated to circulation, outdoor play space for the daycare facility, and market residential amenity spaces. Play area program will be confirmed through discussion with the City but is likely to include a mixture of natural and manufactured play elements for all three identified age groups, the majority installed over resilient paving. The play terrace is bordered by perimeter plantings, small trees, and seating edges.

Of the 129 rental residential units, 75% have private outdoor spaces and 100% of the market residential units have private outdoor spaces.

The daycare drop off is identified and enhanced by dense plantings and small trees to offer pedestrian scale, along with a seating wall to facilitate drop off and pickup interactions. The Broughton streetscape is layered with planting along the building, and the Nicola street trees left intact within the future park.
Concept