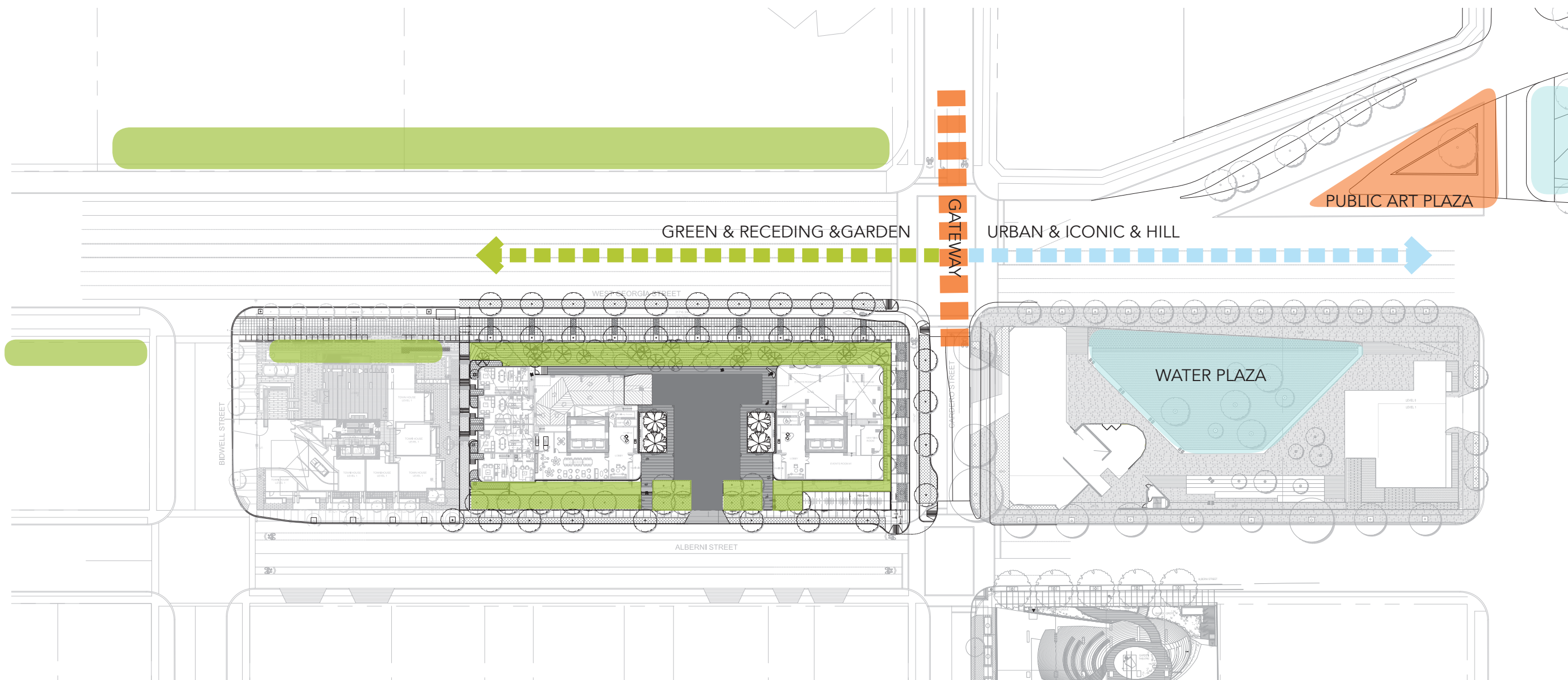


## Landscape Design Rationale



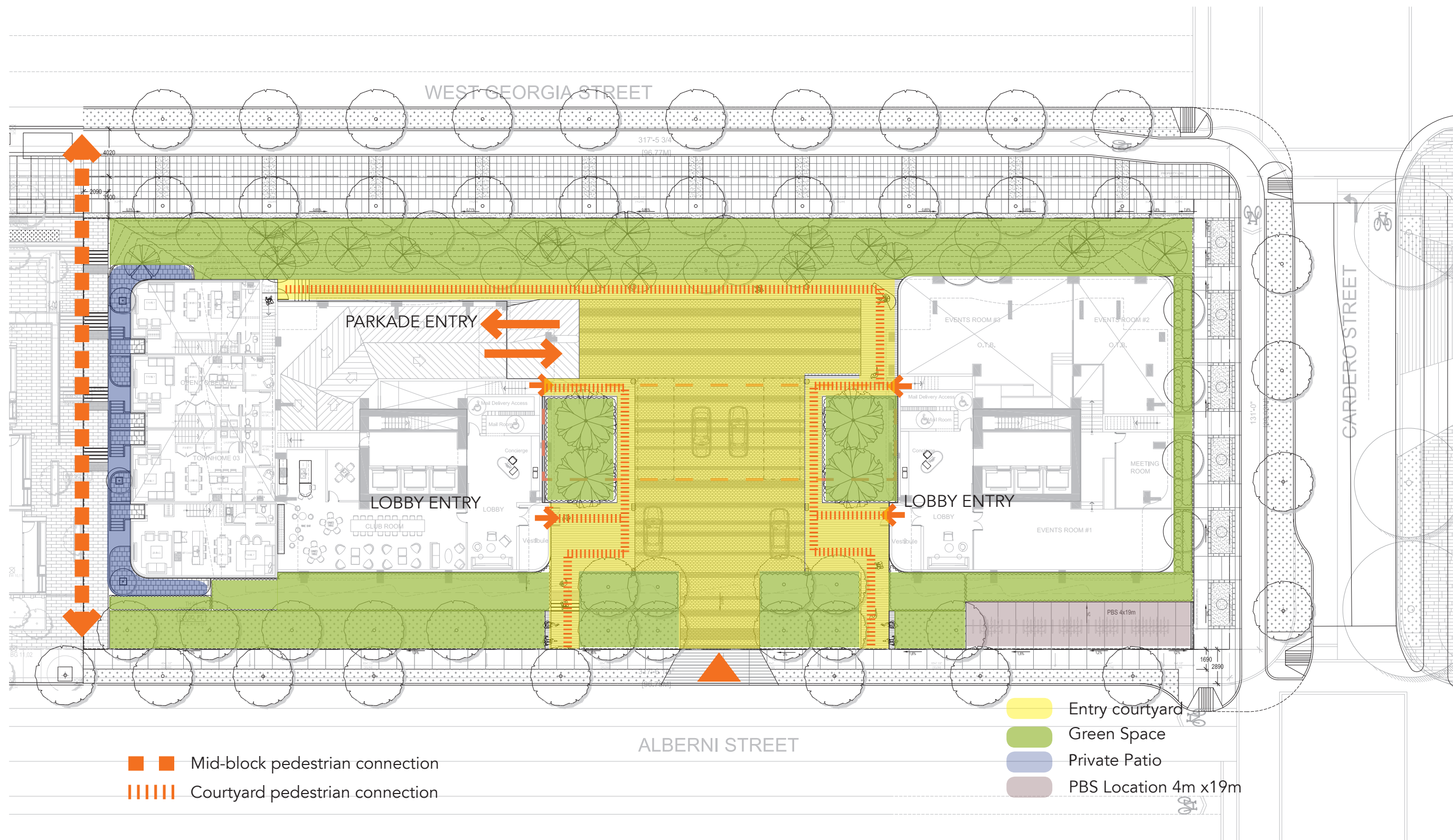
### Design Rationale

The Alberni Towers site falls within areas described in the West End Community Plan. These identity urban design and open space strategies. The open space and streetscapes in the Alberni Towers project respond to this community plan and the City's street design guidelines to deliver an open space design that integrates with and complements its urban context.

Georgia Street is the gateway to downtown Vancouver. West of Cardero Street, it consists of a series of green and quiet open spaces within residential buildings. East of Cardero Street, it transforms at the hill to a more urban mixed use street, with the 1500 West Georgia block becoming a key transition point, featuring the major water feature.

The design intent of the Alberni Towers is to integrate with the green and quiet residential block typology. The landscape design concept is inspired by the adjacent North Shore natural landscape of forest and mountain. Following the site's grade change, a vegetated slope with lush planting and groves of trees embrace the buildings.

## Site Context - Landscape Concept





## Design Rationale

### Alberni Street

Ground floor edges are the interface between indoor and outdoor with design features including transparent glass in lobby and amenity, and an open courtyard with special paving pattern, seatings and landscape. Only one vehicular crossing to entry point into underground parking and drop off area. The Alberni streetscape continues the dedicated on-street bike lanes. Street trees to be retained as many as possible.

### Cardero Street

The design concept brings the new Cardero streetscape with a unified public realm treatment for the Triangle West. A wider sidewalk area accommodates pedestrian movement. The pedestrian and cyclist greenway along Cardero will be enhanced by access into the Public Bike Station at the southeast corner of the building.

### West Georgia Street

It is designed as per City's West Georgia Street Tree and Sidewalk Design Guidelines with wider sidewalks, double rows of street trees, and dedicated on-street bike lanes. Seating high walls at the toe of the planting slope provide social and seating opportunities for pedestrians.

### Mid-block Connection

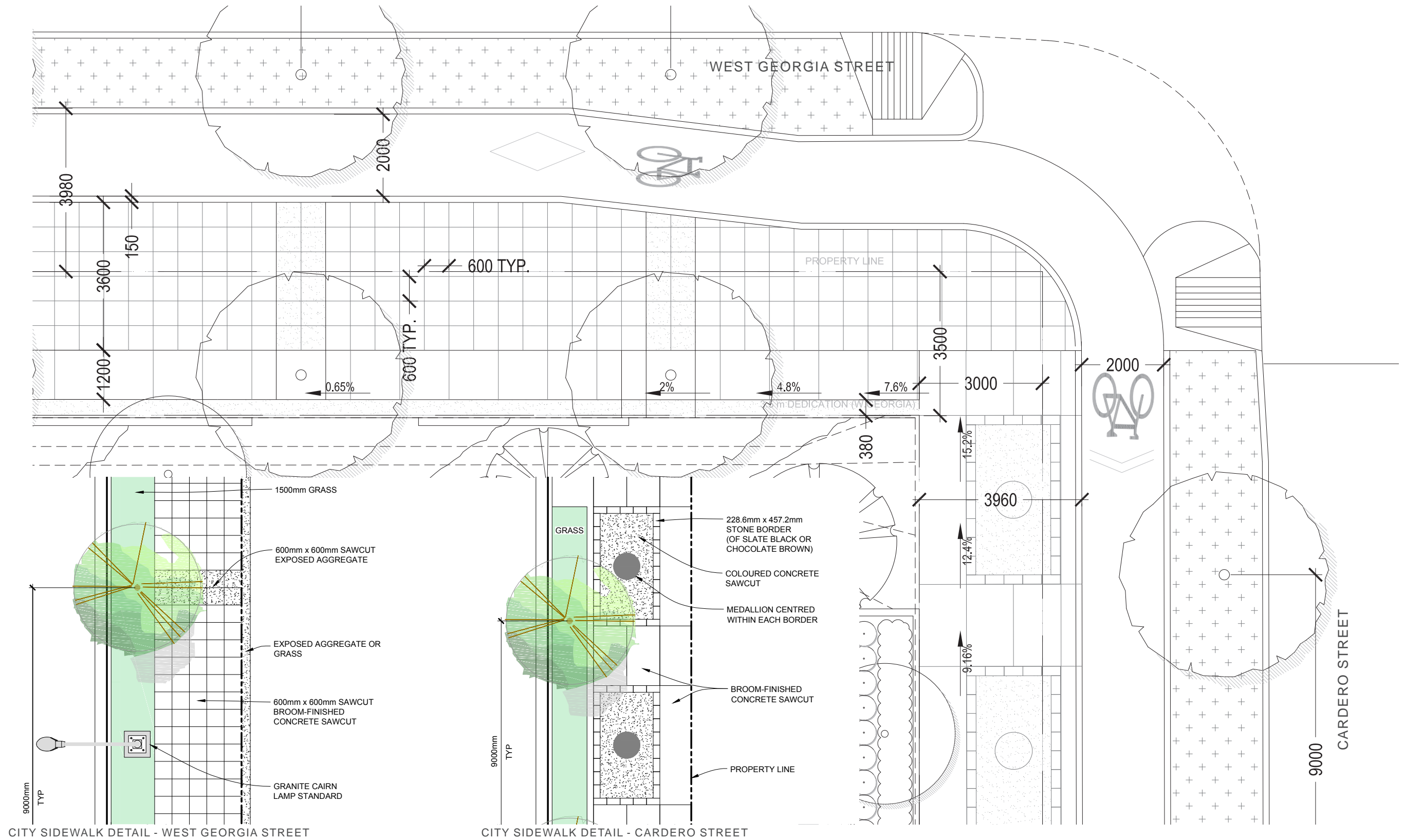
Between the Alberni Towers site and the adjacent new development at the west, the public realm is designed to permit mid-block connection. A sequence stairs with pattern paving leads pedestrian down from Alberni Street to the West Georgia Street. Townhouse patios following the stairs and stepping down to West Georgia Street can provide active edge and a safe mid-block connection.

### Landscape Strategies for LEED

The landscape will be designed to achieve credits for stormwater design, with pervious paving and stormwater harvesting for irrigation, for reducing heat island effects, with at least 50% of the roof in vegetation and materials with high solar reflectance, and for water efficiency with diverse and climate-tolerant plant selection and smart irrigation controllers.

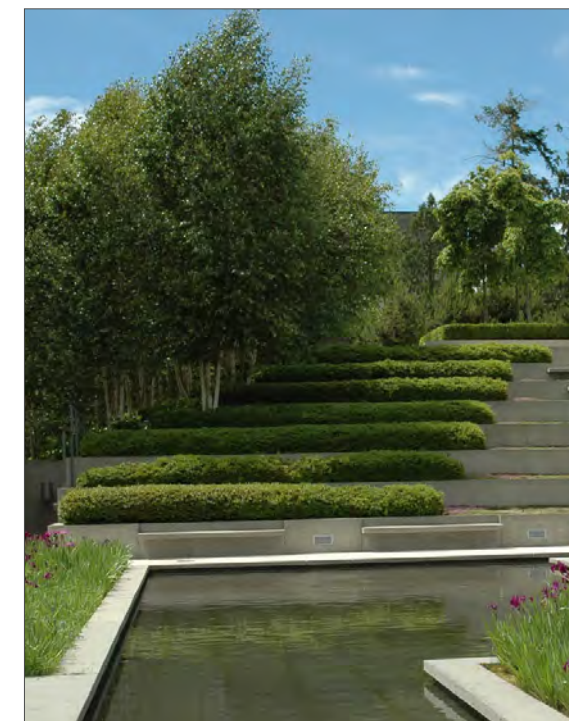


# Streetscape Layout

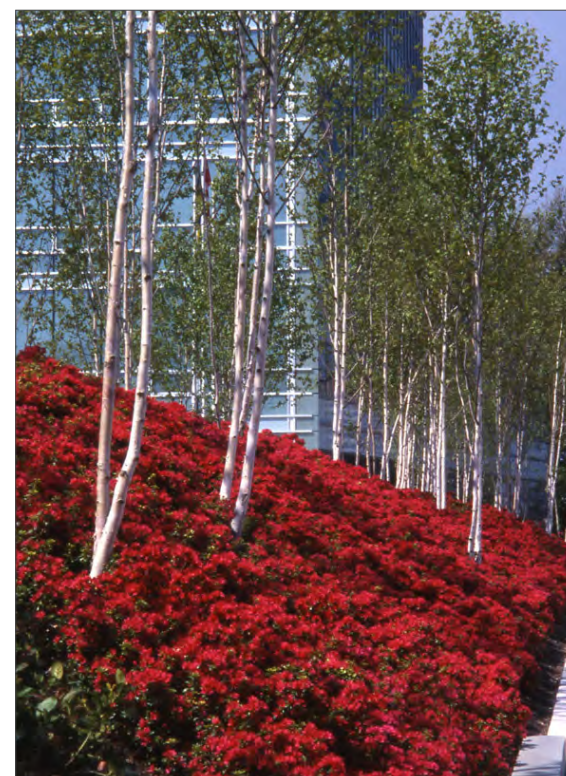




## Design Concept - Inspirations



Inspiration – Vancouver Landscape, Mountain & Forest



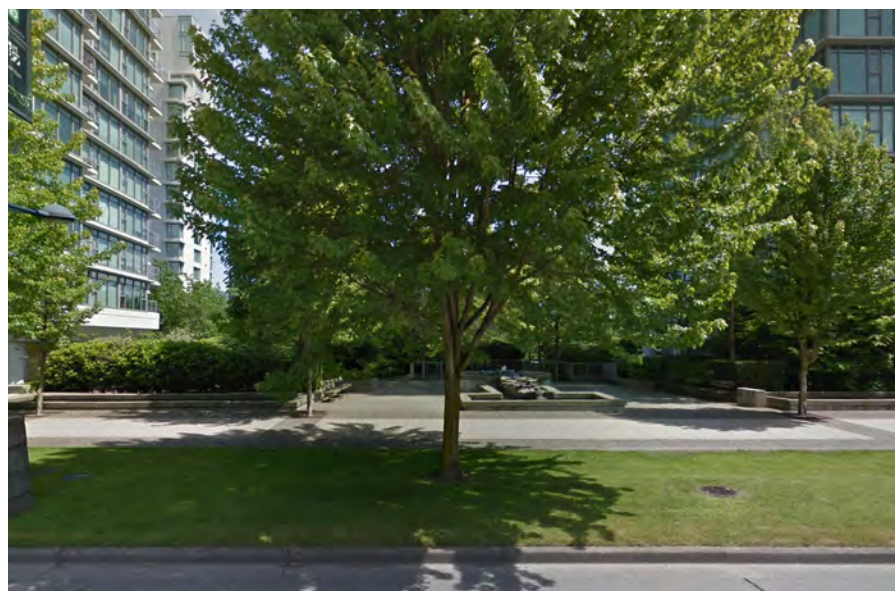
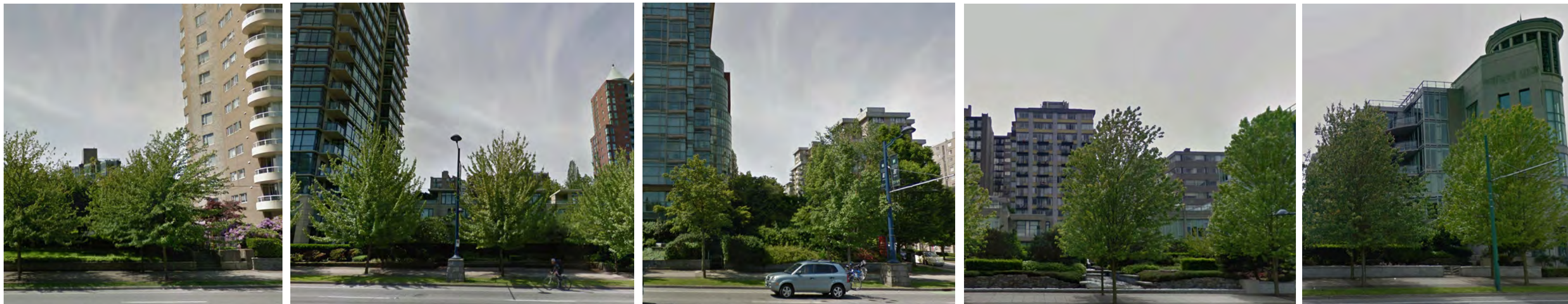


## Precedent - Entry Courtyard



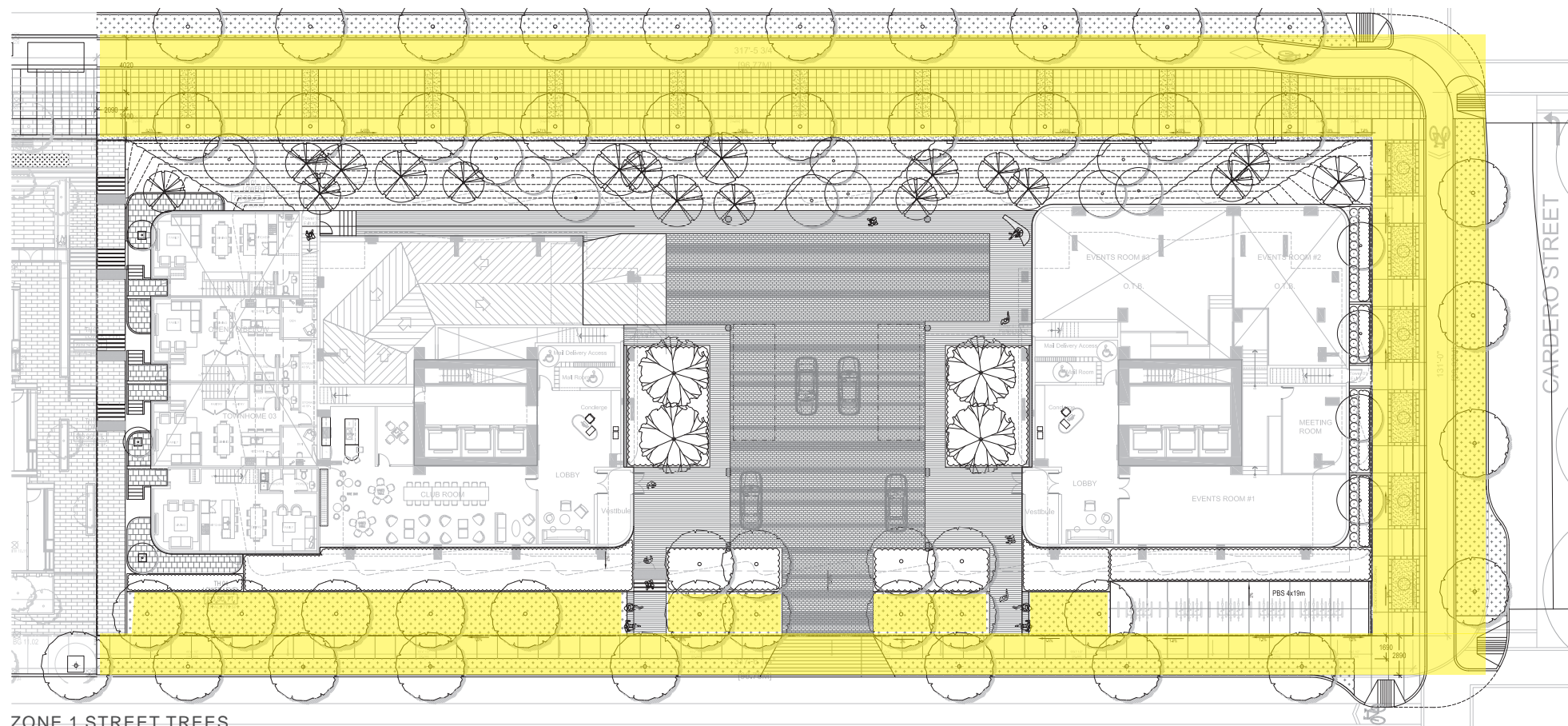


## Existing West End Garden





# Planting Design



ZONE 1 STREET TREES

ALBERNI STREET



ACER RUBRUM 'OCTOBER GLORY'  
Red Maple (W. Georgia)



ACER PLATANOIDES  
Norway Maple (Cardero St)



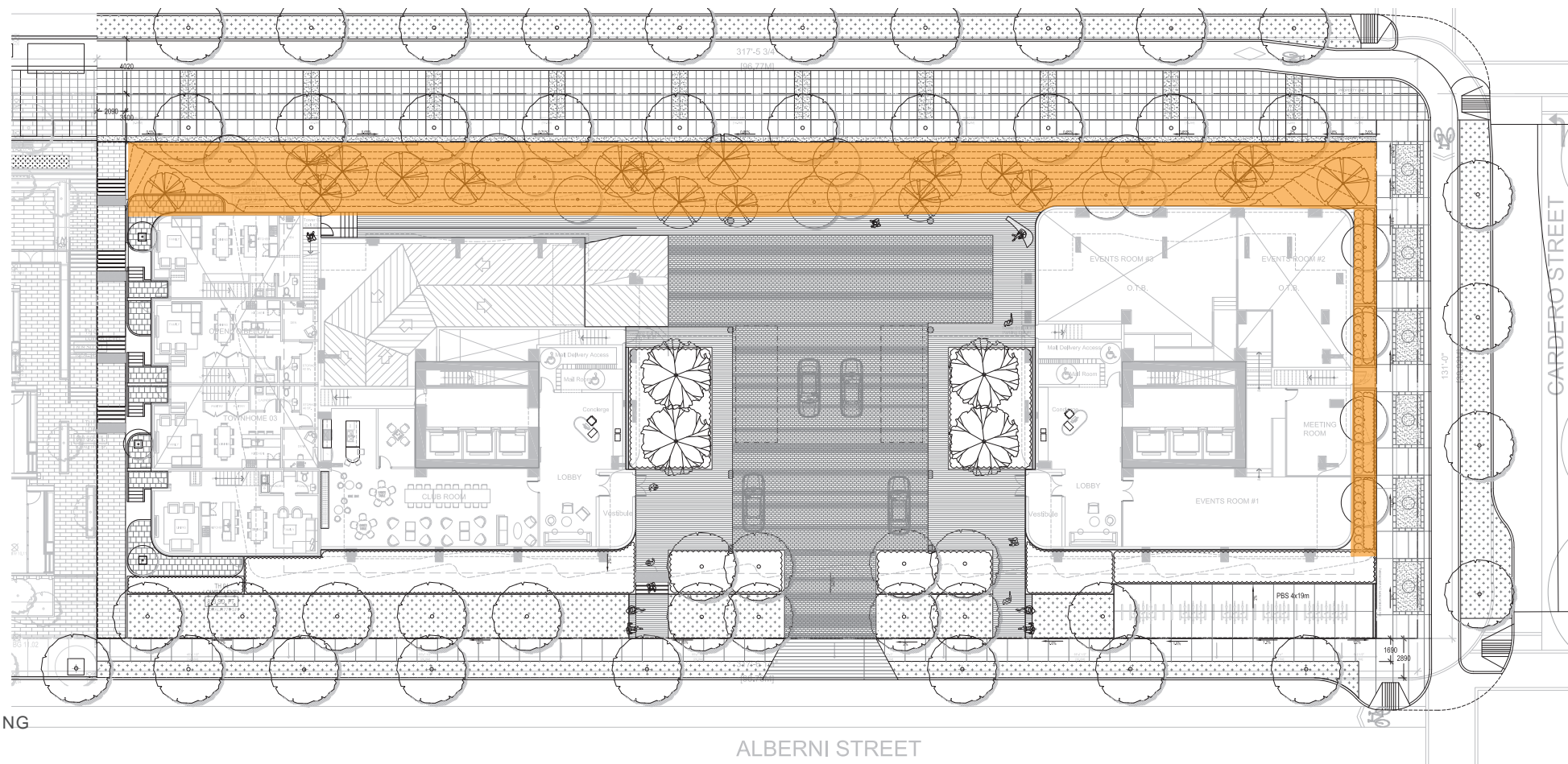
ACER TRUNCATUM  
Shantung Maple (Cardero St)



TILIA CORDATA  
Little Leaf Linden (Alberni St)

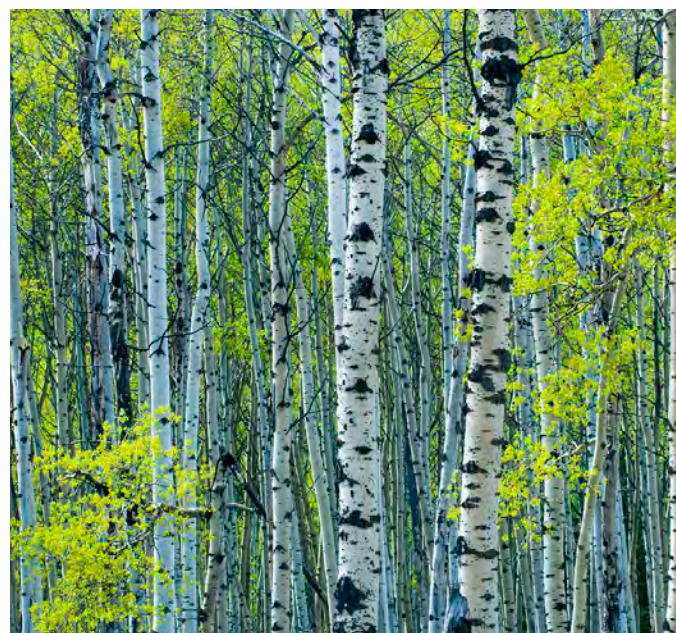


# Planting Design



ZONE 2 - SLOPE PLANTING

ALBERNI STREET



POPULUS TREMULOIDES  
Trembling Aspen



CORNUS NUTALLII 'EDDIE'S WHITE WONDER'  
Flowering Dogwood



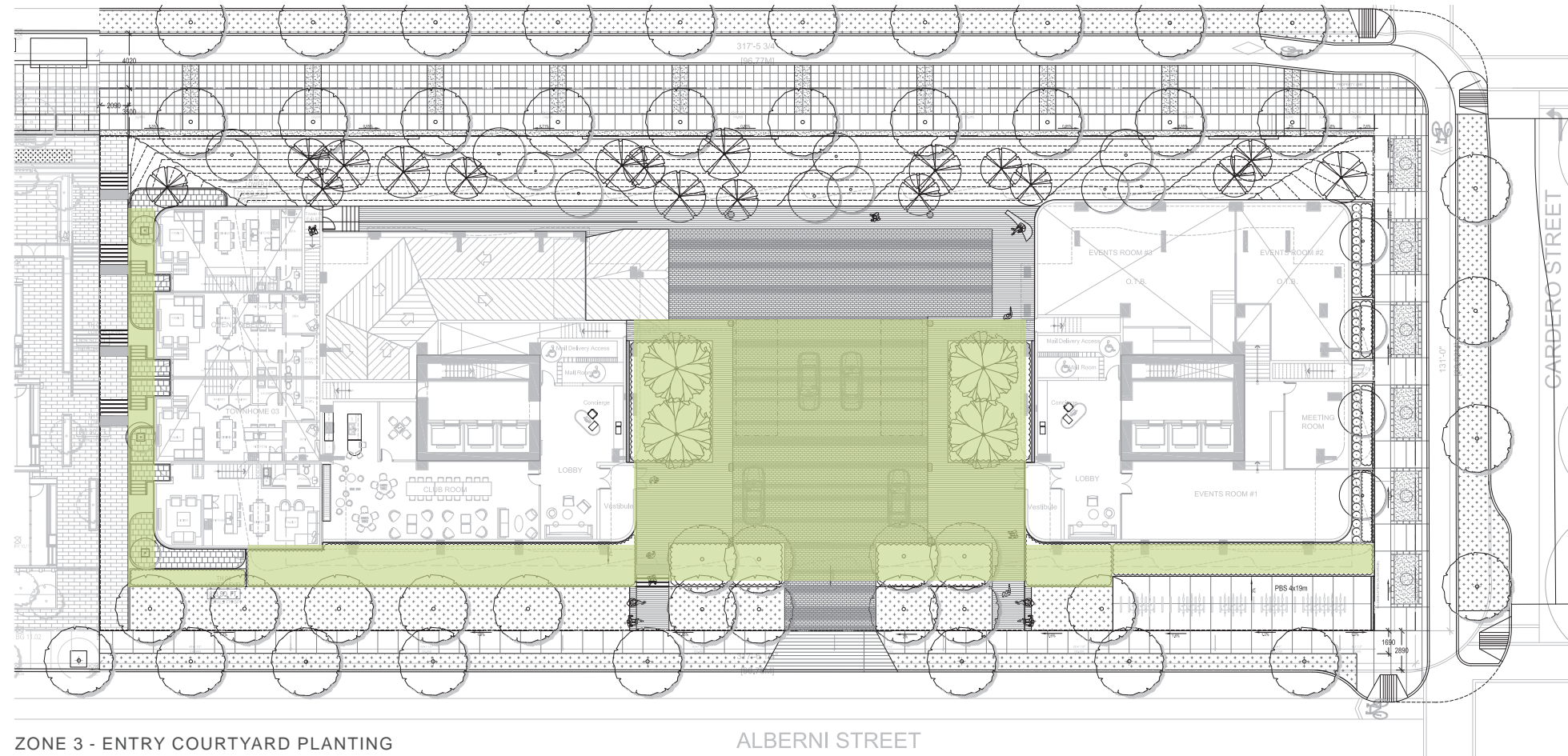
AZALEA JAPONICA 'EIKAN GAZA'  
Evergreen Azalea



GAULTHERIA SHALLON  
Salal

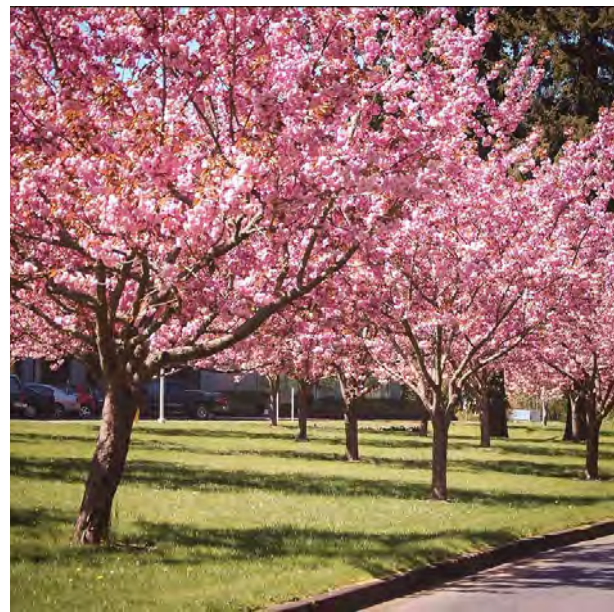


# Planting Design



ZONE 3 - ENTRY COURTYARD PLANTING

ALBERNI STREET



PRUNUS SERRULATA 'KWANZAN'  
Japanese Flowering Cherry



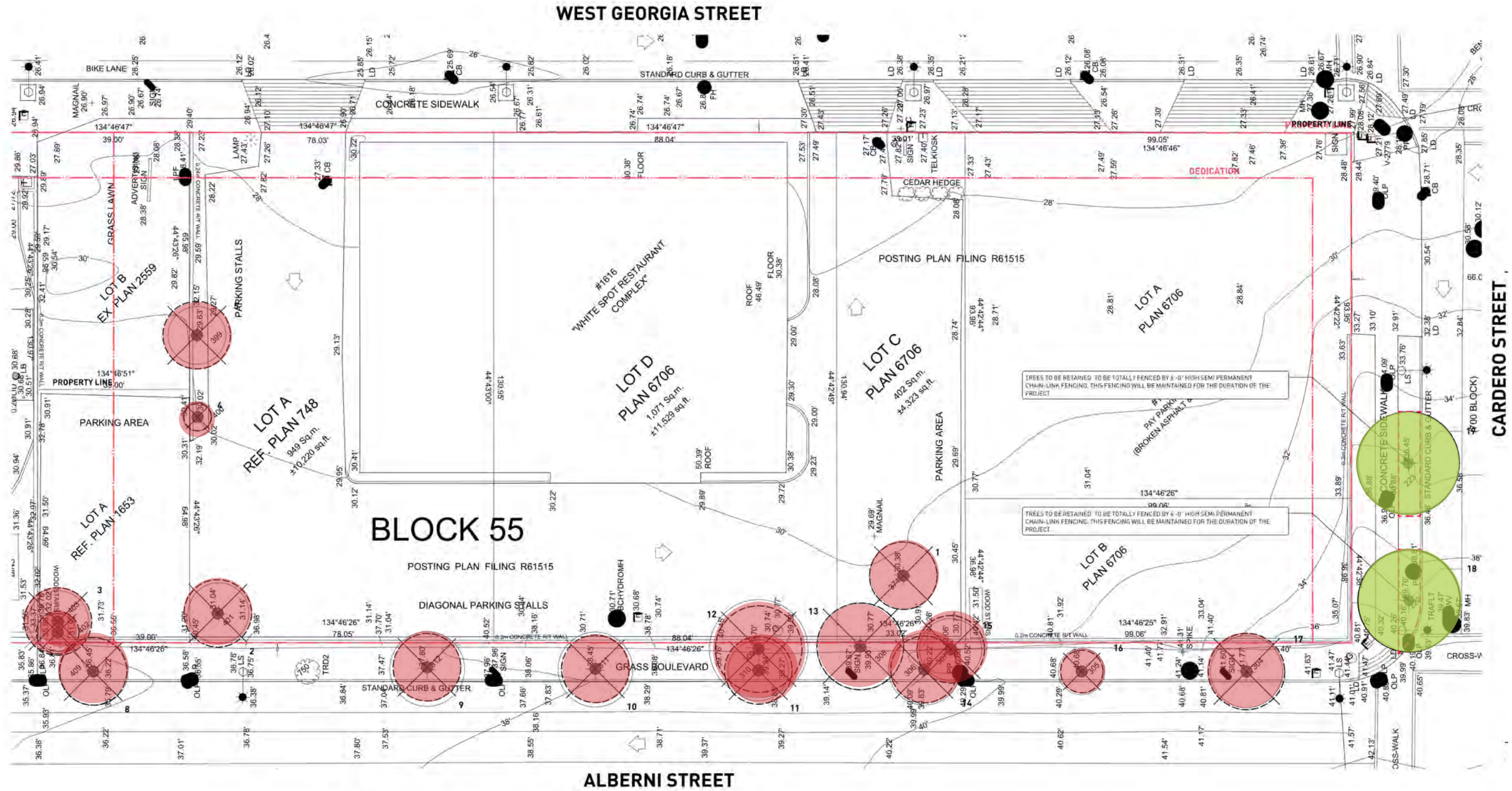
EUPHORBIA CHARACIAS WULFENII  
Evergreen Spurge

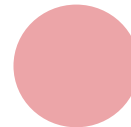



CORNUS SERICEA  
Redtwig Dogwood



Tree Management Plan



 EXISTING TREE TO BE REMOVED

 EXISTING TREE TO BE RETAINED



# Level 1 Floor Plan

