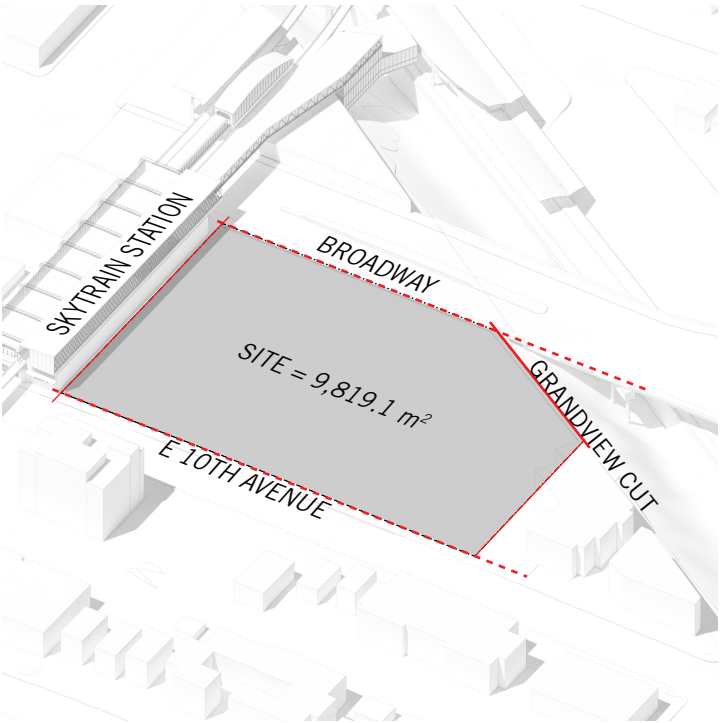
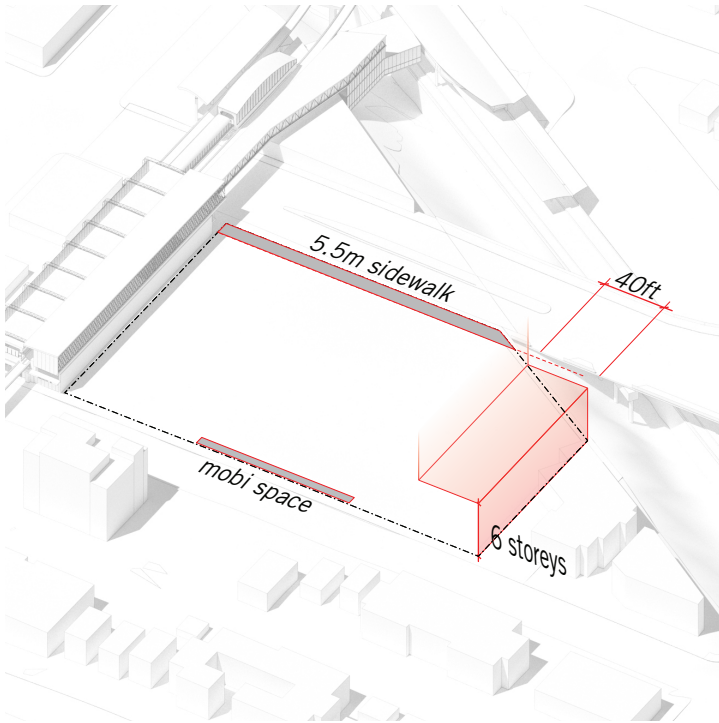


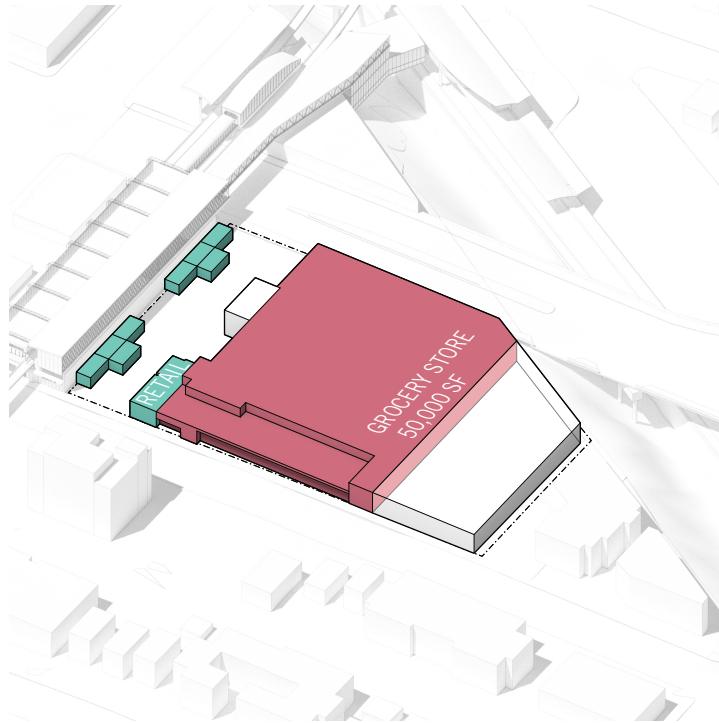
# 4.3 ORGANIZATION OF FUNCTIONAL PROGRAMME



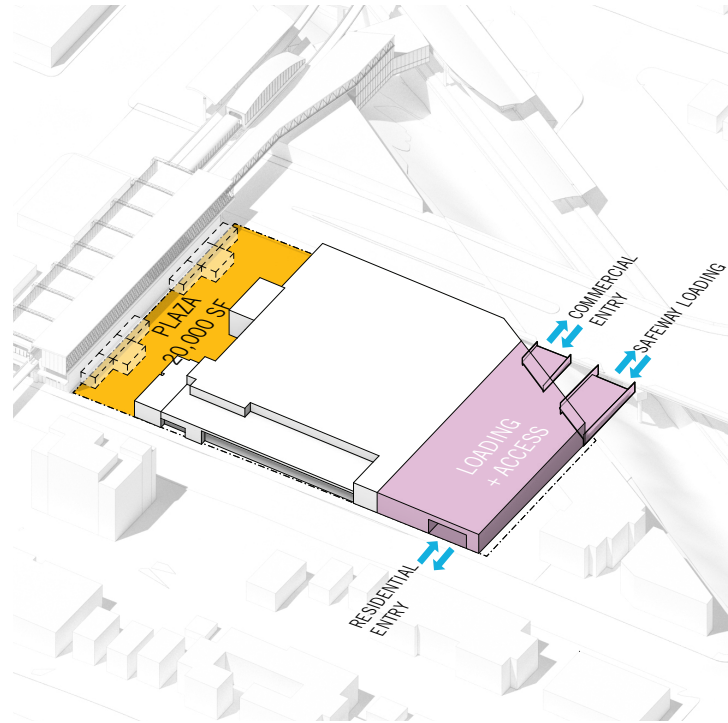
- 1
- SITE CONSTRAINTS**
  - Front: Broadway
  - East: Grandview Cut
  - South: 10th Avenue
  - West: Commercial-Broadway Station



- 2
- SETBACKS**
  - Front setback enough to create a 5.5 m sidewalk
  - 40 ft. building separation for all buildings above 60 ft. in height

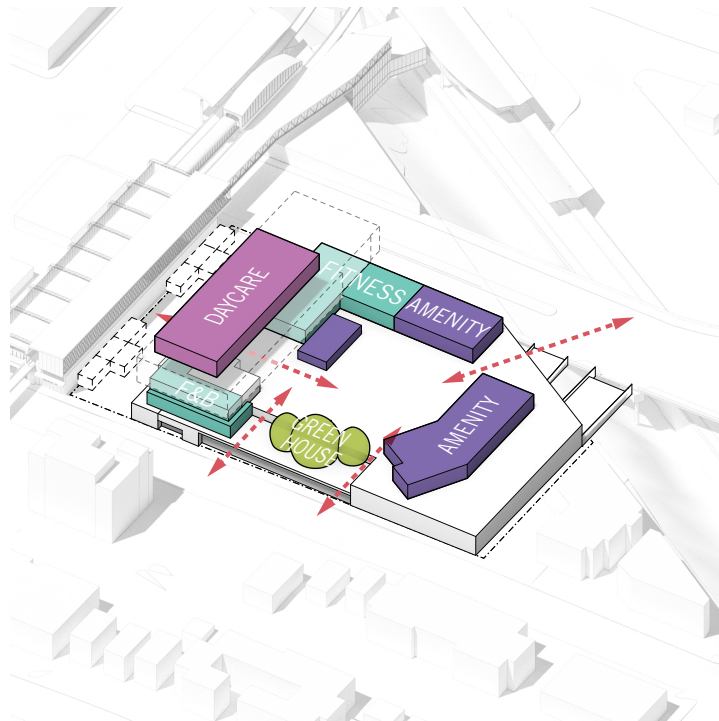


- 3
- GROCERY STORE AND RETAIL**
  - ± 50,000 sf Grocery store
  - Small-scale retail at-grade



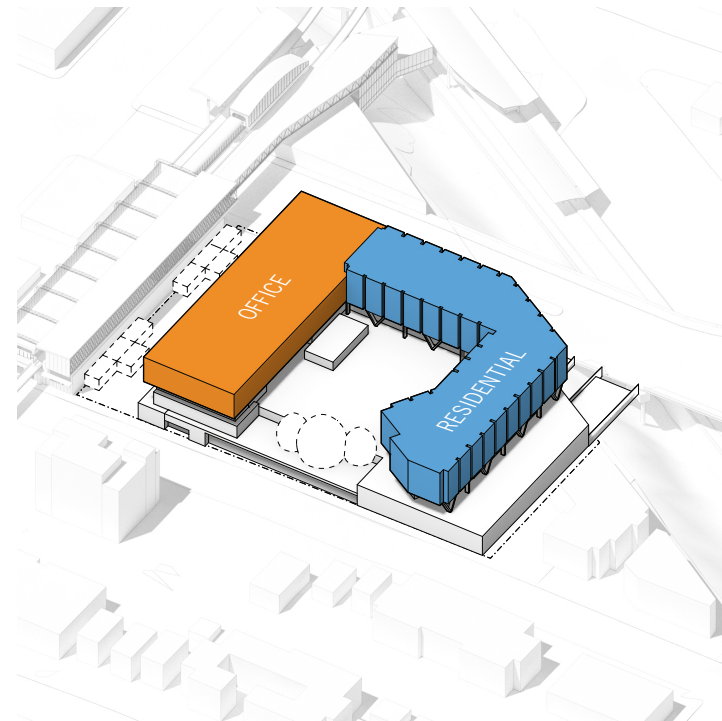
- 4
- PLAZA AND LOADING BRIDGES**
  - 20,000 sf public plaza
  - Loading and commercial access off Broadway
  - Residential access off E 10th Avenue

## 4.3 ORGANIZATION OF FUNCTIONAL PROGRAMME



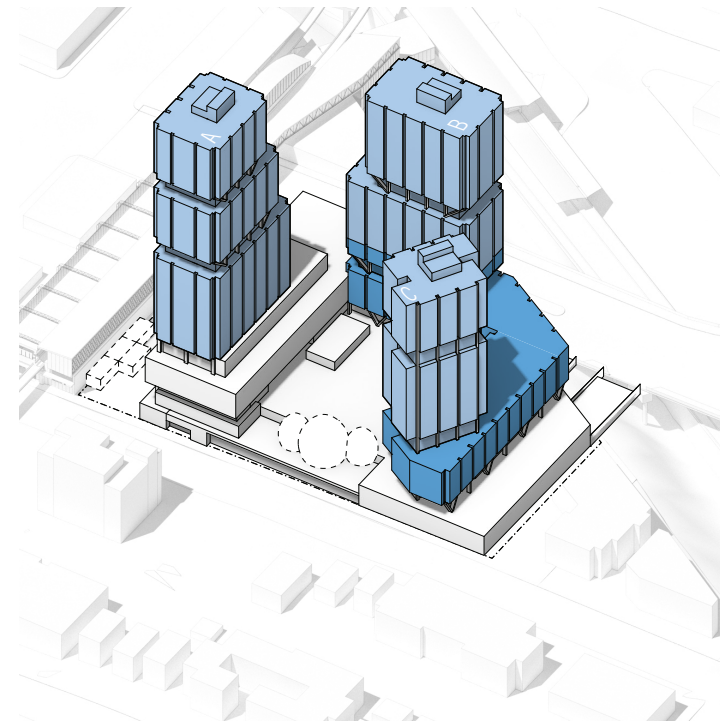
### 5 AMENITIES

- Greenhouse
- Fitness Centre
- Porosity between amenity buildings
- Daycare



### 6 OFFICE AND PODIUM RESIDENTIAL UNITS

- 2 Levels of office space
- 4 Levels of rental



### 7 RESIDENTIAL TOWERS

- Towers A, C: Market condo
- Tower B Levels 10 and above: Market condo
- Podium: Rental



### 8 ROOFTOP SKY-GARDENS AND COURTYARD

- Sky-gardens at various levels
- Courtyard, open to all residents of the site



# 4.3 ORGANIZATION OF FUNCTIONAL PROGRAMME

## 4.3.1 PUBLIC PLAZA

The provision of the 20,000 sf public plaza is the primary organizational driver of the design.

The scheme proposes that this plaza run north south along the eastern edge of the Skytrain station extension at the westernmost boundary of the site. This location and configuration of the public open plaza is in accordance with the illustrative material set out in the Grandview Woodland Community Plan.

The public open space has an area of approximately 20,000 sf open to the air, is fully accessible and is considered a child safe zone.

## 4.3.2 GROCERY STORE

The large format grocery store anchors the northwest corner of the site while providing the space required for the public plaza and accommodating service loading and vehicular access to the site.

In response to the specific requirements of the tenant, the store is a single level, rectangular plan form approximately 50,000 sf in area.

The store is located at grade relative to the public plaza, with the main entrance to the store located at the north eastern corner of the public plaza, directly addressing the main Skytrain station entrance.

This location provides good visibility of the store entrance from the Broadway and Commercial pedestrian crossing point, and the adjacent bus interchange. The entrance addresses both Broadway and the public plaza and is visible and easily accessible from East 10th Avenue.

The northern edge of the store which runs along Broadway is considered to be largely glazed providing an animated edge with visual generosity to the street frontage - and a unique opportunity for programming within the store.

## 4.3.3 RETAIL

The small scale retail component of the scheme consists of a unique retail concept arranged throughout the public plaza. The location of the retail is suggested to mainly align along the western edge of the plaza, and form a series of foreground elements which will contrast visually with the large wall constructed along the Skytrain extension.

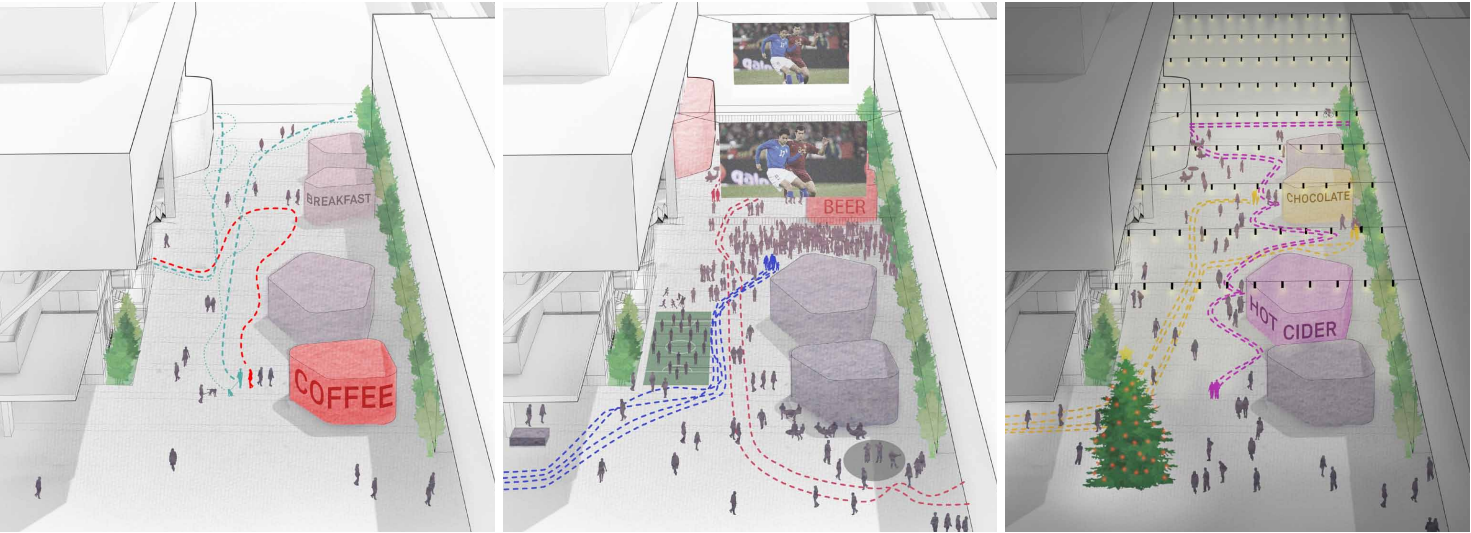
An anchor retail node which engages with the development to the south eastern corner will address both the plaza and East 10th Avenue with potential to service the bike community.

The plaza retail will provide a contrast with the orthogonal character of the development. These moments of delight within the public realm will reflect the ‘vibe’ of Commercial Drive and be designed to accommodate various scales of retail and community arts related functions.

It is envisioned that there may be a degree of adaptability and change inherent in the base design of the plaza.



ILLUSTRATION OF GROCERY STORE ENTRANCE SHOWING ANIMATION OF BROADWAY ELEVATION



CONCEPT ILLUSTRATION OF OPEN PLAZA SHOWING ANIMATION ACROSS TIME AND SEASON



## 4.3 ORGANIZATION OF FUNCTIONAL PROGRAMME



ILLUSTRATIVE VIEW OF DAYCARE FACILITY SHOWING SECURE PLAY AREAS

#### 4.3.4 OFFICE

50,000 sf of commercial office space arranged over two floors, is located above the level of the courtyard garden to the west of the scheme running along the length of the public plaza parallel to the Skytrain station box.

The Office extends to both East 10th Avenue and to Broadway, where the structural arrangement proposes that the office jetties out over the Grocery store entrance providing a dynamic focus to this critical edge of the development.

Access to the office is provided within the public plaza close to both the grocery store entrance and the Skytrain northern concourse.

The office is configured to provide large floor plates which provides flexibility in terms of sub-division and safeguards potential for high-tech use over the full floor plate(s).

#### 4.3.5 DAYCARE

The daycare facility is located at the top of the office block, with a visual connection to the interior courtyard, as well as views to the public plaza and East Broadway. At present the daycare is planned over two levels which relates to the age group split and specific needs of the children.

The secure front door of the daycare is accessed either directly from the public plaza, or from the parkade where there is dedicated car parking and drop off for the daycare.

The secure outdoor play area surrounds the daycare on three sides, providing a visual connection to the interior residential courtyard, East 10th Avenue, and East Broadway. The play area is accessed only from the daycare facility to provide optimum security and is generously landscaped. There are visual connections to the streets bounding the site and a focus towards the landscaped private interior courtyard.

The daycare space is visually stimulating with exposed structural elements. A gradual ramp punctuated with quiet reading landings connects the lower level daycare to the mezzanine level.

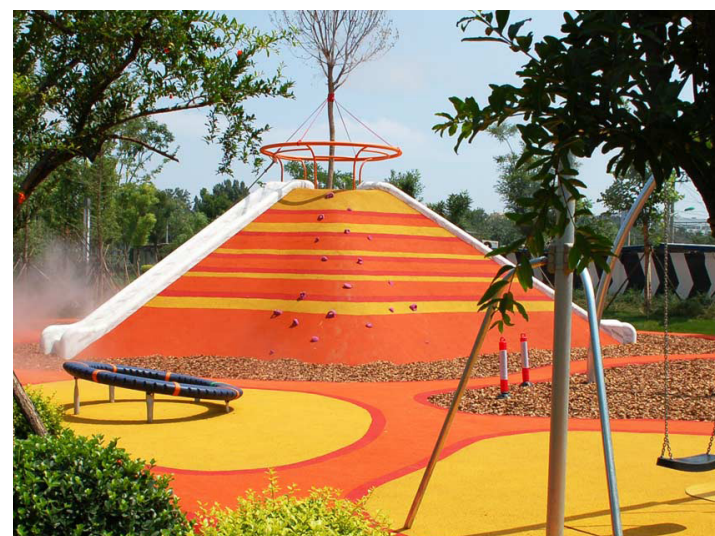


DIAGRAM ILLUSTRATING RELATIONSHIP OF DAYCARE TO THE COURTYARD AND NEW PUBLIC PLAZA



# 4.3 ORGANIZATION OF FUNCTIONAL PROGRAMME

## 4.3.6 COURTYARD, AND FAMILY ORIENTATED RESIDENTIAL AMENITY

The roof of the grocery store creates the garden courtyard within which the front door lobbies of the residential towers are accessed.

The garden courtyard is dynamically connected to the public plaza with dedicated elevators, and a generous public stair feature, which provide access to the public edge of the courtyard. This public edge forms the address for both the daycare facility and also a fitness suite which forms the corner of the enclosure to the public plaza.

The fitness suite is located above the grocery store entrance, and extends along the Broadway face of the development, animating this elevation, highly visible from the Broadway / Commercial Drive intersection.

A concierge office, which will accommodate the post depository for the residential units defines the threshold between the public and private zones at the garden courtyard level, secure access beyond this point into the garden courtyard will be controlled for residents and invited visitors only.

Residential amenities are planned flanking the garden courtyard to the north and east, providing a range of functions such as a communal kitchen and dining space (both indoor and outdoor), social and study spaces, a small workshop for arts, crafts and carpentry and a centralized recycling / upcycling facility (connected by dedicated freight elevator to ground level collection point)

Residential amenity spaces are also planned at the landscaped deck above the lower bar of residential units, and the common areas within the elevated sky gardens. There is also potential for the roof levels of the towers to provide amenity spaces particularly for urban agriculture, although this may require special measures due to the elevation and exposure of the towers.

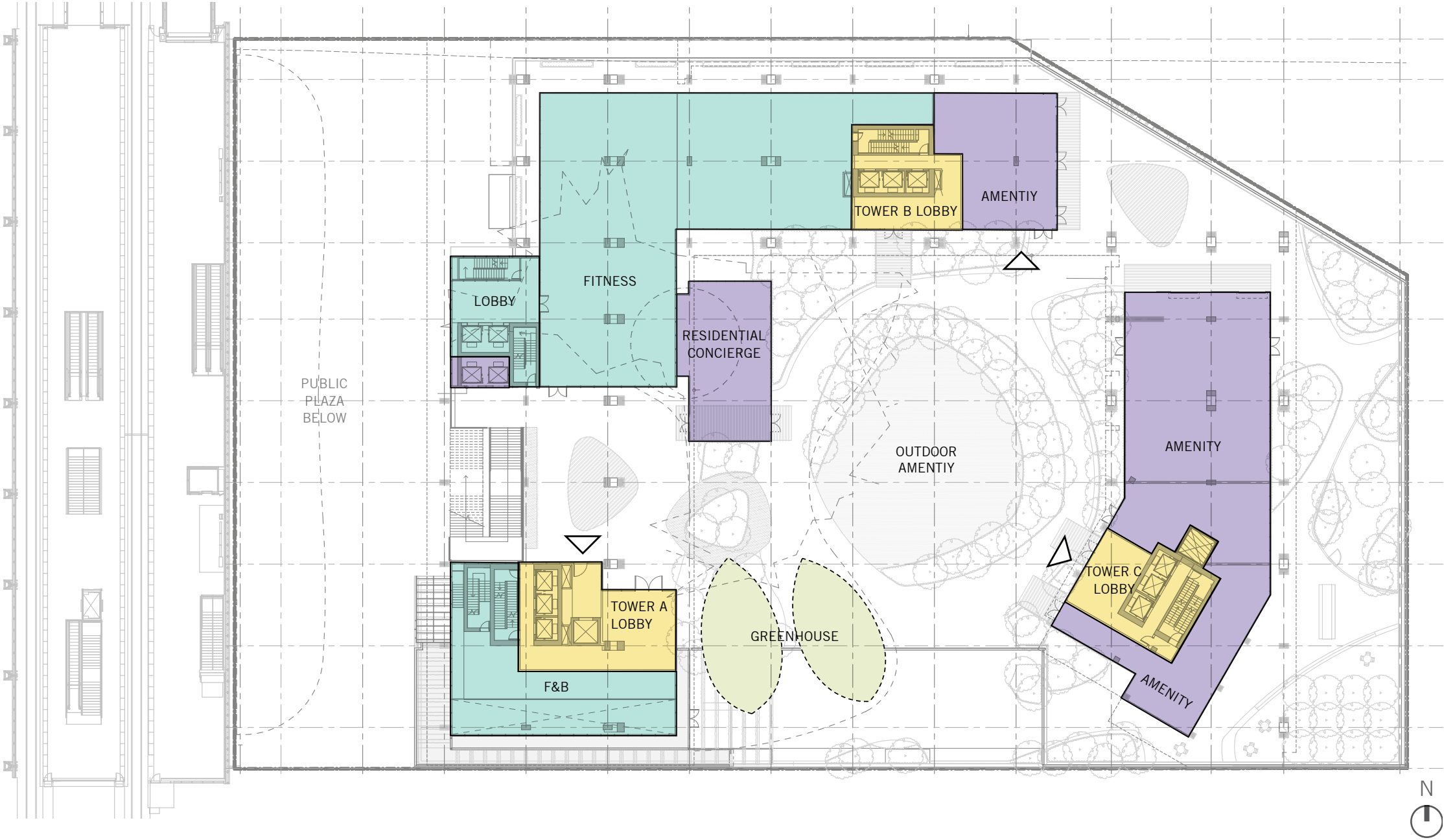
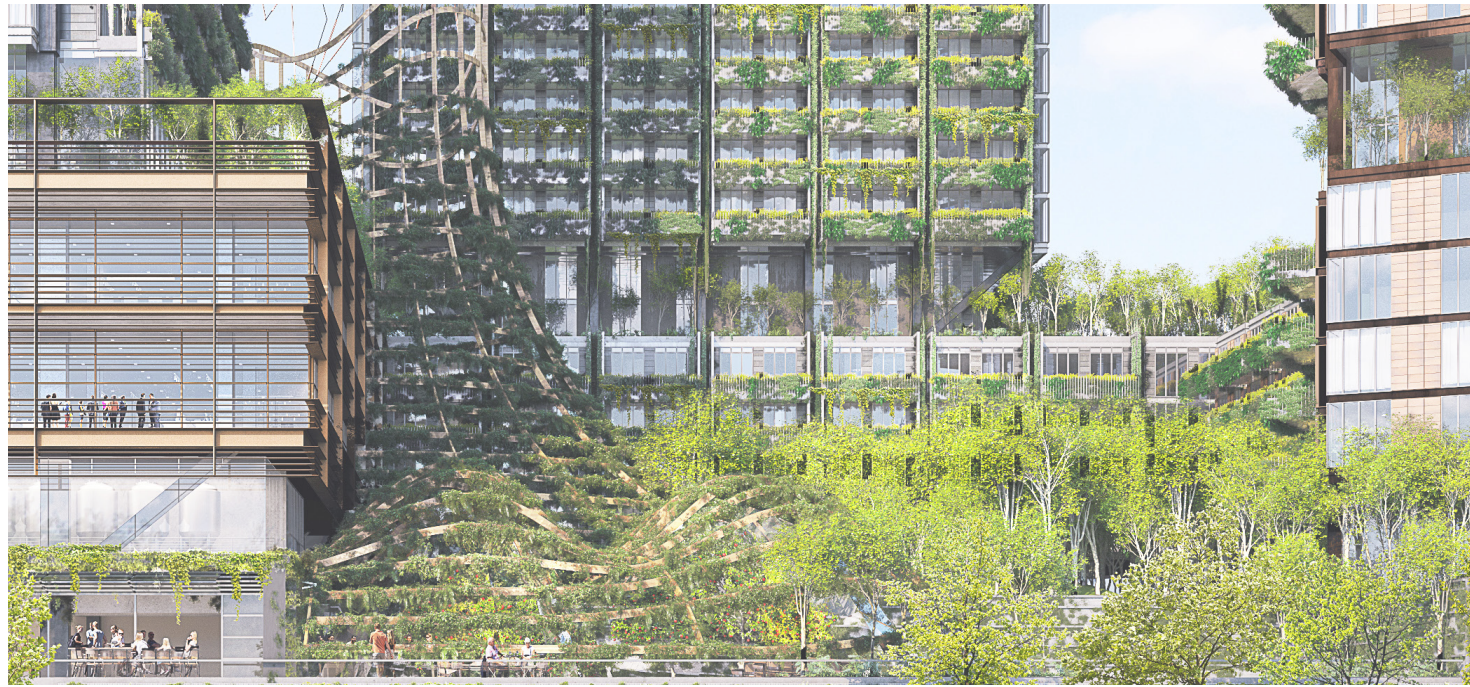


DIAGRAM OF PUBLIC + PRIVATE AMENITY SPACES AND THEIR RELATIONSHIP TO THE GARDEN COURTYARD



## 4.3 ORGANIZATION OF FUNCTIONAL PROGRAMME



PERSPECTIVE OF RESIDENTIAL COURTYARD

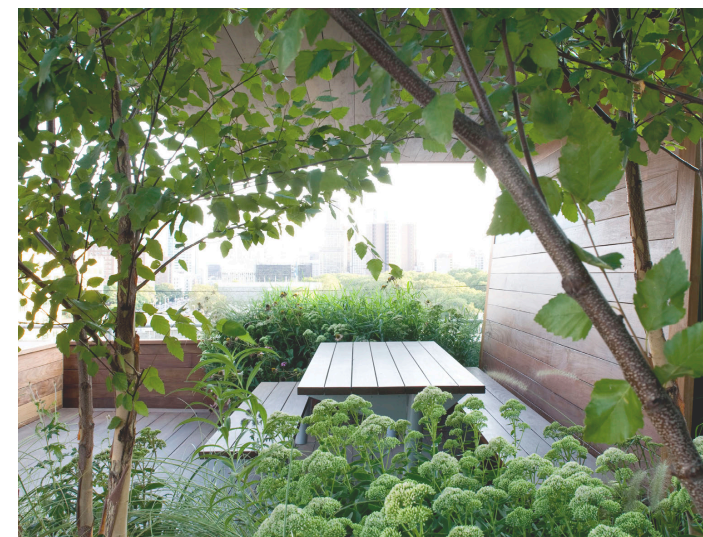
### 4.3.7 RESIDENTIAL

The residential component of the scheme is composed of three rectilinear tower forms; Tower A to the west, Tower B to the north and tower C to the east of the garden courtyard. Tower A sits above the office bar, whilst towers B and C sit above a bar of additional residential floor space which is elevated above the garden courtyard level.

The location of the towers and the lower bar are arranged so that they form an enclosure to the south facing courtyard garden. Building mass is avoided on the south side of the development to ensure maximum solar exposure into the heart of the project.

The residential blocks are organized to introduce a number of landscaped decks at the courtyard, at the roof of the residential / office bar and at 'sky gardens' within the tower forms.

As stated previously the residential clusters are planned with their main lobbies located within the garden courtyard rather than at street level. This inward facing arrangement ensures that the scheme encourages social mixing and promotes the ideals of the vibrant cohesive vertical village.



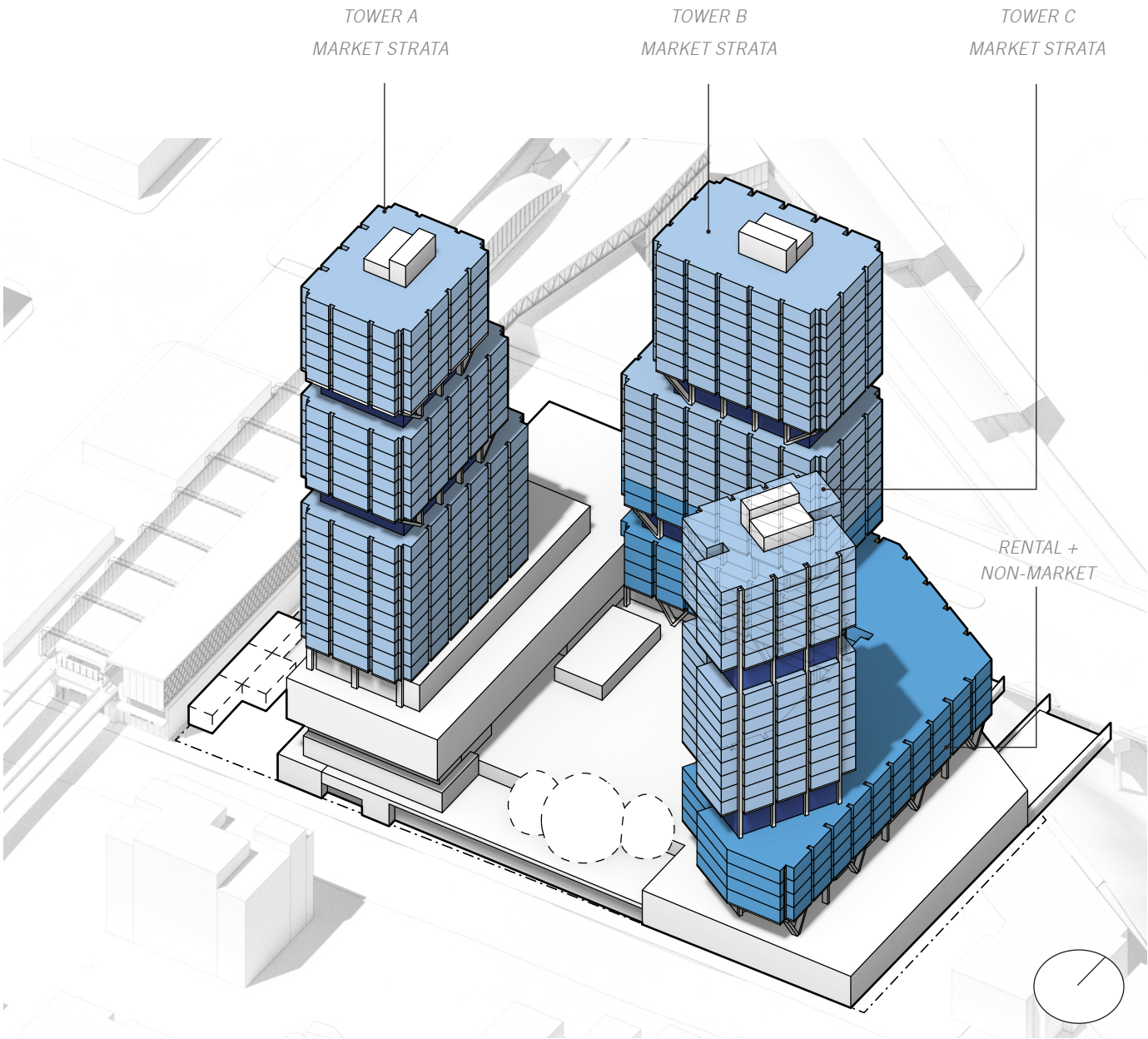
CONCEPT IMAGES OF COURTYARD LANDSCAPE



# 4.3 ORGANIZATION OF FUNCTIONAL PROGRAMME

## 4.3.7 RESIDENTIAL

Residential housing mix includes market strata, market and non-market rental distributed across Tower A, Tower B, and Tower C.

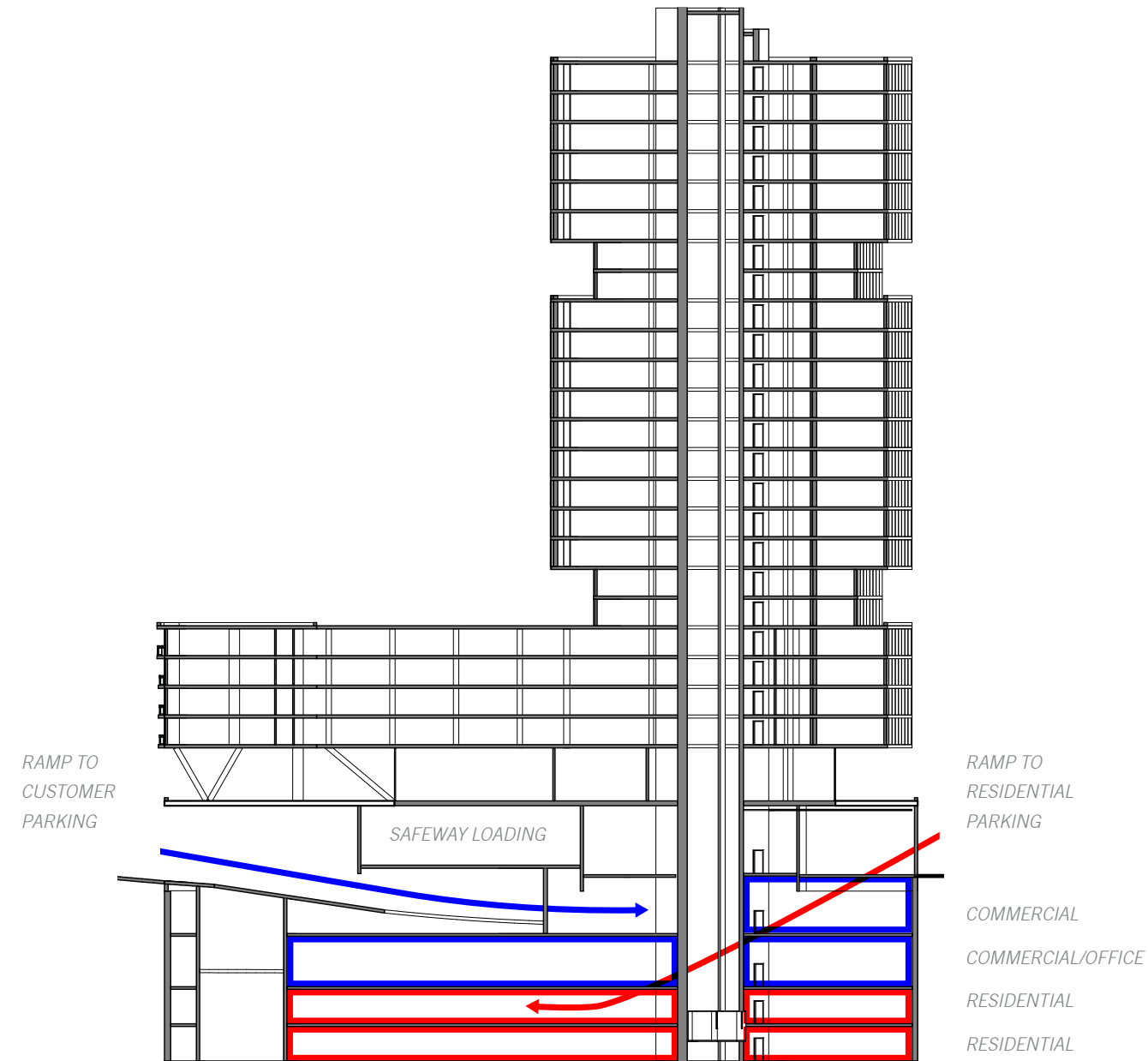
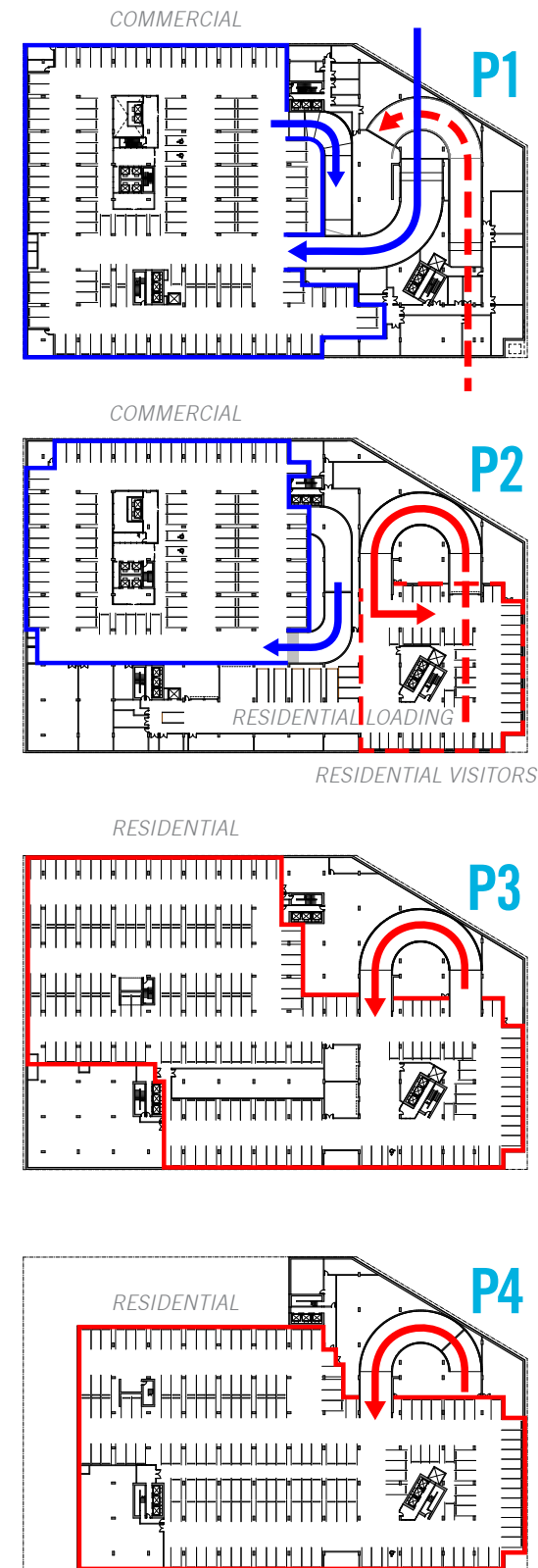


LEGEND

- STRATA RESIDENTIAL
- STRATA TOWNHOUSE
- RENTAL + NON-MARKET



## 4.3 ORGANIZATION OF FUNCTIONAL PROGRAMME



### 4.3.8 PARKADE

Ground level parking has been eliminated, with the grocery store located at grade. Three full and one partial level of parking are proposed to meet the requirements of the project and provide appropriate separation between the different users.

Parkade Level P1 is to be dedicated to customers of the grocery store, and users of the daycare facility. This level of parking is accessed from Broadway at the proposed mid-block signalized intersection.

Access to the grocery store is provided at Level P1 via a lobby with an opening to the public plaza which accommodates dedicated commercial elevators and a generous communication stair. Levels P1 and P2 are linked by an internal ramp for commercial parking.

Residential parking and loading is provided at Levels P3 and P4, and is accessed from East 10th Avenue via a separate ramp system than that of the commercial parking.

In the event of an emergency, vehicles that have entered the parkade via Broadway can exit via East 10th Avenue through a normally secured zone giving access to the residential ramp system. The parkade accommodates the majority of the mechanical systems for the development.

Secure, dedicated, bicycle parking for residents and users is provided at Levels P1 and P2 and is accessed via dedicated elevator(s) located close to the bike share stations along the East 10th Avenue edge of the scheme.