



Perspective View Along Yew St.

7.0 DESIGN RATIONALE

However, these higher building forms are strategically placed to be in proximity with the 8/9 storey height on Block A of the project. The objective of the building placement is to retain the views of treetops, the water of English Bay and Point Atkinson, and the cascading mountain silhouette beyond, from this public viewpoint.

At the core of the project is Laub Avenue, a new retail mews that connects Arbutus Street in the east to the public square at the centre of Blocks C and D. This square will become the heart of the community and will contain a range of commercial and recreational activities for people to enjoy. The new extension of Yew Street, to be built as part of Blocks A and B and currently under construction, will provide for pedestrians, bicycles, and private and service vehicles. This street will access the combined underground parking for Blocks C and D via a ramp located at the north end of Block D. Service areas for one Class B vehicle are provided off-street on both Blocks. The two major buildings will be addressed on Yew Street with highly visible lobbies.

The original design of Arbutus Centre is built upon two, interconnected ideas:

- 1 - A public realm plan that includes streets, a village square, and walkway connections organized such that the site is divided into four, smaller development parcels, and;
- 2 - A form of development within this framework plan that carefully defines the edges of streets and open spaces, built to a height that is respectful of the adjacent Arbutus Village neighbourhood.

The result of this approach is a low- to mid-rise development form. Even at this scale a density is achieved on the site that will lead to an integrated, complete, and walkable community. Diversity is achieved through the vertical mix of uses, with primarily public uses at grade, and housing above. This approach results in an animated ground plane with a well-designed public realm utilizing high-quality materials and details.

The project design for Blocks C and D fits fully within this design

framework. The building forms vary from 4 storeys where located near neighbours and Arbutus Village Park, rising in a stepped form to 8 storeys on Block C and 12 storeys on Block D. These new forms, although higher than approved in the 2011 zoning, are compatible with that of the apartment buildings on sites immediately adjacent to Arbutus Centre. The buildings that are located on the edges of the Arbutus site have intentionally been terraced in order to reduce their scale and to ensure that adequate light penetrates into adjacent properties. Appropriate landscaping will be installed on all property line edges and roofs of the development. The higher building forms of eight and 12 storeys have been carefully located towards the internal portions of the site along the Yew Street extension so as minimize overshadowing on neighbouring sites.

The one public view that has been identified as being significant, and which is affected by the Arbutus Centre development, is the view from the southeast corner of Quilchena Park near the intersection of 33rd Avenue and Maple Crescent and adjacent to the Arbutus Greenway. The new development on Blocks C and D will protrude into this view more than under the current zoning.

Architectural Approach

The approach to the architecture of Blocks C and D will ensure that the buildings read as a 'family of buildings' at Arbutus Centre. Through the use of brick cladding the architecture will also pay homage to the surrounding fabric of Arbutus Village constructed in the 1970's. Facades will reflect both a vertical and a horizontal expression through a grid form, using brick cladding, contrasted with the strong horizontal lines of the concrete floor structure. The skin infill between floors will include window glazing, sized in keeping with energy efficient design, as described in the sustainability report attached to this document. Façade designs will respond to their respective orientations with appropriate measures for sun control. These include projecting slab overhangs, metal screens and vertical fins.

In addition to normal balconies, large terraces will be included in the buildings of Blocks C and D in response to the stepping of buildings near the edges of the site. These private open spaces will be generously landscaped as accessible, green roofs.

Within Section 10.0 of this document, shadow studies have been completed to indicate the impact that the new project has on sun

access to adjacent properties, including neighbouring buildings and Arbutus Village Park. An elaborated description is provided there.

Within Section 9.0 of this document, the view from Quilchena Park has been analyzed and compared to the view contained in the original rezoning. See this section for an elaborated description.

The landscape Design Rationale was established at the master plan phase and reflects an urban village character with animated streets and public realm, permeable edges, extensive amenity roofs, and extensive green roofs. For this submission, the focus will be the Public Realm associated with Blocks C and D and the landscape character of Blocks C and D.

Public Realm

The proposed public realm for Blocks C and D has been developed as part of the first phase of the project and is connected to Block A Development Permit. The Public realm includes the streetscape for Yew Street, the Public Village Square which is located between Block C and D, and the connection to the park to the west from the north, south, and central part of these blocks.

The Village Square:

The Village Square provides an outdoor environment that offers covered seating, large planting areas with seating, a water play feature that also serves as hard plaza area, outdoor eating terraces, and a major pedestrian access to Arbutus Village Park to the west. An outdoor elevator provides disabled access from the upper plaza level to the lower level which accesses the Park, perimeter pathways, and Strata Rec Centre Terrace. A water feature terracing down the stairs provides visual interest and sound to the adjacent townhouse patios, and outdoor connections.

On access with the new Lahb Avenue, the village square is the heart of the overall development and will be the place visitors and residents will utilize on a daily basis. It is intended that the public art will be a major feature in the center of the square and will be a feature glass canopy structure that provides covered seating for people as well as a beautiful coloured glass expression with lights and rain water collection. The square is also intended to serve as a location for a farmer's market, seasonal markets and festivals as well as a water play display for children and residents.

Public Access:

Public access occurs through the west side and into the

development parcels, on the north side of Block D, the south side of Block C, and through the central village square, providing significant permeability through the site as well as to the adjacent developments and park areas. Universal access occurs through the Village Square by means of an outdoor elevator and along the south side of Block C.

Yew Street:

Yew Street will have COV standard sidewalks on both side of the street along with street trees, plantings, and paving in the boulevard. The Public realm expression has already been approved through the Development Permit portion of Block A and will reflect the design for Blocks A and B.

Landscape

Block C:

The roofs on Block C are utilized for rain water collection, private patios, or strata amenity. The amenity roof has urban agriculture that includes a potting station and a compost bin. The roof also has orchard planting, a lounging area and a barbeque/outdoor dining area. Views from the roof deck will look to the south and southwest.

Block D:

A key component of the landscape design for Block D is the 'green court' that is contained within the housing enclaves and townhouses located at level one. This courtyard provides large private outdoor patios to the townhouses, outdoor children's play, and an outdoor amenity terrace that connects to an indoor amenity room. A north / south access from the courtyard makes the space feel welcoming while at the same time provides access to each of the townhouses private patios and living rooms.

The roofs on Block D are also utilized for rain water collection, private patios, or strata amenity. The amenity roofs have urban agriculture, orchards, children's play, group activity spaces, and barbeque/outdoor eating areas. Views from these roof decks will look down to the courtyard and to the north and northwest. Planters with garden trees separate each of the patios providing privacy and access to nature.

The west facing townhouses access a perimeter path adjacent to the Arbutus Centre Park. Residents and / or visitors will be able to travel through the park and enter their homes from this semi-private pathway that parallels the park edge. Buffer planting along the west property line will reinforce the park character of this western property edge while providing a screen between the park and the townhouses.



Landscape Site Plan - Blocks C & D