

5.0 DESIGN RATIONALE



Arbutus Street looking towards Mews

The design of Arbutus is built upon two, inter-connected 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 neighbourhood.

The result of this approach is a low- to mid-rise development form. Buildings range from two to eight storeys in height while achieving the kind of density on the site that will lead to an integrated, walkable community.

Diversity is achieved through the vertical mix of uses with primarily public uses at grade and office and housing uses above. This approach will result in a highly-animated ground plane. A high-quality public realm will be achieved through the selection of materials and details.

The project design is fully compatible with the adjacent developments that were undertaken in the 1970's, in both height and materials. The predominant six-storey height is consistent with that of the apartment buildings on sites immediately adjacent to Arbutus. The buildings that are located on the edges of the Arbutus site have intentionally been terraced in order to further reduce their scale and to ensure that adequate sunshine penetrates into adjacent properties. Appropriate landscaping will be installed on all property line edges of the development. The higher building forms of seven and eight storeys have been carefully located on the internal portions of the site so as not to overshadow neighbours.

One public view has been identified as being significant and which is affected by the Arbutus development. This is the view from the southeast corner of Quilchena Park at the intersection of 33rd Avenue and Maple Crescent. The new development will protrude modestly into this view with those higher building forms located on Block A of the project. Otherwise, the views of treetops and the water of English Bay and Point Atkinson are visible from this public viewpoint.

At the core of the project is a new retail street called Arbutus Mews that leads to the public square on the west side of an extended Yew Street. The



square will become the heart of the community and will contain a range of commercial and recreational activities for people to enjoy. The new street network that establishes the block pattern for Arbutus will carry private vehicles, bicycles and service vehicles to various parts of the project. All buildings will have street addresses on these new arteries within the site, as well as on Arbutus Street itself.

The project will be constructed in three, or possibly four, phases (detailed in Section 8.0 of this document):

1. Phase One will be Block A which contains space for the new Safeway store. Partial demolition will occur to the existing shopping centre in order to allow the construction of this phase.
2. Once Safeway moves to its new premises, the existing store space will be reconfigured, allowing for Phase Two – Block B to be constructed.
3. The third and final phase of construction includes demolition of the remaining portions of the shopping centre, which will allow for Blocks C and D to be constructed.
4. Block C may be constructed as a fourth, separate phase.

The approach to the architecture of Arbutus will ensure that new buildings read as part of the surrounding fabric constructed in the 1970s to form a 'family of buildings'. Facades will reflect both a vertical and a horizontal expression. Brick will be utilized on vertical wall elements, expressed as a load-bearing material. The building skin will express the concrete floor slabs of the structure, with infill between floors using window glazing, brick wood and metal panels. The area of glass will be sized in keeping with energy efficient design. Façade designs will respond to their respective orientations with appropriate measures for sun control.

Balconies and large terraces will be included in Arbutus 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 the Section 7.0 of this document, shadow impact studies indicate that the new project provides adequate sun access to adjacent properties. There will be no greater impact on Arbutus Village Park than the shadows that are currently cast by the existing shopping centre.

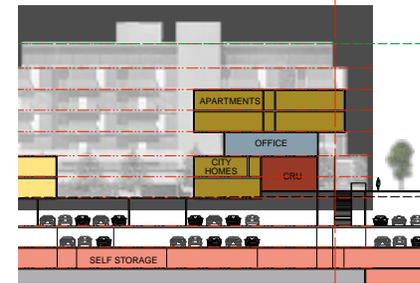
The landscape design of Arbutus will start with the retention of as many trees, located on the perimeter of the property, as is practical. In areas where existing trees need to be removed due to re-grading, or underground parking, they will be replaced in significantly greater numbers than exist today. The overall landscape approach to the project will take two forms. More formal landscapes will be utilized in the design of streets, sidewalks and plaza areas. Perimeter areas of the project, along property lines and park spaces, will be informally planted in order to soften and buffer the transition to adjacent sites.

The focus of the project will be the public square at the foot of Arbutus Mews. Water features, special paving, specimen tree planting, and outdoor eating terraces will provide a high-quality, urban landscape at the heart of the community. This will also be the site for a major piece of public art that will be contributed by the project.

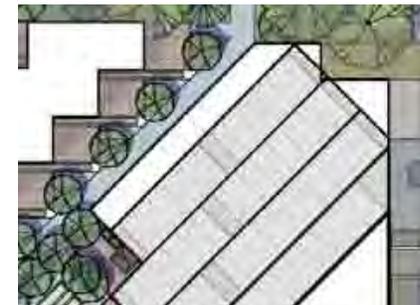
The last component of the landscape design in the project will be the 'green courts' that are contained within the housing enclaves on each block. These courts are effectively green roofs and will be landscaped as fully-accessible, semi-private spaces for the use of those residents that live on each of these blocks. These spaces will be programmed for children's play and group activities such as barbecues.



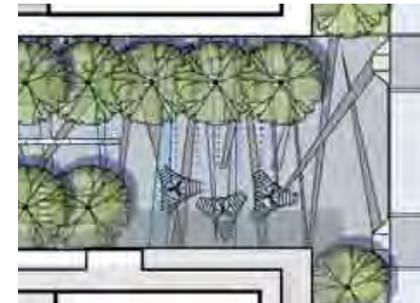
Block B Perspective Rendering



Block B Building Section



Block D Building Terraces



Public Square Concept

