

# 560 RAYMUR AVE.

ISSUED FOR REZONING APPLICATION

**CLIENT:**

**ONNI GROUP**

ROONEY RAO  
rrao@onni.com  
604.629.7513

**ARCHITECTS:**

**YAMAMOTO ARCHITECTURE**

TAIZO YAMAMOTO  
taizo@yamamotoarchitecture.com  
604.731.1127

PIYUSH SANGHADIA  
psanghadia@yamamotoarchitecture.com  
604.731.1127 ext. 108

**LANDSCAPE ARCHITECT:**

**ENNS GAUTHIER LANDSCAPE ARCHITECTS**

MIKE ENNS  
mike@ennsgauthier.com  
604.763.2886

JAZMIN CEDEÑO  
jazmin@ennsgauthier.com  
778.710.1819

**LANDSCAPE DRAWING INDEX PERMIT**

Sheet No.	Sheet Name
L0.0	COVER SHEET
L1.0	LANDSCAPE PLAN -GROUND FLOOR
L1.1	PRECEDENT IMAGES- GROUND FLOOR
L2.0	LANDSCAPE PLAN- SECOND FLOOR
L2.1	PRECEDENT IMAGES- SECOND FLOOR



C Issued for Rezoning Application 19-02-28  
B Issued for Pre-intake Meeting 19-01-25  
A Issued for Client Review 19-01-18

1150 Raymur Ave.

1150 Raymur Ave.  
Vancouver, BC

ONNI Group  
18161

January, 2019

**L0.0**  
COVER SHEET

**DESIGN RATIONALE - GROUND LEVEL**

The overall landscape design at the ground level aims to create pedestrian-friendly "plaza-like" experience along Raymur Ave as a public node between the existing pedestrian overpass and Strathcona Butterfly Garden. Seating, feature paving, signage and a double row of trees help create a unique streetscape while adhering to the recommendations within the Hastings-Kiwassa Neighbourhood Guidelines.

**KEY**

**1. MINI-PARKET ALONG RAYMUR AVENUE**

- SEATING
- OPPORTUNITIES TO VIEW GROUND LEVEL MANUFACTURING+PRODUCTION

**2. MINI-PLAZA AT BASE OF PEDESTRIAN OVERPASS**

- WAYFINDING / INTERPRETIVE SIGNAGE
- SWATHS OF PERENNIALS AND GRASSES TO SOFTEN TEXTURE OF OVERPASS
- VISUAL CONNECTION TO "STRATHCONA BUTTERFLY GARDEN" ACROSS RAYMUR
- FEATURE PAVING

**3. RAYMUR AVENUE FRONTAGE**

- DOUBLE ROW OF TREES AS PER "HASTINGS-KIWASSA NEIGHBOURHOOD GUIDELINES"
- BUFFER PLANTING IN BOULEVARD
- SCORED CONCRETE WITH UNIT PAVER BANDING

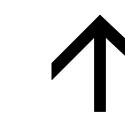
**4. SRW FRONTAGE**

- BENCH SEATING TO VIEW GROUND LEVEL MANUFACTURING + PRODUCTION

**5. NARROW PLANTERS WITH CABLE SYSTEM FOR VINES UP TO LEVEL 2**

- VERTICAL BUFFER AGAINST BUILDING

**6. EXISTING PEDESTRIAN OVERPASS TO REMAIN**



1 GROUND FLOOR LANDSCAPE PLAN  
Scale: 3/32" = 1'-0"



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**L1.0**  
 LANDSCAPE PLAN -GROUND FLOOR



FEATURE LIGHTING AND WOOD BENCHES AT CORNER PLAZA



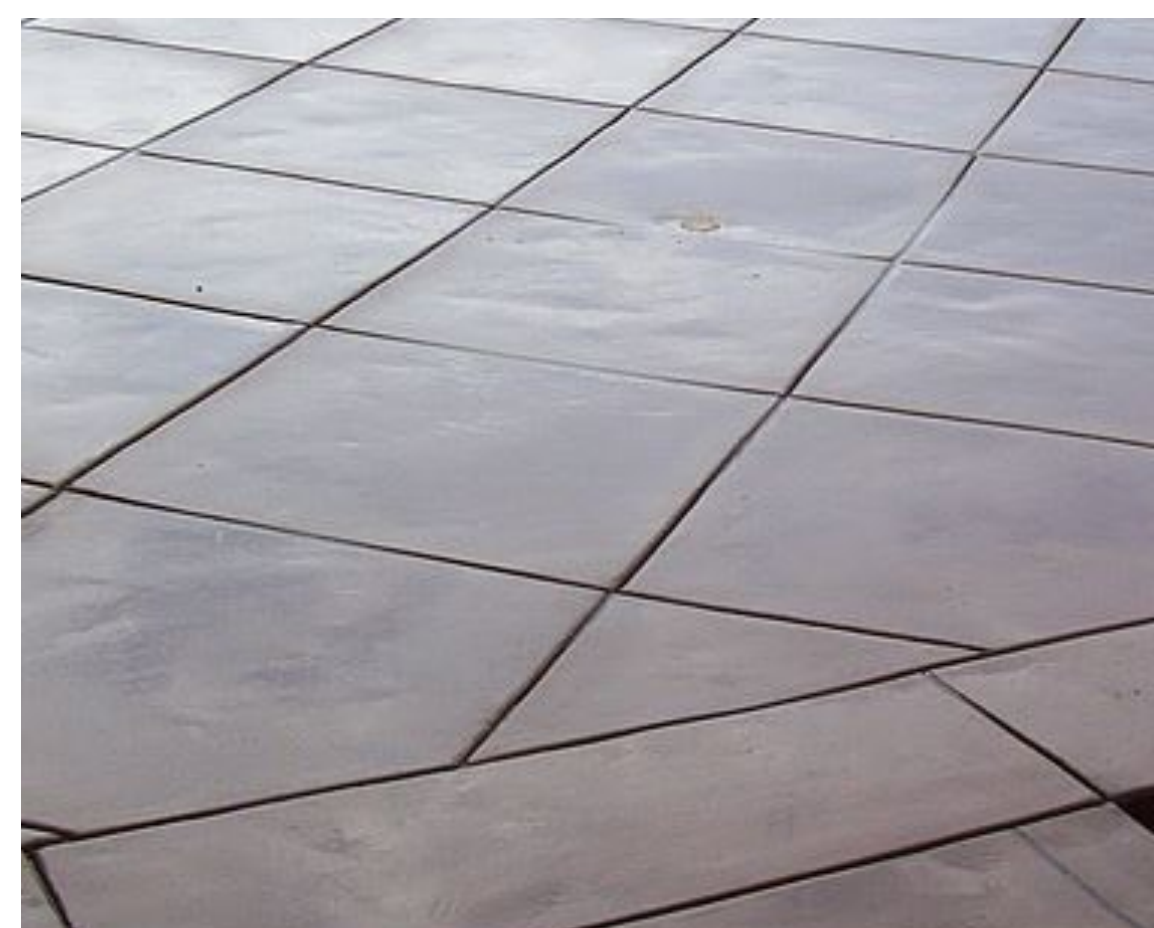
STREETSCAPE STREET TREES - DOUBLE ROW



INTERPRETIVE SIGNAGE



VINE PLANTING WITH CABLE SYSTEM ON BUILDING FACADE



STREETSCAPE- CIP SCORED CONCRETE



CUSTOM SEATING AND FEATURE PAVING



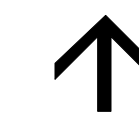
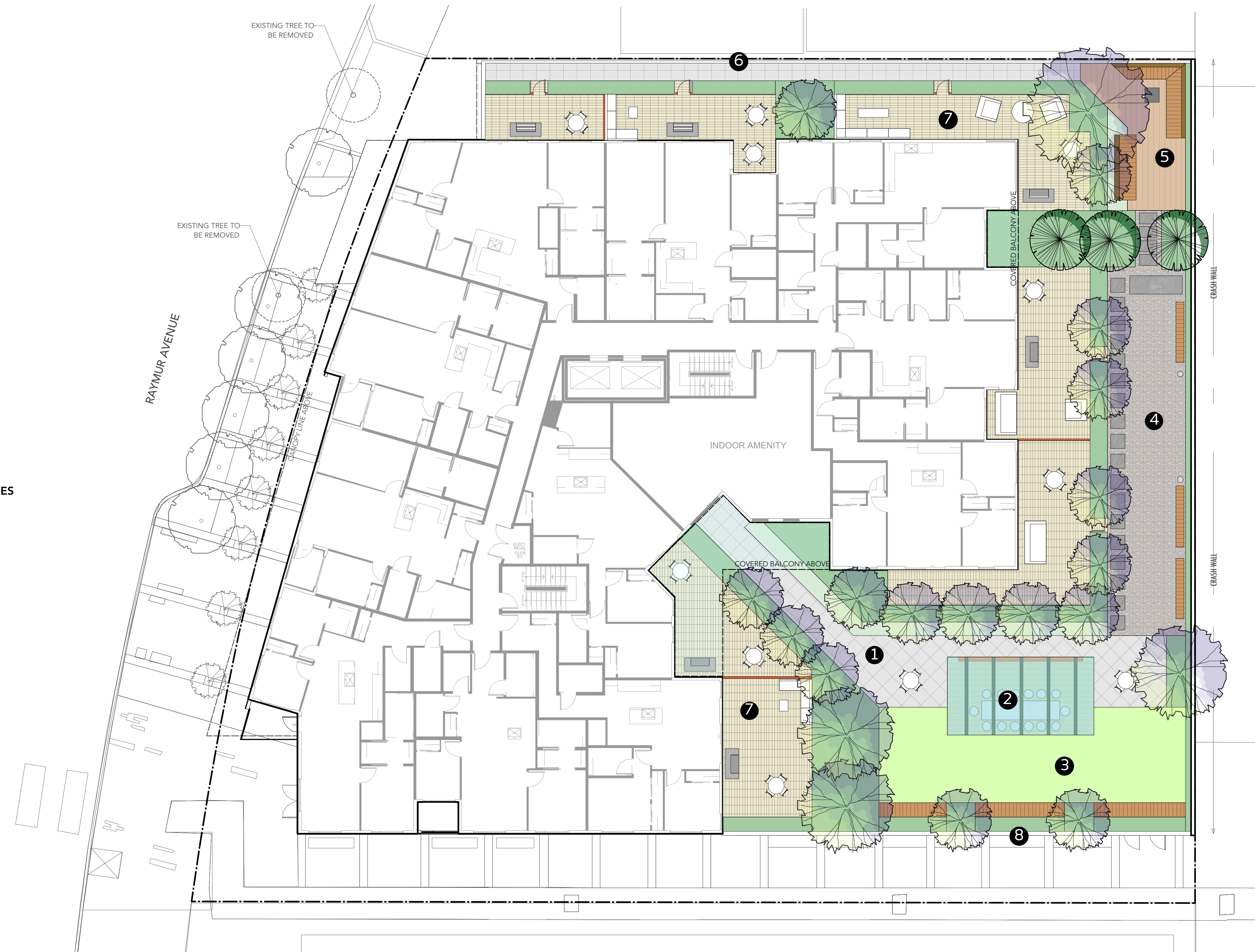
STAGGERED PAVING STRIPS WITH INTEGRATED FEATURE PLANTING

## DESIGN RATIONALE - 2ND FLOOR

The market-housing amenity deck is designed as a multi-use space, taking advantage of the south sun exposure and views to the adjacent train tracks. A central common green area with perimeter seating and bbq area forms the social "heart" of the deck, while a more secluded social / train-watching area is located in the northwest corner. Generous planting buffers and a dog run make up the remaining areas of the amenity deck and help to create a space designed for families.

### KEY

1. AMENITY ENTRY WALK  
- UNIT PAVERS  
- SMALL TREES AND TERRACED PLANTERS AS BUFFER TO ADJACENT PRIVATE PATIOS
2. COVERED BBQ / KITCHEN AREA WITH BANQUET TABLE SEATING  
- LOCATED AWAY FROM PRIVATE PATIOS
3. FLEX-LAWN AREA FOR INFORMAL GAMES AND PICNICS  
- PERIMETER SEATING
4. DOG RUN WITH GRAVELS, SEATING AND PATHWAY  
- NARROW PLANTER ON EAST SIDE FOR GRASSES AND VINE TO GROW DOWN CRASH WALL
5. "TRAINSPOTTING" AREA  
- RECLINING VIEWING CHAIRS  
- CORNER SEATING AREA WITH FIRE PIT
6. NORTH UNITS ACCES PATH
7. PRIVATE PATIOS WITH BUFFER PLANTING AND FURNISHINGS (TBD)
8. PLANTERS ALONG SRW CONNECTED TO GROUND-LEVEL PLANTERS WITH CABLES AND VINES



1 2ND FLOOR AMENITY LANDSCAPE PLAN  
Scale: 3/32" = 1'-0"



OUTDOOR SOCIAL AREA FOR INTIMATE GATHERINGS



FLEX LAWN AREA FOR INFORMAL GAMES AND PICNICS



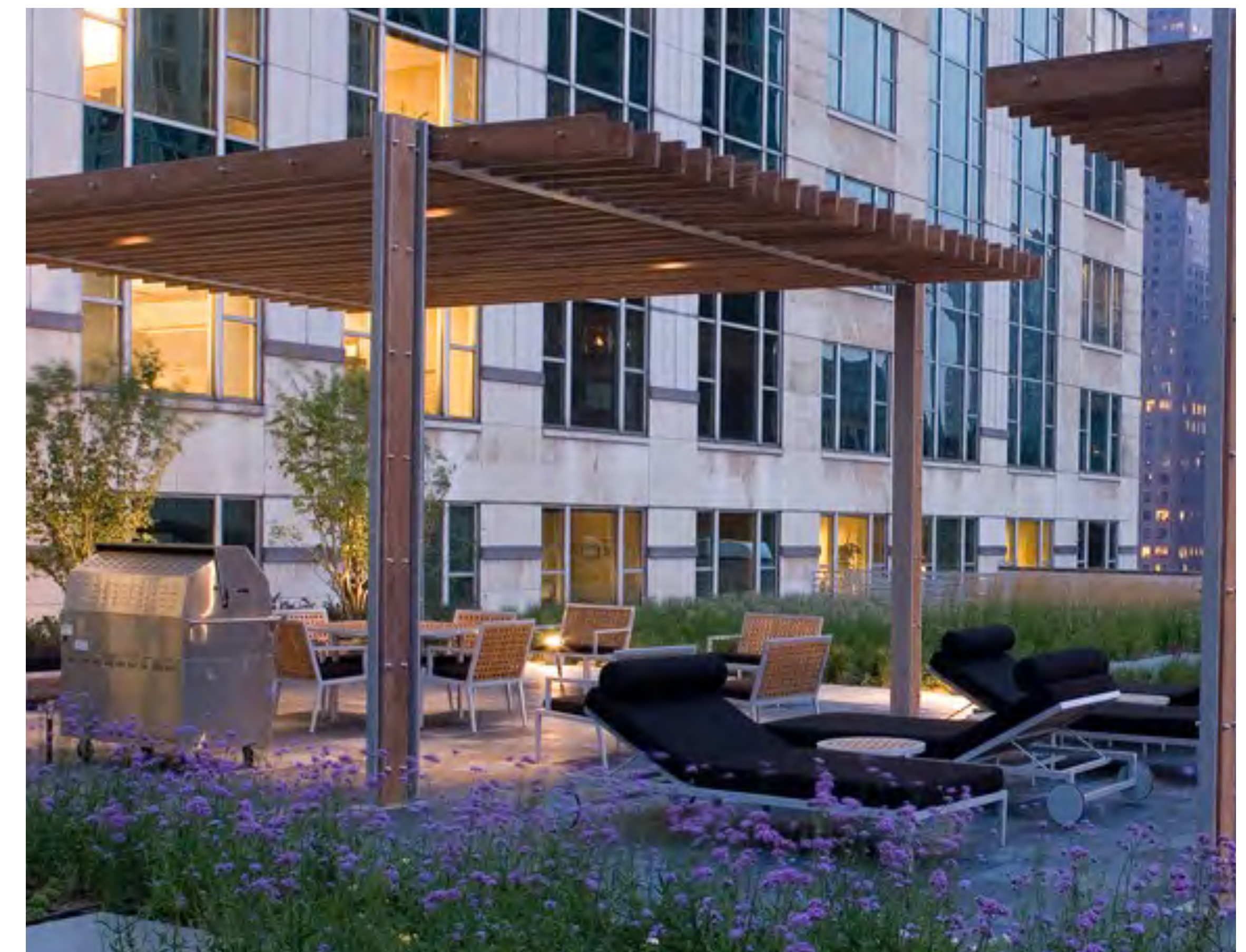
DOG RUN AREA WITH BENCHES



"TRAINSPOTTING" SEATING AREA WITH LOUNGERS ADJACENT TO RAIL



PERIMETER SEATING AND PLANTERS



COVERD BBQ / KITCHEN AREA WITH BANQUET TABLES