

4.5 ARCHITECTURAL CHARACTER

4.5.1 STREETScape AND EASTERN EDGE

There are three principal edges to the project that contribute to the urban grain of the neighborhood. The Broadway face of the scheme is dominated by the main façade of the grocery store. Although there was an earlier requirement to see small scale retail arranged along Broadway it was determined that an ‘open face’ to the grocery store would be appropriate and reflect commercial realities of footfall along the route (which is not equivalent to Commercial Drive), whilst satisfying the desire to see this street-level animation.

With entrance of the grocery store located at the corner of Broadway and the new public plaza there is concentration of activity closer to the Broadway / Commercial Drive intersection and recognition of the transport interchange within this vicinity.

Activity and visual animation along East 10th Avenue is reinforced by the configuration of retail that connects East 10th with the Public Plaza.

Although visual permeability into the Grocery store is not provided along East 10th Avenue (due to functional considerations of store operations) there is a rich quality to this face of the project facing the street with retail, terraces and gardens cascading down from the elevated garden courtyard.

Micro retail units are integrated into the southern elevation of the podium in the same manner that the PBS bike share facility is.

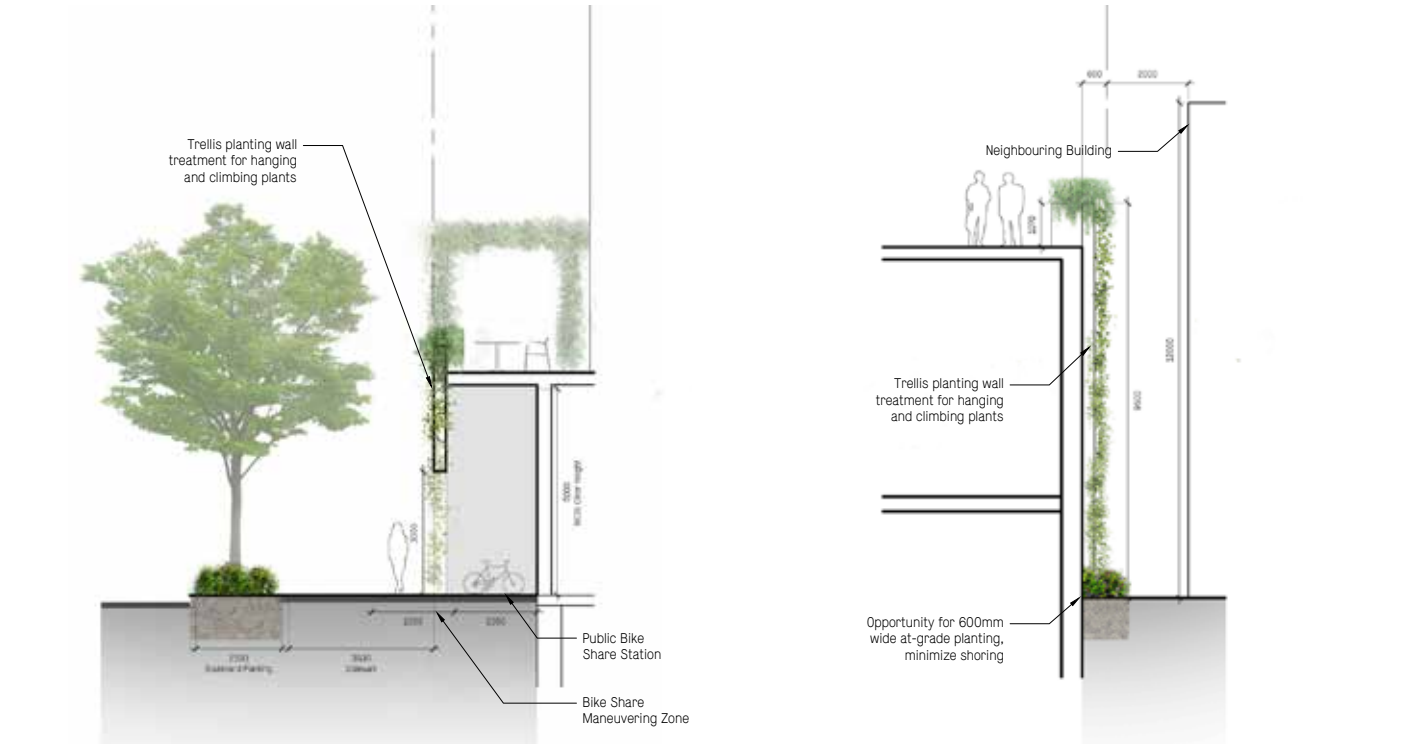
The third urban edge is formed by the new public open plaza, which is described below. The eastern boundary of the site forms a party wall condition with the neighboring property which is currently a mid-rise co-operative housing block. The eastern wall of the scheme encloses the service and loading bays for the grocery store and is approximately 6 meters in height relative to the ground plane in this area.

The impact of the scale and proximity of this edge of the property and the neighbourhood co-op housing is fully appreciated and will require mitigation measures to create an asset rather than an imposition to the units at the western end of the co-op.

It is suggested that the boundary wall be modelled in such a fashion as to create private landscaped courts for the western facing units in the co-op. The wall itself will be extensively planted to soften the visual impact, and avoid a utilitarian façade as the boundary condition.

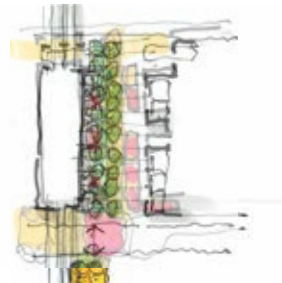
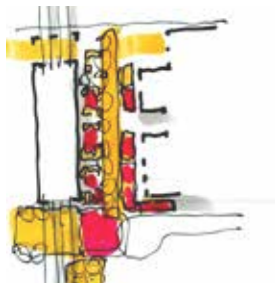
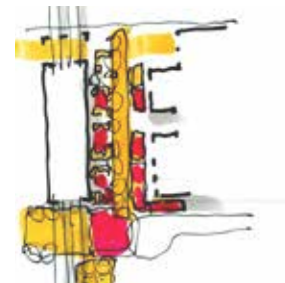
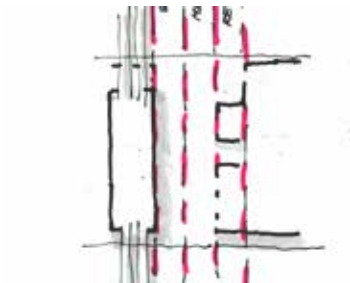
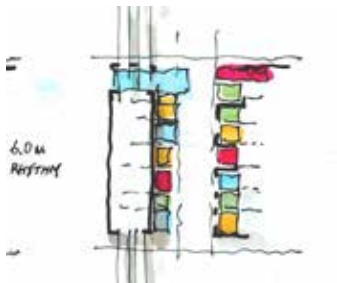


CONCEPT IMAGE OF VEGETATION AT EASTERN EDGE



PERSPECTIVE VIEW OF STREET EDGE ALONG 10TH AVE

4.5 ARCHITECTURAL CHARACTER



TEXTURE OF THE DRIVE

MANAGING MOTION

NEW SOCIAL HEART

URBAN OASIS

FLEXIBLE VENUE

PUBLIC DELIGHT

4.5.2 THE PLAZA

The major new urban edge of the project is formed by the creation of the new public open plaza, which runs from East 10th Avenue north to Broadway. The plaza is considered a positive contribution to the invigoration of the Broadway Commercial Drive intersection, faithfully addressing the urban design goals of the Grandview Woodland Community Plan.

The plaza provides a direct pedestrian connection across the site, safeguards a mid-block connection through the Skytrain concourse and acts as a catalyst for the ambitions of a linear parkway running south beneath the elevated guideway of the Skytrain.

The plaza is a pedestrianized space, safe, secure and scaled to create a vibrant place of social interaction. All small scale retail within the project is clustered within the plaza to reinforce this space as a place of destination and not simply a thoroughfare.

Activation of the space is further enhanced by the location and orientation of the grocery store entrance and the main entrances for the office, daycare and fitness. The residential garden courtyard via open and expressive stairs and elevators, all of which are visible from the plaza.

Retail within the plaza will be designed as a series of unique structures which will have a character that will help define this space as having a continuity of character with Commercial Drive north, whilst suggesting new forms of expression and possibly construction methods.

For further detail of the Public Plaza please refer to Section 5.0 of this report.

4.5 ARCHITECTURAL CHARACTER



PERSPECTIVE VIEW OF PLAZA + STATION



PERSPECTIVE VIEW ALONG EAST 10TH ILLUSTRATING F&B

4.5.3 INTEGRATION OF LANDSCAPE

The architecture of the scheme is fully integrated within a landscape strategy stemming from the concept of 'green urbanism'. The nature of the "Cut" as a green corridor running through this part of the city has informed an attitude to a landscape that is 'untamed' and free of manicured edges.

The garden courtyard is conceived as a woodland glade and from this heart, green planes and spaces emerge in a 'spherical' form in all directions and elevations.

Within this wild landscape informal spaces are formed for the enjoyment of the residents, from south-facing knolls to areas of peaceful relaxation and more animated places for informal social gathering. Child safe spaces for supervised and unsupervised play and exploration are fundamental to the project as a family focused 'village'.

4.5 ARCHITECTURAL CHARACTER

4.5.3 CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) PRINCIPLES

The creation of the new public plaza and public spaces creates both opportunities for positive change and immediate challenges in respect to a balance of street life vibrancy and public safety.

The scheme addresses CPTED principles in the following ways.

Natural surveillance:

The public plaza has been designed to attract public activity.

The clear connection between East 10th Avenue and Broadway, the location of the entrance to Safeway and the proximity of the Skytrain station entrances create clear and understandable desire lines for pedestrian circulation along the north south axis of the plaza.

The geometry of the plaza itself creates clear lines of sight along the length of the space.

The location of the retail entries within the plaza reinforces passive overlook from the ground level and the upper terrace levels, as does the location and configuration of the fitness area and the office levels.

Vestibule entrances at the ground level for the daycare, fitness and office are transparent and do not promote loitering in spaces that are difficult to monitor.

Retail as residential entries along E. 10th animate the streetscape and provide eyes on the street for natural surveillance.

Natural access control

The grand stair access to the upper court is now wide and open with clear lines of sight between the plaza and the court.

Thresholds between public, semi public and private spaces are articulated within the design, in a manner that promotes visual connection but provides control and security.

Natural territorial reinforcement

The care and maintenance of the scheme is of paramount importance to the project sponsors and will be fundamental to the creation of environments which will be valued by both the residents and the community.

Care will be taken to ensure that all spaces, private and public are well-maintained and promote 'ownership' for those living, working and finding enjoyment within the scheme.

The residential scheme will be characterized by extensive planting dominated by trees within the court.

Amenity spaces are all clustered around the court, which through its design will promote active use.

Lighting

Adequate lighting is effective not only in reducing crime; it also reduces the fear of crime.

Through design development, a detailed lighting plan will be provided which outlines strategies to illuminate points of entry, the plaza and upper terraced levels, with thoughtful design and fixtures that will enhance the public realm and architectural features, and promote social gatherings.



PERSPECTIVE VIEW ILLUSTRATING COURTYARD AND LOWER PUBLIC TERRACE

4.5 ARCHITECTURAL CHARACTER

1 FACADE SYSTEMS



- Modular unitized aluminum cladding system.
- High thermal performance.
- Thermally broken throughout.
- Triple glazed low iron glazing.
- Copper / bronze finishes.
- Panelized zinc cladding system with outward returned fixing flanges.

2 EXPRESSED STRUCTURAL ELEMENTS

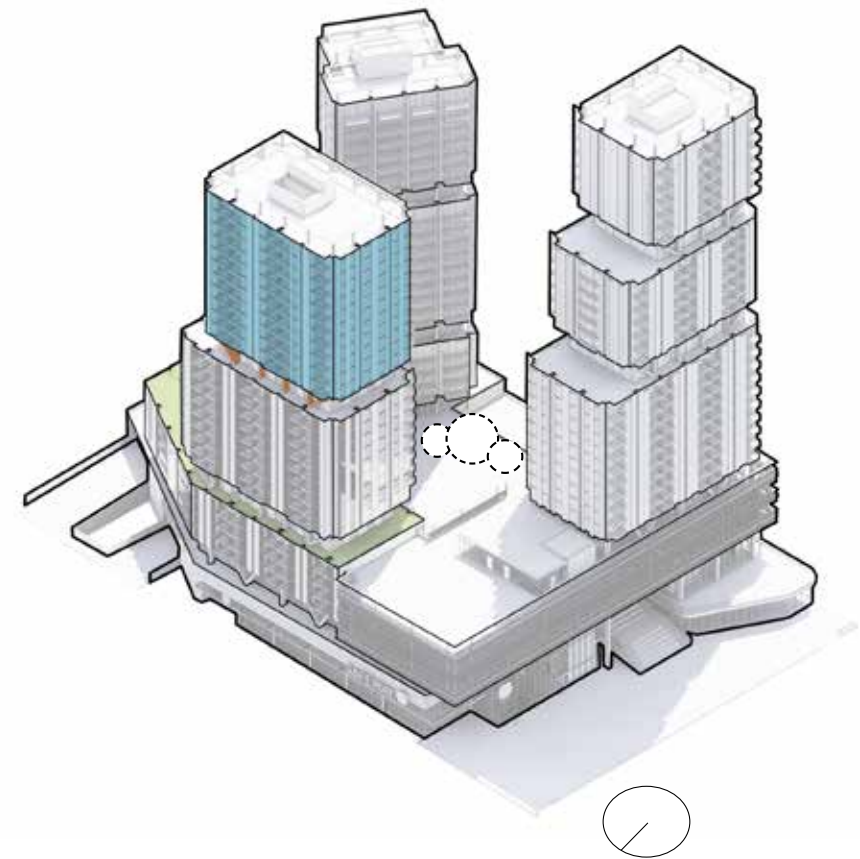


- Expressed structural elements fully insulated with dry joined metal (zinc or metallic finish aluminum) cladding.

3 SOFFITS AND DECKS



- Panelized zinc cladding system with outward returned fixing flanges.
- Glazed end walls of unitized curtain wall system (full height glass).
- Soffits of modular aluminum cladding to compliment facades.
- Decks of open jointed hardwood set in modular panels.



4.5 ARCHITECTURAL CHARACTER

4 BALCONIES



- Modular lightweight thermally broken from superstructure.
- Cable hung (stainless steel system) or propped.
- Pre-fabricated decks of pre-cast concrete or metal construction.
- Fully integrated planters and stainless cable plant supports.

5 TOWNHOUSES WITHIN SKYGARDENS

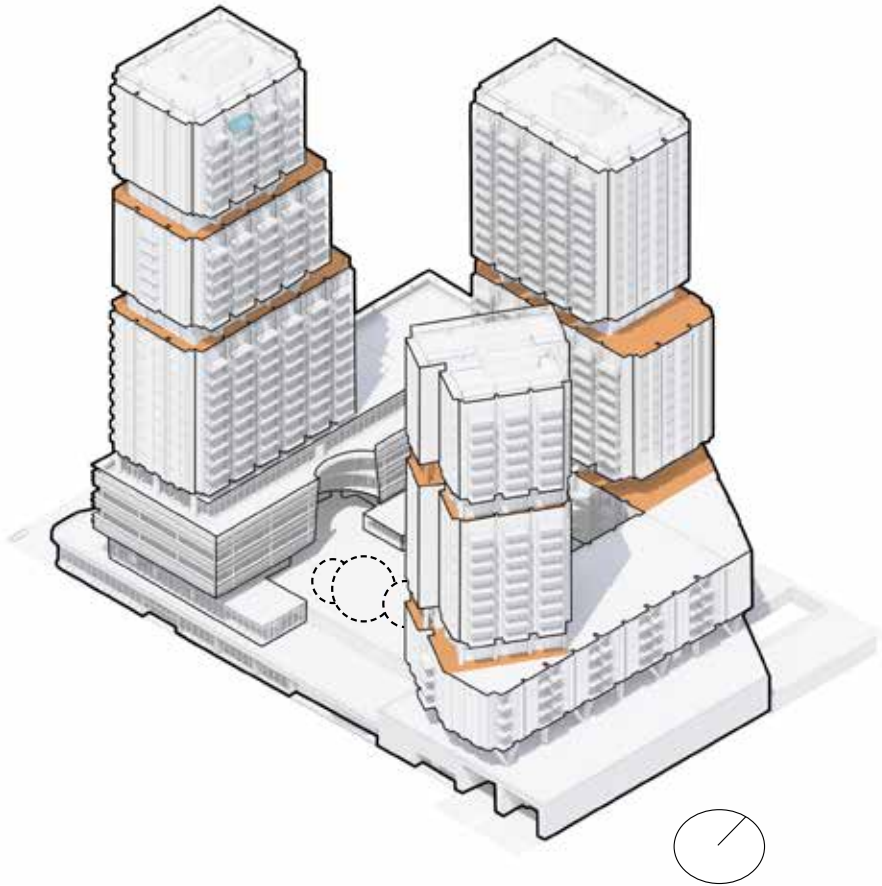


- Lightweight pre-fabricated metal construction.
- Thermally insulated from superstructure.
- High performance envelope.
- Unitized full height glazing elements with integrated bi-fold doors at lower level.

6 INTERIORS WITHIN COMMON AREAS



- Sealed concrete screeds.
- Open metal plank ceiling systems.
- Galvanized metal work, stainless steel handrails.
- Terracotta type modular wall tiles.
- Metal door frames, solid timber doors.
- Stainless steel hardware.



4.5 ARCHITECTURAL CHARACTER - PODIUM DECK

7 BOUNDARY WALLS



- Zinc and timber panelized modular cladding.
- Integrated louver system.
- Stainless steel external doors and surrounds.

8 LOBBIES + AMENITY SPACES

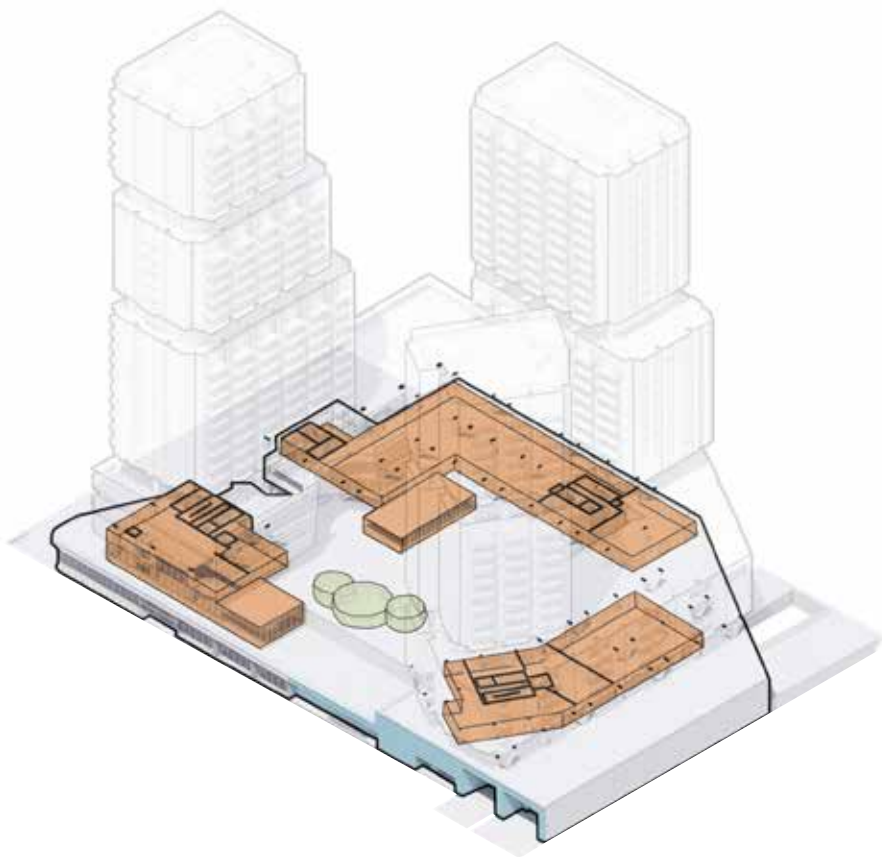


- Fabricated steel structural assemblies.
- Large panel low iron glazing systems.
- Natural stone flooring.
- Aluminum ceiling systems.
- Stainless steel metalwork.

9 GREENHOUSE



- Timber / steel hybrid structural system.
- ETFE envelope.



4.5 ARCHITECTURAL CHARACTER - BASE

10 GROCERY EXTERNAL GLAZING + CLADDING



- Structurally glazed gazing with fabricated full height external mullions.
- Color backed and internally illuminated glass spandrel cladding modules.
- Integrated aluminium/glass canopy sections.

11 OFFICE + DAYCARE

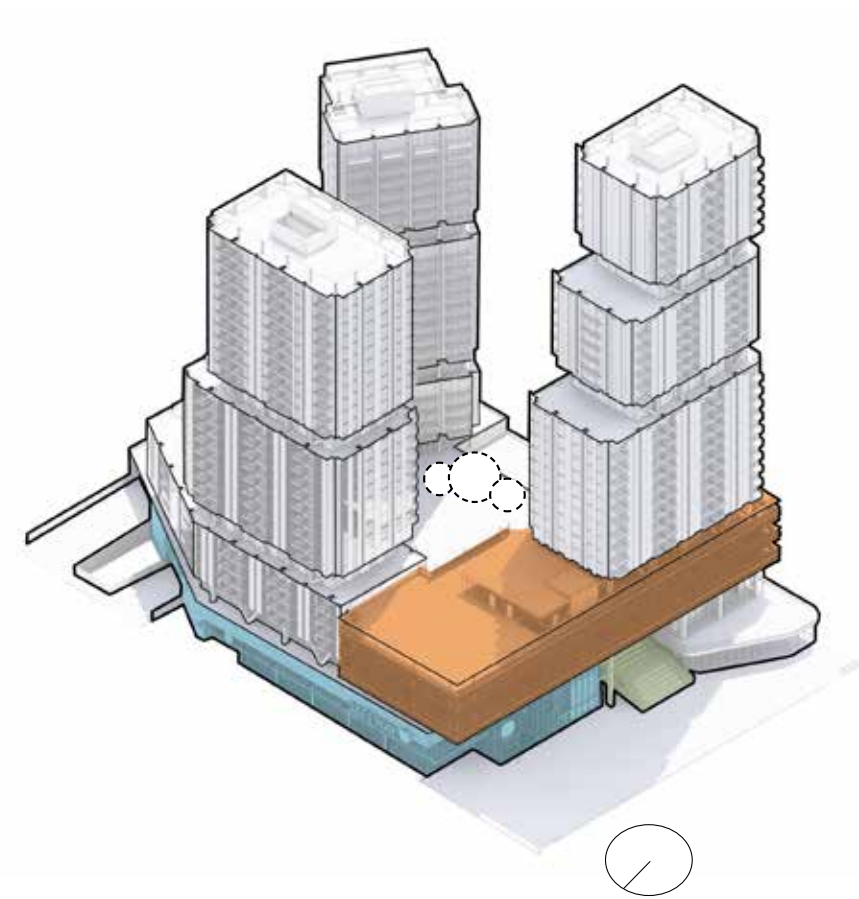


- Unitized high performance aluminum system.
- Triple glazed window elements.
- Integrated solar control devices and ventilators.

12 CIRCULATION ELEMENTS



- Stainless steel / glass assemblies.
- Glazed elevator shafts and panoramic cars (TBD).
- Glazed stair shafts.
- Steel stair assemblies.
- Mirrored stainless steel soffits (office)



4.5 ARCHITECTURAL CHARACTER - PUBLIC REALM

13 PUBLIC PLAZA



- Natural stone / brick pavers set in contrasting panels.

14 COURTYARD



- Hardwood boardwalk elevated paths.
- Integrated natural stone seating elements.
- Low level lighting.
- Stainless steel hanging garden structures with integrated rainwater irrigation systems.

15 GARDEN DECKS + SKYGARDENS



- Hardwood boardwalk paths.
- Galvanized steel metalwork.
- Low level lighting.

