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.

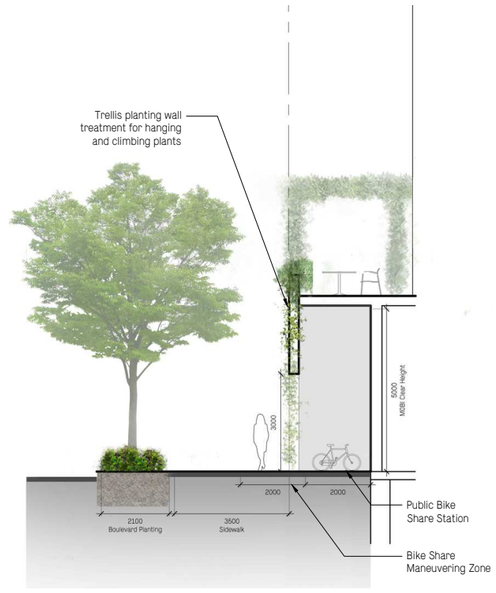
Activity along East 10th Avenue is mainly concerned with the major bike share facility which is provided in a recessed portion of the grocery store façade. Although visual permeability into the store is not provided along East 10th Avenue (due to functional considerations of store operations) there is a rich quality to this face of the project facing the street with gardens cascading down from the elevated garden courtyard, the articulation of the podium deck to integrate a lower food and beverage exterior space, the food and beverage facility itself addressing the street and south facing communal facilities within the residential development obliquely, visible from the western end of the street.

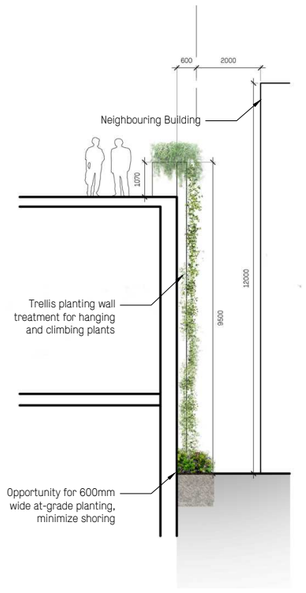
Retail, which may be associated with bike facilities, anchors the southern end of the public plaza and turns the corner into East 10th in a similar fashion to the grocery store entrance at the northern end.

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 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.





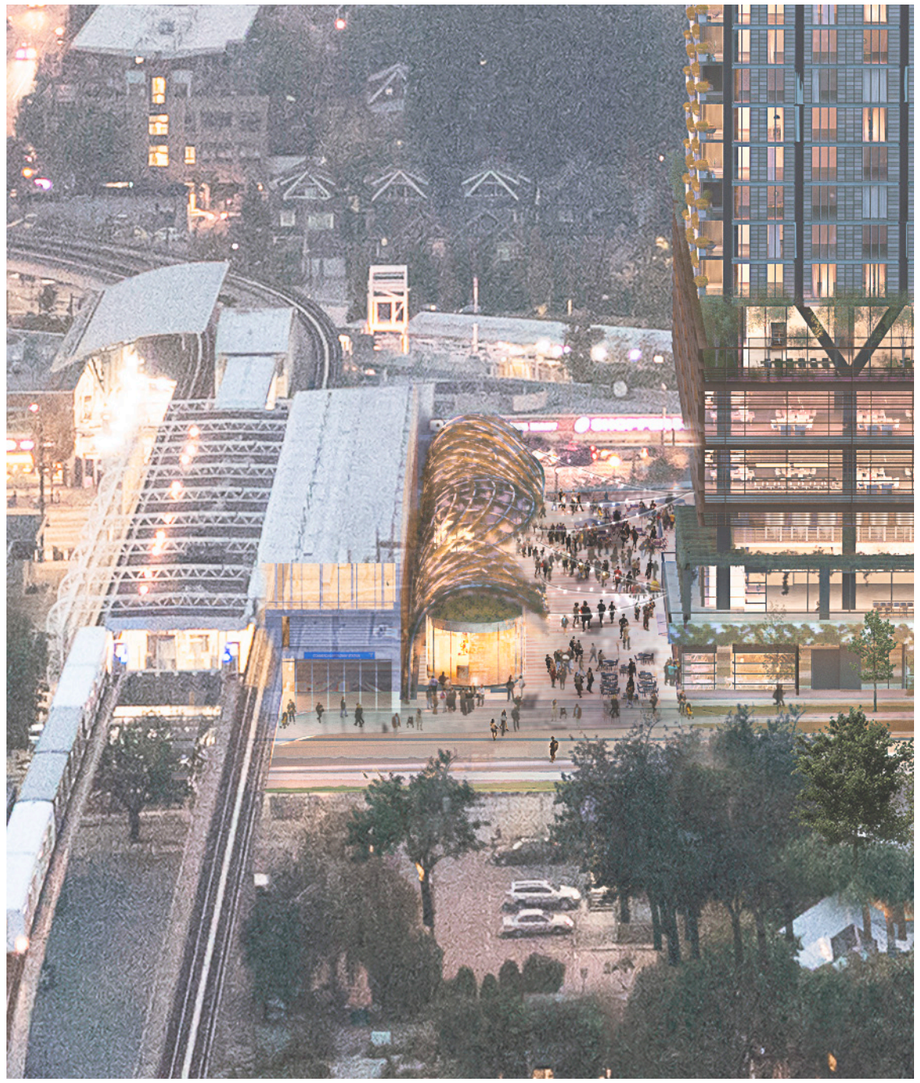


CONCEPT IMAGE OF VEGETATION AT EASTERN EDGE



PERSPECTIVE VIEW OF STREET EDGE ALONG 10TH AVE

4.5 ARCHITECTURAL CHARACTER











CONCEPTUAL PERSPECTIVE VIEW OF PUBLIC PLAZA

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 suite. 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.

4.5 ARCHITECTURAL CHARACTER

4.5.3 PLAZA RETAIL

The retail units within the plaza are intended to complement the retail environment of Commercial Drive and offer opportunities for a variety of vendors.

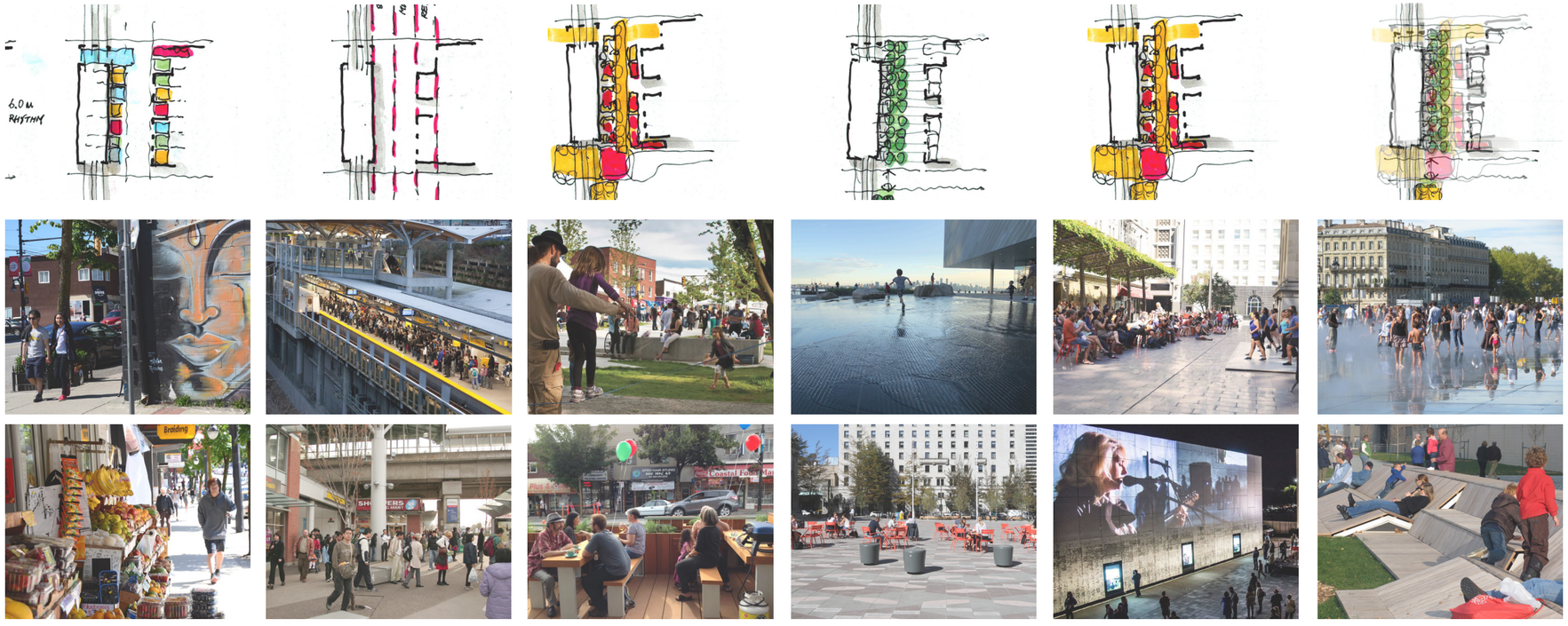
Although it is premature to define exactly who may rent these spaces it is envisioned that community-focused ventures would be appropriate to make the plaza space an attractive and vibrant destination.

The original concept was that the CRU spaces would be separate 'pods' perhaps with quite distinct characters, rather like follies within the plaza space.

Although the intention is still that each CRU would be a separate enclosure the conceptual idea is now that the plaza retail would occupy a zone along the western edge of the plaza where it would be integrated within a landscape strategy that somewhat blurs the distinction between individual retail demises.

The landscape strategy proposes a form of structural/planting continuity that mediates between the plaza and the abrupt wall of the new Skytrain expansion, creating sheltered/shaded external space as well as the enclosure required for the retail units.

The nature of the design of the retail/landscape zone would be quite sensual in form and contrast visually with the architecture of the development as a whole although it would be strongly informed by the character of the proposed vertical garden structures within the central space of the garden court. (which is described in section 4.5.5).



TEXTURE OF THE DRIVE | *MANAGING MOTION* | *NEW SOCIAL HEART* | *URBAN OASIS* | *FLEXIBLE VENUE* | *PUBLIC DELIGHT*

4.5 ARCHITECTURAL CHARACTER



PERSPECTIVE VIEW OF PLAZA + STATION



PERSPECTIVE VIEW ALONG EAST 10TH ILLUSTRATING F&B



PERSPECTIVE VIEW OF F&B PATIO

4.5 ARCHITECTURAL CHARACTER

4.5.4 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. This notion of a centripetal / centrifugal green dynamic is further heightened by the proposed ‘hanging gardens’ which crown the open volume of the courtyard garden, and which are highly visible markers of the project beyond the boundaries of the site.

The hanging garden concept is envisioned as also having a presence within the public plaza, reinforcing the notion of the landscape of the cut spilling out over and across the Safeway site.

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’.



PERSPECTIVE VIEW ILLUSTRATING COURTYARD VERTICAL GARDENS

4.5 ARCHITECTURAL CHARACTER

4.5.5 VERTICAL GARDENS

The vertical garden concept developed from earlier ideas of a series of hanging gardens which would be suspended from the building forms and give sense to the volumetric space within the central garden court defined by the masses of the residential towers.

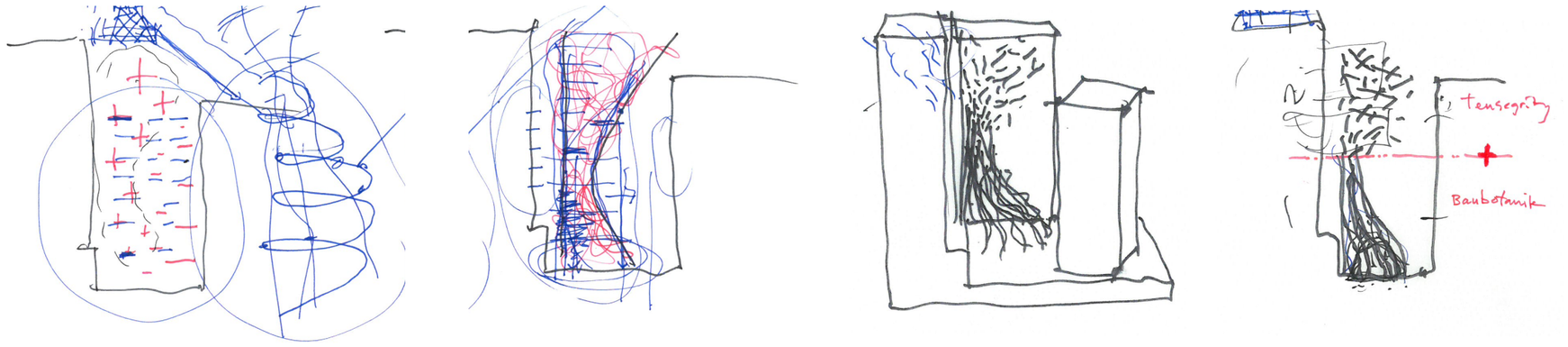
The vertical garden is larger in scale and ambition than the hanging gardens, growing up from the garden court and colonizing the space between towers A and B with a structural form that allows espaliered growth of native tree species within a support lattice which will have formal similarities to the landscape structures within the plaza space.

This landscaped structural form will integrate the garden space vertically with the Architecture creating a truly remarkable image of living Art for new development within the City.

At the higher levels of the vertical garden it is intended that the planted super structure will transform into lighter suspended elements which will host planting integrated with rainwater and grey water irrigation systems.

This concept will inform the further development of the garden court landscape strategy, and the design of the greenhouse and concierge structures which will seem to ‘grow from within’ the vertical garden.

This structural approach to landscape will create a rich and diverse experience within the court, providing sun, shade and beautiful qualities of light both within the gardens and the south facing apartments.



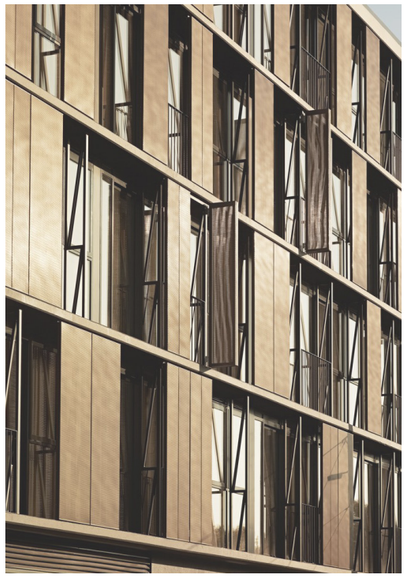
EARLY CONCEPT SKETCHES



CONCEPT IMAGES OF VERTICAL GARDENS

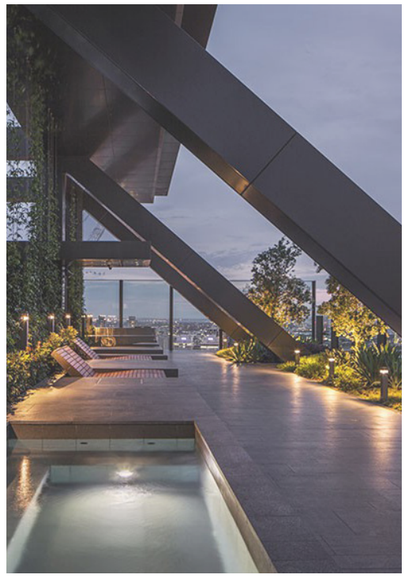
4.5 ARCHITECTURAL CHARACTER

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

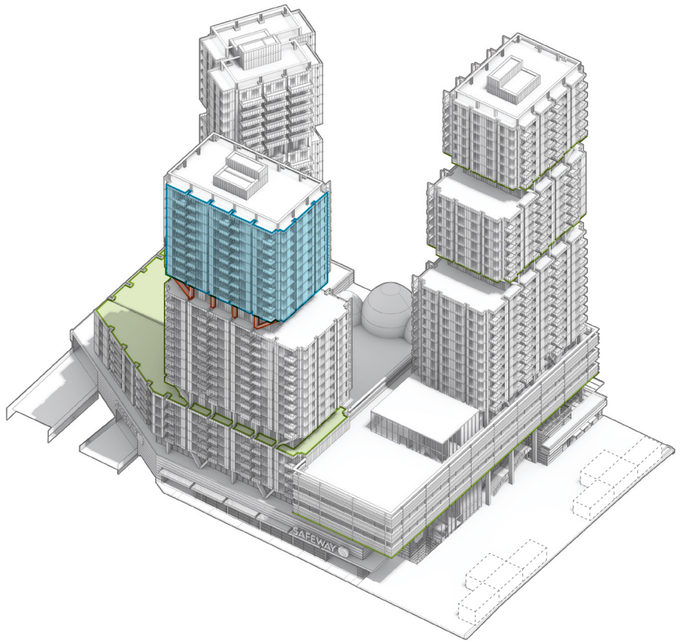


- Expressed structural elements fully insulated with dry joined metal (zinc or metallic finish aluminum) cladding.

3 SOFFITS AND DECKS

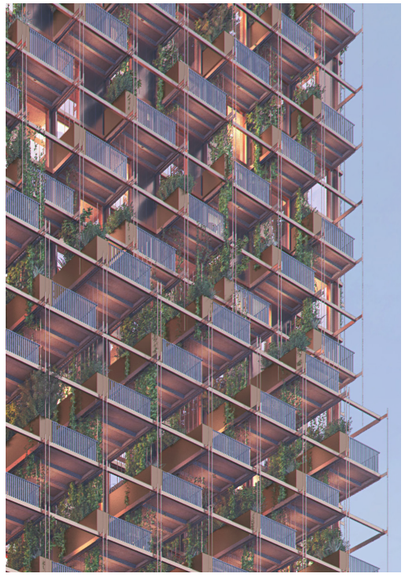


- Panellized zinc cladding system with outward returned fixing flanges.
- Glazed end walls of unitized curtain wall system (full height glass).
- Soffits of modular aluminum cladding to compliment facades.
- Decks of open jointed hardwood set in modular panels.



4.5 ARCHITECTURAL CHARACTER

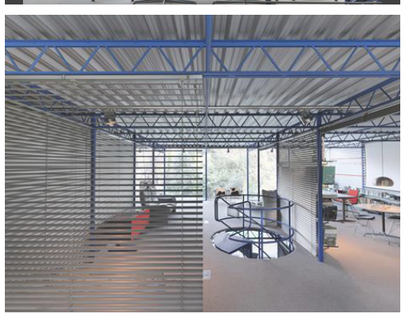
4 BALCONIES



- 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

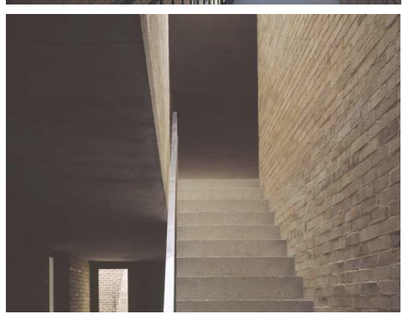




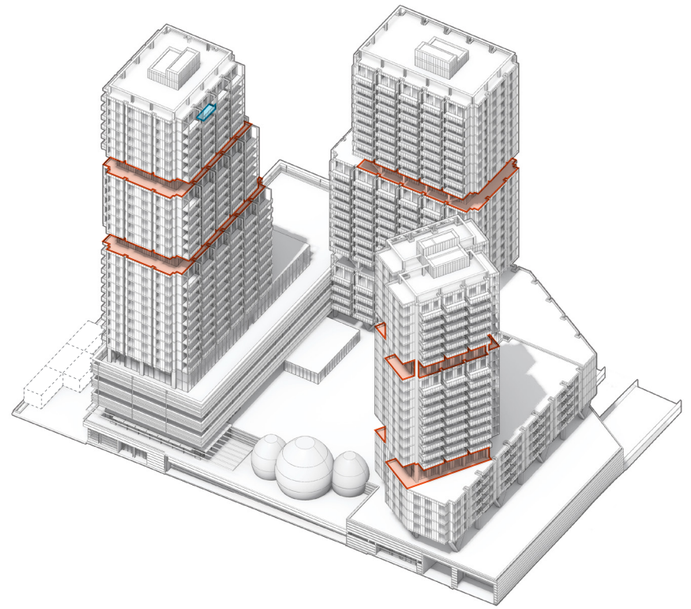
- Lightweight pre-fabricated metal construction.
- Thermally insulated from superstructure.
- High performance envelope.
- Unitized full height glazing elements with integrated bi-fold doors at lower level.

6 INTERIORS WITHIN COMMON AREAS





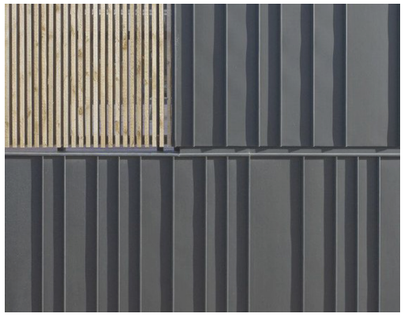
- Sealed concrete screeds.
- Open metal plank ceiling systems.
- Galvanized metal work, stainless steel handrails.
- Terracotta type modular wall tiles.
- Metal door frames, solid timber doors.
- Stainless steel hardware.



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





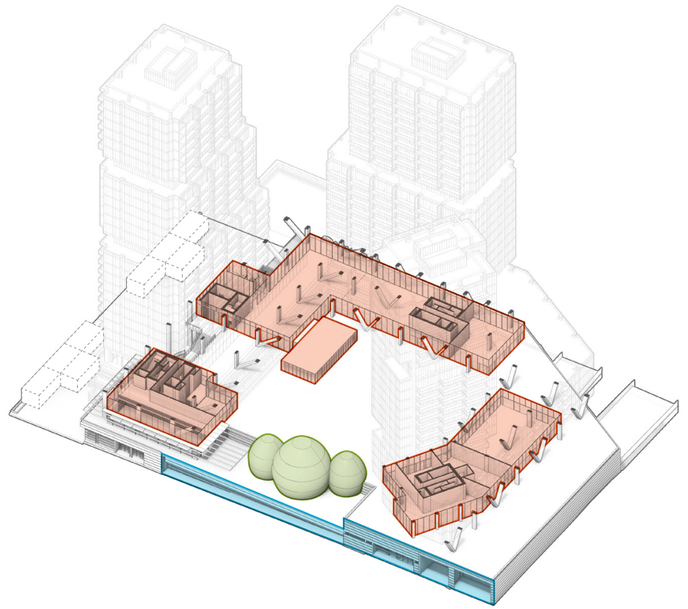
- Fabricated steel structural assemblies.
- Large panel low iron glazing systems.
- Natural stone flooring.
- Aluminum ceiling systems.
- Stainless steel metalwork.

9 GREENHOUSE





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



4.5 ARCHITECTURAL CHARACTER - BASE

10 GROCERY EXTERNAL GLAZING + CLADDING



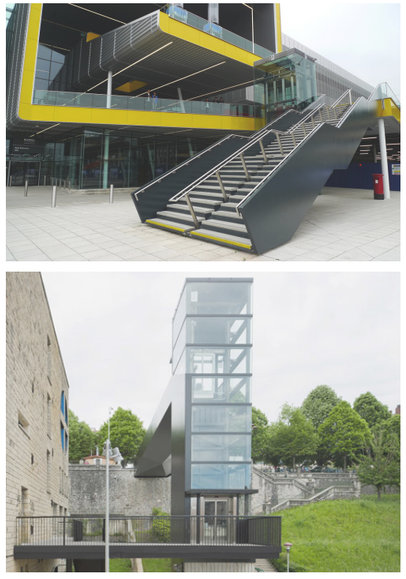
- Structurally glazed gazing with fabricated full height external mullions.
- Colour backed and internally illuminated glass spandrel cladding modules.
- Integrated aluminium/glass canopy sections.

11 OFFICE + DAYCARE

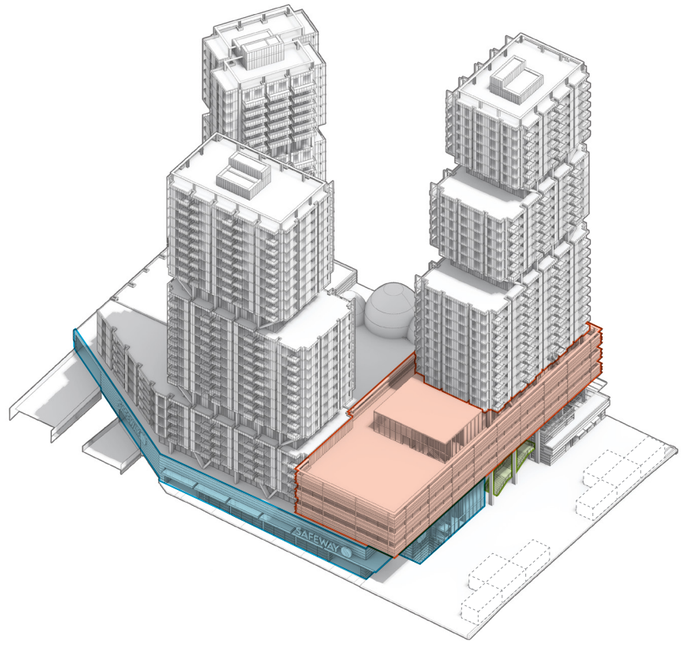


- Unitized high performance aluminum system.
- Triple glazed window elements.
- Integrated solar control devices and ventilators.

12 CIRCULATION ELEMENTS

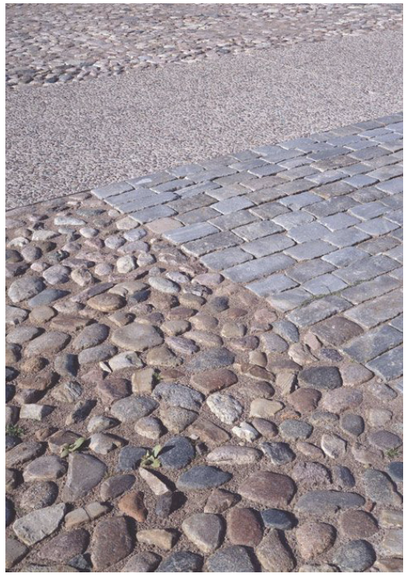


- Stainless steel / glass assemblies.
- Glazed elevator shafts and panoramic cars (TBD).
- Glazed stair shafts.
- Steel stair assemblies.
- Mirrored stainless steel soffits (office)



4.5 ARCHITECTURAL CHARACTER - PUBLIC REALM

13 PUBLIC PLAZA



- Natural stone / brick pavers set in contrasting panels.
- Integrated water play area / fountains.

14 COURTYARD + VERTICAL GARDENS





- 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.

