BROADWAY & COMMERCIAL
TABLE OF CONTENTS

LANDSCAPE RATIONALE

Neighbourhood Context
Urban Design Objectives
Site Objectives
Landscape Areas

LANDSCAPE STRATEGIES AND PLANS

Landscape Plan L1 - Tree Management Plan
Landscape Strategies - Plaza
A Day in the Life of the Plaza - 6am | Monday - Morning Coffee
A Day in the Life of the Plaza - 8am | Tuesday - The Commuter Rush
A Day in the Life of the Plaza - 12pm | Saturday - The Big Game
A Day in the Life of the Plaza - 3pm | Sunday - Indigenous Peoples Day
A Day in the Life of the Plaza - 5pm | Thursday - Welcome Home
A Day in the Life of the Plaza - 7pm | Wednesday - Christmas Market + Lighting Festival
Illustrative Plan Level 1
Landscape Strategies Level 2 - Courtyard
Landscape Strategies Level 2 - Entry Forecourt Soffit
Landscape Strategies Level 2 - Hop Terrace
Landscape Strategies Level 2 - Hop Trellis
Illustrative Plan Level 2
Illustrative Wall Sections
Landscape Strategies Level 5A - Outdoor Play
Illustrative Plan Level 5A
Landscape Strategies Level 7B and 7C - Communal Amenity Rooftop
Illustrative Plan L7B and 7C
Landscape Strategies - Sky Gardens
Illustrative Plan 16A 18B AND 18C - Sky Gardens
Illustrative Plan 24A - Upper Sky Garden
Landscape Strategies Rooftop - Rooftop Orchard
Illustrative Plan - Tower Roofs

ILLUSTRATIVE ELEVATIONS

North (From Broadway)
West (From Plaza)
South (From 10th Ave)

ILLUSTRATIVE SECTIONS

Site Section through Entry Courtyard

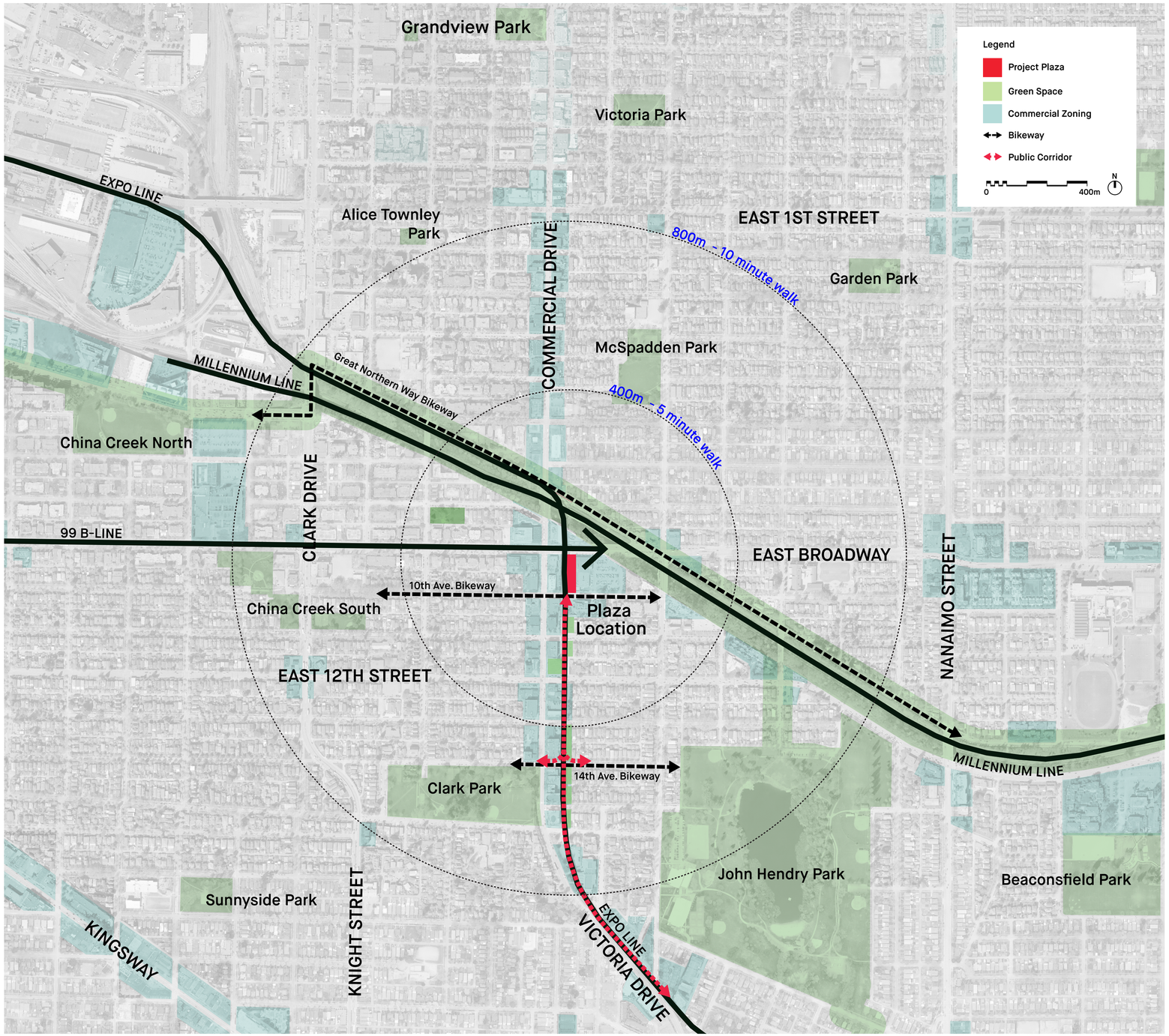
LANDSCAPE PLANTING

Landscape Planting - Plant Palette

VIGNETTES

Landscape Vignettes
Landscape Vignettes
Landscape Vignettes

BROADWAY & COMMERCIAL
NEIGHBOURHOOD CONTEXT



GRANDVIEW-WOODLAND COMMUNITY PLAN

Within the Grandview-Woodland Plan, opportunities are outlined for the Commercial-Broadway Station Precinct, in which our site resides. The landscape seeks to address several of these:

1. Large public plaza to be a “central gathering place for the entire community”

2. Public Realm improvements including “increased sidewalk width, street trees, and amenities such as bike racks, patios, feature lighting, public art”

Hapa Collaborative
Landscape Architecture Urban Design
403-375 West Fifth Avenue Vancouver, BC V5Y 1J6
604 909 4150 hapacobo.com
HAPA

BROADWAY & COMMERCIAL
URBAN DESIGN OBJECTIVES



STRENGTHEN PEDESTRIAN LINKAGES

Due to its optimal location at a confluence of neighbourhood and regional transit networks, the site design must prioritize pedestrian connections. Bringing people to and through the plaza with ease is critical for the smooth function of this central space.



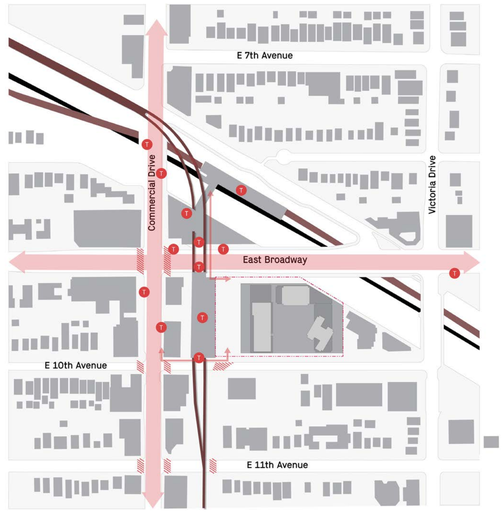
REINFORCE A CONTINUOUS STREET WALL

The unique urban rhythm along Commercial Drive should be brought into the site to help stitch the plaza into its context. By encouraging a cluster of tightly spaced retail and amenity frontages the plaza can tie into the vibrancy that exists along the drive.



ACCESS TO NATURE

The site is located next to the lush Grandview Cut, a rail corridor with edges that have been left to nature's devices. To the south the plaza marks the culmination of a series of informal public green spaces that run parallel to the Expo Skytrain line and stretch out to John Hendry Park and along the BC Parkway. The site's adjacent connection to 10th Ave allows for easy access to the Central Valley Greenway to the east and along Vancouver's busiest cycling street to the west.

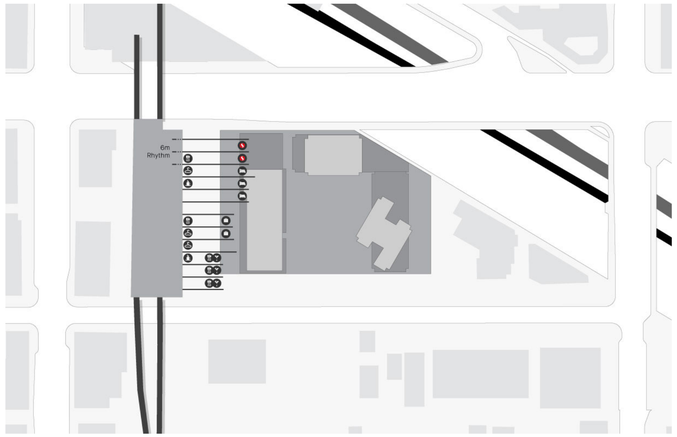


CONNECTION TO TRANSIT

The development site is a stone's throw from both the Millennium and Expo Skytrain lines, from the terminus stop for the 99 B-Line bus along Broadway, and from neighbourhood buses along Broadway and Commercial. The site is perfectly situated to connect via transit to anywhere in the city. Anticipating the Broadway Skytrain extension, this hub of connectivity will only strengthen over time and the demands put on the public realm will only increase.

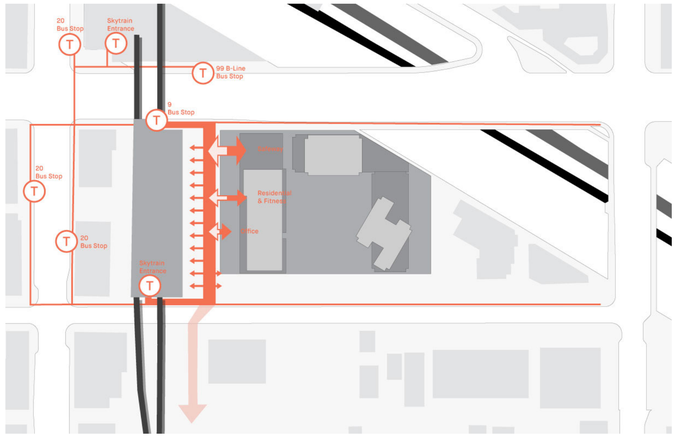
Hapa Collaborative
Landscape Architecture Urban Design
403-375 West Fifth Avenue Vancouver, BC V5Y 1J6
604 909 4150 hapacobo.com
HAPA

BROADWAY & COMMERCIAL
SITE OBJECTIVES



RHYTHM AND EDGES

Tying into the dense and vibrant character of The Drive, the scheme mimics the street's 6m rhythm through the plaza. This provides opportunity for a diverse mix of small retail and amenity options that activate the edges of the space.



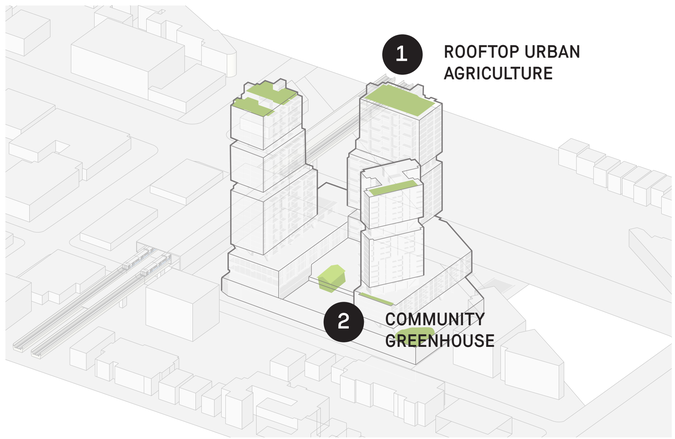
PEDESTRIAN CONNECTIVITY

Significant volumes of people will flow to and through the plaza. Their destinations will be diverse, moving between transit connections, Safeway, residences, fitness, daycare, office, and retail options along the developments edges. The design must reflect the needs of the occupants and accommodate diverse uses seamlessly.



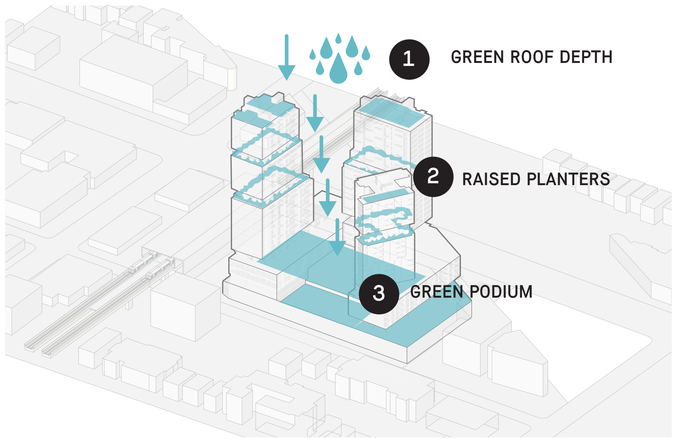
BICYCLE AND VEHICULAR CIRCULATION

Hemmed in between the vehicle-heavy Broadway and the bicycle highway along 10th Ave, the site can be structured to respond to both these modes of transportation. The south side of the site along 10th is an opportunity for more bike-friendly programming, including Mobi bike racks and the potential for bicycle-themed retail on the plaza neighbouring the Skytrain station's own bike storage facility.



PLANTING AND FOOD STRATEGY

Space allocated for planting and food production is forthcoming

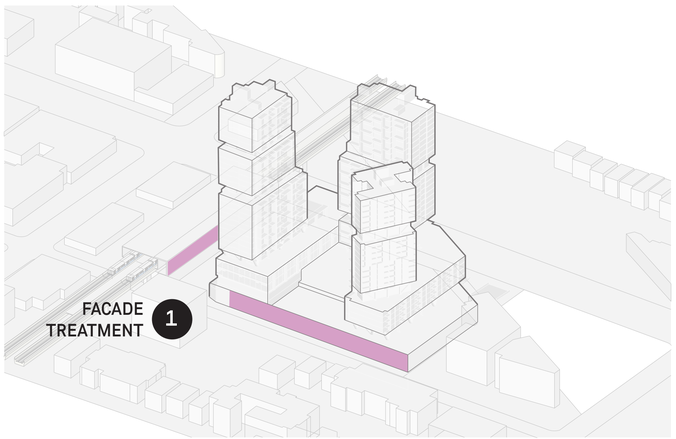


RAINWATER MANAGEMENT

Working with the Sustainable Development of Large Sites requirements, the strategy for rainwater management on site will employ several methods to minimize water leaving the site.

Methods include:

- Increasing depth of or storage beneath growing medium on green roof assemblies
- Increased depth of landscape planters
- Rain water harvesting tanks that can be used for irrigation

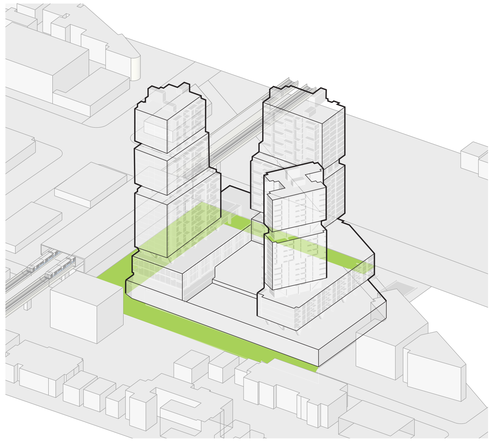


PUBLIC ART OPPORTUNITIES

The site presents potential for public art as a gateway/ bookend feature at either end of the linear plaza, in addition to potential along the wall of the skytrain station. There is also potential for a catenary lighting canopy to provide a lit ceiling to the space.

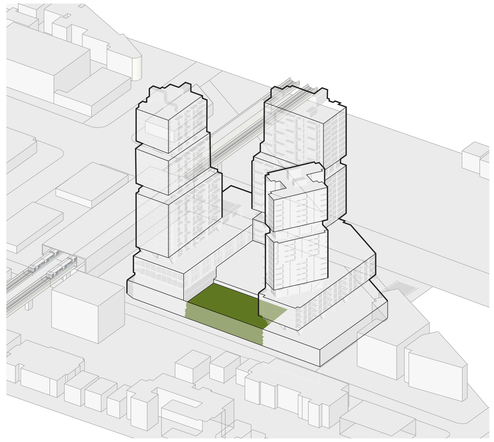
Hapa Collaborative
Landscape Architecture
Urban Design
403-375 West Fifth Avenue
Vancouver, BC V5Y 1J6
604 909 4150
hapacobo.com
HAPA

BROADWAY & COMMERCIAL
LANDSCAPE AREAS



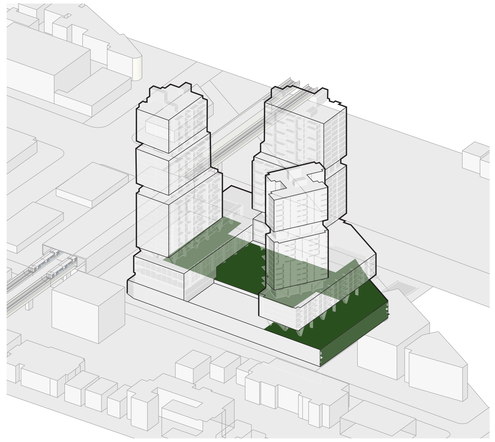
PLAZA & STREETSCAPE - LEVEL 1

Large public plaza between Safeway and Skytrain
Street Trees along Broadway and 10th Ave



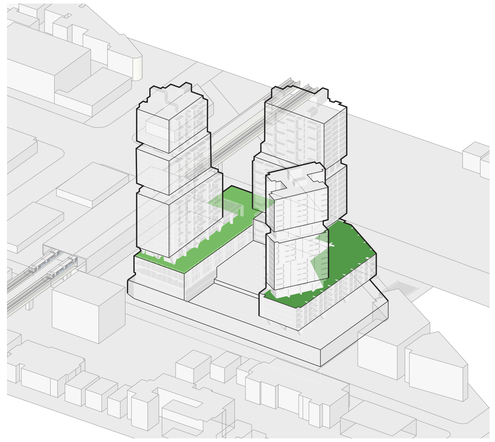
PATIO + GREENHOUSE SPACE - LEVEL 2

A lush patio for the food and beverage CRU, paired with feature greenhouses additionally accessed by residents.



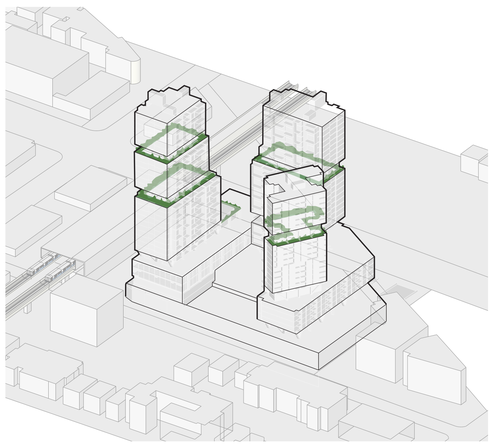
COURTYARD - LEVEL 2

Heavily-wooded extension of the Grandview Cut with nodes of social activity and urban agriculture.



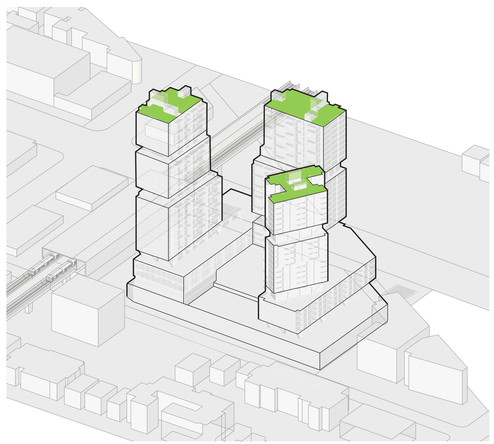
AMENITY PODIUM - LEVEL A5, B7, C7

Prominent, destination outdoor play spaces visible from residences and plaza associated with childcare centre. More intimate patio spaces on L7 for residents.



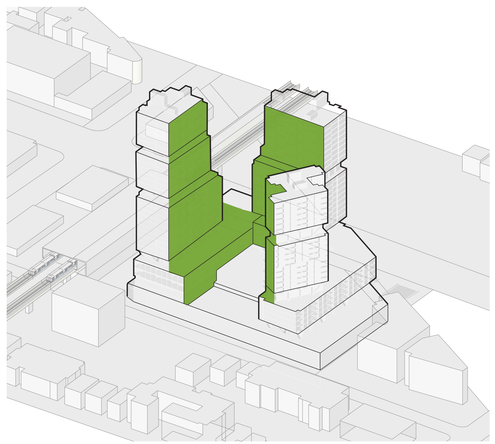
SKY GARDENS - LEVEL A16, B18, C18

Lush planted patios with opportunities for both seclusion and incredible views



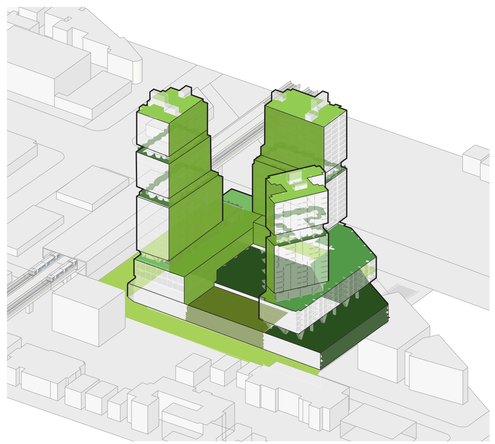
ROOFTOPS

Community garden plots for residents which also aid in stormwater management on site



GREEN FACADES

An integrated strategy of planted facade elements to bring the wild and lush character of the Grandview Cut into the courtyard

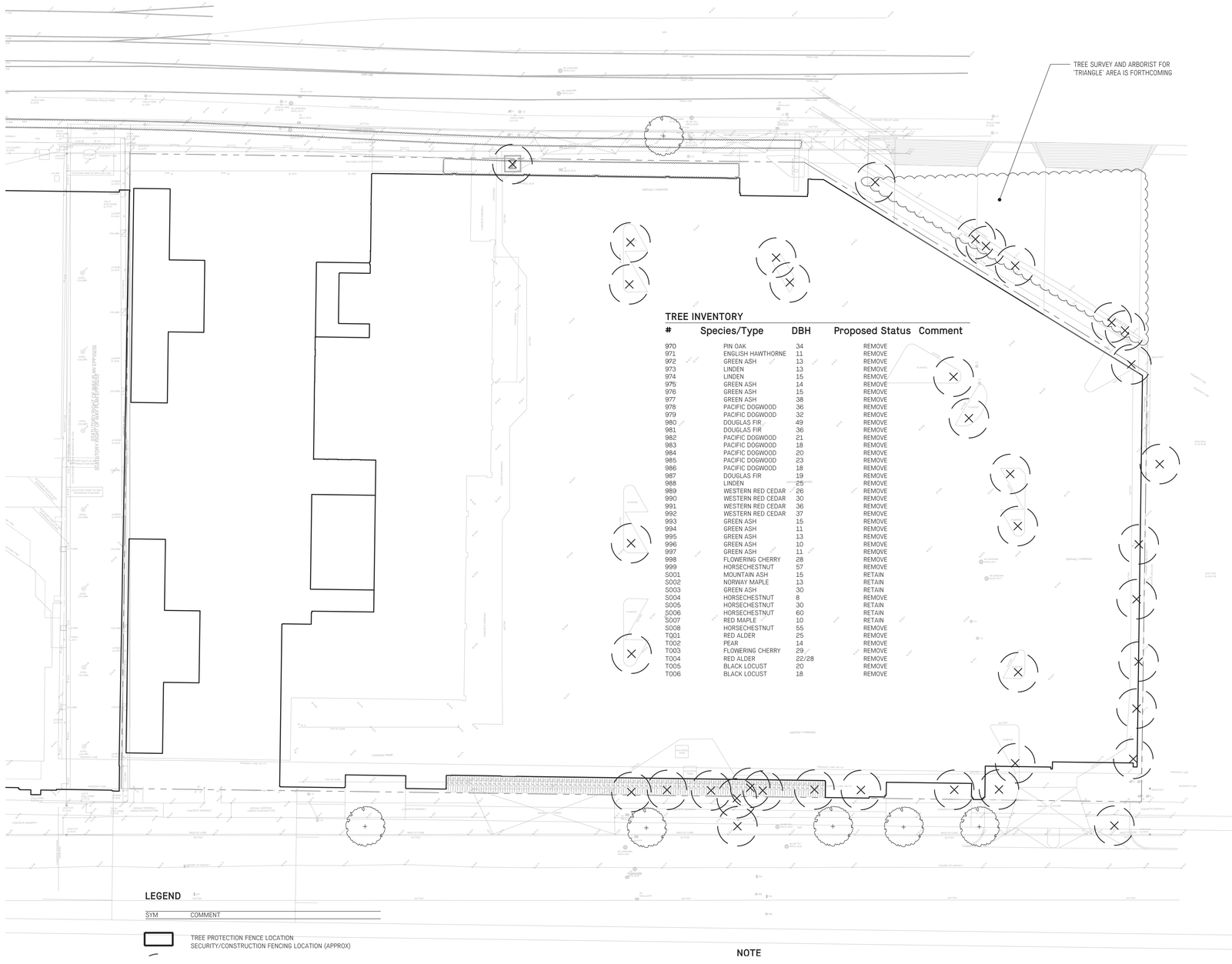


COMPOSITE

An immersive landscape enveloping the buildings that provides for multiple social and ecological benefits

Hapa Collaborative
Landscape Architecture Urban Design
403-375 West Fifth Avenue Vancouver, BC V5Y 1J6
604 909 4150
hapacobo.com
HAPA

BROADWAY & COMMERCIAL
TREE MANAGEMENT PLAN



TREE INVENTORY

#	Species/Type	DBH	Proposed Status	Comment
970	PIN OAK	34	REMOVE	
971	ENGLISH HAWTHORNE	11	REMOVE	
972	GREEN ASH	13	REMOVE	
973	LINDEN	13	REMOVE	
974	LINDEN	15	REMOVE	
975	GREEN ASH	14	REMOVE	
976	GREEN ASH	15	REMOVE	
977	GREEN ASH	38	REMOVE	
978	PACIFIC DOGWOOD	36	REMOVE	
979	PACIFIC DOGWOOD	32	REMOVE	
980	DOUGLAS FIR	49	REMOVE	
981	DOUGLAS FIR	36	REMOVE	
982	PACIFIC DOGWOOD	21	REMOVE	
983	PACIFIC DOGWOOD	18	REMOVE	
984	PACIFIC DOGWOOD	20	REMOVE	
985	PACIFIC DOGWOOD	23	REMOVE	
986	PACIFIC DOGWOOD	18	REMOVE	
987	DOUGLAS FIR	19	REMOVE	
988	LINDEN	25	REMOVE	
989	WESTERN RED CEDAR	26	REMOVE	
990	WESTERN RED CEDAR	30	REMOVE	
991	WESTERN RED CEDAR	36	REMOVE	
992	WESTERN RED CEDAR	37	REMOVE	
993	GREEN ASH	15	REMOVE	
994	GREEN ASH	11	REMOVE	
995	GREEN ASH	13	REMOVE	
996	GREEN ASH	10	REMOVE	
997	GREEN ASH	11	REMOVE	
998	FLOWERING CHERRY	28	REMOVE	
999	HORSECHESTNUT	57	REMOVE	
S001	MOUNTAIN ASH	15	RETAIN	
S002	NORWAY MAPLE	13	RETAIN	
S003	GREEN ASH	30	RETAIN	
S004	HORSECHESTNUT	8	REMOVE	
S005	HORSECHESTNUT	30	RETAIN	
S006	HORSECHESTNUT	60	RETAIN	
S007	RED MAPLE	10	RETAIN	
S008	HORSECHESTNUT	55	REMOVE	
T001	RED ALDER	25	REMOVE	
T002	PEAR	14	REMOVE	
T003	FLOWERING CHERRY	29	REMOVE	
T004	RED ALDER	22/28	REMOVE	
T005	BLACK LOCUST	20	REMOVE	
T006	BLACK LOCUST	18	REMOVE	

LEGEND

SYM	COMMENT
	TREE PROTECTION FENCE LOCATION SECURITY/CONSTRUCTION FENCING LOCATION (APPROX)

NOTE

Hapa Collaborative
Landscape Architecture Urban Design
403-375 West Fifth Avenue Vancouver, BC V5Y 1J6
604 909 4150
hapacobo.com
HAPA

LANDSCAPE STRATEGIES - PLAZA



TEXTURE OF THE DRIVE

Commercial Drive is a destination neighbourhood street, celebrated for its diverse mix of restaurants, cafes, cultural facilities, art and retail. The small-scale nature of the Edwardian-era buildings allows for this diversity to thrive in close proximity. The street is defined by its eclectic building frontages.

The dynamic street frontage gives life along the drive a lively cadence . The form of the streetscape fosters an eventful and warm city experience. Strengthening the texture of the Drive by designing the plaza such that it echoes the narrow street frontage will allow the development to fit into the neighbourhood.



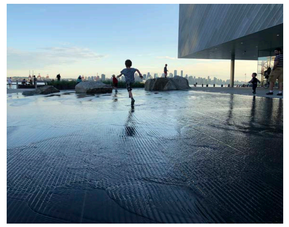
MANAGING MOTION

Built amongst the busiest transit hub in western Canada, the plaza at Commercial and Broadway will need to manage diverse pedestrian flows. The plaza will act both as a thoroughfare and as a place to linger and must therefore accommodate and provide for a variety of paces and patterns of movement.



NEW SOCIAL HEART

As a direct result of the Grandview-Woodland Community Plan, the Broadway and Commercial plaza is intended to become a new social heart for the community. Bringing people together and providing opportunities to be social is paramount to this scheme.



URBAN OASIS

Nestled between the new skytrain station and the building entrances and tower, the plaza has the capacity to act as an oasis in the dense urban area. Paving, street furniture, and public art have to potential of creating an inviting living landmark to bring people into the plaza.



FLEXIBLE VENUE

A successful plaza has the ability to be many spaces in one. Flexibility allows the public realm to respond to and be manipulated by the community. As the demand on the space changes local businesses and residents can occupy the plaza in diverse ways rather than being stuck with a single use solution that doesn't serve them.



PUBLIC DELIGHT

The plaza must be of a quality and aesthetic to illicit delight in its many users day to day. The incorporation of public art, considered lighting and thoughtful programming will allow the plaza to remain special while also serving as a piece of transportation infrastructure.

Hapa Collaborative
Landscape Architecture Urban Design
403-375 West Fifth Avenue Vancouver, BC V5Y 1J6
604 909 4150
hapacobo.com
HAPA

A DAY IN THE LIFE OF THE PLAZA
6AM | MONDAY - MORNING COFFEE





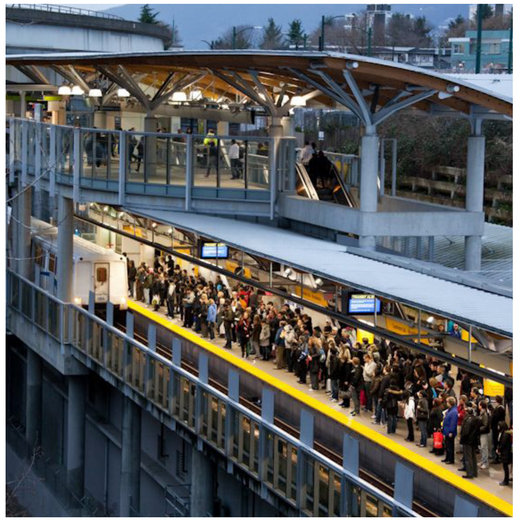
A CHANCE OF CHANCE ENCOUNTERS

Angela pops down from her **apartment**, taking a look at the pastries in the plaza's **breakfast pop-up** while she walks to the **coffee roaster** to get a pour-over prior to her morning gym session. It's a quiet morning and while in line she recognizes her neighbour Bryan returning from **walking his dog** Gus around the block. They agree that they're lucky to have some of the city's best coffee in their front yard.

Hapa Collaborative
Landscape Architecture Urban Design
403-375 West Fifth Avenue Vancouver, BC V5Y 1J6
604 909 4150 hapacobo.com
HAPA

A DAY IN THE LIFE OF THE PLAZA
8AM | TUESDAY - THE COMMUTER RUSH





A WELL OILED MACHINE | ORGANIZED CHAOS

On his commute, Jeff needs to get his bike tires filled at the **bicycle kiosk** in the plaza before carrying on along the 10th ave bike “highway” to work. Dean and Elise, coworkers in the offices above the plaza, run into each other at the **breakfast pop up** while grabbing pastries and avocado toast. Miranda stops in at the **daycare** to drop off her son before crossing the plaza and getting on the skytrain to work.

Hapa Collaborative
Landscape Architecture Urban Design
403-375 West Fifth Avenue Vancouver, BC V5Y 1J6
604 909 4150 hapacobo.com
HAPA

A DAY IN THE LIFE OF THE PLAZA
2PM | SATURDAY - THE BIG GAME



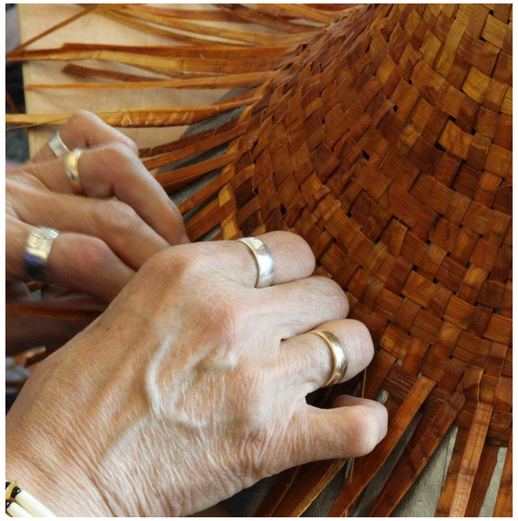


A COMMUNITY BROUGHT TOGETHER

Tom and Andre **skytrain in** from Metrotown and meet in front of a busker platform near the bus stop. They grab a local craft beer from a **brewery pop-up** and find the best view to watch Portugal vs. Italy play on the **suspended screen.** The Silva family makes their way to the plaza from their home on Victoria Drive to cheer on their team. The youngest son Ricardo joins a **life sized foosball game** in the sidelines of the viewing crowd, before joining his family to watch the game.

Hapa Collaborative
Landscape Architecture Urban Design
403-375 West Fifth Avenue Vancouver, BC V5Y 1J6
604 909 4150
hapacobo.com
HAPA

A DAY IN THE LIFE OF THE PLAZA
3PM | SUNDAY - INDIGENOUS PEOPLES DAY





CELEBRATING HERITAGE

In addition to the Indigenous Peoples Day celebrations around the city, the Vancouver Aboriginal Friendship Centre organized **festivities in the plaza** to celebrate and showcase Indigenous culture. Experts from the many represented nations in the community share the significance and technique of various **cultural practices** with **Ted and his class of ESL students** - Sergei had no idea bark could turn into clothing until today.

Hapa Collaborative
Landscape Architecture Urban Design
403-375 West Fifth Avenue Vancouver, BC V5Y 1J6
604 909 4150
hapacobo.com
HAPA

A DAY IN THE LIFE OF THE PLAZA
5PM | THURSDAY - WELCOME HOME



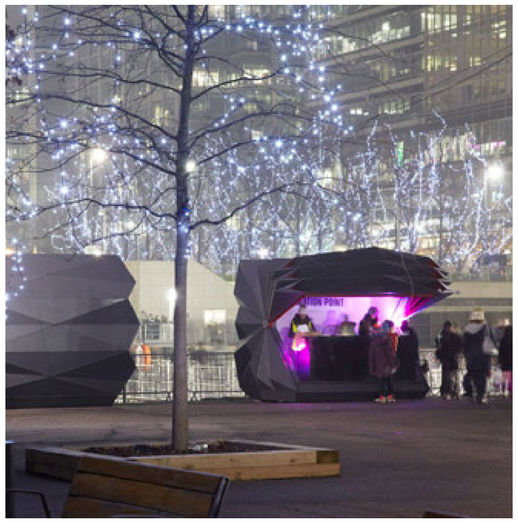


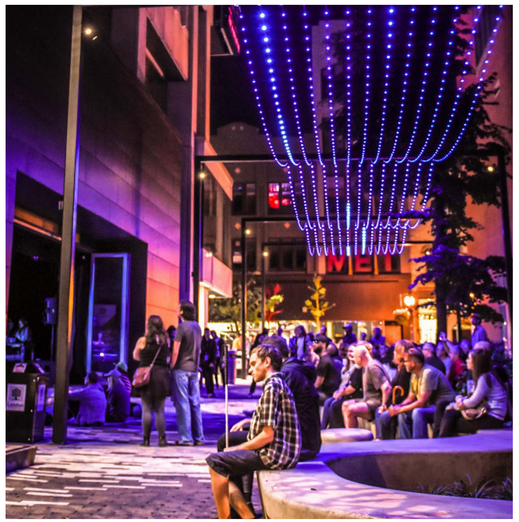
ERRANDS CLOSE AT HAND

On her commute home, Cindy picks up flowers at the **floral stand** in the plaza for her mother's birthday, who she is hosting for dinner tonight. Mike picks up his drycleaning and Safeway grocery order at the **pickup window** prior to having friends over for the Canucks game.

Hapa Collaborative
Landscape Architecture Urban Design
403-375 West Fifth Avenue Vancouver, BC V5Y 1J6
604 909 4150 hapacobo.com
HAPA

A DAY IN THE LIFE OF THE PLAZA
7PM | WEDNESDAY - CHRISTMAS MARKET + LIGHTING FESTIVAL





A WARM GLOW ON A DARK NIGHT

Christina and Rob hear about a fantastic **canopy of lights** in the plaza. They choose to have their anniversary dinner at the **restaurant on the plaza** so they can see the lights. After dinner they grab a warm cider and meander from **booth to booth**. The Costas check out the plaza after a family **grocery shop**, and their son meets Santa while his dad picks up hot chocolate for the family.

Hapa Collaborative
Landscape Architecture Urban Design
403-375 West Fifth Avenue Vancouver, BC V5Y 1J6
604 909 4150 hapacobo.com
HAPA

BROADWAY & COMMERCIAL
ILLUSTRATIVE PLAN LEVEL 1



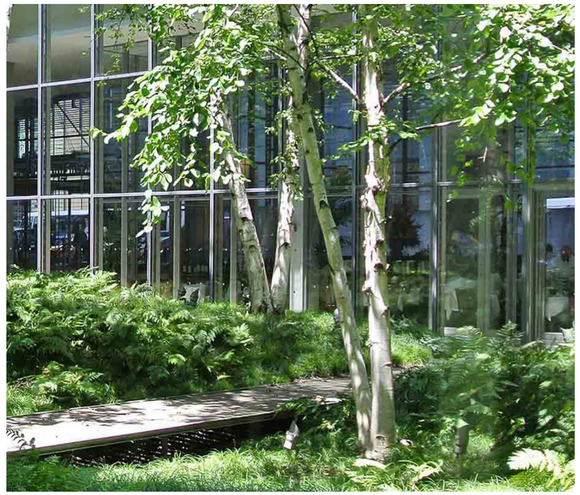
Hapa Collaborative
Landscape Architecture
Urban Design
403-375 West Fifth Avenue
Vancouver, BC V5Y 1J6
604 909 4150
hapacobo.com
HAPA

LANDSCAPE STRATEGIES LEVEL 2 - COURTYARD



LANDSCAPE THROUGH ARCHITECTURE

As the primary pathways for residents and guests to the residential towers, a network of circulation is integrated into the landscape as if overlaid on existing landform in the forest.



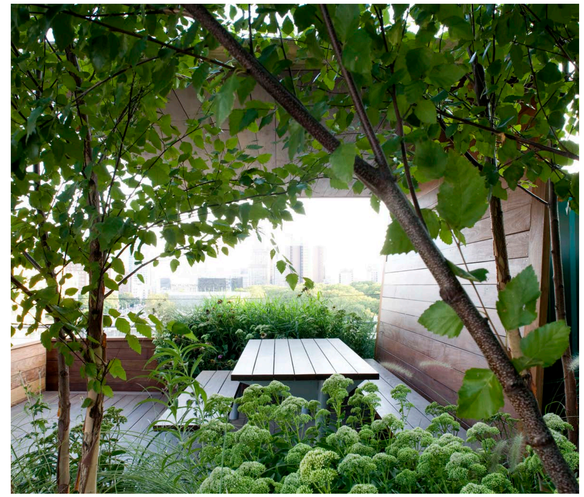
COURTYARD FOREST

Bringing the lushness of the adjacent Grandview Cut into the courtyard, the heavily wooded forest provides a place of wildness between the towers.



LAYERED LANDSCAPE

A dense understory below a full canopy of trees allows for enclosure while still preserving open sight lines through the woods.



SOCIAL NODES

Areas of concentrated social activity are integrated within the forest.

Hapa Collaborative
Landscape Architecture Urban Design
403-375 West Fifth Avenue Vancouver, BC V5Y 1J6
604 909 4150 hapacobo.com
HAPA

LANDSCAPE STRATEGIES LEVEL 2 - ENTRY FORECOURT SOFFIT



AN ADDED DIMENSION

Articulating wooden beams at varying heights can allow for a flowing expression through the entry sequence.



ILLUMINATION AND REFLECTION

Selectively providing illumination from between soffit slats, light can seemingly emerge from within. Paired with a reflective water feature, the space can be illuminated from above and below.



COLOURFUL BEACON

Using a distinct contrast to the materiality of the rest of the building, the soffit can act as a beacon to bring people into and through the entry space.



GRAPHIC EXPRESSION

An upside down canvas. The large soffit could express a graphic from above, adding interest to people's comings and goings as well as to the plaza space below.

Hapa Collaborative
Landscape Architecture Urban Design
403-375 West Fifth Avenue Vancouver, BC V5Y 1J6
604 909 4150 hapacobo.com
HAPA

LANDSCAPE STRATEGIES LEVEL 2 - HOP TERRACE



SEATING EDGE

In front of hillside planting, a sittable edge offers a peaceful retreat facing the sun.



PATIO GARDEN

Situated beside the beer-focused Food and Beverage destination, the patio ties into the surrounding landscape language.



HOPS

The hop flowers not only draw the eye with their vivid green colour, but are pleasantly aromatic especially close to harvest time. Being a primary ingredient in craft brewing, hops offers the potential for a true patio to glass experience.
The plant's rapid growth of 20 feet per season means that hops can annimate a space in an evolving way during the summer time.



AN ARMATURE TO CLIMB ON

Designing a trellis to look interesting with or without plants makes it valuable from day one and allows it to continue during the winter.

Hapa Collaborative
Landscape Architecture Urban Design
403-375 West Fifth Avenue Vancouver, BC V5Y 1J6
604 909 4150
hapacobo.com
HAPA

LANDSCAPE STRATEGIES LEVEL 2 - HOP TRELLIS



DENSE WALL

In the course of a season, hops will grow up to 20 feet and can create a dense, full green wall.



ROWS TO FRAME SPACE

Taking cues from the agricultural model of growing hops, the trellis can be organized in rows that offer patio space to occupy between.



A COMMUNITY EVENT

As there is a brief window each season to harvest hops and it must be done quickly, there is opportunity to host a harvest event and connect the community to the beverages they drink while simultaneously helping the breweries get the freshest ingredients possible.



HYPERLOCALITY

The resulting beer is as local as it gets - harvested a few meters from where it is brewed and served it truly embodies its locale in a beverage that community members can enjoy.

Hapa Collaborative
Landscape Architecture
Urban Design
403-375 West Fifth Avenue
Vancouver, BC V5Y 1J6
604 909 4150
hapacobo.com
HAPA

BROADWAY & COMMERCIAL
ILLUSTRATIVE PLAN LEVEL 2



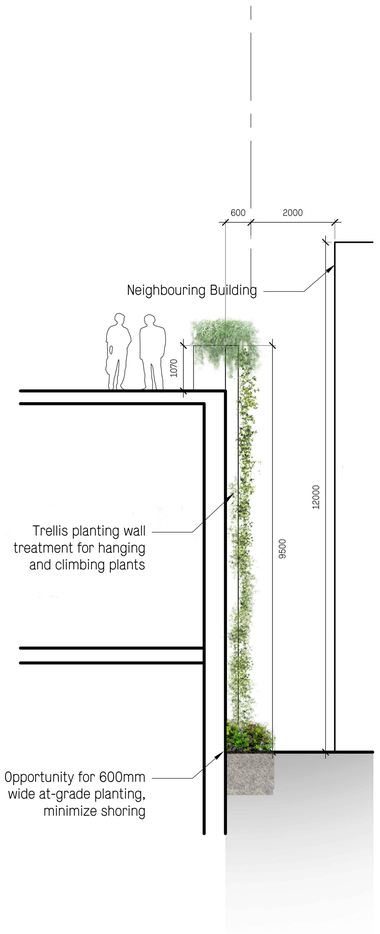
Hapa Collaborative
Landscape Architecture Urban Design
403-375 West Fifth Avenue Vancouver, BC V5Y 1J6
604 909 4150
hapacobo.com
HAPA

BROADWAY & COMMERCIAL
ILLUSTRATIVE WALL SECTIONS



10TH AVENUE STREETSCAPE

Trailing planting from the mezzanine level outdoor space grows along an armature that encloses the public bike share stations. The planting helps animate the south side of the building and the 10 Avenue streetscape.



EAST BUILDING FACE

Trailing and climbing plants grow along a trellis to help animate the east side of the building. The planting provides a soft face to the development for the neighbours to the east.

Hapa Collaborative
Landscape Architecture
Urban Design
403-375 West Fifth Avenue
Vancouver, BC V5Y 1J6
604 909 4150
hapacobo.com
HAPA

LANDSCAPE STRATEGIES LEVEL 5A - OUTDOOR PLAY



PLAY ON DISPLAY

To reinforce its potential as a destination, the play area will be prominently visible to the towers' occupants as well as the public below. A central colourful feature will build identity and orient children within the space.



COHESIVE MATERIALS

Using a considered material and plant palette, a variety of uses and forms can be linked together in a cohesive spatial identity.



GRAPHIC LANGUAGE FROM ABOVE

Organizing spaces with consideration for drawing eyes from above, the outdoor daycare will engage even the distant viewer and pique interest from afar.

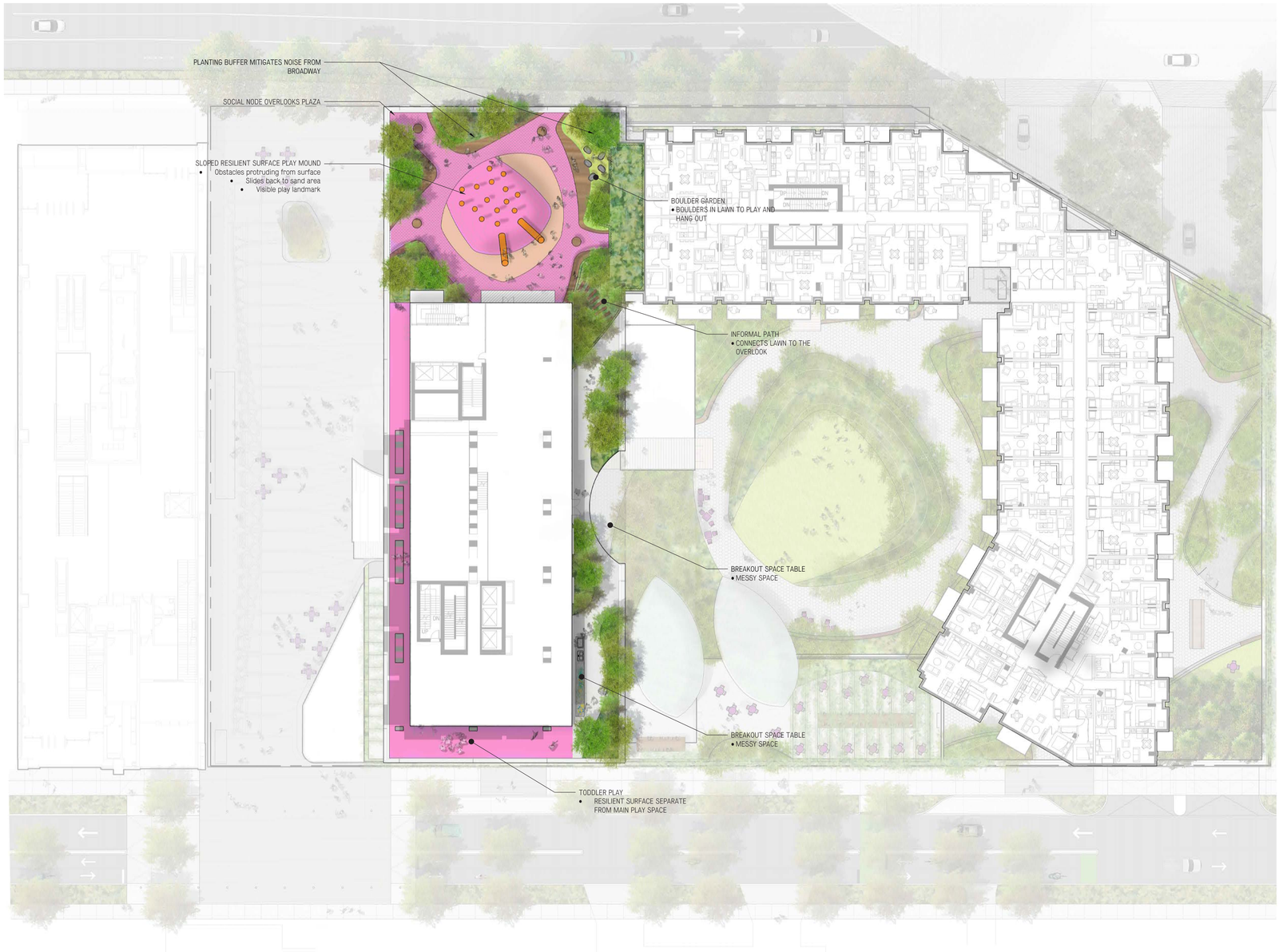


NATURAL MATERIALS AND ENVIRONMENT

Plants and natural elements are critical for children's play and connection to the natural world, in addition to offering a means to provide unique character for the play area.

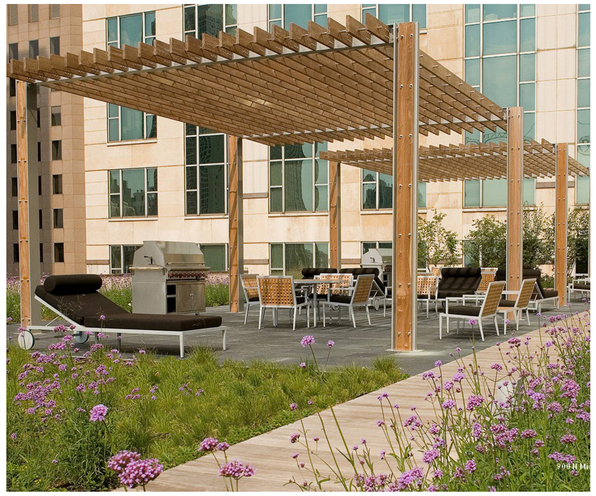
Hapa Collaborative
Landscape Architecture Urban Design
403-375 West Fifth Avenue Vancouver, BC V5Y 1J6
604 909 4150
hapacobo.com
HAPA

BROADWAY & COMMERCIAL
ILLUSTRATIVE PLAN LEVEL 5A



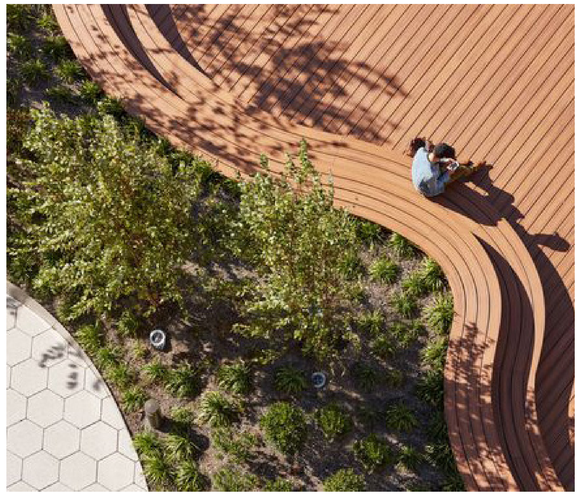
Hapa Collaborative
Landscape Architecture Urban Design
403-375 West Fifth Avenue Vancouver, BC V5Y 1J6
604 909 4150
hapacobo.com
HAPA

LANDSCAPE STRATEGIES LEVEL 7B AND 7C - COMMUNAL AMENITY ROOFTOP



OUTDOOR KITCHEN

Backyard amenities are provided to the residents including weather protected spaces where they can comfortably cook and dine in a variety of group sizes.



SEATING AND EDGES

The design incorporates many opportunities for people to sit, including a curved wooden bench, which wraps a planted edge.



LAWN ISLANDS

Lawn areas are incorporated to provide habitable softscape for passive recreation.



SCREEN PLANTING

Planting is used to enclose the space, add character to the space and screen undesirable edges, walls or views.

Hapa Collaborative
Landscape Architecture Urban Design
403-375 West Fifth Avenue Vancouver, BC V5Y 1J6
604 909 4150
hapacobo.com
HAPA

BROADWAY & COMMERCIAL
ILLUSTRATIVE PLAN LEVEL 7B AND 7C



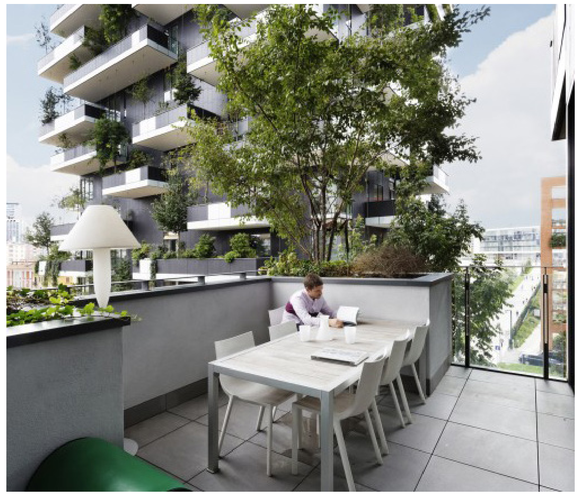
Hapa Collaborative
Landscape Architecture Urban Design
403-375 West Fifth Avenue Vancouver, BC V5Y 1J6
604 909 4150
hapacobo.com
HAPA

LANDSCAPE STRATEGIES - SKYGARDENS



FLEXIBLE PLAY

Open spaces allow for flexible programming including informal children's play.



GREEN ENCLOSURE

Lush planting around balcony edges creates shade, greenery, and enclosed spaces punctuated with views out.



VIEW FRAMED IN GREEN

Planting is used to frame views and create interesting vantage points towards the landscape beyond the building edge.



SOCIAL SPACE

Comfortable spaces for gathering and repose provide the venue for a variety of social activity.

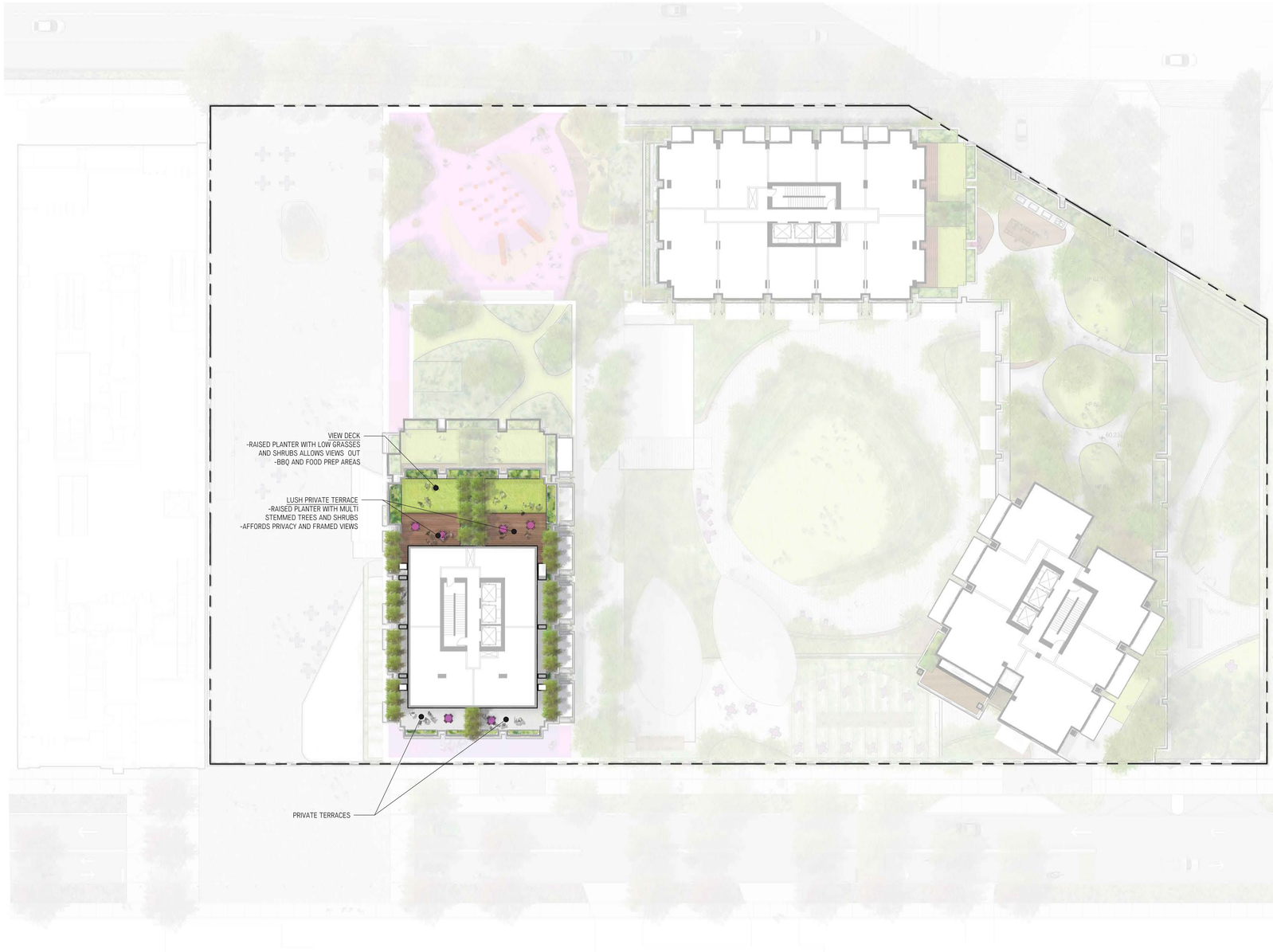
Hapa Collaborative
Landscape Architecture Urban Design
403-375 West Fifth Avenue Vancouver, BC V5Y 1J6
604 909 4150
hapacobo.com
HAPA

ILLUSTRATIVE PLAN SKY GARDEN LEVEL 16A, 18B, AND 18C



Hapa Collaborative
Landscape Architecture Urban Design
403-375 West Fifth Avenue Vancouver, BC V5Y 1J6
604 909 4150
hapacobo.com
HAPA

ILLUSTRATIVE PLAN SKY GARDEN LEVEL 24A



Hapa Collaborative
Landscape Architecture Urban Design
403-375 West Fifth Avenue Vancouver, BC V5Y 1J6
604 909 4150
hapacobo.com
HAPA

LANDSCAPE STRATEGIES ROOFTOP - ROOFTOP ORCHARD



UNIFORM VARIETY

Retaining the uniform quality of an orchard, different types of fruit can be selected for variety within the same theme.



PRODUCTIVE LANDSCAPE

Each roof features a mix of both orchard trees and agricultural planters allowing residents to enjoy the most local produce possible.



LUSH CANOPY

Not only producing fruit, the trees can grow to provide shade on the rooftop for people enjoying the views while gardening.

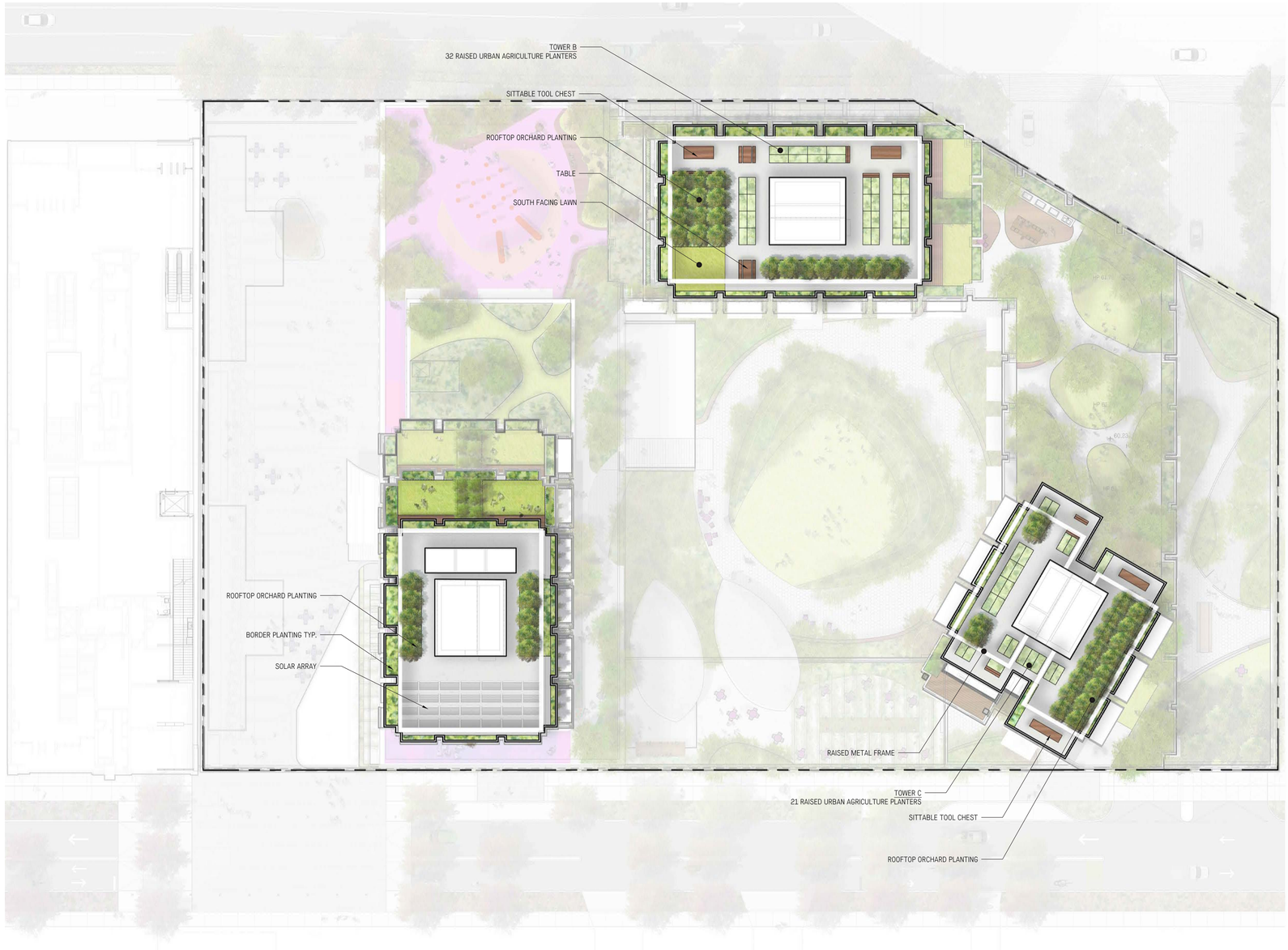


SLOPE TO REST

Ramping up to the orchard trees, a more intimate lawn in the sun for less public relaxation or gathering.

Hapa Collaborative
Landscape Architecture Urban Design
403-375 West Fifth Avenue Vancouver, BC V5Y 1J6
604 909 4150
hapacobo.com
HAPA

BROADWAY & COMMERCIAL
ILLUSTRATIVE PLAN TOWER ROOFS



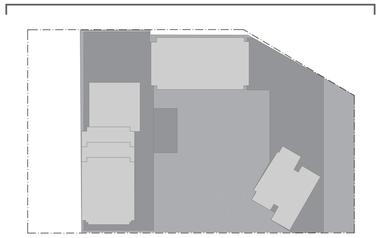
Hapa Collaborative
Landscape Architecture Urban Design
403-375 West Fifth Avenue Vancouver, BC V5Y 1J6
604 909 4150
hapacobo.com
HAPA

BROADWAY & COMMERCIAL
ILLUSTRATIVE ELEVATION - NORTH



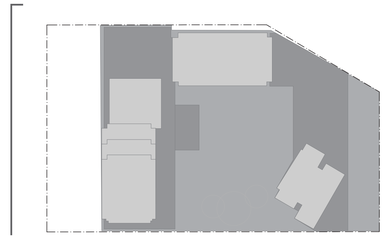
2 L2.01 BALCONY PLANTING ELEVATION

3 L2.01 BALCONY PLANTING PLAN



Hapa Collaborative
Landscape Architecture
Urban Design
403-375 West Fifth Avenue
Vancouver, BC V5Y 1J6
604 909 4150
hapacobo.com
HAPA

BROADWAY & COMMERCIAL
ILLUSTRATIVE ELEVATION - WEST

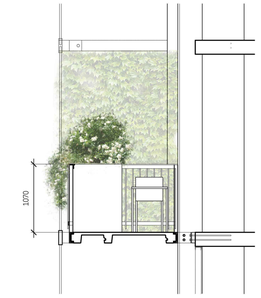




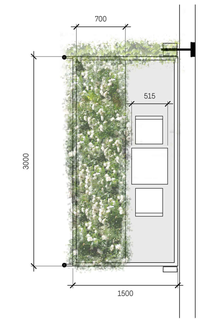
Hapa Collaborative
Landscape Architecture Urban Design
403-375 West Fifth Avenue Vancouver, BC V5Y 1J6
604 909 4150 hapacobo.com
HAPA

BROADWAY & COMMERCIAL
ILLUSTRATIVE ELEVATION - SOUTH





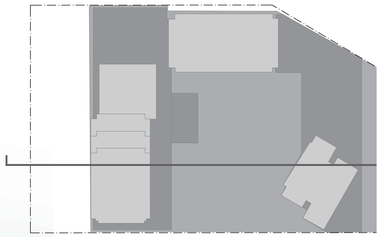
2 L2.03 BALCONY PLANTING ELEVATION



3 L2.03 BALCONY PLANTING PLAN

Hapa Collaborative
Landscape Architecture Urban Design
403-375 West Fifth Avenue Vancouver, BC V5Y 1J6
604 909 4150
hapacobo.com
HAPA

BROADWAY & COMMERCIAL
ILLUSTRATIVE BUILDING SECTION





Hapa
Collaborative
Landscape Architecture
Urban Design
403-375 West Fifth Avenue
Vancouver, BC V5Y 1J6
604 909 4150
hapacobo.com
HAPA

BROADWAY & COMMERCIAL
LANDSCAPE PLANTING - PLANT PALETTE

GROUND LEVEL



REDPOINTE MAPLE



URBAN BOUQUET ASH



SWEET BOX

PODIUM



QUAKING ASPEN

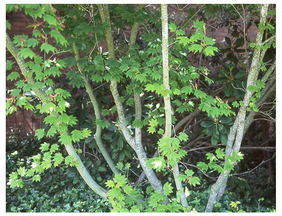


SALAL



BOSTON IVY

SKY GARDENS



MULTI-STEMMED VINE MAPLE

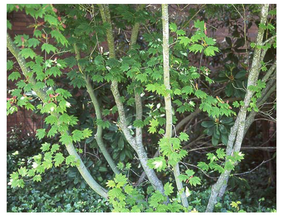


AUTUMN BLUSH TICKSEED



BONDANT VIBURNUM

INTERIOR BALCONIES



MULTI-STEMMED VINE MAPLE



MEIDILLAND ROSE



CLIMBING JASMINE

EXTERIOR BALCONIES



ASTER



LAVENDER



LADY FERN

PLANT SCHEDULE

CUT TREES	BOTANICAL NAME / COMMON NAME	SIZE	SPACE	REMARKS
AR	Alnus rubra / Red Alder	4cm cal.		
PB	Populus balsamifera trichocarpa / Black Cottonwood	4cm cal.		
ORCHARD TREES				
MD	Malus sylvestris `Domestica` / European Crab Apple	4cm cal.		
PE	Pyrus communis / Common Pear	4cm cal.		
PLAYGROUND TREE				
CS	Catalpa speciosa / Northern Catalpa	4cm cal.		
PODIUM TREES LEVEL 2, 5, AND 7				
AC	Acer circinatum / Vine Maple	4cm cal.		
PT	Populus tremuloides / Quaking Aspen	4cm cal.		
SKY GARDEN TREES				
AC2	Acer circinatum / Vine Maple	4cm cal.		
STREET TREES				
ACF	Acer rubrum `Frank Jr.` / Redpointe Maple	8cm cal.	As Shown	B&B Uniform Branching, Dense Tree
CE	Cornus florida `Eddies White Wonder` / Flowering Dogwood	4cm cal.		
FO	Fraxinus ornus / Urban Bouquet Ash	4cm cal.		
CURBSIDE PLANTING				
SH	Sarcococca hookeriana humilis / Sweet Box			
SA	Sesleria autumnalis / Autumn Moor Grass			
CUT PLANTING				
HX	Hydroseed meadow mix			
EXTERIOR BALCONIES				
AF	Aster x frikartii / Aster			
AF2	Athyrium filix-femina / Common Lady Fern			
CQ	Coreopsis verticillata / Tickseed			
LA	Lavandula angustifolia / English Lavender			
LN	Leptinella squalida / New Zealand Brass Buttons			
PA	Pennisetum alopecuroides / Fountain Grass			
TM	Thymus praecox / Mother of Thyme			
INTERIOR BALCONIES				
AQ	Akebia quinata / Chocolate Vine			
CC	Clematis macropetala / Clematis			
LJ	Lonicera japonica / Japanese Honeysuckle			
RF	Rosa Meidiland series `Fuchsia` / Fuchsia Meidiland Rose			
RW	Rosa Meidiland series `White` / White Meidiland Rose			
TE	Trachelospermum jasminoides / Star Jasmine Trellis			
VT	Viburnum tinus / Arrowwood			
ORCHARD				
RS	Rubus spectabilis / Salmonberry			
VP	Vaccinium parvifolium / Red Huckleberry			
PODIUM LANDSCAPE LEVEL 2, 5, AND 7				
BS	Blechnum spicant / Deer Fern			
CP	Corylopsis pauciflora / Winter Hazel			
GS	Gaultheria shallon / Salal			
MR	Mahonia repens / Creeping Mahonia			
PF	Parthenocissus tricuspidata `Fenway Park` / Boston Ivy			
PM	Polystichum munitum / Western Sword Fern			
VO	Vaccinium ovatum / Evergreen Huckleberry			
SKY GARDENS				
CA	Coreopsis x `Autumn Blush` / Autumn Blush Tickseed			
LA2	Lavandula angustifolia / English Lavender			
RF2	Rosa Meidiland series `Fuchsia` / Fuchsia Meidiland Rose			
VX	Viburnum x bodnantense / Bondant Viburnum			
VA	Vinca minor `Azurea Flore Pleno` / Periwinkle			

Hapa Collaborative
Landscape Architecture Urban Design
403-375 West Fifth Avenue Vancouver, BC V5Y 1J6
604 909 4150 hapacobo.com
HAPA

BROADWAY & COMMERCIAL
LANDSCAPE VIGNETTES



L7 | LOOKING NORTH



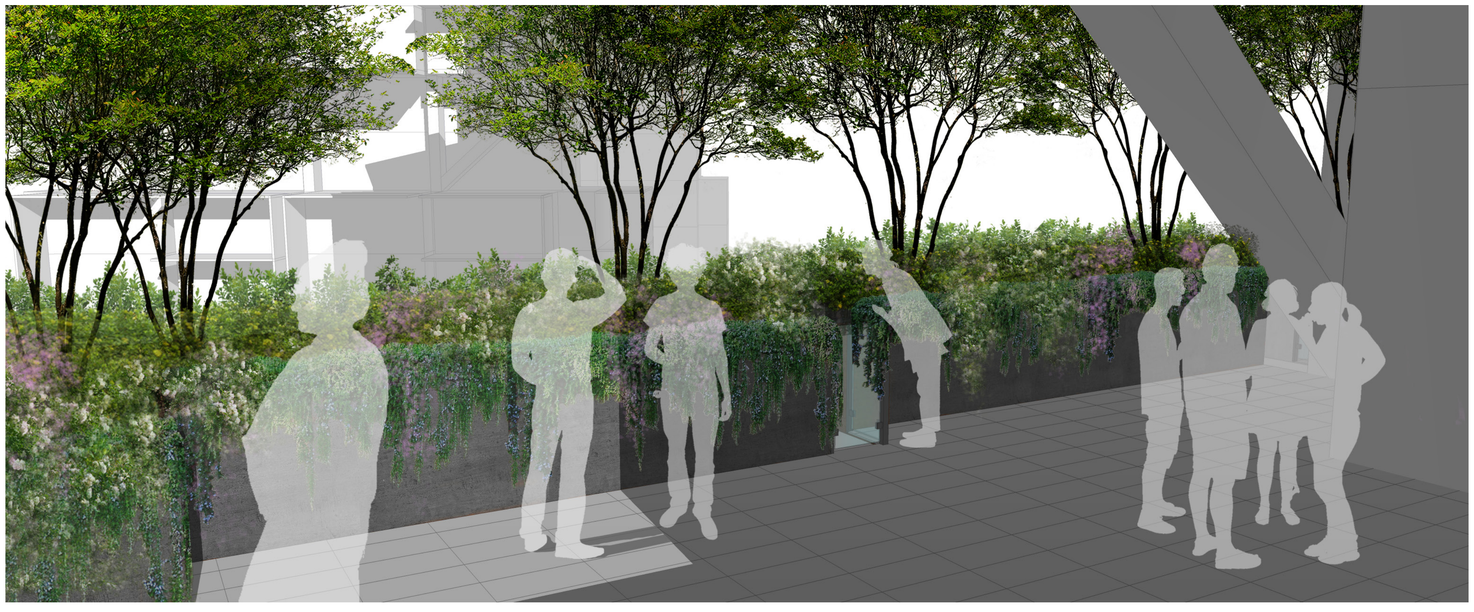
L7 | LOOKING SOUTH

Hapa Collaborative
Landscape Architecture
Urban Design
403-375 West Fifth Avenue
Vancouver, BC V5Y 1J6
604 909 4150
hapacobo.com
HAPA

BROADWAY & COMMERCIAL
LANDSCAPE VIGNETTES



SKY GARDEN | VIEW DECK



SKY GARDEN | LUSH DECK

Hapa Collaborative
Landscape Architecture
Urban Design
403-375 West Fifth Avenue
Vancouver, BC V5Y 1J6
604 909 4150
hapacobo.com
HAPA

BROADWAY & COMMERCIAL
LANDSCAPE VIGNETTES



L2 | BREWERY PATIO

Hapa Collaborative
Landscape Architecture
Urban Design
403-375 West Fifth Avenue
Vancouver, BC V5Y 1J6
604 909 4150
hapacobo.com
HAPA