

DESIGN RATIONALE

Site

Parcel A is located at the northeast corner of Cambie Street and 59th Avenue. There are two towers on site with a diagonal pathway through the site as per the ideas set forth in the rezoning application.

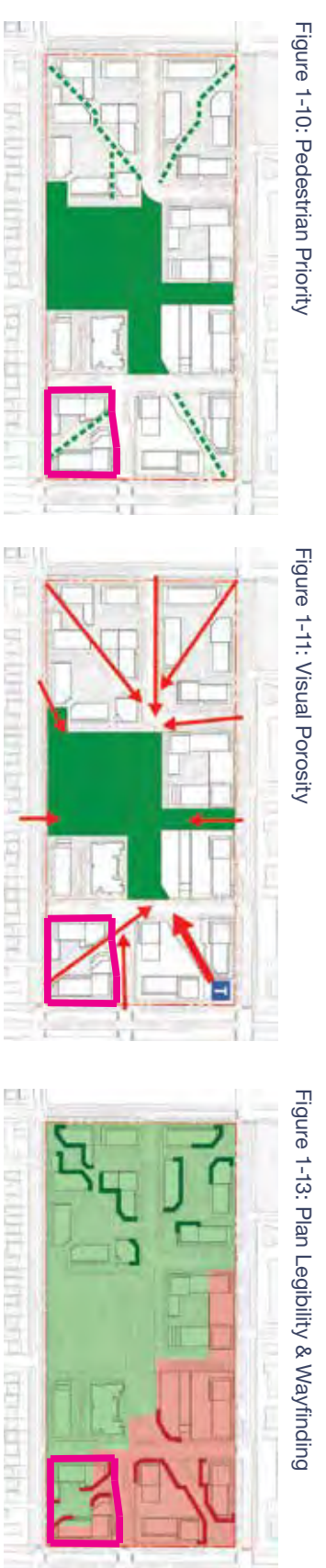


Figure 1-10: Pedestrian Priority

Figure 1-11: Visual Priority

Figure 1-12: Plan Legibility & Wayfinding



The diagonal path through the site is a vital part of the project as it breaks up the podium into two parts. The ideas thought through below show how the space will be organized.

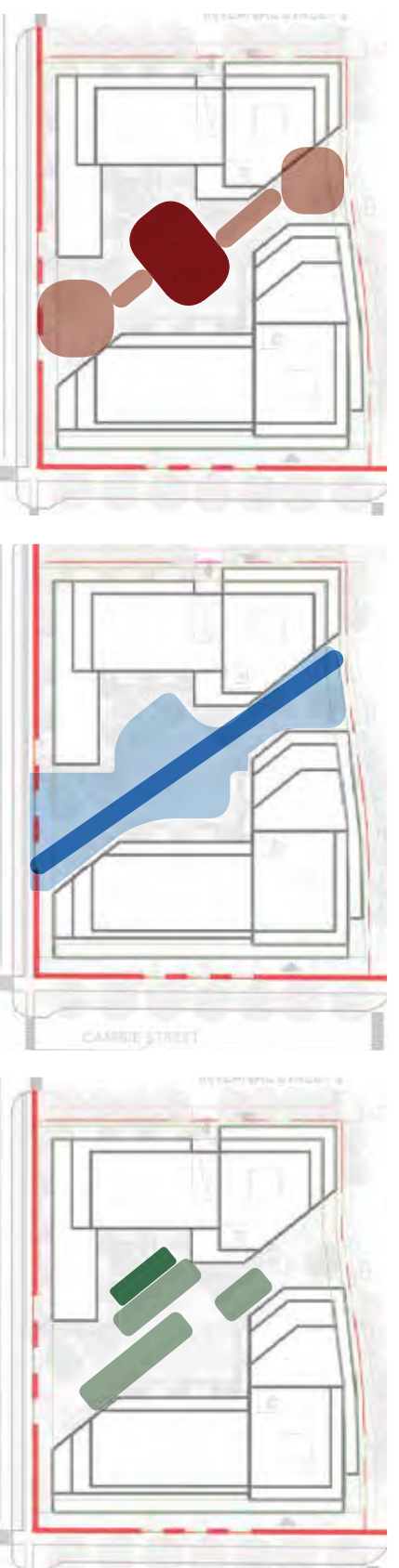


132. Natural Social Support and Engagement

133. Value, Connectivity & Accessibility

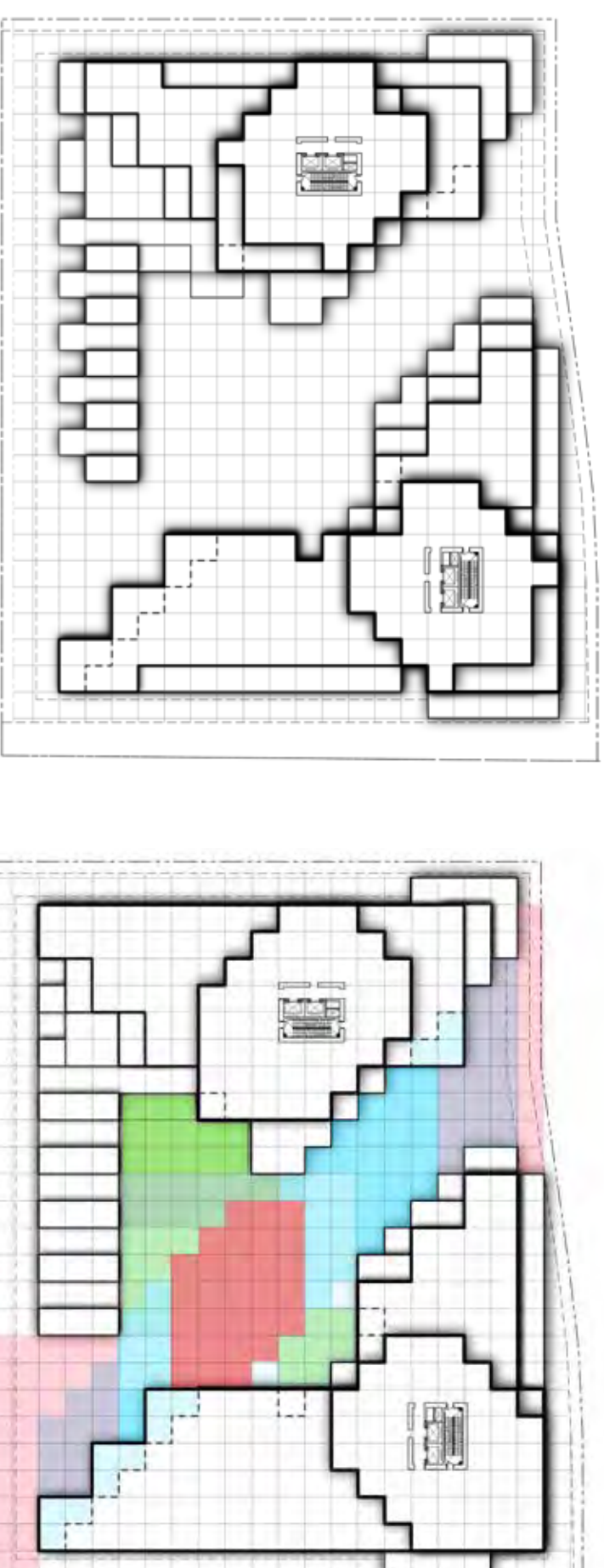
134. Water Foot System

- Primary areas:**
 - Major open spaces & activity nodes
 - Central open space gateways
 - Large, parcel-level gathering spaces
- Secondary areas:**
 - Gateway Plaza
 - Gardening plots
 - Smaller, more intimate parcel-level gathering spaces
 - Wellness Paths
- Wellness Zone: Creating a large, contiguous car-free zone in the middle of the site with a diversity**
 - Car-free courtyards
 - Connectivity is achieved through Pedestrian & Wheelchair Accessible Pathways
- Active Food Production Zones:**
 - Urban Farm
 - Community Gardens
 - Passive Food Production / Awareness Zones
 - Edible landscaping
 - Orchards
 - Art and/or other awareness elements



The Grid

The architectural idea is to organize the entire building into an 11.5 foot grid. The floor plans of the building can follow the grid in a diagonal manner to form the diagonal path, or follow the grid in a horizontal and vertical manner to conform to the square shape of the site. The following diagram shows how the programs in the diagonal pathway are still intact within the architectural grid idea.



Building Program

There are several Pearson supportive units located inside Parcel A. The goal is to place as many supportive units at grade as possible. For the units that are above grade, we kept them located in the center of the building with large patio spaces opening up to the diagonal path. The diagram below shows the location of Pearson supportive units.



Building Program (cont.)

The following diagram shows the rest of the ground floor programs. Generally, the retail space is along the north edge of the building on 58th Avenue and along a portion of Cambie Street. One market residential unit lobby (shared with the Pearson supportive housing units) is located on the new internal road, while the other is along Cambie Street. The affordable housing lobby will be facing 59th Avenue along with some market townhomes. The parkade ramp is located in the new internal road.



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Massing and Material

The podium steps back in certain places to respect the single family homes along 59th, by minimize shadowing, preserving views, and also guiding people into the diagonal pathway as illustrated below.



At times the podium overhangs the building below, creating two storey weather protected spaces for the retail elevator lobby entry and the affordable housing lobby entry.



Both towers start at Level 8; the west tower goes up to Level 22 while the east tower is up to Level 26. The top two penthouse floors of both towers step back creating a more sculptural top to the tower.



To minimize the impact of vehicles at grade, all loading and garbage pickup will happen in the underground parkade. Bike storage will be housed one floor below grade with a clear pathway leading to the outside, minimizing interaction between bikes and vehicles.

P1 consists of all the required retail stalls with an exit stair and elevator leading up to the center of the project that exits out to a weather protected part of the diagonal pathway. Three car share stalls are also accessible 24/7 in P1.

In simple terms, the building's massing is formed by a series of extruded boxes from the ground up. Windows and solid walls are placed strategically to frame particular views and obscure others for privacy between units. The solid walls are also placed in a manner that enhances the reading of these boxes, creating simple patterns and rhythm, making it easier for the eye to understand the overall massing of the building.

Solid walls at the podium that project from the ground up will be clad in brick to give the building a sense of heaviness at the base. Walls projected up from the podium to the tower will be clad in metal panel to give the tower a sense of lightness.

A secondary cladding pattern is added to the walls to help achieve the goal of 50% vision glass and 50% solid material. This pattern is formed by two shades of metal panels which are composed in a staggered pattern to provide visual interest and depth to the facade.

