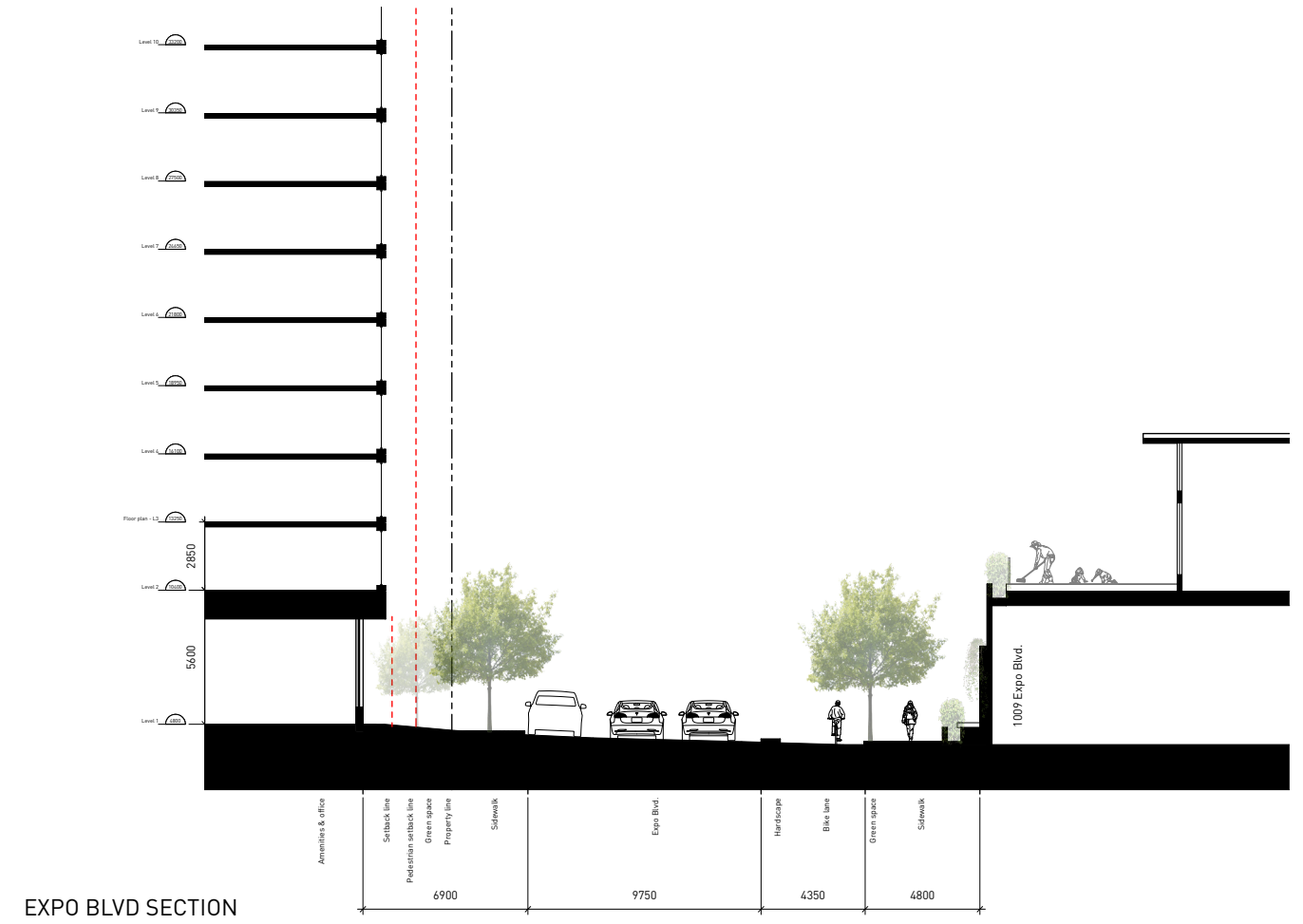
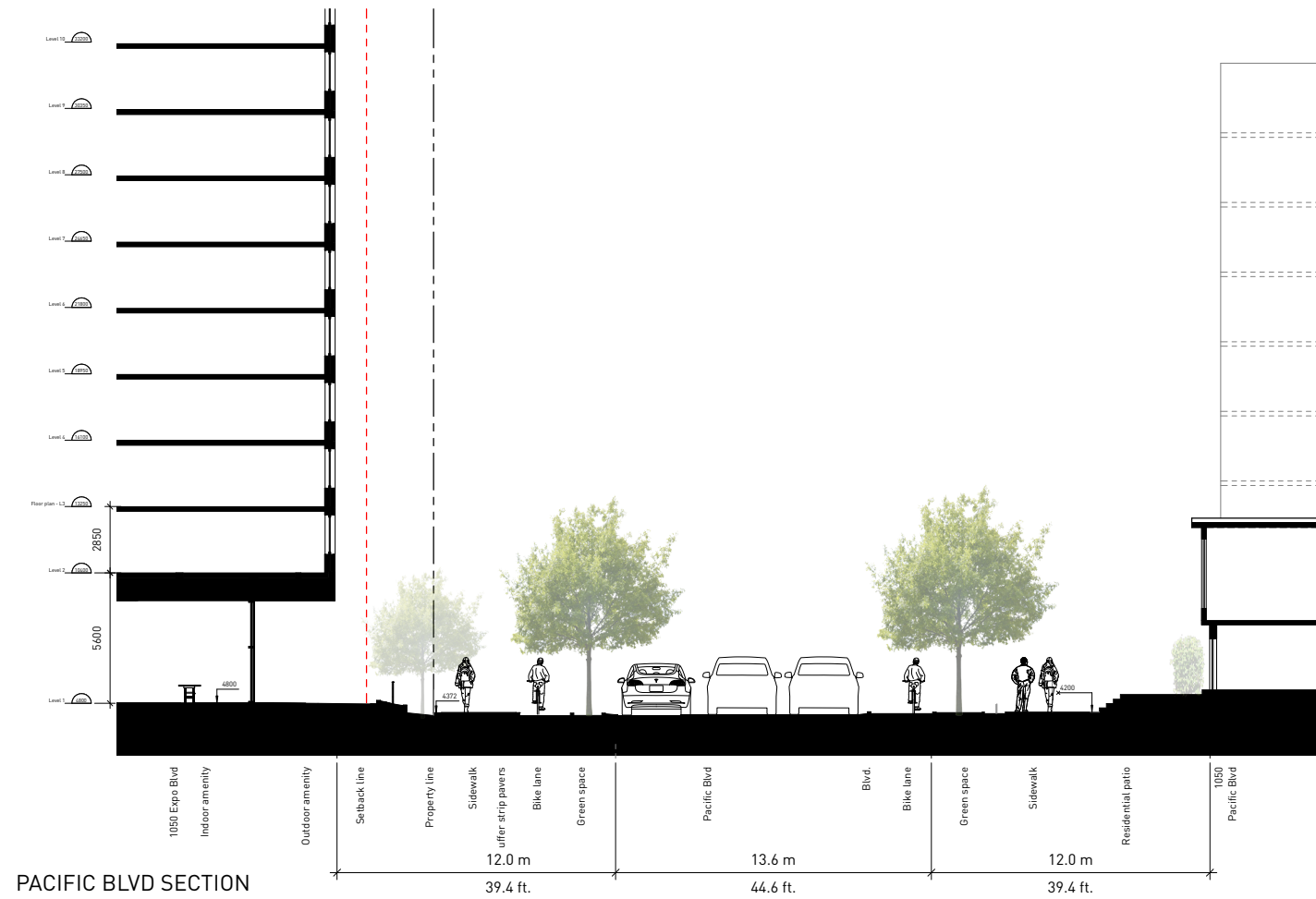


FORM OF DEVELOPMENT



Landscape design rationale

Landscape is the space on and around a building that connects the building to the ground plane and neighbourhood, connects people with people and nature, and urban development to natural systems. While landscape is often described as being designed to contribute to the wellbeing of residents, the proposed landscape design at 1050 Expo goes further to address habitat loss, climate change, and food security.

Ground Level – There are several factors that have shaped the ground level landscape. The City of Vancouver Engineering Department has a new road geometry along the full frontage of Pacific Boulevard and the western portion of Expo Boulevard resulting in a urban relationship between the building and the public realm. Expo Boulevard consists of a 1.5m wide lawn boulevard with new and existing street trees, a

2.4m wide sidewalk. The sidewalk straddles the property line and there is a 1.5m SRW along Expo to accommodate this. Pacific Boulevard consists of a 1.35m wide lawn boulevard with new street trees, a 2.2m wide bike path, 0.9m wide paver strip, and a 2.1m wide sidewalk and a 0.3m lawn strip up against the property line. The existing corner of Expo and Pacific contains the historic gear ring monument from the original

Cambie Bridge. With the new road geometry at the corner, the gear ring will be relocated inside the property line. A new base, up lighting, seating, and interpretive signage is proposed to highlight the gear ring to the adjacent ‘mini plaza’ on City property. The site was once home to the Mainland Transfer Company. Its historical dock extended into False Creek – creating a contrast between built form



FORM OF DEVELOPMENT / CONT'D

and the original shoreline. The contrasting geometry of the Pacific landscape emulates the historic geometries.

The main residential entry is located off Expo. A wide walkway to the front door is accompanied with class b bike parking and seating under the front canopy. A planted strip between the sidewalk and building face softens the tower along Expo. Patterned saw cut concrete paving is proposed at the top of the parking ramp and the loading area to provide a high quality, durable and contrast to the public realm paving.

All the ground floor rooms facing Pacific are amenity rooms, including a children's amenity room. The landscape outside is an extension of the interior uses. The western landscape consists of lounge and seating areas, buffered from the public realm by a row of small trees, an evergreen hedge and layered planting. These outside rooms are at the same grade/elevation as the public realm.

The eastern landscape consists of a children's play area. Here the geometry is more playful and the planting more experientially rich – fuzzy leaves, colourful flowers and scents. This area sits higher than the grade/elevation of the public realm and is separated from the 1.2m wide back boulevard by a low concrete planter wall.

Along the east edge of the site there is a statutory right of way limiting any landscape or 'permanent' features. Trees and paving are not permitted. As a response to these restrictions this area has been developed as a pollinator corridor using a combination of native and bee attracting plant species, and a 'low mow' meadow.

Level 2 Amenity Garden - This amenity area sits over top of the parking ramp. The deck space has been limited for two reasons. The first is that it is in close proximity as the Cambie Bridge and is close in grade/elevation. The second reason the deck is limited is to preserve the privacy of the residential unit at the southwest corner. Trees have been planted

to buffer the unit from the bridge beyond.

Level 28 Roof Garden - This commonly accessed rooftop garden contains more urban agriculture, lounge, and dining opportunities for residents. With excellent views to False Creek and the North Shore mountains the eastern 'bar' of the roof is developed as a series of seating pockets amongst tree islands. A small barbecue area is proposed up against the stair core. The north 'bar' of the roof is proposed as more garden plots.

Sustainable landscape

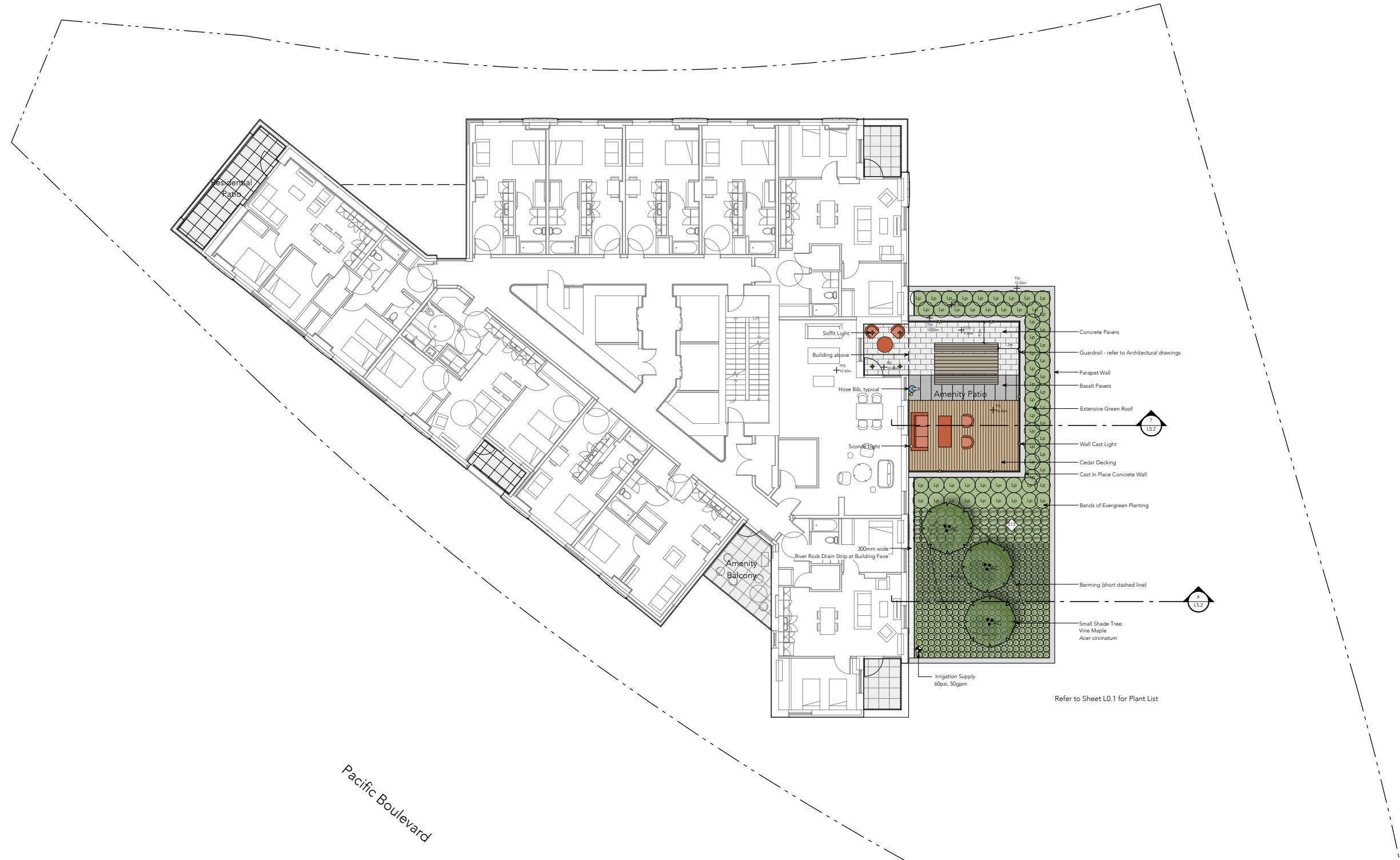
Planting Design - The proposed plant palette relates to particular amenity. The entire pollinator corridor along the east side of the ground floor is native and or pollinator attracting shrubs and perennials. All of the planting in and adjacent to the children's play area is nontoxic. Edible planting occurs throughout the project. Overlaying all of this is that the planting reduces potable water consumption by using low water demand and/or drought tolerant species.

Urban Agriculture - Gardening is proposed at the sunniest location on the ground floor (along the east property line), and on the roof of the tower. The space also includes tool storage, a potting bench, and hose bibs.

Heat Island - The effect is mitigated by shading paved surface, maximizing plant coverage and tree canopy, as well as using paving with a high SRI value. The ground floor landscape proposes a double row of trees along the south of the project to shade the paving in the amenity garden. Light coloured paving at south and west amenity areas are proposed. The entirety of the proposed landscape in the SRW is vegetated to further reduce paved surfaces.

Stormwater Management - Stormwater will be mitigated using deep soil volumes over the suspended slab at grade, and use of permeable pavers. Soil depths will range between 500 – 1000mm in depth.

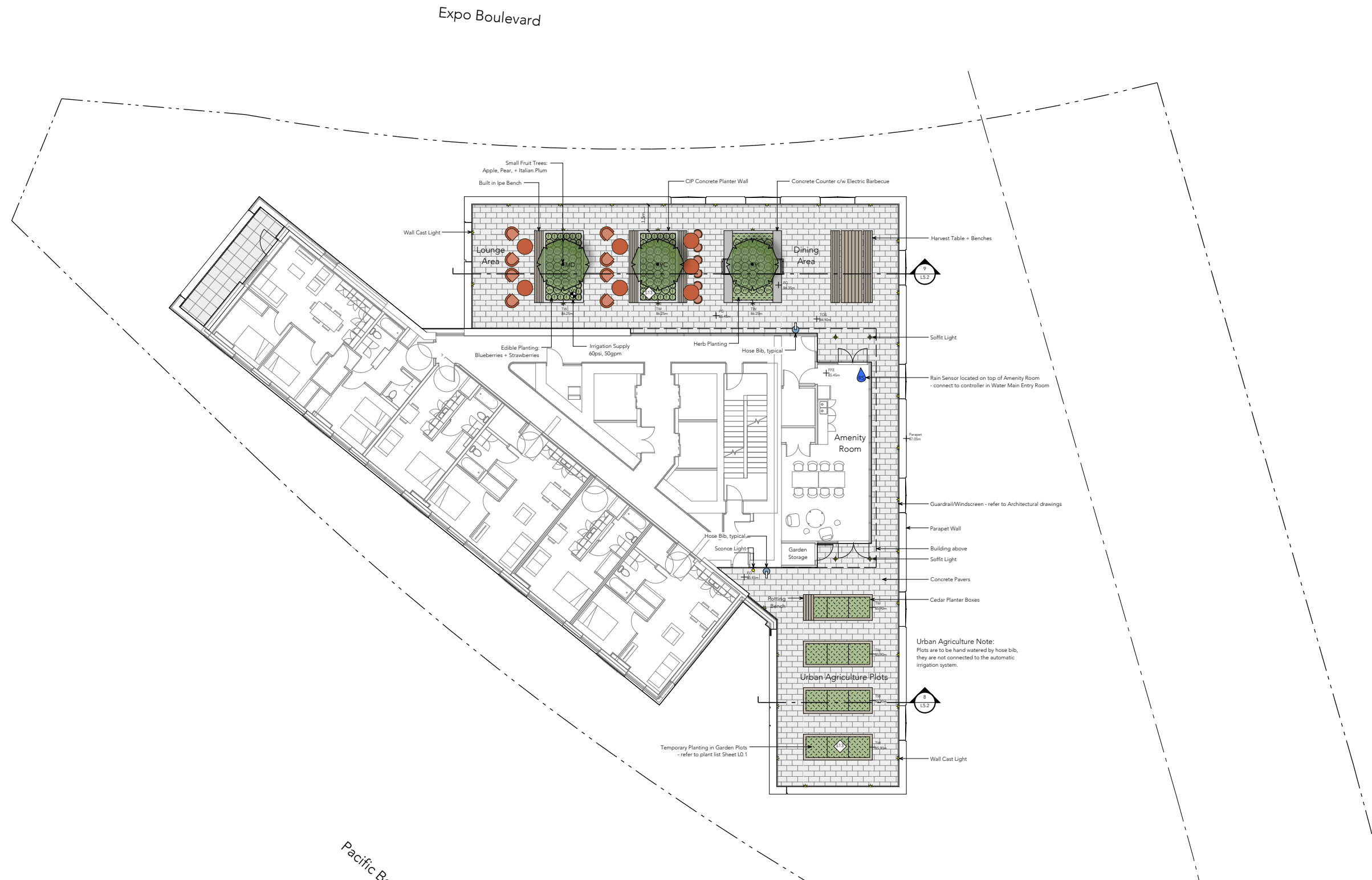
FORM OF DEVELOPMENT / CONT'D



Landscape plan - Level 2 Amenity garden

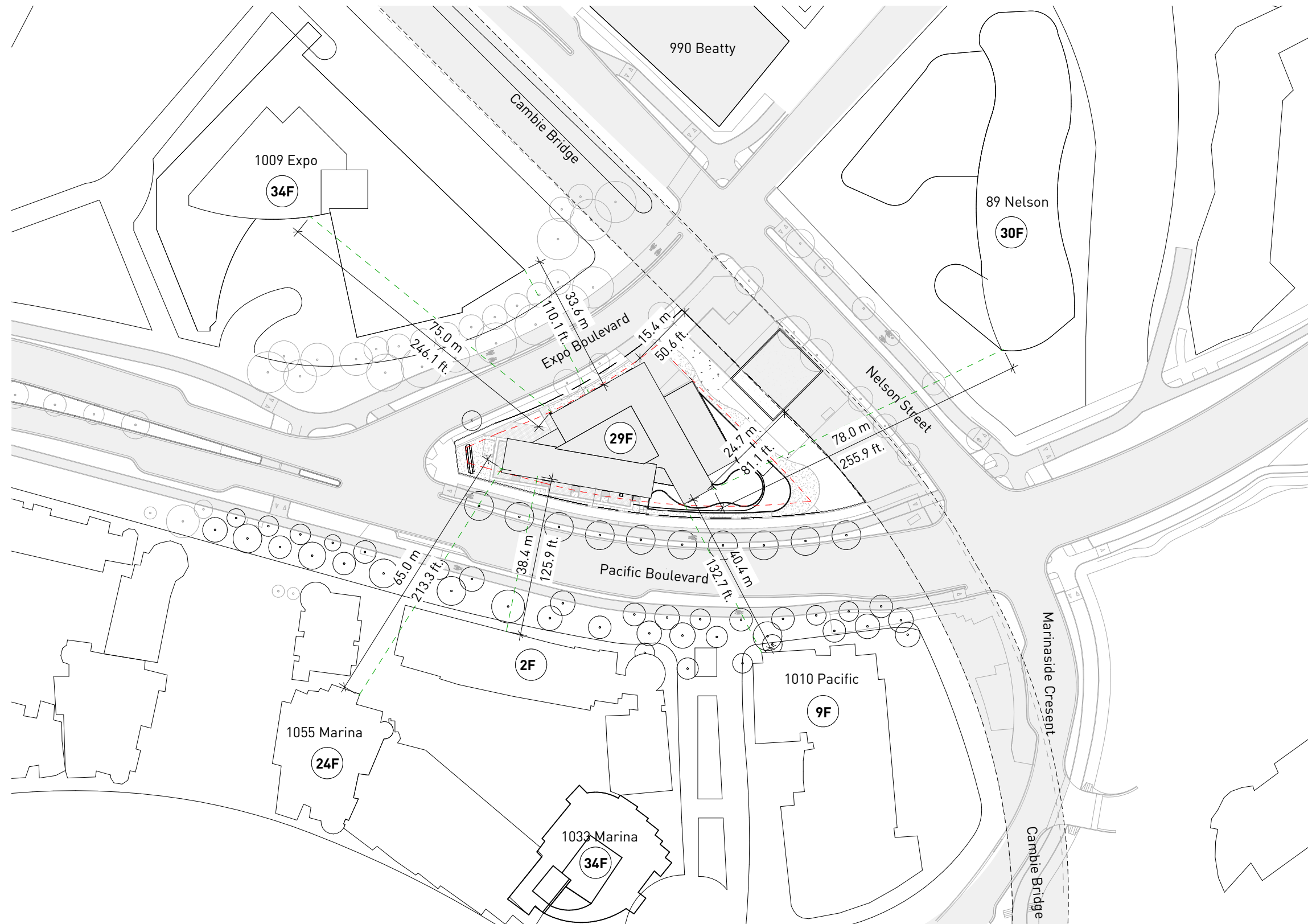


FORM OF DEVELOPMENT / CONT'D



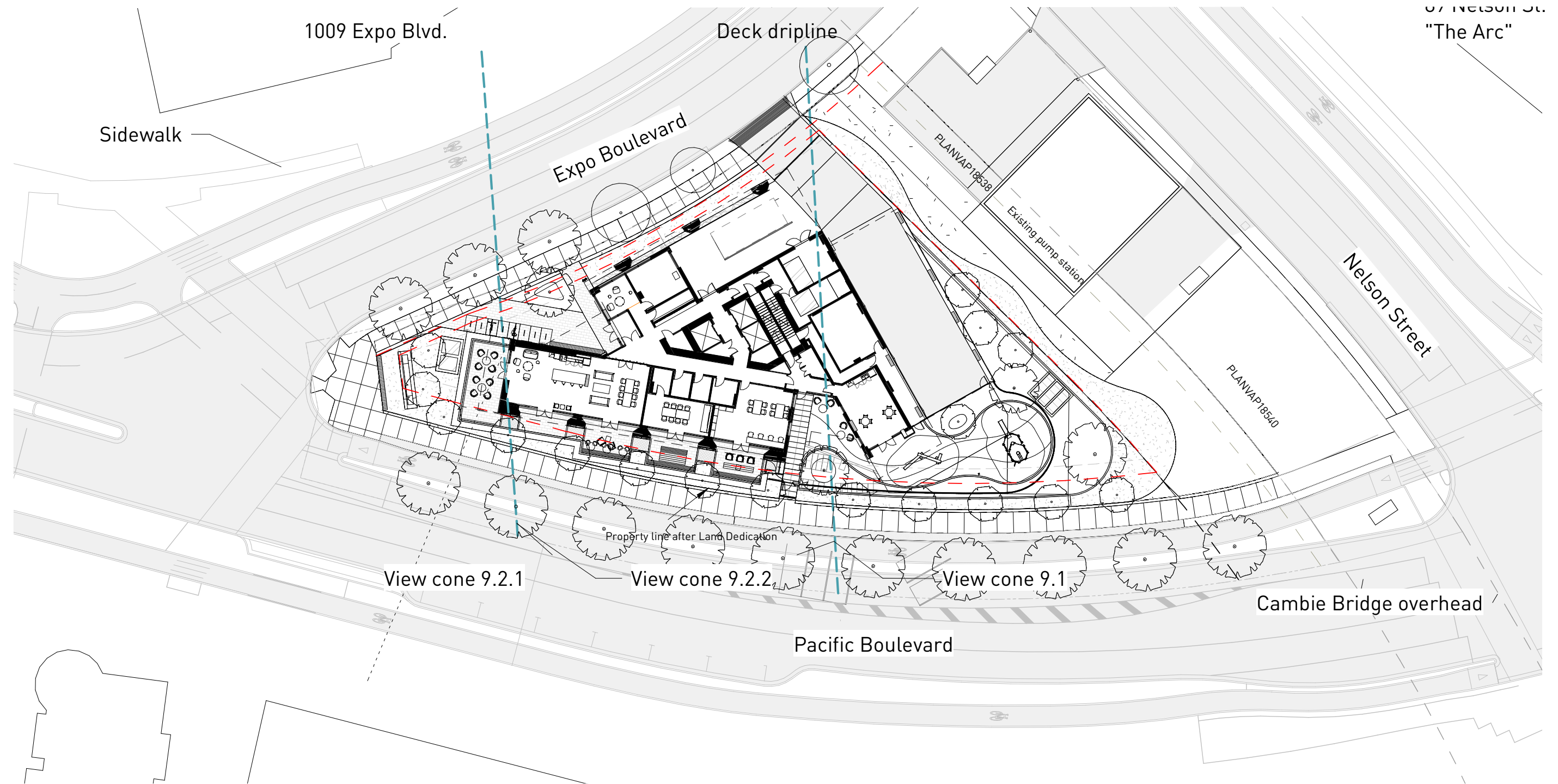
Landscape plan - Level 28 - roof garden

FORM OF DEVELOPMENT / CONT'D




Context Plan

FORM OF DEVELOPMENT / CONT'D



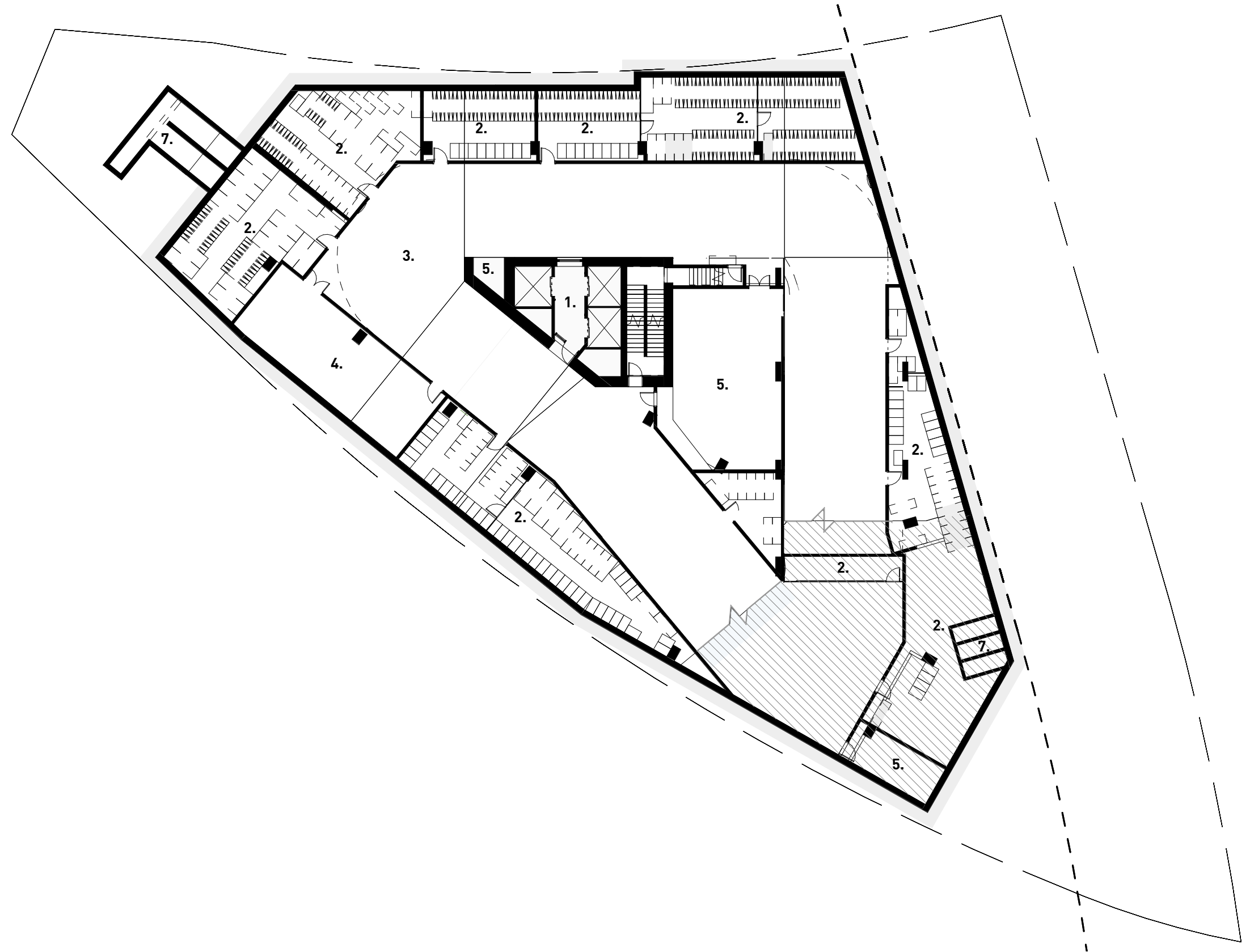
Site plan

PROPOSED SETBACKS	CD-1 Guidelines (m)	Proposed (m)	Notes
Pacific Blvd	2.9	2.9	
Expo Blvd	2.5	2.5	
Cambie Bridge	12.0	10.3	From bridge drip edge to parking canopy

FORM OF DEVELOPMENT / CONT'D

Legend, Levels P3-P1

- 1. Elevator Lobby
- 2. Bike Room
- 3. Parkade
- 4. Waste Room
- 5. Service Room
- 6. Storage
- 7. Intake / Exhaust
- 8. Unexcavated



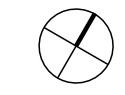
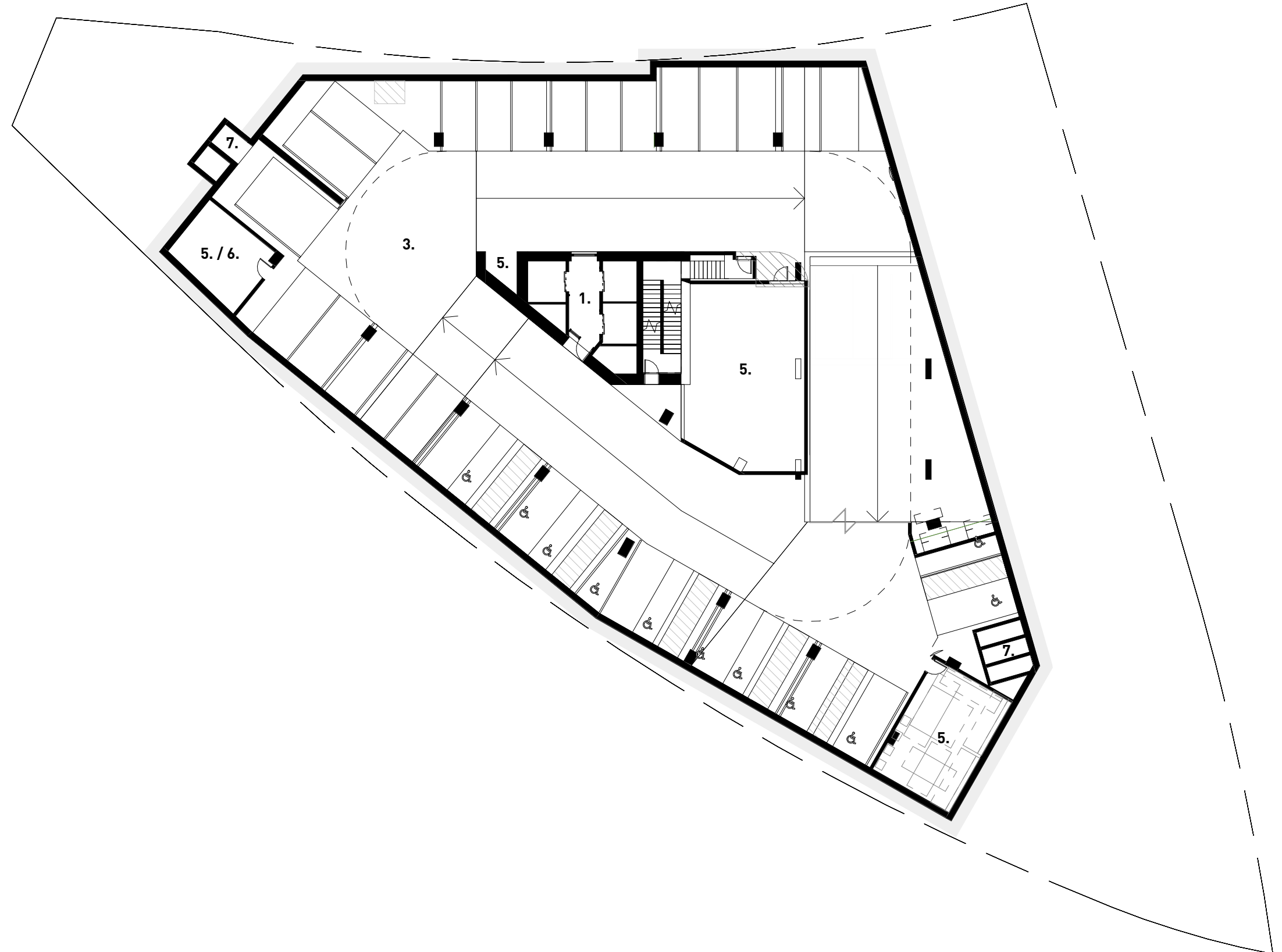
Building plans

Parking plan - P1 - Bike rooms, Loading spaces and recycling and garbage rooms are located near to the elevator core for convenient access.

FORM OF DEVELOPMENT / CONT'D

Legend, Levels P3-P1

- 1. Elevator Lobby
- 2. Bike Room
- 3. Parkade
- 4. Waste Room
- 5. Service Room
- 6. Storage
- 7. Intake / Exhaust
- 8. Unexcavated

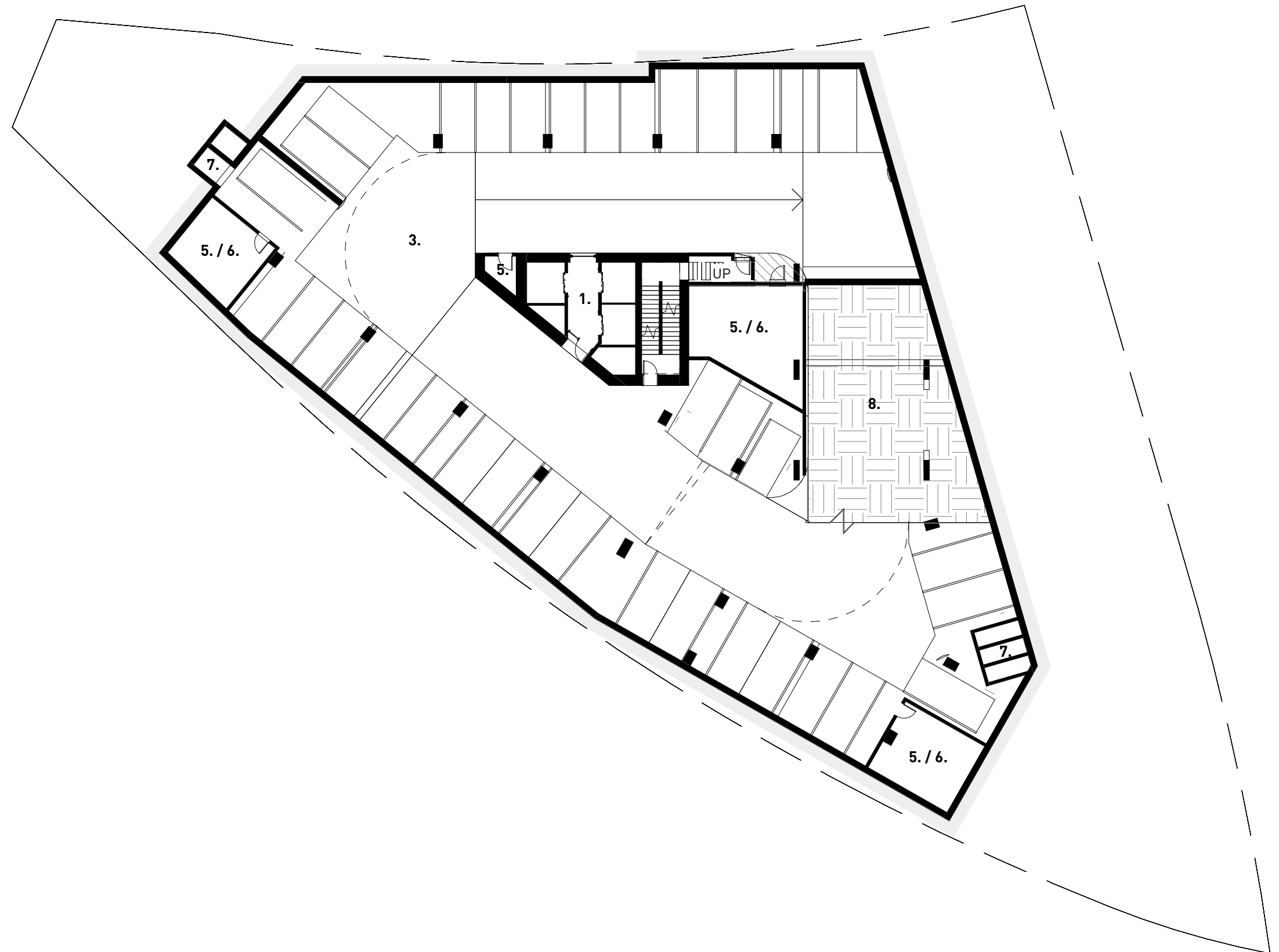


Parking Level - P2

FORM OF DEVELOPMENT / CONT'D

Legend, Levels P3-P1

- 1. Elevator Lobby
- 2. Bike Room
- 3. Parkade
- 4. Waste Room
- 5. Service Room
- 6. Storage
- 7. Intake / Exhaust
- 8. Unexcavated

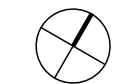
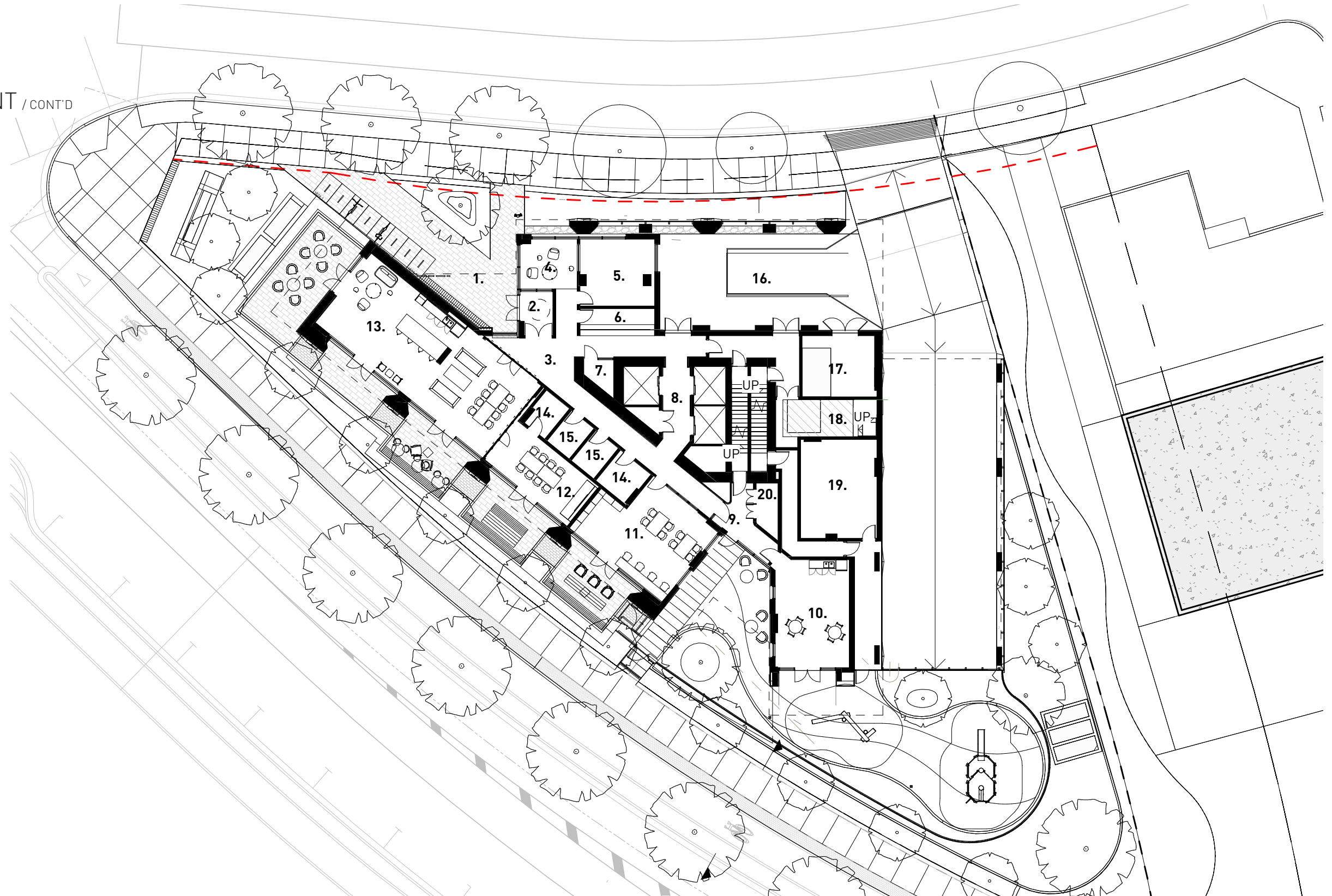


Parking Level - P3

FORM OF DEVELOPMENT / CONT'D

Legend, Level 1

- 1. Main Entrance
- 2. Vestibule
- 3. Lobby
- 4. Lounge
- 5. Office
- 6. Mail Room
- 7. Laundry
- 8. Elevator Lobby
- 9. Exit Lobby
- 10. Family Amenity Room
- 11. Resource Room
- 12. Meeting Room
- 13. Multipurpose Lounge
- 14. Storage
- 15. Universal Washroom
- 16. Loading
- 17. BC Hydro Vista Room
- 18. BC Hydro Entry Room
- 19. Generator Room
- 20. Services



Floor plan - L1 - the main accessible entrance is located off Expo adjacent to a new plaza featuring the Expo 86 - Ring Gear public art near the Expo and Pacific intersection.

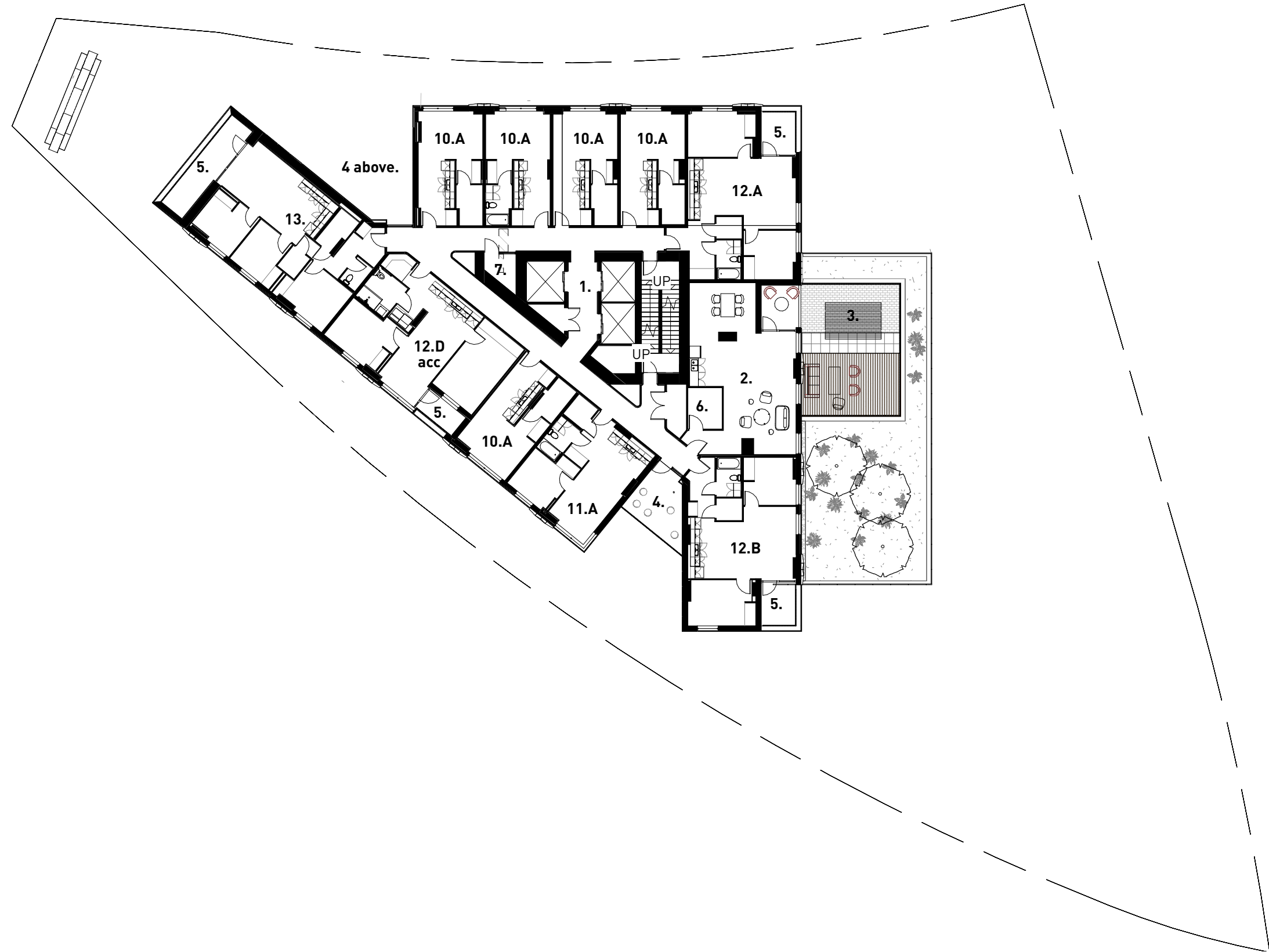
The lobby, mail room, office and multipurpose room are located on Expo to activate the street. Residential units face Pacific and each with a private terrace and street entrance.


The parking ramp, bicycle access and loading are located along the SRW.

FORM OF DEVELOPMENT / CONT'D

Legend, Levels 2-29

- 1. Elevator Lobby
- 2. Amenity Room
- 3. Outdoor Amenity
- 4. Communal Balcony
- 5. Balcony
- 6. Universal Washroom
- 7. Laundry (every 4th floor) / Service
- 8. Mechanical Room
- 9. Roof
- 10. Studio Unit (& type)
- 11. One Bedroom Unit (& type)
- 12. Two Bedroom Unit (& type)
- 13. Three Bedroom Unit



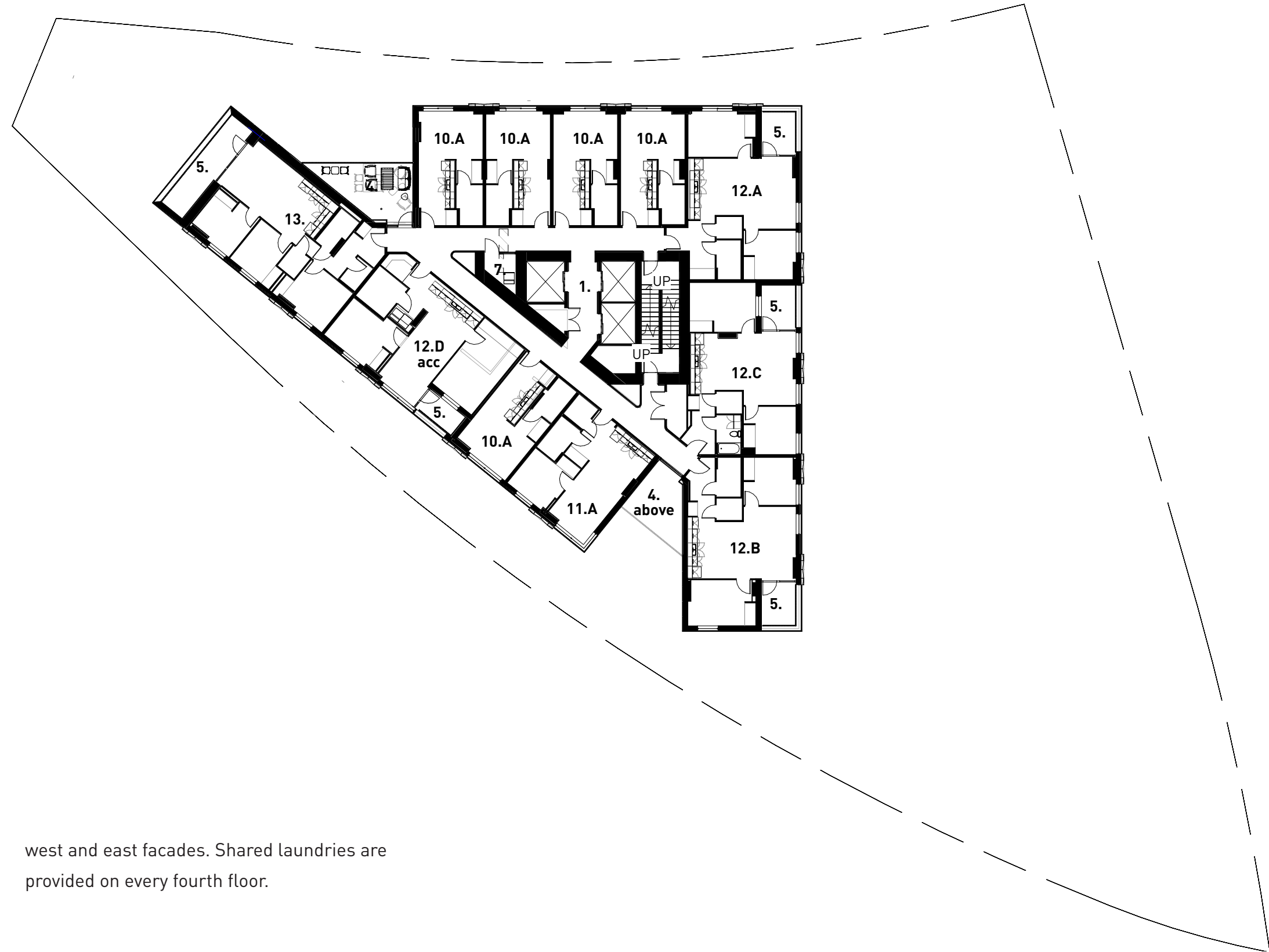
 Floor plan - L2 - A shared amenity room and exterior roof garden is provided.

BIM 360 1050 1050/2211 1050 Expo Blvd.rvt

FORM OF DEVELOPMENT / CONT'D

Legend, Levels 2-29

- 1. Elevator Lobby
- 2. Amenity Room
- 3. Outdoor Amenity
- 4. Communal Balcony
- 5. Balcony
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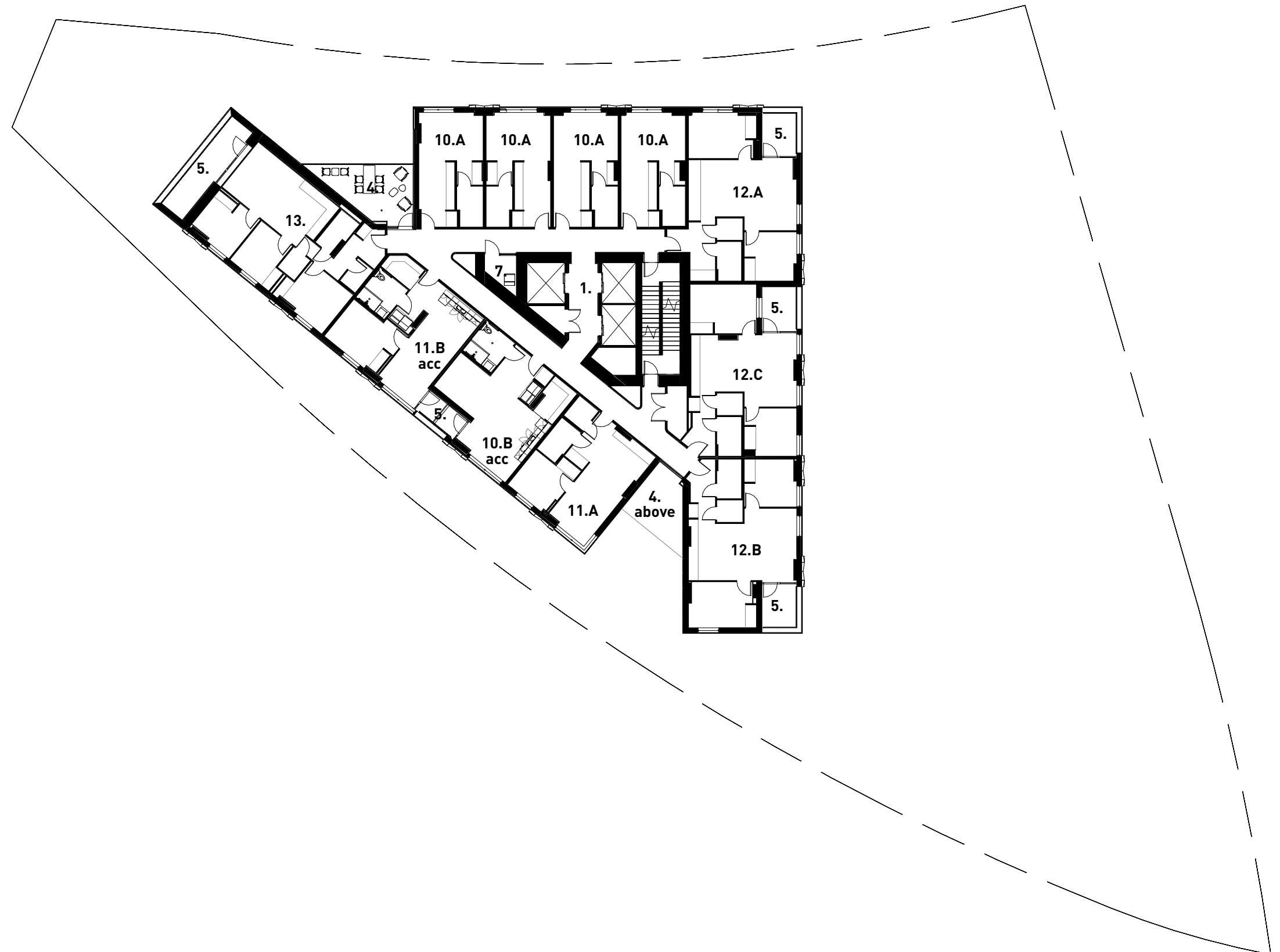
Floor plan - L3-L8 - Communal balconies are provided on every second floor for residents. Balconies for family units are located at the block ends to provide shading for the exposed

west and east facades. Shared laundries are provided on every fourth floor.

FORM OF DEVELOPMENT / CONT'D

Legend, Levels 2-29

- 1. Elevator Lobby
- 2. Amenity Room
- 3. Outdoor Amenity
- 4. Communal Balcony
- 5. Balcony
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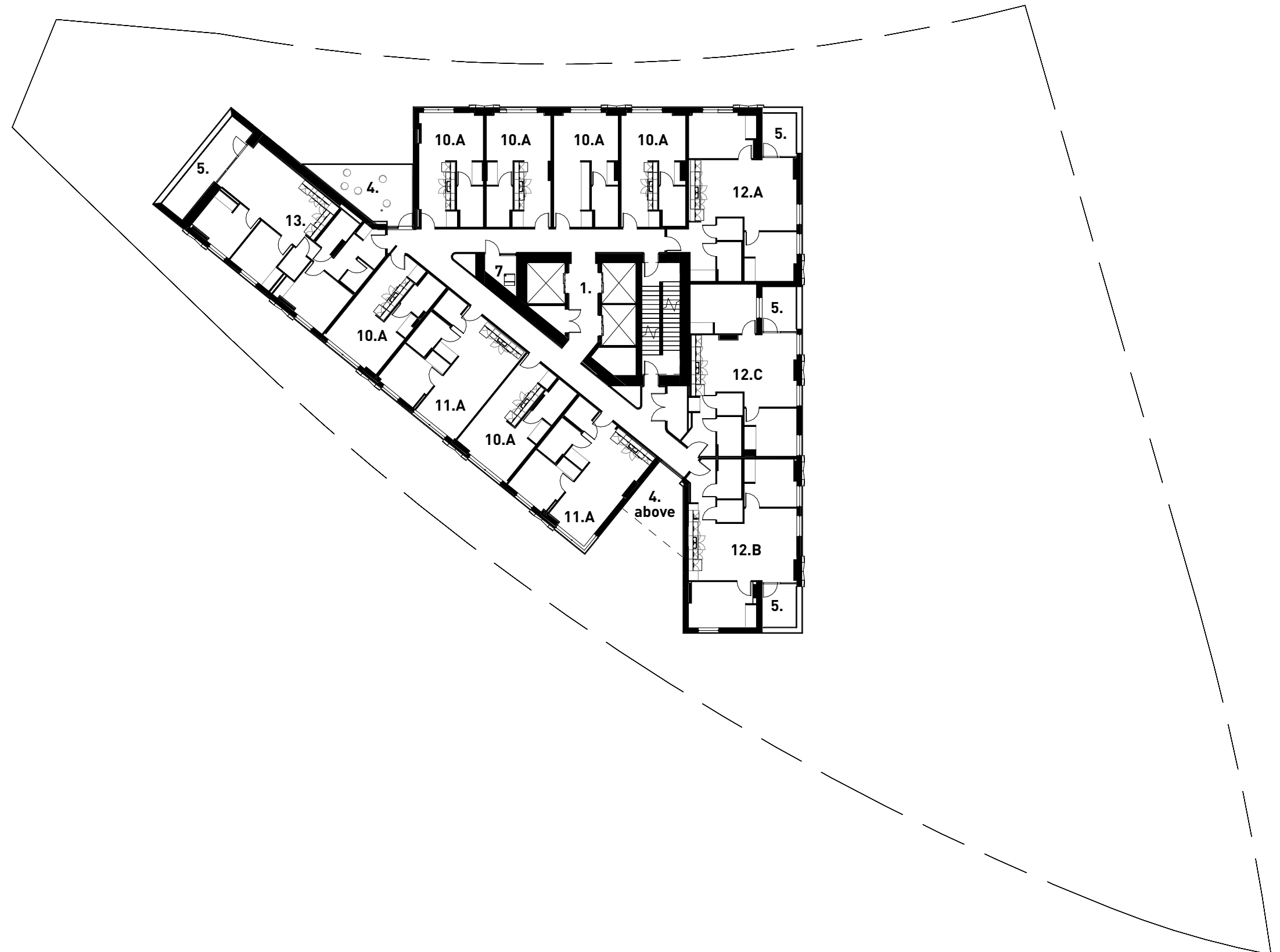


Floor plan - L9-L12

FORM OF DEVELOPMENT / CONT'D

Legend, Levels 2-29

- 1. Elevator Lobby
- 2. Amenity Room
- 3. Outdoor Amenity
- 4. Communal Balcony
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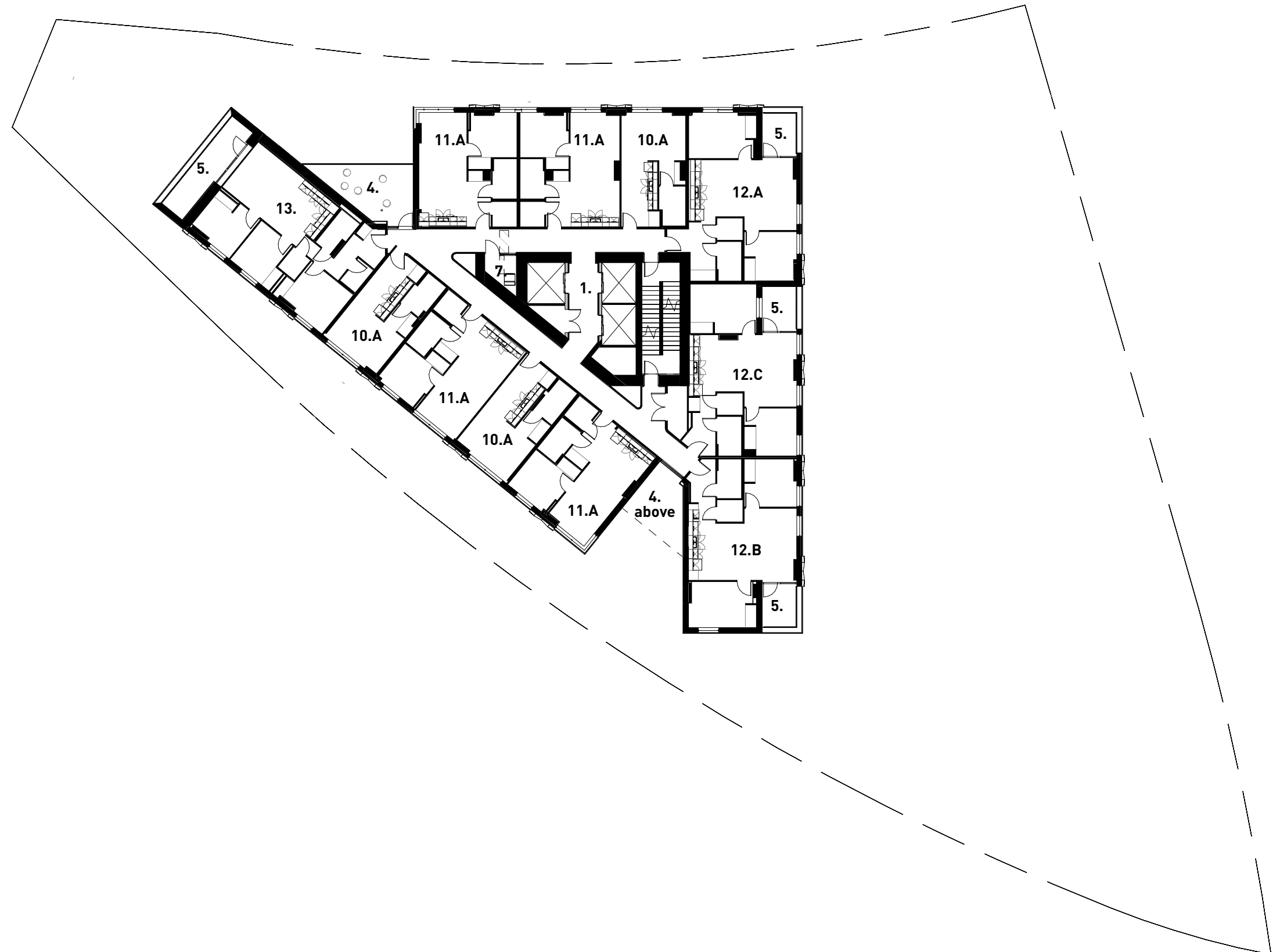


Floor plan - L13-L16

FORM OF DEVELOPMENT / CONT'D

Legend, Levels 2-29

- 1. Elevator Lobby
- 2. Amenity Room
- 3. Outdoor Amenity
- 4. Communal Balcony
- 5. Balcony
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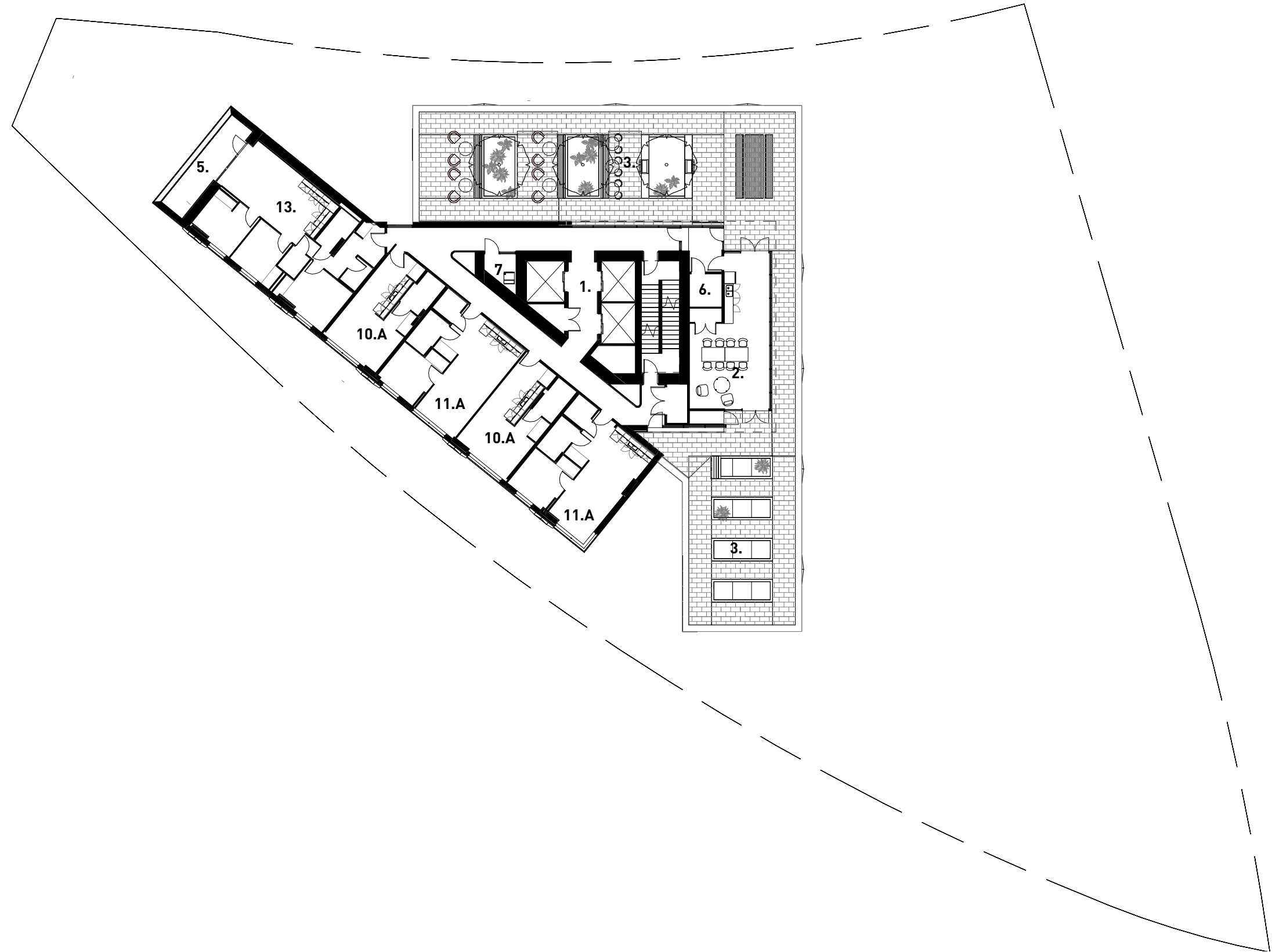


Floor plan - L17-L27

FORM OF DEVELOPMENT / CONT'D

Legend, Levels 2-29

- 1. Elevator Lobby
- 2. Amenity Room
- 3. Outdoor Amenity
- 4. Communal Balcony
- 5. Balcony
- 6. Universal Washroom
- 7. Laundry (every 4th floor) / Service
- 8. Mechanical Room
- 9. Roof
- 10. Studio Unit (& type)
- 11. One Bedroom Unit (& type)
- 12. Two Bedroom Unit (& type)
- 13. Three Bedroom Unit

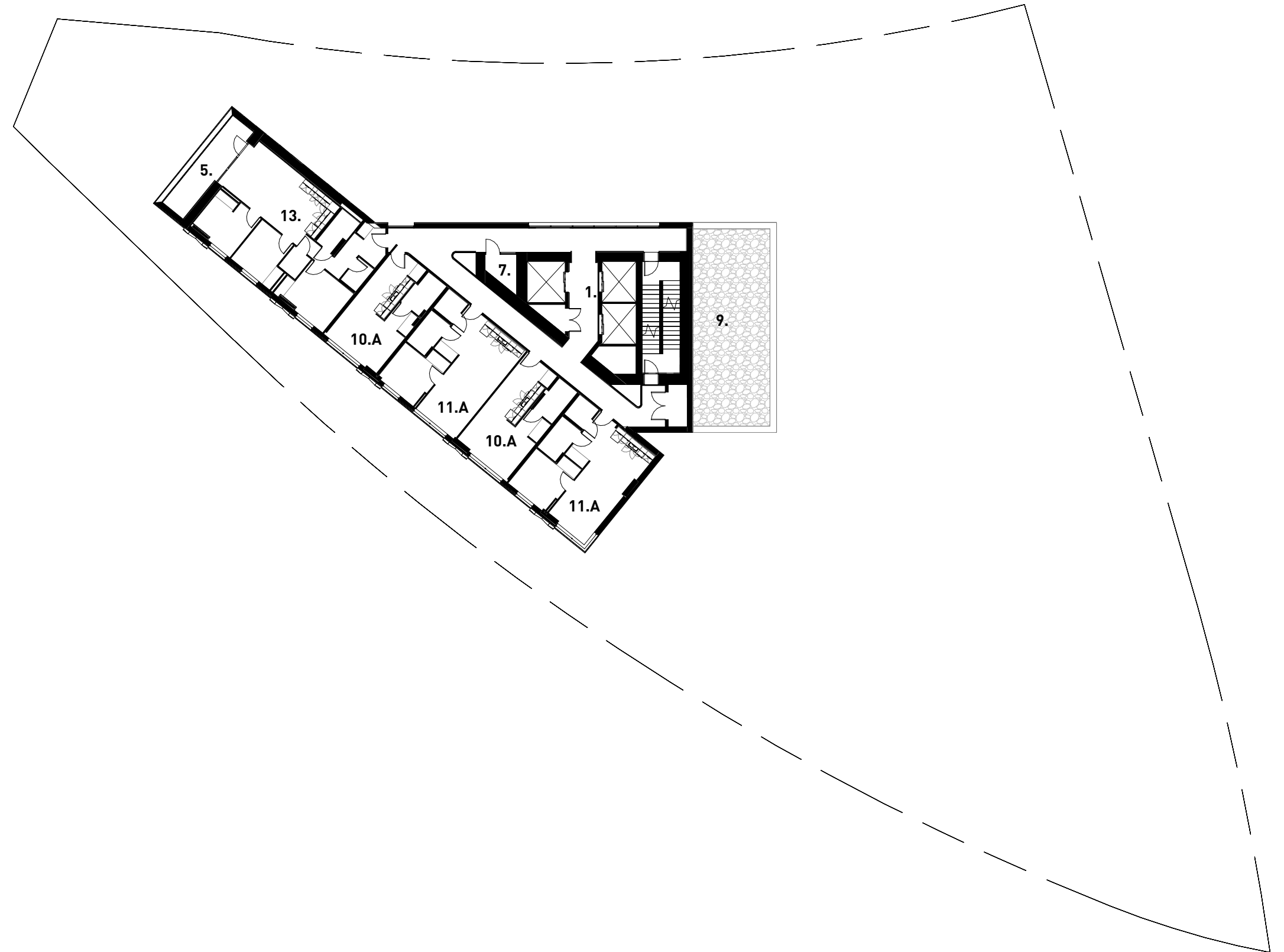


Floor plan - L28 - A communal roof deck is provided on level 28 complete with a W/C, amenity room, kitchenette and storage.

FORM OF DEVELOPMENT / CONT'D

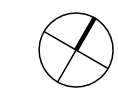
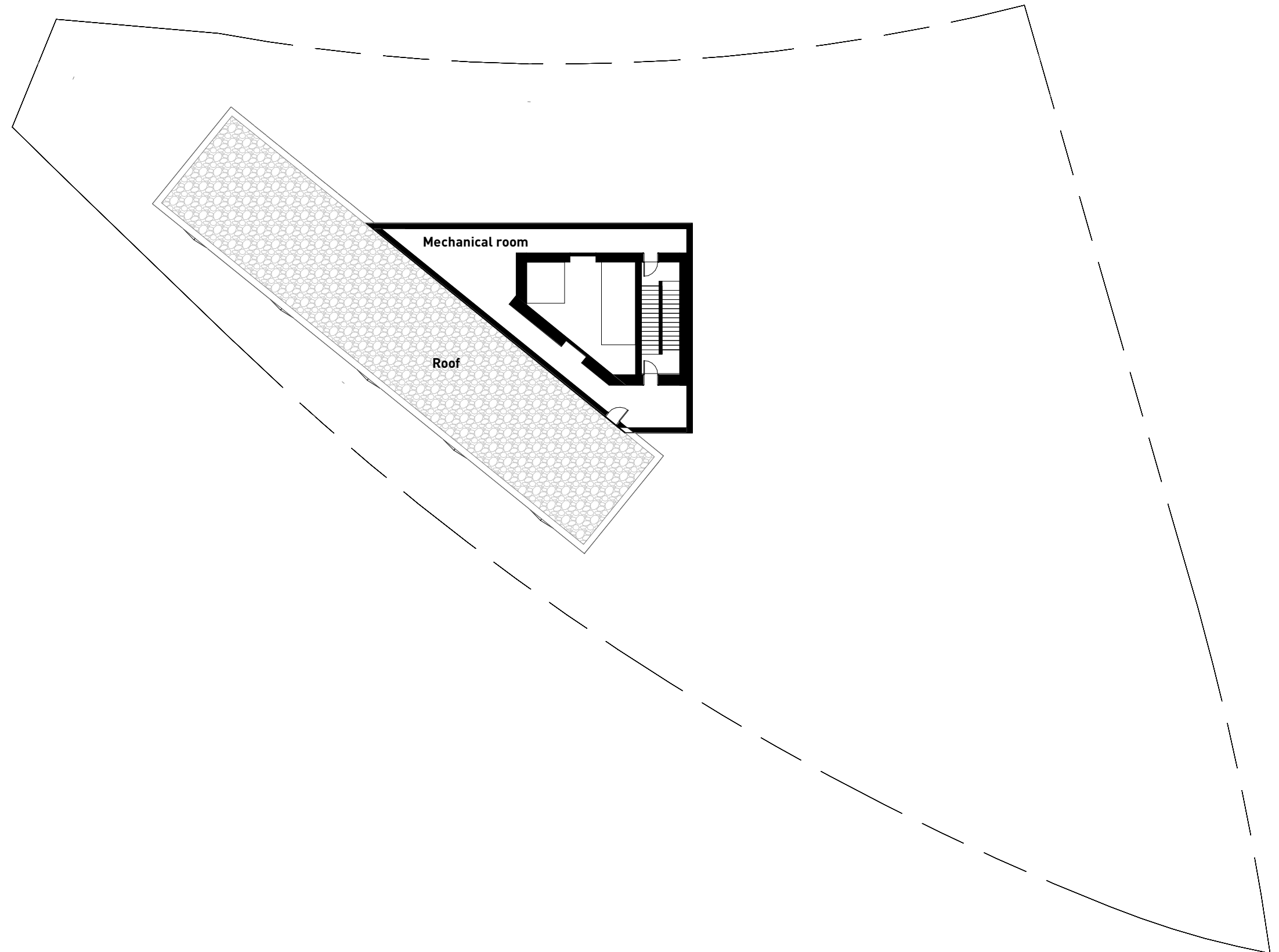
Legend, Levels 2-29

- 1. Elevator Lobby
- 2. Amenity Room
- 3. Outdoor Amenity
- 4. Communal Balcony
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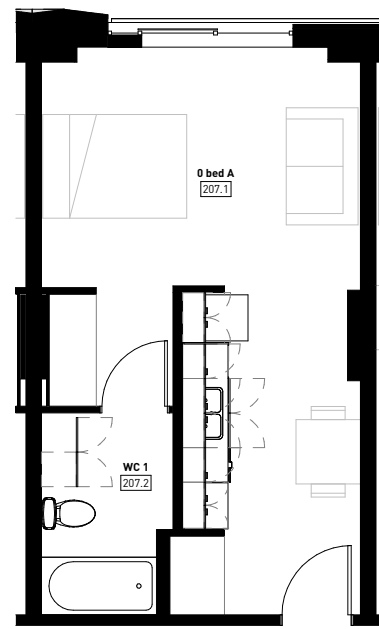


Floor plan - L29

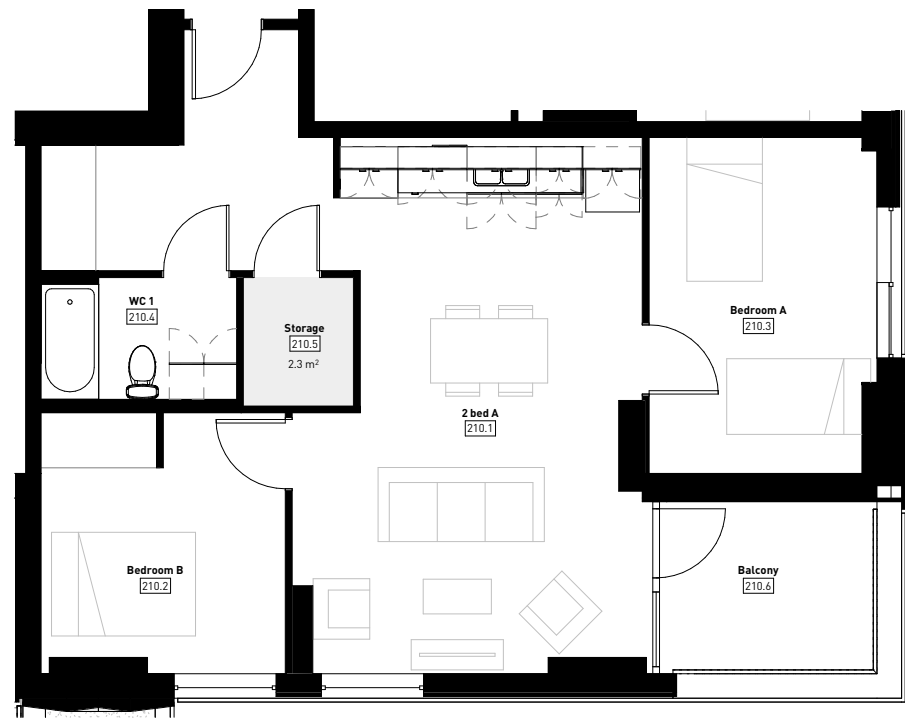
FORM OF DEVELOPMENT / CONT'D



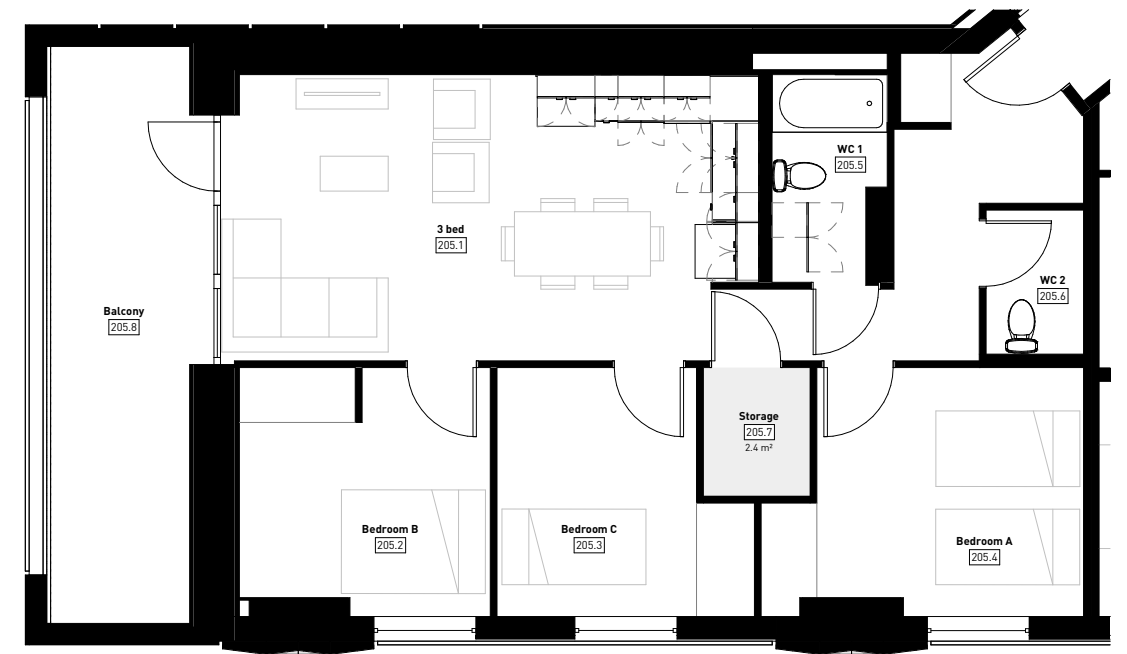
Floor plan - L30 - Mechanical room



STUDIO

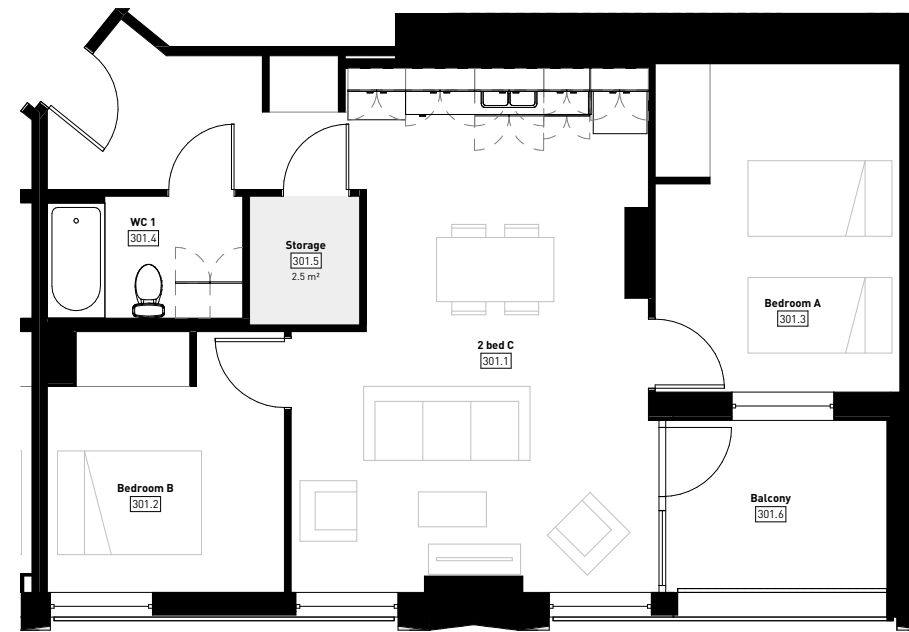


TWO-BEDROOM

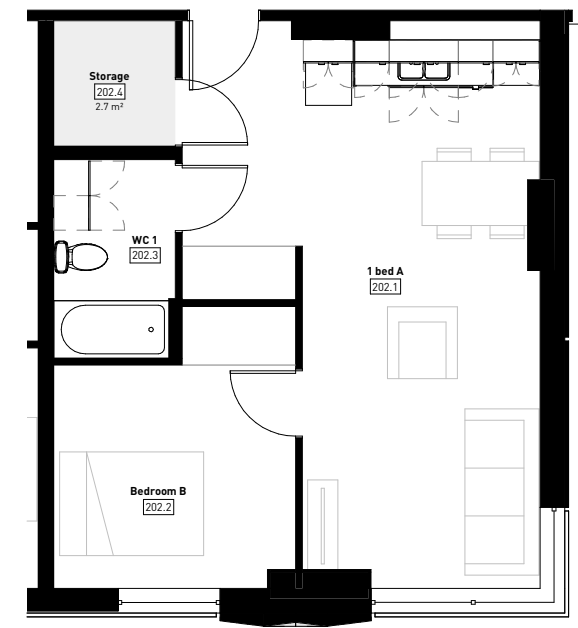


THREE-BEDROOM

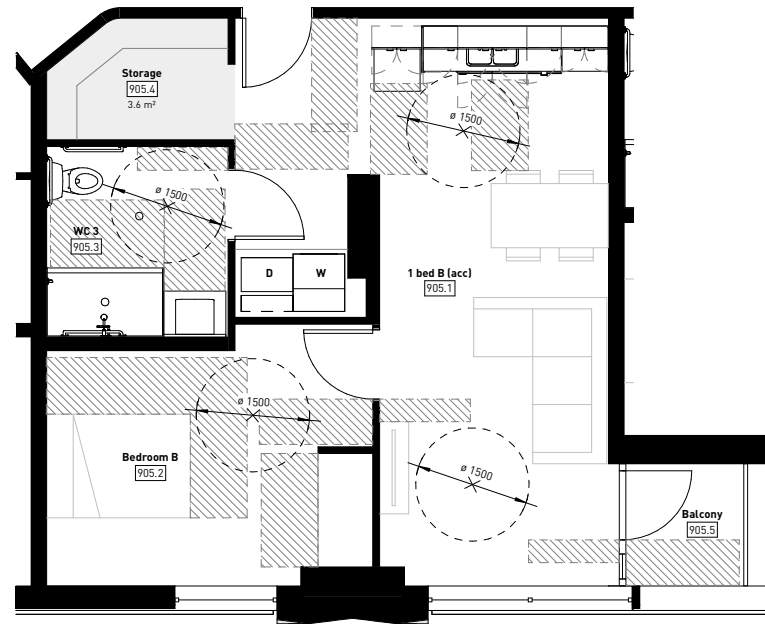
Unit plans



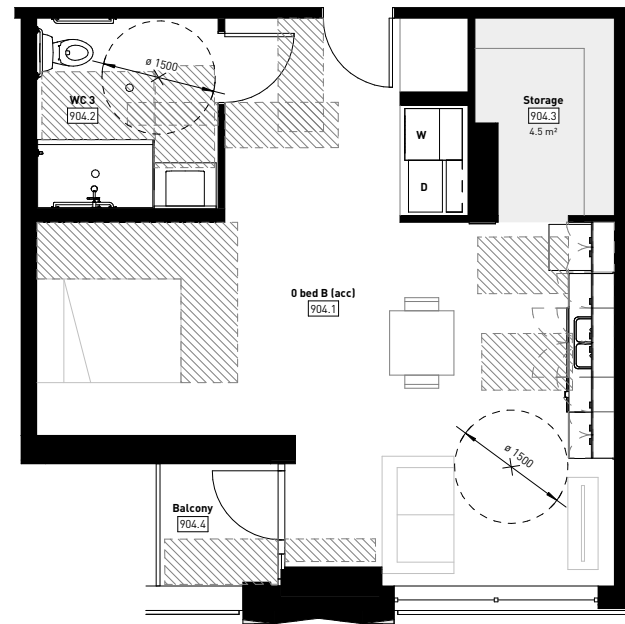
TWO-BEDROOM



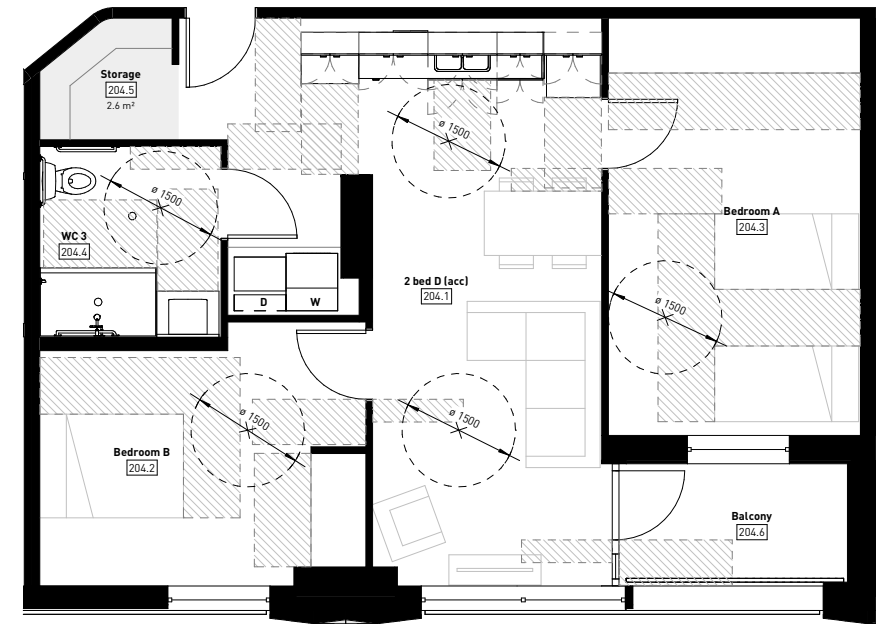
ONE-BEDROOM



ONE-BEDROOM



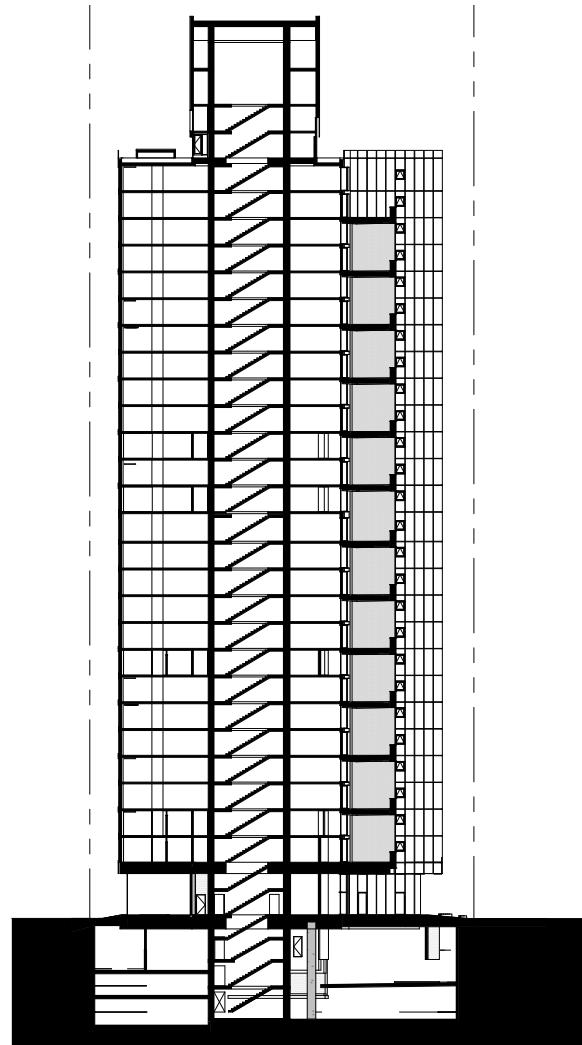
STUDIO



TWO-BEDROOM

Accessible unit plans

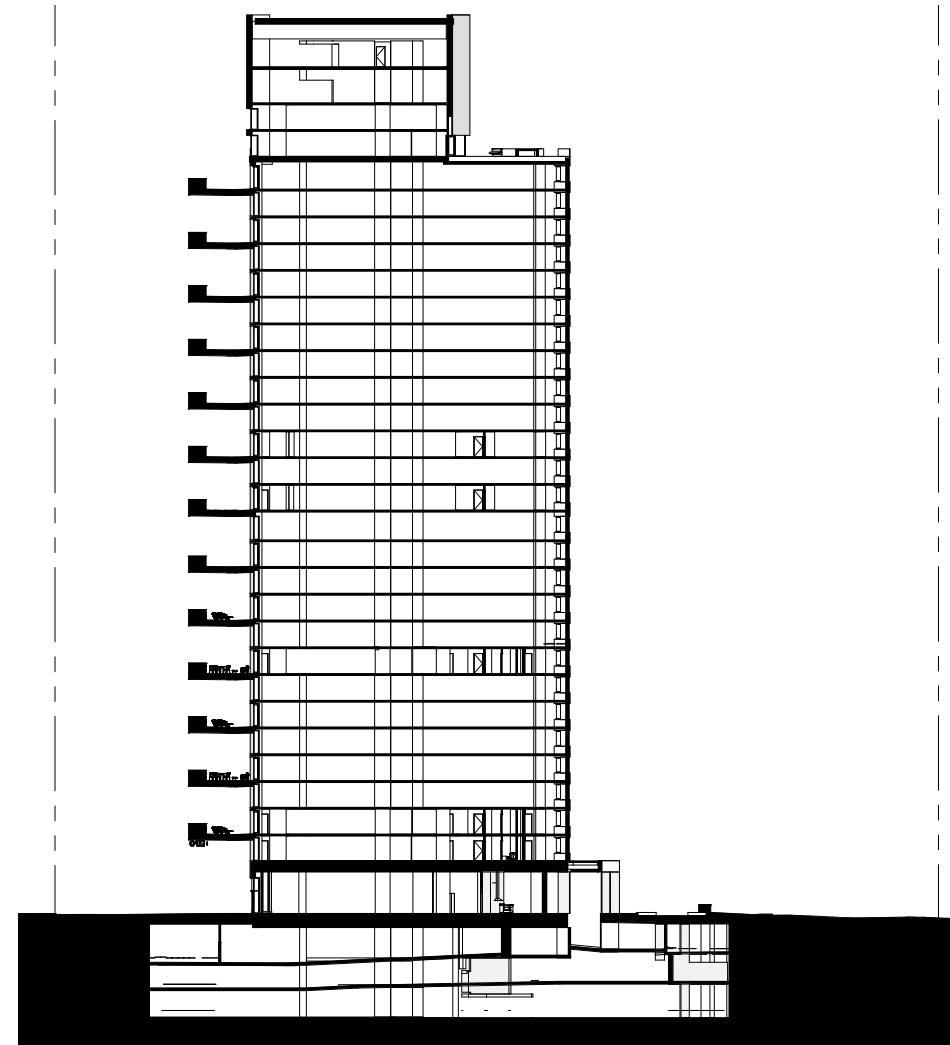
FORM OF DEVELOPMENT / CONT'D



SECTION A-A

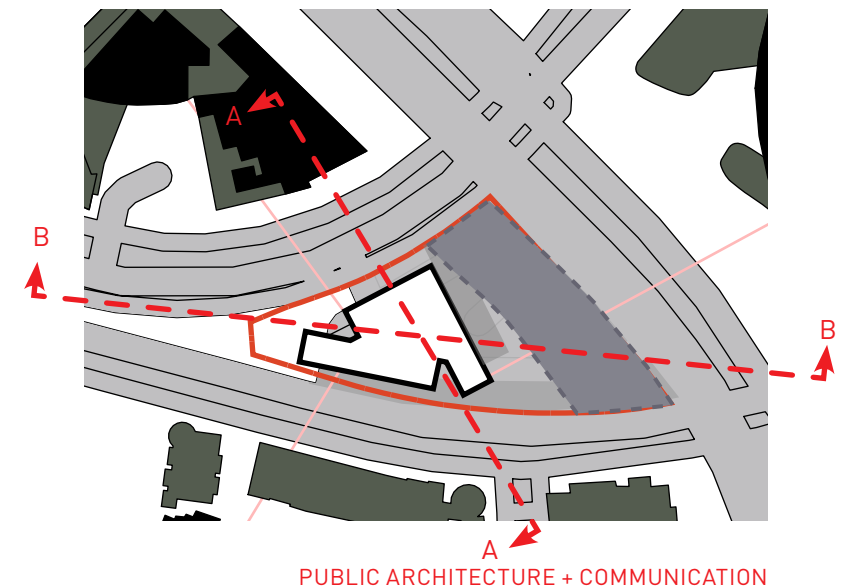
Floor plan - L1 - the main accessible entrance is located off Expo adjacent to a new plaza featuring the Expo 86 - Ring Gear public art near the Expo and Pacific intersection.

The lobby, mail room, office and multipurpose room are located on Expo to activate the street. Residential units face Pacific and each with a private terrace and street entrance.



SECTION B-B

The parking ramp, bicycle access and loading are located along the SRW.



FORM OF DEVELOPMENT / CONT'D



NORTH ELEVATION

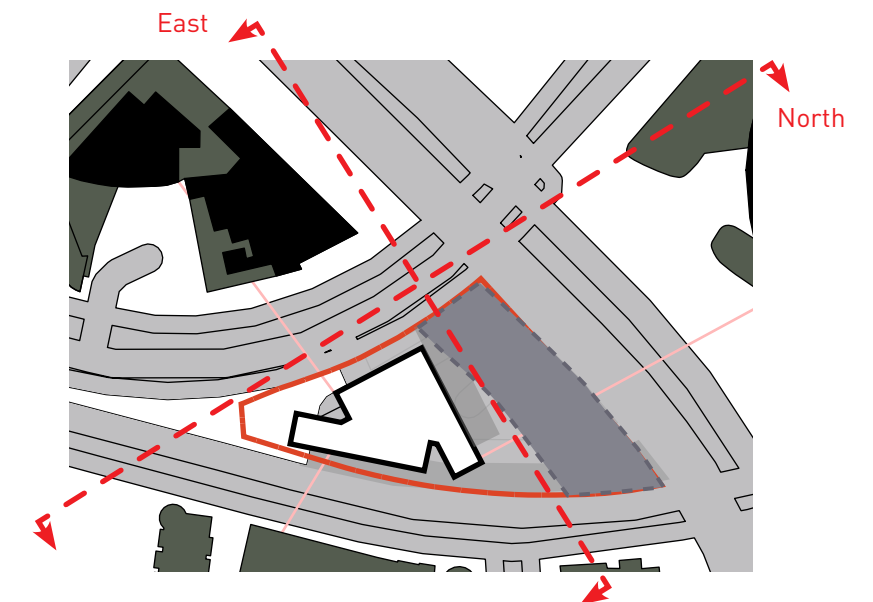


EAST ELEVATION

Building elevations

North and east elevations - Passive house windows are deep set in a horizontal and vertical grid of prefinished composite exterior panels to provide shading and shadow relief for the facade. Balconies for family units are typically located at the ends of the tower massing blocks to maximize shading for the west and east ends of the building.

A massing break between north and south tower massing forms, visible on the north and west elevations signifies the main building entrance at the ground floor. The northeast, south and central core massing forms rise to different heights so the building becomes more slender at the top. A minimum 15.2 m setback from the Cambie Bridge drip-line provides a livable separation for east facing unit



FORM OF DEVELOPMENT / CONT'D



WEST ELEVATION



SOUTH ELEVATION

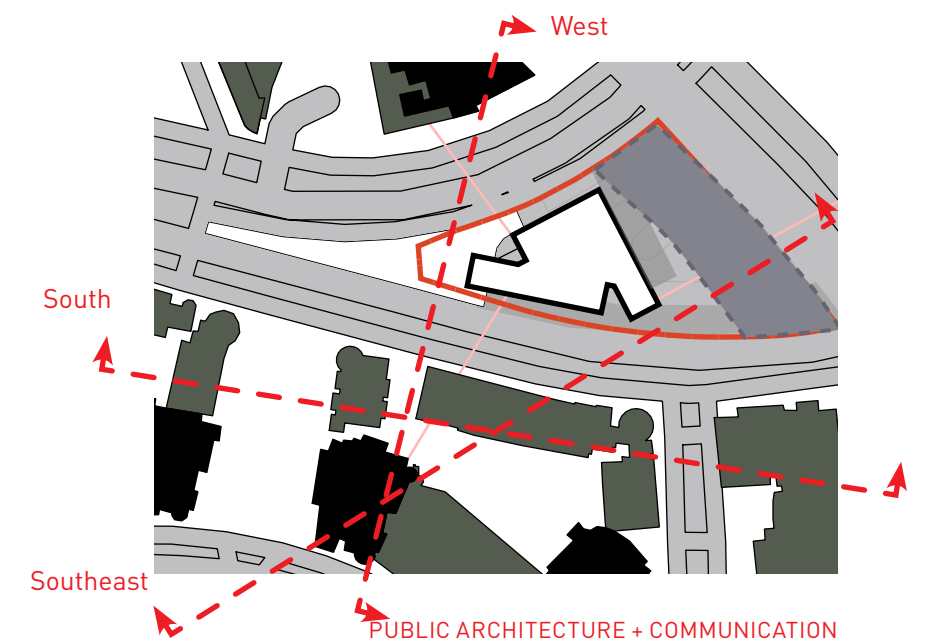


SOUTHEAST ELEVATION

Building elevations

South and west elevations - The west elevation presents a flatiron expression when seen from Pacific Boulevard. On the south facade, passive house windows are deep set in a horizontal and vertical grid of prefinished composite exterior panels to provide shading and shadow relief for the facade. Balconies for family units are located at the ends of the tower massing blocks to maximize shading for the west and east ends of the building.

Two massing reveals between northeast and south tower blocks reduce the apparent building mass and provide a space for communal balconies. The massing reveal visible on the north and west elevations also signifies the main building entrance at the ground floor. The massing reveal visible on the south elevation signifies the main access between the indoor and outdoor amenity spaces.



FORM OF DEVELOPMENT / CONT'D

Material expression

The materiality of the building is to be responsive to Vancouver’s variable and often low angled light, with its subtle shifts in brightness and quality. A robust primary facade panel with variation in texture is proposed that offers legibility at the scale of the tower as well as durability and weather resistance.

Material A - is a fair faced white glass-fibre reinforced concrete (GFRC) panel, that forms the main horizontal field material.

Material B - is a textured, shaped, grey GFRC panel emphasizing the vertical structural bays of the tower.

Material C - is a textured, reflective, golden coloured facade and soffit metal panel reflecting morning and afternoon light to animate the facade and reflecting light into ground floor and balcony spaces. The reflective material resolves into a unique tower top penthouse that encloses the mechanical and elevator equipment rooms. This will be a material with warmth and lustre, reflecting interior light as a warm, flickering signal of human inhabitation.

Prefabrication

Prefabricated wall panels can be individually tested in controlled conditions before transport and erection on site, allowing greater control of

airtightness performance and overall quality. Prefabrication allows for a quicker enclosure of the building. Reducing the time that building components remain exposed to weather enhances long term durability and allows interior construction to commence sooner with benefits to both cost and schedule. The following measures has been considered to ensure prefabrication is feasible:

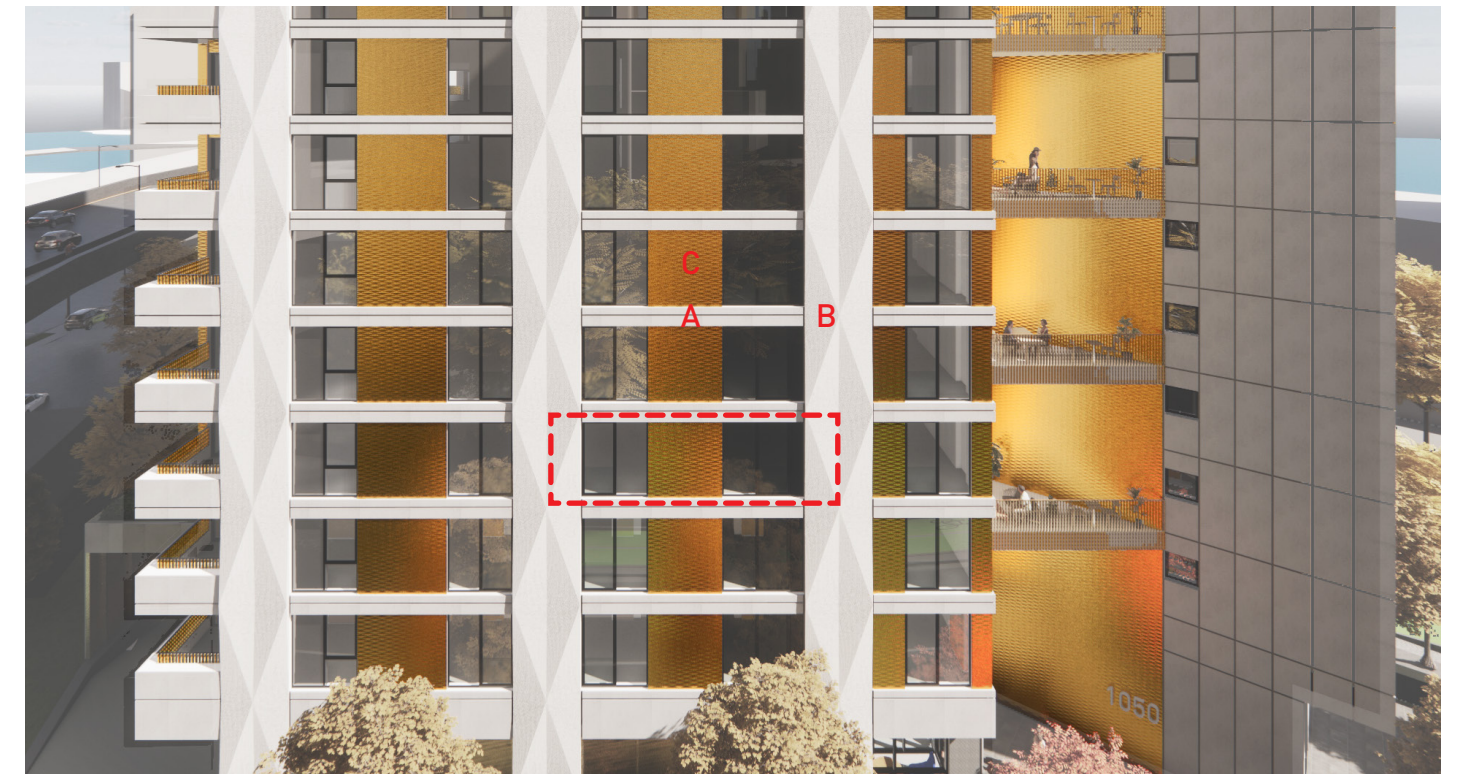
Stack units from bottom to top - where possible, the design aligns load bearing and service paths, to reduce costs and construction complexity.

Group service zones - kitchen, laundry and bathroom areas are located in efficient cores suitable for prefabrication. The cores are separated from suite demising walls to optimize acoustic and fire separation requirements.

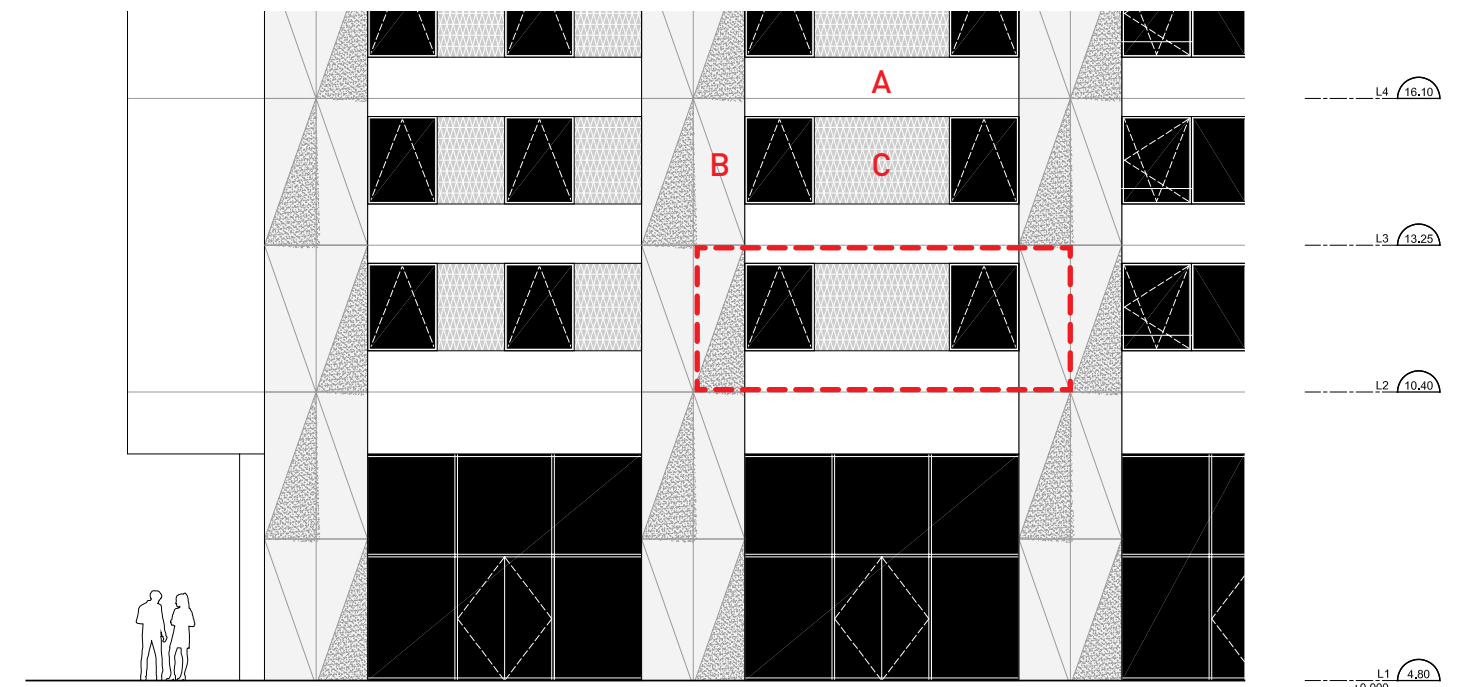
Plan construction processes early - the Expo site is constrained on three sides with limited lay-down space, which makes prefabrication a natural fit.

Prefabricate wall panels - exterior wall panels are designed to be prefabricated to allow for faster enclosure of the building.

Prefabricate exterior elements - balcony will be connected with thermal isolators, and are suitable for prefabrication.

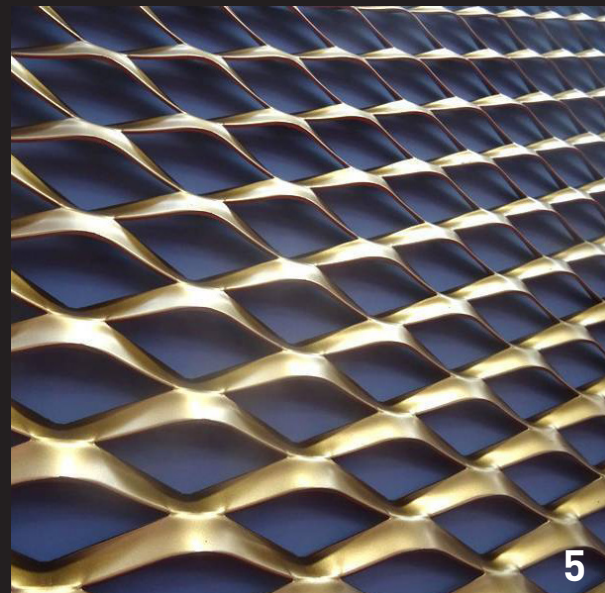
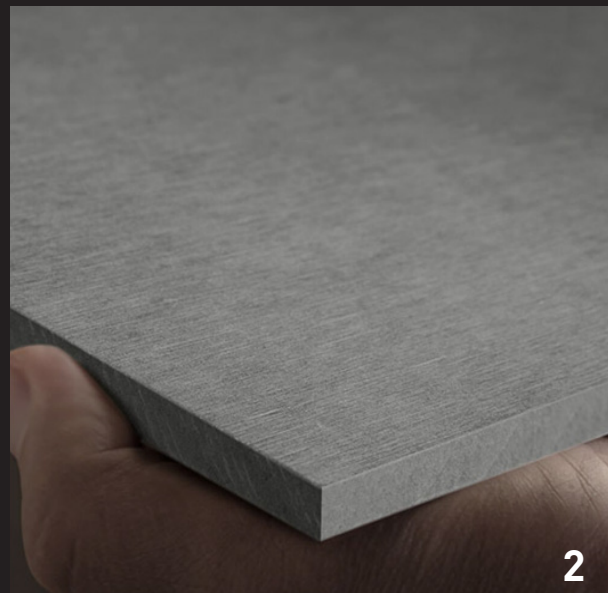
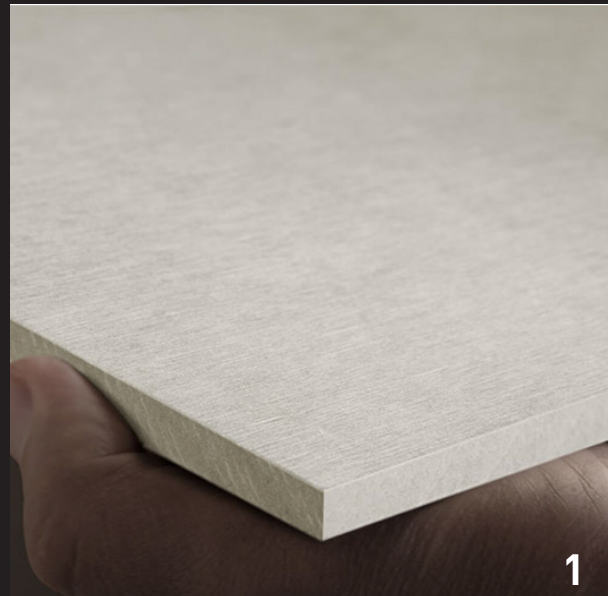


PARTIAL NORTH ELEVATION SHOWING PREFABRICATION PANEL DIVISION IN RED



PARTIAL SOUTH ELEVATION SHOWING PREFABRICATION PANEL DIVISION IN RED

FORM OF DEVELOPMENT /CONT'D



EXTERIOR SAMPLES

1. CEMENTITIOUS PANEL COLOUR #1
2. CEMENTITIOUS PANEL COLOUR #2
3. FORMED CEMENTITIOUS WALL PANEL
4. ANODIZED PATTERNED METAL PANEL
5. PREFINISHED EXPANDED METAL MESH

public

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