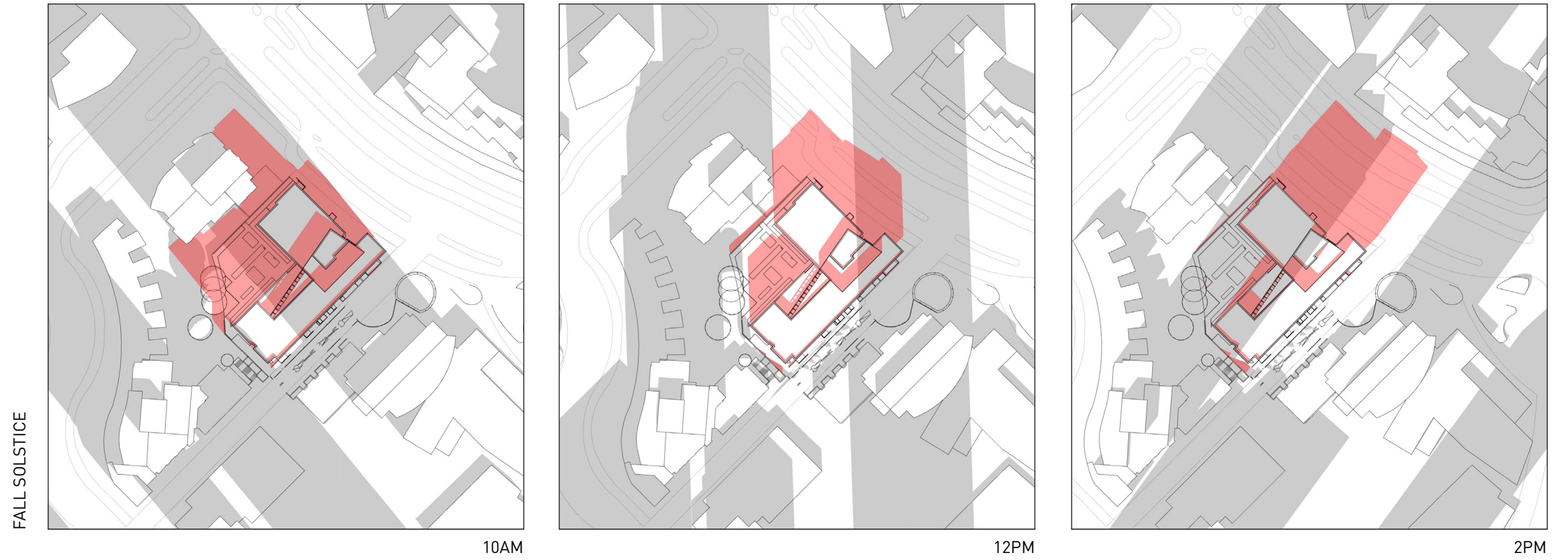


SITE CONTEXT & ANALYSIS / CONT'D





INTERIOR COURTYARD ELEVATIONS LOOKING WEST TOWARDS FALSE CREEK

FORM OF DEVELOPMENT

Landscape design

The proposed development sits adjacent neighboring properties with complex grade changes as well as mature gardens and trees. The landscape design at 450 Pacific responds to these contextual conditions to provide a seamless transition between new and existing.

Pacific Street – The street trees along Pacific will be retained, and the public realm expanded to the west. A covered gathering space on Pacific, near the main entrance is created by the projecting building cantilever. While this entry space is elevated from the grade of Pacific by 4 steps, a barrier free walkway from the north is provided as Pacific slopes down to the south.

North of the building entry there are stepped planters and layered vegetation to soften the façade of the building along Pacific. At the northeast corner a patio for the 3-bedroom unit connects to grade via a stair.

Strathmore Mews Interface – The project completes the existing Strathmore Mews, a vehicular and pedestrian zone on the adjacent property (420 Pacific Street). The ground floor units face the pedestrian portion of the Mews. The Mews slopes down to the west resulting in the ground floor units being flush or 600mm above the elevation of the Mews – allowing good surveillance of the public realm. Ground



MID-BLOCK COURTYARD

floor entries off the Mews, stoops and patios help activate the Mews. The proposed paving and planting along this edge is matching the existing materials of Mews.

The parking ramp is the break between the pedestrian zone of the Mews and the vehicular zone. Along this face of the building stepped planters with planting are proposed to soften the grade transition between Pacific Street and the Mews.

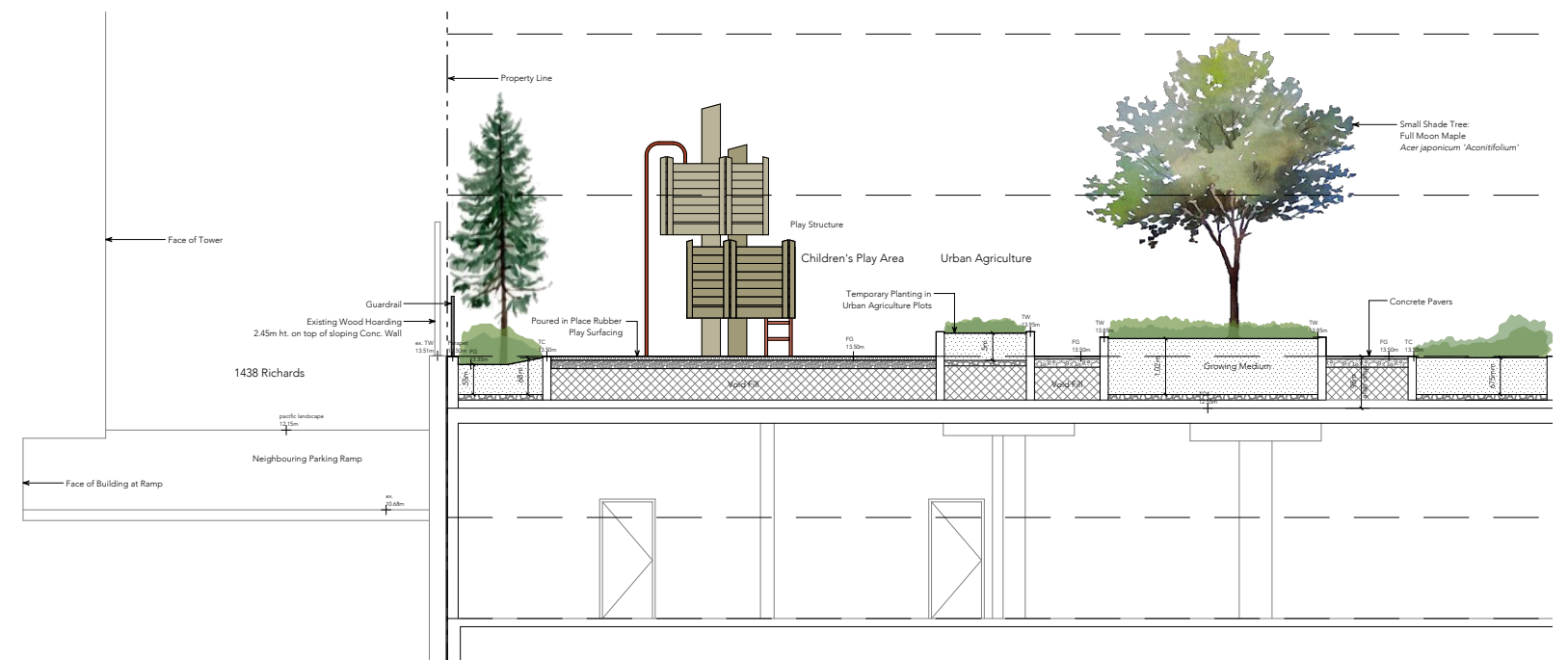
North Property Line Interface – The residential tower to the north (1438 Richard Street) has a one storey grade change along the common property line. At the west there is an access ramp to the underground parking that is hard up against the property line. To the east the landscape is roughly 600mm below Pacific Street. The drop in elevation between the neighbor's parking ramp and Pacific Street aligns with the 450 Pacific Street courtyard.

Along the west side of the courtyard (adjacent to the neighbor's parking ramp) evergreen trees are proposed to buffer views between the Richards Street tower and 450 Pacific. Within the courtyard several large planters with medium sized shade trees are also proposed so that residents using the space have some privacy from the adjacent tower.

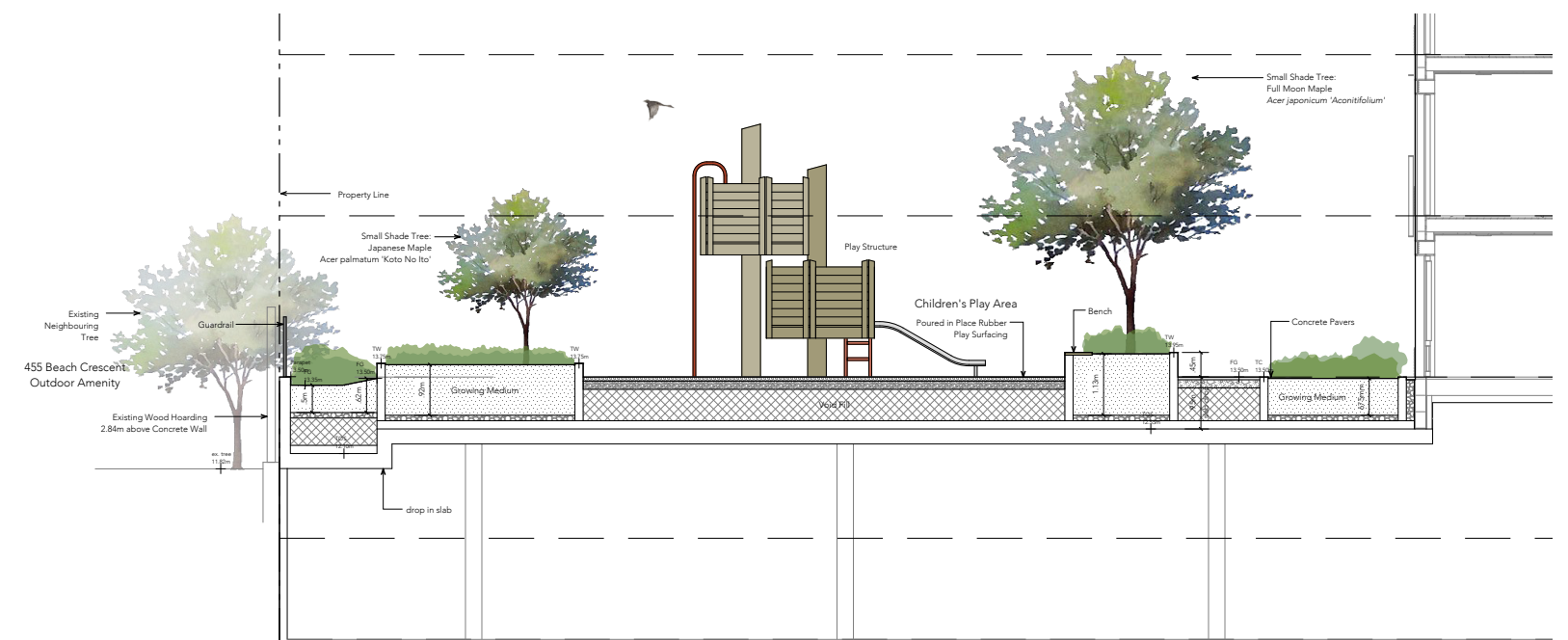
FORM OF DEVELOPMENT / CONT'D

West Property Line Interface – To the west of 450 Pacific lies the tower/podium project 'Park West' at 455 Beach Crescent. Along this edge there is a one storey grade change from the Strathmore Mews up to a second storey podium garden. The common property line is lined with mature trees that create a visual barrier between the two properties. The western portion of the 450 Pacific courtyard steps down to better meet the grade of the Park West garden. Several small trees are proposed along this edge to further soften the interface.

Level 2 Courtyard – The “L” shaped building massing creates a southwest/west facing amenity courtyard at level 2. The space is accessed via interior hallway, the amenity room, or directly from the residential units facing the courtyard. The active common spaces are buffered from the modest residential unit patios with a planting strip. The courtyard is arranged around several large planters with medium sized shade trees (to provide some privacy from the tower to the north). A children’s play area is located on the sunniest area, garden plots are in the middle of the courtyard, and dining and lounge spaces are located adjacent to the amenity room. All courtyard level units are provided with patios with direct access to the common courtyard



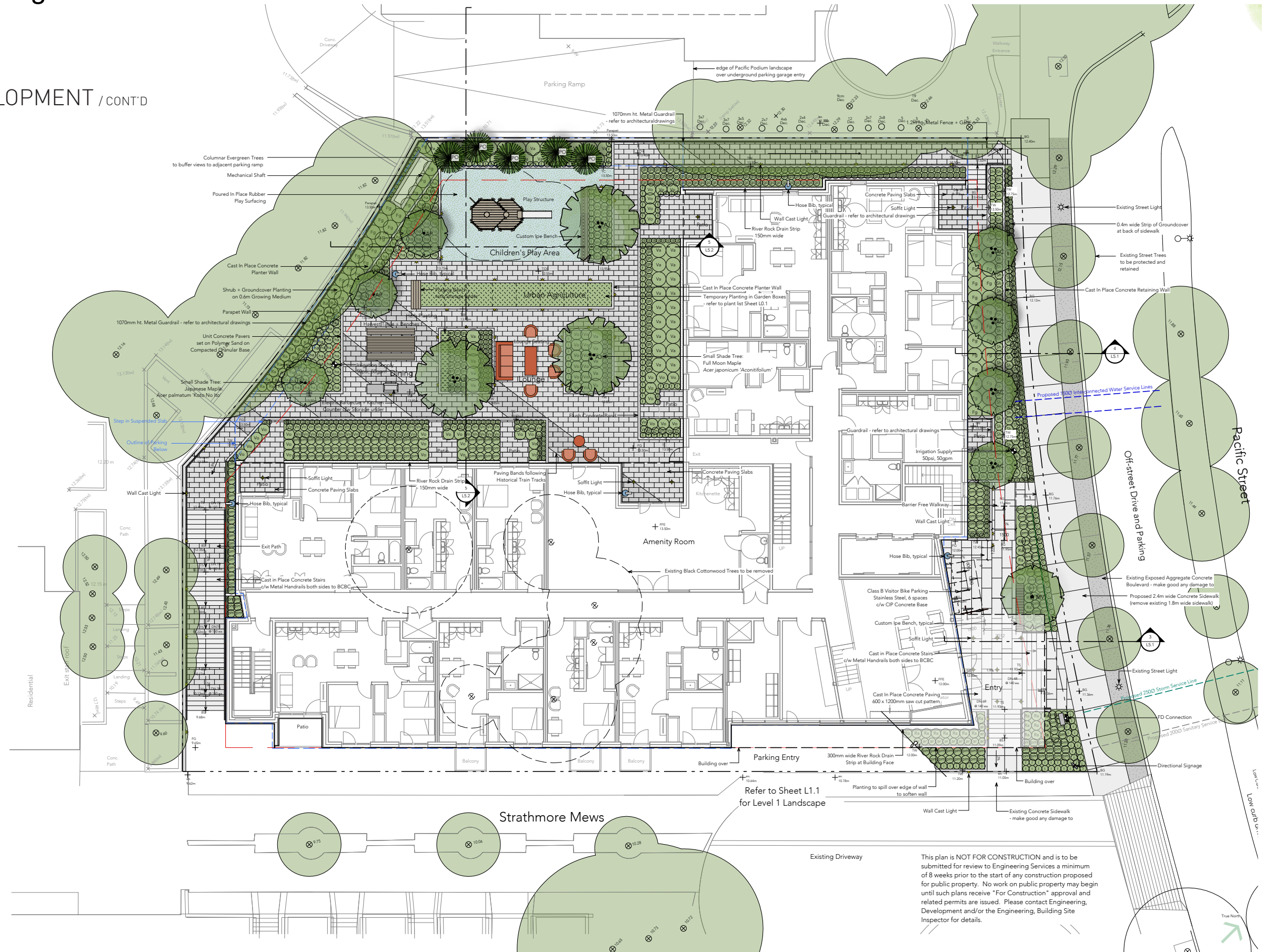
North property line interface



West property line interface

Groundswell Landscape Architecture

FORM OF DEVELOPMENT / CONT'D

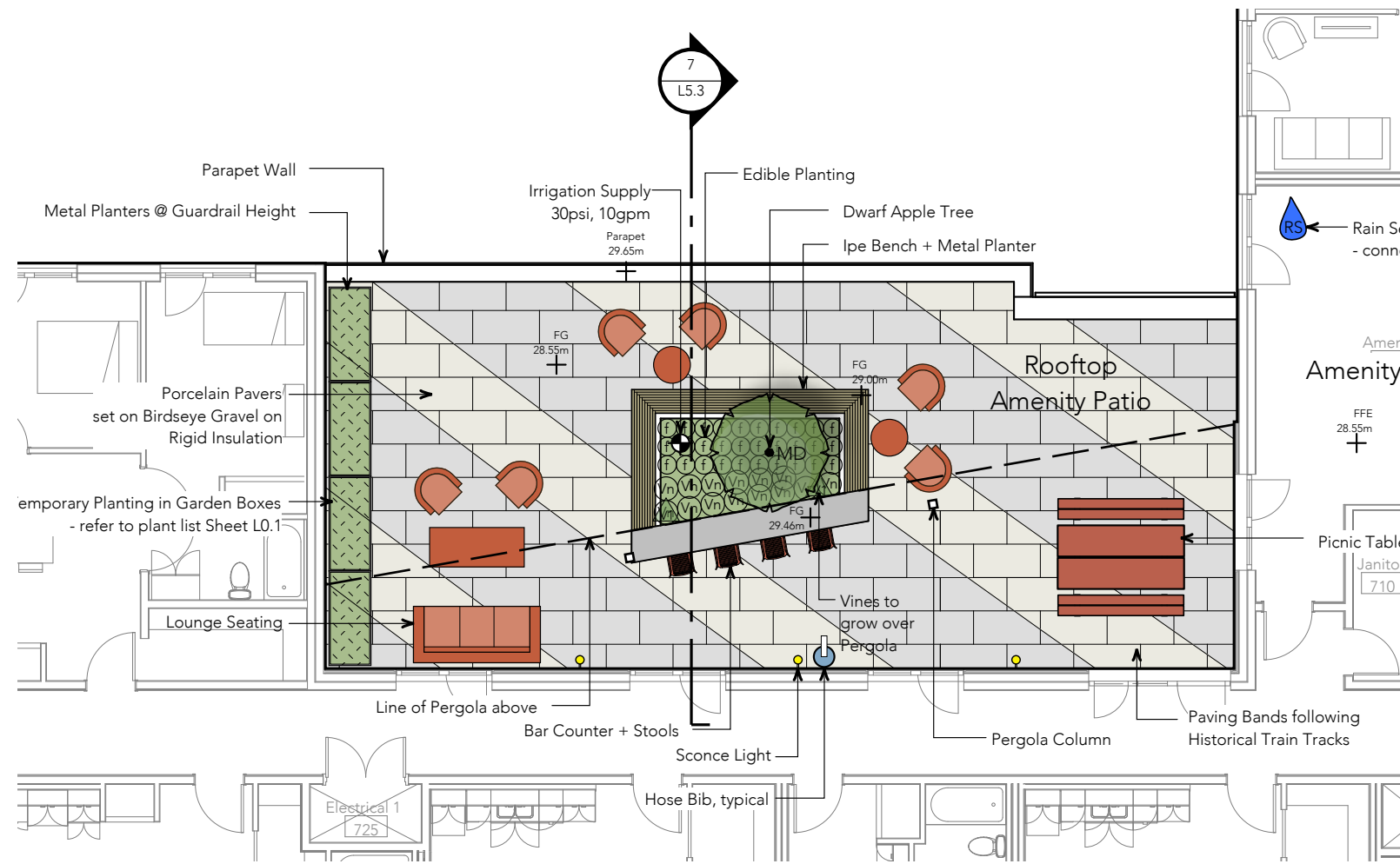


This plan is NOT FOR CONSTRUCTION and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development and/or the Engineering, Building Site Inspector for details.

L2 Landscape plan

Groundswell Landscape Architecture

FORM OF DEVELOPMENT / CONT'D



L7 Landscape plan
Groundswell Landscape Architecture



Level 7 Rooftop Amenity – This rooftop common amenity patio is located adjacent to an interior amenity room. The patio is arranged around a central planter with edible planting and a dwarf apple tree. The space is partially covered with a pergola that has been planted with vines to soften the building. A variety of seating as well as urban agriculture metal planters is proposed.

Sustainable Landscape Strategies

Planting Design - The proposed plant palette

relates to solar access and adjacent uses. 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 – Garden plots are provided at the sunniest location in the center of the level 2 amenity courtyard and at the level 7 roof

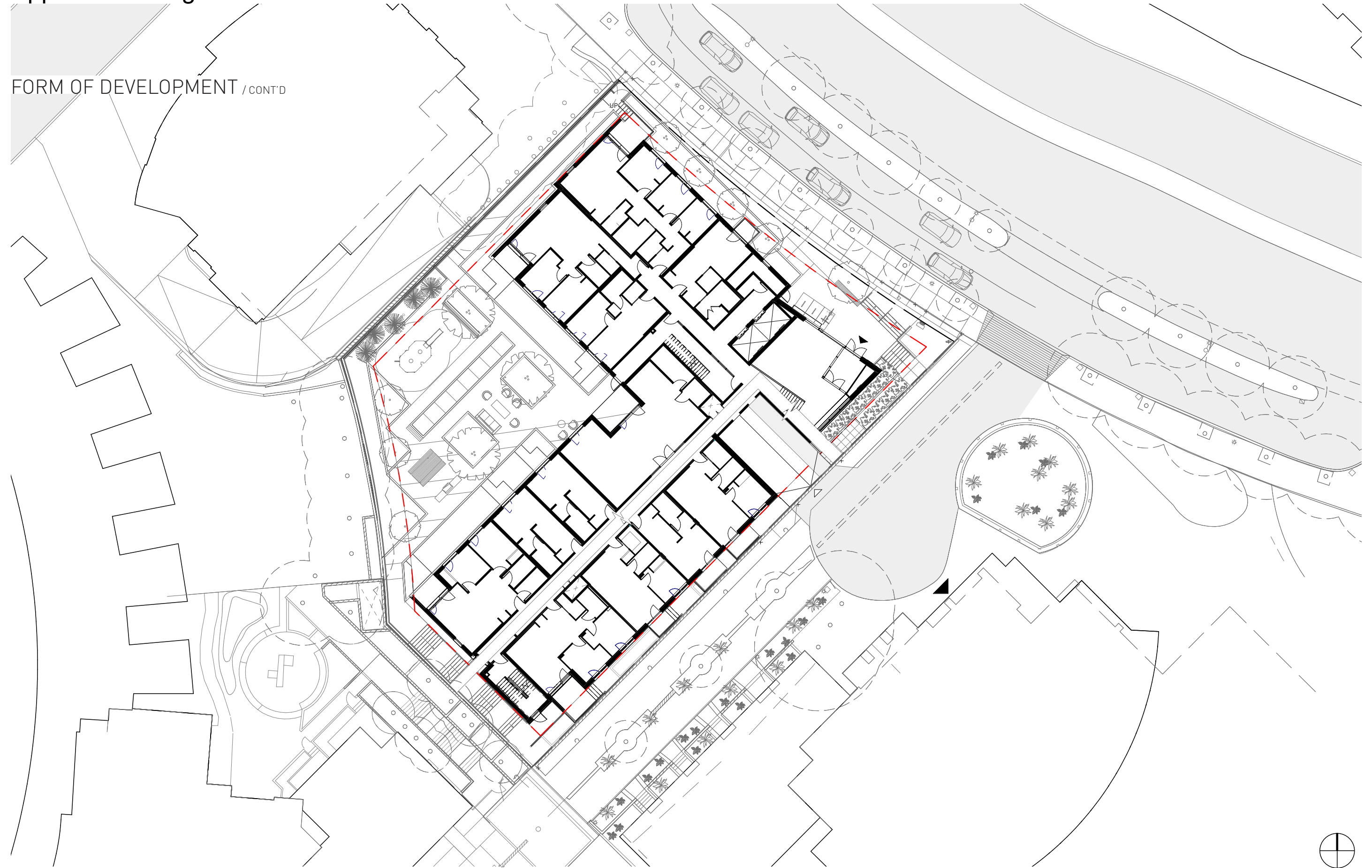
deck. The courtyard urban agriculture contains a potting bench with tool storage under. Hose bibs are located adjacent to garden plots.

Heat Island Effect – Local overheating is mitigated by shading paved surface, maximizing plant coverage and tree canopy, as well as using paving with a high SRI value. The level 2 courtyard is partially shaded by the building, and by mature trees on the property to the west. Medium trees are proposed in

the courtyard to mitigate views and cool the constructed surfaces. Light coloured paving is proposed.

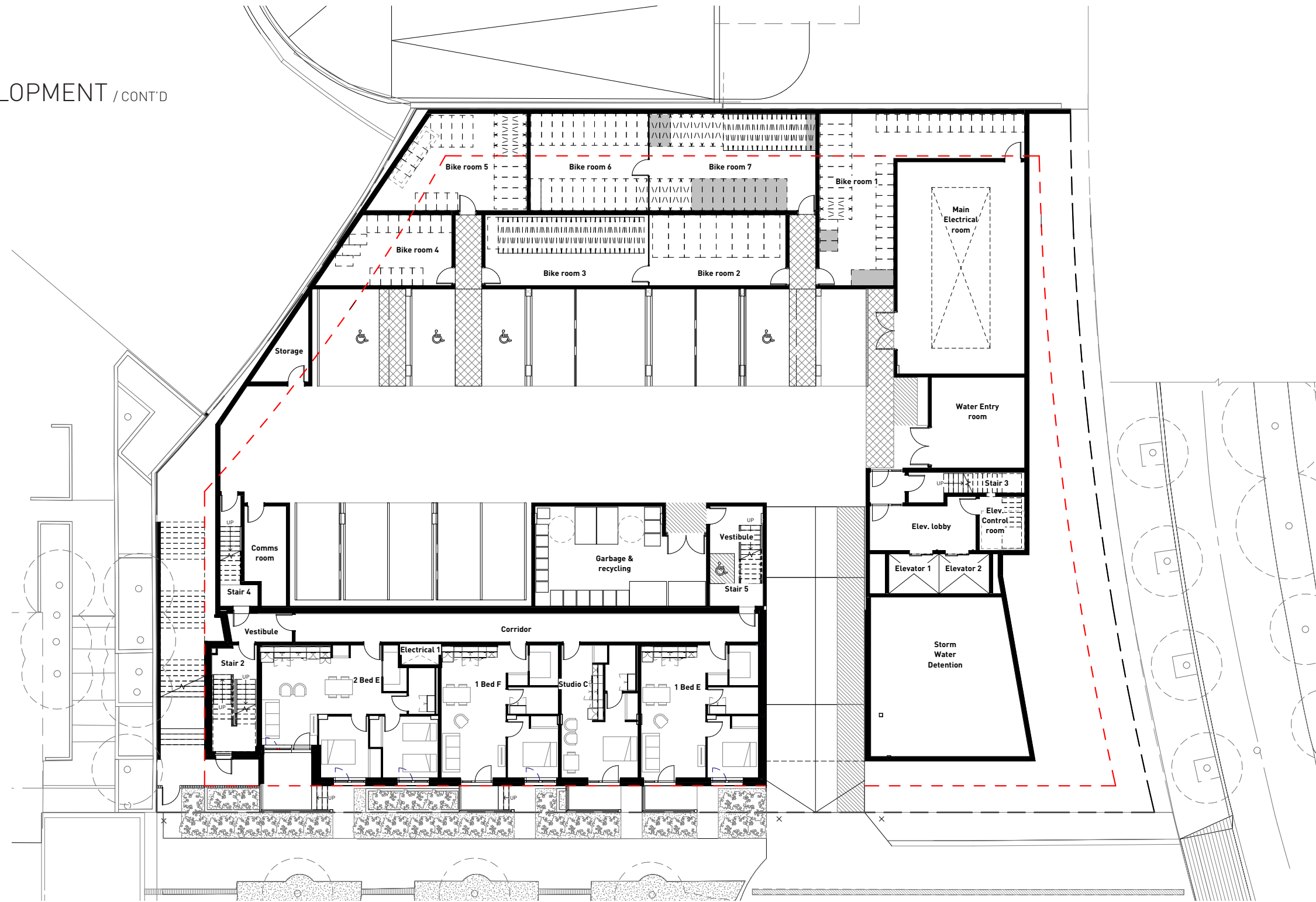
Stormwater Management – Detention of stormwater will be provided through the use of deep soil volumes over the suspended slab at grade, and use of permeable pavers. Soil depths will range between 500 – 1000mm in depth.

FORM OF DEVELOPMENT / CONT'D



Site plan

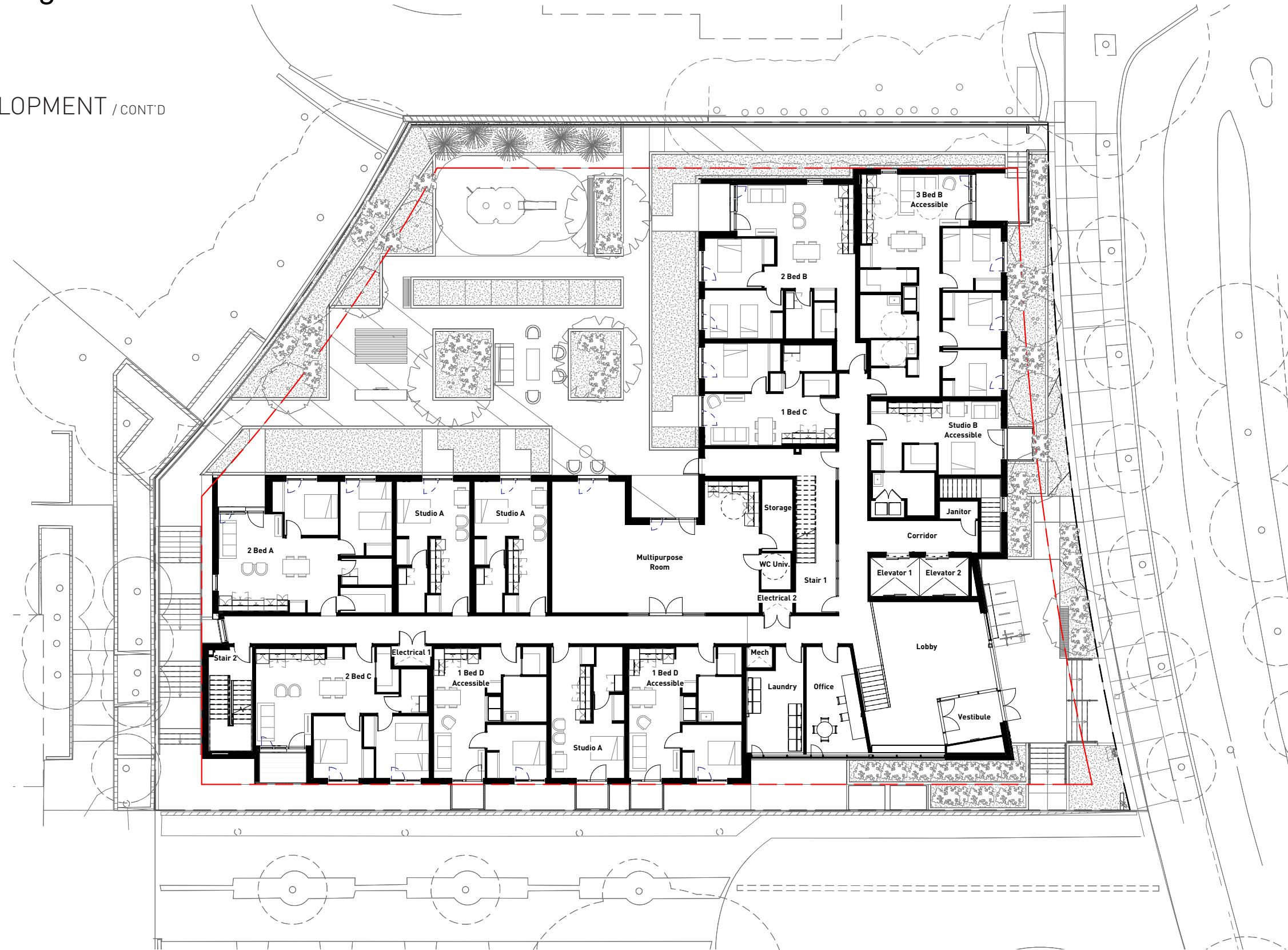
FORM OF DEVELOPMENT / CONT'D



Floor plan - L1 - residential units are accessed from the Strathmore Mews and the parking level. A parking and bike ramp on the Mews provide residents with easy access to bicycle

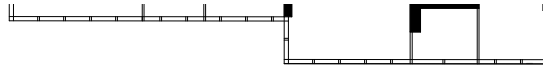
and vehicle parking, loading, waste and recycling storage. Loading (1 Class A) space and recycling and garbage rooms are located near to the elevator core for convenient access.

FORM OF DEVELOPMENT / CONT'D



Floor plan - L2 - the main accessible entrance is located off Pacific Street with a small gathering place for visitors and residents to enhance the pedestrian nature of Pacific. The multipurpose

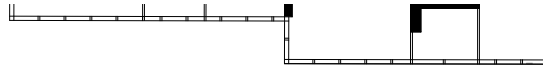
room is located to take advantage of its direct connections to the courtyard and children's play spaces.



FORM OF DEVELOPMENT / CONT'D



Typical floor plan - L3 - L6 - integrated balconies are located to distant views between neighbouring tours.

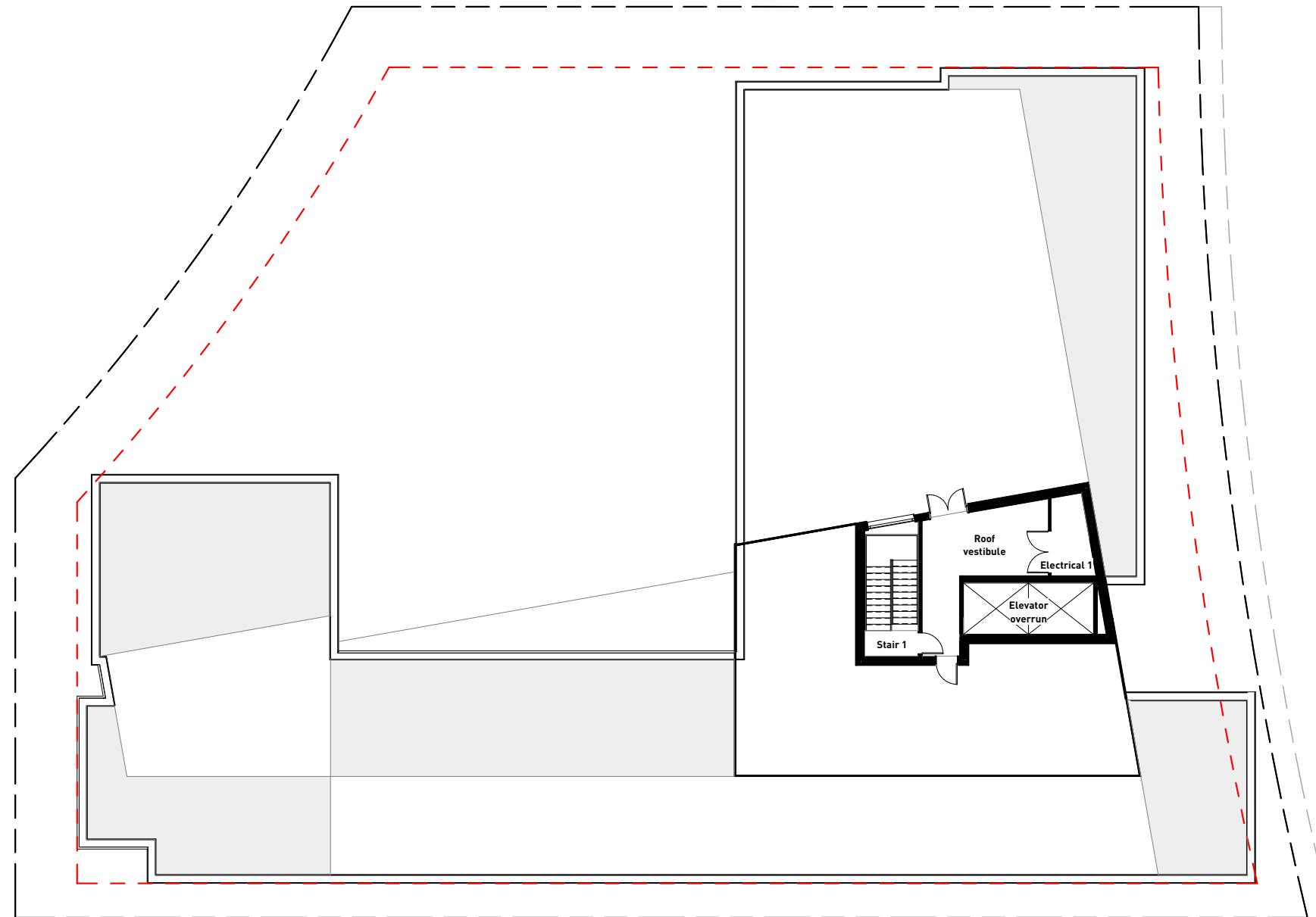


FORM OF DEVELOPMENT / CONT'D



Floor Plan - L7 - Accessible and shared exterior and interior amenity space, with views to the False Creek, is located on the top floor.

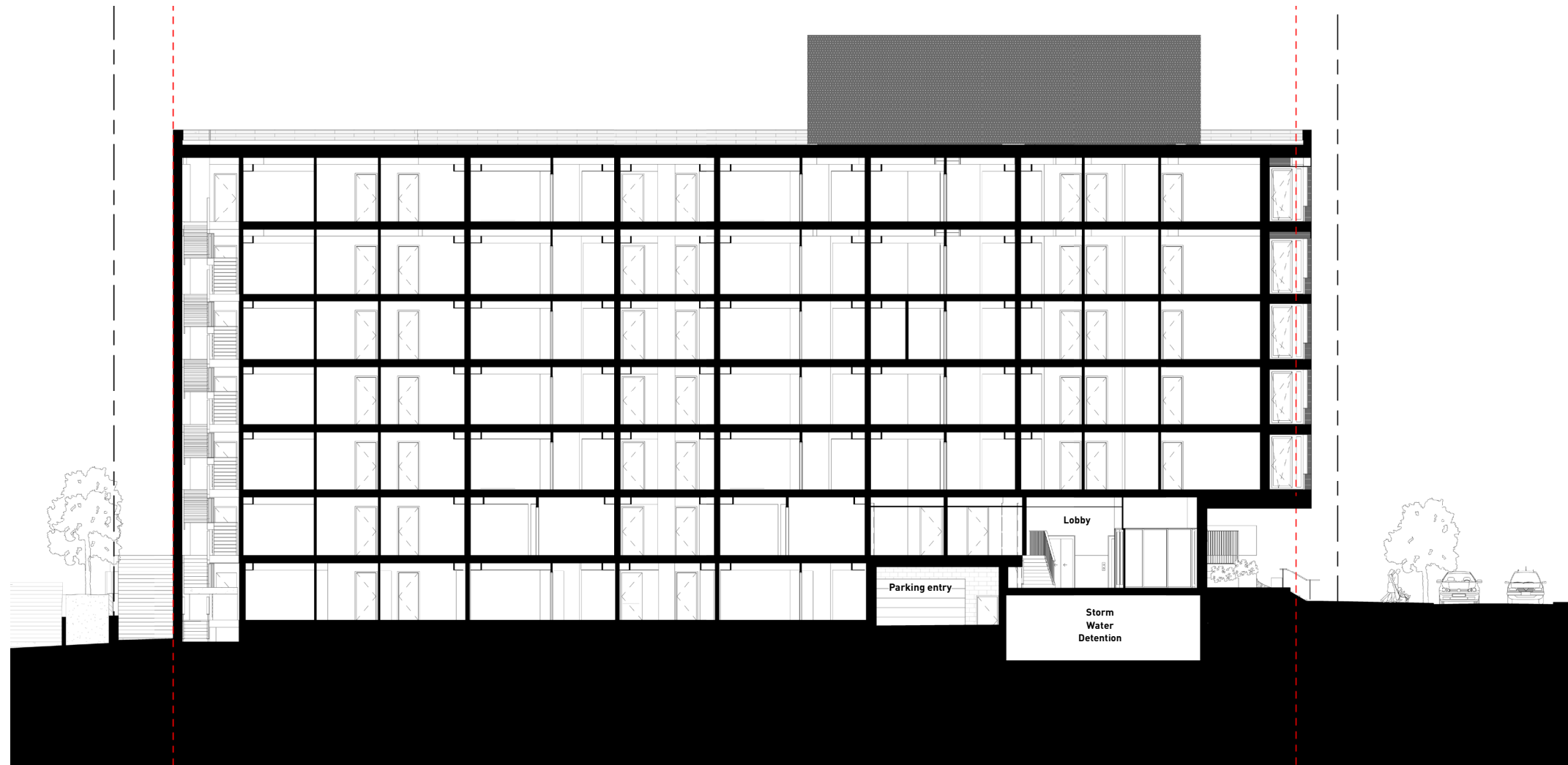
FORM OF DEVELOPMENT / CONT'D



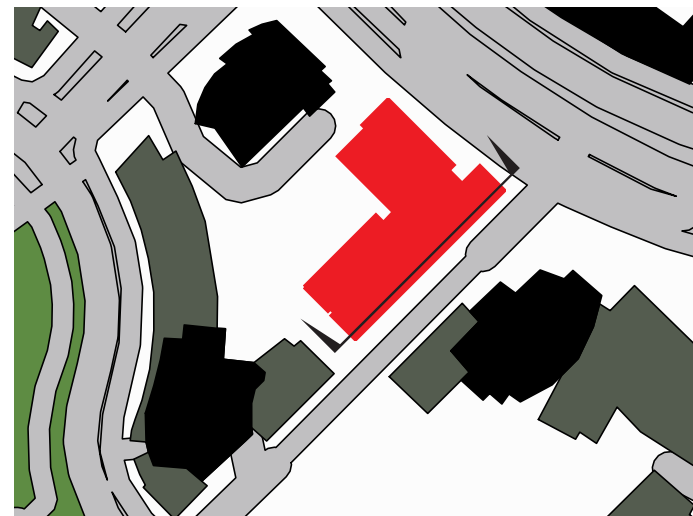
Roof plan - electric air-source heat pumps and hot-water storage tanks are located in a small mechanical room at the roof level to reduce pipe runs and increase energy efficiency.

A high albedo, reflective roof reduces heat island effect in summer months.

FORM OF DEVELOPMENT / CONT'D



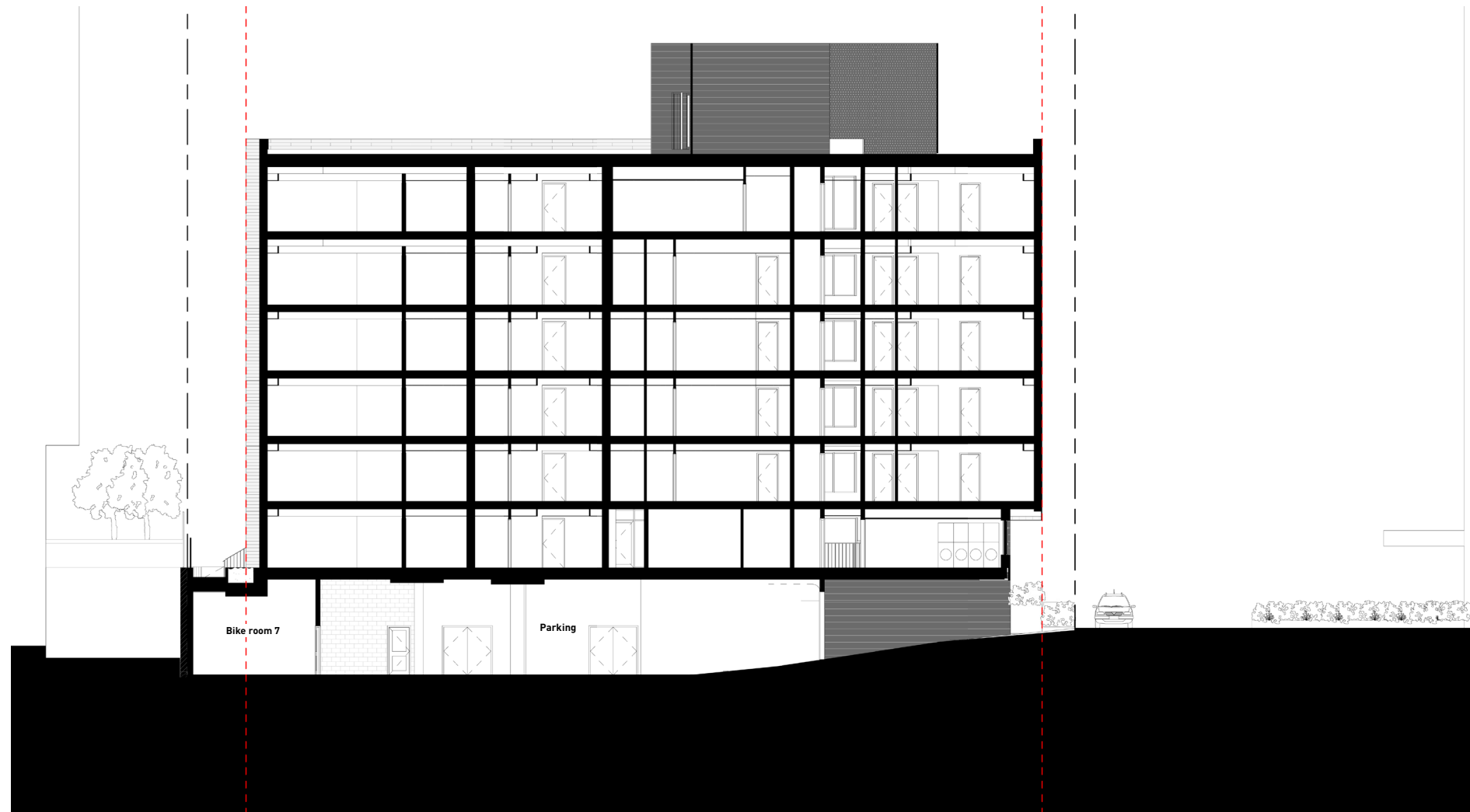
LONGITUDINAL SECTION



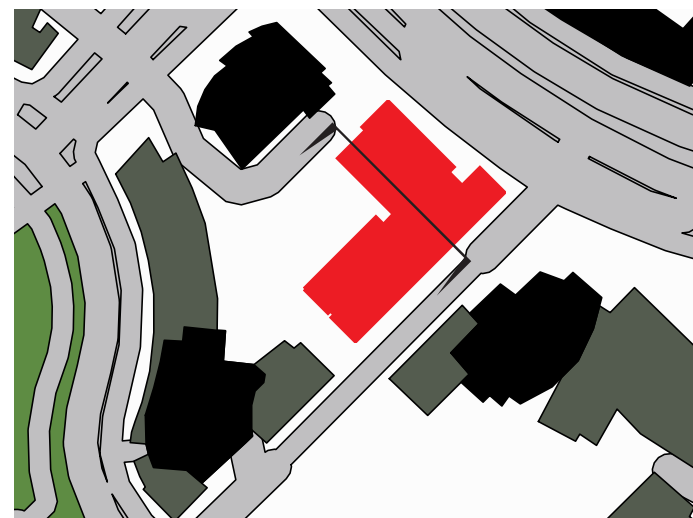
Building section

An accessible main building entry is provided at the intersection of Pacific Street and Strathmore Mews. Visual access to the internal courtyard is provided from the Mews.

FORM OF DEVELOPMENT / CONT'D



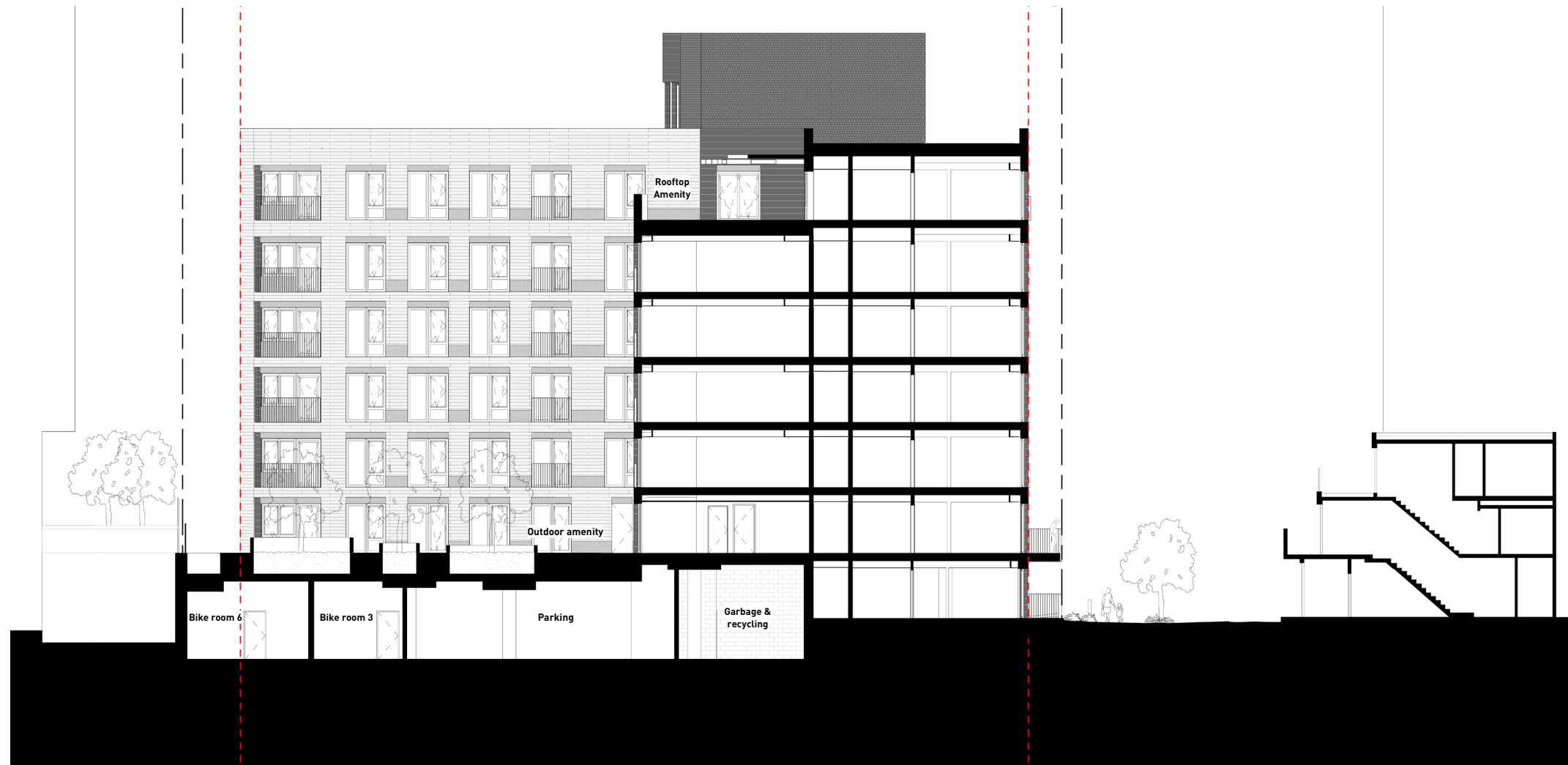
TRANSVERSE SECTION



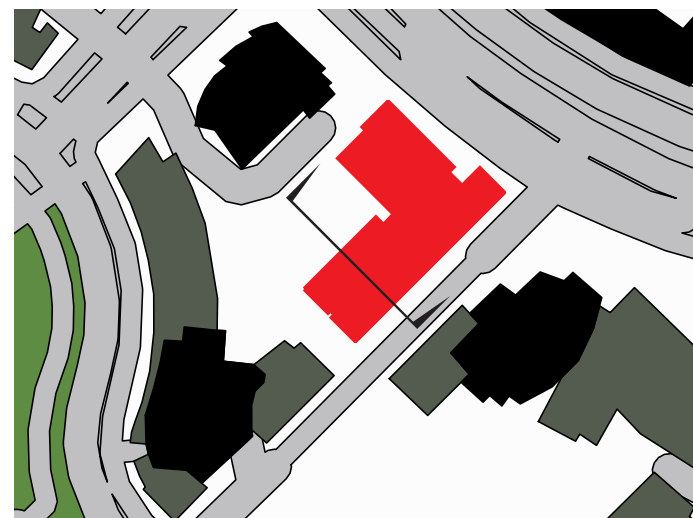
Ramp section

Access to bicycle and vehicle parking is from a short ramp from Strathmore Mews.

FORM OF DEVELOPMENT / CONT'D



TRANSVERSE SECTION



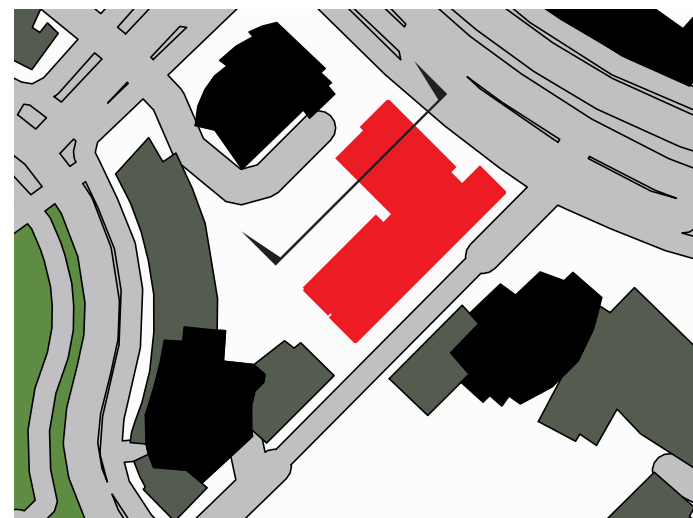
Courtyard section

Amenity rooms are located next to the exterior amenity space at the courtyard and roof top level. Balconies and living rooms are oriented the central courtyard, while side-yard setbacks are sized to provide day light access to second bedrooms.

FORM OF DEVELOPMENT / CONT'D



LONGITUDINAL SECTION



Courtyard section

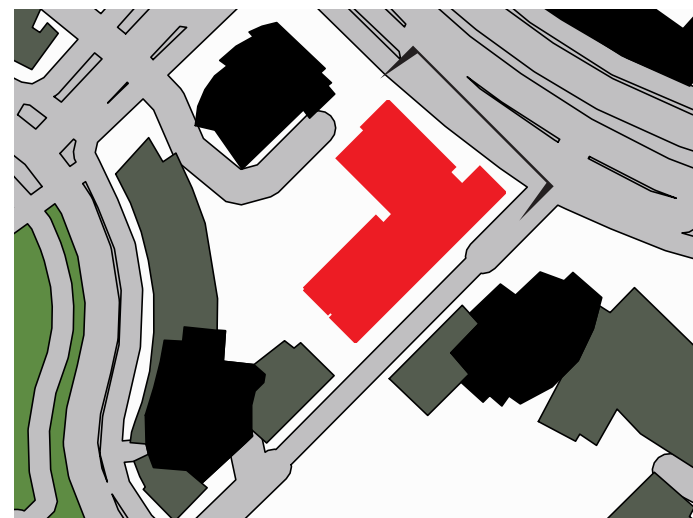
The courtyard terraces down towards the neighbouring property.



FORM OF DEVELOPMENT / CONT'D



NORTHEAST - PACIFIC STREET



PREVIOUS PAGE - PACIFIC STREET VIEW LOOKING WEST

450 PACIFIC STREET

Pacific Street elevation

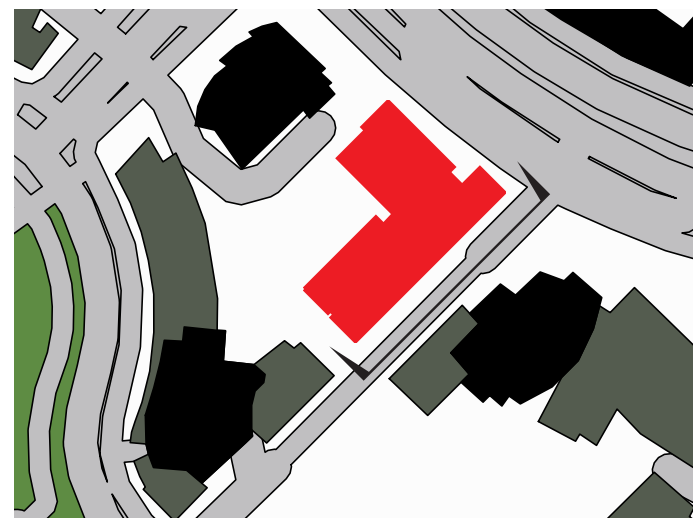
The courtyard is accessed by stairs or a landscaped 4.9% sloped walkway from Pacific.

Residents and guests can access the Mews level units via an elevator and stair from the lobby.

FORM OF DEVELOPMENT / CONT'D



SOUTHEAST ELEVATION



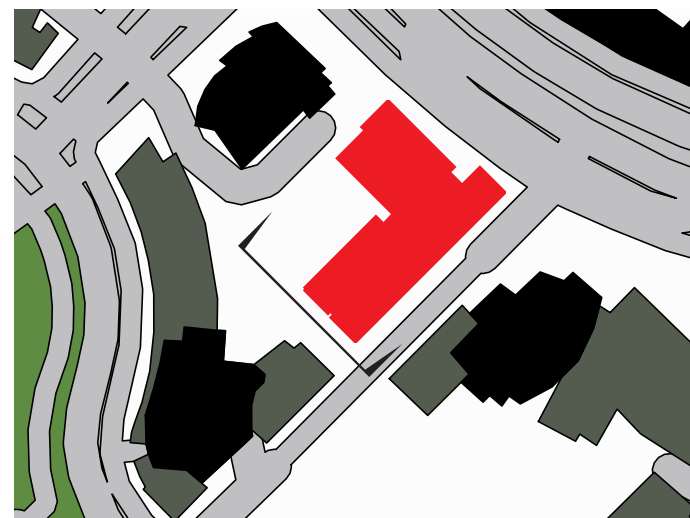
Strathmore Mews elevation

The Strathmore Mews elevation includes ground level units that are accessed from the Mews. Integrated balconies on the corners increase privacy and allow for distant views past neighbouring towers.

FORM OF DEVELOPMENT / CONT'D



SOUTHWEST ELEVATION



Courtyard elevation

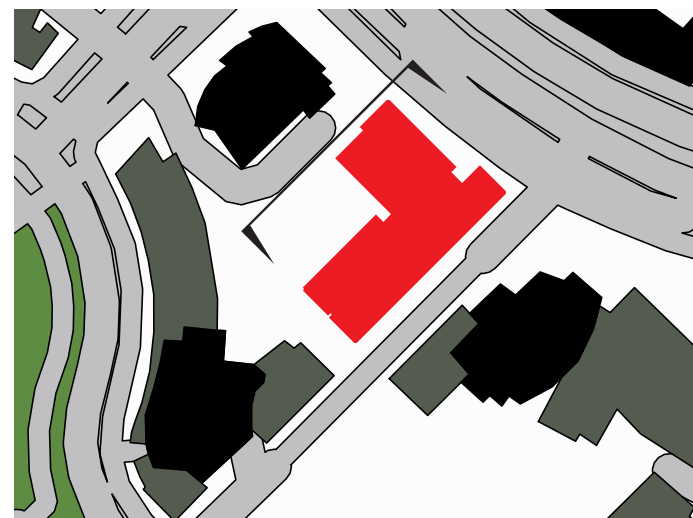
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FORM OF DEVELOPMENT / CONT'D



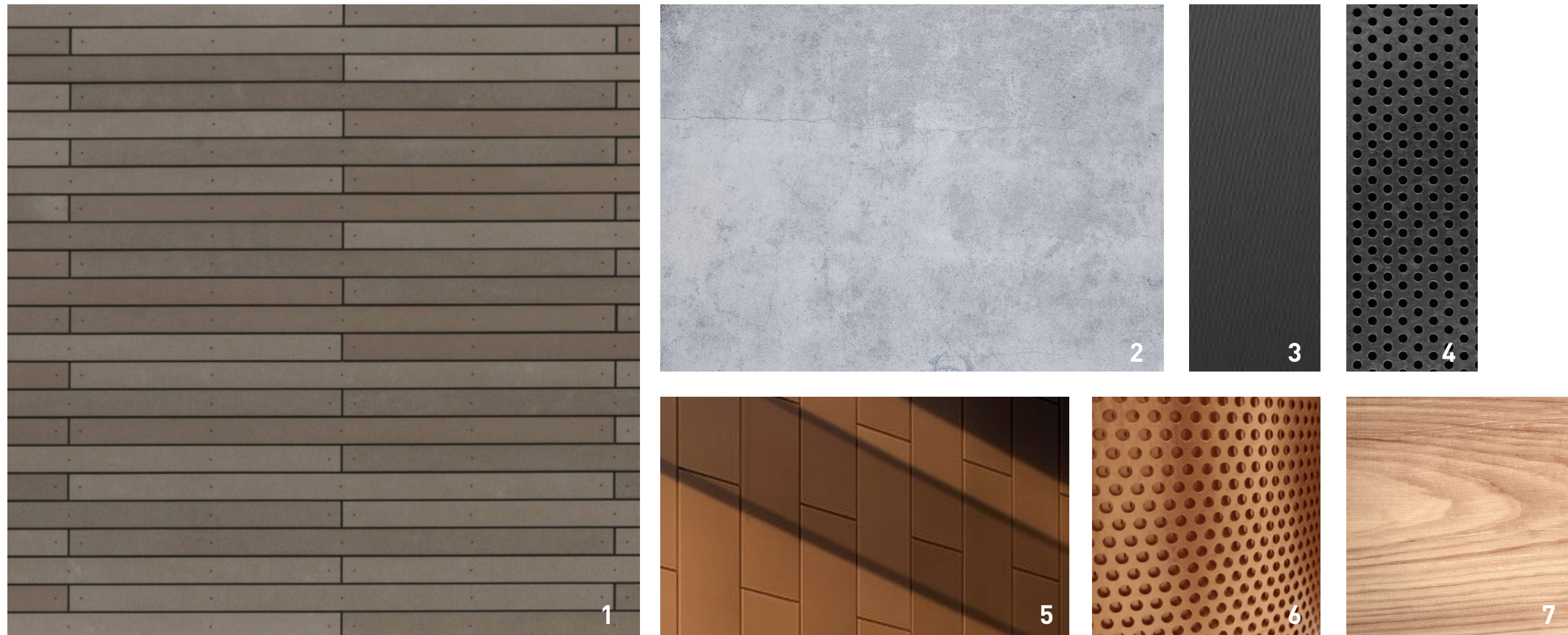
NORTHWEST ELEVATION



Courtyard elevation

Integrated balconies are oriented away from neighbouring side-yards to increase privacy.

MATERIAL BOARD



EXTERIOR SAMPLES

1. CEMENTITIOUS PANEL COLOUR #1
2. NATURAL CONCRETE
3. PREFINISHED METAL GUARD RAILS AND WINDOW FRAMES COLOUR #2
4. PREFINISHED PERFORATED METAL PANEL COLOUR #2
5. PREFINISHED METAL PANEL COLOUR #3
6. PREFINISHED PERFORATED METAL PANEL COLOUR #3
7. WOOD PERGOLA

public

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