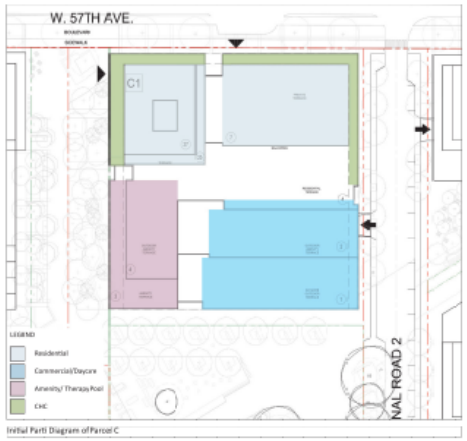
PEARSON DOGWOOD - PARCEL C
Design Rationale

SITE

Parcel C is located on the south side of 57th Ave is between Cambie Street and Heather Street. the Parcel is just east of the entrance to Ash Crescent on 57th Ave. As per the rezoning application, there will be an internal street to the east of the site, High Street Commons (a pedestrian path) to the west, and Pearson Plaza to the South. Unlike much of the other parcels of Pearson Dogwood there is no internal porosity on Parcel C. The project is one building with an 7 storey podium that terraces and a single 27 storey tower on the northwest corner of the site.

To minimize the impact of vehicles at grade, all loading and garbage pickup will happen in the underground parkade. All Bike Storage will occur on one floor below grade with a clear pathway leading to the outside. There will also be all required secure Retail and Daycare Parking stalls and also two car share accessible 24-7 on the same level. All required Residential Visitor and CHC parking will be on P2. And the remaining Market residential parking is on Levels P3 and P4.

Guidelines taken from CD-1 Bylaw Provisions - 17/06/08 and the Pearson Dogwood Rezoning Package - 15/12/25



Initial Parti Diagram of Parcel C

This project uses simple, repetitive, two dimensional and three dimensional patterns to create organic architectural responses to the conditions of the large site. The initial parti of Parcel divided the project into four quadrants each with own corresponding facade types and massing.

There are two identified conditions that the proposed design of the facades and massing are answering:

1. Wayfinding around the Block by Division
2. The different speeds of Boundary Traffic

MASSING & MATERIAL

The Southeast quadrant of the site will hold Retail on the Ground Floor, Daycare on Level 2, and Pearson Dogwood Site Amenity Pool on Level 3. Every program listed requires a sizable outdoor space infront of the program. thus the massing of the Southeast quadrant terraces towards Pearson Plaza. However, in order to block unwanted views on the Daycare on Level 2, there are landscaping and architectural elements to block unwanted views to the Outdoor Daycare Spaces on Level 2. The masses on the southeast corner step inwards to create an interest and dynamic facade on the diagonal paths that were laid out in the Rezoning document.

The Southwest Quadrant will hold Therapy Pool and Retail on the Ground floor, Daycare and CHC on Level 2 and Site Amenity on Levels 3 & 4. The Therapy pool requires a means of protecting views directly from the High Street Commons inside. The vertical cyclindrical screen facade treatment is a response to reflect the nearby landscape meant to protect views into the Therapy Pool and other programs. Thus the South West quadrant is wrapped in all of the similar treatment to create an iconic element on Pearson Plaza and the City Park.

The lower level of the two north quadrants holds the Community Health Clinic and Doctors offices on Level 1 to Level 4. The irregular facade is meant to complement the other irregular facades . However to create some interest, some important spaces in the CHC are accented and broken up with multiple planters placed in the fasade.. It is also broken up with colour-glass as well to create interest and iconic mass that can be recognized from the intersection of Cambie and 57th Ave.

The upper levels of the two north quadrants are setback from the podium of the CHC. These are Residential units and Pearson Units on the north half of the site. The cuts where the planters are in the CHC Facade in order to connect with the podium below and have elements that interlock between the podium and spaces above. Other masses are copied from elements on the building site onto the tower to create a dynamic and interconnected facade that is still seperate from the other quadrants.

Channel Glass will provide a marker to separation between the multiple programs adn facade treatments on the site but also signify the entrance to the many programs on the site. The project holds multiple opposing programs in balance within one building. A Residential Tower Entrance, Community Health Centre, Pearson Dogwood Site Amenity, Retail Spaces & Children's Daycare are all looking for space and an identity in the podium alone. The combination of the channel glass seperations and individual identities and massing for each quadrant will create a recognizable architectural wayfinding organization around the project.

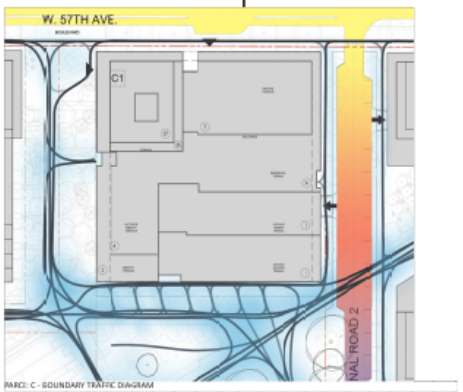
BOUNDARY TRAFFIC

Realizing that each boundary of the project has different speeds that people will viewing the project, the elevations respond to these conditions and the seperation programs as well.

On 57th Ave, there is fast car traffic. The north elevation responds to this speed of the traffic the north facades have large masses and interlocking elements between the podium and tower making the building recognizable at higher speeds and from further away on Cambie Street.
On the East Elevation, car traffic is transitioning from the busy 57th Ave to the slower Internal Street 2. So the east elevation responds to the transition of speed of the car, the northern half of the East elevation assumes elements from the 57th Ave facade responses, whereas the southern half of the East Elevation draws the attention towards the slower pedestrian traffic at Pearson Plaza.

Pearson Plaza will have mixture of pedestrians enjoying the plaza and walking through. The South Facades are irregular giving more interest to the slow pedestrian traffic through the plaza to stop and look at the different facades and use the Pearson Plaza.

The High Street Commons will have pedestrians meandering from the busy W57th Ave through to the Therapy Pool, Site Amenity, Pearson Plaza, Urban Farm or Park. The contrast of the tower large balcony elements and irregular forest of the vertical forest covering the Therapy Pool and Site Amenity responds to this change in traffic speed on the High Street Commons will create a dynamic contrast between the two. Whereas the lower podium below the tower is meant to resemble the Vertical forest covering the Therpay pool and create continuity drawing pedestrsisn down towards the Pearson Plaza.

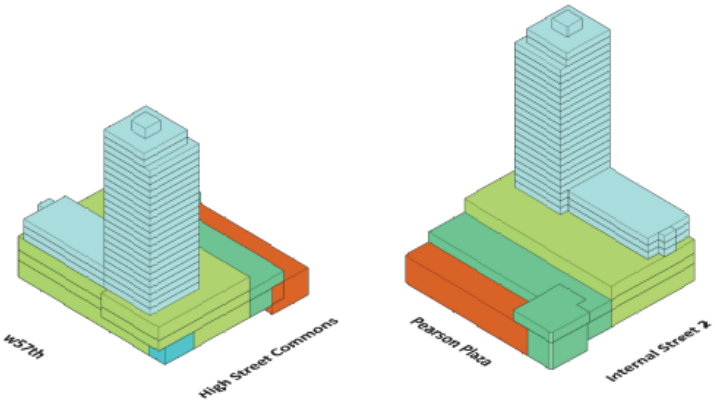


PARCEL C - BOUNDARY TRAFFIC DIAGRAM

1. MASSING

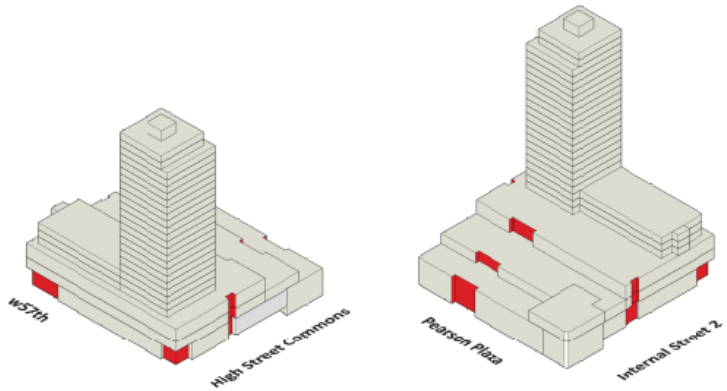
Massing outlined in rezoning phase consists of multiple programs interlocked to create a terraced form.

- Residential tower and podium
- Community Health Centre
- Amenity
- Retail



2. Articulating Programs

Entries marked to articulate program forms and break up long continuous facades.



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1	2017-12-19	DP APPLICATION

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PROJECT TITLE
Cambie Gardens - Parcel C
West 57th Ave (500 Block)

PROJECT NO:	101209
DRAWN BY:	SM
CHKD BY:	MB
SCALE:	N/A
DATE:	2017-12-15

SHEET TITLE
DESIGN RATIONALE - A

SHEET NUMBER
A0.01A

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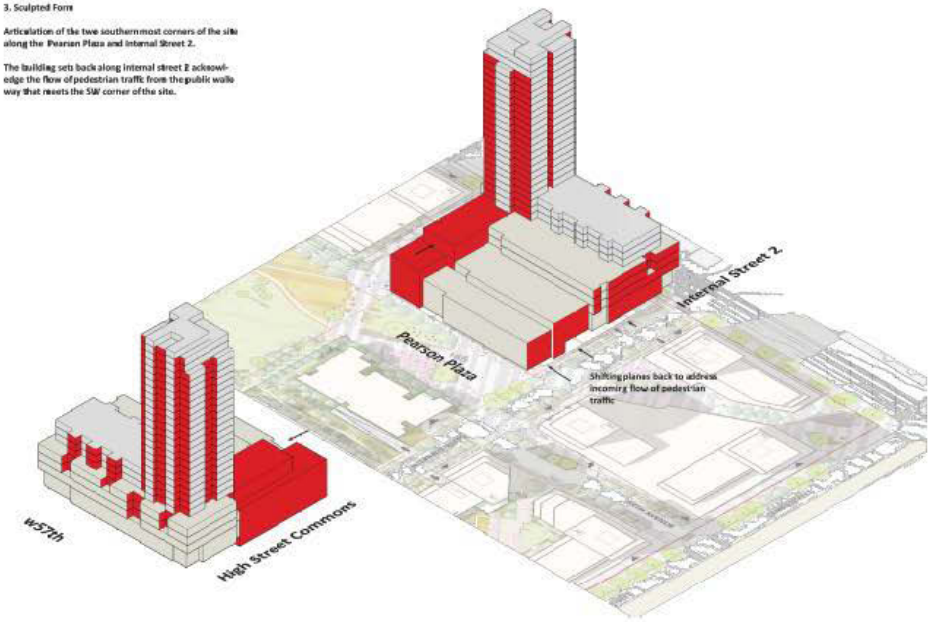
3. Sculpted Form

Articulation of the two southernmost corners of the site along the Pearson Plaza and Internal Street 2.

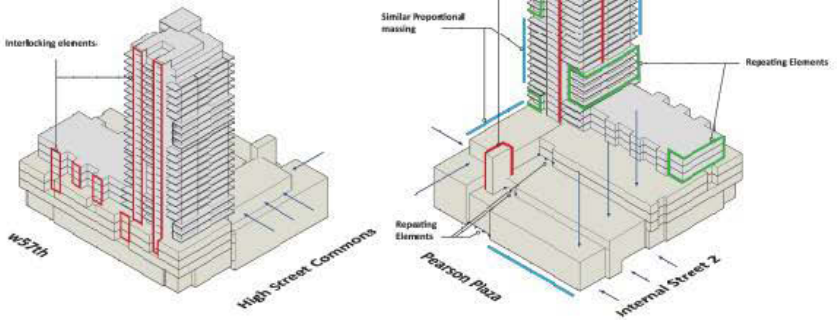
The building sets back along internal street 2 acknowledge the flow of pedestrian traffic from the public walk way that resets the SW corner of the site.



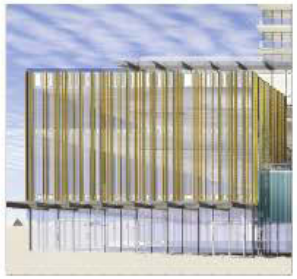
Further breaking down of the tower massing and podium to create similar proportioned elements to tie the various programs together.

Intersecting volumes between the CHC and Residential Programs in the podium create a dynamic interconnected form.

Clock tower added.



FINAL DESIGN



Use of repeating of elements such as the stone walls within the clock tower and the columns of the front facade.

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SHEET TITLE

DESIGN RATIONALE - B

SHEET NUMBER: A0.01B

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