

Memorandum

Date: May 23, 2018

Project: Lot 8, Wesbrook Village

To: Steven Lecocq, Campus and Community Planning
Jork Gravenstein, Perkins and Will

Copy: Joseph Fry, Hapa
Ariel Vernon, Hapa

Via: courier mail email
 for approval for your action for your information

The following changes have been made to the landscape design since drawings were issued for DP in March, 2018.

1. 10 Class B Bike parking spaces were added in the walkway between the townhouses.
2. Planting beds were added between each private patio, so that hedges can be used for privacy.
3. The north entrance to the midrise building was revised to accommodate existing grades slightly higher than the entrance. A bench was added.
4. Community Patio
 - Minor, accessible, pathways were added to connect the community patio and harvest table area to the drive court.
 - The outdoor kitchen was moved to be incorporated into the walls at the north edge of the patio.
5. Lighting
 - The catenary lighting between the two townhouses was changed to lighting attached to the building walls.
 - The pole lights along the site's interior pathways have been changed to bollard lights, and thus increased in number.

Please note, the list of existing trees to be removed or relocated has not yet been finalized in consultation with the Director of Planning. This work is forthcoming.

Regards,



Sarah Siegel BCSLA CSLA ASLA
Hapa Collaborative

LANDSCAPE CONCEPT

The landscape vision exists on two levels: one - by creating an ecosystem-inspired sense of place, and, two - by considering programming which enriches the private and communal experience for residents. The landscape is grounded to its location directly adjacent to Pacific Spirit Park primarily through the use of planting. The vegetative strategy suggests a forest edge landscape typology.

A Forest Garden

While it would be impossible to recreate a mature coniferous forest in this built environment, we can attempt to evoke a more open, deciduous forest edge ecosystem with small ornamental trees such as vine maples, pacific dogwood and red alders. Underneath this light canopy is a garden of ferns and other ornamental groundcovers in a simplified, informal 'forest floor'.

Within the forest garden are two 'clearings', the Drive Court and the Community Patio. The Drive Court announces the entrance to the tower which is then reached by passing over a fern dell. From this space which also holds a large waiting bench, one passes through a threshold canopy to enter The Community Patio. This is the main open space connected to the tower's amenity spaces. This place is conceived of as the social and family gathering place for the residents of the tower. It contains a BBQ and large harvest table. Unit pavers are used to help bring a comfortable scale and finer level of detail to the paved areas.

At the corner of Binning and Birney avenues is a copse of larger deciduous feature trees which will be a focal point for the forest garden and for the development from the street.

A Landscape Bento Box

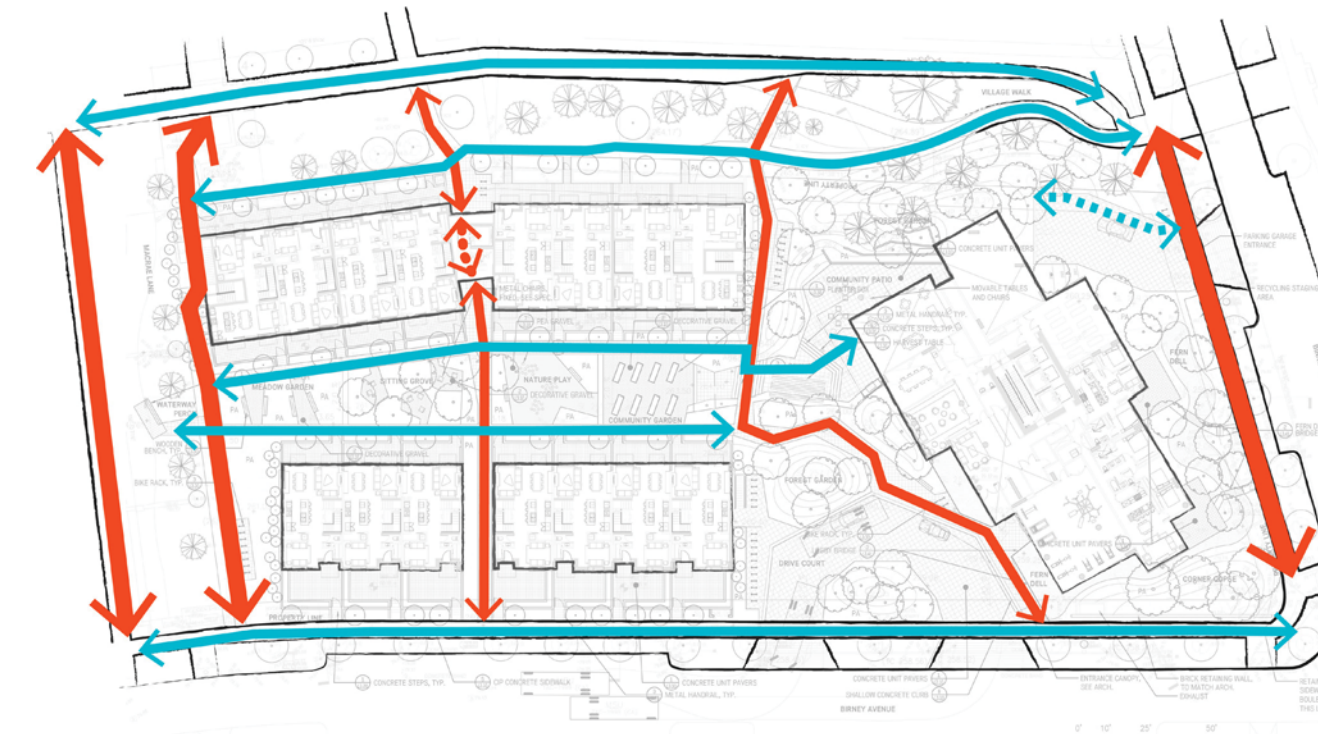
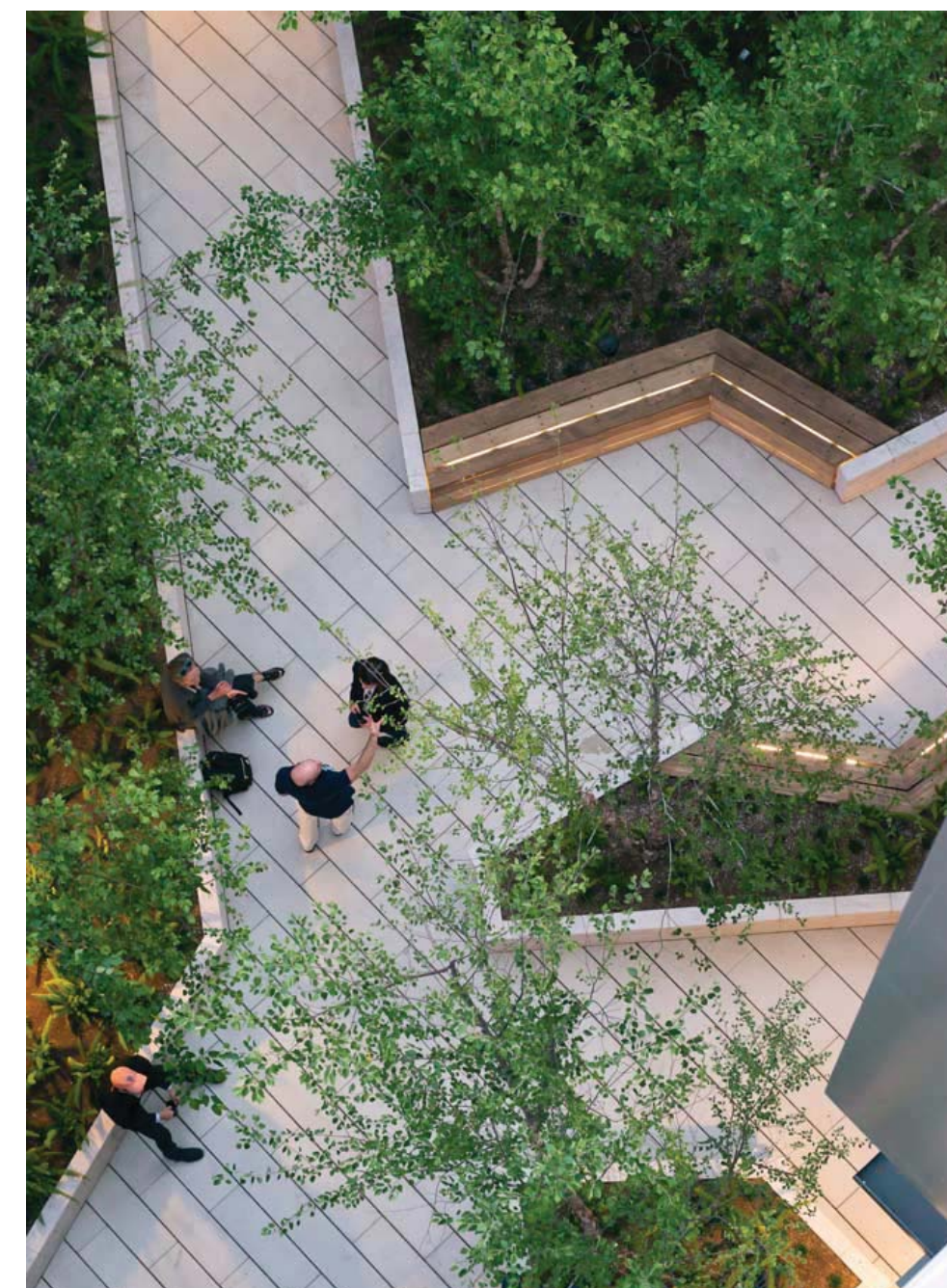
Moving west through the site, the Community Patio is bounded by a small pavilion. From here we enter a linear space which is framed by the back sides of the townhouses and midrise. The linearity is broken into four distinct gardens: a community agriculture zone, a nature play area, a sitting grove and, finally - a meadow garden. This meadow garden follows the overall planting concept culminating the edge of the forest with an open field; it turns the corner and continues alongside the pathway to Birney. Moving from the more active to more passive landscape types as we move away from the tower, the series of spaces allows residents to step right out of their houses and into useful and communal spaces of a comfortable, intimate, scale.

A Perch

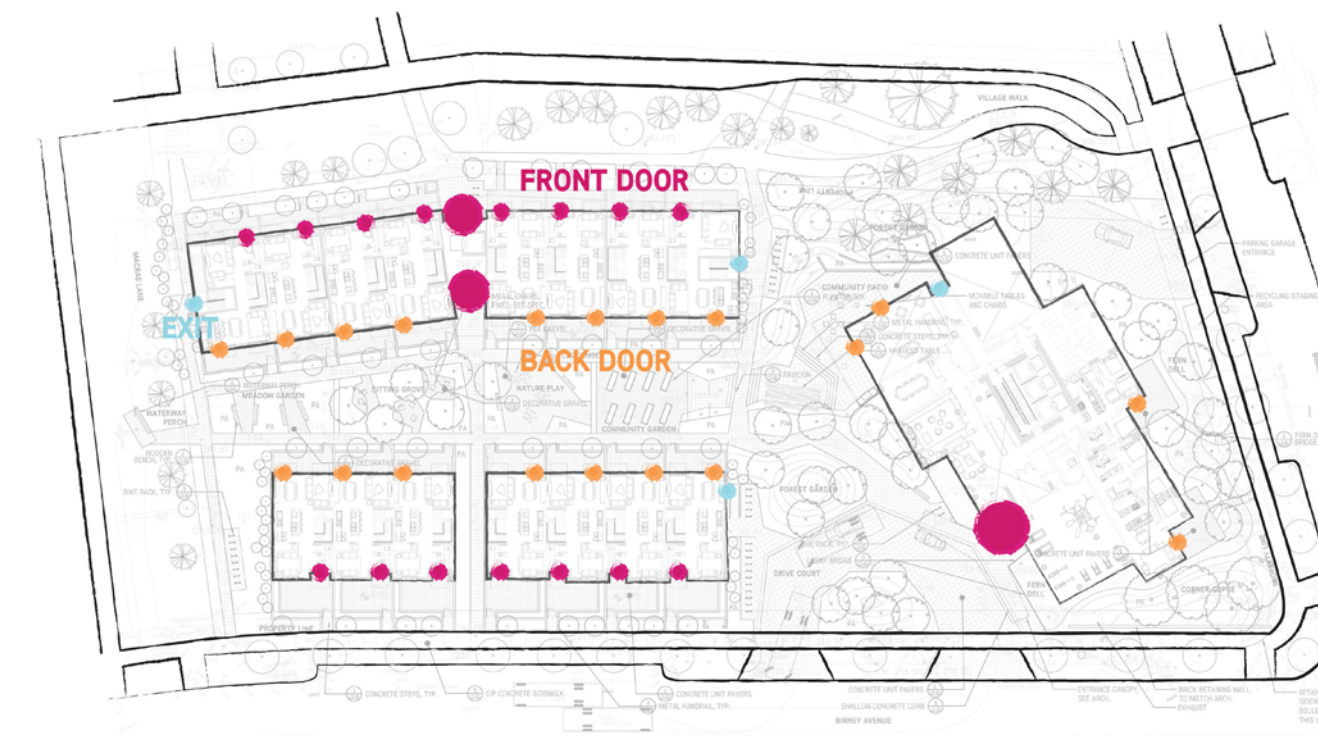
The four gardens end at a north south connection pathway which links Birney road to Khorana Park. Just past this pathway a small perch platform with bench engages with the existing waterway, culminating the procession of landscape experiences.

Edges

On the north and west sides of the site, existing coniferous trees and shrub gardens create a buffered edge to the residences. Landscaping would be designed to merge seamlessly with these existing landscapes.



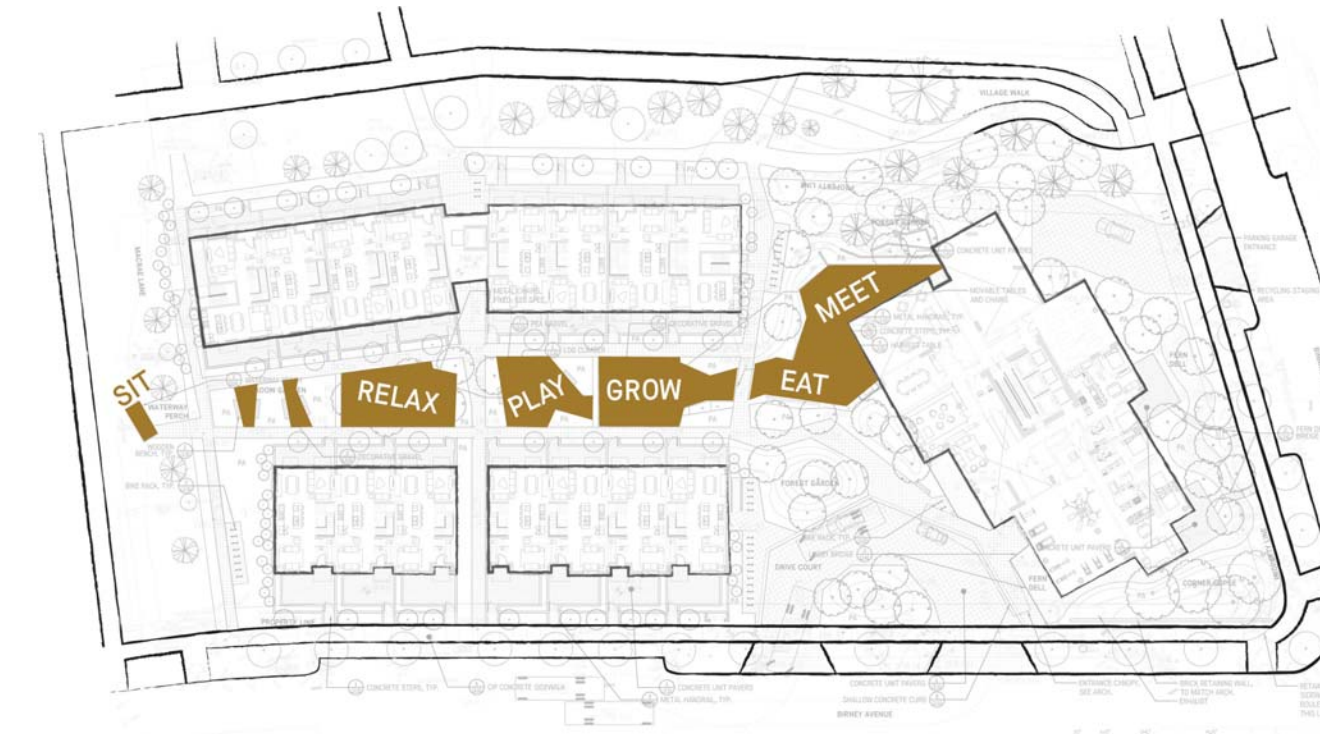
PATHS



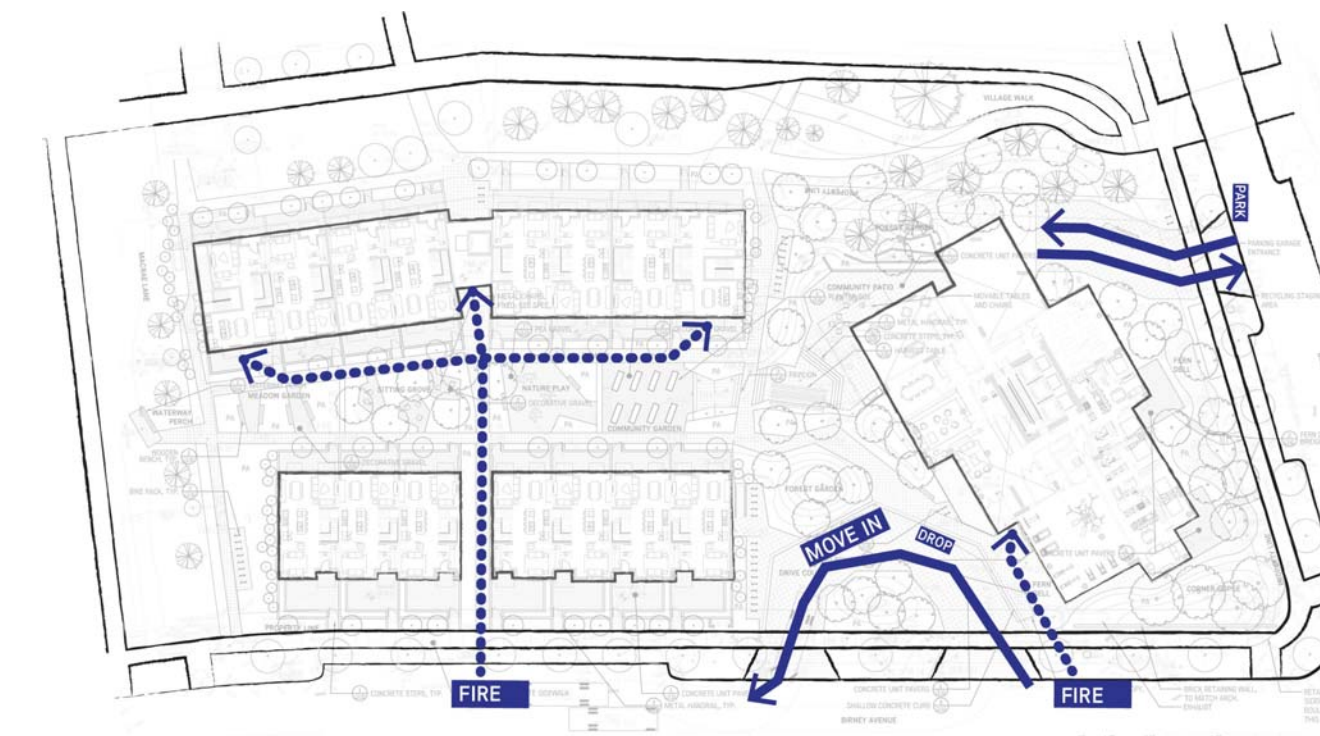
ENTRANCES



TREE CANOPY



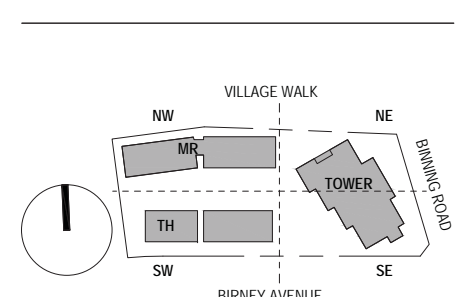
PLACES



VEHICULAR ACCESS



LANDSCAPE COVER TYPES



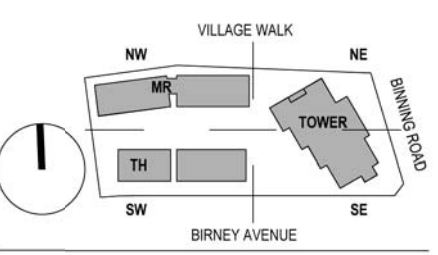
IVY ON THE PARK
LOT 8

1	PRE-APPLICATION AUDIT SUBMISSION	2017-11-02
2	PRE-APPLICATION AUDIT SUBMISSION	2017-12-07
3	PRE-DP APPLICATION SUBMISSION	2017-12-06
4	DP-APPLICATION AUDIT SUBMISSION	2018-02-01
5	DEVELOPMENT PERMIT SUBMISSION	2018-01-23
6	DP RE-SUBMISSION	2018-03-02
7	DP RE-SUBMISSION	2018-05-24

LANDSCAPE CONCEPT



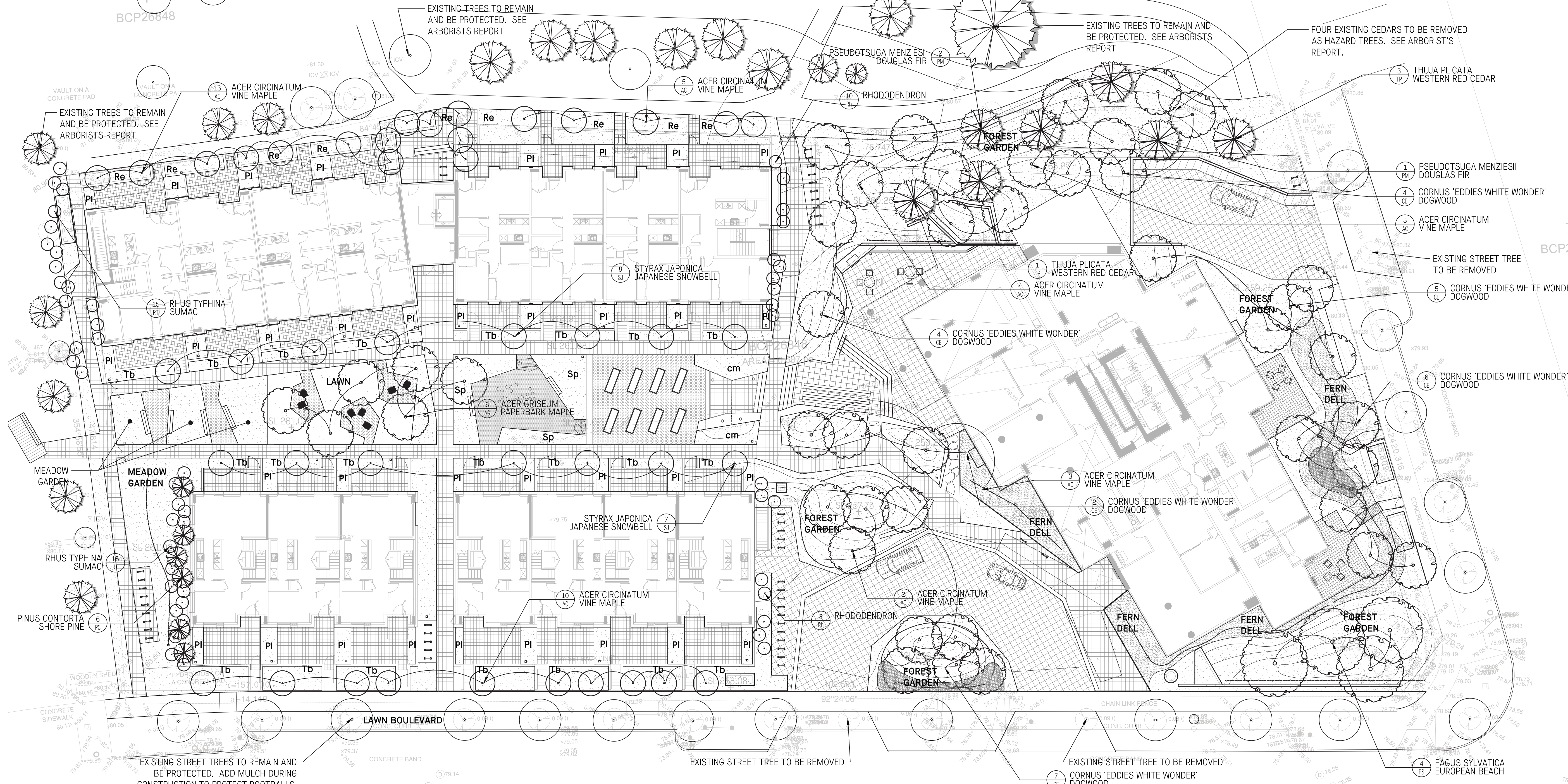
1 LANDSCAPE MATERIALS AND LAYOUT PLAN
1/16" = 1'-0"



IVY ON THE PARK
LOT 8

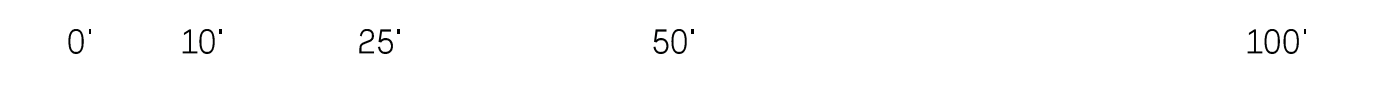
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7	DP RE-SUBMISSION	2018-05-24

LANDSCAPE MATERIALS
AND LAYOUT PLAN



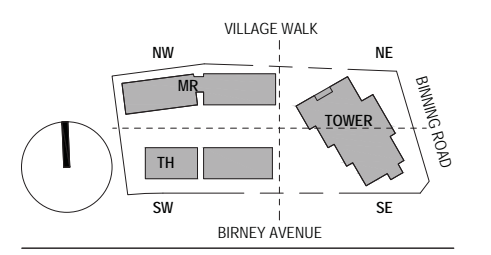
Plant Schedule

SYM	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	COMMENTS
EXISTING TREE					
TREES					
AC	32	ACER CIRCINATUM	VINE MAPLE	4' TALL	UNIFORM SIZE AND QUALITY
SJ	6	STYRAX JAPONICA	JAPANESE SNOWBELL	MIN 8CM CAL., B&B.	UNIFORM SIZE AND QUALITY
AG	10	ACER GRISEUM	PAPERBARK MAPLE	MIN 8CM CAL., CLUMP FORM, B&B.	UNIFORM SIZE AND QUALITY
CE	28	CORNUS 'EDDIES WHITE WONDER'	EDDIES WHITE WONDER DOGWOOD	MIN 8CM CAL., B&B.	UNIFORM SIZE AND QUALITY
TP	3	THUJA PLICATA	WESTERN RED CEDAR	8-10' TALL	UNIFORM SIZE AND QUALITY
PM	3	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	8-10' TALL	UNIFORM SIZE AND QUALITY
PC	6	PINUS CONTORTA	SHORE PINE	8-10' TALL	UNIFORM SIZE AND QUALITY
SHRUBS					
Re	30	RHODODENDRON 'EVEREST'	RHODODENDRON	MIN. 6' TALL	UNIFORM SIZE AND QUALITY
RT	30	RHUS TYPHINA	STAGHORN SUMAC	MIN. 6' TALL	UNIFORM SIZE AND QUALITY
Tb	750	TAXUS X MEDIA 'HICKSI'	HICKS YEW	2 GAL. POT, 24" O.C.	UNIFORM SIZE AND QUALITY
Sp	100	SALIX PURPUREA 'NANA'	ARCTIC WILLOW	2 GAL. POT, 24" O.C.	UNIFORM SIZE AND QUALITY
PI	100	PRUNUS LAUROCERASUS 'ROTUNDFOLIA'	COMMON LAUREL	2 GAL. POT, 24" O.C.	UNIFORM SIZE AND QUALITY
FERN DELL GROUNDCOVERS					
pm	1000	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL. POT, 18" O.C.	UNIFORM SIZE AND QUALITY
af	1000	ANTHYRIUM FELIX FEMINA	LADY FERN	1 GAL. POT, 18" O.C.	UNIFORM SIZE AND QUALITY



1 PLANTING PLAN
1/16" = 1'-0"

SYM	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	COMMENTS
FOREST GARDEN GROUNDCOVER AND UNDERSTORY PLANTINGS					
pm	1000	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL. POT, 24" O.C.	UNIFORM SIZE AND QUALITY
Sa	75	SYMPHORICARPUS ALBUS	SNOWBERRY	2 GAL. POT, 36" O.C.	UNIFORM SIZE AND QUALITY
Mn	75	MAHONIA NERVOSA	OREGON GRAPE	2 GAL. POT, 36" O.C.	UNIFORM SIZE AND QUALITY
Gs	1000	GAULTHERIA SHALLO	SALAL	2 GAL. POT, 36" O.C.	UNIFORM SIZE AND QUALITY
Vp	75	VACCINIUM PARVIFOLIUM	HUCKLEBERRY	1 GAL. POT, 36" O.C.	UNIFORM SIZE AND QUALITY
ho	2000	HELLEBORUS ORIENTALIS	HELLEBORES	1 GAL. POT, 36" O.C.	UNIFORM SIZE AND QUALITY
cm	1000	CAREX MORROWII 'ICE DANCE'	ICE DANCE SEDGE	1 GAL. POT, 18" O.C.	UNIFORM SIZE AND QUALITY
Fg	75	FOTHERGILLA X INTERMEDIA 'MOUNT AIRY'	'MOUNT AIRY' WITCH ALDER	2 GAL. POT, SEE PLAN	UNIFORM SIZE AND QUALITY
Rs	75	RIBES SANGUINEUM 'KING EDWARD VII'	FLOWERING CURRANT	2 GAL. POT, SEE PLAN	UNIFORM SIZE AND QUALITY
pk	500	PODOPHYLLUM 'KALEIDOSCOPE'	HYBRID MAY APPLE	2 GAL. POT, SEE PLAN	UNIFORM SIZE AND QUALITY
po	200	POLYGONATUM ODORATUM	SOLOMON'S SEAL	1 GAL. POT, 18" O.C.	UNIFORM SIZE AND QUALITY
MEADOW GARDEN PERENNIAL PLANTINGS					
am	100	ACHILLEA MILLEFOLIUM	YARROW	6" POT, 12" O.C.	UNIFORM SIZE AND QUALITY
lp	100	LUPINUS POLYFYLUS	LUPINE	6" POT, 12" O.C.	UNIFORM SIZE AND QUALITY
ep	100	EUTROCHIUM PURPUREUM	JOE PYE WEED	6" POT, 12" O.C.	UNIFORM SIZE AND QUALITY
vb	100	VERBENA BONARIENSIS	PURPLE VERVAIN	6" POT, 12" O.C.	UNIFORM SIZE AND QUALITY
sn	100	SALVIA NEMEROSA 'CARADONNA'	PURPLE SAGE	6" POT, 12" O.C.	UNIFORM SIZE AND QUALITY
dc	100	DESCHAMPSIA CESPITOSA 'GOLDTAU'	GOLD DEW TUFTED HAIR GRASS	6" POT, 12" O.C.	UNIFORM SIZE AND QUALITY
rf	100	RUDBECKIA FULGIDA	BLACK EYED SUSAN	6" POT, 12" O.C.	UNIFORM SIZE AND QUALITY
sa	100	SESLARIA AUTUMNALIS	AUTUMN MOOR GRASS	6" POT, 12" O.C.	UNIFORM SIZE AND QUALITY



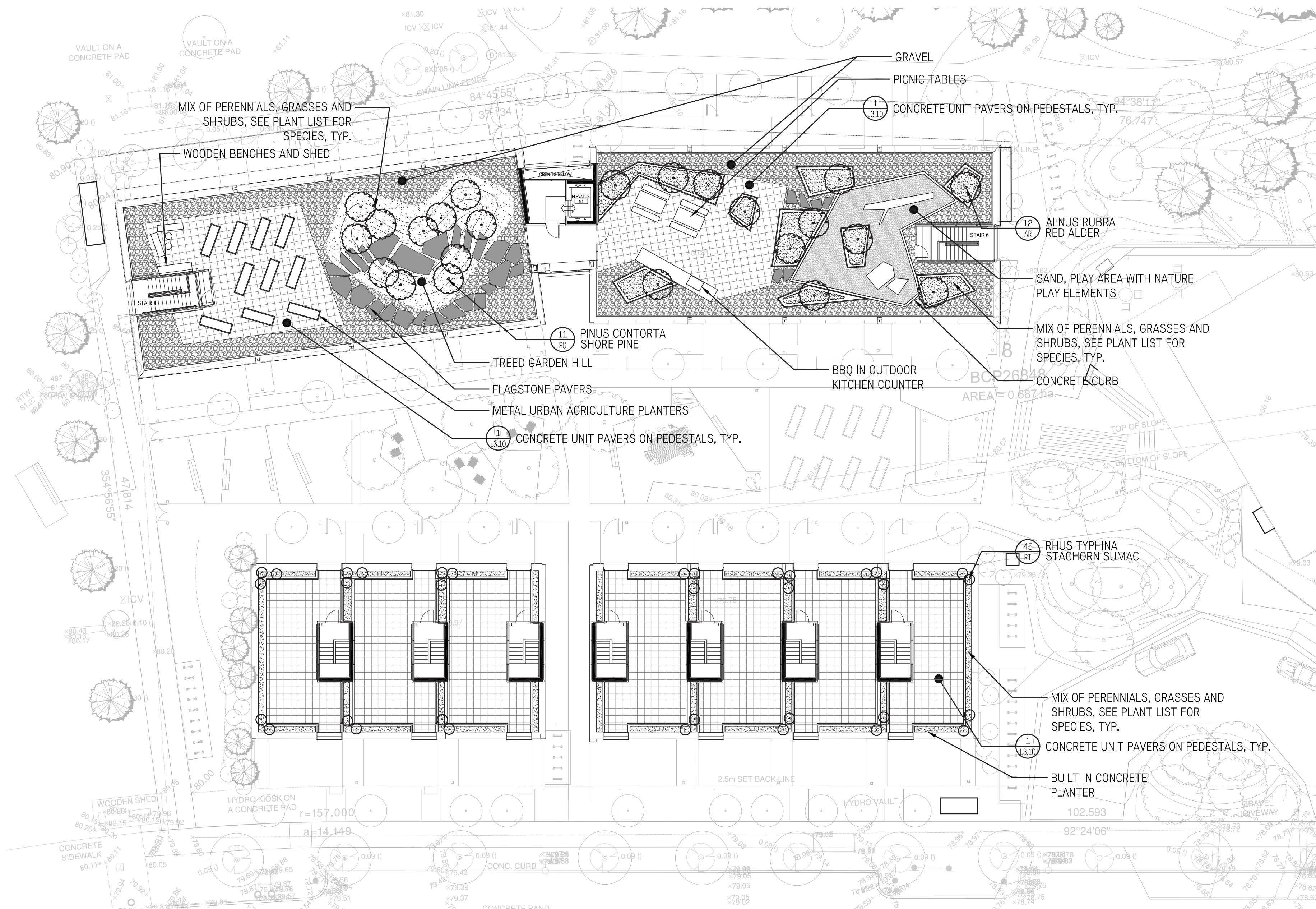
IVY ON THE PARK
LOT 8

1	PRE-APPLICATION AUDP SUBMISSION	2017-11-02
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PLANTING PLAN

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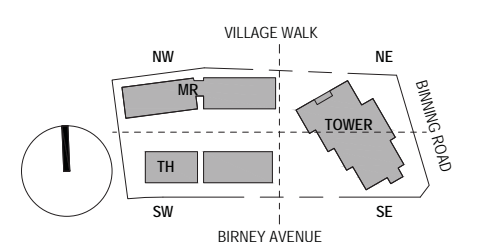
1 ROOFTOP PLANTING PLAN
1/16" = 1'-0"

Plant Schedule

QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	COMMENTS
SHRUBS				
RT 64	RHUS TYPHINA	STAGHORN SUMAC	MIN. 6' TALL	UNIFORM SIZE AND QUALITY
AR 12	ALNUS RUBRA	RED ALDER	6 CM CAL.	UNIFORM SIZE AND QUALITY
PC 11	PINUS CONTORTA	SHORE PINE	6' TALL MIN.	UNIFORM SIZE AND QUALITY
Tb 400	TAXUS X MEDIA 'HICKSII'	HICKS YEW	2 GAL. POT, 24" O.C.	UNIFORM SIZE AND QUALITY
Sp 200	SALIX PURPUREA 'NANA'	ARCTIC WILLOW	2 GAL. POT, 24" O.C.	UNIFORM SIZE AND QUALITY
PERENNIALS AND GRASSES				
vb 200	VERBENA BONARIENSIS	PURPLE VERVAIN	6" POT, 12" O.C.	UNIFORM SIZE AND QUALITY
sn 200	SALVIA NEMEROSA 'CARADONNA'	PURPLE SAGE	6" POT, 12" O.C.	UNIFORM SIZE AND QUALITY
sa 200	SESLARIA AUTUMNALIS	AUTUMN MOOR GRASS	2 GALLON POT, 18" O.C.	UNIFORM SIZE AND QUALITY

NOTES

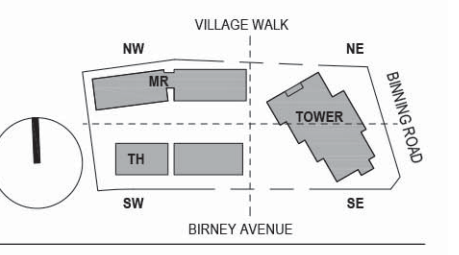
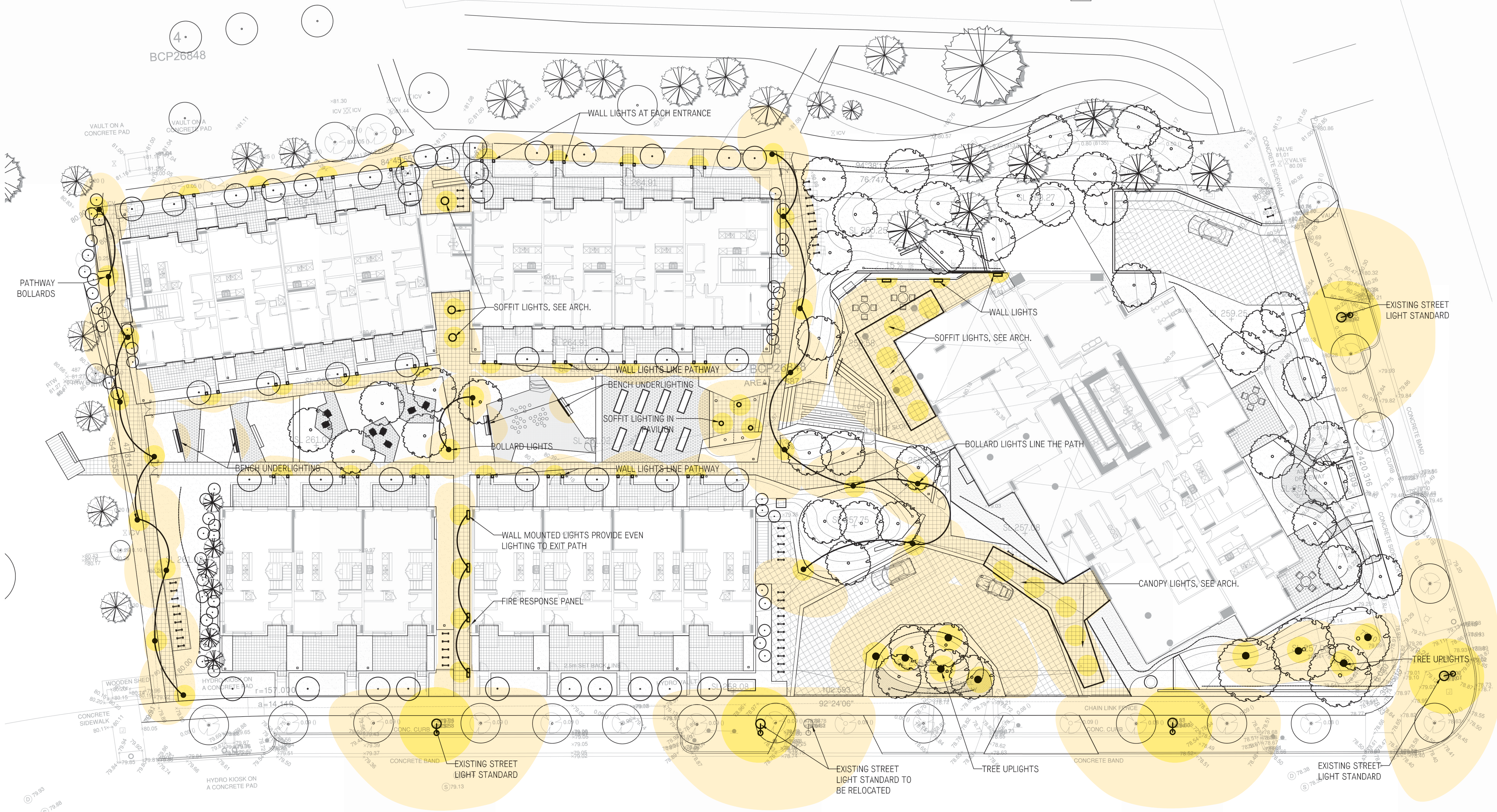
- ALL PLANT MATERIAL TO CLNA AND BCSLA STANDARDS. REFER TO THE BRITISH COLUMBIA LANDSCAPE STANDARD, CURRENT EDITION.
- AREA OF SEARCH FOR PLANT MATERIAL: PACIFIC NORTHWEST, INCLUDING BRITISH COLUMBIA, WASHINGTON AND OREGON.
- REFER TO SPECIFICATION FOR GENERAL CONDITIONS, MATERIALS AND INSTALLATION REQUIREMENTS.



IVY ON THE PARK
LOT 8

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ROOFTOP PLANTING PLAN



IVY ON THE PARK
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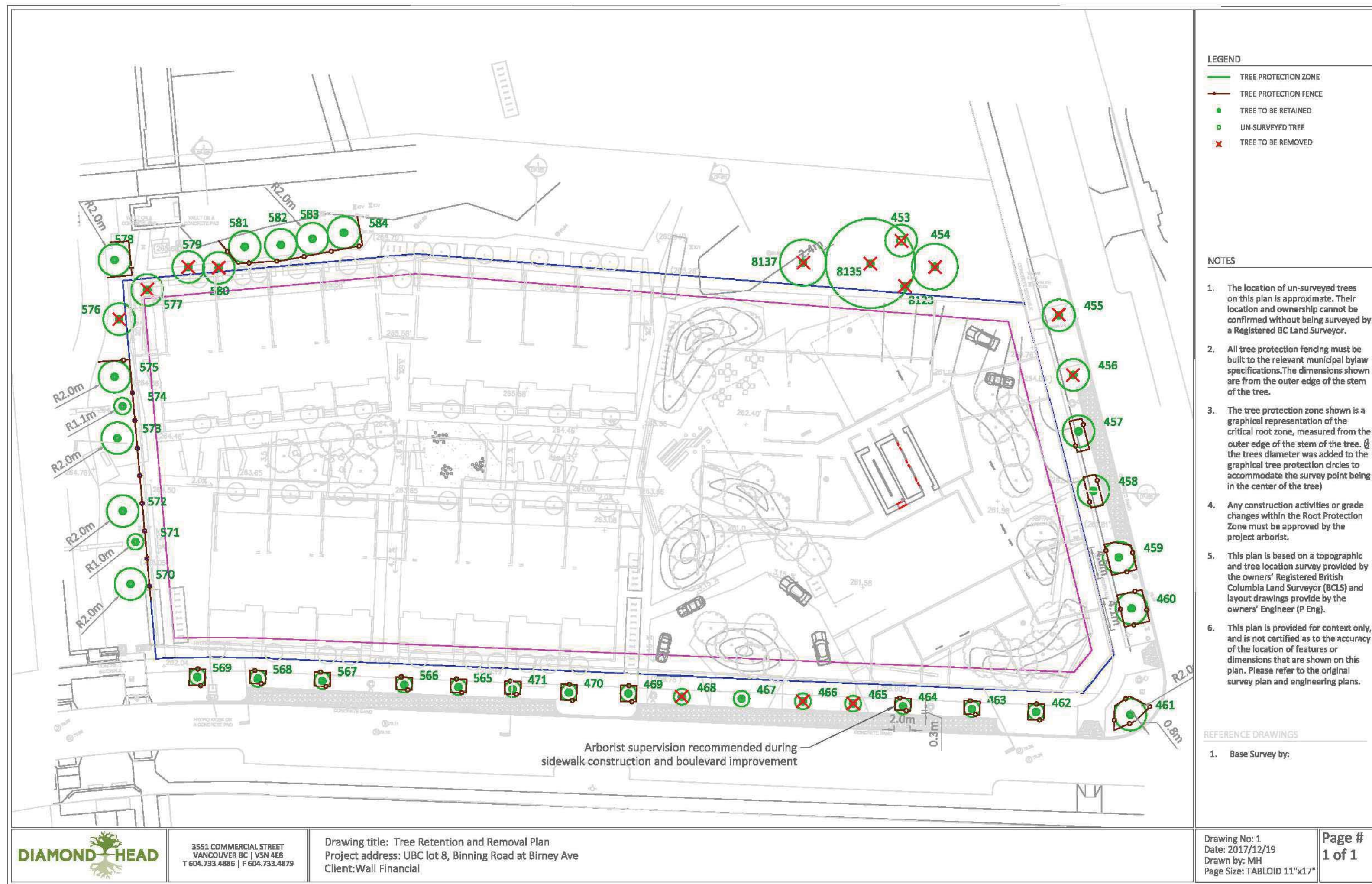
LANDSCAPE LIGHTING

1 LANDSCAPE LIGHTING PLAN
1/16" = 1'-0"

LIGHTING SYMBOLS

- BOLLARD LIGHT
- TREE UPLIGHT
- ⊙ EXISTING STREET POLE
- ▭ WALL MOUNTED LIGHTING
- ▬ BENCH ACCENT LIGHTING

NOTE:
See Arborist's report in conjunction with this plan



Arboricultural Inventory and Report

For:
Wall Financial Corporation

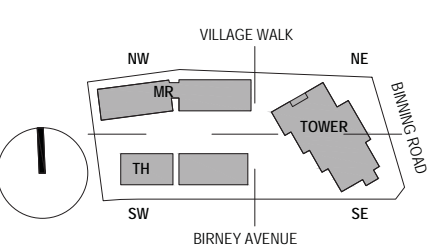
Site Location:
Lot 8 UBC South Campus

To be submitted with Tree Retention and Removal Plan dated December 18, 2017

Submitted to:
Edmund Siqueira, P.Eng.
Head of Construction

Date: December 18, 2017

Submitted by:
DIAMOND HEAD
3559 Commercial Street
Vancouver, BC 604.733.4886



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TREE RETENTION AND REMOVAL PLAN

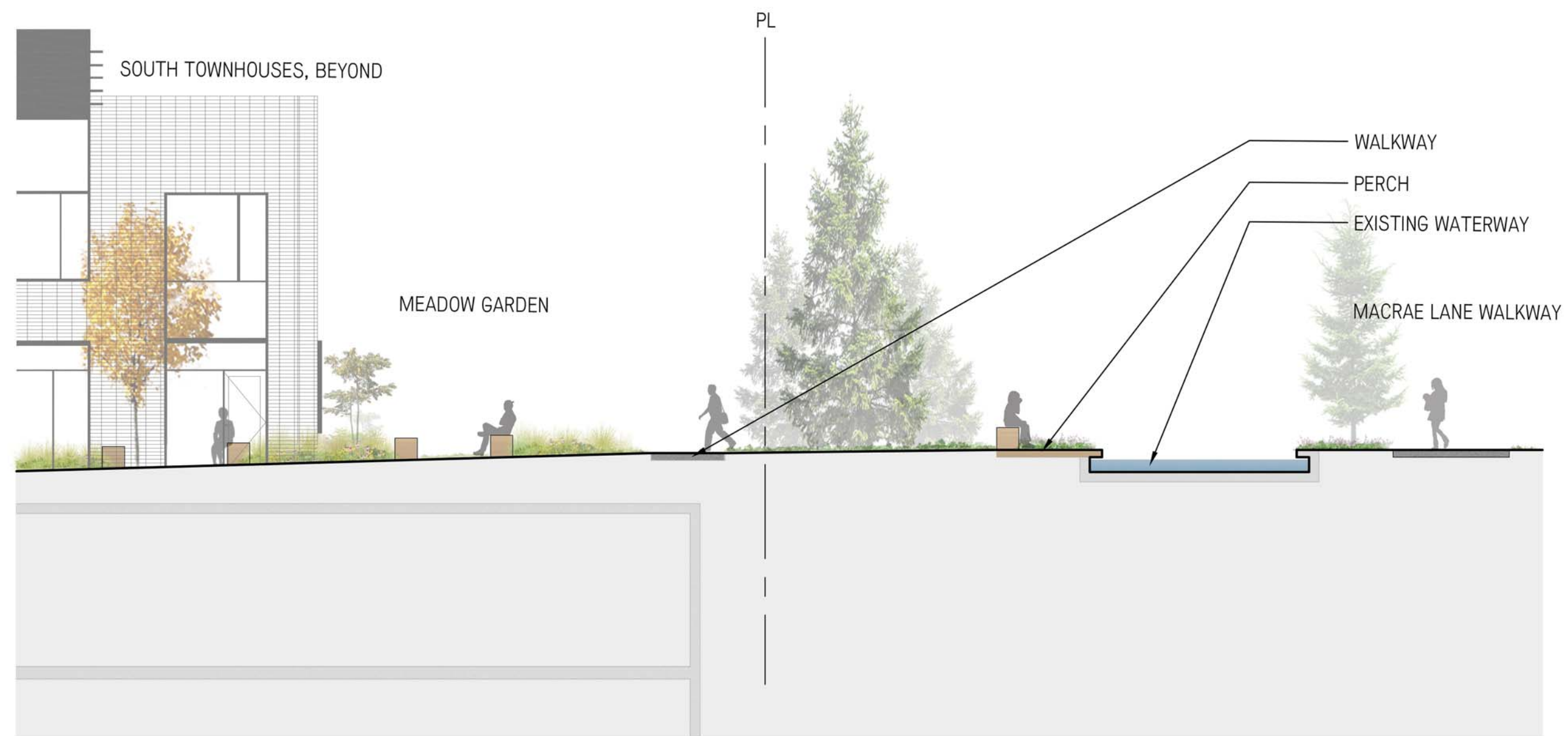
L-1.40

1 TREE RETENTION AND REMOVAL PLAN

NTS



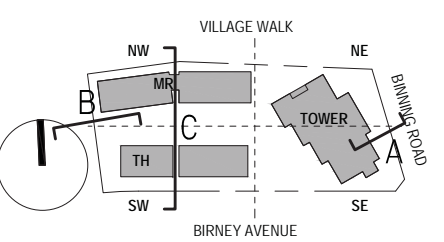
1 SECTION LOOKING NORTH THROUGH FERN DELL
L2.10 1/8" = 1'0"



2 SECTION LOOKING SOUTH THROUGH PERCH
L2.10 1/8" = 1'0"



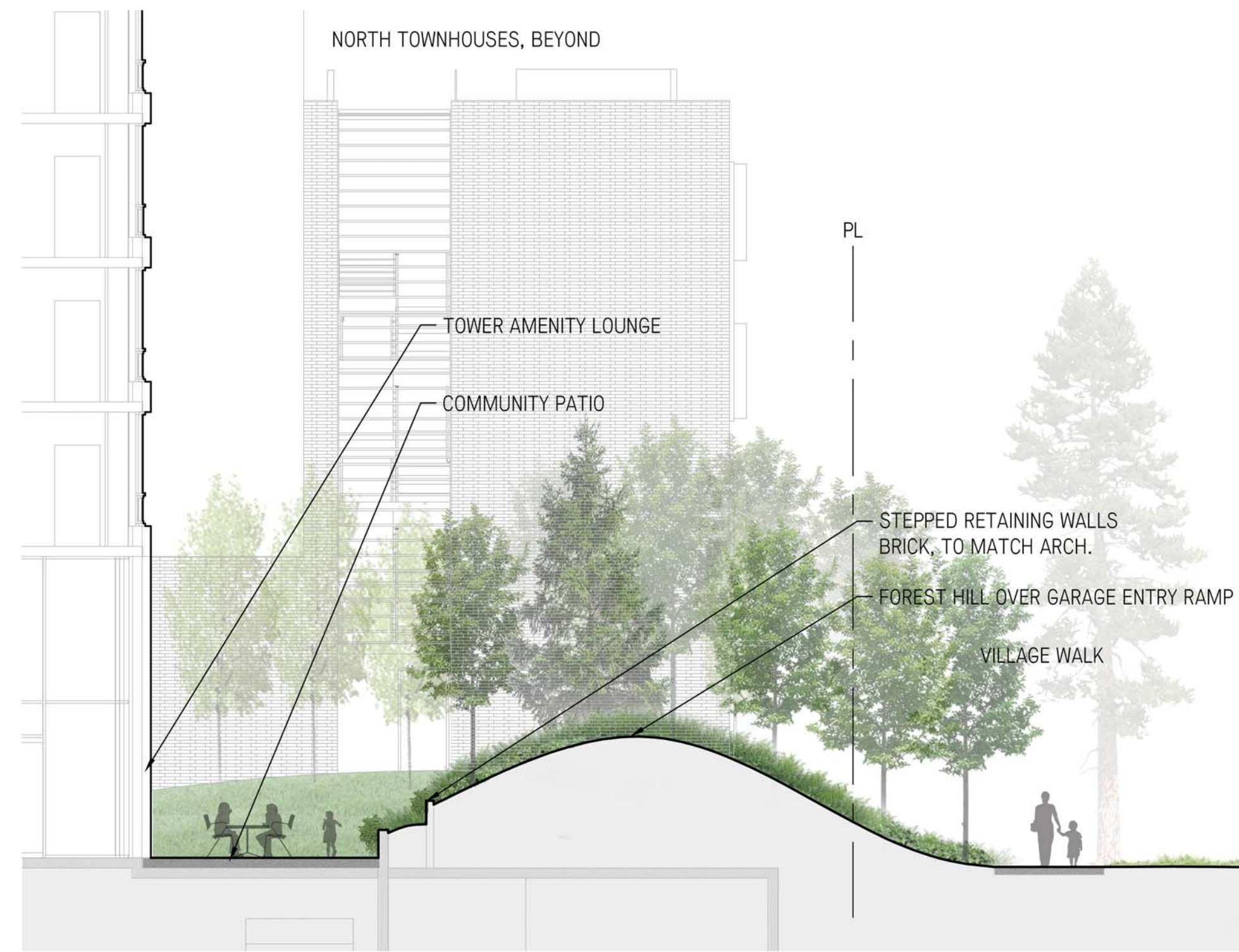
3 SECTION LOOKING WEST THROUGH CENTRAL WALKWAY
L2.10 1/8" = 1'0"



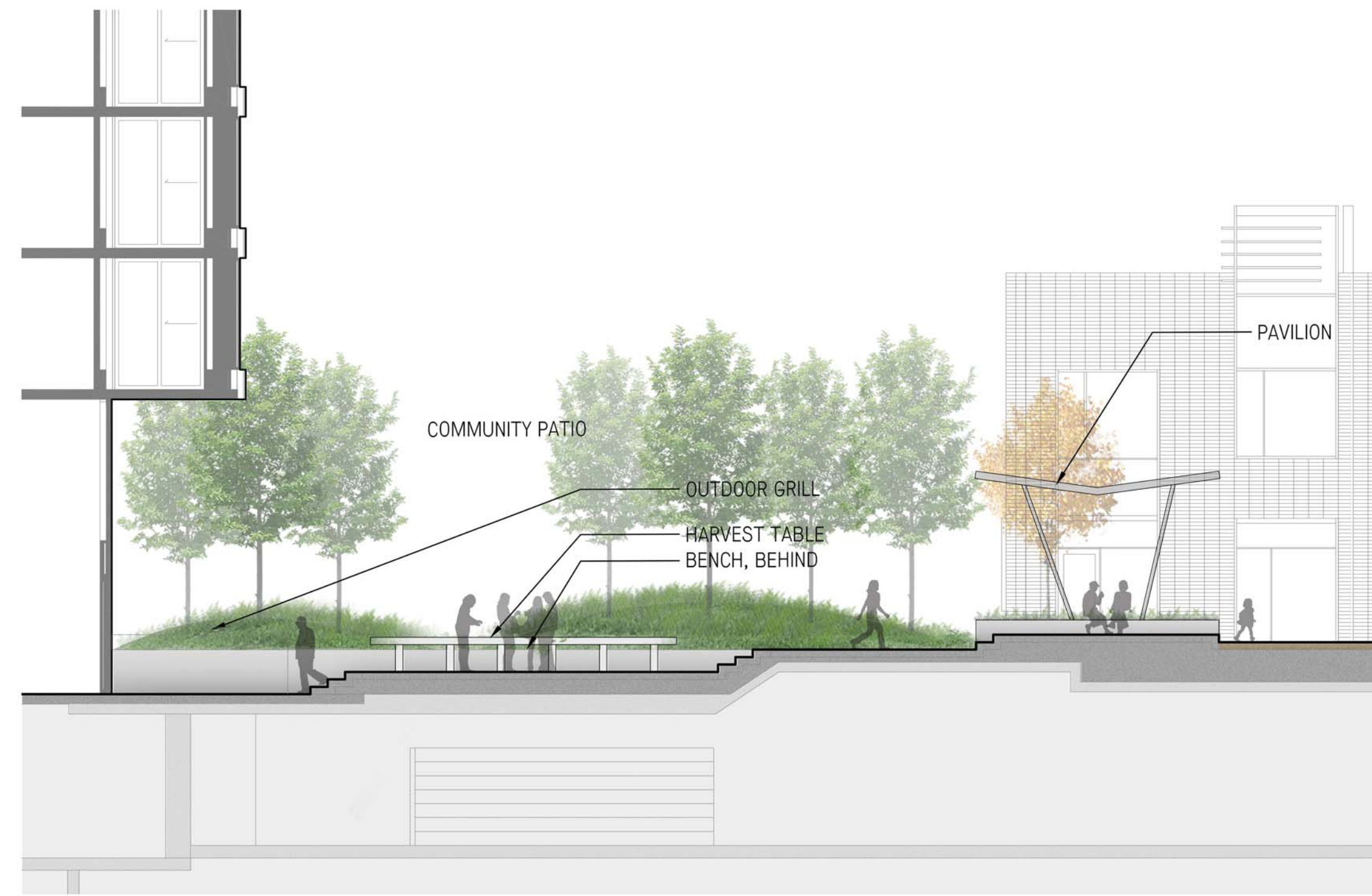
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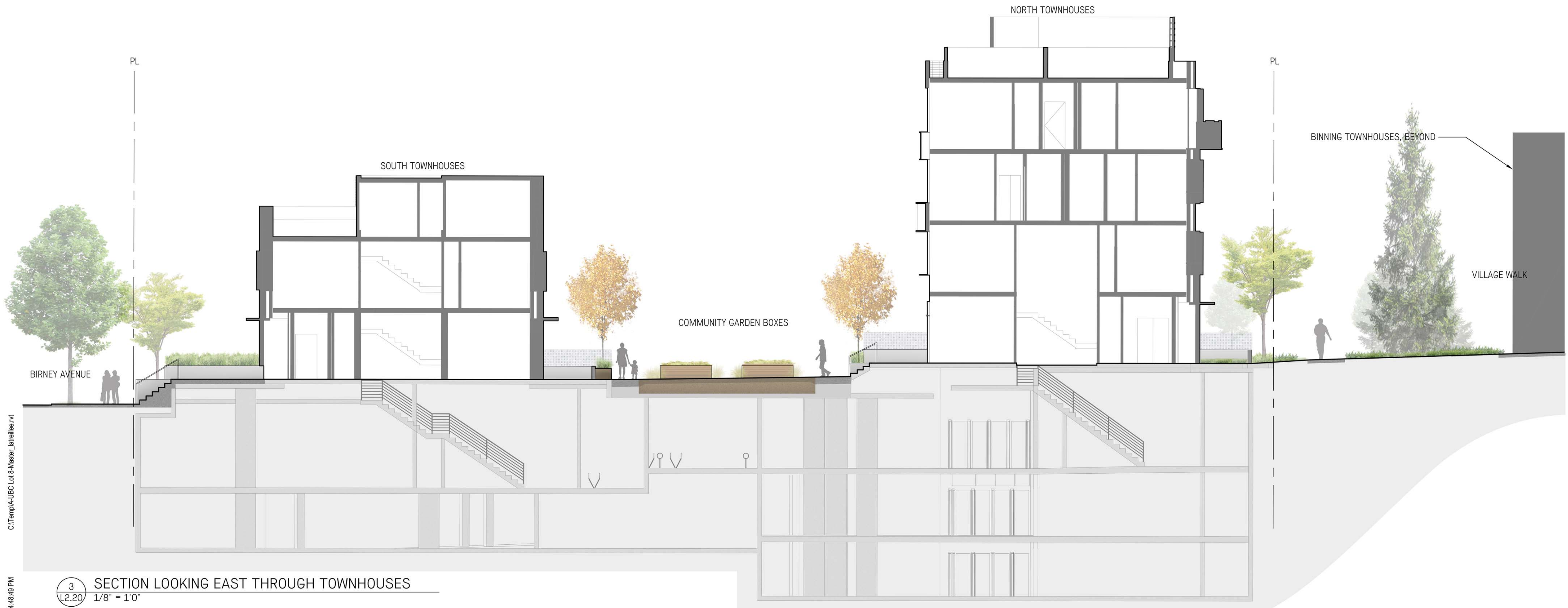
LANDSCAPE SECTIONS



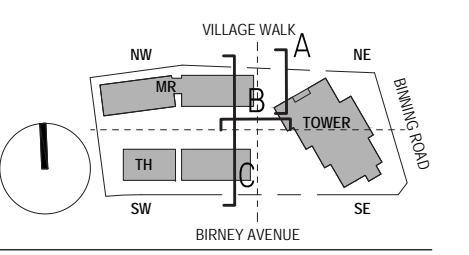
1 SECTION LOOKING WEST THROUGH FOREST HILL
L2.20 1/8" = 1'0"



2 SECTION LOOKING SOUTH THROUGH COMMUNITY PATIO
L2.20 1/8" = 1'0"



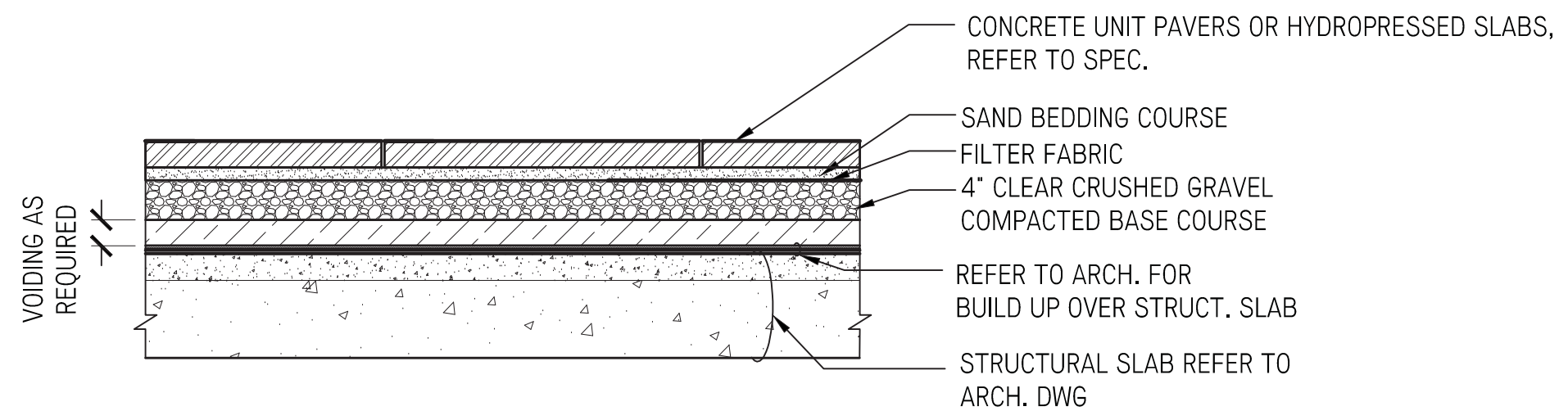
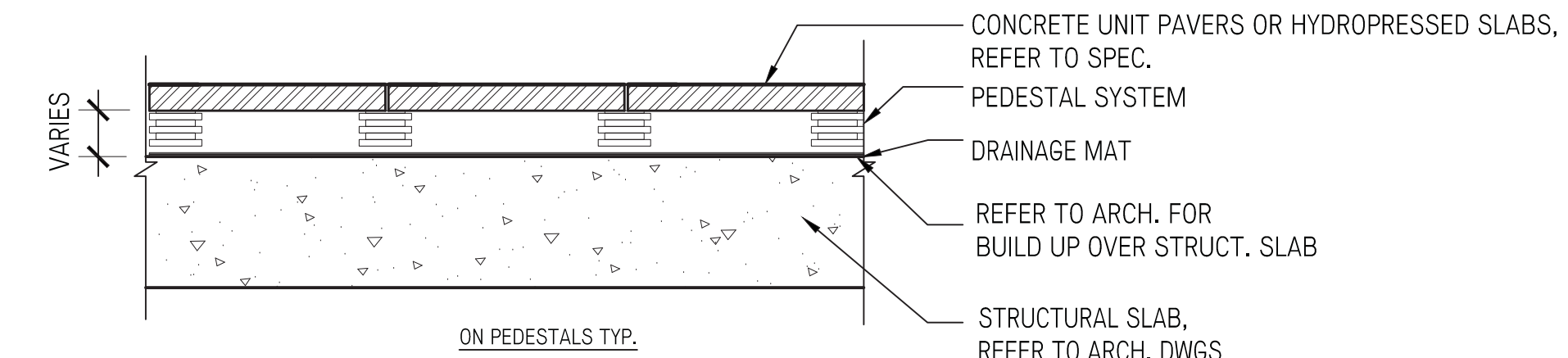
3 SECTION LOOKING EAST THROUGH TOWNHOUSES
L2.20 1/8" = 1'0"



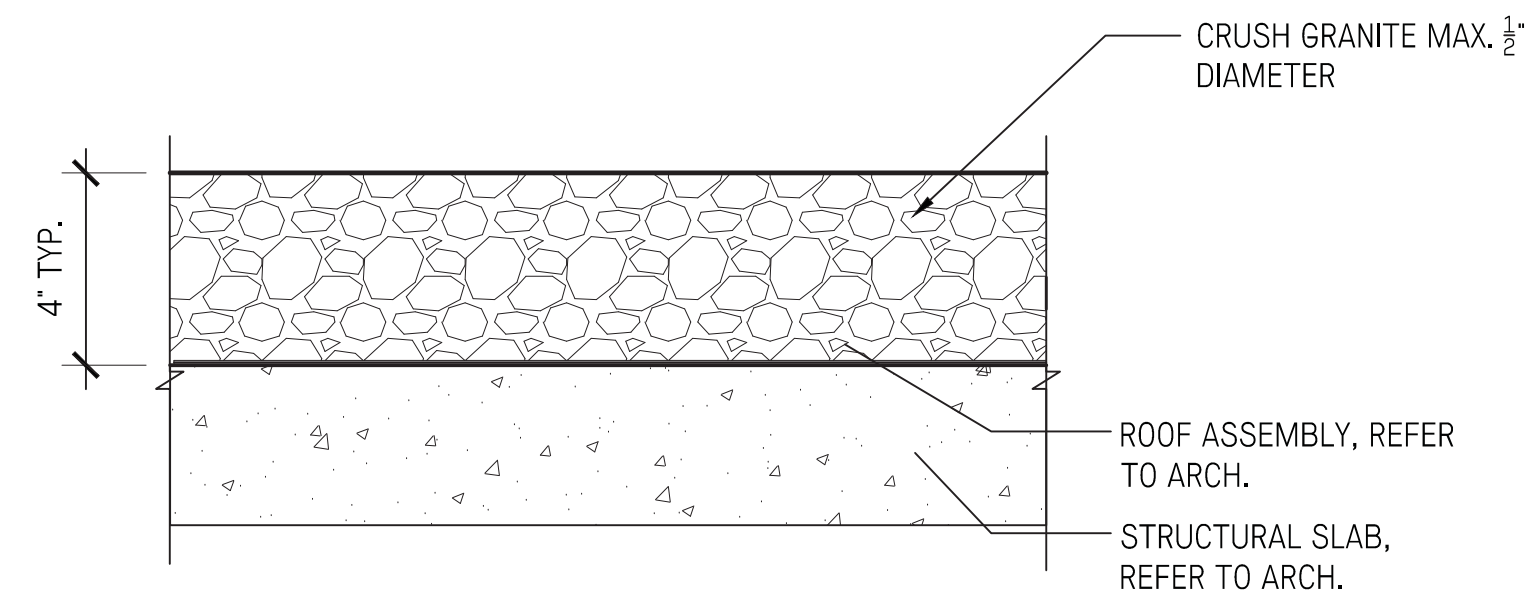
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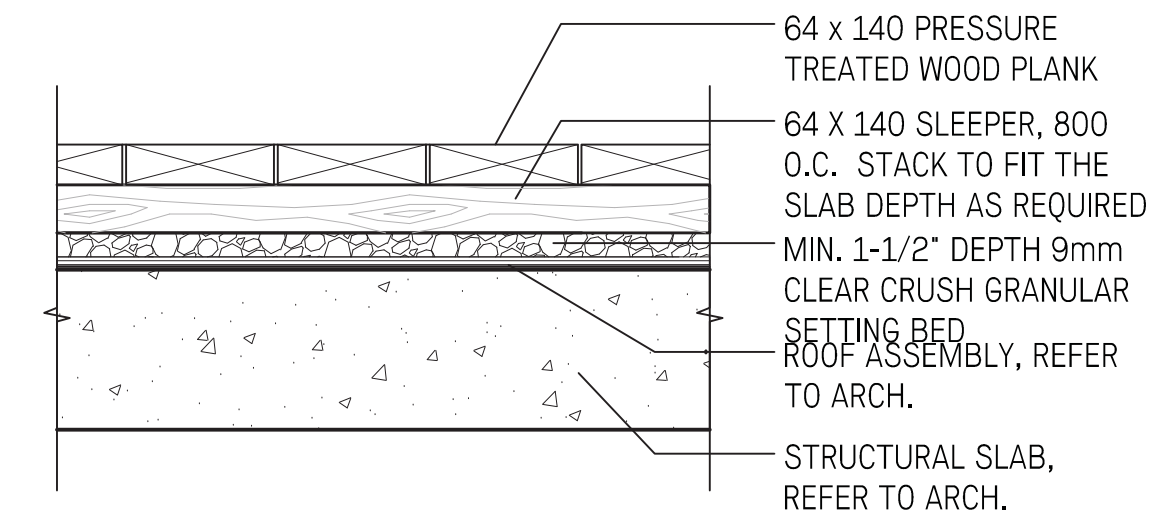
LANDSCAPE SECTIONS



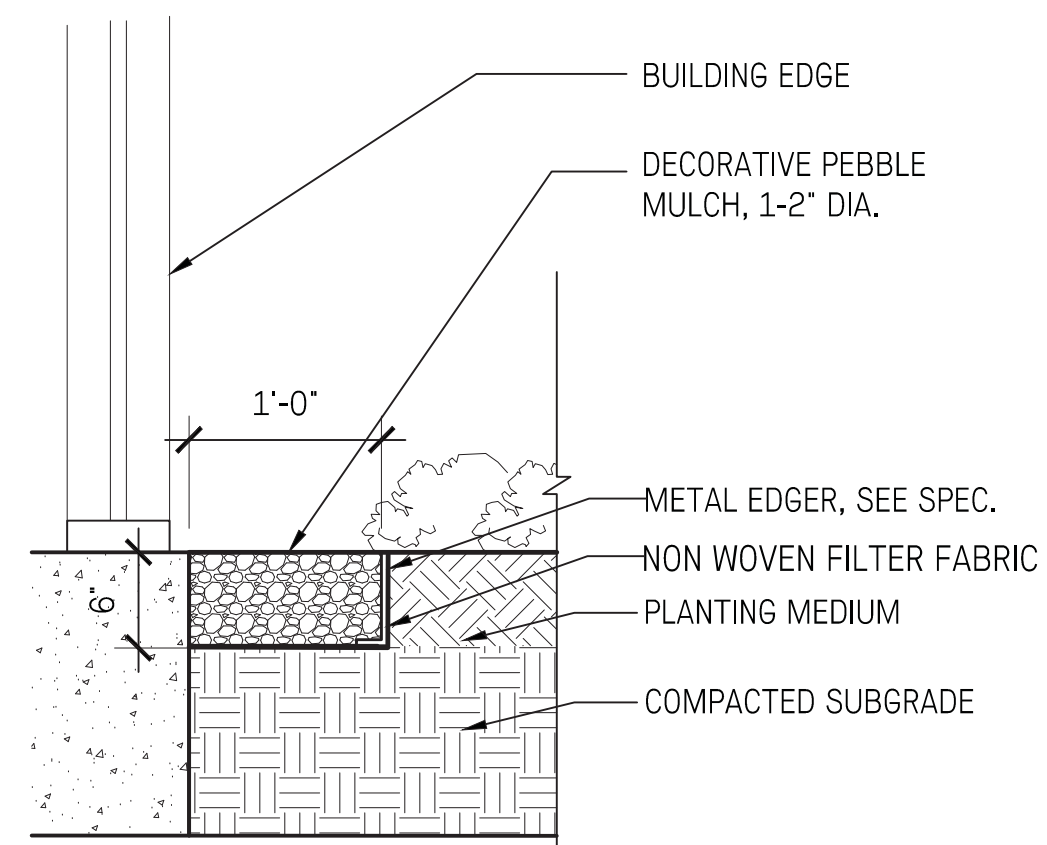
1 CONCRETE PAVERS
L3.10 1"=1'-0"



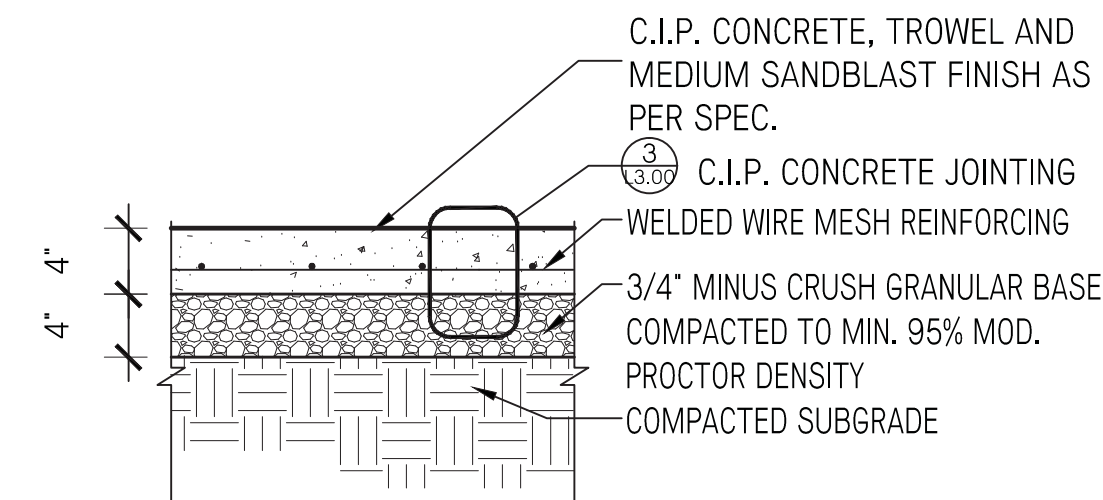
2 DECORATIVE GRAVEL
L3.10 1"=1'-0"



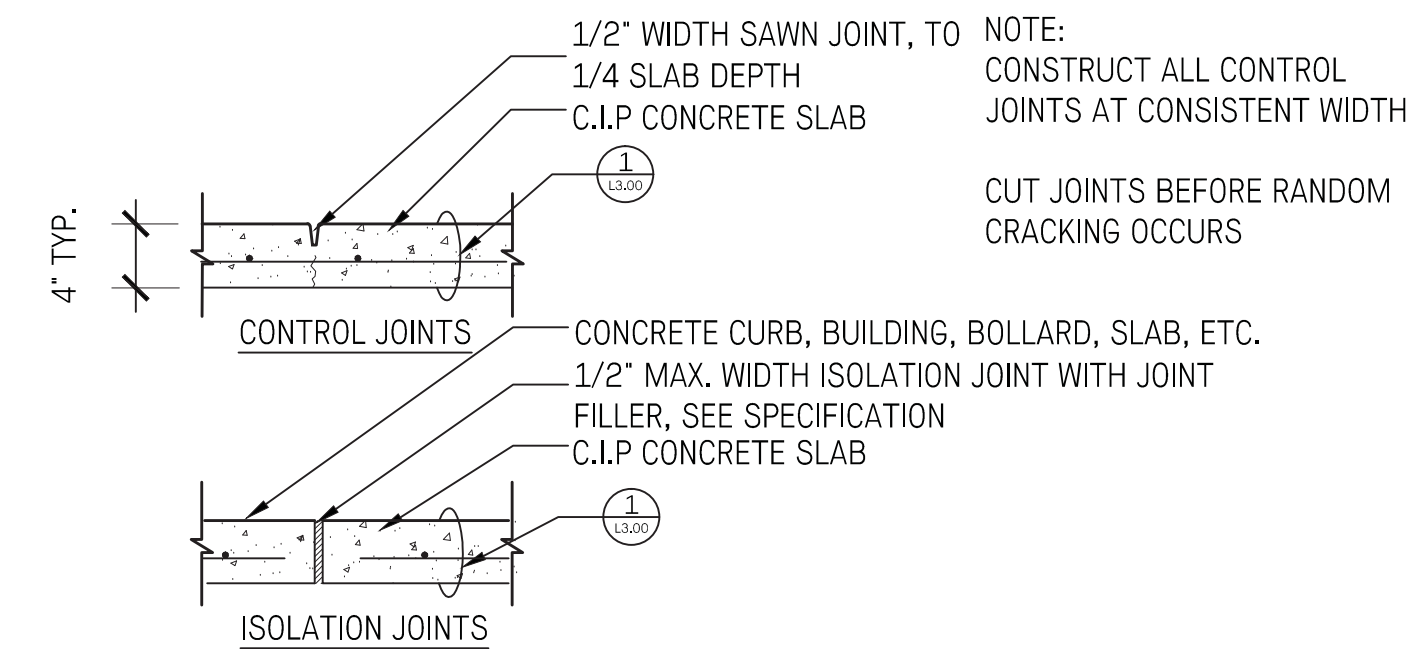
3 WOOD DECK
L3.10 1"=1'-0"



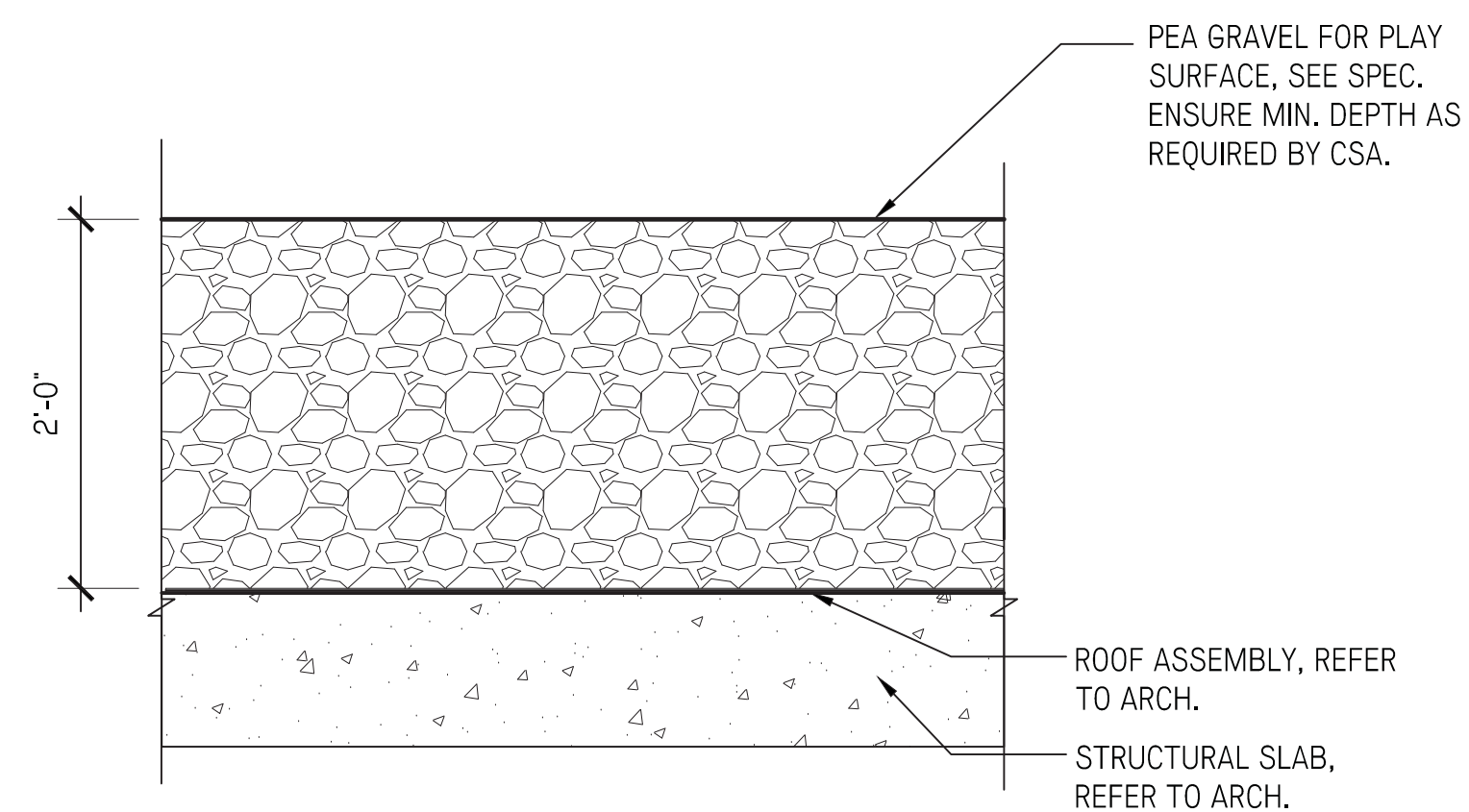
4 DRIP STRIP AT BUILDING EDGE
L3.10 1"=1'-0"



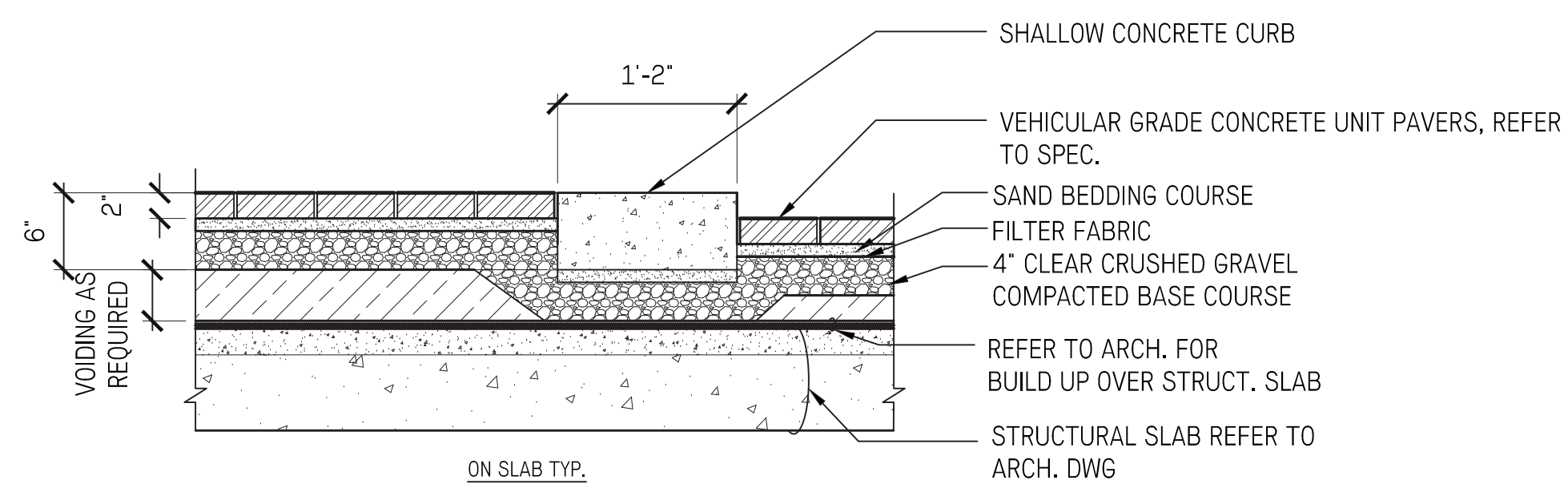
5 C.I.P. CONCRETE SIDEWALK ON GRADE
L3.10 1"=1'-0"



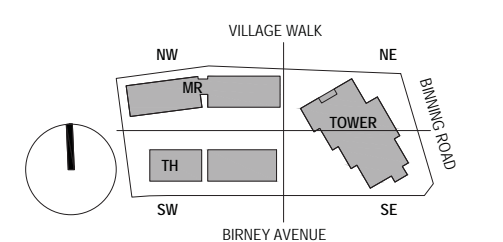
6 C.I.P. CONCRETE JOINTING
L3.10 1"=1'-0"



7 PEA GRAVEL SURFACING
L3.10 1"=1'-0"



8 SHALLOW CONCRETE CURB
L3.10 1"=1'-0"



IVY ON THE PARK
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PAVING DETAILS

NOTES:
REFER TO GRADING PLAN FOR TOP/BOTTOM OF STAIR
ELEVATIONS

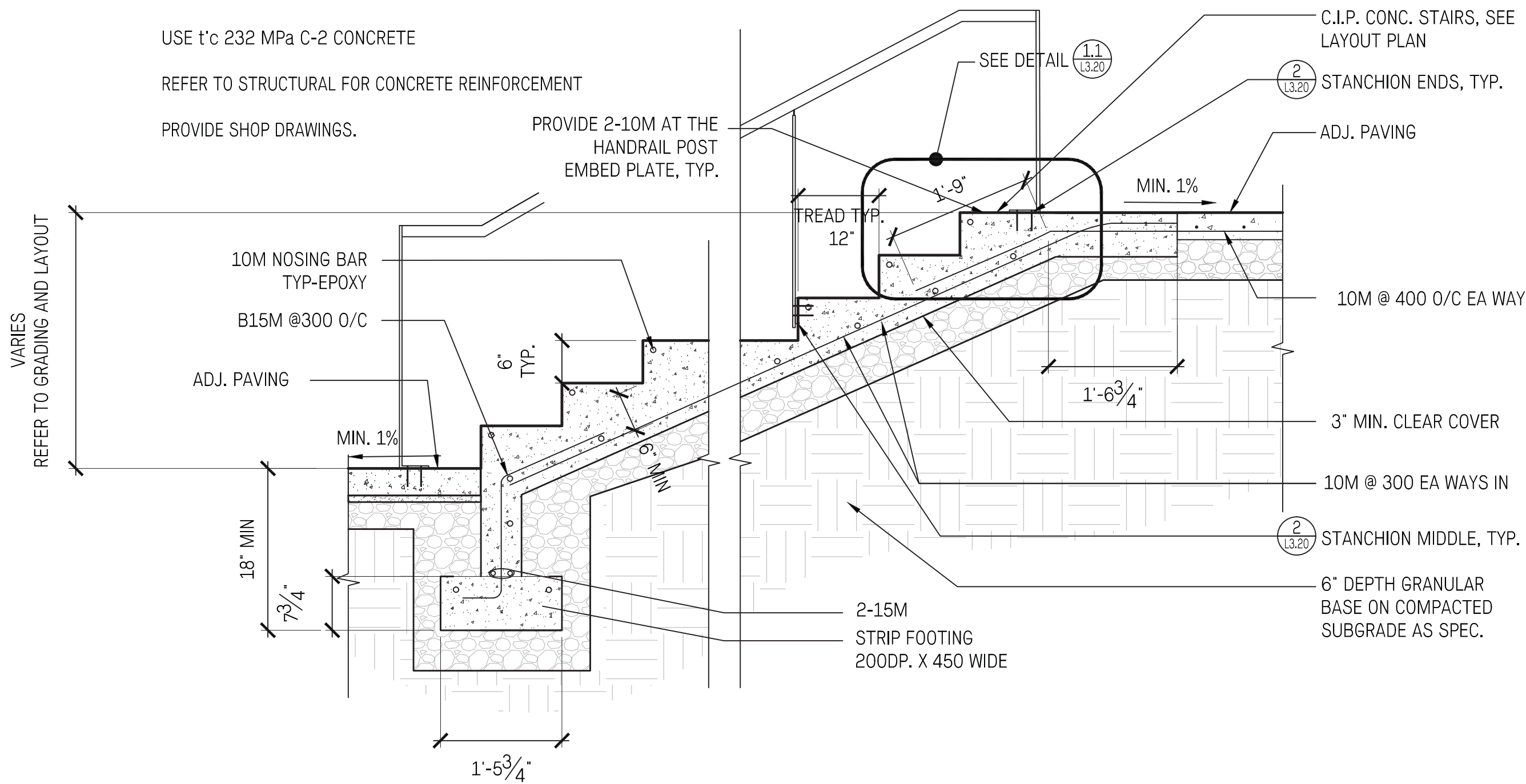
REFER TO SPECIFICATIONS FOR CONCRETE FINISHES

USE f'c 232 MPa C-2 CONCRETE

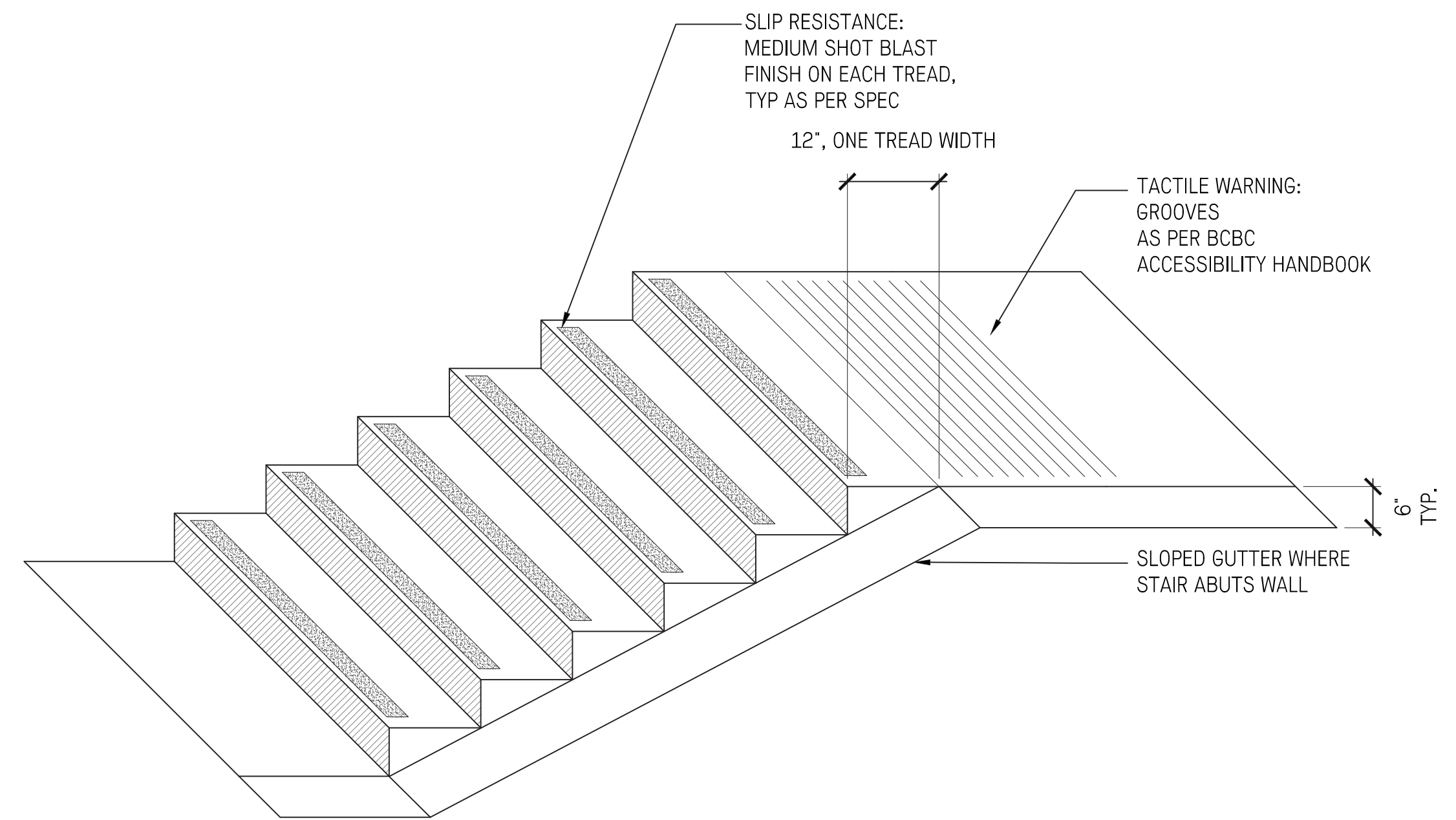
REFER TO STRUCTURAL FOR CONCRETE REINFORCEMENT

PROVIDE SHOP DRAWINGS.

PROVIDE 2-10M AT THE
HANDRAIL POST
EMBED PLATE, TYP.

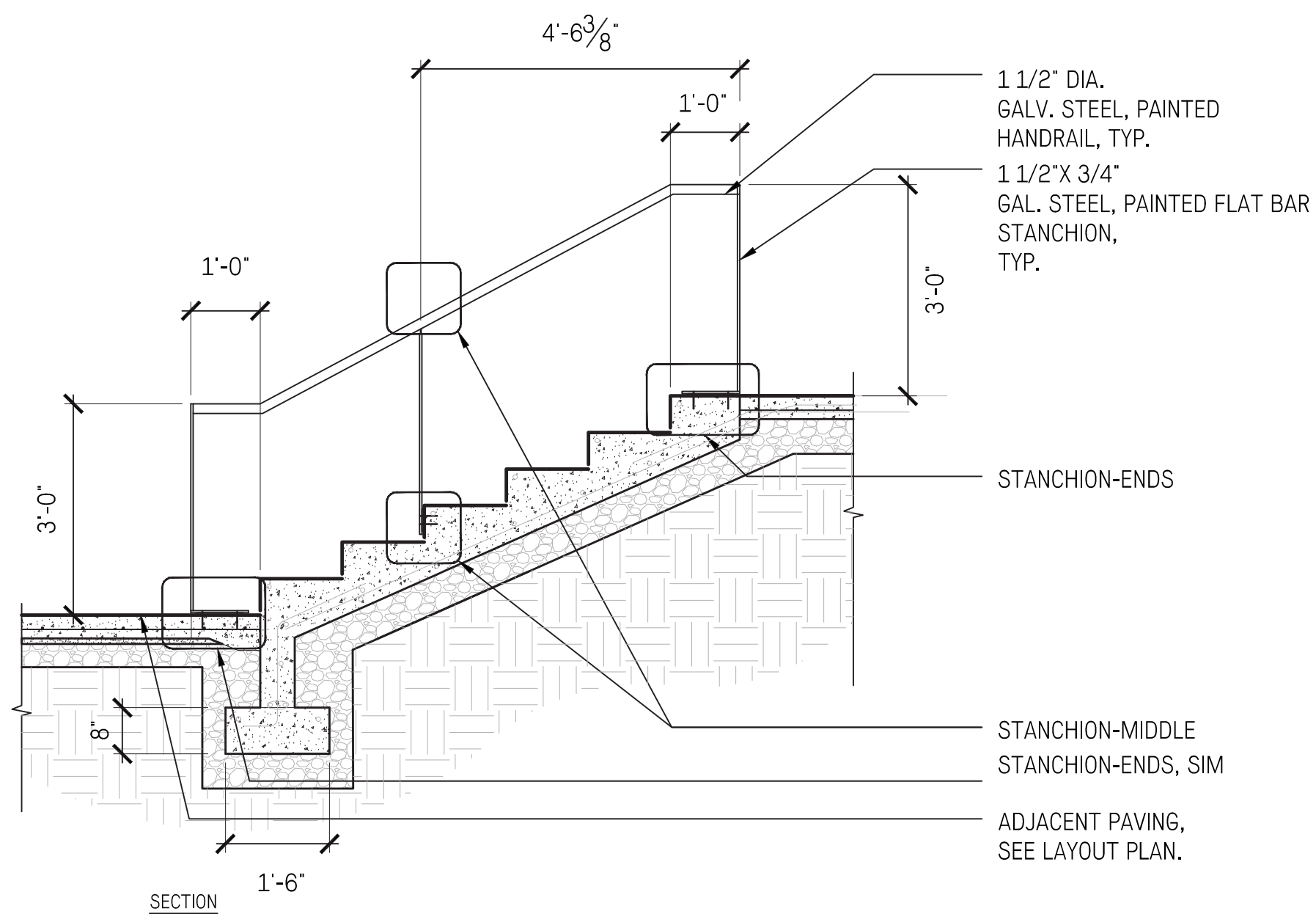


1 C.I.P. CONCRETE STAIRS - TYPICAL
L3.20 3/4"= 1'-0"

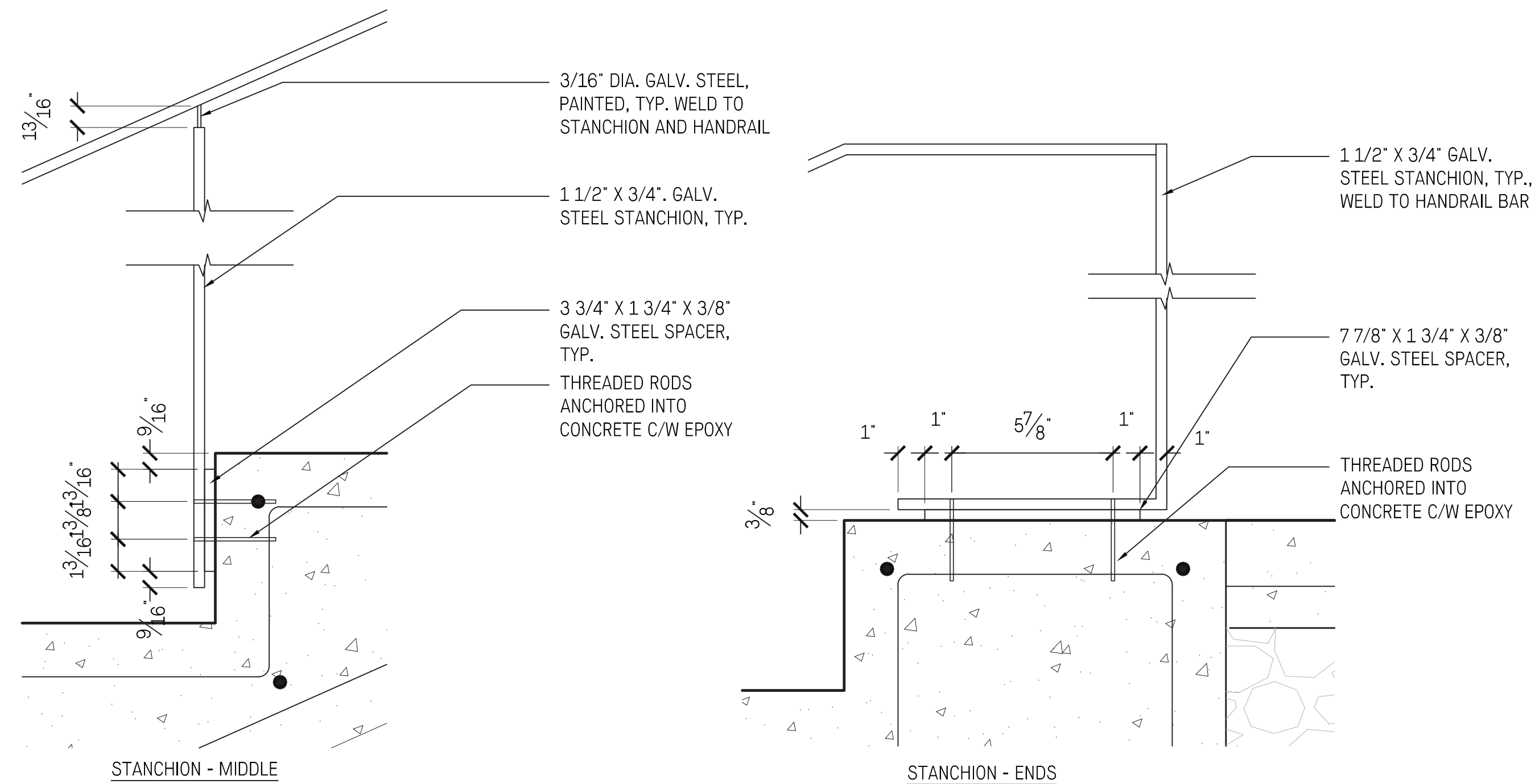


2 CIP CONCRETE STAIR FINISH & GUTTER
L3.20 3/4"=1'-0"

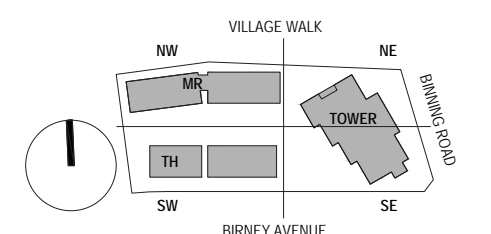
- NOTES:
- HANDRAIL HEIGHT & DESIGN TO CONFORM TO BC BUILDING CODE. CONFIRM DIMENSIONS ON SITE.
 - GRIND ALL CUT/WELDED SURFACES TO SMOOTH UNIFORM FINISH.
 - ALL METAL COMPONENTS TO BE PAINTED TO BE GALVANIZED AND PAINTED. CONFIRM COLOUR WITH LANDSCAPE ARCHITECT
 - PROVIDE SHOP DRAWINGS, SIGNED AND SEALED BY A STRUCTURAL ENGINEER LICENSED TO PRACTICE IN BRITISH COLUMBIA, FOR ALL METAL COMPONENTS AND CONNECTIONS, FOR REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE.



3 HANDRAIL - TYPICAL
L3.20 1/2"=1'-0"



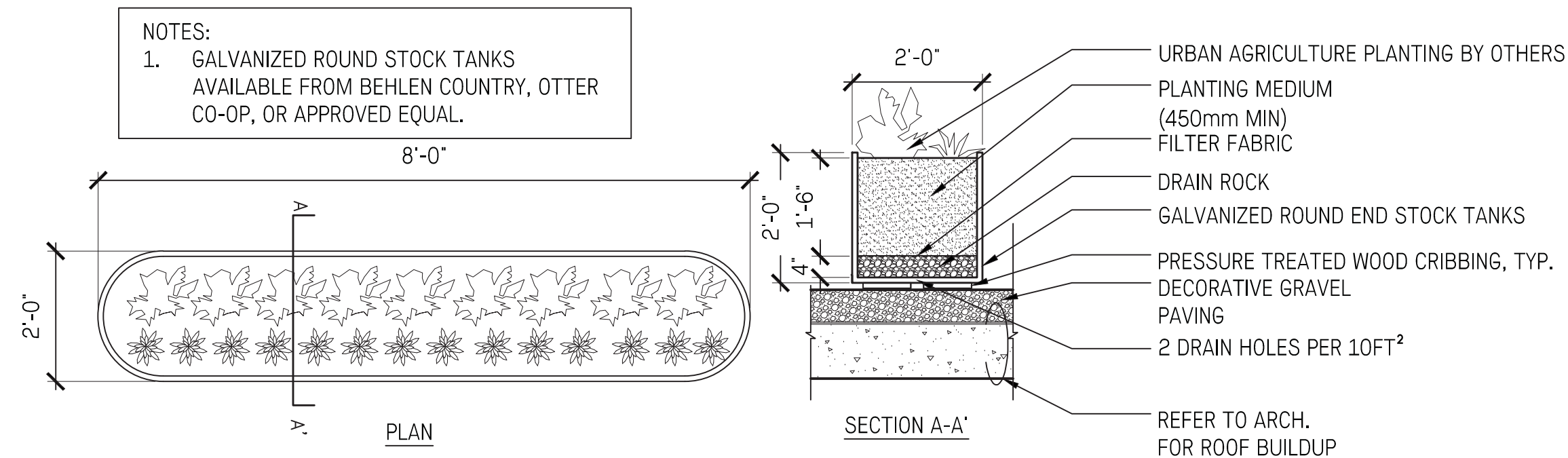
4 HANDRAIL - CONNECTIONS
L3.20 3"=1'-0"



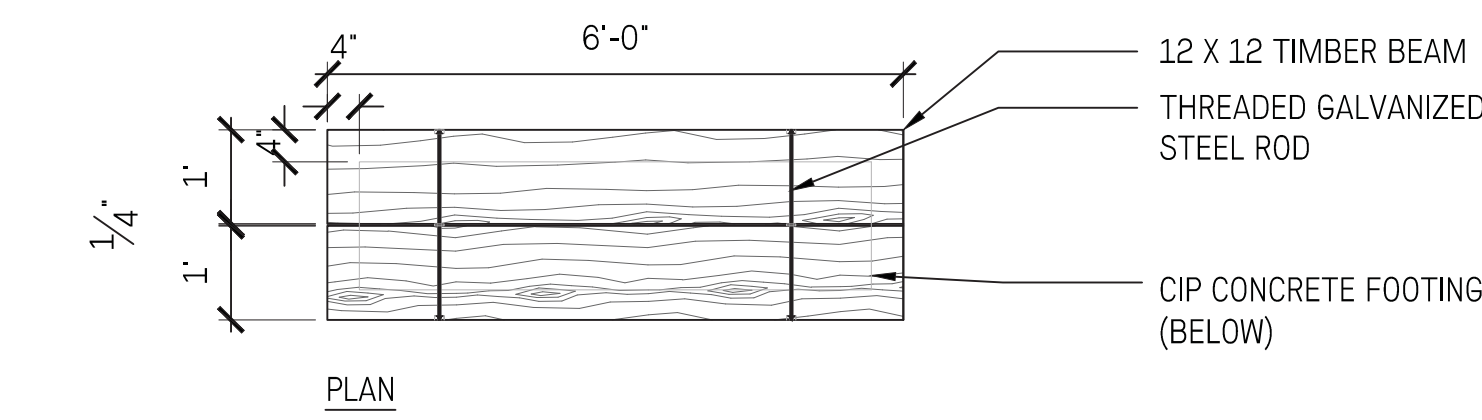
IVY ON THE PARK
LOT 8

1 PRE-APPLICATION AUDP SUBMISSION	2017-11-02
2 PRE-APPLICATION AUDP SUBMISSION	2017-12-07
3 PRE-DP APPLICATION SUBMISSION	2017-12-06
4 DP-APPLICATION AUDP SUBMISSION	2018-02-01
5 DEVELOPMENT PERMIT SUBMISSION	2018-01-23
6 DP RE-SUBMISSION	2018-03-02
7 DP RE-SUBMISSION	2018-05-24

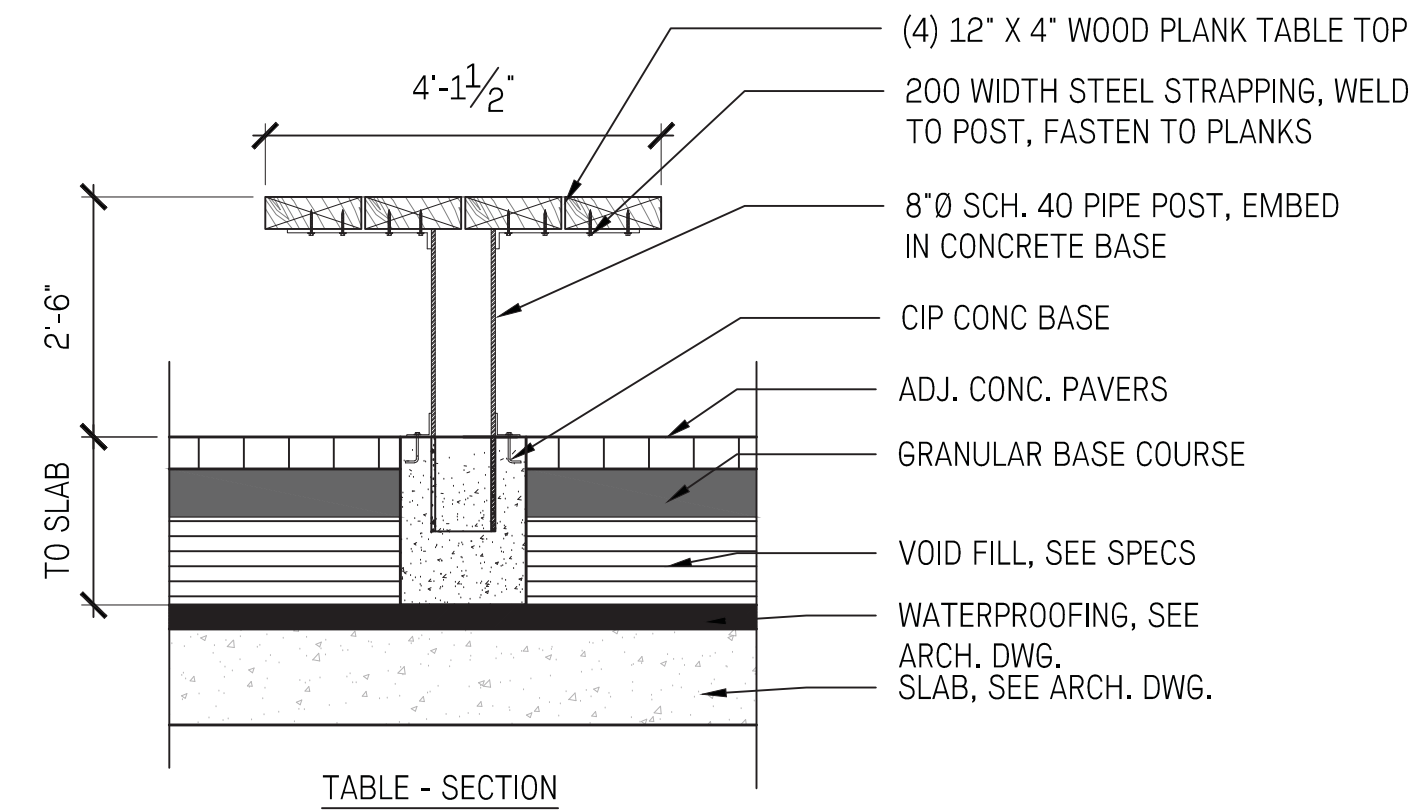
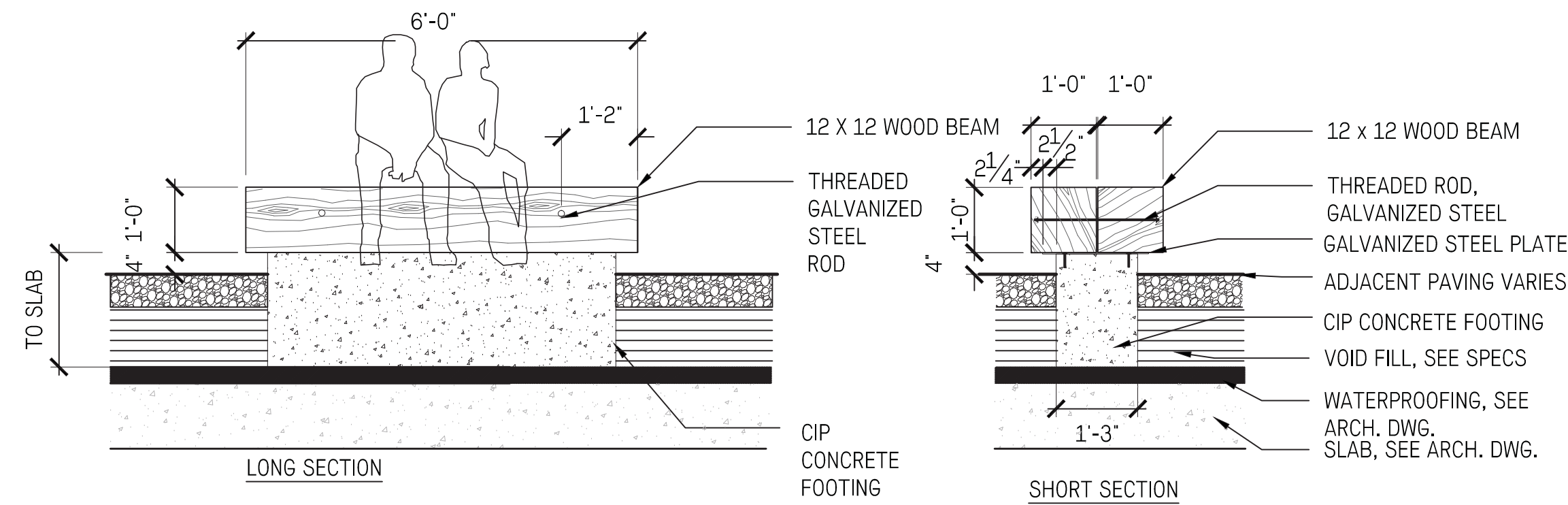
LANDSCAPE STAIRS AND
HANDRAILS DETAILS



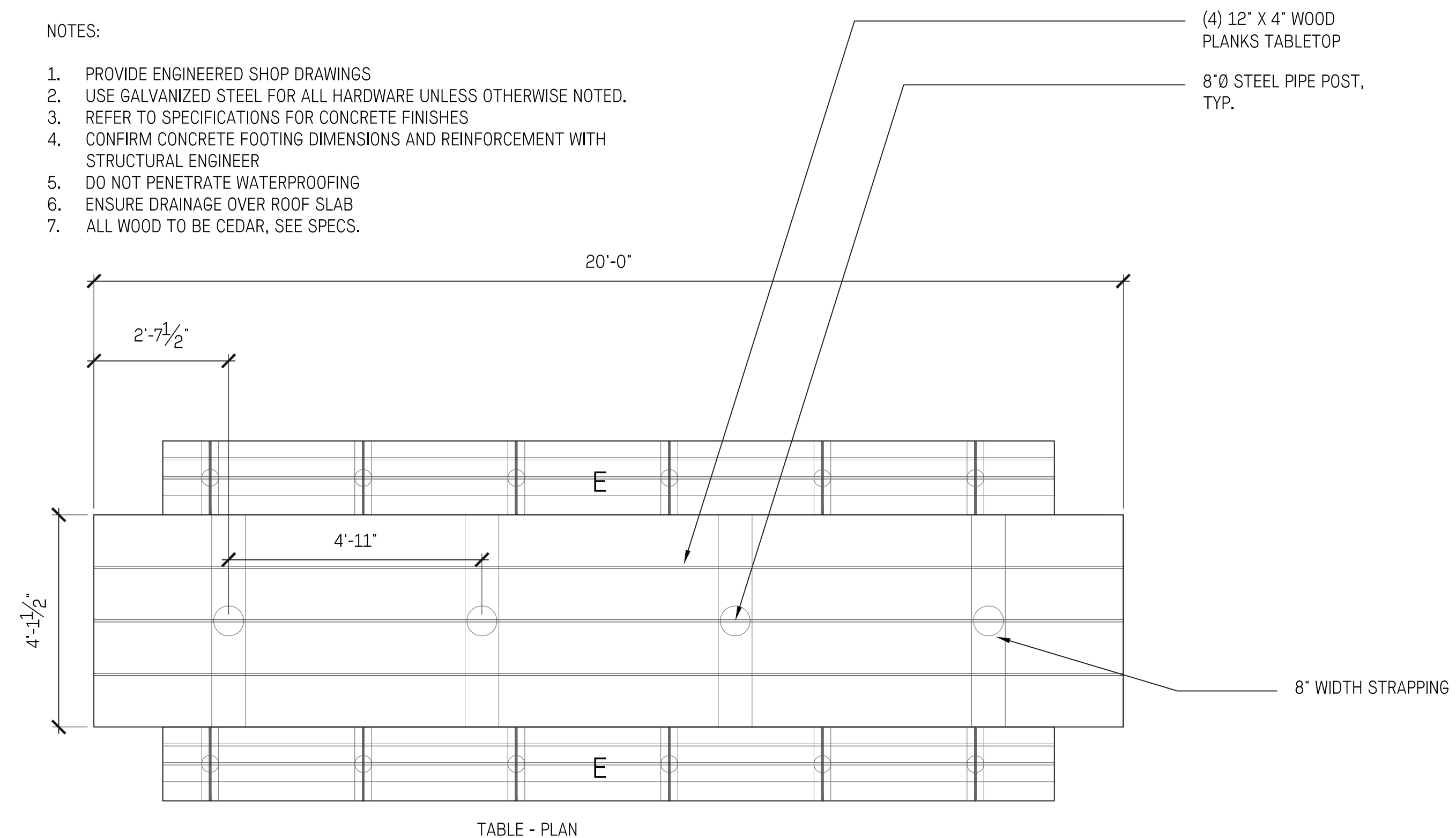
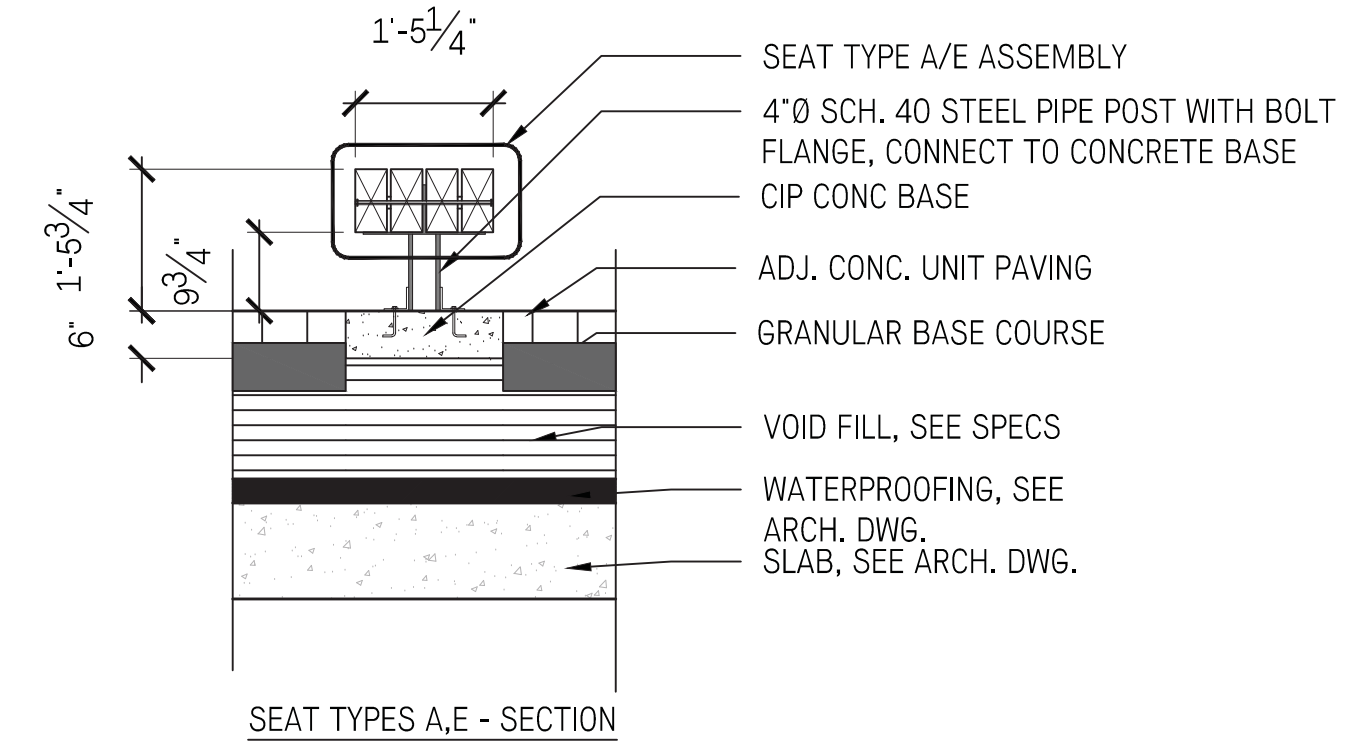
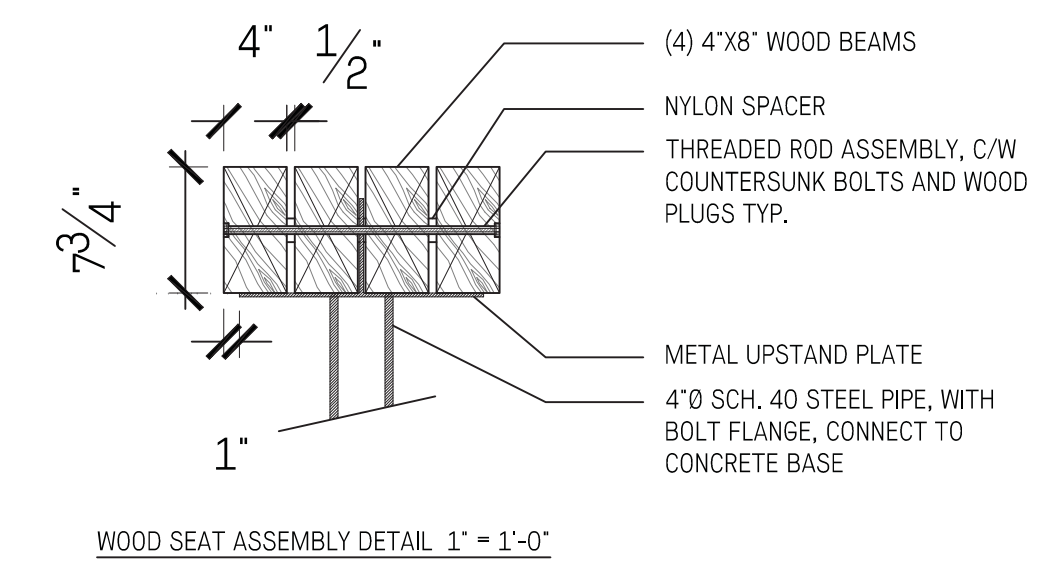
1 URBAN AGRICULTURE PLANTER
L3.30 1/2"=1'-0"



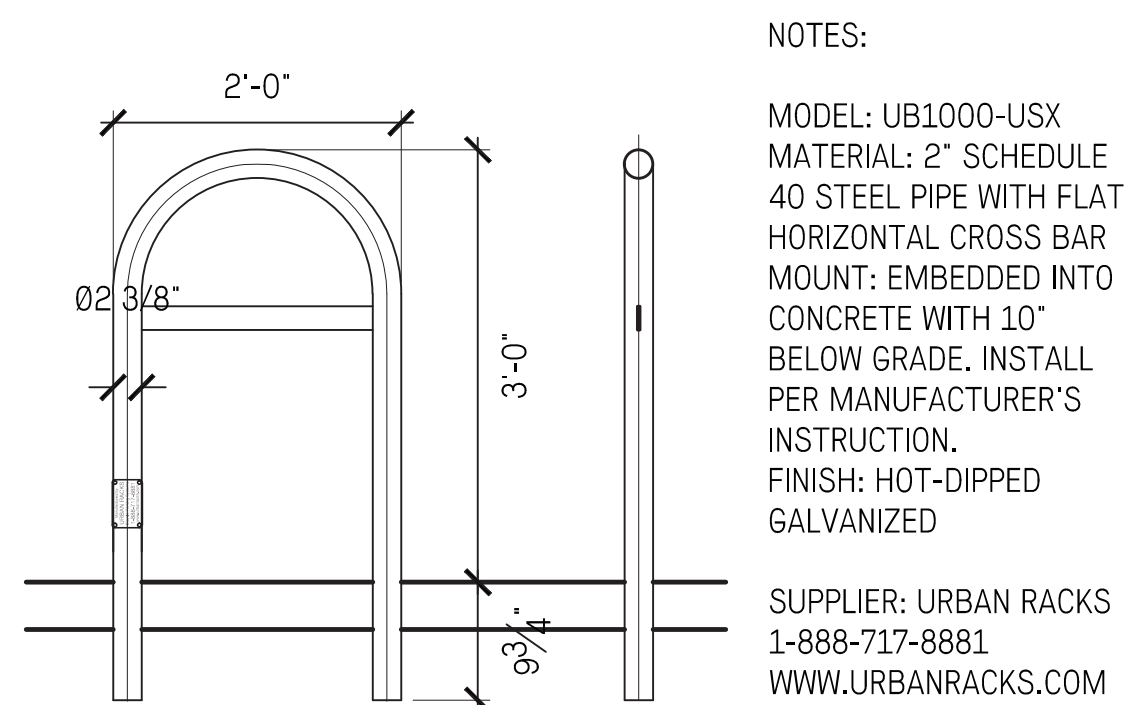
2 WOOD BENCH
L3.30 1/2"=1'-0"



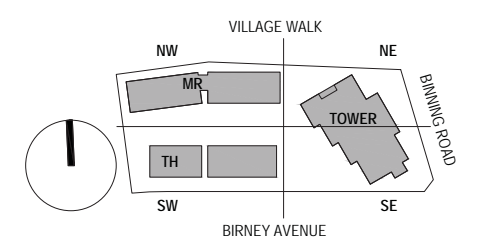
- NOTES:
1. PROVIDE ENGINEERED SHOP DRAWINGS
 2. USE GALVANIZED STEEL FOR ALL HARDWARE UNLESS OTHERWISE NOTED.
 3. REFER TO SPECIFICATIONS FOR CONCRETE FINISHES
 4. CONFIRM CONCRETE FOOTING DIMENSIONS AND REINFORCEMENT WITH STRUCTURAL ENGINEER
 5. DO NOT PENETRATE WATERPROOFING
 6. ENSURE DRAINAGE OVER ROOF SLAB
 7. ALL WOOD TO BE CEDAR, SEE SPECS.



4 HARVEST TABLE
L3.30 1/2"=1'-0"



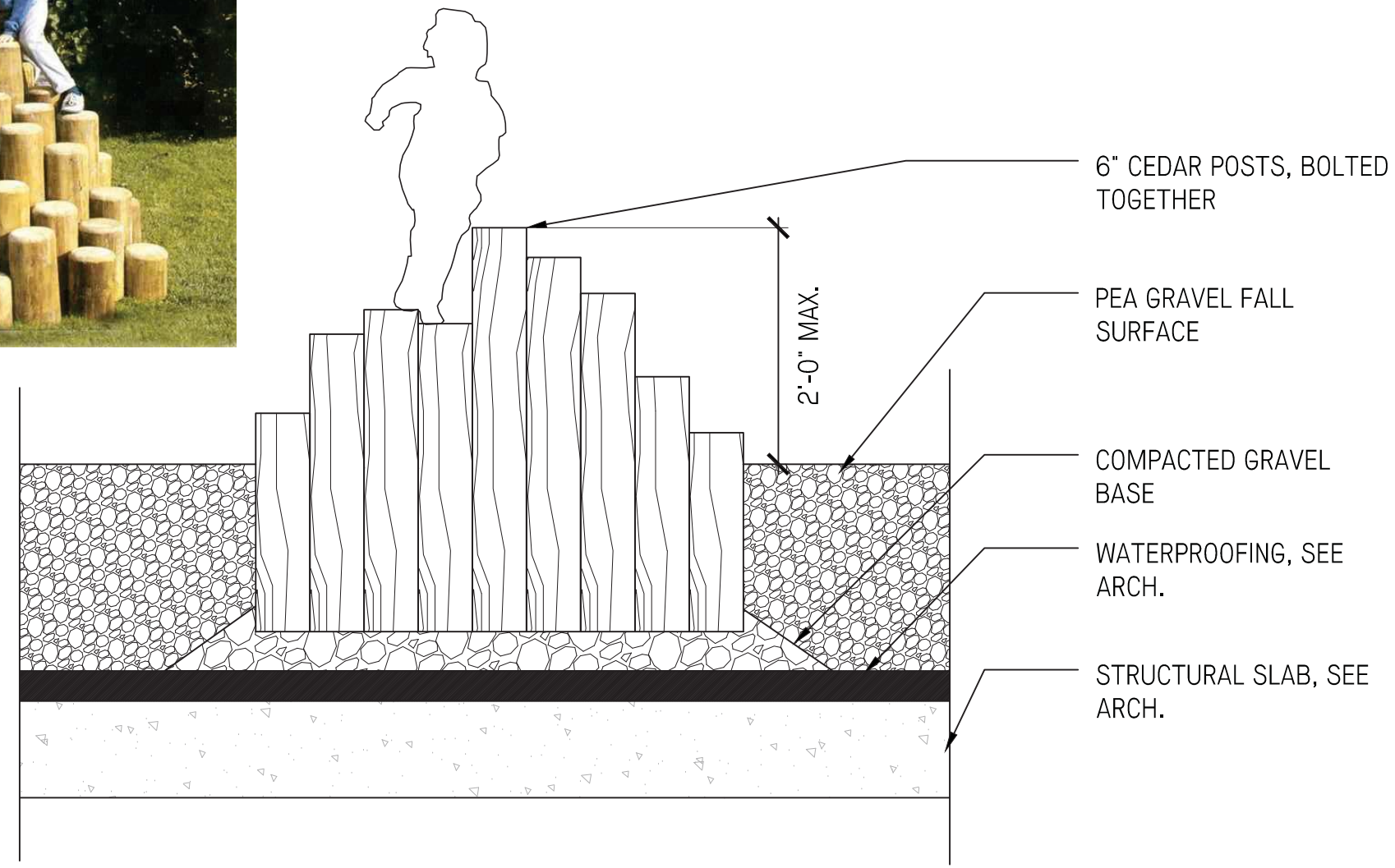
3 BIKE RACK
L3.30 3/4"=1'-0"



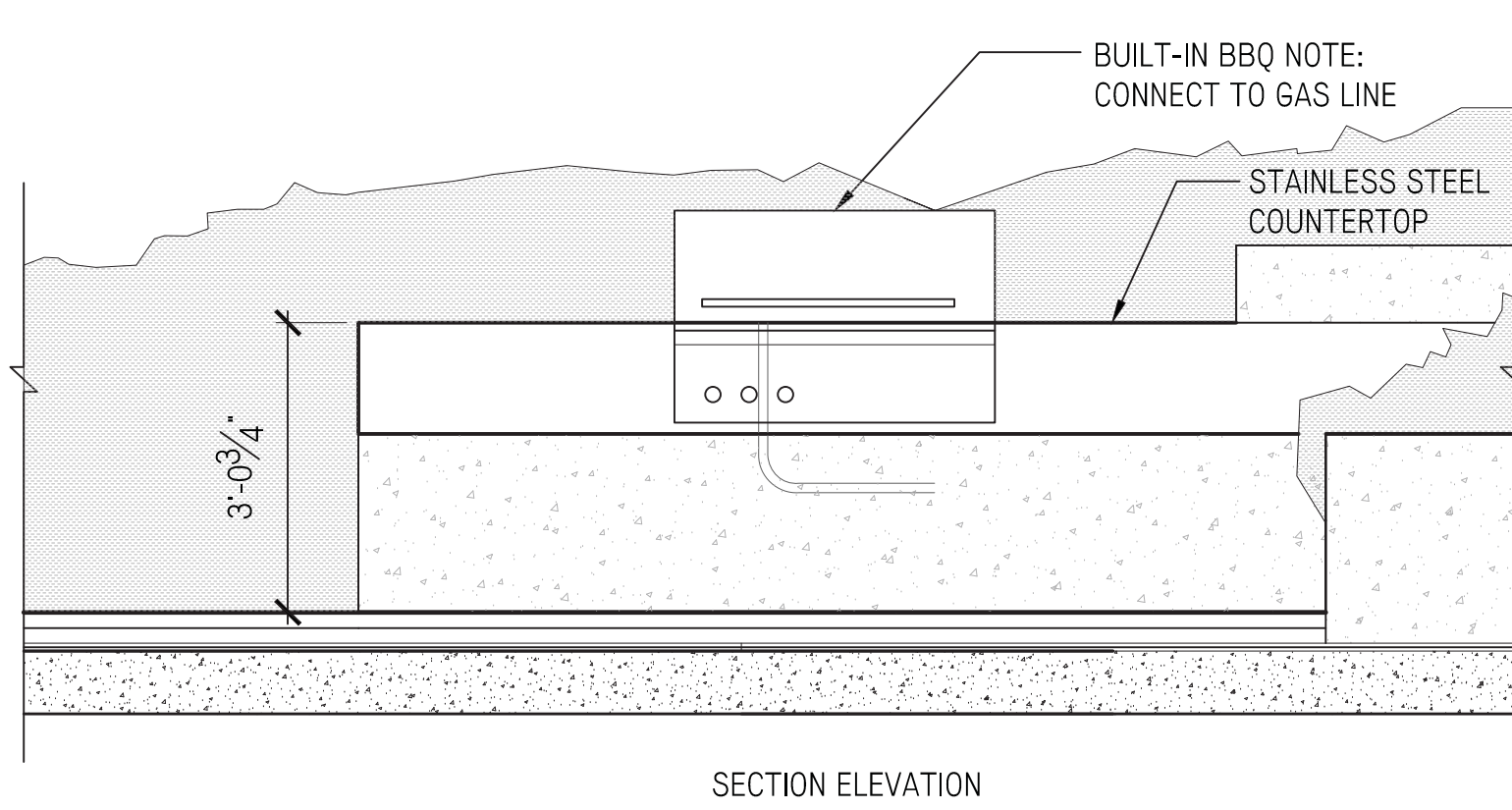
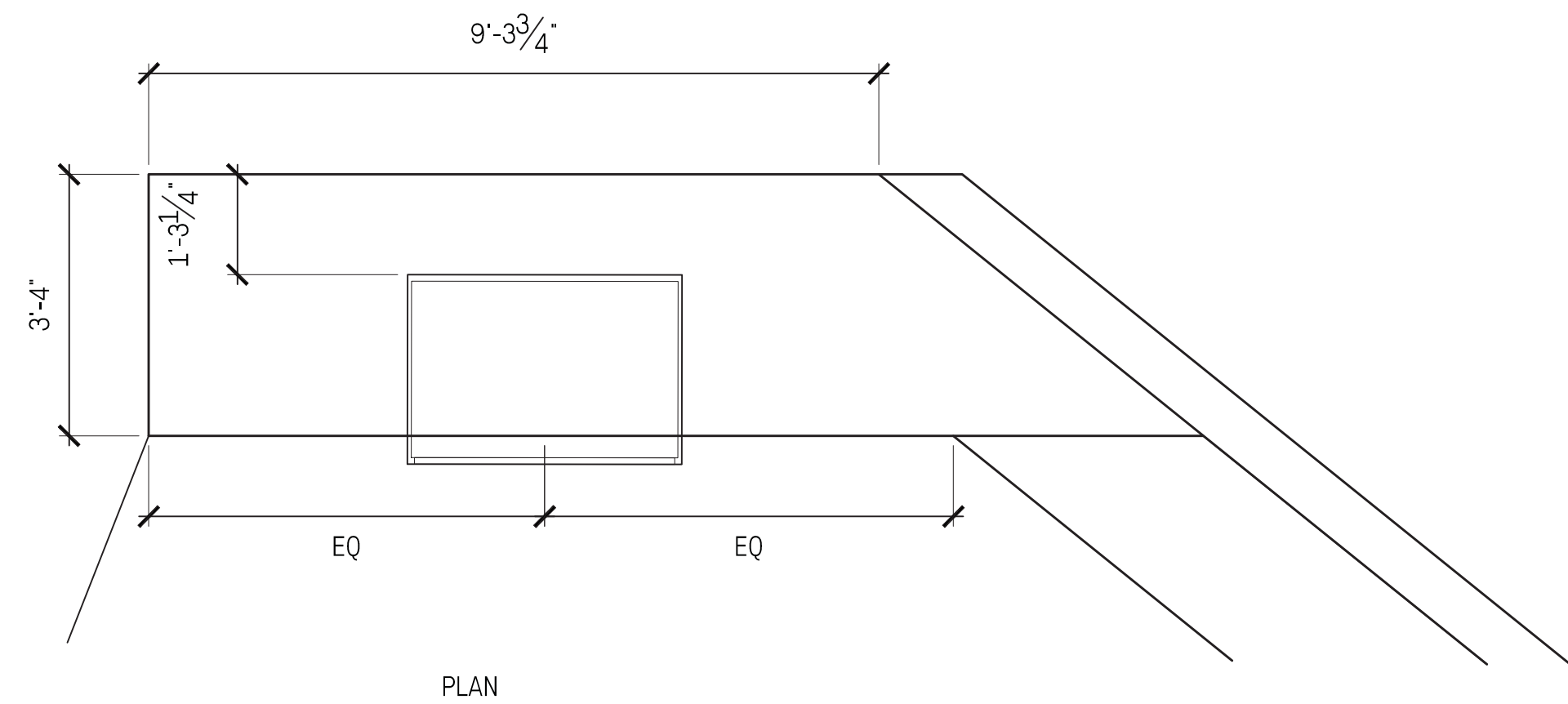
IVY ON THE PARK
LOT 8

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LANDSCAPE FURNISHINGS
DETAILS

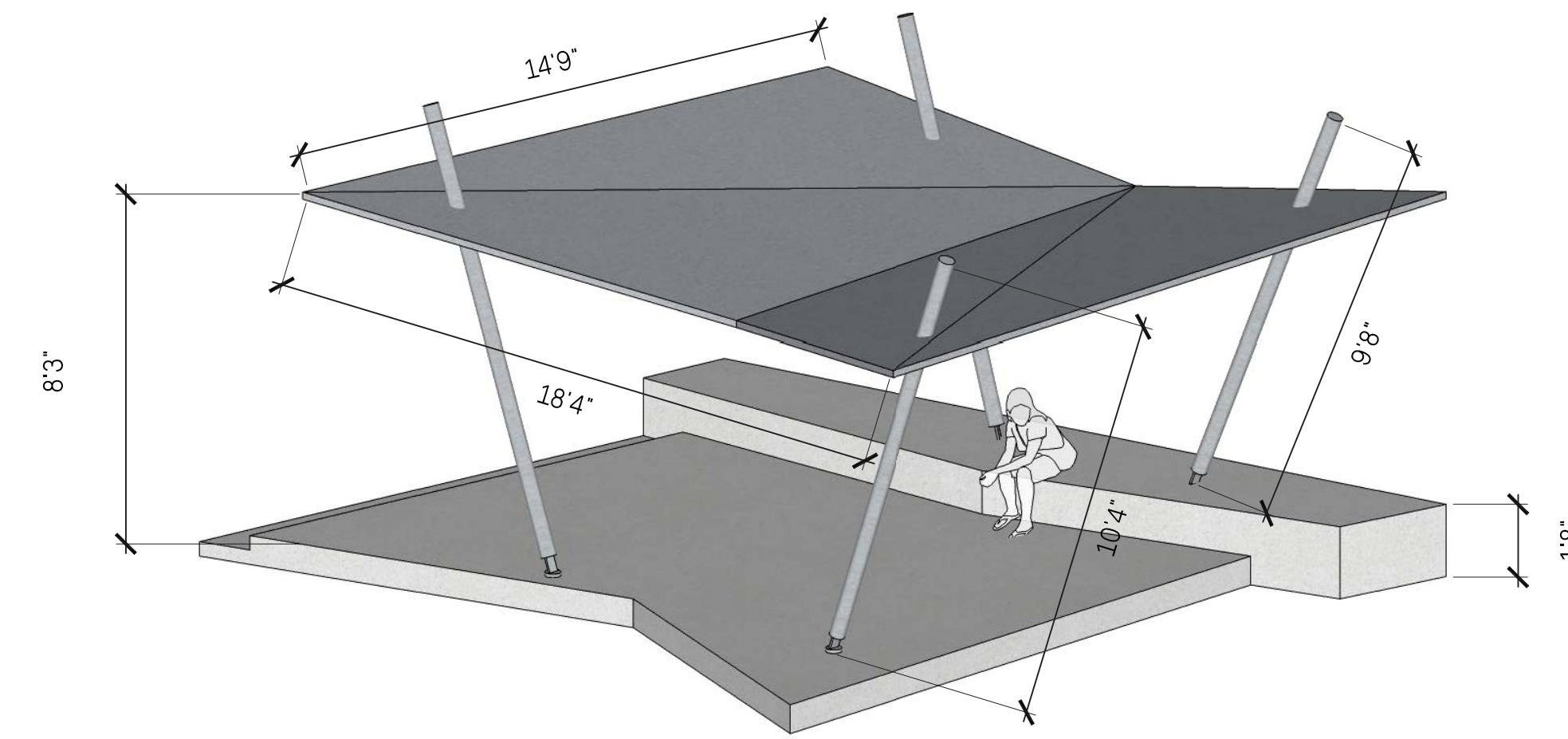


1 POST CLIMBER
L3.40 3/4" = 1'-0"

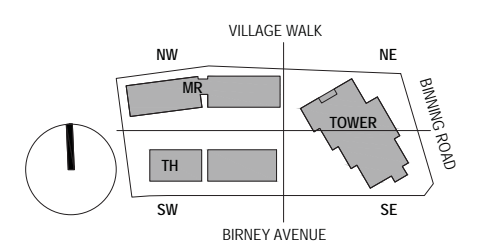


- NOTES:
- COUNTERTOP: 3/16 GAUGE BRUSHED STAINLESS STEEL
 - CONTRACTOR TO FIELD VERIFY ALL MEASUREMENTS.
 - PROVIDE SHOP DRAWINGS.

2 OUTDOOR KITCHEN
L3.40 1/2" = 1'-0"

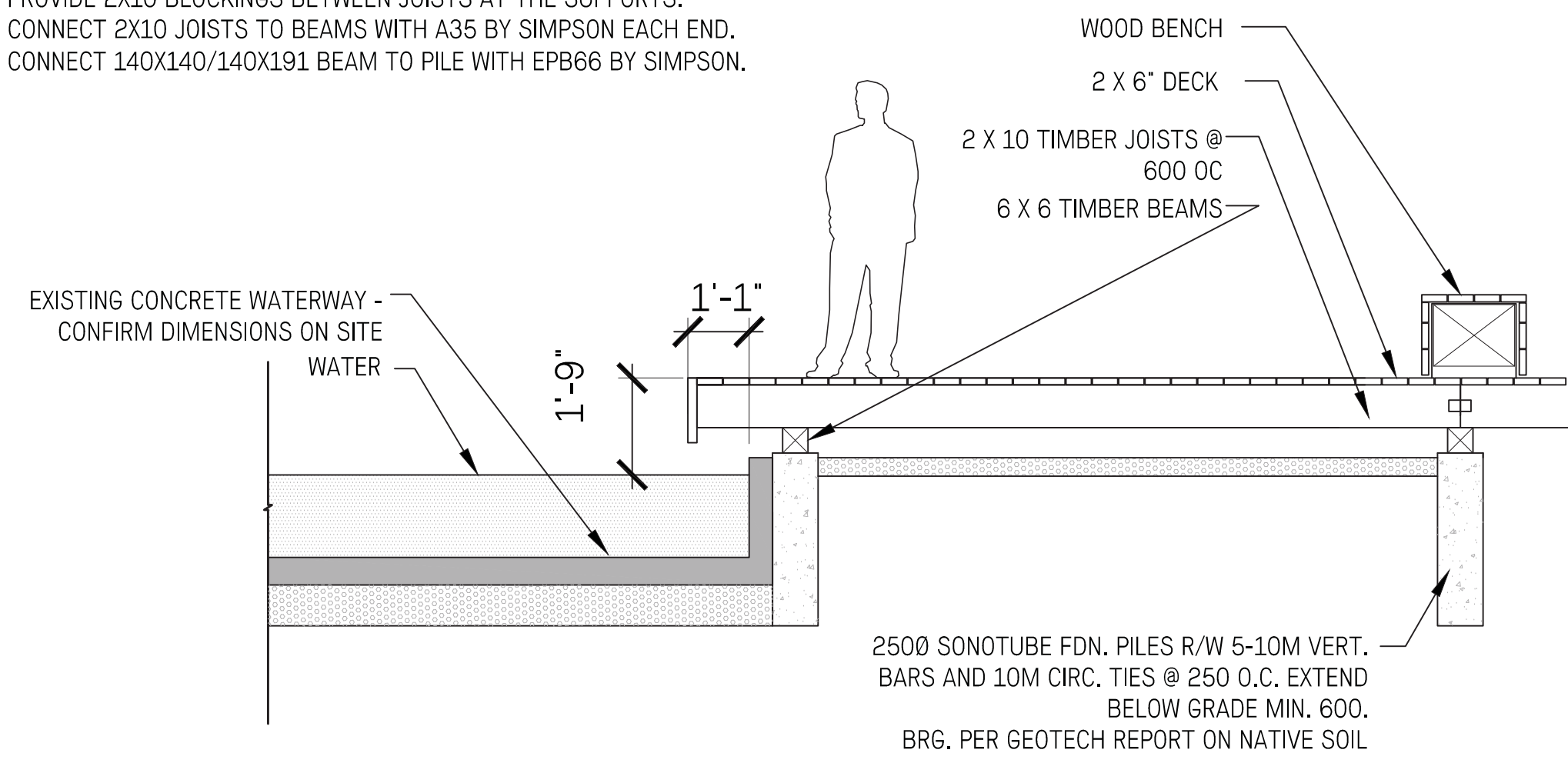


3 STEEL PAVILION
L3.40 NTS

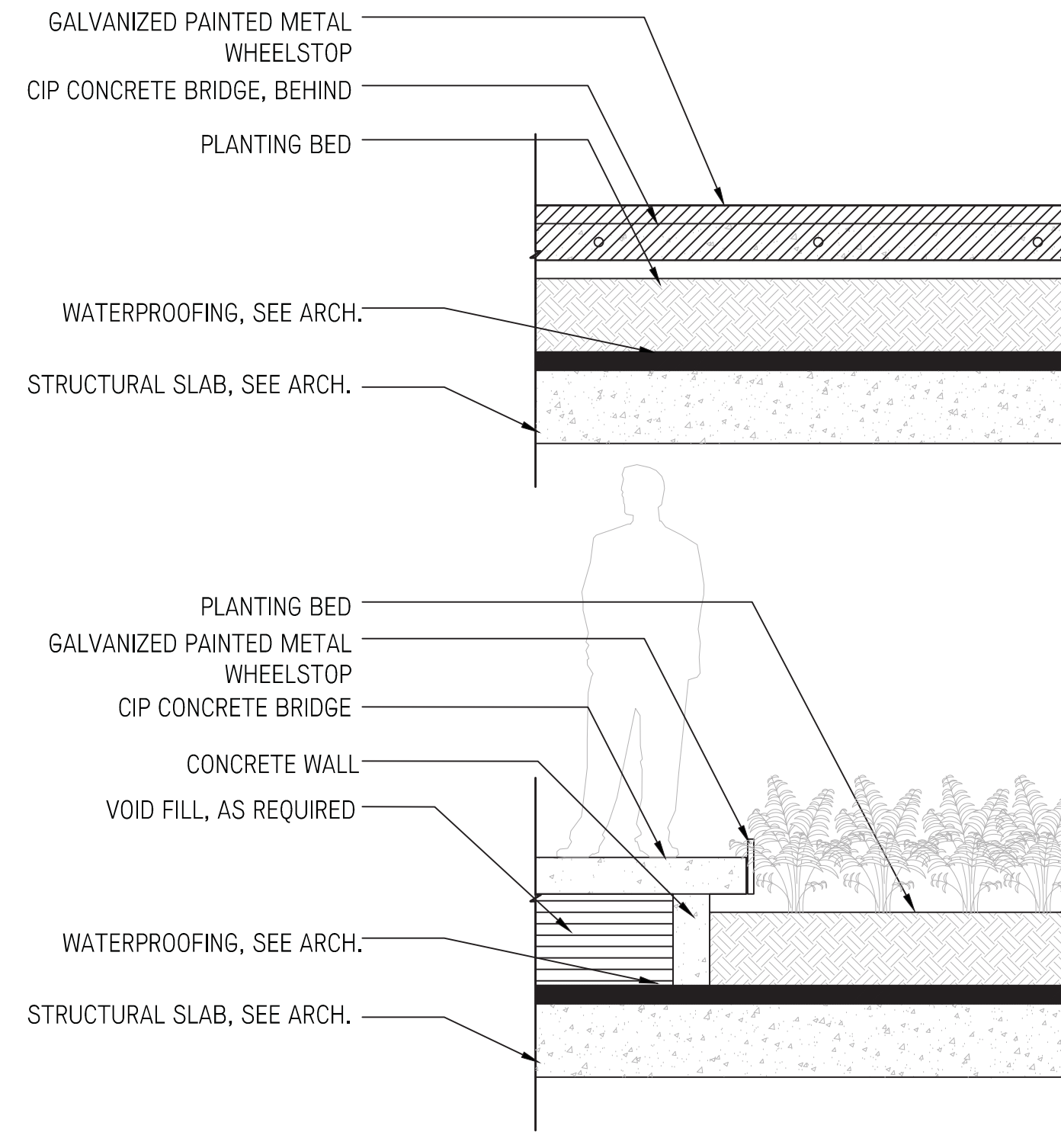


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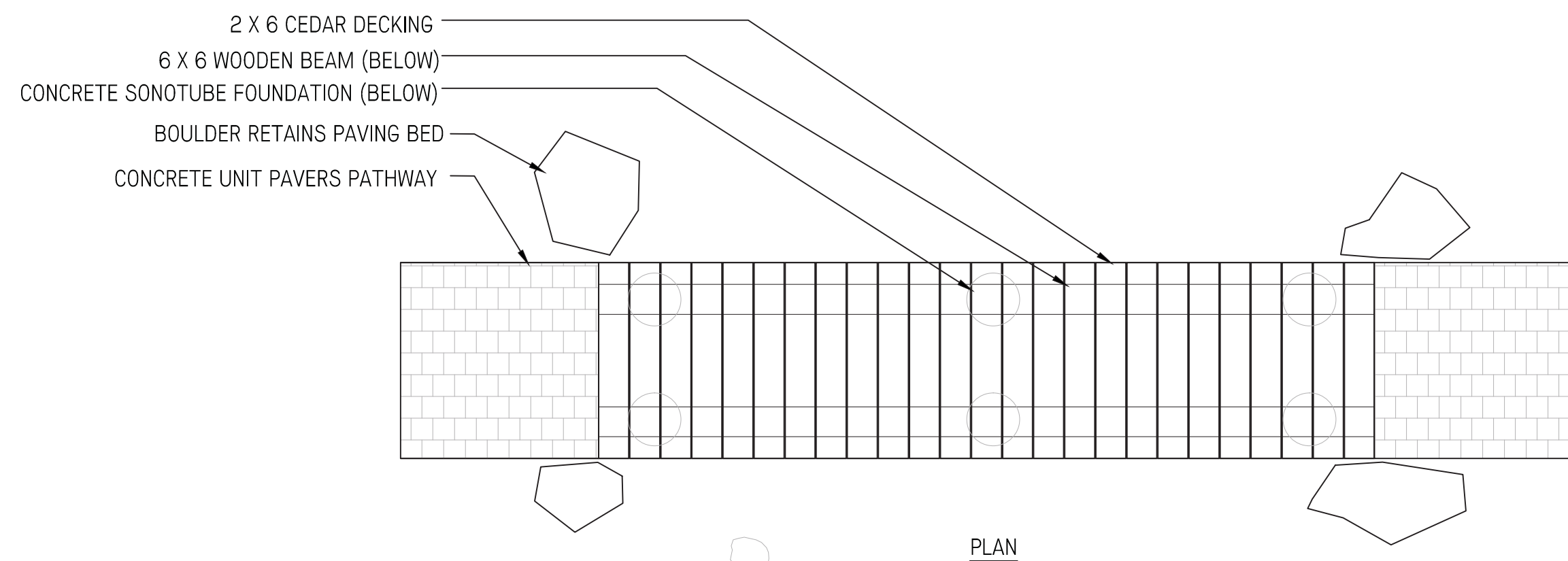
- NOTES:
1. CONNECT EACH DECK BOARD TO JOIST WITH MINIMUM 2-3" NAILS AT EACH SUPPORT
2. PROVIDE 2X10 BLOCKINGS BETWEEN JOISTS AT THE SUPPORTS.
3. CONNECT 2X10 JOISTS TO BEAMS WITH A35 BY SIMPSON EACH END.
4. CONNECT 140X140/140X191 BEAM TO PILE WITH EPB66 BY SIMPSON.



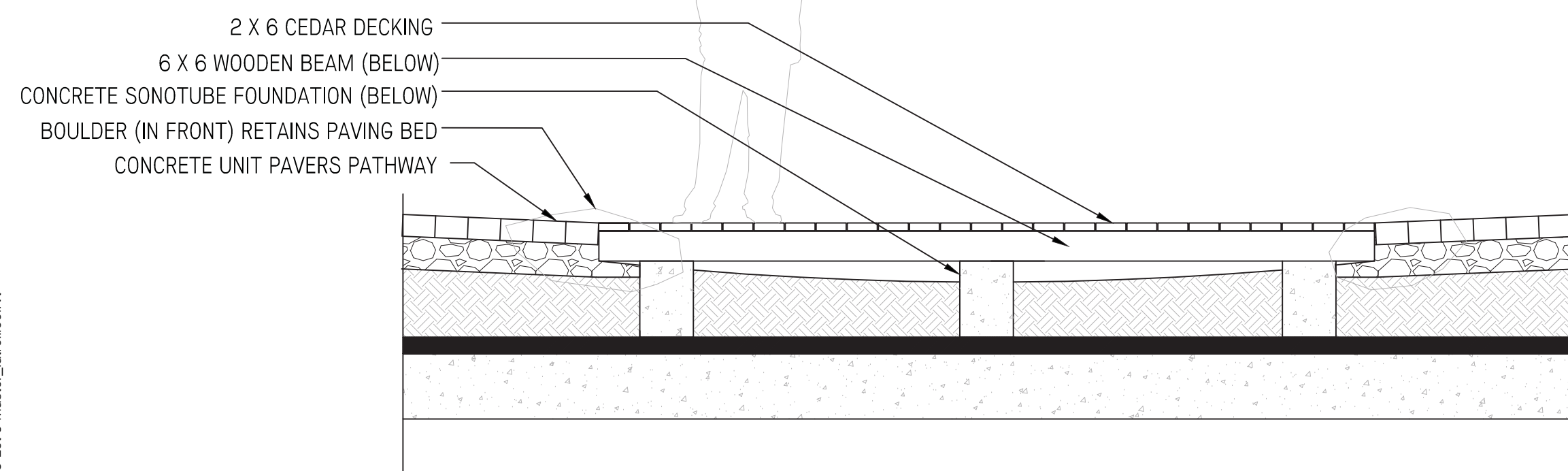
1 WATERWAY PERCH
3/8" = 1'-0"



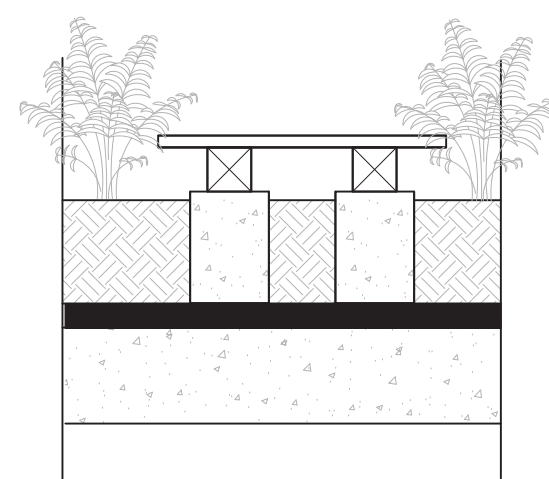
3 LOBBY ENTRANCE BRIDGE
1/2" = 1'-0"



PLAN

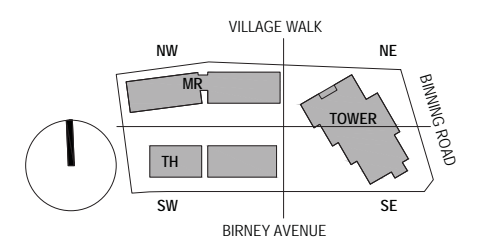


LONG SECTION



CROSS SECTION

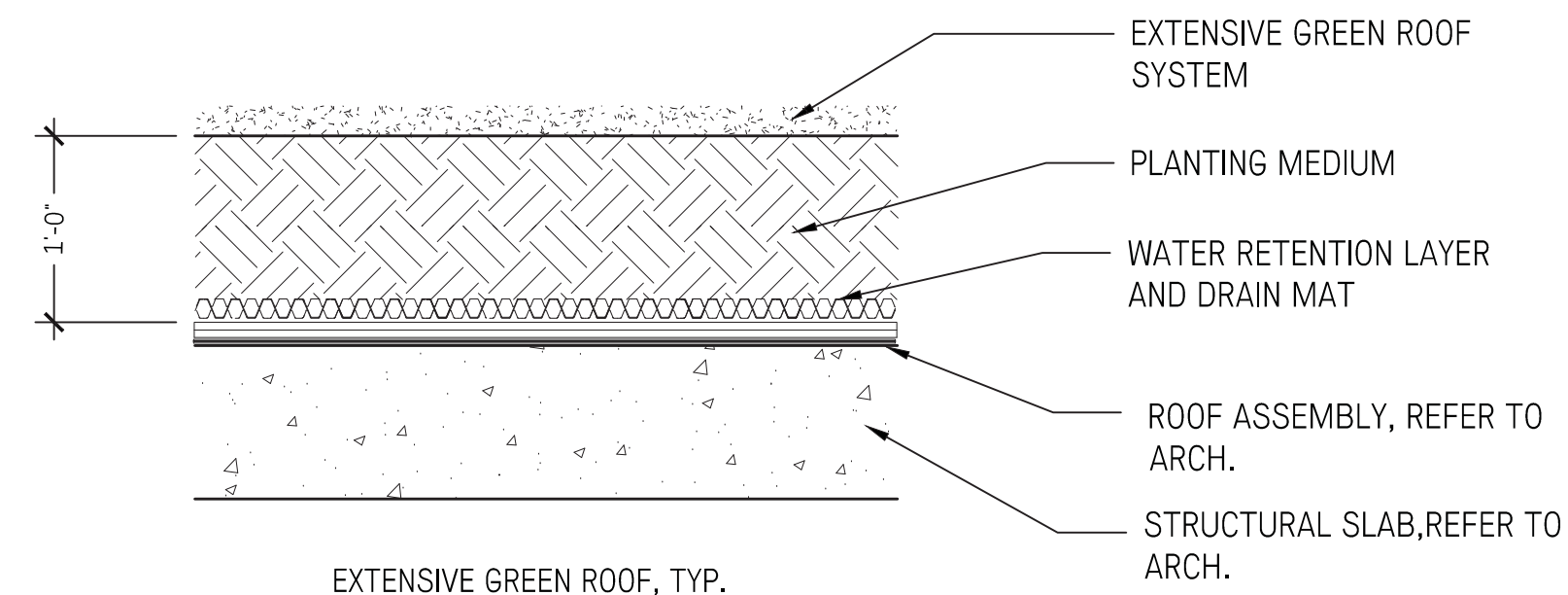
2 FERN DELL BRIDGE
1/2" = 1'-0"



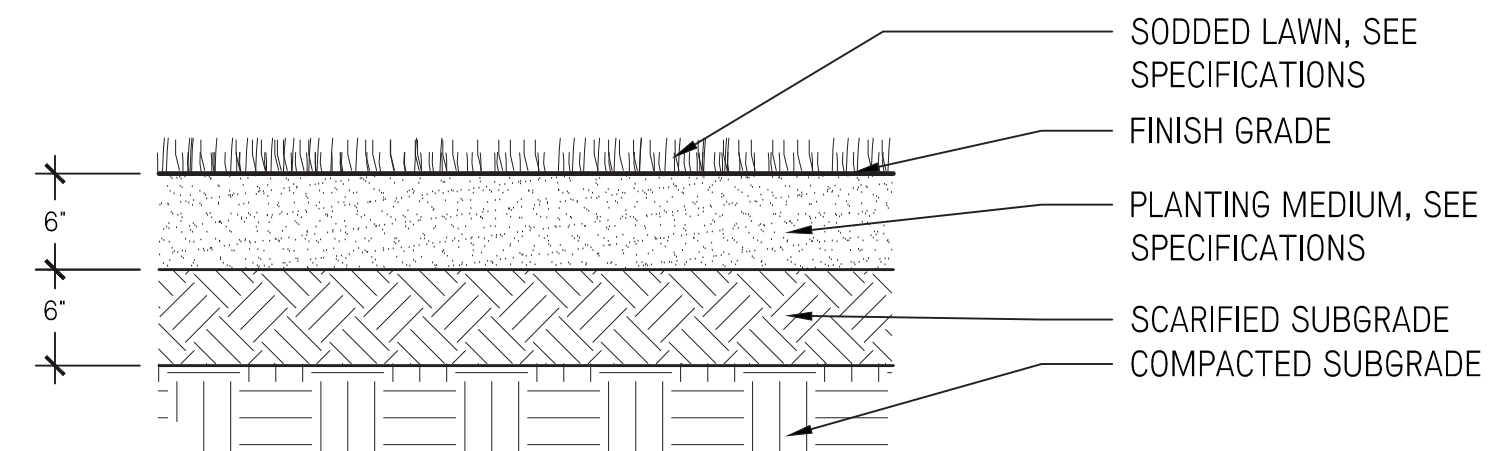
IVY ON THE PARK
LOT 8

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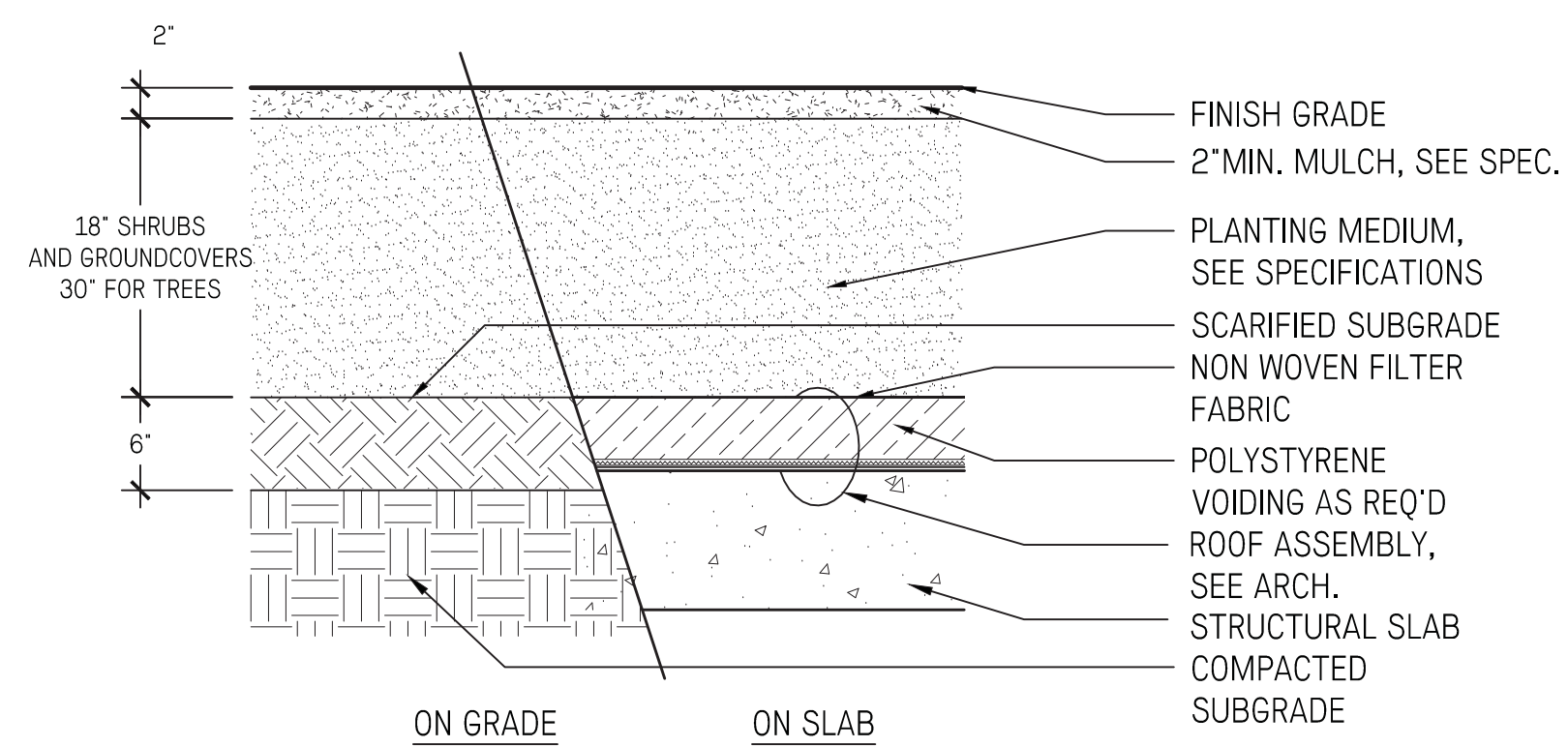
LANDSCAPE STRUCTURES
DETAILS



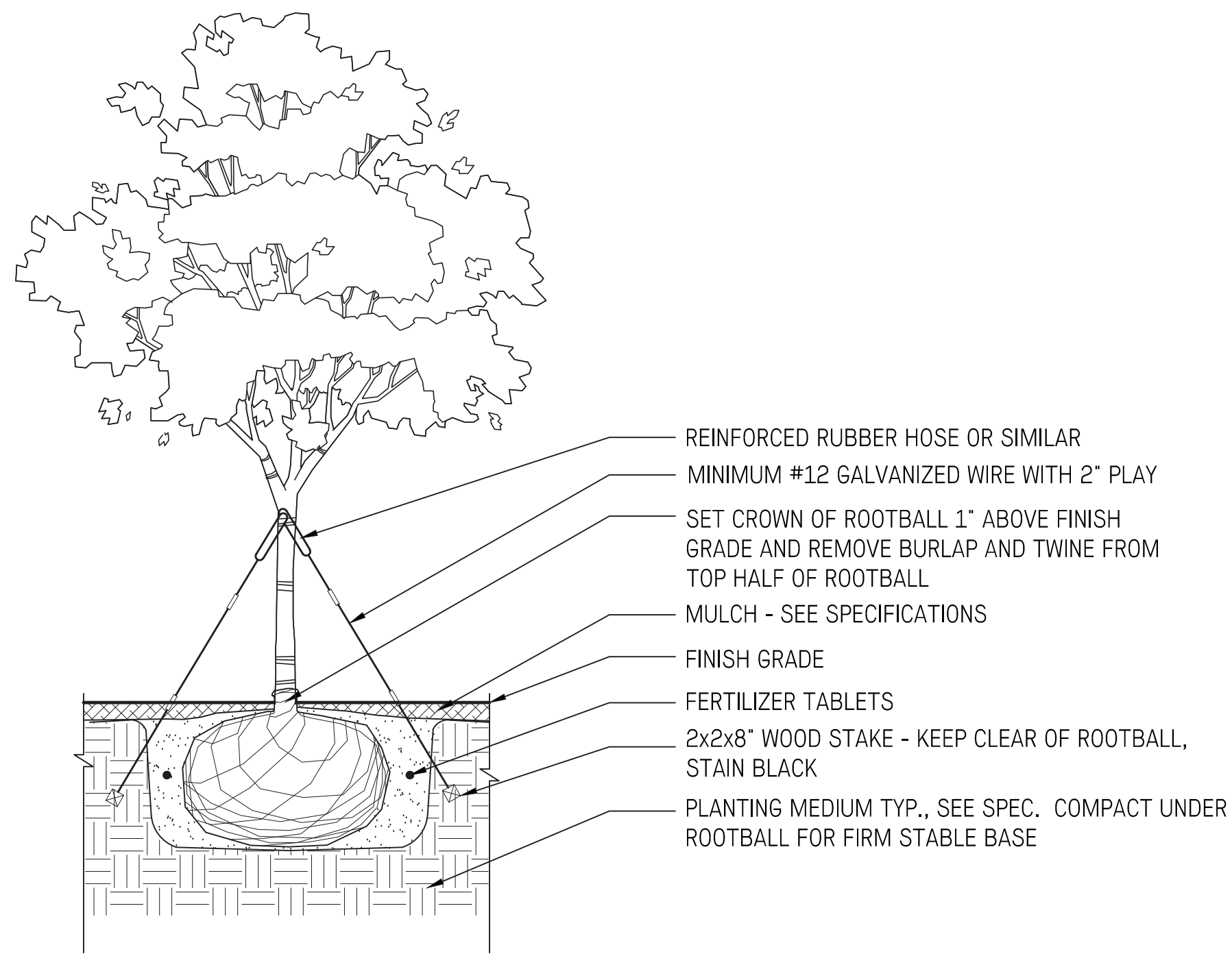
EXTENSIVE GREEN ROOF, TYP.



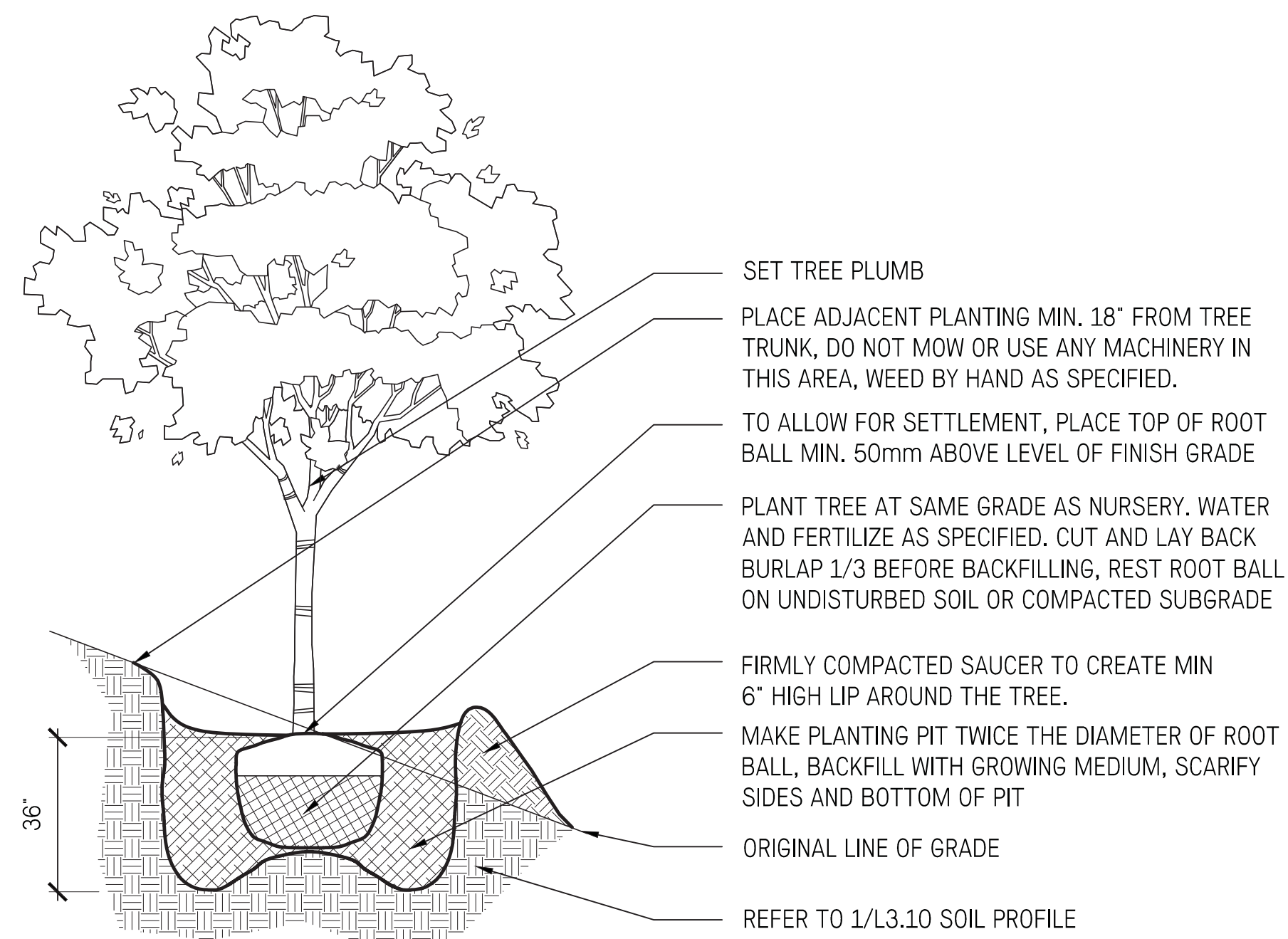
LAWN AREAS ON GRADE



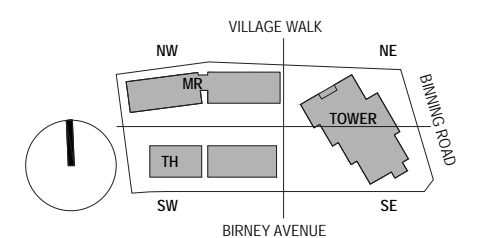
1 SOIL PROFILES
L3.50 NTS



2 TREE PLANTING
L3.50 NTS



3 TREE PLANTING ON SLOPE
L3.50 NTS



IVY ON THE PARK
LOT 8

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PLANTING DETAILS