

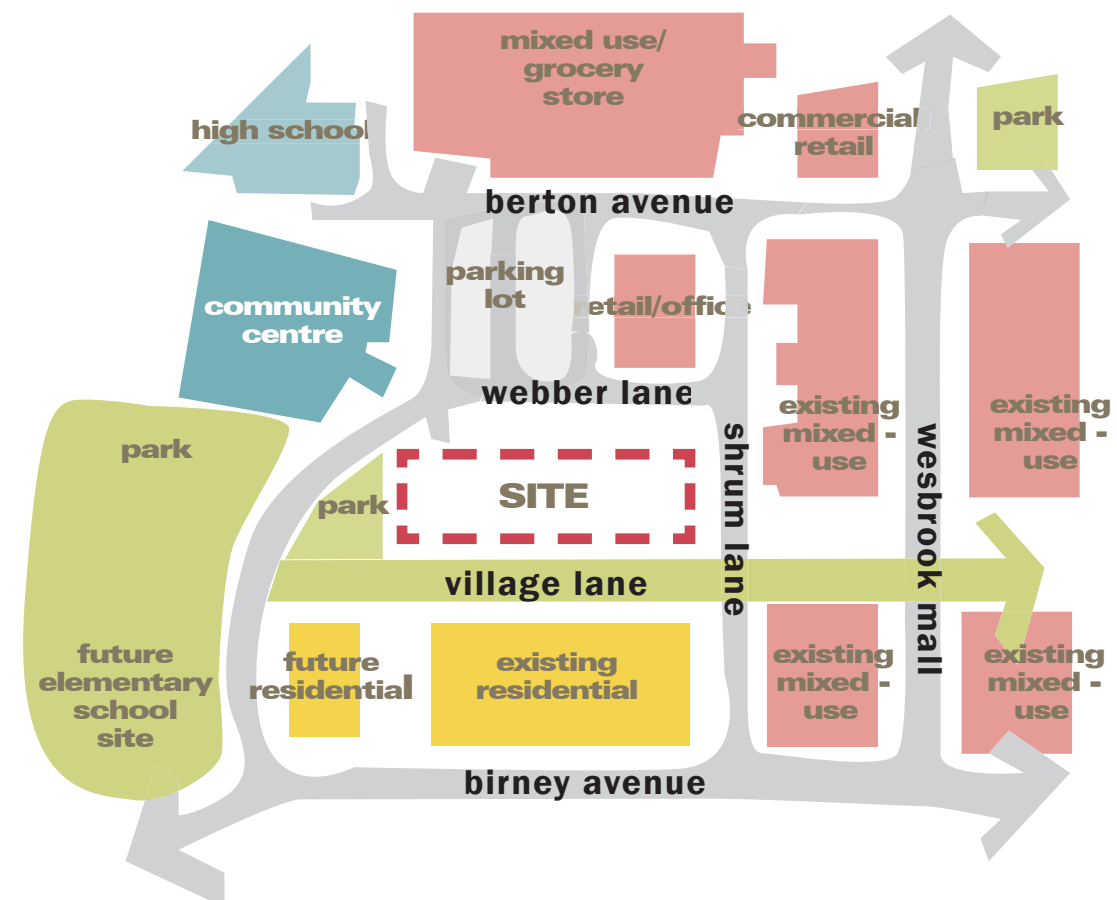
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location plan
(south campus)



context plan

LOCATION & CONTEXT PLAN



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MIXED USE BUILDING - LOT E - SOUTH CAMPUS
May 7, 2015

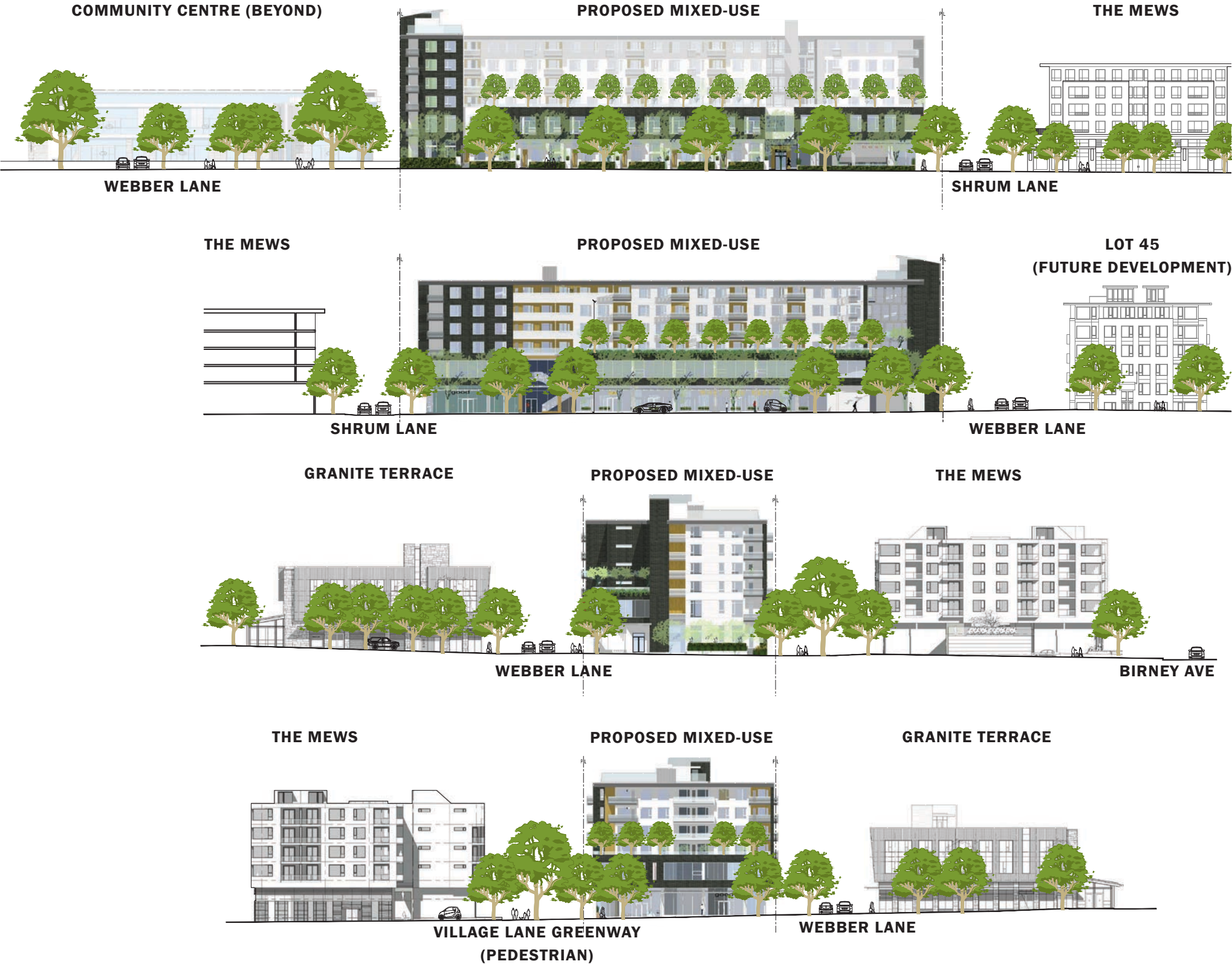
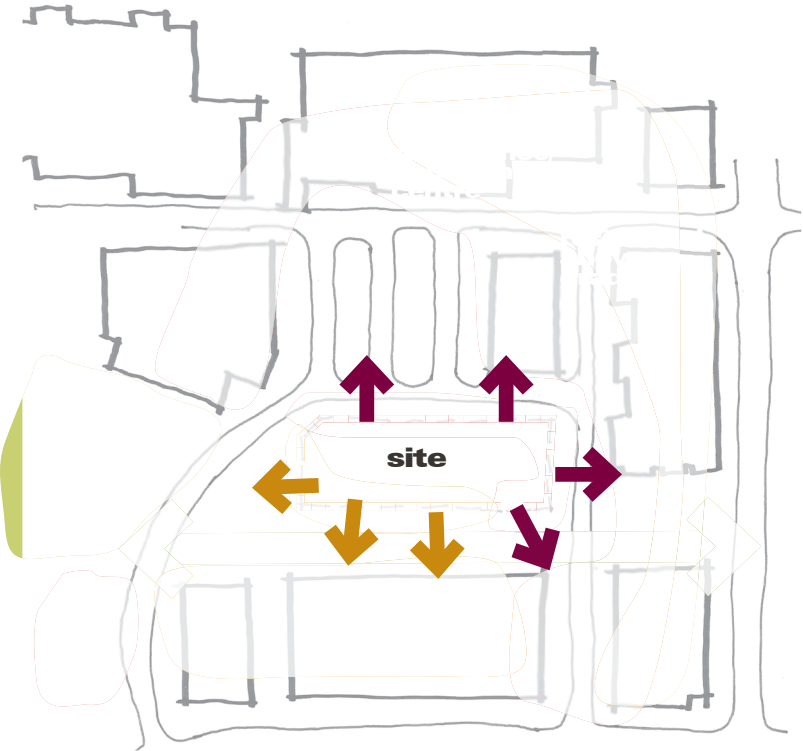
Overview

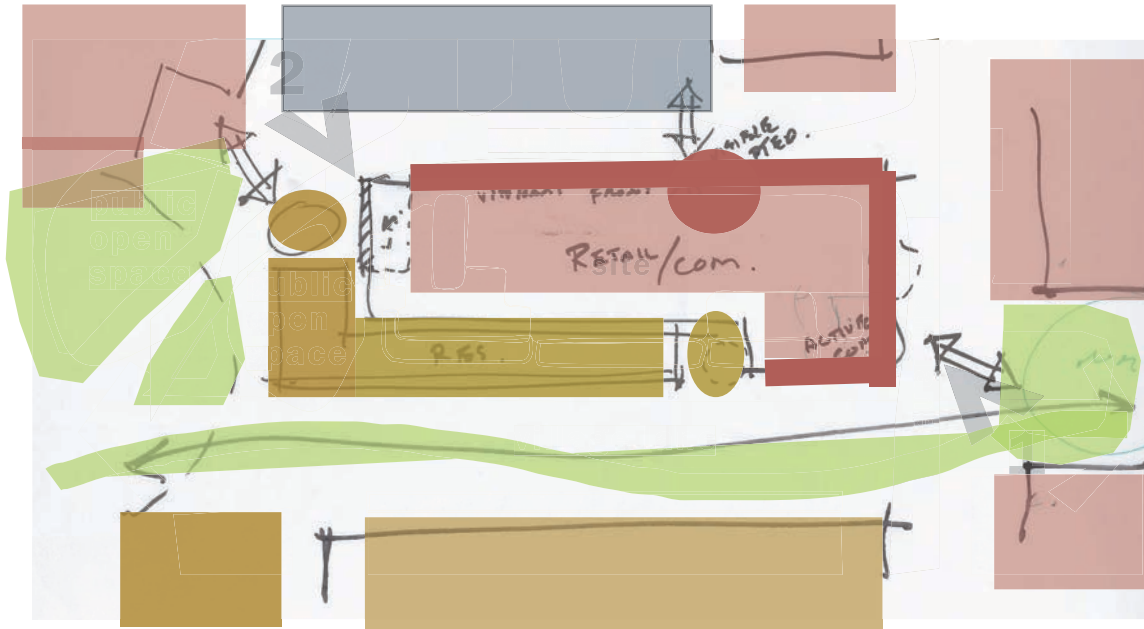
This prominent site in Wesbrook Village is surrounded by a rich mixture of uses including ground oriented residential, small scale retail, mixed use with retail and/or commercial at grade, a future community centre, park space and a pedestrian green way.

This varied context provides a unique opportunity to mix residential, park and commercial at the ground level, while at the same time complimenting the existing context.

Two urban design conditions frame this development :

- 
1. Active public uses including street level retail, commercial and a community centre
- 
2. Passive ground oriented residential, park/green open space and a pedestrian/cycle pathway





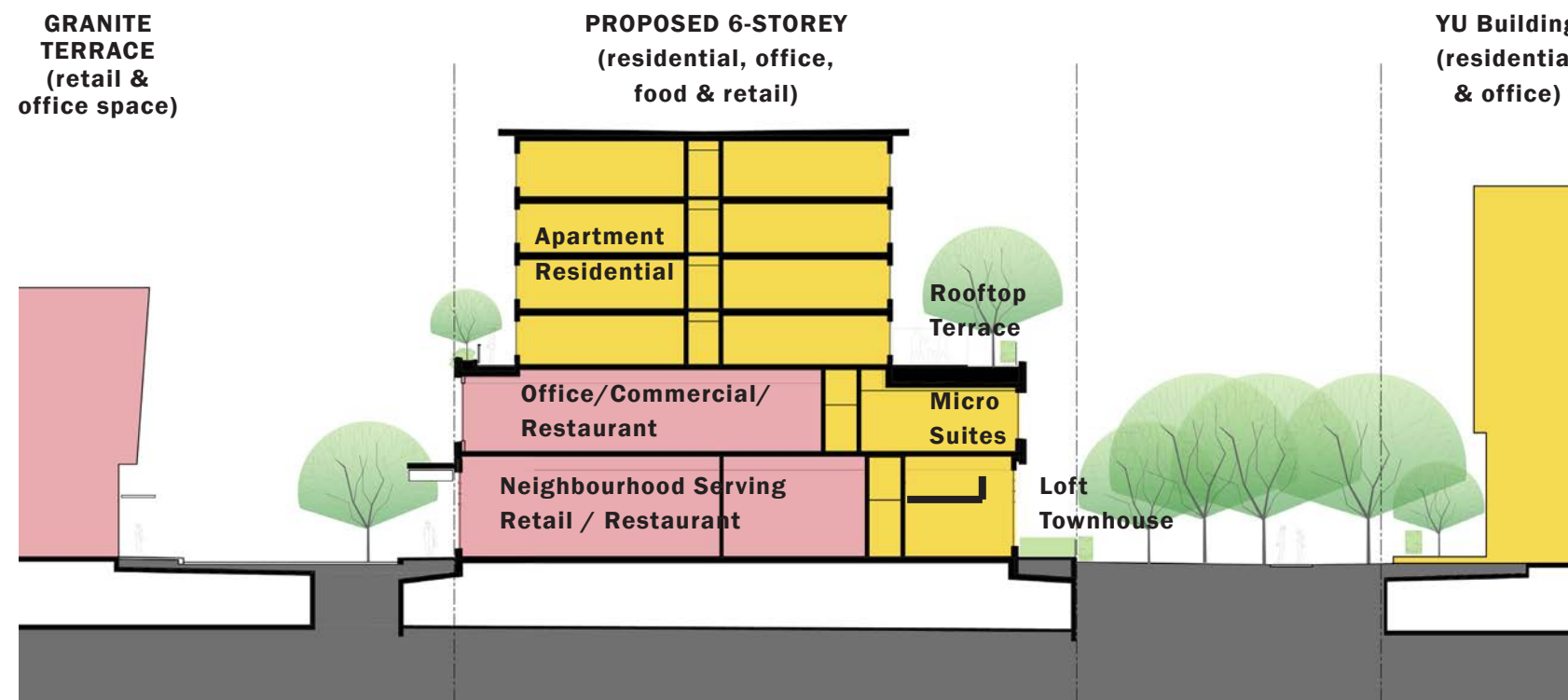
Schematic Street Level Plan

Key Concepts:

Reinforce and complete the creation of a complete community in this precinct of Wesbrook Village.

This is achieved through:

1. The creation of affordable rental housing and providing an opportunity for neighbourhood serving retail and services.
2. Recognizing the adjacent uses and character on all sides surrounding the project site.



DESIGN RATIONALE

REINFORCE EXISTING COMMUNITY - 1



View 1 : from southeast



View 2: from northwest

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Together with the Yu building, the proposal frames the pedestrian greenway. The proposal also relates to its neighbour through the use of a consistent base and the rectilinearity of form.



The proposal completes the mixed use frontage on Shrum Lane.



The proposal completes the public plaza to the north of the site with two stories of animated retail/commercial uses.

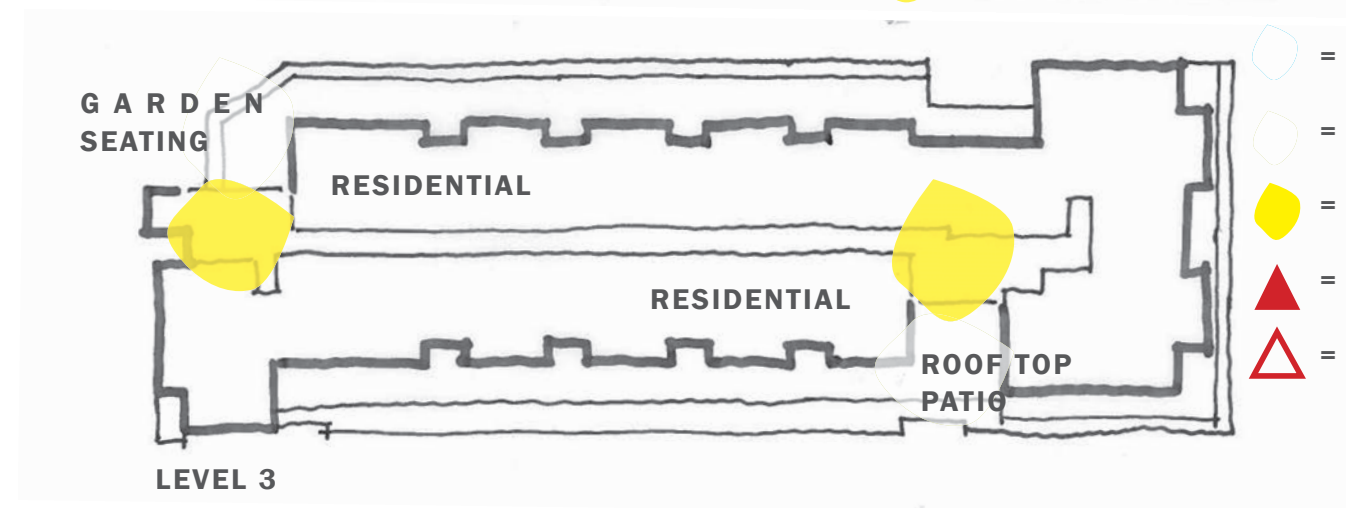
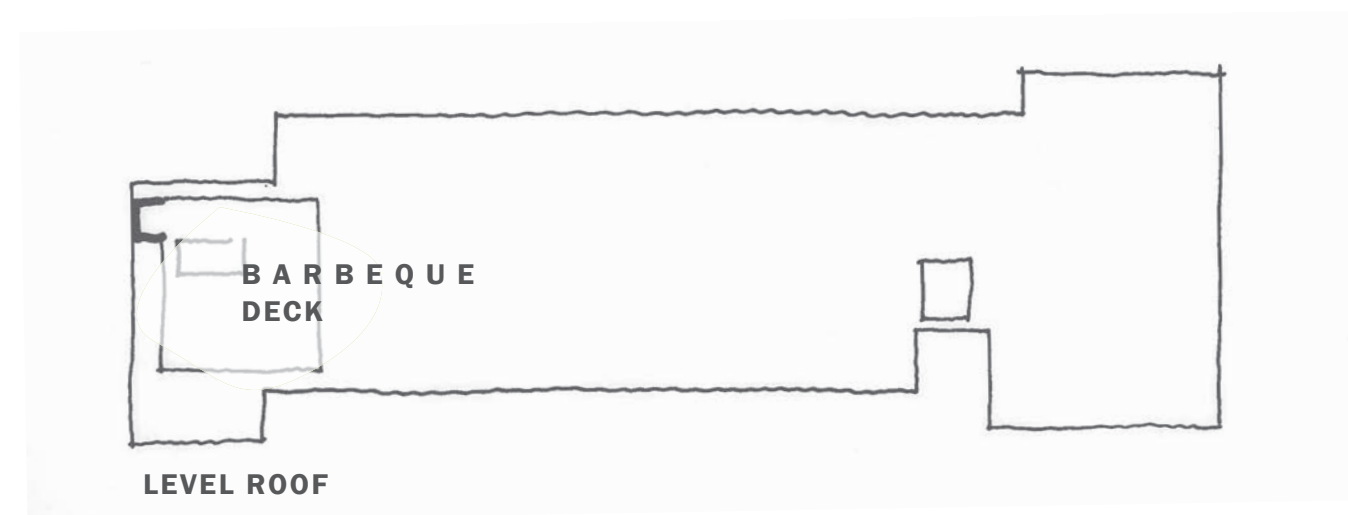
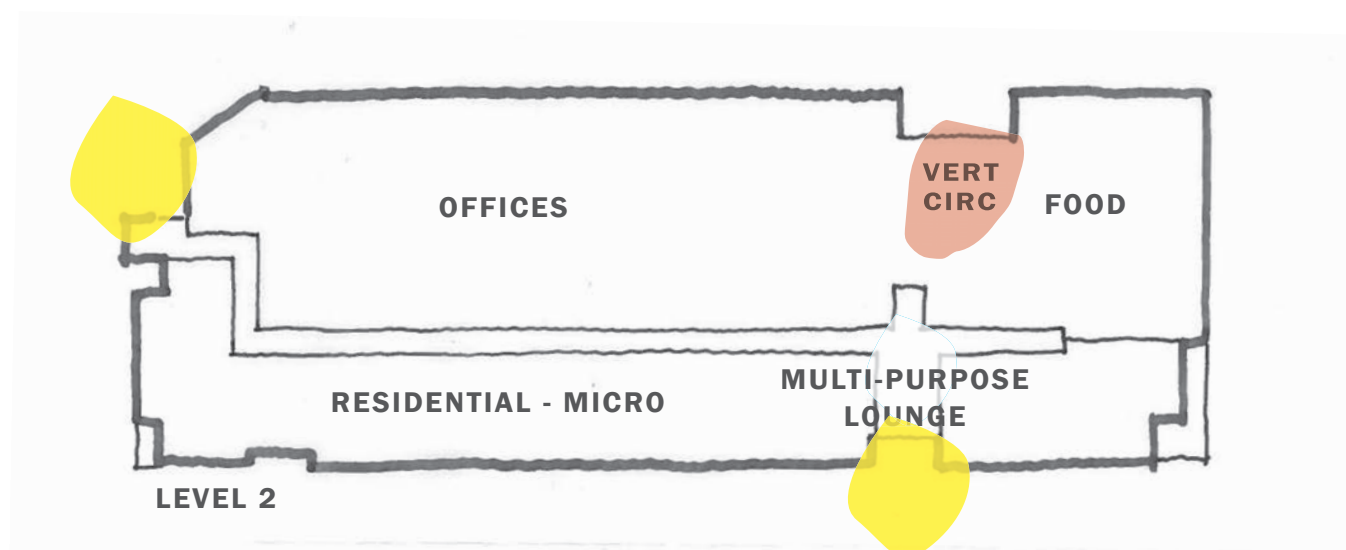
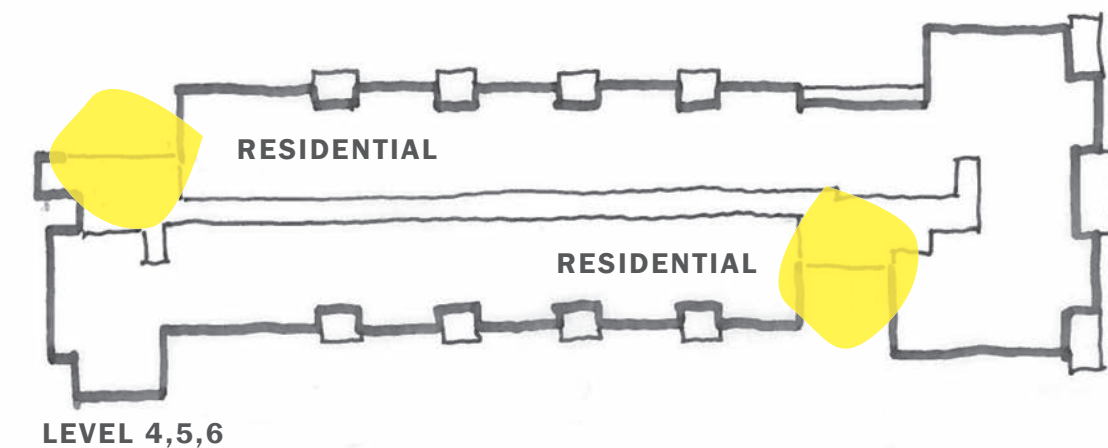
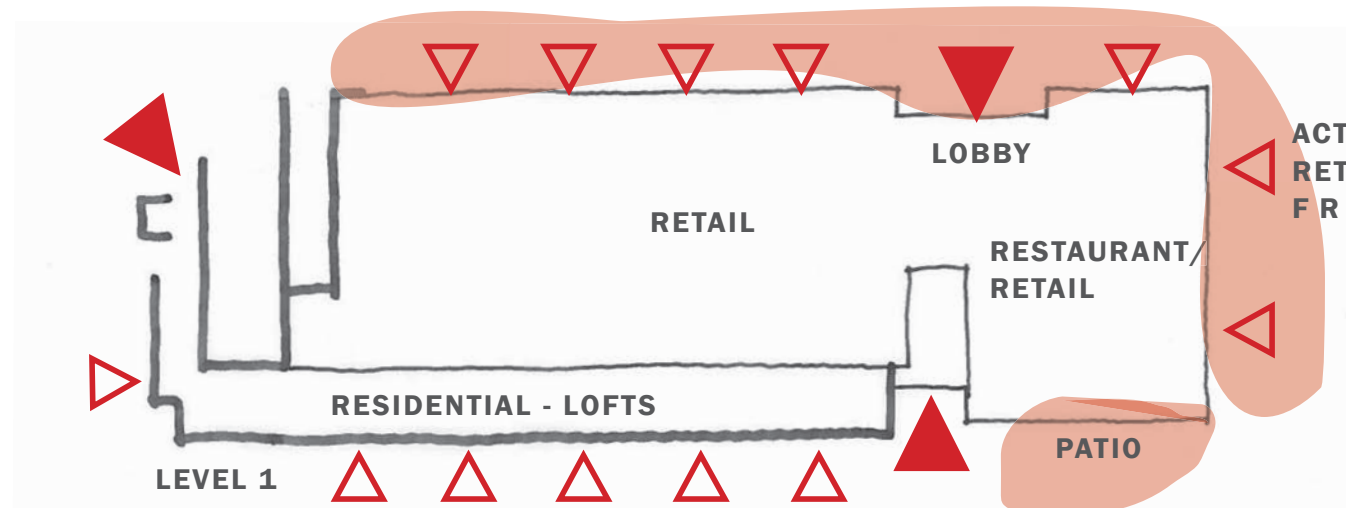


Overall building form and massing are determined by methods of construction and location of uses:

- Concrete construction on first 2 levels
- Building program at L1 and L2 defined by immediate context
- North and East elevations of L1 and L2 are predominately commercial use
- South and West elevations are predominately residential use
- Residential on L3-6 are wood frame construction that have been set back to create relief at the facade, particularly on the south facade facing the Green Lane. This also accommodates patios and outdoor amenity space on L3.

DESIGN RATIONALE
REINFORCE EXISTING COMMUNITY - 2

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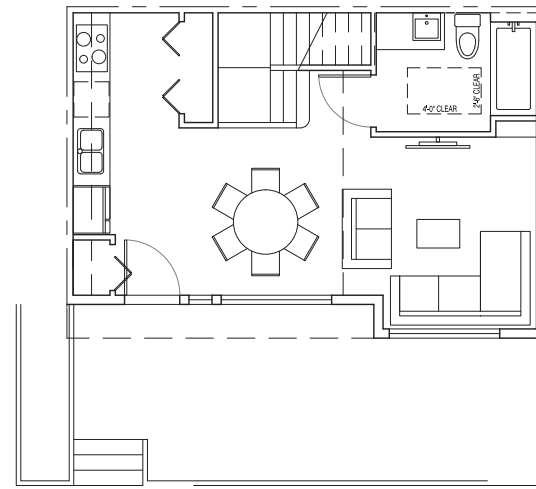
- = INTERIOR SOCIAL
- = EXTERIOR SOCIAL
- = SUNLIGHT
- = BLDG ENTRY
- = UNIT ENTRY

ENCOURAGE INTERACTION WITHIN THE NEIGHBOURHOOD AND WITHIN THE BUILDING

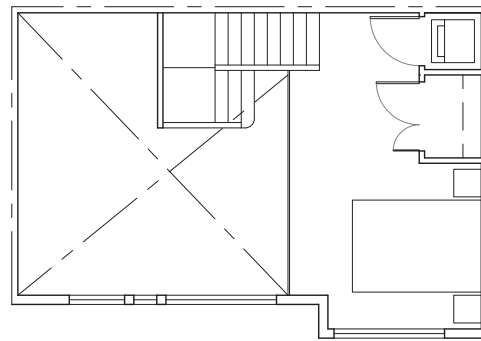
- Level 1 and 2 support a range of neighbourhood serving uses including food services, retail and office spaces. There is a need for a pharmacy in the neighbourhood and this development is designed to accommodate that need.
- The Building is setback at levels 3 to create relief to the urban facade at the north and respond to the pedestrian green lane to the south, allowing for extensive rooftop planting and patios.
- Corridors that are open to natural light at both circulation cores allow an opportunity for comfortable social interaction. The provision of separate entries at either end greatly reduces the walking distance in the corridors.
- A diversity of unit types that are specific to building orientation and supported by various amenities
- Indoor and outdoor amenity, including Media Room at Level 2, Patio Amenity areas at Level 3 and Rooftop Amenity w/ BBQ at Roof Level

DESIGN RATIONALE
COMMUNITY WITHIN - A SOCIAL ENVIRONMENT

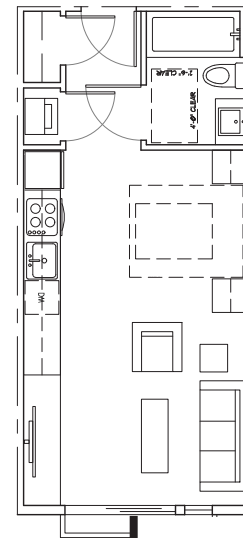
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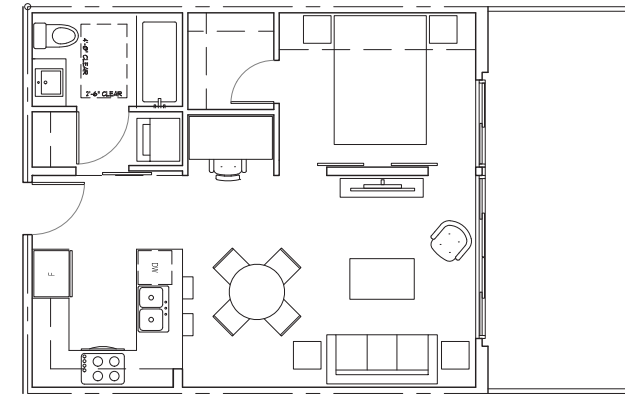
LOFT UNIT
631 SF



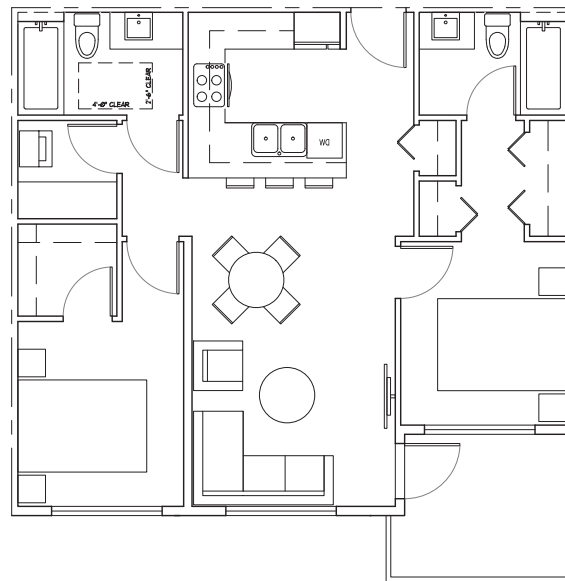
LOFT
(MEZZANINE)



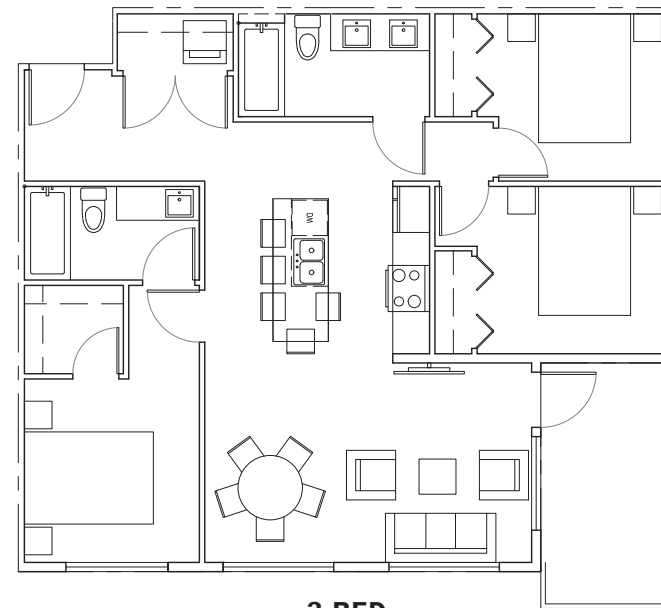
MICRO UNIT
356 SF



1 BED
525 SF



2 BED
800 SF



3 BED
990 SF



DIVERSITY OF UNIT TYPES

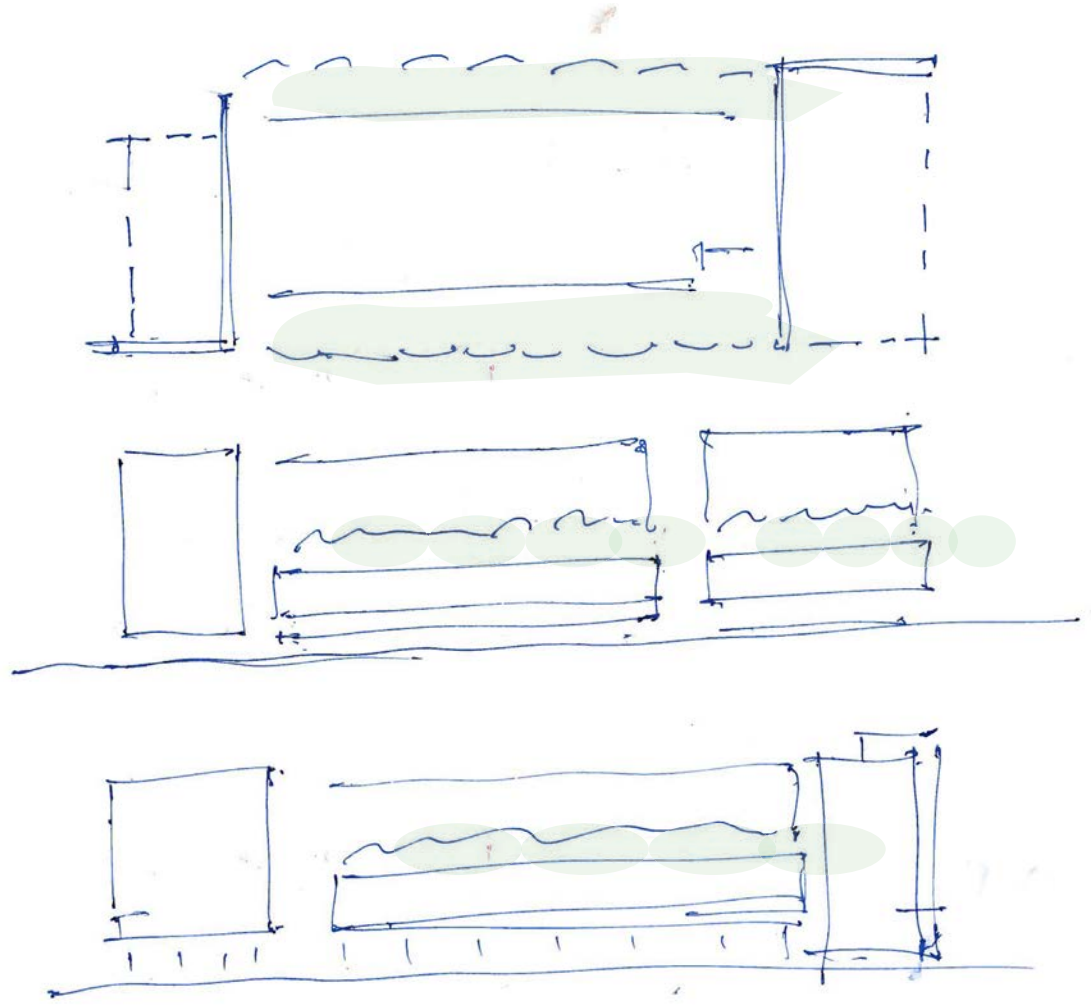
The proposed 6-storey mixed use building consists of a diverse array of rental units to accommodate everyone from single tenants to families.

The lower level along the pedestrian greenway and park is lined with 1 Bed Loft units as well as a micro unit and a 2 Bed unit.

The second level is primarily micro units, including a media lounge for socialising.

The upper levels consists of Micro, 1 Bed, 2 Bed & 3 Bed units.

Generous outdoor space is provided at grade, L3 & balconies of upper level suites.



DEVELOPMENT OF THE FORM

An engaging and legible form is created through:

- an exploration of rectangular form and proportion in a rhythm of “threes”
- a consistent layering of materials
- protective roof overhangs engage with masonry wing walls to create strong “cubic” massings, which anchor the ends of the building. A more horizontal approach to the centre mass provides a backdrop to the landscaped terraces.
- Voids in the massing and distinct glazing patterns indicate the primary entries.



ARCHITECTURE

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