



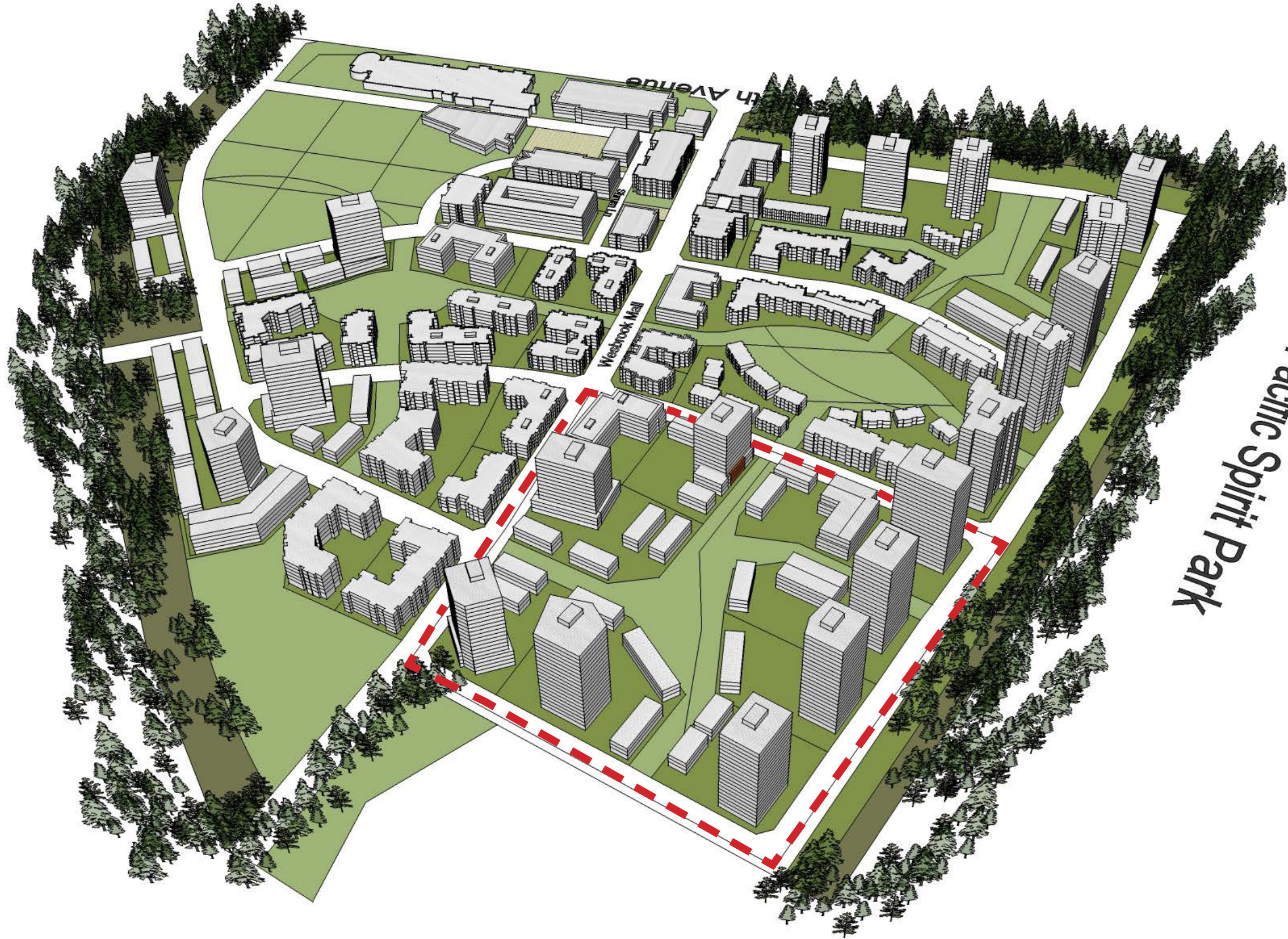
- ③ Maximum Number of Storeys
- Internal Site Height Transitions
- ... Street Wall Massing
5 Storeys or less
- Mixed-Use Commercial Centre
- Schools
- Green Edge
- Usable Neighbourhood Open Space (UNOS)
- Greenway
- Maximum 3.5 FSR
High Rise with Low Rise/Townhouses
- Maximum 2.8 FSR
High Rise with Townhouses
- Maximum 2.8 FSR
- Maximum 2.0 FSR
- Maximum 1.2 FSR

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Landscape Architecture
Site Planning

Wesbrook Village Land Use Plan

UBC Farm



Pacific Spirit Park

P+A

Landscape Architecture
Site Planning

Wesbrook Village Massing

DEVELOPMENT PATTERN EXISTING CONDITIONS CONNECTIVITY ROLE OF WATER ACIVITY NODES CONCEPT



MARCH 10AM



MARCH 12PM



MARCH 4PM



JUNE 10AM



JUNE 12PM



JUNE 4PM

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Landscape Architecture
Site Planning

WESBROOK VILLAGE SHADOW STUDY

DEVELOPMENT PATTERN

EXISTING CONDITIONS

CONNECTIVITY

ROLE OF WATER

ACTIVITY NODES

CONCEPT

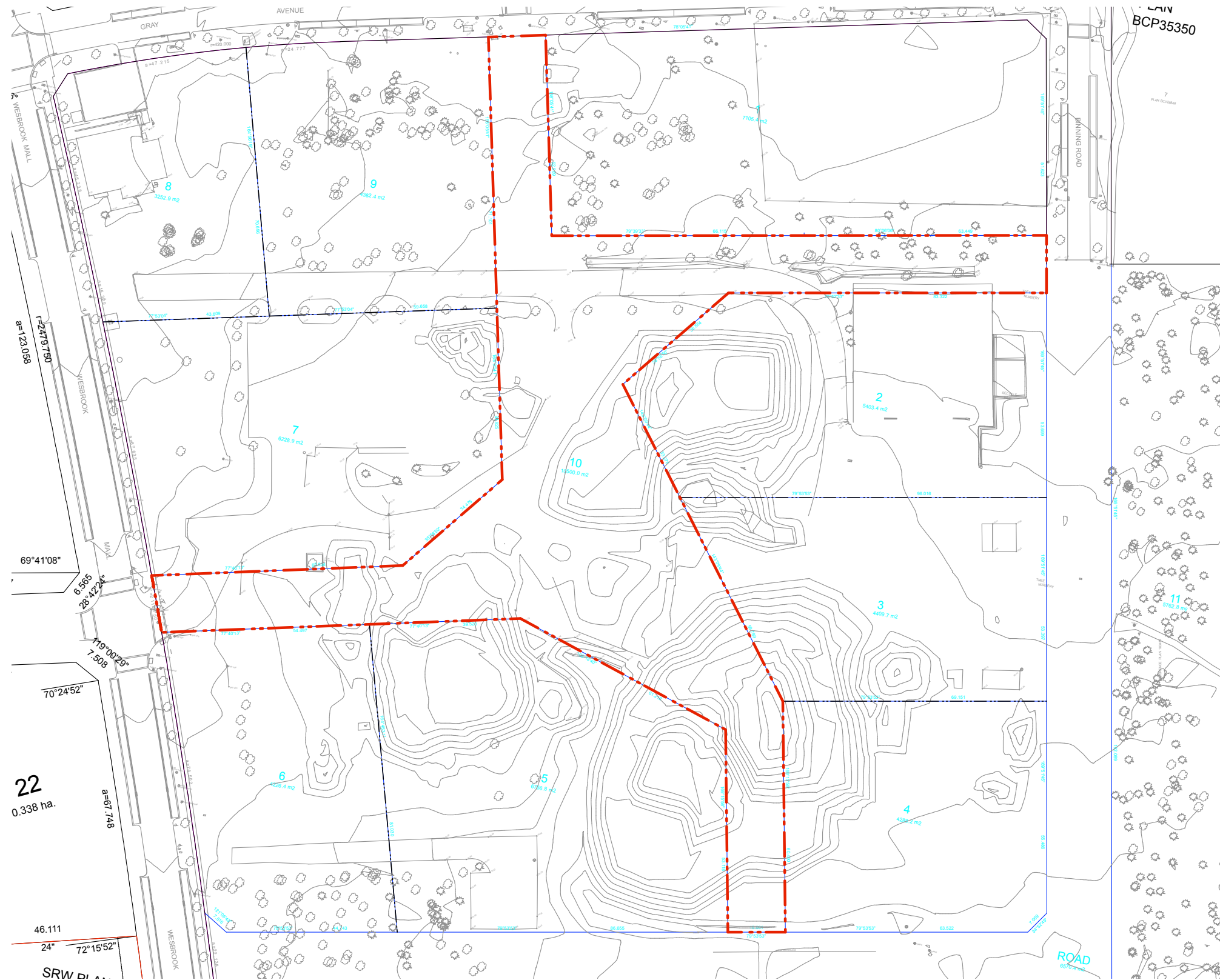


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Landscape Architecture
Site Planning

Wesbrook Village Circulation

DEVELOPMENT PATTERN EXISTING CONDITIONS CONNECTIVITY ROLE OF WATER ACIVITY NODES CONCEPT



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Landscape Architecture
Site Planning

Existing Conditions

DEVELOPMENT PATTERN

EXISTING CONDITIONS

CONNECTIVITY

ROLE OF WATER

ACTIVITY NODES

CONCEPT



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Landscape Architecture
Site Planning

Proposed Development Footprint

DEVELOPMENT PATTERN

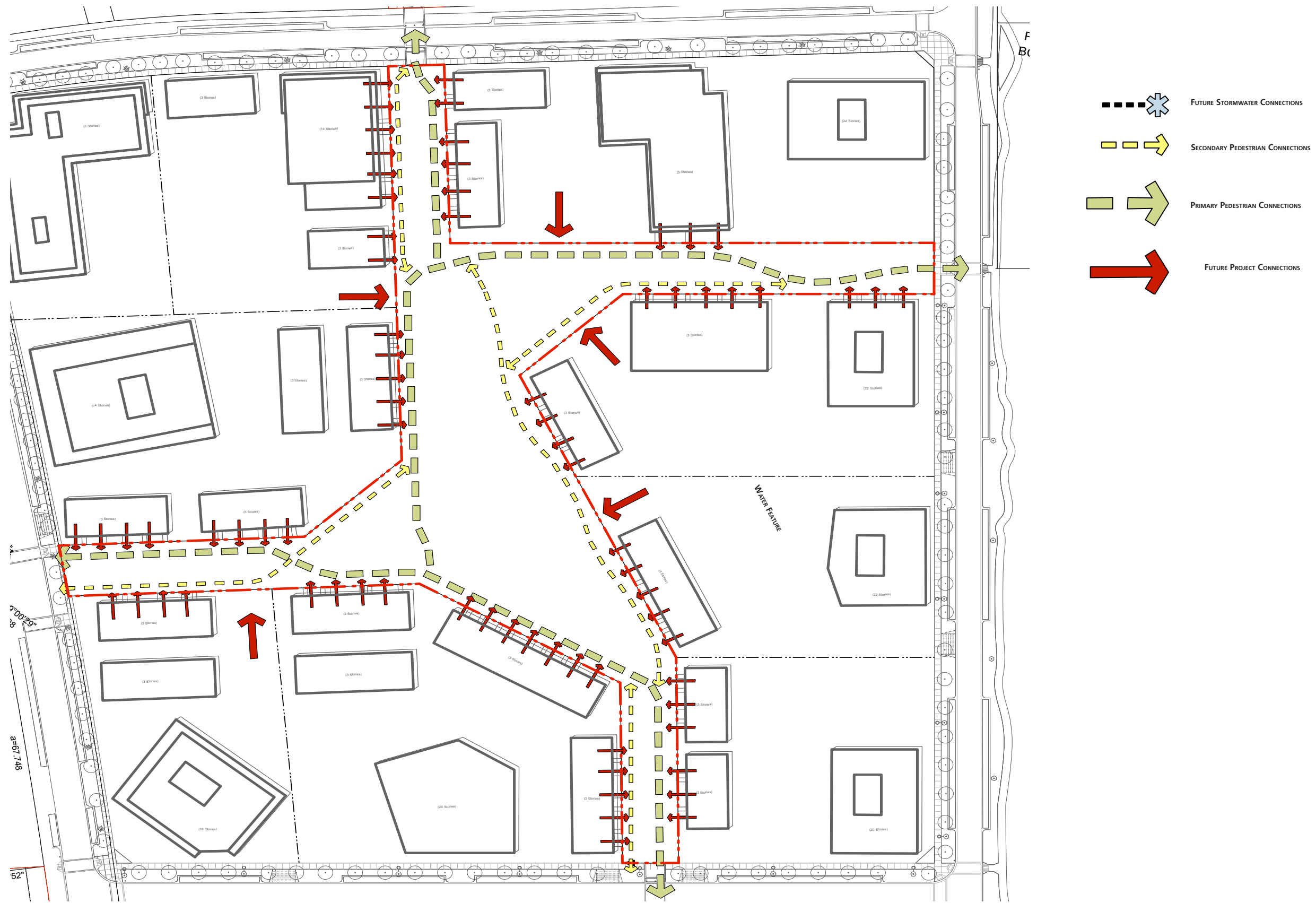
EXISTING CONDITIONS



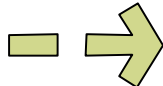
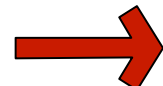
CONNECTIVITY

ROLE OF WATER

ACTIVITY NODES

CONCEPT

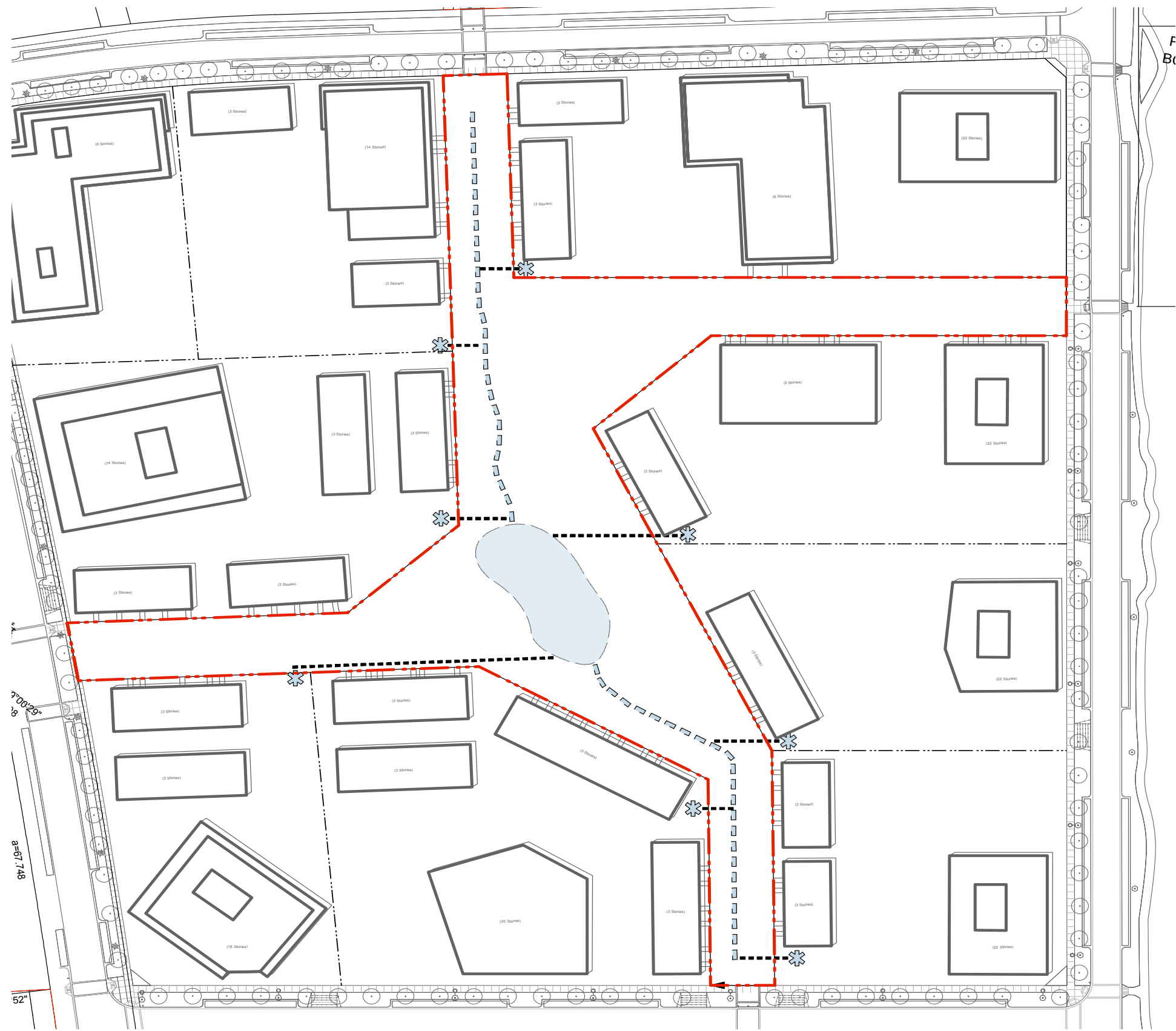




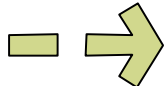
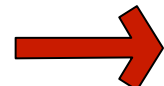
-  FUTURE STORMWATER CONNECTIONS
-  SECONDARY PEDESTRIAN CONNECTIONS
-  PRIMARY PEDESTRIAN CONNECTIONS
-  FUTURE PROJECT CONNECTIONS

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Landscape Architecture
Site Planning

Park Circulation



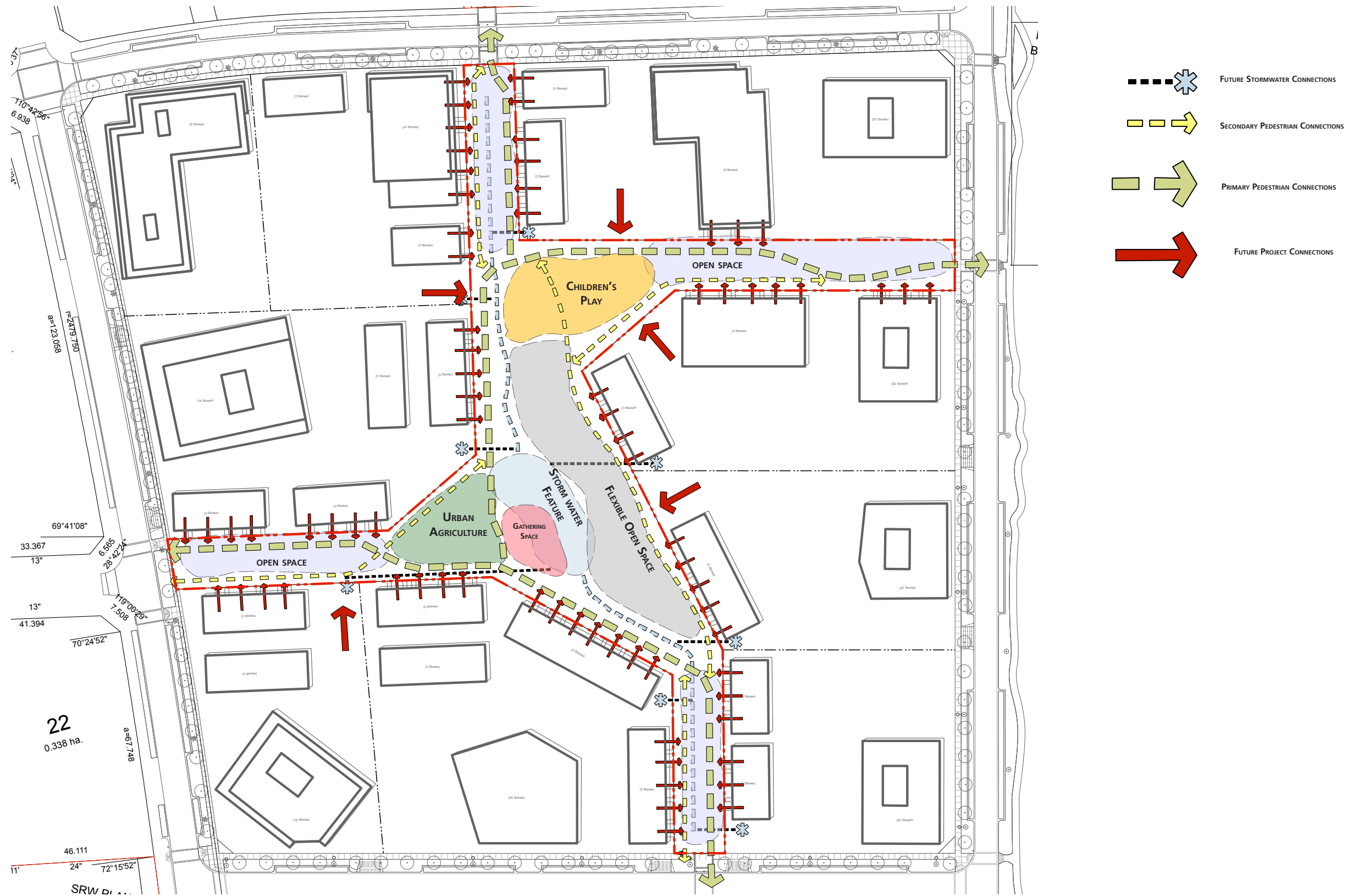
- 
FUTURE STORMWATER CONNECTIONS
- 
SECONDARY PEDESTRIAN CONNECTIONS
- 
PRIMARY PEDESTRIAN CONNECTIONS
- 
FUTURE PROJECT CONNECTIONS

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Landscape Architecture
Site Planning

Stormwater Management

DEVELOPMENT PATTERN EXISTING CONDITIONS **CONNECTIVITY** ROLE OF WATER ACITIVITY NODES CONCEPT

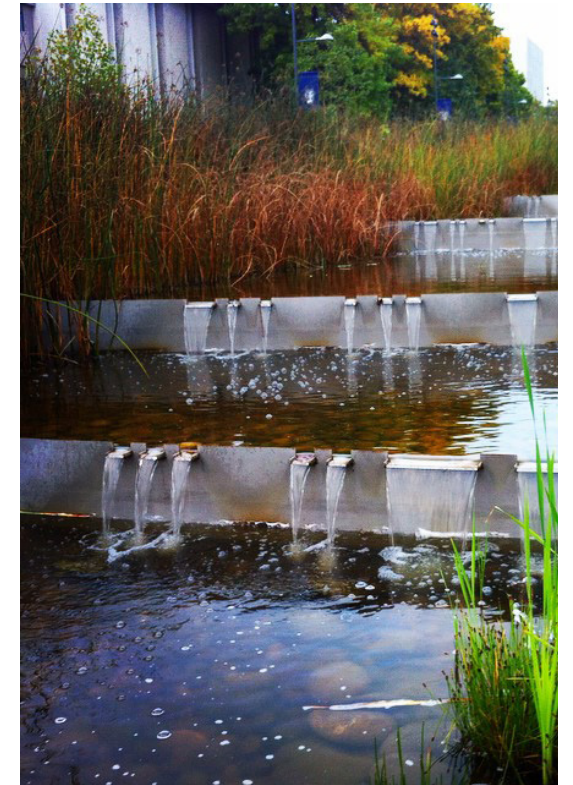


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Landscape Architecture
Site Planning

Park Program Concept

DEVELOPMENT PATTERN EXISTING CONDITIONS **CONNECTIVITY** ROLE OF WATER ACITIVITY NODES CONCEPT



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Landscape Architecture
Site Planning

Role of Water

DEVELOPMENT PATTERN EXISTING CONDITIONS CONNECTIVITY **ROLE OF WATER** ACTIVITY NODES CONCEPT



MANUFACTURED PLAYGROUND EQUIPMENT



CUSTOM PLAYGROUND DESIGN

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Landscape Architecture
Site Planning

Children's Play Opportunities

DEVELOPMENT PATTERN EXISTING CONDITIONS CONNECTIVITY ROLE OF WATER **ACTIVITY NODES** CONCEPT

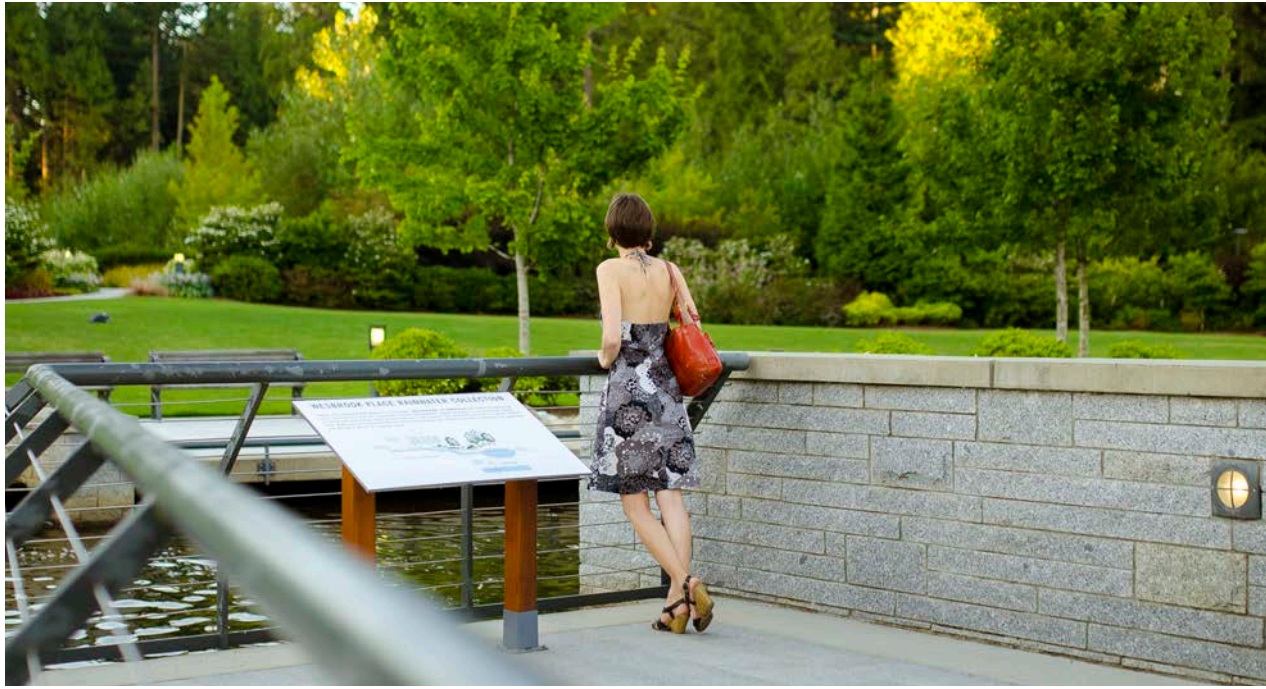


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Landscape Architecture
Site Planning

Child Engagement

DEVELOPMENT PATTERN EXISTING CONDITIONS CONNECTIVITY ROLE OF WATER **ACTIVITY NODES** CONCEPT

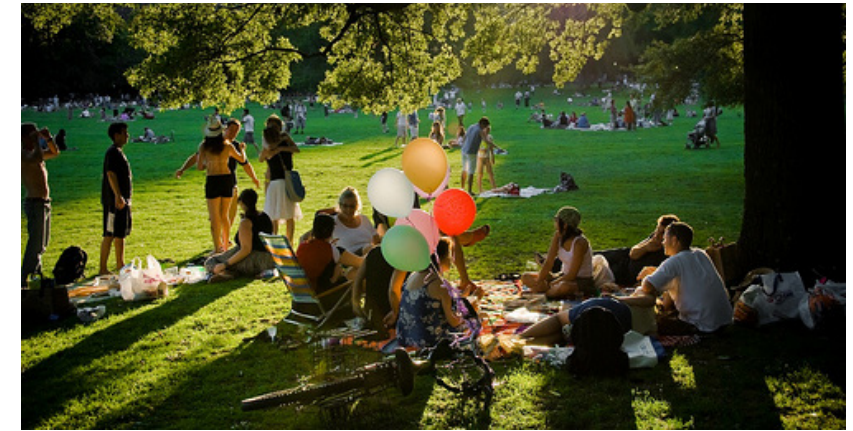
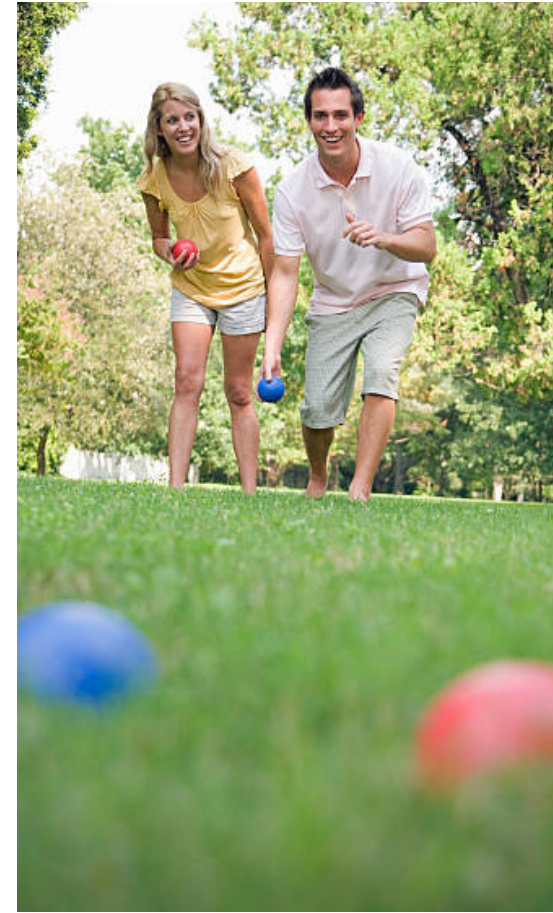


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Landscape Architecture
Site Planning

Gathering Space

DEVELOPMENT PATTERN EXISTING CONDITIONS CONNECTIVITY ROLE OF WATER **ACTIVITY NODES** CONCEPT



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Landscape Architecture
Site Planning

Flexible Gathering Space

DEVELOPMENT PATTERN EXISTING CONDITIONS CONNECTIVITY ROLE OF WATER **ACTIVITY NODES** CONCEPT



DOGWOOD



MAPLES



MAGNOLIA



DOUGLAS FIR



SNOWBERRY



DOGWOOD



BARBERRY



RHODODENDRONS



FERNS



SALAL



MAHONIA

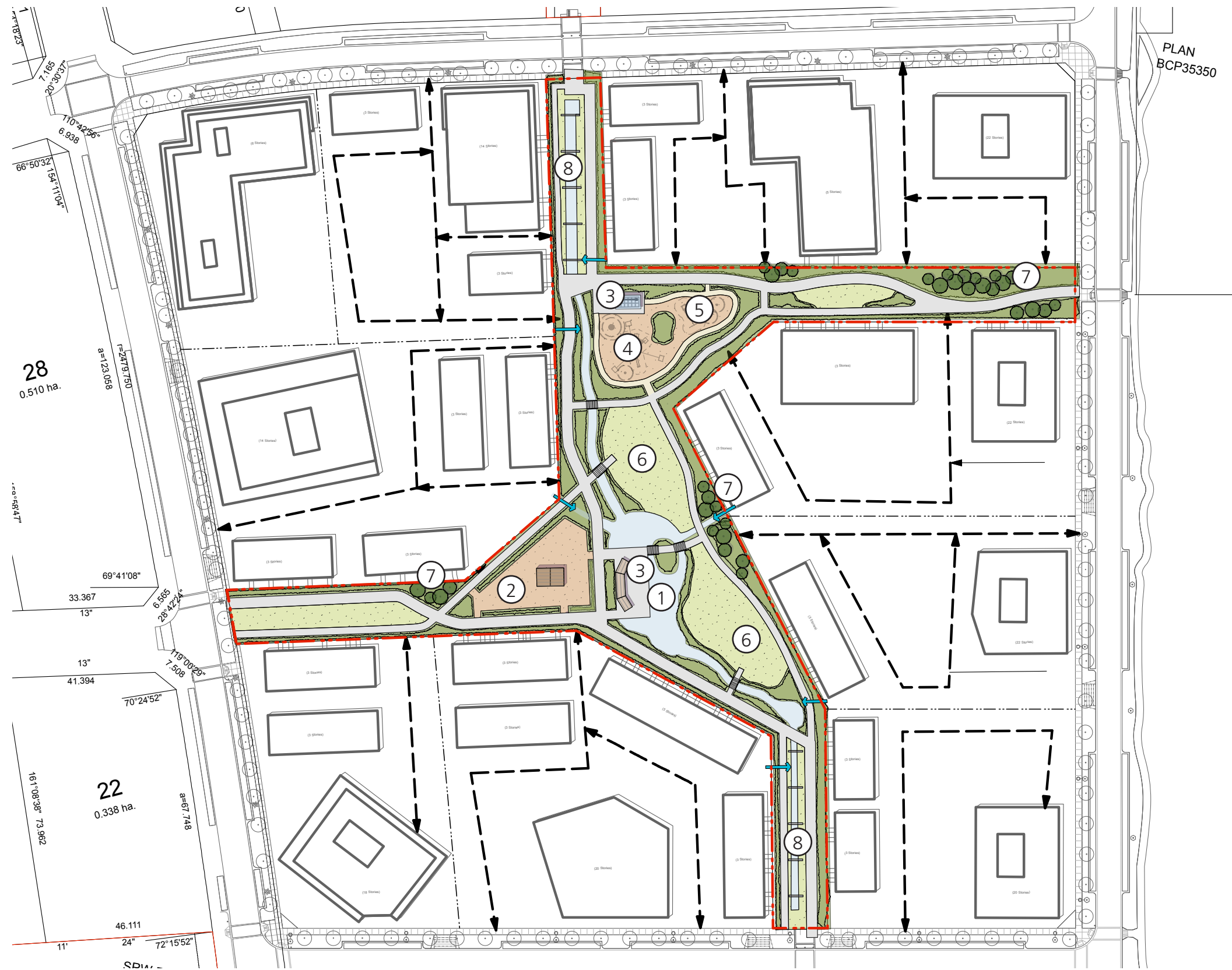


LAUREL

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Landscape Architecture
Site Planning

Plant Palette



- LEGEND
- ① STORMWATER POND
 - ② URBAN AGRICULTURE
 - ③ COMMUNITY NODE
 - ④ CHILDREN'S PLAY
 - ⑤ TODDLER'S PLAY
 - ⑥ FLEXIBLE OPEN SPACE
 - ⑦ CONIFER POCKETS
 - ⑧ STORMWATER CHANNEL