

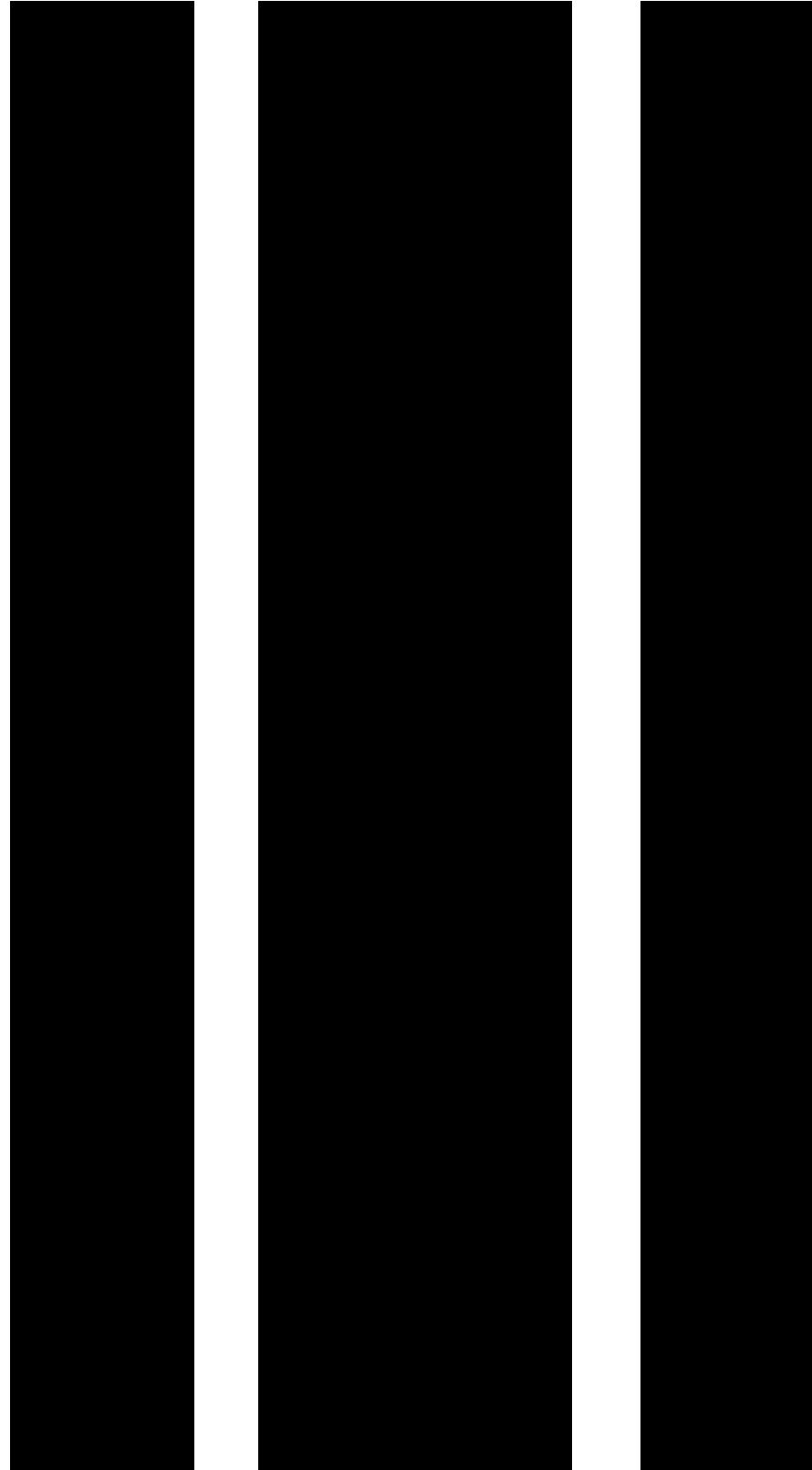
# 6.0 Design Rationale

## 6.1 CONCEPT DIAGRAM

The building concept divides the massing into 3 bars. The bars consist of the core, the main bedroom suite and the secondary suite.

A separation between the suites provides privacy that suits multiple family situations and allows residents to age in place.

The bars are pulled apart by glazing slots that provide daylight into the center of the plan and allow for cross ventilation throughout the building.

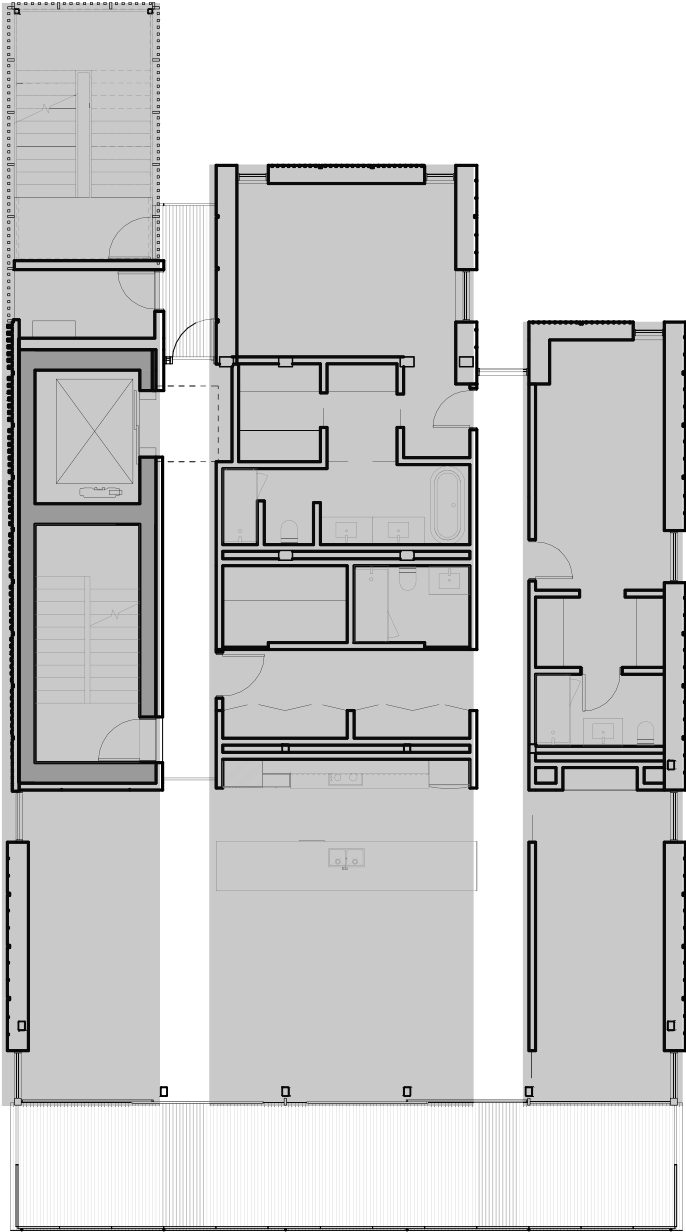


### 3 BARS

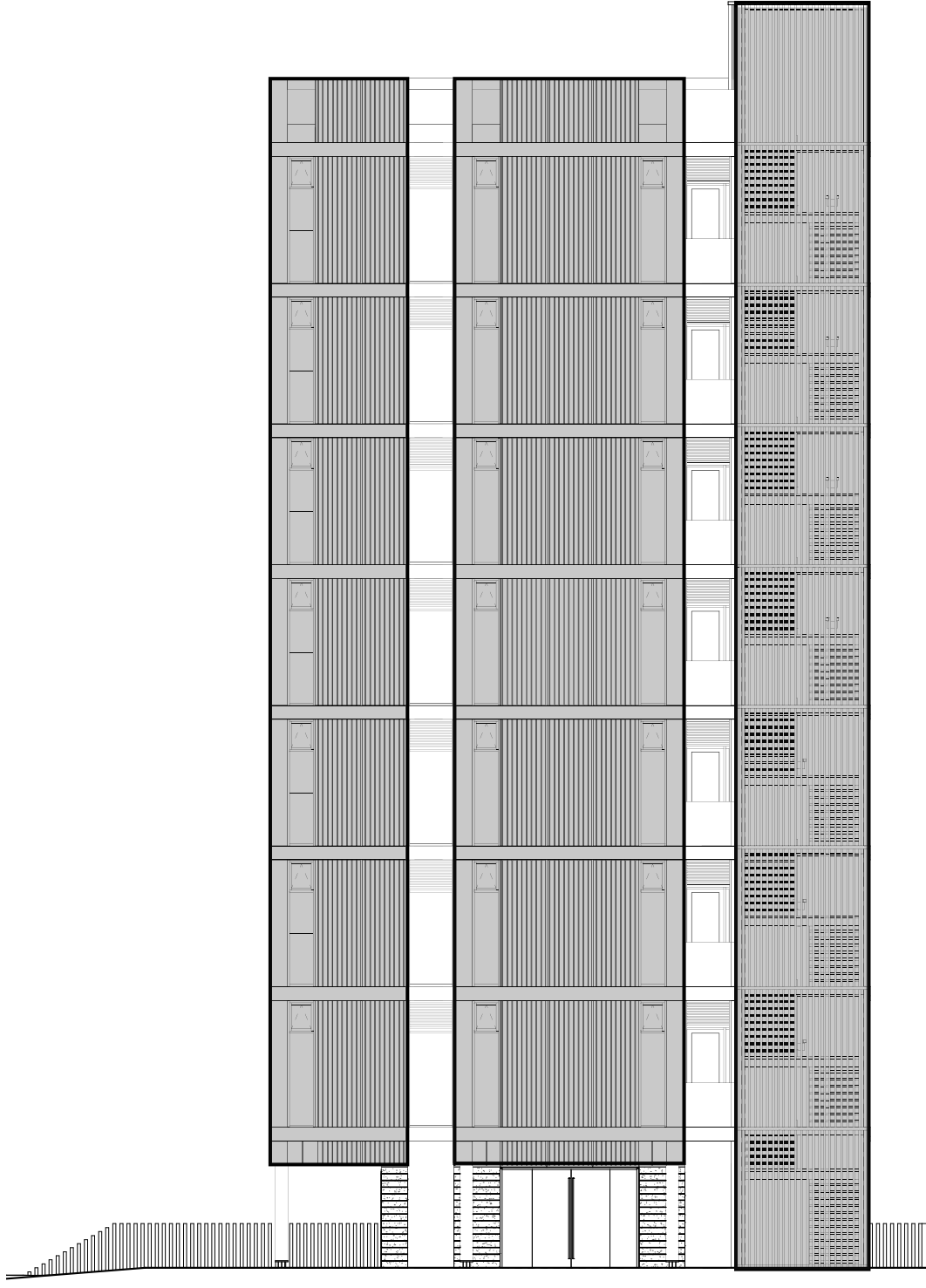
- CORE
- MAIN BEDROOM
- SECOND BEDROOM

The 3 bars concept is reflected both in the plan and elevation of the design.

The bars step along the north facade to respond to the angle of Bellevue Avenue.



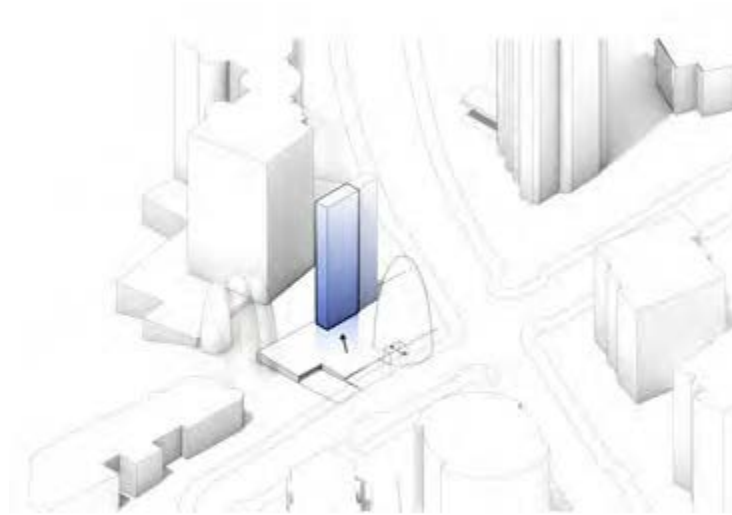
TYPICAL PLAN



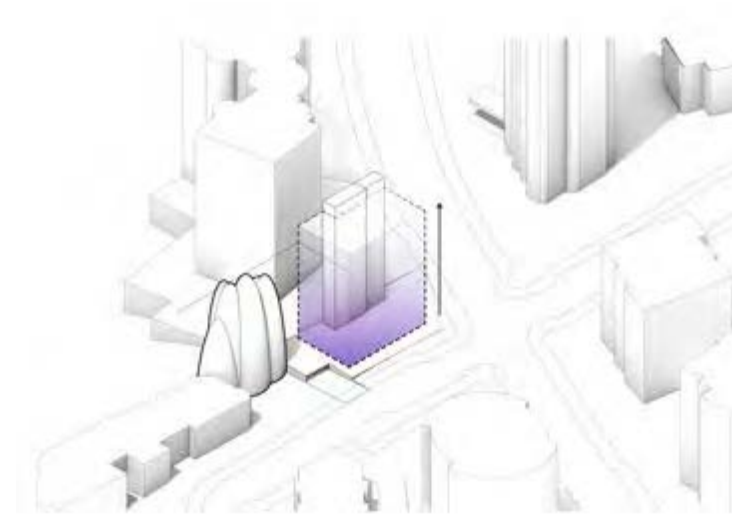
NORTH ELEVATION

## 6.2 MASSING DIAGRAM

The building responds to site conditions and aligns with the broader goals set out in the West Vancouver Official Community Plan. The form responds to the The Ambleside Apartment Area Built Form Guidelines. (See page 11 for reference).



1. Core placement responds to site conditions: parade entry, adjacent building overlook and tree retention.



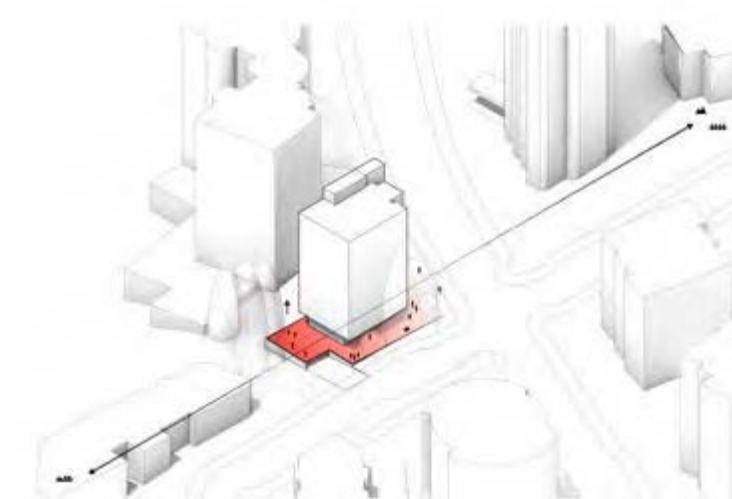
2. Massing height lifts above tree line to south to maximize views and solar exposure.



3. Massing width extends to setback lines to maximize solar potential on roof.



4. Shape massing to respond to Public Realm zone along Bellevue Ave



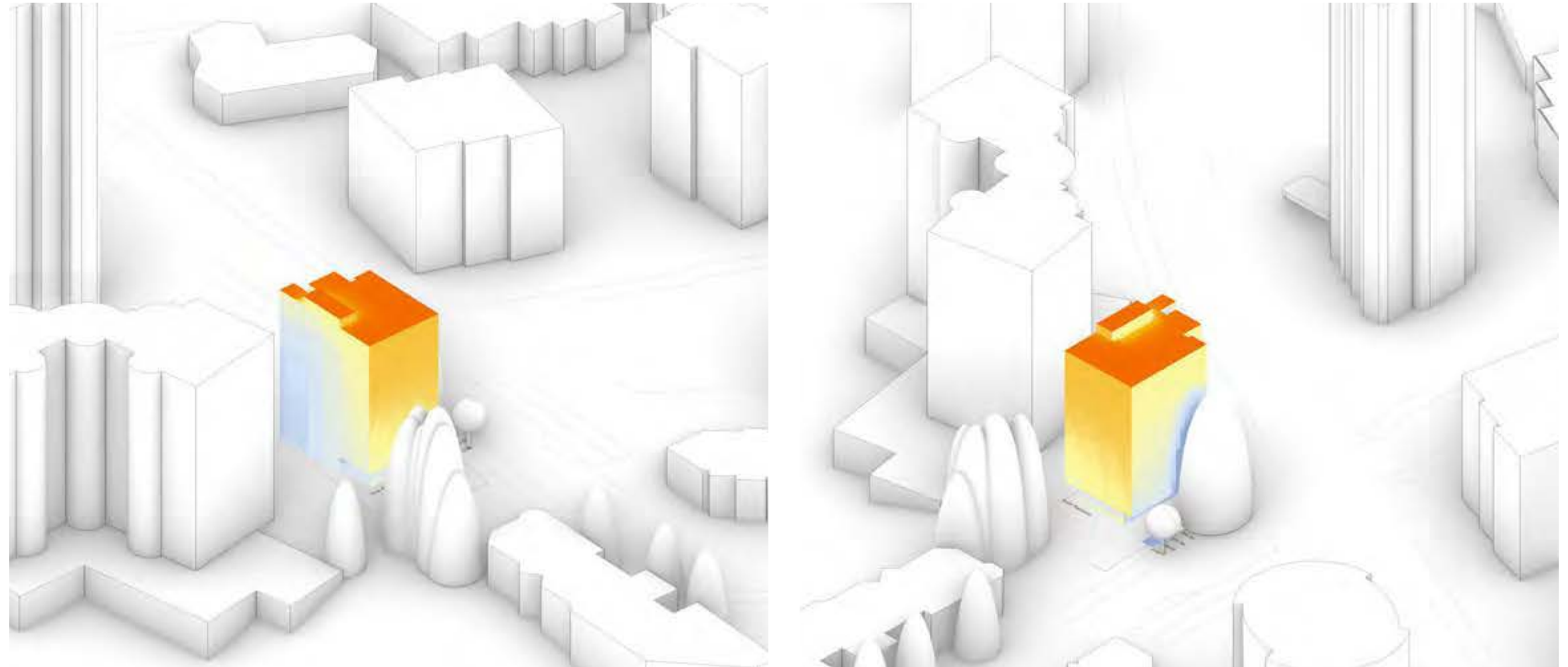
5. Lift massing at ground floor to link the site public realm to public thoroughfare along 22nd Street.



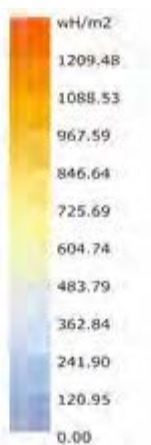
6. Final Form

### 6.3 SOLAR ENERGY POTENTIAL

As the project aims to generate energy on site, a site analysis was performed to understand the optimal placement of solar panels. The existing building to the west, as well as existing trees to the south and east limit the potential for building integrated PV on the facade. Therefore, the massing was designed to clear the tree line to the south in order to maximize the solar potential on the rooftop.



#### LEGEND



**6.4 CONCEPT IMAGES**

The project draws inspiration from the surrounding context and the proximity to the waterfront.

The landscape is a pivotal aspect of the project. The materials and colours of the building facade were chosen to highlight the lush greenery of the proposed planting.

**Architectural**

1A. Architectural screening and balcony connection details represent the projects intent to create an elegant and refined design

2A Sailing Yacht A - A high performance wind powered yacht showcases the projects dedication to passive sustainability methods, while not sacrificing design aesthetics or beauty

3A Facade colours provide contrast against the greenery of landscape.

4A A contemporary minimalist yacht built almost entirely of wood blends performance and aesthetics with intentional material choices

5A Metal and wood fishing rod showcases high quality attention to detail.

**Landscape**

1L Basalt Pavers blend hardscape and softscape edges

2L Seating stones emulate the boulders along the edge of the Seawalk to the south

3L Waterfront elements such as beach grasses and driftwood are replicated in the site features



1A



1A



2A



3A



4A



5A



1L



2L



2L



3L



3L



2L

6.5 LANDSCAPE PLAN

PAUL SANGHA CREATIVE

- Use of resilient, low water use native trees and plants
- Increased biodiversity
- Pollinator friendly plantings
- Year Round Interest
- Rainwater harvesting for irrigation
- Use of condensate water from decentralized air cooling units for augmenting irrigation supply
- High efficiency drip irrigation system
- Use of local hardscape materials
- Shared community park space
- Increase in canopy coverage
- Increase in plant bio-mass

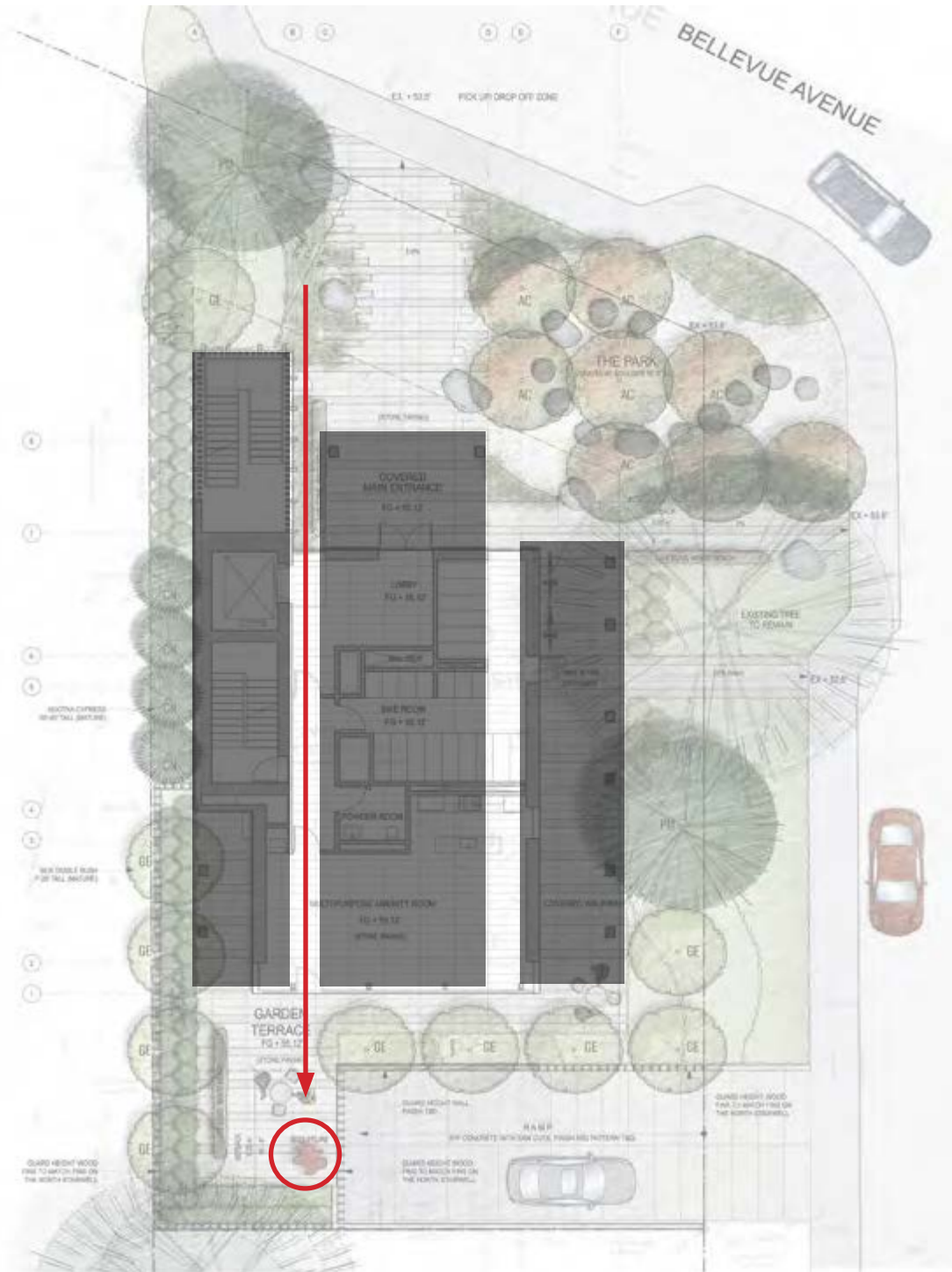
<b>Existing Canopy Coverage (approx.)</b>	<b>890 ft<sup>2</sup></b>
<b>Proposed Canopy Coverage (approx.)</b>	<b>3114 ft<sup>2</sup> (with trees at mature height)</b>
<b>Existing Plants volume (approx.)</b>	<b>720 cu.ft</b>
<b>Proposed Plants volume (approx)</b>	<b>4650 cu.ft</b>



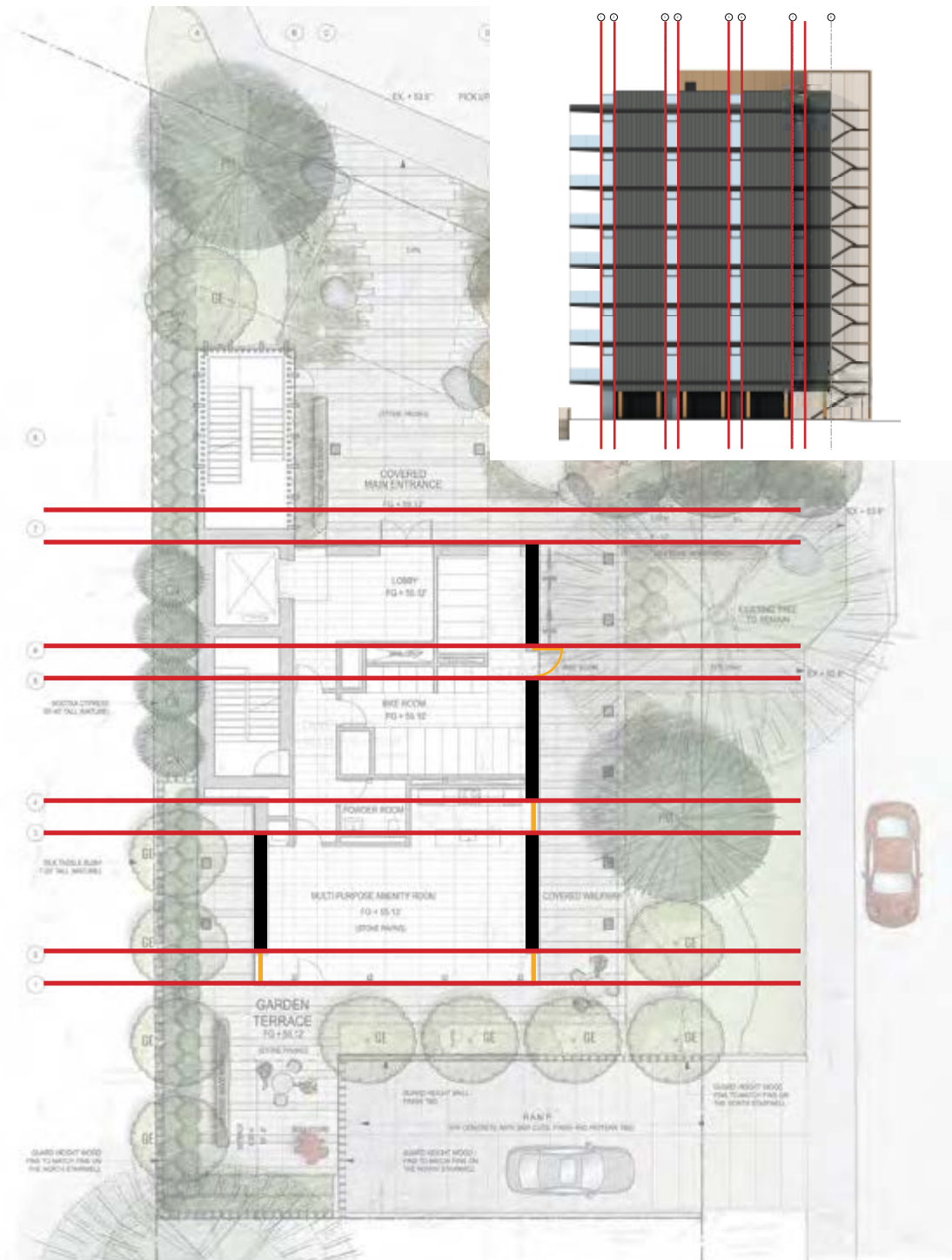
### 6.6 LANDSCAPE CONCEPT - ARCHITECTURAL INTEGRATION

Paving paths and points of entry follow the conceptual logic of the building above.

Special moments, such as a sculpture in the garden terrace are on alignment with the glazing slots of the building that run north-south through the site, making the sculpture visible from the lobby.



LANDSCAPE DESIGN BY PAUL SANGHA



LANDSCAPE DESIGN BY PAUL SANGHA

### 6.7 LANDSCAPE PAVING STRATEGY

The exterior paving material continues through the interior ground floor of the building to blend the transition of the interior and exterior spaces.

Outside, the edges of the hardscape paving are eroded to blend the transition between hardscape and softscape.

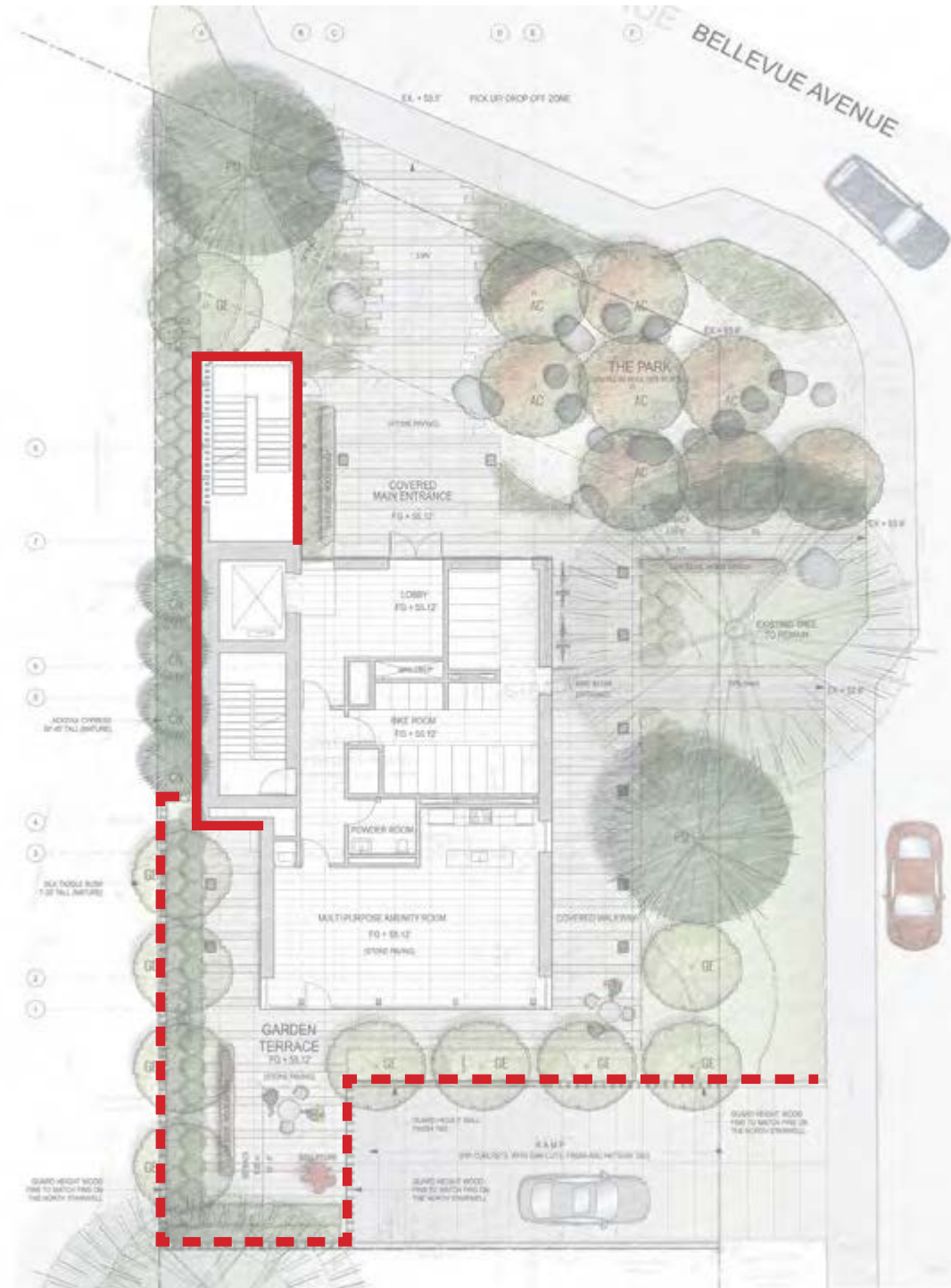


LANDSCAPE DESIGN BY PAUL SANGHA



## 6.8 LANDSCAPE SCREENING

The screening language from the exterior stair core is repeated to become the screening element that surrounds the parkade.



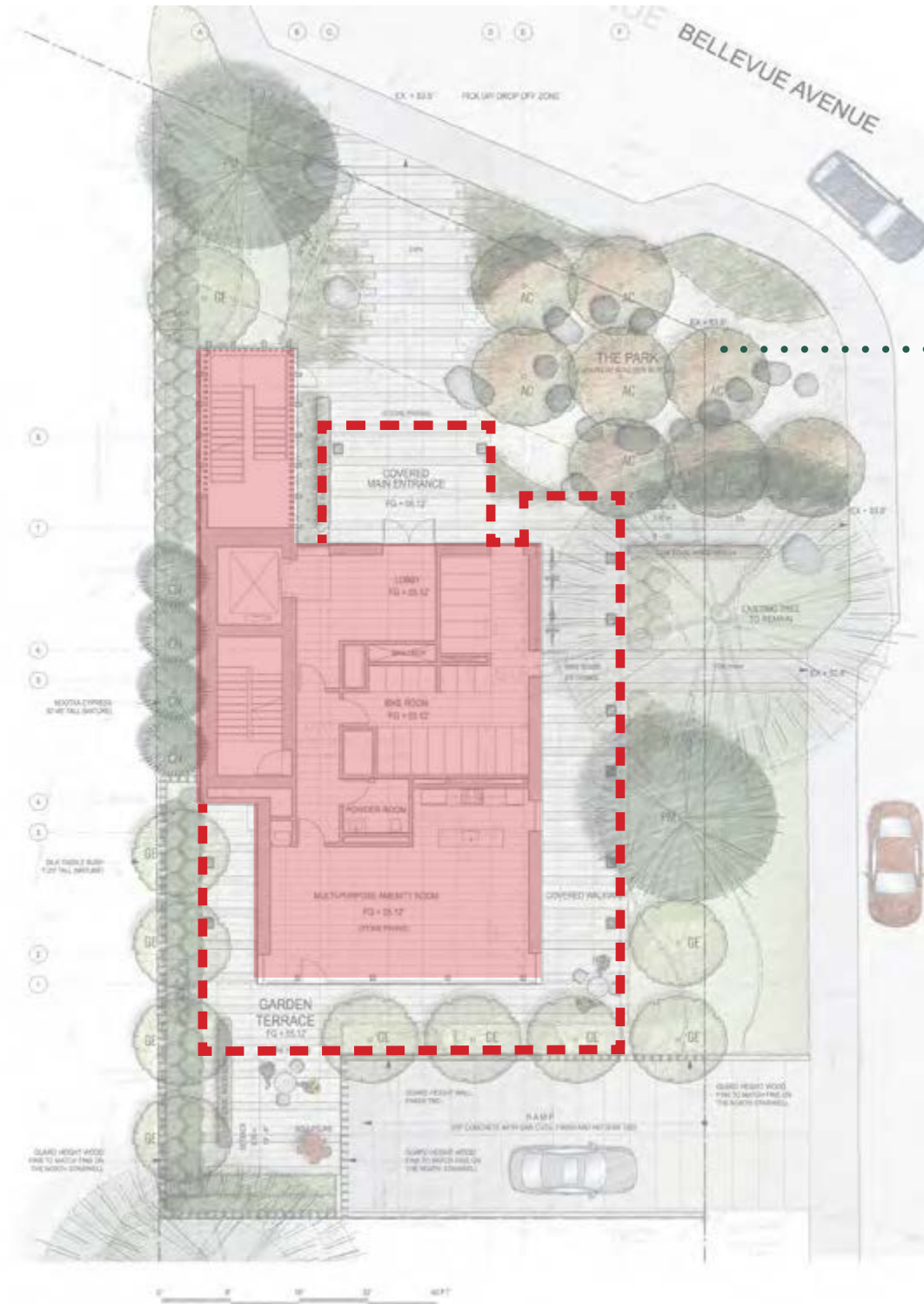
LANDSCAPE DESIGN BY PAUL SANGHA



### 6.9 PUBLIC REALM

The ground floor is tucked in to give more area back to the public realm. The covered walkway provides a blend between the private outdoor areas for residents and the public garden on the north corner.

Elements of the public Seawalk to the south are brought up to the corner garden and are replicated in the wood benches and seating stones that represent the boulders and driftwood along the waters edge.



LANDSCAPE DESIGN BY PAUL SANGHA



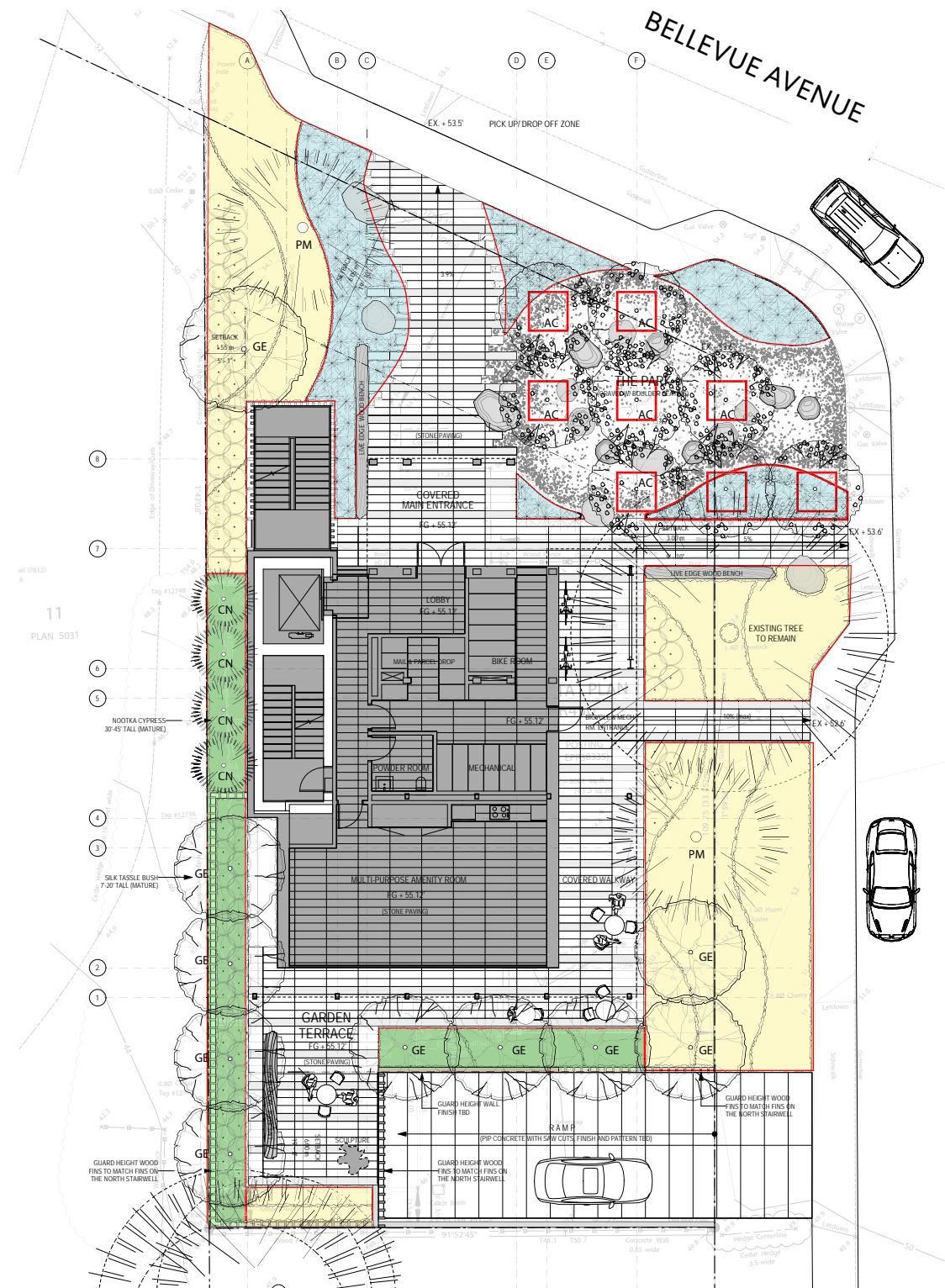
FEATURE ELEMENTS AT PUBLIC CORNER



LANDSCAPE AT SHORE (1 BLOCK AWAY)

## 6.10 SOIL DEPTHS

The corresponding planting depths have been planned for the development.



### SOIL DEPTHS

- 762 mm - 30" SOIL DEPTH
- 610 mm - 24" SOIL DEPTH
- 457 mm - 18" SOIL DEPTH

Each tree rootball to have one cubic yard soil distributed to 24" depth around the tree

### 6.11 CRIME PREVENTION STRATEGY (CPTED)

The exterior stair and covered walkway areas will have lighting to prevent dark corners and spaces.

Landscape lighting will be provided in the corner garden to illuminate the public seating areas.



LANDSCAPE DESIGN BY PAUL SANGHA

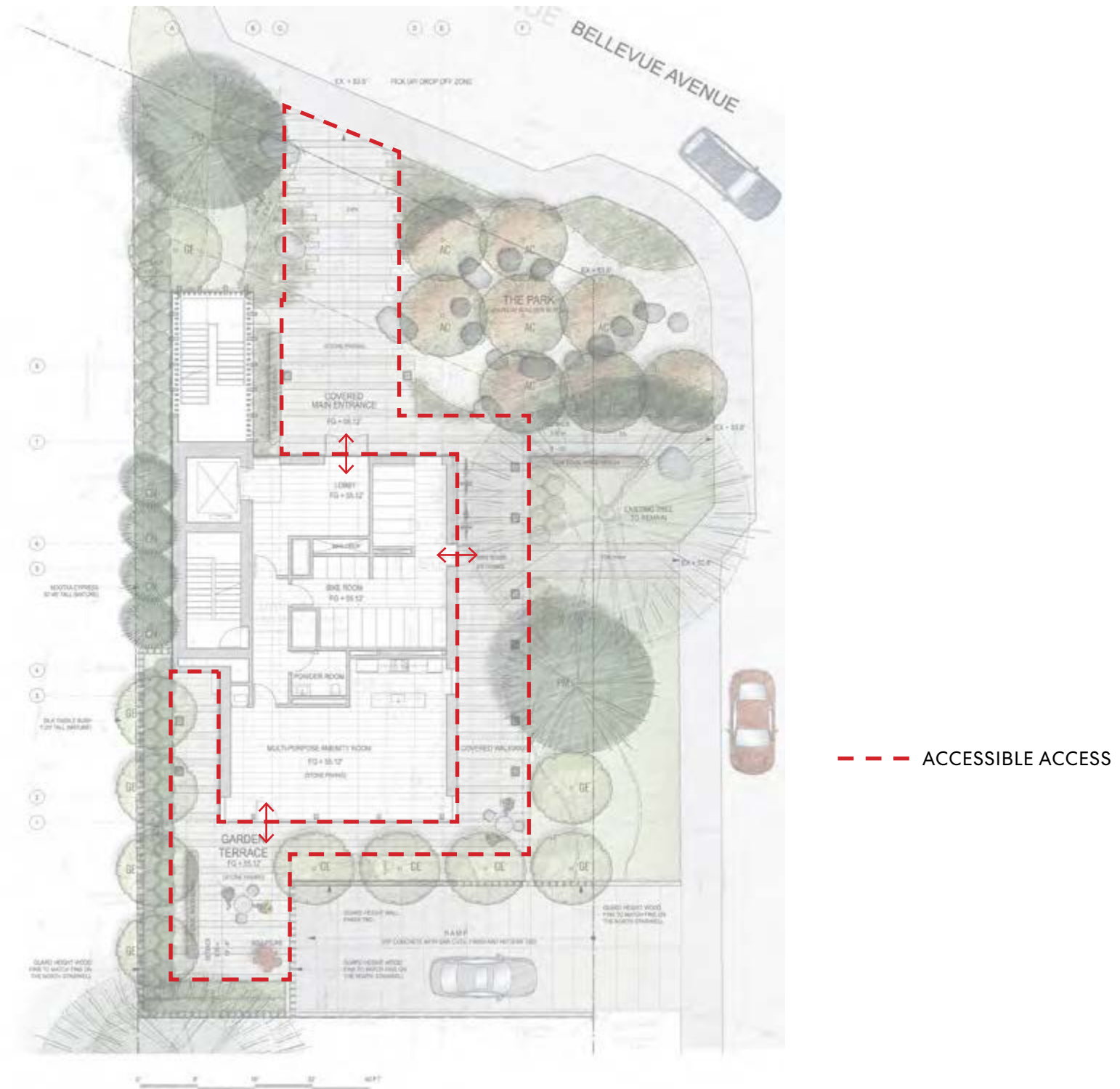
## 6.12 ACCESSIBLE DESIGN

The entry grade of the building is set to provide flush access off of Bellevue Ave. This grade continues around the building, providing accessible access for residents to the bike parking room, common amenity room, and resident outdoor space to the south.

The public realm at the north east corner provides benches and seating to provide moments of rest.

Bike parking is provided at grade to encourage alternative modes of transportation and allow easy access.

Each home provides separation between suites to provide maximum flexibility for residents to age in place. All homes have accessible washrooms.



LANDSCAPE DESIGN BY PAUL SANGHA

6.13 TREE LIST



**PSEUDOTSUGA MENZIESII (PM)**  
DOUGLAS FIR  
NATIVE SPECIES

E



**GARRYA ELIPTICA (GE)**  
SILK TASSLE BUSH  
NATIVE SPECIES

WINTER SPRING D



**CEDRUS NOOTKATENSIS (CN)**  
NOOTKA CYPRESS  
NATIVE SPECIES

E



**ACER CIRCINATUM (AC)**  
VINE MAPLE  
NATIVE SPECIES

FALL D

LEGEND

SEASONAL INTEREST	SPRING	SUMMER
	FALL	WINTER
EVERGREEN	E	DECIDUOUS D

## 6.14 PLANT LIST



ARCTOSTAPHYLOS UVA-URSI  
KINNICKINNICK  
NATIVE SPECIES

SPRING E



LEYMUS MOLLIS  
DUNE GRASS  
NATIVE SPECIES

E



CAREX PANSA  
DUNE SEDGE  
NATIVE SPECIES

E



ARMERIA MARITIMA  
SEA THRIFT  
NATIVE SPECIES

SUMMER E



PHILADELPHUS LEWISII  
MOCK ORANGE  
NATIVE SPECIES

SPRING D



ANAPHALIS MARGARITACEA  
PEARLY EVERLASTING  
NATIVE SPECIES

SUMMER FALL D



ASTER SUBSPICATUS  
DOUGLAS ASTER  
NATIVE SPECIES

SUMMER FALL D



ALLIUM CERNUUM  
NODDING ONION  
NATIVE SPECIES

SUMMER D



RIBES SANGUINEUM  
FLOWERING CURRENT  
NATIVE SPECIES

SPRING D



VACCINIUM OVATUM  
EVERGREEN HUCKLEBERRY  
NATIVE SPECIES

SPRING E



ROSA NUTKANA  
NOOTKA ROSE  
NATIVE SPECIES

SUMMER D



PHYSOCARPUS CAPITATUS  
NINEBARK  
NATIVE SPECIES

SUMMER D

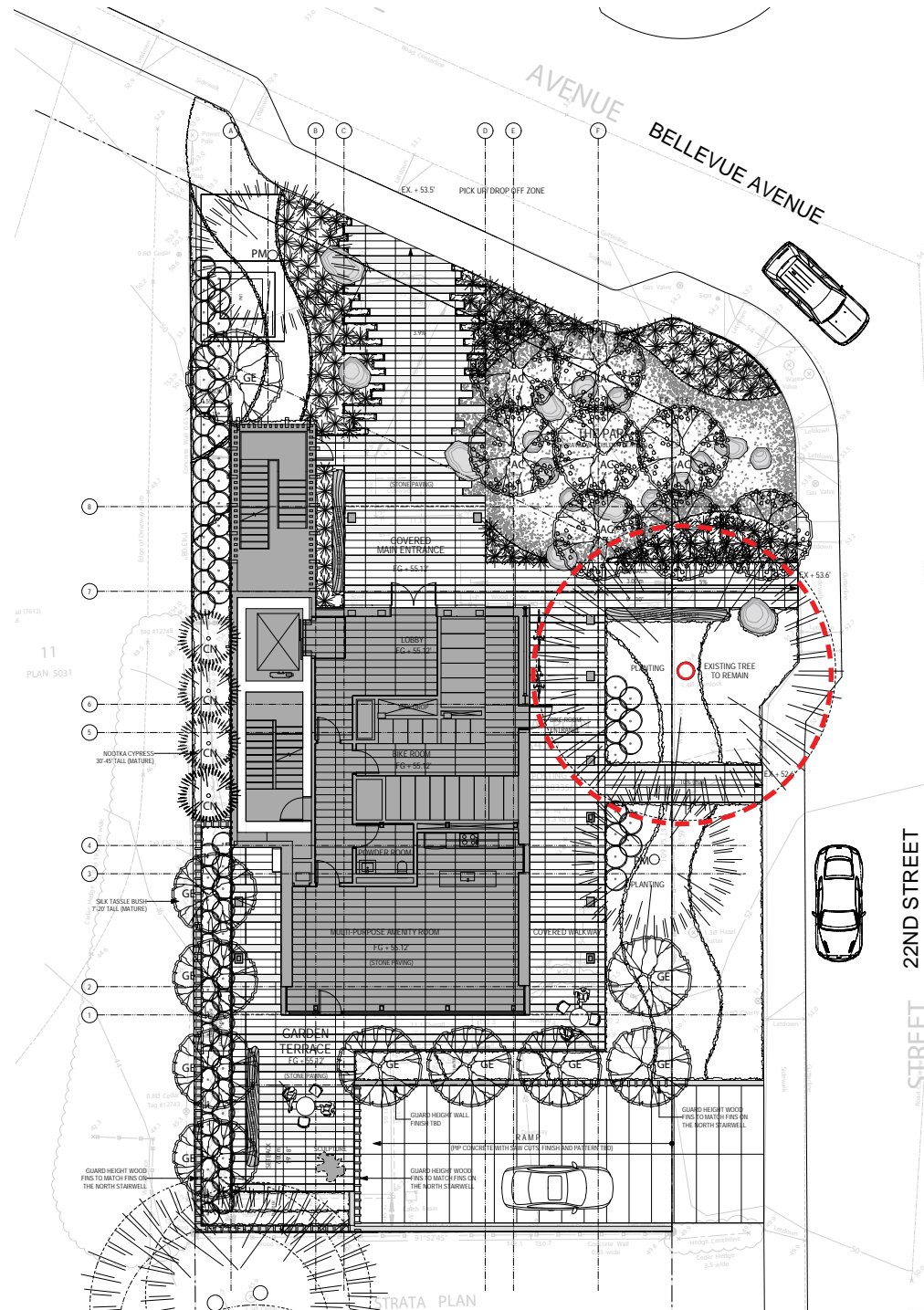
### LEGEND

SEASONAL INTEREST	SPRING	SUMMER
	FALL	WINTER
EVERGREEN	E	DECIDUOUS D

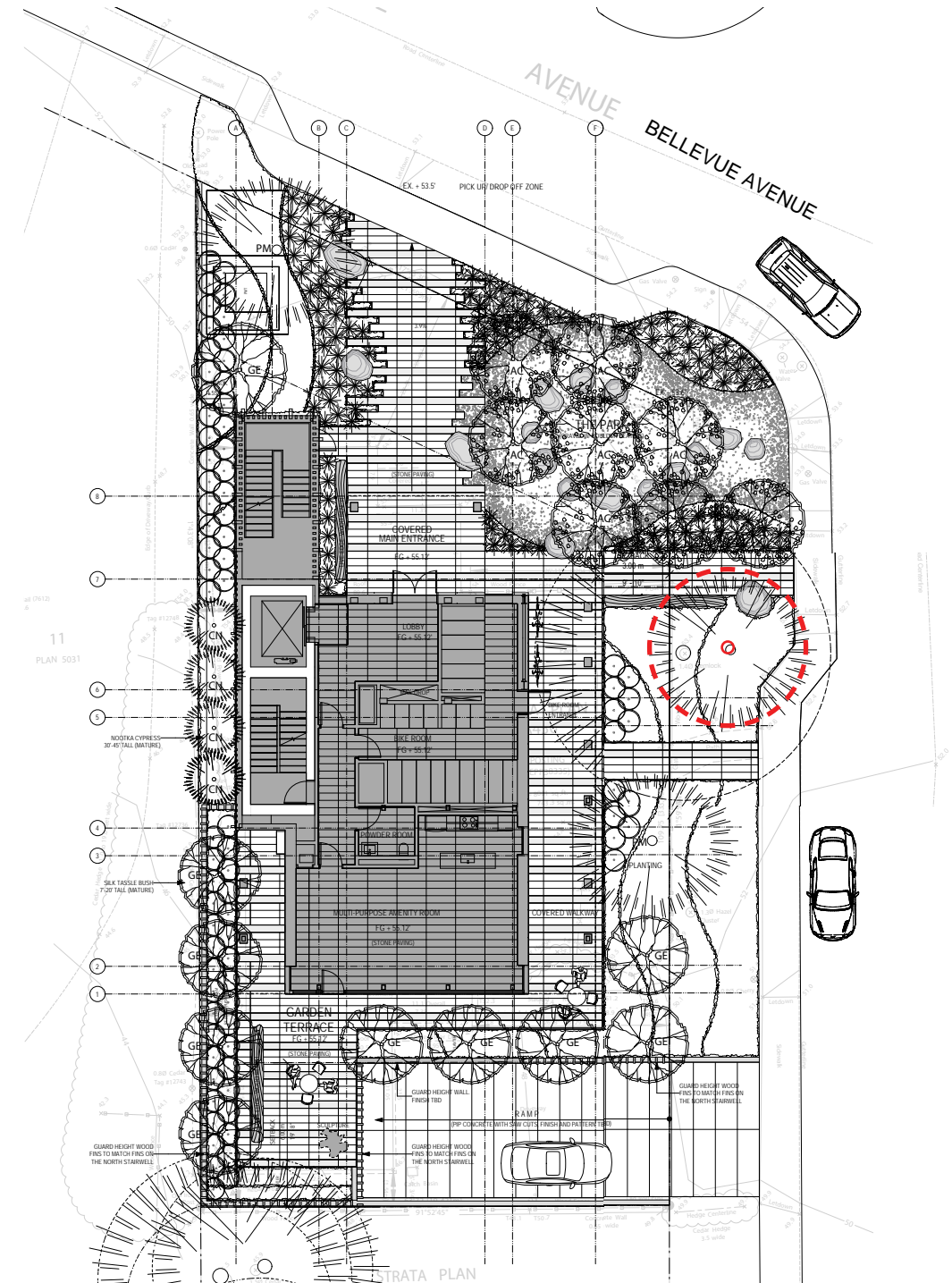
### 6.15 EXISTING TREE RETENTION OR REPLACEMENT STUDY

The arborist report indicates that the existing hemlock is in the early stages of declining health. The District Planning Department has asked the project team to look into an alternative approach that considers a replacement tree, as the current tree may not survive construction.

Replacing the existing tree with a smaller mature tree would have potential improved view impacts of 2209 Bellevue Ave.



Option 1 - Retain Existing Tree

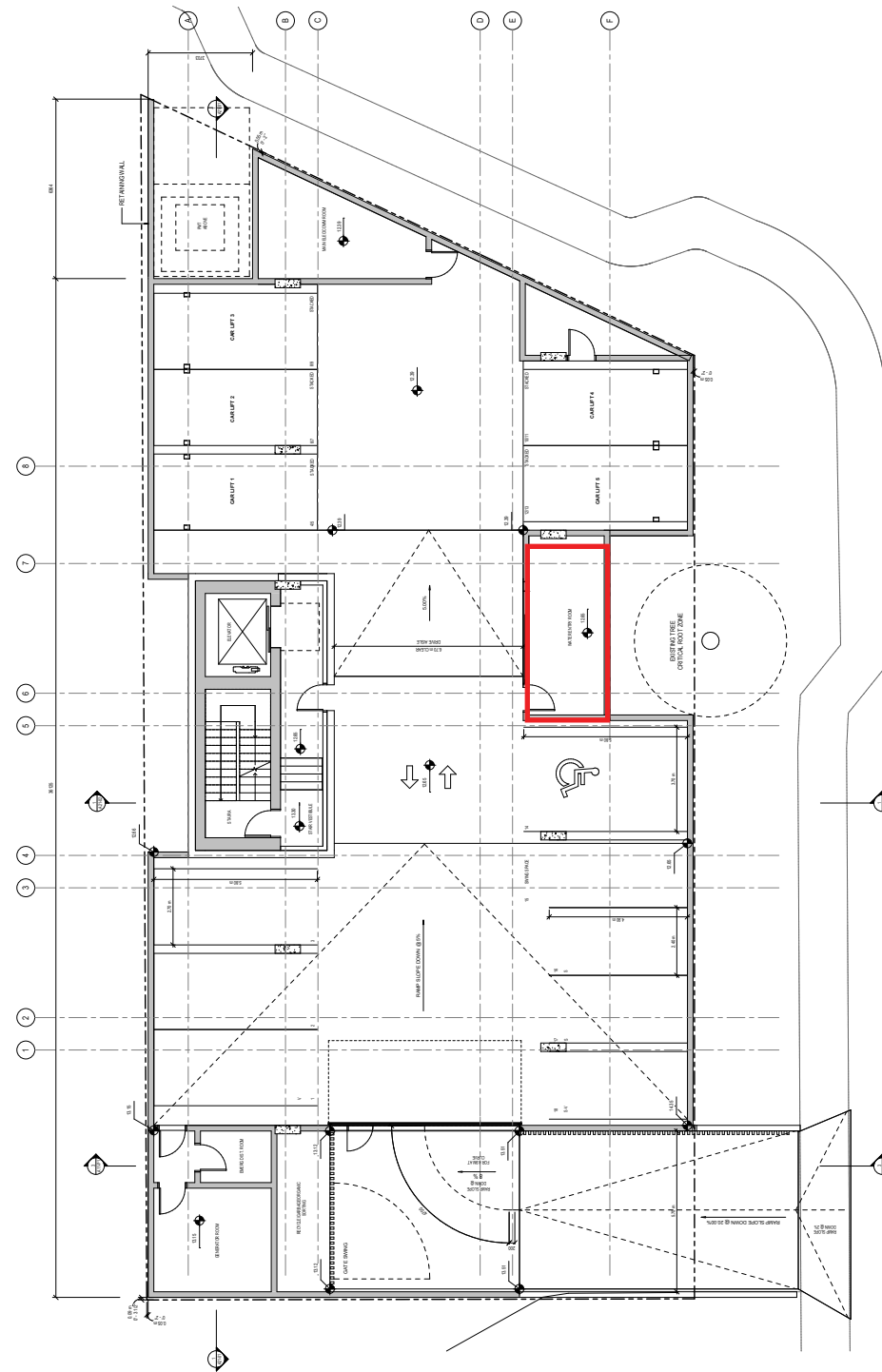


Option 2 - Proposed Replacement Tree

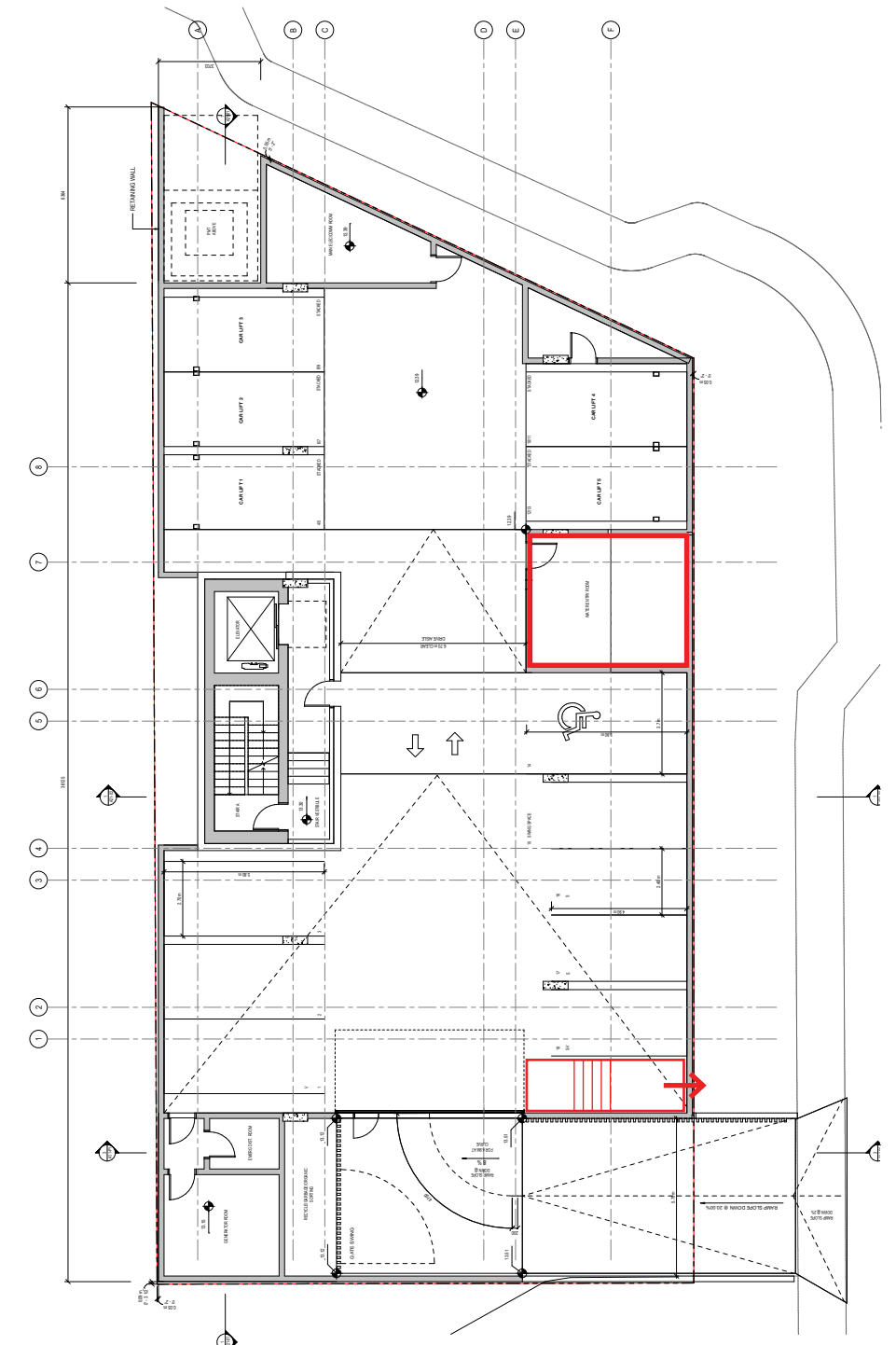
Removing the existing tree would allow more flexibility in the parkade level. A replacement tree would be shifted out of the footprint of the parkade, eliminating the requirement for a large root protection zone.

Access to utilities would be improved with flexibility for placement of the water entry room. This would also provide options for alternative placements of the generator room as requested in the District Planning Department's comments.

Additional flexibility would allow a dedicated pedestrian route to be added. This would improve site safety by eliminating the need for pedestrians to enter the parkade through the car ramp.



Option 1 - Retain Existing Tree



Option 2 - Proposed Replacement Tree

## 6.16 MATERIAL BOARD

The material palette of the building incorporates natural materials that have been selected for their sustainability characteristics.

The colours are deep and rich to contrast the bright greenery of the proposed landscape design.





### 1. Zinc

The primary cladding material is zinc. A pre-weathered graphite grey colour has been chosen for optimum performance in a marine environment.

Zinc is less energy intensive to extract than many other metals, and requires lower heat and therefore less energy to process resulting in a lower embodied energy than other popular building metals



### 2. Terracotta

The core and exterior stair screening is terracotta. IT is a natural material that does not require the use of any harmful materials during the manufacturing process.

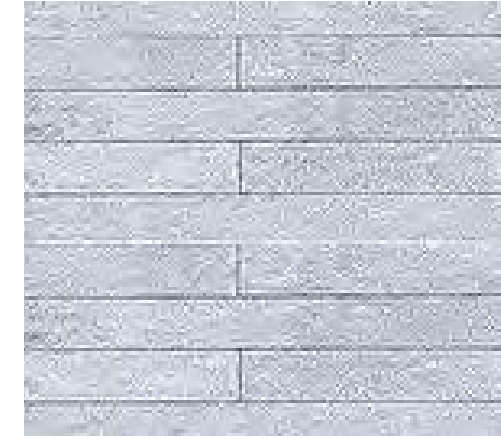
The material is resistant to changes in heat and climate, providing longevity and strength.



### 3. Wood

As a mass timber building, the building seeks to expose portions of the structural wood where appropriate.

The soffits, the underside of the south decks and columns at level 01 will be expressed as mass timber elements.



### 4. Basalt

Ground paving and 1st level flooring will be basalt stone. The cladding of level 01 will also be basalt to match.



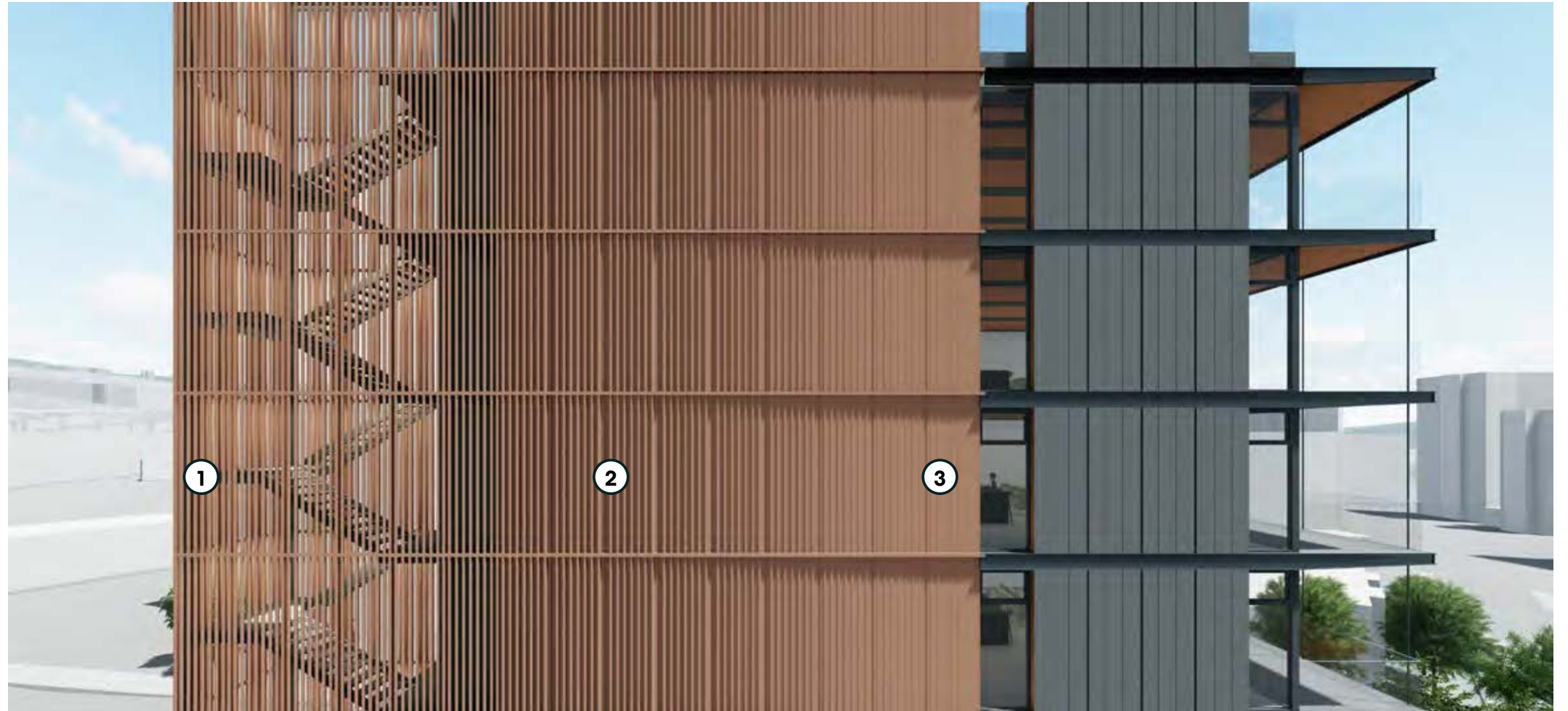
### 5. Dark Metal

A horizontal band is provided at each level to break down the scale of the facade.

Window mullions will match the same colour.

### 6.17 CORE WALL

The core wall creates a pattern as the terracotta material transitions from a solid panel to the south, to a screening element around the exterior stair to the north.



1. SCREEN

2. PATTERN

3. SOLID

## 6.18 PUBLIC REALM - VIEWS

The landscape design incorporates a pocket garden at the corner of Bellevue and 22nd. This garden recognizes the significance of the corner as an important link between the civic community centre located directly to the north, and the public access point to the Seawalk to the south.

A private resident garden has been included to the south of the site off of the shared amenity space. The garden is elevated due to the natural topography change across the site, and is screened to provide privacy for residents.



North East Corner - Public Garden



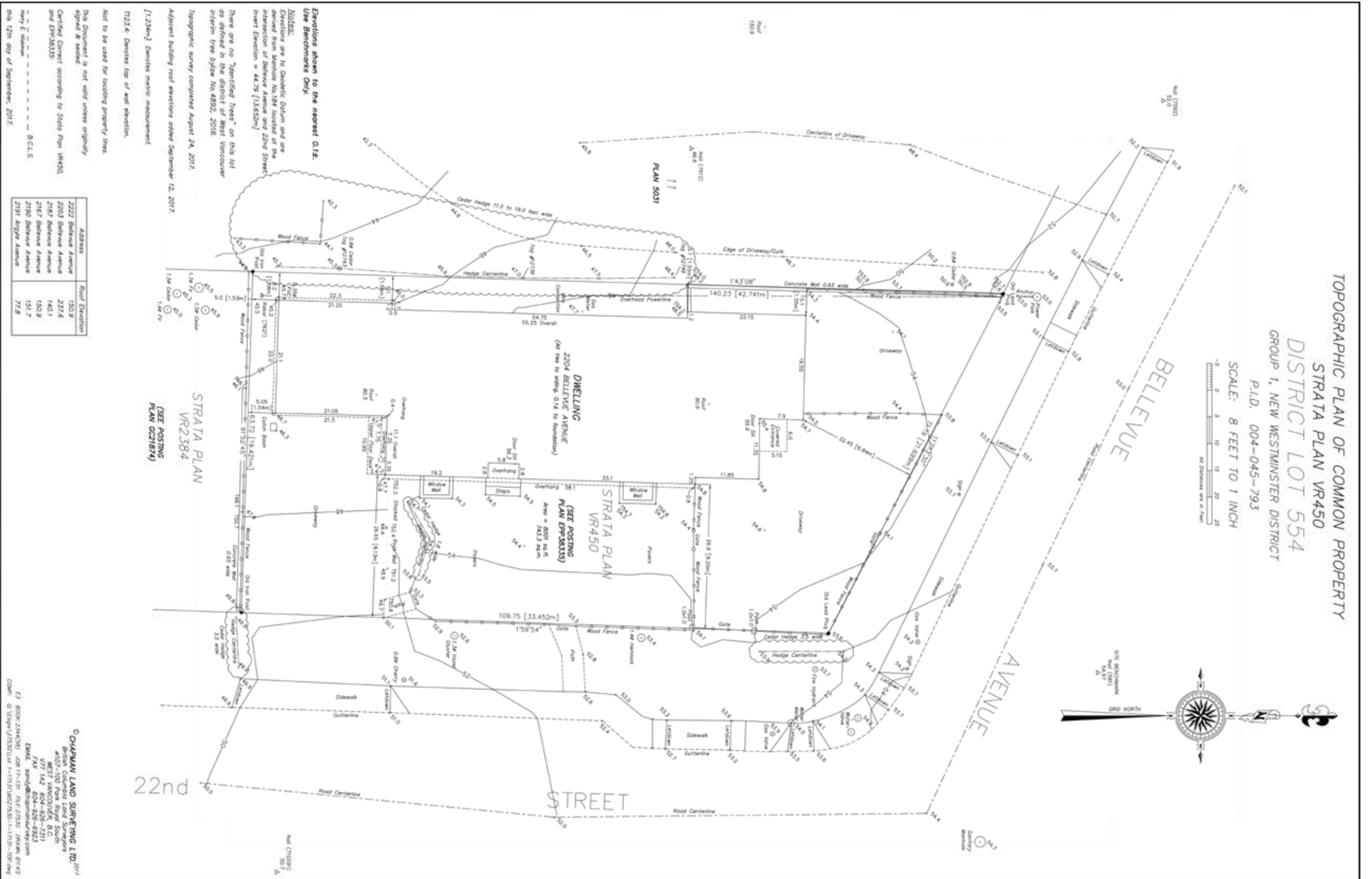
North East Corner - Public Garden



South West Corner - Private Garden

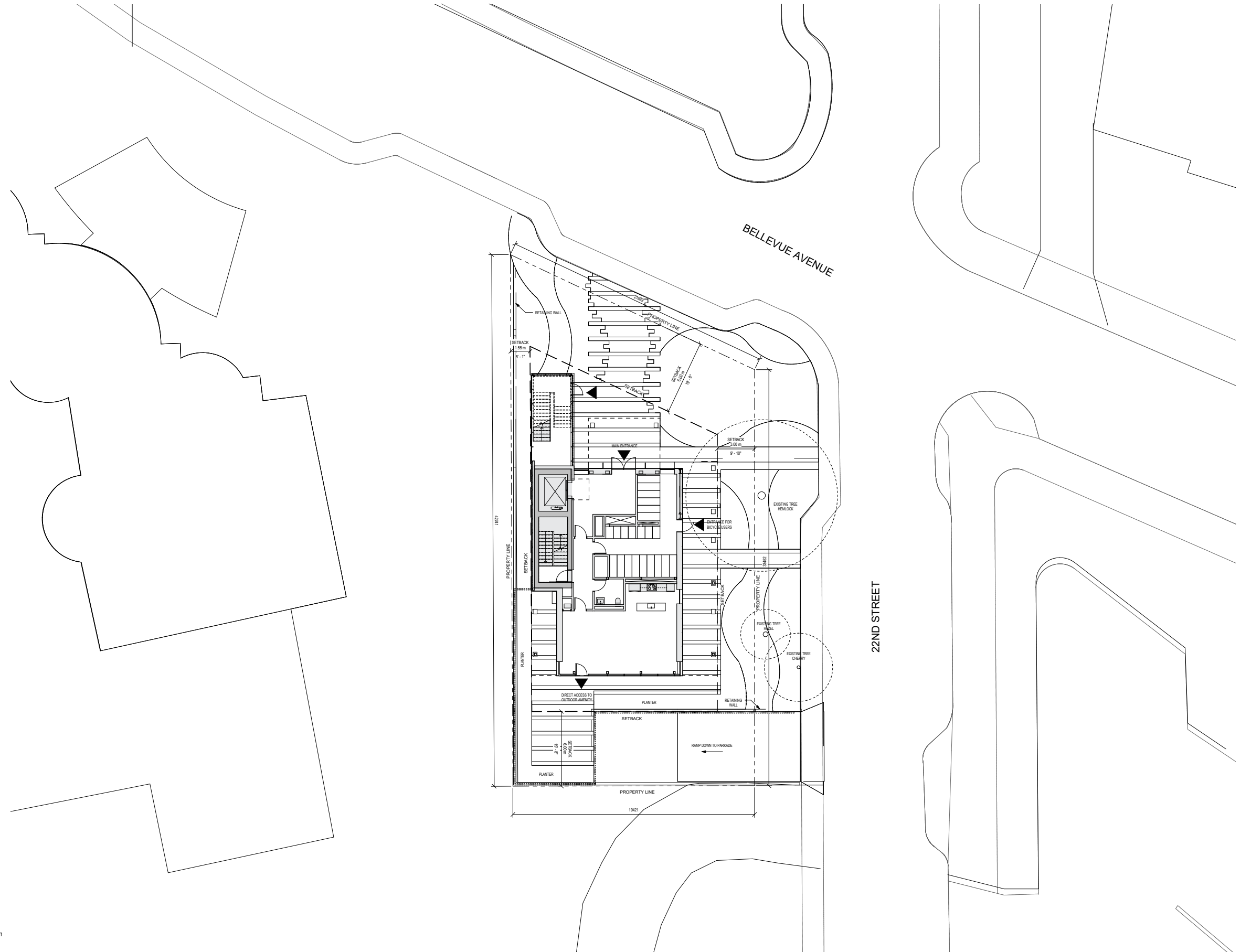
# 7.0 Architectural Drawings

## 7.1 SURVEY

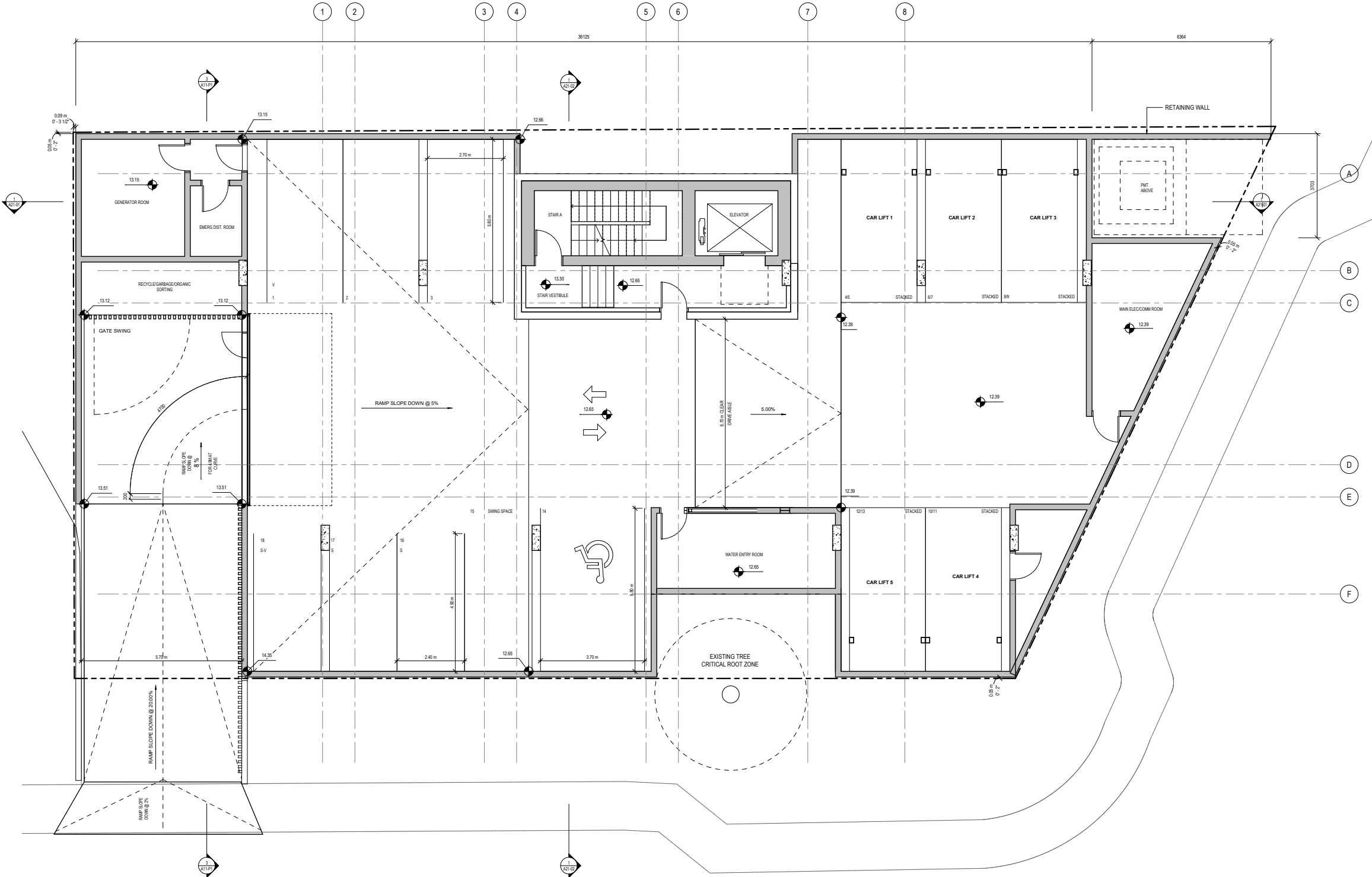


NOT TO SCALE

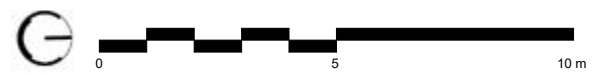
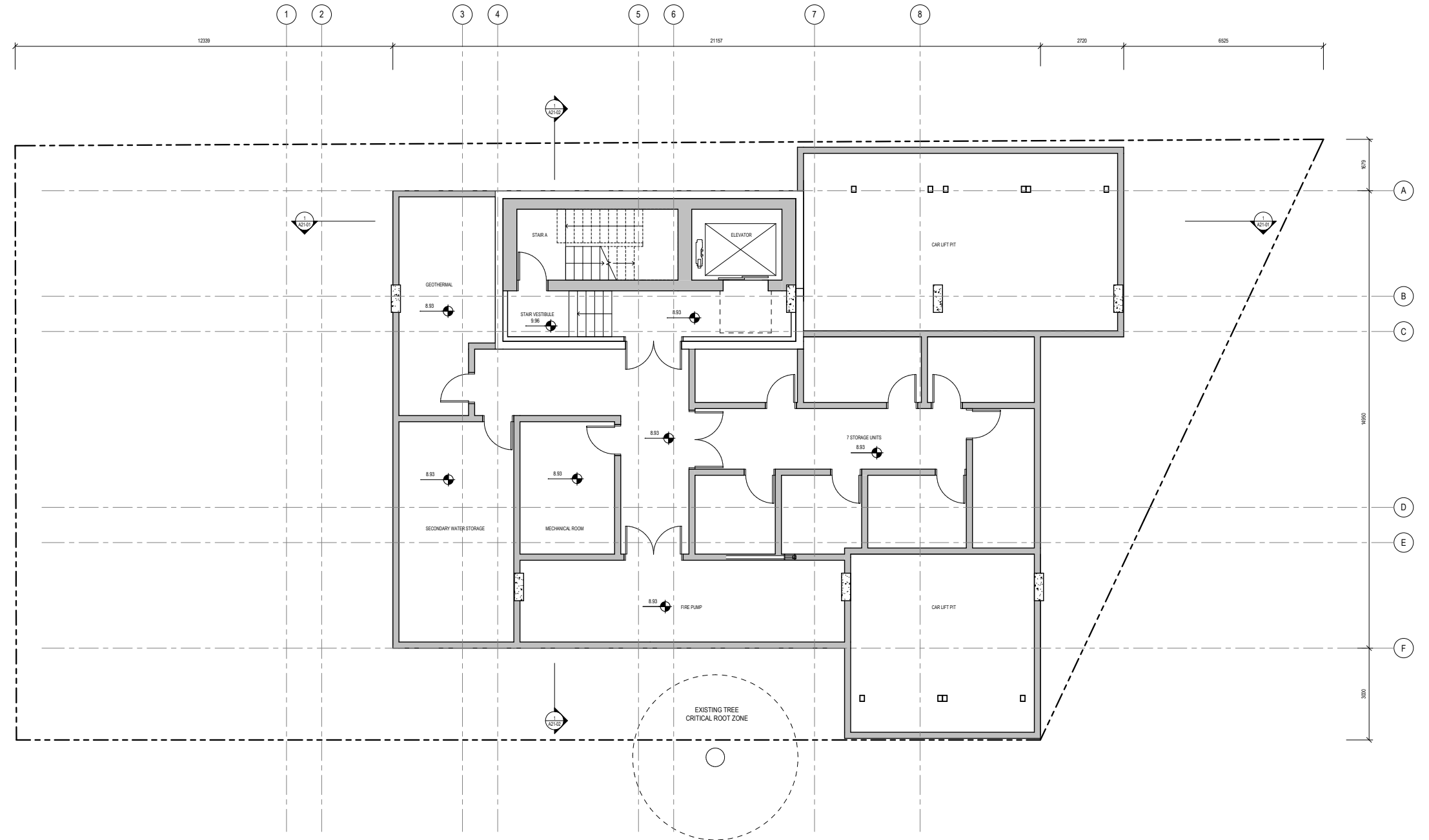
## 7.2 CONTEXT PLAN



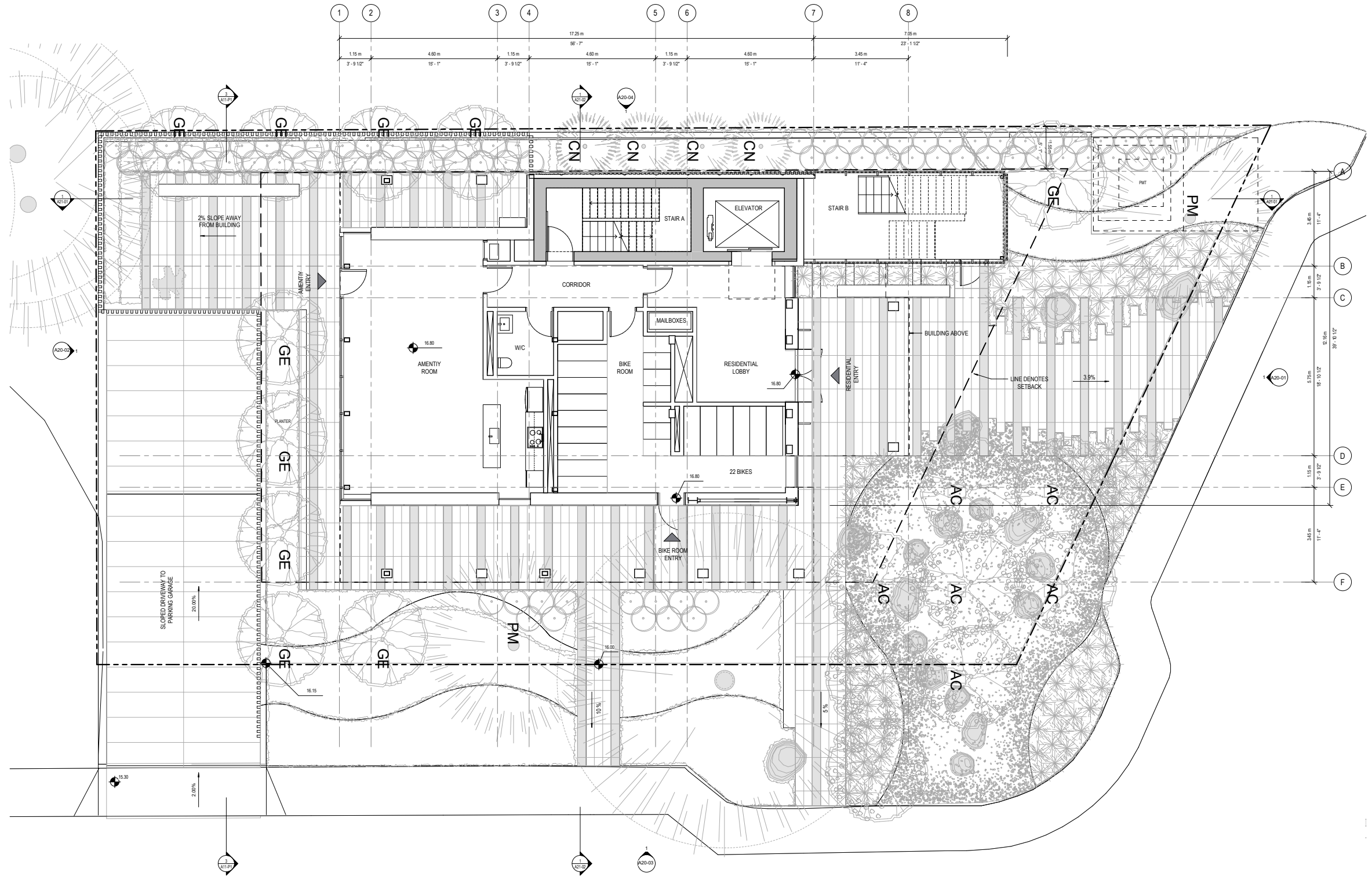
7.3 PARKING PLAN - LEVEL P1



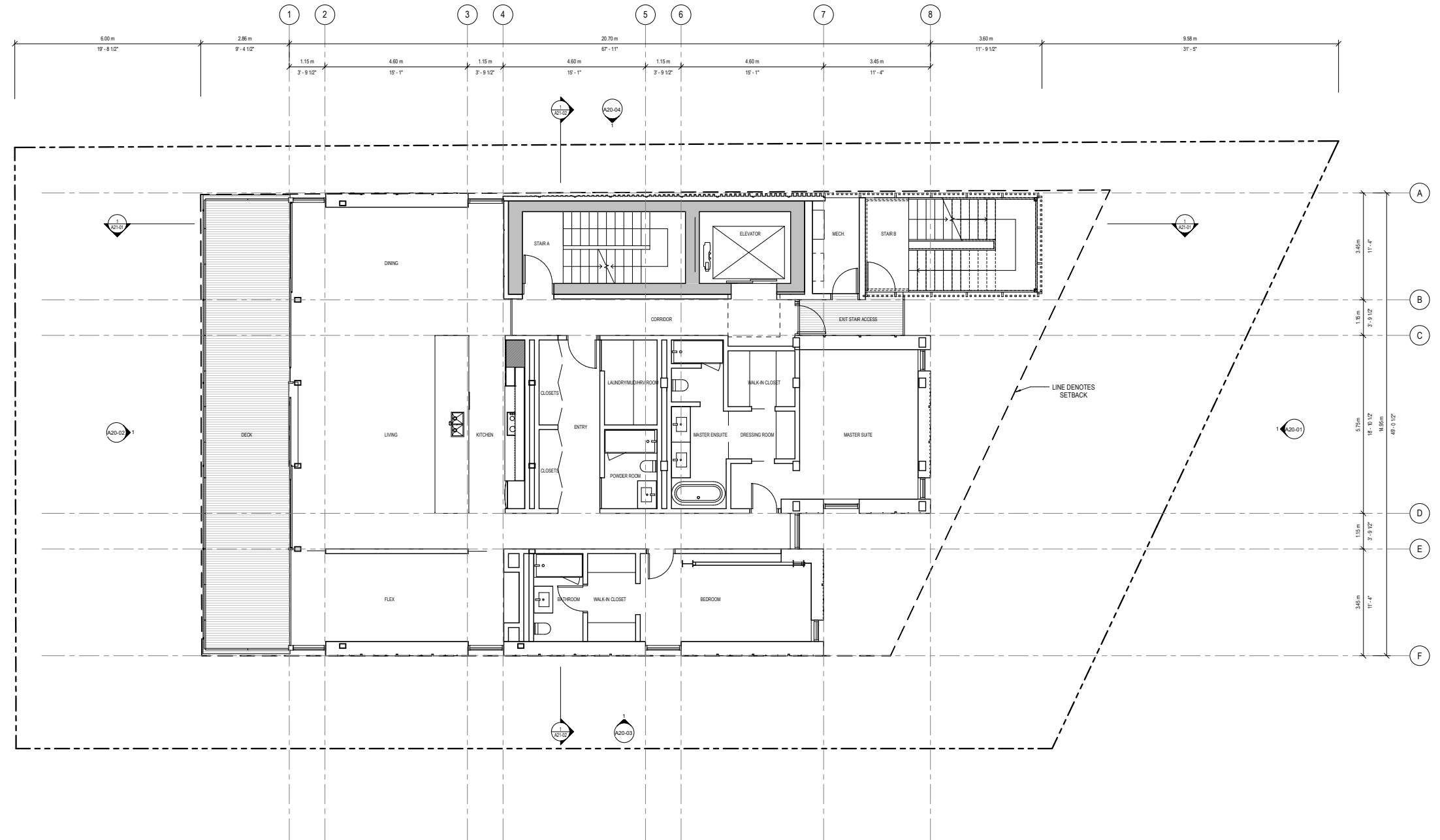
## 7.4 PARKING PLAN - LEVEL P2



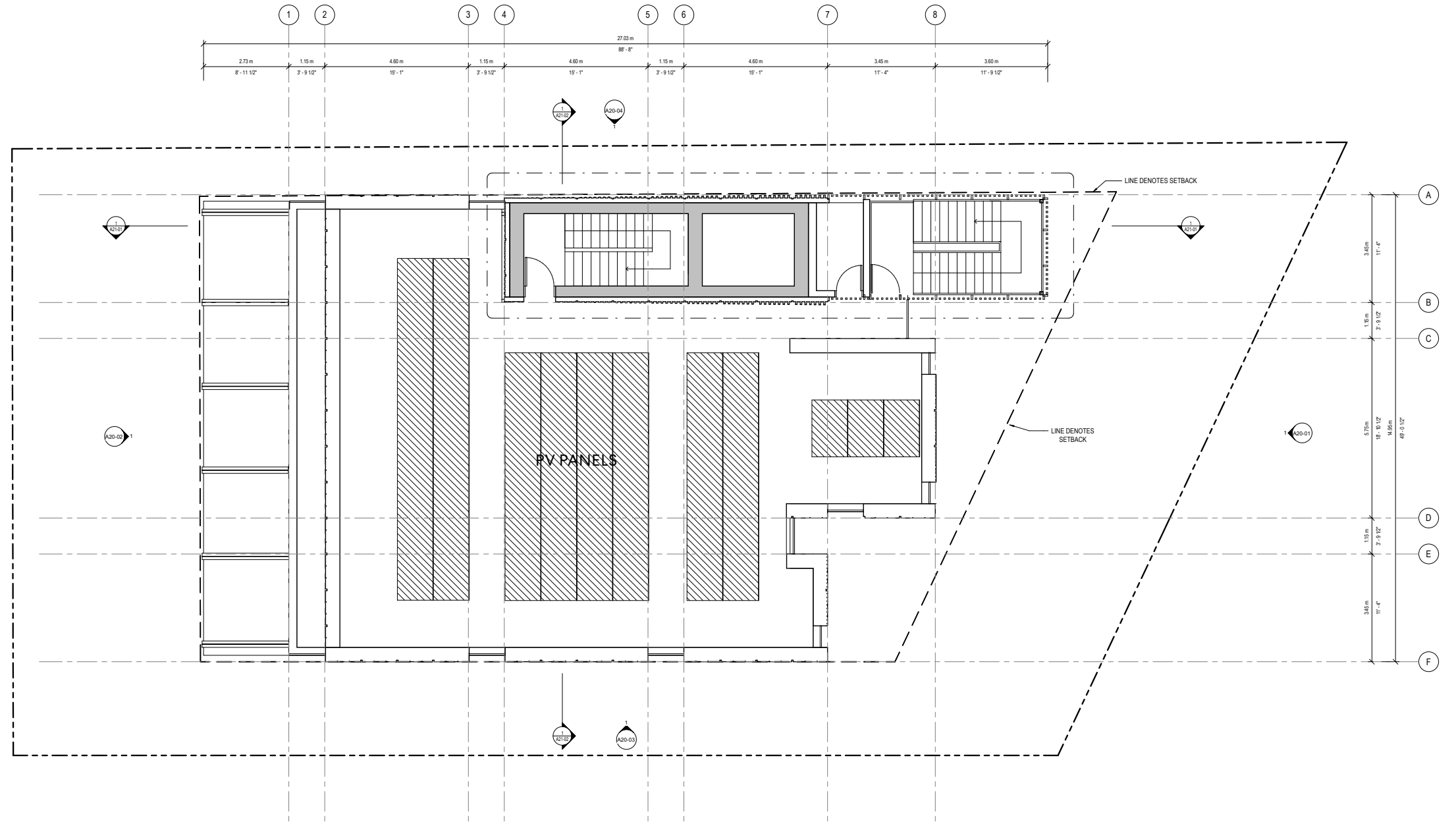
7.5 PLAN - LEVEL 01



7.6 PLAN - LEVEL 02-08



7.7 ROOF PLAN





7.8 ELEVATION - NORTH



Keyhole Legend	
Key Value	Keyhole Text
01	GREY ZINC METAL PANEL
02	TERRACOTTA
03	WOOD SCREEN
04	BASALT
05	GLULAM
06	DARK GREY METAL
07	GLASS



# 7.9 ELEVATION - SOUTH

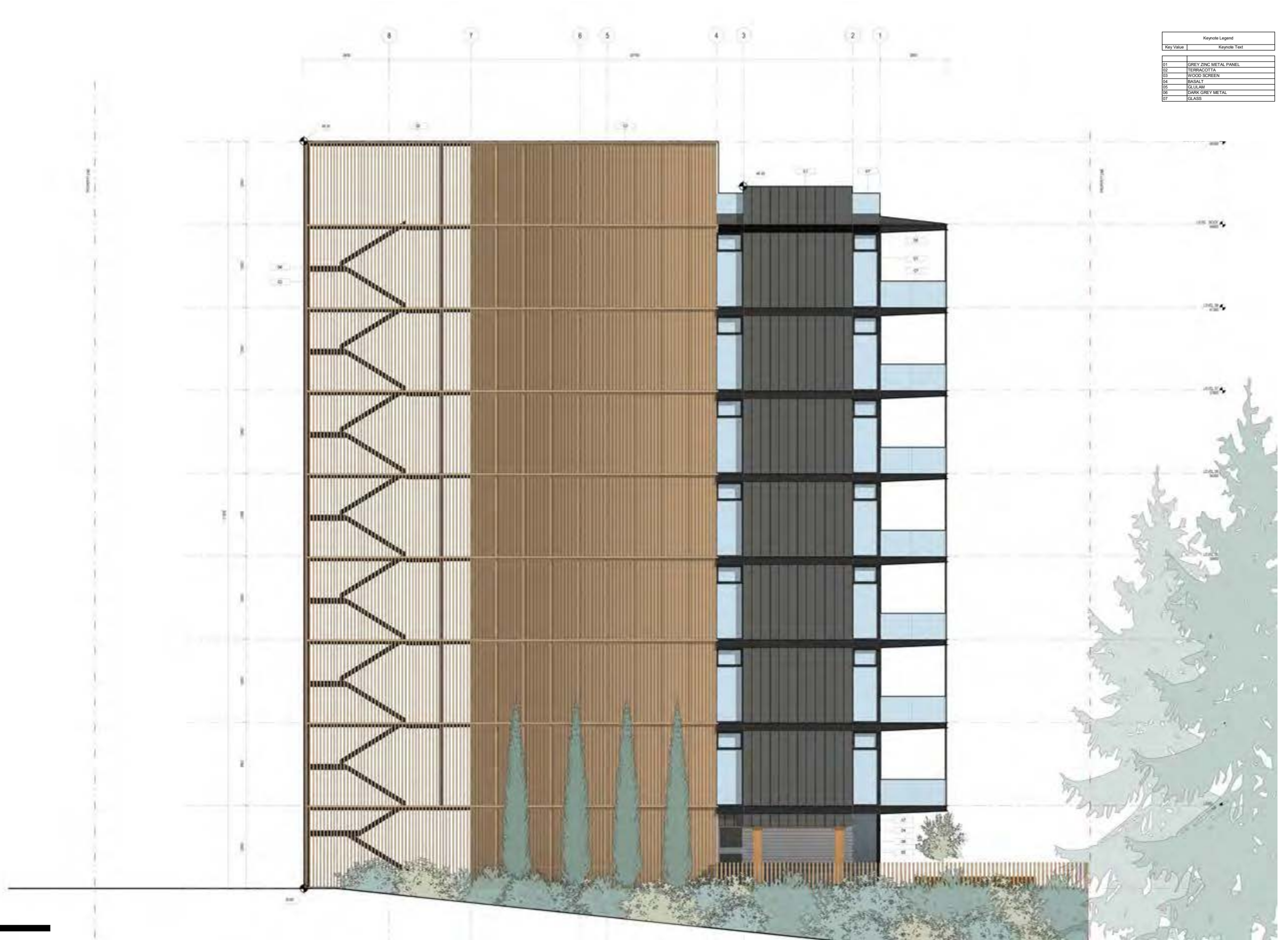


Keyhole Legend	
Key Value	Keyhole Text
01	GREY ZINC METAL PANEL
02	TERRACOTTA
03	WOOD SCREEN
04	BASALT
05	GLASS
06	DARK GREY METAL
07	GLASS



7.10 ELEVATION - WEST

Keynote Legend	
Key Value	Keynote Text
01	GREY ZINC METAL PANEL
02	TERRACOTTA
03	WOOD SCREEN
04	BASALT
05	GLULAM
06	DARK GREY METAL
07	GLASS



7.11 ELEVATION - EAST

Keynote Legend	
Key Value	Keynote Text
01	GREY ZINC METAL PANEL
02	TERRACOTTA
03	WOOD SCREEN
04	BASALT
05	GLASS
06	DARK GREY METAL
07	GLASS



7.12 SECTION - NORTH SOUTH



7.13 SECTION - EAST WEST



7.14 3D VIEW - EAST



7.15 3D VIEW - WEST (FROM SEAWALK)



7.16 3D VIEW - NORTH



7.17 3D VIEW - SOUTH

