



1 View of 2086-2098 W7th & 2091 W8th from Arbutus Street (looking South)



2 View of 2086-2098 W7th & 2091 W8th from 7th Avenue at Arbutus Greenway (looking South)



3 View of 2086-2098 W7th & 2091 W8th from 8th Avenue at Greenway (looking North-West)



4 View of 2086-2098 W7th & 2091 W8th from Broadway at Greenway (looking North-West)

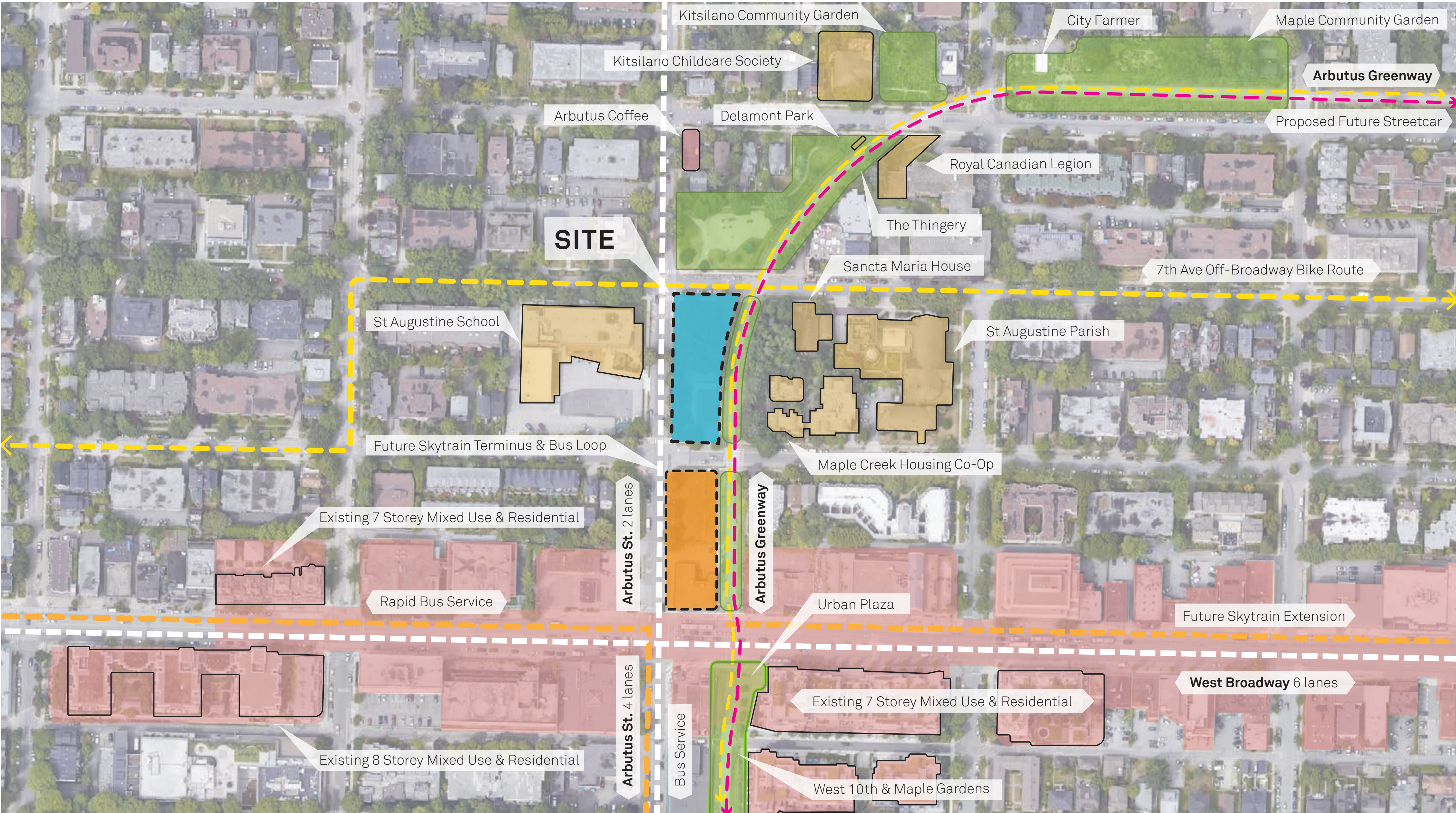


5 View of 2086-2098 W7th & 2091 W8th from 10th Avenue at Greenway (looking North)



6 View of 2086-2098 W7th & 2091 W8th from 8th Avenue (looking North-East)

Context Photos



Context Site Plan
NTS



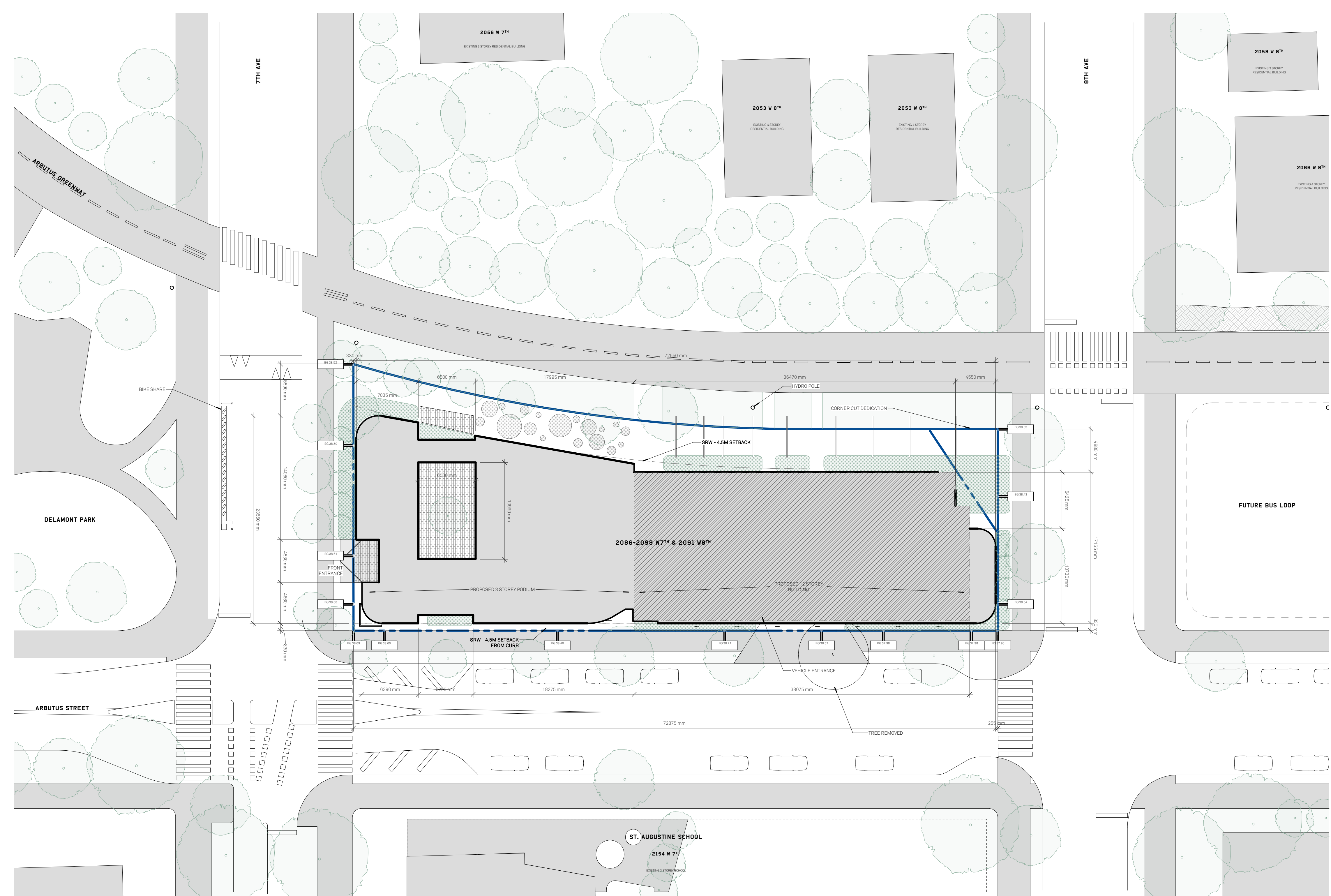
Streetscape Elevation, North - South (Arbutus Street)
NTS



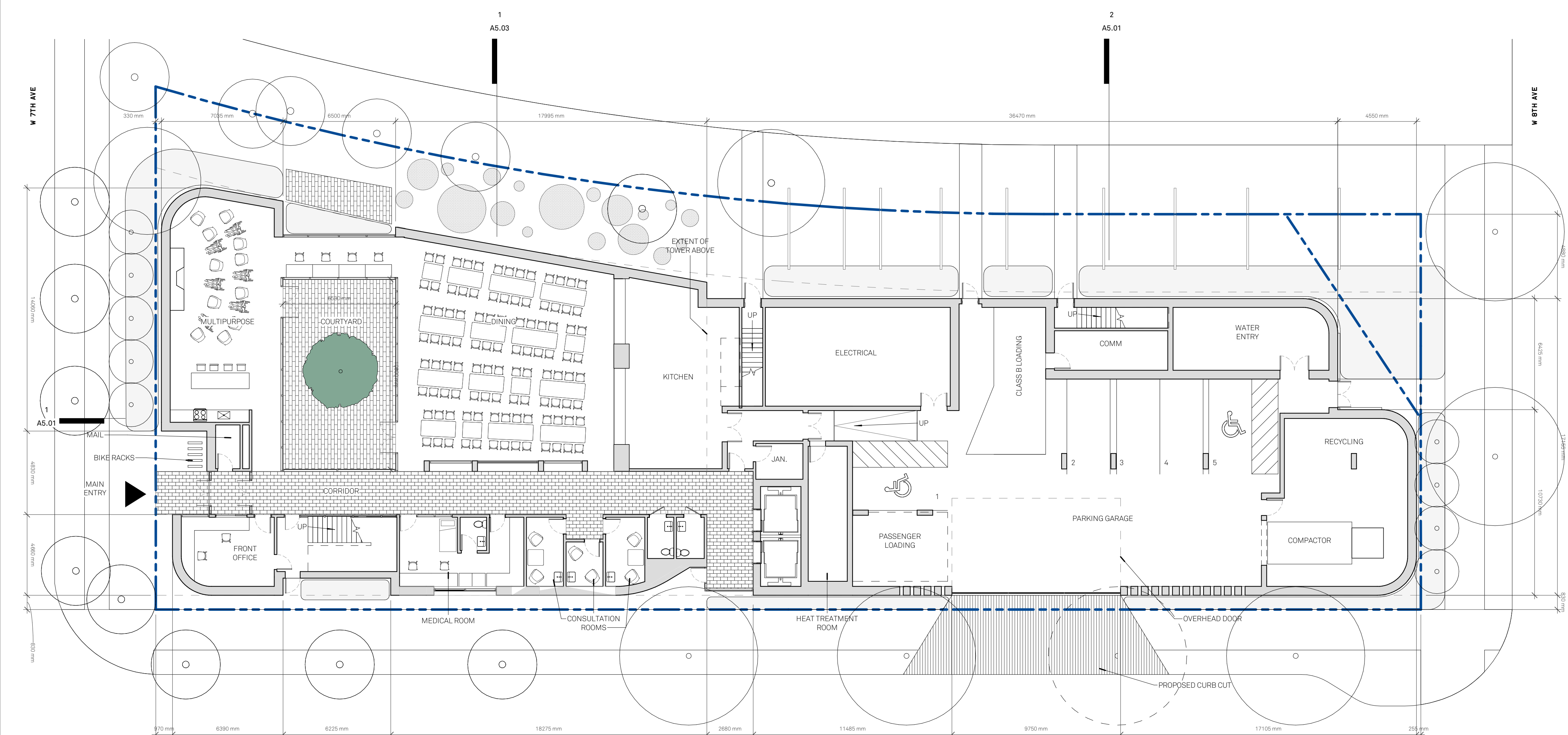
Streetscape Elevation, East - West (7th Avenue)
NTS



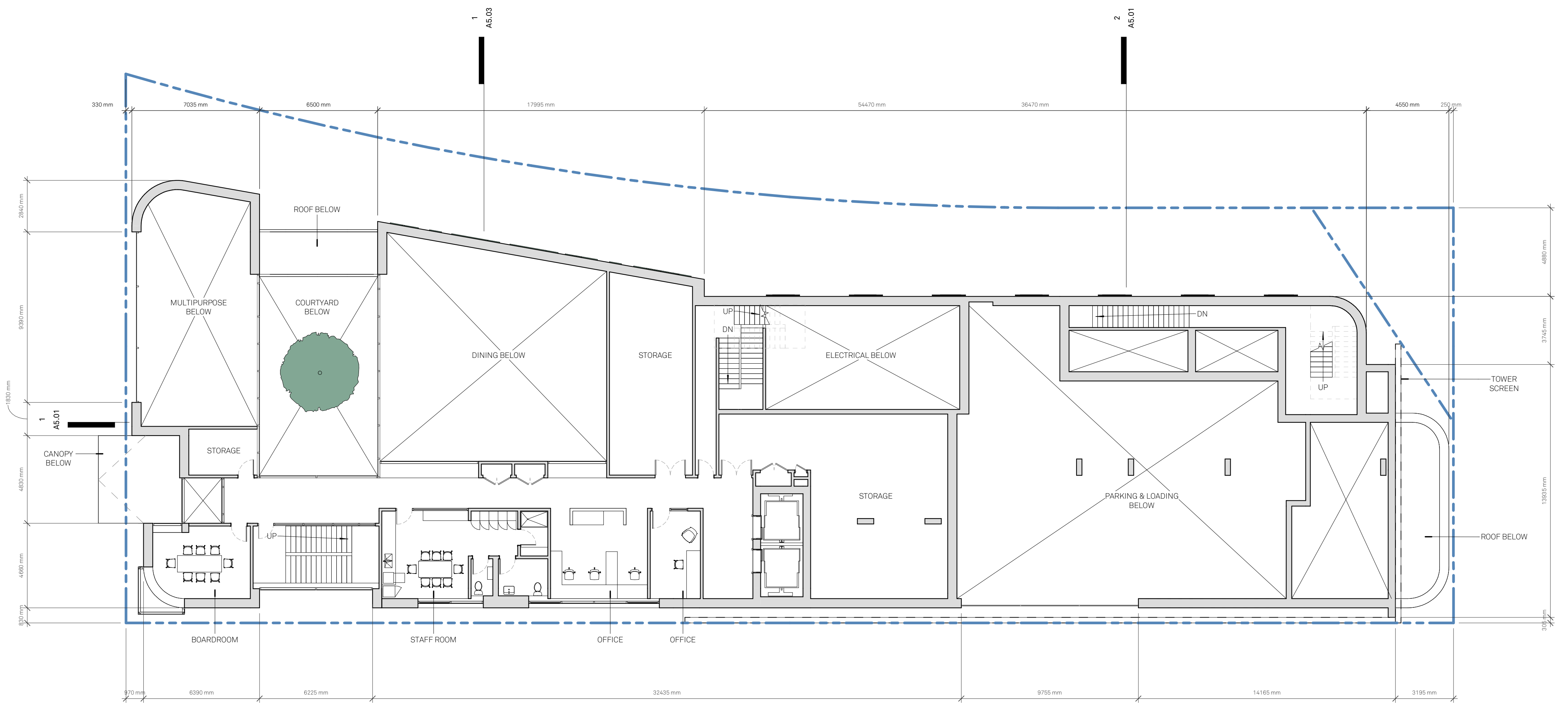
Site Aerial



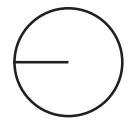
Site Plan
1:250



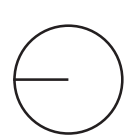
Level 1 Floor Plan
1:150



Level 1A Floor Plan
1:150

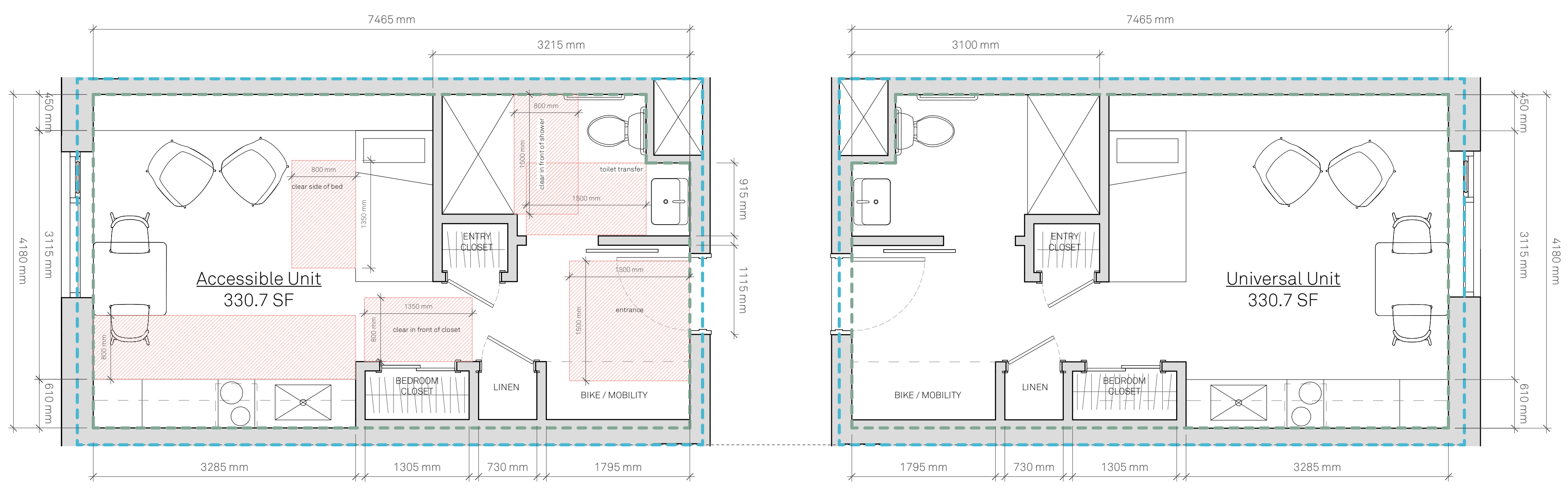
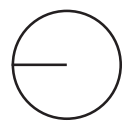


Level 2 Floor Plan
1:150

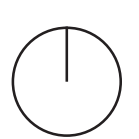


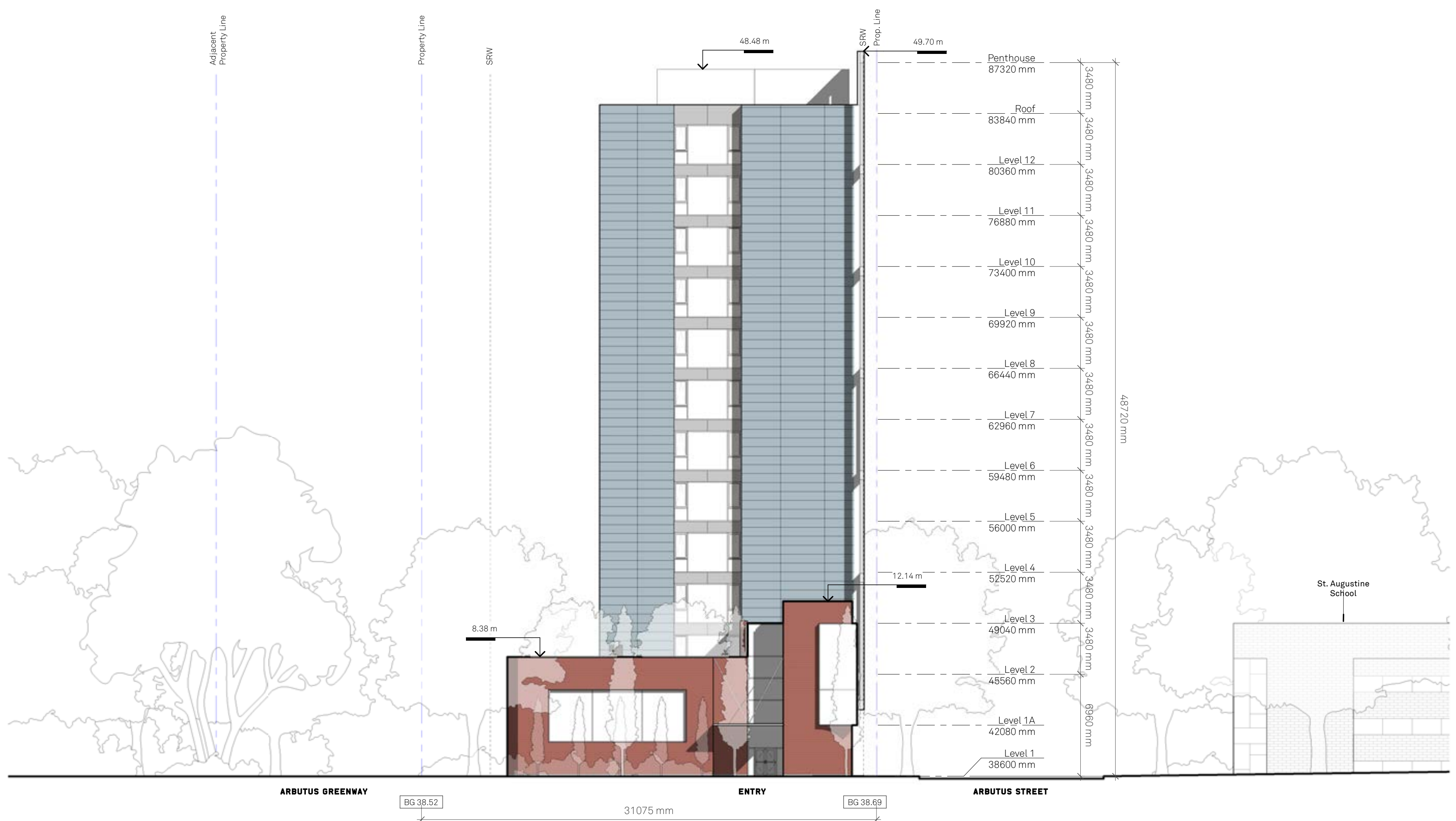


Typical Floor Plan
1:150



Typical Unit Plans
1:40



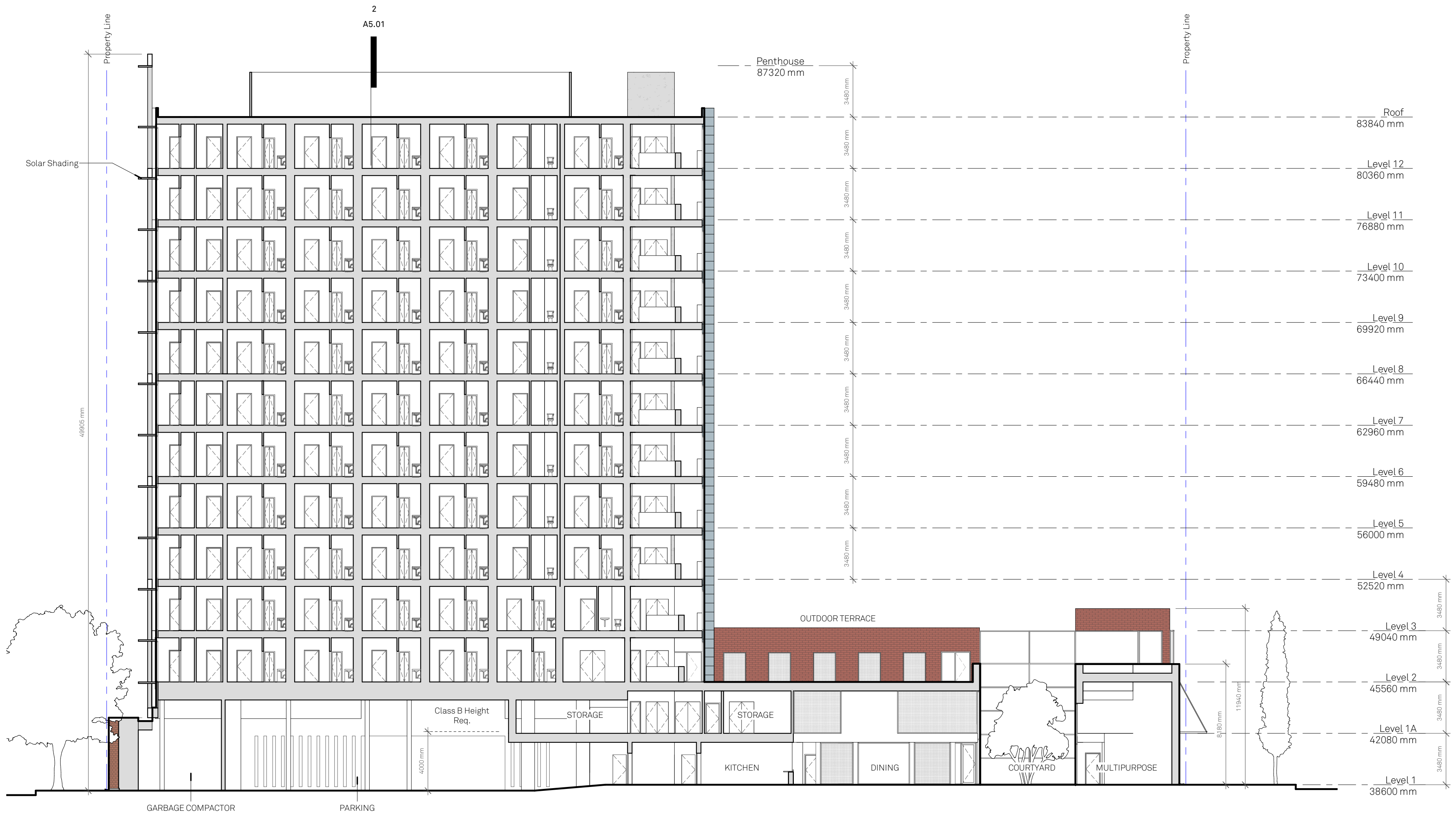




West Elevation
1:200



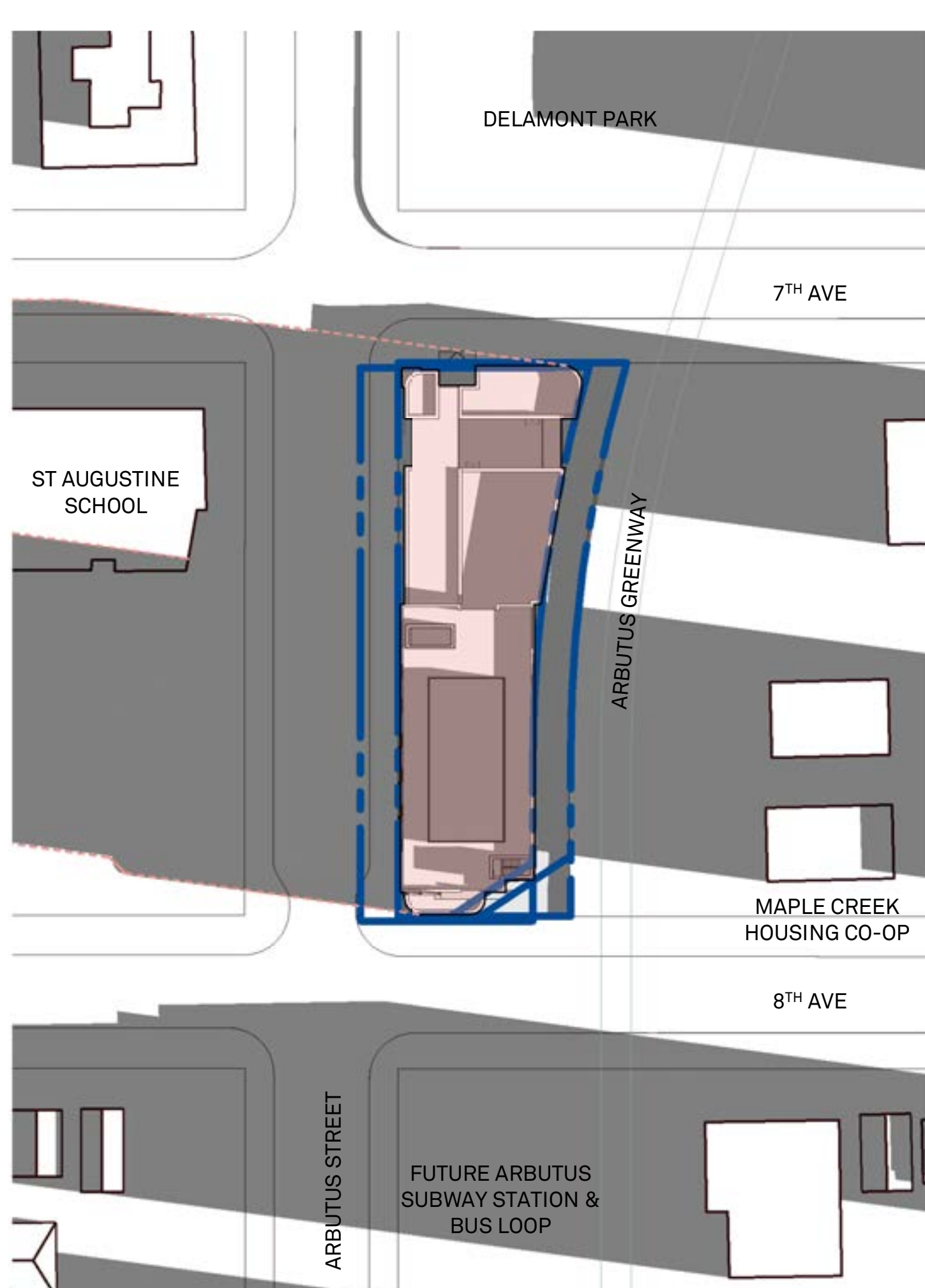
East Elevation
1:200



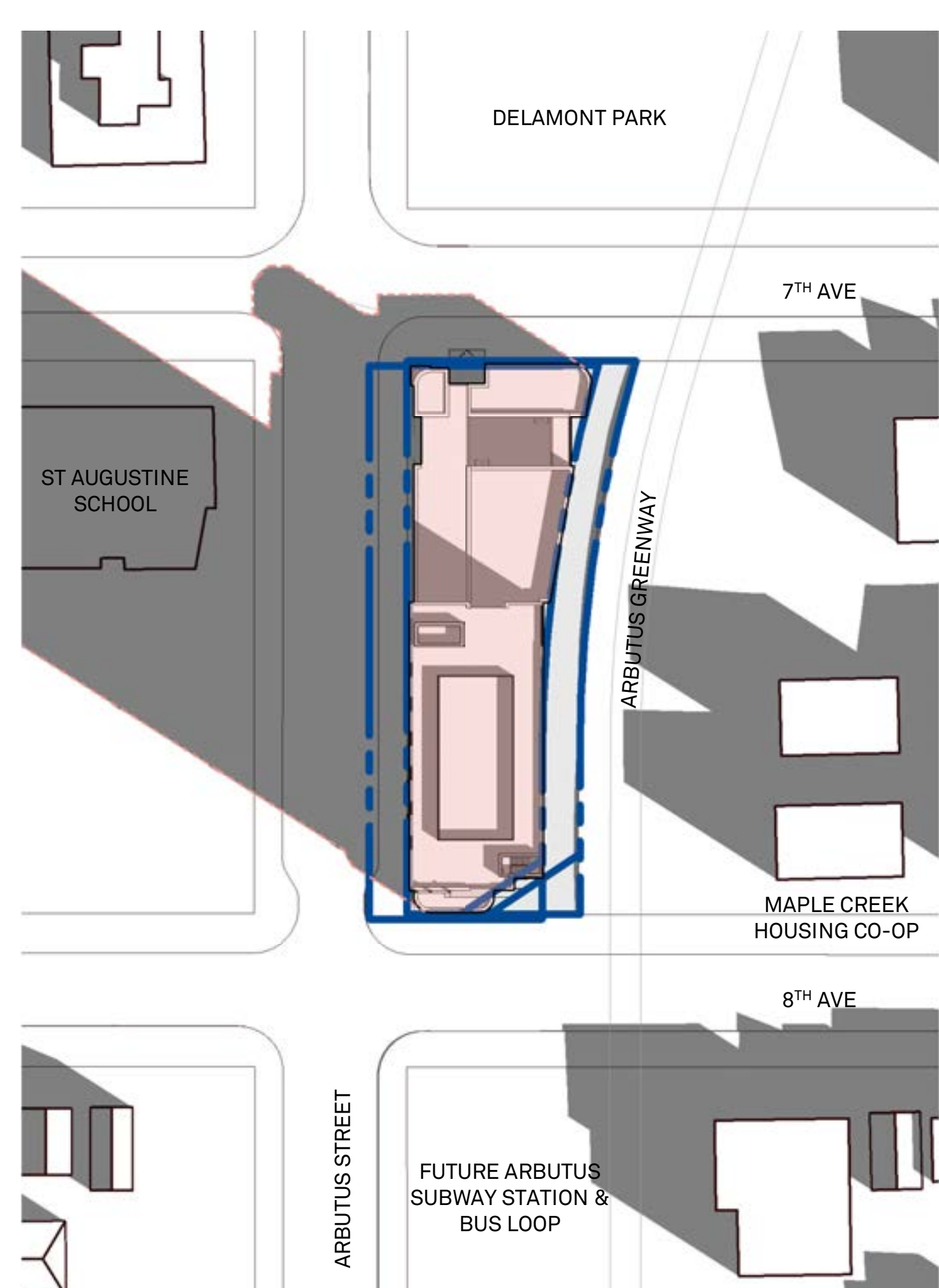
Section A
1:200



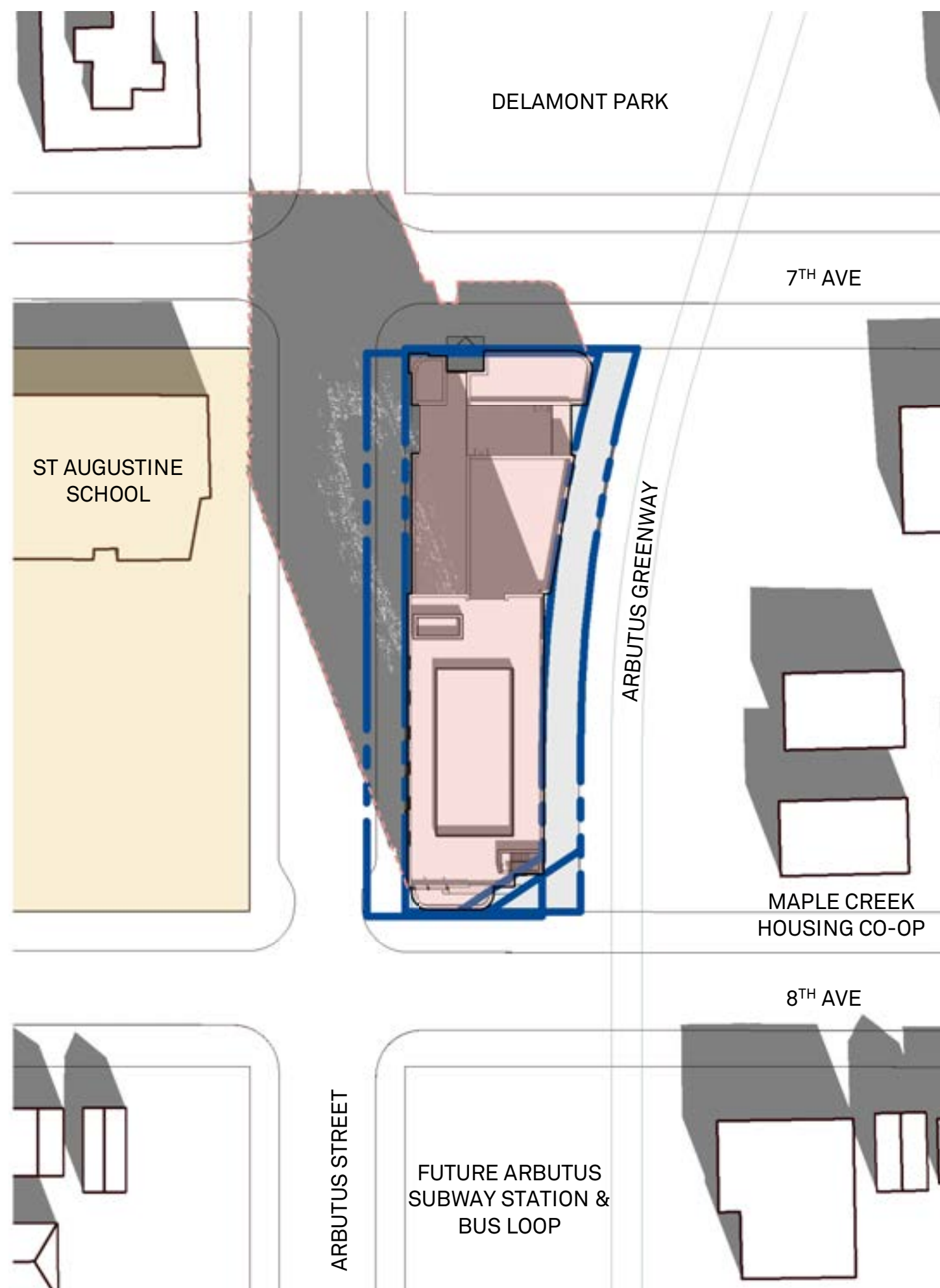
Section B
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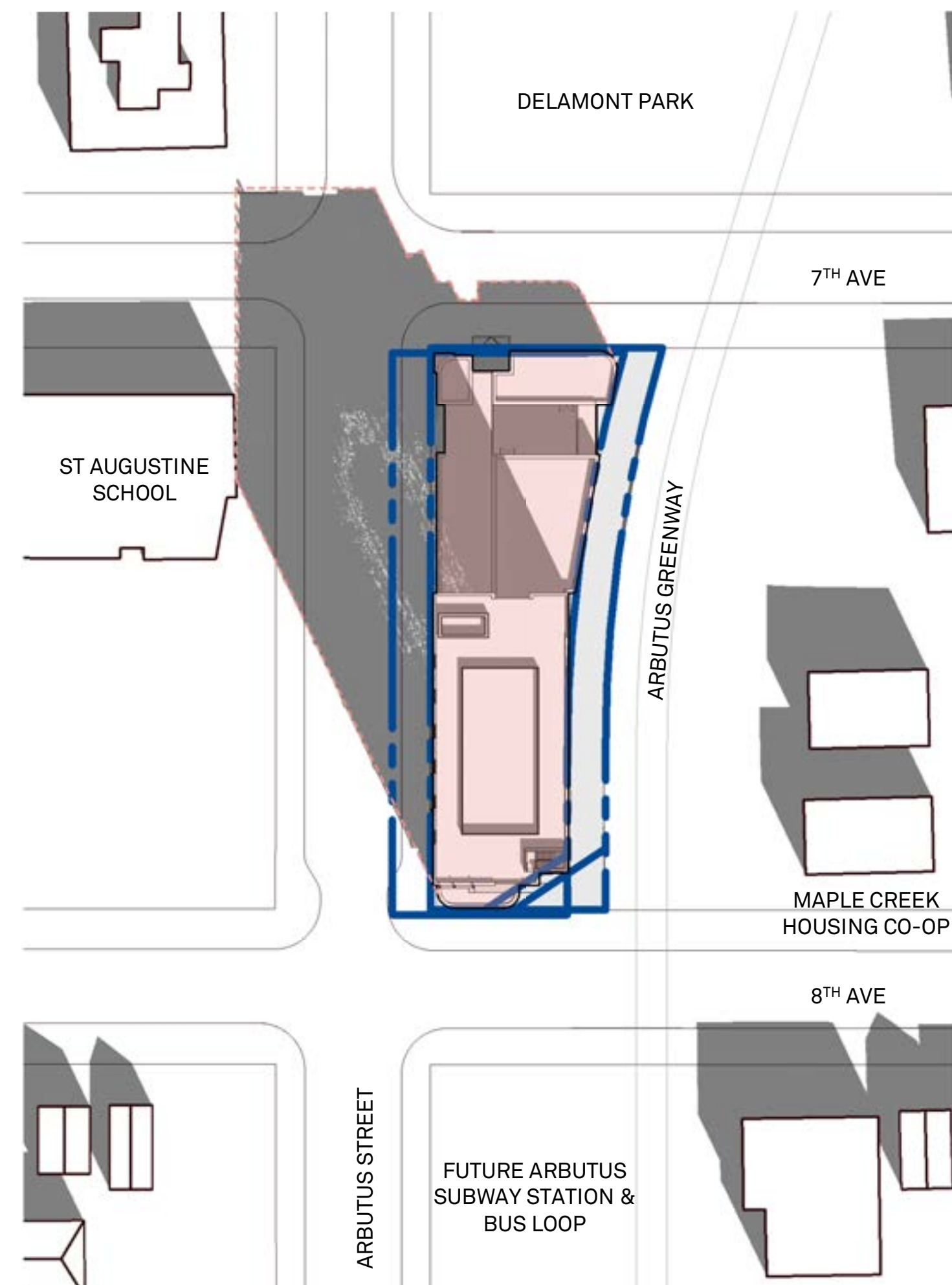
March 20th - 8:00 AM



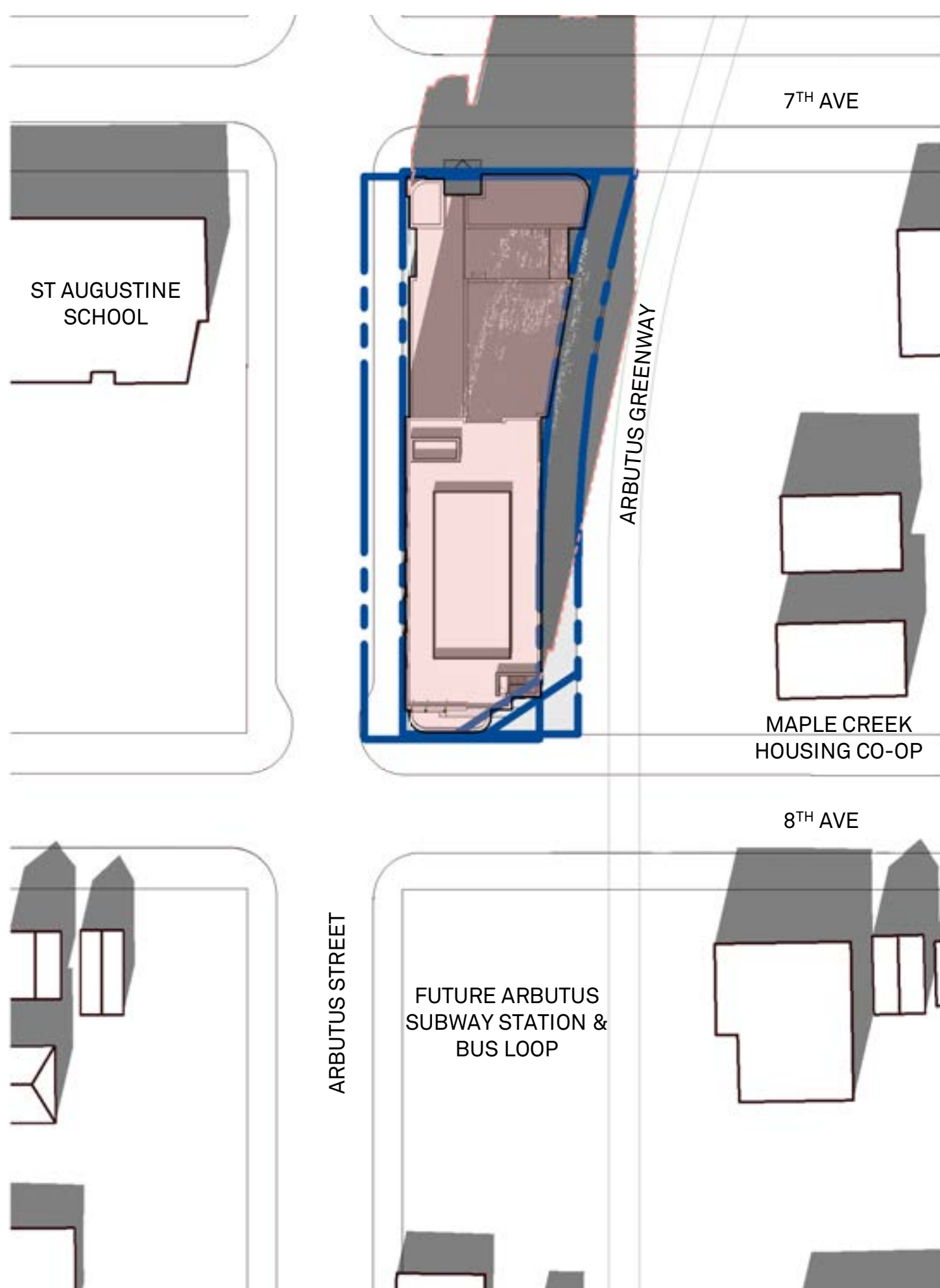
March 20th - 10:00 AM



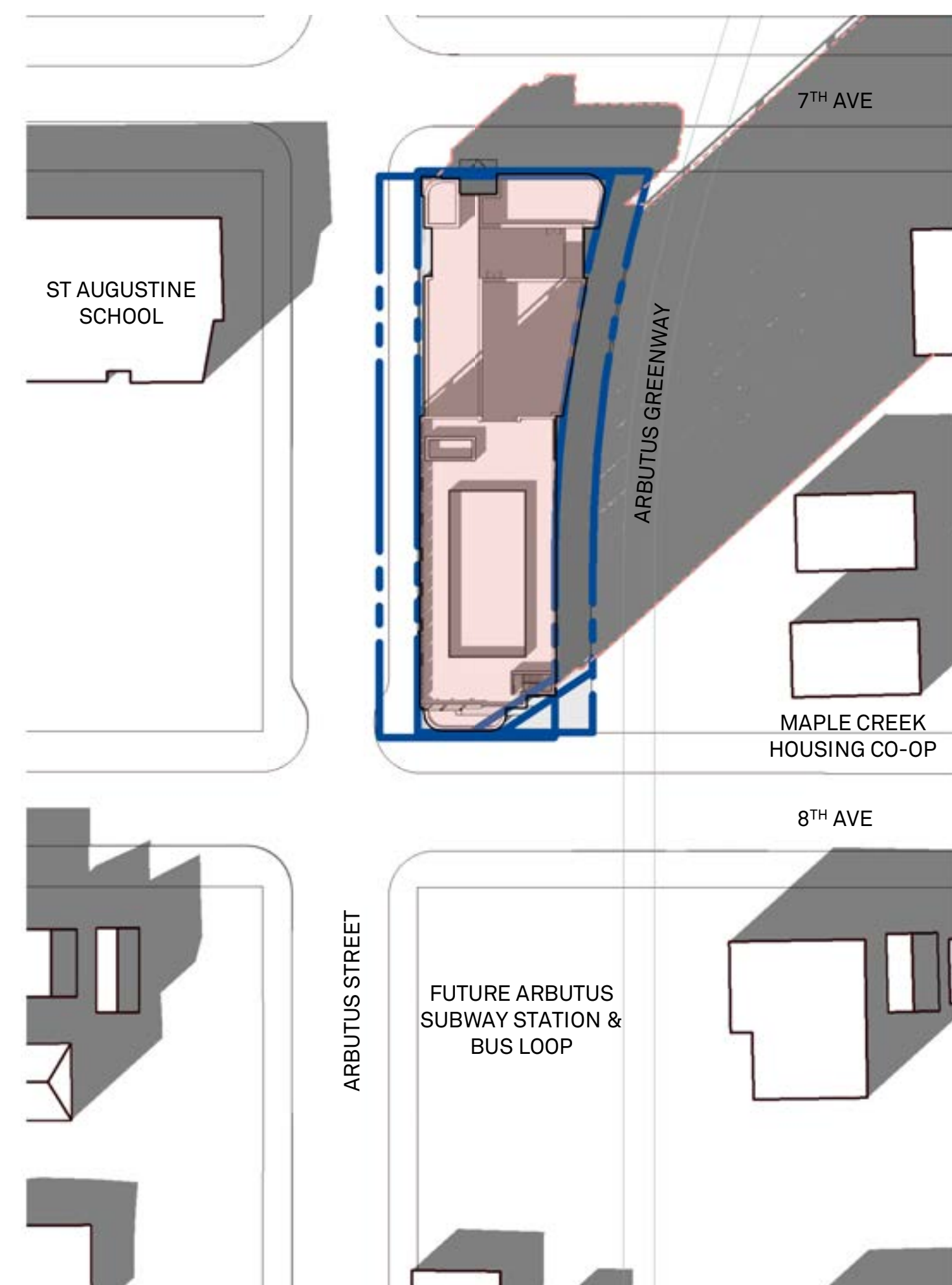
March 20th - Full Sun on School by 12:15 PM



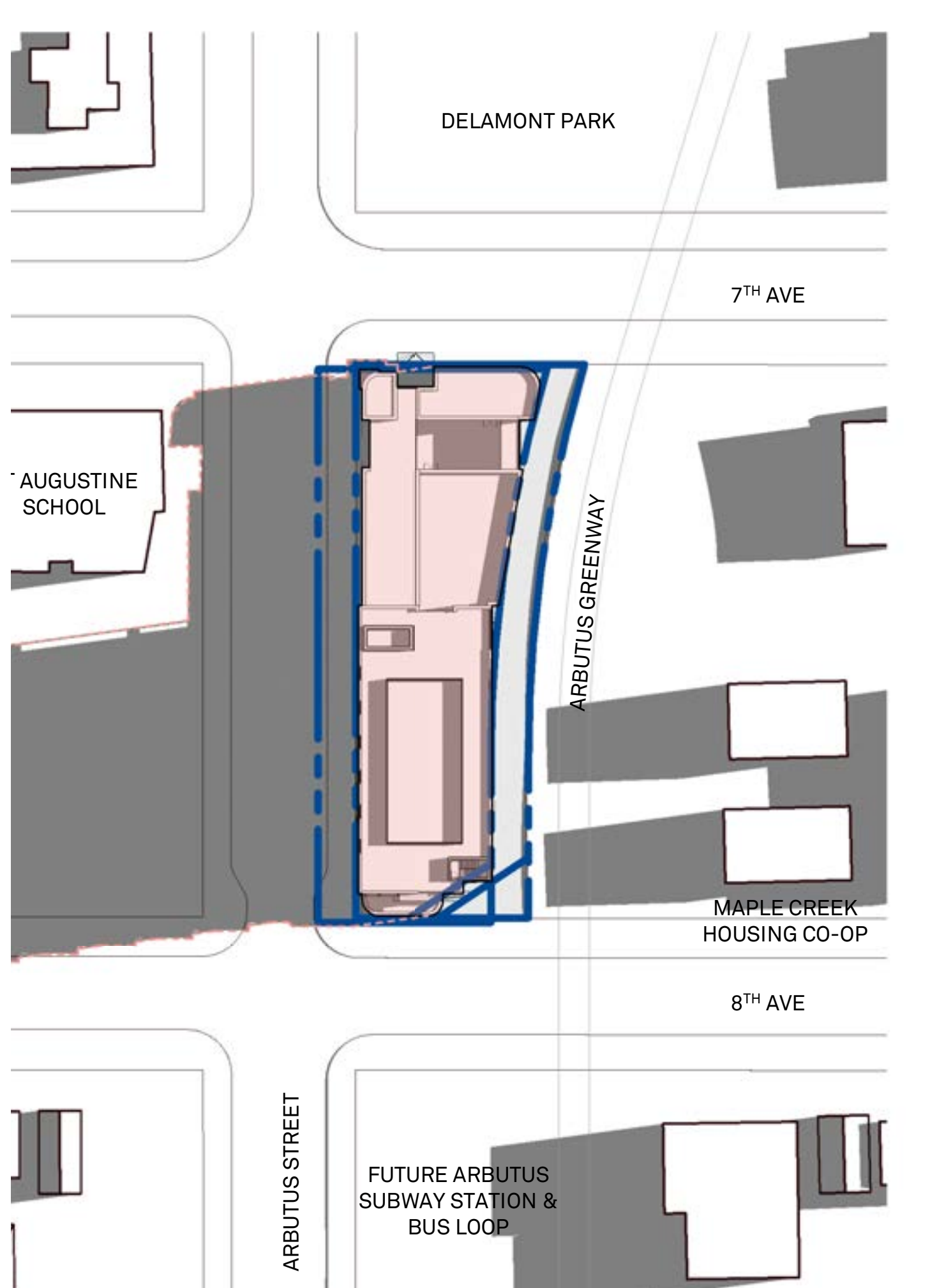
March 20th - 12:00 PM



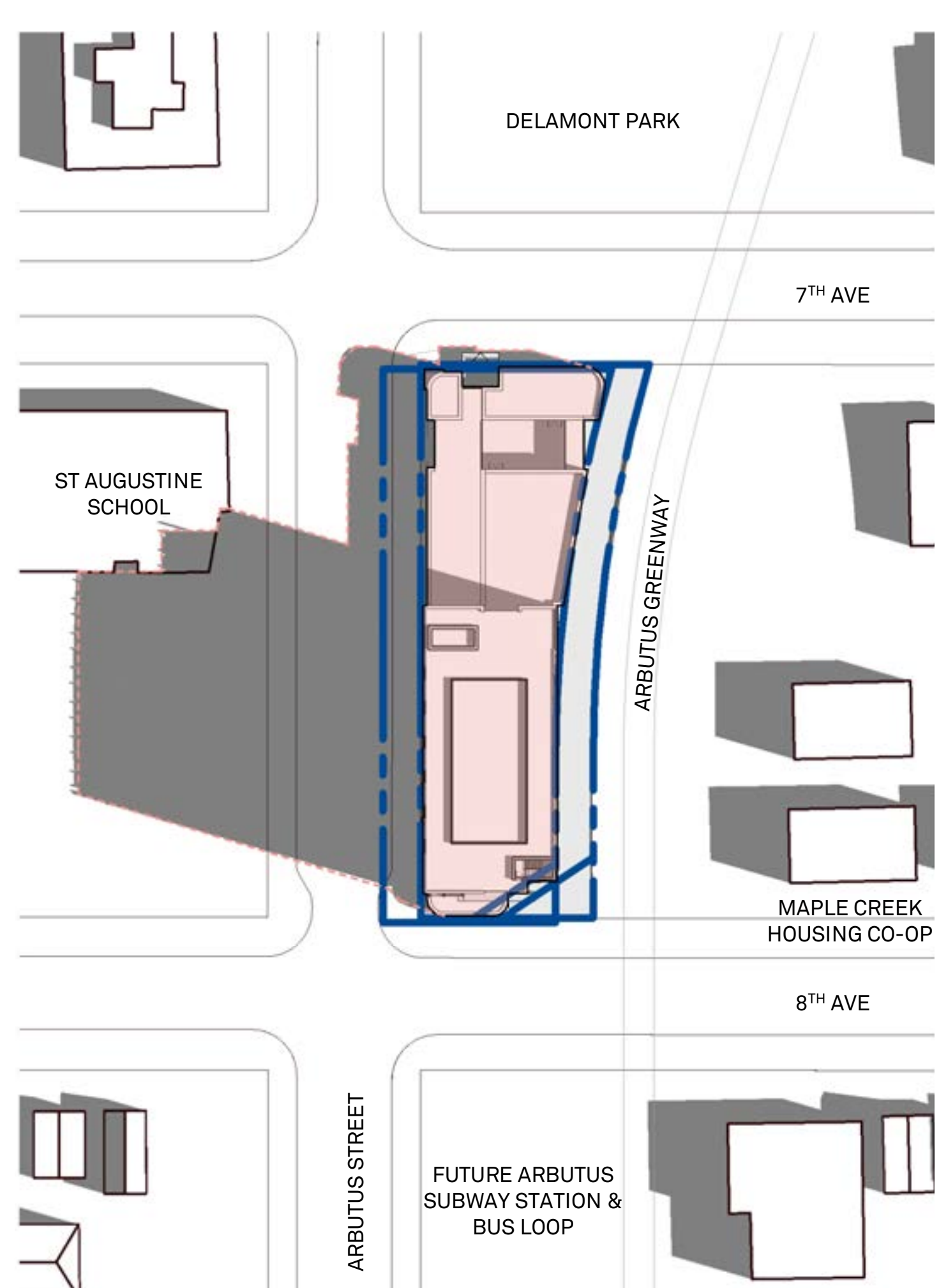
March 20th - 2:00 PM



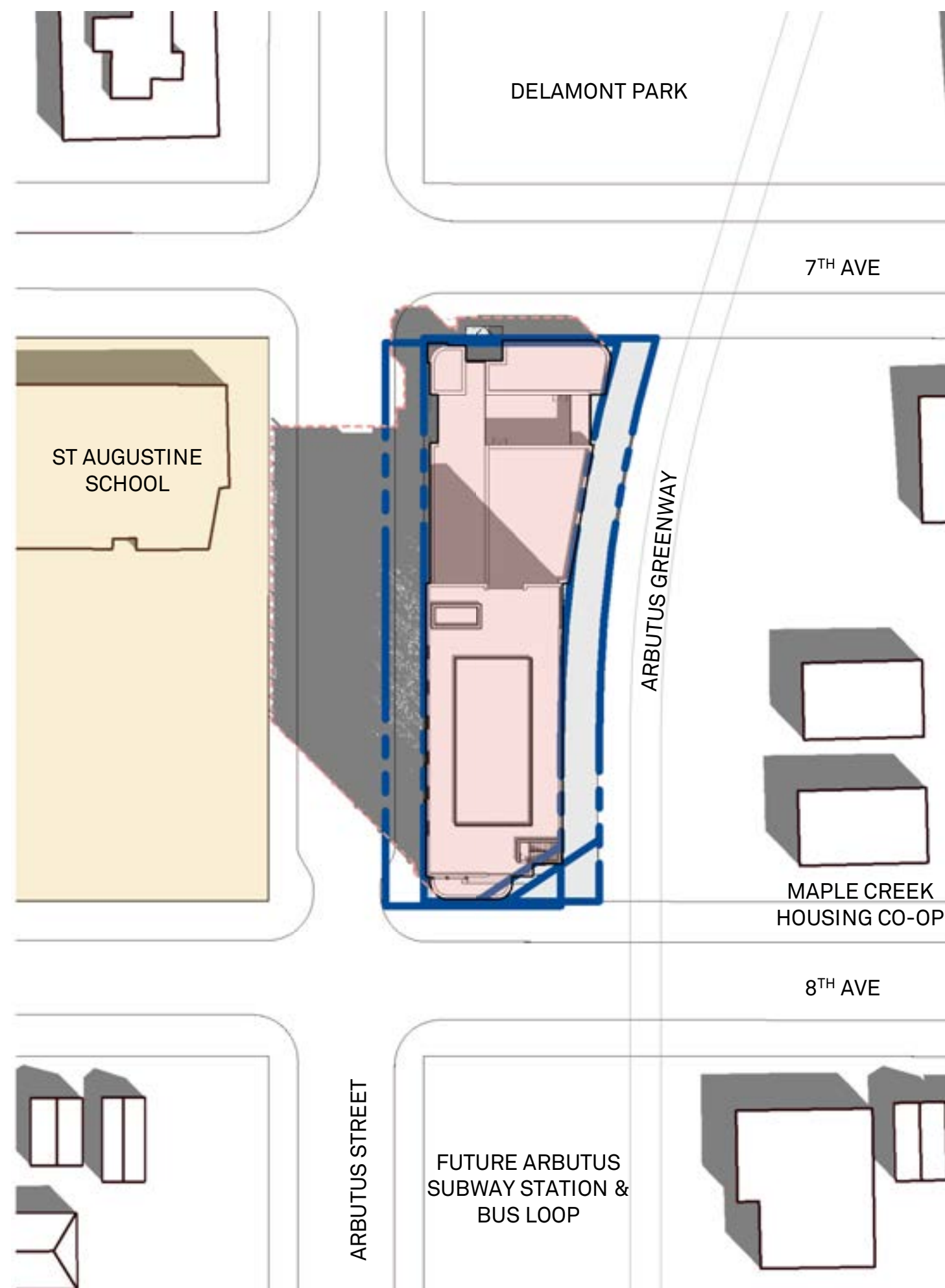
March 20th - 4:00 PM



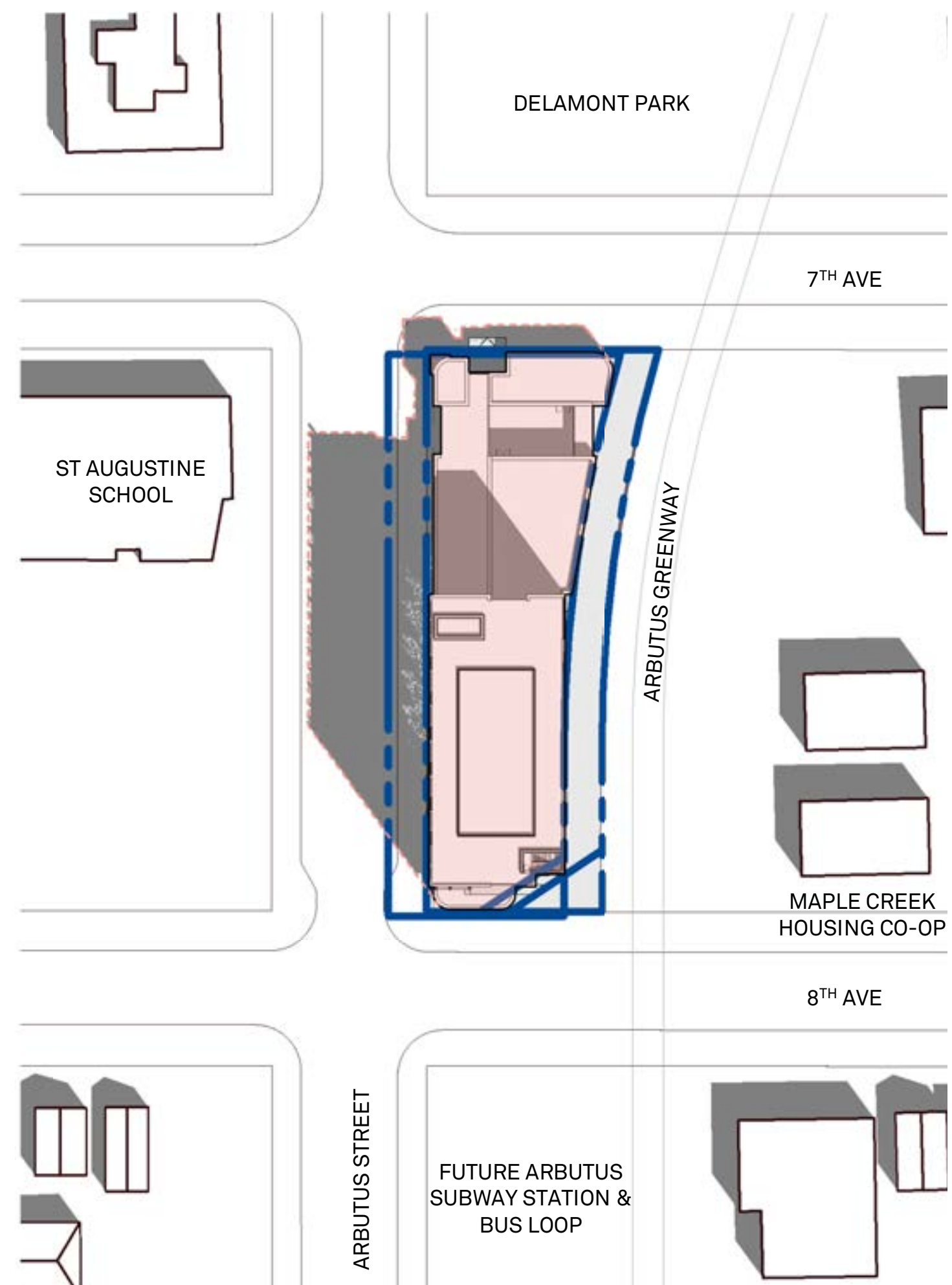
June 21st - 8:00 AM



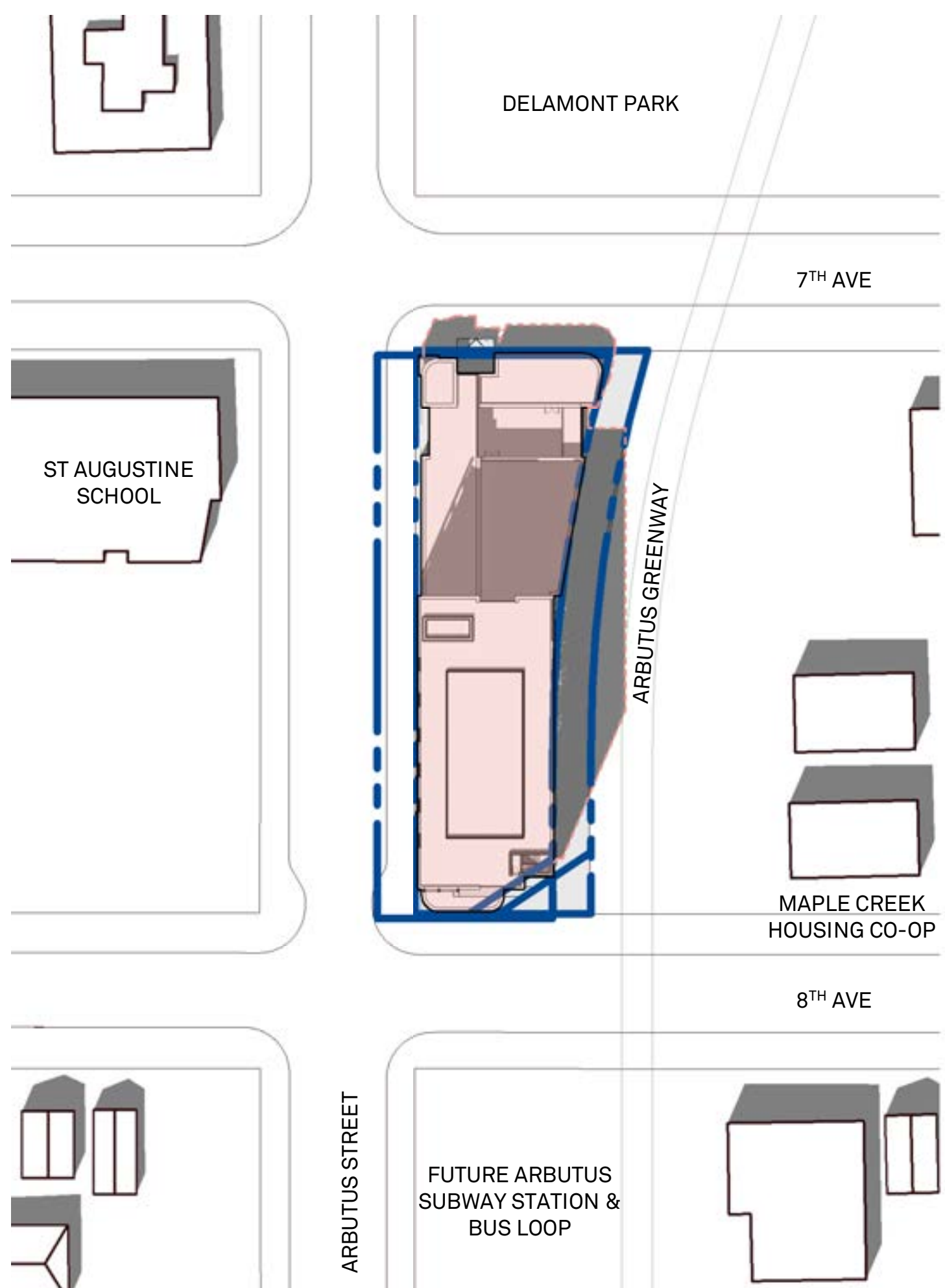
June 21st - 10:00 AM



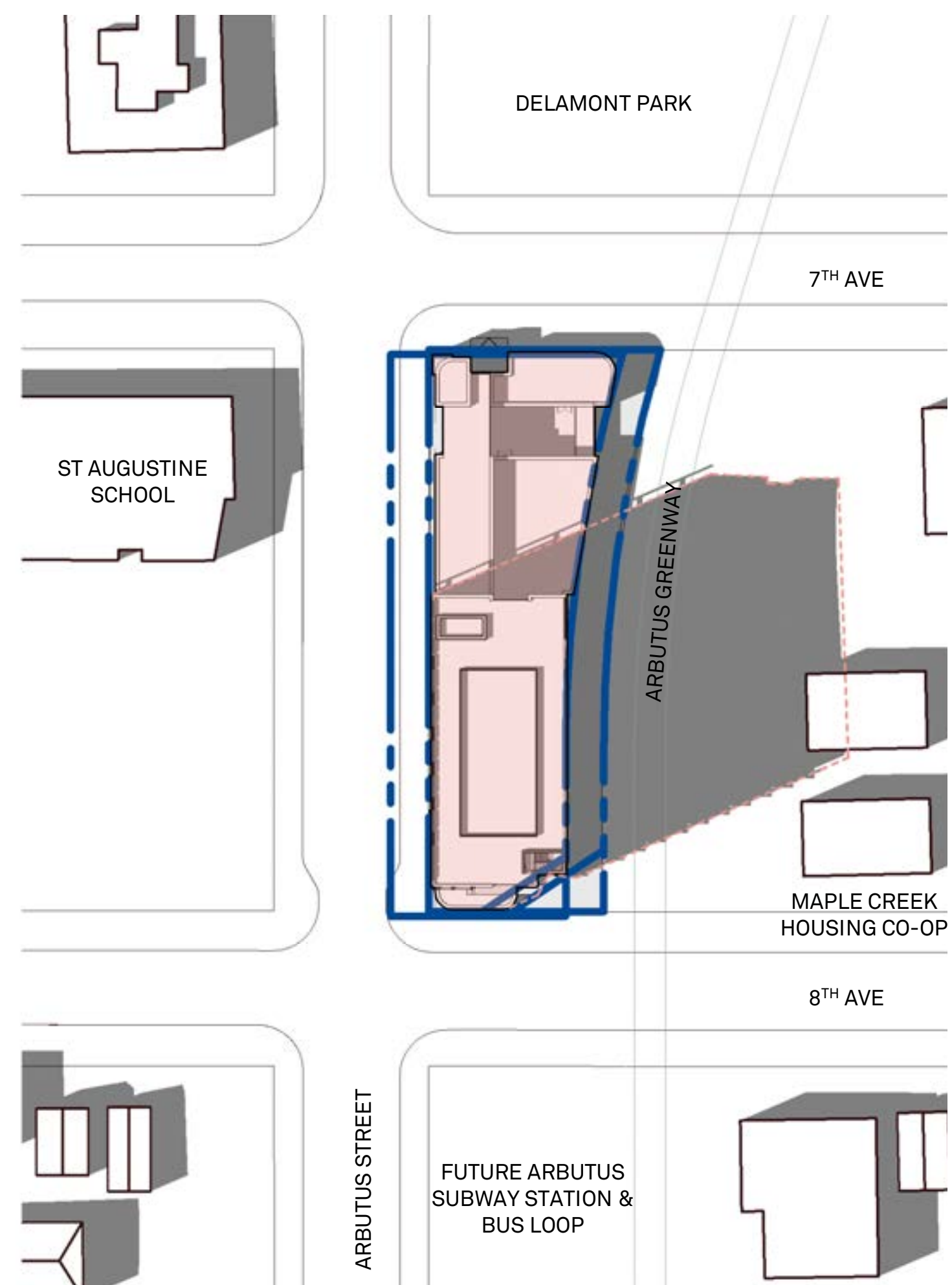
June 21st - Full Sun on School by 11:40 AM



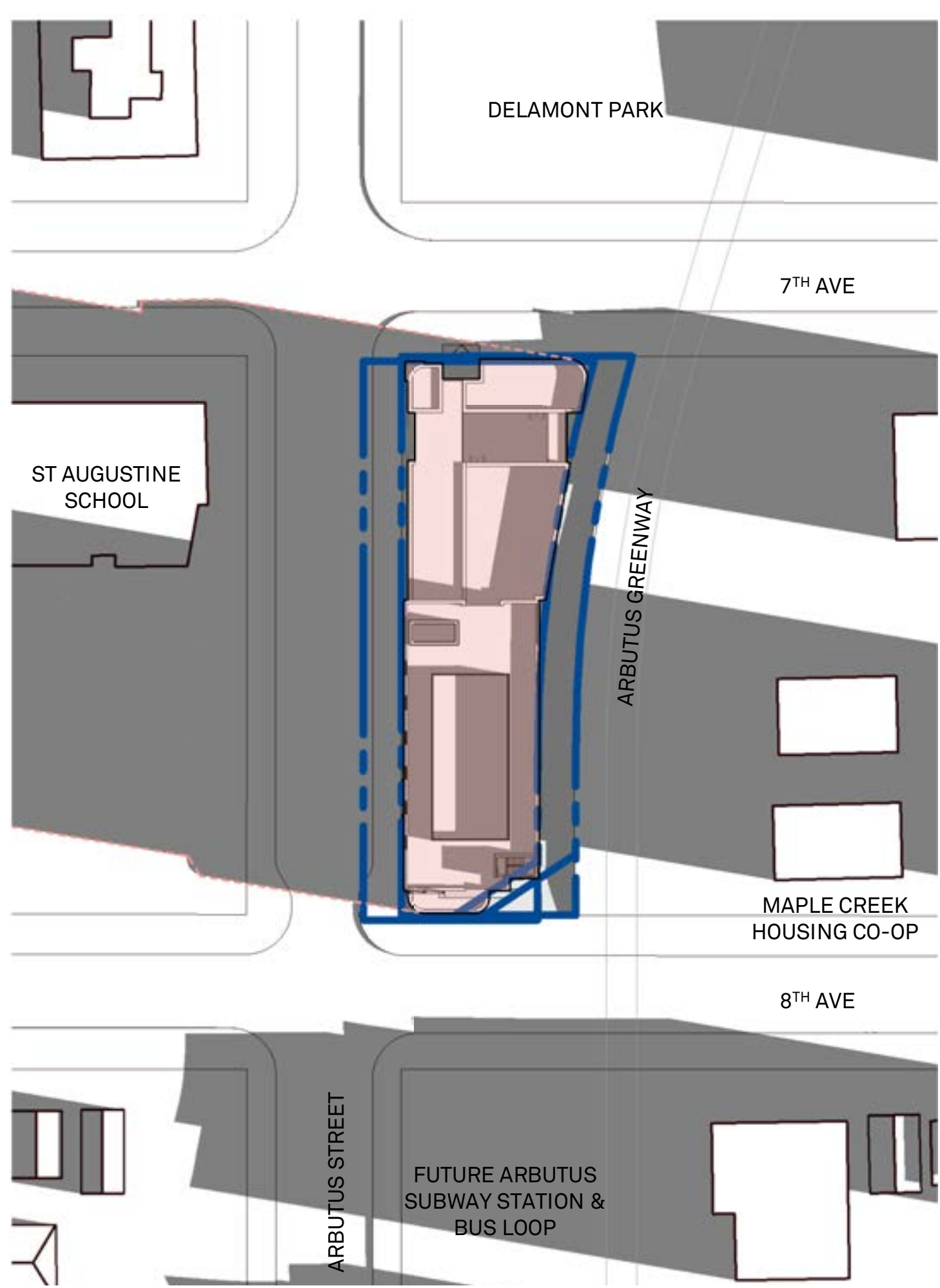
June 21st - 12:00 PM



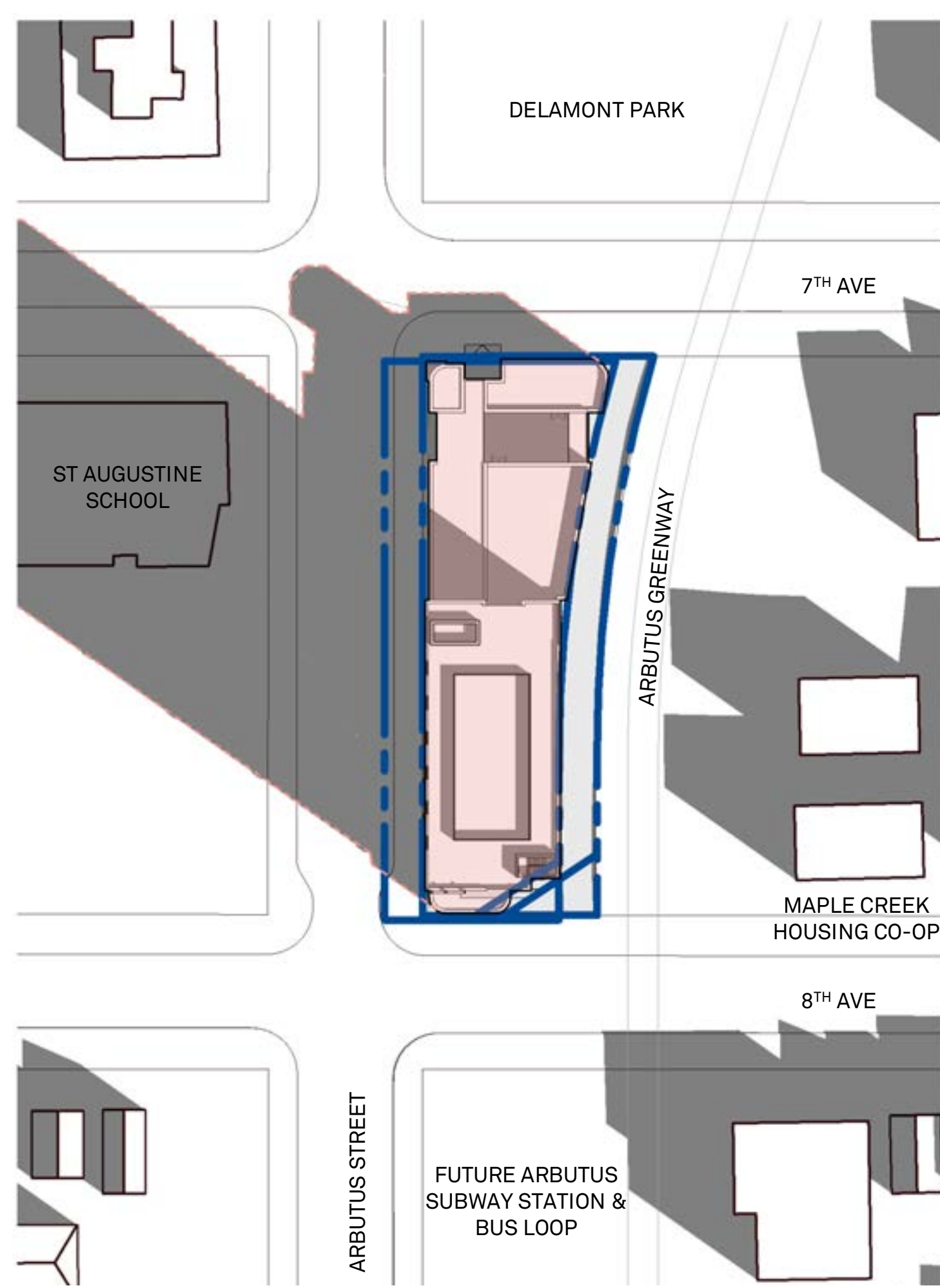
June 21st - 2:00 PM



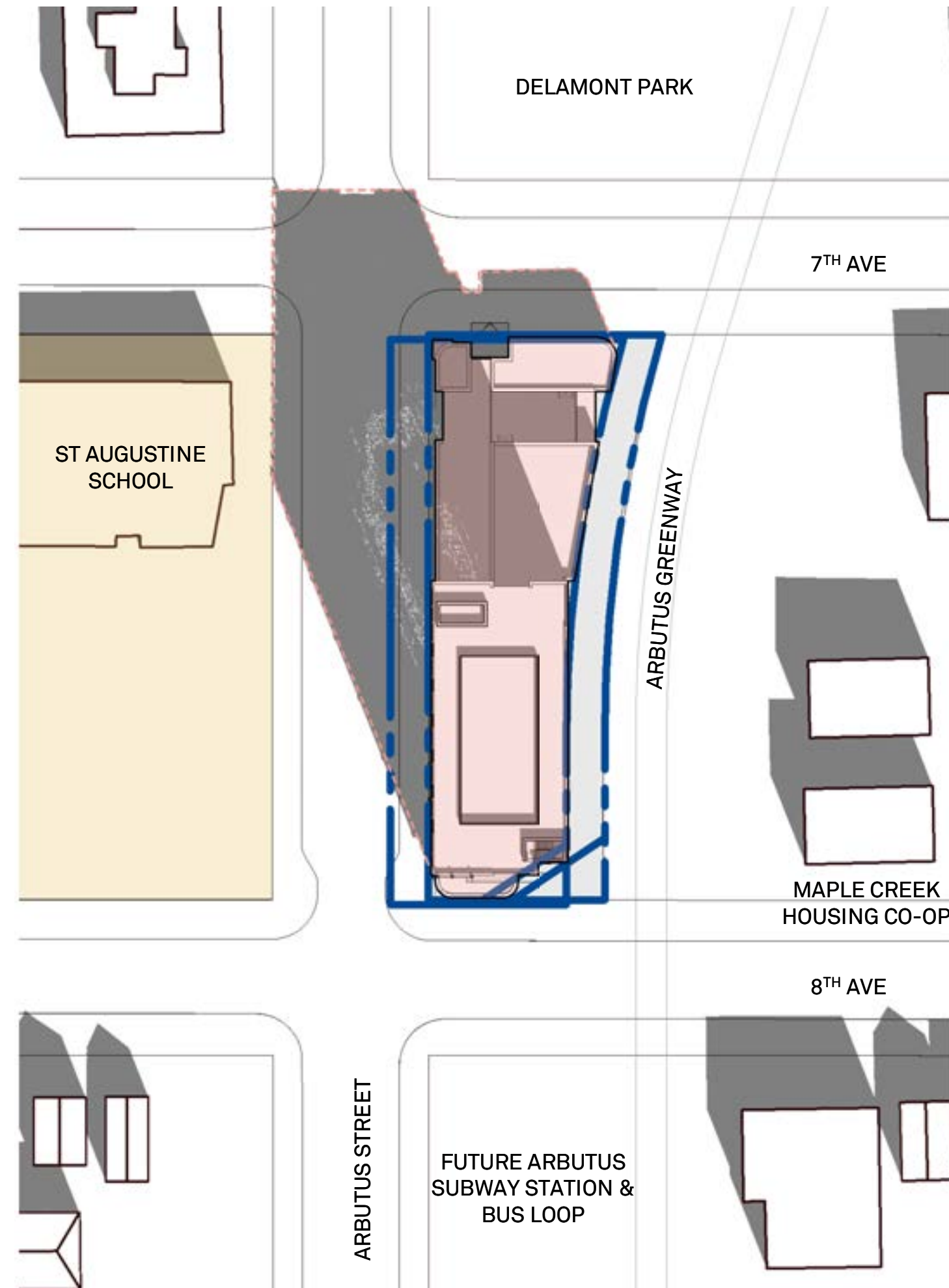
June 21st - 4:00 PM



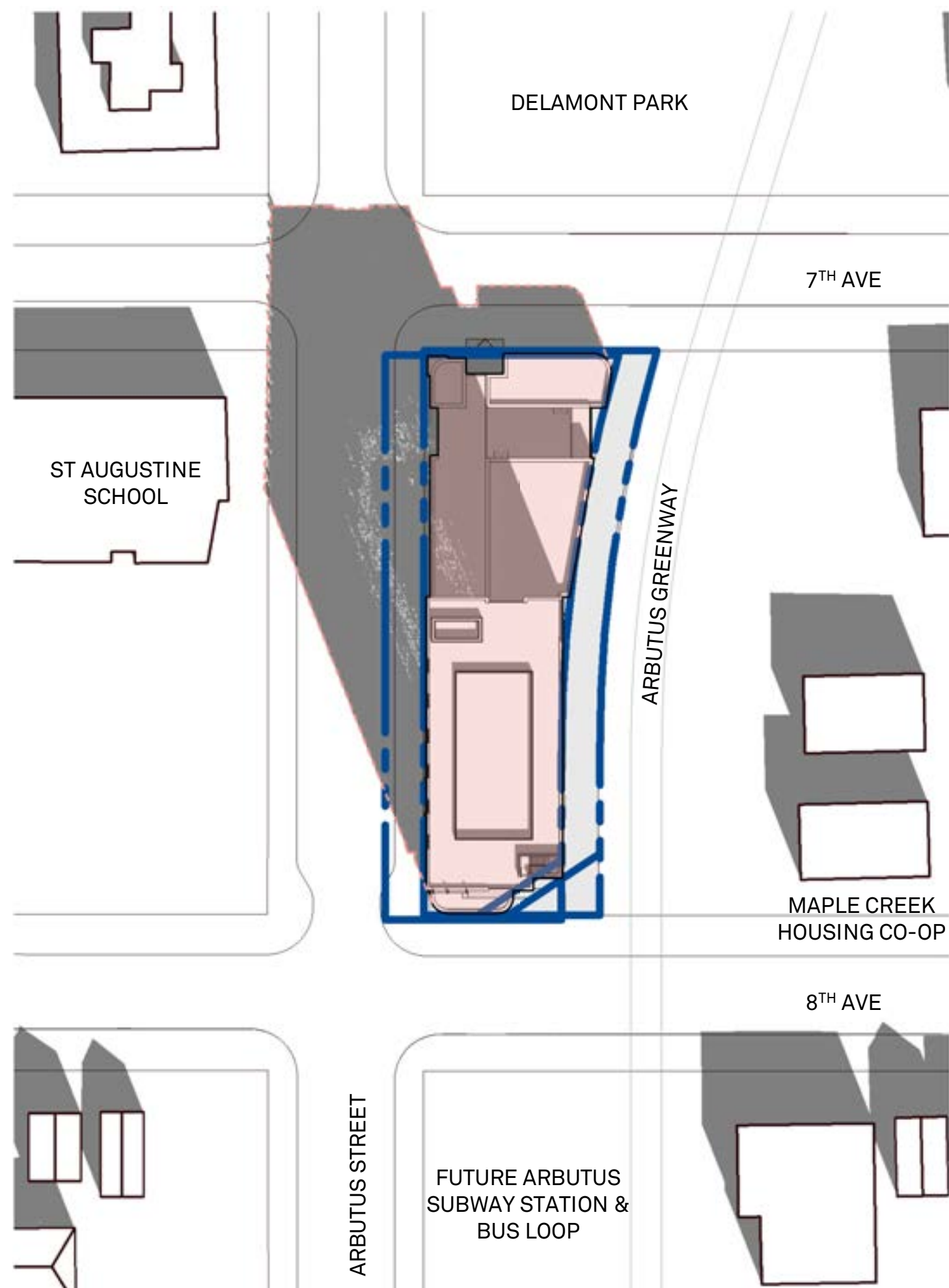
September 22nd - 8 :00 AM



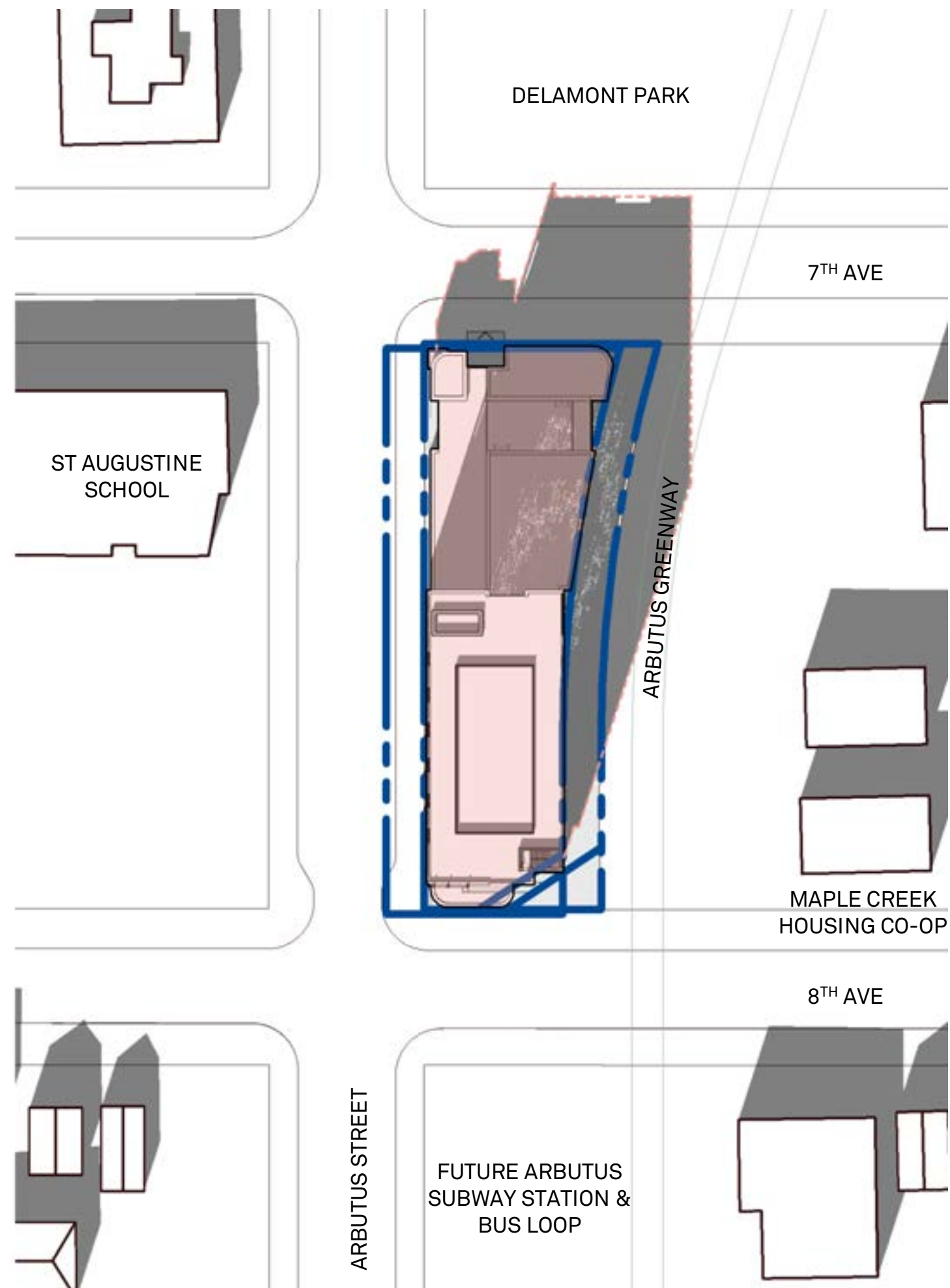
September 22nd - 10:00 AM



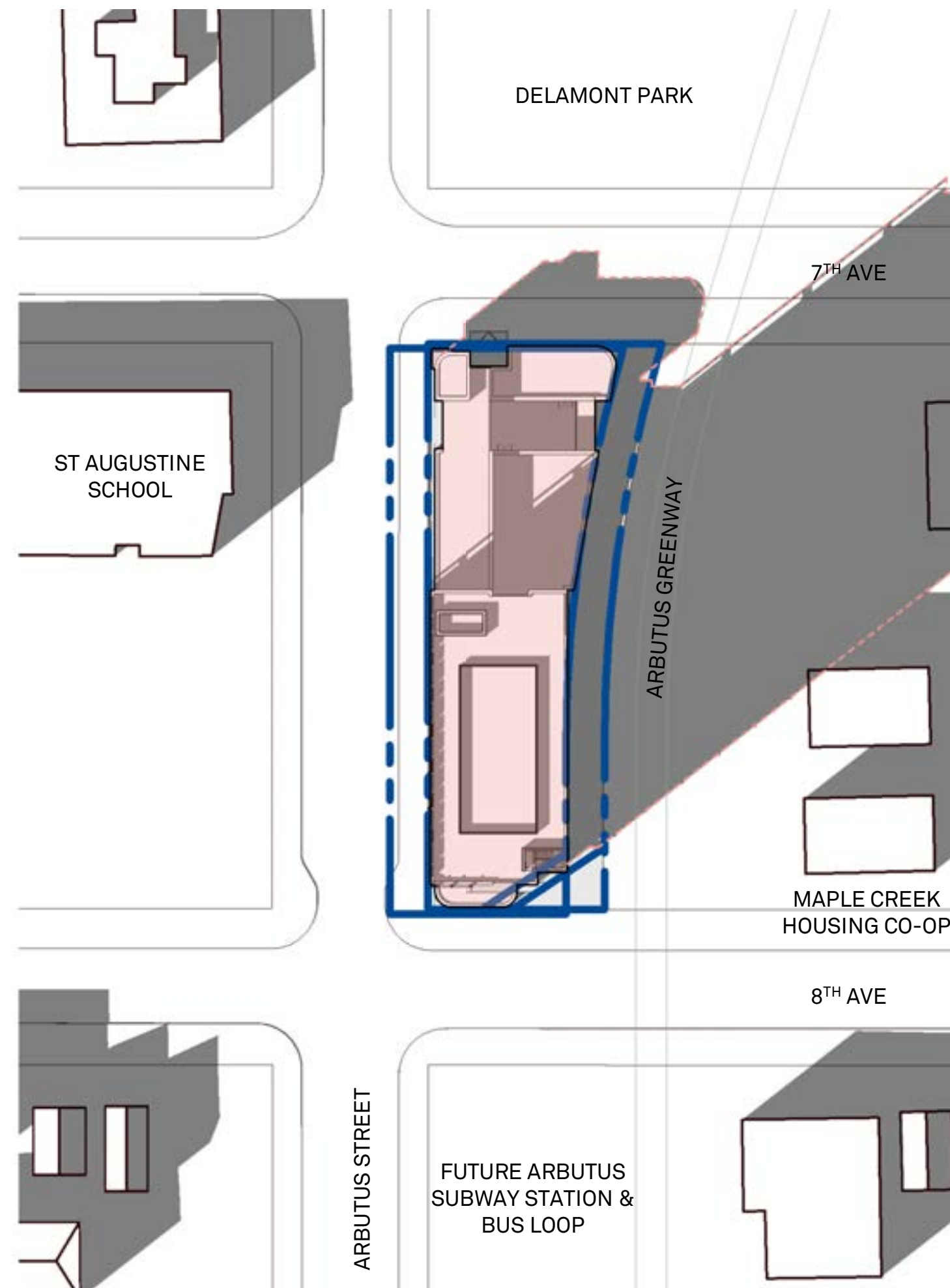
September 22nd - Full Sun on School by 12:00 PM



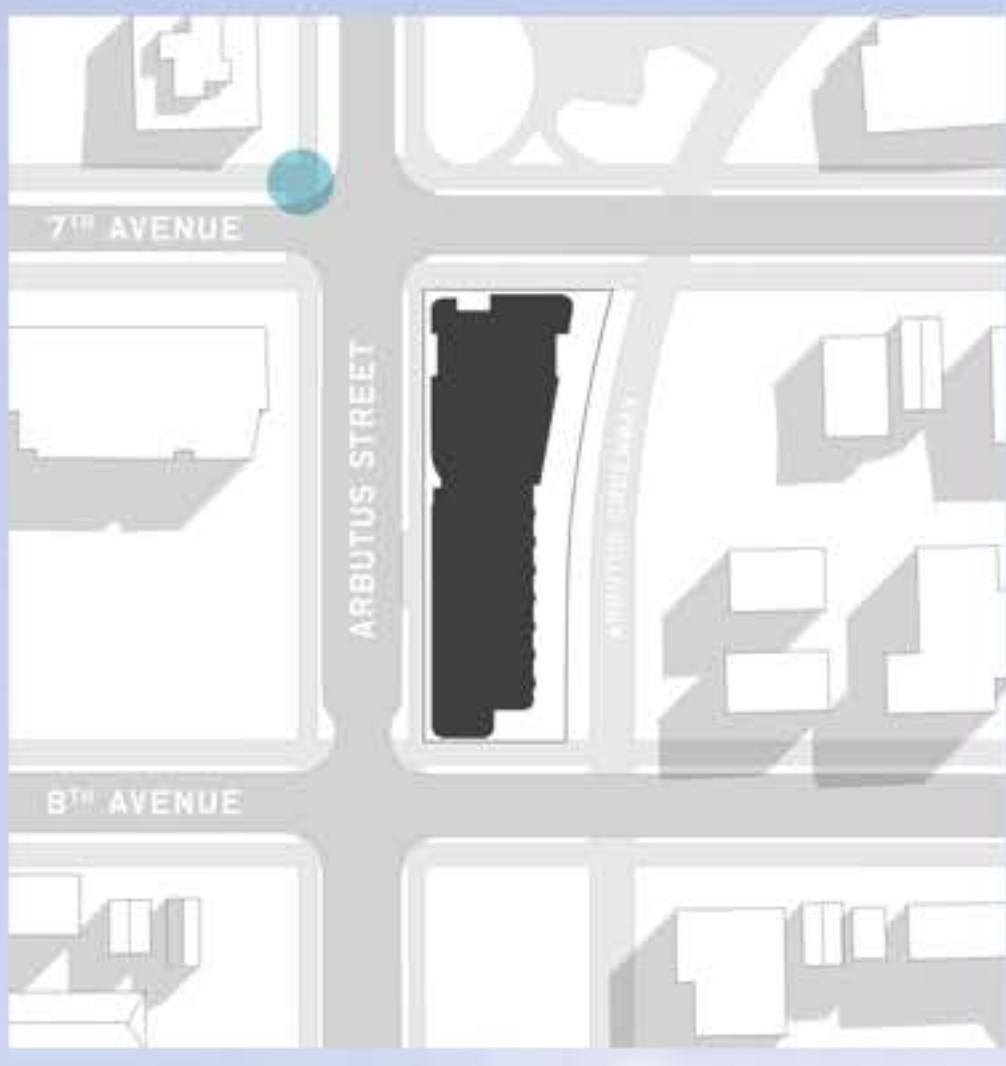
September 22nd - 12:00 PM



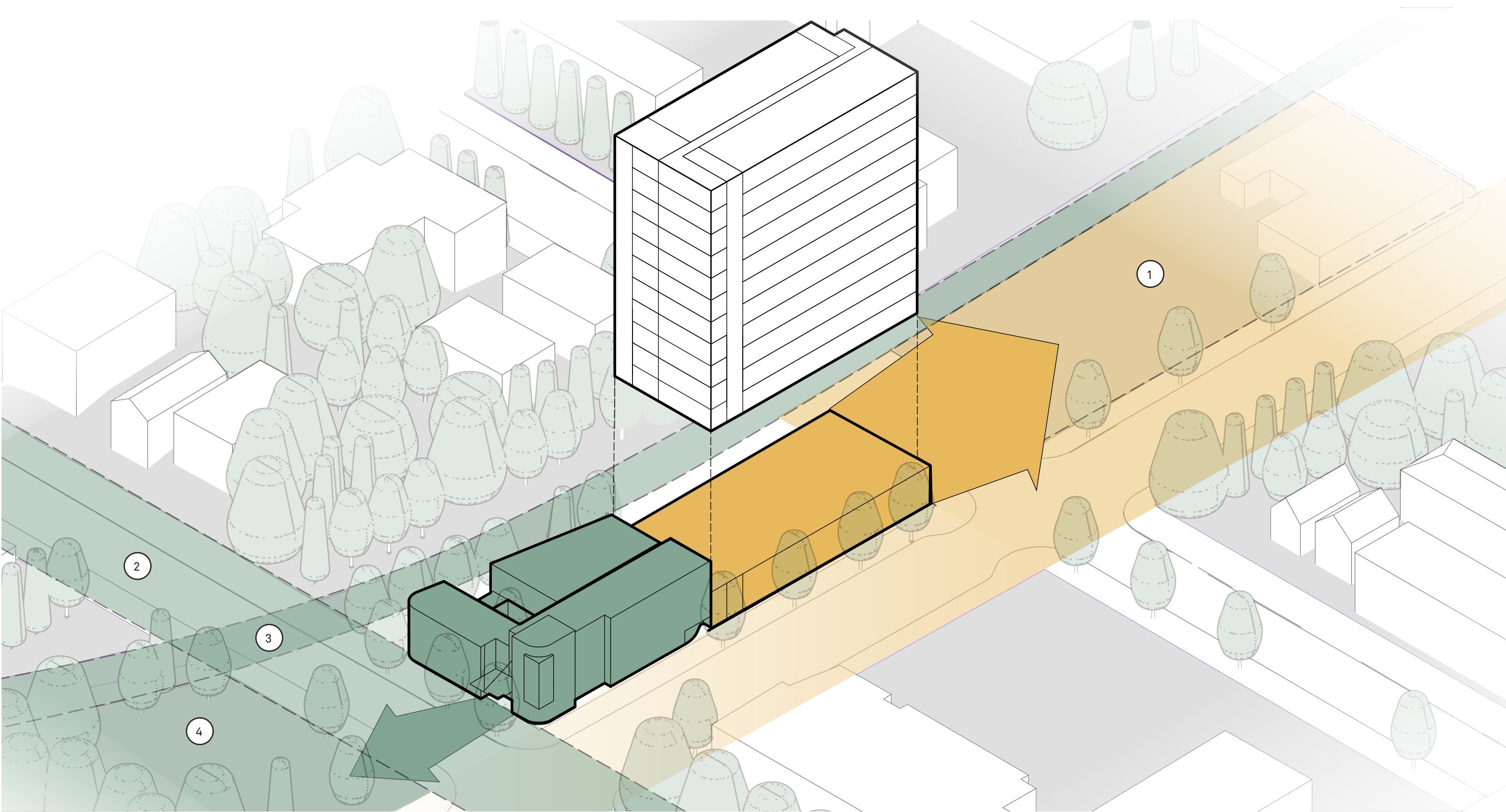
September 22nd - 2:00 PM



September 22nd - 4:00 PM

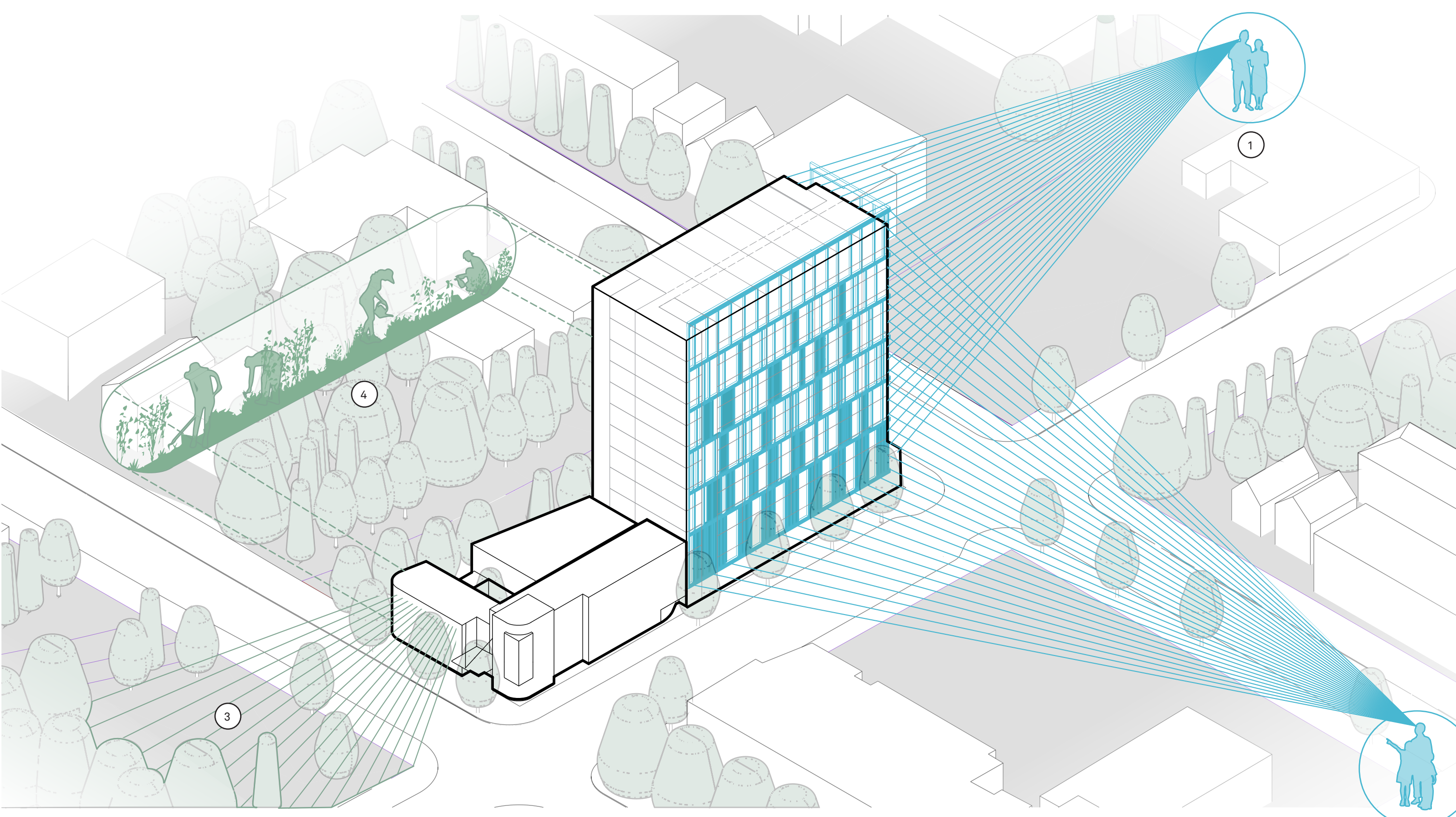


View looking South-East from Arbutus Street and 7th Avenue



- ① Bus and Future LRT Loop at Skytrain Station
- ② 7th Avenue Bikeway
- ③ Arbutus Greenway
- ④ Delamont Park

Building Program in Context



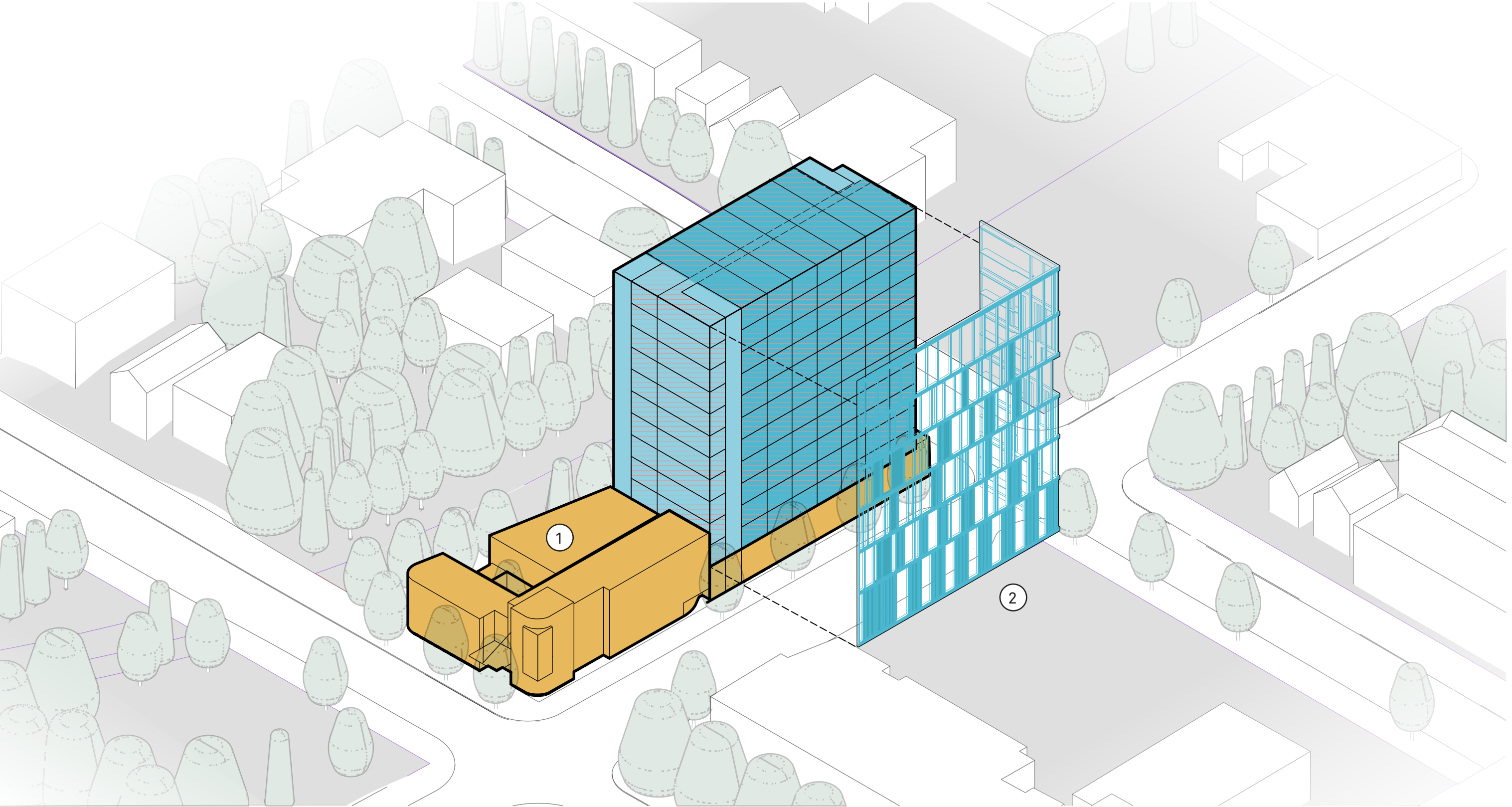
- ① South Facade a critical focal point
- ② West Facade highly visible across open school grounds
- ③ Multi-Purpose Room frames Delamont Park
- ④ Communal Gardens along Greenway with less-visible tower facade above

Facade Treatment in Context

Design Intent



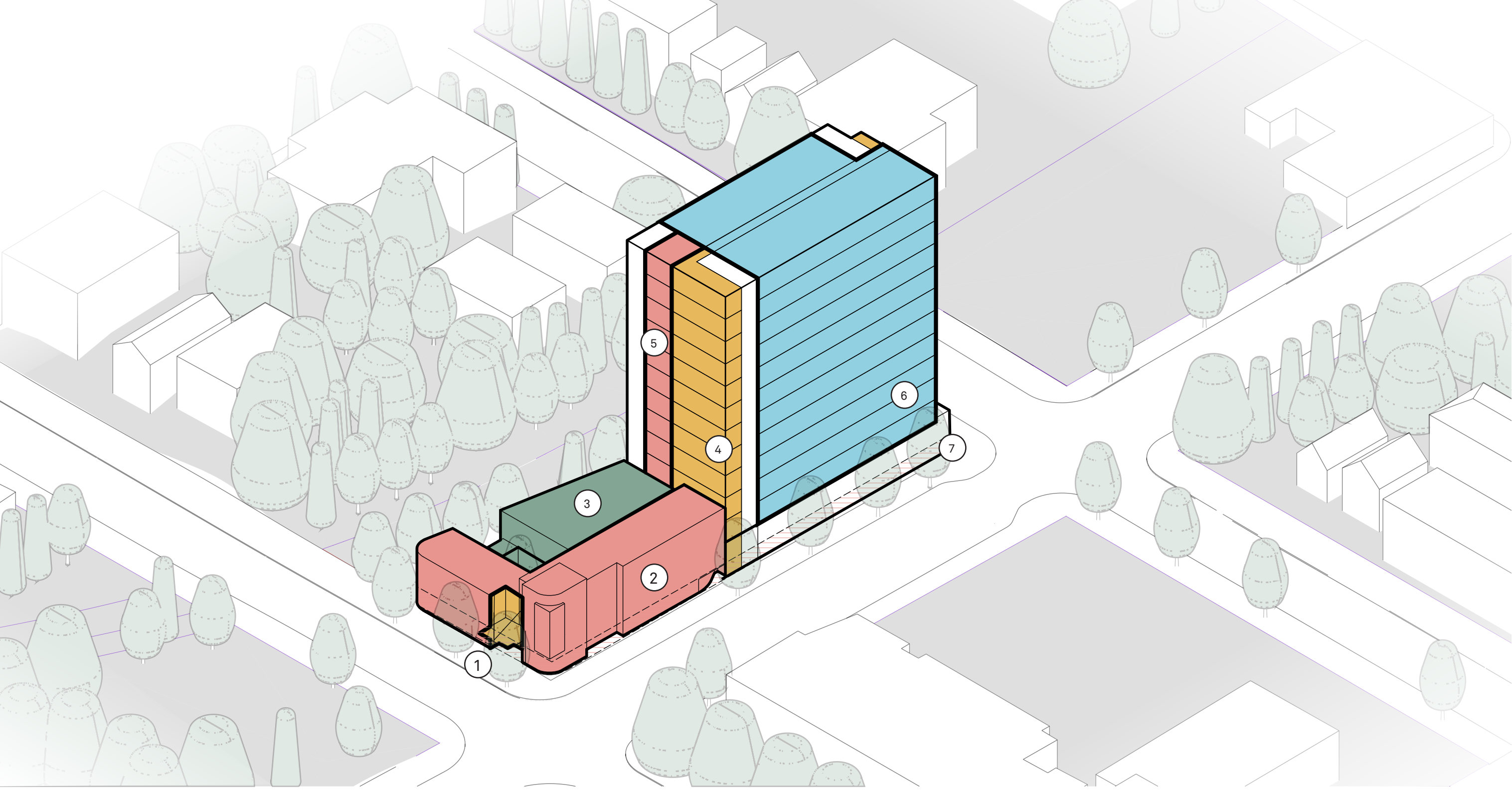
View South along Arbutus Greenway at 8th Avenue



- ① Brick sculptural podium to project permanence
- ② Textured site built facade on modules to reduce modular repetition

- Modular Construction with Site Built Facade
- Site Built Shafts
- Site Built Podium

Architectural Expression



- ① Welcoming Entrance
- ② Supportive Programming
- ③ Terrace & Courtyard
- ④ Elevator Lobby with Light & Views
- ⑤ Common Lounge on Every Floor
- ⑥ Private Units
- ⑦ Raised Windows at Grade for Privacy

Key Architectural Elements for Dignified Housing

Design Intent