

Balfour Block  
906-982 W 18th Avenue  
& 907-969 W 19th Avenue

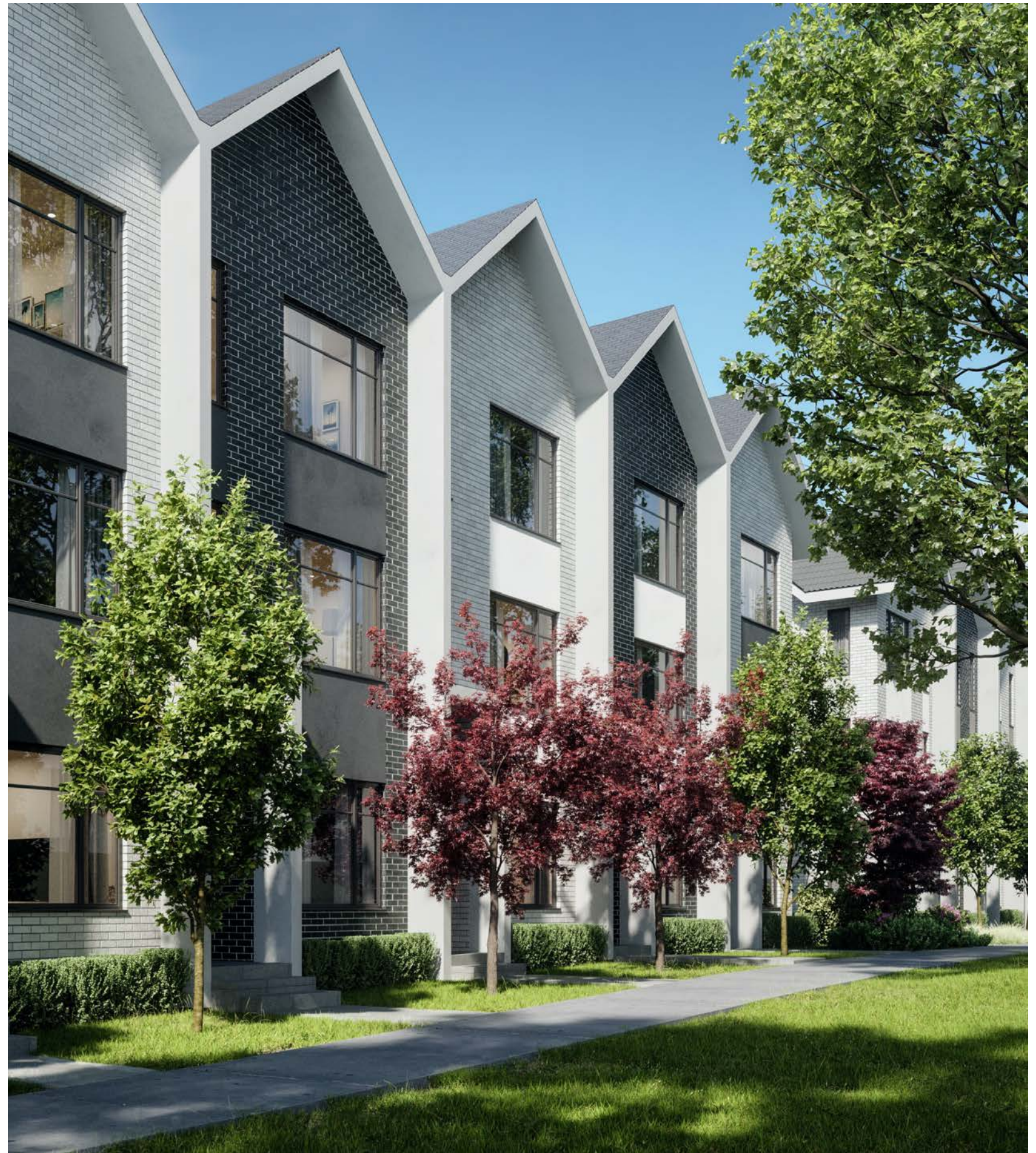
## Rezoning Application

UDP Presentation  
October 6, 2021

FORMWERKS  
ARCHITECTURAL

1625 West 5th Ave., Vancouver, BC V6J 1N5  
Fax 685-2076 Phone 683-5441

# WESGROUP





# Context

## Location

The Balfour Block is a 108,847 square-foot site that includes a portion of lane area to be purchased from the City of Vancouver and located within the Cambie Village character area of the City of Vancouver. The site is situated east of Oak Street and directly west of Laurel Street; the site's borders are West 18th Avenue to the north, Laurel Street to the east, West 19th Avenue to the south, and a private lot and City of Vancouver lane to the west.

The surrounding neighbourhood is largely single-family homes with notable density increases directly west of the site along Oak Street where multi-family dwellings line both sides of this arterial street. The Schara Tzedek Congregation Synagogue is located to the west of the site.

Site Address: 906 - 982 West 18th Avenue & 907 - 969 West 19th Avenue, Vancouver BC

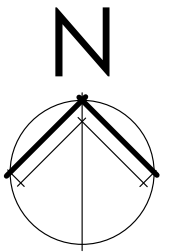
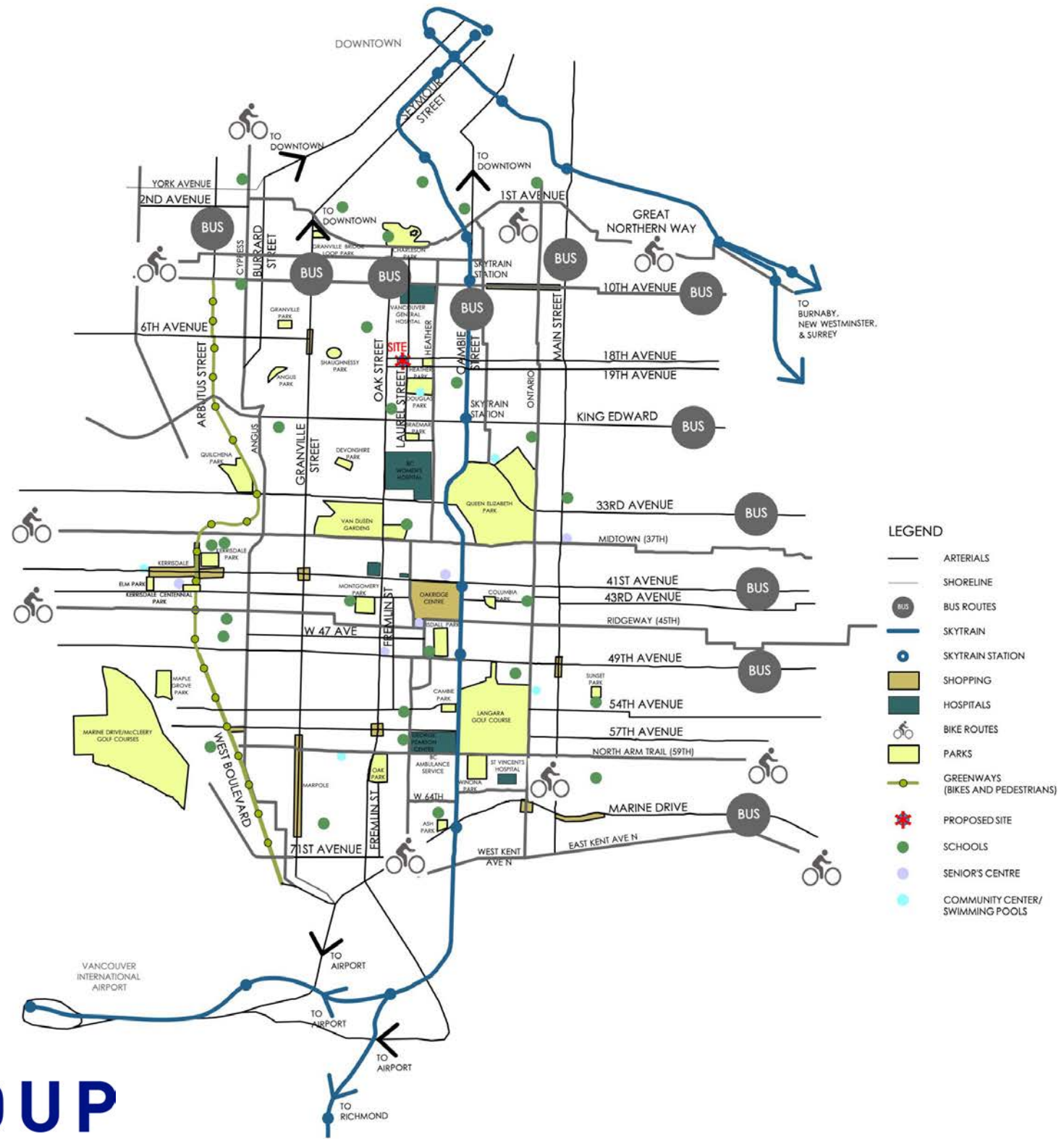
Legal Description: Lots A, B, C, D, E, F, G, & H, Block 536, District Lot 472, Group 1, N.W.D., Plan 8952





# Context

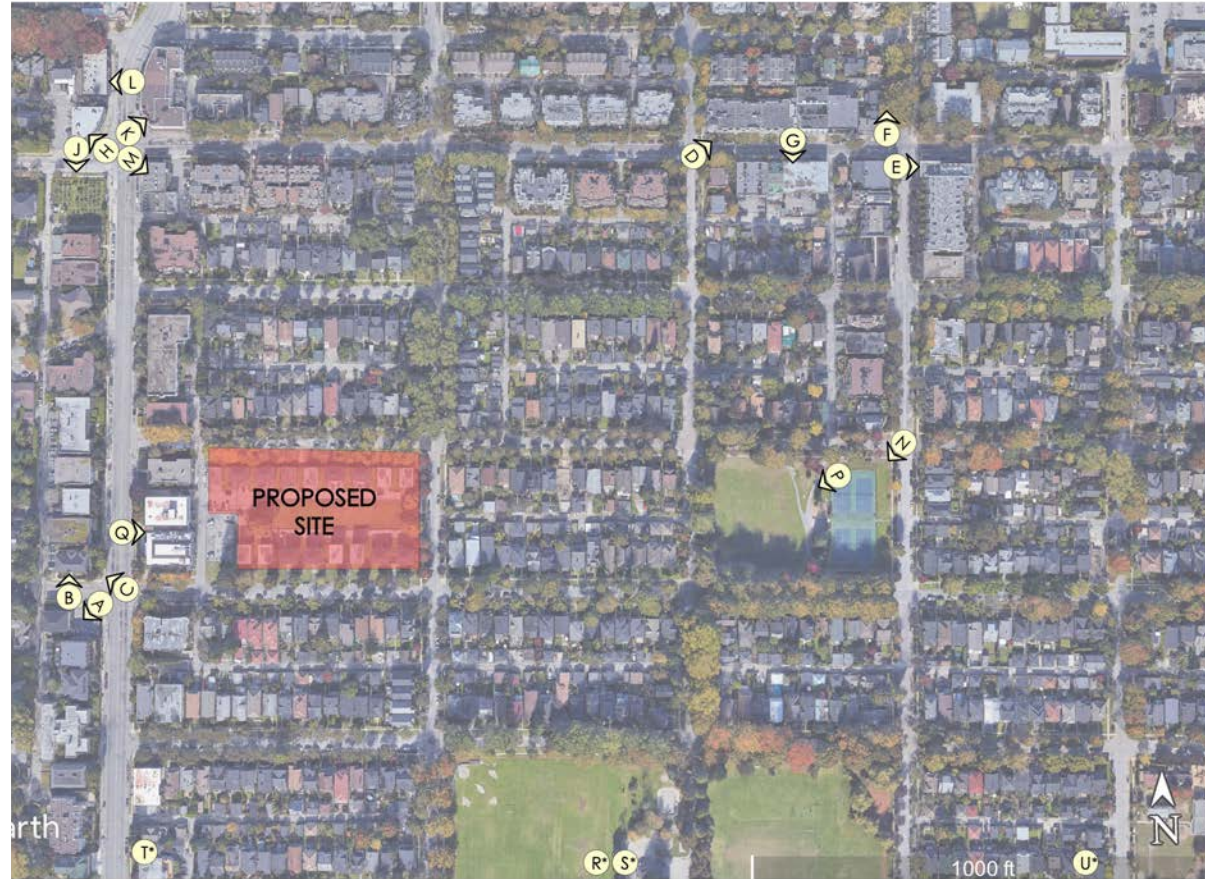
## Community Context





# Context

## Context Photos



A) 1004 DOUGLAS CRES



B) 1003 DOUGLAS CRES



C) 1003 OAK ST.



D) 3118 - WILLOW ST.



E) 3198 HEATHER ST.



F) 700 W 16TH AVE



G) 768 W 16TH AVE



H) 3195 W 16TH AVE



I) 1018 W 16TH AVE



J) 3108 OAK ST.



K) 3195 OAK ST.



L) 3208 OAK ST.



M) HEATHER PARK 1



N) HEATHER PARK 2



O) SYNAGOGUE 1



P) DOUGLAS PARK



Q) DOUGLAS PARK COMMUNITY CENTRE



R) SHOPPING ON 23RD AND OAK



S) EDITH CAVELL ELEMENTARY

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# Context

## Streetscapes



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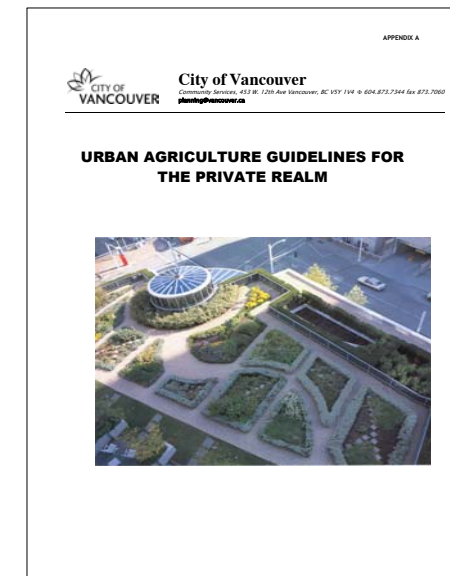
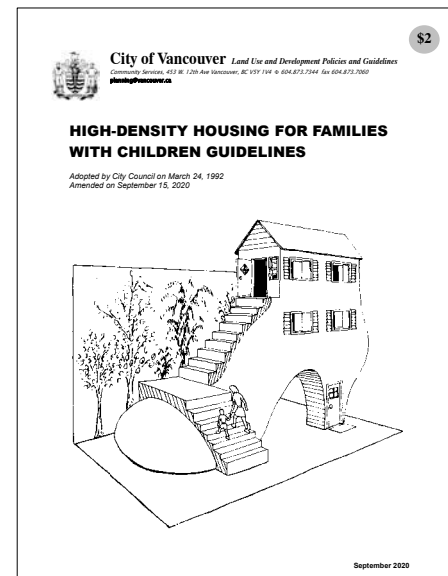
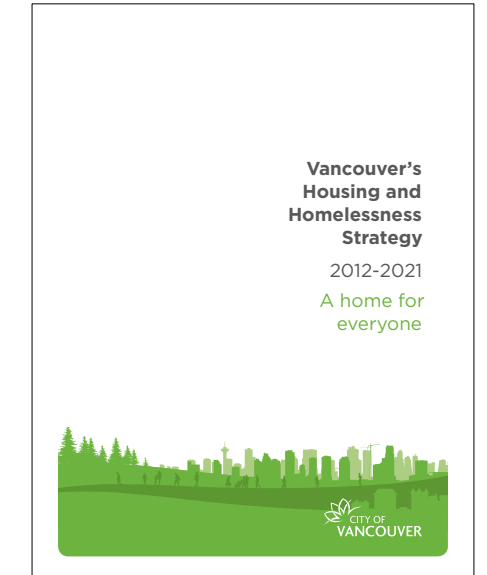
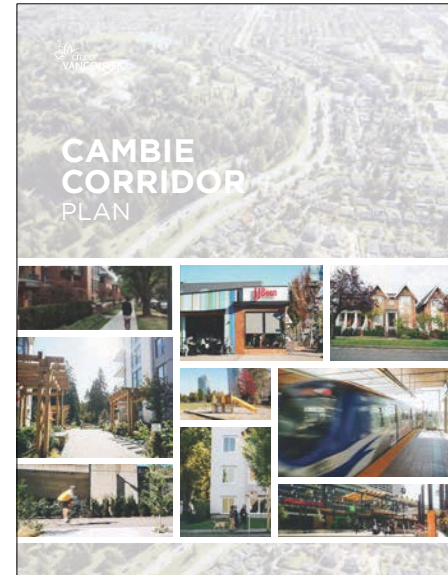


# Context

## Policy Context

A number of City policies have informed the design of the proposed development and have been addressed in this report including:

- Cambie Corridor Plan
- Cambie Corridor Public Realm Plan
- Vancouver's Housing and Homelessness Strategy
- High-Density Housing for Families with Children Guidelines
- Urban Agriculture Guidelines for the Private Realm
- Transportation 2040
- Green Building Policy

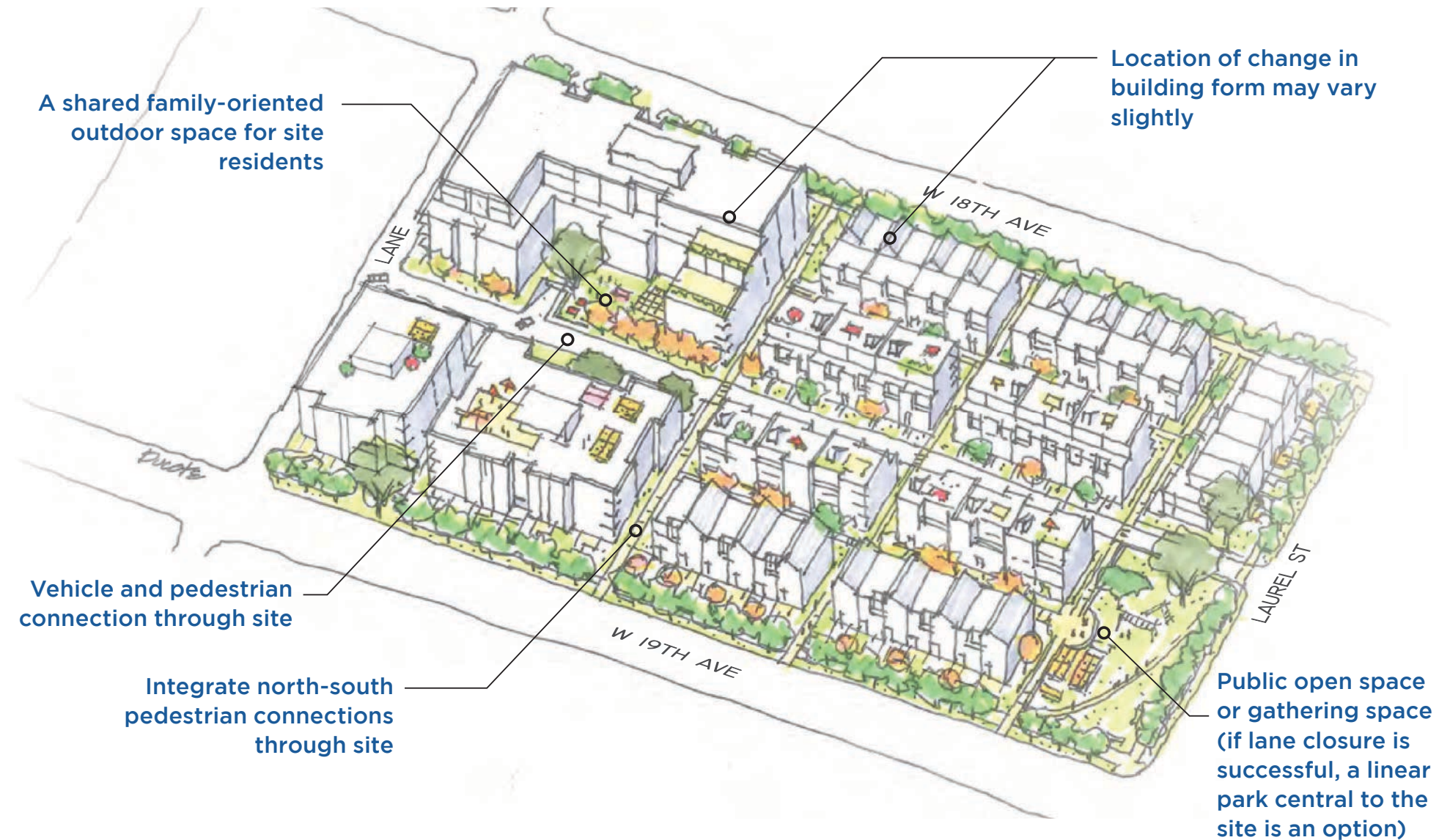




# Cambie Corridor Plan Policy and Responses

## Unique Sites - Conceptual Site Diagram

Conceptual Site Diagram





# Cambie Corridor Plan Policy and Responses

## Unique Sites - Design Proposal



AERIAL OF BALFOUR BLOCK

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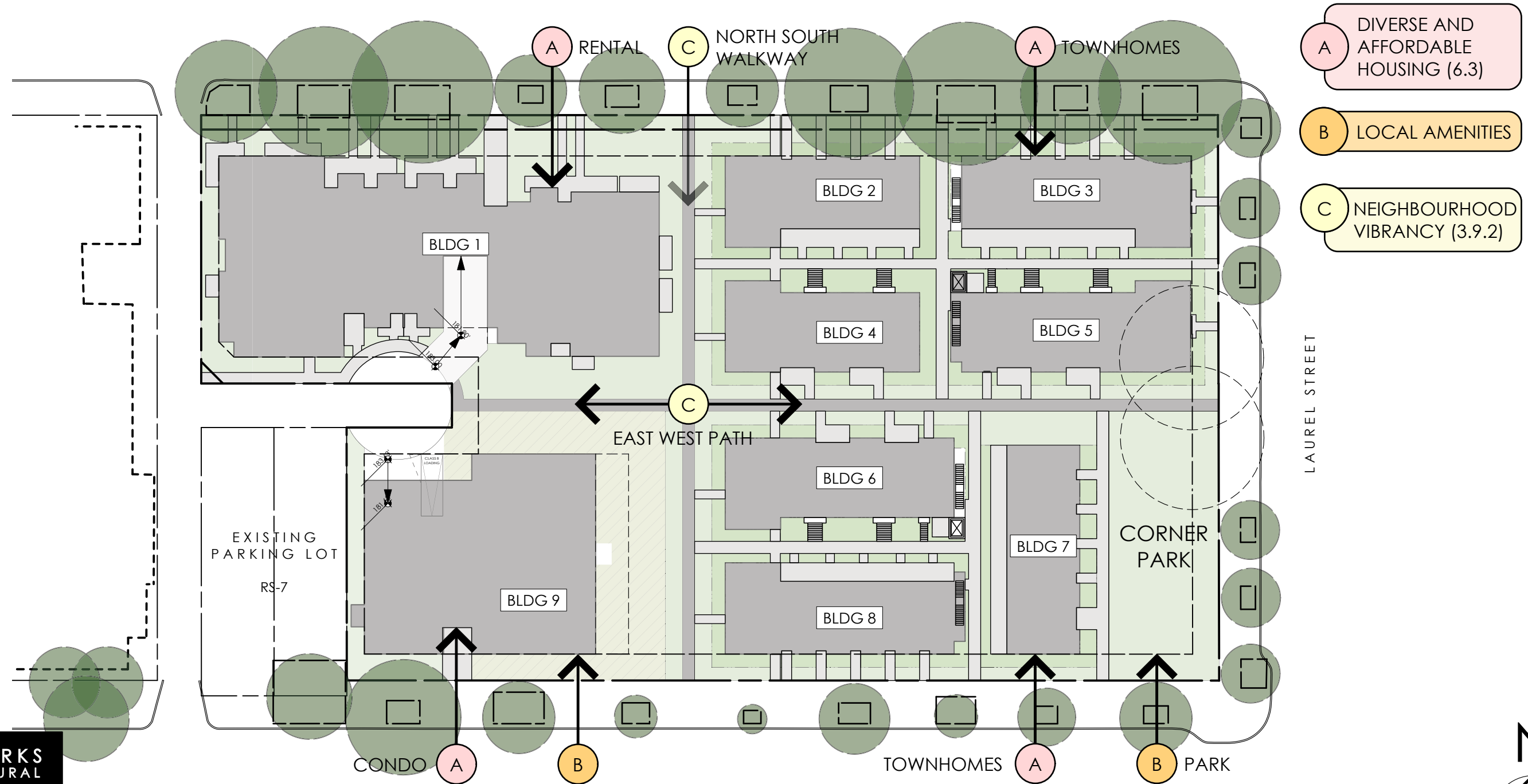
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# Cambie Corridor Plan Policy and Responses

## Cambie Corridor Plan Policy Intent



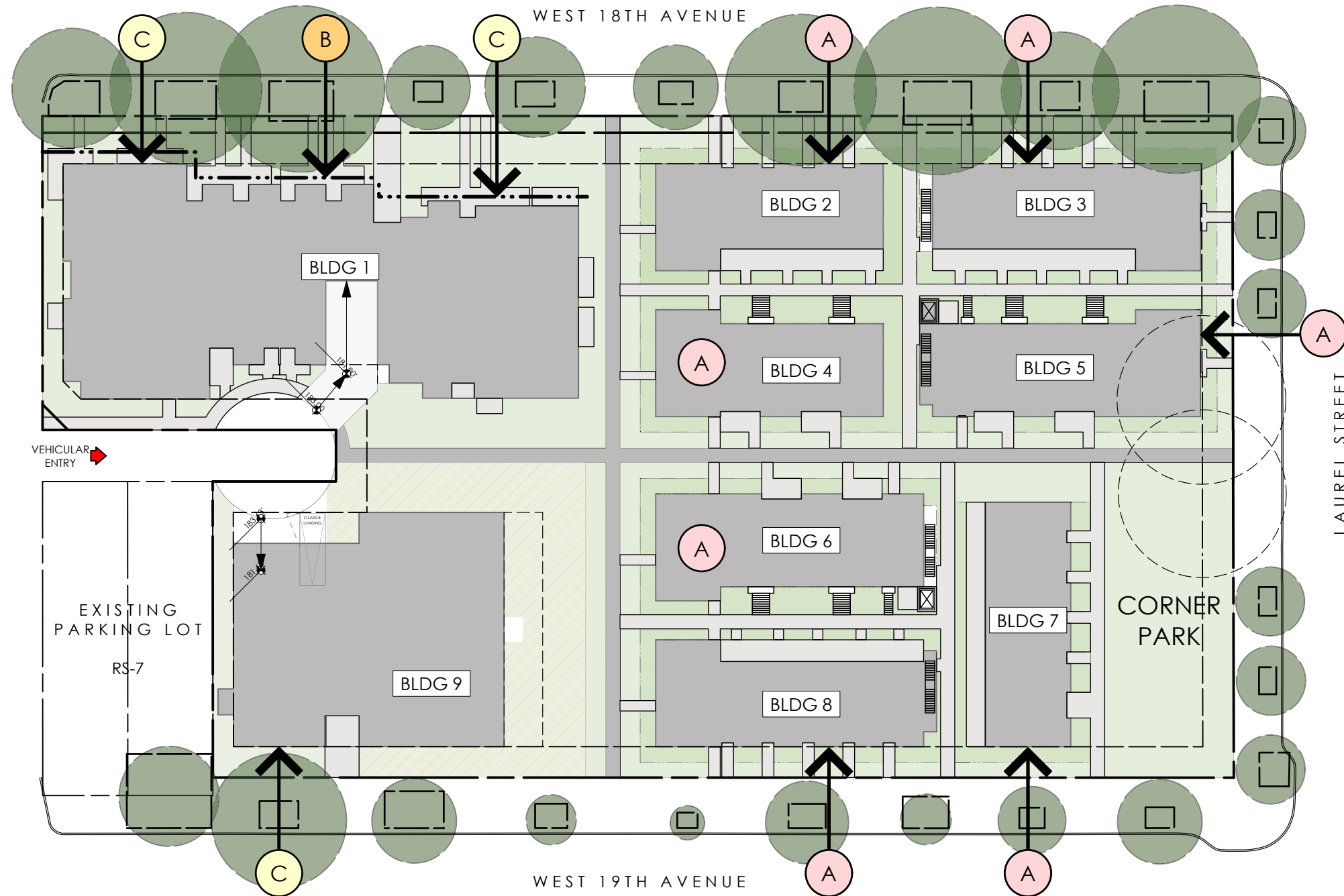






# Cambie Corridor Plan Policy and Responses

## Neighbourhood Scale and Transitions



A TOWNHOUSE GROUPINGS OF 5-6 (6.3.7)

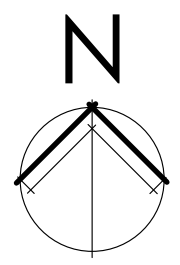
B DESIGN MASSING AND SETBACKS OF APARTMENT BUILDING SENSITIVE OF NEIGHBOURHOOD (6.3.8)

C GROUND ORIENTED APARTMENTS (6.3.10)

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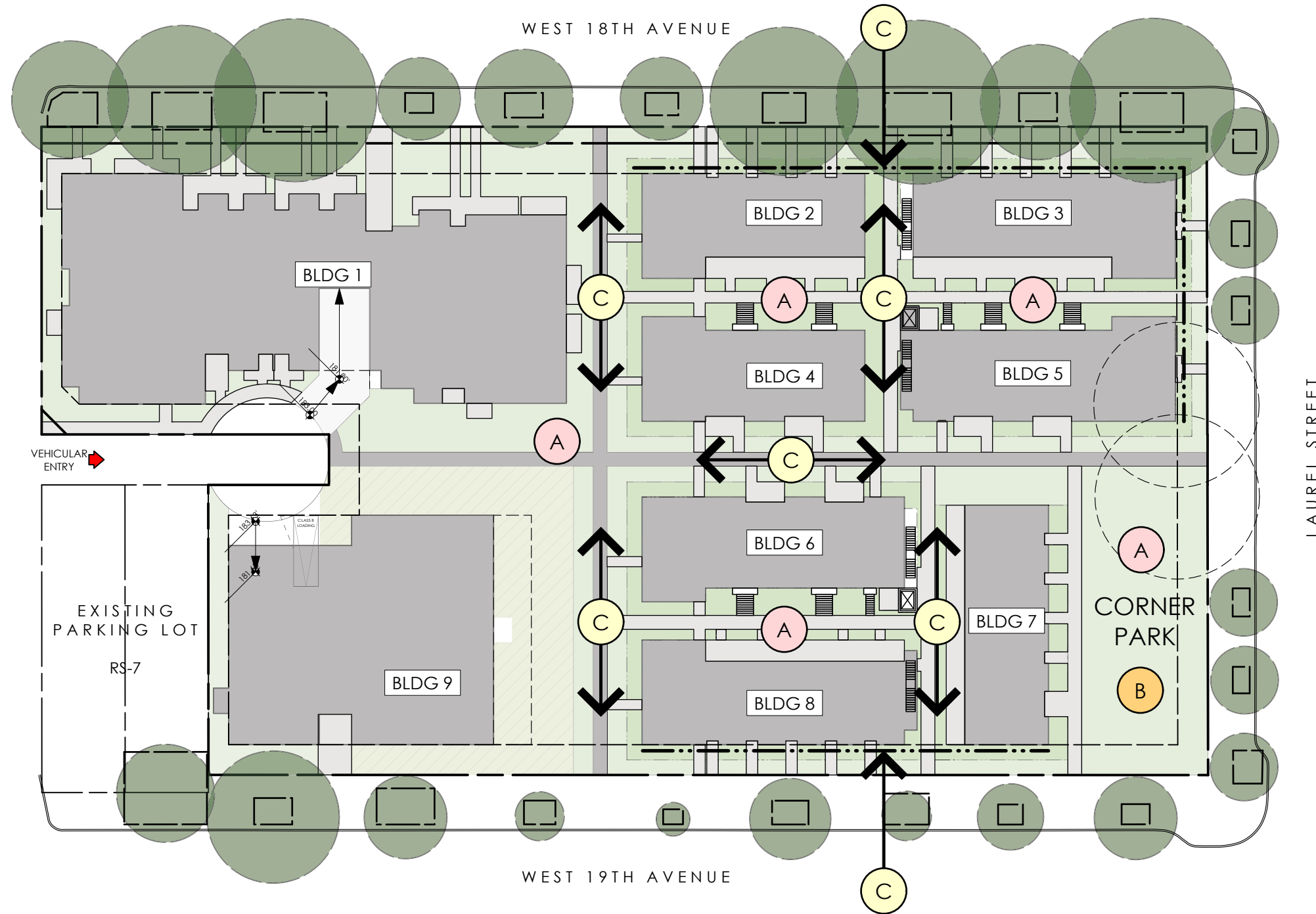
**WESGROUP**





# Cambie Corridor Plan Policy and Responses

## Open Space and Public Places



**A** SHARED FAMILY ORIENTED GATHERING SPACE (6.3.11)

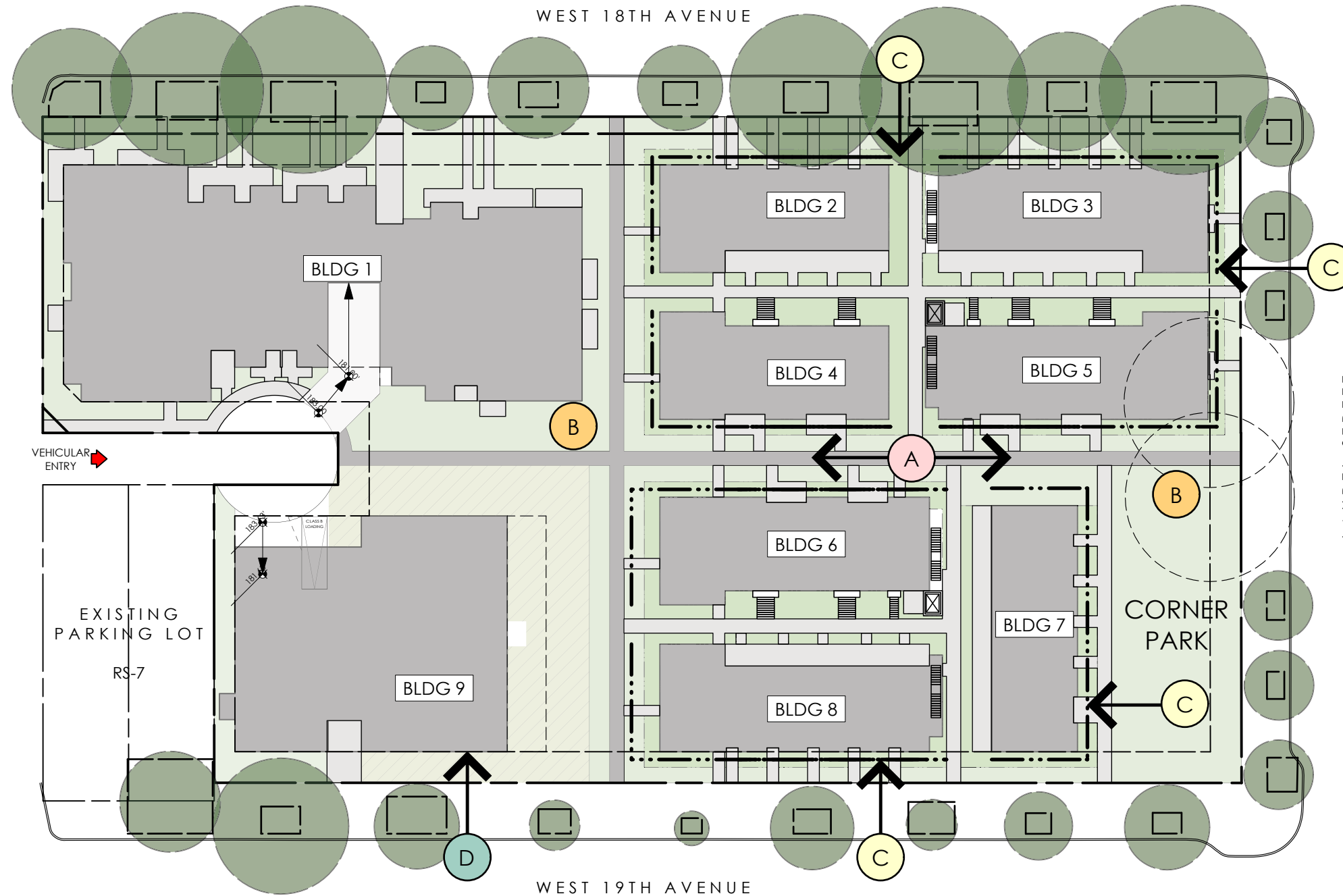
**B** INTEGRATE PUBLIC SPACES (6.3.12)

**C** ENSURE FRONTAGE IMPROVEMENTS STRENGTHEN NEIGHBOURHOOD INTEGRATION AND PROVIDE ENHANCED PEDESTRIAN EXPERIENCE (6.3.13)



# Cambie Corridor Plan Policy and Responses

## Community Connections and Amenity

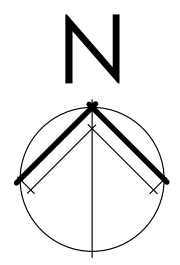


A OPEN EAST-WEST LANE RIGHT OF WAY (6.3.14)

B INTEGRATE HIGH QUALITY ACTIVE LINK ALONG EAST WEST LINK (6.3.15)

C ENSURE GROUND ORIENTED UNITS ADDRESS ALL STREETS, LANE FRONTAGES, AND ON-SITE OPEN SPACES (6.3.16)

D INTEGRATE CHILDCARE (6.3.17)





# Public Benefits

## Development Contributions

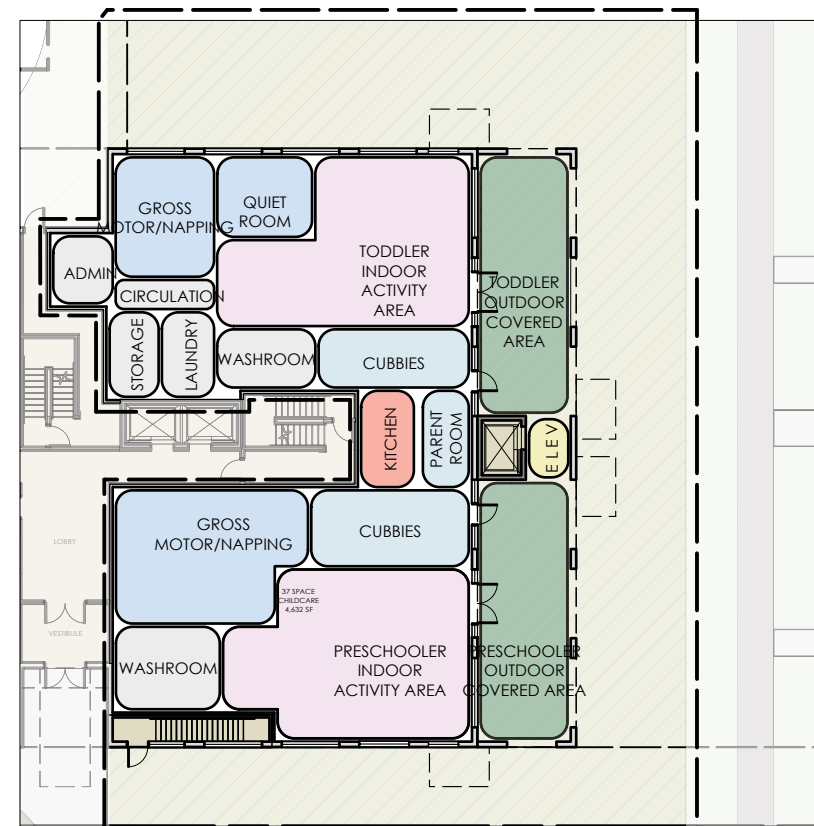
This proposal for redevelopment of the Balfour Block proposes numerous public benefits, including:

- Provision of a 4,638 SF, 37 child, shell childcare space with accompanying outdoor play areas in Building 9 valued at approximately \$3,596,080 TBD;
- Provision of a public corner park on site.
- Almost tripling the amount of rental homes on the site by providing 99 new secured rental homes;
- Target 25% of all rental homes at City of Vancouver moderate income rents, and;
- Delivering a variety of housing options to the community including for sale townhomes, flats, and condos as well as market rental and below market rental apartment homes.
- Approximately \$4,750,000 in DCL contributions;
- Approximately \$407,000 in Public Art contributions;

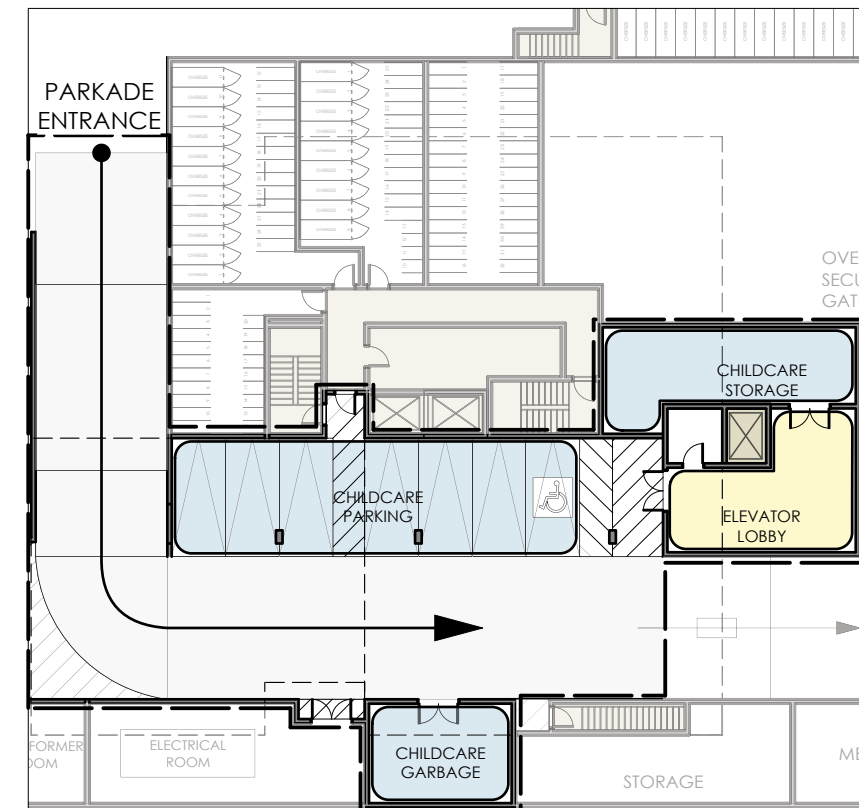
## Childcare

The proposal includes a 37 - space childcare provided as an in-kind benefit to the city. The space is located over two levels and includes:

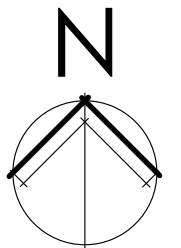
- 37 space combined toddler and pre-schooler shell childcare with outdoor space.
- 7 dedicated childcare parking spaces
- 1 dedicated elevator for parkade access



CHILDCARE SPACE PLANNING



CHILDCARE PARKING ENTRY







SOUTH-EAST CORNER PARK

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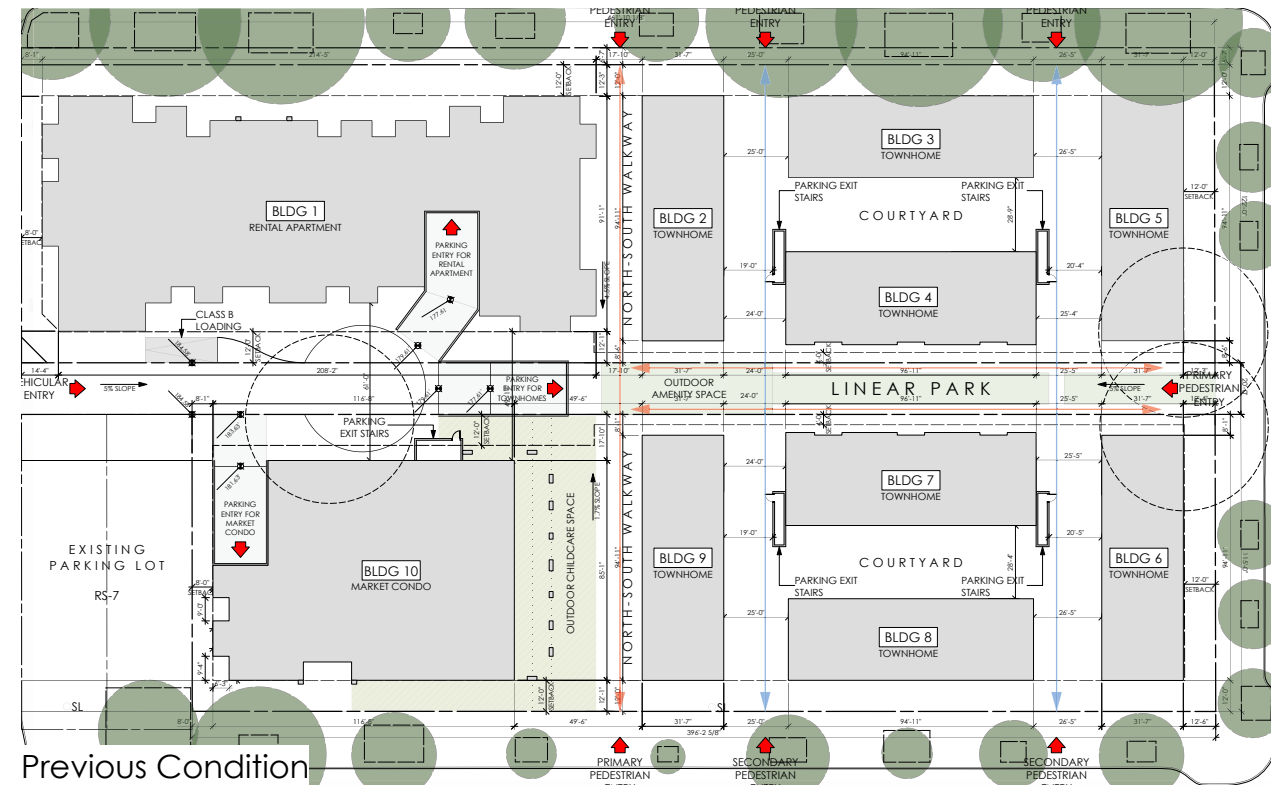


# Response to March 17, 2021 UDP

## Height and Density

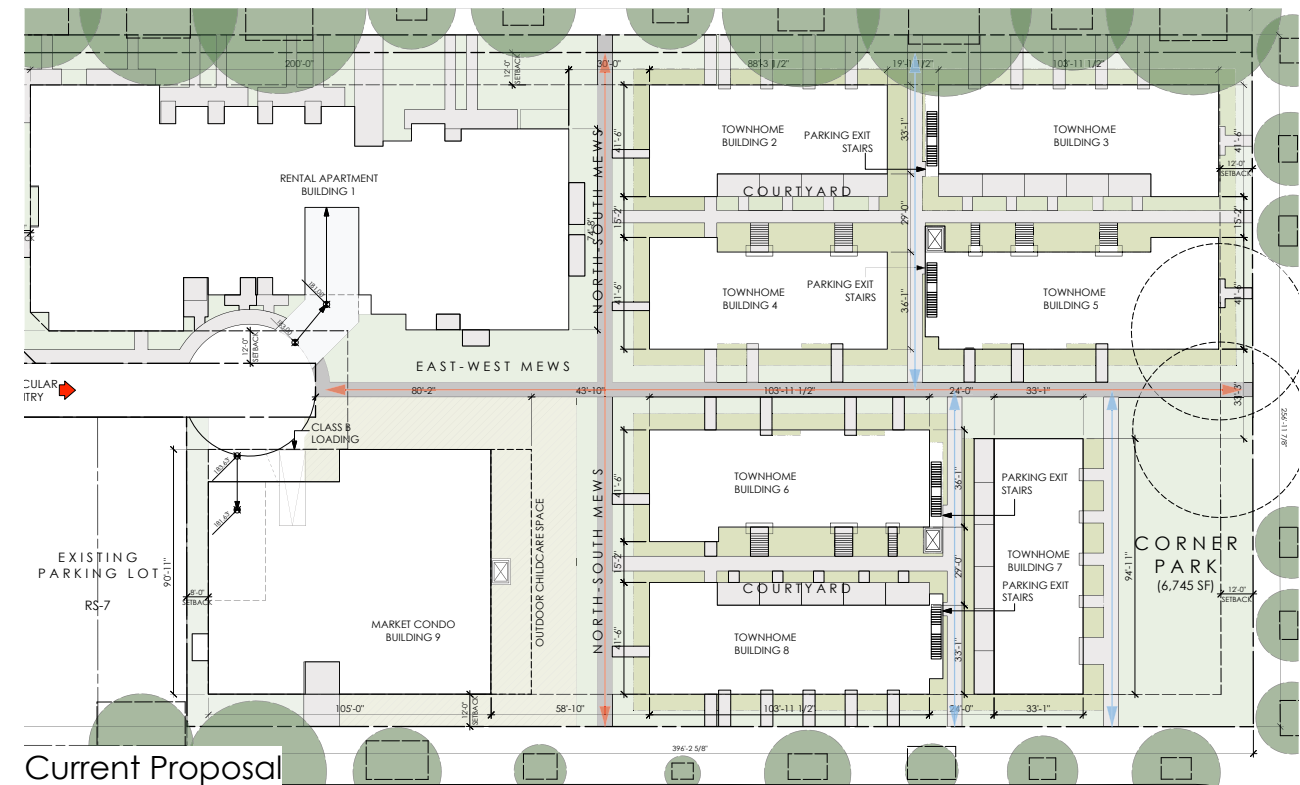
The project was previously reviewed by the Urban Design Panel on March 17, 2021. Panel Commentary focused on the following aspects:

- Height and Density
- Massing and Contextual Fit
- Open Spaces and Site Organization
- Public Realm
- Residential Amenities
- Architectural Expression
- Sustainability



Panel commentary:

- General support for height.
- General concern from the Panel on density.
- The density is inhibiting the open spaces' quality and their solar access.
- Concerns with the application's departure from the indicative sketch.
- The missing two lots at the southwest corner are resulting in density pressure on the rest of the site.
- It was noted that the four-storey townhouses are high given neighbourhood context.



Response:

- Removal of one townhouse building to free up space in the southeast corner of the site to allow for inclusion of a corner park.
- Townhouse building massing has been shaped to provide a three-storey expression for at the site's perimeter
- The Rental Building (Building 1) has been re-shaped and it's massing stepped vertically and horizontally, with increased setbacks, in efforts to break down it's apparent scale.



# Response to March 17, 2021 UDP

## Massing and Contextual Fit

### Panel commentary

- The massing felt heavy ; desire for a stronger alignment with the neighbourhood.
- Further design development of the west mid-rise form required
- Desire for more engagement of the two larger buildings.
- Townhouses massing needs development to reduce the blocky appearance.
- The project seems very uniform and institutional.

### Response:

- Townhouse buildings have been re-shaped to provide a three-storey expression
- The townhouse massing has been refined to incorporate gable roof and frame elements.
- Moving westward on the site the density increases.
- The Rental Building's (Building 1) massing is further delineated with maximum building lengths of 120'.
- An architectural framework has been established to provide continuity of rhythm and scale while allowing for individual and varied expression within that framework through colour and materiality which speaks to the neighbourhood's character.



Previous Condition



Current Proposal



# Response to March 17, 2021 UDP

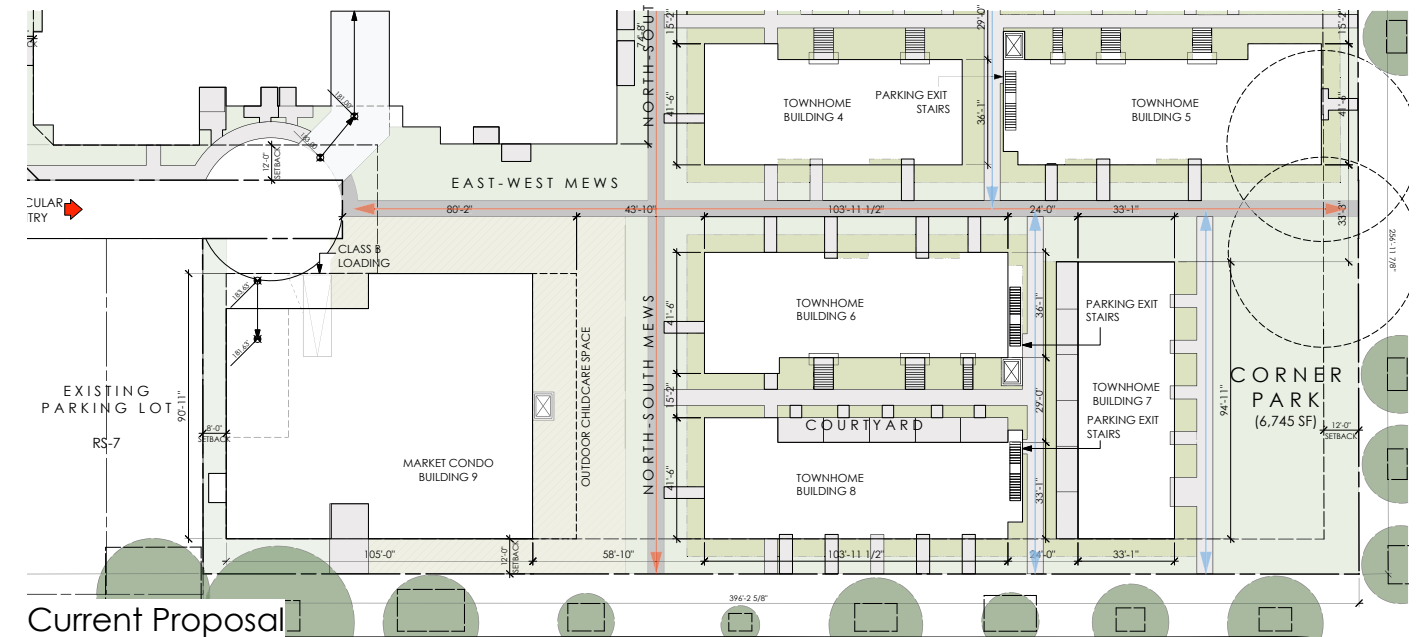
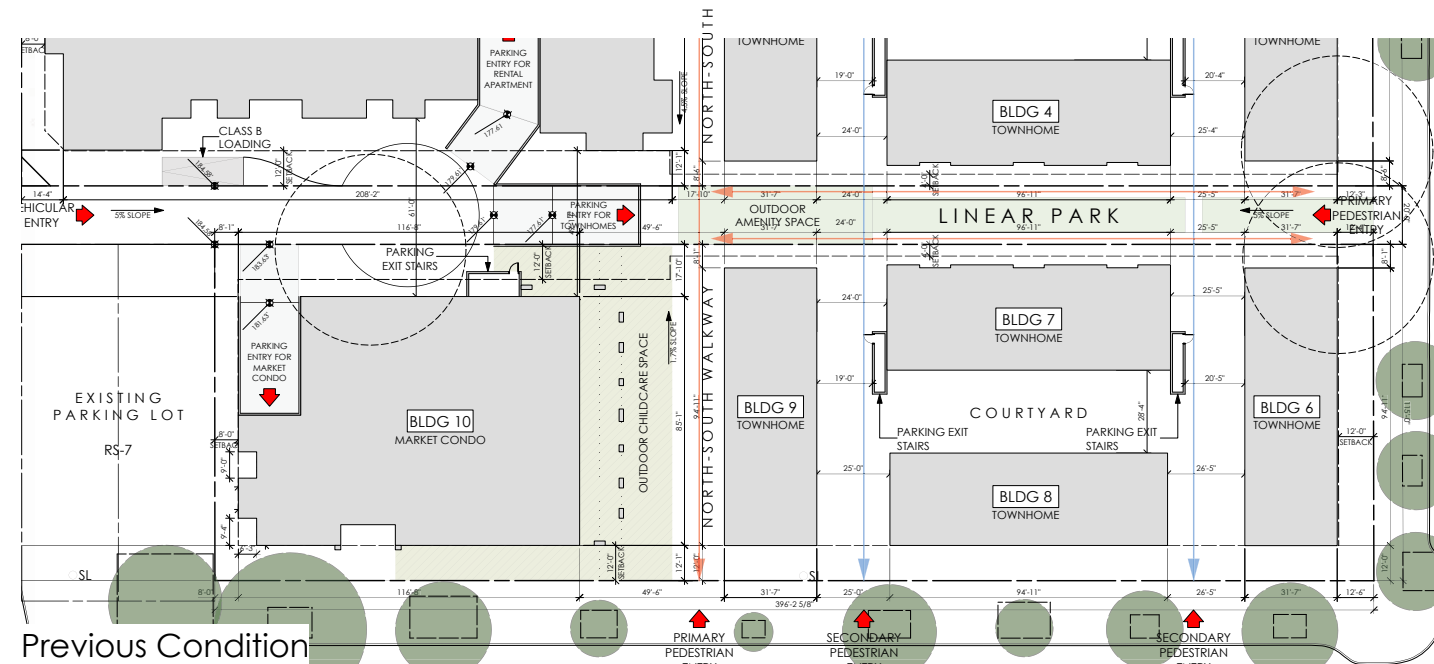
## Public Realm

Panel commentary:

- Concerns with linear public space will be mostly in the shade.
- The Plan's southeast public open space is more favourable and sunnier.
- Family units should be located at grade to activate the public realm and better meet family needs.

Response:

- The public open space has been relocated to the southeast corner in the form of a Corner Park with children's play space and more favourable sun exposure.
- The east-west pedestrian pathway has been animated with dwelling units as well as public open spaces and meeting areas.



# Response to March 17, 2021 UDP

## Open Spaces and Site Organization

### Panel Commentary:

- Encourages the applicant to review the access to parking.
- Consider removing buildings four and seven to create a proper quadrangle/courtyard.
- Concerns with the very few trees on the site except for the street trees.
- Some of the paths, open spaces and courtyards between buildings are limited by stairways leading up to the upper units of stacked townhouses.
- Recommends studying the courtyard section profile.
- Noted the spaces between the blocks feel compressed at 25 feet.
- Concerns of no adequate shared family-oriented outdoor space for residents as envisioned by the Plan.
- The Panel noted concerns with buildings nine and two blocking the east-west connectivity across the development and prefer an east-west orientation where the townhomes are parallel to the street as shown in the Plan.
- Stacked townhomes take away from the outdoor useable space.
- Vehicular access, with the linear park terminating with a guardrail, is not supportable.

### Conceptual Site Diagram



Indicative Sketch - Cambie Corridor Plan Unique Sites

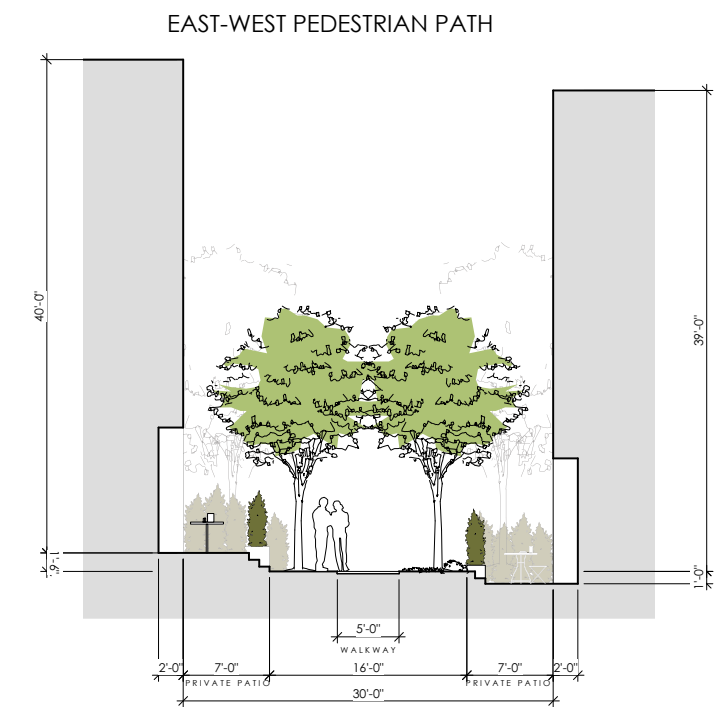
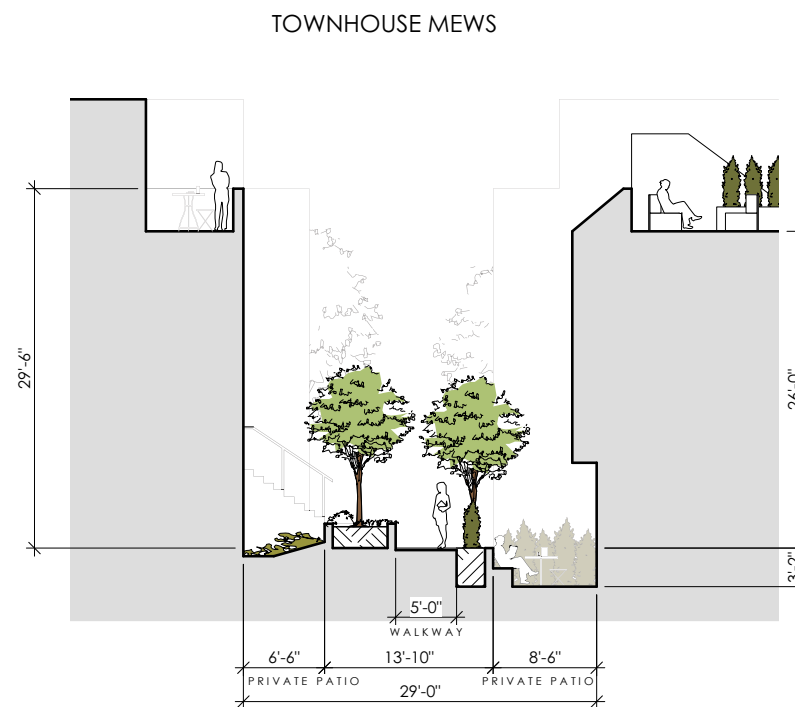
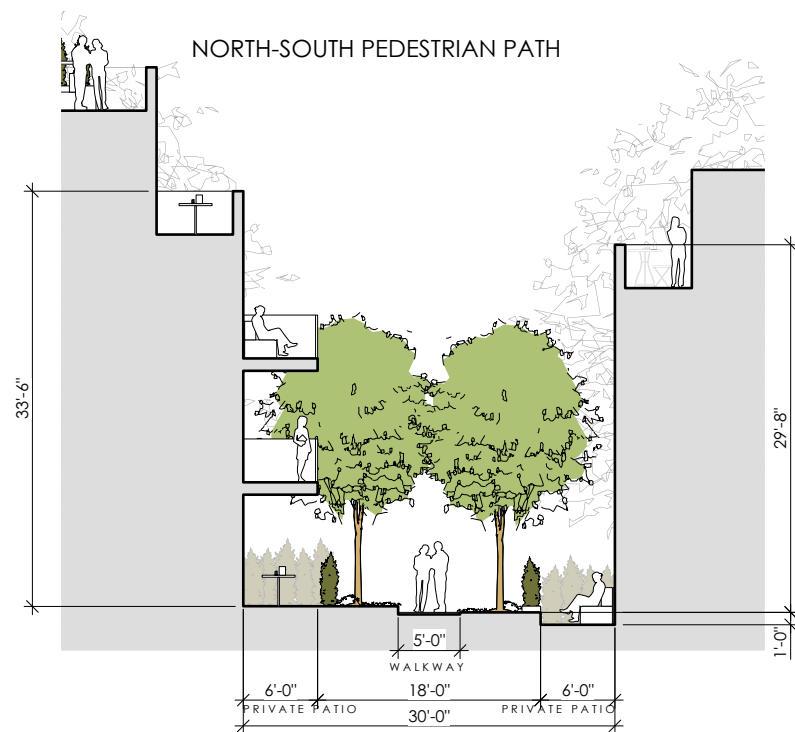


# Response to March 17, 2021 UDP

## Open Spaces and Site Organization

### Response:

- Parking access has been revisited and the number of access points reduced from three to two
- Parking has been reduced from 334 to 255 spaces.
- The previous building in the southeast corner has been removed and useable park space has been provided for the use of all residents.
- The number of stacked townhouse units has been reduced thereby reducing the number of units with exterior stairs and freeing up ground space in the courtyards.
- Courtyard spaces have been increased in width from 24' to 28', along with reduced number of exterior stairs, providing for improved livable private outdoor space as well as a more vibrant public space with seating opportunities.
- By re-orienting and re-configuring the townhouse buildings to create a stronger streetscape.
- The central north south linear walkway has been increased in width from 16'6" to 30' creating a more open public user experience while a secondary, less formal, 19' wide north south linear walkway has been incorporated.



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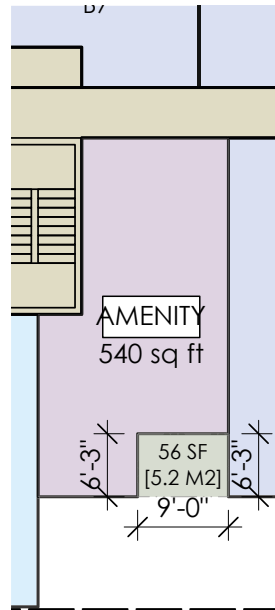
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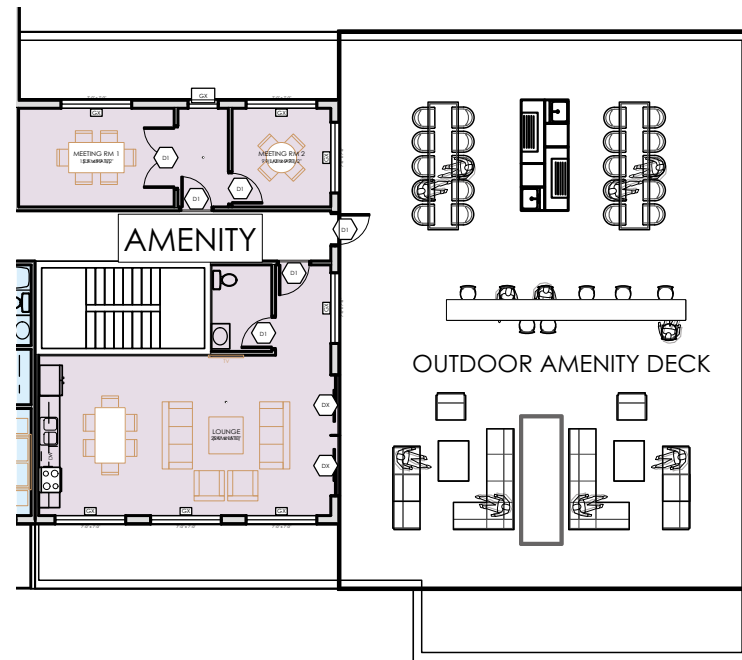


# Response to March 17, 2021 UDP

## Residential Amenities



Previous Proposal



Current Proposal

### Panel commentary:

- There was concern regarding the size, quality and distribution of the outdoor and indoor amenities.
- Rental building has a very small 500 sq. ft. amenity space for a large number of units.
- There is no exterior space for the children except for the childcare.
- The Panel noted it feels like a lost opportunity to have the amenity on the rooftop, dislocated from the ground level open space.

### Response:

- Indoor/outdoor amenity spaces have been located on the 5th floor of the Rental Bldg (Building 1).
- Indoor/outdoor amenity space has been located on Roof Level of the Condo Building (Building 9).
- Ground level amenity room locations were explored but located on upper levels to maximize the potential of ground oriented dwelling units.
- A children's outdoor play area (in addition to the childcare outdoor area) has been incorporated into the Corner Park.
- Outdoor gathering spaces with seating opportunities have been provided along the linear parkways, at circulation route intersections, and arrival nodes in courtyard spaces.



# Response to March 17, 2021 UDP

## Architectural Expression



Previous Proposal



Current Proposal

Panel commentary:

- Concerns with the monochromatic expression that does not represent the context.
- Suggest working on a unified architectural language with a lot of attention to the proportions of the massing.
- The Panel noted the design expression appears very institutional and out of character in this context.

Response:

- An architectural framework has been established to provide continuity of rhythm and scale while allowing for individual and varied expression within that framework through colour and materiality which speaks to the neighbourhood's character.
- A material palette of brick, hardi-panel, with natural wood/wood look accents and flat-bar and/or glass railings to project a sense of solidity and refinement are proposed for the development.
- A colour palette of charcoal grey/black, warm white and natural bronze with select colour accents in various combinations are envisioned to emphasize and reinforce the architectural expression.



# Response City Staff & Applicant Workshops

A series of workshops were held with City Staff on May 12th, 2021 (Workshop 1) and May 27, 2021 (Workshop 2). Two concepts with two sub-options were provided for discussion and Urban Design commentary was subsequently provided by City Staff.

## The northwest six-storey building:

- Primary frontage (six-storey) limited to 120 ft.
- Four-storey massing to form a wing that is pushed back from the public realm.
- Distinguish the primary frontage from the four-storey wing by a clear notch.
- Ground floor units should be oriented towards the active link.
- Building depth should not exceed 70 ft.
- Include shoulder setbacks at the perimeter to the uppermost storeys.



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# Response City Staff & Applicant Workshops

## The southwest six-storey building:

- Manage frontage and depth of the building to ensure contextual fit and livability.
- Return building along the N-S active link at four-storeys to frame public realm.
- Building depth not to exceed 70 ft.
- Include shoulder setbacks at the perimeter to the uppermost storeys.



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# Design Proposal    Design Rationale



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The overall design intent is to present a thoughtful combination of buildings that interplay elegantly as a stand-alone site as well as with the surrounding neighbourhood.

The proposed development is comprised of three different residential typologies in a contemporary Westcoast/Scandinavian architectural style including:

- Three and three-and-a-half story townhomes;
- A six-storey rental apartment building and;
- A six and-a-half-storey market condo building.



# Design Proposal    Design Rationale



While remaining a unified architectural theme, varying façade treatments are utilized to avoid monotonous design. This includes varying parapets, cladding material, colours, and proportionate windows.

Along 18th Avenue, the proposed development is a six-storey rental apartment building in a contemporary Westcoast/Scandinavian architectural style. This style is mixed with a modern gridded panel system with a variety of materials. East of this rental apartment building are three and a half storey townhomes, and along Laurel Street, two townhomes flank a pedestrian site entry lane.

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# Design Proposal Design Rationale



The southeast quarter of the site has three and a half storey townhomes fronting Laurel and West 19th Avenue.

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# Design Proposal    Design Rationale



A six and a half-storey mixed-use market condo building is to the west. This mixed-use building includes a ground floor childcare space and rooftop amenity space. The market condos are in a contemporary Westcoast/Scandinavian architectural style mixed with a modern panelized brick system with offset window panels.

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# Design Proposal    Design Rationale



The east-west lane that bisects the site will be converted to a linear greenspace.

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# Design Proposal Design Rationale



This greenspace will provide pedestrian access to the site from Laurel street and will transition to the existing lane terminating in a roundabout providing access to the development's underground parkade at the west side of the site.

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# Design Proposal    Design Rationale



Both the apartment and condo buildings include a setback at the fifth and sixth levels to support respectful relationships with the surrounding neighbourhood.

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# WESGROUP



# Design Proposal Design Rationale



The townhouse massing is stepped back at the uppermost level to create visual relief and to respect the existing neighbourhood scale.

This greenspace will connect with the north-south active links running through the site to enhance overall neighbourhood connectivity.

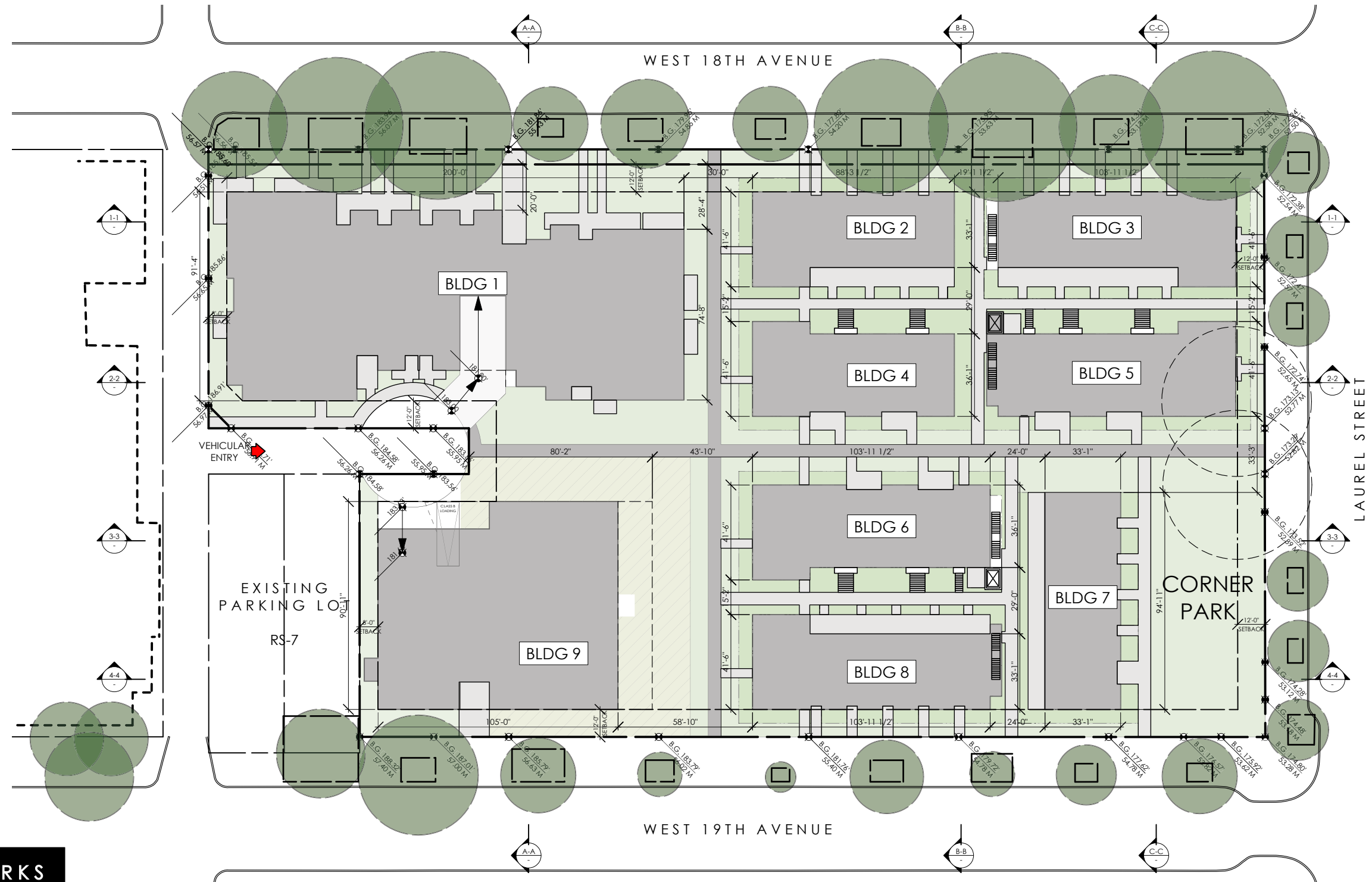
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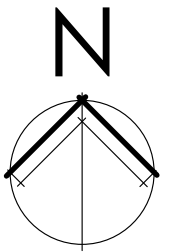
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# Design Proposal Site Plan

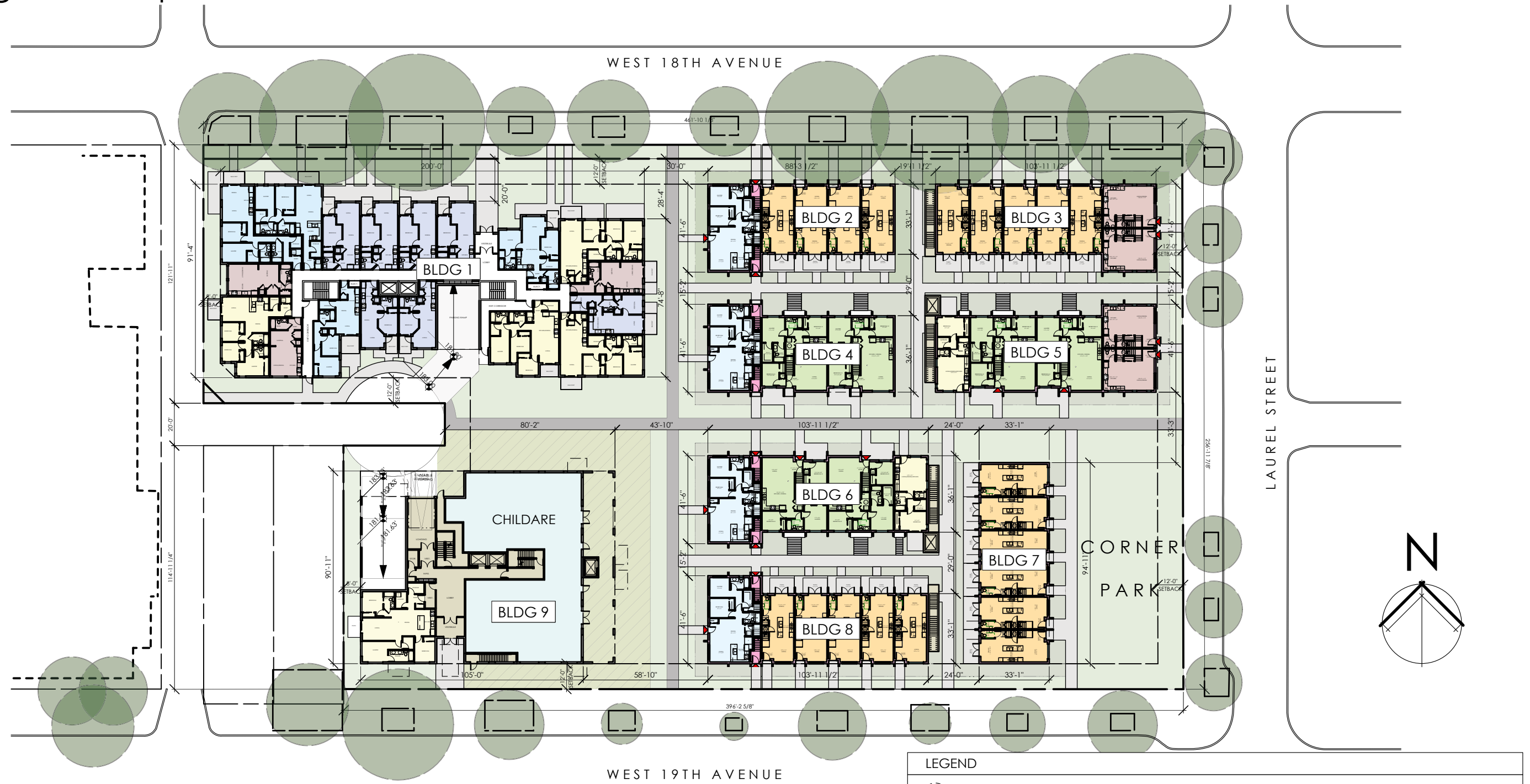


LEGEND	
	TREE TO BE REMOVED
	TREE TO BE RETAINED
	PROPOSED DEVELOPMENT
	OUTDOOR SPACE
	OUTDOOR CHILDCARE
	PRIMARY PEDESTRIAN WALKWAY
	SECONDARY PEDESTRIAN WALKWAY THROUGH PRIVATE PROPERTY





# Design Proposal Level 1 Plan



LEGEND							
	TREE TO BE REMOVED		3 BED		UNIT G / GE		SECONDARY PEDESTRIAN WALKWAY THROUGH PRIVATE PROPERTY
	TREE TO BE RETAINED		AMENITY		UNIT K / KE		PRIMARY PEDESTRIAN WALKWAY
	CIRCULATION		UNIT A		UNIT M		PRIVATE OUTDOOR SPACE
	STUDIO		UNIT B		OUTDOOR AMENITY SPACE / PUBLIC PARK		OUTDOOR CHILDCARE SPACE
	1 BED		UNIT D / DE		UNIT F		
	2 BED						

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# Design Proposal Level 2 Plan

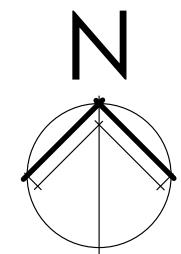


LEGEND			
	TREE TO BE REMOVED		3 BED
	TREE TO BE RETAINED		AMENITY
	CIRCULATION		UNIT G / GE
	STUDIO		UNIT K / KE
	1 BED		UNIT M
	2 BED		PRIVATE OUTDOOR SPACE
			OUTDOOR AMENITY SPACE / PUBLIC PARK
			OUTDOOR CHILDCARE SPACE
			SECONDARY PEDESTRIAN WALKWAY THROUGH PRIVATE PROPERTY
			PRIMARY PEDESTRIAN WALKWAY

**FORMWERKS**  
ARCHITECTURAL

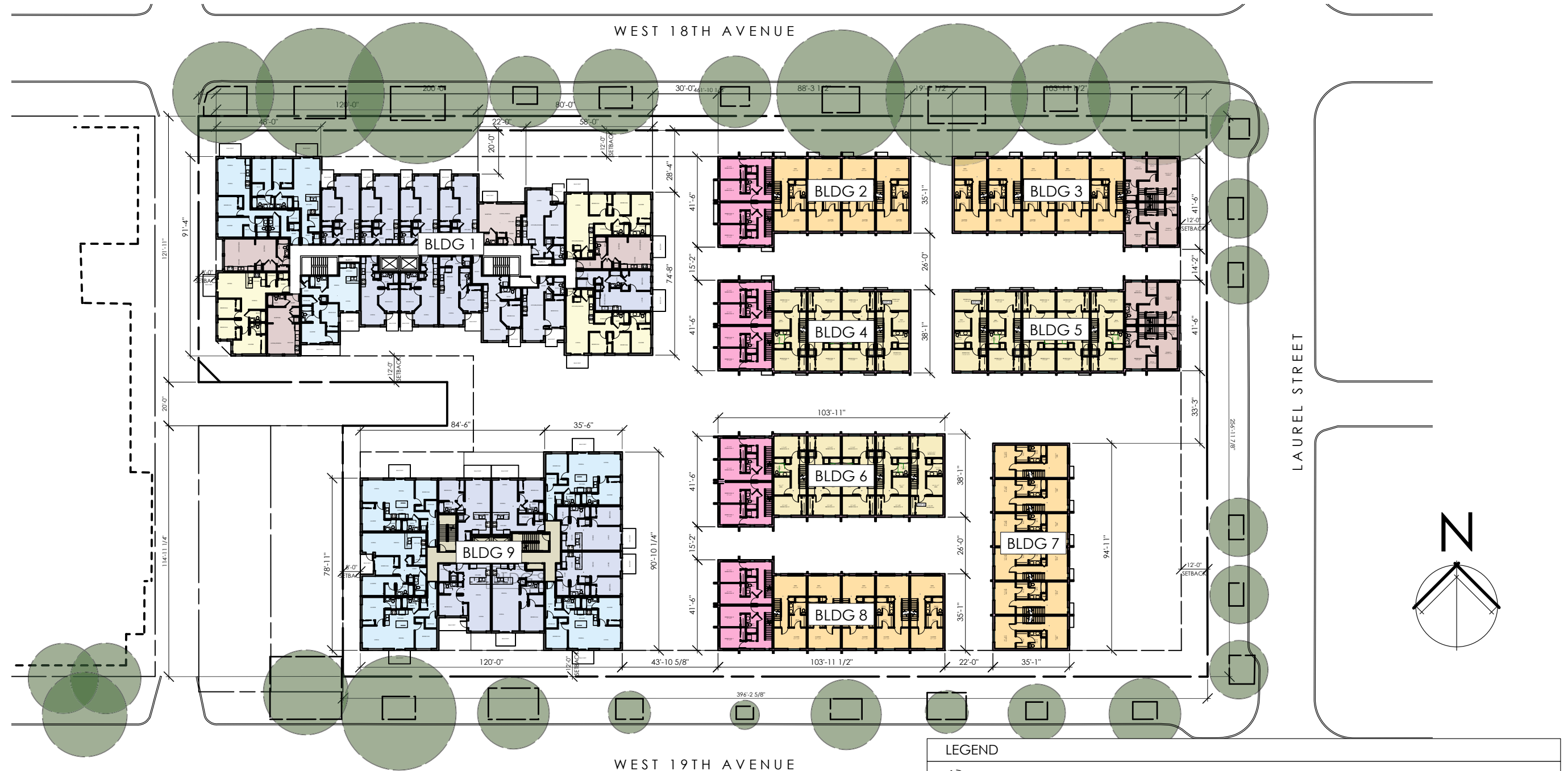
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**WESGROUP**





# Design Proposal Level 3 Plan



LEGEND							
	TREE TO BE REMOVED		3 BED		UNIT G / GE		SECONDARY PEDESTRIAN WALKWAY THROUGH PRIVATE PROPERTY
	TREE TO BE RETAINED		AMENITY		UNIT K / KE		PRIMARY PEDESTRIAN WALKWAY
	CIRCULATION		UNIT A		UNIT M		PRIVATE OUTDOOR SPACE
	STUDIO		UNIT B		OUTDOOR AMENITY SPACE / PUBLIC PARK		OUTDOOR CHILDCARE SPACE
	1 BED		UNIT D / DE		UNIT F		
	2 BED						

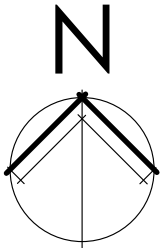
**FORMWERKS**  
ARCHITECTURAL

1625 West 5th Ave., Vancouver, BC V6J 1N5  
Fax 685-2076 Phone 683-5441

**WESGROUP**



# Design Proposal Level 4 Plan



LEGEND							
	TREE TO BE REMOVED		3 BED		UNIT G / GE		SECONDARY PEDESTRIAN WALKWAY THROUGH PRIVATE PROPERTY
	TREE TO BE RETAINED		AMENITY		UNIT K / KE		PRIMARY PEDESTRIAN WALKWAY
	CIRCULATION		UNIT A		UNIT M		PRIVATE OUTDOOR SPACE
	STUDIO		UNIT B		OUTDOOR AMENITY SPACE / PUBLIC PARK		OUTDOOR CHILD CARE SPACE
	1 BED		UNIT D / DE		UNIT F		
	2 BED						

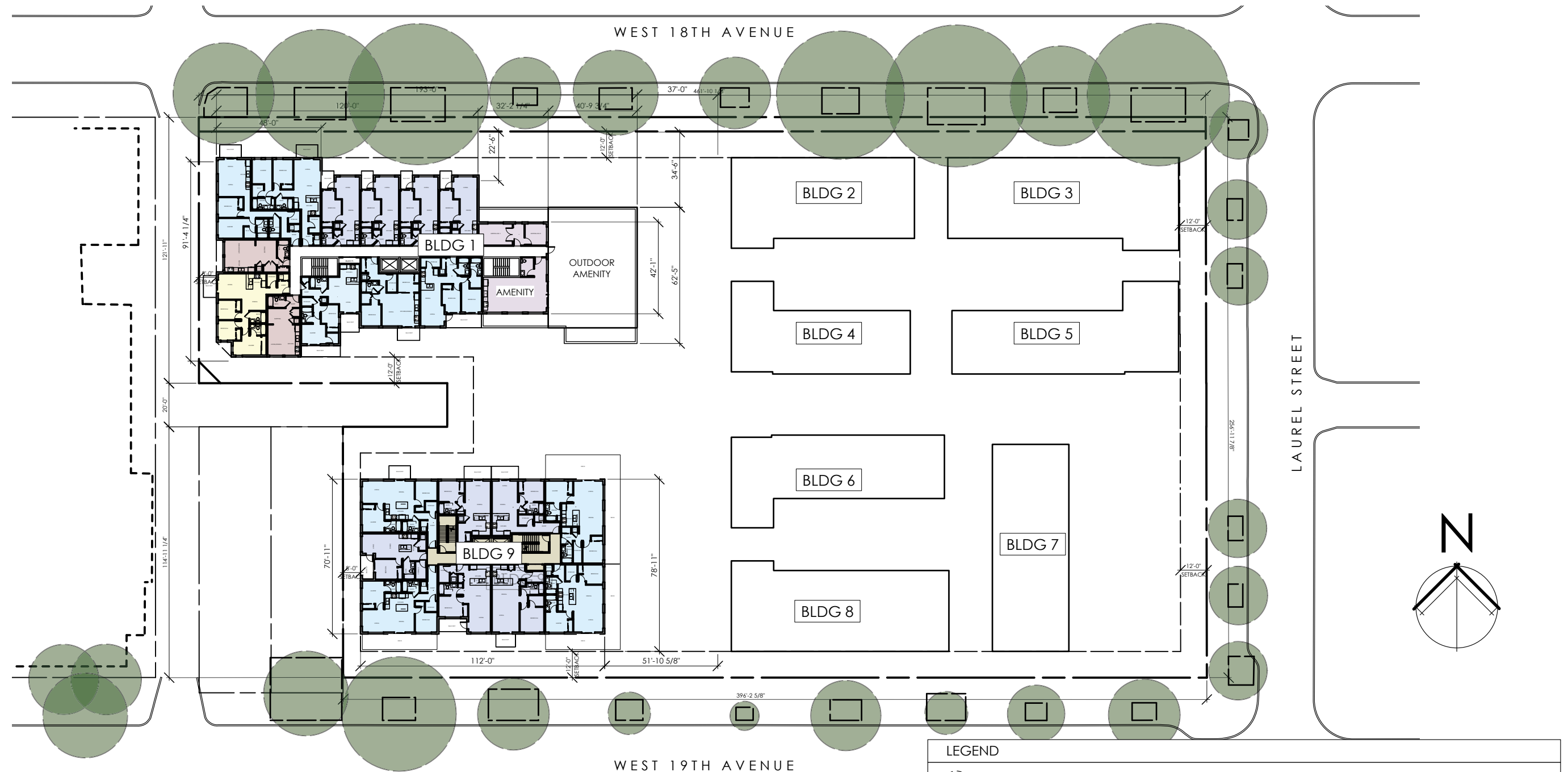
**FORMWERKS**  
ARCHITECTURAL

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Fax 685-2076 Phone 683-5441

**WESGROUP**



# Design Proposal Level 5 Plan



LEGEND							
	TREE TO BE REMOVED		3 BED		UNIT G / GE		SECONDARY PEDESTRIAN WALKWAY THROUGH PRIVATE PROPERTY
	TREE TO BE RETAINED		AMENITY		UNIT K / KE		PRIMARY PEDESTRIAN WALKWAY
	CIRCULATION		UNIT A		UNIT M		PRIVATE OUTDOOR SPACE
	STUDIO		UNIT B		OUTDOOR AMENITY SPACE / PUBLIC PARK		OUTDOOR CHILDCARE SPACE
	1 BED		UNIT D / DE		UNIT F		
	2 BED						

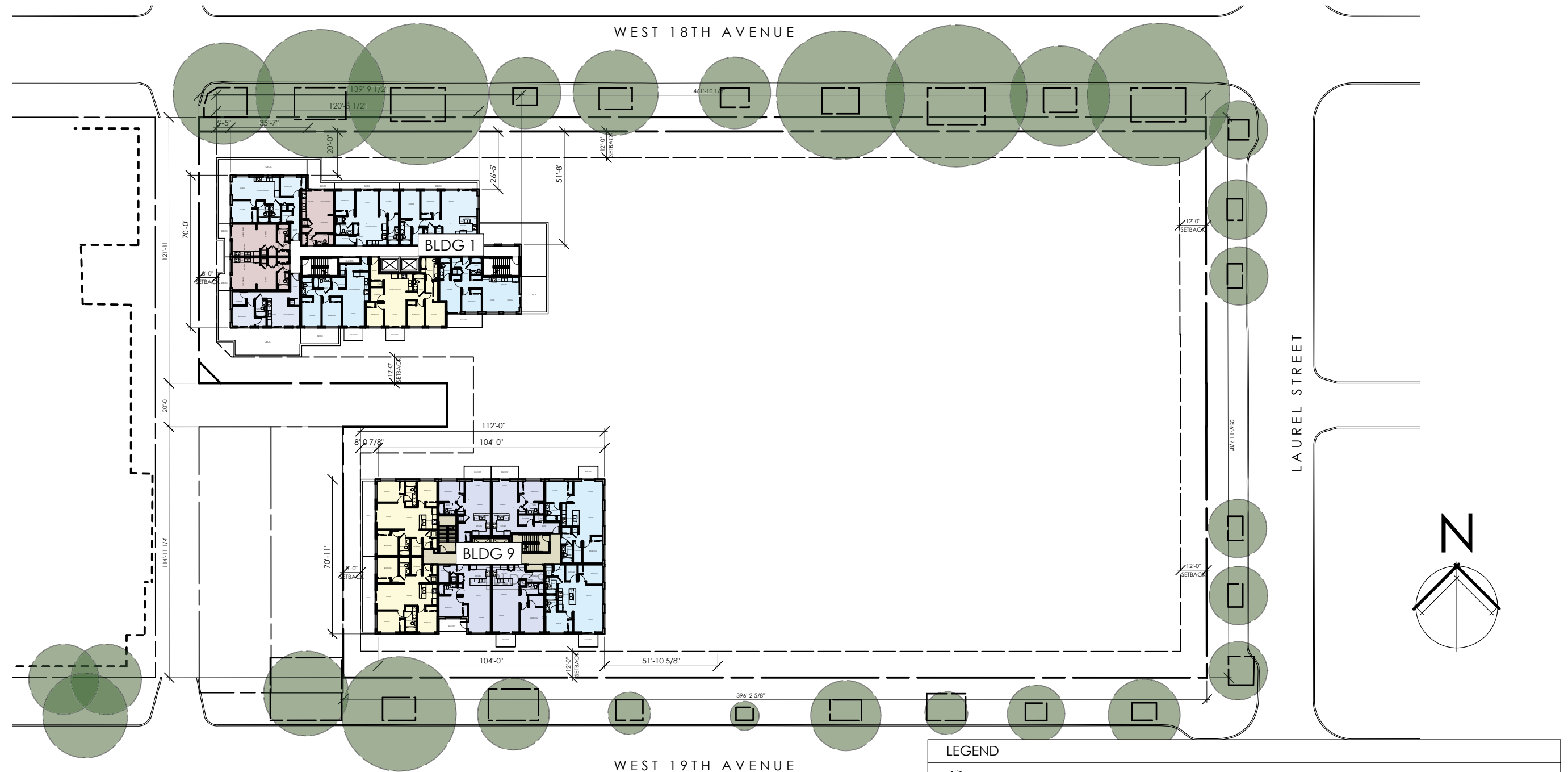
**FORMWERKS**  
ARCHITECTURAL

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**WESGROUP**



# Design Proposal Level 6 Plan



LEGEND							
	TREE TO BE REMOVED		3 BED		UNIT G / GE		SECONDARY PEDESTRIAN WALKWAY THROUGH PRIVATE PROPERTY
	TREE TO BE RETAINED		AMENITY		UNIT K / KE		PRIMARY PEDESTRIAN WALKWAY
	CIRCULATION		UNIT A		UNIT M		PRIVATE OUTDOOR SPACE
	STUDIO		UNIT B		PRIVATE OUTDOOR SPACE		OUTDOOR AMENITY SPACE / PUBLIC PARK
	1 BED		UNIT D / DE		OUTDOOR CHILD CARE SPACE		
	2 BED		UNIT F				

**FORMWERKS**  
ARCHITECTURAL

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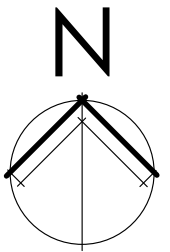
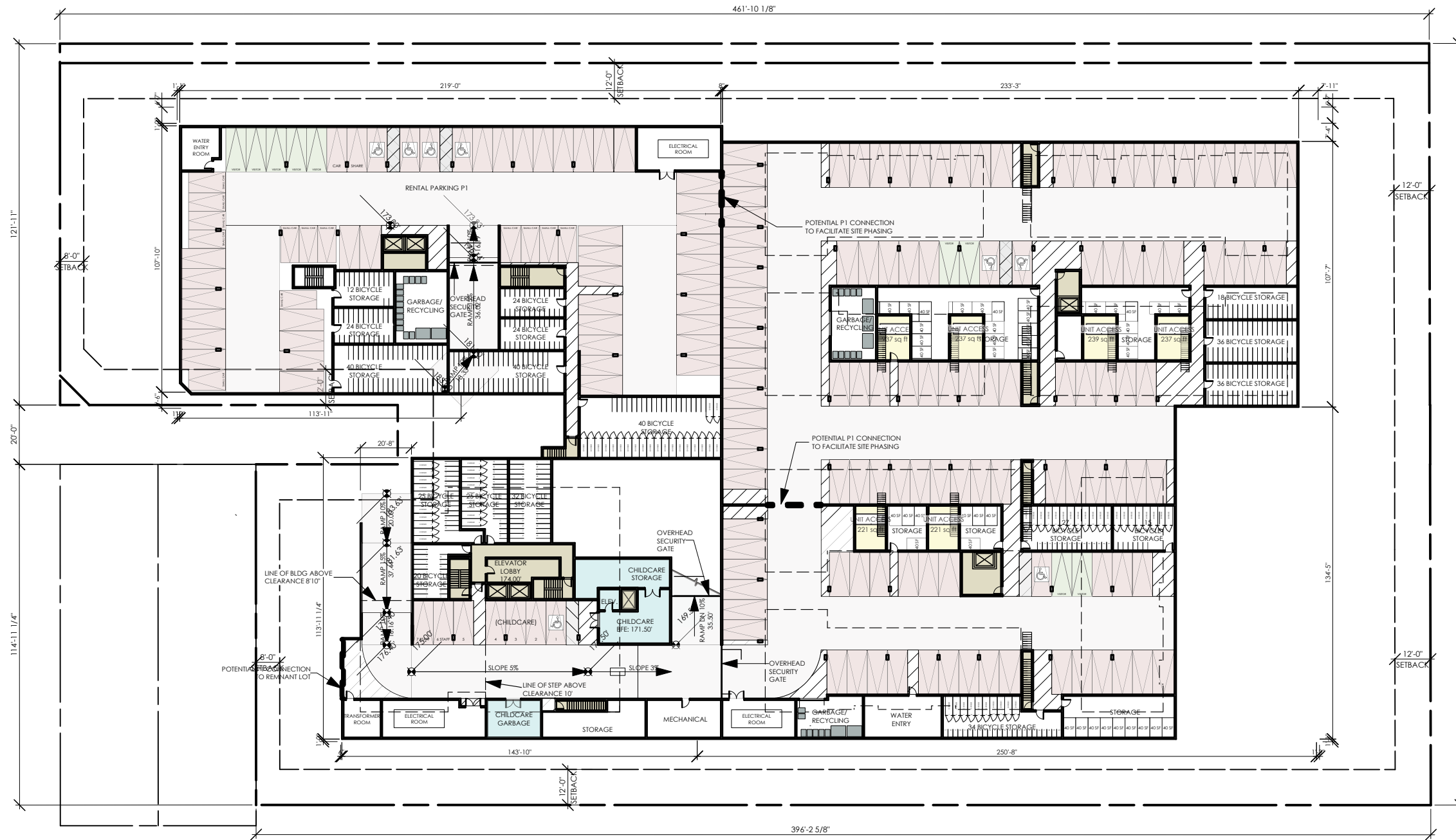
**WESGROUP**





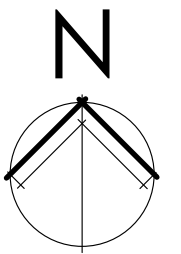
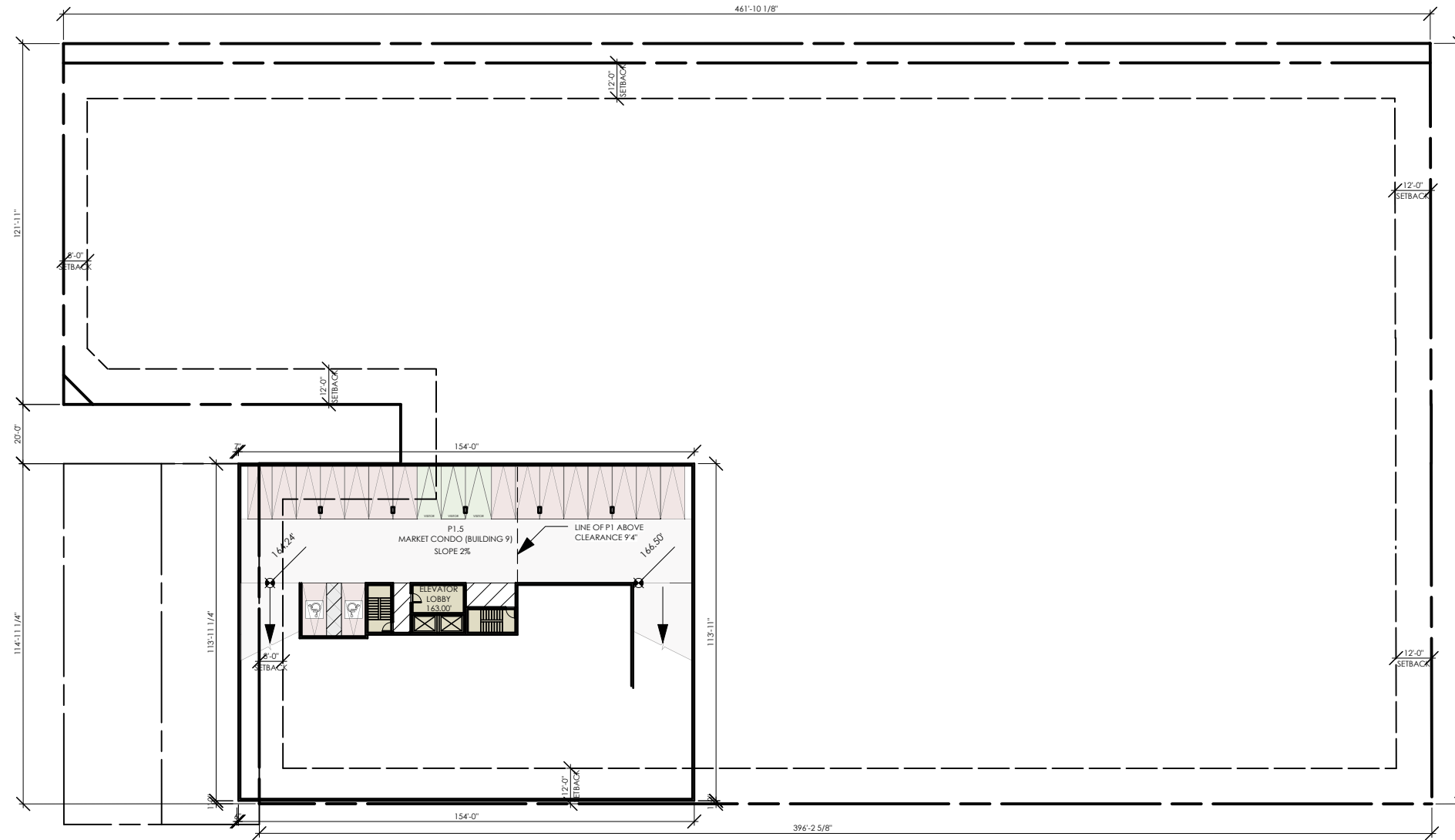


# Design Proposal Parking P1



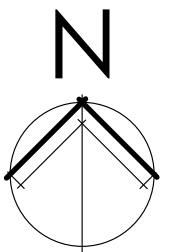
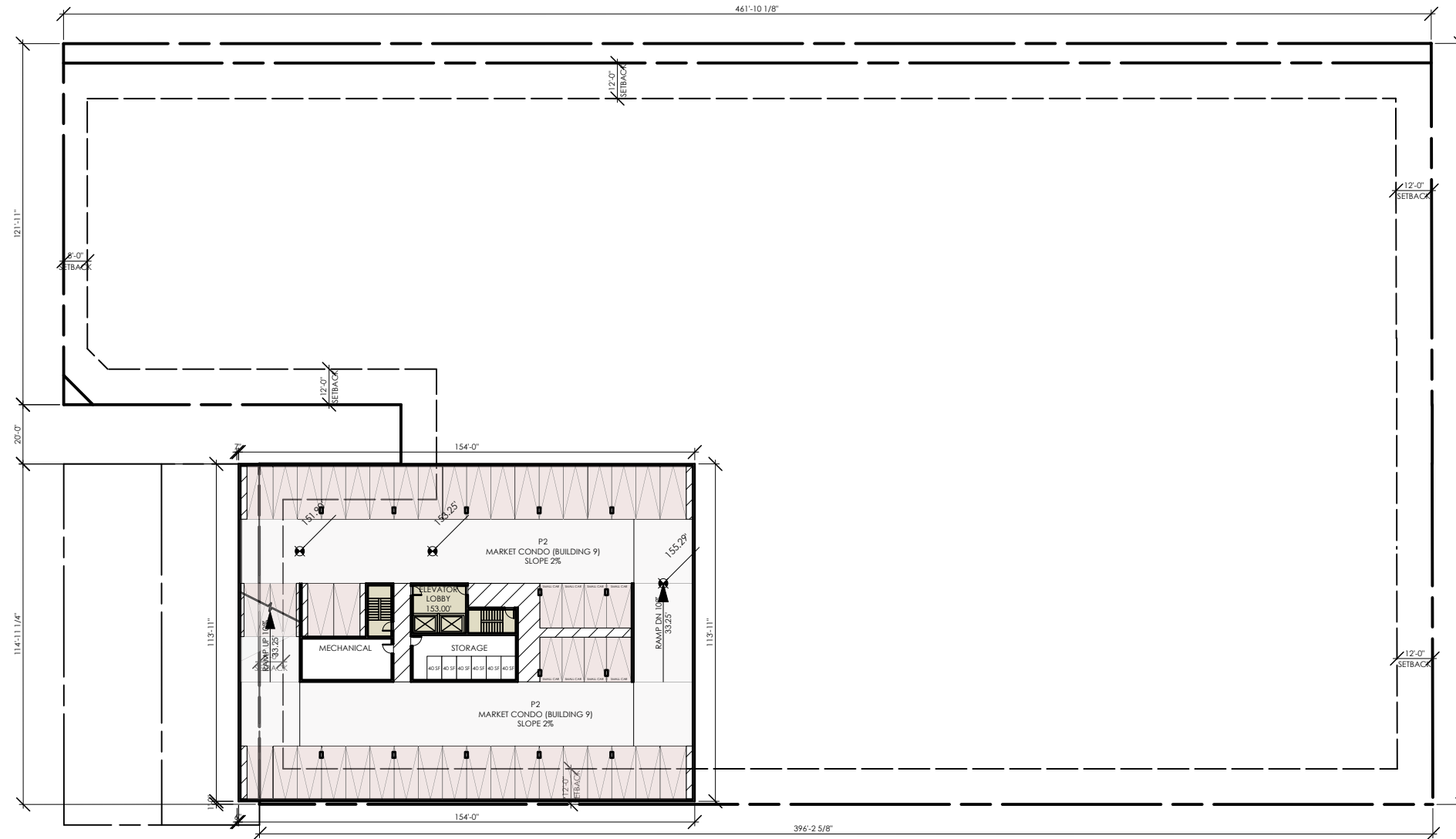


# Design Proposal Parking P1.5





# Design Proposal Parking P2





# Design Proposal Streetscape Elevations



PROPOSED STREETScape ALONG WEST 18TH LOOKING SOUTH

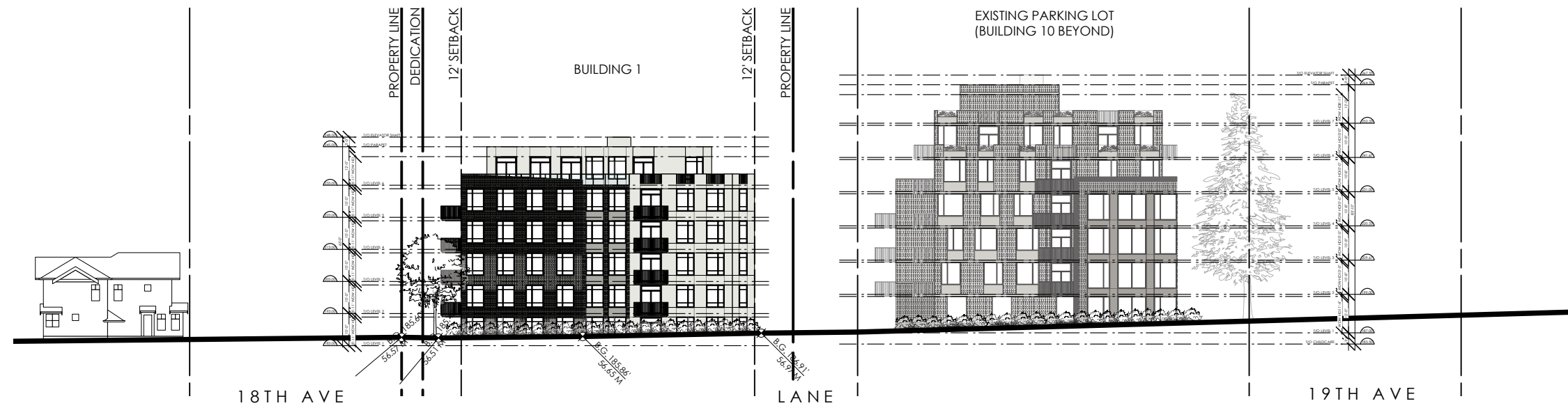




# Design Proposal Streetscape Elevations



PROPOSED STREETSCAPE ALONG LAUREL STREET LOOKING WEST



PROPOSED STREETSCAPE ALONG NEIGHBOURING LOT LOOKING EAST

# Design Proposal Streetscape Elevations



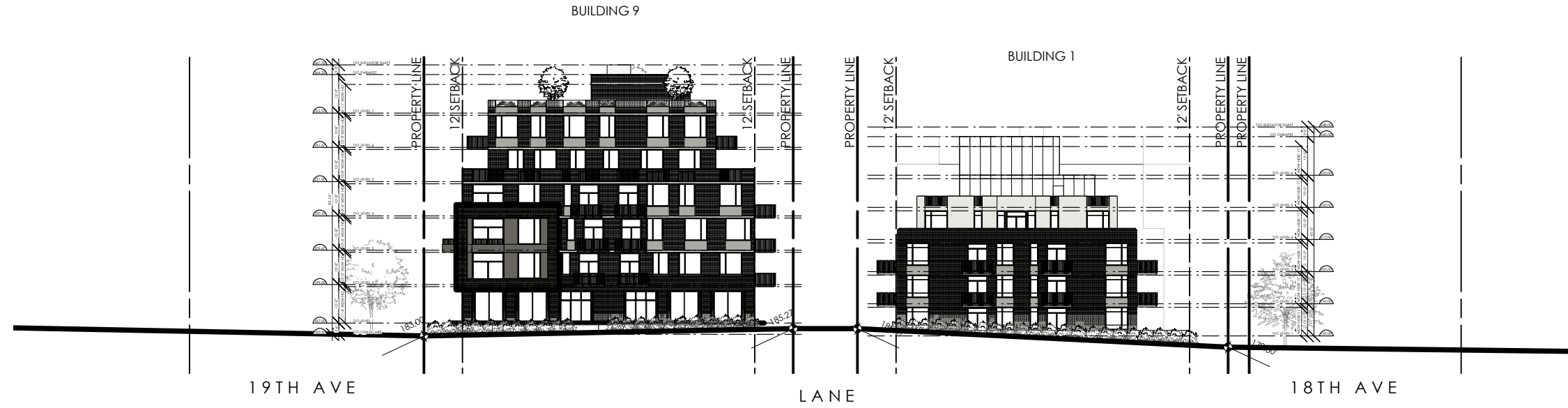
PROPOSED STREETScape ALONG LANE LOOKING SOUTH



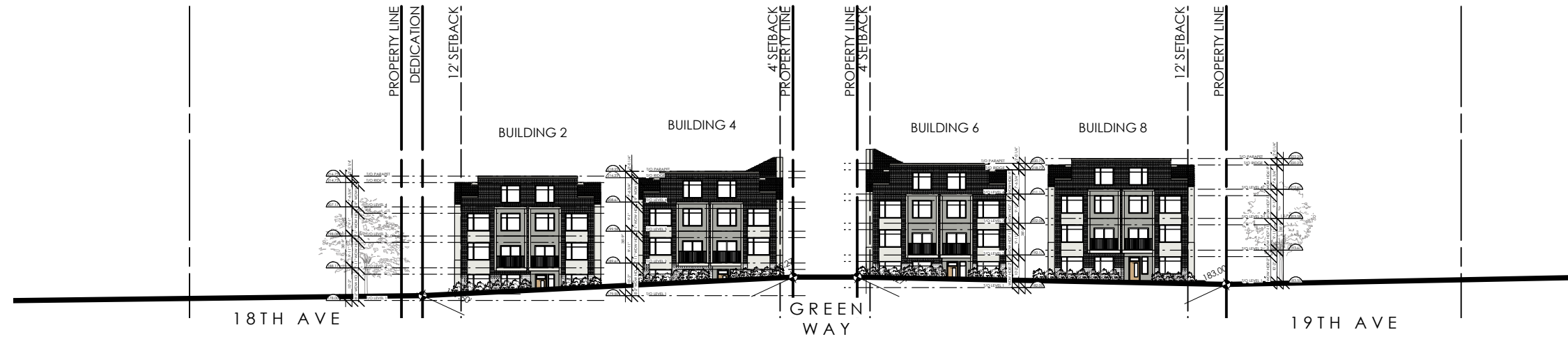
PROPOSED STREETScape ALONG LANE LOOKING NORTH



# Design Proposal Streetscape Elevations



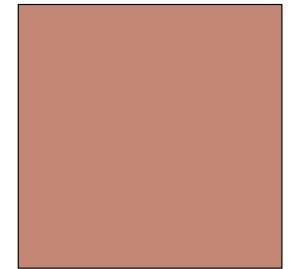
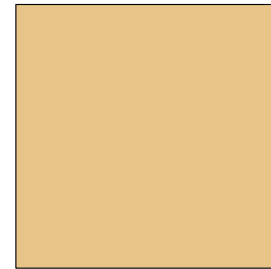
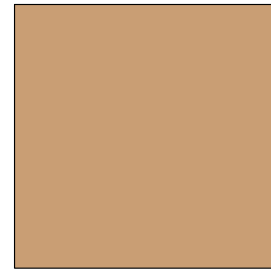
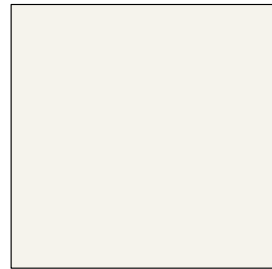
PROPOSED STREETSCAPE ALONG MEWS LOOKING WEST



PROPOSED STREETSCAPE ALONG MEWS LOOKING EAST



# Design Proposal Material Samples



**DARK BRICK**  
 MAN: IXL  
 MANGANESE IRONSPOT  
 FIN: SMOOTH MODULAR

**LIGHT BRICK**  
 MAN: MUTUAL MATERIALS  
 COL: DESERT WHITE  
 FIN: MISSION TEXTURE

**PAINTED FIBRE CEMENT PANELS  
 FIBRE CEMENT SIDING**  
 MAN: BENJAMIN MOORE  
 COL: PLATINUM GRAY  
 NUMBER: HC-179

**PAINTED FIBRE CEMENT PANELS  
 FIBRE CEMENT SIDING**  
 MAN: BENJAMIN MOORE  
 COL: SIMPLY WHITE  
 NUMBER: OC-117

**PAINTED TRIM**  
 MAN: BENJAMIN MOORE  
 COL: KENDAL CHARCOAL  
 NUMBER: HC-166

**ALUMINUM RAILING  
 PICKET OR  
 W/ GLASS PANEL**  
 MAN: GENTEK  
 COL: BLACK  
 NUMBER: 525

**WINDOW FRAMES**  
 COL: BLACK

**FAUX WOOD  
 ENTRY DOORS /  
 ACCENT SIDING**  
 MAN: TBD  
 COL: NATURAL

**PTD. ACCENT PANEL**  
 MAN: BENJAMIN MOORE  
 COL: CONCORD IVORY  
 NUMBER: HC-12

**PTD. ACCENT PANEL**  
 MAN: BENJAMIN MOORE  
 COL: SMOKED SALMON  
 NUMBER: CC-154

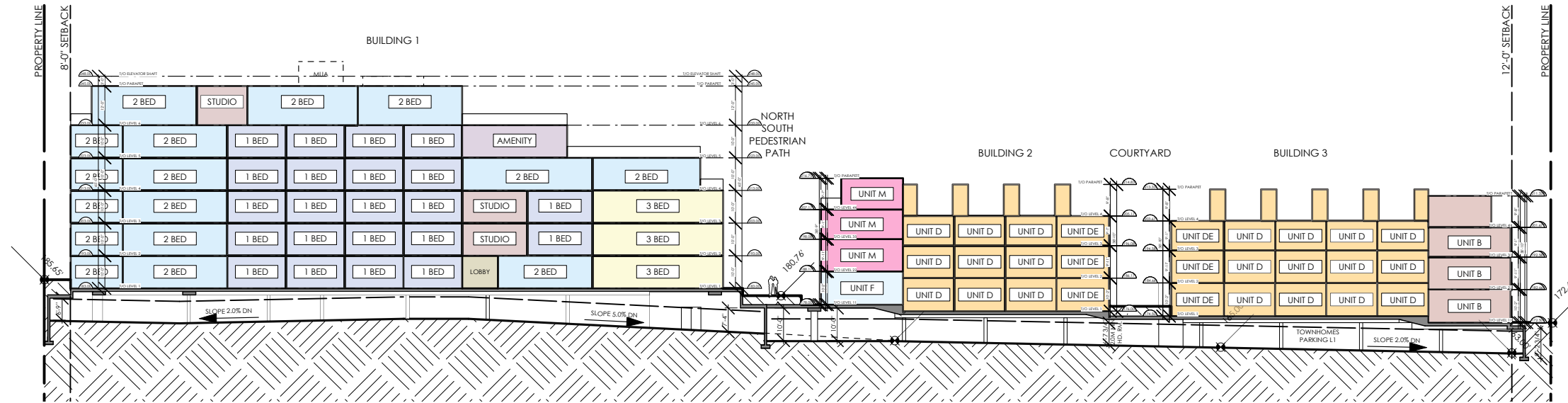
**FORMWERKS  
 ARCHITECTURAL**

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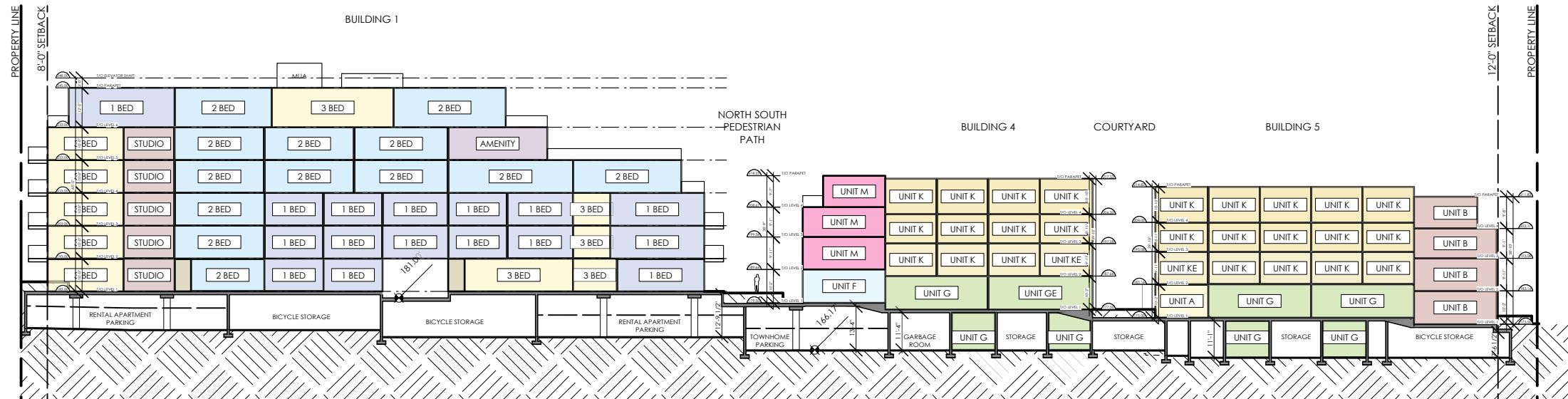
**WESGROUP**



# Design Proposal Site Sections

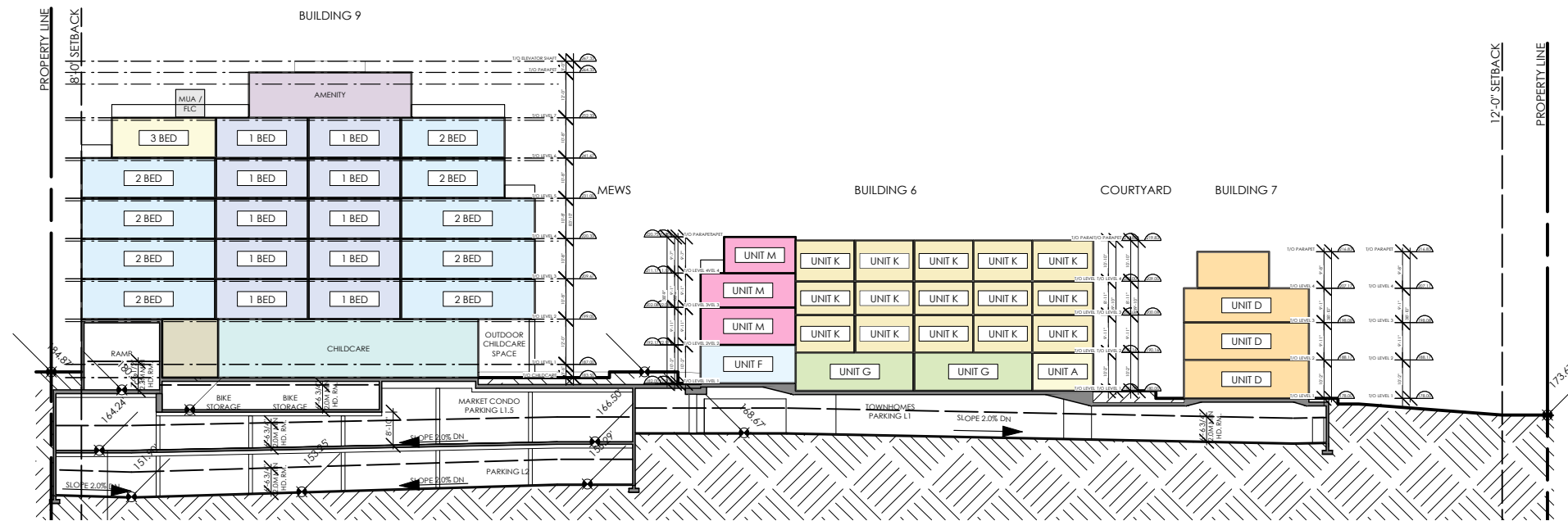


SITE SECTION 1-1

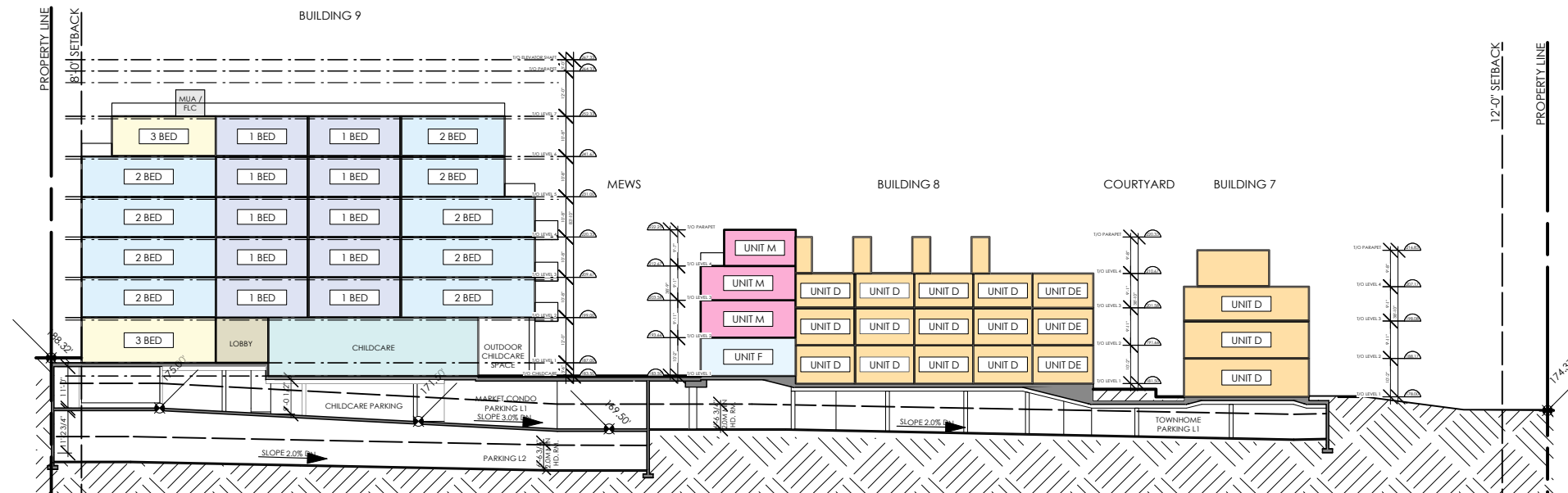


SITE SECTION 2-2

# Design Proposal Site Sections



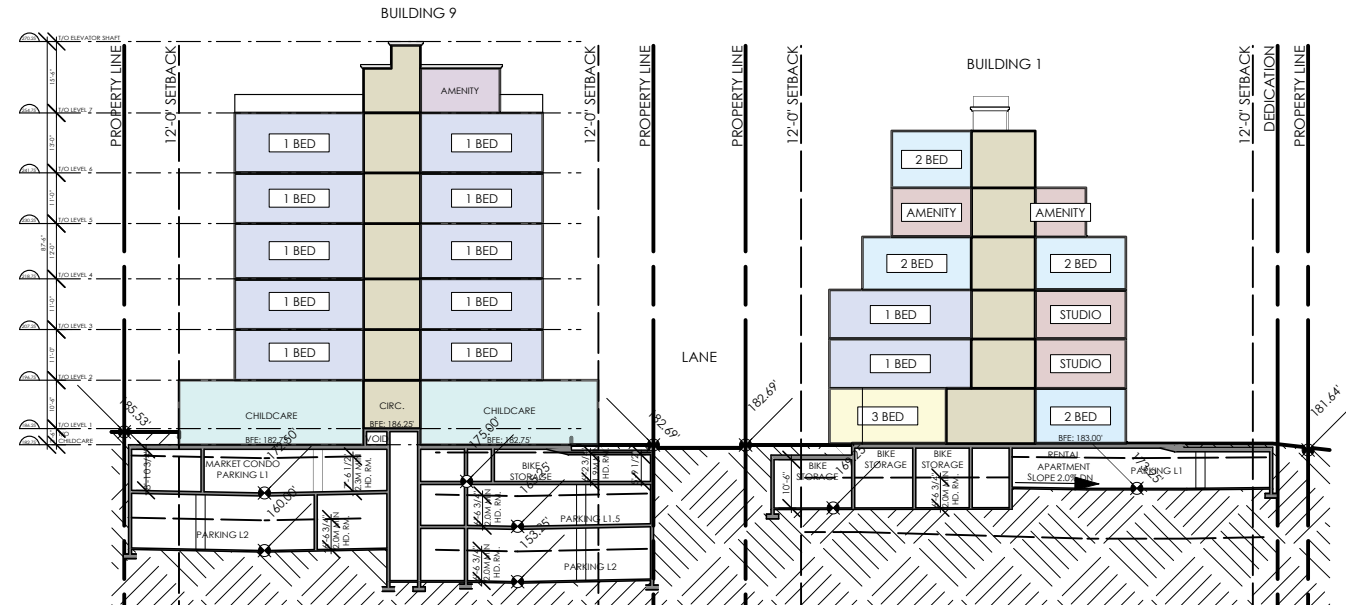
SITE SECTION 3-3



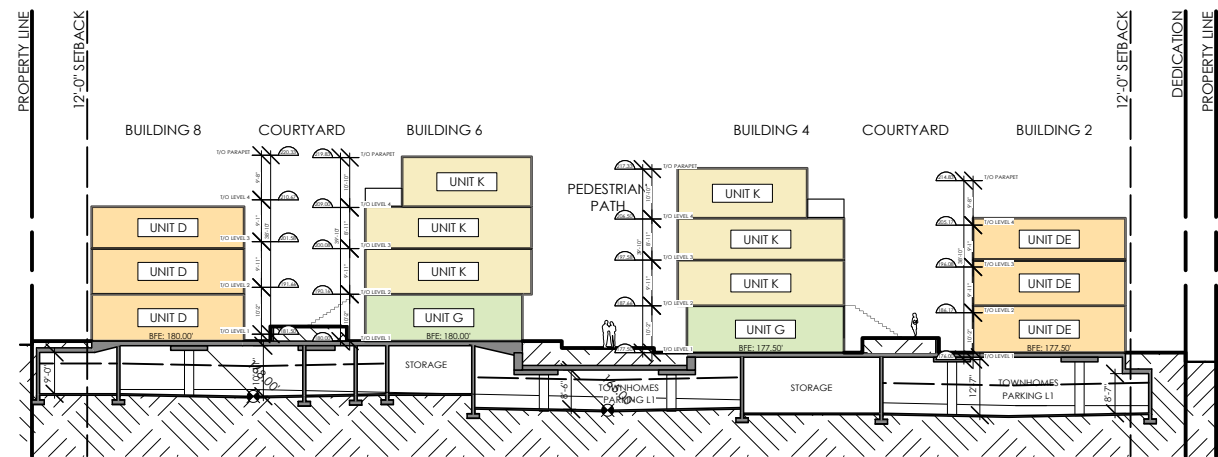
SITE SECTION 4-4



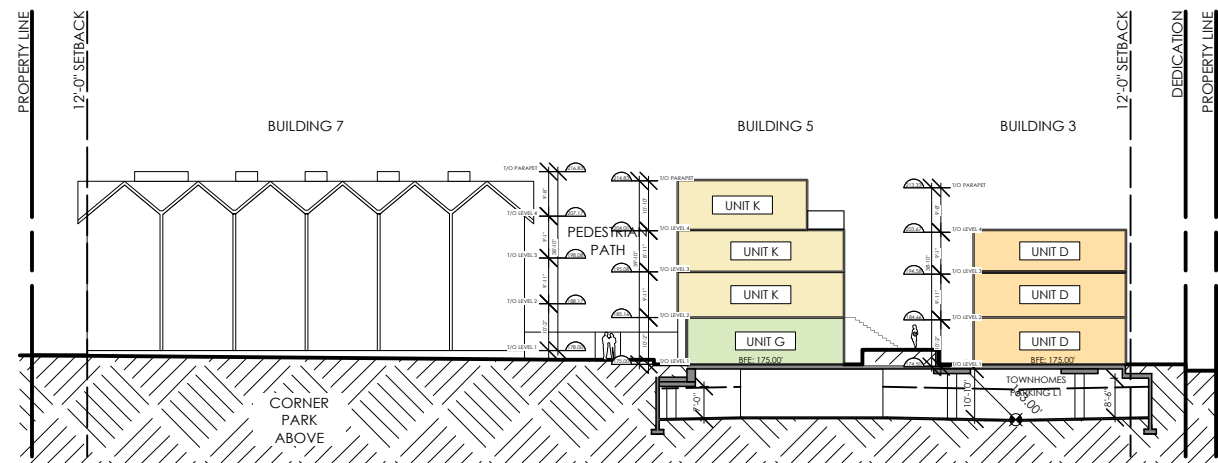
# Design Proposal Site Sections



SITE SECTION A-A

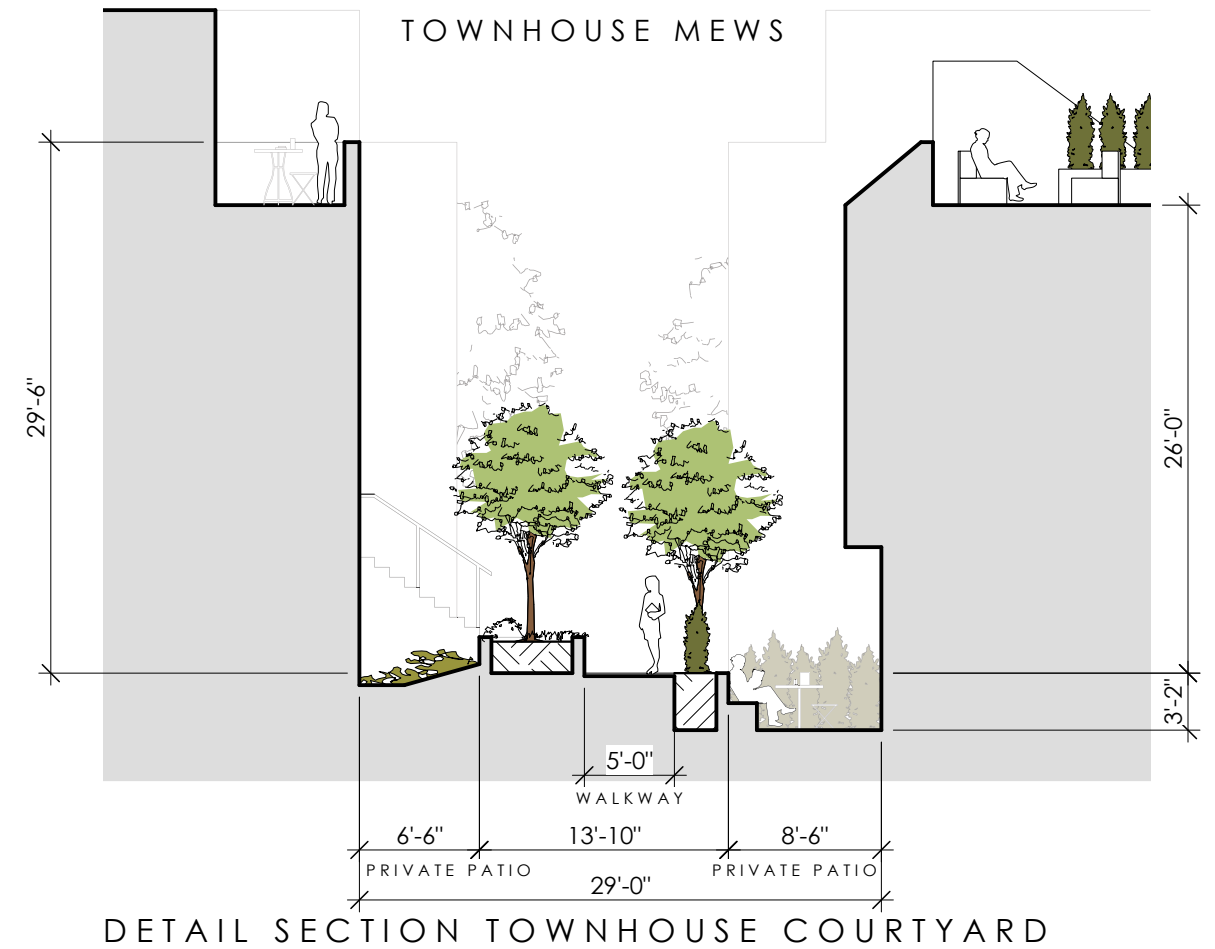
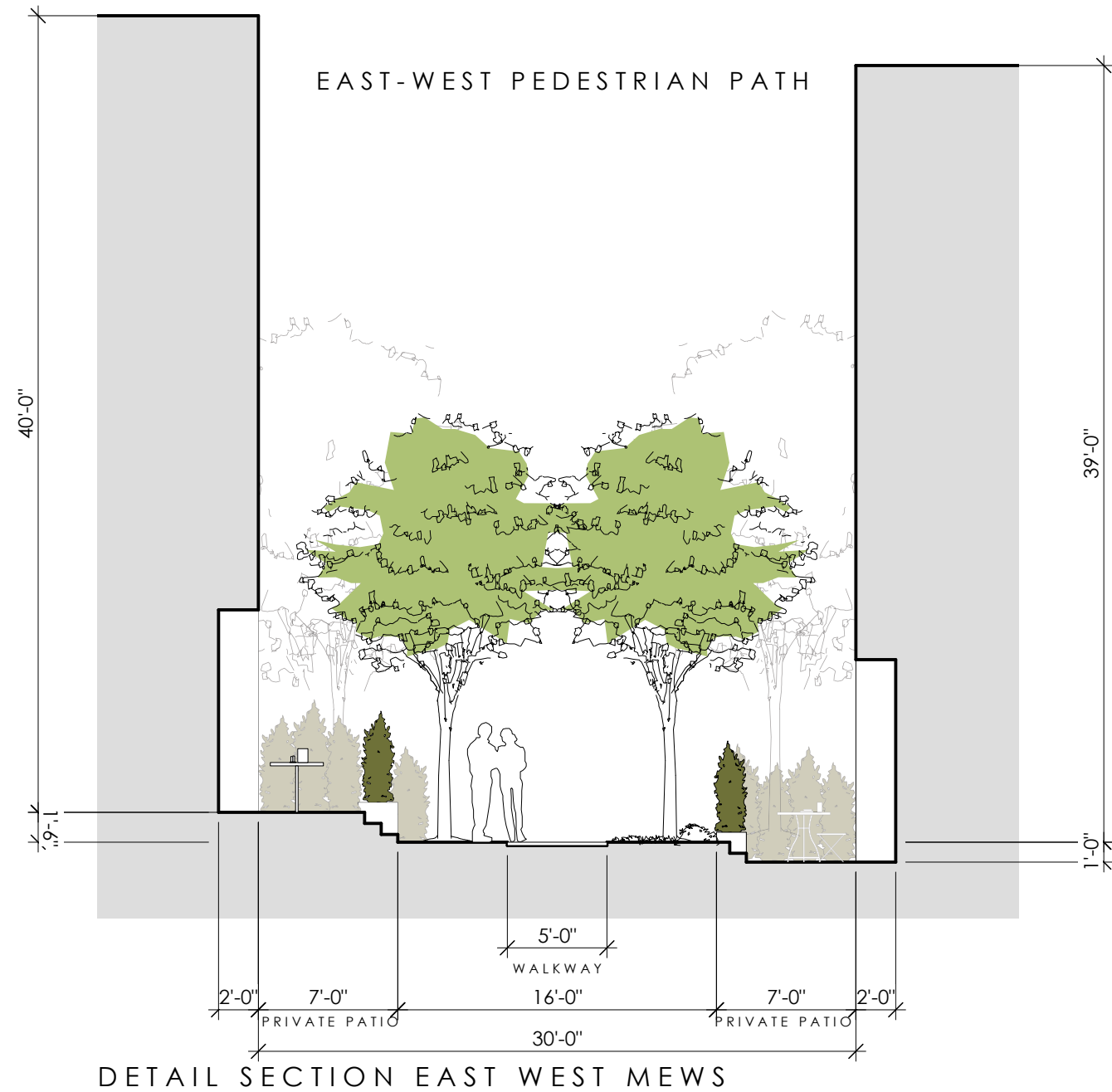


SITE SECTION B-B



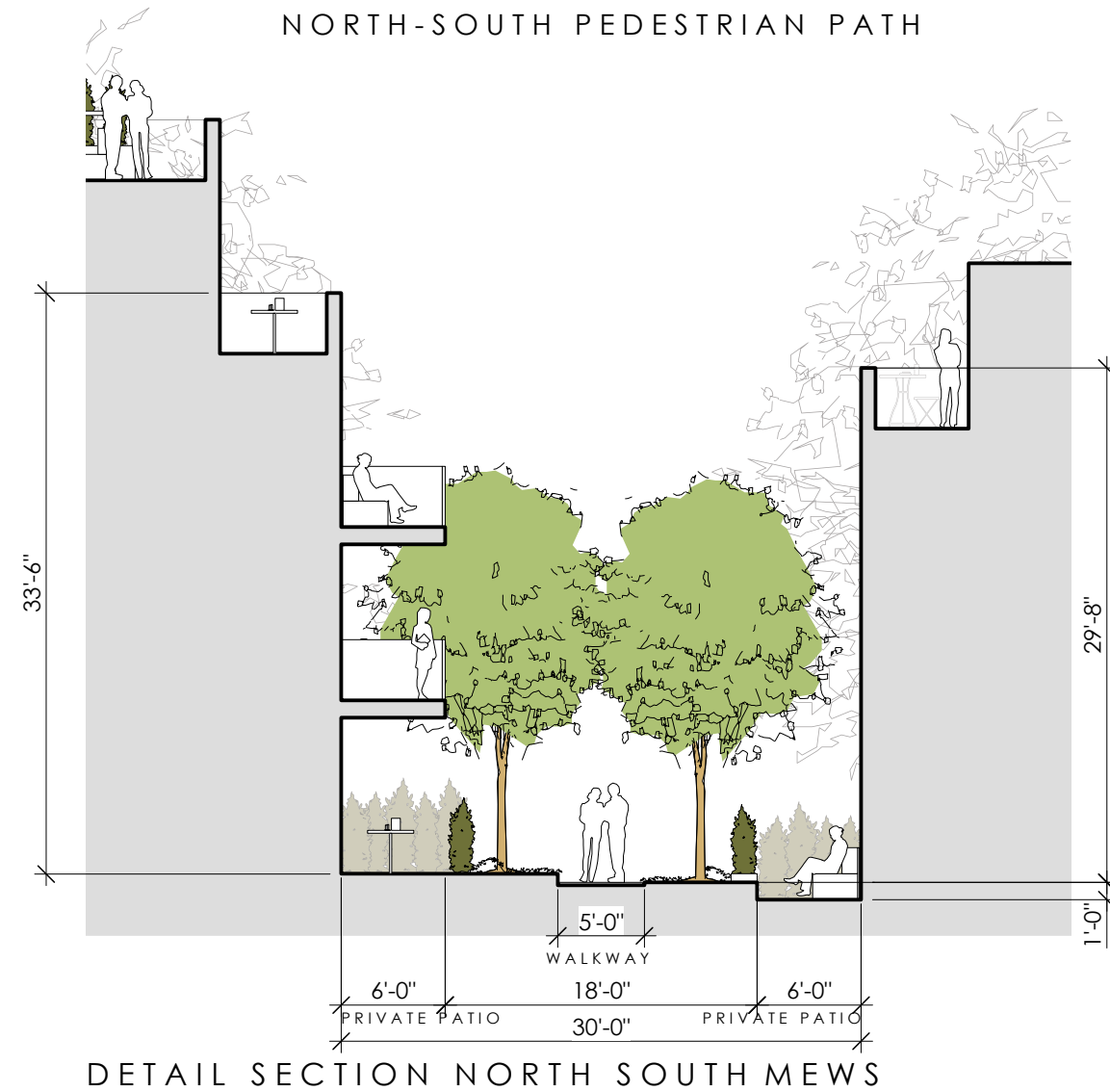
SITE SECTION C-C

# Design Proposal Site Sections





# Design Proposal Site Sections



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# Design Proposal Landscape Site Plan

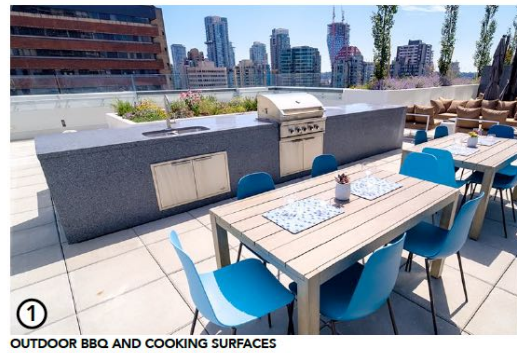


**FORMWERKS**  
ARCHITECTURAL

**WESGROUP**



# Design Proposal Landscape Amenity Areas



① OUTDOOR BBQ AND COOKING SURFACES



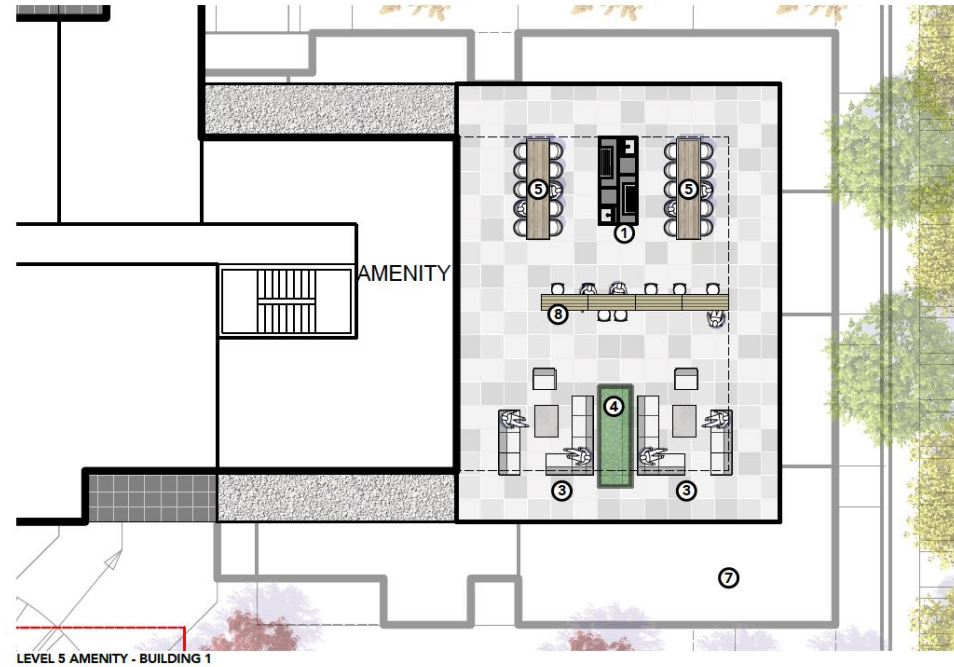
② SEATING EDGES



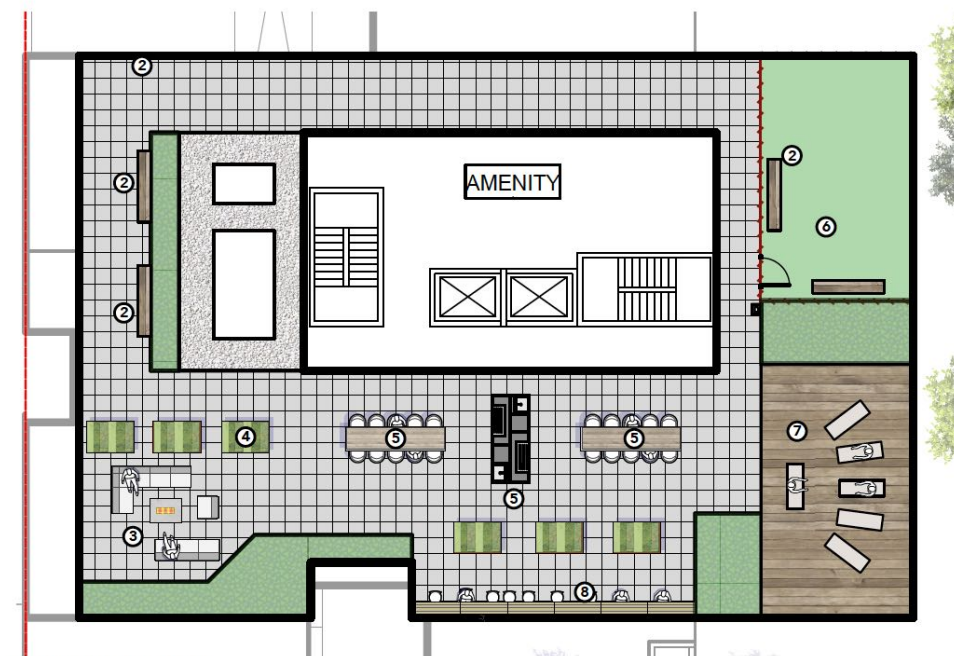
③ LOUNGE AREA



④ SEPARATE OUTDOOR ROOMS



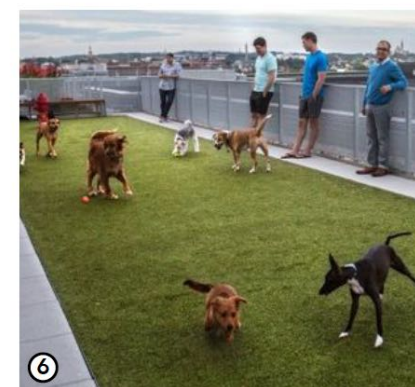
LEVEL 5 AMENITY - BUILDING 1



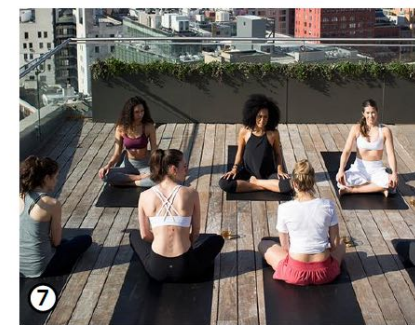
LEVEL 7 AMENITY - BUILDING 9



⑤ MULTIPLE DINING SPACES



⑥ ROOF DECK DOG RUN



⑦ ACTIVE SURFACE SPACE



⑧ SEAT LEDGES FOR WORKING



# Design Proposal Landscape Corner Park



① NATURAL MATERIALS - HEAVY TIMBER BENCHES



② SAWCUT CONCRETE PLAZA



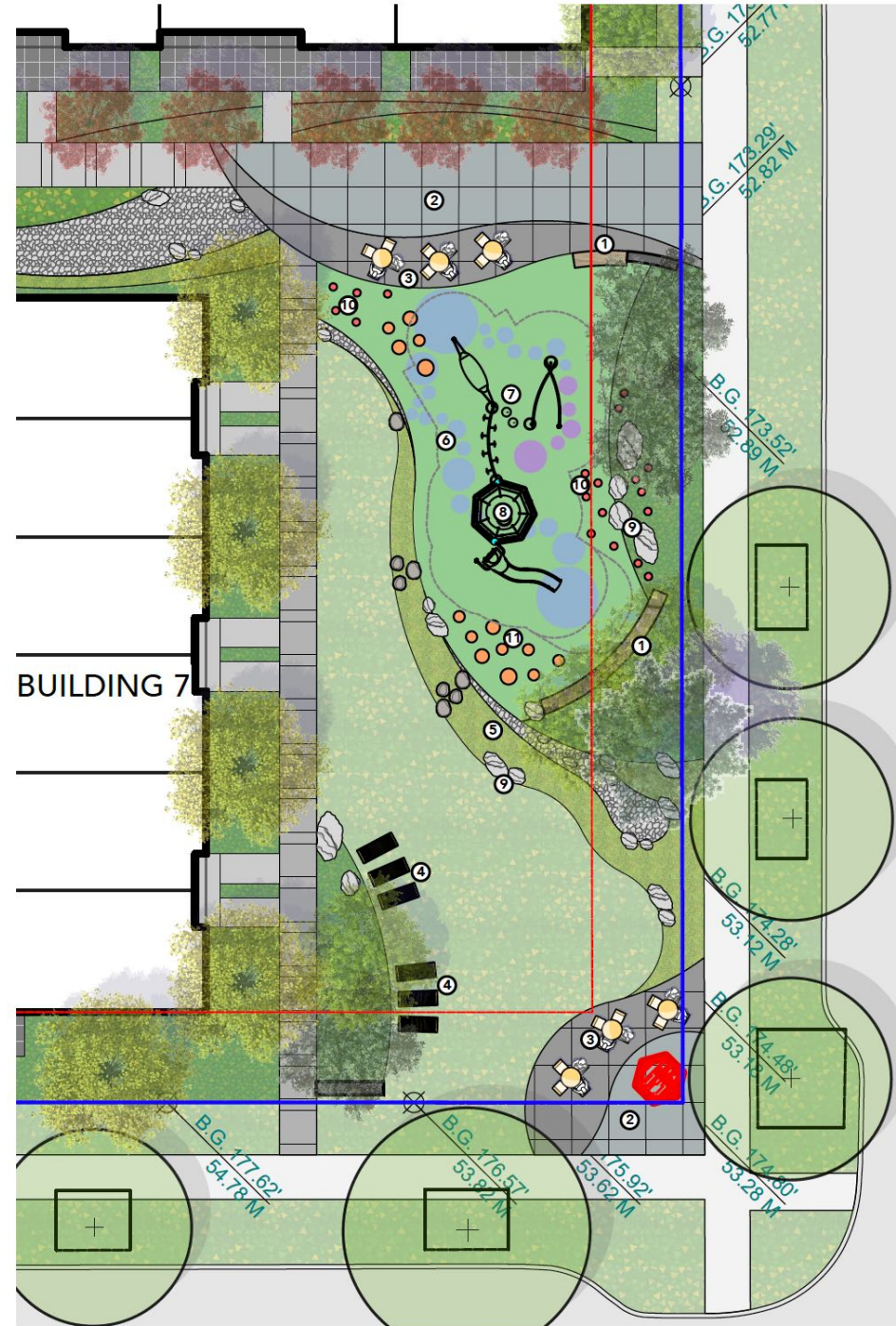
③ PUBLIC SEATING



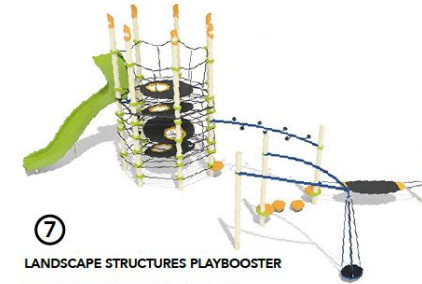
④ COLOURFUL LOUNGE CHAIRS - EQUIPARC



⑤ PLANTED SWALE CAPTURES STORM WATER



⑥ RUBBER PLAY SURFACE WITH PATTERNS



⑦ LANDSCAPE STRUCTURES PLAYBOOSTER



⑧ PLAYBOOSTER TOWER



⑨ SEATING BOULDERS



⑩ PAINTED WOOD POLES



⑪ RUBBER PLAY ELEMENTS



# Design Proposal Landscape Childcare Outdoor Activity Area



1 LANDSCAPE INSPIRATION



2 COLOURFUL ELEMENTS



3 FEATURE PAVING



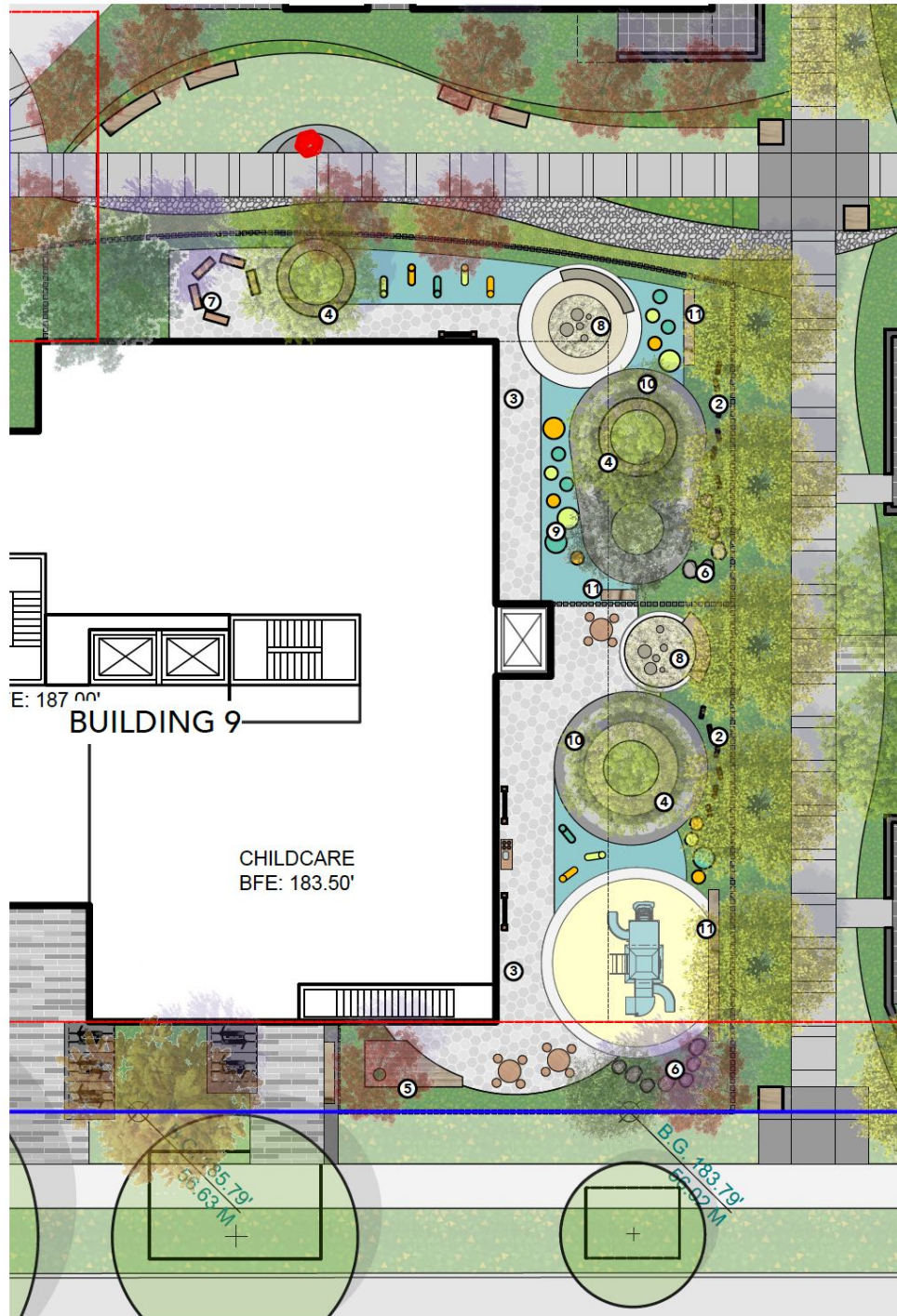
4 CIRCULAR PLANTERS AND FORMS



5 RAISED PLAY STAGE



6 STEP STONES THROUGH PLANTING



7 NATURAL MATERIALS



8 SAND PLAY AREA



9 RUBBER SURFACE WITH TEXTURE



10 TRIKE PATH



11 HEAVY TIMBER BENCHES



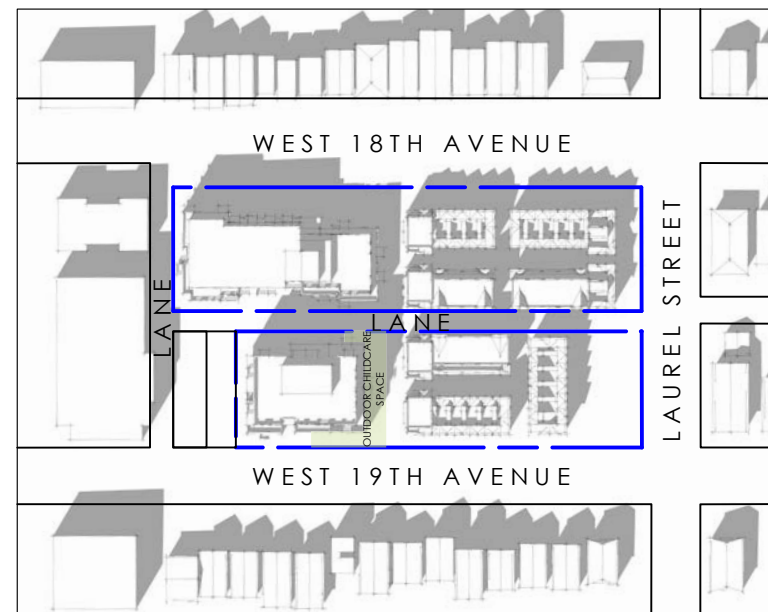
# Design Proposal Shadow Study



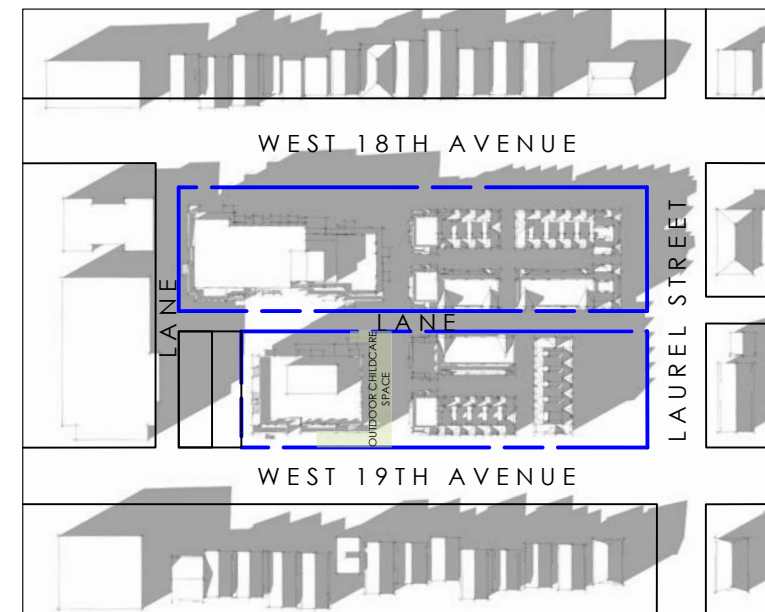
MARCH - 10:00 AM



MARCH - 12:00 PM



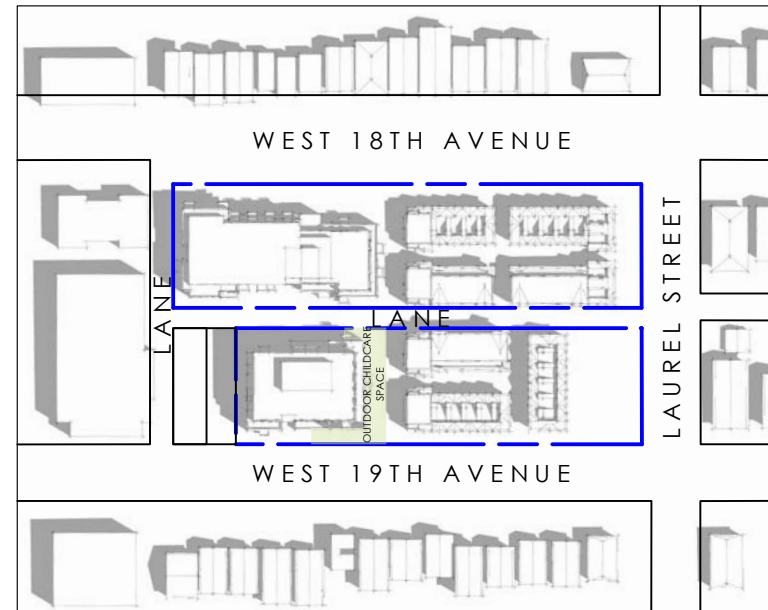
MARCH - 2:00 PM



MARCH - 4:00 PM



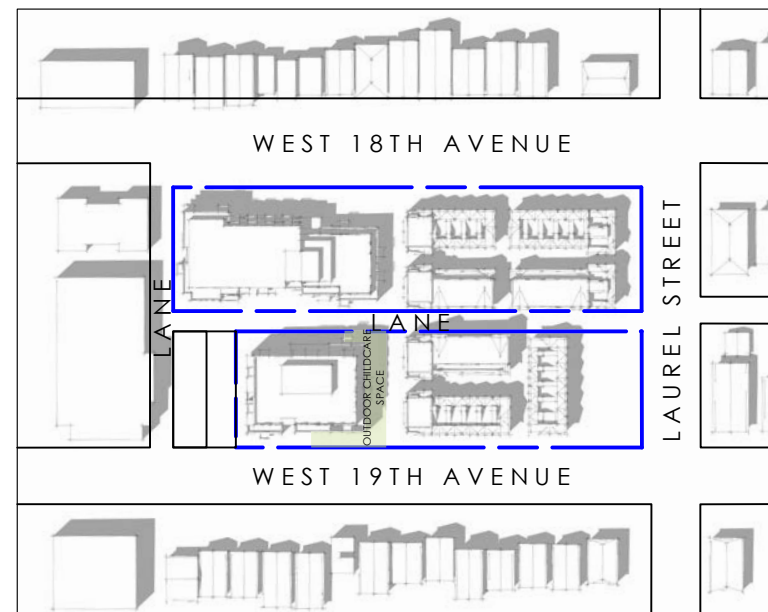
# Design Proposal Shadow Study



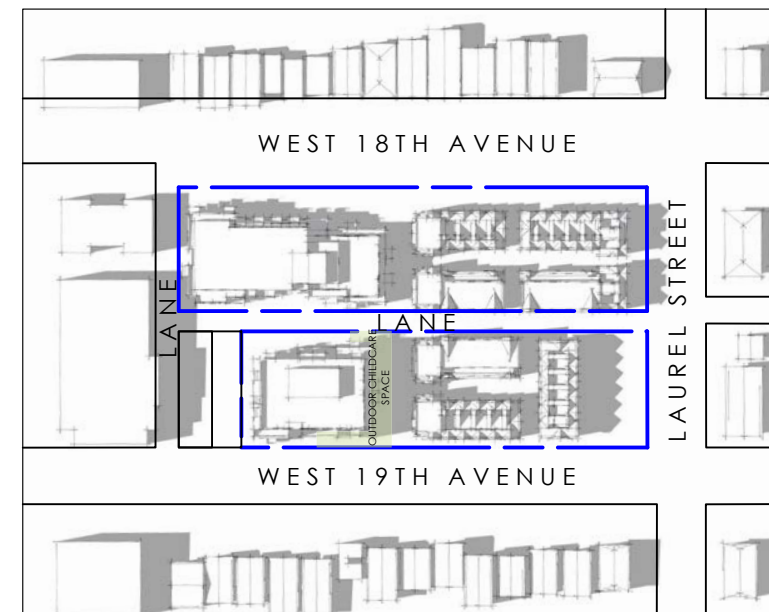
JUNE - 10:00 AM



JUNE - 12:00 PM

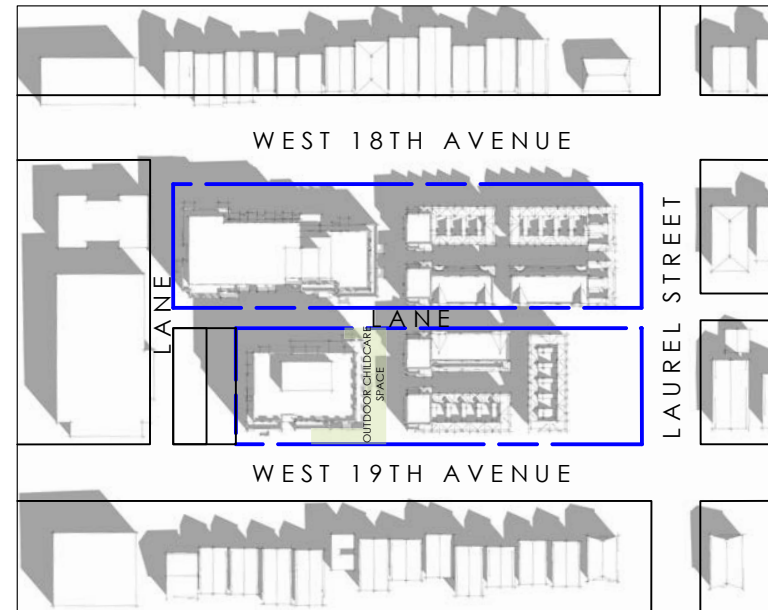


JUNE - 2:00 PM



JUNE - 4:00 PM

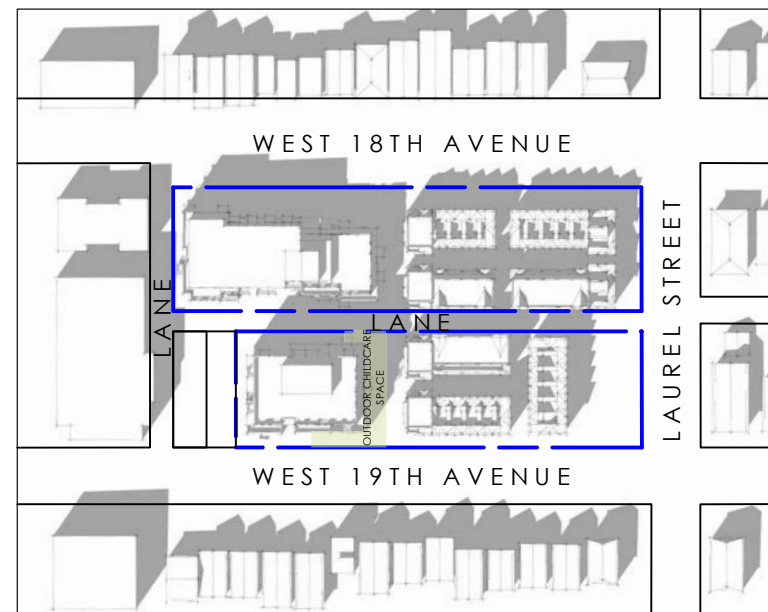
# Design Proposal Shadow Study



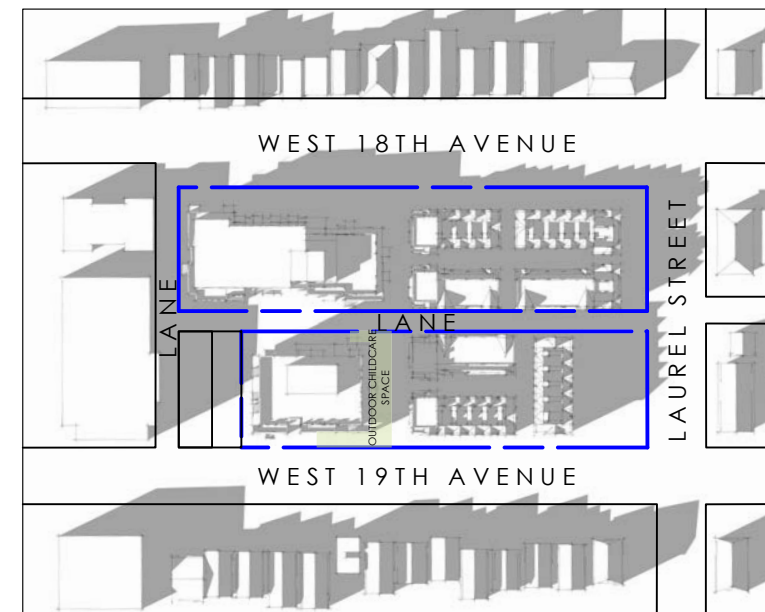
SEPTEMBER - 10:00 AM



SEPTEMBER - 12:00 PM



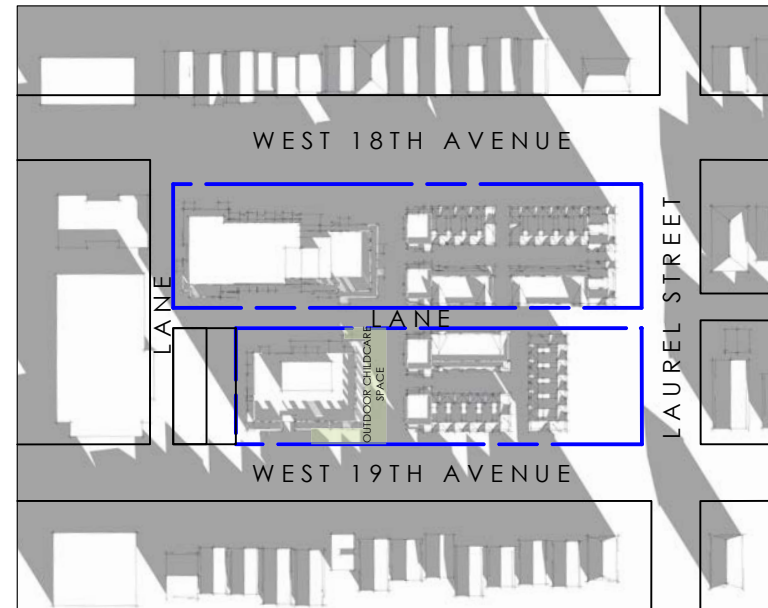
SEPTEMBER - 2:00 PM



SEPTEMBER - 4:00 PM



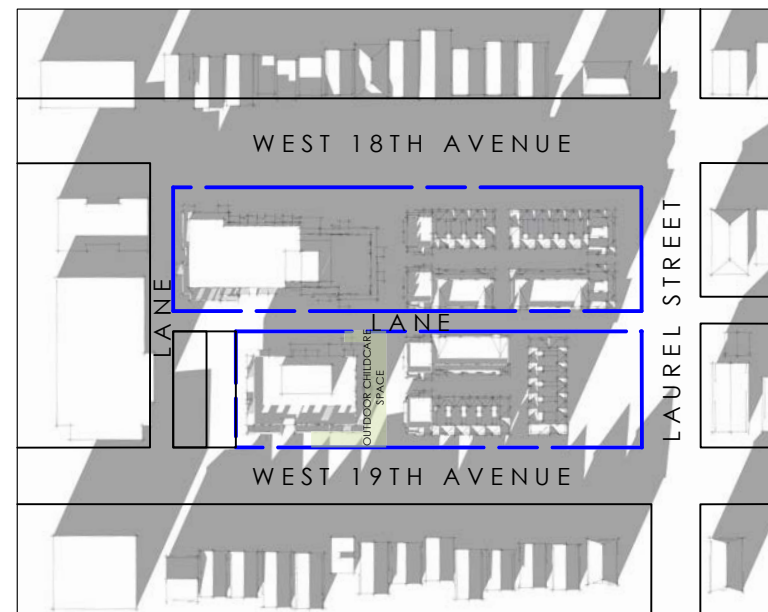
# Design Proposal Shadow Study



DECEMBER - 10:00 AM



DECEMBER - 12:00 PM



DECEMBER - 2:00 PM



DECEMBER - 4:00 PM

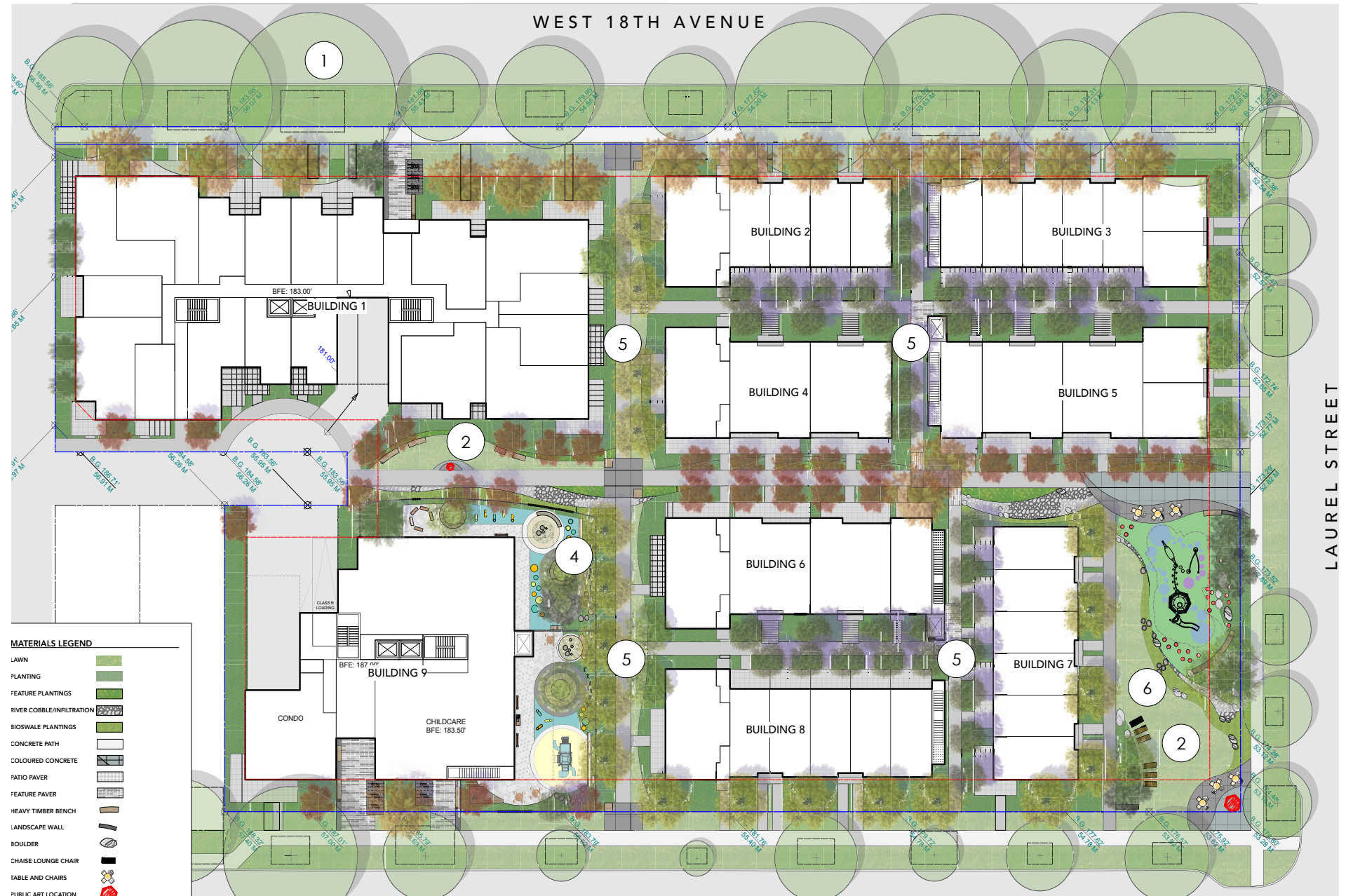
# Design Proposal Sustainability

## Rezoning Policy for Sustainable Large Developments

This rezoning will meet all the requirements of the Rezoning Policy for Sustainable Large Developments which include the following sections:

- Sustainable Site Design
- Sustainable Food Systems
- Potable Water Management
- Rainwater and Groundwater Management
- Green Mobility
- Zero Waste Planning
- Affordable Housing
- Resilience

The documents associated with these requirements are located in the appendix of the rezoning package submitted for the Balfour Block.



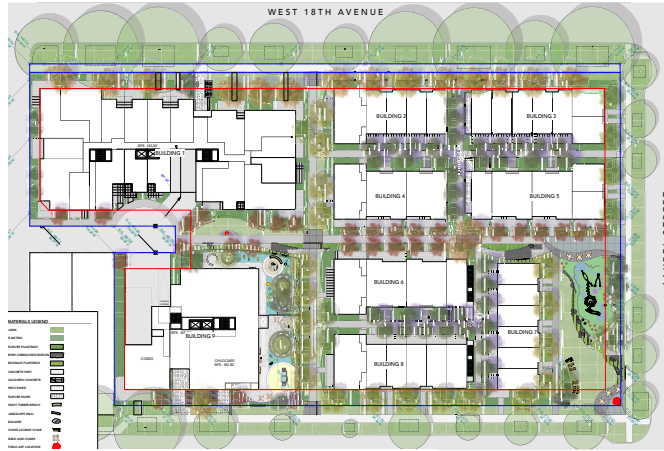
Site Plan of Balfour Block

- 1 Existing mature canopy trees retained
- 2 Community green space
- 3 Green Roof
- 4 Childcare play feature
- 5 North South Access Links
- 6 Corner Park on native soil



# Design Proposal Sustainability

## Sustainable Site Design



Landscape Architect Site Plan

## Sustainable Food System



Edible Plants and Vegetables

## Potable Water Management



Efficient Plumbing Fixtures

## Rainwater and Ground Water Management

Appropriate treatment and safe conveyance of rainwater will be considered in the site design and all associated methods will align with the City-Wide Integrated Rainwater Management Plan (IRMP) requirements.

## Affordable Housing



Diverse Housing Options

## Zero Waste Planning



Waste Diversion Initiatives

## Green Mobility & Transportation Management



Active Modes of Transportation

## Resilience







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