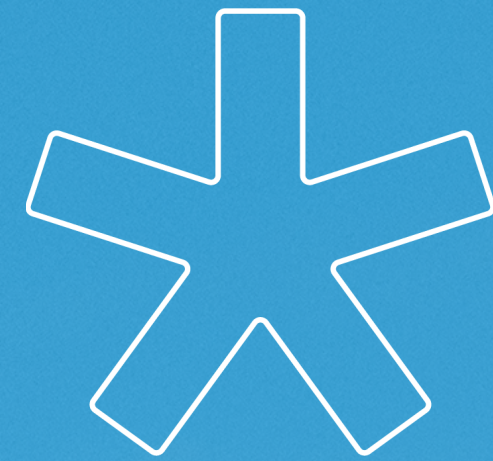
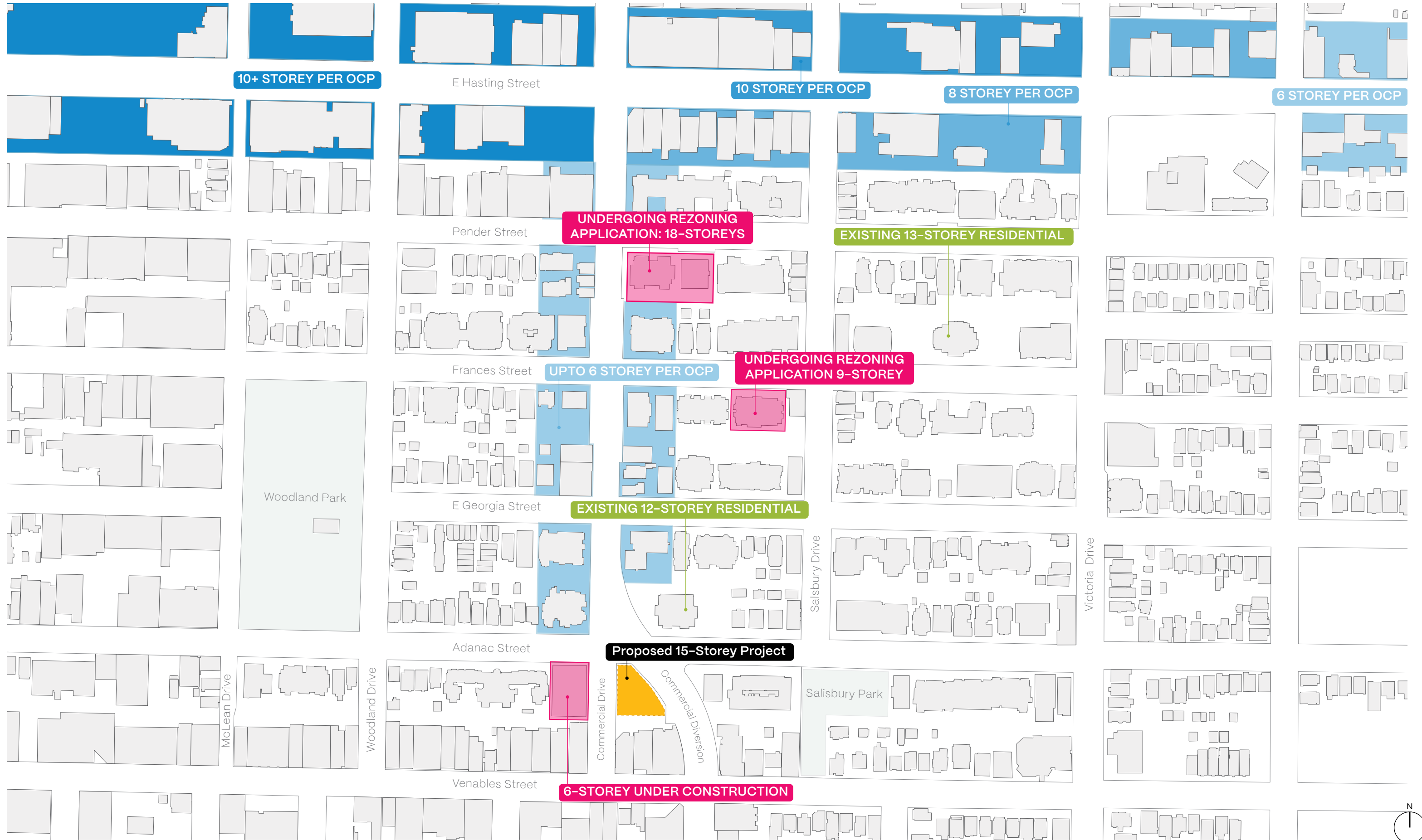


800 Commercial Urban Design Panel



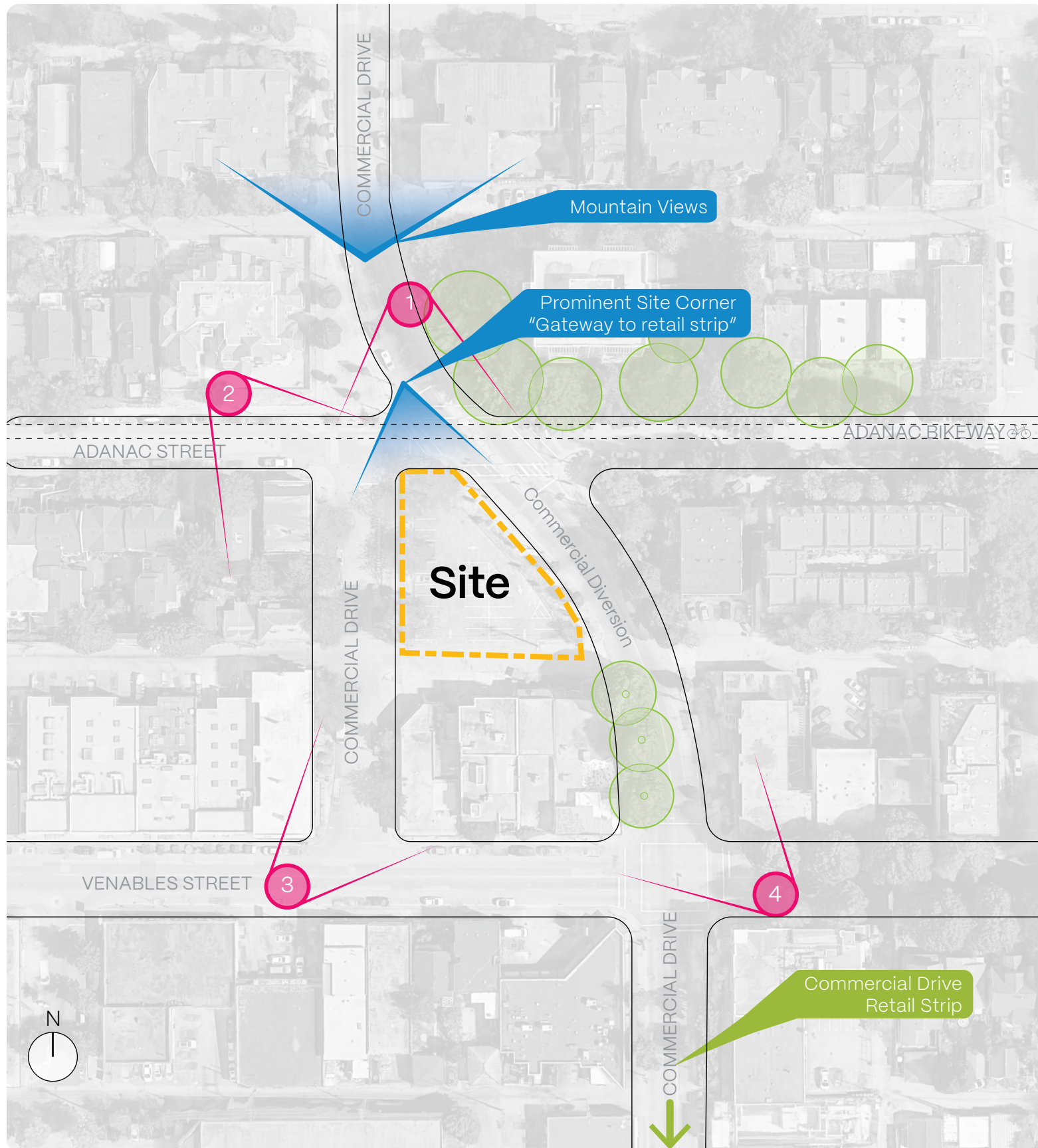
We would like to respectfully acknowledge that we are privileged to be undertaking study of a project located on the traditional, unceded, ancestral territories of the Squamish, Tsleil-Waututh and Musqueam peoples.

01	Introduction
02	Site Context
03	Design Rationale
04	Elevations
05	Shadow Studies





Existing Streetscape



1 View from Commercial Drive, looking South



2 View from Adanac Bikeway, looking South-East



3 View from Venables St + Commercial Drive, looking North-East



4 View from Venables + Commercial Diversion, looking North-West



Design Principles

01 Fitting into the Neighbourhood

Design a high density building that reflects the character of Grandview Woodland.

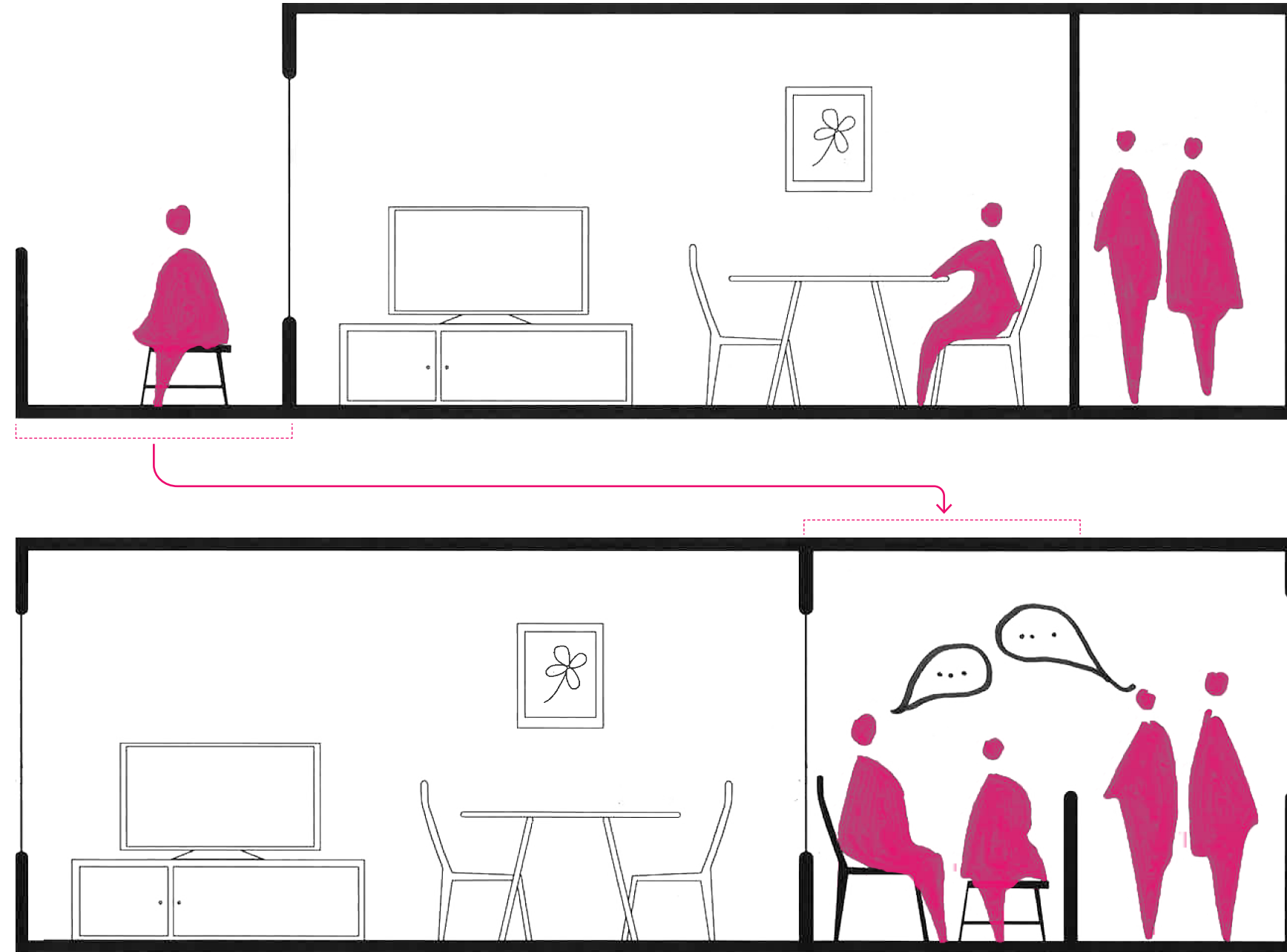
02 Sociability

Create a model of affordable housing with a focus on social interaction and the creation of a resilient community.

03 Livability

Create high density, family oriented housing with livable units, outdoor space, natural light and ventilation.

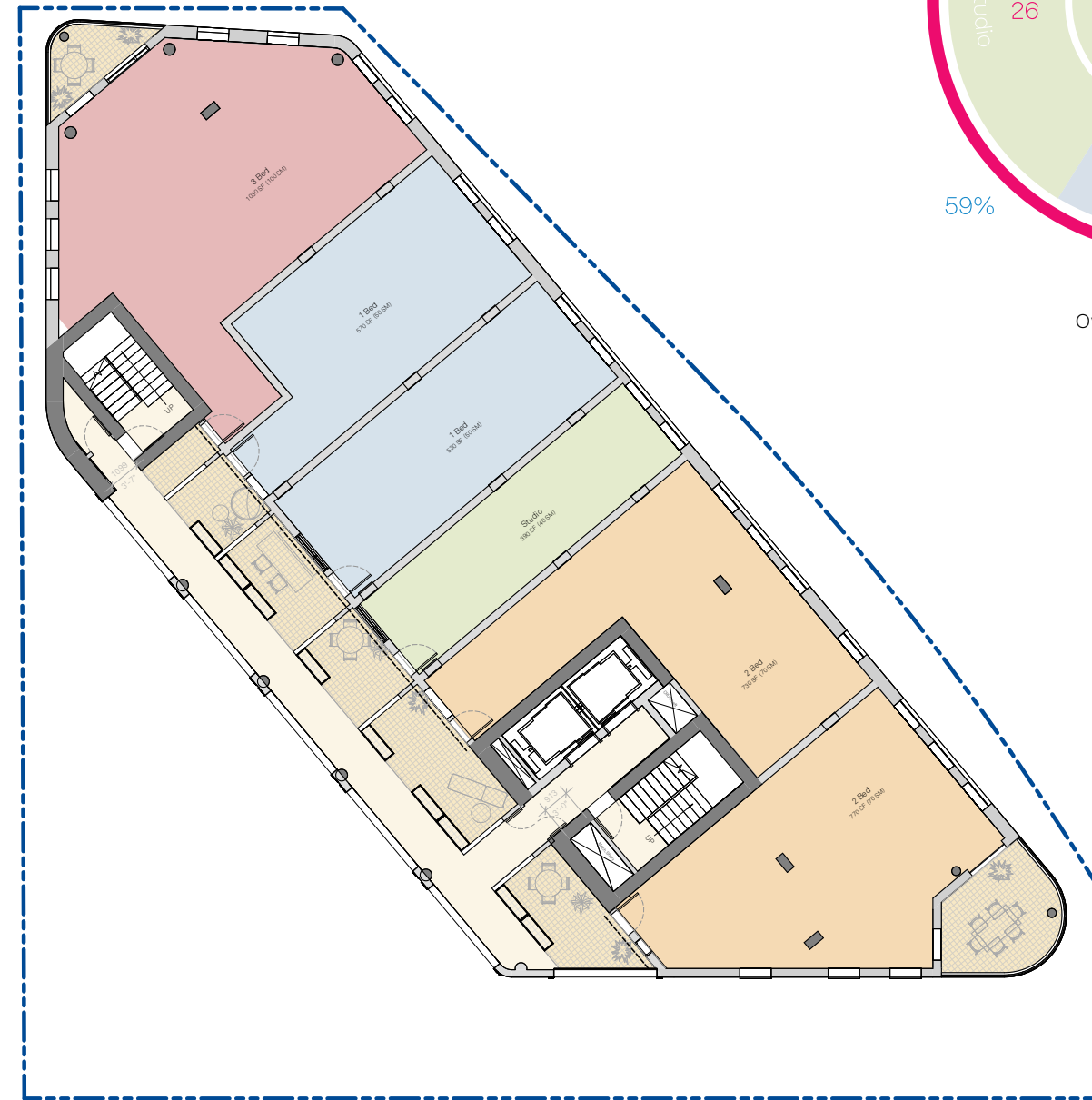
Balconies become front porches.



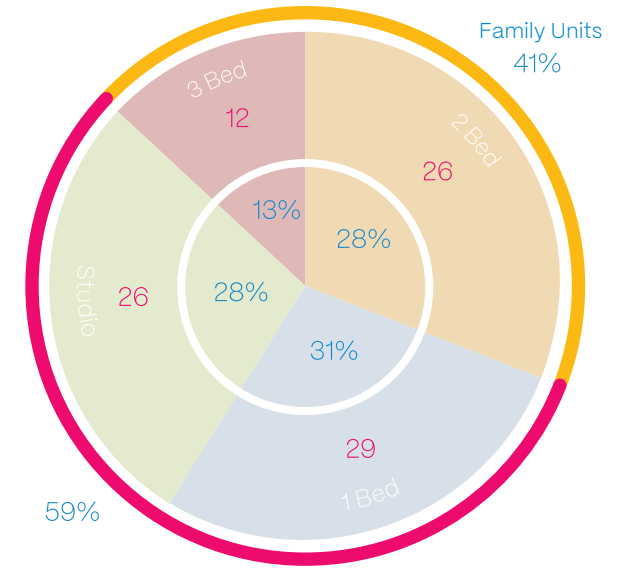




Level 2-4

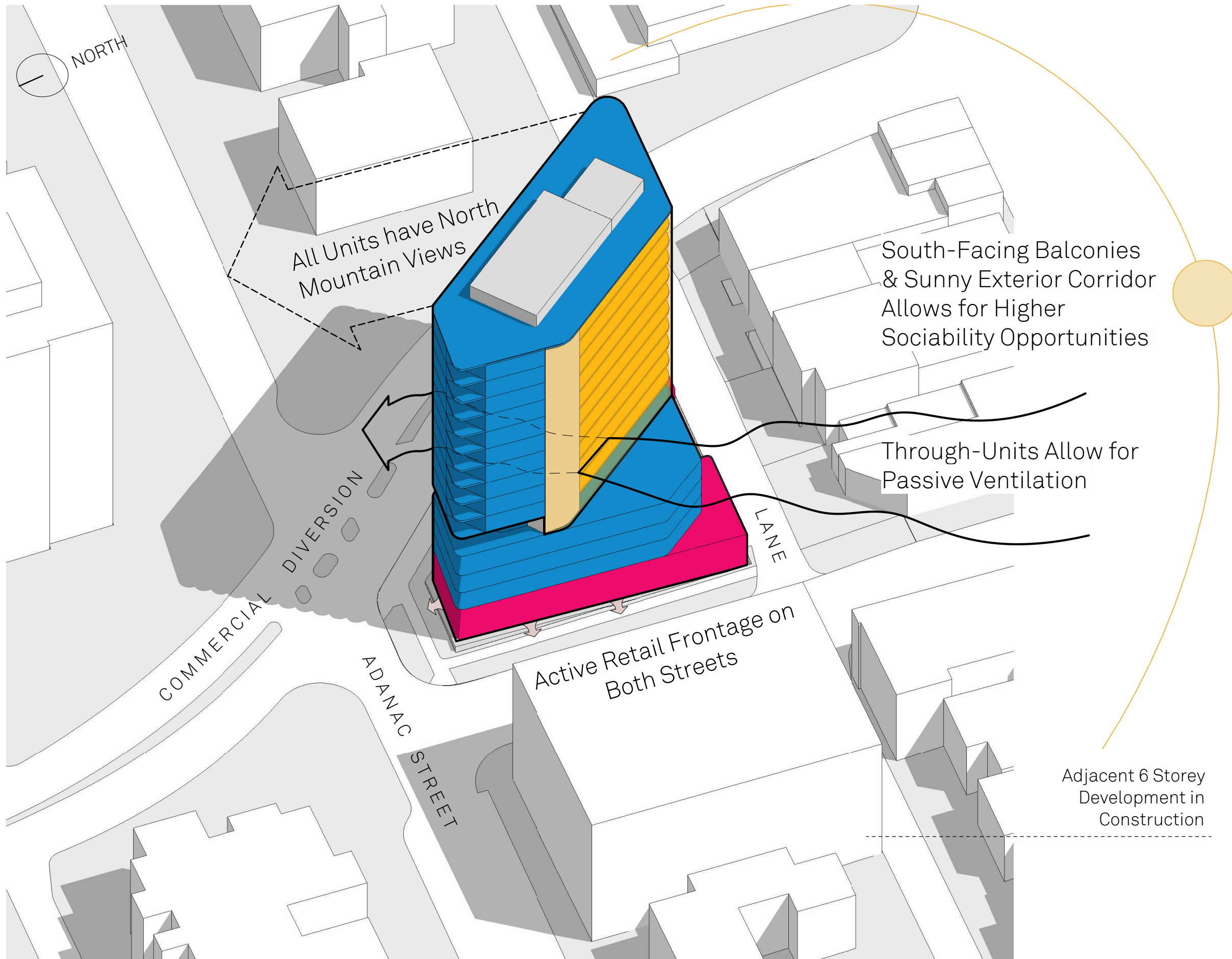


Level 6-15



Overall Project Unit Mix

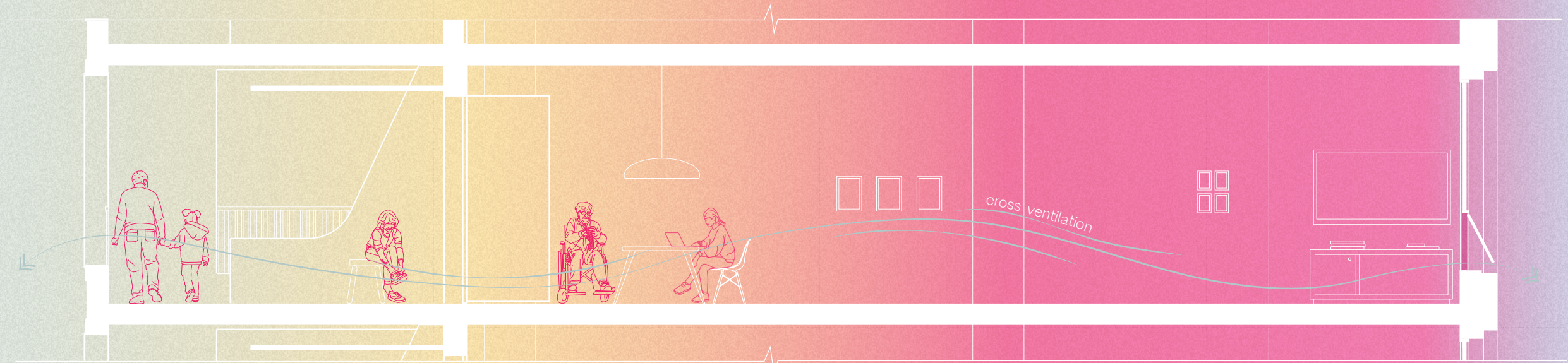




- Core / Parkade / Service
- CRU - Community Service Use
- Residential
- Social Corridor & Balcony



Studio Unit Section



← City Views

Social Corridor

Front Porch

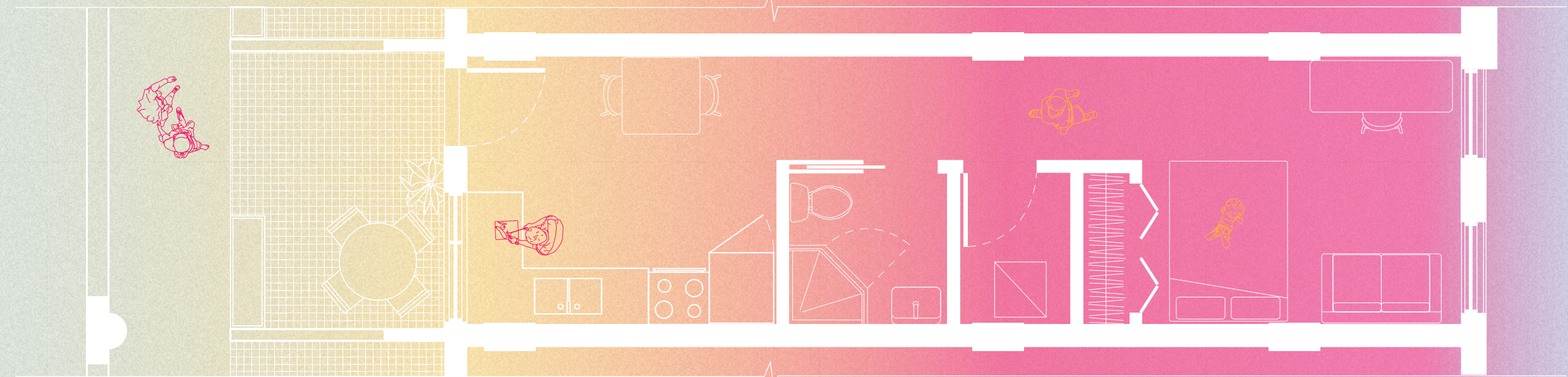
Kitchen/Dining

Transition Zone

Living/Sleeping

Mountain Views →

Studio Unit Floor Plan

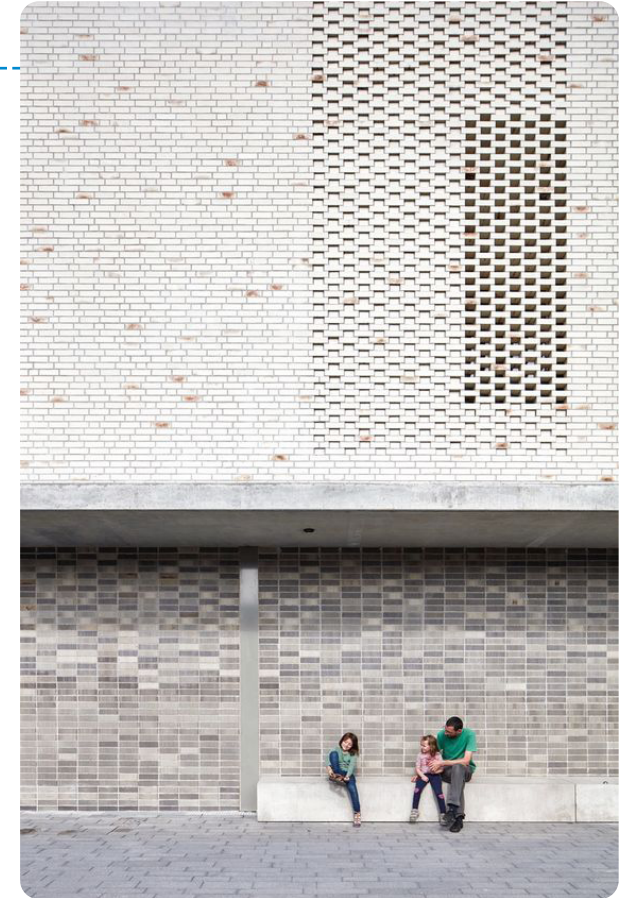


Public

Semi-Private

Private



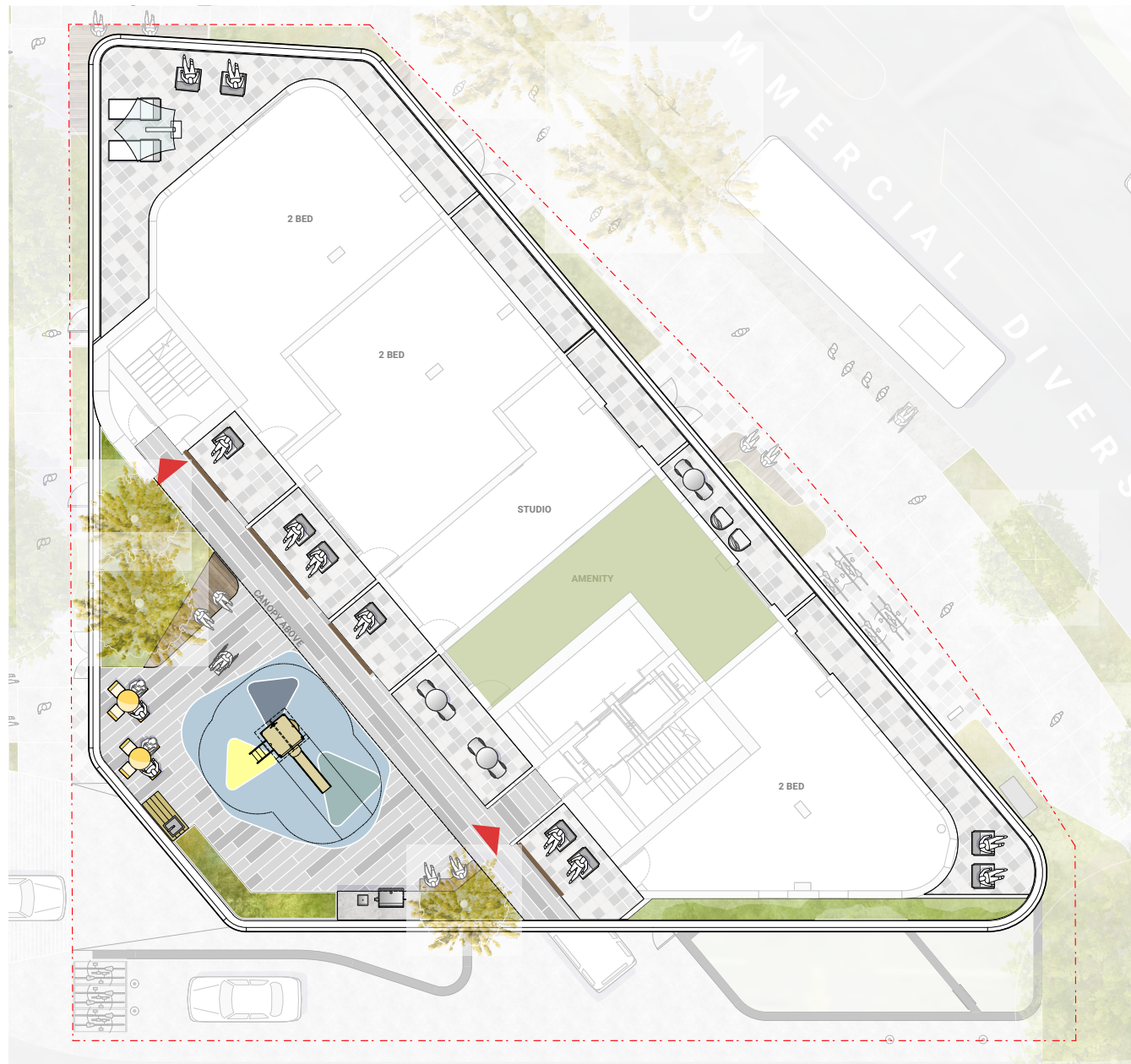




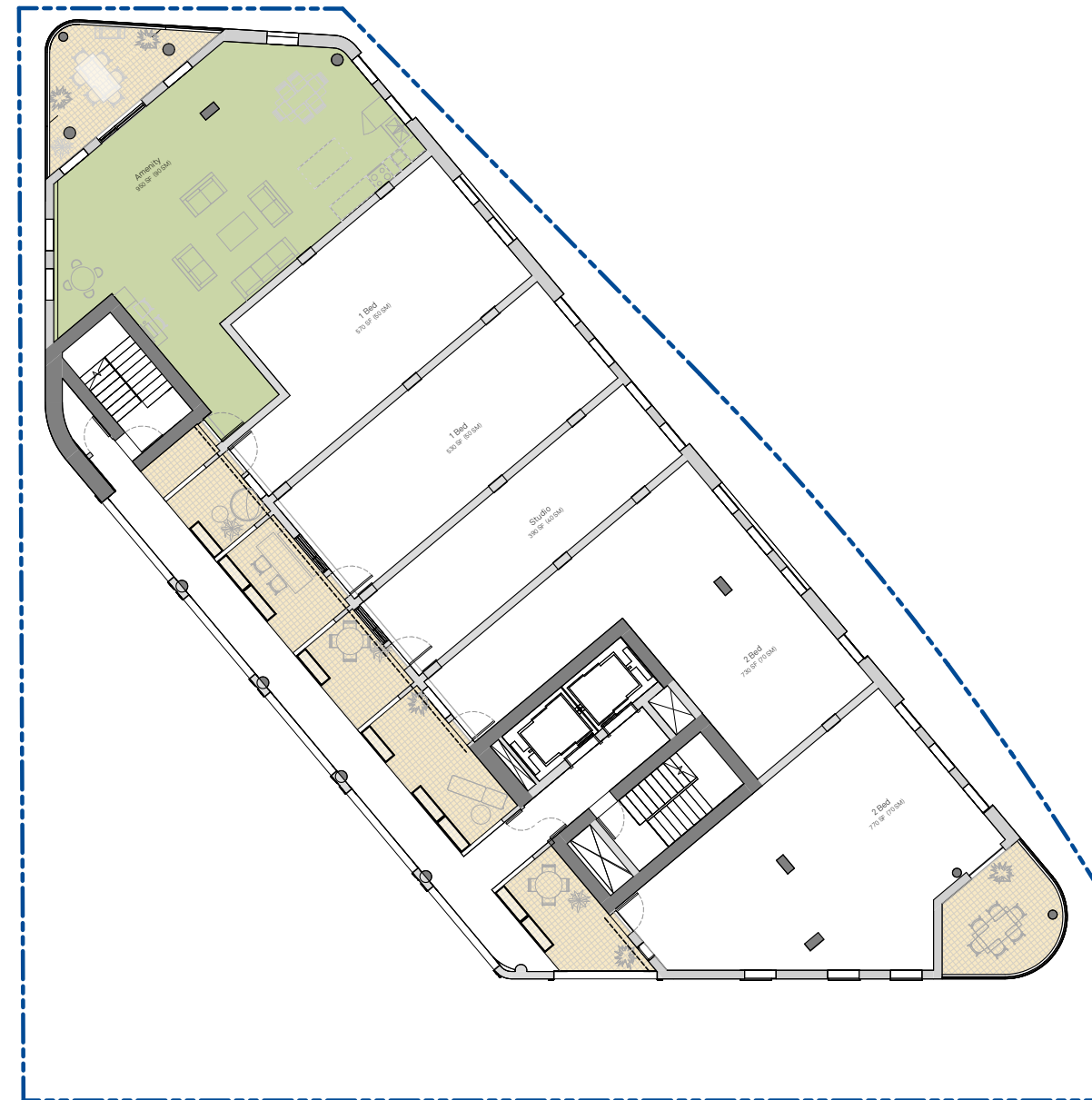
MATERIAL LEGEND - GROUND LEVEL

KEY	DESCRIPTION
	CIP CONCRETE W/ SAWCUT & EXPOSED AGGREGATE PER CoV STANDARD
	UNIT PAVER
	PLANTING
	EXISTING TREE
	PROPOSED TREE
	SEATING
	BIKE RACK
	BOLLARD
	PROPERTY LINE
	BUILDING ENTRY/EXIT
	BUS STOP

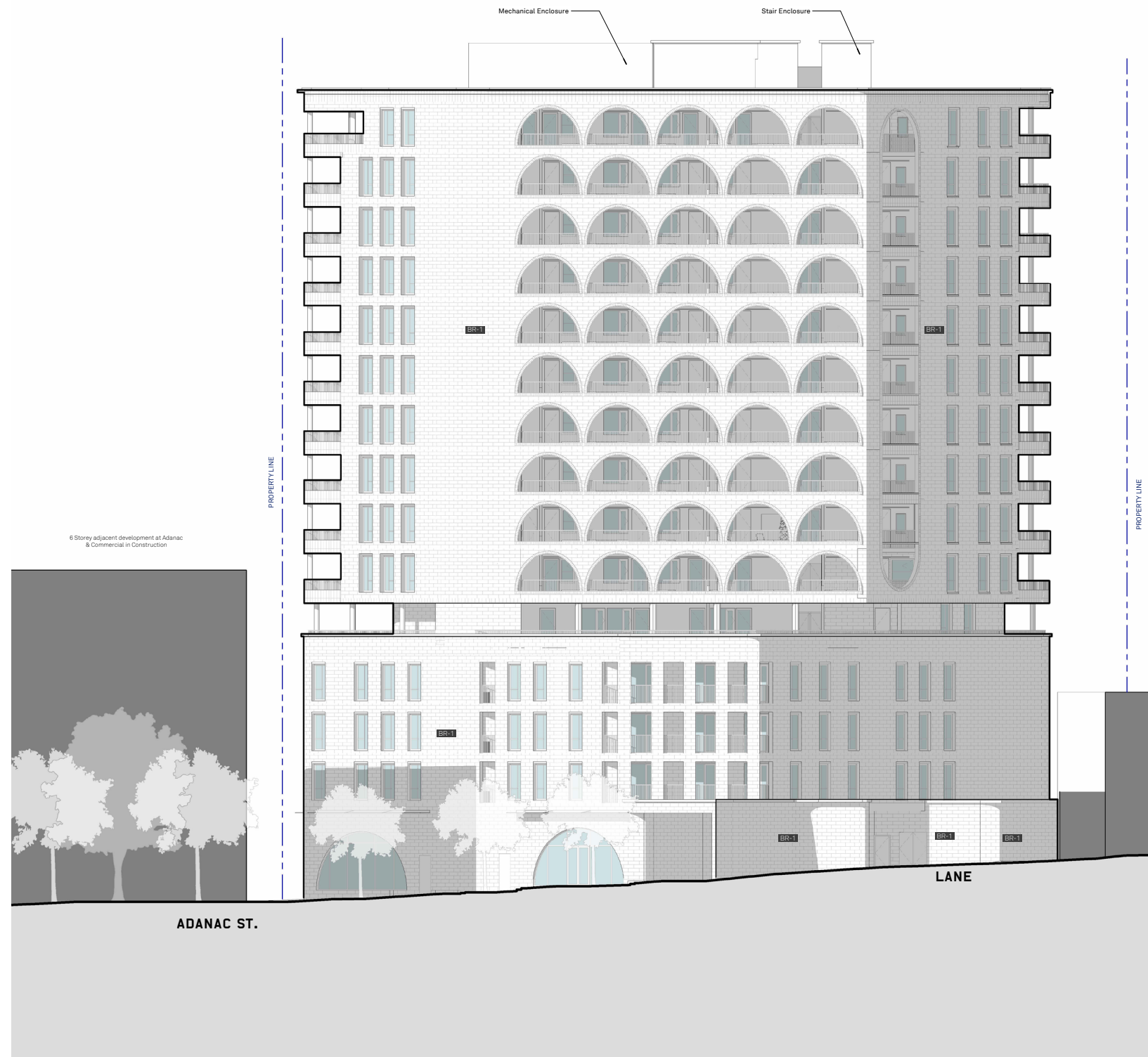
- Residential
- CRU



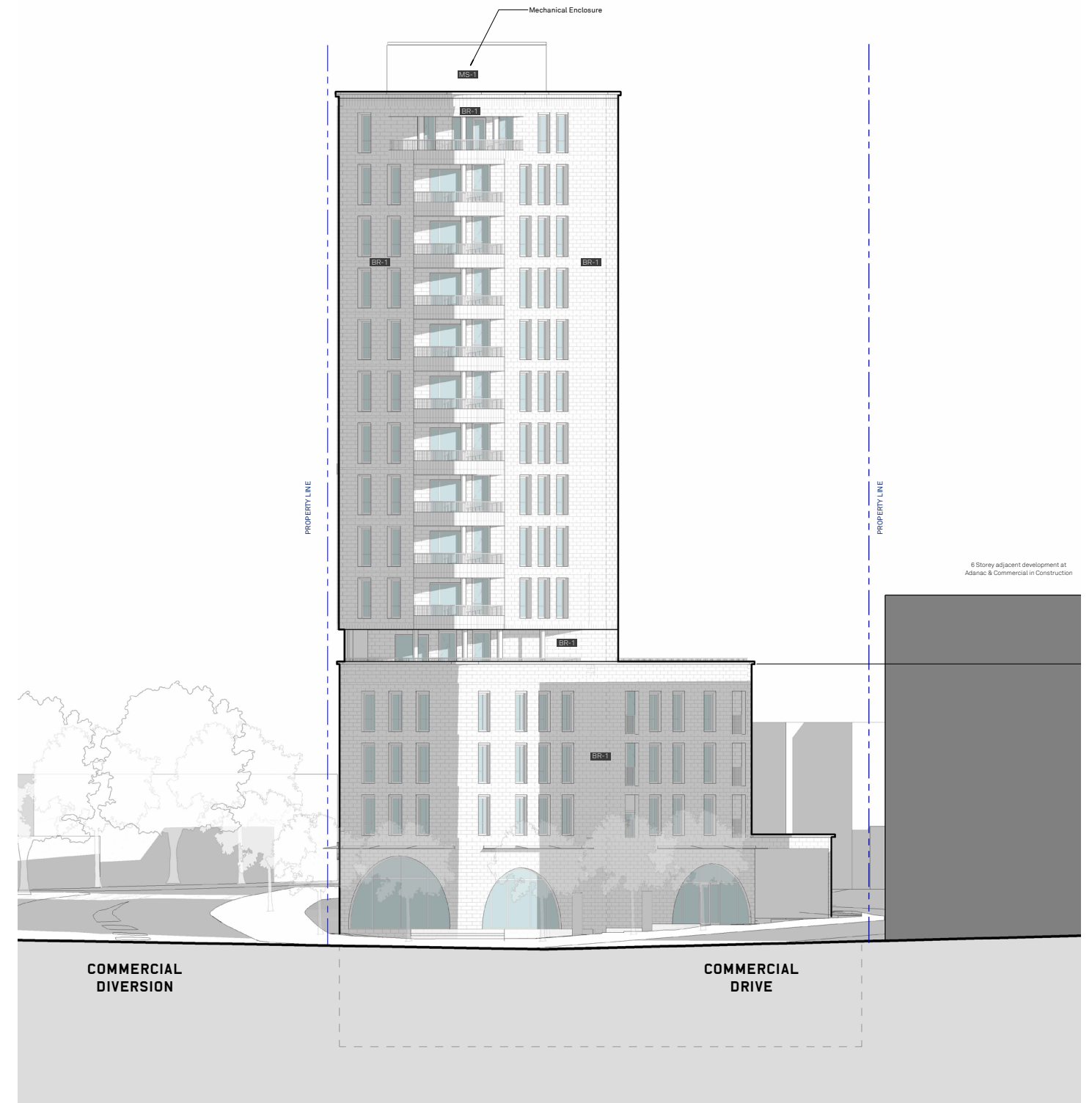
Playground Focused Outdoor Amenity Area - Level 5



View Focused Indoor and Outdoor Amenity Area - Level 15



Commercial Diversion



Adanac Street



10:00 AM

12:00 PM

2:00 PM

4:00 PM

Spring Equinox



Summer Solstice



Fall Equinox

