

STREETSCAPE / PUBLIC REALM DESIGN RATIONALE:

The ground level and public realm landscape plan aims to create a vibrant and activated streetscape environment for users of all ages and abilities. The public realm is anchored by a corner gathering node adjacent to the commercial retail units, with feature paving, signage, and lighting to illuminate this covered public space. A playful, stacked-wood deck seating assembly will ensure activation fronting McKenzie Ave, with a nod to the architectural form and character of the building above. Pedestrians moving along both McKenzie Avenue and Shelbourne Street will see feature paving on private property, clearly delineating store frontages, along with signage and substantial planting buffers that separate the wide sidewalks from the bike lanes. Along Garnet Road, the historic Bowker Creek is brought back to life with boulders, small trees, native shrubs and drought-tolerant perennials. A small storyboard and/or interpretive signage is proposed for the south-east corner of the site to educate the public about the importance of this old stream, as well as the significance of the historic London Plane Trees along Shelbourne Street.

GROUND LEVEL KEY ITEMS

- 1 RESIDENTIAL LOBBY ENTRANCE: DISTINCT PAVING FOR WAYFINDING
- 2 COMMERCIAL RETAIL FRONTAGE WITH FEATURE PAVING ON PRIVATE PROPERTY, STANDARD CONCRETE PAVING ON PUBLIC SIDEWALK AND PLANTING BUFFERS
- 3 CORNER GATHERING NODE WITH FEATURE PAVING (VARIOUS SEATING TYPES, SIGNAGE, AND LIGHTING)
- 4 STAGGERED PLANTING BEDS AT CORNERS
- 5 DESIGNATED BIKE LANES AS PER CML
- 6 "BOWKER CREEK" STORY BOARD
- 7 TOWNHOUSE PATIOS WITH TWO TIER BUFFER PLANTING
- 8 VEHICULAR ACCESS TO PARKING
- 9 EXISTING ENGLISH OAK SPECIMEN TO BE PROTECTED

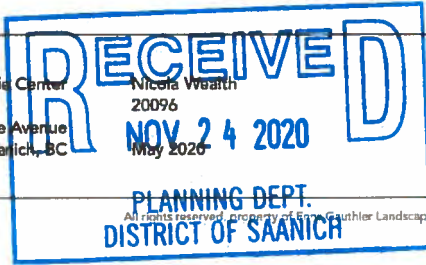


1" = 12'-0" ↑ 1 GROUND FLOOR LANDSCAPE CONCEPT PLAN Scale: 1:200



C	Issued for Rezoning / Development Permit	2020-11-13
B	Issued for Pre-construction	2020-09-18
A	Issued for Pre-construction (Draft)	2020-08-28

McKenzie Center
1555 McKenzie Avenue
Saatchi, BC



L1.0

GROUND LEVEL / PUBLIC REALM LANDSCAPE CONCEPT PLAN

AMENITY LEVEL RATIONAL:

For the amenity deck, we envision a vibrant outdoor space for the residents, with areas programmed for multiple uses with an emphasis on social interaction, recreation and informal games. The two outdoor amenity areas reflect their adjacent interior amenity uses: one is more focused on social and gathering areas, with informal play and a communal garden area, the other area, adjacent to the fitness gym and yoga studio, is designed with more active play and health in mind, including outdoor fitness areas and active games. At the south end of the active play amenity deck, the residents dog run area can be accessed via the south exit hallways.

OUTDOOR SOCIAL PROGRAM

- 1 PATHWAY UNIT PAVING
- 2 SEATING AREA WITH COUCH, TABLES + CHAIRS AND LARGE DINNER TABLES ON FEATURE PAVING
- 3 BBQ AREA COVERED WITH GLASS CANOPY
- 4 LOUNGE / FIREPIT AREA
- 5 ARTIFICIAL TURF FOR FLEX PLAY (BOCCE, CORNHOLE) WITH BARS AND STOOLS AT PERIMETER
- 6 HAMMOCKS WITH OVERSIZED PILLOWS
- 7 TRELLIS OVER WALKWAY
- 8 COMMUNAL GARDEN WITH RAISED VEGGIE BOXES, BANQUET TABLE AND STORAGE, ON GRAVEL
- 9 PRIVATE PATIOS

OUTDOOR ACTIVE PLAY PROGRAM

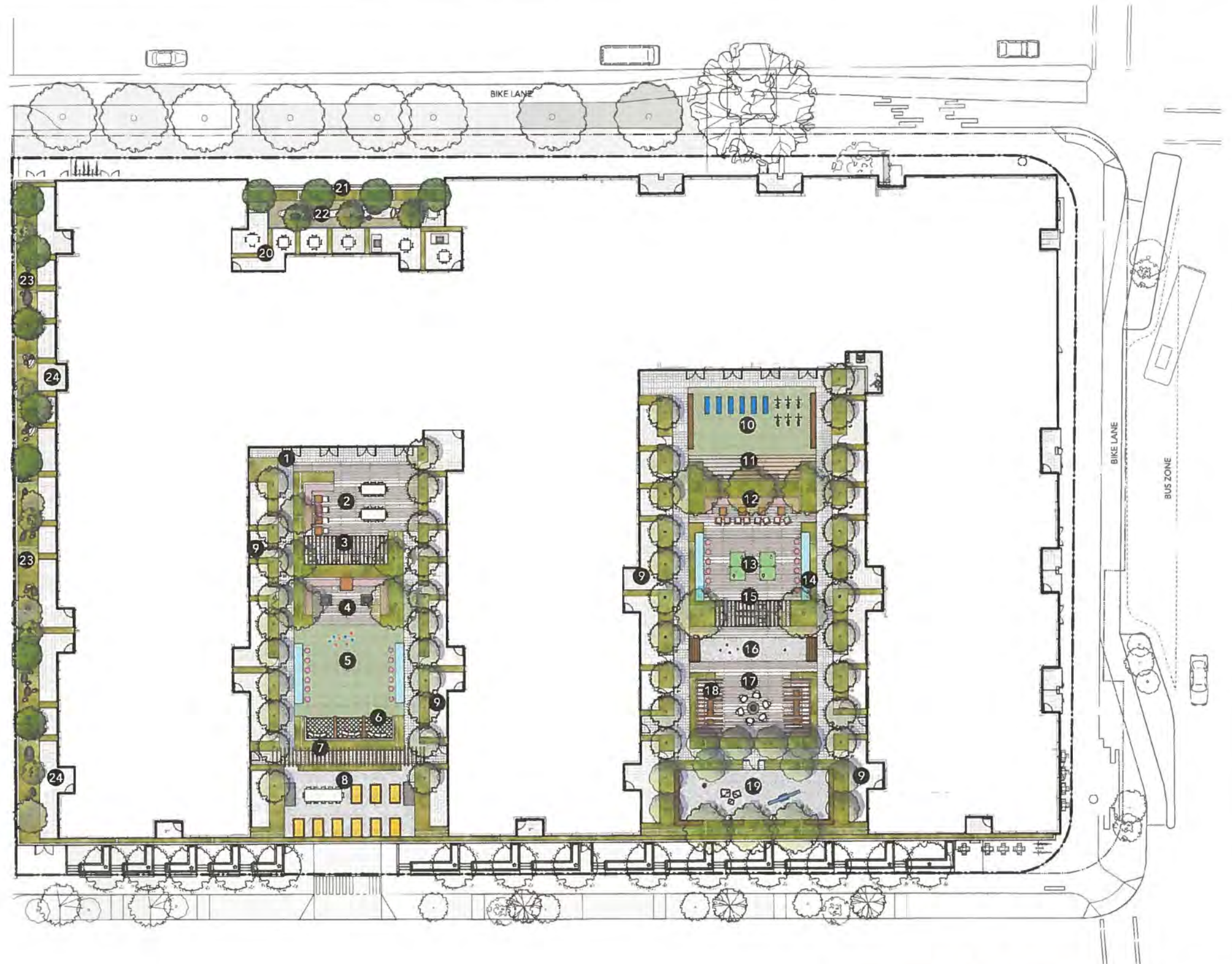
- 10 ARTIFICIAL TURF FOR SPIN BIKES AND YOGA AND PERIMETER SEATING
- 11 RAISED WOOD DECK FOR TEACHING, CLASSES, AND EVENTS
- 12 LONG COUCH WITH TABLES AND LOUNGE CHAIRS
- 13 PING-PONG TABLES (OUTDOOR RATED)
- 14 RAISED BAR TABLE AND STOOLS
- 15 BBQ AREA COVERED WITH GLASS CANOPY
- 16 BOCCE COURT WITH WIDE WOOD BENCH FOR STORAGE
- 17 CIRCULAR FEATURE FIRE PIT WITH SURROUNDING CHAIRS
- 18 LONG COUCH AND TABLES COVERED WITH TRELLIS
- 19 DOG RUN WITH PERIMETER SEATING, BOULDERS AND TETHER-TOTTER, ON PEA GRAVEL OR TURF

MCKENZIE AVE PRIVATE PATIOS

- 20 ENLARGED PATIOS WITH CHAIRS AND TABLES/BBQ S
- 21 PLANTER BUFFER WITH TREES
- 22 RAIN GARDEN WITH SCULPTURE, BOULDERS, AND ORNAMENTAL TREES

WEST SIDE GREEN ROOF

- 23 NATURALIZED PLANTING WITH TREE CLUSTERS AND BOULDER OUT CROPS
- 24 PRIVATE PATIOS



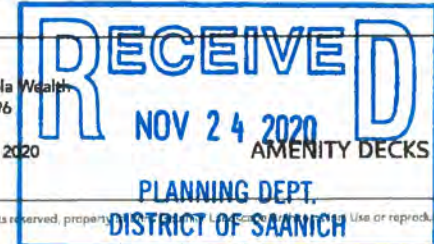
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AMENITY DECKS LANDSCAPE CONCEPT PLAN