

Mixed Use

2010 Olympic Games Athletes Village

2009

Covering 8 city blocks in Southeast False Creek the project temporarily housed the athletes for both the Olympic and Paralympic Games in 2010. After the Games the buildings were converted to market and non market housing.

The building massing creates a series of courtyards and stepped rooftops that support children's play, urban agriculture, patios, amenity gardens and non accessible extensive green roofs.

Besides achieving LEED Gold & Platinum Certification the City of Vancouver further required that each site have a minimum of 50% vegetative coverage. The project achieved this through the use of intensive and pre vegetated extensive roof plantings. Additionally the intensive plantings have a minimum depth of 450mm growing medium to aid in slowing down storm water runoff.

Storm water from each site is collected in underground cisterns and reused for both landscape irrigation, toilet flushing and rain water features.

location

Vancouver BC

client

Millennium Developments and
Vancouver Board of Parks & Recreation

services

Rezoning to Construction Services

budget

\$10,000,000

collaborators

Merrick Architecture, GBL Architects, Lawrence Doyle Architect, Robert Ciccozzi Architect, Francl Architecture, Arthur Erickson & Nick Milkovich Architects



Mixed Use
2010 Olympic Games
Athletes Village

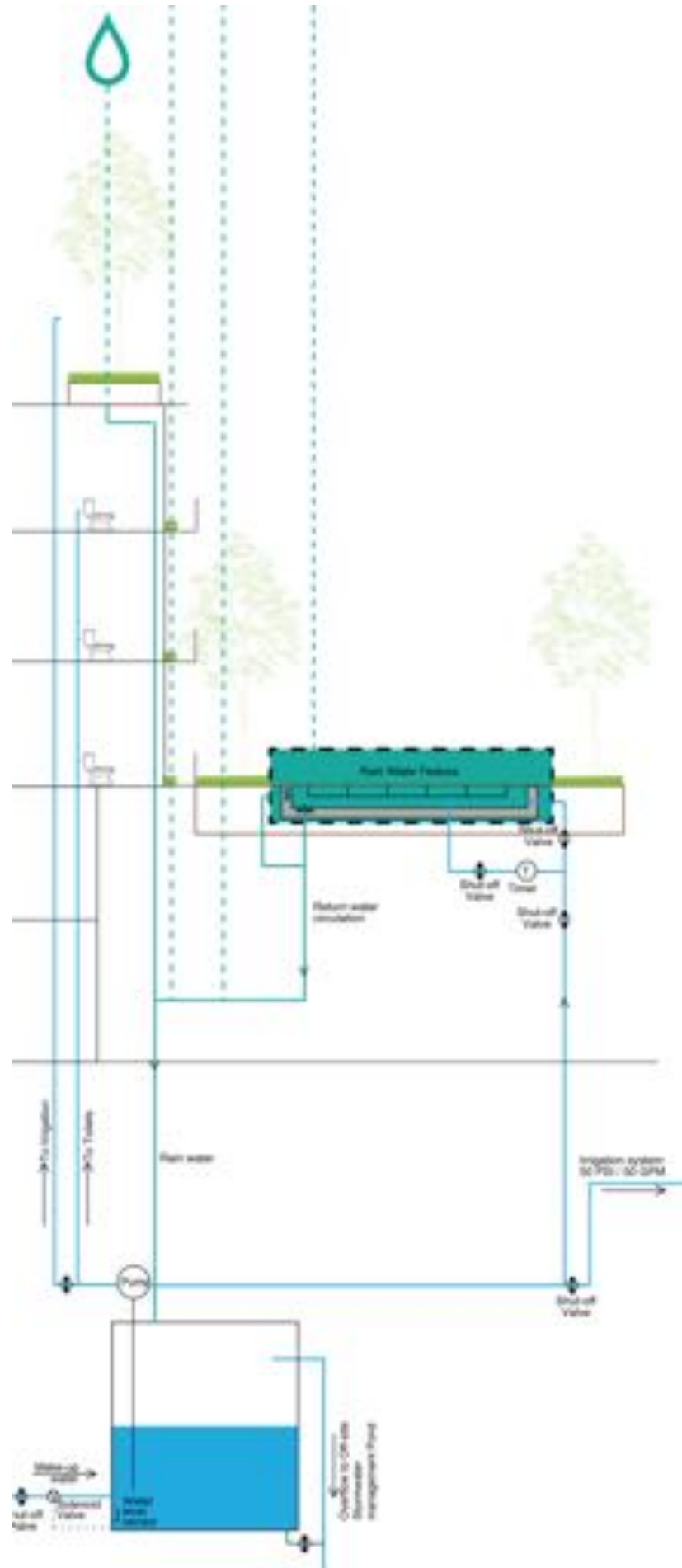
Storm Water Collection
& Reuse

Early in the integrated design process the landscape architects lead the process to collect and reuse the storm water at the Olympic Village.

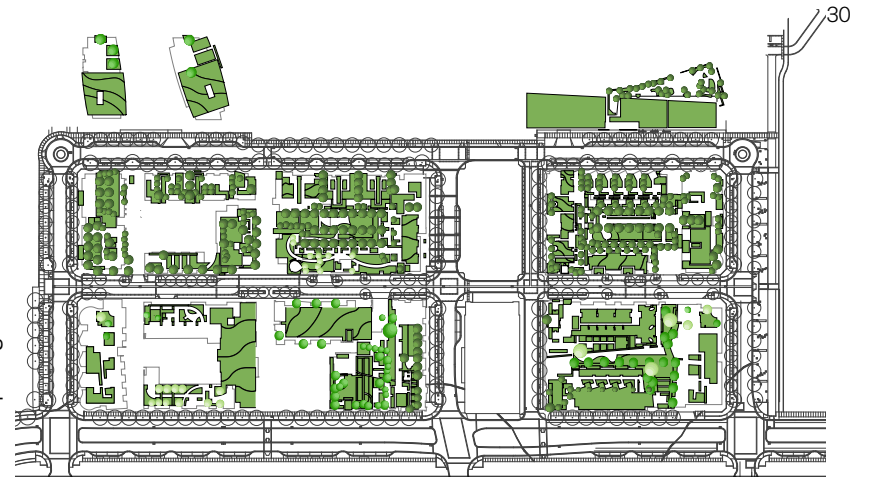
The aim was to achieve an overall reduction in potable water use and reduce storm water runoff (and the associated infrastructure costs associated with a conventional storm water system). This was achieved through an integrated building design involving civil, mechanical, electrical and structural engineers as well as the architect.

All of the storm water runoff is collected in underground cisterns. The toilets are double plumbed (purple pipe) and in the winter months the collected storm water is used exclusively for toilet flushing. In the summer months the collected storm water is used exclusively for landscape irrigation. Year round it is circulated through rain water features that aerate the water and expose it to UV/sunlight as a means to reduce algae growth, improve water quality, and provide a visual/auditory amenity to residents and passersby.

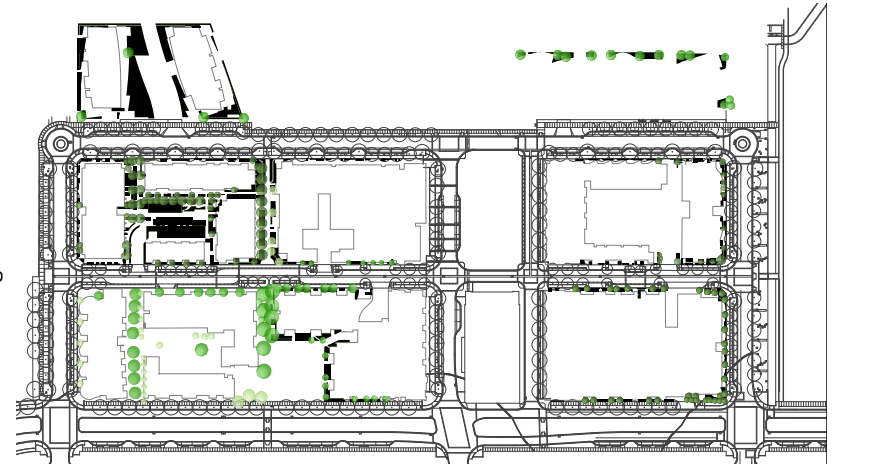
Storm Water Collection + Reuse Diagram



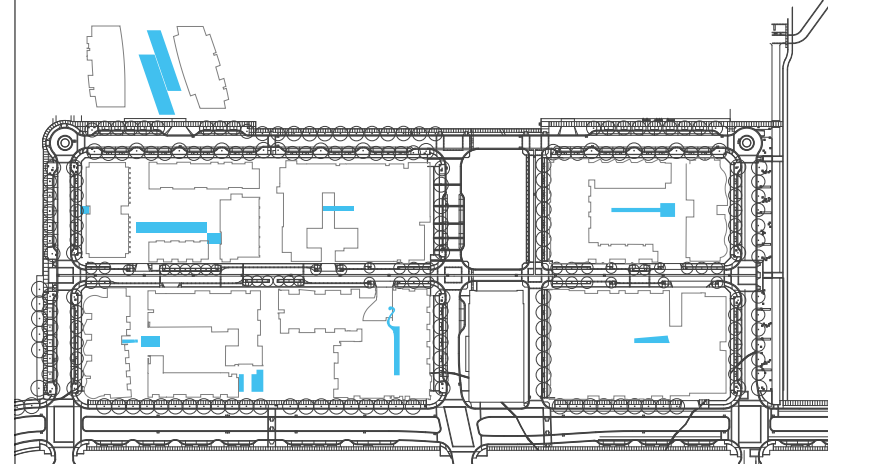
Rooftop Vegetation Plan



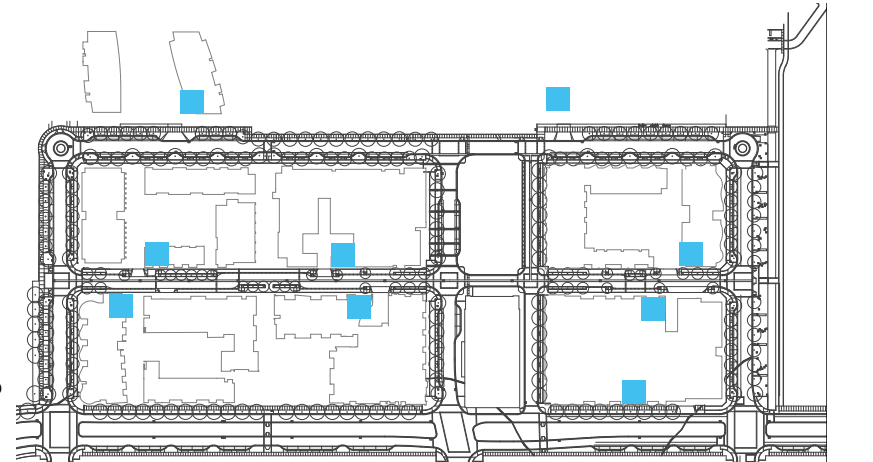
Ground Floor Vegetation Plan



Rain Water Feature Plan



Underground Cistern Plan



Mixed Use

250 Powell/211 Gore

2014

This project, the former remand centre in the downtown east side, was transformed into 96 units of affordable housing for low-income adults and at-risk indigenous youth. The main floor features various amenity spaces that have access to a central courtyard. What was once the exercise yard has been converted into the an amenity garden that includes an open patio, raised urban agriculture plots, seating and fruit trees.

At the north and south upper levels where the building steps back there are a series of outdoor terraces that incorporate seating, planting and views of the north shore and mountains.



location

Vancouver BC

client

The Bloom Group Community Services Society
and BC Housing

services

Schematic Design to Construction Services

budget

\$120,000

collaborators

Henriquez Partners Architects

Mixed Use

Beresford Street Public Realm + Art Walk

2014

Beresford Street, located in the Maywood neighbourhood next to Metrotown Skytrain Station, was once bisected and essentially dead-ended by the former mini-storage building at Telford Avenue. In 2007 Intracorp purchased the mini-storage site with the hope of developing a high density residential and mixed use project.

What precipitated was the redevelopment of Beresford Street as a civic street that connected the Burnaby Civic Square to South Bonsor Community Centre. It also developed as an art walk.

Working closely with the City of Burnaby the first section of the new Beresford public realm was developed west of Telford Avenue. It soon extended west to Willingdon.

The public realm incorporates rain gardens that receive runoff from the the adjacent sidewalk and street. The rain gardens have bridged connections between the narrow sidewalk adjacent to on street parking and a generous sidewalk up against the retail frontage.

A variety of street furniture was utilized to create different seating opportunities and an eclectic feel that contributes to the overall character of the art walk.

location
Burnaby BC

client
Intracorp Development and Boffo Developments for the City of Burnaby

services
Rezoning to Construction Services

budget
\$500,000

collaborators
NSDA Architects, Vector Engineering and the City of Burnaby

