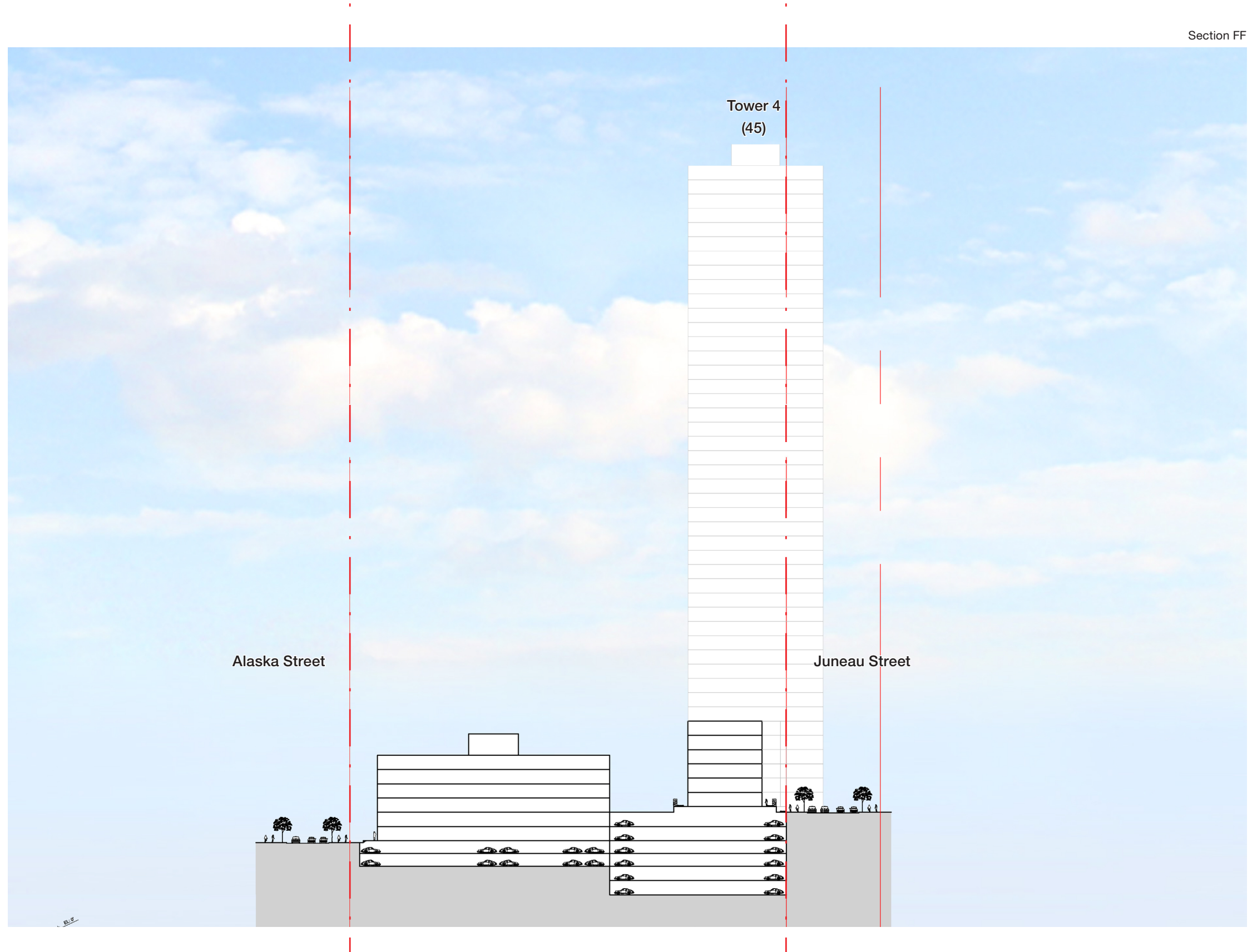


Key Plan



Section FF



Alaska Street

Juneau Street

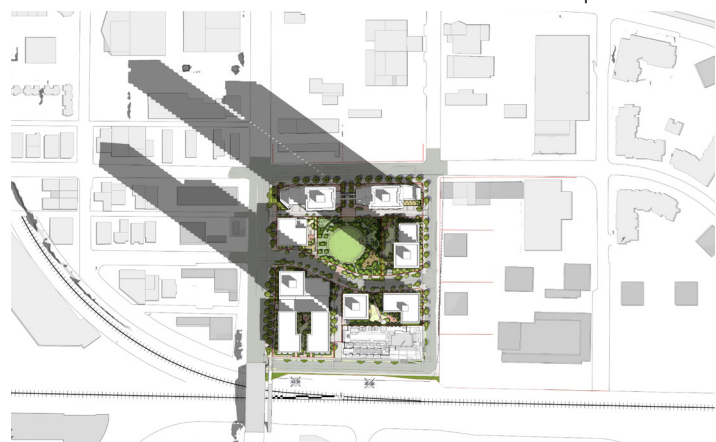
Tower 4
(45)

Shadow Studies

During Equinox, solar performance on the future City Park will have approximately 50% sunlight from morning to about 4pm in the afternoon. Dawson Street's south sidewalk will have small portions of sunlight near noon, whereas the north sidewalk will have approximately 50% sunlight through the day.

During summer solstice, solar performance on the City Park is excellent through the middle part of the day and only modestly compromised in the morning and late afternoon. Dawson Street's south and north sidewalks have approximately 50% sunlight penetration.

Equinox - 10am



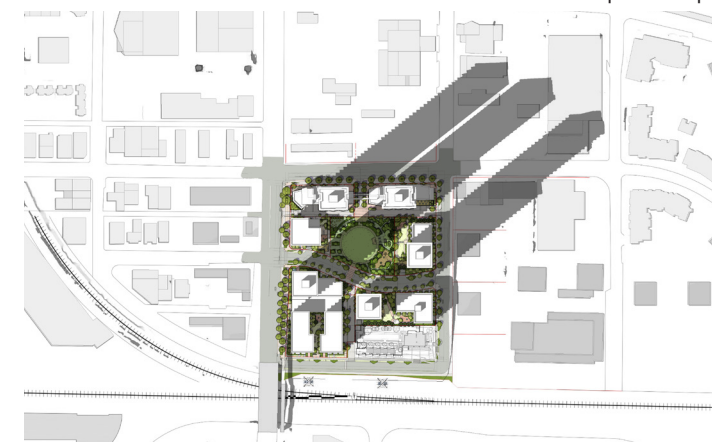
Equinox - 12pm



Equinox - 2pm



Equinox - 4pm



Summer Solstice - 10am



Summer Solstice - 12pm



Summer Solstice - 2pm



Summer Solstice - 4pm





Park and Open Space Concept

Design Rationale

Adjacent Open Space and Amenities

Existing Site Conditions

Design Moves - Topography & Accessibility

Design Moves - Circulation & Nodes

Design Moves - Open Space Network & Stormwater Management

Inspirational Images

Overall Public Realm Landscape Plan

Park

Pedestrian Connections

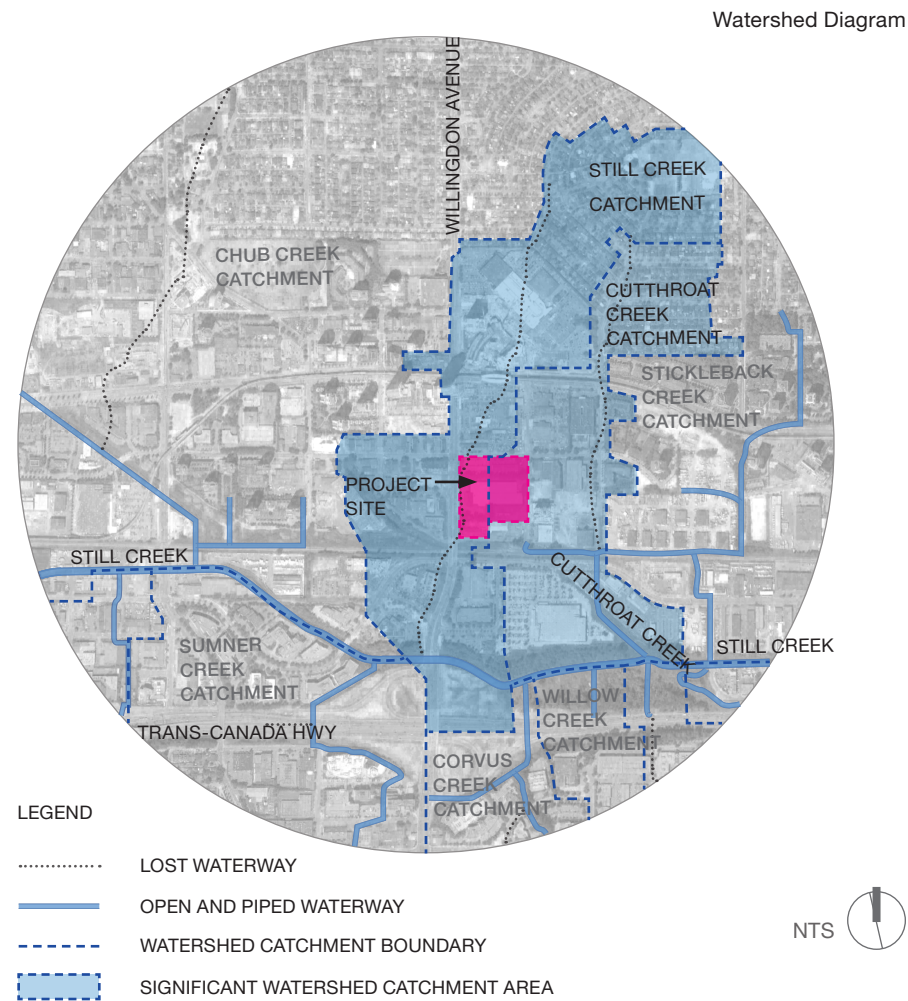
Park and Open Space Concept

Design Rationale

The Grove is located in Burnaby, BC, framed by Dawson Street, Alpha Avenue, Alaska Street, and Willingdon Avenue. The surrounding rapidly developing area lends potential for the site to become a desirable residential hub with high connectivity, accessible park spaces, and ecological design solutions.

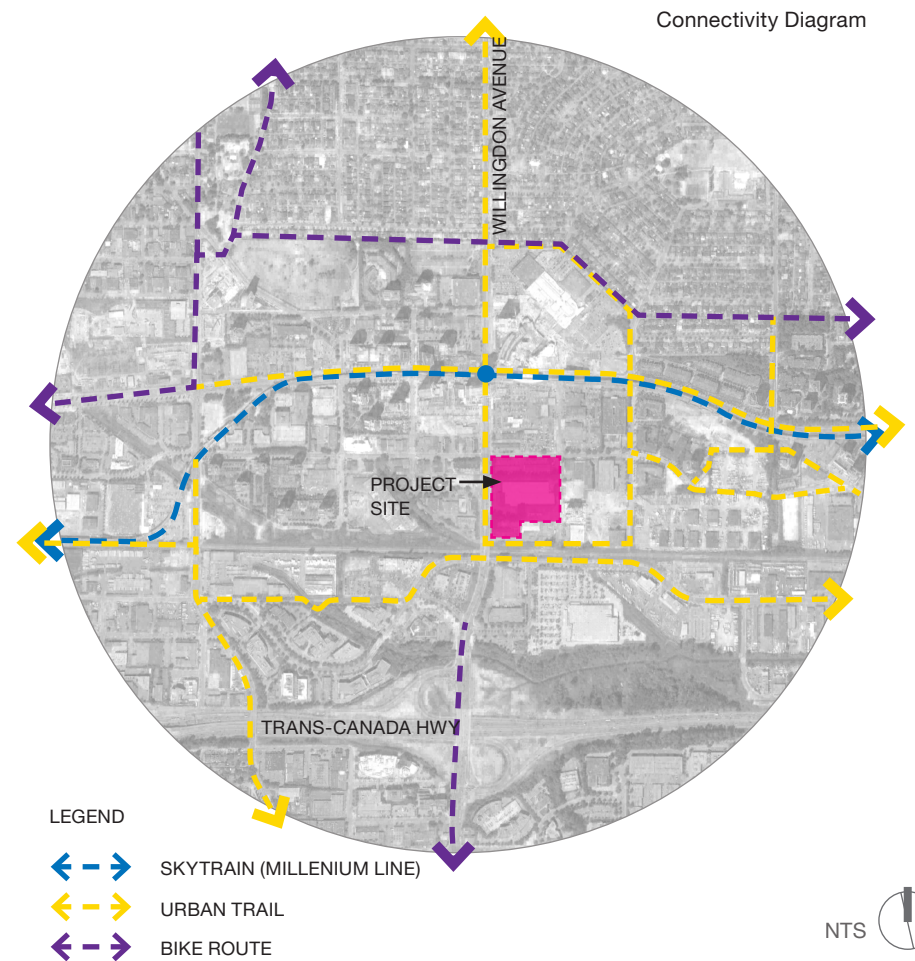
Waterways & Watersheds

The project site sits within the Brunette River Watershed on the watershed catchment boundary of the Still Creek and Cutthroat Creek Catchment Area, with record of a lost waterway on site, which was diverted underground along Dawson Street and Willingdon Avenue.



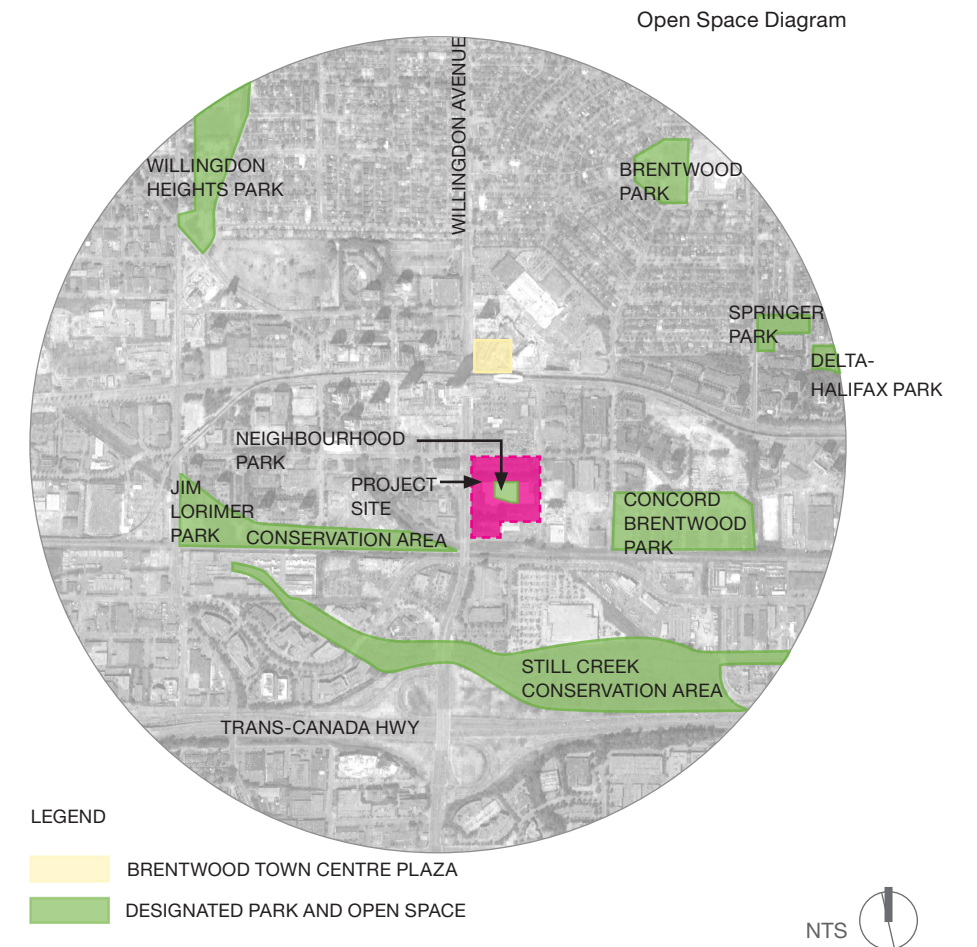
Connectivity

In addition to the water connection, the site is easily accessible by a number of urban trails and bike routes that connect to Brentwood SkyTrain Station to the north and Central Valley Greenway to the south.



Open Spaces

These connections link the site to the extensive open space network in the area, including Brentwood Plaza to the north and the future Woodlands Park to the east.



Adjacent Open Space and Amenities

The watershed catchment, connectivity, and open spaces surrounding The Grove provide a number of opportunities for the site to become a significant node in the overall network of the area. The proposed greenway to the south will further enhance the link between the site and its surrounding area. Below is a description of nearby open spaces and the amenities provided by these spaces.

The Grove is located between the Still Creek Catchment area and the Cutthroat Creek catchment area. In addition, its close proximity to numerous urban trails and bike routes offers the potential to connect proposed and existing open spaces in the area. These elements combine to form a central spine through the site.

The Grove will become the missing link in the existing circulation and park spaces while providing sustainable amenities for the immediate and adjacent community.

Systems Relationship Diagram

Brentwood Town Centre



- Plaza
- Seating
- Shopping
- Theatre
- Restaurant

Delta - Halifax Park



- Walking Trail
- Natural Habitat

Jim Lorimer Park



- Children's Play Area
- Seating / Picnic Area
- Walking Trail

Springer Park



- Children's Play Area
- Seating Picnic Area
- Walking Trail
- Flexible Lawn
- Natural Habitat

Brentwood Park

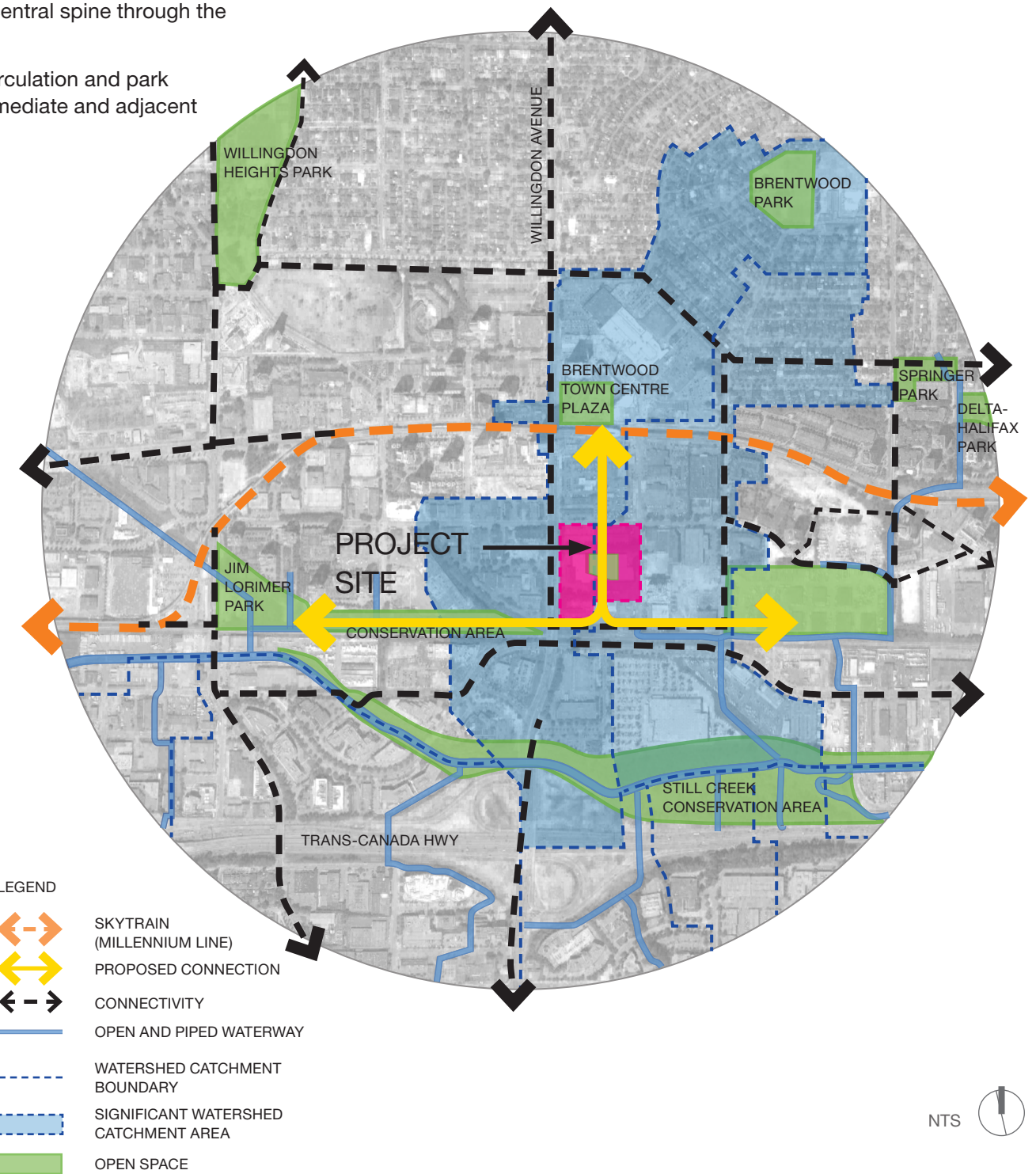


- Children's Play Area
- Seating / Picnic Area
- Walking Trail
- Tennis Court
- Basketball Court
- Swimming Pool
- Flexible Lawn

Future Woodlands Park



- Children's Play Area
- Seating Picnic Area
- Water Feature
- Walking Trail
- Amphitheater
- Fitness Circuit
- Environmental Education Area
- Flexible Lawn



Existing Site Conditions

Currently, The Grove is dominated by low-rise commercial buildings with some industrial uses. The site is dominated by vehicular traffic, with minimal sidewalks directly adjacent to roads and a number of surface parking lots. There are some existing trees on site, but they do not contribute to a desirable pedestrian environment.

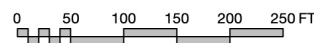
The current road conditions also does not allow permeability through the site, with access only along the periphery streets.

Existing Vegetation Diagram



LEGEND

- EXISTING TREES TO BE REMOVED (IN CONFLICTS WITH PROPOSED ON-SITE DEVELOPMENT)
- EXISTING TREES TO BE REMOVED (IN CONFLICTS WITH OFFSITE- IMPROVEMENT)
- EXISTING TREES TO BE REMOVED (IN CONFLICTS WITH PROPOSED TOPOGRAPHY)



Existing Trees on Willingdon Avenue



Existing Trees on Willingdon Avenue



Existing Trees at the Olympia Tile Site



Existing Trees on Dawson Street



Existing Trees on Dawson Street



Existing Trees on Alpha Avenue

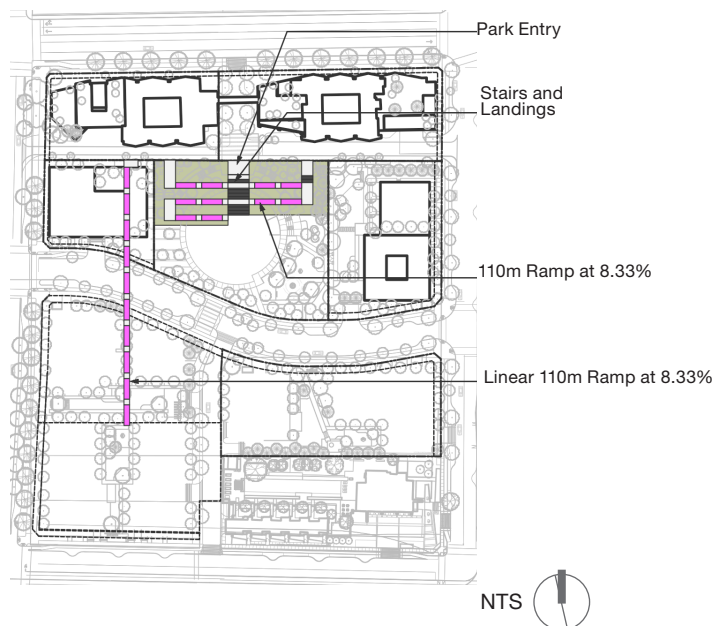


Design Moves - Topography & Accessibility

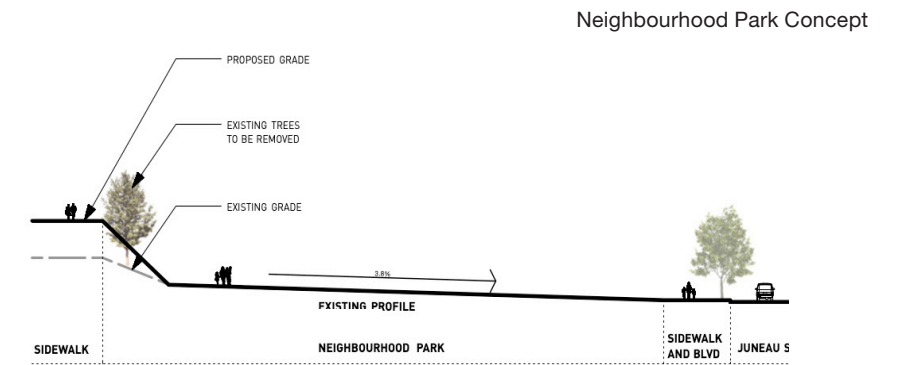
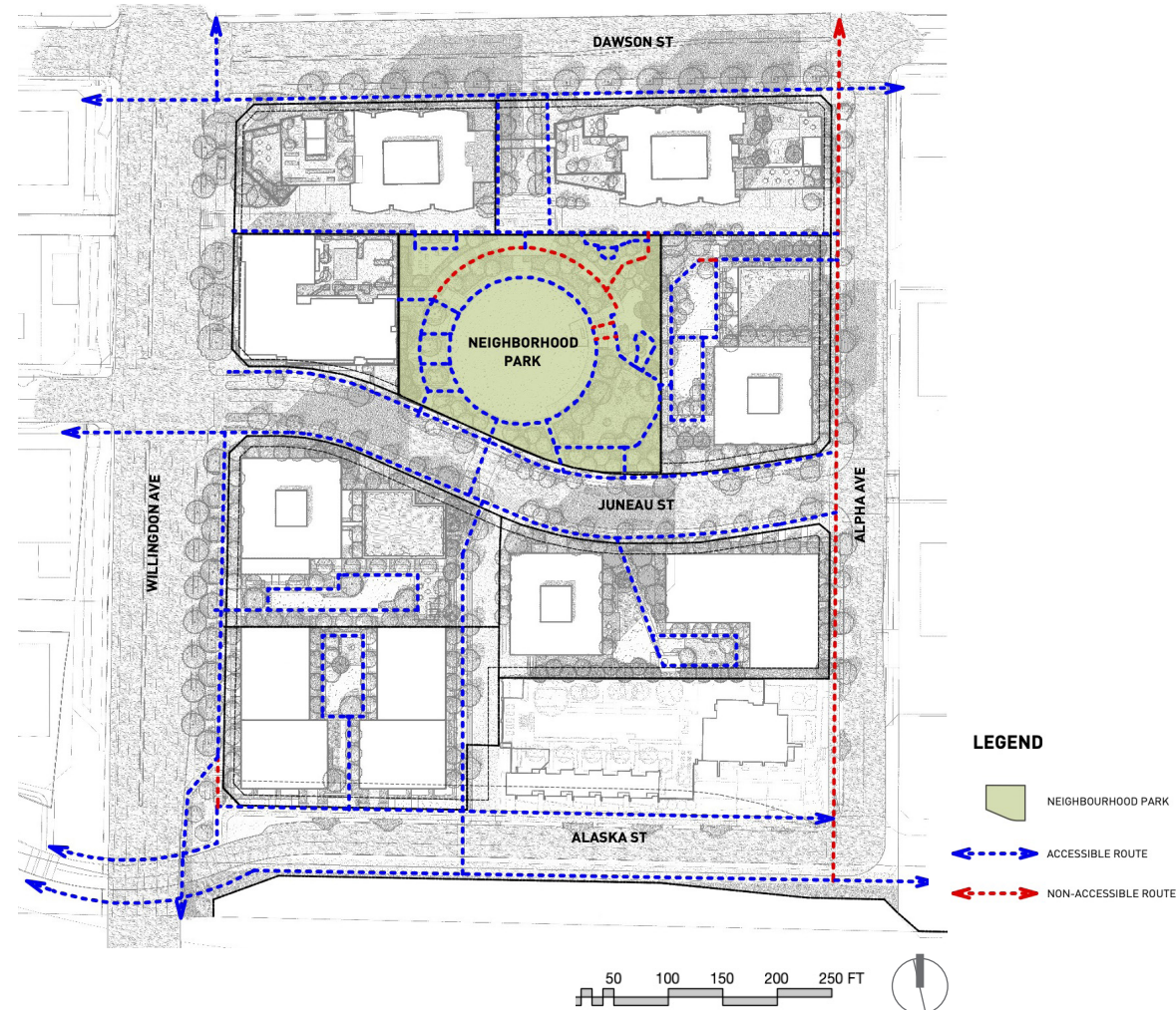
For The Grove to become a link within the community is to ensure accessibility throughout the development. Due to changes to the existing topography, a thorough analysis of the topography was conducted. The resultant design decisions utilize topographical changes to maintain accessibility throughout the site and provide opportunities for visual interest, varying traveling experience, and different spaces with distinct programs. The introduction of Juneau Street as well as a number of lanes add permeability and connectivity throughout the site and with adjacent properties. The central neighbourhood park mitigates the grade change and further adds permeability through the site.

Accessibility

An 8m grade change is proposed between the phase 1 lane and Juneau Street. To achieve a continuous accessible path at this location would require a 158m ramp at a grade of 5% or alternatively, a 110m ramp at 8.3%, inclusive of landings. The diagram below illustrates the significant area required to construct the ramp. This option is not recommended due to the amount of physical effort, excessive distance, and walking time required by the pedestrian. As such, its actual degree of accessibility is limited. To achieve accessibility for the entire length of the site, an alternative north-south connection is provided on Willingdon Avenue.



Accessibility Diagram



Topography

Topography Diagram

