

Context & Development



RACETRACK

1924 - 1958



SHOPPING CENTRE

1977...



URBAN VILLAGE

2024...

Rural

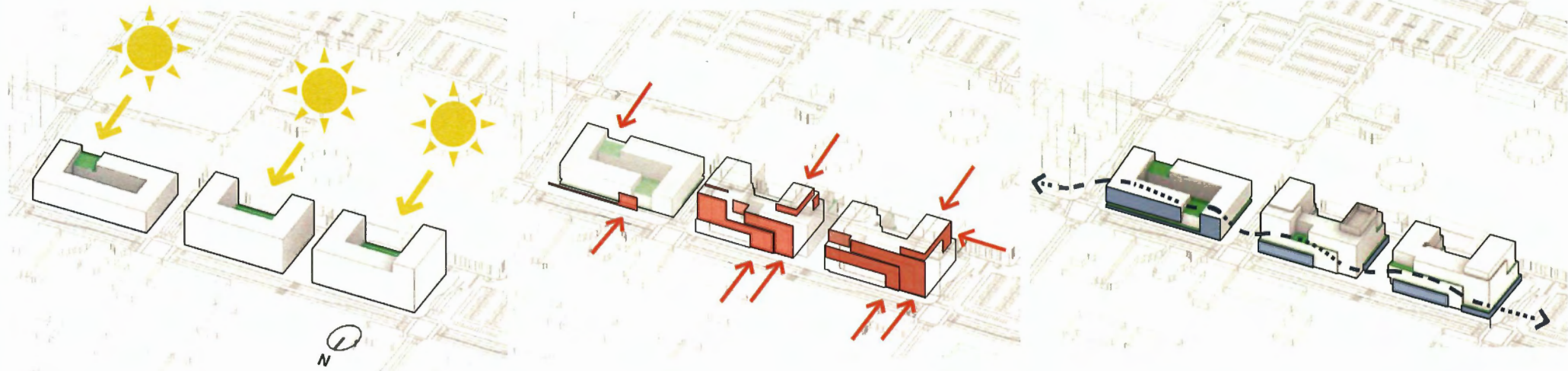


Asphalt Surface Parking



Green, Sustainable, Urban Neighborhood

Breaking Down the Scale



Step 1. **CARVE**

- Southern Solar Exposure for Courtyards and Community Spaces
- Mews with a Lower Podium for Pedestrian Comfort

Step 2. **PUSH**

- Alderbridge Frontage Scaled Down with Setbacks
- Setbacks at Varied Heights with Planted Edges

Step 3. **"FIRST 40 FEET"**

- "First 40 Feet" for Human Scale and Pedestrian Centric Design
- Introduce Special Textural Materials at the Pedestrian Level (Brick, Plants, Lighting, Etc.)

3 Blocks / Public Realm

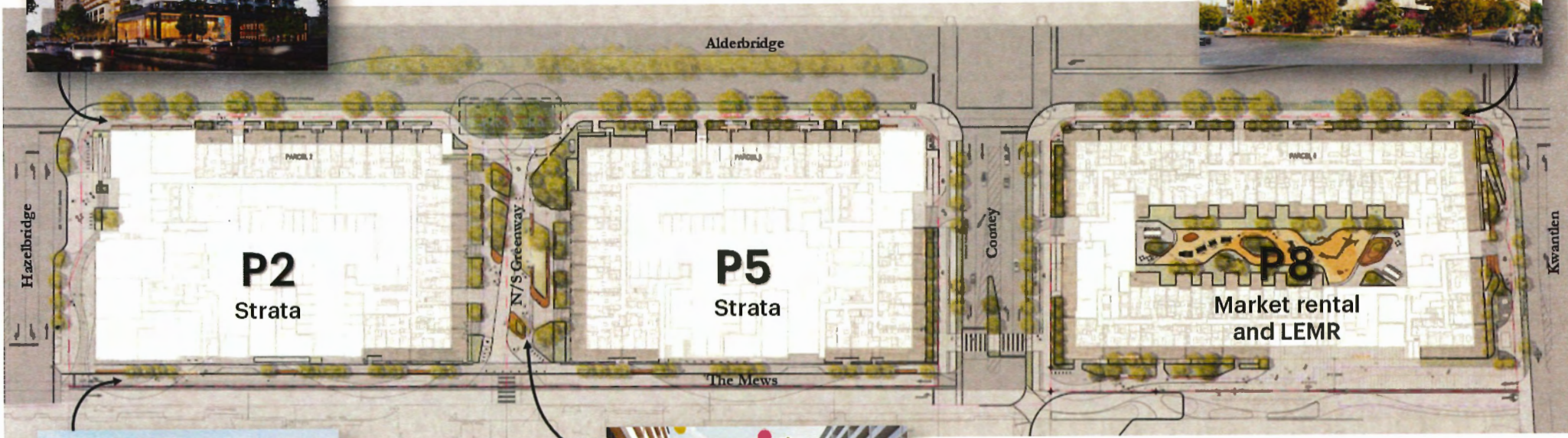


Alderbridge

- Urban Multimodal
- Active
- First 40 Feet

Kwantlen

- Abundant Planting for Green Pedestrian Experience



The Mews

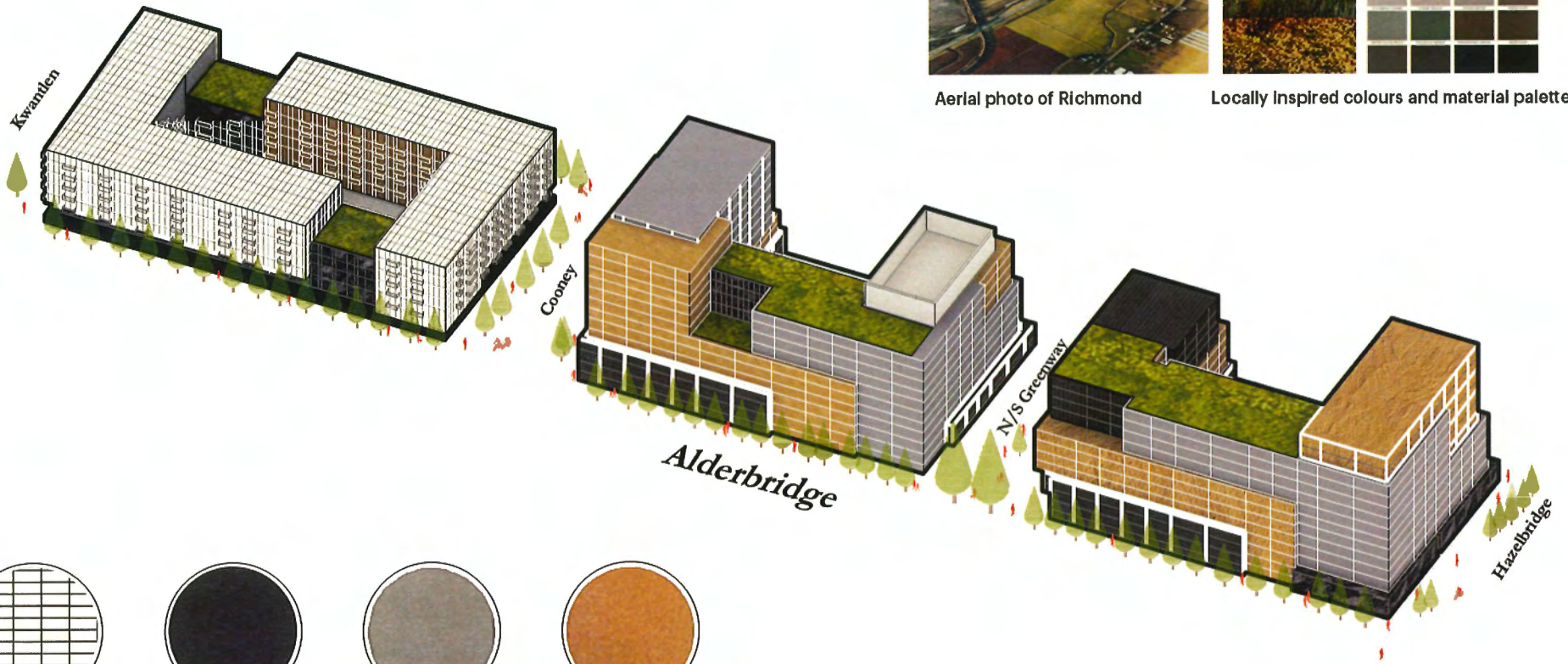
- Pedestrian Centric
- Human Scaled



The Greenway

- Community Plaza
- Heritage Pin Oaks
- Brick Colonnade
- Art Bridge

Materiality



Aerial photo of Richmond



Locally inspired colours and material palette



First 40 Feet
White Brick



Reveals / Recess
Charcoal



Volumes A
Concrete Grey



Volumes B
Warm Amber

Alderbridge

Parcel 2 Looking East

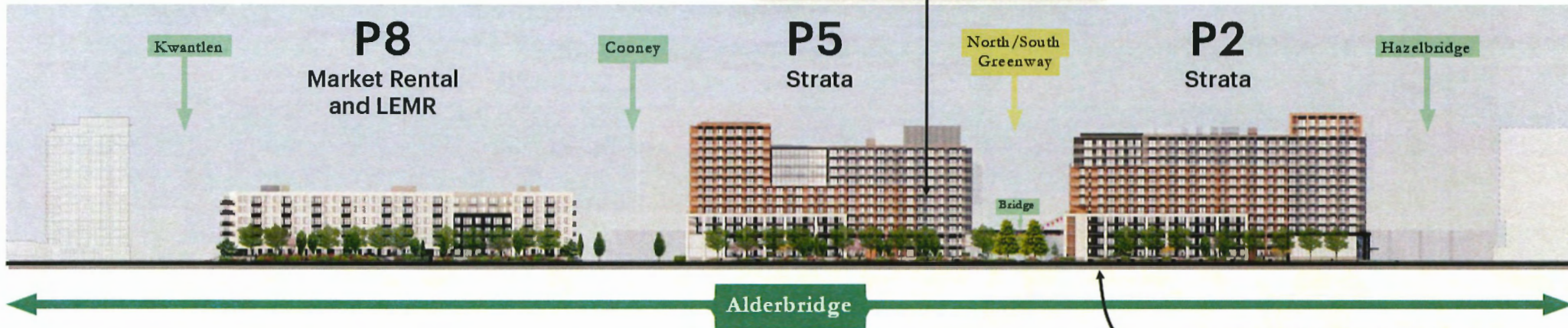


Alderbridge Elevation



Setbacks

- Accentuate the Different Volumes to Break up Scale
- Articulated with Different Colours and Railing Details



"First 40 Feet"

- Brick Volumes
- Detailed with Depth and Layering

The Mews

Parcel 2 Looking East



Nature Oriented Community



Site Scale
Pedestrian Green Links



Building Scale
Lush Courtyards



Unit Scale
Planted Balconies

N/S Greenway

P2

P5

P8

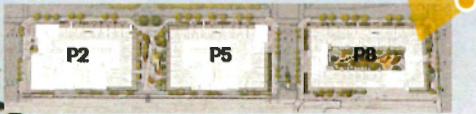


Kwantlen Parcel 8 Looking North



Kwantlen & Alderbridge

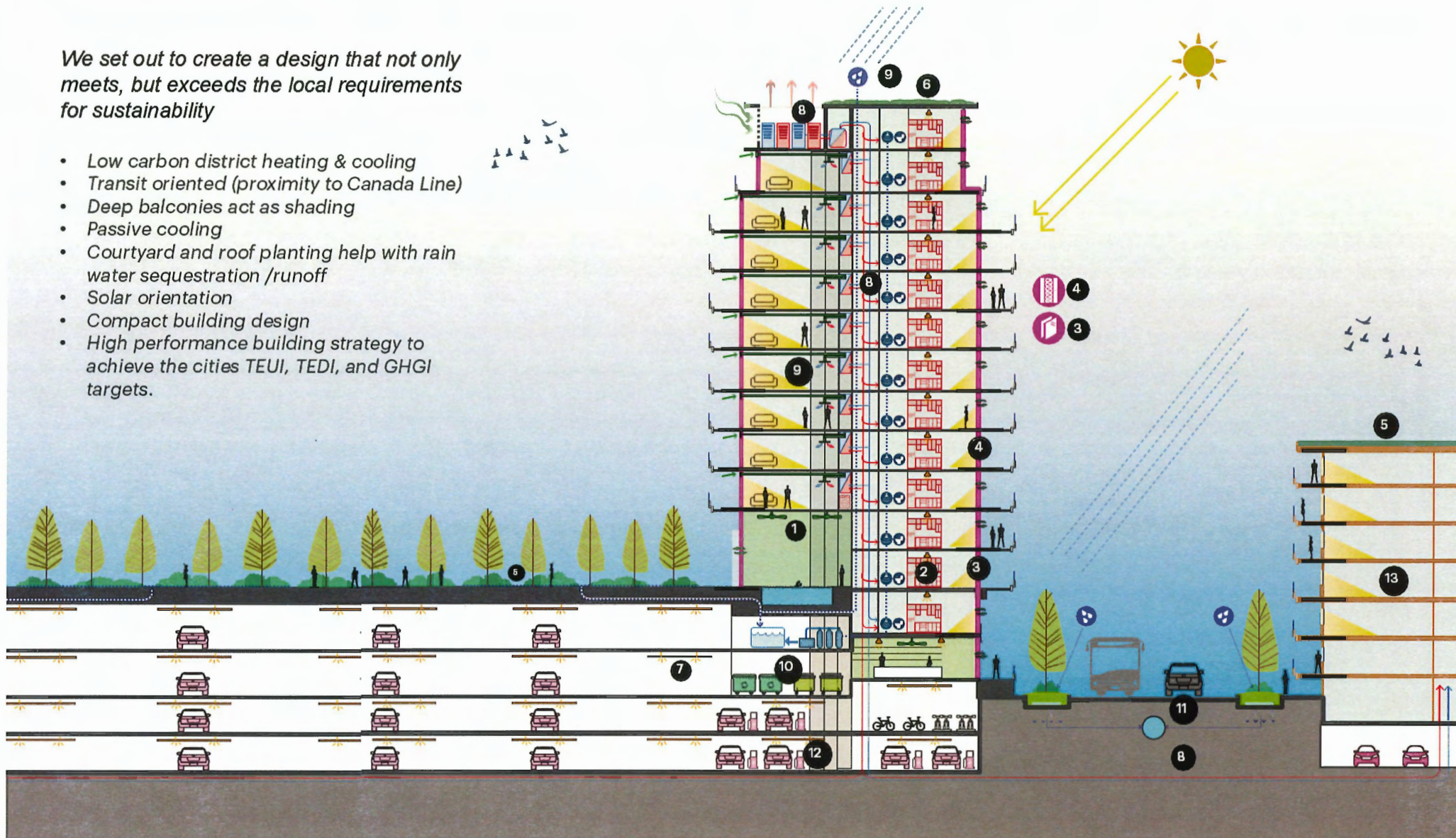
Parcel 8 Looking West



Sustainability

We set out to create a design that not only meets, but exceeds the local requirements for sustainability

- Low carbon district heating & cooling
- Transit oriented (proximity to Canada Line)
- Deep balconies act as shading
- Passive cooling
- Courtyard and roof planting help with rain water sequestration /runoff
- Solar orientation
- Compact building design
- High performance building strategy to achieve the cities TEUI, TEDI, and GHGI targets.

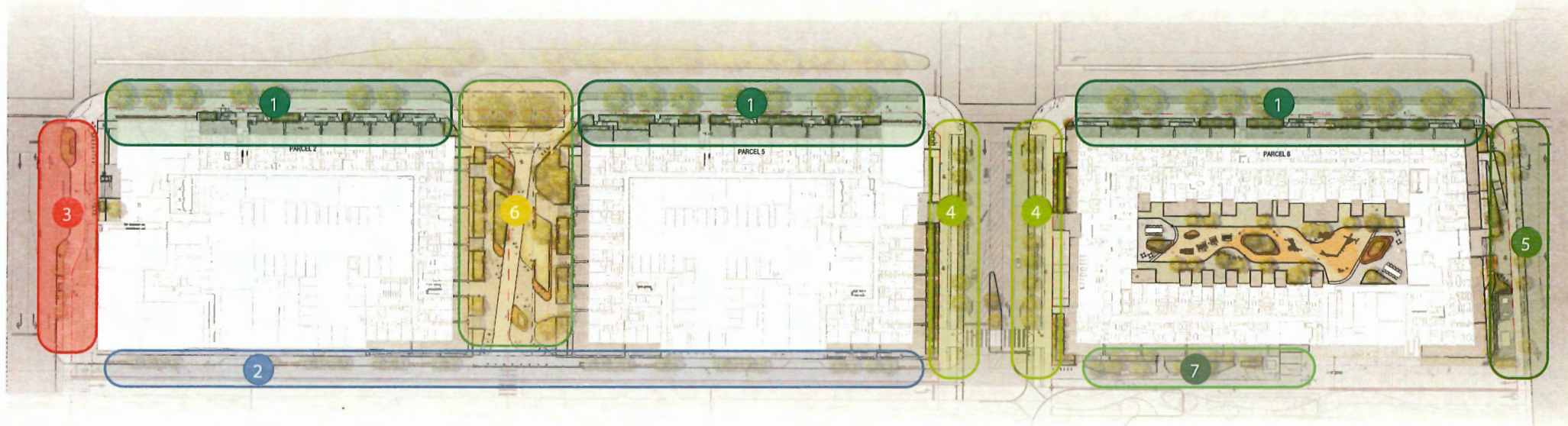




Pedestrian Experience

Planting Design

- 1 Alderbridge Way:**
A row of formal street trees defines the street edge, while shade-tolerant smaller or columnar trees, shrubs, and groundcovers create a green screen along the north-facing multi-use path.
- 2 East-west Mews:**
The mews feature street trees forming an urban canopy, transitioning from planted boulevards to tree grates near intersections.
- 3 Hazelbridge Way:**
Generous boulevard with lush planting and seating edges to activate retail frontage.
- 4 Conney Road:**
Tiered planters, a formal tree row, and columnar trees enhance the pedestrian and cyclist experience along Cooney Road.
- 5 Kwantlen Street/Minor North South Green Link:**
Diverse plants create a lush, informal frame for the tiered seating and steps.
- 6 North South Greenway:**
This zone features diverse diverse native plants, reflecting the site's slough ecology.
- 7 East West Green Link at Parcel 8:**
A layered approach to planting functions as both a screen and pedestrian amenity.

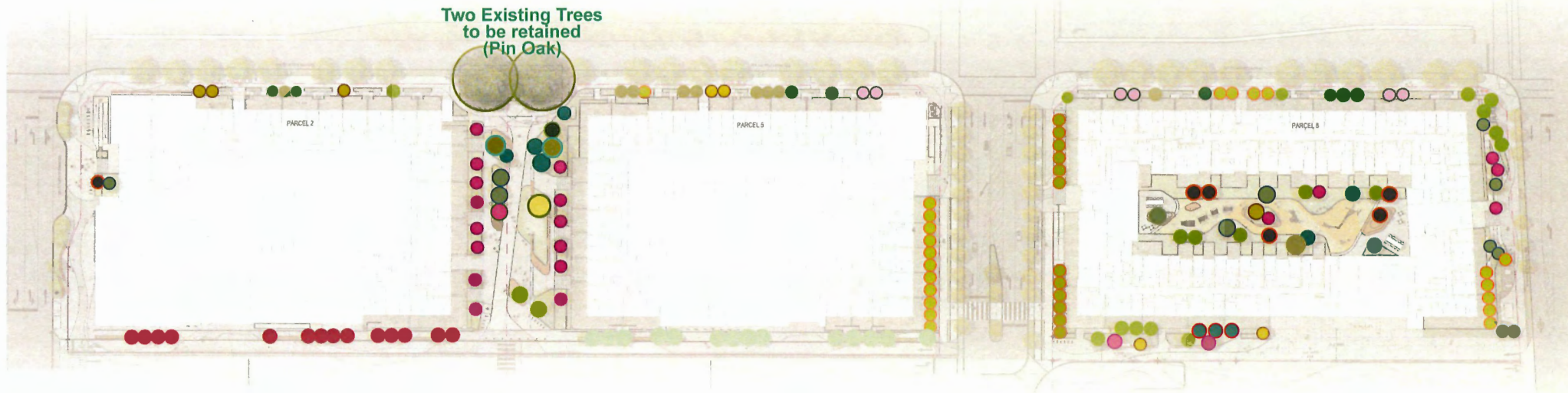


Pedestrian Experience

Planting Design

- Green corridors with a diverse plant palette promote vibrancy and biodiversity.
- Plant material selection is based on criteria such as:
 - Site suitability
 - Seasonality
 - Functionality (e.g., screening and privacy)
 - Aesthetics
- A mix of evergreen and deciduous plants provides seasonal and year-round interest.
- Formal street tree rows frame the site, while trees and shrubs near the building and roof terraces adopt a more informal, organic character.
- Planting character areas enhance sensory complexity and legibility within public realm components.
- Each planting zone features carefully selected plants tailored to its specific conditions.

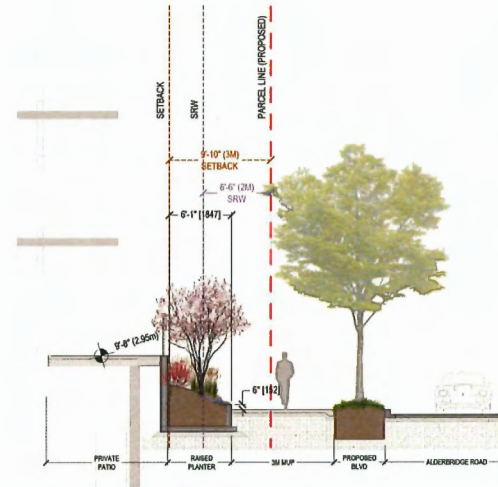
- RED SUNSET RED MAPLE / ARMSTRONG RED MAPLE
- RIVER BIRCH
- CHINESE / STELLER PINK FLOWERING / PACIFIC DOGWOOD
- DAWYCK GREEN BEECH
- ARNOLD PROMISE WITCH HAZEL
- SLENDER SILHOUETTE SWEETGUM
- BLACK TULIP MAGNOLIA
- PERSIAN IRONWOOD
- YOSHINO CHERRY
- GREEN PILLAR OAK
- AMUR MAACKIA
- CATALPA
- OREGON ASH
- VINE MAPLE
- PALISADE AMERICAN HORNBEEAM
- EASTERN REDBUD
- NOOTKA CYPRESS



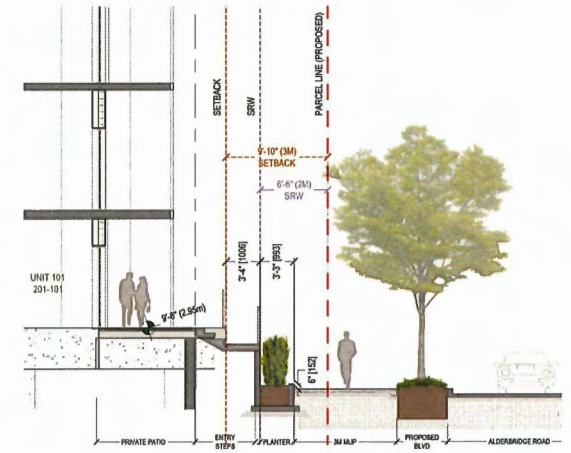
Streets

Alderbridge

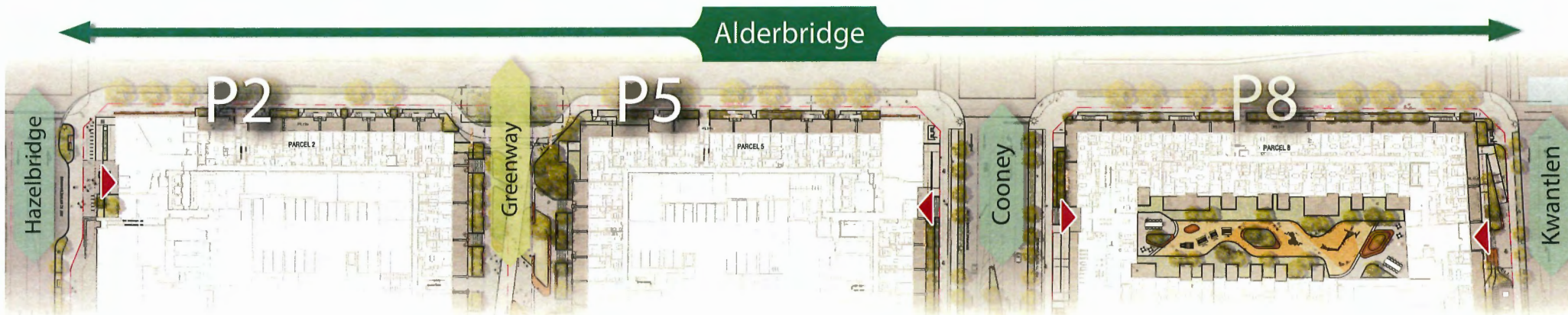
- Key gateway corners feature architectural elements that create inviting, recognizable moments.
- Activity, landscape, and street furniture emphasize and highlight focal points and gateways into the site through greenways and green links..
- Architecture and landscape design contribute to wayfinding, mark important corners, and add skyline interest.



Alderbridge Section @ Parcel 5



Alderbridge Section @ Parcel 2

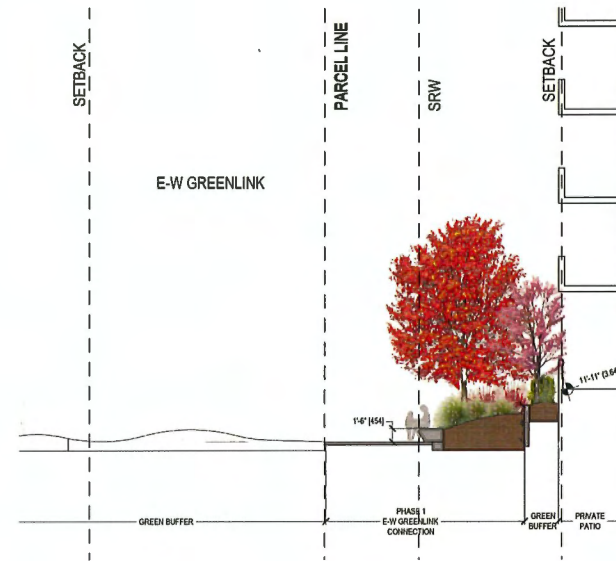




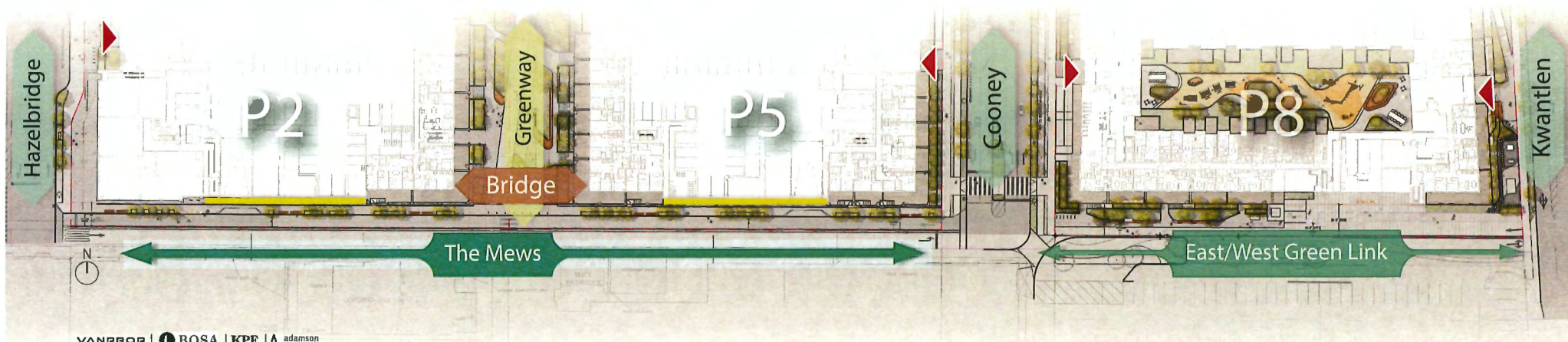
Streets

East-West Mews

- The Mews are located south of P2 and P5, designed as pedestrian-priority zones with limited traffic for parkade access.
- They facilitate loading, vehicular, and bike parking access
- P2 and P5 open to the south with a raised 3rd-floor courtyard above recessed parking and loading areas.
-
- The south-facing Mews feature residential corners with stoops, parkade and service entrances, and colorful public art mural walls.



East West Green Link

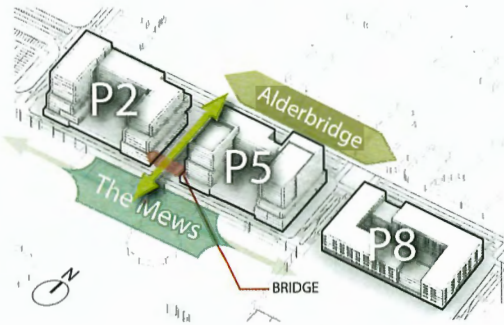
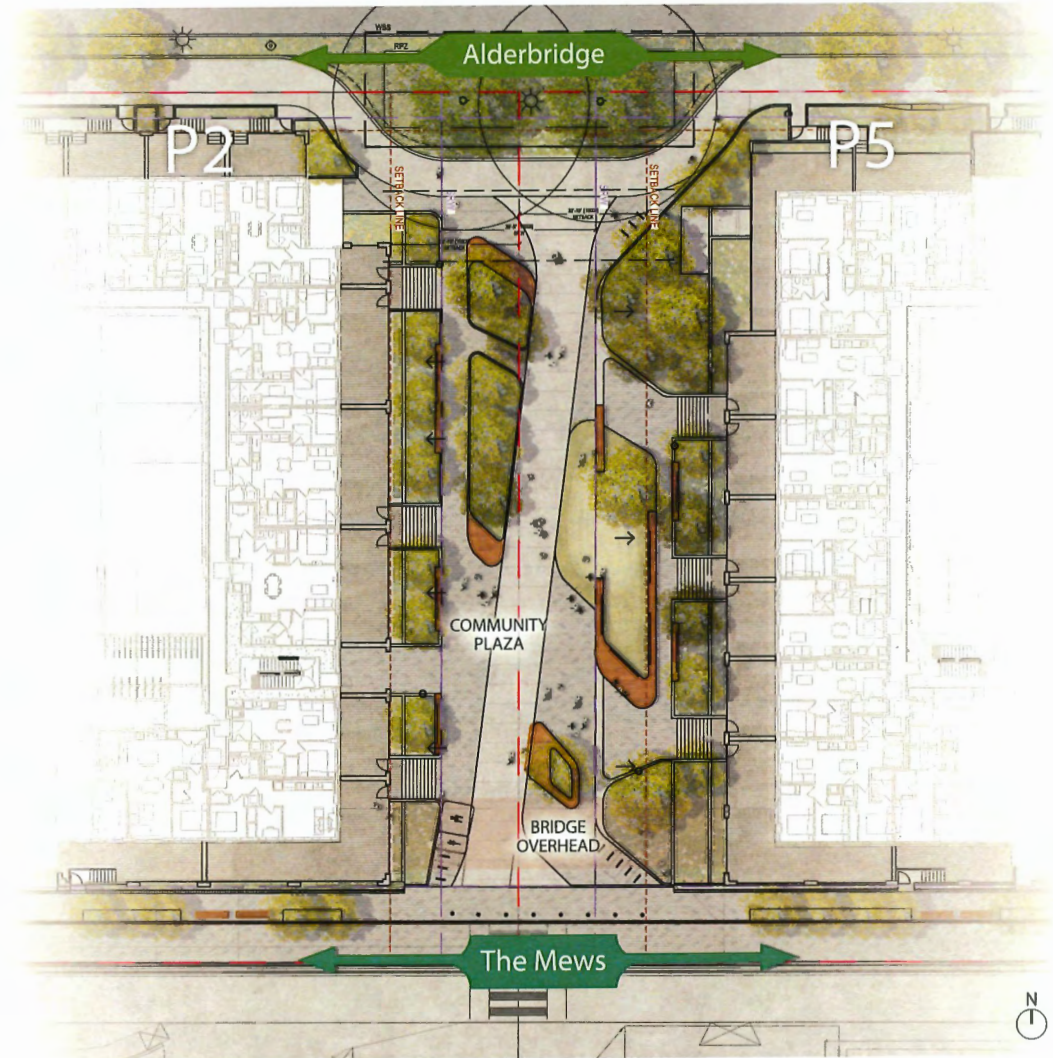




Streets

Parcel 2 & 5 North-South Greenway

- The Greenway between P5 and P2, as the main pedestrian gateway into the site, connects Alderbridge south to the future park, focusing on landscape design.
- Spaces for sitting and small group gatherings create a community oriented activated space.
- Public and private areas are clearly delineated through changes in materiality and form.
- Catenary lighting enhances the plaza and supports art installations.
- The Greenway's northern end is marked by two large existing trees, which have been carefully retained and accommodated.



North-South Greenway

Landscape Design - Streetscape

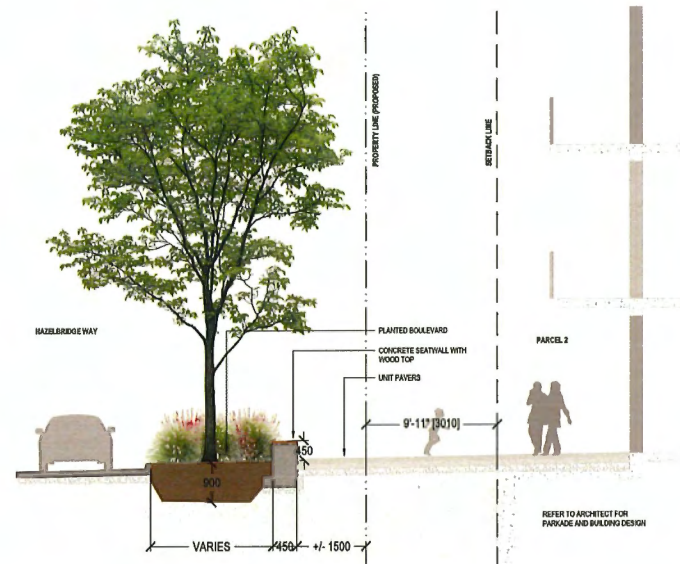
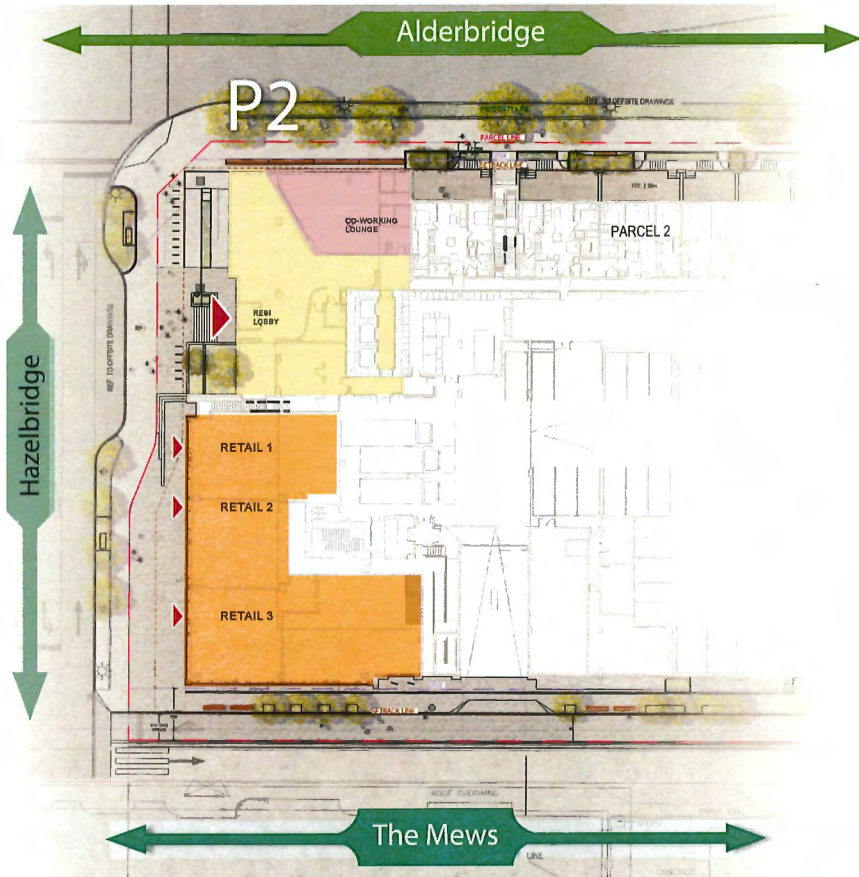


Greenway Section



Streets

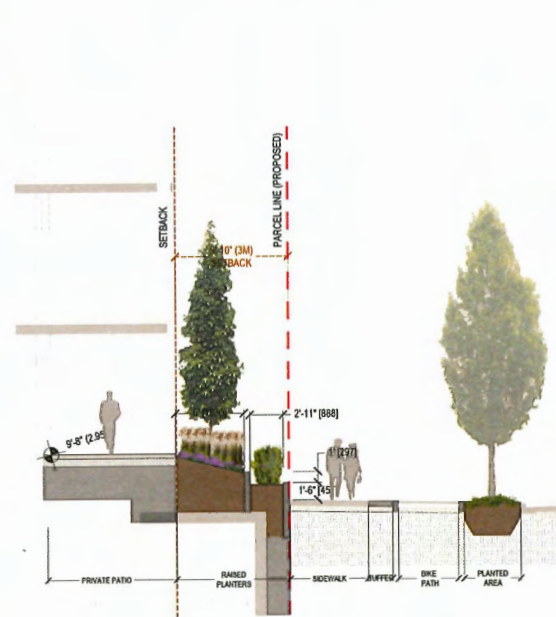
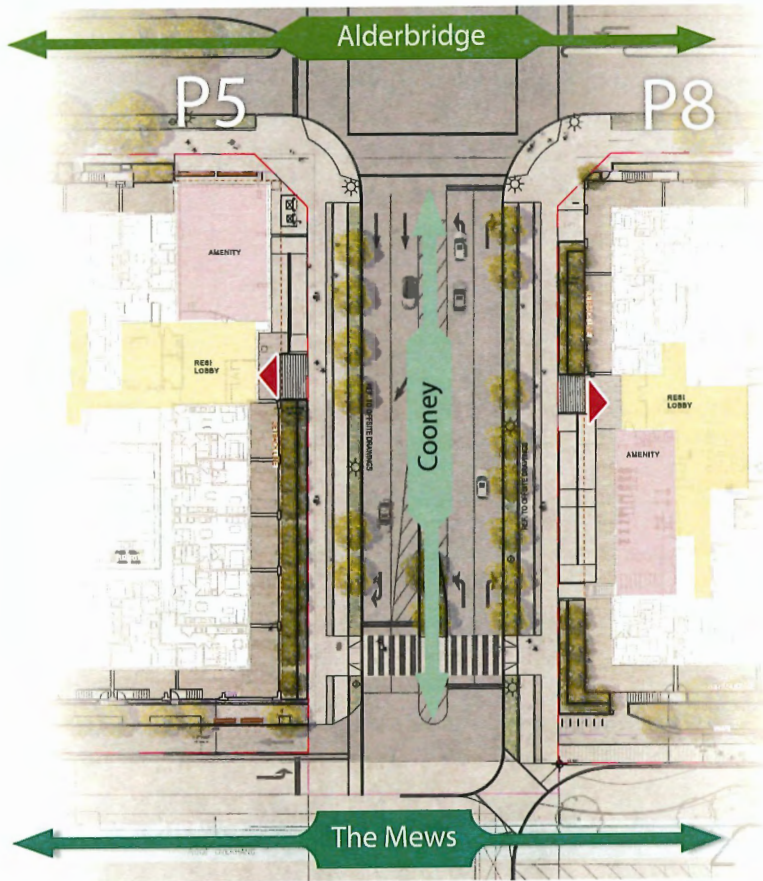
Hazelbridge Gateway



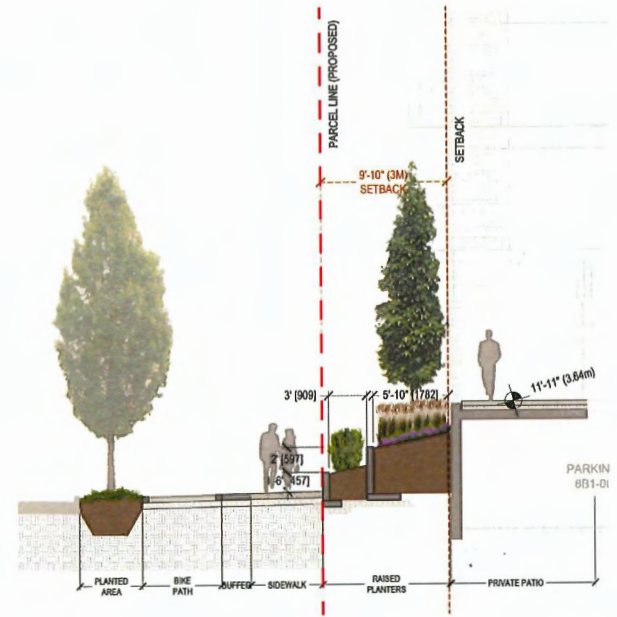
Hazelbridge Section

Streets

Cooney Gateway



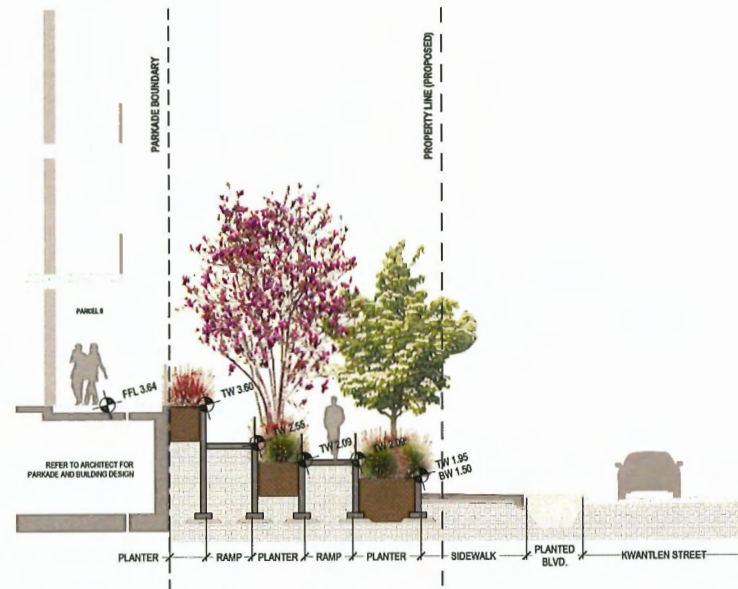
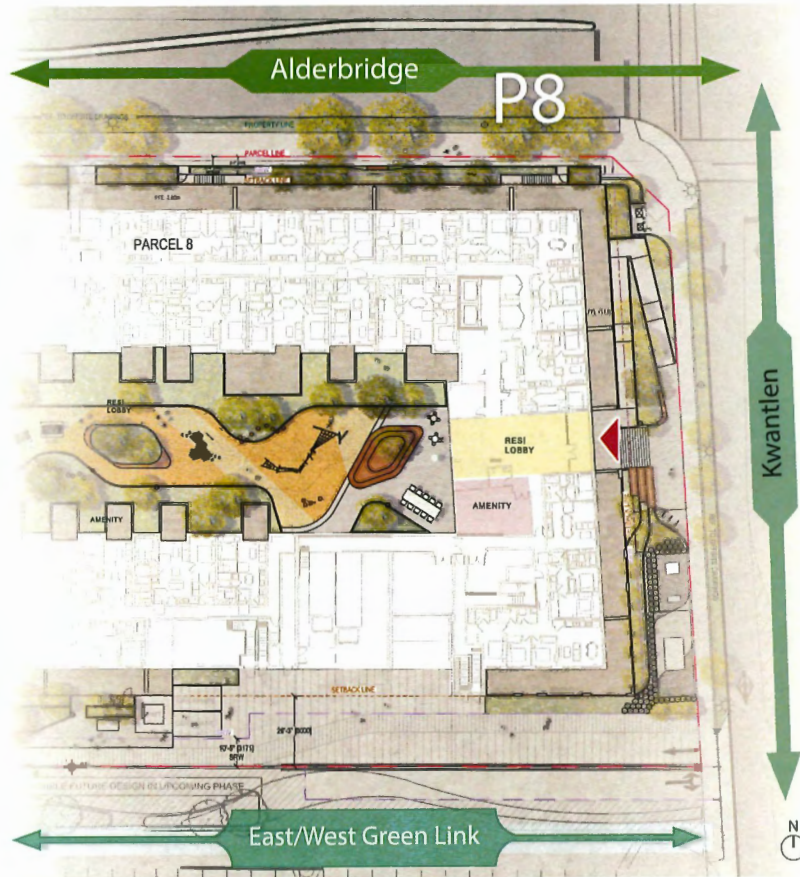
Cooney Road Section



Cooney Road Section

Streets

Kwantlen Connection



Kwantlen Street Section



Parcel 8

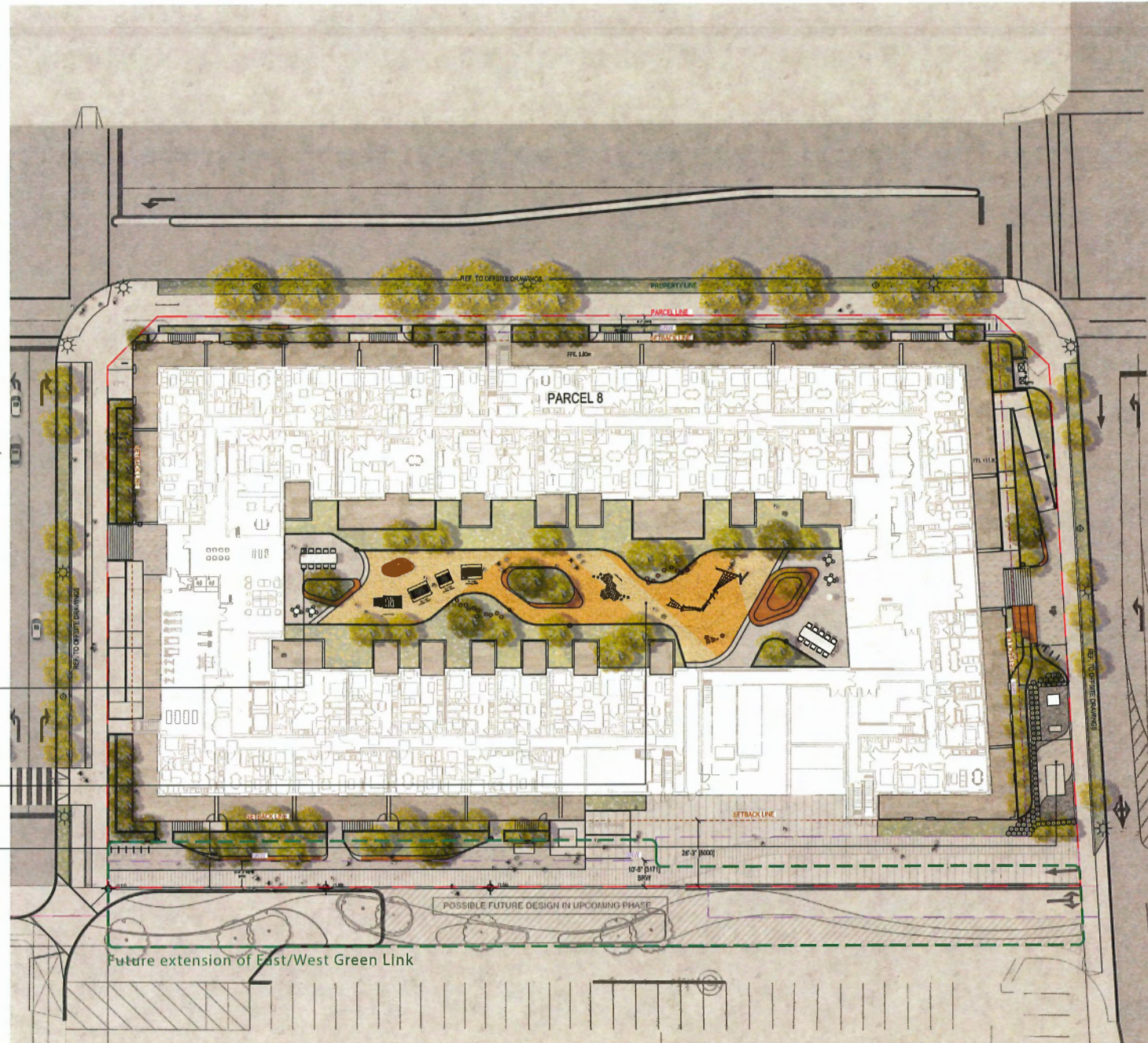
Landscape Program

- Landscape design of Parcel 8 aligns with the condition across the street to the east along Alderbridge.
- It creates a pedestrian-friendly green route down Kwantlen, connecting to the E-W Green Link and extending to KPU.
- Stoops, patio access, linear seating along Alderbridge, and seating terraces on Kwantlen enhance pedestrian comfort and gathering opportunities.

RESIDENTIAL COURTYARD
Community gathering area/
Outdoor dining

Play area

NORTH-SOUTH GREEN LINK
• organic shaped planting areas
• seating terraces
• special paving pattern



Parcel 8

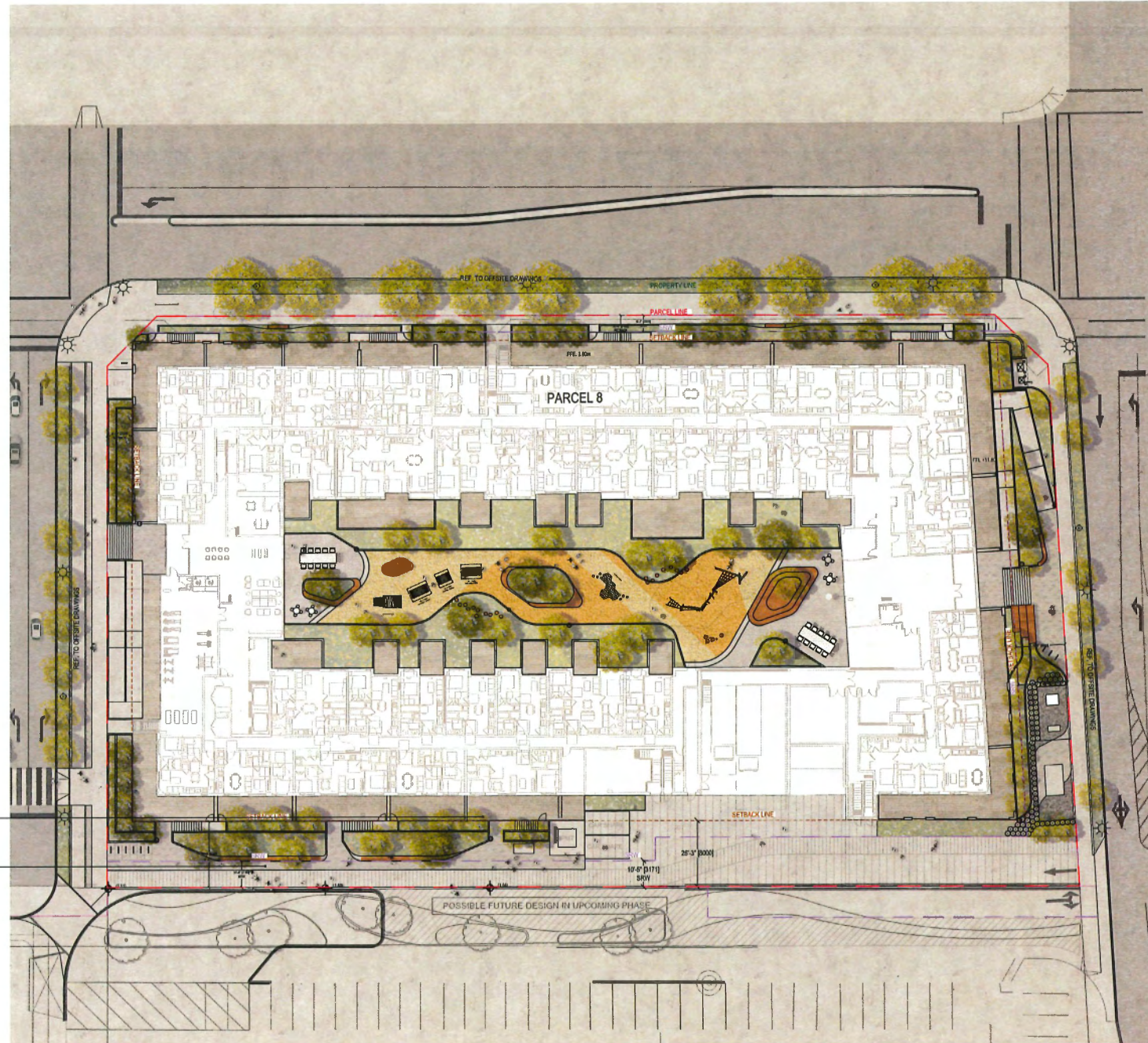
Landscape Program

- The east-west Green Link south of the parcel features a sinuous, elegant design for the shared space with Parcel 9.
- It creates a green corridor with numerous seating and pause opportunities.
- The design carefully considers the functionality of vehicular access to the underground parkade.

Private Patios

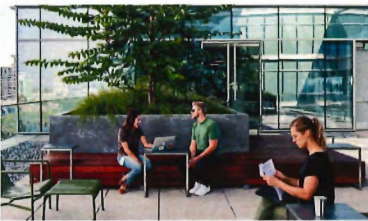
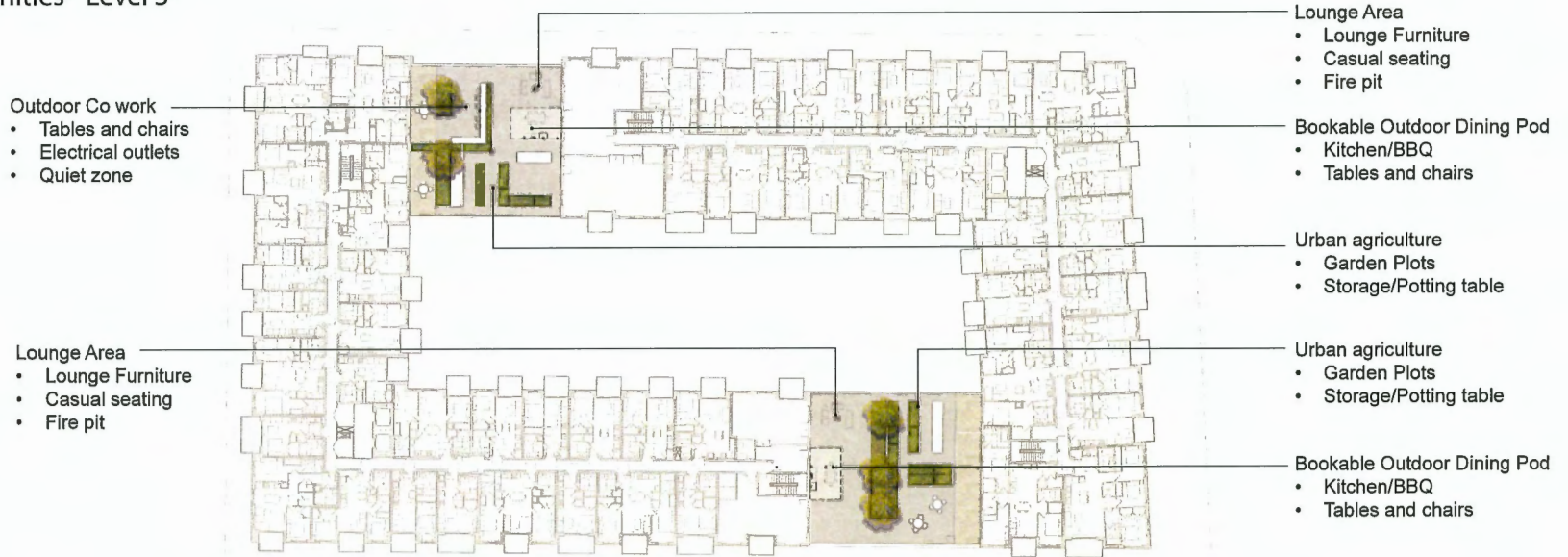
EAST -WEST GREEN LINK

- organic shaped planting areas
- seating edges
- continuous pedestrian pathway w/ special paving pattern



Parcel 8

Outdoor Amenities - Level 5



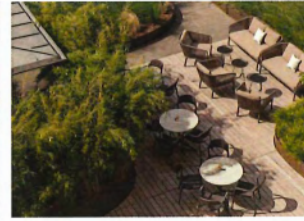
Outdoor Co work space



Lounge Area



Outdoor Dining



Movable Furnishing



Urban Agriculture

Parcel 5

Landscape Program

- The public realm around the parcel creates a comfortable buffer to streetscapes and architecture, providing ample space for pedestrians and cyclists.
- Patio and stoop access is designed to maximize planted areas and enhance the green experience along the multi-use path.
- The laneway south of Parcels 5 and 2 is a pedestrian-priority shared road, marked by a row of trees and seating elements.

Multi Use Pathway

GREENWAY

- organic shaped planting areas
- seating edges
- special paving pattern

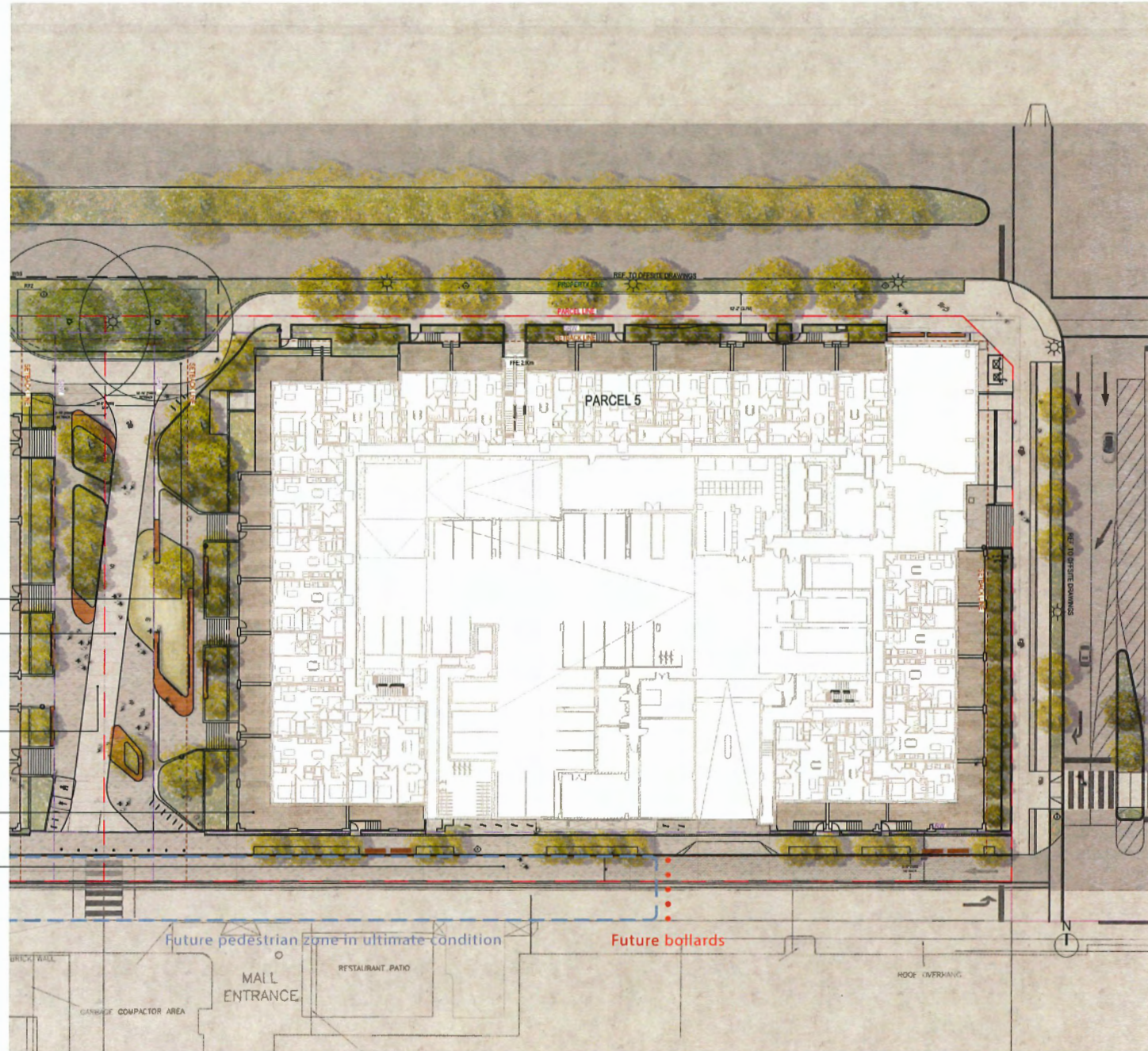
Community Gathering Space

Private Patios

Mews

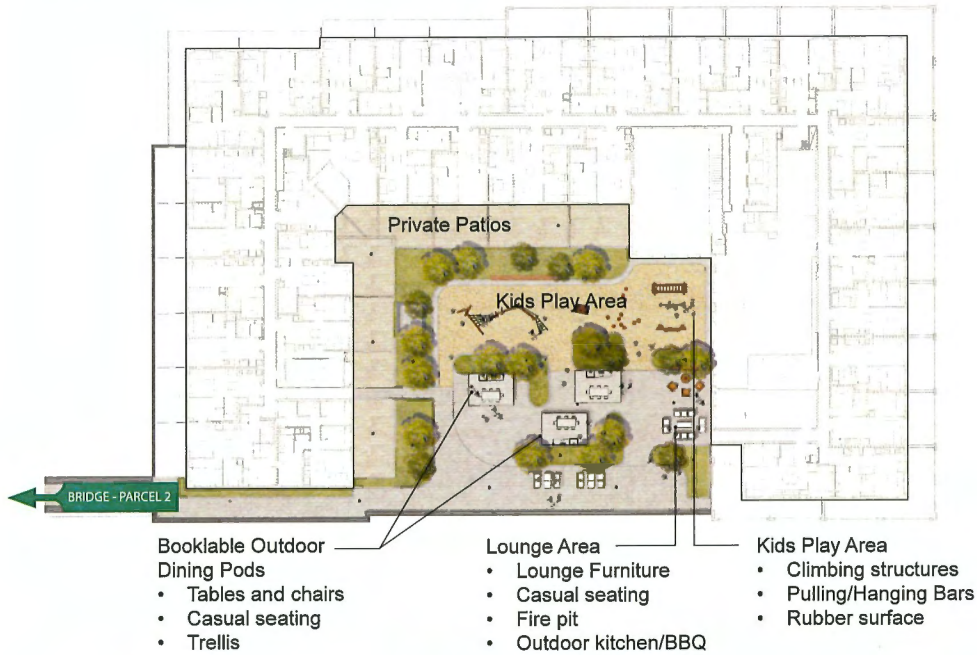
- pedestrian connection
- seating
- special paving pattern

Level 1

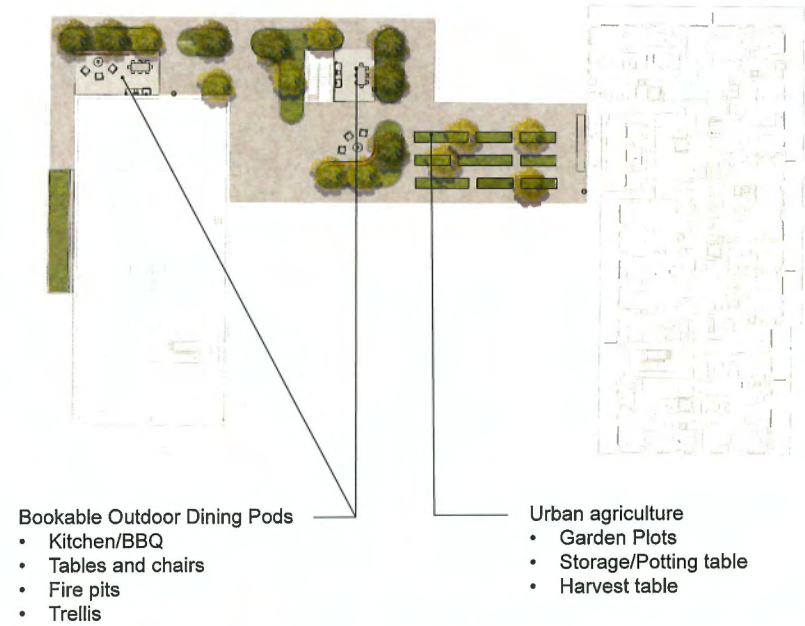


Parcel 5

Outdoor Amenities - Level 3



Outdoor Amenities - Level 12



Flexible Lounge Area



Kids Play



Climbing Structure



Integrated Planters with Seating



Outdoor Dining



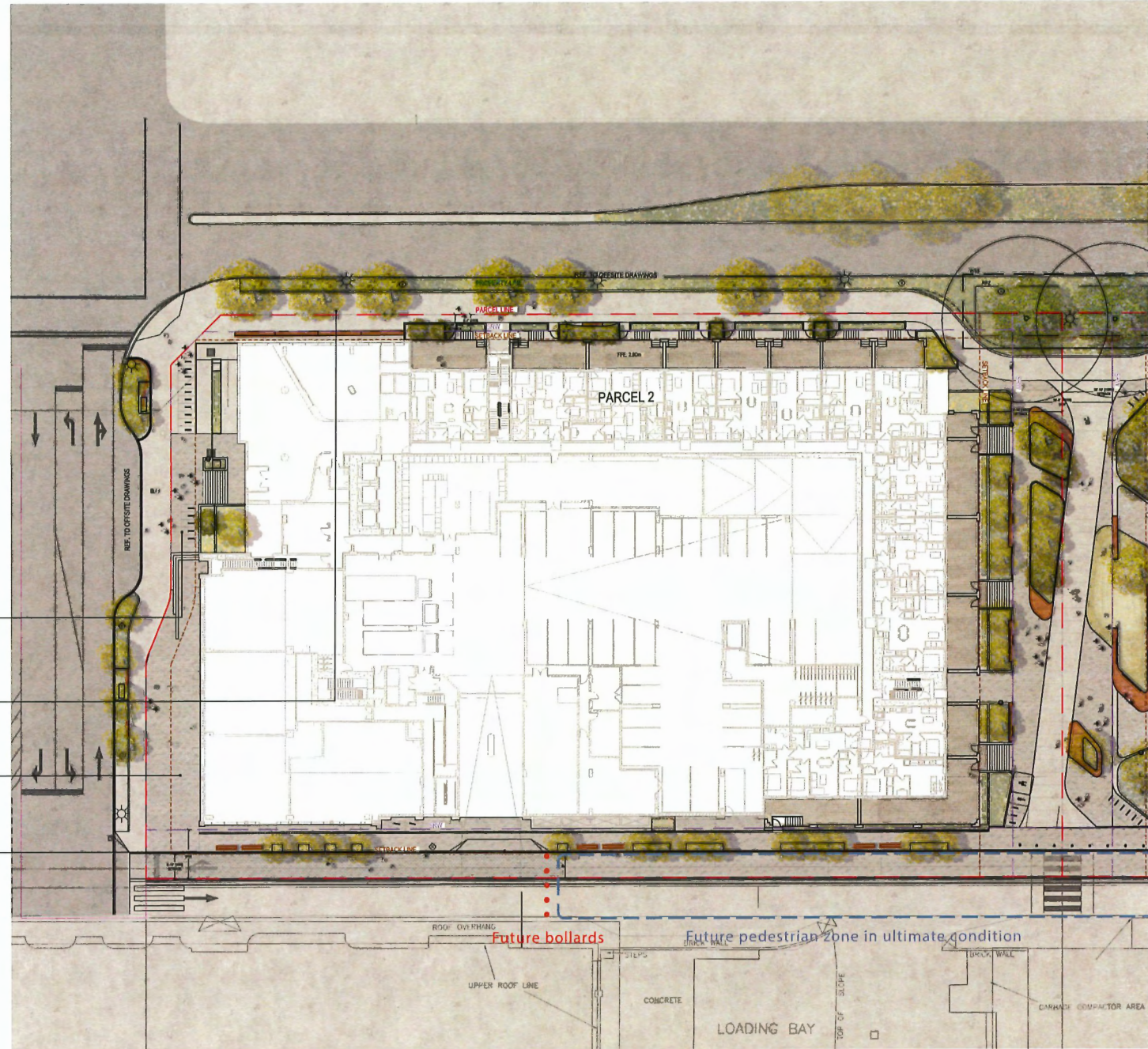
Urban Agriculture

Parcel 2

Landscape Program

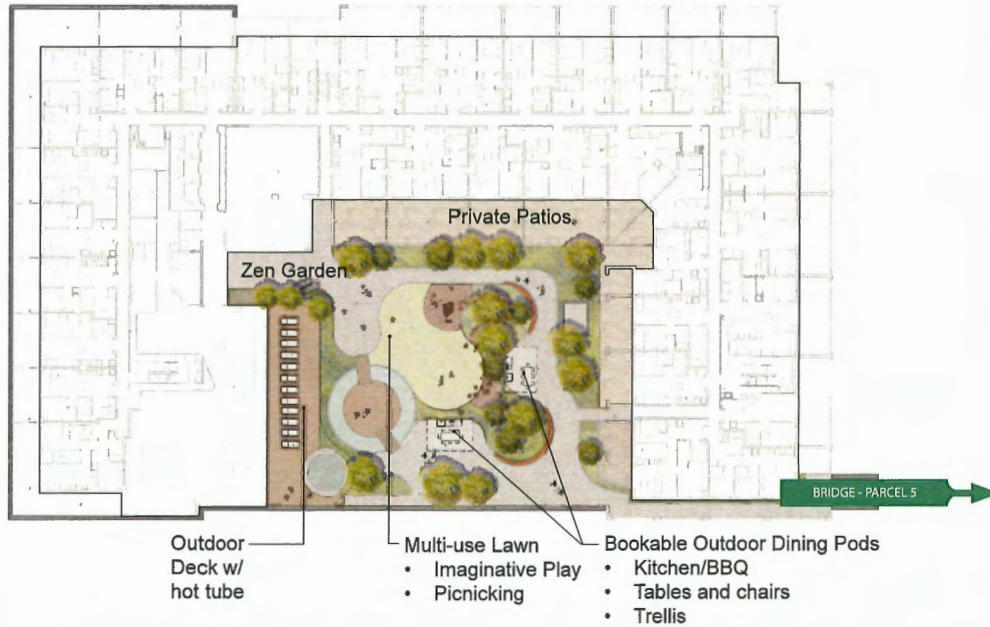
- Landscape design at Parcel 2 collaborates with architecture to create a welcoming environment and site entry.
- The retail frontage enhances the urban vitality of Hazelbridge, while the N/S Green Link connects pedestrians to the future Major Park.
- Lobby entry and retail space with amenities such as seating, create an urban gateways into this phase of development.

- Lobby Entrance**
 - bike racks
 - terraced planters
- Multi Use Pathway**
 - 3m multi use pathway
 - seating edges
- Retail Frontage**
 - movable tables and chair
 - special paving pattern
- Mews**
 - pedestrian connection
 - seating
 - special paving pattern



Parcel 2

Outdoor Amenities - Level 3



Outdoor Amenities - Level 13



Planting Beds



Use of Natural Stone



Imaginative Play



Multi-Use Lawn



Outdoor Dining



Integrated Planters with Seating



Urban Agriculture