

KYLE AND CLARKE

Preliminary Landscape Concept Package

PLACEMAKER COMMUNITIES // CLIENT

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LANDSCAPE DRAWING INDEX PERMIT

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LANDSCAPE ARCHITECTURE + URBAN DESIGN

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Project Stamp



Issue

No.	Description	Date
A	Issued for Preliminary Landscape Concept Package	21-08-13
B	Issued for Preliminary Landscape Concept Package	21-08-24

Project Info

21075

Kyle and Clark
Mixed-Use Development

Project Team

Client
Placemaker
Communities
Architect
GBL Architects
Landscape Architect
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Drawn By	Checked By
JD	M.E.

COVER SHEET

L0.0

Rev.

DESIGN RATIONALE

GROUND-LEVEL DESIGN RATIONALE:

The overall design intent for the public realm aims to create a series of activated and welcoming places that respond to the building uses and adjacent site amenities. The proposed paving, benches, and tree placement along the retail frontages of Clarke and Kyle Streets create a consistent pattern of materials that help unify these streetscapes and tie into the building character. Spring Street, a converted lane with "High Street" aspirations, sees a more refined palette of materials, with feature paving, tree grates, and entry points to both the Heritage building corner and the mid-block public mews. The mid-block connector, or public mews, is an activated corridor with lobby entrances, retail spaces, and work-live units along its perimeter. As such, it is programmed for social gatherings, people watching, and kid play, with the south portion doubling as a commercial loading bay and/or 4-square courts. On the west edge of the site, adjacent to the current Queens St. Plaza, is the Queen's St. retail frontage and Heritage Building court, with distinct social gathering spaces, furnishings, and feature paving that reflect the building scales of each. The Historic Building relocation in particular will function as the social "heart" of the site, situated at the intersection of the future Spring Street Promenade, the Queen St. Retail streetscape, the future refurbished Queen St. Plaza, and a few steps away from the Public Mews. All in all, the 2400 Clarke Street Block aims to create a significant placemaking node that will become a positive addition to the surrounding neighbourhood.

KEY LEGEND

A CLARKE STREET FRONTAGE

- 1 BOULEVARD PLANTING AND NEW STREET TREES
- 2 STREET PARKING 'HOUSE-WALKS' AND BANDING
- 3 SIDEWALK PAVING (SCORED CONCRETE)
- 4 FEATURE LOBBY ENTRY PAVING

B KYLE STREET FRONTAGE

- 5 SIDEWALK WITH COLOURED CONCRETE BANDING
- 6 PLANTED BOULEVARD
- 7 NEW STREET TREES

C SPRING STREET FRONTAGE ('HIGH STREET')

- 8 FEATURE PROMENADE PAVING WITH ACCENT BANDS
- 9 TREE GRATES AND NEW STREET TREES
- 10 FEATURE MEWS PAVING WITH POTENTIAL EXTENSION TO SOUTH SITE

D CENTRAL MEWS COURTYARD

- 11 STAGE/DECK WITH PUBLIC ART
- 12 PERENNIAL BED WITH BENCH SEATING AND MOVEABLE TABLES
- 13 FEATURE TREE WITH SEAT DECK FOR SEATING AND TABLES
- 14 PIP RUBBER SURFACE PLAYGROUND
- 15 LOADING AREA / FOUR SQUARE PLAY WITH REMOVABLE BOLLARDS
- 16 FEATURE MEWS UNIT PAVING

E P. BURNS & CO. BUTCHER SHOP HERITAGE BOSQUE

- 17 FEATURE PAVING WITH HERITAGE THEMATICS
- 18 FLOWERING TREE BOSQUE WITH CAFE-STYLE TABLES
- 19 ALLEY BAR TABLE
- 20 INTERPRETIVE SIGNAGE / STORYTELLING

F QUEEN STREET RETAIL FRONTAGE

- 21 STREET TREES WITH RAISED TABLE CUTOUT AND SEATING
- 22 QUEEN STREET PLAZA-THEMED PAVING
- 23 PERIMETER BENCHES
- 24 CORNER FEATURE PERENNIAL PLANTING, SEATING AND SIGNAGE



1 GROUND LEVEL LANDSCAPE PLAN
Scale: 1:225



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GROUND LEVEL
LANDSCAPE PLAN

L1.0

Rev.

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PRECEDENT IMAGES -
LEVEL 1

L1.1

Rev.

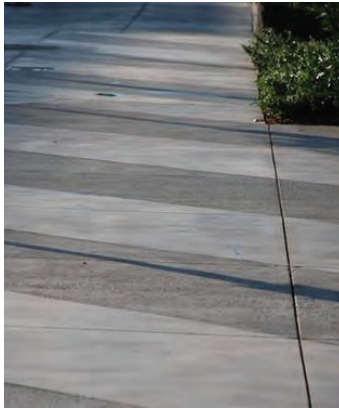
KYLE & CLARKE STREET FRONTAGE



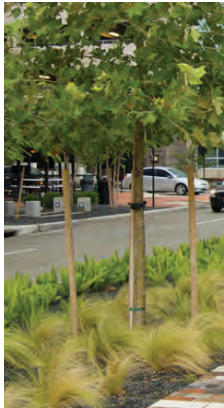
PEDESTRIAN-FRIENDLY DESIGN



CAFE SEATING WITH RAISED PLANTERS



SCORED CONCRETE WITH BANDING



BOULEVARD PLANTING

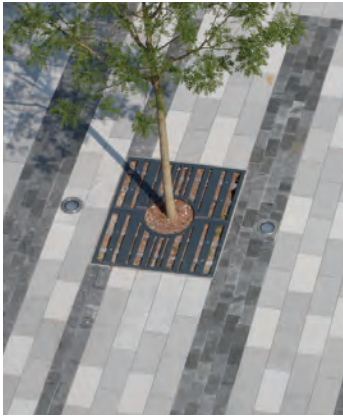
SPRING STREET "HIGH STREET"



BACK ALLEY REVITALIZATION



DAY AND NIGHT MARKET OPPORTUNITIES



CONCRETE UNIT PAVING WITH BANDING



BOLLARD

CENTRAL MEWS



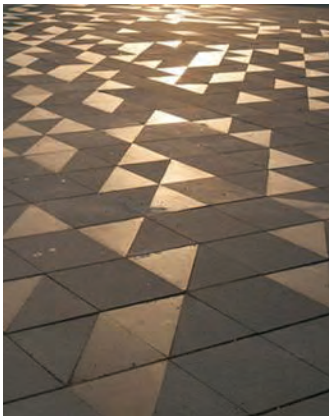
PLAYGROUND EQUIPMENT



POSSIBLE PUBLIC ART ABOVE STREET



WAYFINDING SIGNAGE



FEATURED MEWS PAVING



CAFE-STYLE TABLES AND CHAIRS

QUEEN STREET RETAIN FRONTAGE + HERITAGE BUILDING



FLOWERING TREE BOSQUE WITH PUBLIC SEATING



PUBLIC SEATING OPPORTUNITIES



INTERPRETIVE SIGNAGE



CAFE-STYLE TABLES AND CHAIRS

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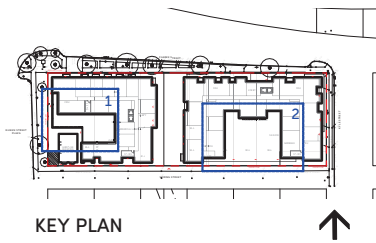
Client	Placemaker Communities
Architect	GBL Architects
Landscape Architect	LOCI Landscape Architecture + Urban Design

Drawn By: jdp | Checked By: MLE

PRECEDENT IMAGES -
LEVEL 1

L1.2

Rev.



DESIGN RATIONALE

UPPER-LEVEL DESIGN RATIONALE:

The intent of each building's communal amenity decks is to provide spatially effective programs that cater to various activities and users. The amenities include social spaces, games, lounge areas, dining, and urban gardening areas where residents and visitors can enjoy intimate settings or more larger group activities. Notably, seating opportunities proposed along the amenity deck perimeters allow for "eyes on the street" to the streetscapes and plaza spaces below.

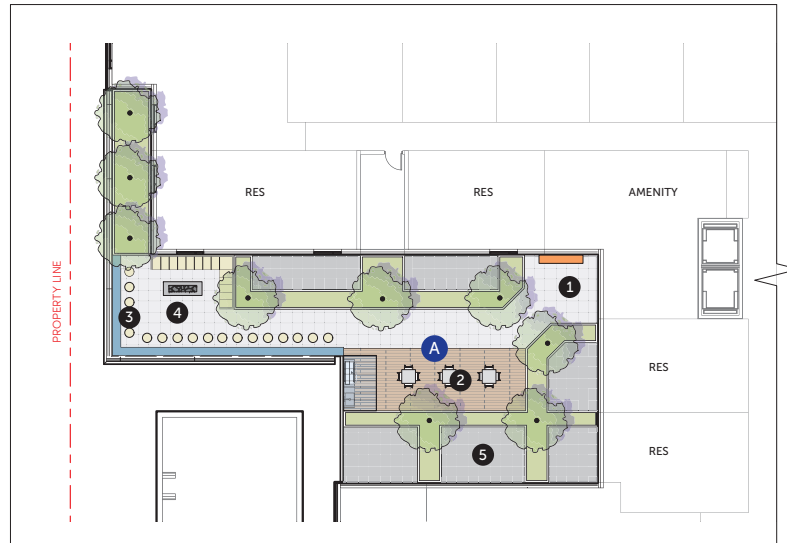
KEY LEGEND

A WEST BUILDING AMENITY

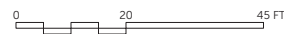
- 1 ENTRY COURT
- 2 BBQ AND OUTDOOR DINING AREA
- 3 LOOKOUT BAR TABLES & CHAIRS TO QUEEN STREET PLAZA
- 4 LOUNGE AREA WITH FIRE PIT
- 5 PRIVATE PATIOS AND PAIVACY SCREEN PLANTERS

B EAST BUILDING AMENITY

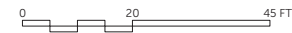
- 6 BBQ AND OUTDOOR DINING AREA
- 7 LOUNGE AREA WITH MOVABLE TABLES AND CHAIRS
- 8 FLEX LAWN WITH TABLE TENNIS
- 9 URBAN AGRICULTURAL PLANTERS
- 10 LOOKOUT BAR TABLE OVER SPRING STREET PROMENADE
- 11 LOUNGE AREA WITH FIRE PIT
- 12 PRIVATE PATIOS AND PRIVACY SCREEN PLANTERS



1 LEVEL 2 LANDSCAPE PLAN - RENTAL
Scale: 3/32" = 1'-0"



2 LEVEL 2 LANDSCAPE PLAN - MARKET
Scale: 3/32" = 1'-0"



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Checked By
M.E.

LEVEL 2 LANDSCAPE PLAN

L2.0

Rev.

LEVEL 2 AMENITIES



FURNISHING AND FIREPIT



URBAN AGRICULTURE WITH INTEGRATED PLAY ELEMENTS



RAISED PLANTING BEDS WITH BENCH SEATING



BBO AREA WITH RAISED PLANTERS AND FLEXIBLE LAWN SPACE



TRELLIS AND FAMILY-STYLED FURNISHING



RAISED PLANTERS WITH PRIVACY SCREENING



FLEXIBLE SEATING



PLAY ELEMENTS



MOVEABLE FURNITURE



BBO AREA WITH SINK AND SEATING



HARVEST TABLE



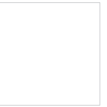
CENTRAL FIREPIT AND FURNITURE

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PRECEDENT IMAGES -
LEVEL 2

L2.1

Rev.