

URBAN DESIGN RATIONALE

A Gateway to the Healthcare Precinct

Conspicuously located a block from a major transit hub and at the eastern edge of the 10th Avenue Healthcare Precinct, the new CPSC is imagined as a gateway to the varied healthcare facilities to the west. In addition to its practical role allowing cancer patients to stay affordably close to where they receive treatment, the project has the potential to operate at the scale of the City. Through its unique wood clad architectural character, the spectacle of activities within and through careful streetscape design, this proposed project is envisioned to mark the presence of the new CPSC as world class research and engagement facility defining the main eastern entry point to this important civic precinct.

Building Identity + Public Interface

One of the Society's clear goals for the project is to create both a recognizable identity and support public engagement in cancer prevention and treatment. This aspiration finds its architectural expression in the creation of the new entry and atrium space characterized by a carefully articulated wood screen. This subtle proposal achieves the Society's goals and fulfills the urban design aspiration to create a gateway to the healthcare precinct.

A Multi-purpose Community Space

A new generous atrium space is proposed along 10th Avenue to engage directly with the street. Seminars, meetings, exhibitions and events within the space will enliven the adjacent public streetscape charging it with energy and activity. Operable doors from the atrium provide a direct connection from the street to this multi-purpose community space. Entry to the lodge and research facilities is through this main space ensuring vibrancy and the opportunity for the cancer prevention research activities to have a public face.

Context & Adjacency

The current urban frontage of the CCS building stands in marked contrast to the remainder of the north block of 10th Avenue between Cambie and Ash streets. Whereas all buildings to the east have a near zero frontage creating a district urban edge condition, the CCS building combines one metre setback on the main office block with a more significant 10.5m setback at the western lodge end of the block. The proposed project seeks to stitch this inelegant urban condition creating a dramatic and engaging street wall condition consistent with the remainder of the block.

Massing & Architectural Language

This new very public addition is married to the hardscape of the sidewalk with a subtle layered landscape. At the building entrance on the corner of Ash St and 10th Ave., an intimately scaled recess reveals the new main building entrance with more generous and lush landscaping. The scale of the addition is consistent with the remainder of the block and is characterized by a filagree of detail and texture both affording views in and screening the extensive glazing from south facing sun. Through the addition of solar control in the form of vertical fins on the top floor curtainwall glazing, the massing of the existing offices is modified and extended, marrying the existing building and proposed addition through careful alignments and minor modifications to existing office street elevation. Along the Ash Street frontage the proposed addition works in concert with the existing lodge building to create a cohesive massing that steps down the slope of the topography.

To take advantage of the existing view corridor to the city and mountains to the north, an accessible roof deck and amenity space wellness centre is proposed on Level 3 of the addition. New extended stair and elevator access from the floors below will bring people up to this amenity level, which will become a meeting point within the building of the two distinct programs, the lodge and offices. The two occupancies which share an entrance, separate and then rejoin on this level to become the central hearth of the building.

BUILDING & MATERIALITY RATIONALE

Innovative Wood Technology

The project is imagined as a demonstration project for new innovations in BC wood technology. In addition to its practical advantages, wood construction acts as a carbon sink capturing and sequestering atmospheric carbon. BC is a leader in timber production and has an emerging value added wood industry.

The proposed CPSC is designed to utilize BC timber as a sun screening element, surrounding the entire facade of the new addition. The proposed wood screen is an 'Accoya' modified timber product, treated in a process called acetylation, a cutting-edge patented technology which enables it to resist rot, defy the elements and stay strong for decades. The wood is also treated with a Class A flame-spread finish to the latest code required ratings. The wall behind is a phenolic wall panel cladding, finished in the same tone and grain pattern as the wood screen to emphasize the warm presence of wood on the facade.

Regeneration + Environmental Impact

The proposed CPSC is imagined as hybrid project that incorporates new construction as well as regenerating the existing building. Such a strategy works to keep construction debris out of landfills and recognizes the embedded value of the existing buildings on the site. The majority of the existing exterior wall of the building which currently faces the front courtyard, will largely be retained and converted into an interior brick feature wall, minimizing demolition debris. By re-using the structure, shell, plumbing and HVAC services of the existing building, the project minimizes financial cost as well as limits environmental impact.

Careful consideration has been given to the proposed renovation scope. For example, the existing lodges and offices are planned with limited revisions and re-servicing. The vast majority of the brick and stucco building envelope will be maintained and rehabilitated, retaining the building's existing character. The new CPSC could set the standard for how to regenerate and reimagine an existing building asset, keeping construction debris out of landfills, taking advantage of low-emission building systems and retaining a sense of place within the existing urban fabric.

Creating a High Performance Building

The proposed main atrium space of the addition plays a key environmental role in the project. By using stack effect, in the proposed 4 storey stair connecting the existing office building to the new addition, facilitates natural ventilation to reduce cooling and ventilating requirements. An operable skylight on the Level 3 roof will also provide direct ventilation into the atrium space, taking advantage of natural ventilation and light. The wood slat screen on the south and west elevations together with deciduous trees, protect south and west facing glazing from unwanted heat gain in summer and allow for heat gain in winter to mitigate building operating costs and further reduce GHG emissions.