

## Telus Oceans

Re-Issued for TRG Review

2021.09.14

The following are the revisions made to the ground level design in response to comments received from the Technical Review group dating August 6th, 2021 (Land Development, Transportation, Underground Utilities, Planning), June 30th (Planning, Building Permitting), and June 25th (Plan Check).

### 1. North Plaza – Extending the Humboldt Street Plaza Street to Penwill Street

The paving pattern that is present at the South Plaza, Douglas frontage and North Plaza is extend down Humboldt Street to create a cohesive public realm experience. Sculptural seating elements and planted islands further connect the expanded Humboldt Plaza to the rest of the enhanced public realm. The Plaza also features the bike lane extension and ample outdoor patio space for the Bartholomew's. Through coordination with the underground services and their required buffer, a number of trees are proposed along the Humboldt Plaza on the south side of the bike path.

Existing play elements (i.e. ping pong tables) could be re-used in the plaza if desired.

### 2. Douglas Street – Streetscape and Building Rotation

The landscape design along Douglas Street was revised in response to the building rotation. The rotation allowed for a much more flexible space at the north end of the Douglas Street frontage. The water feature and associated seating was widened slightly and seating locations along the edge were expanded. Some of these seating opportunities are protected by the building overhang which can be used by the members of the public waiting at the bus stop.

The orientation of the access ramp to the two retail units was changed to be from the north approach allowing for it to work better with grades.

The sidewalk at this location was also significantly widened allowing for the installation of three street trees in consideration of the existing BC Hydro duct bank.

### 3. South Plaza

The shape of the planter adjacent to the retail terrace in the South Plaza was refined to allow for a larger plaza space.

### 4. Penwell Connector

Landscape in the connector was slightly revised to align with the architectural revisions.

