



PARCEL 10 STATS

Usage: Commercial at the ground floor along the west and part of the north side and all of the residential is market housing.
 Materials: Limestone walls for tall buildings with Swisspearl panels for the top two floors. Landscape walls have granite. There is a straight window wall and curtain wall, with a variety of custom mullion caps and fins.

West Building

66,700 SF
 9 Stories
 51 Suites

North Building

28,600 SF
 5 Stories
 25 Suites

East Building

93,185 SF
 11 Stories
 94 Suites

South Building

17,500 SF
 4 Stories
 16 Suites

Retail

18,600 SF
 2 Stories

“There’s a 20 foot high stone water wall in Parcel 10, like a waterfall inside the building,” says architect Greg Borowski. “It appears to bring water from the Level 3 exterior courtyard down to the ground floor main lobby below a structural glass atrium.

It connects the magic of the garden with the lobby and the public realm outside, allowing visitors and passersby to enjoy the building.”

Parcel 10 is among the largest in the Olympic Village, with a total of 225,000 sf and 186 suites. The west side includes two storeys of retail space facing the plaza, with arcades that create sheltered gathering spaces.

This is a neighbourhood where you feel the buildings rather than look up at them... a different urban environment than elsewhere in Vancouver.

The west side also features exterior blinds to manage sun exposure. “Having them on the face of the building means you have an ever-changing façade,” says Borowski. “Maybe they’re all open in the morning, maybe all closed in the evening, maybe a mix. The facade could practically be a sheet of fabric, or you’ll see the glass and limestone. I also like that you can be out on your balcony but put your blind down – outdoors but private. Where else in an urban environment can you do that?”

The Street-Level Experience

“This is a neighbourhood where you really feel the buildings, rather than look up at them,” says Greg Borowski. “So often, buildings are built to be looked up at, but with the narrow roadways and little pedestrian pathways everywhere, this is such a different urban environment than elsewhere in Vancouver.”

“There were a lot of birds-eye perspectives done at first, but we tried to come down to grade,” says Rob Ciccozzi. “What’s it going to feel like for people walking along the street? That’s an important part of design. Things like little stairwells where the building connects to the public space, and you bring the public space in. A lot of effort went into that.”

“I like that we added limestone,” says Mitch Sakumoto. “It’s a good choice; it adds a nice quality at street level.”

“These aren’t “object” buildings, you’re not admiring them at a distance” says Borowski. “When you’re walking around, it’s the details that you see. You look more closely at the materials, the railings, the steps, the terraces, the textures, the patterning of the materials. I find the limestone really beautiful. It’s heavy and enduring. And it has all these fossils – millions of years ago, there was a little sea mollusk, and there it is, in the village.”

PROFILE

Greg Borowski

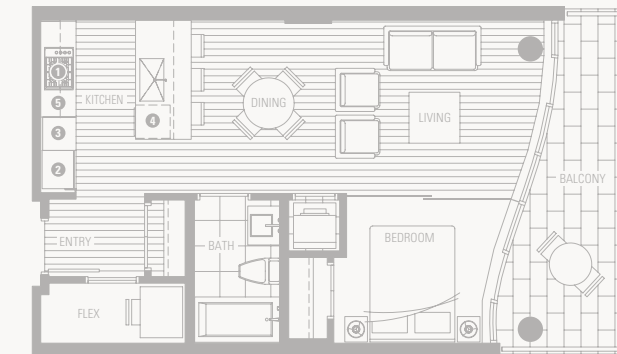
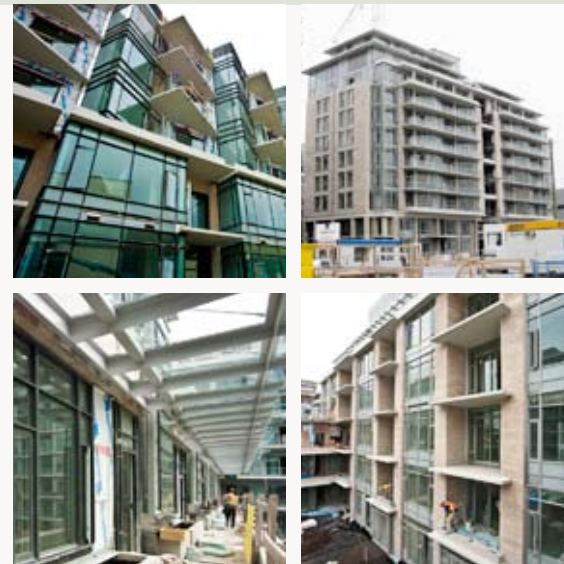
MAIBC, MRAIC, BA, BArch (Hons)
 Merrick Architecture Borowski Lintott Sakumoto Fligg Ltd.

While studying history, Borowski realized his real love was architecture, so he enrolled in architecture at UBC. While there, Borowski invited Paul Merrick – an architect he admired – to join his thesis advisory team. To his surprise, Merrick accepted – and then hired him upon graduation.

Borowski has worked on many downtown projects, but is intrigued by the new model presented in the Olympic Village, where he designed Parcel 10. “Rather than simply sticking towers up in the sky, this shows there are ways to densify that are arguably more livable. I’ve designed a number of downtown high-rises, and I’d prefer to live [in the Olympic Village]; I believe this will be a better model. You get levels of density that are sustainable – they support mass transit – without casting shadows everywhere. The narrower scale of the streets is a more efficient use of land; it lets you have larger courtyards and larger green roofs. I think it’s exciting that maybe people who develop land might think this is viable. It will be more sustainable in every sense – not just in terms of energy, but in terms of social mix and the pleasantness of your life.”



At left, an elevation drawing of Parcel 10 as seen from the south, on Walter Hardwick Avenue. At right, construction photos show details of balconies and exteriors, including an exterior corridor facing into the courtyard (bottom left). This ensures suites receive fresh air from both sides.



At left, one of several suite plans shows a one bedroom plus “flex” which offers 578 square feet of living space and 119 square feet of balcony. At right, a photo of the presentation centre shows a similar sized suite.

