

PUBLIC INVOLVEMENT



IDEAS FAIR CO-DESIGN WORKSHOP AT WEST VANCOUVER CC

IDEAS FAIRS EVENTS

2011 MARCH 28	Ambleside Business Ideas Fair
2011 APRIL 01	Youth Ideas Fair (West Vancouver Secondary)
2011 APRIL 02	Ideas Fair I: Use, Character, Connections
2011 APRIL 03	Ideas Fair I: Use, Character, Connections
2011 APRIL 14	Ideas Fair II: Bringing It Together
2011 APRIL 16	Ideas Fair II: Bringing It Together
2011 APRIL 17	Ideas Fair Open House
2011 APRIL 21	Kids Ideas Fair (P. Johnson Elementary)
2011 MAY 24	Ideas Fair III: Development Concepts
2011 MAY 25	Ideas Fair III: Development Concepts

IDEA FAIRS: PROCESS TO DATE

Grosvenor began talking to people before preparing plans. Over the Spring and Summer of 2011, we held a series of Ideas Fairs to get input from citizens on their vision for the uses, character, connections and forms of development they envisioned for the block. We reached out broadly to the community, including special events for Ambleside business owners, and for the youth who will soon inherit the places we build today. We also installed a temporary public Art Greenway on part of the long-vacant lot at 1392 Marine Drive to explore how Art and Placemaking could begin to transform the block and better connect Ambleside to its waterfront. These initiatives have been warmly received by the community.

At Ideas Fair I, we asked participants to envision the activities, uses and character they would like to experience on the 1300 Block when it is fully redeveloped. We began the sessions with "A Day in the Life" exercise. Stanley King's Co-Design facilitators asked participants to first visualize the life and special events they would wish to experience on the 1300 Block when it is built out, with an emphasis on around-the-clock activities and connections to adjacent areas. Facilitators recorded people's ideas on a large chart and from these they identified emergent themes that formed the topics for more detailed small-group discussion.

For each workshop theme (shopping, housing, arts etc.), people self-selected into groups of eight, supported by a co-design artist/facilitator. The facilitator listened to discussion on the theme and drew vignettes as participants shared ideas. The intent at this stage was not to design buildings but rather to generate ideas that would inform design. As King puts it, "people are experts on how they want to live", architects are experts at designing places that allow people to live the way they want".

Participants signed the boards when they were finished as a record of where the ideas originated. The boards from all groups were then assembled at the end of the session and participants rated the features or ideas presented: "Great Idea - go for it"; "Good but needs more design"; or "Perhaps elsewhere". From one workshop to the next, the collection of drawings grew, reached a wider audience, and served as a graphic record of emerging design ideas.

An analysis of the themes of the boards, presented graphically, illustrates the range and frequency of ideas raised by participants. The ideas reflect a strong orientation to the outdoors, walking and socialization. There was also strong support for sustainable green building features, special street treatments, and the idea of a wide covered mid-block pedestrian connection framed by shops, cafes and restaurants.

For Ideas Fair II, participants reviewed the boards from previous meetings and also worked "hands-on" with scale models of the site and surrounding context. Working with the team from James Cheng Architects, people explored different building forms to understand and clarify desirable building forms. Overall, participants favoured terraced low-rise to mid-rise buildings over towers. Participants in Ideas Fair I and II generated more than 70 boards with images of their ideas and visions for the 1300 Block. All of the ideas were posted to the 1300 Block Website (www.1300ambleside.ca)

ACTIVITIES

Children's Play
Local Artists
Walking to Beach
Nightlife
Music
Bicycling
Arts & Culture
Outdoor Eating
Dancing
Farmers Market
Walking
Entertainment
Recreation
Education

DESIGN IDEAS

Accessibility
Pedestrian Link Bridge
Soft Edges
Open Air Plaza
Street Decor
Garden Village
Raise Bellevue
Roof Garden
Elevated Plaza
Glass Roof Atrium
Town Square
Foliage/Green
Water Feature
West Coast Architecture
Peaceful Place
Terraced Roof
View
Movement & Circulation
Sustainability
Corner Feature
Natural Habitat

USES

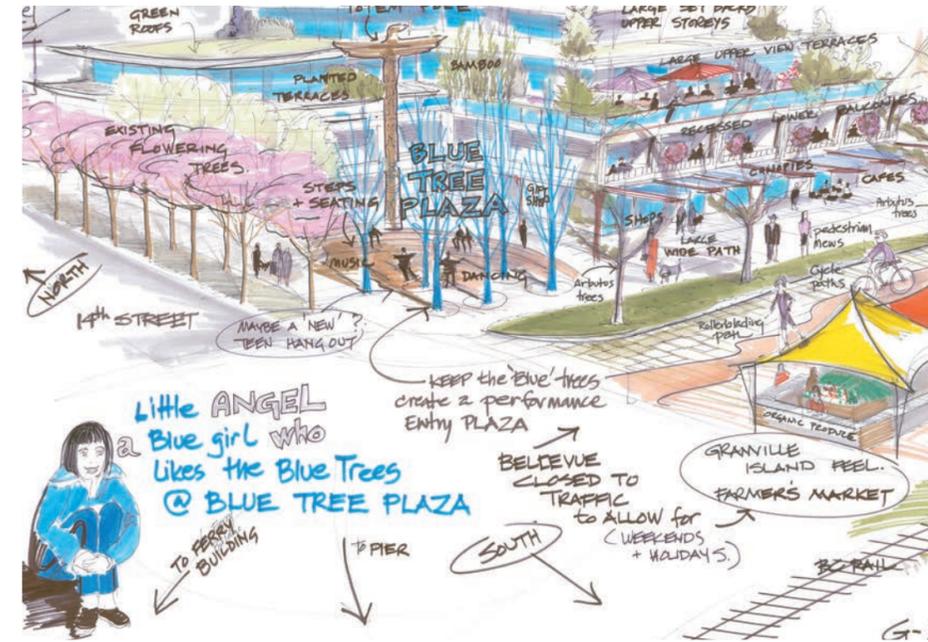
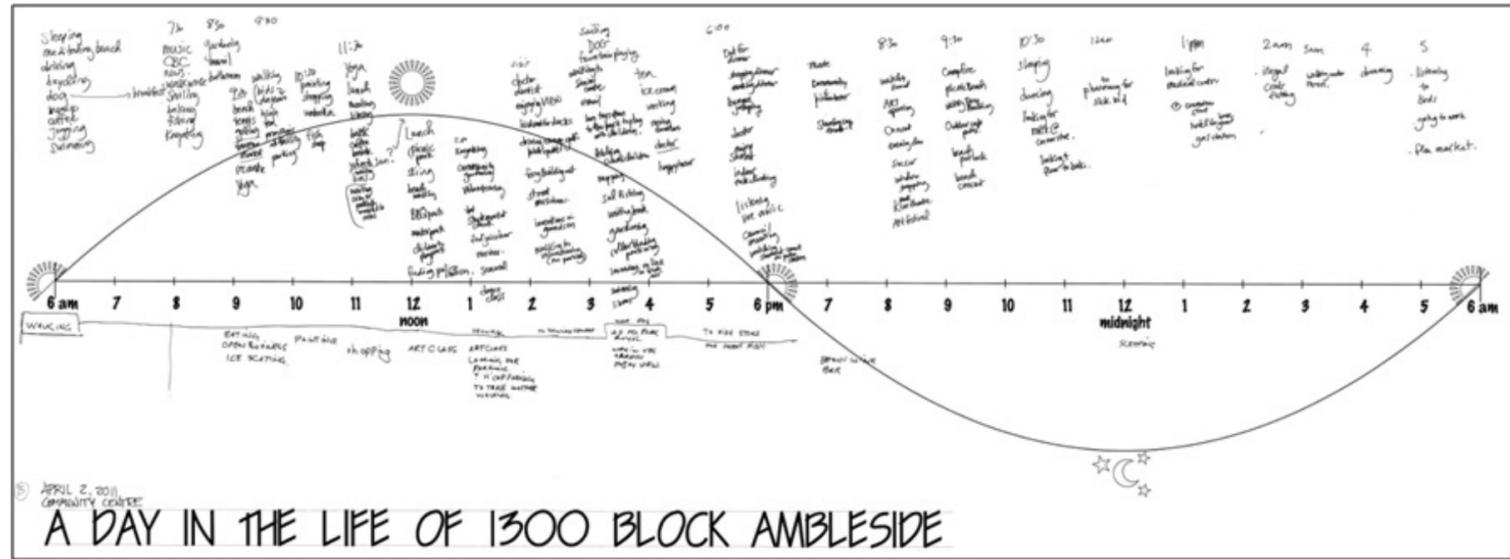
Business
Restaurant
Museum
Surface Parking
Coffee/Tea
Shopping
Residential
Local Retail -
Small Retail
Offices
Sports
Satellite Post Secondary
Underground Parking
Art Studio
Bar
Working
Community Garden

ACCESSIBILITY (1) ART STUDIO (4) ARTS AND CULTURE (20) BAR (8) BELLEVUE (1) BELLEVUE PLAZA (1)
BICYCLING (17) BUSINESS (1) CHILDREN'S PLAY (4) COFFEE AND TEA (17) COMMUNITY (1) COMMUNITY GARDEN (1)
CORNER FEATURE (1) CULTURAL ATRIUM (1) DANCING (11) DESTINATION (1) EDUCATION (2) ELEVATED PLAZA (2)
ENTERTAINMENT (5) FAMILIES (1) FARMER'S MARKET (1) FARMER'S MARKET (12) FOLIAGE (26) GARDEN
VILLAGE (2) GLASS ROOF ATRIUM (18) INTERGENERATIONAL (11) LOCAL ARTIST (1) LOCAL RETAIL
(27) MOVEMENT AND CIRCULATION (5) MUSEUM (1) MUSIC (16) NATURAL HABITAT (3) NIGHTLIFE (8) OFFICES (5)
OPEN AIR EATING (7) OPEN AIR PLAZA (12) OUTDOOR EATING (22) PEACEFUL PLACE (1) PEDESTRIAN
BRIDGE LINK (1) RAIL (7) RAISE BELLEVUE (1) RECREATION (2) RESIDENTIAL (7) RESTAURANT (4) ROLLERBLADING (1) ROOF
GARDEN (19) SATELLITE POST SECONDARY (1) SHOPPING (5) SMALL RETAIL (27) SOFT EDGES (2) SPORTS
(5) STREET DECOR (7) SURFACE PARKING (3) SUSTAINABILITY (8) TERRACED ROOF (16) TOWN SQUARE (3)
TRANSIT (6) UNDERGROUND PARKING (15) VIEW (15) WALKING (30) WALKWAY TO
BEACH (21) WATER FEATURE (14) WATERFRONT (1) WC ARCHITECTURE (1) WORKING (1) YOUNGER PEOPLE (2) YOUTH



IDEAS FAIR BOARDS AT WEST VANCOUVER CC

IDEA FAIRS: WORKSHOPS



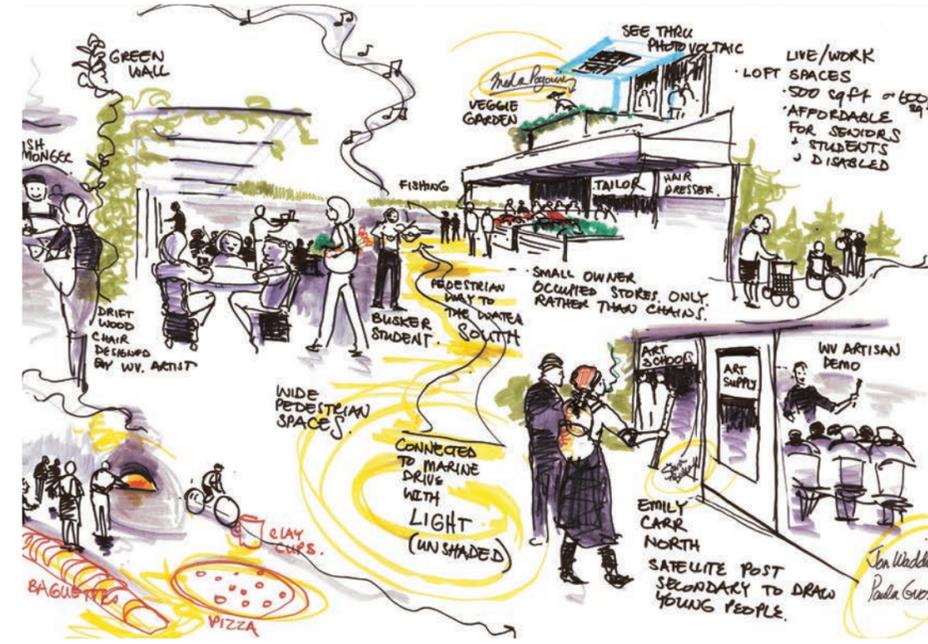
BUILDING FORMS

- Consider the building as art
- Building form should respond to surrounding context of West Vancouver (ie. mountains, sea-side atmosphere)
- Create a human scale podium; set back and terrace upper levels and modulate massing and building heights
- Select west coast building materials and incorporate place defining elements, particularly at street corners
- Manage impact of new development on key public views and shared private views.



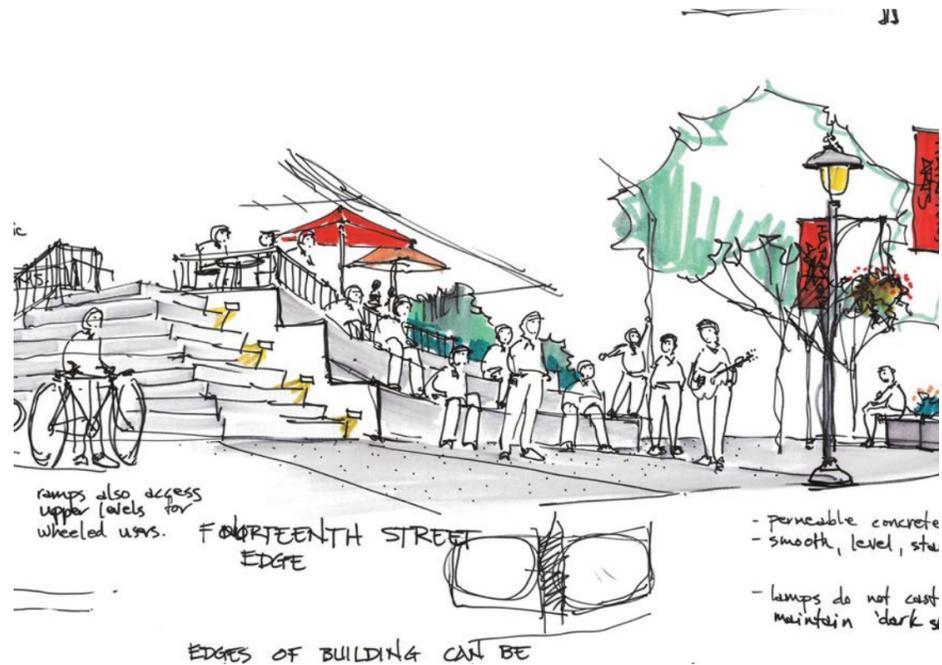
OVERALL

- Create a sustainable, iconic gateway development that is sensitive to the Ambleside and West Vancouver context
- Mix uses and add density to revitalize Ambleside, create vibrant social space, and bring value to District
- Use West Coast Architecture to create a scale of development and sense of place unique to West Vancouver
- Integrate Art and Culture in the design and program for new development to differentiate the 1300 Block
- Manage impact of new development on key public views and on shared private views



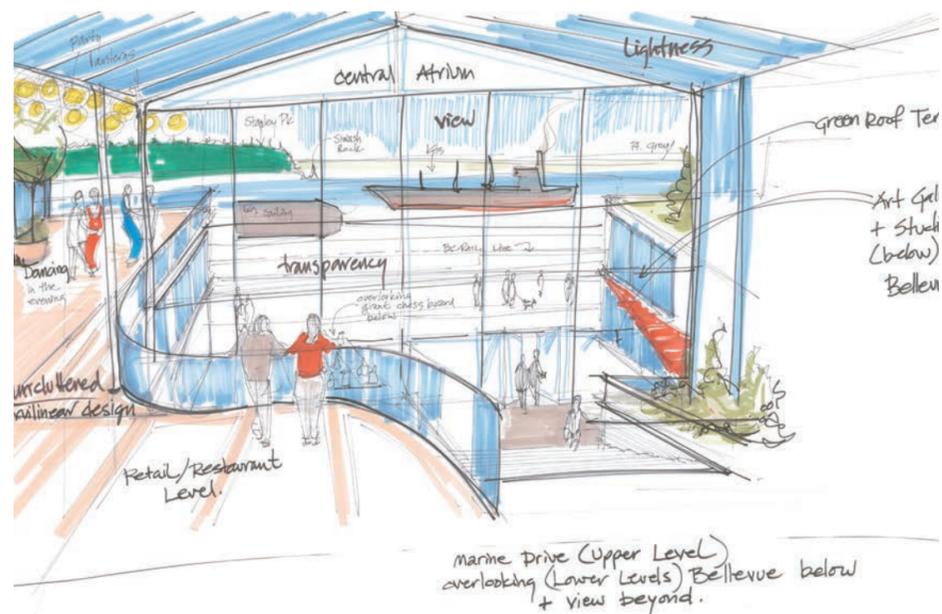
ARTS & CULTURE

- Explore opportunities to incorporate art and community space within the project
- Support strong arts component in a covered mid-block pedestrian mews
- Consider the needs of a wide demographic when designing and programming public realm and retail space



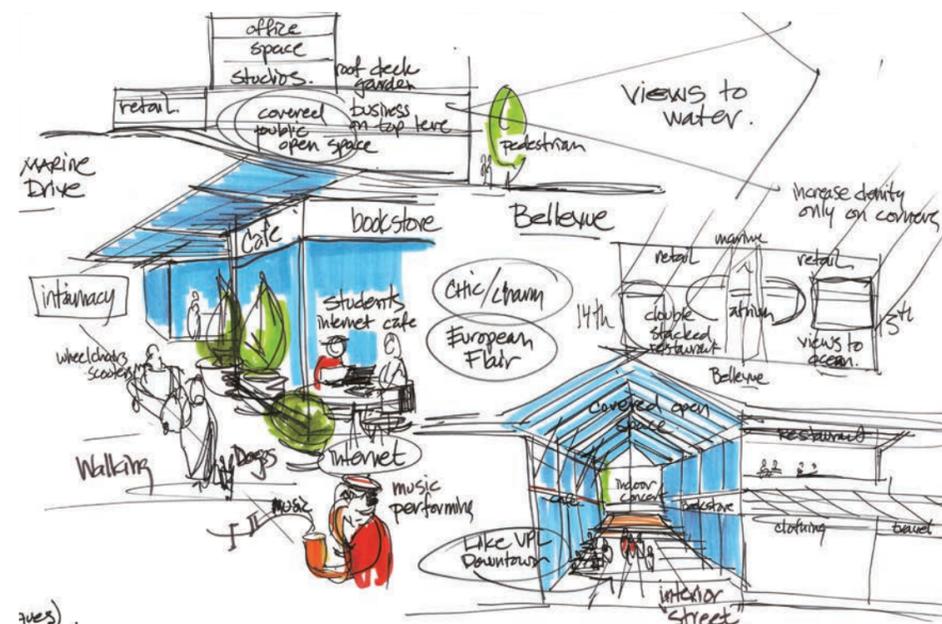
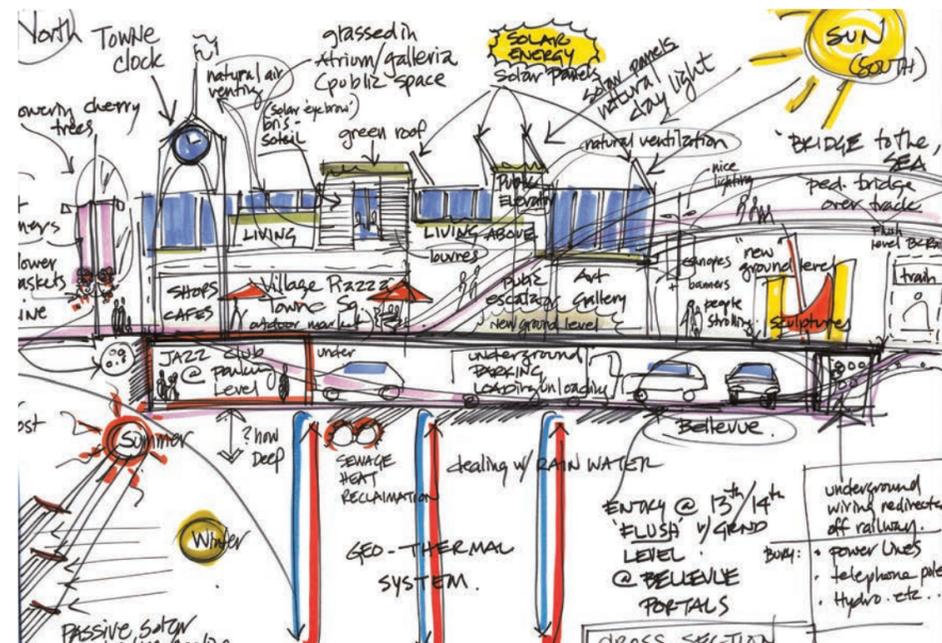
PUBLIC REALM

- Create an exceptional, high-quality public realm that integrates art and playful areas
- Set buildings back and design to create wide sidewalks for movement, open spaces, and linkages to the waterfront
- Design public realm and building edges to accommodate outdoor activities (eating, music, arts events); treat Bellevue and 14th St as special pedestrian-friendly streets with plaza like qualities
- Incorporate landscape and vegetation into the public realm and building design



COMMUNITY AMENITIES

- Create a public, covered mid-block pedestrian mews to break the long 1300 Block and to provide a year-round useable public space
- Incorporate an Art Greenway on 14th Street similar in scale to the temporary art greenway recently installed by Grosvenor
- Raise Bellevue to rail track level and design flexible use street with "plaza" finish
- Incorporate Universal Design in development

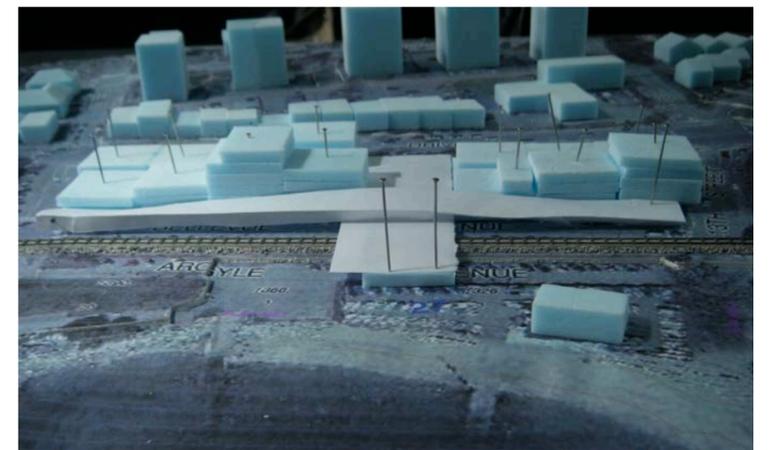
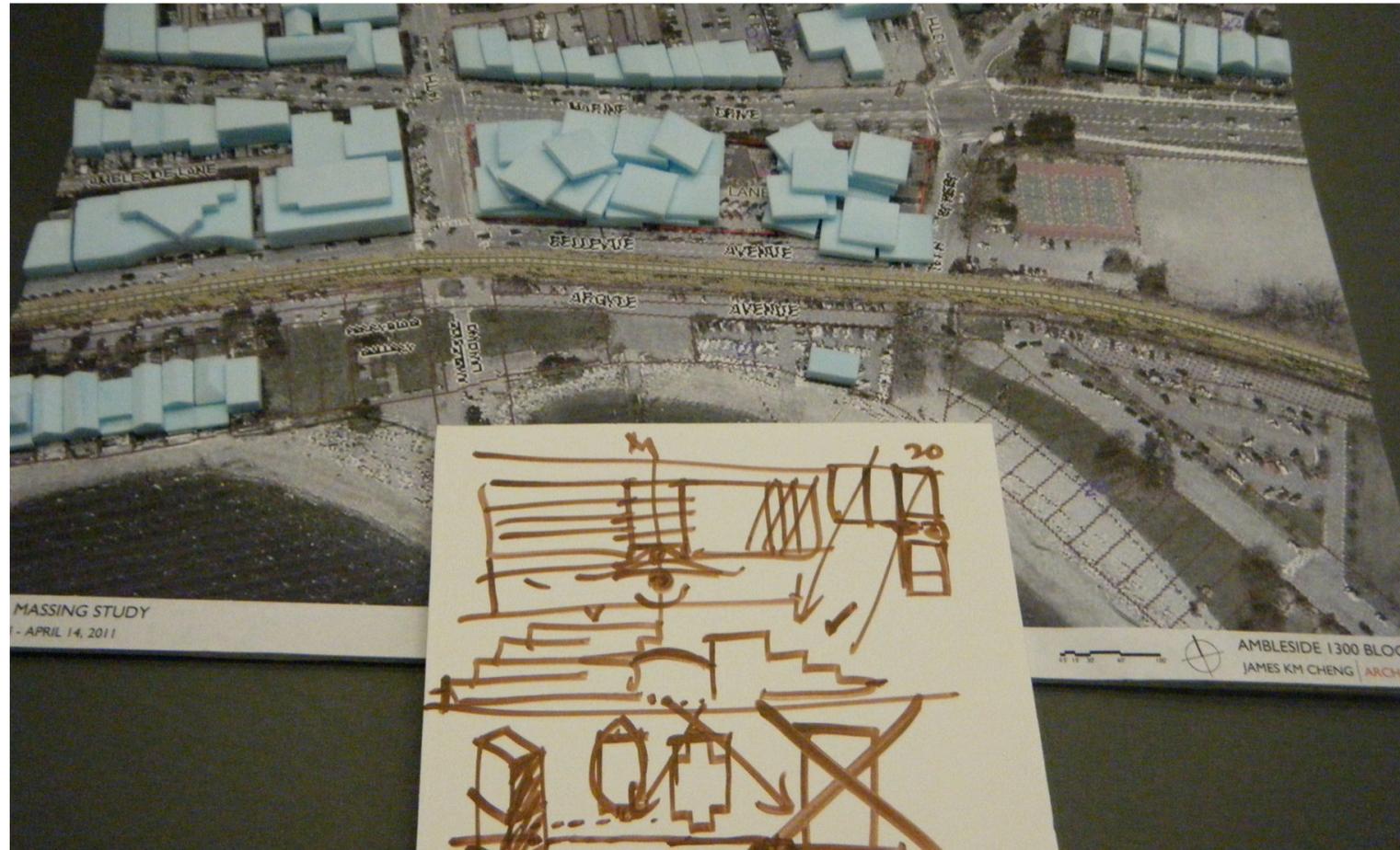


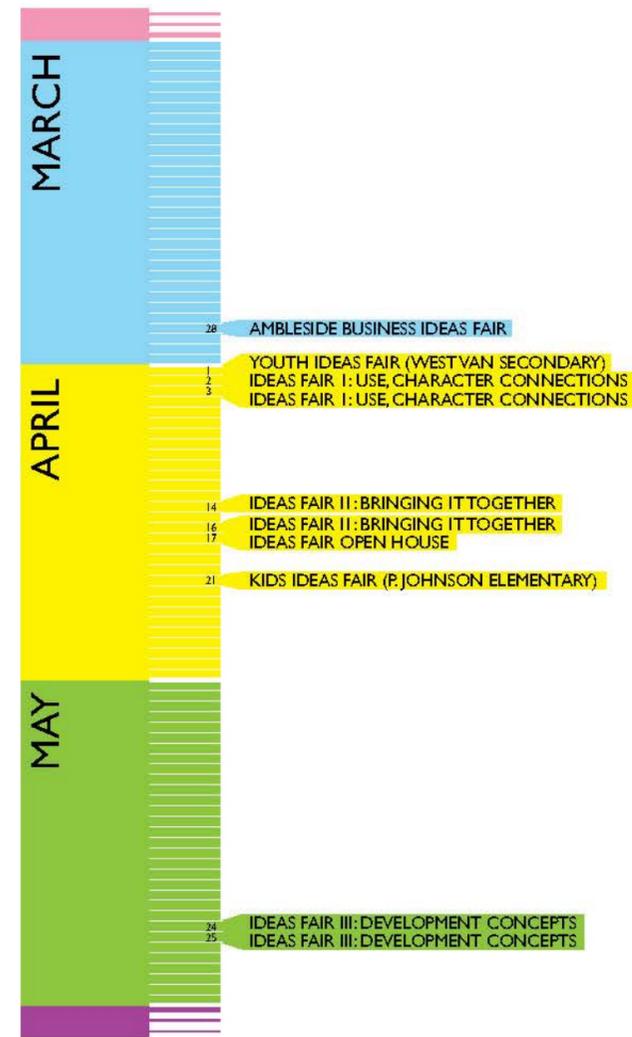
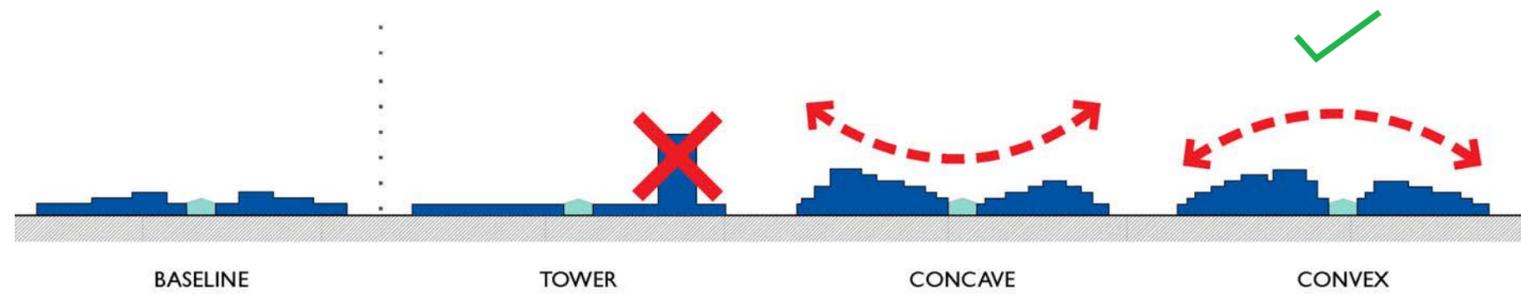
SUSTAINABILITY

- Mix uses and use transit-oriented design for buildings and public realm to encourage walking, cycling, and transit
- Design buildings to LEED standards to reduce use of energy and water by incorporating features such as geo-exchange heating etc.
- Use passive design to optimize shading and solar access and make use of green roofs to manage storm water, urban heat island and to insulate buildings
- Explore geothermal or ocean heat exchange for heating / cooling
- Make use of local west coast building materials

SHOPS & SERVICES

- Maintain a rhythm of small retail frontages to retain the character of Ambleside; avoid large format stores; vary shop sizes to accommodate a variety of businesses
- Support an animated, covered, naturally lit mid-block pedestrian mews with social spaces, restaurants, shops, services, art and cultural uses spilling into it from both sides
- Create generous, walkable, interesting retail streetscapes
- Provide a mix of retail spaces that includes an "arts /design/ lifestyle" theme to create a destination locale (ie. private galleries; interior design, books, food & wine, restaurants)
- Differentiate retail to respond to different street characters (ie. local serving on Marine Dr. with arterial road exposure; 13th St. with sport theme relating to the park and park users; etc





TOP TEN THEMES:

1. WALKING (30) 
2. LOCAL RETAIL (27) 
3. SMALL RETAIL (27) 
4. FOLIAGE (26) 
5. WALKWAY TO BEACH (21) 
6. ARTS AND CULTURE (20) 
7. ROOF GARDEN (19) 
8. GLASS ROOF ATRIUM (18) 
9. BICYCLING (17) 
10. COFFEE AND TEA (17) 