



GATEWAY RESIDENCES - 752 MARINE DR

**Presentation to the
PUBLIC ART ADVISORY COMMITTEE**

MARCH 14 2018

View from SE



Birds-Eye



View from South West



View from South East



View from North East

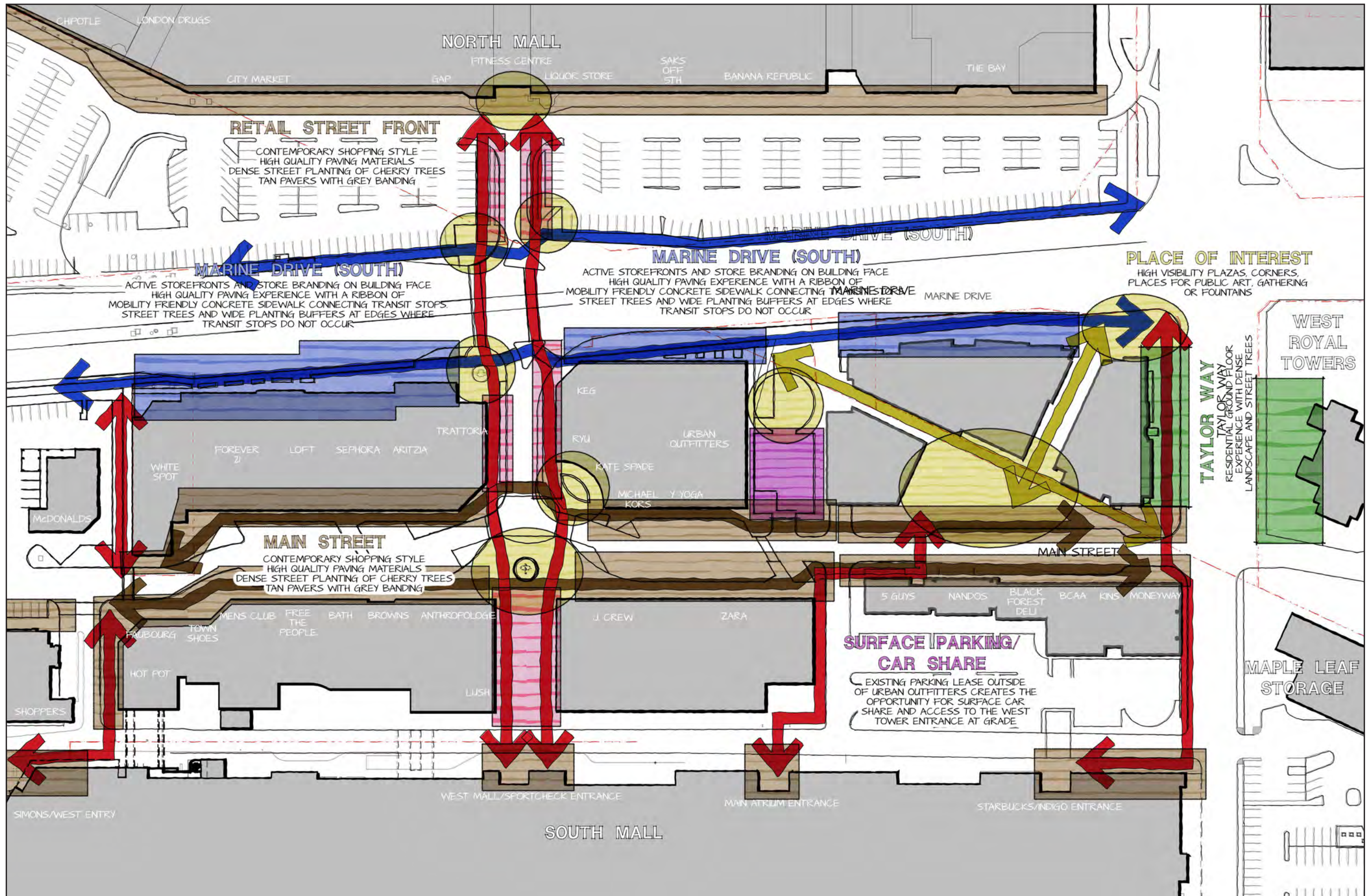


View from North West

REVISED DESIGN STRATEGY

The revised design is in compliance with the adopted Marine Drive Local Area Plan and addresses the DRC concerns with the following additional highlights:

- 1 - The revised design for Gateway Residences builds on a very strong urban design idea. The architecture is derived from the two geometries that intersect at this site and, in turn, generate a unique and distinct form of development.
- 2 - Commercial uses extend along Marine Drive as far as can be accommodated, to better relate with the new retail to the west.
- 3 - The glass canopy has been removed from the galleria allowing for a more distinct separation between the two podiums.
- 4 - The Village Square has been reshaped, and will continue to serve as an anchor at the east end of the East Village.
- 5 - Retail and food-serving uses surround the new square to animate its edges.
- 6 - The ramp to underground parking has been incorporated within a retail building to conceal it from the public realm.
- 7 - An alternate ramp location is designated to access the site from Taylor Way in the unlikely event that the access across First Nation's land is relinquished.
- 8 - Most importantly, building heights are dramatically reduced with the east tower at 14 storeys and the west tower at 11 storeys in height. This adjustment allows both towers to take on more of a slab-like form, more street-related and, therefore, more urban.
- 9 - As a result of the lowering of building height the density is substantially reduced.

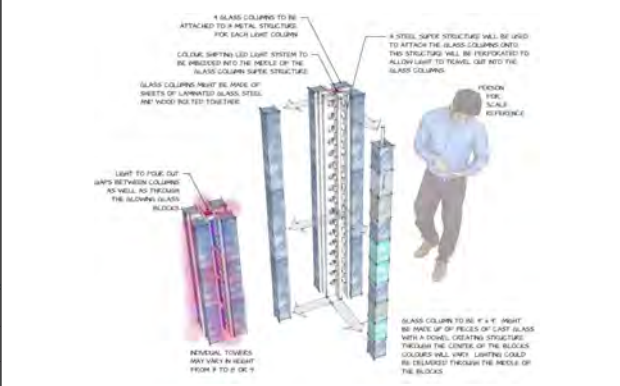




Marine Drive treatment east of trattoria includes a lawn band at the street and planting that mimics the planting in the boulevard. Additionally, a concrete sidewalk is used between corners and areas of interest



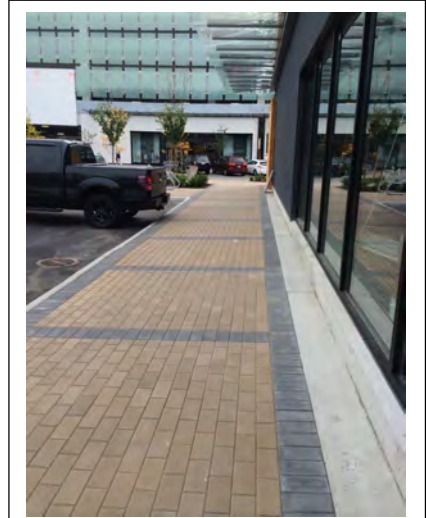
A double row of trees is standard for Marine Drive throughout the Park Royal portion. Additionally, planting mimics the planting in the boulevard.



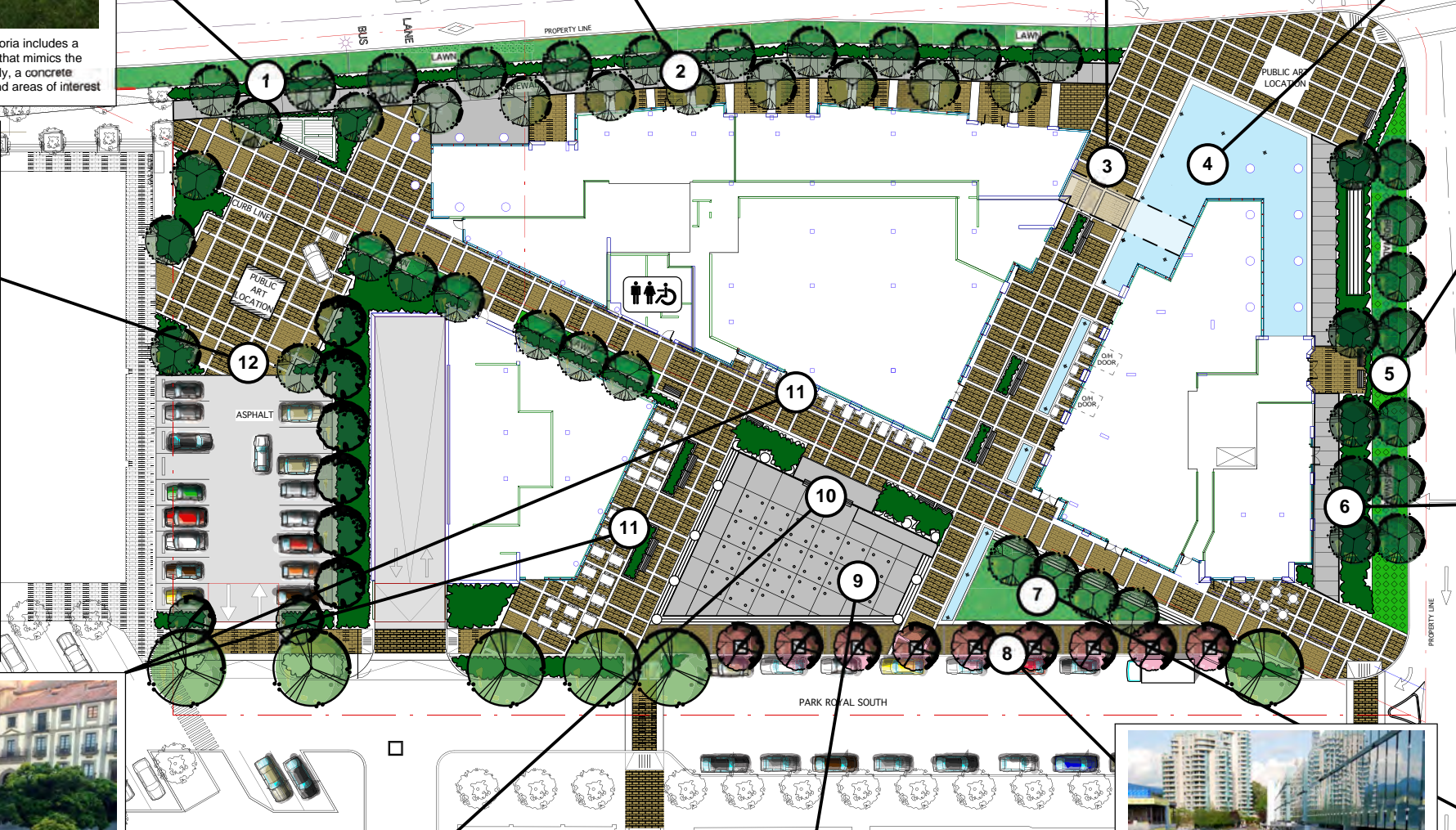
Light Towers will create interest, colour and excitement throughout the Galleria, further connecting the fountain and the dancing water plaza.



Colour Switching LED Lights will form one of the unifying elements from the plaza at Marine Drive and Taylor Way to the dancing water plaza on Main Street



Connecting Marine Drive to Main Street occurs in a number of ways, but none more important than the open space adjacent the Urban Outfitters. By opening up the space between the buildings and creating view and pedestrian corridors, we are connecting the spaces in a way that encourages pedestrians to explore the many spaces that Park Royal offers.



A Bioswale will handle water run off on Taylor Way.



A residential treatment will strengthen the character of Taylor Way, building off of the soft tree lined treatment at the West Royal Towers.



Dining at the Plaza Center is a very European activity that has been mimicked here by surrounding the activities in the center of the plaza with dining opportunities and outdoor patios. This creates a sense of activity and overview to the plaza and the dining spaces, each building off of the activity of the other.



The Dancing Water/Sentinel Plaza serves a very critical purpose for the public open space of Park Royal. From small school concerts to performances and market nights, the plaza will allow for an identifiable outdoor community core to this area.



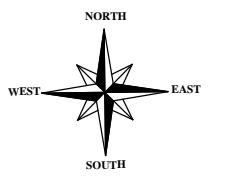
The Flexibility of the Dancing Water Fountain creates excitement in the plaza throughout seasons and times of day. From play to spectacular display, this plaza will be a critical element in the public open space of Park Royal



The Main Street treatment is a unifying character for this area and draws materials, furniture and additionally, people into this space



The raised lawn area creates an unprogrammed place of relaxation above the activity below, with both sun drenched lawn and shaded areas.



LEGEND

DATE	ISSUED

REV.	DATE	DESCRIPTION
1	JAN 20, 2015	GENERAL

**PARK ROYAL
GATEWAY
RESIDENCES**

Vaughan
Landscape Planning
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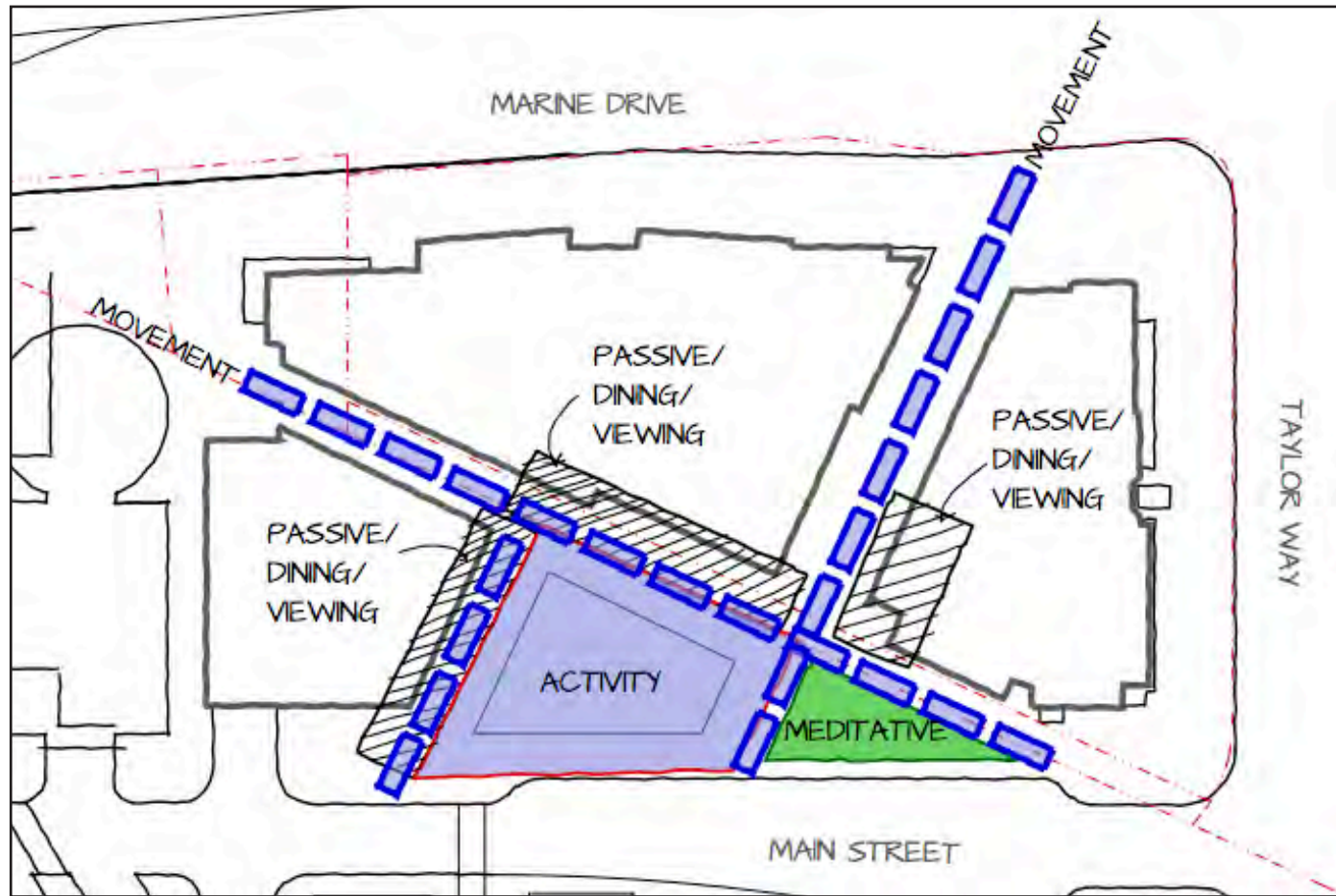
DESIGNED	MCV
SCALE	1:100
DATE	Oct 31, 2014

**TITLE
URBAN DESIGN
PLAN**

DRAWING NO.	REV
L1	

THIS REVISION SUPERCEDES DRAWINGS BEARING PREVIOUS REVISION NUMBER

5.6 PLAZA ACTIVITY RELATIONSHIP



This diagram shows the relationship of the plaza to its borders, the lawn space and the travel lanes.

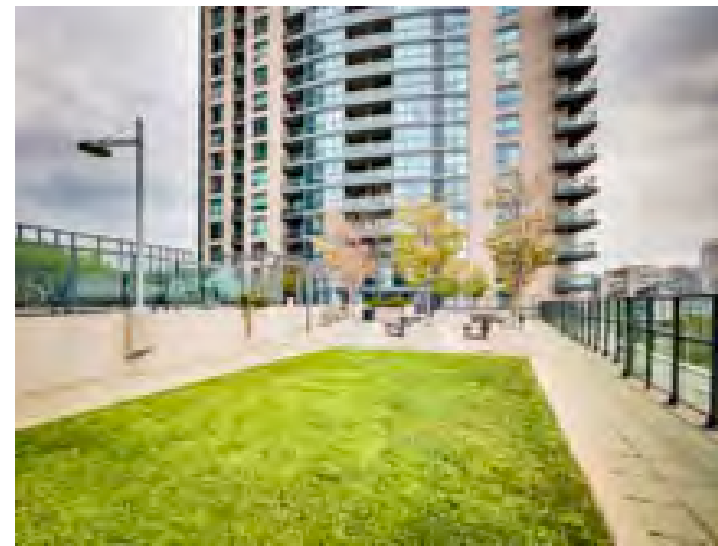
The plaza itself is surrounded by a series of sentinels which will be critical in giving it an identity and location. These sentinels will be further designed as the open space moves forward through the Squamish Nation (see A Meeting of 2 Cultures for more). In addition, the sentinels add to the scale of the space. From the low spot in the plaza, the sentinels draw the eyes and your attention up, creating a nearby medium height scale before the more distant buildings.



As found in so many of the European plazas, such as Plaza del Castillo in Pamplona Spain and Plaza Major in Segovia Spain (seen below), the relationship with dining in Europe and the central square is integral. To be in the plaza is to be part of the dining experience, becoming the foreground activity to those who are enjoying a meal or a glass of wine. The food as well, draws people to the plaza creating a flow of activity. This relationship forms the a strong border relationship to the Gateway Residences Plaza layout at Park Royal.



The raised Lawn resting space will serve as a place of relaxation away from the hardscape of the plaza. It will be raised to keep it dry and give the sense of sitting on the hill. There will be trees for shade. The idea is that one can grab a book or a picnic or just a towel and sit on the lawn. This will also function as a small backyard like space for the residents of the tower. By raising it and moving it across the main walk from the plaza it also creates interest in the grade change being the same amount higher than the walk as the plaza is below. This space will also serve the less formal food service locations across Main Street, being the perfect place to eat a porchetta sandwich and eat an apple while enjoying the out of doors.



5.7 THE PLAZA



Shipbuilders Square in North Vancouver is a rectangular sloping plaza that hosts live music and beer garden events during the Summer Market. The size of the plaza in North Vancouver is larger than the one we are proposing as it serves a much larger community and is part of a temporary festival like experience, where the plaza at Park Royal will be immediately surrounded by residents and restaurants and will serve a more constant use.



The plaza itself is 21 meters (68') wide and averages 14 meters (45') deep. It is sunken 0.5 meter (18") deep, or three stairs down. On the north side of the plaza is a stage that is 9.2 meters (30') wide and 3.8 meters (12') deep. This is large enough for a small school choir or a live band. The stage itself is 18" above the grade of the plaza below so it can be extended to increase the size of the performance area depending on the needs. The sunken plaza itself then becomes the viewing space for the audience, with the stairs at the south end creating another tier to watch from. The plaza itself is perfect for dancing. Additionally, this space can accommodate small markets and fairs. When not used for programmed events, the water jets in the plaza will be an exciting place for play. During summer months these jets will be on throughout the day creating a destination play location for kids of all ages to cool down. The jets are recessed in the plaza and covered with a grate so as to be flush with the paving, making them disappear when not in use. Because of the amount of potential dining uses around the plaza and the residences above, one of the most exciting elements of this multi-use plaza will be the night time light show. By connecting the jets to built in LED light switches, the combination of activity of the jets and the colour switching lights will create endless interest and excitement. Finally, when the fountain is off in the winter, the plaza will serve as the main winter activity plaza for Park Royal and will contain the seasonal Christmas tree along with other seasonal activities. Right: School District holds outdoor school performances at Dunderave Plaza.



Plaza de Cesar Chavez (above) is a similarly scaled water jet plaza that is an informal community activity focus in San Jose California. Many communities have plazas such as these that are unprogrammed and serve multiple as both active play spaces and informal gathering spaces. Above the Plaza de Cesar Chavez photos is the water jets at Fountain Place in Dallas Texas by Dan Kiley this water jet multipurpose plaza forms a part of one of the most iconic landscape plazas in North America.

5.13 A MEETING OF 2 CULTURES

One of the most exciting and challenging elements in the design of the Gateway Residences is the opportunity to develop a space that straddles 2 cultures and 2 jurisdictions. Final design approval for improvements on Squamish Nation Leased Lands will be subject to review by the Squamish Nation Advisory Design Panel and. Approval by Squamish Nation Chiefs and Council. In anticipation of these requirements, we have developed concepts that bring the leasehold and freehold interests together in a seamless manner. In the plan we have shown some sentinels. These are strong vertical elements, possibly cedar trees, sculptures or some other form of First Nation art signifying the Squamish Nation land and welcoming visitors to their territory as is their custom. Conceptually, these 'sentinels' could represent the 16 original chiefs who joined together to form the Squamish Nation or potentially they could acknowledge the 12 Squamish Nation families that chose to give up their homes to allow for the assembly and leasing of the lands occupied by Park Royal. These concepts are shown as an opportunity. The current design is 'holding spaces' and saving room to allow for the stories, art and culture of the Squamish Nation anticipating that they will fill it with wonder while still assuring an organization of space that works for the site as a whole.

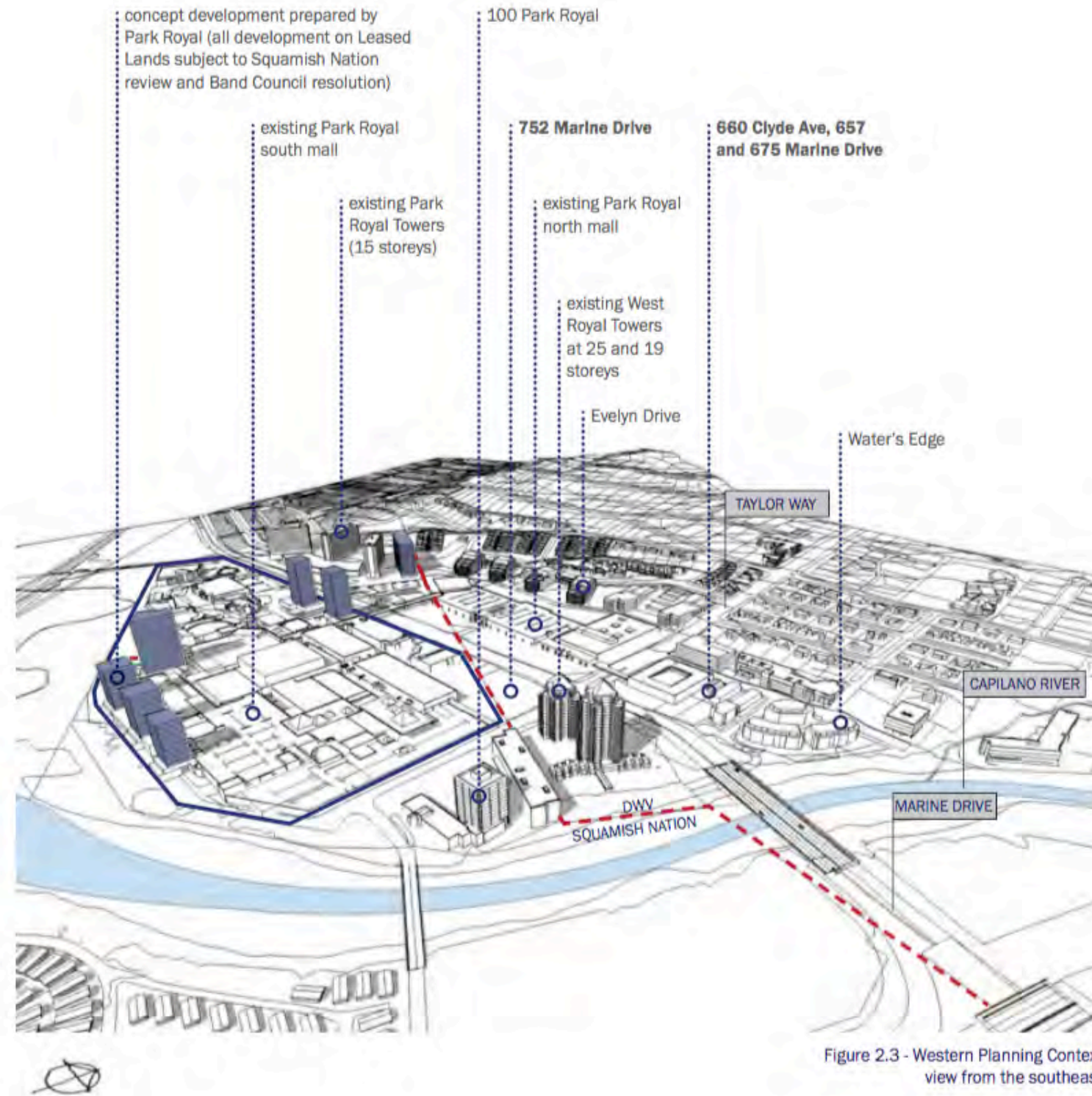
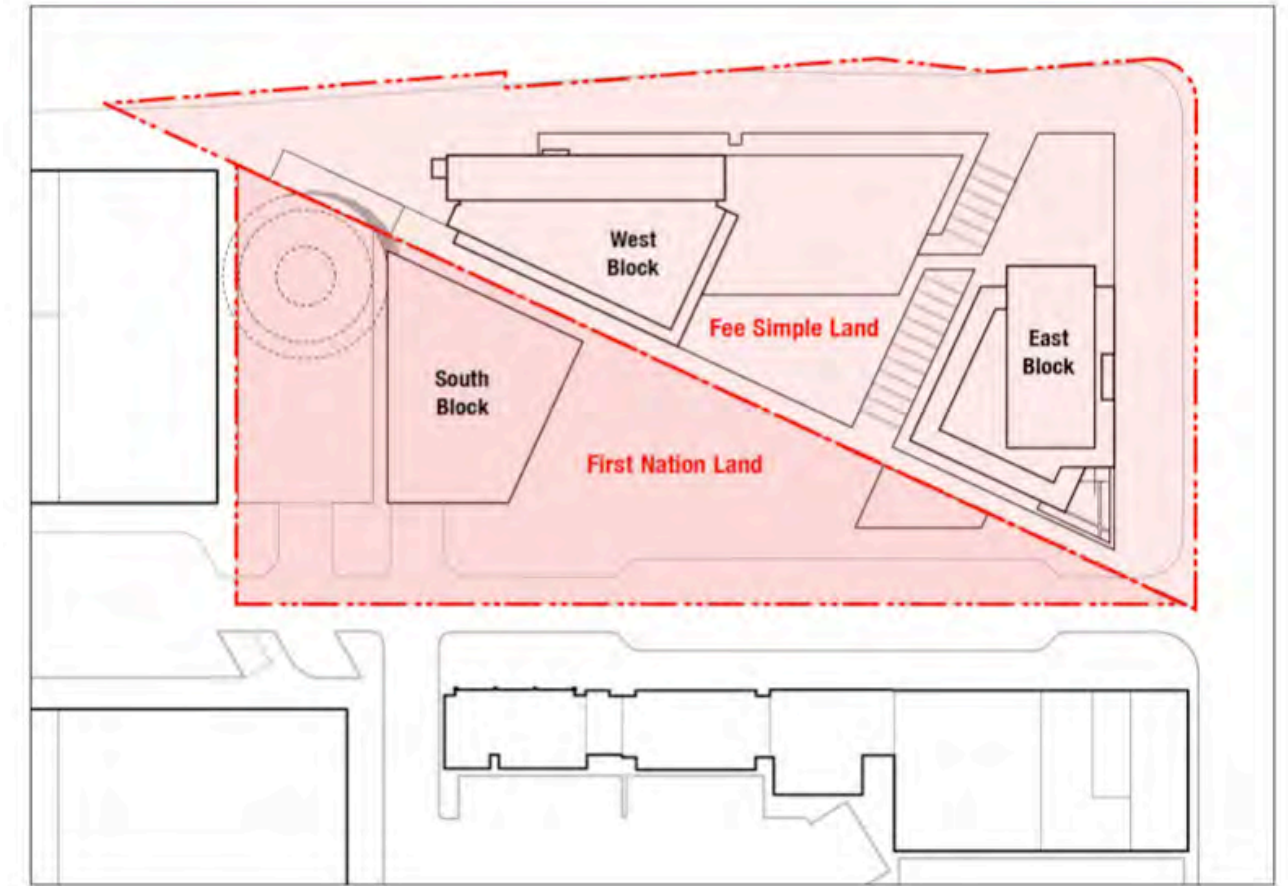


Figure 2.3 - Western Planning Context view from the southeast



The Squamish Nation is comprised of descendants of the Coast Salish Aboriginal peoples who lived in the present day Greater Vancouver area; Gibson's landing and Squamish River watershed. The Squamish Nation have occupied and governed their territory since beyond recorded history. Total area of Squamish Nation Traditional Territory is 6,921 sq. km. (~692,100 hectares).

The Nation consists of 23 villages encompassing 21.2 sq. Km. (2,120 hectares). The percentage of Squamish Nation Traditional Territory allotted to the people is 0.4230%. These parcels of land are scattered from North Vancouver, Gibson's Landing to the area north of Howe Sound.

5.12 PUBLIC ART AND FOUNTAIN MAP FOR PARK ROYAL



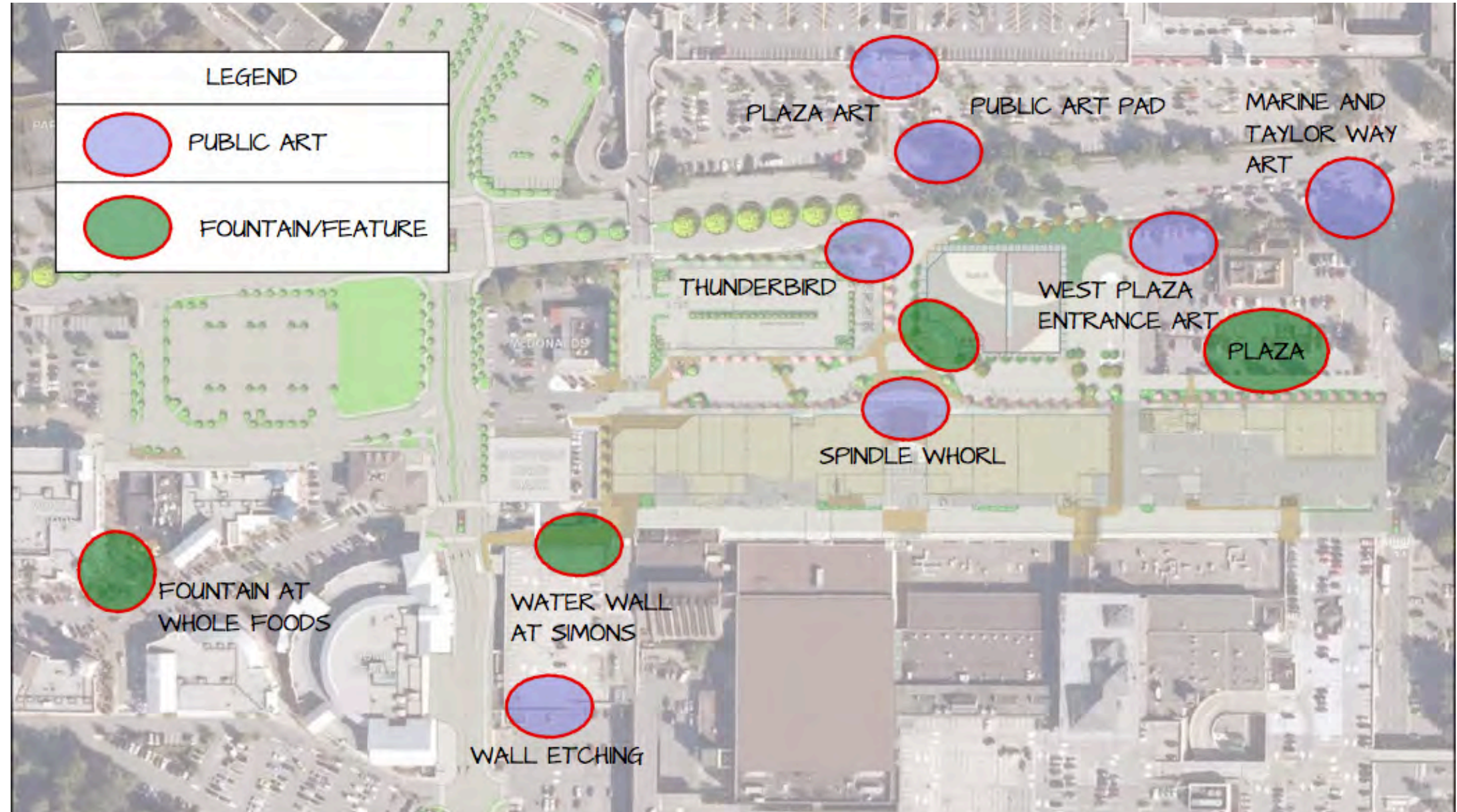
The waterwall at Simons



The Spindle Whorl



The Thunderbird





6.5 VIEW OF PLAZA LOOKING NORTH



6.6 GALLERIA LOOKING NORTH



6.7 PLAZA LOOKING EAST



6.8 PLAZA LOOKING WEST

PARK ROYAL

Detailed Public Art Plan

PARK ROYAL VILLAGE EXPANSION

SQUAMISH NATION

752 Marine Drive, West Vancouver

November 30, 2012



TABLE of CONTENTS

Introduction	3
Project Consultants	4
Project Description	5
Landscape Plan	7
Public Art Context	8
Guiding Principles	9
Public Art Opportunity	10
Thematic Considerations	11
The Public Art Budget	12
The Public Art Timeline	13
The Selection Process	13

Submitted by:
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PARK ROYAL

INTRODUCTION

Art has the power to punctuate otherwise uneventful daily activities. The Park Royal Village Expansion on Squamish Lands presents an exciting opportunity to provide two engaging public artworks representing the Squamish Nation's heritage and culture on their traditional lands.

The public art for the Park Royal Village Expansion formed part of the presentation to the Squamish Nation Advisory Design Panel. The project including the public art portion was approved by Squamish Nation Band Council Resolution dated October 24, 2012.

Larco and Park Royal are committed to ensuring the quality and integrity of the artwork reflects Squamish Nation heritage and complements the public realm.



PROJECT CONSULTANTS

Project Owner:

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PROJECT DESCRIPTION

Larco Investments, the parent company of Park Royal Shopping Center Holdings Ltd., proposes the Park Royal Village Expansion. This art plan deals specifically with the Park Royal Village Expansion located on Squamish Nation Lands. The Park Royal Village Expansion will reflect contemporary urban village architecture and allow for the future pairing of residential with new and distinct retail businesses contributing to Park Royal's uniqueness.

Park Royal is one of the top fifteen regional shopping centers in Canada and one of the top three in Metro Vancouver garnering numerous industry awards including the "Innovative Design and Construction of a New Center" and "Retail Development of the Year" for the Village at Park Royal, also developed on Squamish Nation lands. It is with this distinct level of vision, commitment and standard of quality with which Park Royal is embarking on this next phase of retail expansion.



The Park Royal Village Expansion on Squamish Nation lands will be an innovative urban village consisting of five new buildings, indicated as A, B, C, D, E on the architectural rendering as seen above. It will feature a select group of premium retailers and better quality cafes and restaurants, with a central courtyard and open plazas which will function as gathering spaces for North Shore residents and visitors.

Another important feature of the architectural design will be a wide Main Street setting that contributes to the Village character and encourages pedestrian intermingling and crisscross views of shopping opportunities. It also provides an extension of the retail path linking the Village at Park Royal to the new retail expansion to the South Mall through a new formal main entrance.

The architecture of the base buildings elements can be described as contemporary, simple, clean and elegant. Materials chosen will provide design unity and detail to acknowledge the surrounding context.

The Park Royal Village Expansion has been designed with a high level of sustainability in mind. Park Royal is committed to operating in harmony with the environment and the surrounding community. From design and construction through to operation, this expansion of Park Royal will improve existing sustainable practices with new initiatives and design, including attention to the building footprint, parking spaces, construction efficiencies, electricity needs, energy efficient lighting systems, and storm water management. These sustainable initiatives and design plan reflect current as well as future needs of Park Royal.

Future expansion of Park Royal also proposes residential development at the northeast corner of Park Royal South currently occupied by White Spot restaurant. The proposed residential development would be complimentary to the new Village Retail Expansion featuring active public gathering spaces at grade along with potential commercial/public uses with a strong emphasis on landscaping, public art and amenities. It will be a cornerstone to the east end of the property and will provide a greatly enhanced invitation at the gateway to West Vancouver and Squamish Nation's traditional lands.



In addition to the residential expansion at the northeast corner of Park Royal South, it is Park Royal's intention to develop additional residential buildings on Squamish Nation Lands along the south side of the existing shopping center. This is at the very early planning stage.

The new expansion of Park Royal has been designed with architectural distinction and an innovative approach to providing retail and residential space in West Vancouver. The architecture and design beautifully integrates with the existing Park Royal Village Shopping Center and surrounding contexts creating a vibrant community where people live, work, shop and play. The new expansion will be like no other and provides exciting Public Art opportunities for the West Vancouver community.



Landscape Plan

The Park Royal Village Expansion seeks to create a meaningful landscape expression that further enhances the neighbourhood look and feel of the project. The overall landscape will be in keeping with the existing Park Royal Village design with the addition of more contemporary and innovative features.

Public sidewalks will be installed using rich textured paving patterns on the ground plane. The hard surface urban village areas will have trees in decorative tree grates for shade, interest and variety. The street furniture will include benches, bollards, bicycle racks and garbage and recycling receptacles throughout the site to provide amenities to residents and visitors.



The planting style, material and rhythm of the existing Village at Park Royal is being continued with Cherry Trees along the sidewalks and entrance roads. Planting material will conform to The City's requirements for street tree planting in the sidewalk realm, and the use of predominantly native and drought tolerant plants for the roof top environments.

Pedestrian connectivity is a paramount consideration. A central courtyard and plaza for people to rest and gather will be connected by walkways situated throughout the new expansion.



PUBLIC ART CONTEXT

Park Royal is situated in a prominent location on the North Shore. The public artwork for the Park Royal Village Expansion will consider the public art context and seek to integrate to the community's wider public art conversation.

The public art in the surrounding area is eclectic and broad ranging in scope, materials and themes.

These works reflect the rich historical, social and cultural diversity of the community. There are several works which celebrate Squamish Nation heritage including *Sna7m Smanit* (Spirit of the Mountain, 2007) by notable Squamish Nation artist s Xwa lack tun (Rick Harry) located in the heart of Ambleside. This work represents a significant Squamish Nation legend of a friendship between two women; one of Haida descent and the other of Squamish First Nation; whose friendship defied the warring nations and brought about peace. The spirits turned them into the mountains now known as 'The Lions', but known to Squamish Nation as 'The Sisters'.



Another notable public art work is *Squamish Nation Welcome Figure* (2001). This piece is by artist Sequiliem (Stan Joseph), and is a 16-foot high old growth cedar log representing 'grandmother strength'. It acts as a reminder to respect ancient traditions, animals and people, and can be seen at Ambleside Park.

Other public artworks in the Ambleside area include Sylvia Tait's *AquaScapes* (2001) at the West Vancouver Aquatic Centre; Richard Tetrault's *Chimney Mural* (2011) at the Silk Purse, and Don Vaughan's *Granite Assemblage* (1989) at Ambleside Landing.

The public artwork selected for the Park Royal Village Expansion will reflect a sense of place, enhancing community interconnections.



GUIDING PRINCIPLES FOR PUBLIC ART

- Reflect the vision and spirit of Park Royal Village Expansion
- Reflect Squamish Nation heritage
- Integrate well to the site, architectural, historical and community contexts
- Strive for the highest quality of artistic expression and standards
- Provide an artwork that is dynamic and engaging, facilitating excitement, curiosity, contemplation and dialogue

PUBLIC ART OPPORTUNITY

Careful consideration was given to the identification of the public art opportunities for the Park Royal Village Expansion on Squamish Nations Lands. The design team sought locations which would offer the maximum public benefit and give each artwork prominence within the development.

The Central Courtyard (B) and the Plaza fronting Marine Dr (A) are the two prime locations identified for the public artwork. Both locations are highly visible, offering pedestrians, cyclists, and motorists the best opportunity to enjoy and engage with the art works. As well, both the courtyard and plaza are featured gathering places and the public art would activate and further add to the experiential quality of these spaces.



THEMATIC CONSIDERATIONS

Larco's vision for Park Royal and the architectural design of the site invite artistic expression. Squamish Nation heritage offers further themes to be explored. The public art will embrace new and exciting contemporary Squamish Nation art forms and practices that identify with the urban sophistication of this project.

The selected artist(s) or artist team(s) will be given as much creative licence as possible to create two exciting contemporary public artworks, well integrated to the site and architectural contexts while respecting the site limitations and use. The artist(s) or artist team(s) will develop a proposal for each artwork that will have significance to the community with layers of meaning, giving the piece longevity.



THE PUBLIC ART BUDGET

The total public art budget for the project is \$150,000 for two public artworks. One artwork will be located in the Central Courtyard and has an allocated budget of \$75,000. The second artwork will be located in the Plaza fronting Marine Drive and has an allocated budget of \$52,000. Please note a single artist or artist team may submit a proposal for one or both public artwork opportunities.

The administration portion of the budget includes art consultation, the art selection process and honoraria costs as well as a developer's contingency to cover speciality consultants, artwork and construction coordination, studio visits and travel relating to project progress. Please note all cost savings or unused funds remaining from the administration portion of the budget will be put towards the artwork.

<u>Public Artwork</u>		
Central Courtyard (Artwork #1)	\$75,000	
Marine Drive Plaza (Artwork #2)	\$52,000	\$127,000
<u>Public Art Administration</u>		
Public Art Consultant	\$15,000	
Selection Process and Honoraria	\$3,000	
Developer's Contingency	\$5,000	\$23,000
TOTAL Budget		\$150,000

THE PUBLIC ART TIMELINE

The Public Art Plan	November 30, 2012
Expression of Interest Posted	December 2012
Proposal Review & Shortlist 3 Artists (Stage 1)	January 2013
Short Listed Proposal Presentations (Stage 2)	February 2013
Final Artist Selection from Shortlist	February 2013
Artist Contract	February 2013
Art Installation	Fall 2013

THE SELECTION PROCESS

All stages of the selection process will be facilitated by Jan Ballard of Ballard Fine Art Ltd.

The selection process will be a Two Stage Limited Open Call to Squamish Nation Artists. Jan Ballard will work with the Squamish Nation to invite a selection of Squamish Nation Artists with suitable experience in public art practice. An Expression of Interest will be implemented, inviting interested artists or artist teams to present a short written project proposal with qualifications and examples of past work.

A Selection Committee of five members including: Park Royal Design Team (2), Squamish Nations (2), and a West Vancouver community representative (1) will be established. The Selection Committee will review the artist proposals, short list three artists or artist teams for each artwork and select the final artist or artist team for each artwork. Members of the Selection Committee, excluding members of the Park Royal Design Team, will be paid a \$750 honorarium for their participation.

In Stage One, the Selection Committee will meet to review the artist proposals submitted and short list 3 artists or artist teams for each of the two artworks.

1. Short List Selection Criteria:

- i) High quality, innovation and creativity of proposed artwork
- ii) Experience working on projects of similar scale and diversity of scope
- iii) Understanding of the project design and Squamish First Nation heritage
- iv) Artistic quality of artwork presented in the documentation of past work
- v) Availability

The short listed artists will be oriented to the development project, the surrounding contexts and public art opportunity. They will prepare and present a detailed concept proposal with budgets and project timeline to the Selection Committee.

In Stage Two, the Selection Committee will meet to select the final artist(s) or artist team(s) for each artwork. After thoughtful review and discussion of the short listed artist proposal presentations, the final artist(s) or artist team(s) will be selected. The final artist(s) selected will enter a Contract Agreement with the developer to complete the proposed artwork on time and budget prior to occupancy permits.

The artists selected will be responsible for a general public liability insurance policy for the duration of the project. Premium for this coverage will be assumed as a cost of doing business and part of the studio overhead.

2. Final Artist Selection Criteria:

- i) High quality and innovative concept with a clear vision of the final artwork
- ii) Understanding of Squamish First Nation heritage
- iii) Understanding of the project architecture and site
- iv) Demonstrated feasibility in terms of a detailed budget, timeline, implementation, safety, and maintenance
- v) Demonstrated understanding of the public space and the impact on the proposed site
- vi) Artistic quality of artwork presented in the documentation of past work
- vii) Experience working on projects of similar scale and diversity of scope

*Please note: If no submission warrants consideration, the developer reserves the right not to award the commission.

Please direct any questions to:

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**Request for Expressions of Interest
Park Royal Village Expansion
Squamish Nation**

Budget for two public artworks: \$75,000 and \$52,000 CAD

Deadline: January 28, 2013 – 3:00pm pst

This Request for Expressions of Interest is issued by Ballard Fine Art on behalf of Larco Investments Ltd. and Park Royal invite interested professional Squamish Nation Artists or Artist teams to submit an Expression of Interest with qualifications for the Park Royal Village Expansion Project on Squamish Nation Land.

The Park Royal Village Expansion will reflect contemporary urban village architecture and allow for the future paring of residential with new and distinct retail businesses contributing to Park Royal's uniqueness. The public art will embrace new and exciting contemporary Squamish Nation art forms and practise that identify with the urban sophistication of this project.

There are two public opportunities for this project. One artwork will be located in the Central Courtyard (B) and has an allocated budget of \$75,000. The second artwork will be located in the Plaza fronting Marine Dr. (A) and has an allocated budget of \$52,000. A single artist or artist team may submit a proposal for one or both public artwork opportunities. The budgets for each opportunity will include Artist fees, travel, design, artwork fabrication and installation.

The selection process will be a Two Stage Limited Open Call to Squamish First Nation artists. A Selection Committee will shortlist three artists or artist teams from the submitted applications to further develop and present a detailed concept proposal. The final artist or artist team will be chosen February 28, 2013.

This Expression of Interest to Artists requires a statement of qualifications, images of previous artwork and a 1-2 page written project proposal for each artwork opportunity. Artists considered will have experience with public art projects of a similar scale and scope.

An Artist Information meeting will be held :

January 17, 2013 at 7:00 pm

at Xwemelch'stn Estimxwawtxw School "Capilano Little Ones"

107 Capilano Road, North Vancouver

For full details on the project and submission requirements go to:
<http://ballardfineart.com/category/current-public-art-projects/>

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