

5.7 THE PLAZA

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.



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.



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.

5.8 MATERIALITY

We have taken the paving grid, that has normally been square to the east west/ north south buildings and turned it to match the angle of the buildings. This is consistent with the layout of the space and creates a bond between the buildings and the ground plane that, becoming one of the key elements blending this site together and lending a pleasing element to the shared geometry. To strengthen this bond and to give scale to the space we have added a 300mm concrete band throughout. This band breaks the paving into alternating 2.75m and 1.45m paving pieces creating both a rhythm and variety that add interest to the ground plane and further creates shapes and sizes that the planters, parking and fountain can play off of.

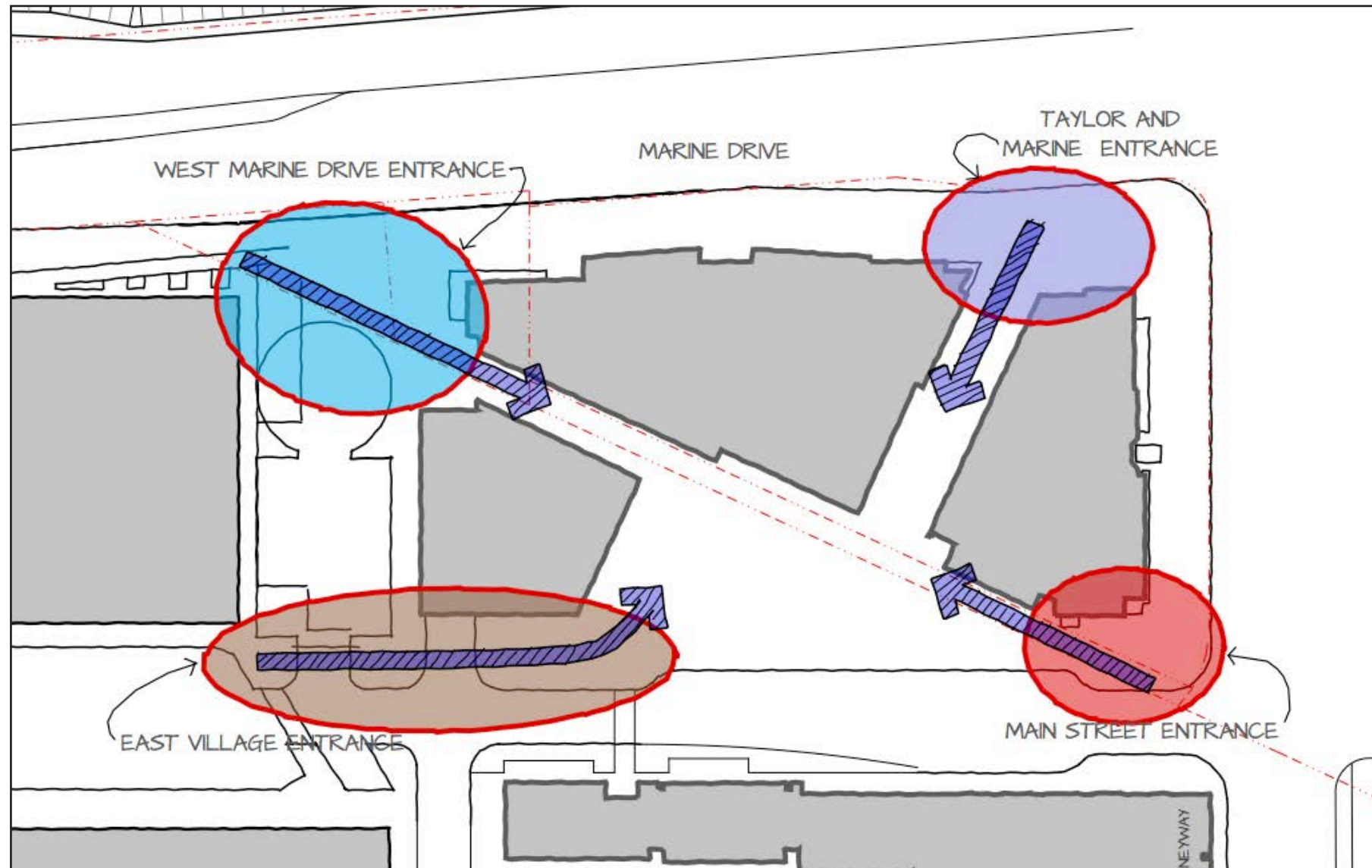


The Desert Sand paver has been the unifying element of the East Village, forming part of all of the paving treatments.



The Desert Sand paver from Abottsford Concrete products in running bond.

5.9 THE CORNERS



There are 4 separate areas in which one enters the plaza space and each area has a different treatment and a different aspect.

WEST MARINE DRIVE ENTRANCE

When entering the plaza from the west Marine Drive side, you are arriving at the large opening between the Urban Outfitters and the west building. This area supplies the views south of the Gateway Residences to the activities on Main Street, as well as having the view down the corridor directly into the plaza area. This unique aspect also allows for the choice of desire line to determine where you want to go. The entrance will also be identified by the piece of public art that will be located at the passenger drop off to the north of the parking lot.

TAYLOR AND MARINE ENTRANCE

People crossing Taylor Way or Marine Drive will be entering here and this will be the most distinct entry. The buildings have been opened up here and you travel between them and under the connecting bridge. The water feature is at the corner and it is extended down through this entrance as a long linear water feature. The lighting effects of the fountain and the light columns extend from the corner all of the way to the Plaza. Looking either way you can see the plaza or the fountain from within the Galleria. This entrance will be identified by its piece of public art as well, or possibly by the fountain.

MAIN STREET ENTRANCE

Main Street is one of the most interesting shopping streets in West Vancouver. This street begins at Taylor Way, makes its way down to White Spot where it winds in behind Shoppers Drug Mart and continues across the intersection and down by Home Depot, Whole Foods, Michaels and terminates at Milestones. The pedestrian entrance to this plaza at the Main Street Entrance will be celebrated with signage showing the beginning of Main Street and helping to raise the name identity of a street that the people of West Vancouver know very well.

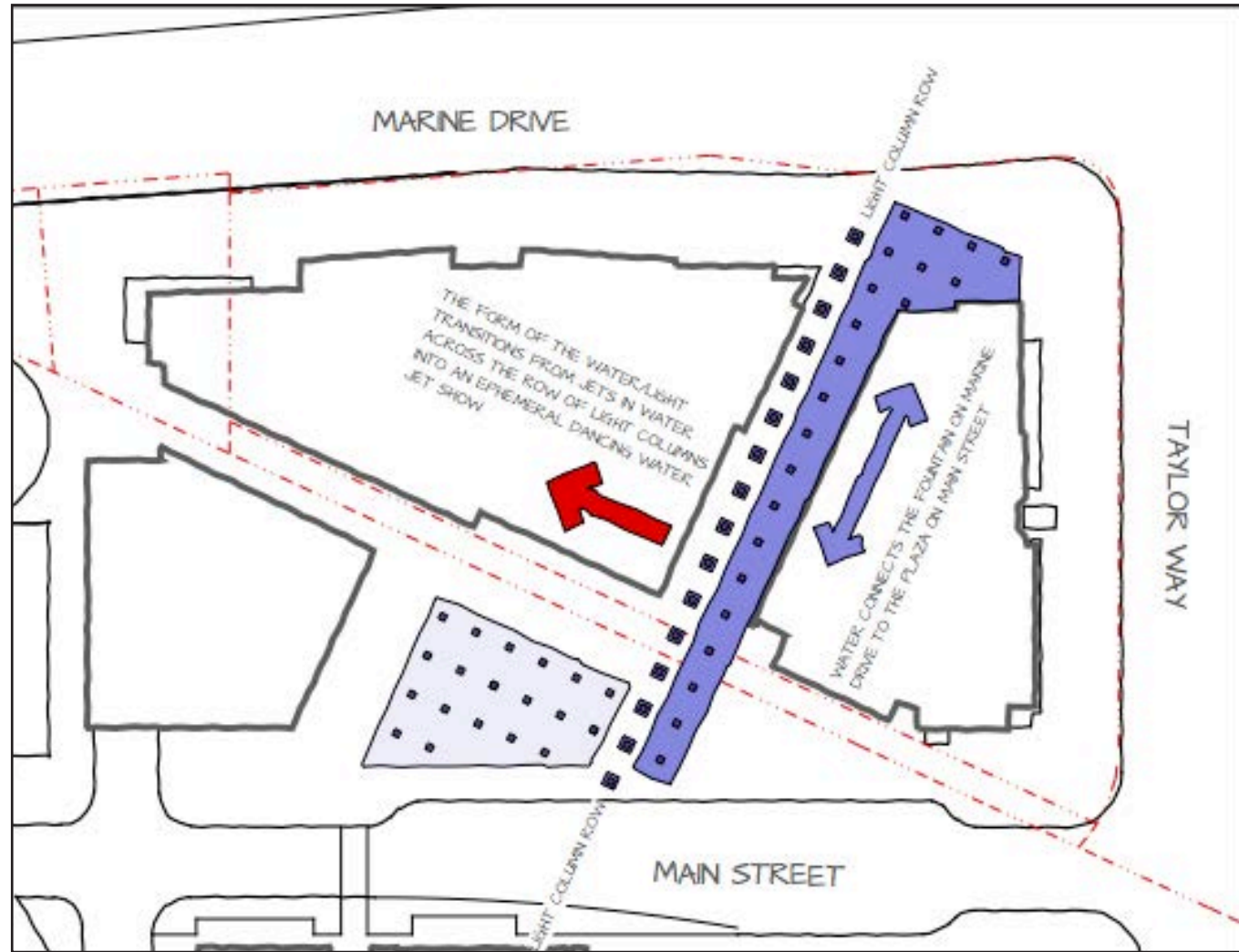
EAST VILLAGE ENTRANCE

The entrance to the plaza from the east village will be non-descript and just an extension of the Main Street experience so far. The plaza will open up and invite the pedestrians in, using the paving patterns of the site to help guide them in the direction of the activity. To the East Village user, this plaza is just the last and most exciting stop on a day out at Park Royal.



EXAMPLES OF ENTRANCE SIGNS TO SHOPPING COMMUNITIES

5.10 LIGHT AND WATER



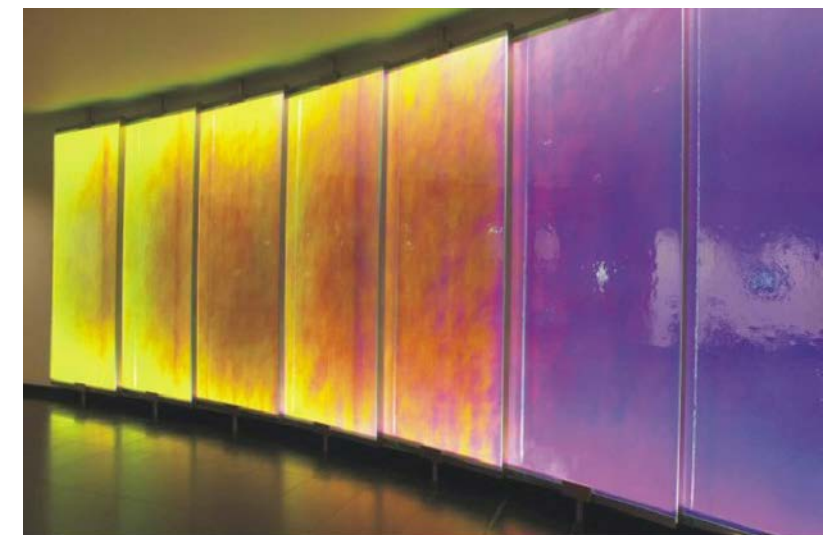
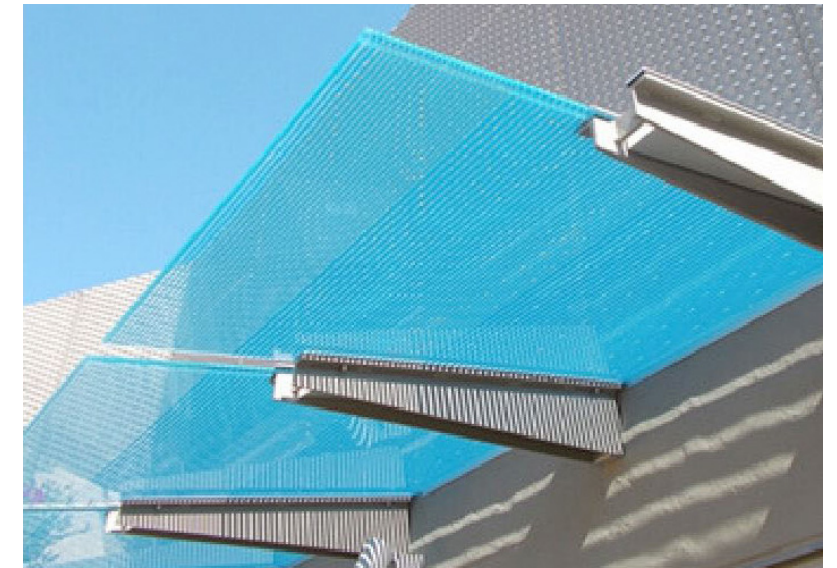
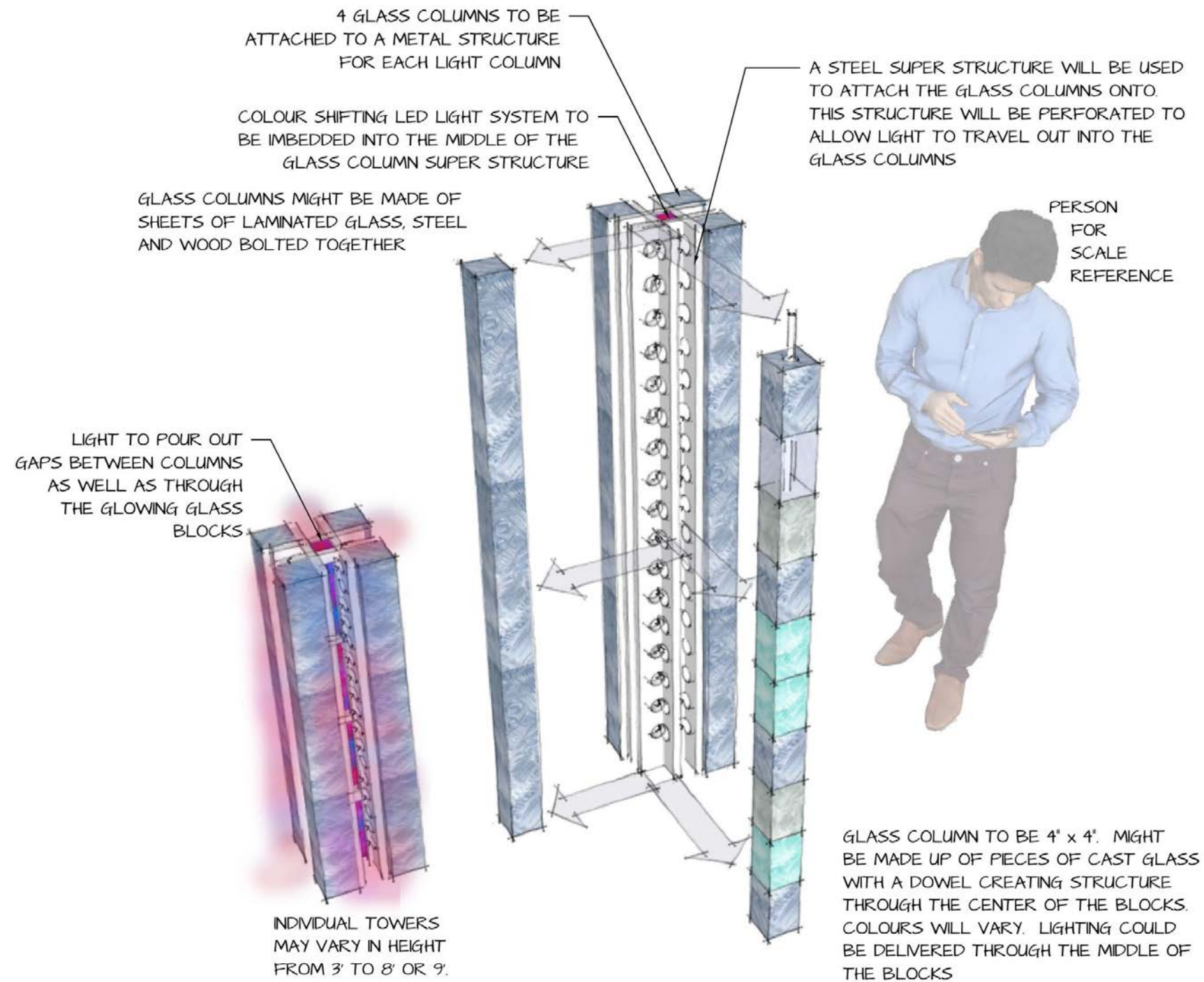
With the water and light activated plaza on the south side and the large fountain at the base of the east tower on the front, the Galleria will be implementing several unique features to tie these two sites together. The space will have a semi-continuous 4' wide water feature that will run the length of the Galleria from the fountain in the front to Main Street in the back. The Galleria will be the heart of the overall ground plane experience, with the opportunity for people to spill out of the buildings on both sides and the fountain activity, it is anticipated that the Galleria will be a constant source of activity and life. Directly across the Galleria from the semi-continuous fountain will be the light columns. On the identical spacing to the light columns, there will be LED lights in the water feature that will match the timing of the colour switching of the columns. The lights and jets will be connected to a programmed electronic switch that will be able to create patterns of activity that will draw peoples attention into the site.

The light columns will extend the interest of the water and how it interacts with the light into the public walking environment, creating a true, solid, 3 dimensional representation of the a lit water jet in the middle of its spray. This also creates an east west metaphor of water, from the pools of the fountain in the east to the ephemeral jets to the west bridged by the semi-transparent light columns..



5.11 LIGHT COLUMNS

As mentioned on the previous page, the light columns will extend the interest of the water and how it interacts with the light into the public walking environment, creating a true, solid, 3 dimensional representation of the a lit water jet in the middle of its spray. Materials will be explored to maximize the daytime interest in the piece. Cast, textured glass and fritted glass may create the most textural interest. As important to the daytime interest will be the material and construction method that best conveys light through it as if it is mimicking water. The final material will be selected not only for its look but also its durability.



5.12 PUBLIC ART AND FOUNTAIN MAP FOR PARK ROYAL



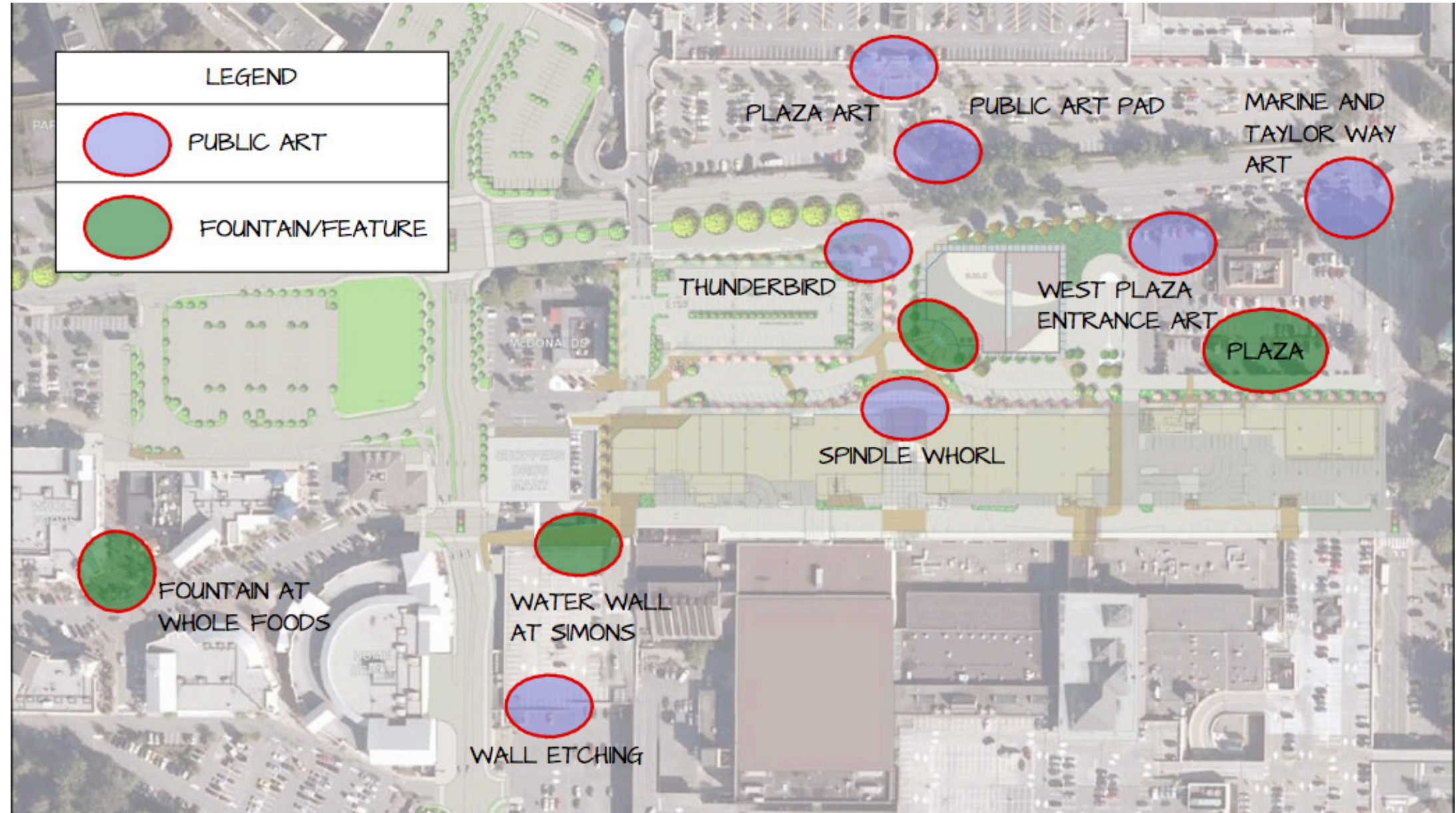
The waterwall at Simons



The Spindle Whorl



The Thunderbird



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.

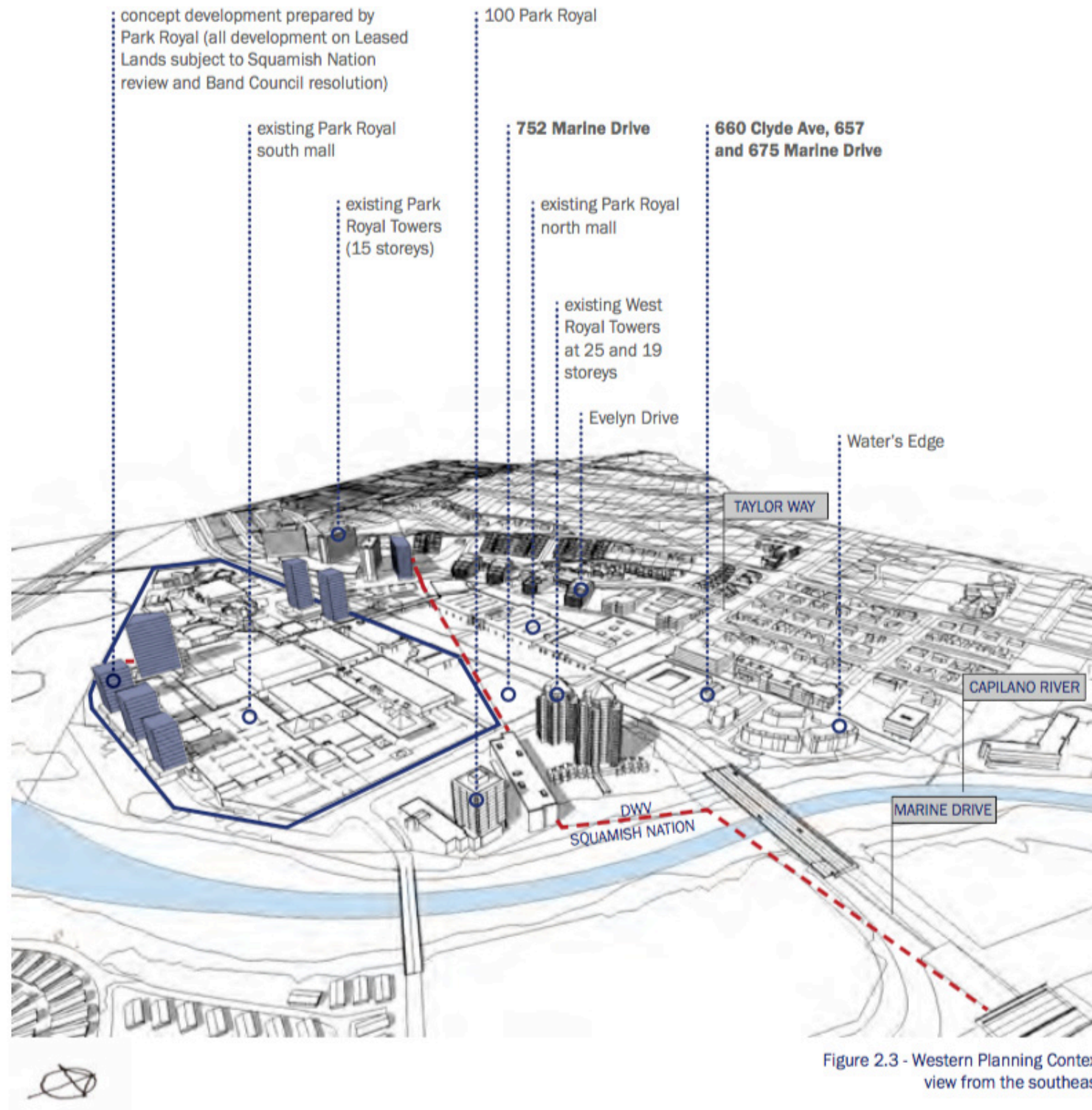
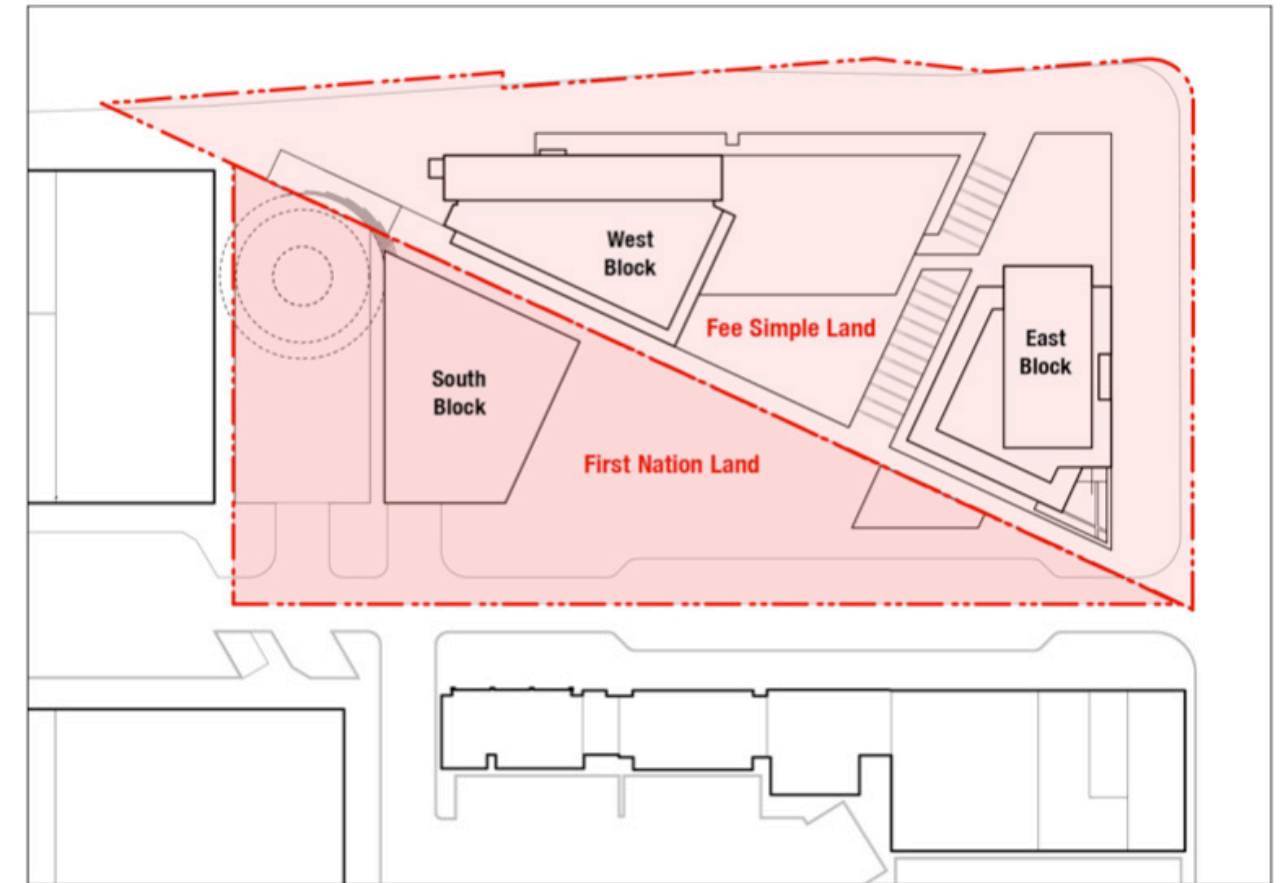


Figure 2.3 - Western Planning Context view from the southeast



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.

6.0 RENDERINGS

- 6.1 View from South West
- 6.2 View from South East
- 6.3 View from North East
- 6.4 View from North West
- 6.5 View of plaza looking North
- 6.6 Galleria looking North
- 6.7 Plaza looking East
- 6.8 Plaza looking West
- 6.9 Marine Drive
- 6.10 Taylor Way and Park Royal South
- 6.11 Galleria looking South



6.1 VIEW FROM SOUTH WEST



6.2 VIEW FROM SOUTH EAST



6.3 VIEW FROM NORTH EAST



6.4 VIEW FROM NORTH WEST



6.5 VIEW OF PLAZA LOOKING NORTH



6.6 GALLERIA LOOKING NORTH



6.7 PLAZA LOOKING EAST



6.8 PLAZA LOOKING WEST



6.9 MARINE DRIVE



6.10 TAYLOR WAY AND PARK ROYAL SOUTH



6.11 GALLERIA LOOKING SOUTH

7.0 ARCHITECTURAL DRAWINGS

This section of the application contains the design drawings that describe more specifically the intentions of the development. The drawings include:

PLANS

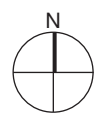
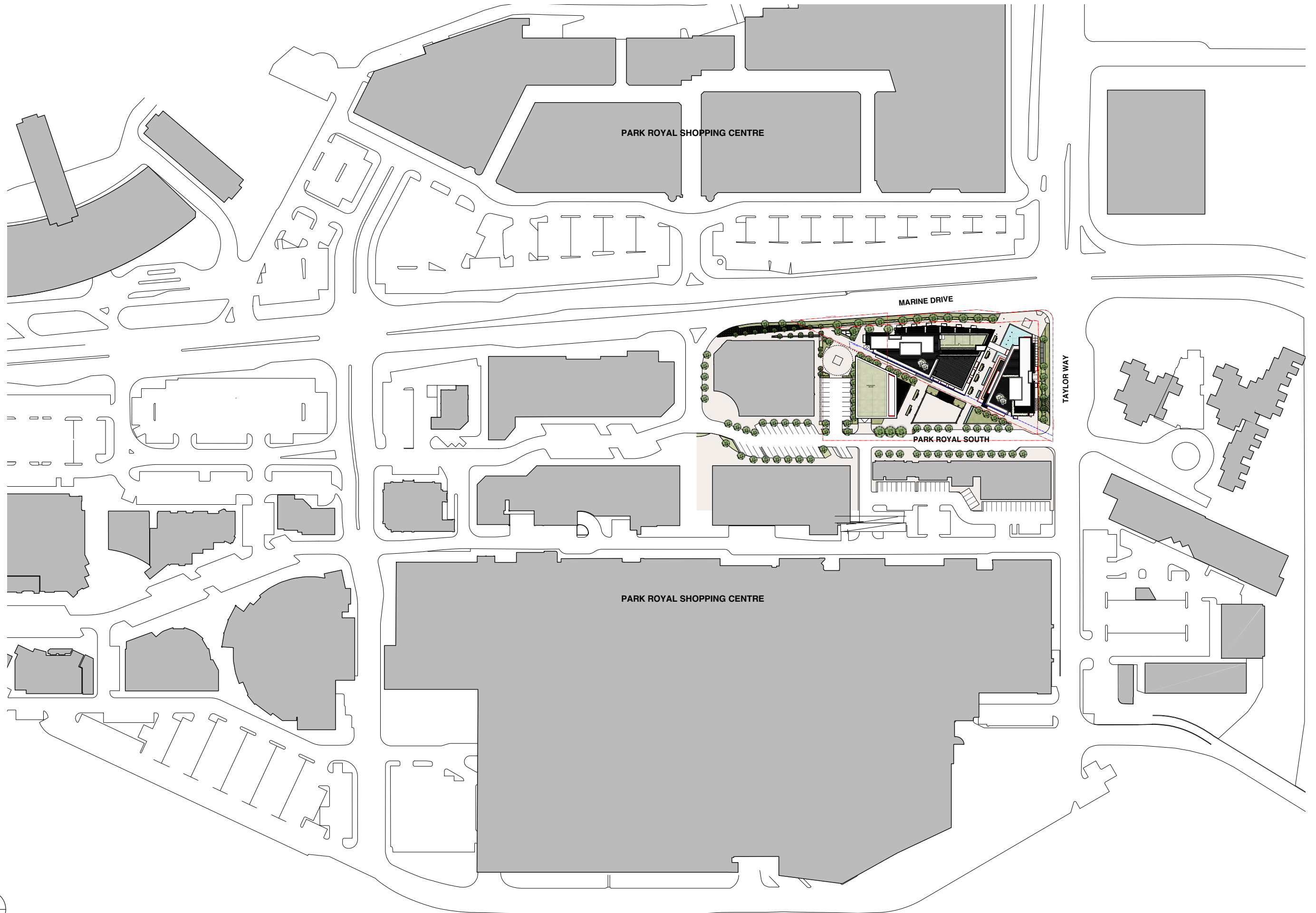
Context Plan
Survey Plan
Site Plan
Level P4 Plan
Level P3 Plan
Level P2 Plan
Level P1 Plan
Level 1 Plan
Level 2 Plan
Level 3 Plan
Level 4 Plan
Level 5-9 Plan
Level 10 Plan
Level 11 Plan
Level 12-13 Plan
Level 14
Roof Level

SECTIONS

East West Building Section
North South Building Section
East West Building Section
North South Building Section
Enlarged Section
Enlarged Section
Enlarged Section
Enlarged Section

ELEVATIONS

East Elevation
North Elevation
West Elevation & East Elevation (West Tower)
South Elevation



CONTEXT PLAN

TOPOGRAPHIC PLAN OF WHITESPOT RESTAURANT
 PARK ROYAL SOUTH
 DISTRICT LOT 1040 AND CAPILANO INDIAN RESERVE NO.5

GROUP 1, NEW WESTMINSTER DISTRICT
 BCGS 92G.035

SCALE 1:250

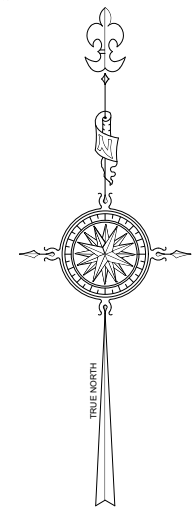
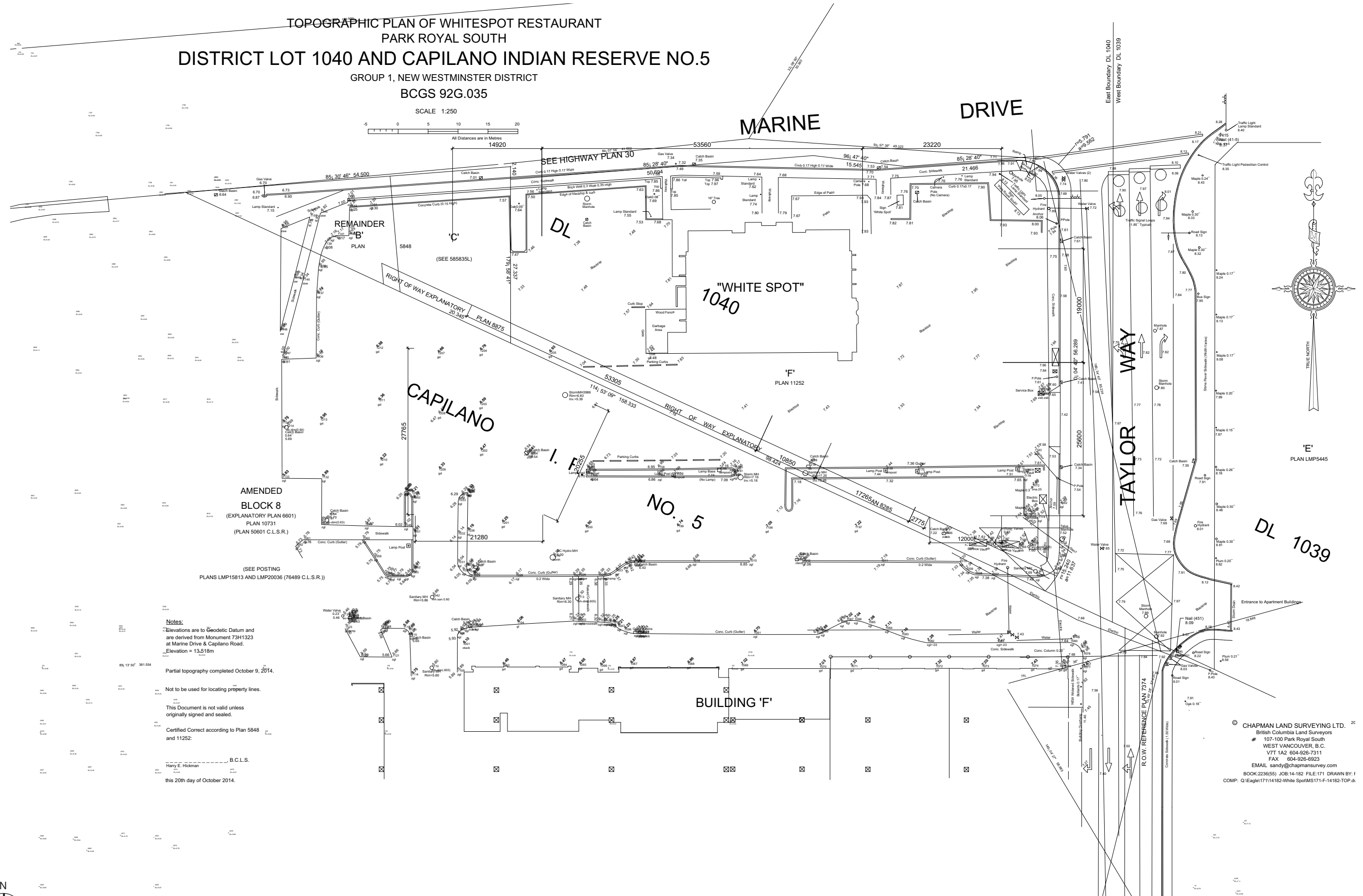


All Distances are in Metres

14920

MARINE DRIVE

East Boundary DL 1040
 West Boundary DL 1039



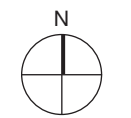
'E'
 PLAN LMP5445

DL 1039

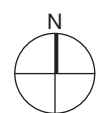
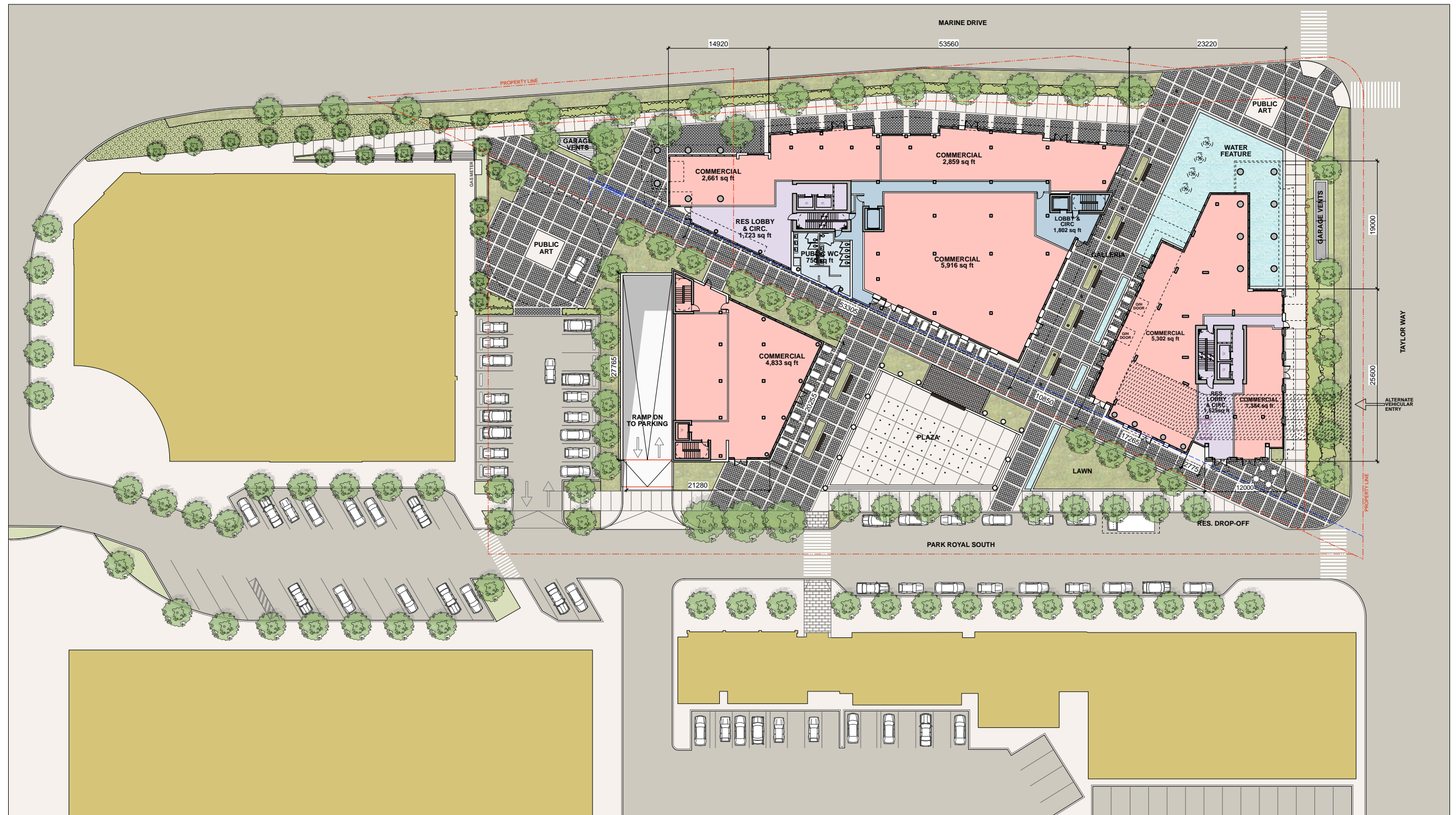
AMENDED
 BLOCK 8
 (EXPLANATORY PLAN 6601)
 PLAN 10731
 (PLAN 50601 C.L.S.R.)
 (SEE POSTING
 PLANS LMP15813 AND LMP20036 (76489 C.L.S.R.))

Notes:
 Elevations are to Geoidetic Datum and are derived from Monument 73H1323 at Marine Drive & Capilano Road.
 Elevation = 13.518m
 Partial topography completed October 9, 2014.
 Not to be used for locating property lines.
 This Document is not valid unless originally signed and sealed.
 Certified Correct according to Plan 5848 and 11252:
 B.C.L.S.
 Harry E. Hickman
 this 20th day of October 2014.

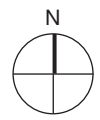
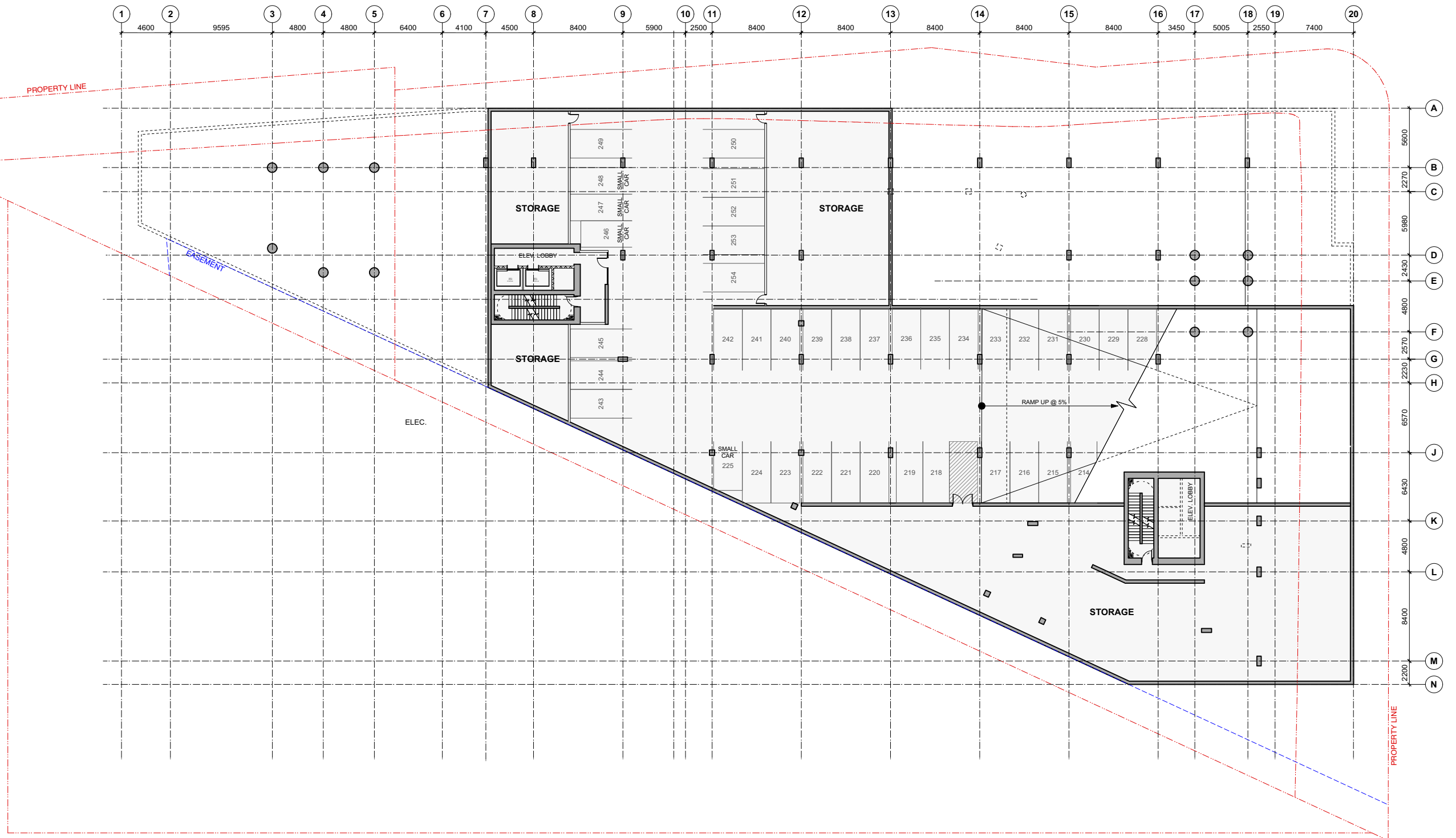
© CHAPMAN LAND SURVEYING LTD. 20
 British Columbia Land Surveyors
 # 107-100 Park Royal South
 WEST VANCOUVER, B.C.
 V7T 1A2 604-926-7311
 FAX: 604-926-6923
 EMAIL: sandy@chapmansurvey.com
 BOOK:2236(55) JOB:14-182 FILE:171 DRAWN BY: f
 COMP: O:Eagle\171\14182-White Spot\171-F-14182-TOP.d



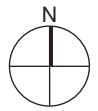
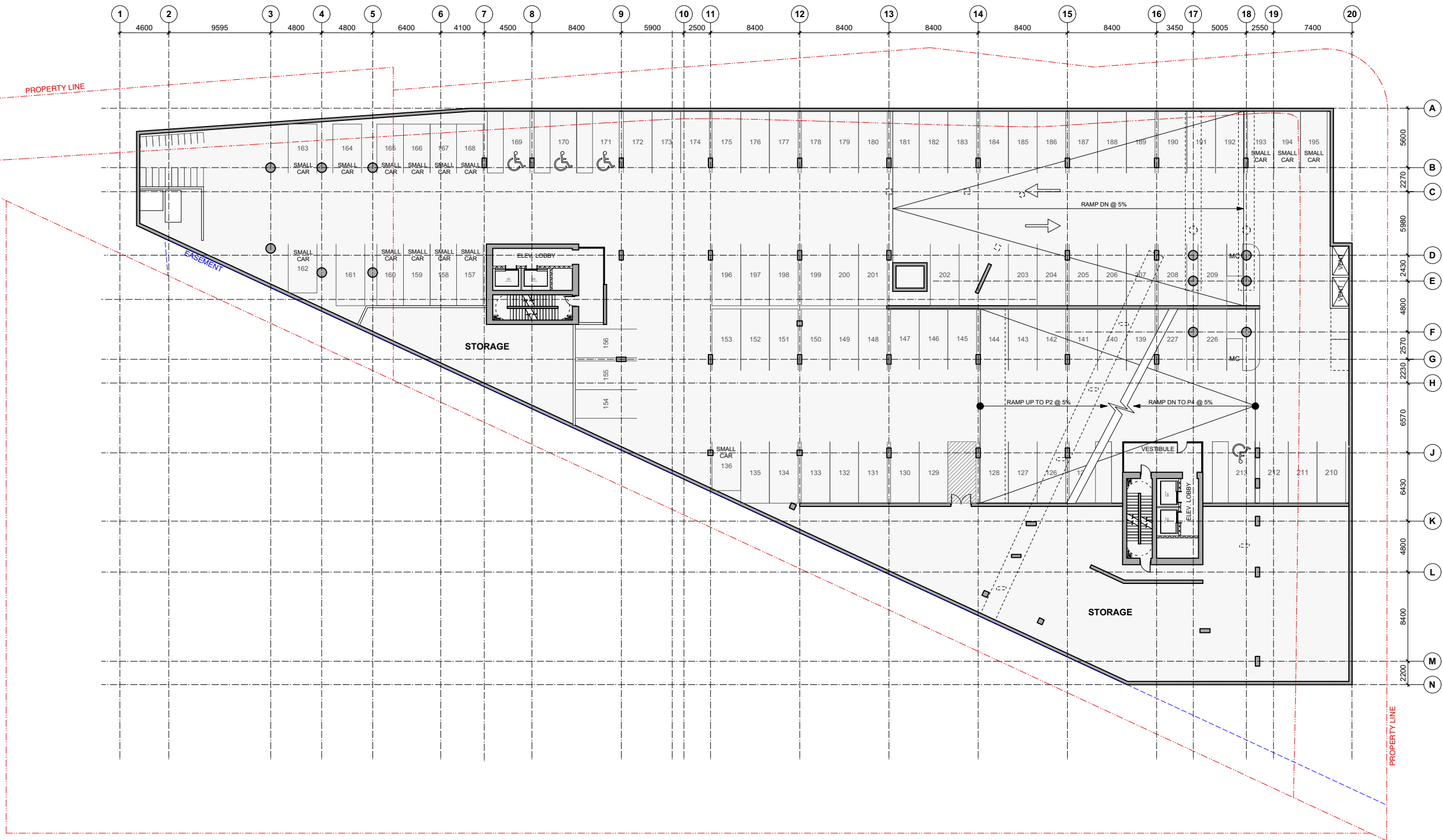
SURVEY PLAN



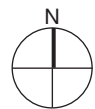
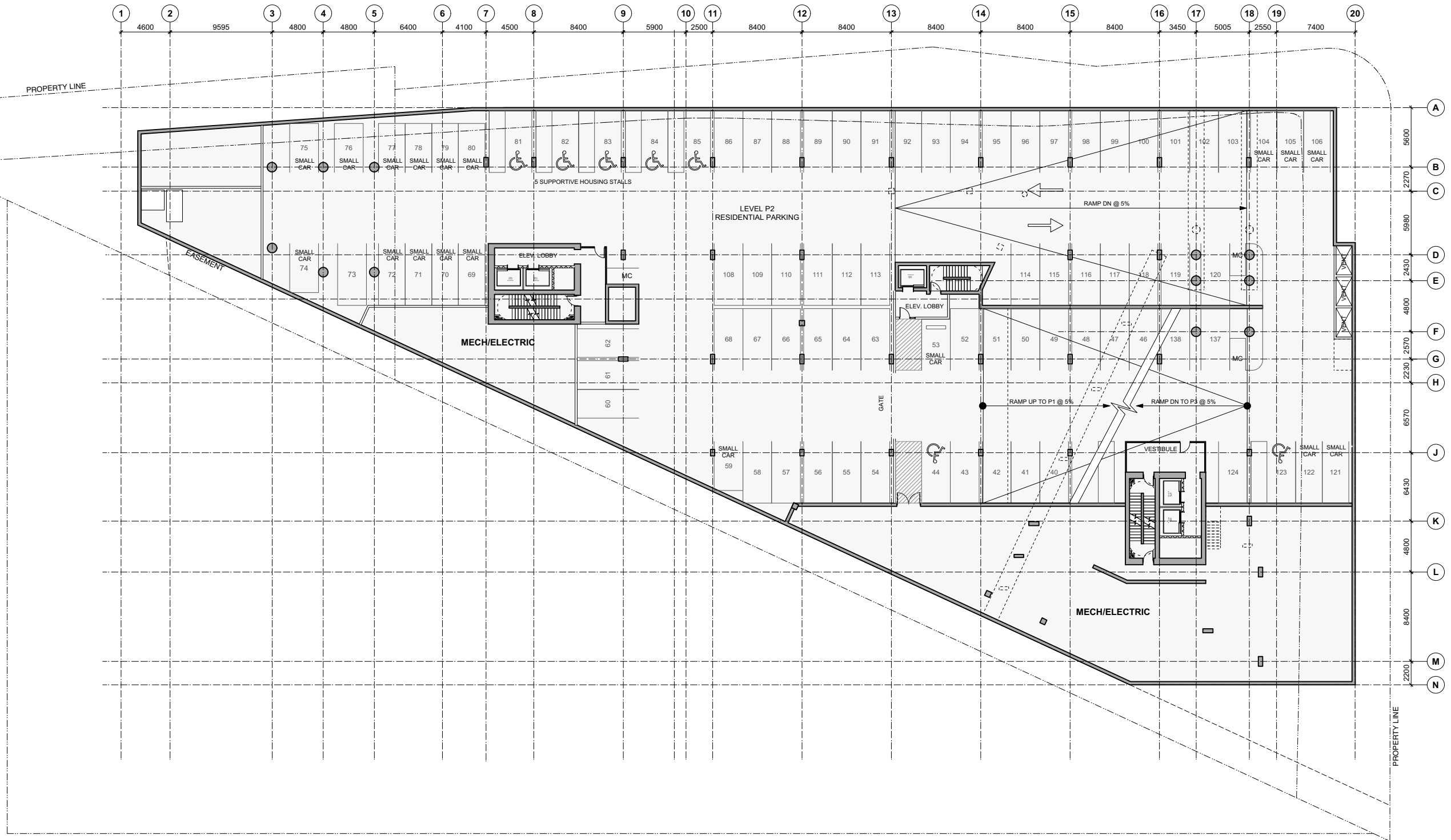
SITE PLAN



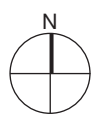
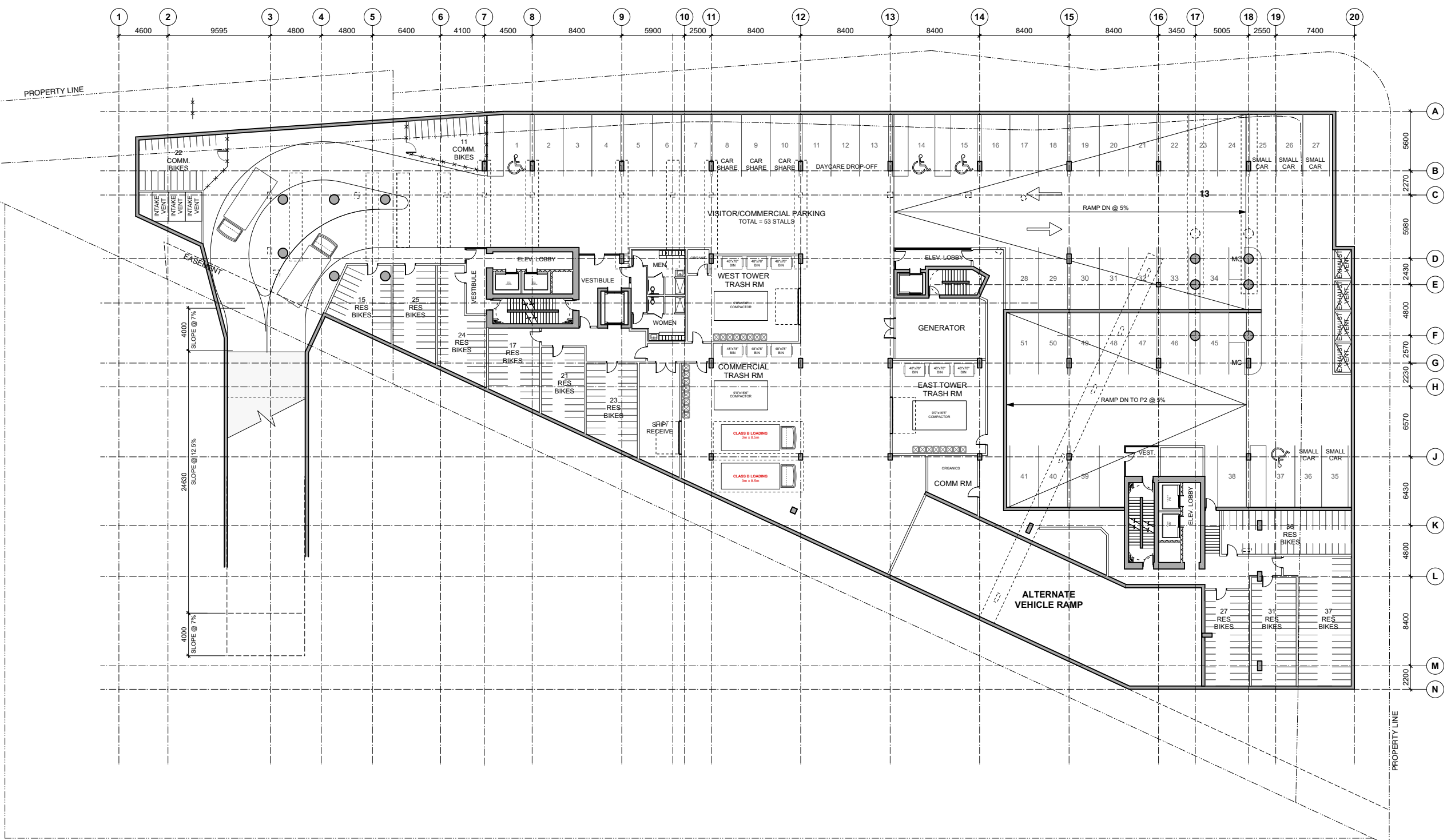
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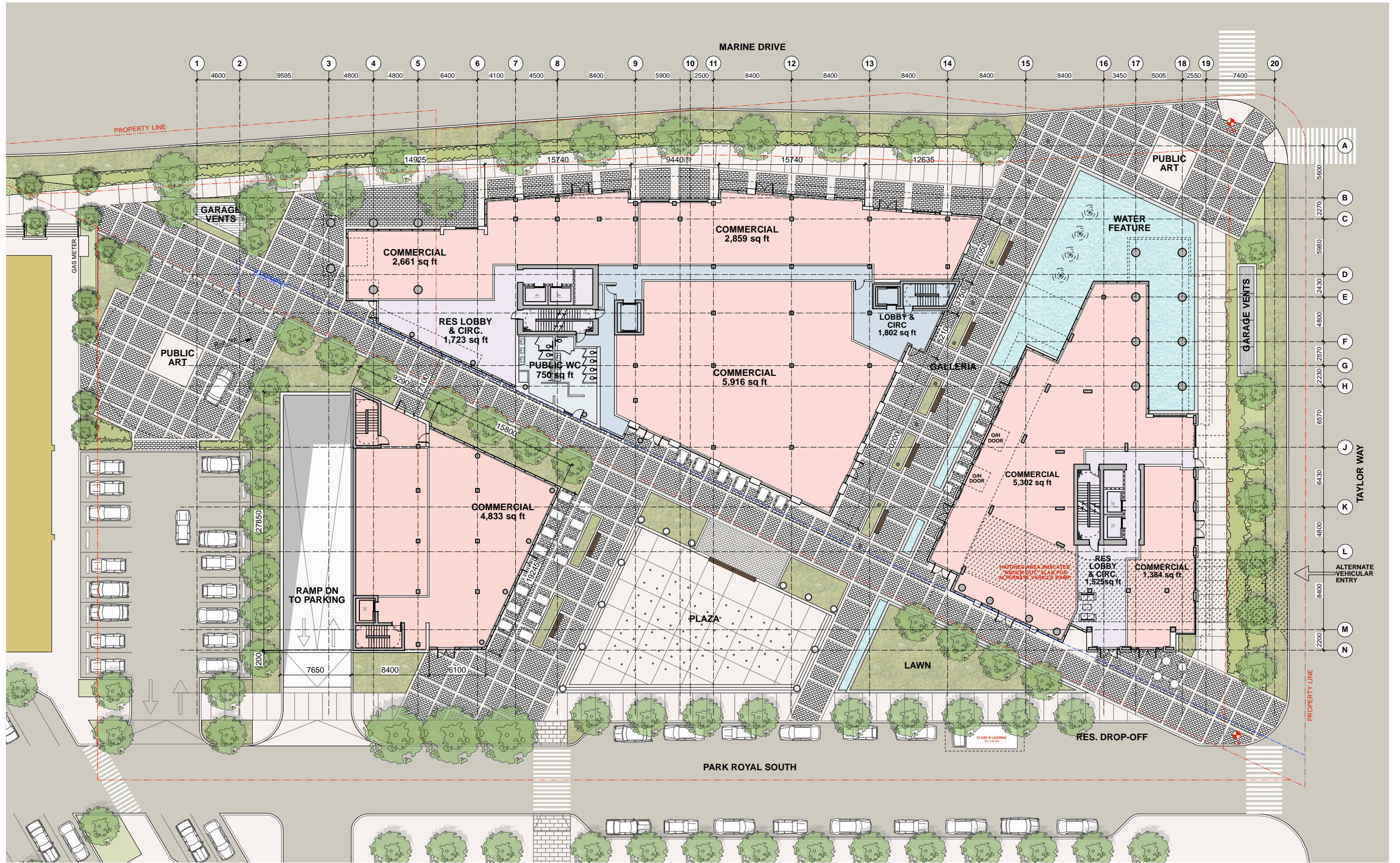
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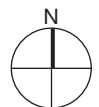
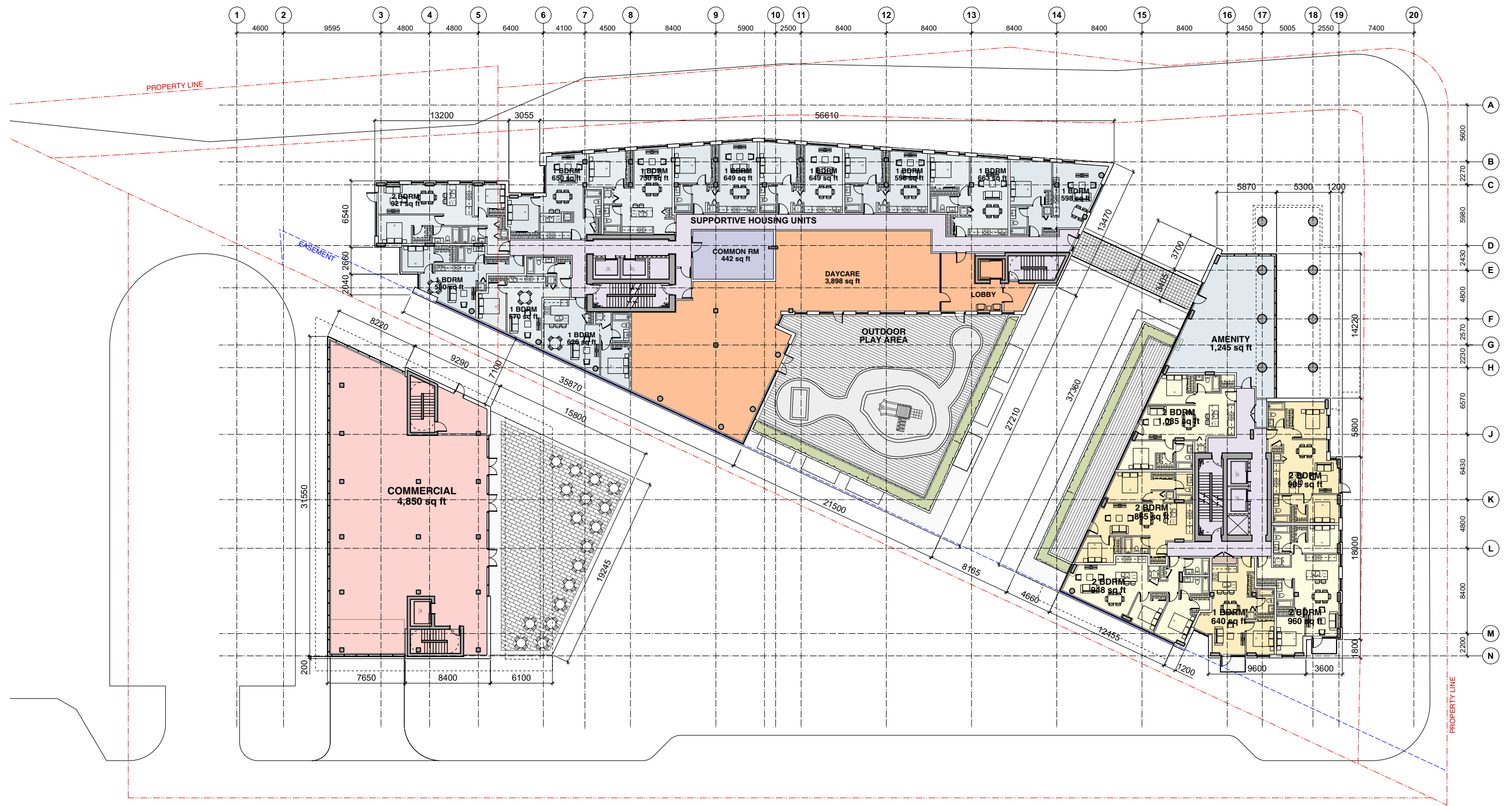
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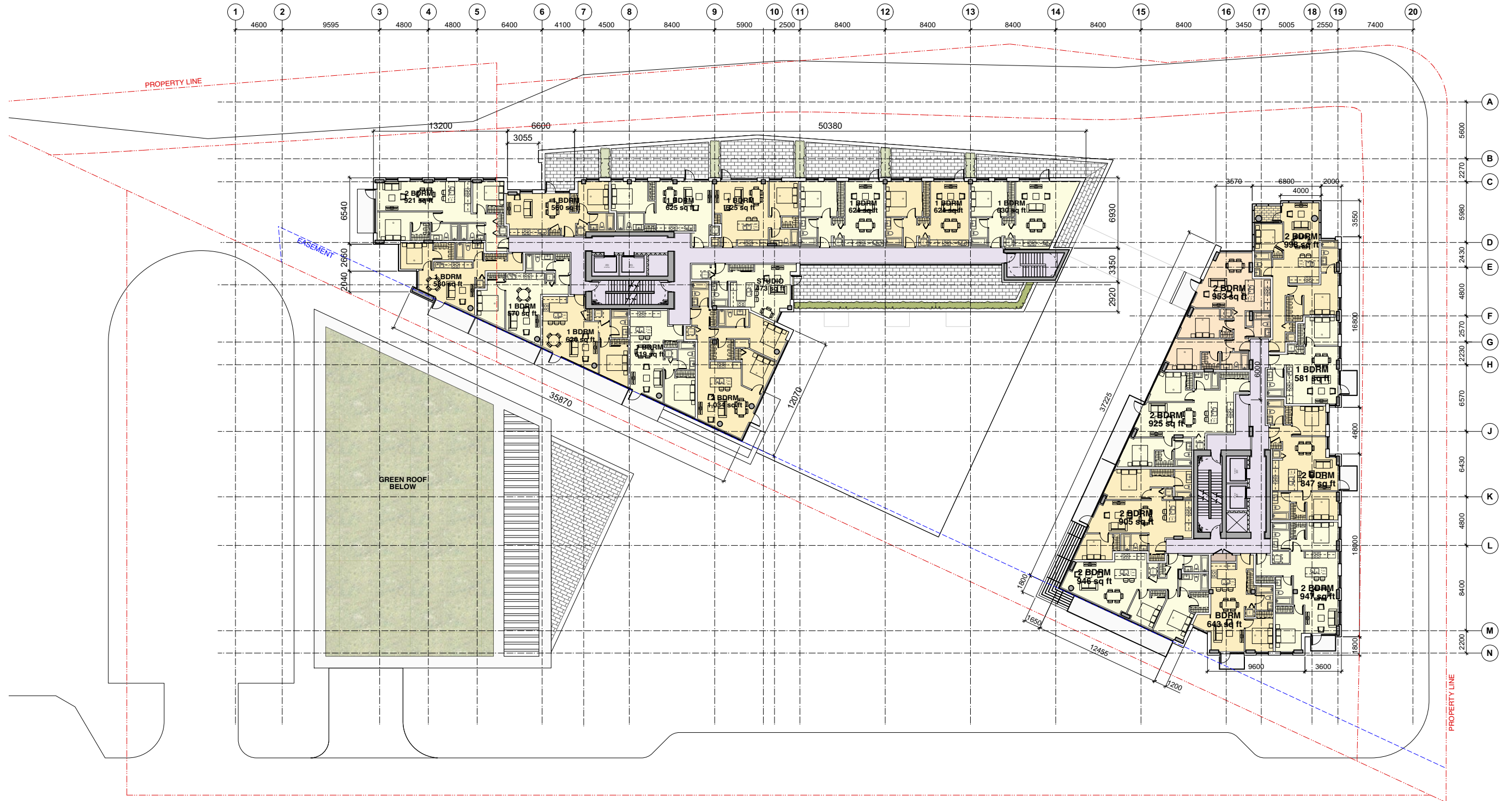
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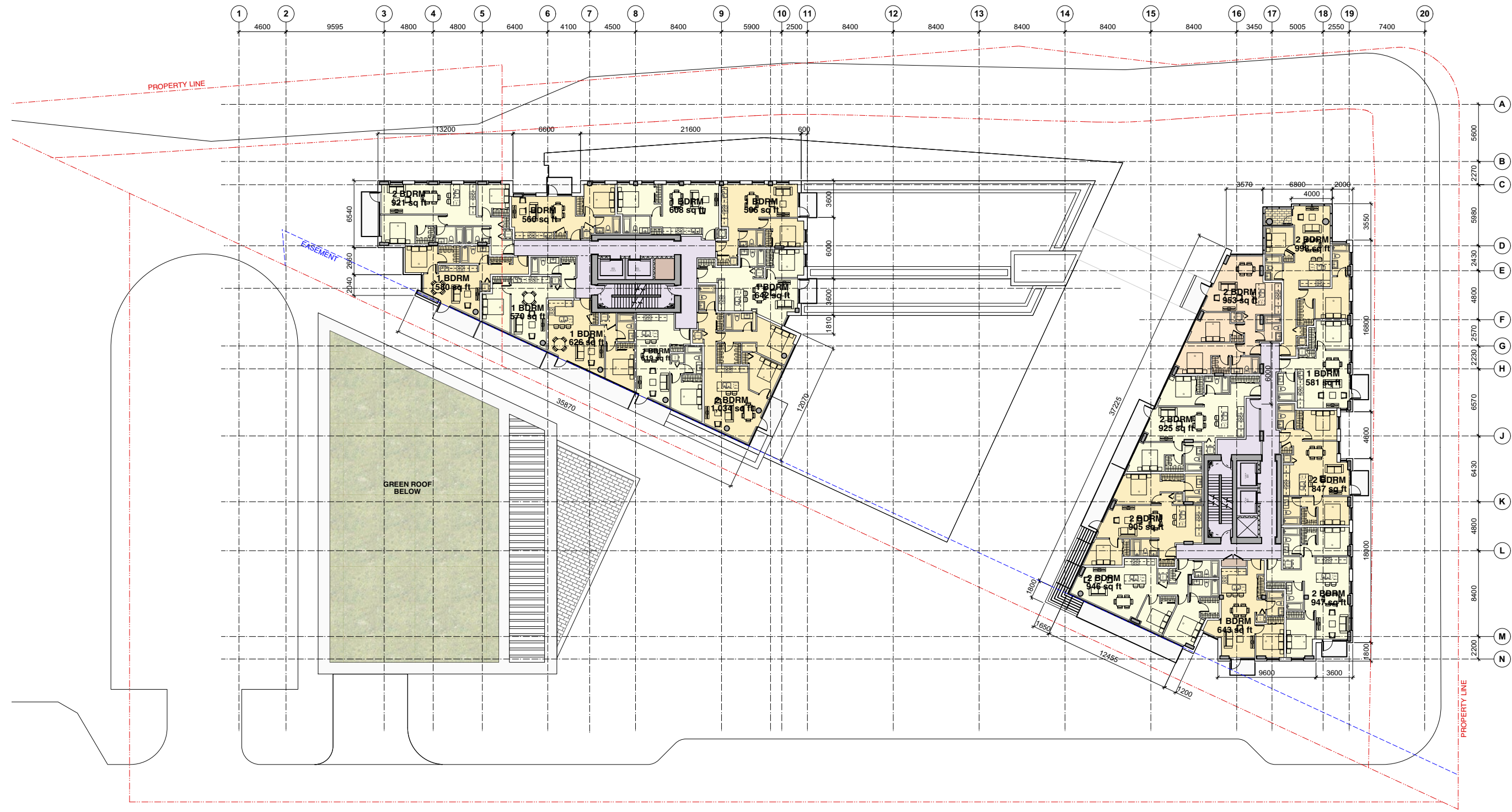
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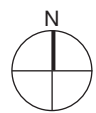
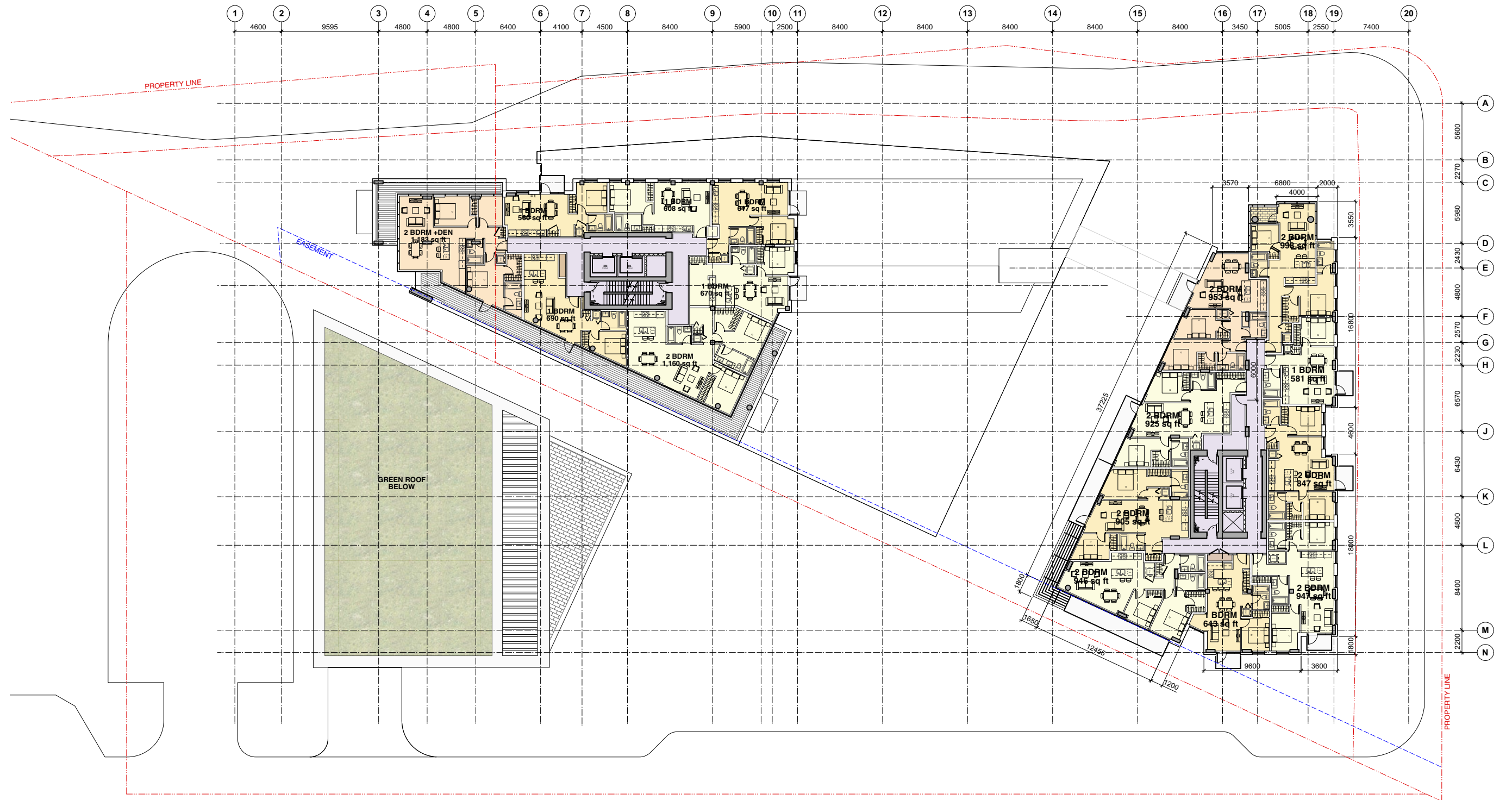
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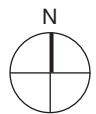
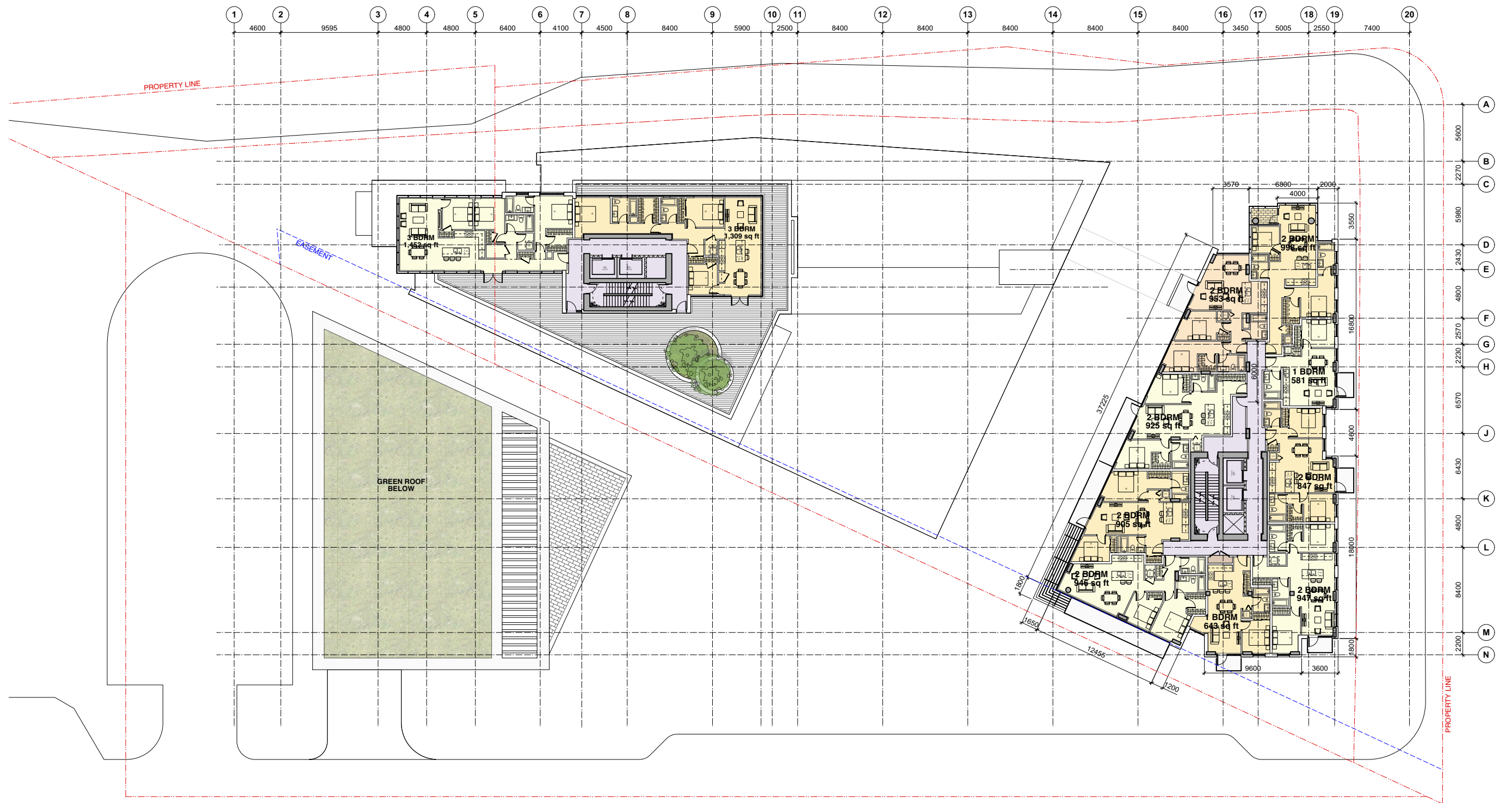
LEVEL 4 PLAN



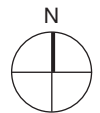
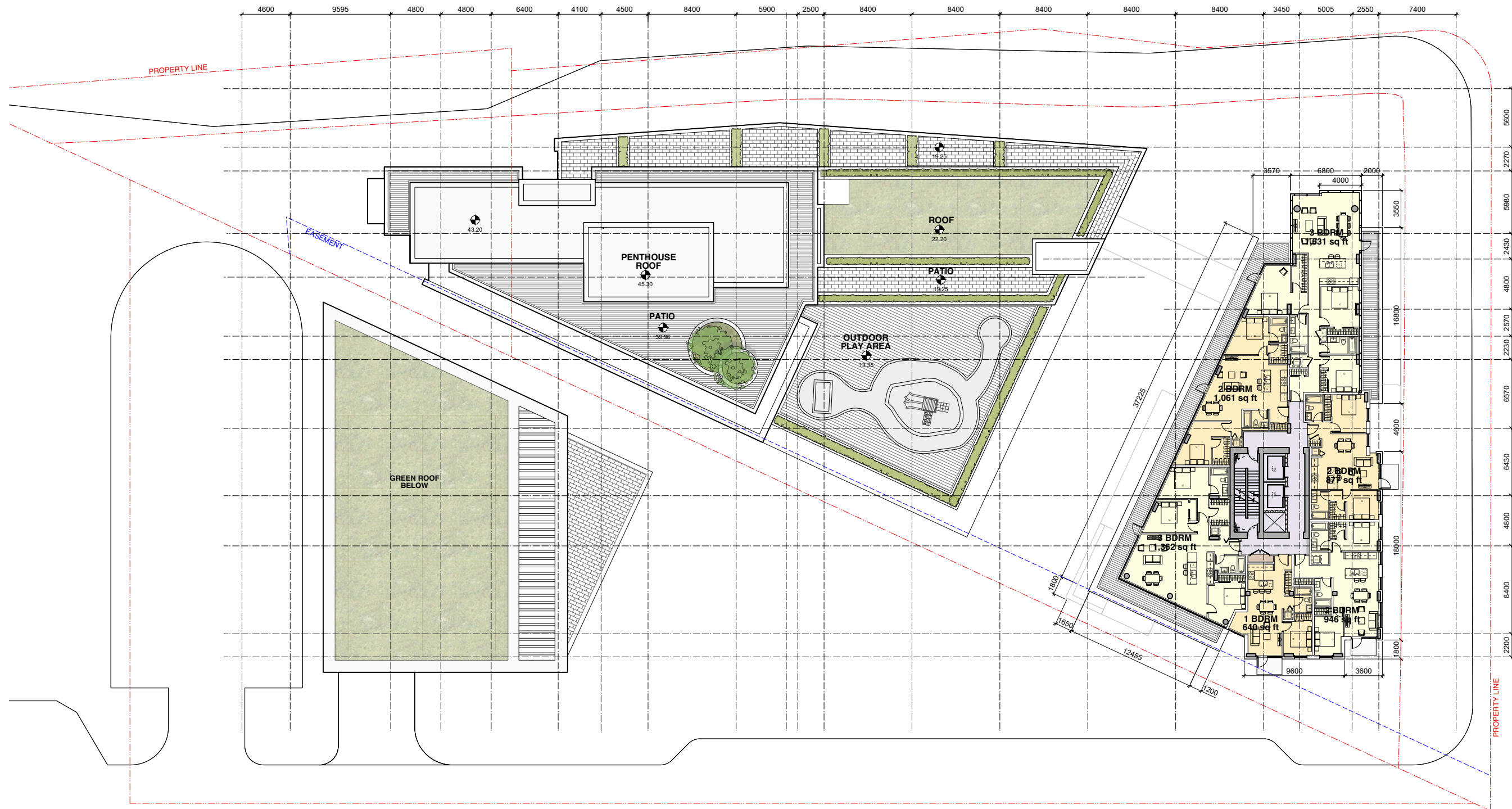
LEVEL 5 - 9 PLAN



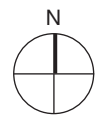
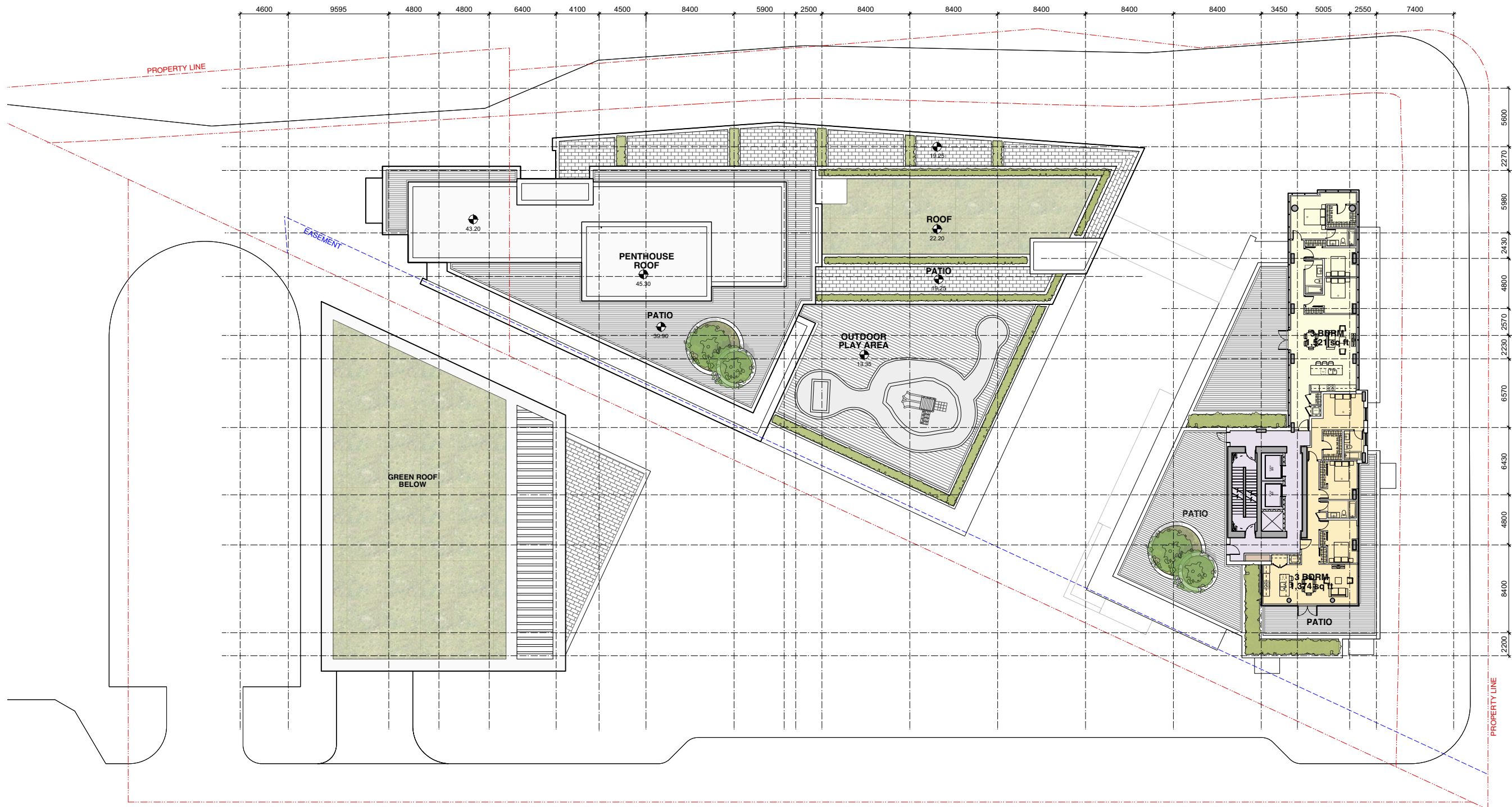
LEVEL 10 PLAN



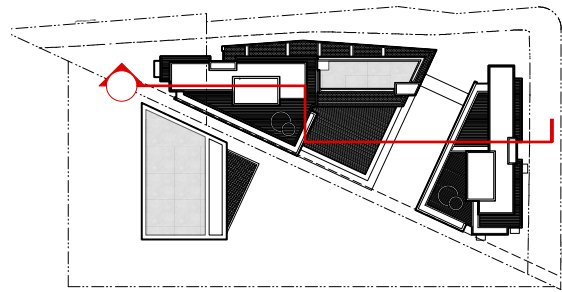
LEVEL 11 PLAN (WEST TOWER)
LEVEL 11 & 12 PLAN (EAST TOWER)



LEVEL 13 PLAN

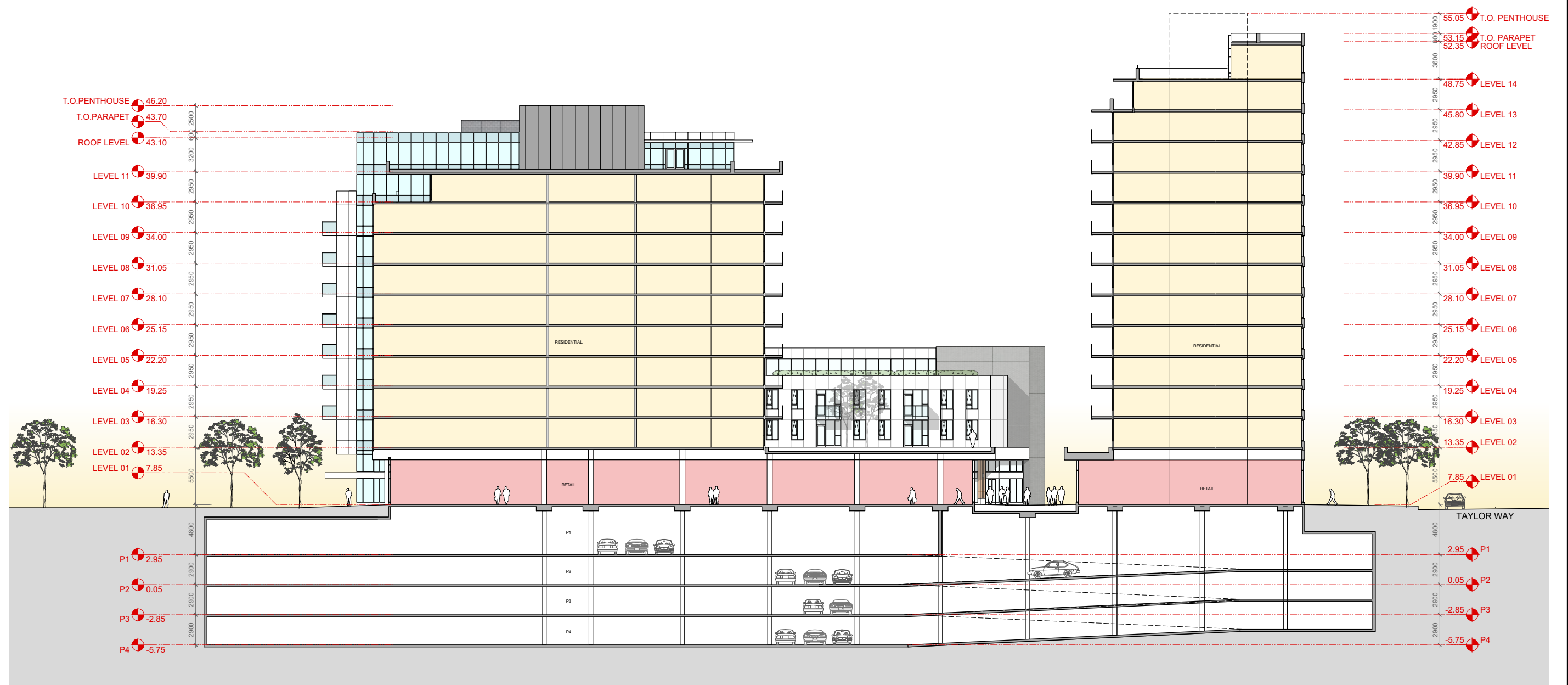


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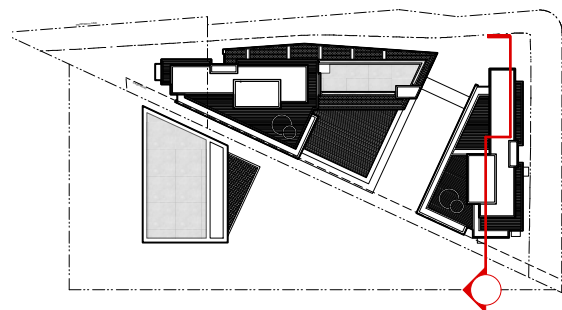


KEY PLAN

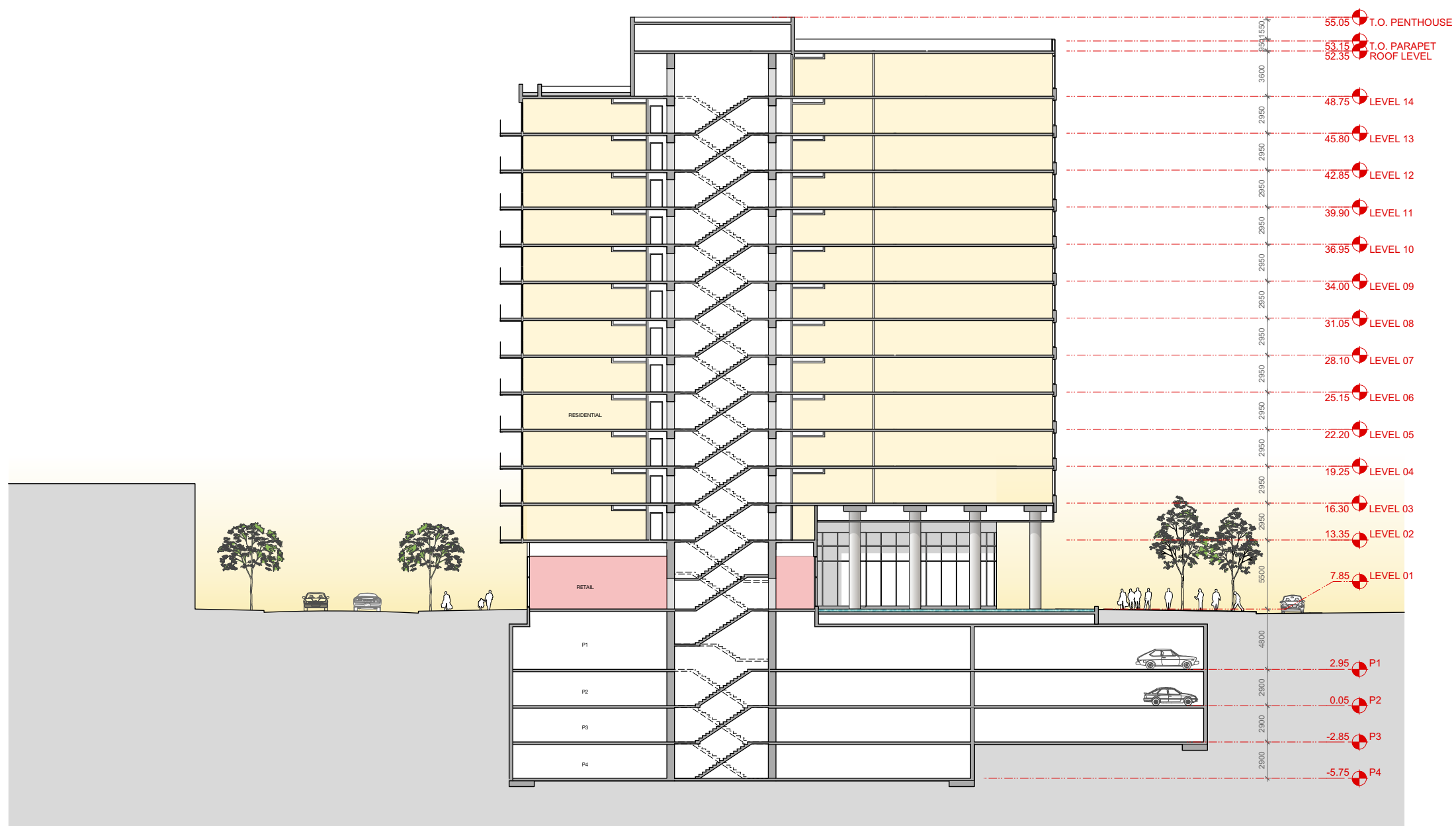
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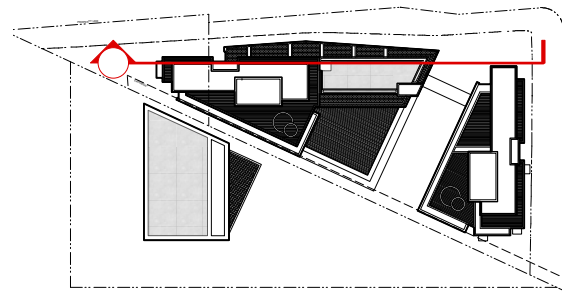
EAST WEST BUILDING SECTION



KEY PLAN
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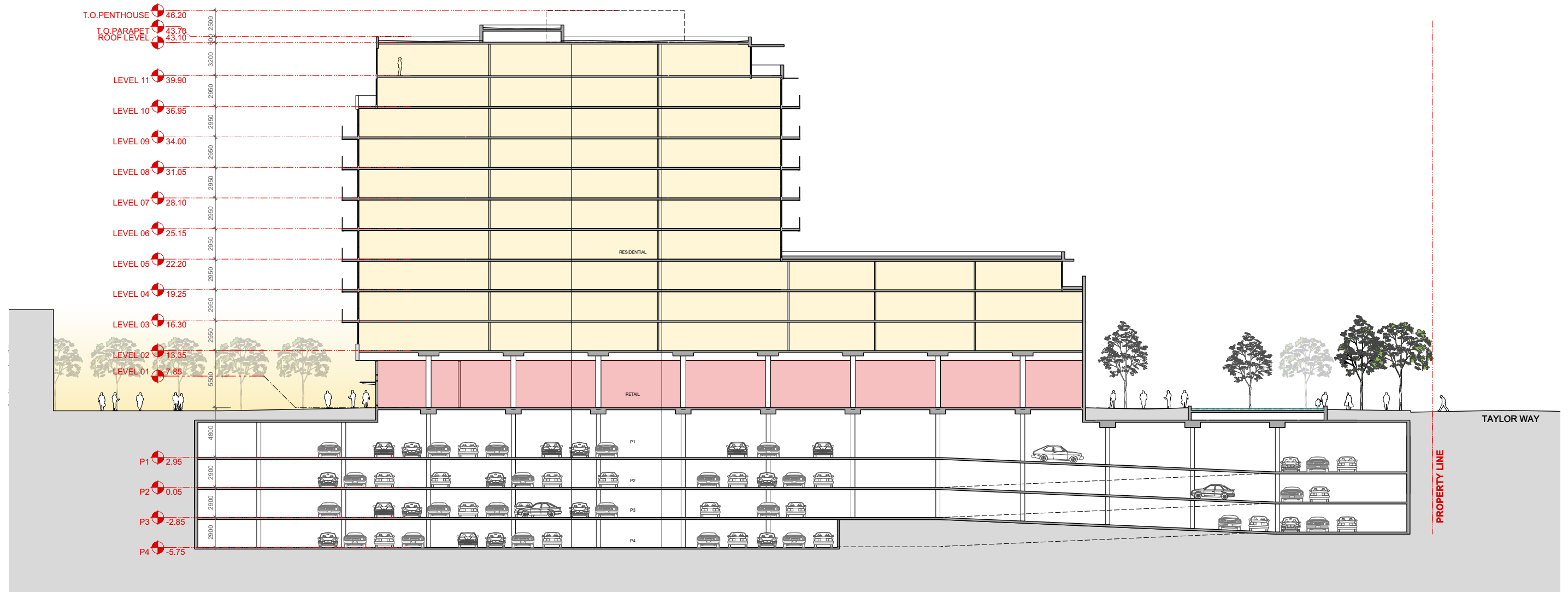


NORTH SOUTH BUILDING SECTION



KEY PLAN

SCALE: NTS



EAST WEST BUILDING SECTION