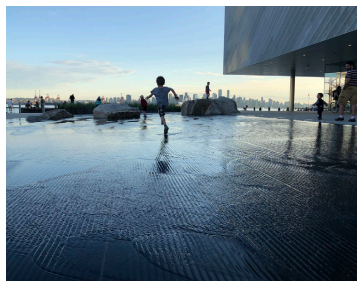


7.6 LANDSCAPE STRATEGIES (PLAZA)



TEXTURE OF THE DRIVE

Commercial Drive is a destination neighbourhood street, celebrated for its diverse mix of restaurants, cafes, cultural facilities, art and retail. The small-scale nature of the Edwardian-era buildings allows for this diversity to thrive in close proximity. The street is defined by its eclectic building frontages.

The dynamic street frontage gives life along the drive a lively cadence . The form of the streetscape fosters an eventful and warm city experience. Strengthening the texture of the Drive by designing the plaza such that it echoes the narrow street frontage will allow the development to fit into the neighbourhood.

MANAGING MOTION

Built amongst the busiest transit hub in western Canada, the plaza at Commercial and Broadway will need to manage diverse pedestrian flows. The plaza will act both as a thoroughfare and as a place to linger and must therefore accommodate and provide for a variety of paces and patterns of movement.

NEW SOCIAL HEART

As a direct result of the Grandview-Woodland Community Plan, the Broadway and Commercial plaza is intended to become a new social heart for the community. Bringing people together and providing opportunities to be social is paramount to this scheme.

URBAN OASIS

Nestled between the new skytrain station and the building entrances and tower, the plaza has the capacity to act as an oasis in the dense urban area. Paving, street furniture, and public art have to potential of creating an inviting living landmark to bring people into the plaza.

FLEXIBLE VENUE

A successful plaza has the ability to be many spaces in one. Flexibility allows the public realm to respond to and be manipulated by the community. As the demand on the space changes local businesses and residents can occupy the plaza in diverse ways rather than being stuck with a single use solution that doesn't serve them.

PUBLIC DELIGHT

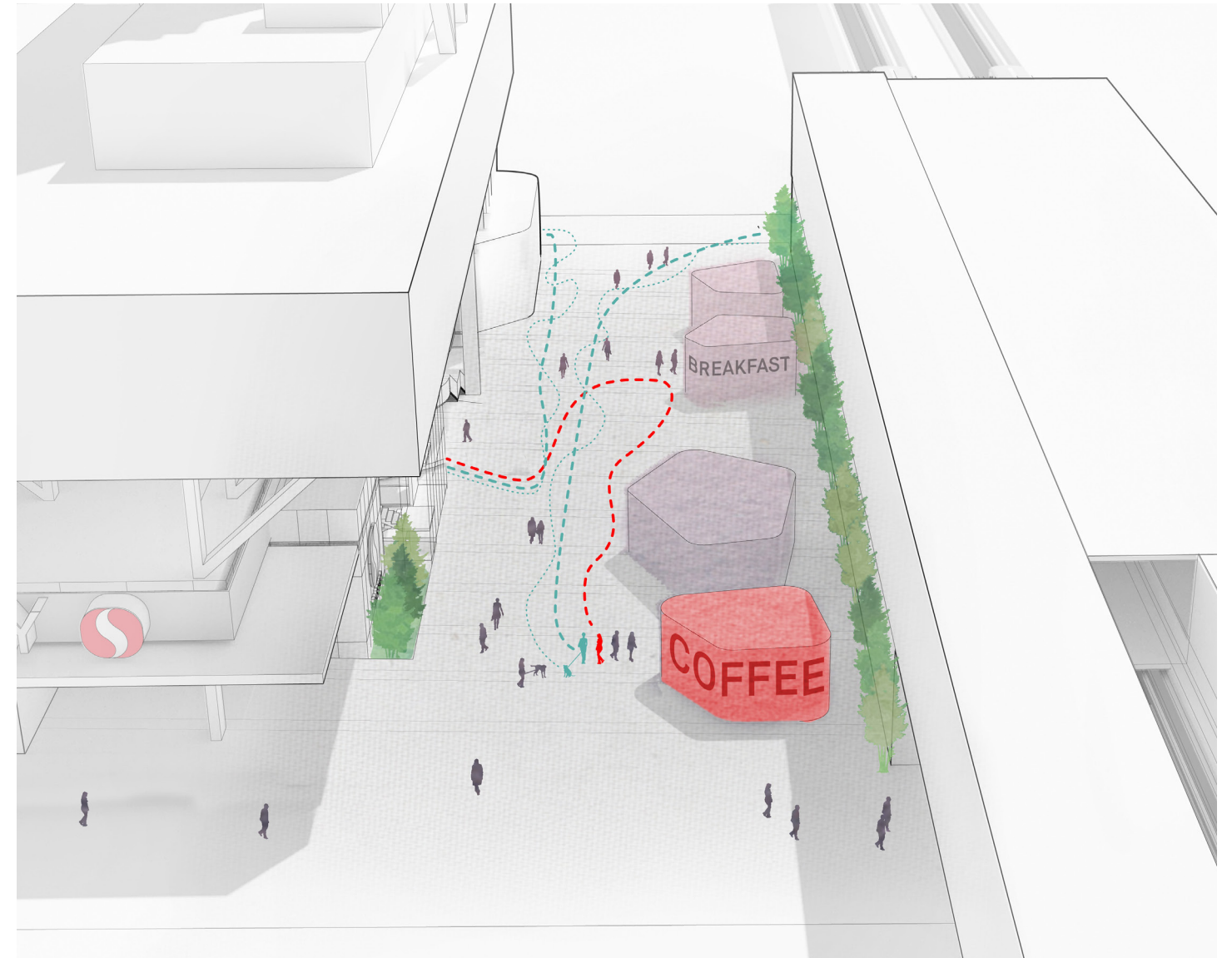
The plaza must be of a quality and aesthetic to illicit delight in its many users day to day. The incorporation of public art, considered lighting and thoughtful programming will allow the plaza to remain special while also serving as a piece of transportation infrastructure.

7.7 A DAY IN THE LIFE OF THE PLAZA (MORNING COFFEE)



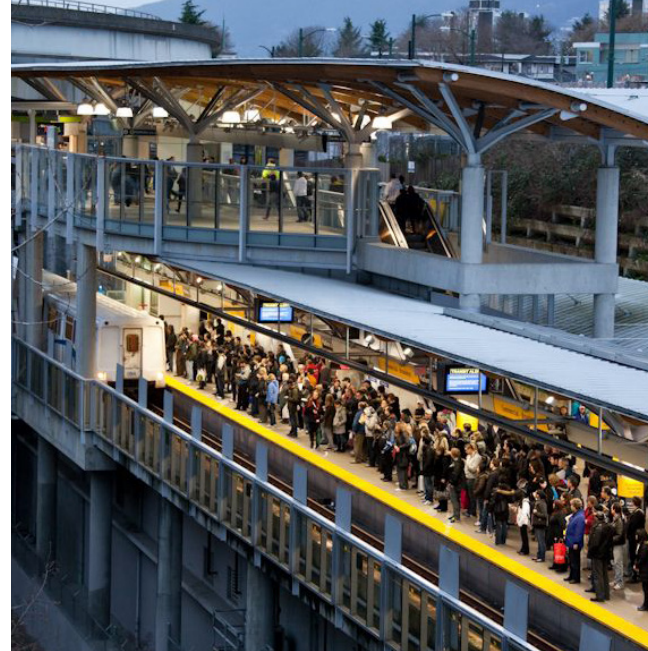
A CHANCE OF CHANCE ENCOUNTERS

Angela pops down from her **apartment**, taking a look at the pastries in the plaza's **breakfast pop-up** while she walks to the **coffee roaster** to get a pour-over prior to her morning gym session. It's a quiet morning and while in line she recognizes her neighbour **Bryan** returning from **walking his dog Gus** around the block. They agree that they're lucky to have



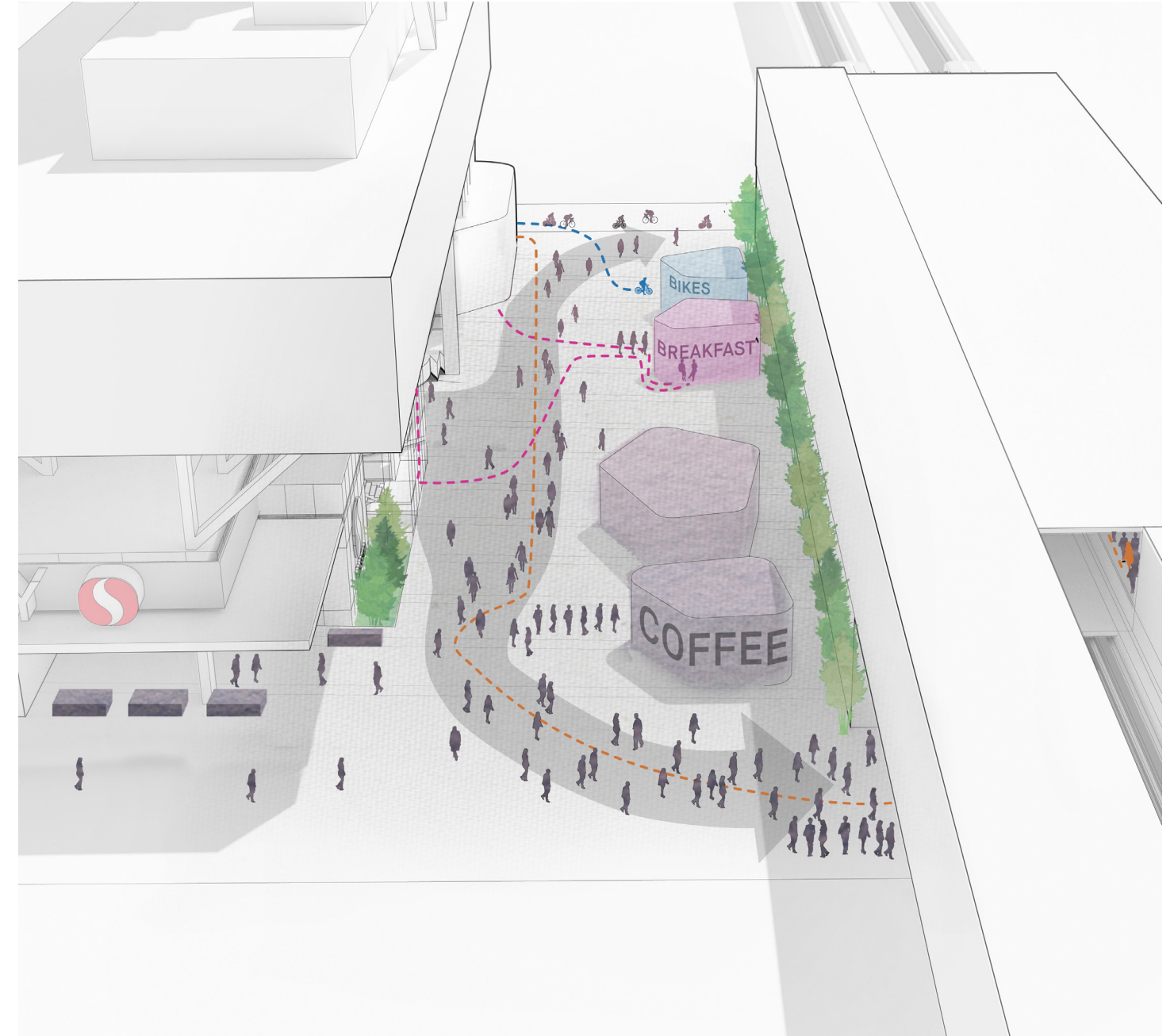
POTENTIAL CONCEPT - RETAIL TO BE DEVELOPED FURTHER

7.7 A DAY IN THE LIFE OF THE PLAZA (COMMUTER RUSH)



A WELL OILED MACHINE | ORGANIZED CHAOS

On his commute, **Jeff** needs to get his bike tires filled at the **bicycle kiosk** in the plaza before carrying on along the 10th ave bike “highway” to work. **Dean and Elise**, coworkers in the offices above the plaza, run into each other at the **breakfast pop up** while grabbing pastries and avocado toast. **Miranda** stops in at the **daycare** to drop off her son before crossing the plaza and getting on the skytrain to work.



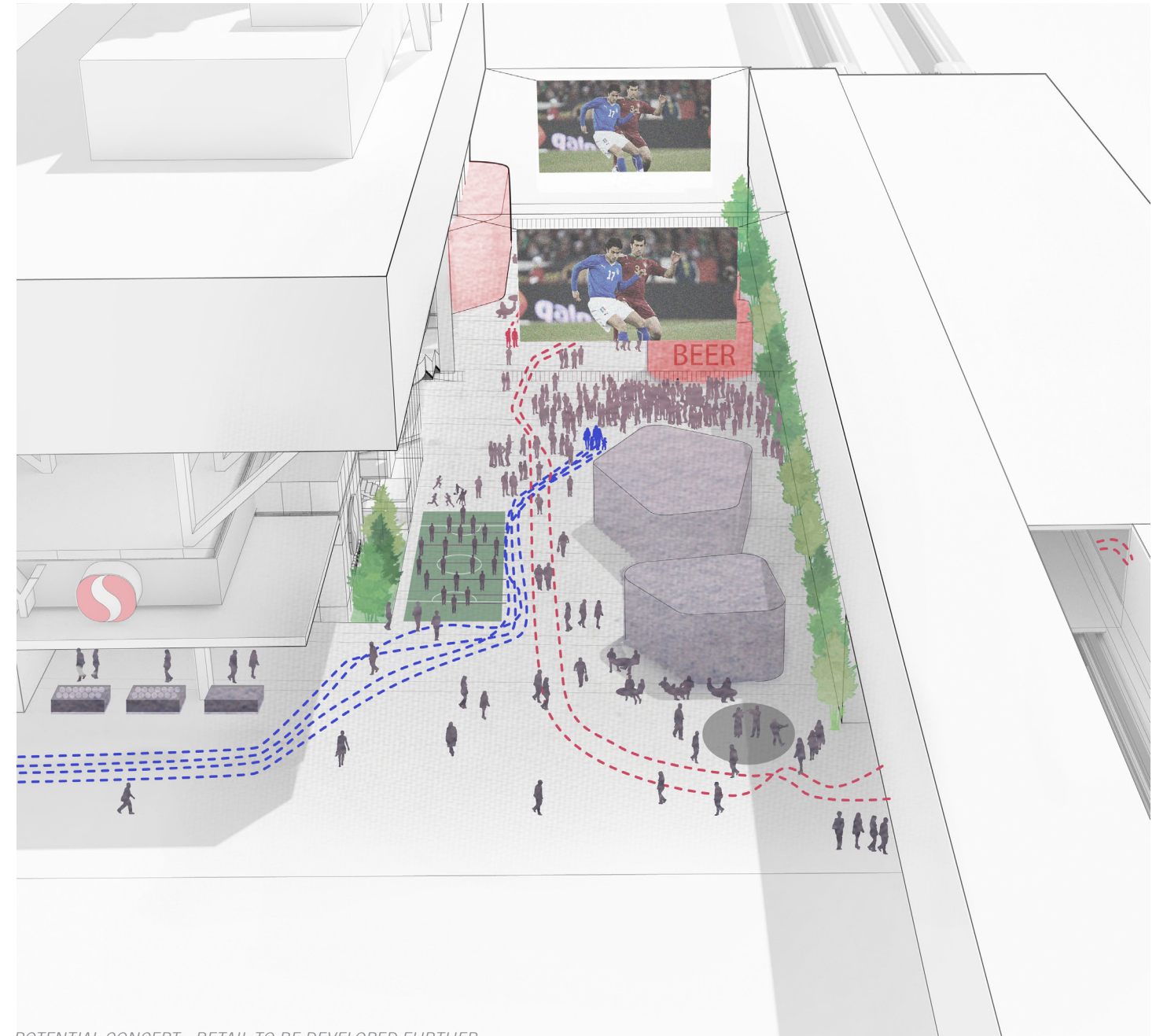
POTENTIAL CONCEPT - RETAIL TO BE DEVELOPED FURTHER

7.7 A DAY IN THE LIFE OF THE PLAZA (THE BIG GAME)



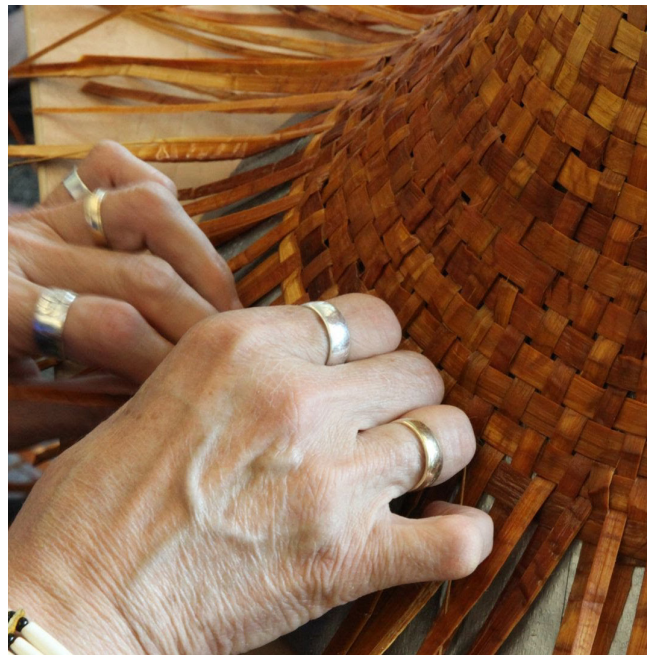
A COMMUNITY BROUGHT TOGETHER

Tom and Andre skytrain in from Metrotown and meet in front of a busker platform near the bus stop. They grab a local craft beer from a **brewery pop-up** and find the best view to watch Portugal vs. Italy play on the **suspended screen**. **The Silva family** makes their way to the plaza from their home on Victoria Drive to cheer on their team. The youngest son Ricardo joins a **life sized foosball game** in the sidelines of the viewing crowd, before joining his family to watch the game.



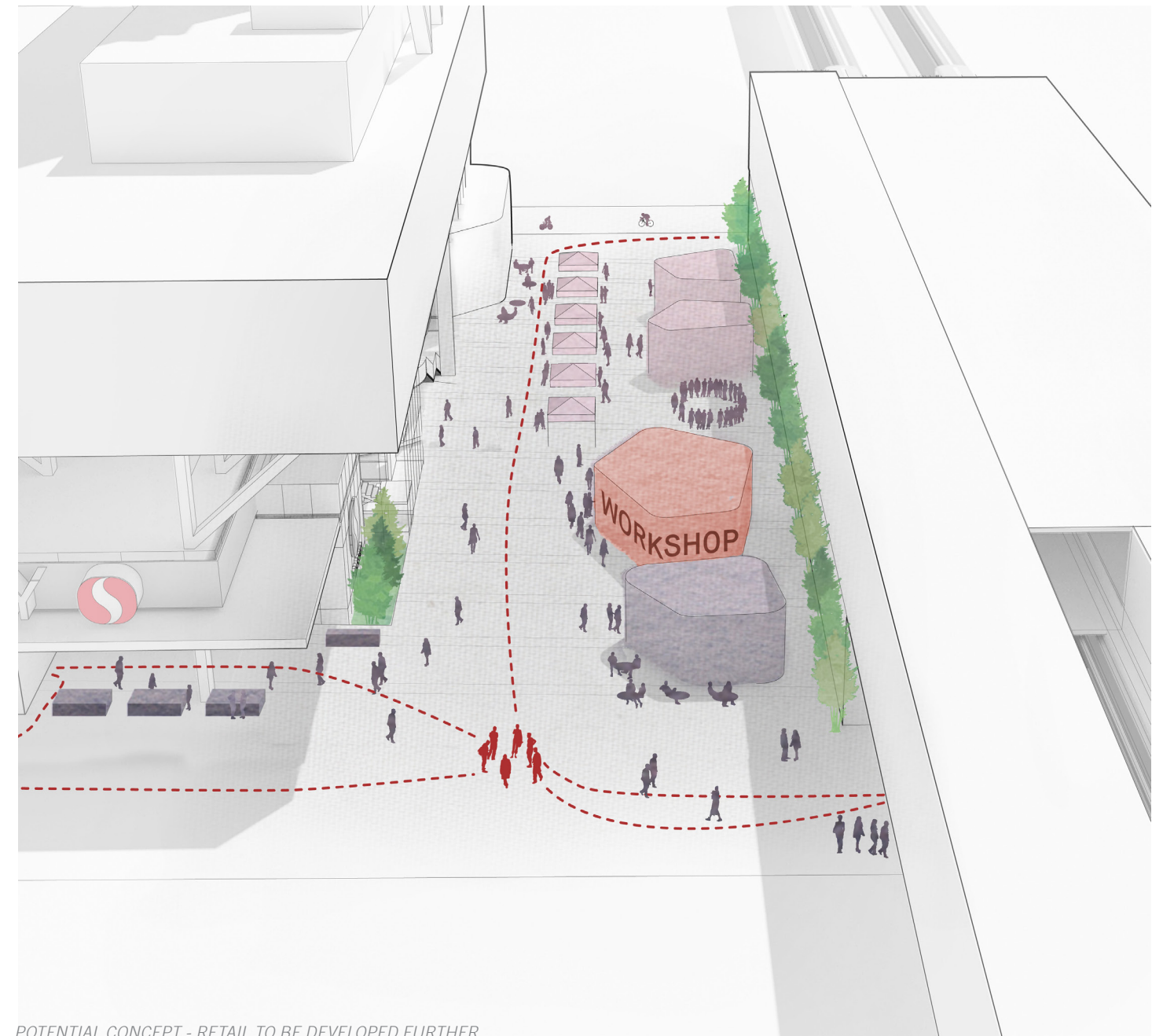
POTENTIAL CONCEPT - RETAIL TO BE DEVELOPED FURTHER

7.7 A DAY IN THE LIFE OF THE PLAZA (INDIGENOUS PEOPLES' DAY)



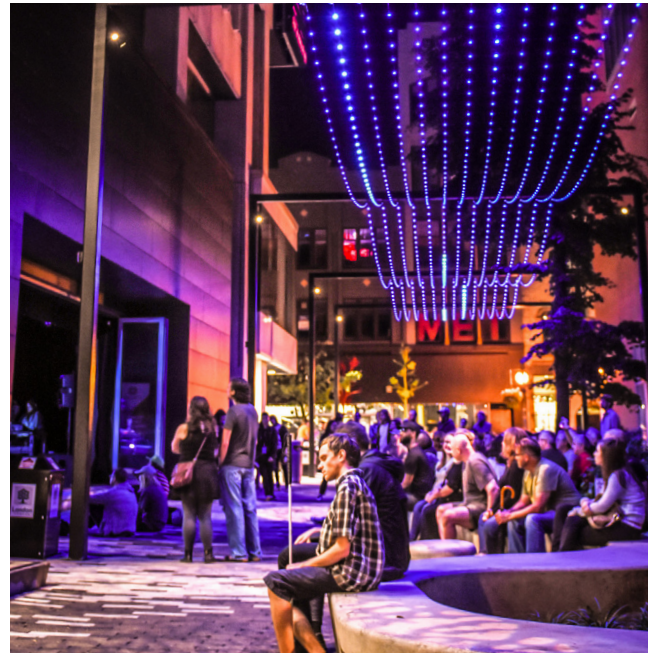
CELEBRATING HERITAGE

In addition to the Indigenous Peoples Day celebrations around the city, the Vancouver Aboriginal Friendship Centre organized **festivities in the plaza** to celebrate and showcase Indigenous culture. Experts from the many represented nations in the community share the significance and technique of various **cultural practices** with **Ted and his class of ESL students** - Sergei had no idea bark could turn into clothing until today.



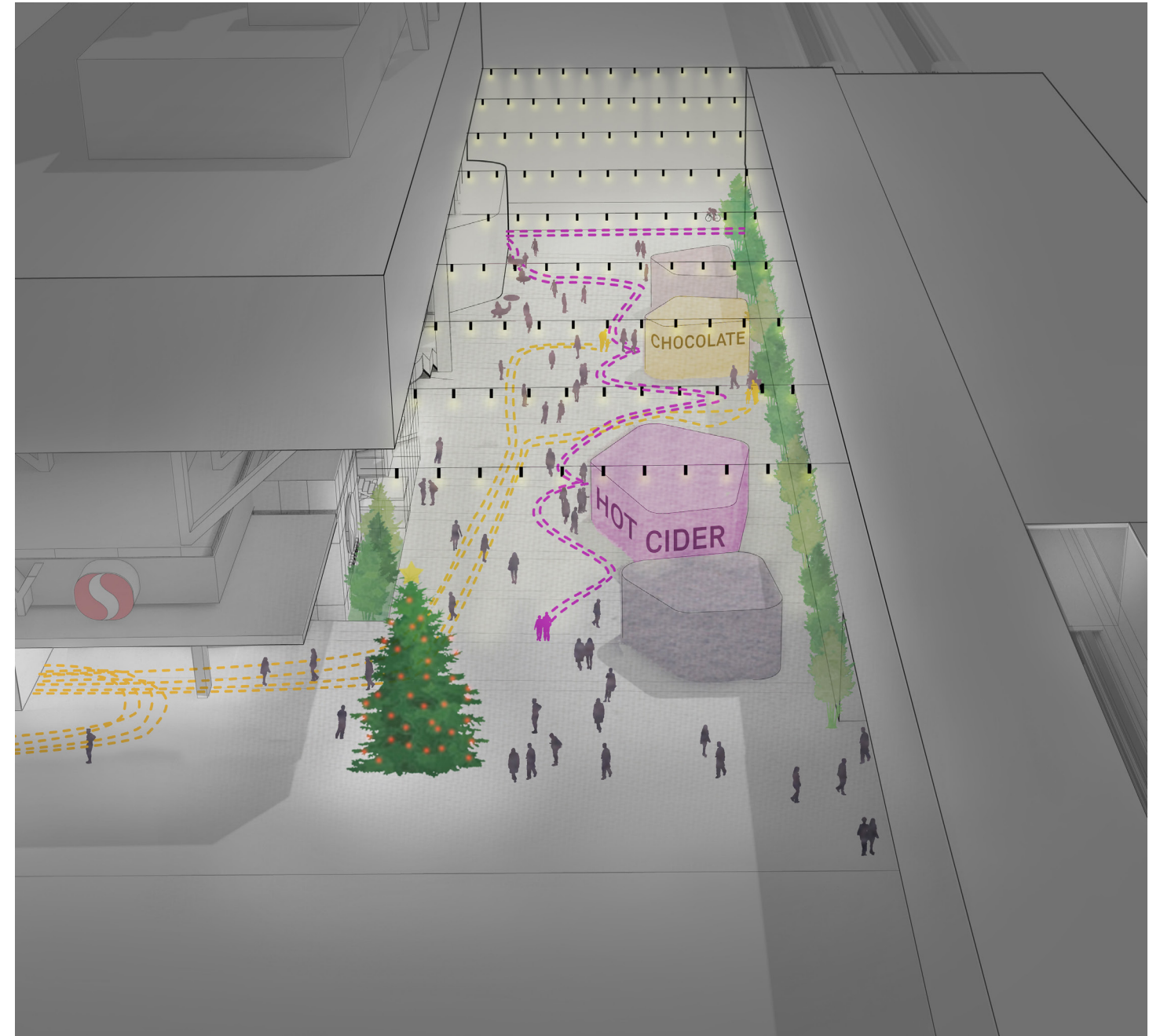
POTENTIAL CONCEPT - RETAIL TO BE DEVELOPED FURTHER

7.7 A DAY IN THE LIFE OF THE PLAZA (CHRISTMAS MARKET + LIGHTING FESTIVAL)



A WARM GLOW ON A DARK NIGHT

Christina and Rob hear about a fantastic **canopy of lights** in the plaza. They choose to have their anniversary dinner at the **restaurant on the plaza** so they can see the lights. After dinner they grab a warm cider and meander from **booth to booth**. **The Costas** check out the plaza after a family **grocery shop**, and their son meets Santa while his dad picks up hot chocolate for the family.



POTENTIAL CONCEPT - RETAIL TO BE DEVELOPED FURTHER

7.9 LANDSCAPE STRATEGIES (ENTRY COURTYARD)



LANDSCAPE THROUGH ARCHITECTURE

As the primary pathways for residents and guests to the residential towers, a network of circulation is integrated into the landscape as if overlaid on existing landform in the forest.



COURTYARD FOREST

Bringing the lushness of the adjacent Grandview Cut into the courtyard, the heavily wooded forest provides a place of wildness between the towers.



LAYERED LANDSCAPE

A dense understory below a full canopy of trees allows for enclosure while still preserving open sight lines through the woods.



SOCIAL NODES

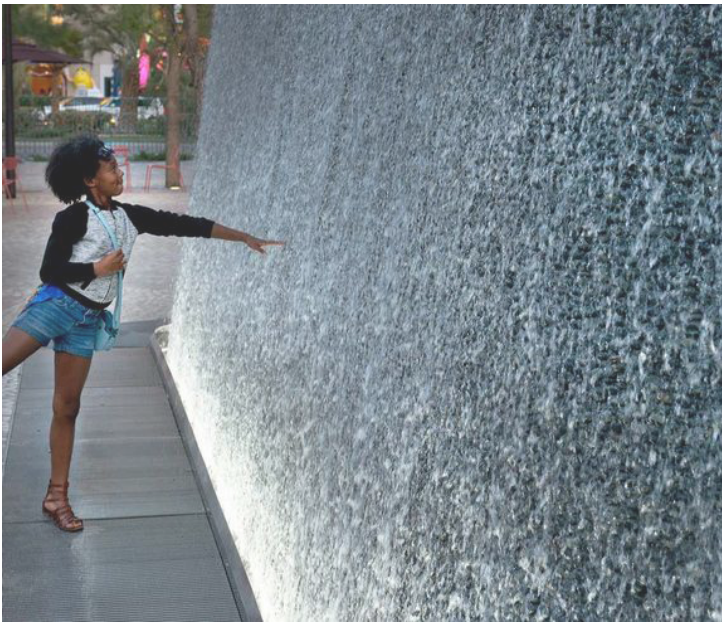
Areas of concentrated social activity are integrated within the forest.

7.9 LANDSCAPE STRATEGIES (ENTRY WATER WALL)



A DYNAMIC TEXTURE

A gentle trickle of water gives a constantly moving texture to an otherwise static wall and spark intrigue to its source at the top.



GRAVITY

Moving water attracts attention, and creates excitement.



BROKEN SURFACE

Different surface treatments have different effects on the water's behaviour and can make a large wall relatable at a more human scale.



ILLUMINATION

When illuminated, a water wall can be a captivating, a peaceful focal point for a space.

7.9 LANDSCAPE STRATEGIES (ENTRY GATEWAY WATER BASIN)



AN OVERFLOWING SPRING

Water emerging from a spring within the landscape is partially contained in a defined form that acts as a focal point and relates the other landscape elements.



THRESHOLD

Transitioning from a dynamic state of flow to reflective stillness allows for a dramatic seam to distinguish the forms.



NATURAL BASIN

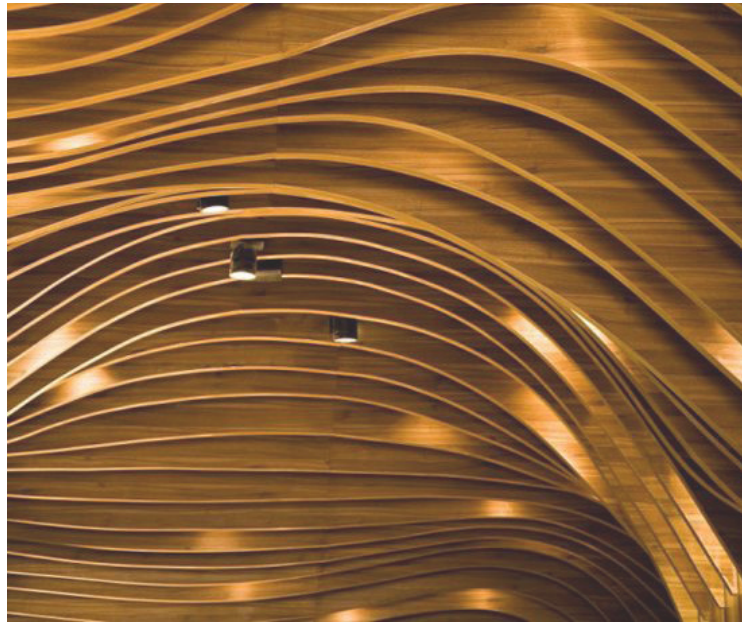
A stone frame around water furthers concepts that explore the juxtaposition of natural landscape elements to architectural form.



SPACE FOR REFLECTION

Playing to its reflective properties, water can amplify the lighting and soffit conditions above as well as the glimpse of lush vegetation in the courtyard.

7.9 LANDSCAPE STRATEGIES (ENTRY GATEWAY SOFFIT)



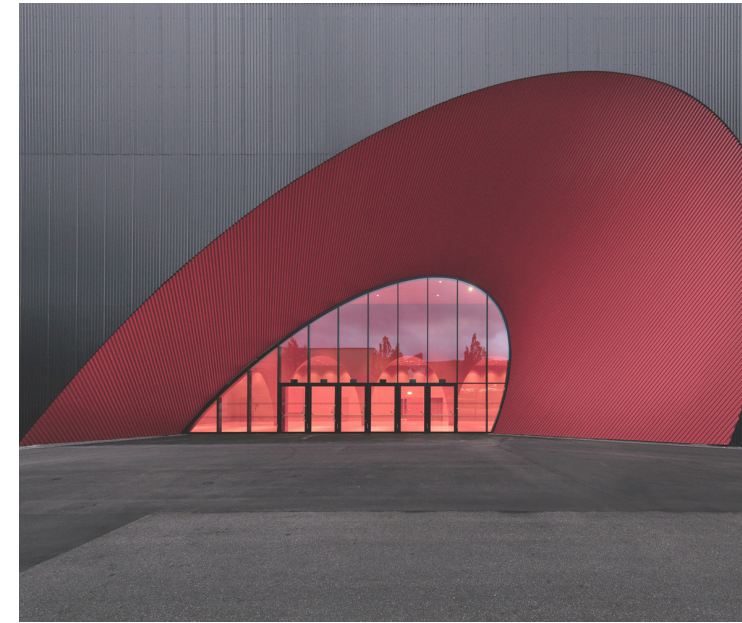
AN ADDED DIMENSION

Articulating wooden beams at varying heights can allow for a flowing expression through the entry sequence.



ILLUMINATION AND REFLECTION

Selectively providing illumination from between soffit slats, light can seemingly emerge from within. Paired with a reflective water feature, the space can be illuminated from above and below.



COLOURFUL BEACON

Using a distinct contrast to the materiality of the rest of the building, the soffit can act as a beacon to bring people into and through the entry space.



GRAPHIC EXPRESSION

An upside down canvas. The large soffit could express a graphic from above, adding interest to people's comings and goings as well as to the plaza space below.

7.9 LANDSCAPE STRATEGIES (HOP TRELLIS)



SEATING EDGE

In front of hillside planting, a sittable edge offers a peaceful retreat facing the sun.



PATIO GARDEN

Situated beside the beer-focused Food and Beverage destination, the patio ties into the surrounding landscape language.



HOPS

The hop flowers not only draw the eye with their vivid green colour, but are pleasantly aromatic especially close to harvest time. Being a primary ingredient in craft brewing, hops offers the potential for a true patio to glass experience. The plant's rapid growth of 20 feet per season means that hops can annimate a space in an evolving way during the summer time.



AN ARMATURE TO CLIMB ON

Designing a trellis to look interesting with or without plants makes it valuable from day one and allows it to continue during the winter.

7.9 LANDSCAPE STRATEGIES (FOOD AND BEVERAGE PATIO)



DENSE WALL

In the course of a season, hops will grow up to 20 feet and can create a dense, full green wall.



ROWS TO FRAME SPACE

Taking cues from the agricultural model of growing hops, the trellis can be organized in rows that offer patio space to occupy between.



A COMMUNITY EVENT

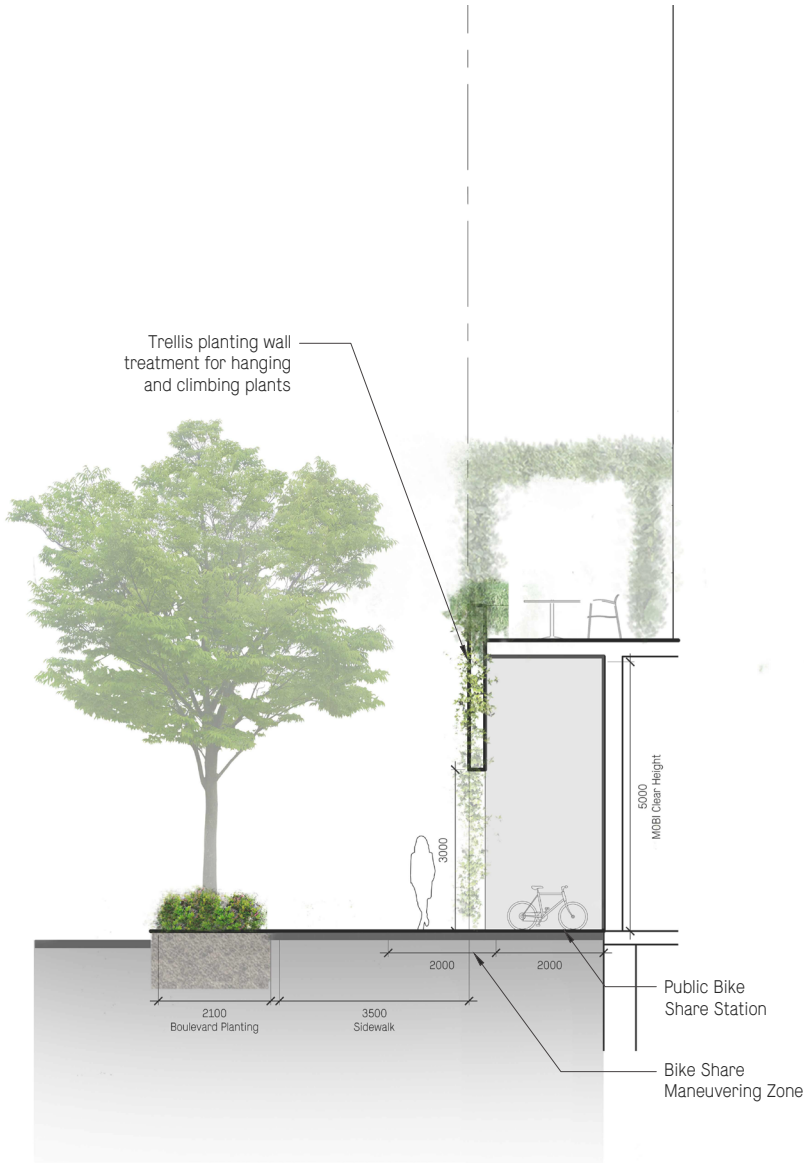
As there is a brief window each season to harvest hops and it must be done quickly, there is opportunity to host a harvest event and connect the community to the beverages they drink while simultaneously helping the breweries get the freshest ingredients possible.



HYPERLOCALITY

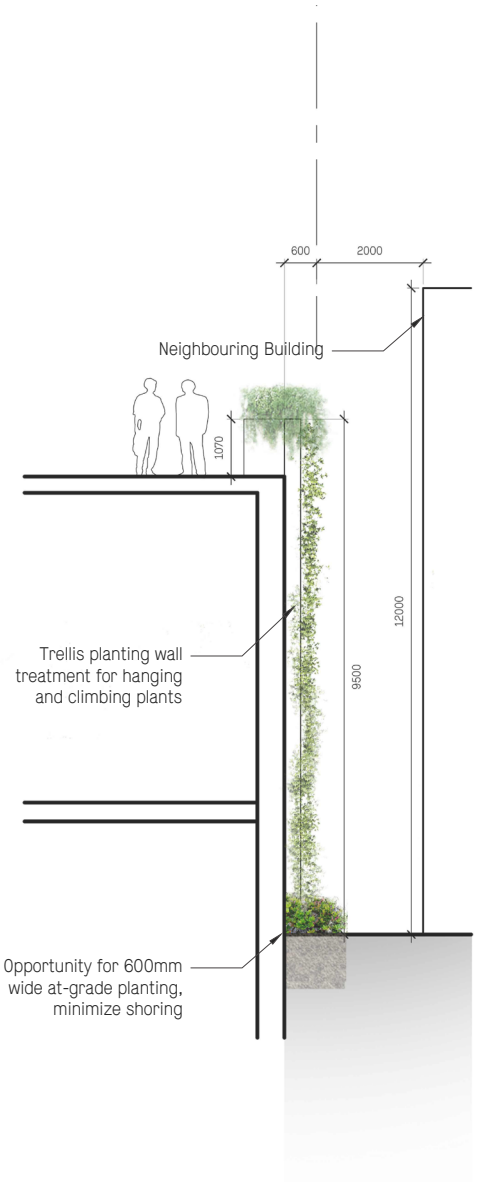
The resulting beer is as local as it gets - harvested a few meters from where it is brewed and served it truly embodies its locale in a beverage that community members can enjoy.

7.9 LANDSCAPE STRATEGIES (OUTDOOR PLAY)



10TH AVENUE STREETSCAPE

Trailing planting from the mezzanine level outdoor space grows along an armature that encloses the public bike share stations. The planting helps animate the south side of the building and the 10 Avenue streetscape.



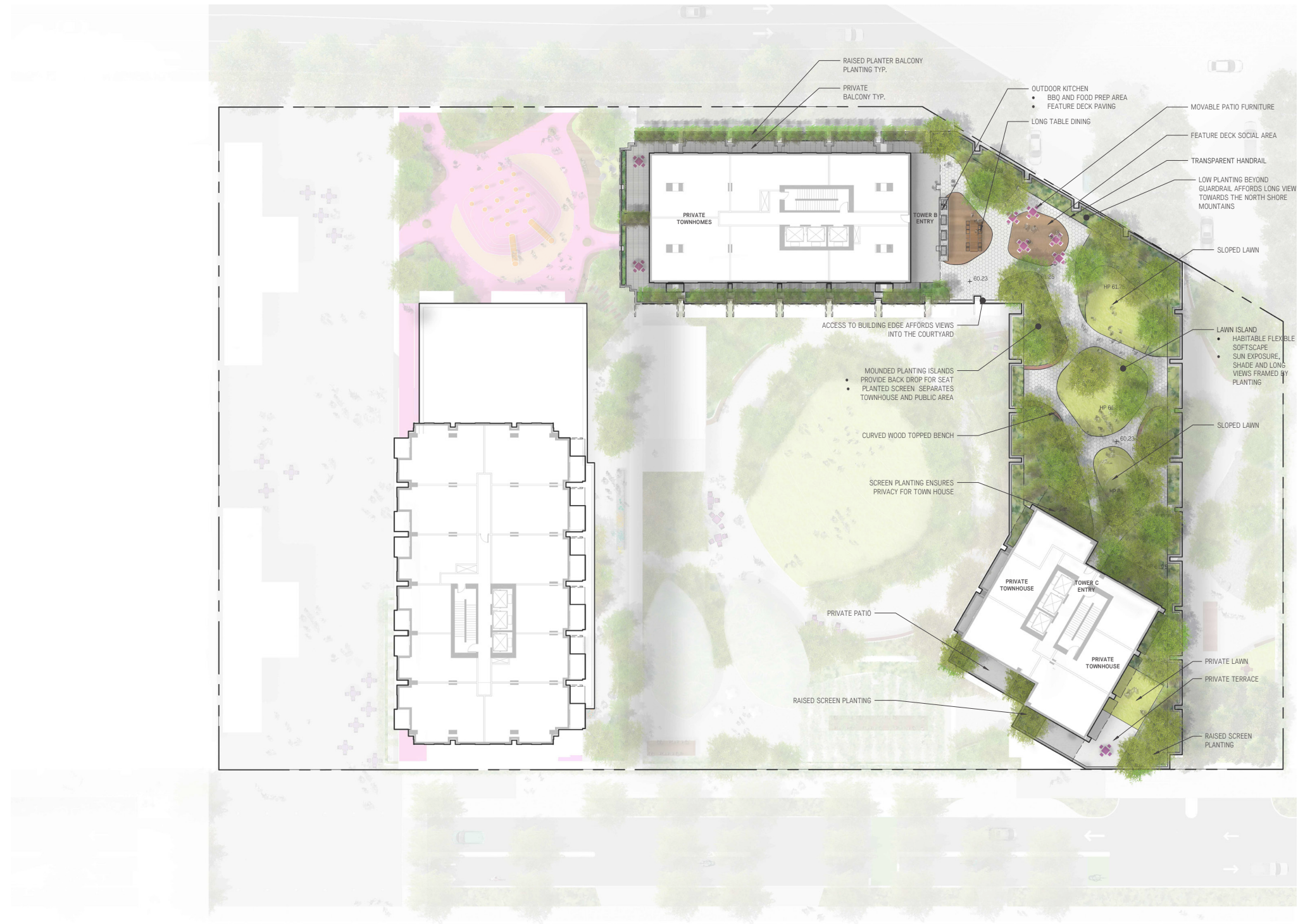
EAST BUILDING FACE

Trailing and climbing plants grow along a trellis to help animate the east side of the building. The planting provides a soft face to the development for the neighbours to the east.

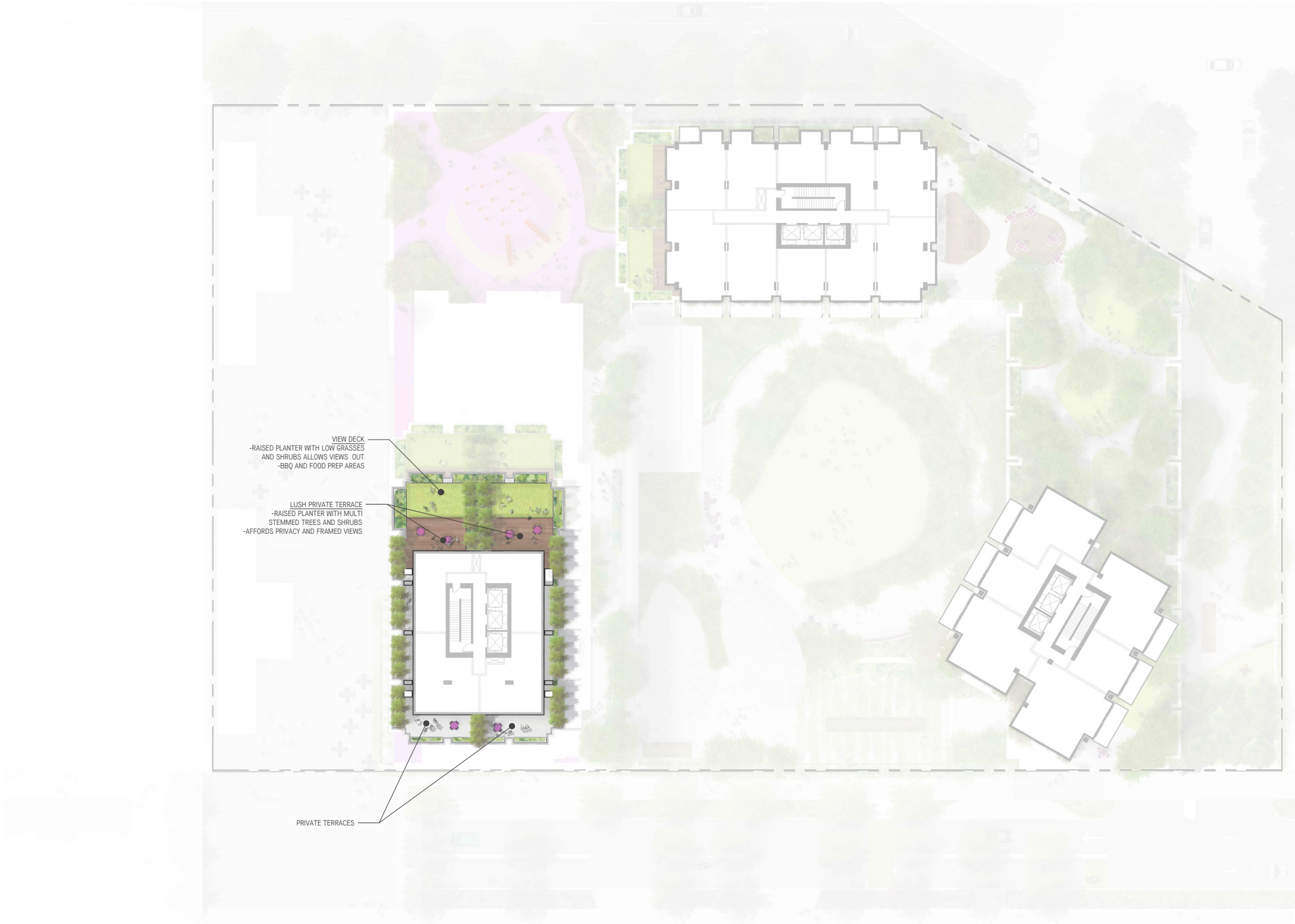
7.9 LANDSCAPE STRATEGIES (COMMUNAL AMENITY ROOFTOP)



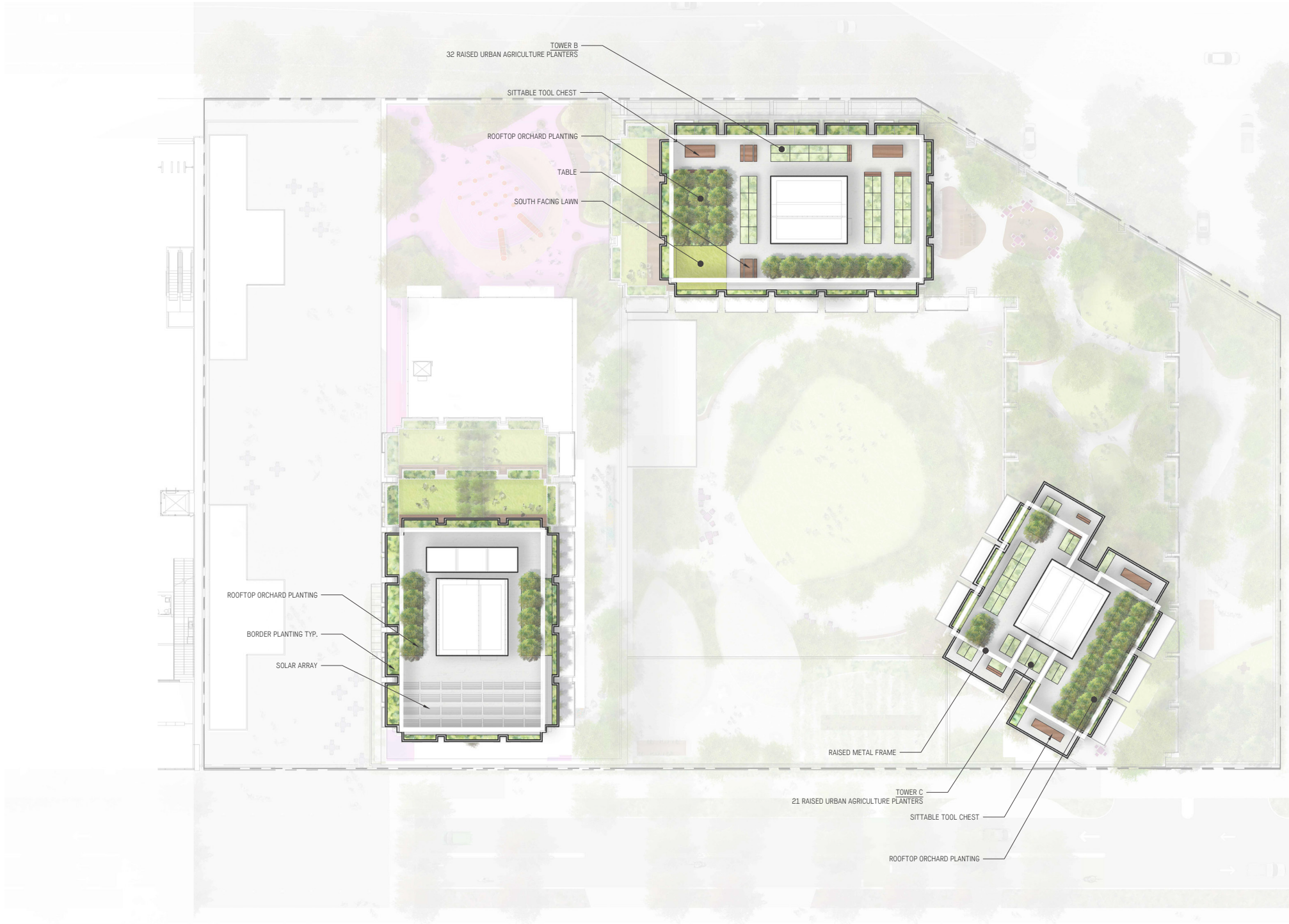
7.9 LANDSCAPE STRATEGIES (SKYGARDENS)



7.9 LANDSCAPE STRATEGIES (ROOFTOP ORCHARD)



7.9 LANDSCAPE STRATEGIES (HANGING GARDEN)



7.13 LANDSCAPE VIGNETTES



L2 | BREWERY PATIO



L7 | LOOKING NORTH



L7 | LOOKING SOUTH

7.13 LANDSCAPE VIGNETTES



SKY GARDEN | VIEW DECK



LANDSCAPE RATIONALE

Neighbourhood Context
Urban Design Objectives
Site Objectives
Landscape Areas

LANDSCAPE STRATEGIES AND PLANS

Landscape Plan L1 - Tree Management Plan
Landscape Strategies - Plaza
A Day in the Life of the Plaza - 6am | Monday - Morning Coffee
A Day in the Life of the Plaza - 8am | Tuesday - The Commuter Rush
A Day in the Life of the Plaza - 12pm | Saturday - The Big Game
A Day in the Life of the Plaza - 3pm | Sunday - Indigenous Peoples Day
A Day in the Life of the Plaza - 5pm | Thursday - Welcome Home
A Day in the Life of the Plaza - 7pm | Wednesday - Christmas Market + Lighting Festival
Illustrative Plan Level 1
Landscape Strategies Level 2 - Courtyard
Landscape Strategies Level 2 - Entry Water Wall
Landscape Strategies Level 2 - Gateway Water Feature
Landscape Strategies Level 2 - Entry Forecourt Soffit
Landscape Strategies Level 2 - Hop Terrace
Landscape Strategies Level 2 - Hope Trellis
Illustrative Plan Level 2
Illustrative Wall Sections
Landscape Strategies Level 5A - Outdoor Play
Illustrative Plan Level 5A
Landscape Strategies Level 7B and 7C - Communal Amenity Rooftop
Illustrative Plan L7B and 7C
Landscape Strategies - Sky Gardens
Illustrative Plan 16A 18B AND 18C - Sky Gardens
Illustrative Plan 24A - Upper Sky Garden
Landscape Strategies Rooftop - Rooftop Orchard
Illustrative Plan - Tower Roofs
Landscape Strategies - Hanging Gardens

ILLUSTRATIVE ELEVATIONS

North (From Broadway)
West (From Plaza)
South (From 10th Ave)

ILLUSTRATIVE SECTIONS

Site Section through Entry Courtyard

LANDSCAPE PLANTING

Landscape Planting - Plant Palette

VIGNETTES

Landscape Vignettes
Landscape Vignettes
Landscape Vignettes