

SECTION 05

LANDSCAPE

SECTION 05. LANDSCAPE

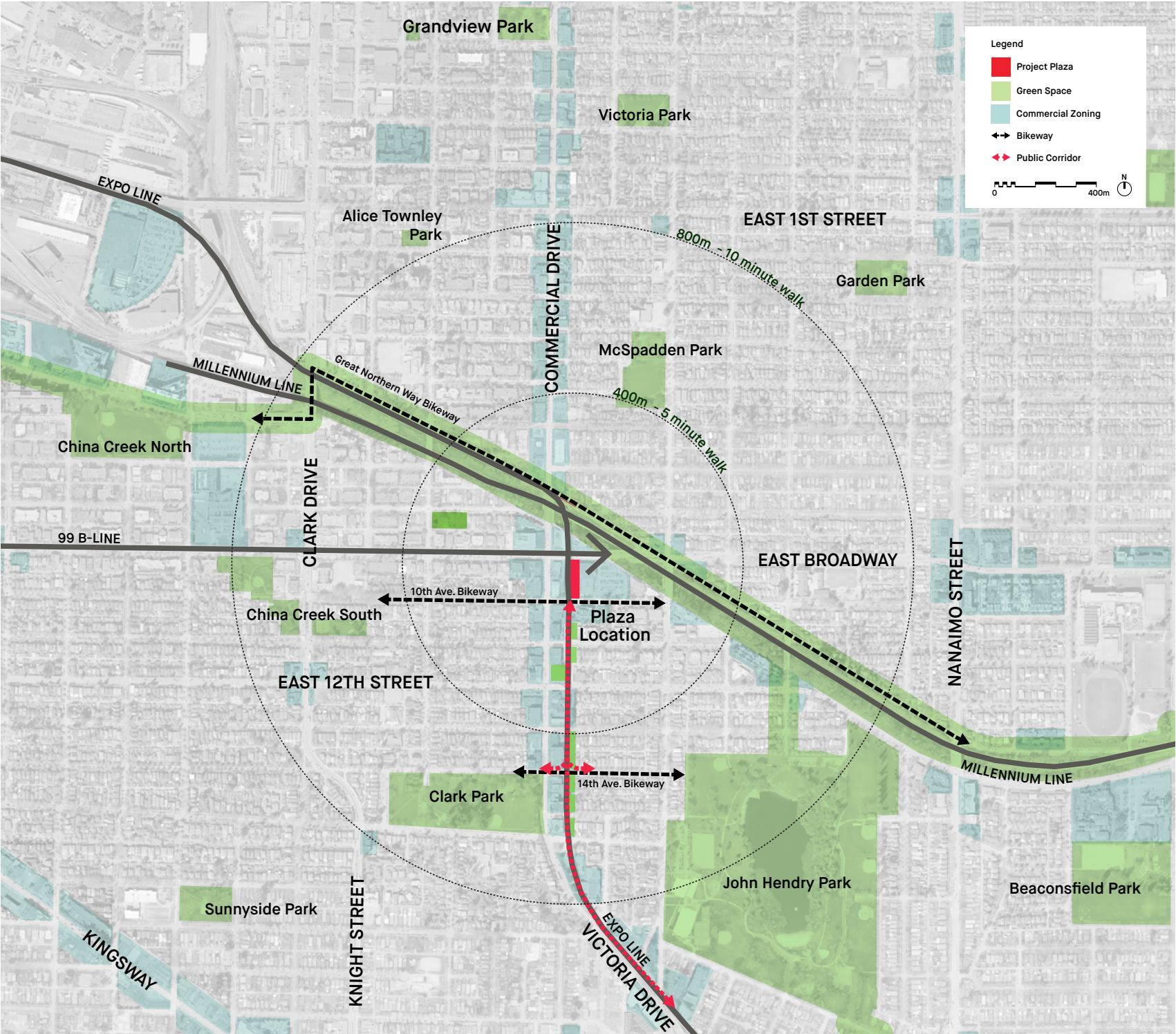
- 5.1 Neighbourhood Context
- 5.2 Urban Design Objectives
- 5.3 Tree Management Plan
- 5.4 Site Plan
- 5.5 A Plaza for 'the Drive'
- 5.6 Spontaneous Urban Life
- 5.7 Plaza Plan
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- 5.14 Plaza to Courtyard Threshold
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- 5.16 Conceptual Courtyard Build-Up
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- 5.21 Play Above 'The Cut'
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- 5.23 Urban Agriculture with a View
- 5.24 Planting Palette

5.1 NEIGHBOURHOOD CONTEXT

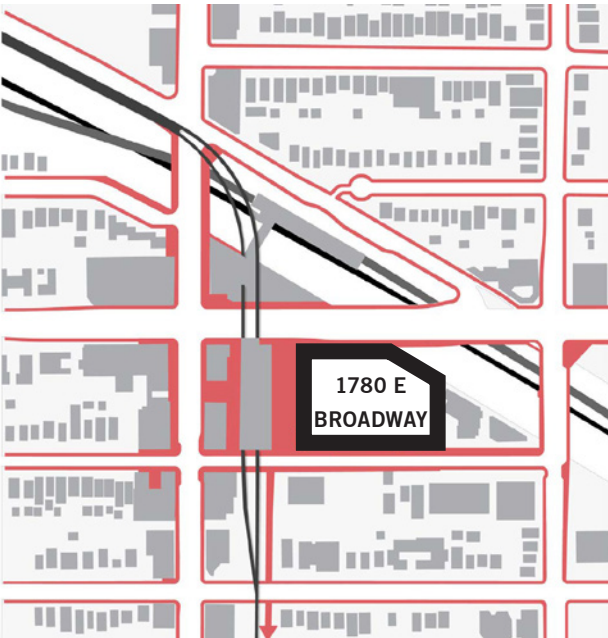
GRANDVIEW-WOODLAND COMMUNITY PLAN

Within the Grandview-Woodland Plan, opportunities are outlined for the Commercial-Broadway Station Precinct, in which our site resides. The landscape seeks to address several of these:

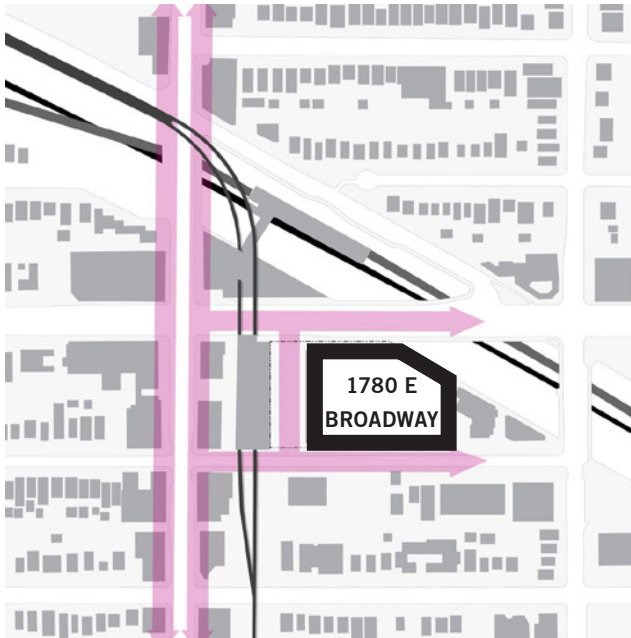
- 1. Large public plaza to be a “central gathering place for the entire community”
- 2. Public Realm improvements including “increased sidewalk width, street trees, and amenities such as bike racks, patios, feature lighting, public art”



5.2 URBAN DESIGN OBJECTIVES



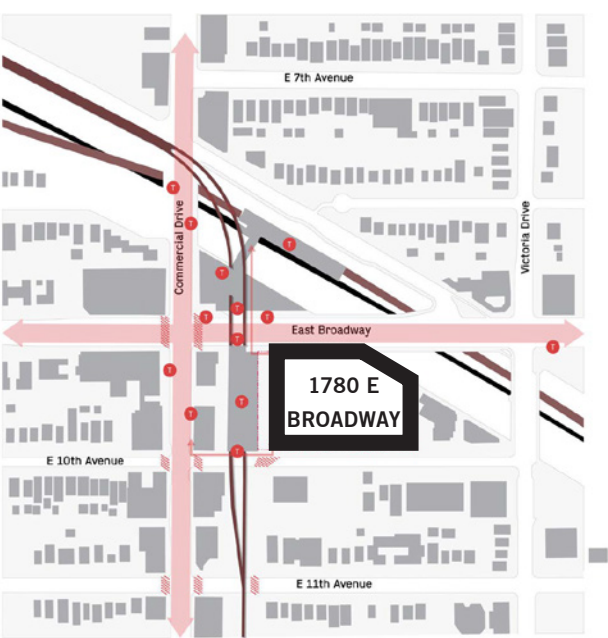
STRENGTHEN PEDESTRIAN LINKAGES
Due to its optimal location at a confluence of neighbourhood and regional transit networks, the site design must prioritize pedestrian connections. Bringing people to and through the plaza with ease is critical for the smooth function of this central space.



REINFORCE A CONTINUOUS STREET WALL
The unique urban rhythm along Commercial Drive should be brought into the site to help stitch the plaza into its context. By encouraging a cluster of tightly spaced retail and amenity frontages the plaza can tie into the vibrancy that exists along the drive.

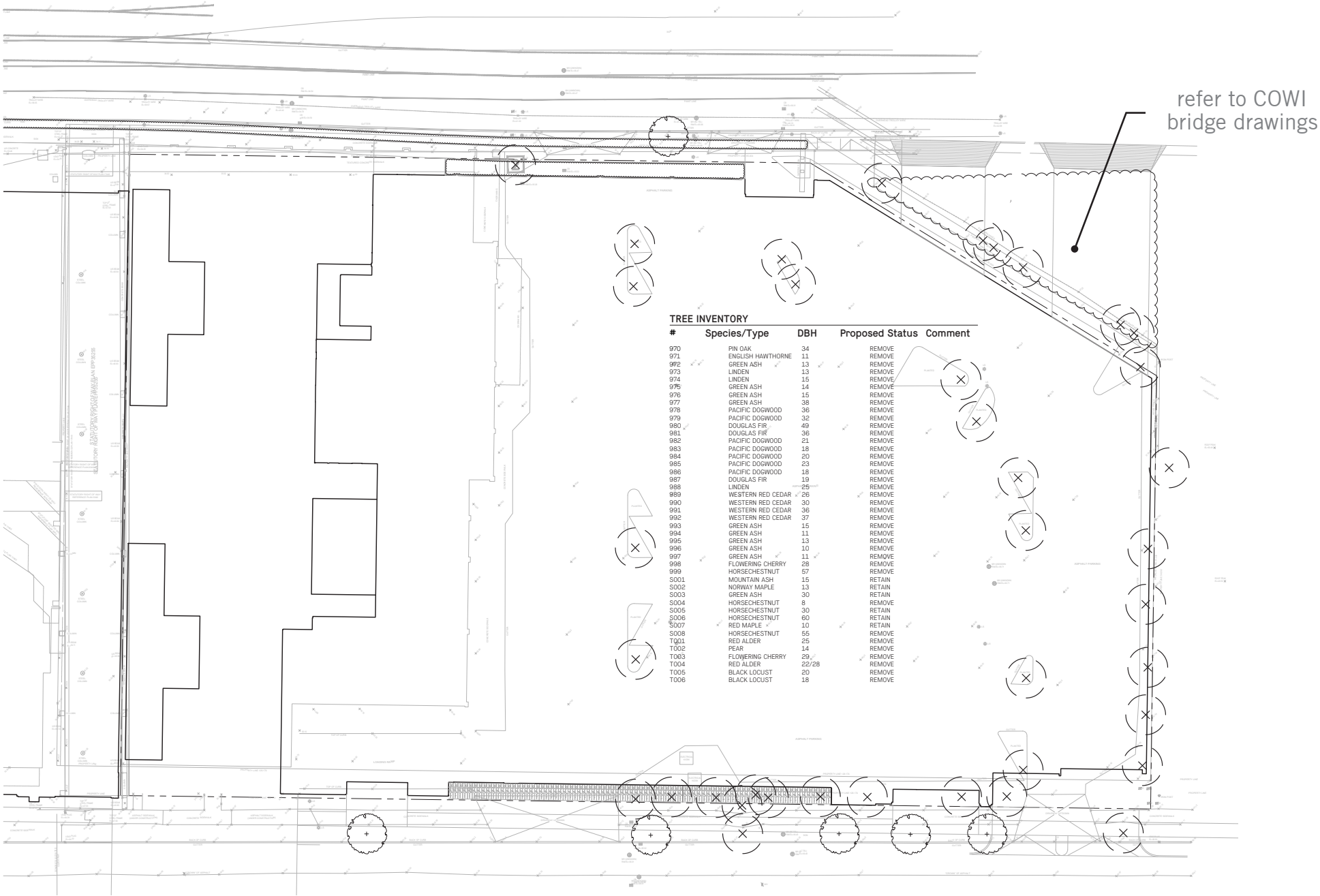


ACCESS TO NATURE
The site is located next to the lush Grandview Cut, a rail corridor with edges that have been left to nature's devices. To the south the plaza marks the culmination of a series of informal public green spaces that run parallel to the Expo Skytrain line and stretch out to John Hendry Park and along the BC Parkway. The site's adjacent connection to 10th Ave allows for easy access to the Central Valley Greenway to the east and along Vancouver's busiest cycling street to the west.

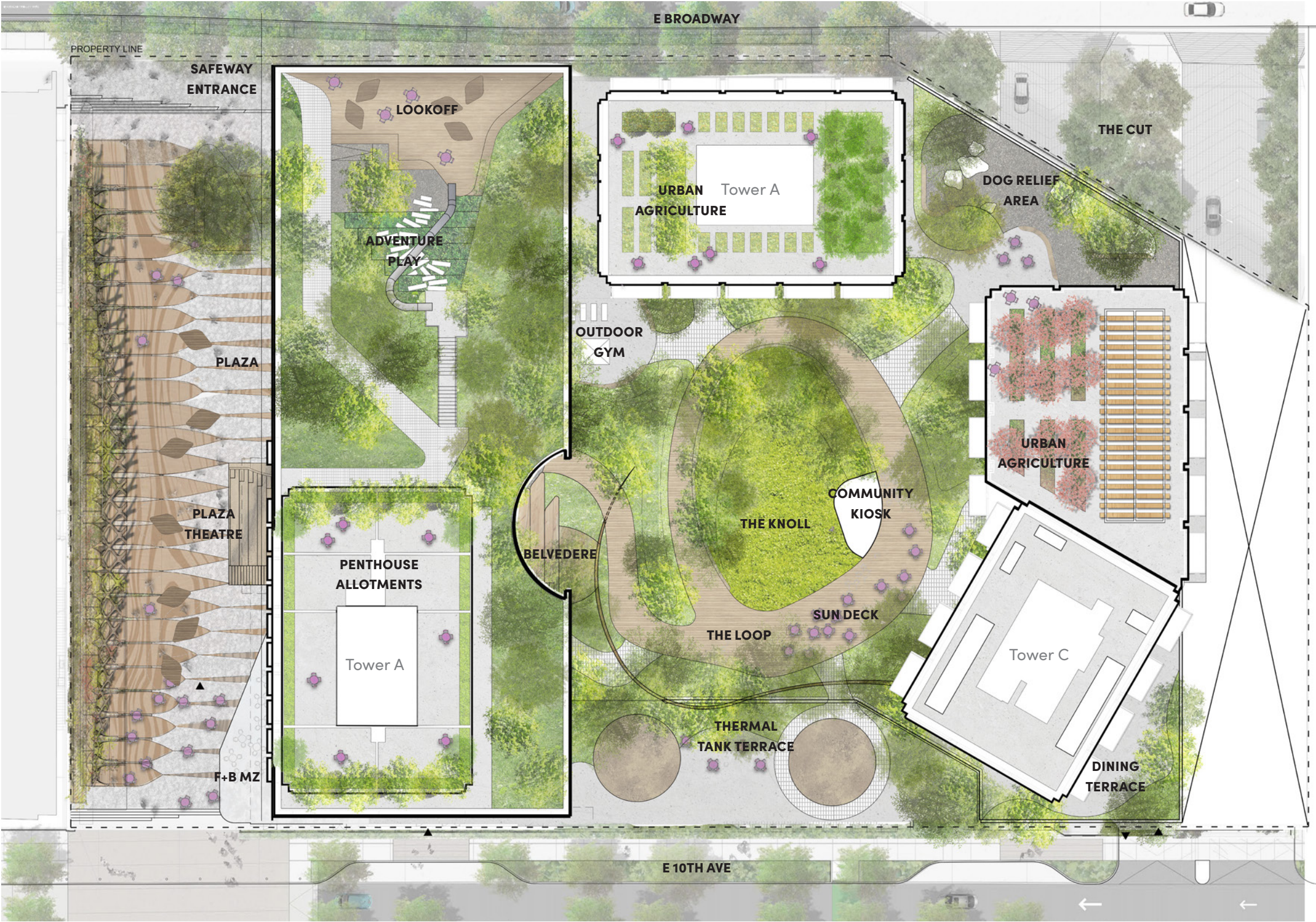


CONNECTION TO TRANSIT
The development site is a stone's throw from both the Millennium and Expo Skytrain lines, from the terminus stop for the 99 B-Line bus along Broadway, and from neighbourhood buses along Broadway and Commercial. The site is perfectly situated to connect via transit to anywhere in the city. Anticipating the Broadway Skytrain extension, this hub of connectivity will only strengthen over time and the demands put on the public realm will only increase.

5.3 TREE MANAGEMENT PLAN



5.4 SITE PLAN



5.5 A PLAZA FOR ‘THE DRIVE’

5.5.1 FOLLOWING THE URBAN IMPULSE OF THE DRIVE AS A STARTING POINT FOR CONCEPTUALIZING THE PLAZA

We love ‘The Drive’. It’s one of the most vital and diverse neighbourhoods in the city. It reflects Vancouver’s urban culture at its best. It’s all about the life of the street.

In some ways, it’s hard to believe The Drive doesn’t already have an urban plaza. Yet even without a central square per se, it has evolved a unique distributed pattern of urban spaces along the streetscape, with hot spots at the street corners and along the sidewalks that interface with parks.

But here at Broadway and Commercial, just off The Drive, we can finally create a new nexus for the community in the form of a public plaza that is able to expand the experience of The Drive and create a new platform for community vitality.

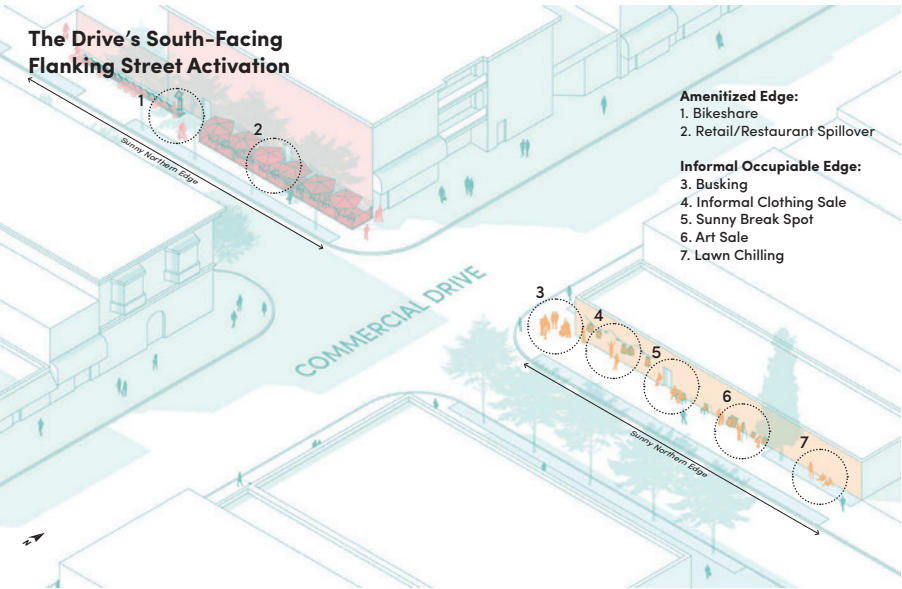
We’ve been inspired to follow the urban impulse of The Drive itself as a starting point for conceptualizing the design of the plaza.



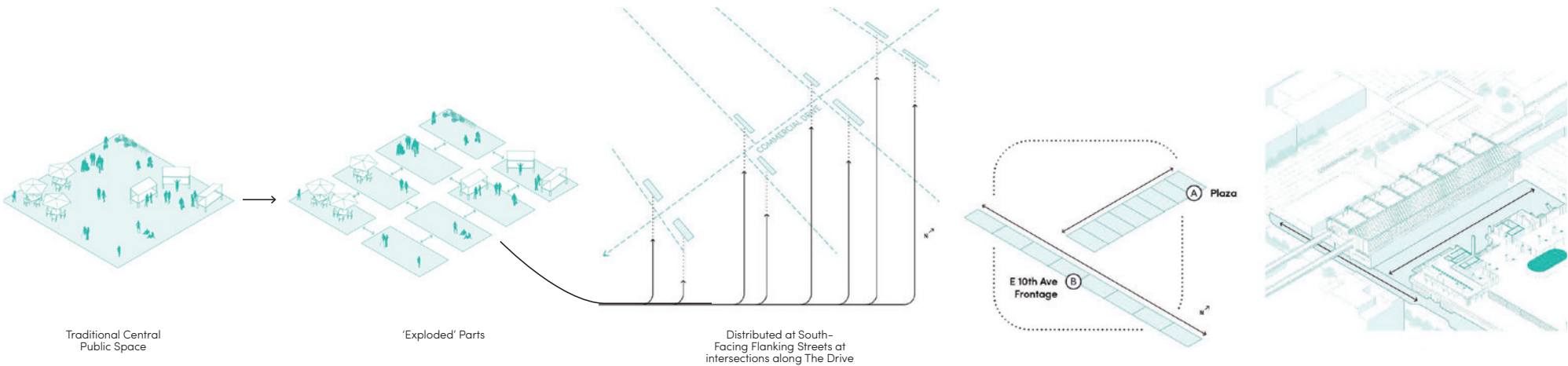
DISTRICT PARKS CONNECTED TO THE DRIVE



URBAN LIFE SPRINGS UP AT SOUTH-FACING SPACES ON FLANKING STREETS



ANALYTICAL DIAGRAMS OF THE DISTRICT - UNDERSTANDING THE URBAN IMPULSE OF THE DRIVE



RECONSTITUTING THE DRIVE'S DISTRIBUTED URBAN PUBLIC SPACES IN THE FORM OF A PLAZA

5.6 SPONTANEOUS URBAN LIFE

5.6.1 SPONTANEOUS URBAN LIFE

Authentic textures, spontaneity, flexibility/adaptability – these are some of the characteristics of the streetscape along Commercial Drive which should also be embodied in the plaza.

We also believe that the plaza can have both a strong expression of urbanity as well as landscape – a vital, flexible urban plaza can still feel green. The plaza will celebrate the informal, spontaneous and organic nature of The Drive and its close-knit, engaged community.

AUTHENTIC
TEXTURES



CREATING A FLEXIBLE
URBAN COMMUNITY
SPACE

FORMAL
AMENITIZED
DESIGNED

INFORMAL
EQUIPPED
INVITATION



SCENES OF URBAN VIBRANCY AND THE DRIVE'S LIFE ON THE STREET



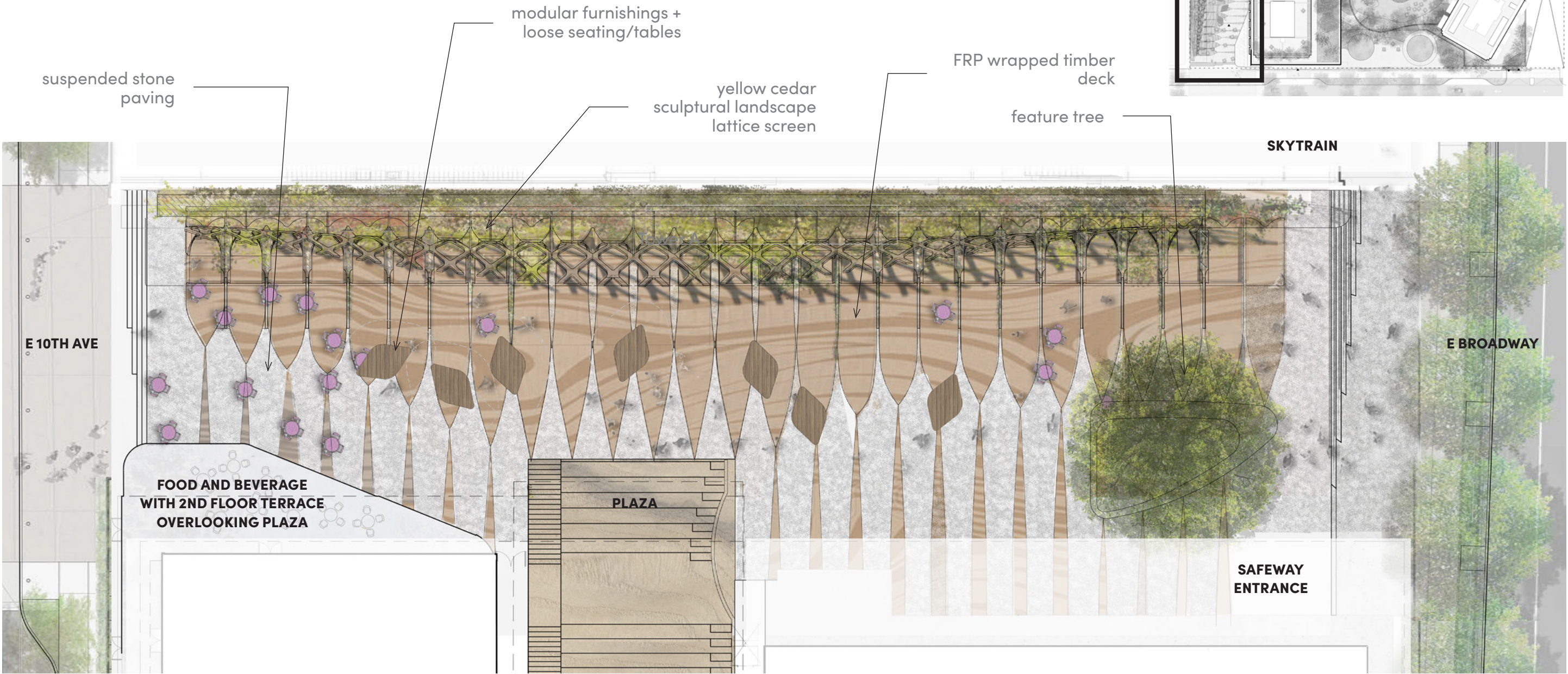
MODELS FOR THE COMMUNITY PLAZA



SUPPORTING VARIOUS SCALES OF COMMUNITY ACTIVATION

5.7 PLAZA PLAN

ROTATED 90 DEGREES FOR LEGIBILITY PURPOSES



5.8 THE PLAZA INHERITS AND EXPANDS A LATTICE SUPPORT

EXISTING TRANSIT STATION
DIAGRID (LATTICE) PROVIDES A
FRAME OVERLOOKING THE PLAZA



LATTICE AS GARDEN
ARCHITECTURE



GARDEN LATTICE STRUCTURE:
UBIQUITOUS AT THE DOMESTIC
SCALE



GARDEN LATTICE STRUCTURE:
EXHILARATING AT THE CIVIC SCALE



LIVING LATTICE: TREE-SHAPING
TECHNIQUES IN WHICH TREES ARE
TRAINED TO GROW ALONG A FLAT PLANE



LIVING LATTICE: WOVEN WILLOW
WALL AT TROUT LAKE PARK



COMMUNITY LATTICE: EQUIPMENT FOR
PUBLIC GATHERING, PROGRAMMING
AND GARDEN GROWTH



- EQUIPPED TO ENABLE:
- EVENTS
 - LECTURES
 - COMMUNITY DISCUSSIONS
 - GRASS-ROOTS RETAIL POP-UPS
 - COMMUNITY BOOKSHELF - LENDING
 - FILM SCREENINGS
 - PERFORMANCES
 - WORKSHOPS
 - HORTICULTURAL EXPERIMENTS
 - DESIGN, CRAFT, MAKER TABLES
 - LOUNGING
 - FARMER'S MARKET
 - GARDEN WALK
 - GATHERING SPACE
 - COMMUNITY INFORMATION
 - COMMUNITY THEATRE

5.9 A MULTI-LAYERED SYSTEM

5.9.1 OPEN-AIR COMMUNITY VENUE

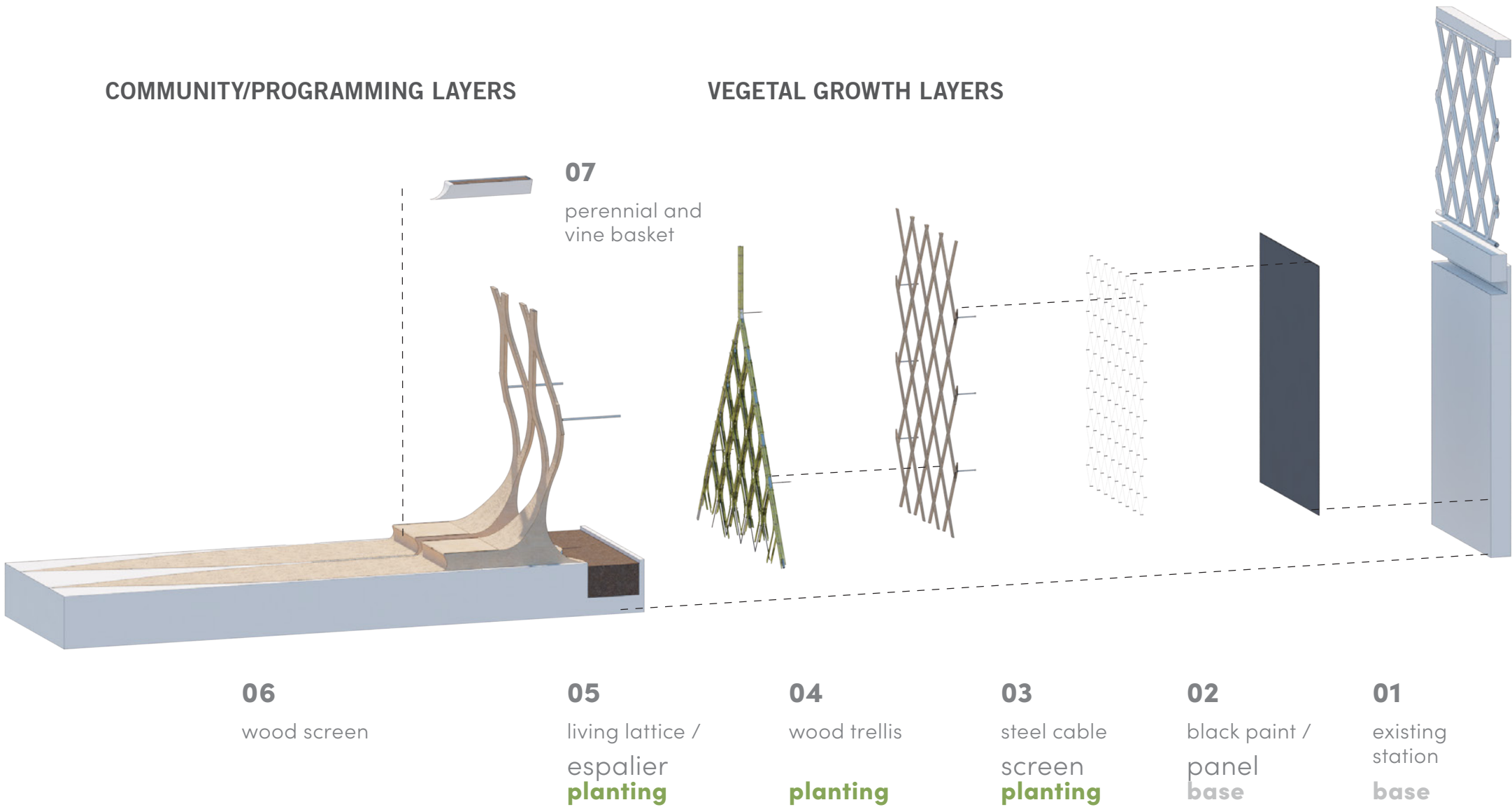
This will be The Drive’s first-ever urban plaza. It will be a significant resource for such a civic-minded urban community and essential for expanding and diversifying the public realm of Grandview-Woodland beyond the great anchoring parks that exist today.

In creating a contemporary plaza for the community, we are inspired by the urban vitality of Commercial Drive itself and reminded of one of the simplest lessons from urbanists such as Jan Gehl and William H. Whyte: “What attracts people most, it would appear, is other people.” The plaza will provide wonderful places to gather, perform, memorable spots to sit and places to eat as a foundation for a vital public realm.

Building upon the direct presence of the adjacent transit station infrastructure, the plaza design transforms its diagrid edge into a softer, more organic language of timber lattice, rooted in the memory or fantasy of a civic garden.

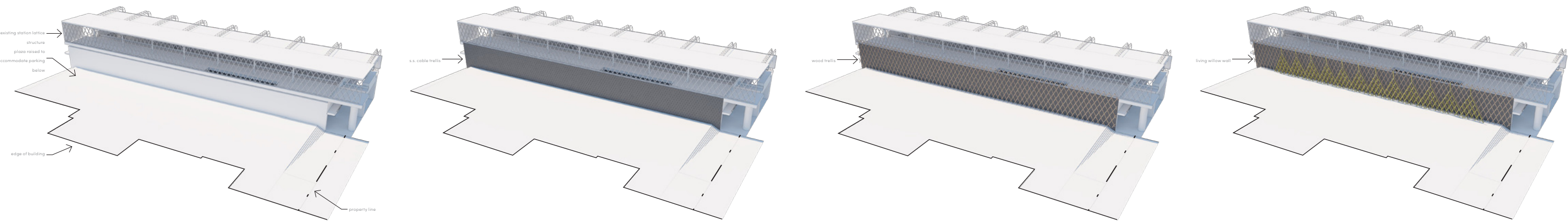


SUMMARY - LATTICE LAYER FRAMEWORK



5.10 GREEN TRANSFORMATION - CONCEPTUAL

SUMMARY - WESTERN EDGE EVOLVES INTO LATTICE FRAMEWORK FOR GROWTH & PUBLIC LIFE



1 EXISTING WALL & PLAZA BASE

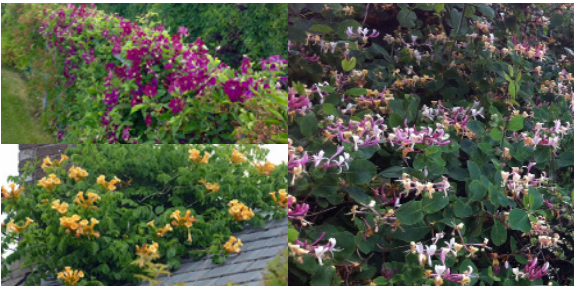
2 STAINLESS STEEL CABLE TRELLIS

- Small weave cable mesh
- Planted with native climbing vines
- Back neutral panel / painted anthracite grey



3 WOOD LATTICE

- Medium weave wood lattice
- Planted with native flowering vines

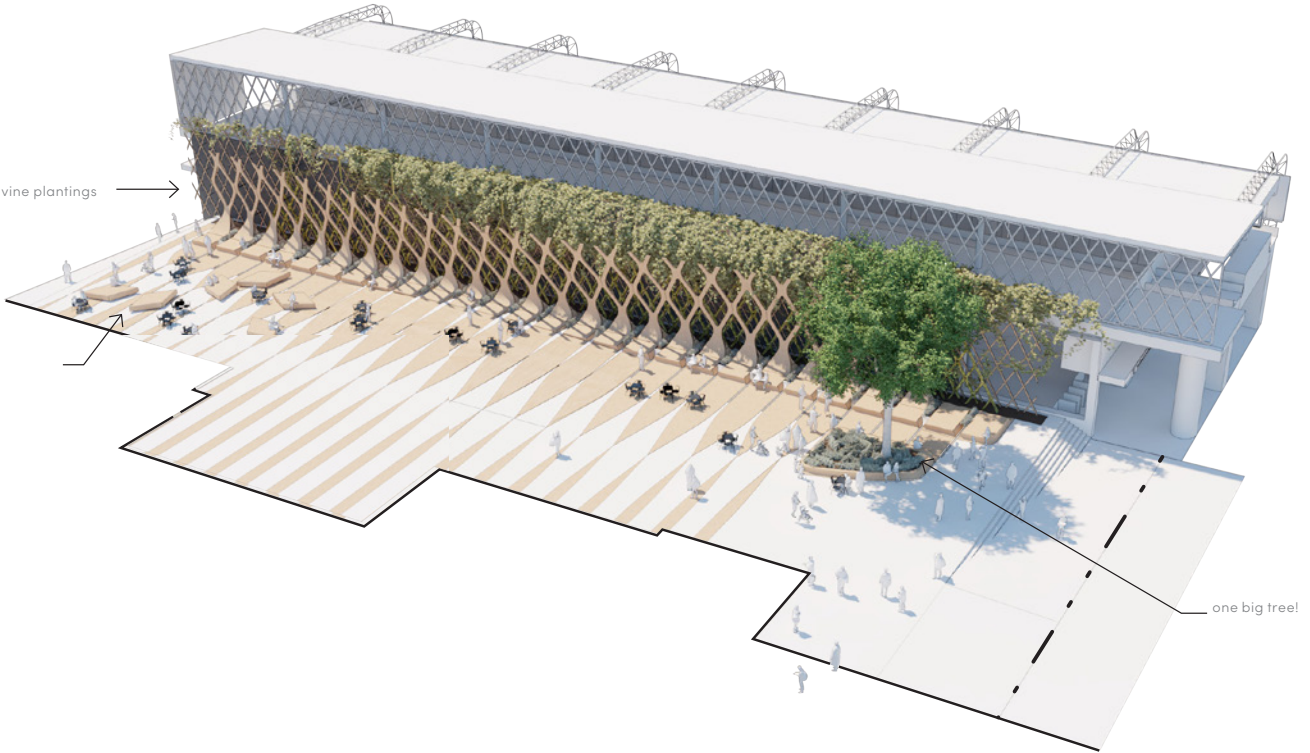
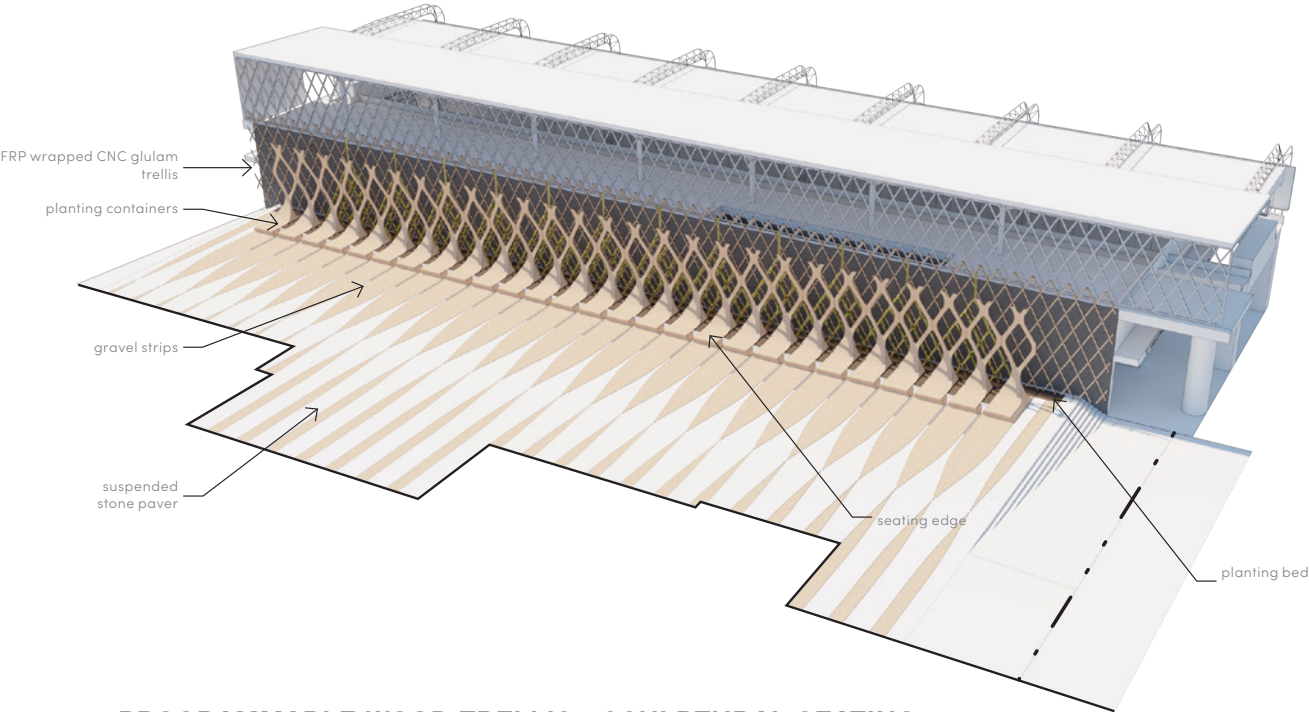


4 LIVING LATTICE

- Large weave willow wall



SUMMARY - WESTERN EDGE EVOLVES INTO LATTICE FRAMEWORK FOR GROWTH & PUBLIC LIFE



5 PROGRAMMABLE WOOD TRELLIS - SCULPTURAL SEATING
EDGE AND TIMBER PAVING SYSTEM

- Sculptural Glulam CNC fabrication
- Comfortable garden edge seating
- FRP wrapped timber deck
- Suspended stone plaza paving



6 DAILY LIFE WITH GARDEN GROWTH



5.11 CENTRAL OPEN-AIR THEATRE / GATHERING SPACE

5.11.1 OPEN-AIR COMMUNITY VENUE

This is arguably the city’s most diverse and engaged community.

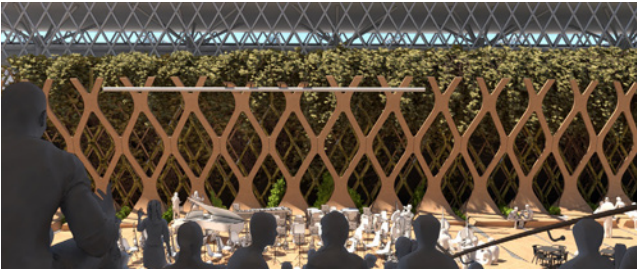
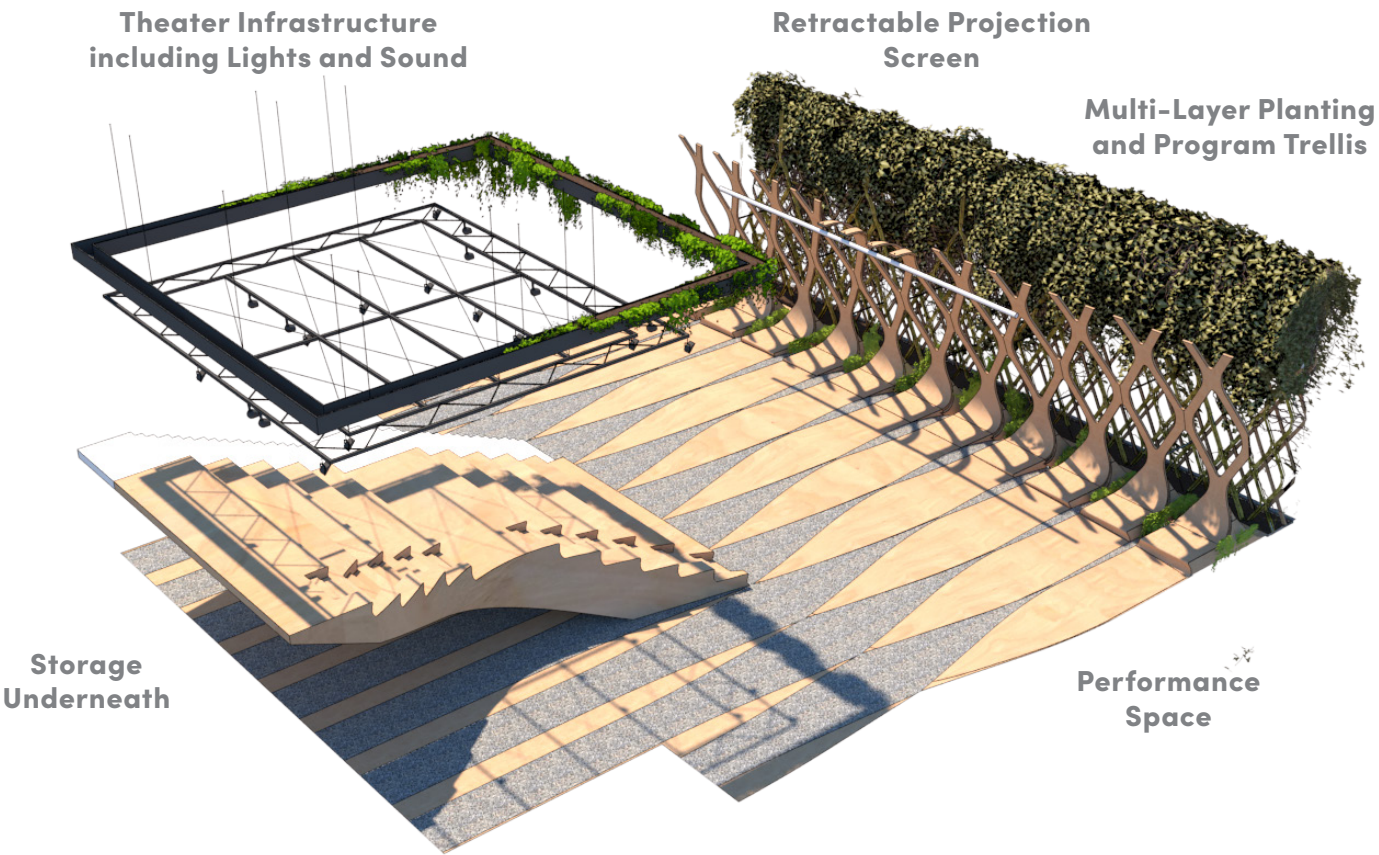
A public plaza that is able to respond to the unique culture of this community is fundamental.

The plaza design aims to embrace the spirit of ‘The Drive’ as it seeks a contemporary form of urban public space that can add to the experience of such a memorable urban district. The plaza infrastructure invites social connections through extensive seating and gathering opportunities.

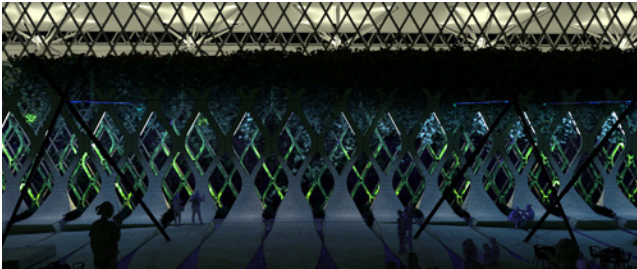
The lattice framework and open air theatre allows the community to contribute to the life of the space, elaborating upon the infrastructure through future activations, vitalizing it with creative installations and performances.



VIEW FROM ABOVE STATION



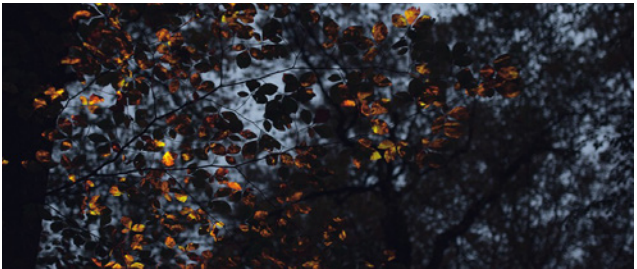
LIVE MUSIC PERFORMANCE



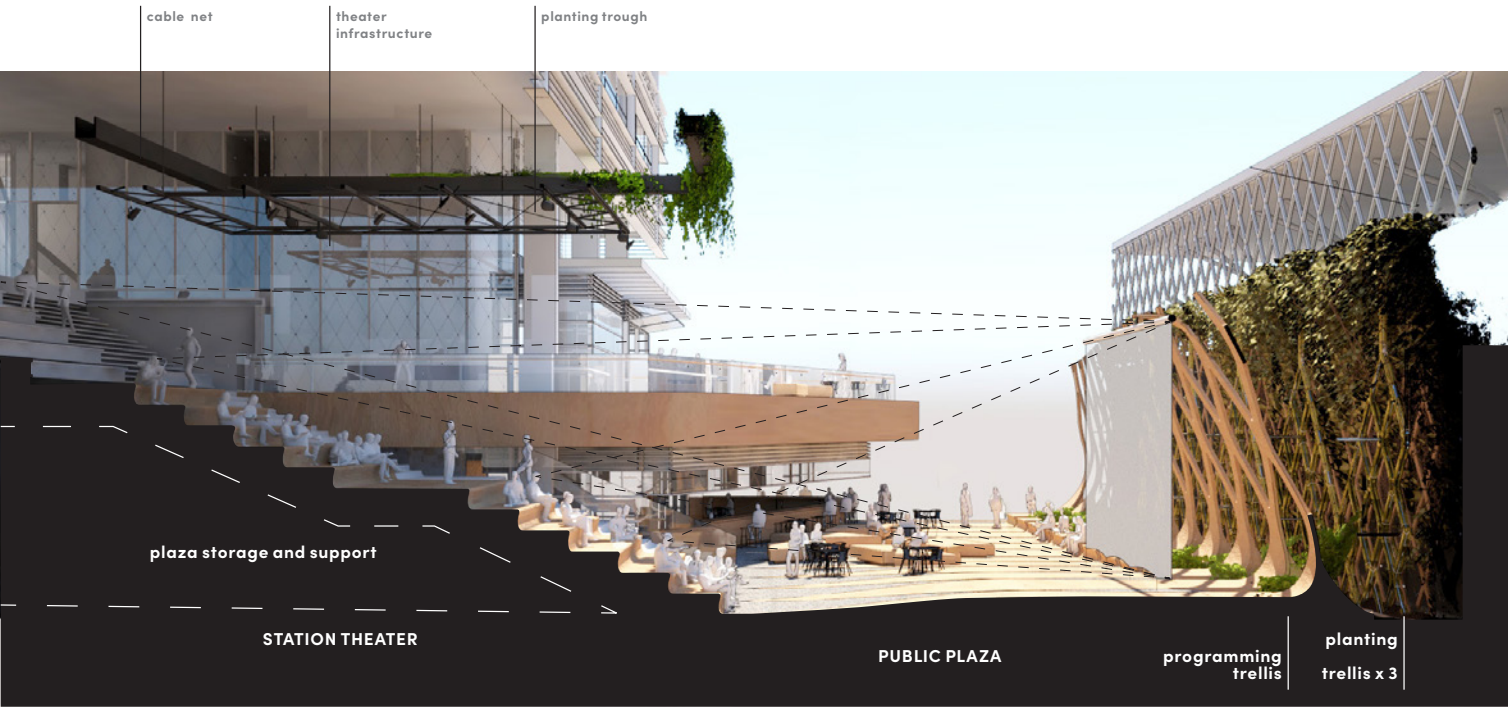
ART INSTALLATION/ILLUMINATION STUDIES



SCRIM PROJECTIONS



PROJECTION UPON VEGETATION



5.12 ENGAGING THE EDGES

5.12.1 A PLATFORM FOR COMING TOGETHER

The position of the plaza at the nexus of transit, food, retail and community life confirm its role as a flexible platform for coming together.

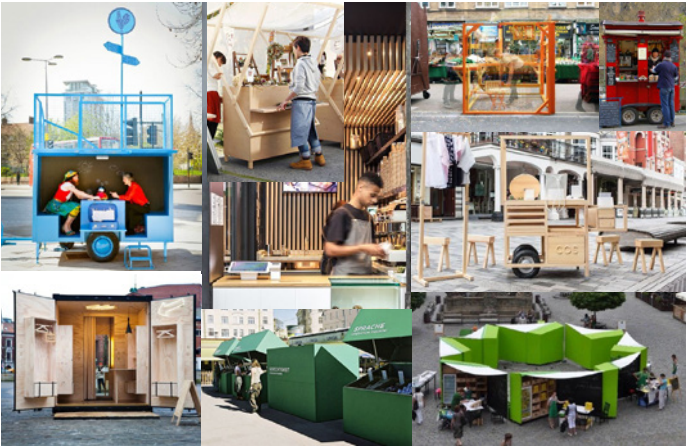
We envision the plaza as key component of defining a ‘crossroads’ condition and creating one of the vital spots in the city. An inclusive space that invites both movement and staying in place.

The plaza is designed to support immersive experiences of lush green vegetation in a surprising urban format as well as support programming in various forms, both formal (events in plaza theatre) and spontaneous (informal performance, seasonal pop-ups). The flexibility of the plaza invites community initiatives into the public realm, supporting reconfigurations of the space for performance and spontaneous activations.

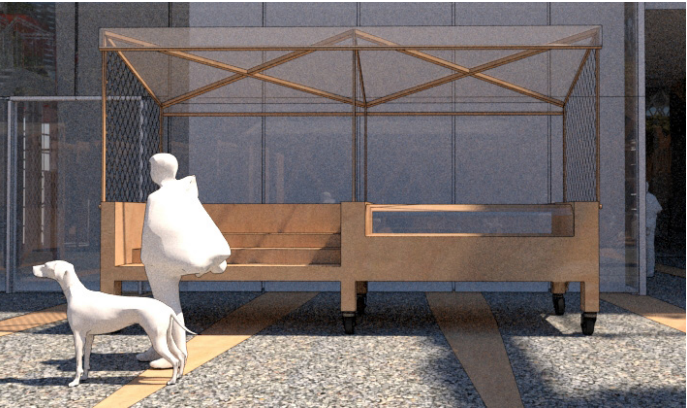
The east and west sides of the plaza provide activation of the public realm in distinct ways: via public gathering, programming and horticultural display along the West edge and with carefully considered retail activation and the central theatre bleacher along the East edge. The north and south ends of the plaza also provide unique character: a broad civic gate at Broadway in contrast with the more intimate community entrance at 10th Avenue. At the core is the plaza heart: the community theatre and gathering bleacher. The framing of all edges of the plaza create a clear sense of place while also successfully providing a welcoming mid-block pedestrian connection.



SUCCESSFUL AND ENGAGING COMMUNITY MARKETS OF THE GRANDVIEW-WOODLAND NEIGHBOURHOOD



DIVERSE EXAMPLES OF URBAN MICRO-RETAIL AND ITS POTENTIAL TO VITALIZE THE PUBLIC REALM



PLAZA-SPECIFIC POP-UP SEASONAL RETAIL CARTS

5.12.2 THE POTENTIAL FOR EXTRA-SMALL POP-UPS

In the popular imagination, cities are often associated with their biggest buildings and largest monuments. But the lifeblood of all cities is their small-scale civic buildings and public spaces. And it’s the life that inhabits the small interstices around these places that make cities most memorable.

Nowhere is this more evident than on The Drive. There is a spontaneity that organically seems to take advantage of unexpected circumstances, filling every nook and cranny in the neighborhood fabric.

The new community plaza – the first ever designed urban space for The Drive – stands as a unique opportunity to embody the spirit of Vancouver’s most vibrant and eclectic community.

There is potential to further animate the plaza with the integration of seasonal pop-ups of community retail and markets.

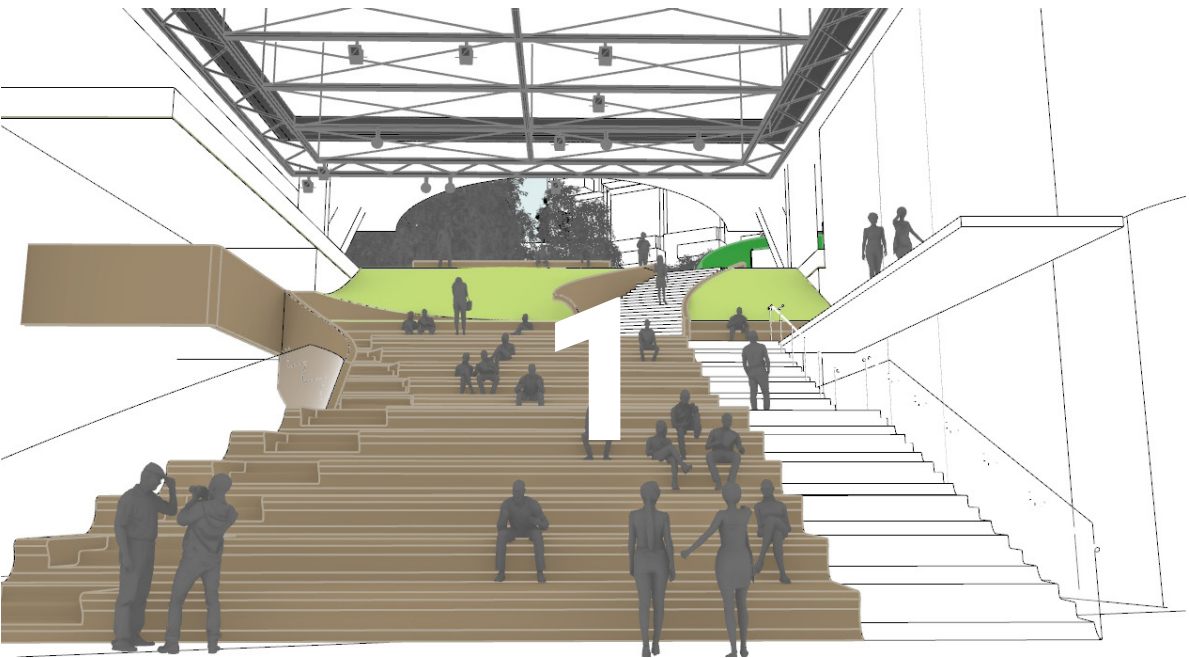
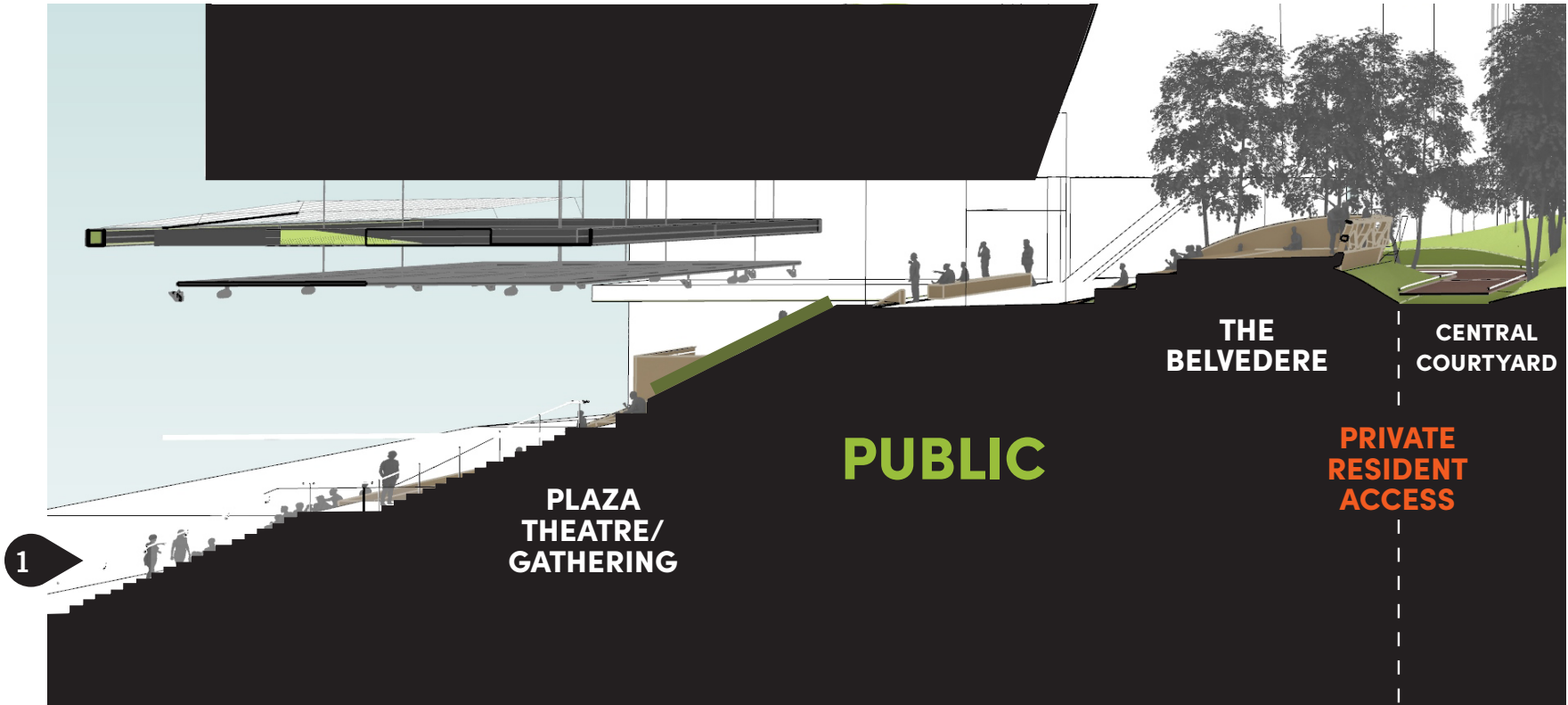
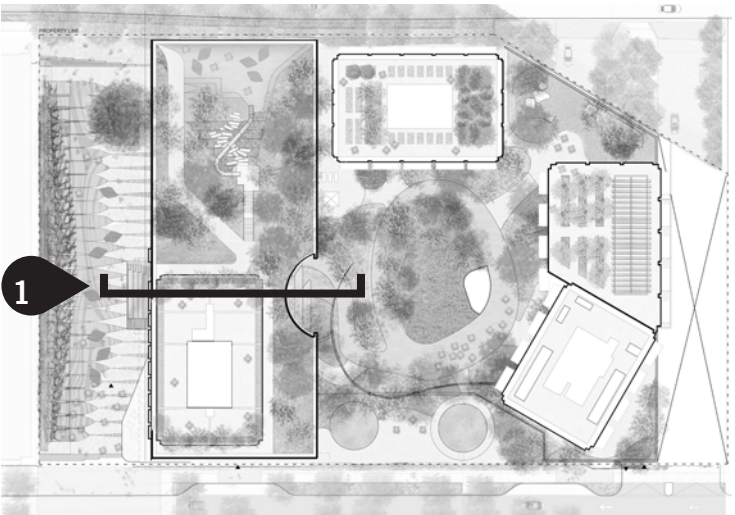
These would form a complementary relationship with the grocery store and support the character of Commercial Drive North, animating the public realm throughout the seasons. The potential for micro retail opportunities in the form of pop-ups would provide a contrast in scale and use to the podium retail offering.

5.13 PLAZA TO COURTYARD THRESHOLD

5.13.1 COMPRESSION AND RELEASE

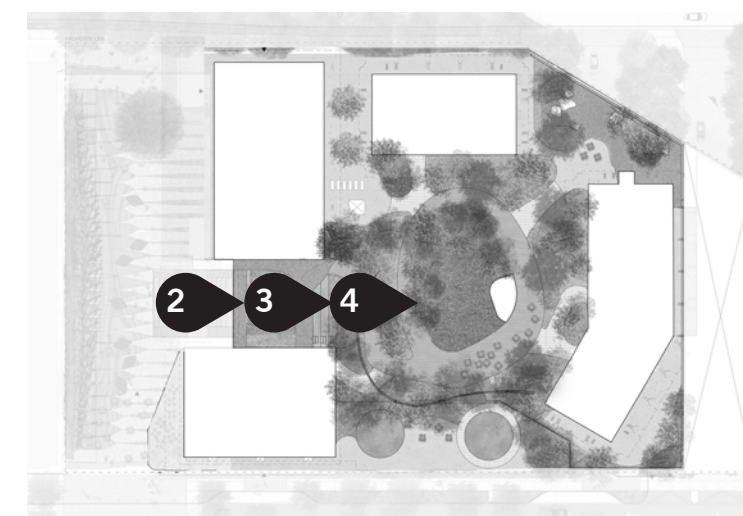
Visitors to the public plaza are welcomed upwards toward the central courtyard through a series of spaces that provide views outward, and a sense of compression before the dramatic reveal beyond the belvedere at Level 2 into the courtyard. This sequence, culminating at the Belvedere, defines the transition from public to private realm - always prioritizing a collective experience and visual access to green.

SECTION + VIEW LOCATION





VIEW LOCATIONS

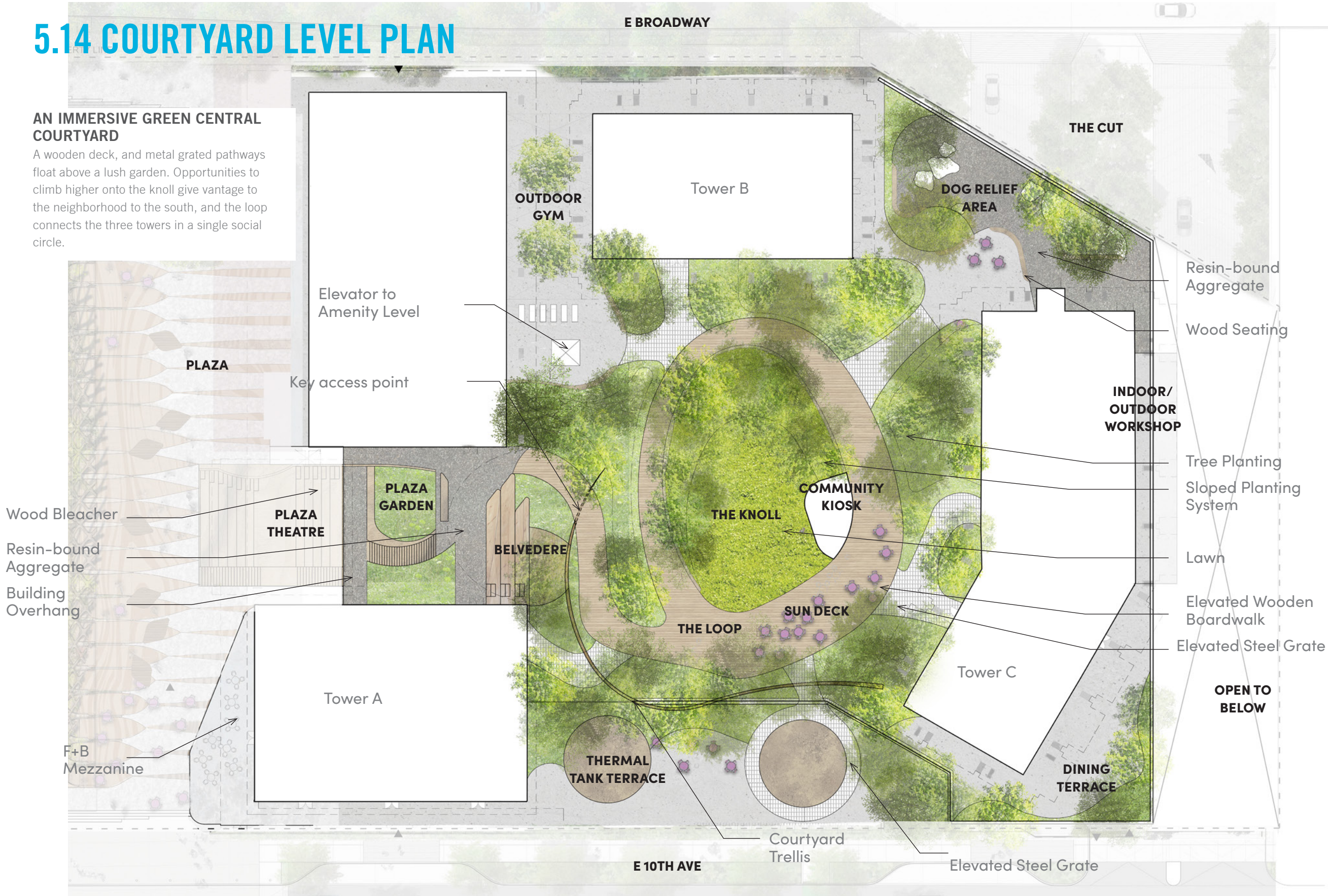


THE SEQUENCE OF MOVEMENT FROM THE PLAZA LEVEL TO THE COURTYARD TAKES YOU (1) ALONGSIDE THE WOODEN PLAZA AMPHITHEATER, (2) THROUGH A VERDANT CASCADING GARDEN, (3) ARRIVAL AT THE BELVEDERE, (4) CULMINATING IN A VIEW OF THE LUSH COURTYARD LANDSCAPE.

5.14 COURTYARD LEVEL PLAN

AN IMMERSIVE GREEN CENTRAL COURTYARD

A wooden deck, and metal grated pathways float above a lush garden. Opportunities to climb higher onto the knoll give vantage to the neighborhood to the south, and the loop connects the three towers in a single social circle.



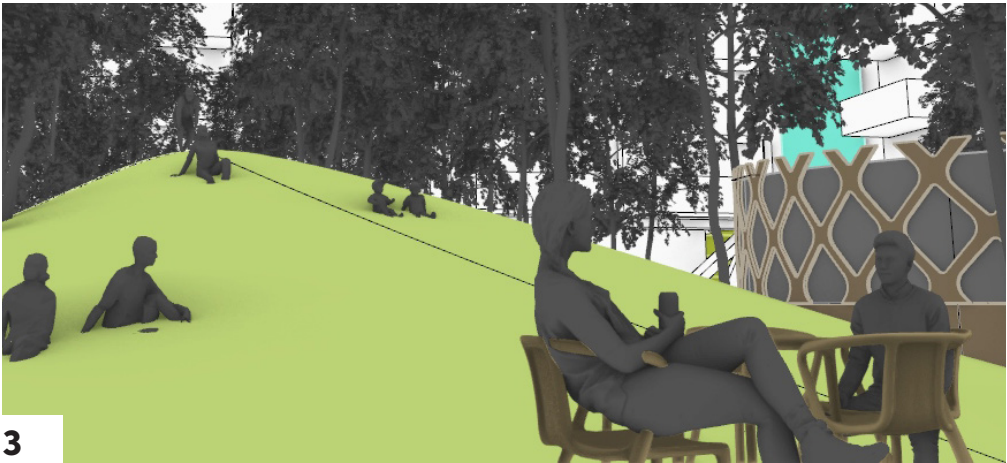
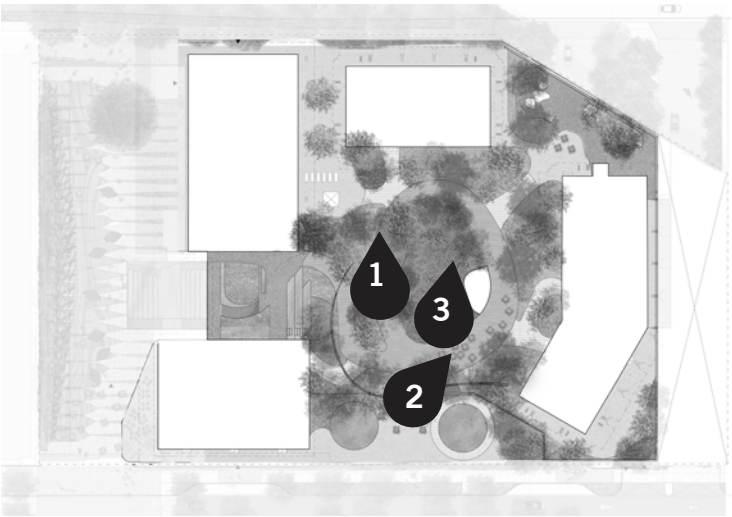
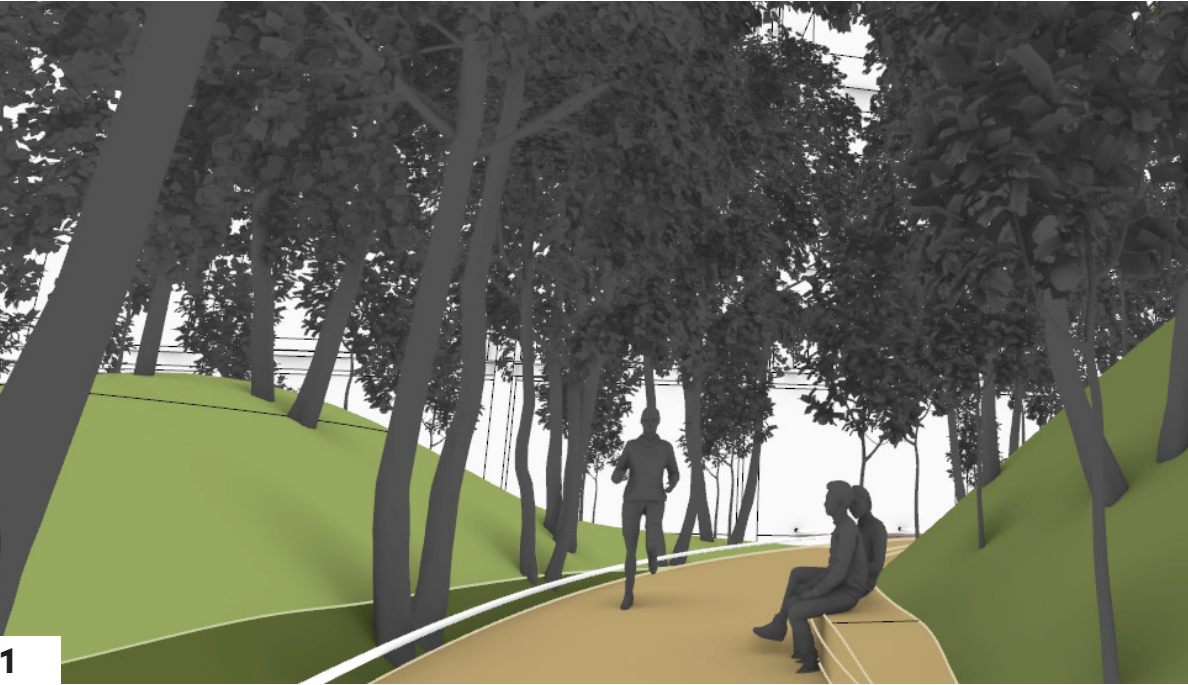
5.15 CONCEPTUAL COURTYARD BUILD-UP

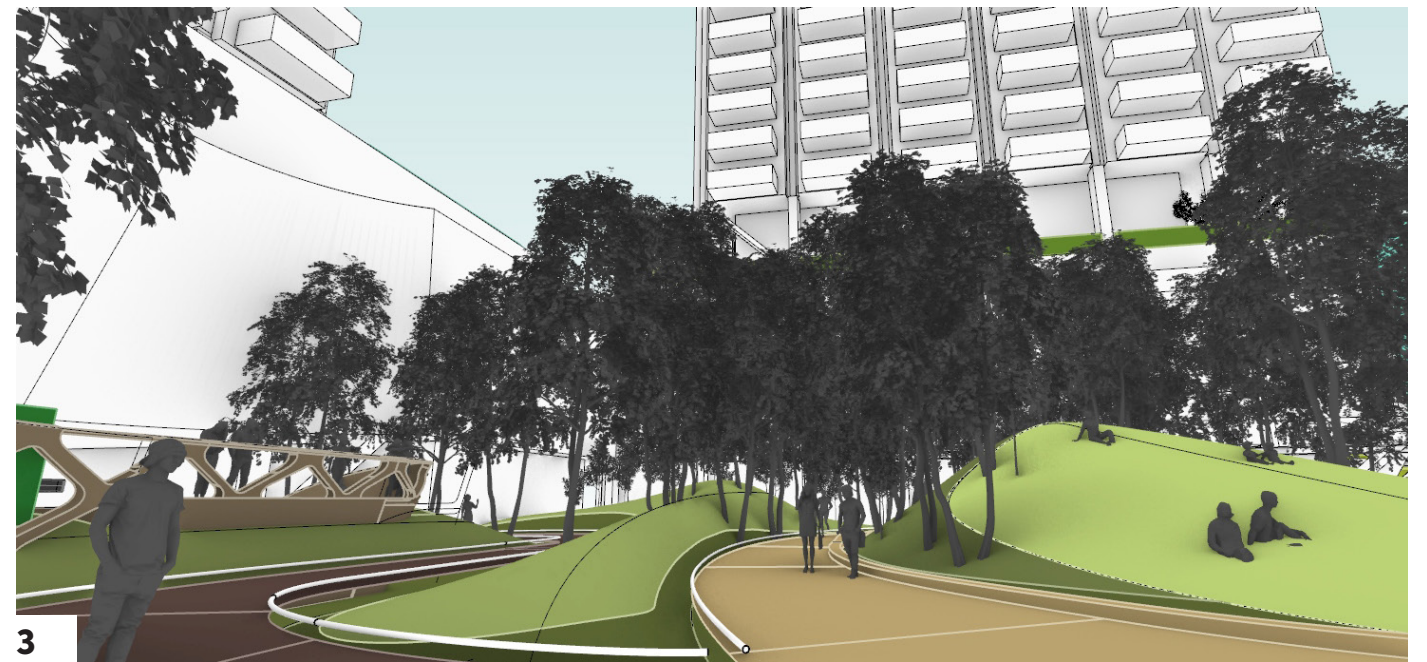
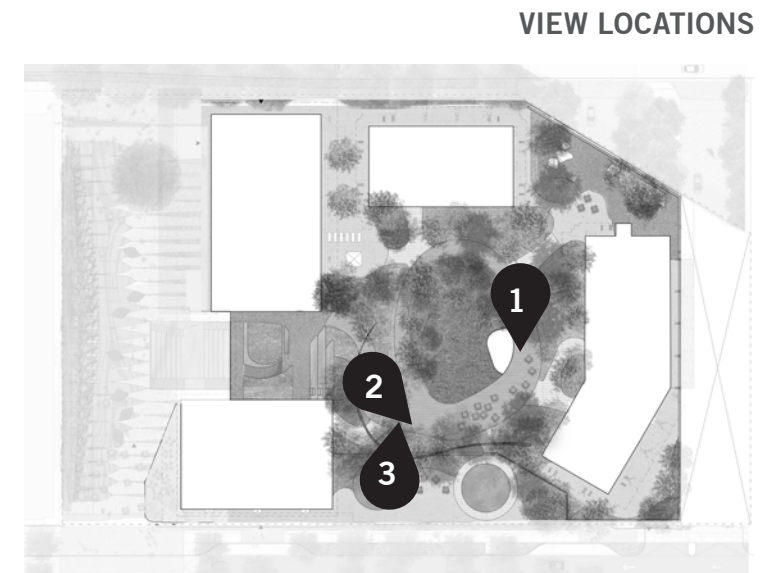
LIGHT-TOUCH PATHWAYS THROUGH AN IMMERSIVE LANDSCAPE EXPERIENCE WITHIN THE CENTRAL COURTYARD



5.16 CENTRAL COURTYARD

VIEW LOCATIONS





THE IMMERSIVE GREEN COURTYARD IS EXPERIENCED IN MOTION VIA THE LOOP TRAIL, WHICH WIDENS AT THE SOUTH TO CREATE A COMMUNITY GATHERING SPACE

5.17 THERMAL TANK SOUTH TERRACE

VIEW LOCATION



EXPRESSING THE INDUSTRIAL AESTHETIC & SUSTAINABLE NATURE OF THE DRIVE

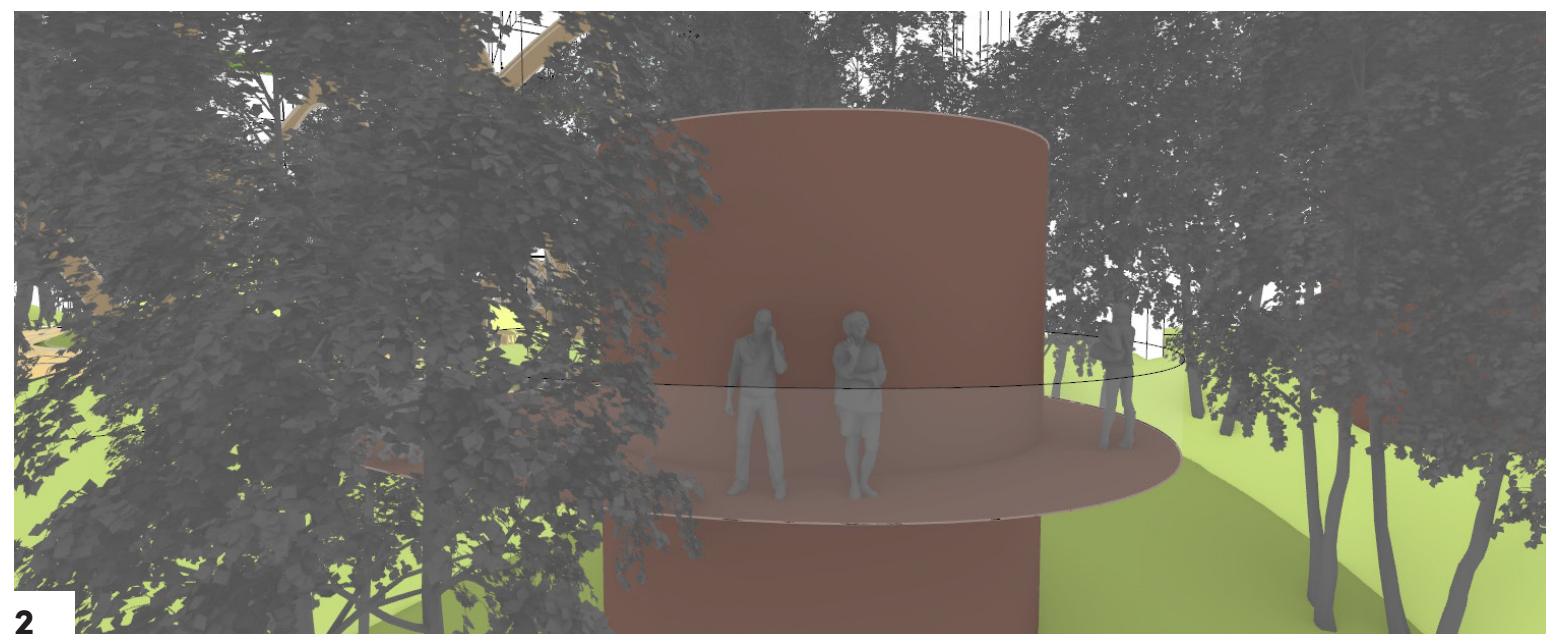
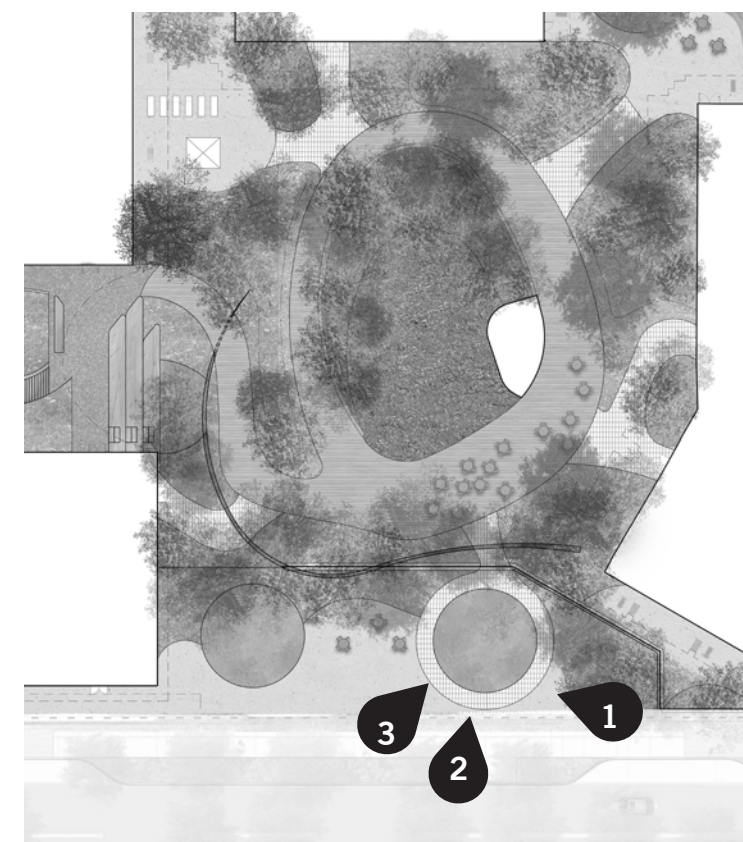
THE LUSH GREEN CENTRAL COURTYARD FEATURES A MEMORABLE TOPOGRAPHY WHICH IS INFLECTED TO ENJOY ITS SOUTHERN EXPOSURE AND OPEN VISTAS BEYOND. THREE DISTINCT EXPERIENCES ARE CREATED - THE GREEN GATHERING KNOLL AT THE CORE; THE LOOP WALK FEATURING A SUN DECK PATIO; AND THE PERCH OVERLOOK AROUND THE THERMAL STORAGE TANKS, INTEGRATED INTO AN INDUSTRIAL GARDEN TERRACE.



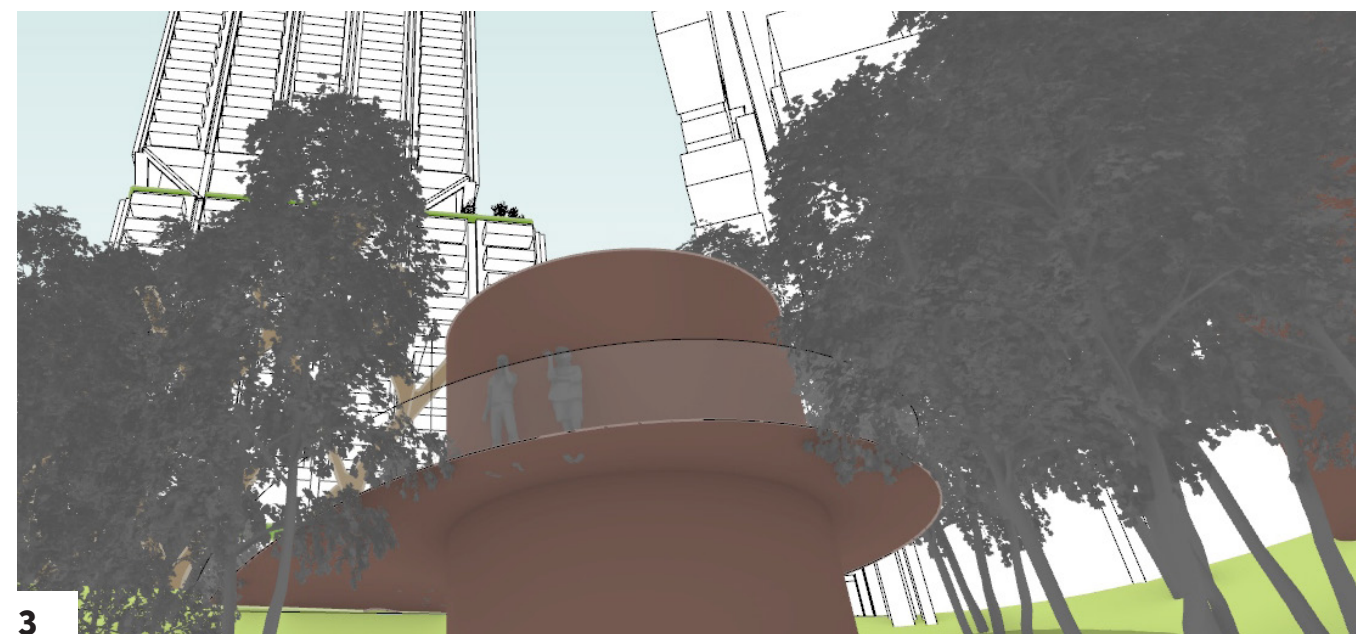


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VIEW LOCATIONS



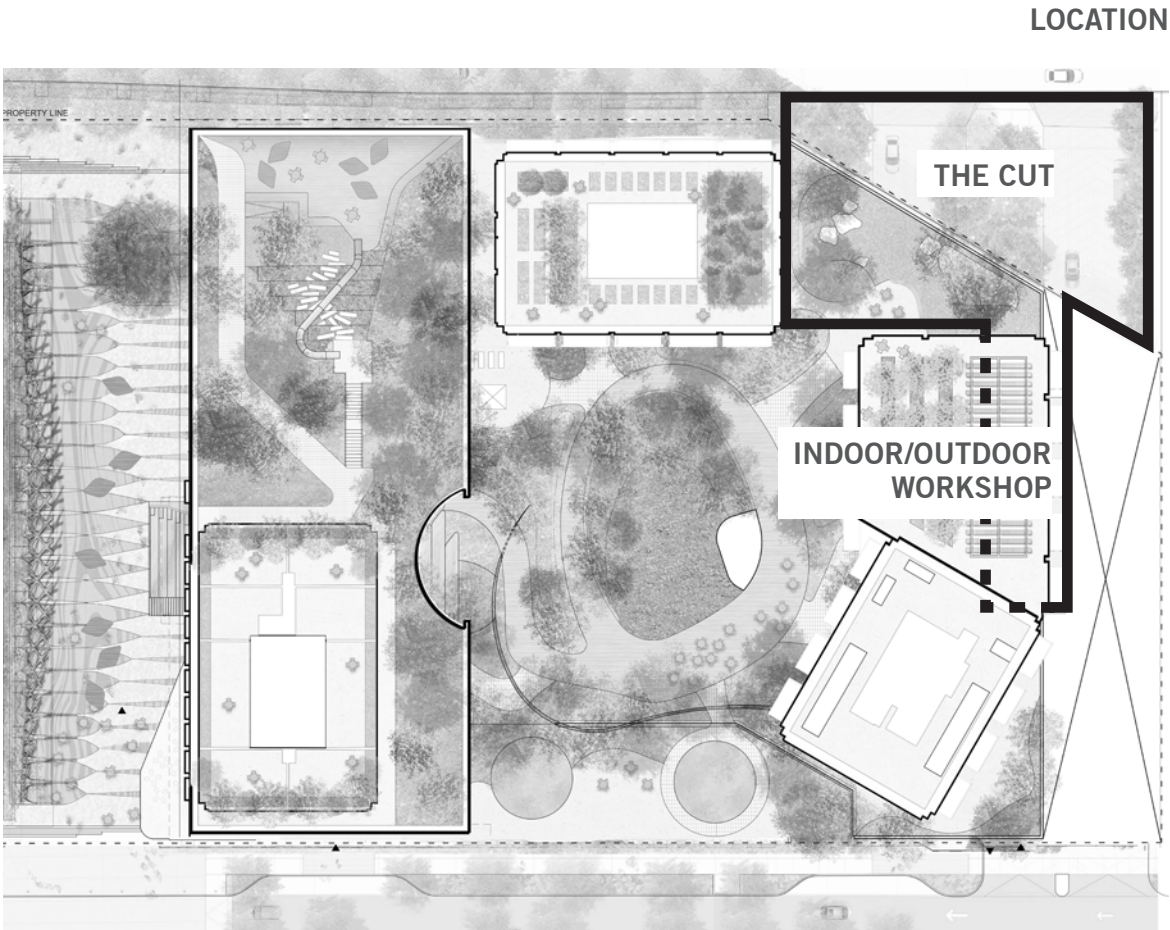
2



3

ACCESS FROM THE LOOP LEADS TO A PERCH OVERLOOK AROUND THE THERMAL STORAGE TANKS OFFERING MEMORABLE SOUTH VISTAS. THE TANKS ARE INTEGRATED INTO AN INDUSTRIAL GARDEN TERRACE THAT SERVES AS THE SETTING FOR A FOOD & BEVERAGE TERRACE.

5.18 ‘THE CUT’ INSPIRES PIONEERING LANDSCAPES & WORKSHOP SPACES



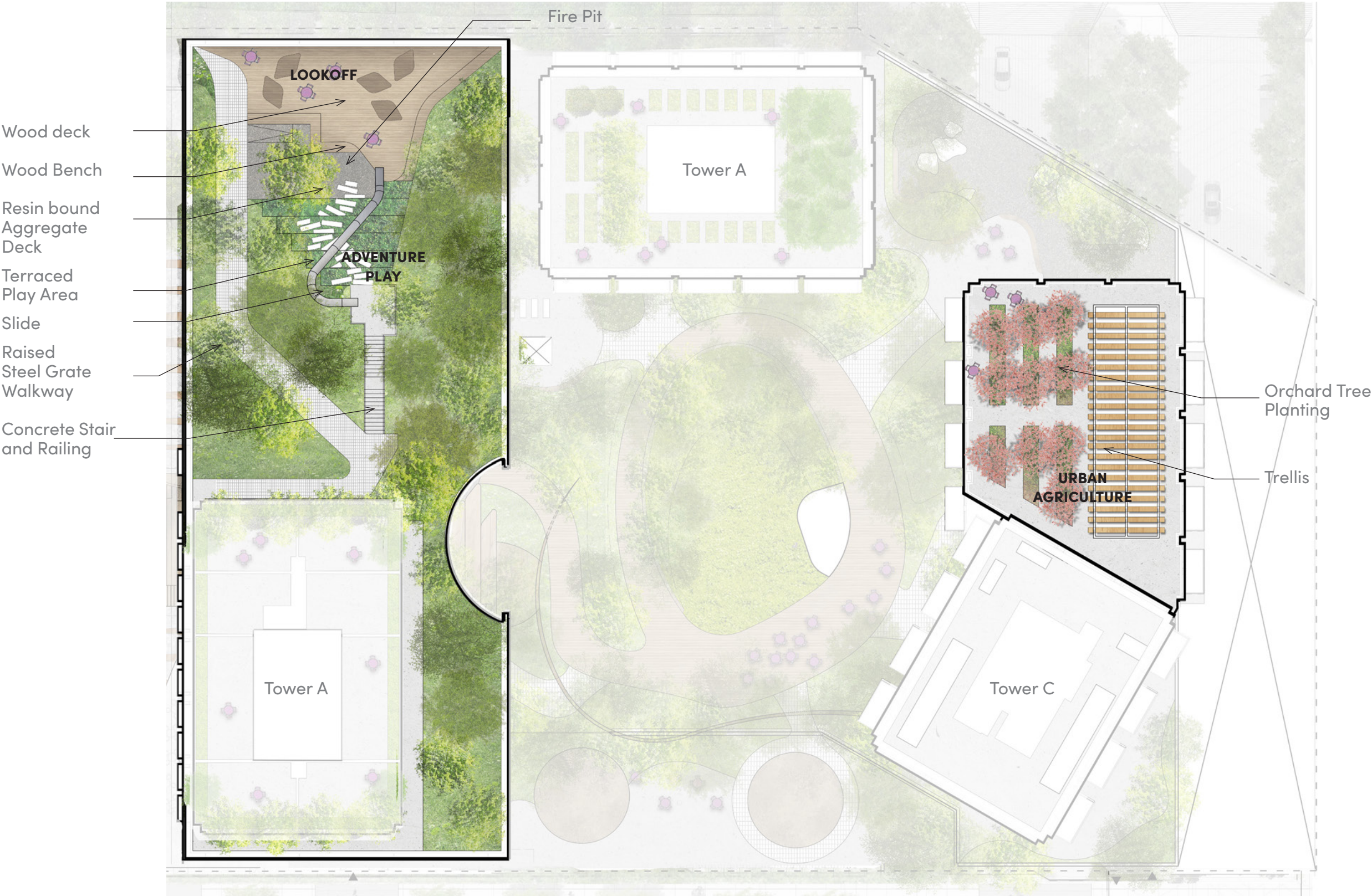
EXTENDING THE WILD, THE ARTIFICIAL AND THE RENATURALIZED BANKS TO THE SKY

A UNIQUE OPPORTUNITY TO CONNECT TO CONTEXT, THE NORTHEASTERN CORNER OF THE PODIUM SPILLS DOWNWARDS TO MEET THE CUT, BELOW. IN TURN, THE NEIGHBORHOOD PEELS UPWARDS TO THE PODIUM DECK, OFFERING A SERIES OF COMMUNITY AMENITIES AND OPEN SPACES.

5.18 'THE CUT' INSPIRES PIONEERING LANDSCAPES & WORKSHOP SPACES



5.19 AMENITY LEVEL PLAN



5.20 PLAY ABOVE ‘THE CUT’

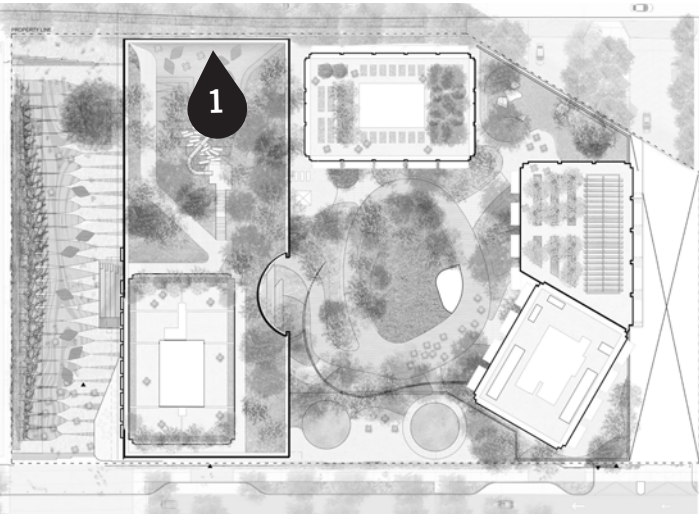
5.20.1 A PLACE TO PLAY, AND TO GROW (FOOD)

TAKING ADVANTAGE OF VIEW TO THE MOUNTAINS BEYOND AND THE GREAT SUN EXPOSURE, THE GENEROUS ROOF TERRACES PROVIDE SPACES IN WHICH TO GATHER, PLAY, EXERCISE, SIT ALONE, EAT AND DRINK AND GROW FOOD.

AT THE NORTHWEST, A PLAYSPACE ENCOURAGES ADVENTURE PLAY AMONGST A LUSH FOREST GARDEN. OPPORTUNITIES TO CLIMB, TO EXPLORE AND TO SLIDE PAIR WELL WITH MORE PASSIVE ZONES FOR REST, CONTEMPLATION AND RELAXATION.

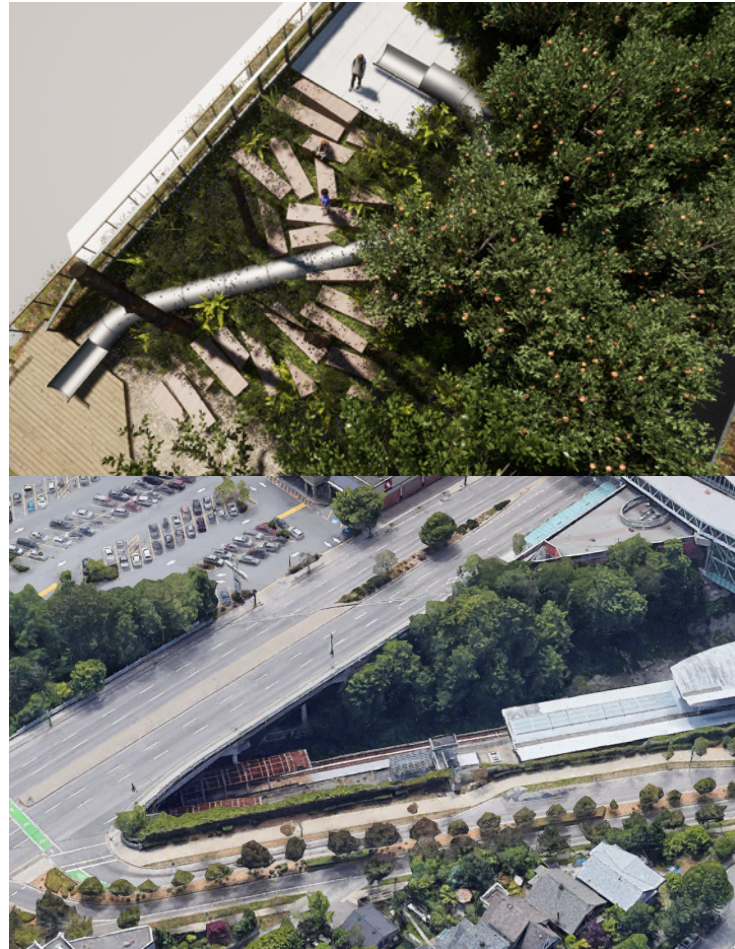
AT THE NORTHEAST, GARDEN PLOTS PROVIDE OPPORTUNITIES FOR RESIDENTS TO GROW THEIR OWN FOOD, GET THEIR HANDS DIRTY, AND SIT AMONGST THE GARDEN BEDS AND ORCHARD TREES. THE TRELLIS PROVIDES PARTIAL COVER IN HOTTER OR INCLEMENT WEATHER, AND CREATES A SERIES OF OUTDOOR ROOMS PROVIDING A SENSE OF PRIVACY YET TOGETHERNESS.

VIEW LOCATION



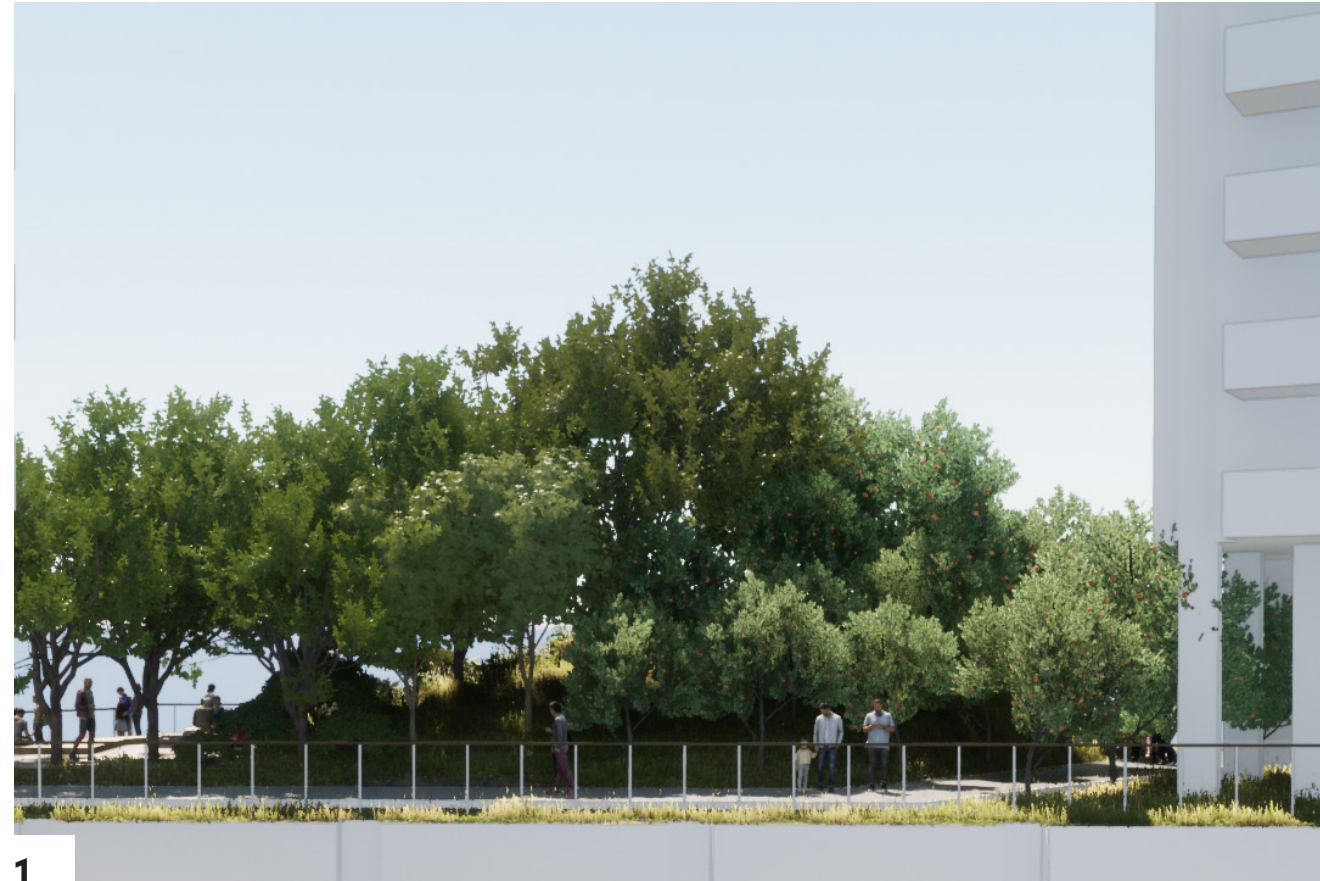
CONCEPTUAL VIEW OF AMENITY LEVEL PLAY TERRACE AND GATHERING LOOKOUT

5.20 PLAY ABOVE 'THE CUT'



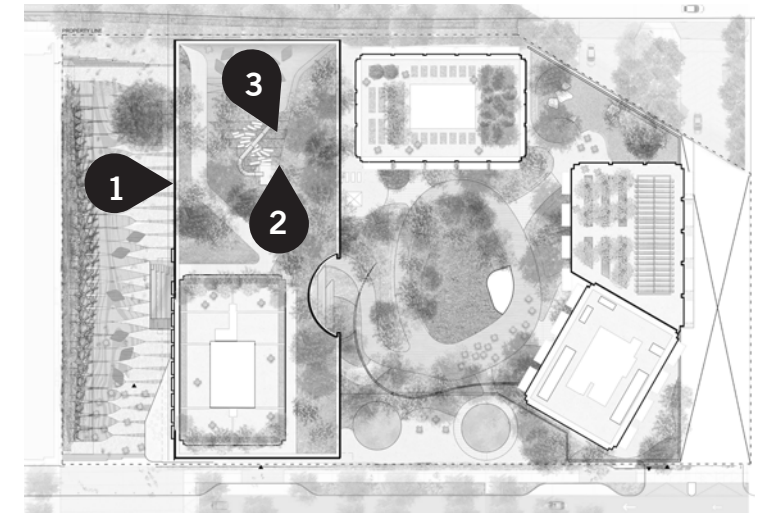
PLAY WITHIN THE FOREST GARDEN AND THE CUT THAT SITS BELOW

THE PLAY SPACE GIVES PLENTY OF OPPORTUNITY FOR ADVENTURE AND EXPLORATION, NO MATTER YOUR AGE, AND THE TOPOGRAPHIC LIFT ABOVE THE ROOD DECK PROVIDES OPTIMUM VANTAGE ACROSS THE CITY TO THE MOUNTAINS, WHILE AN AREA OF DECK LOOKS DOWN TO THE CUT BELOW.



1

VIEW LOCATIONS



2

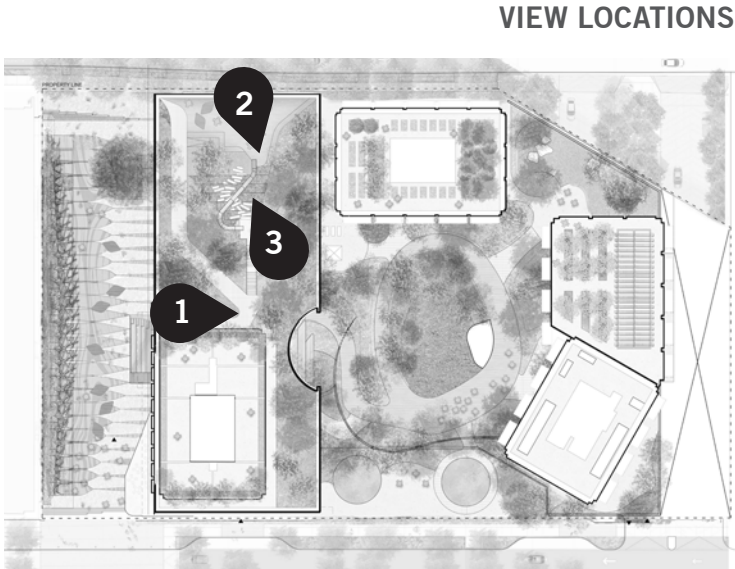


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5.20 PLAY ABOVE ‘THE CUT’



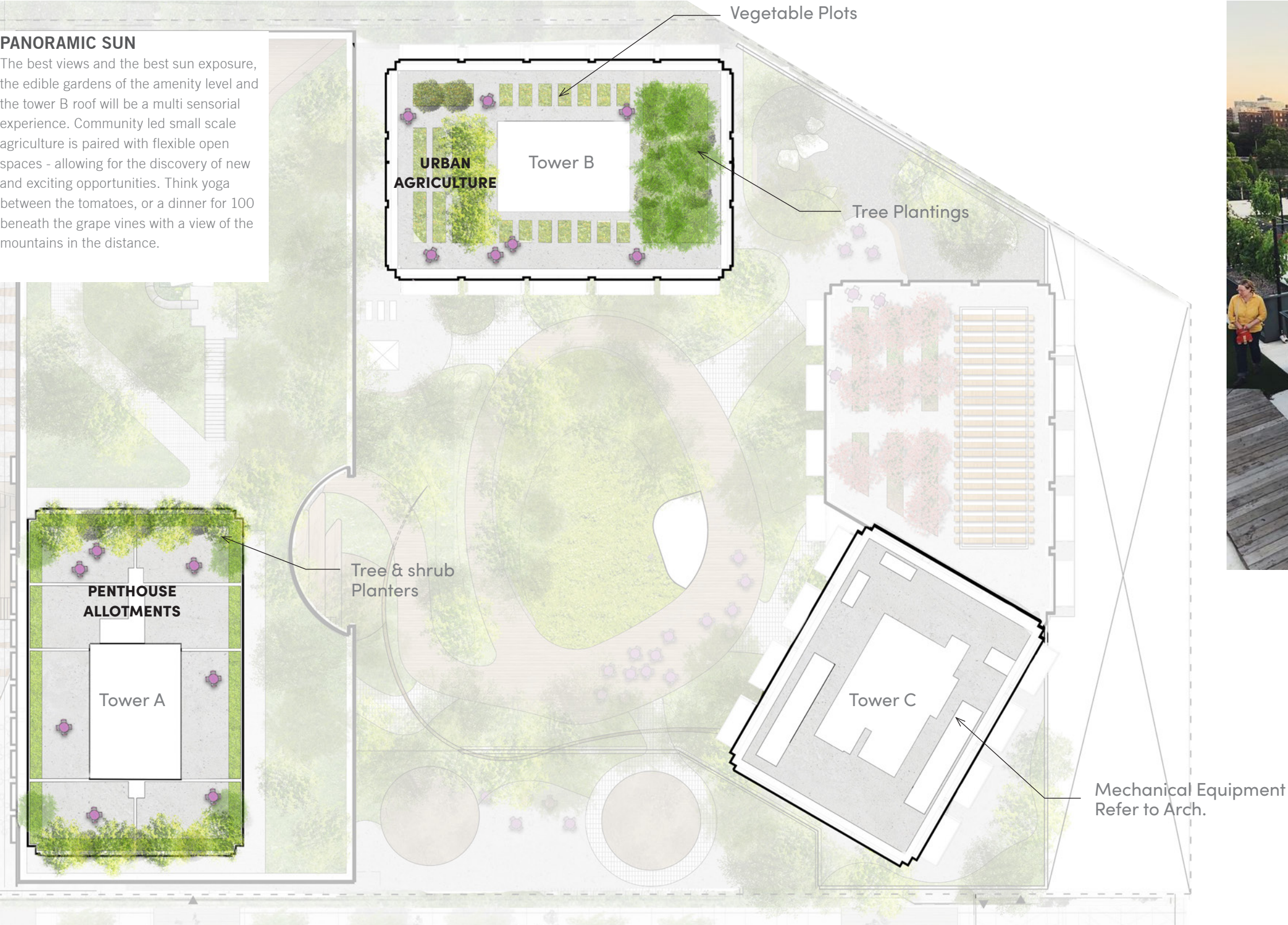
SLIDING, CLIMBING, RAMBLING THROUGH THE GREEN. SEASONAL INTEREST AND A SENSE OF FLOATING ABOVE OR WITHIN THE LANDSCAPE.



5.21 TOWER ROOF PLAN

PANORAMIC SUN

The best views and the best sun exposure, the edible gardens of the amenity level and the tower B roof will be a multi sensorial experience. Community led small scale agriculture is paired with flexible open spaces - allowing for the discovery of new and exciting opportunities. Think yoga between the tomatoes, or a dinner for 100 beneath the grape vines with a view of the mountains in the distance.

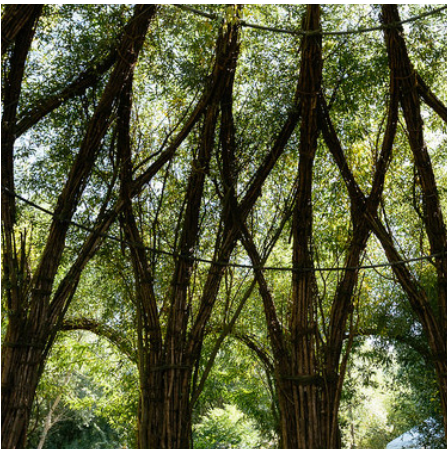
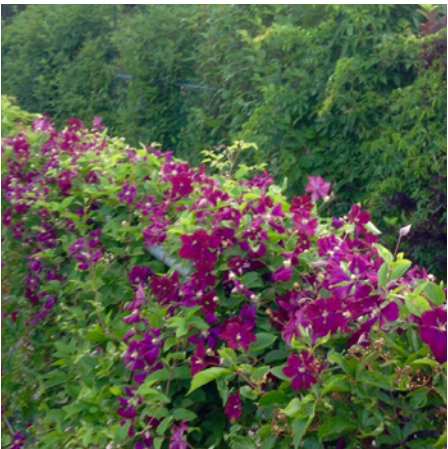


5.22 URBAN AGRICULTURE WITH A VIEW

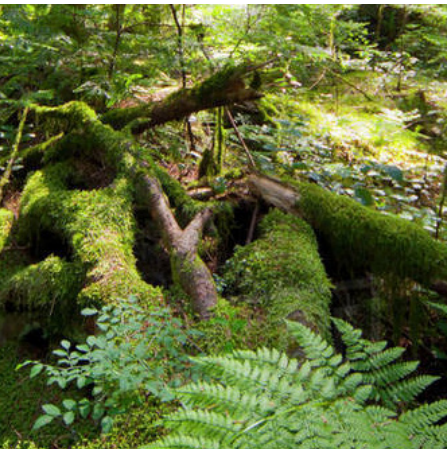
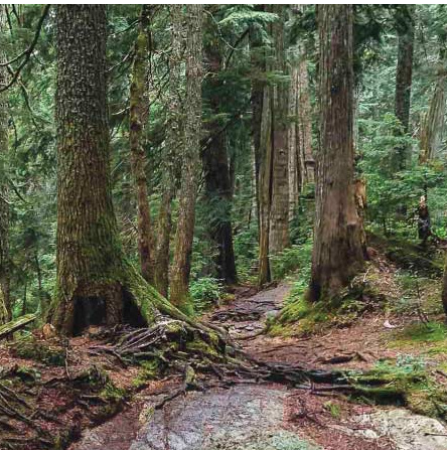


5.23 PLANTING PALETTE

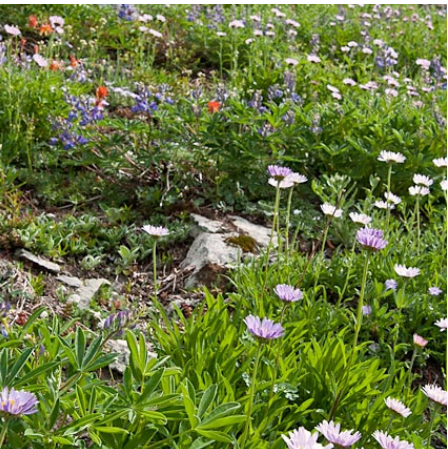
PLAZA



COURTYARD



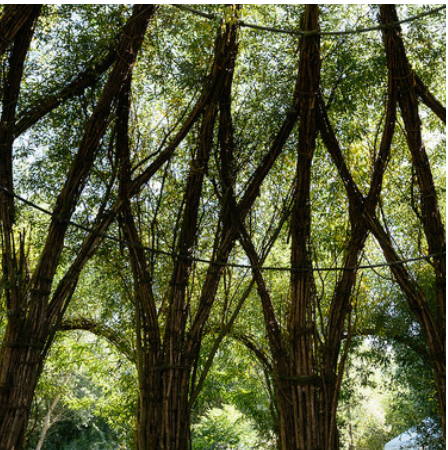
THE CUT



URBAN AGRICULTURE



BALCONIES + SKY GARDENS



CANDIDATE SPECIES FOR CONSIDERATION

BOTANICAL NAME / COMMON NAME

Trees

Acer circinatum / Vine Maple

Acer x freemani ‘Jeffsred’ / Autumn Blaze Maple

Acer rubrum ‘Armstrong’ / Armstrong Red Maple

Amelanchier alnifolia / Saskatoon Berry

Catalpa speciosa / Northern Catalpa

Quercus coccinea / Scarlet Oak

Thuja plicata / Western Red Cedar

Zelkova serrata ‘Green Vase’ / Green Vase Zelkova

Trees (Pioneering)

Alnus rubra / Red Alder

Populus balsamifera trichocarpa / Black Cottonwood

Populus tremuloides / Quaking Aspen

Trees (Urban Agriculture)

Malus pumila / Honeycrisp Apple

Malus sylvestris ‘Domestica’ / European Crab Apple

Pyrus communis / Common Pear

Pyrus ‘Kieffer’ / Kieffer Pear

Baubotanik

Salix viminalis / Basket Willow

Climbers

Akebia quinata / Chocolate Vine

Clematis lingusticfolia / Western White Clematis

Lonicera hispidula / Hairy Honeysuckle

Parthenocissus tricuspidata ‘Fenway Park’ / Boston Ivy

Trachelospermum jasminoides / Star Jasmine Trellis

Understory

Aster x frikartii / Aster

Athyrium filix-femina / Common Lady Fern

Arctostaphylos uva-ursi / Kinnikinnick

Asplenium trichomanes / Maidenhair Spleenwort

Blechnum spicant / Deer Fern

Carex tumulicola / Berkley Sedge

Ceratodon purpureus / Red Roof Moss

Corylopsis pauciflora / Winter Hazel

Coreopsis verticillata / Tickseed

Coreopsis x ‘Autumn Blush’ / Autumn Blush Tickseed

Cornus stolonifera / Red-osier Dogwood

Dicranum Scoparium / Broom Moss

Fragaria chiloensis / Beach Strawberry

Fraxinus ornus / Urban Bouquet Ash

Gaultheria shallon / Salal

Lavandula angustifolia / English Lavender

Leptarrhena pyrolifolia / Leatherleaf Saxifrage

Leptinella squalida / New Zealand Brass Buttons

Mahonia repens / Creeping Mahonia

Pennisetum alopecuroides / Fountain Grass

Polystichum munitum / Western Sword Fern

Phyllodoce empetriformi / Mountain Heather

Racomitrium canescens / Roadside Rock Moss

Rosa Meidiland series ‘Fuchsia’ / Fuchsia Meidiland Rose

Rosa Meidiland series ‘White’ / White Meidiland Rose

Sarcococca hookeriana humilis / Sweet Box

Sesleria autumnalis / Autumn Moor Grass

Silene acaulis / Moss Champion

Thymus praecox / Mother of Thyme

Vaccinium parvifolium / Red Huckleberry

Vaccinium ovatum / Evergreen Huckleberry

Viburnum tinus / Arrowwood

Viburnum x bodnantense / Bondant Viburnum

Vinca minor ‘Azurea Flore Pleno’ / Periwinkle

Understory (Pioneering)

Hydroseed meadow mix

Understory (Agriculture)

Rubus spectabilis / Salmonberry

Vaccinium parvifolium / Red Huckleberry

