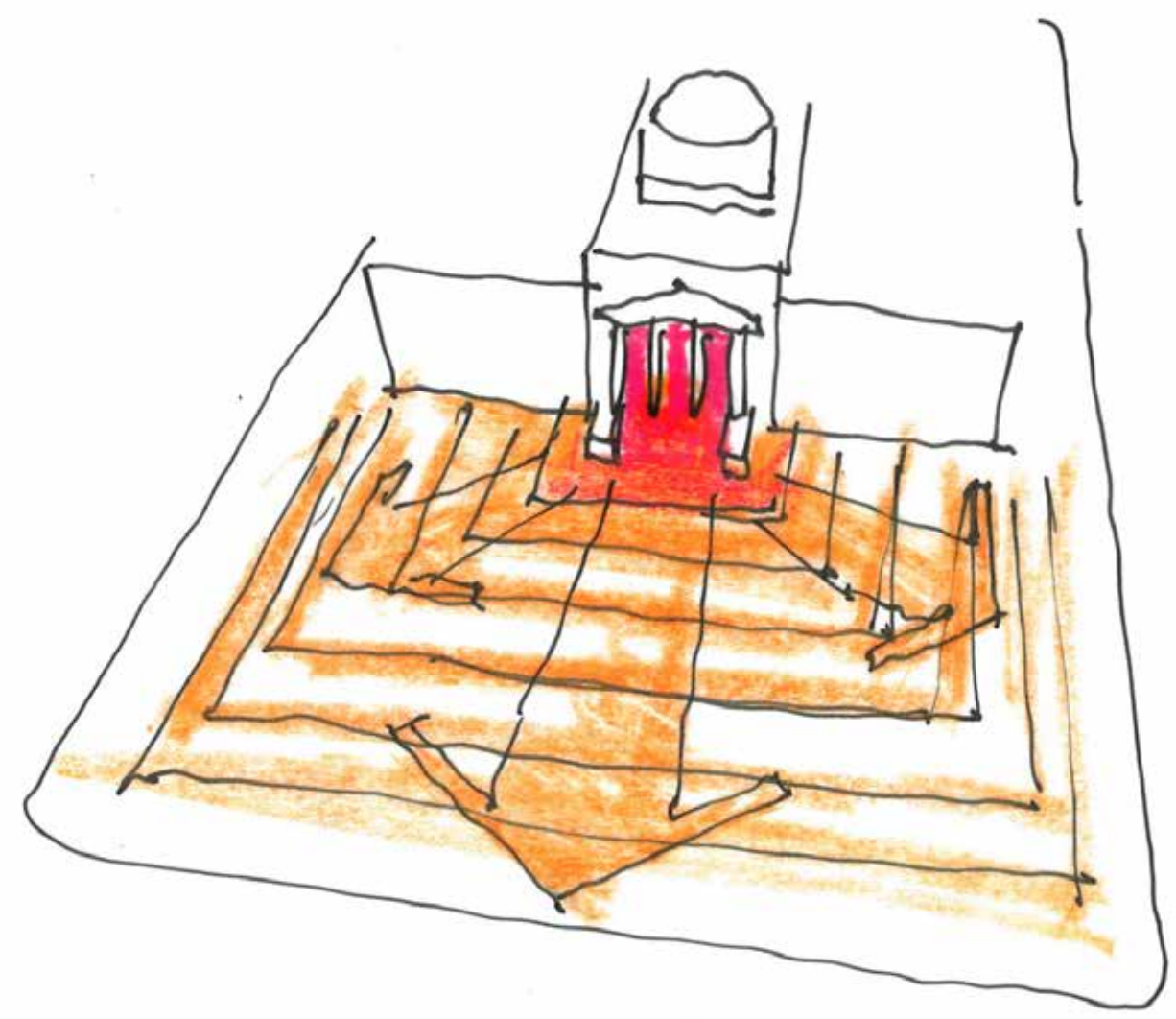


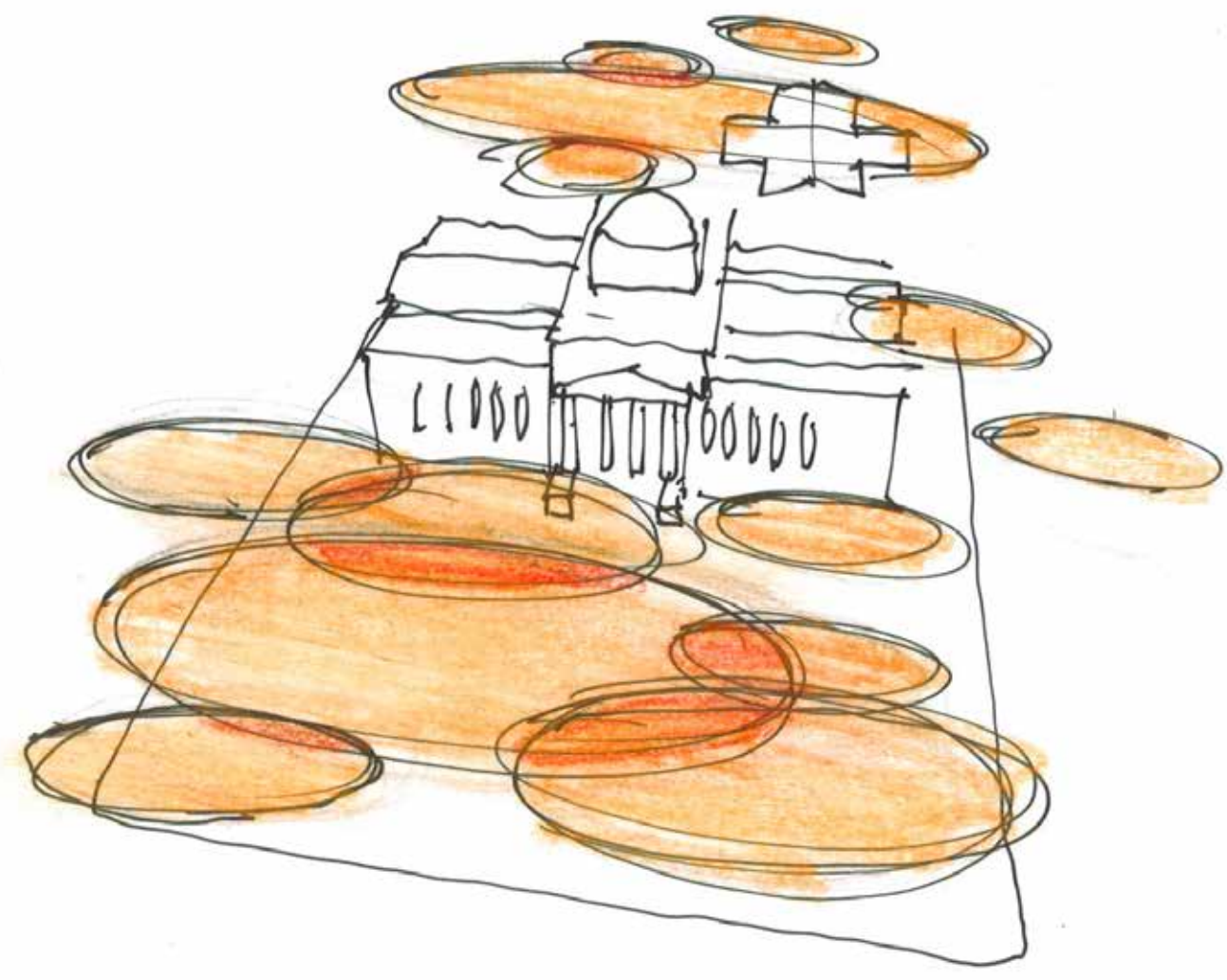
# OBJECTIVES

## VANCOUVER ART GALLERY NORTH PLAZA REDEVELOPMENT

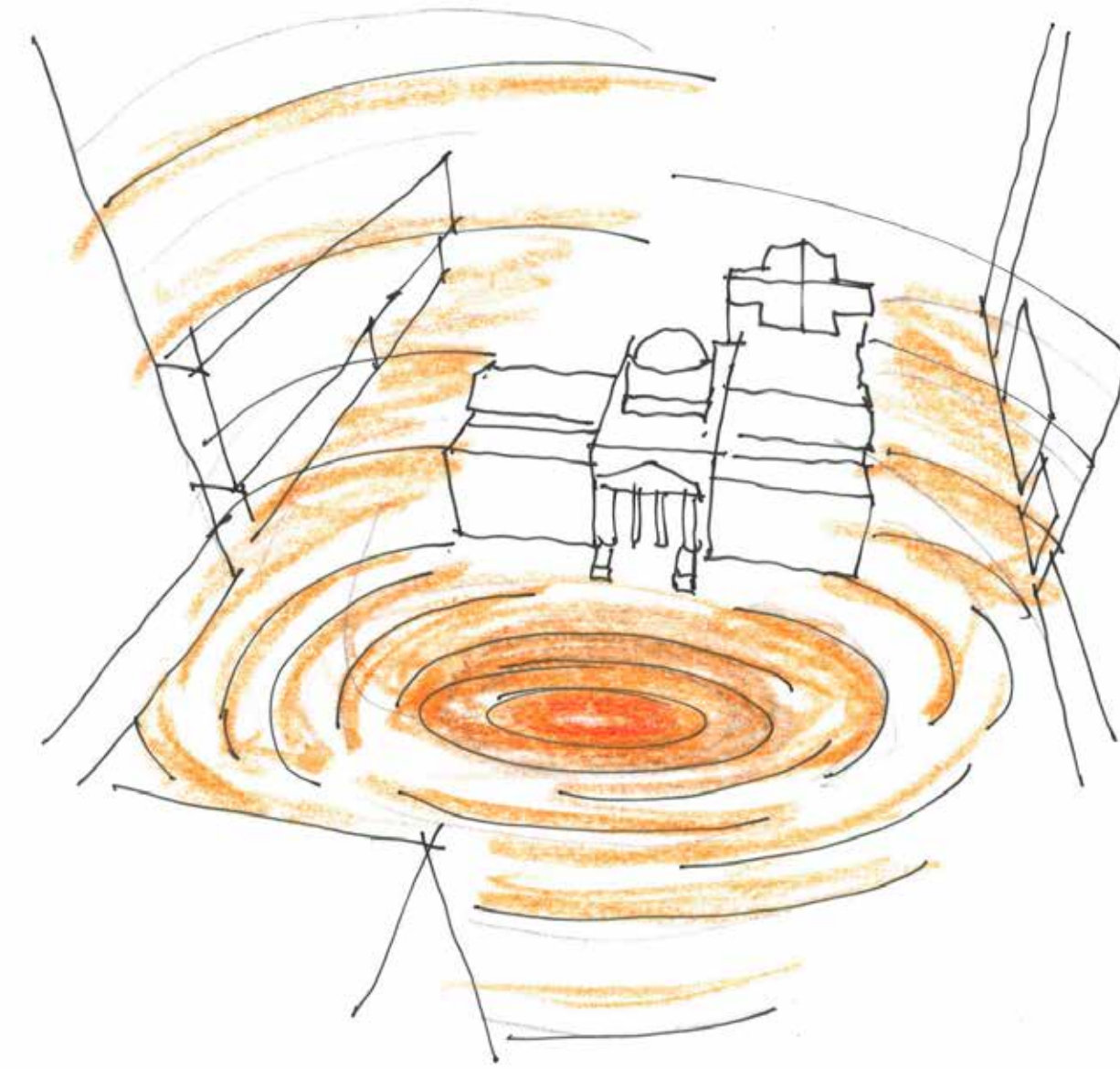
- 1 Make the space inviting and safe, designed to be as flexible as possible so that individual and small group use is as comfortable as large events on the plaza.
- 2 Renew the waterproofing to the Vancouver Art Gallery spaces under the plaza.
- 3 Respond to the plaza's location in the larger city including:
  - a. The Vancouver Art Gallery building
  - b. Robson Square
  - c. The ceremonial character of Georgia Street
- 4 The design must permit phasing so that the first phase can fit within the available budget.



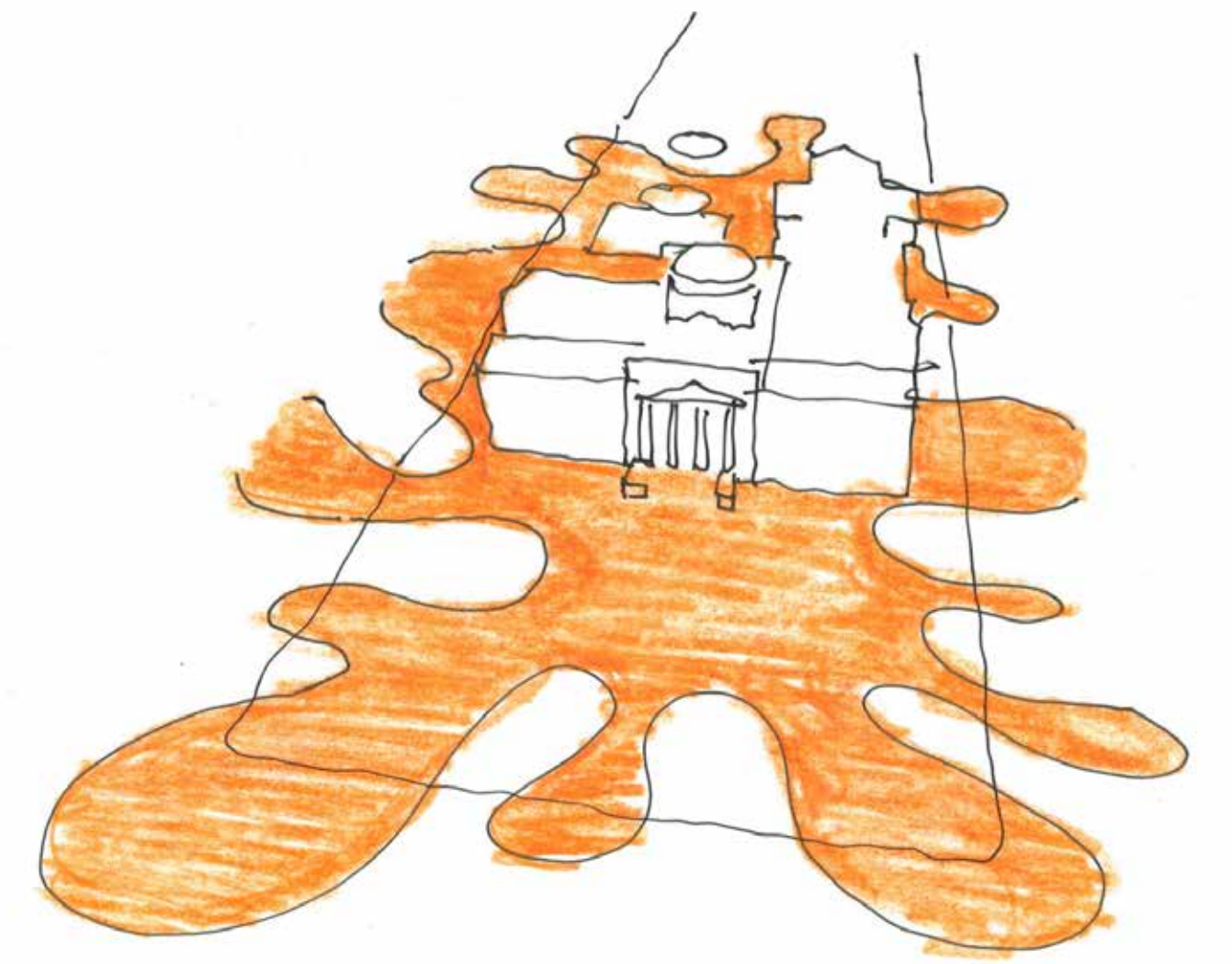
**ADDRESS THE FORMAL  
FACADE OF THE BUILDING**



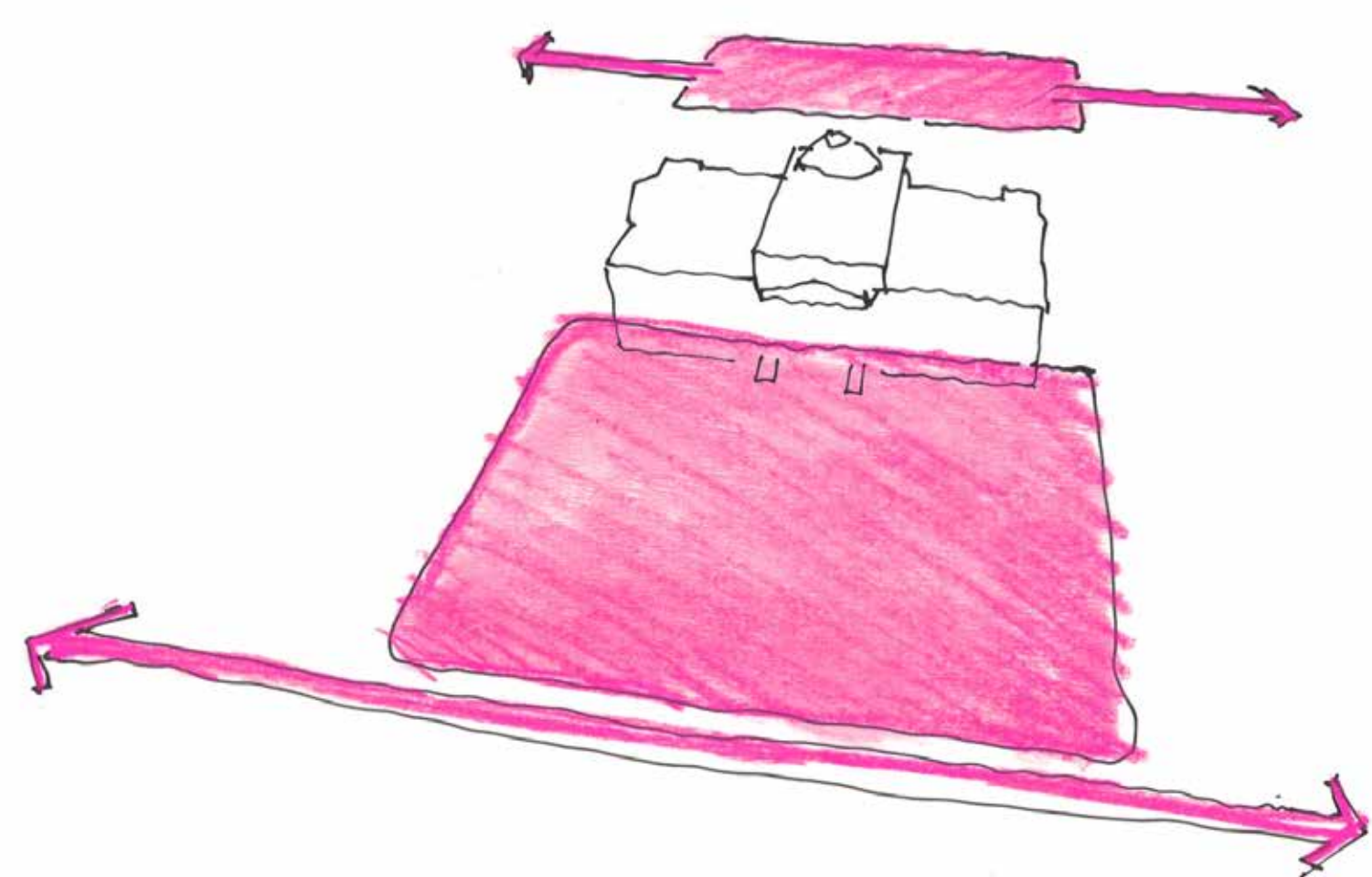
**OVERLAP ACTIVITIES  
EVENT / EVERYDAY**



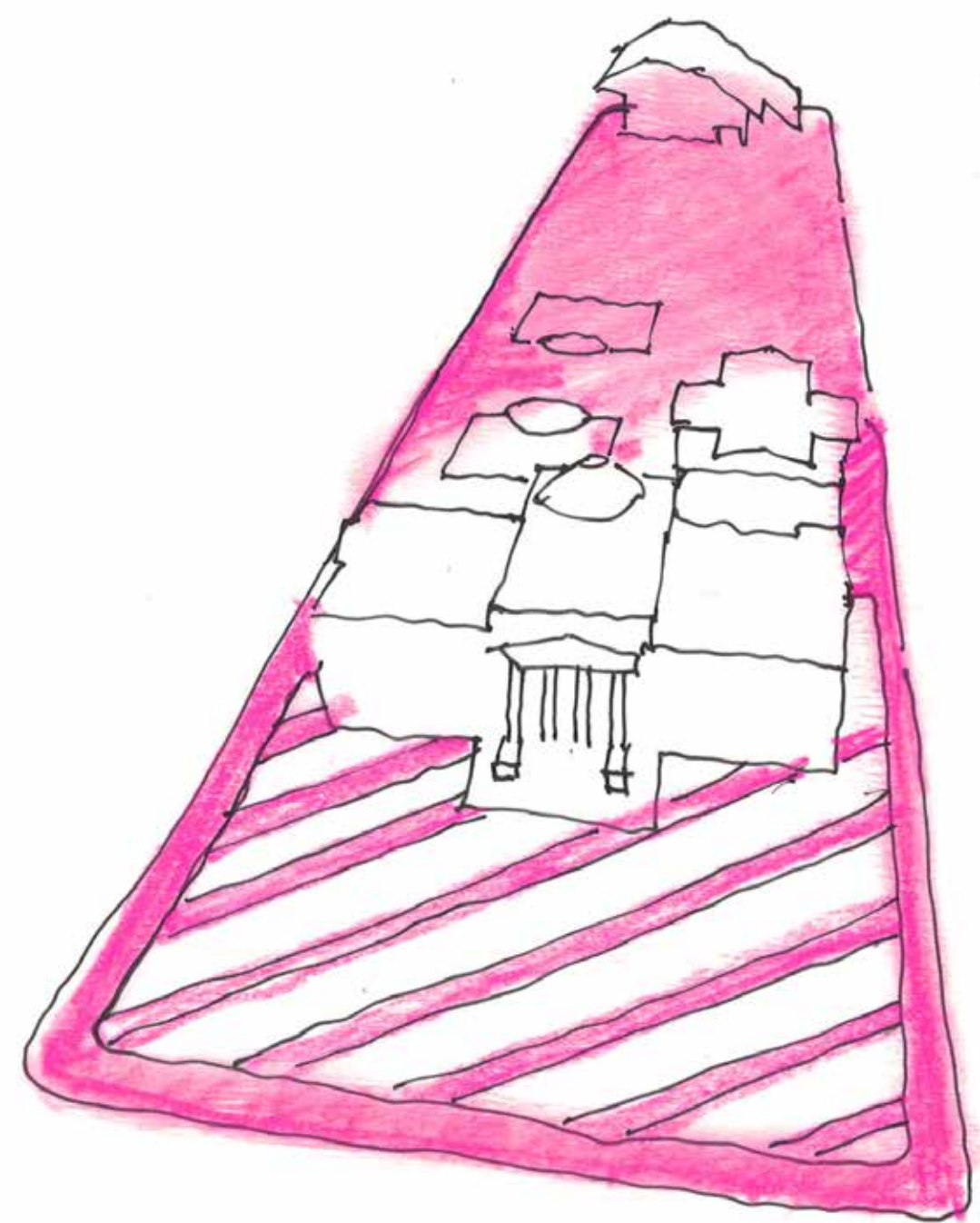
**FIND MAGIC**



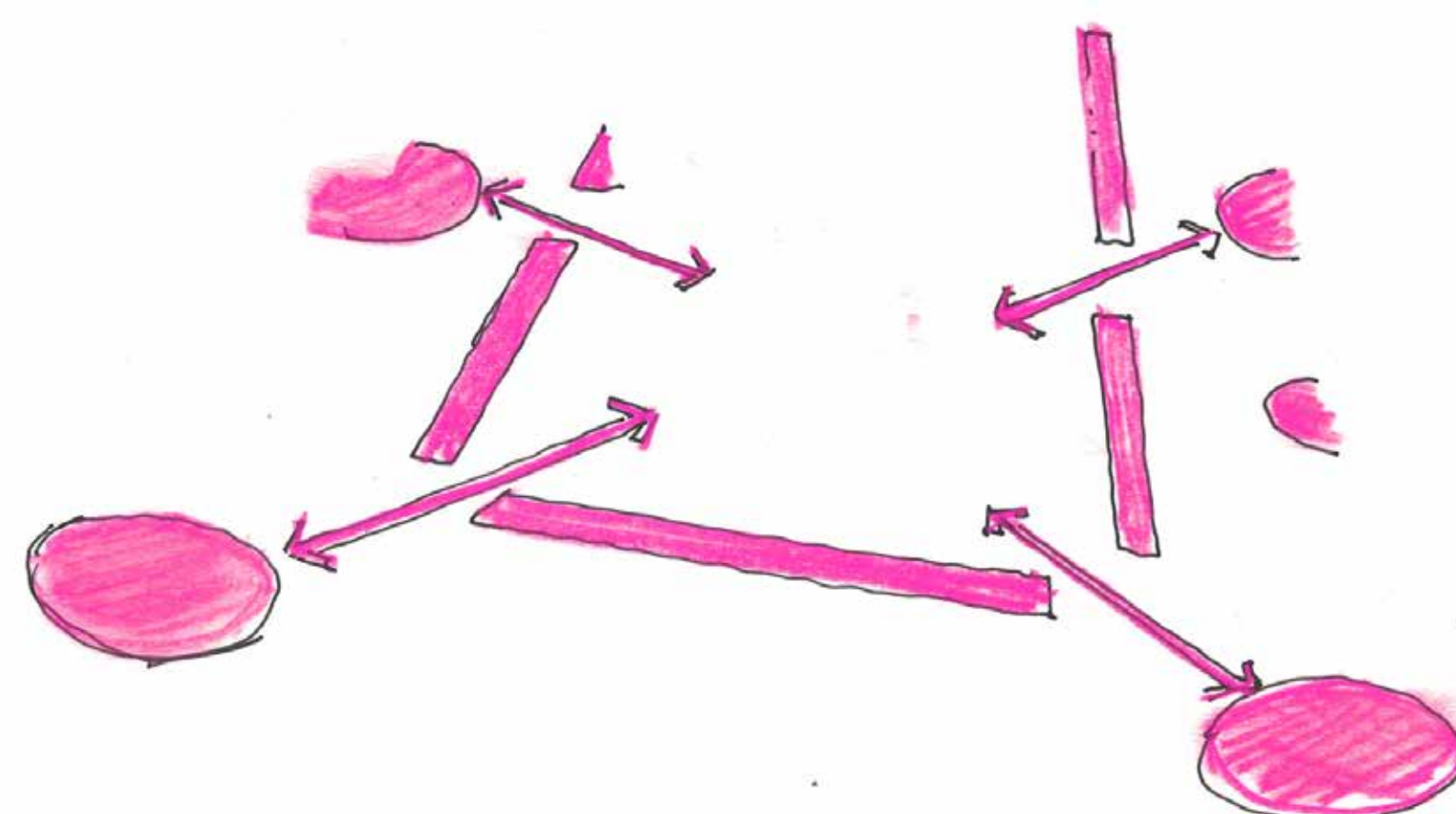
**BE A SYMBOLIC AND PHYSICAL  
CENTRE OF THE CITY**



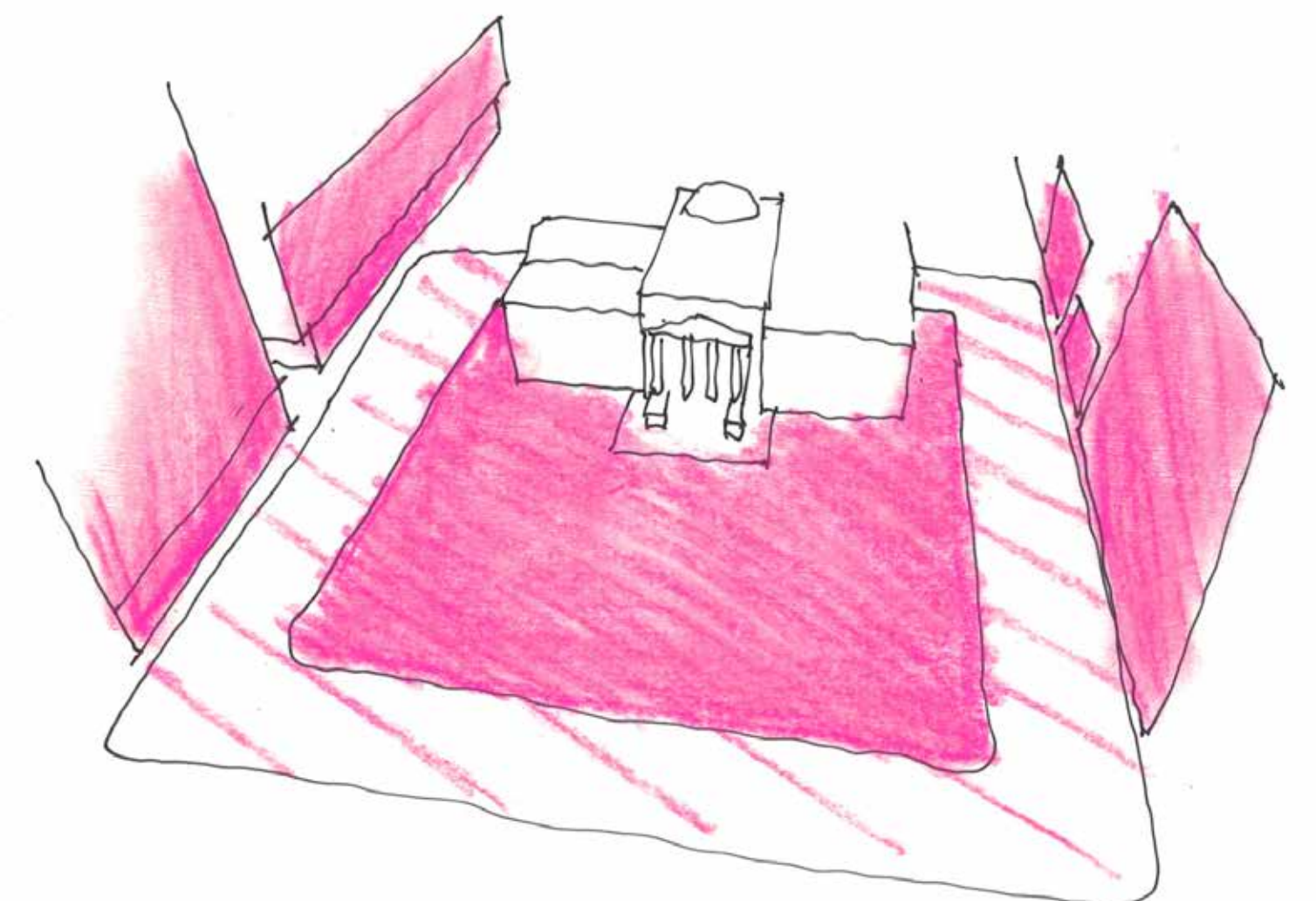
**CEREMONIAL / CASUAL  
PASS-BY SPACE / THROUGH SPACE**



**COMPLETE THE SQUARE**



**CAPTURE THE CORNERS  
EDGE / ENCLOSE**



**INDOOR ROOM / OUTDOOR ROOM**



# RATIONALE + PRACTICAL CONSIDERATIONS

## VANCOUVER ART GALLERY NORTH PLAZA REDEVELOPMENT

### 1. TREE REMOVAL/RETENTION



- Some existing trees are in poor or declining condition, or are recent transplants.
- Some trees are in locations that restrict or preclude uses of the plaza.
- Several tree species are inappropriate for a large urban plaza
- Inconsistent, wide range of tree species with no consistency, between species type, size, age, spacing and location, creating an uncoordinated and inelegant urban landscape.
- Some trees obscure site-lines of the heritage Courthouse façade.
- The two large cedars located either side of the VAG/Courthouse north façade obscure views and limit access to the building, and present a security risk by creating dead unmonitored space beneath and behind them; they have ben severely pruned for security reasons; they are also transplants, having originally been planted on the south side of the building.

### 2. FOUNTAIN REMOVAL



- The Province of BC is planning to remove the fountain and place it in storage as the fountain is no longer operable and the sculpture is very deteriorated.
- The removal of the fountain will support a more flexible plaza for events and public assembly.

### 3. INCLUSION OF A PAVILION/KIOSK



- A number of functions that either need to be accommodated or are desirable in the plaza could be housed in such a structure, including bus shelters, food/beverage service, utility outlets, etc.
- Many respondents to the 2012 questionnaire supported the idea that food/beverage should be available on the plaza.
- The location of the proposed pavilion/kiosk along the Howe Street side of the plaza supports its use as a stage backdrop, and also helps screen the plaza from the relatively sterile plaza edge along Howe Street.
- Many successful plazas demonstrate the value and importance of having food/beverage tourist services in a public space, both as a public draw and for providing 'eyes' on the space.

### 4. PROVIDE A DIVERSITY OF SEATING



- All schemes recognize the importance of offering a variety of seating types and choices within the plaza.
- Moveable and fixed furniture will offer a flexibility to the space that accommodates daily ongoing use as well as large scale events.
- Moveable seating will allow for predominantly open spaces to be inhabited and utilized on an ongoing basis.

### 5. HARD/SOFT LANDSCAPE BALANCE



- Hard landscaping is more durable and long lasting, whereas soft landscaping would restrict the amount of use and number of events in the plaza as it deteriorates faster with heavy use.
- Hard-surfaced landscaping will better support festivals and large public assemblies, the current frequency of events and heavy use of the plaza does not permit grass to be used.
- A predominantly hard-surfaced space is consistent with the design and spirit of the rest of the Robson Square precinct.

### 6. RESPOND TO THE VAG/COURTHOUSE BUILDING

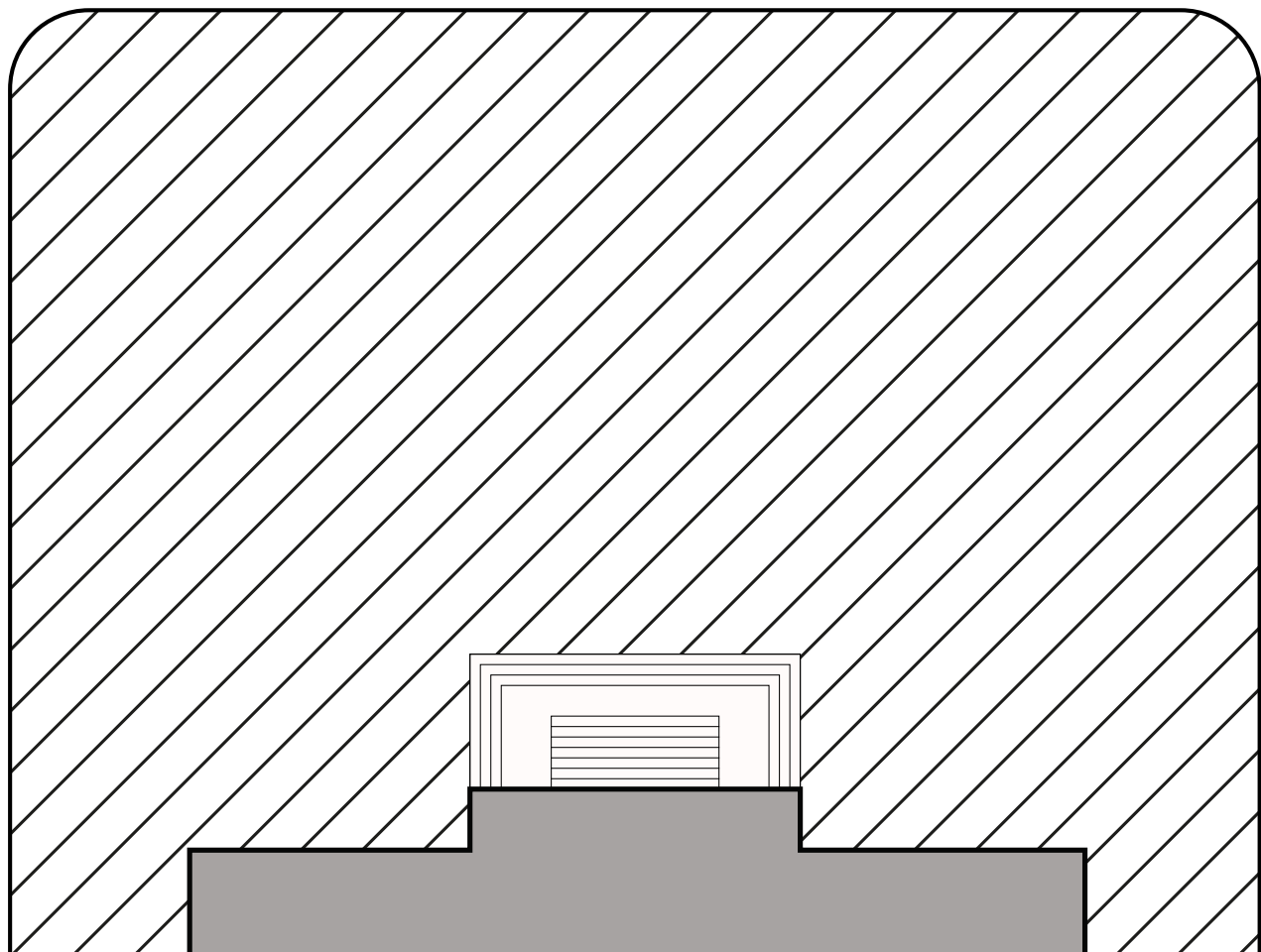


- All schemes respond to the north façade of the Vancouver Art Gallery building. Its classic proportions and commanding presence on the plaza has a direct impact on all schemes, and a relationship to the grids, axis, and placement of components within the schemes.
- The Vancouver Art Gallery is planning to move out of the building (subject to funding), and if this happens a new public use tenant will locate here.
- Depending on the future tenant, the northern entrance to the building could be used again and open onto the plaza.

### 7. BUDGET

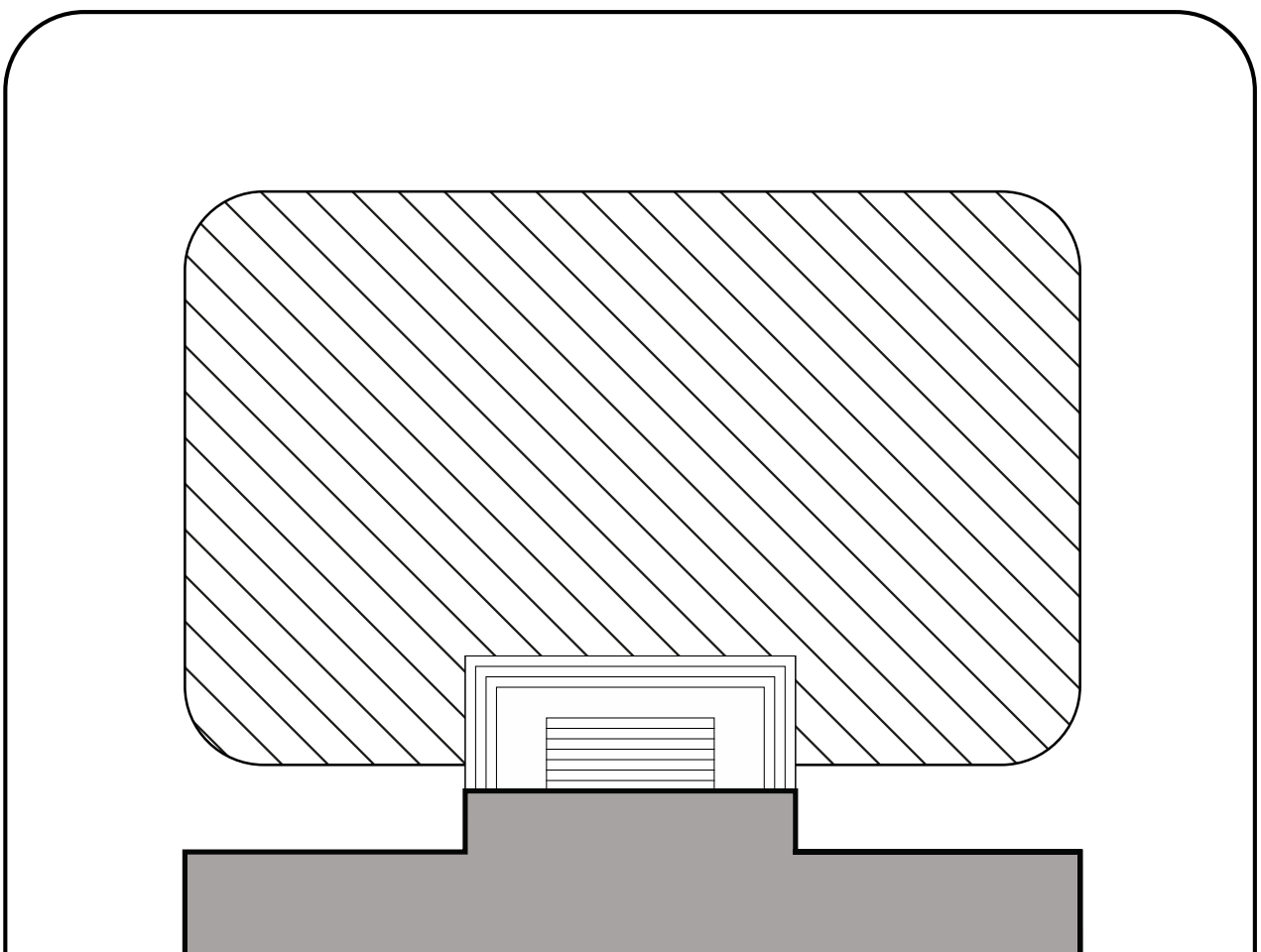
- The design must be buildable in phases; the first phase must fit within the budget and deliver all the basic needs of the plaza.
- The purpose of creating designs which go beyond the current budget is to establish a master plan which can be built in phases..

## BASIC ATTRIBUTES



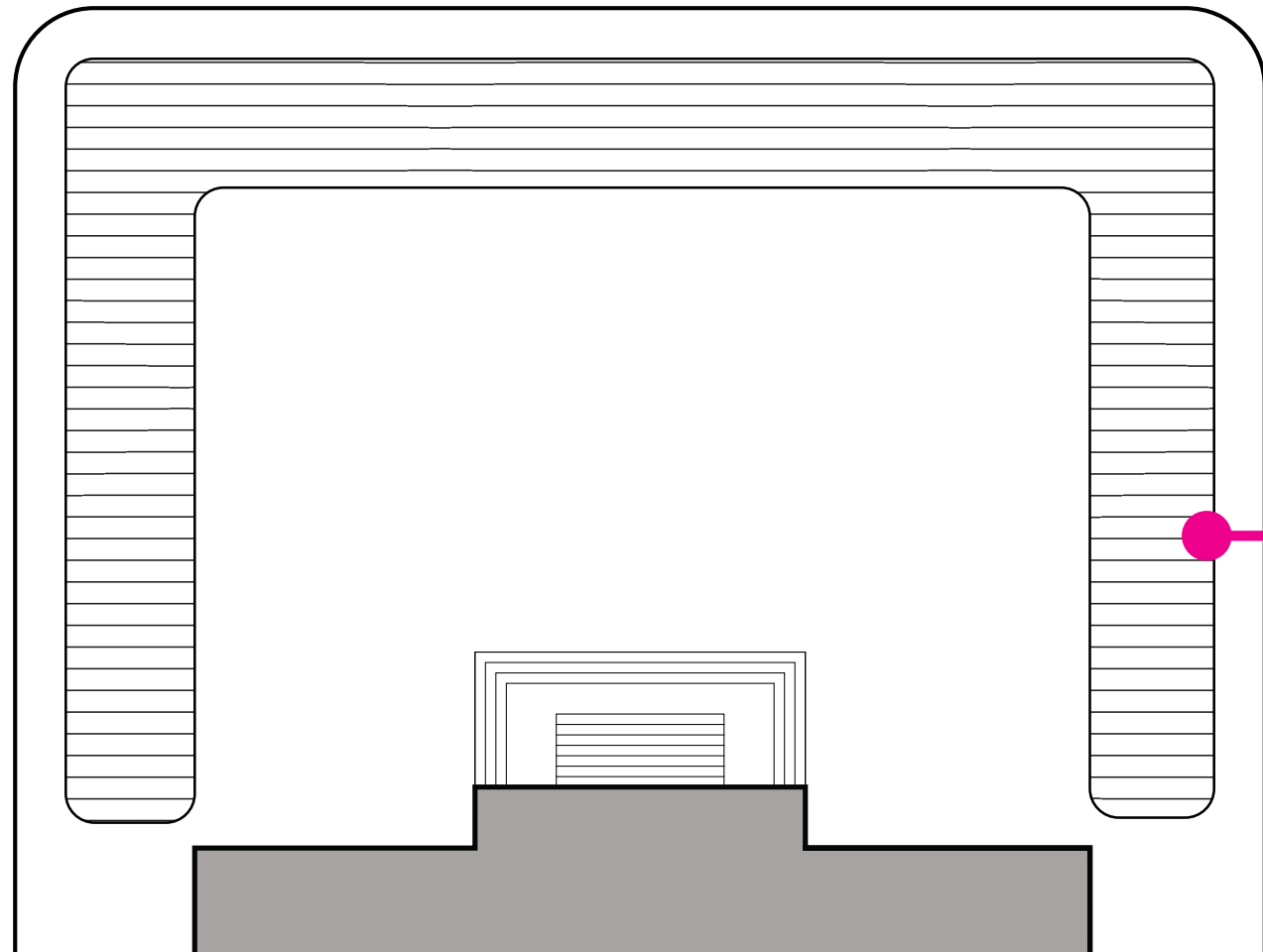
### 1. SINGLE SURFACE

Unify the site and establish a significant urban scale.



### 2. OPEN CENTRE

Allow for maximum flexibility for large events and gatherings.



### 3. DETERMINE THE EDGE

Identify the extent of porosity and closure of edges.

## POSSIBLE INFRASTRUCTURE

- LIGHTING
- SHADE
- SHELTER
- FIXED SEATING



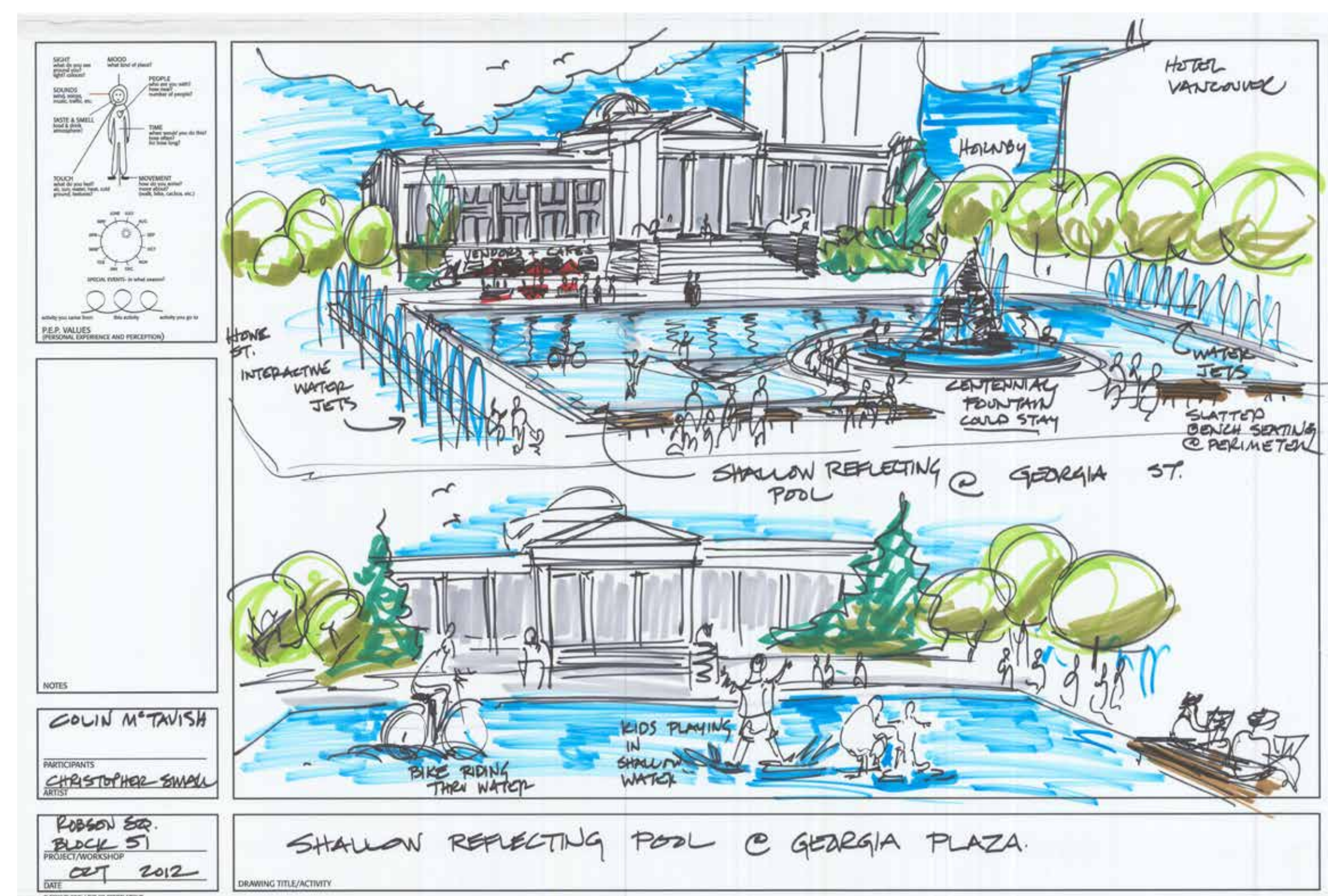
## VANCOUVER ART GALLERY NORTH PLAZA REDEVELOPMENT

### Most common responses to how people use or experience the North Plaza:

- How people would like to see/use the North Plaza in future:**

- Some things respondents do not want to see in future in the North Plaza:**

- [illegible]



Reason	Percentage	Count
Meet people	37%	855
Conduct business	5%	112
Sit and relax	37%	857
Eat/drink	34%	794
Watch people	37%	868
Listen to or watch entertainers	21%	500
Visit as a destination (eg. Vancouver Art Gallery, etc.)	41%	968
Attend a protest	25%	582
Attend a festival	30%	703
Pass by on my way to another place	75%	1752
I have not visited the VAG North Plaza over the past 12 months	8%	190
Other, please specify	4%	105
<b>Total Responses</b>		<b>2341</b>



# DESIGN TEAM

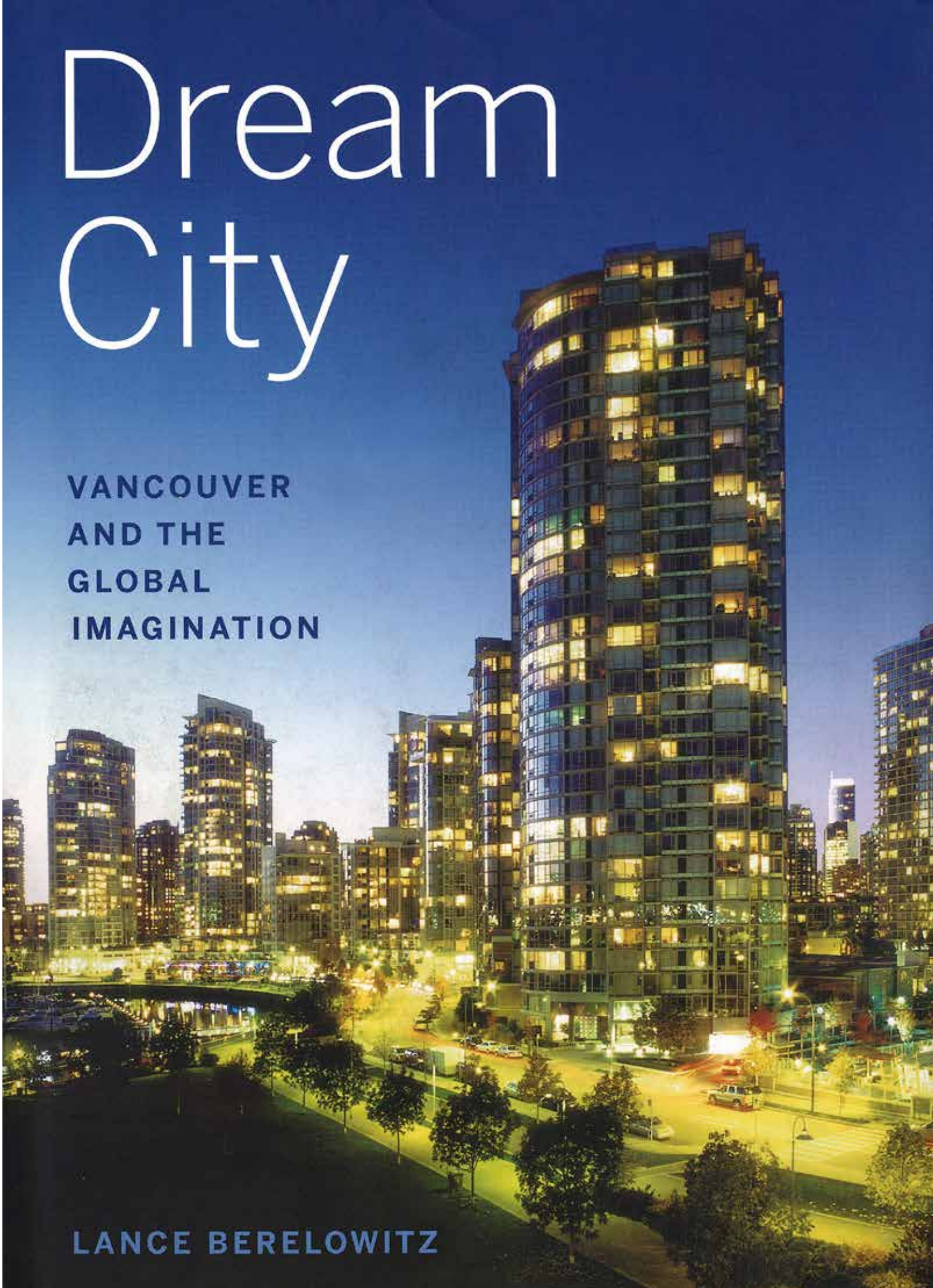
## VANCOUVER ART GALLERY NORTH PLAZA REDEVELOPMENT

The Design Team is uniquely qualified to transform the Vancouver Art Gallery North Plaza into the outstanding public space that it deserves to be: a vibrant and dynamic space that sits front and centre in Vancouver’s public consciousness. The team synthesizes diverse expertise, experience and dispositions into an unparalleled and unprecedented amalgam for innovation and world-leading success.

The Design Team is led by **Nick Milkovich Architects**, one of Vancouver’s most trusted architecture firms, who continue to consistently develop what are widely recognized to be some of the city’s most successful buildings and public spaces. Nick has a historical connection to the site as he was on the original design team

for Robson Square and the Provincial Law Courts while working for Arthur Erickson Architects.

**Joseph Fry, Principal of Hapa Collaborative** is at the forefront of designing the socially and ecologically sophisticated landscapes of the 21st Century. **Matthew Soules, Director of Matthew Soules Architecture** has been called Vancouver’s ‘most progressive architect’ and his urban design work is reshaping the discipline. **Lance Berelowitz**, Principal of **Urban Forum Associates** is a leading expert on Vancouver urbanism, author of Dream City, and a highly sought after public consultation facilitator.





# WHAT MAKES A GREAT PUBLIC SPACE?

VANCOUVER ART GALLERY NORTH PLAZA REDEVELOPMENT

**“IN A SOCIETY BECOMING STEADILY MORE PRIVATIZED WITH PRIVATE HOMES, CARS, COMPUTERS, OFFICES AND SHOPPING CENTERS, THE PUBLIC COMPONENT OF OUR LIVES IS DISAPPEARING. IT IS MORE AND MORE IMPORTANT TO MAKE THE CITIES INVITING, SO WE CAN MEET OUR FELLOW CITIZENS FACE TO FACE AND EXPERIENCE DIRECTLY THROUGH OUR SENSES. PUBLIC LIFE IN GOOD QUALITY PUBLIC SPACES IS AN IMPORTANT PART OF A DEMOCRATIC LIFE AND A FULL LIFE.” ~ JAN GEHL**



DELIGHT



COMFORT / PROTECTION



A BIG IDEA



SCALE



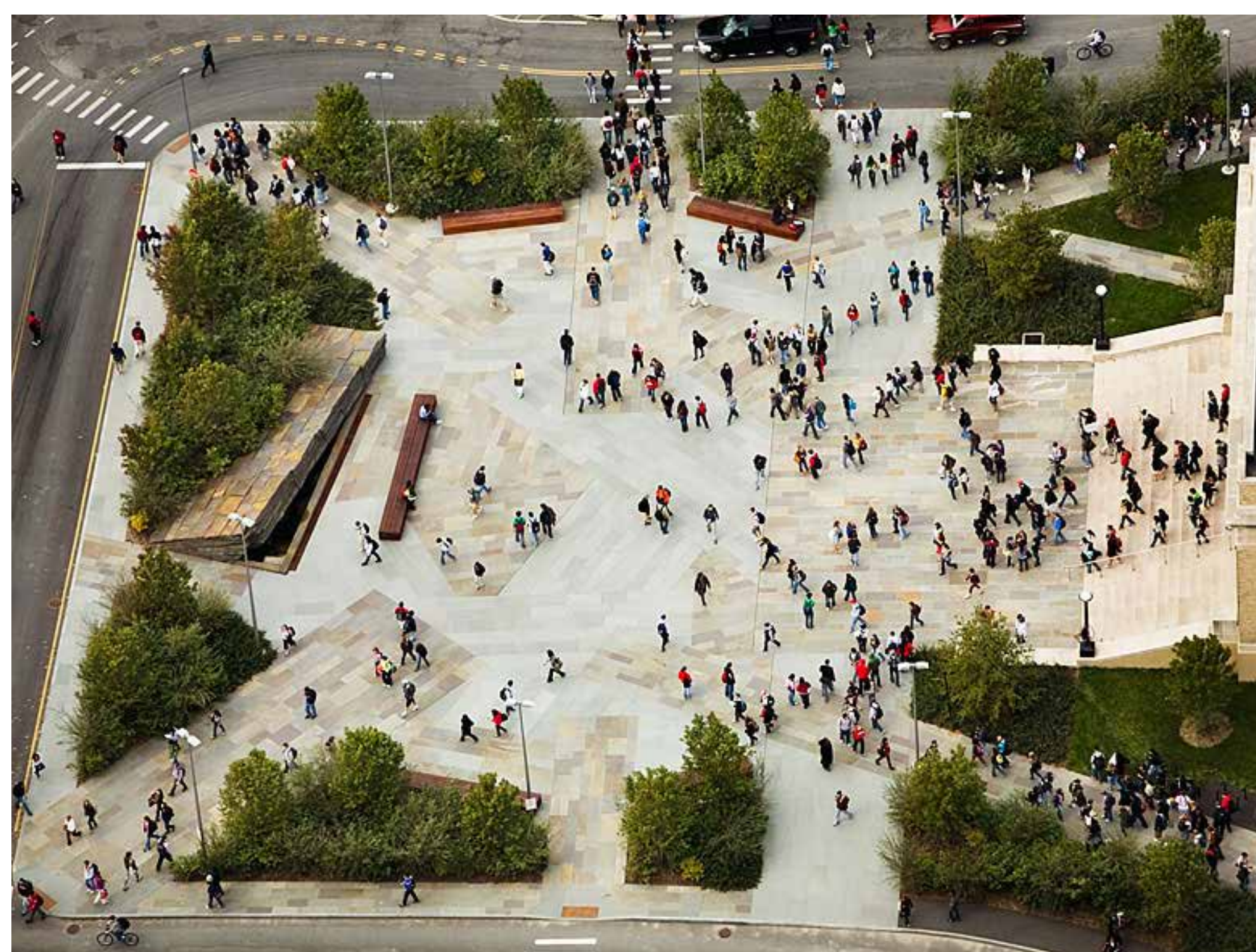
FLEXIBILITY



INVITATION



CONNECTIONS



EDGE ENCLOSURE

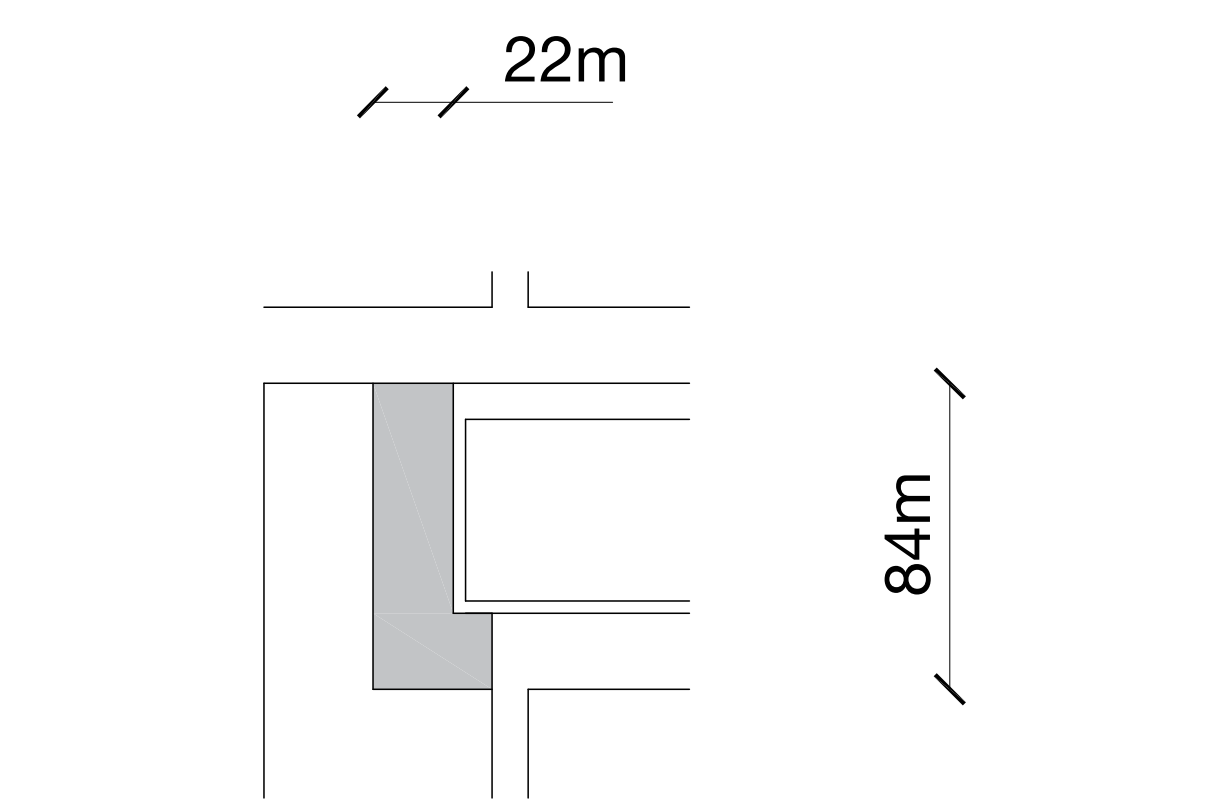


FOCUS

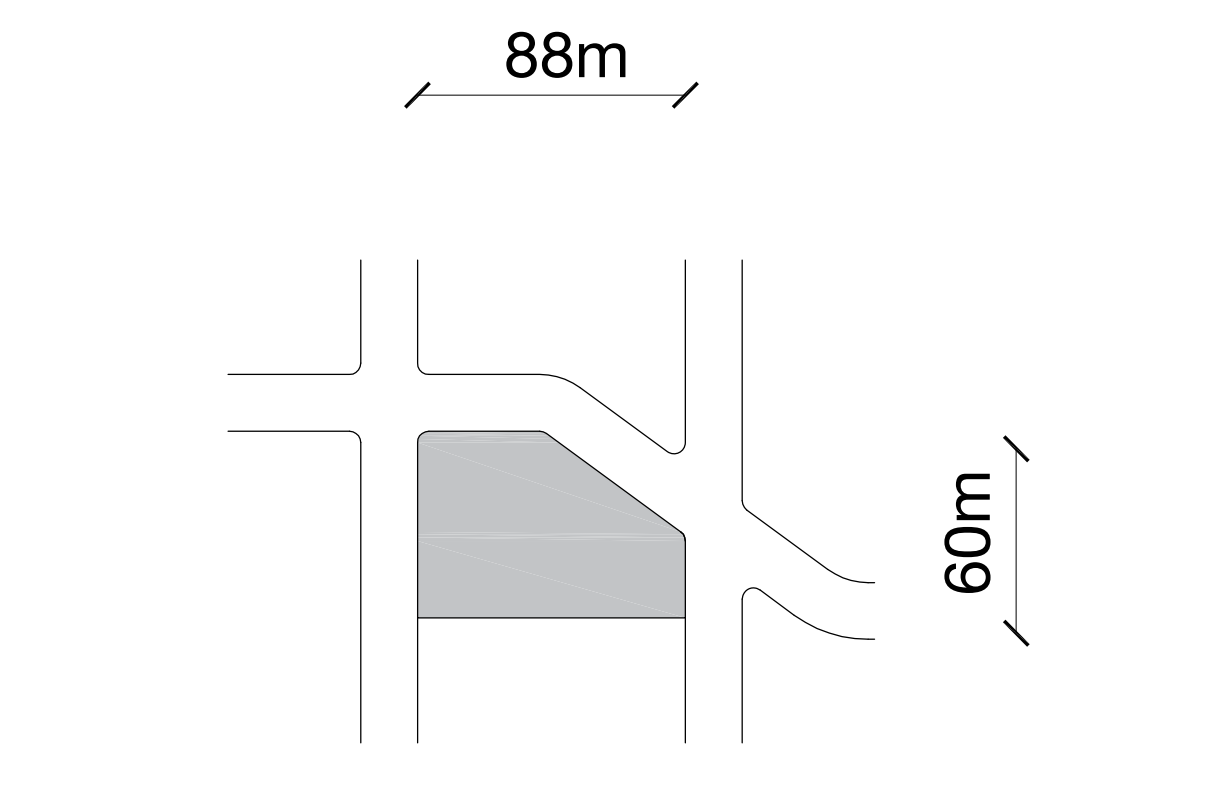


# PRECEDENT STUDIES

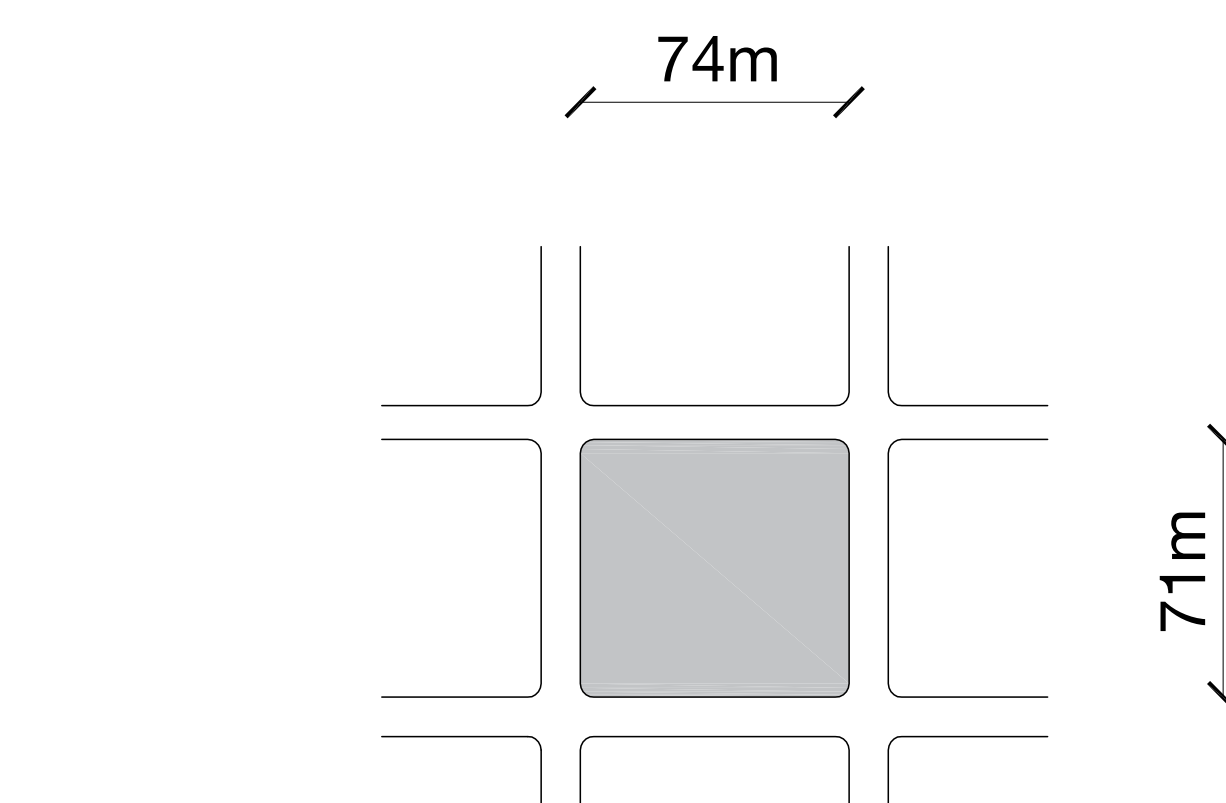
## VANCOUVER ART GALLERY NORTH PLAZA REDEVELOPMENT



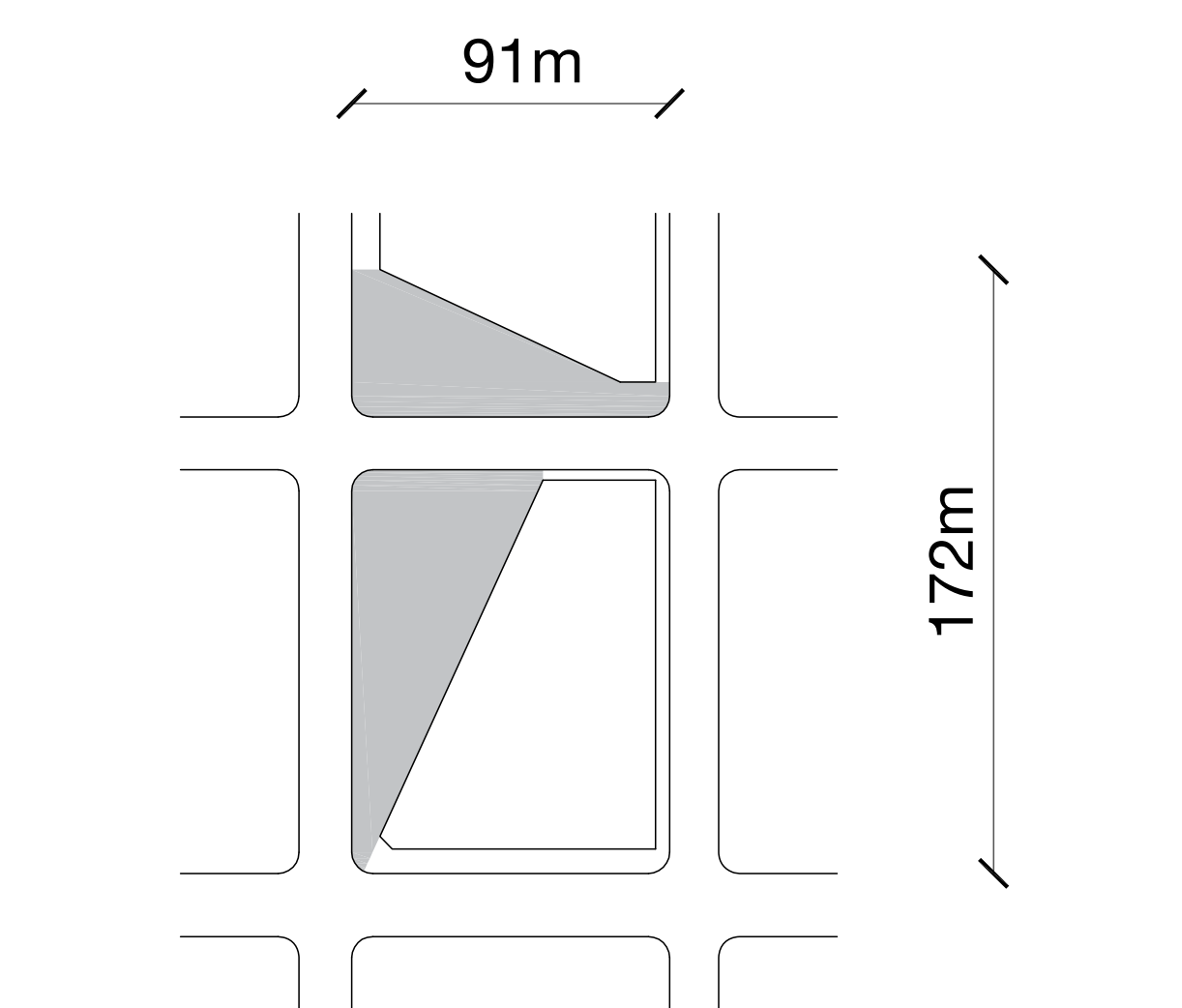
**MINT PLAZA, SAN FRANCISCO**  
Area: 2,100 sqm



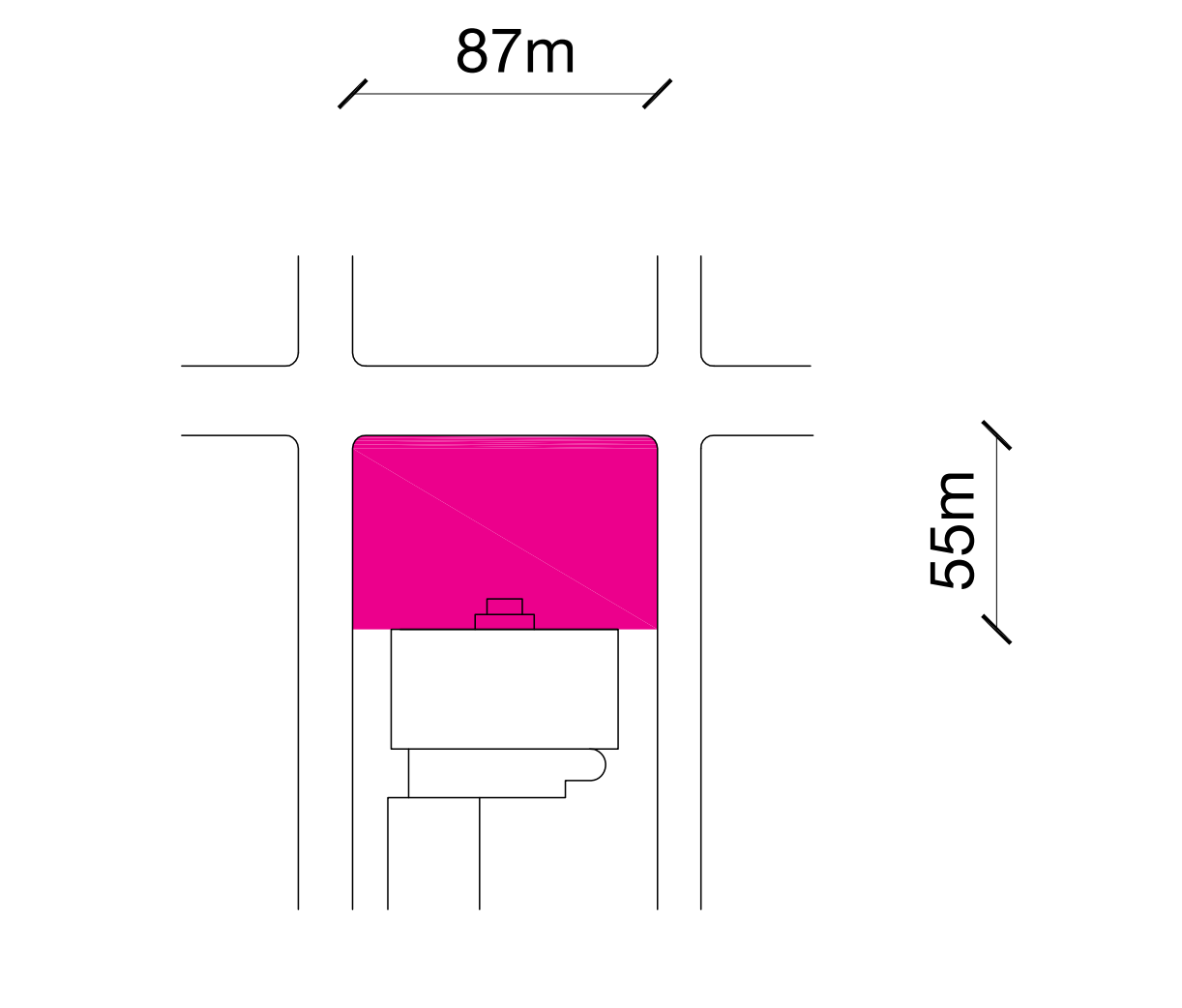
**DUNDAS SQUARE, TORONTO**  
Area: 4,600 sqm



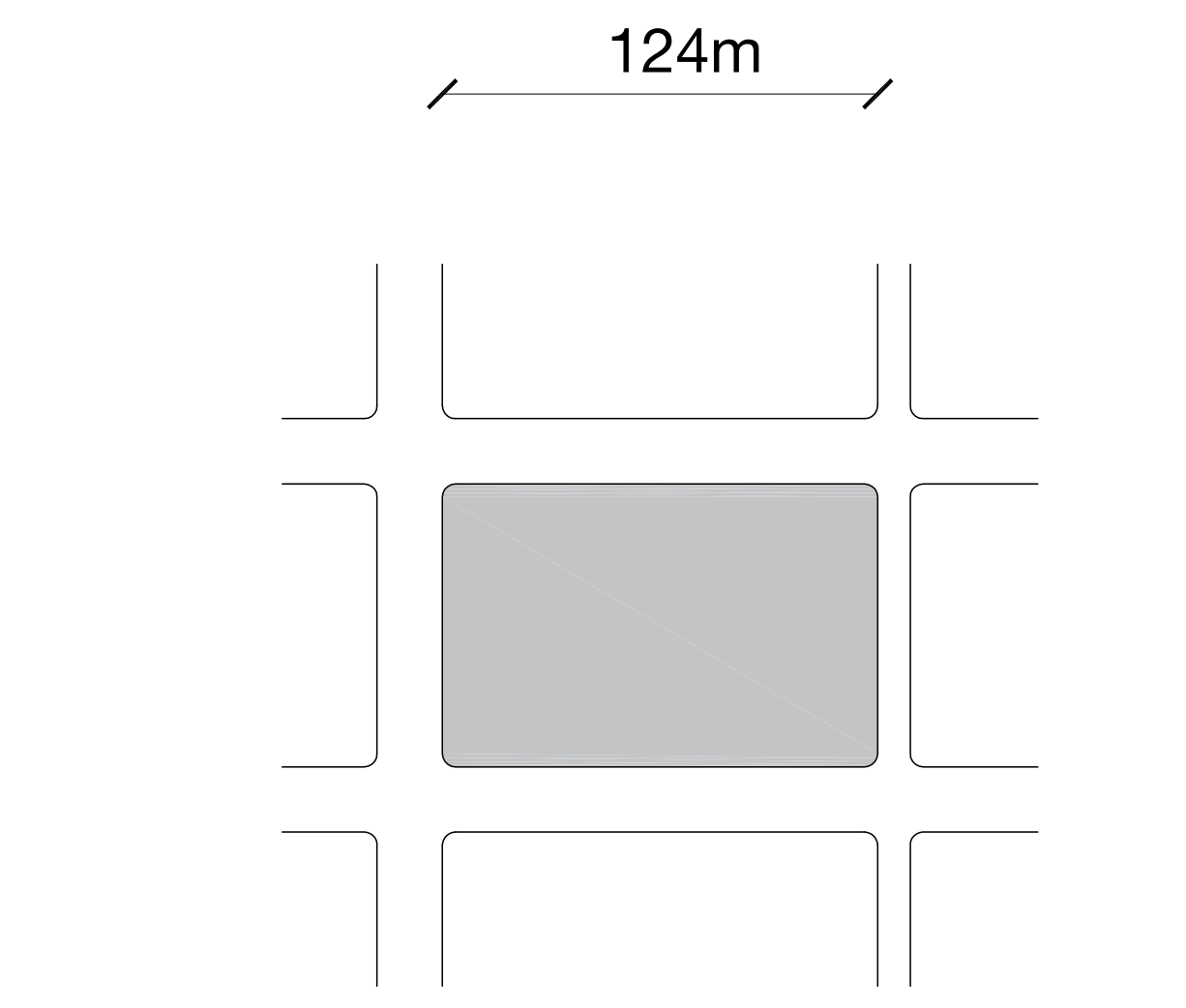
**PIONEER SQUARE, PORTLAND**  
Area: 5,200



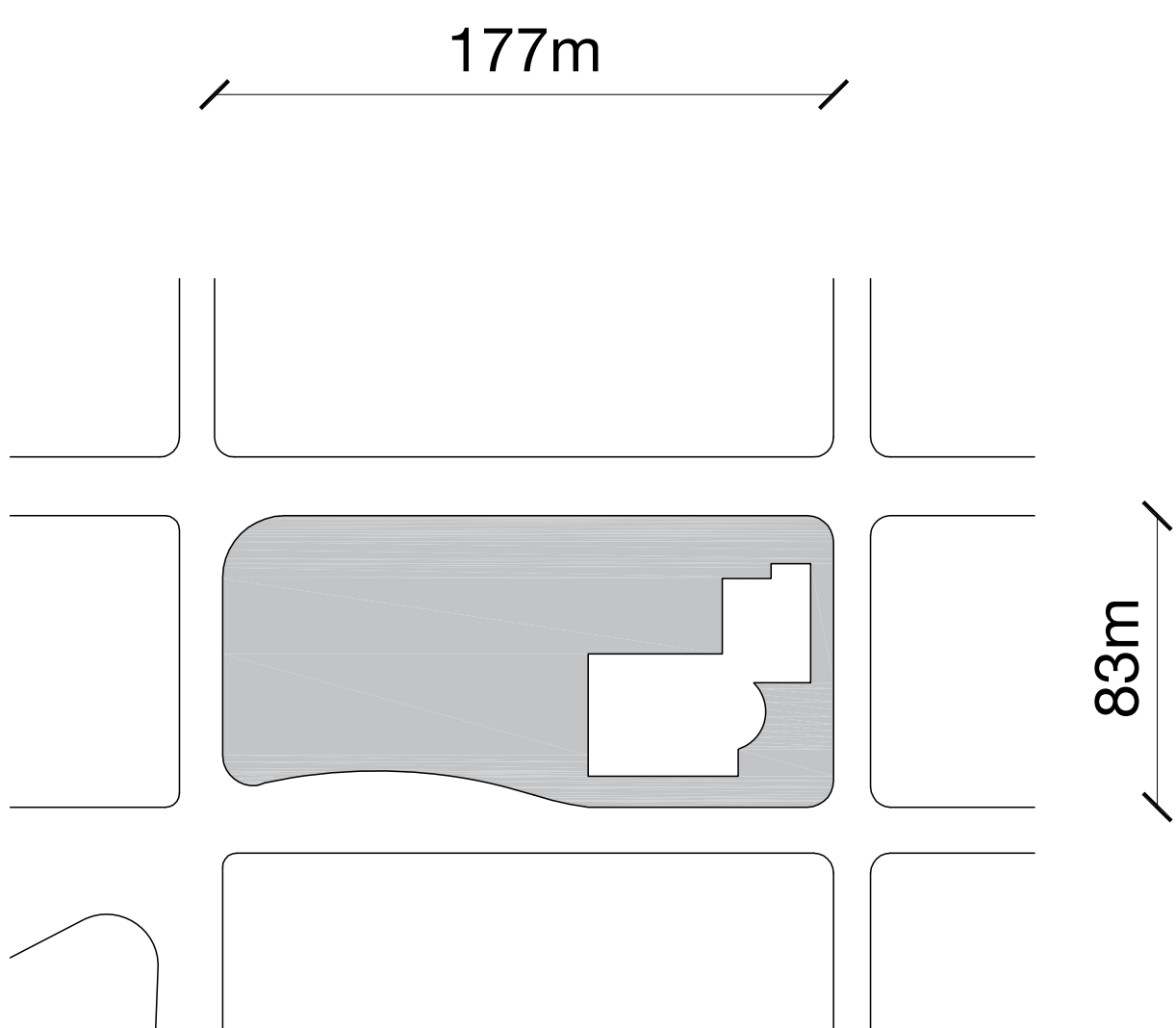
**WESTLAKE PLAZA, SEATTLE**  
Area: 5,600 sqm



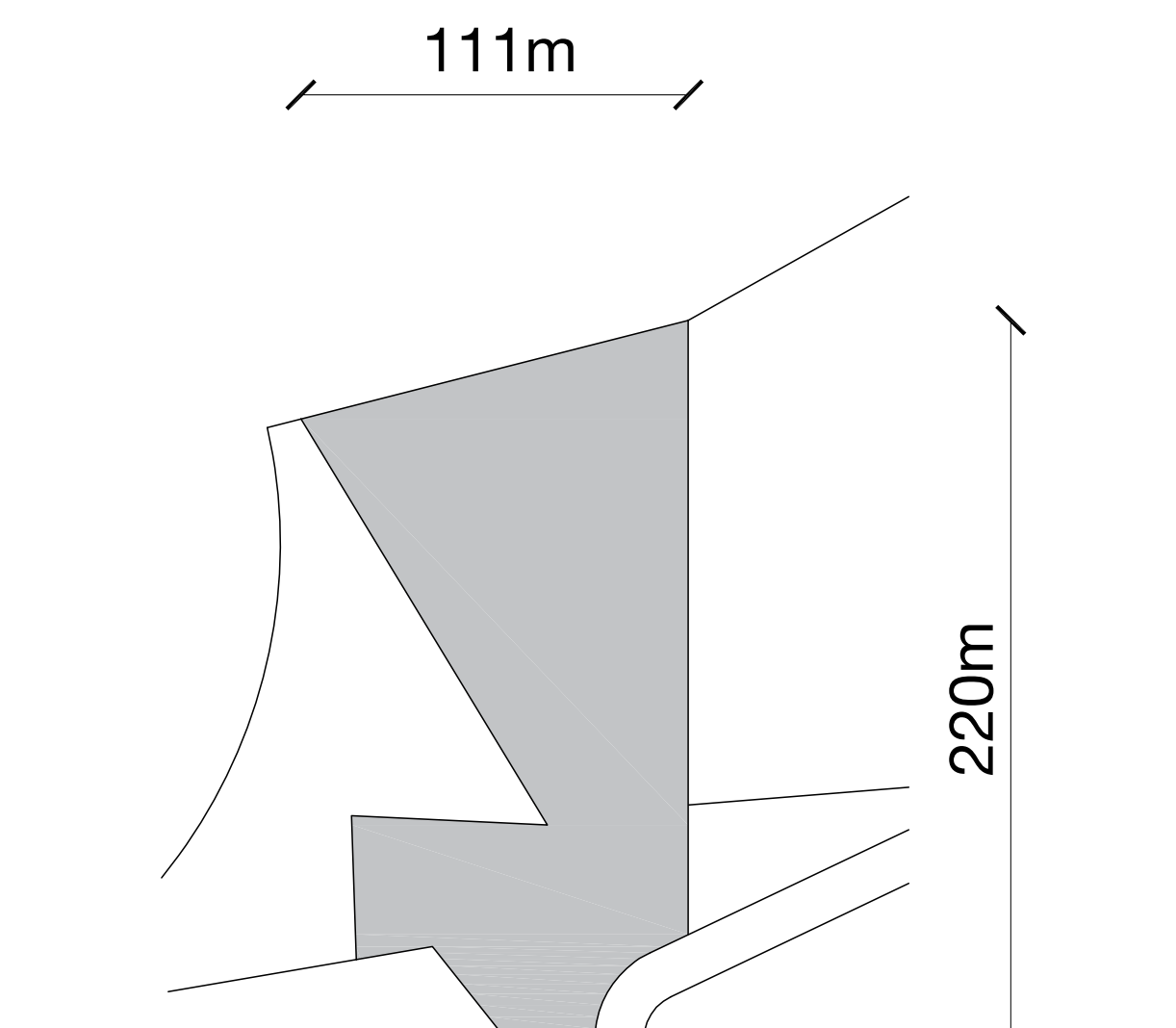
**VAG NORTH PLAZA, VANCOUVER**  
Area: 4,800 sqm



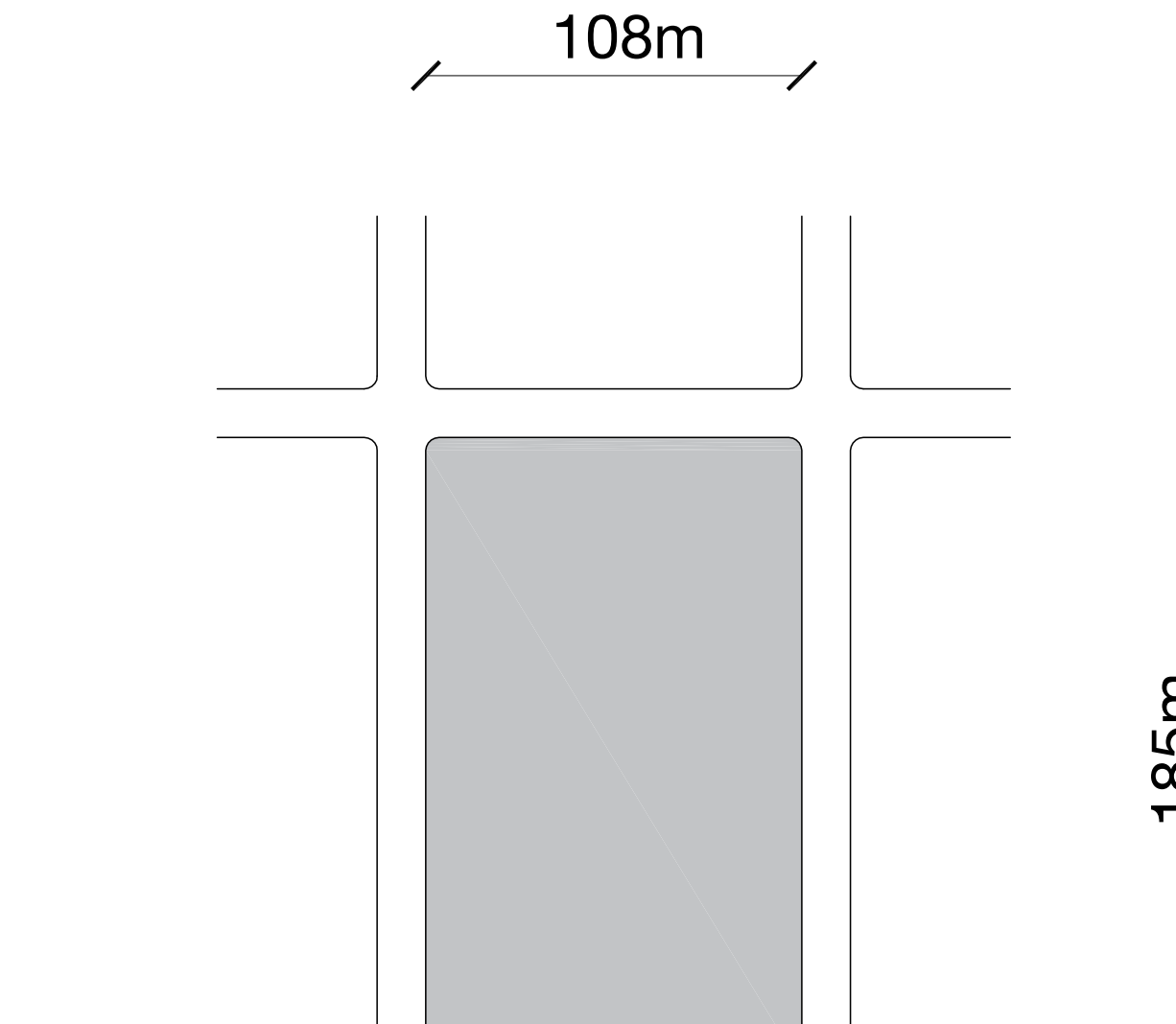
**UNION SQUARE, SAN FRANCISCO**  
Area: 9,900



**COPLEY SQUARE, BOSTON**  
Area: 11,300 sqm



**JACK POOLE PLAZA, VANCOUVER**  
Area: 15,100 sqm



**PERSHING SQUARE, LOS ANGELES**  
Area: 19,900 sqm



**MINT PLAZA, SAN FRANCISCO**



**DUNDAS SQUARE, TORONTO**



**PIONEER SQUARE, PORTLAND**



**WESTLAKE PLAZA, SEATTLE**



**VAG NORTH PLAZA, VANCOUVER**



**UNION SQUARE, SAN FRANCISCO**



**COPLEY SQUARE, BOSTON**



**JACK POOLE PLAZA, VANCOUVER**



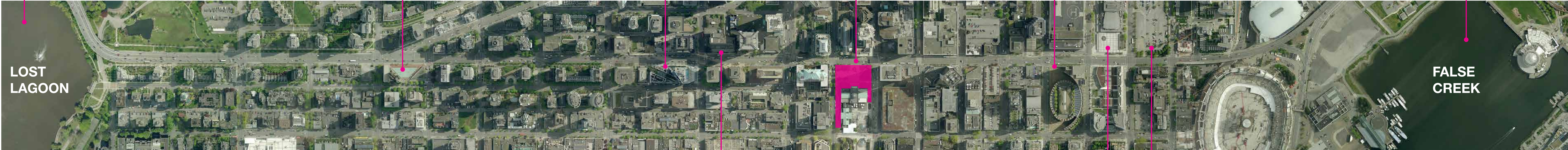
**PERSHING SQUARE, LOS ANGELES**



# SITE ANALYSIS - CONTEXT

VANCOUVER ART GALLERY NORTH PLAZA REDEVELOPMENT

## WEST TO EAST - GEORGIA STREET



## NORTH TO SOUTH - HORNBY STREET + HOWE STREET



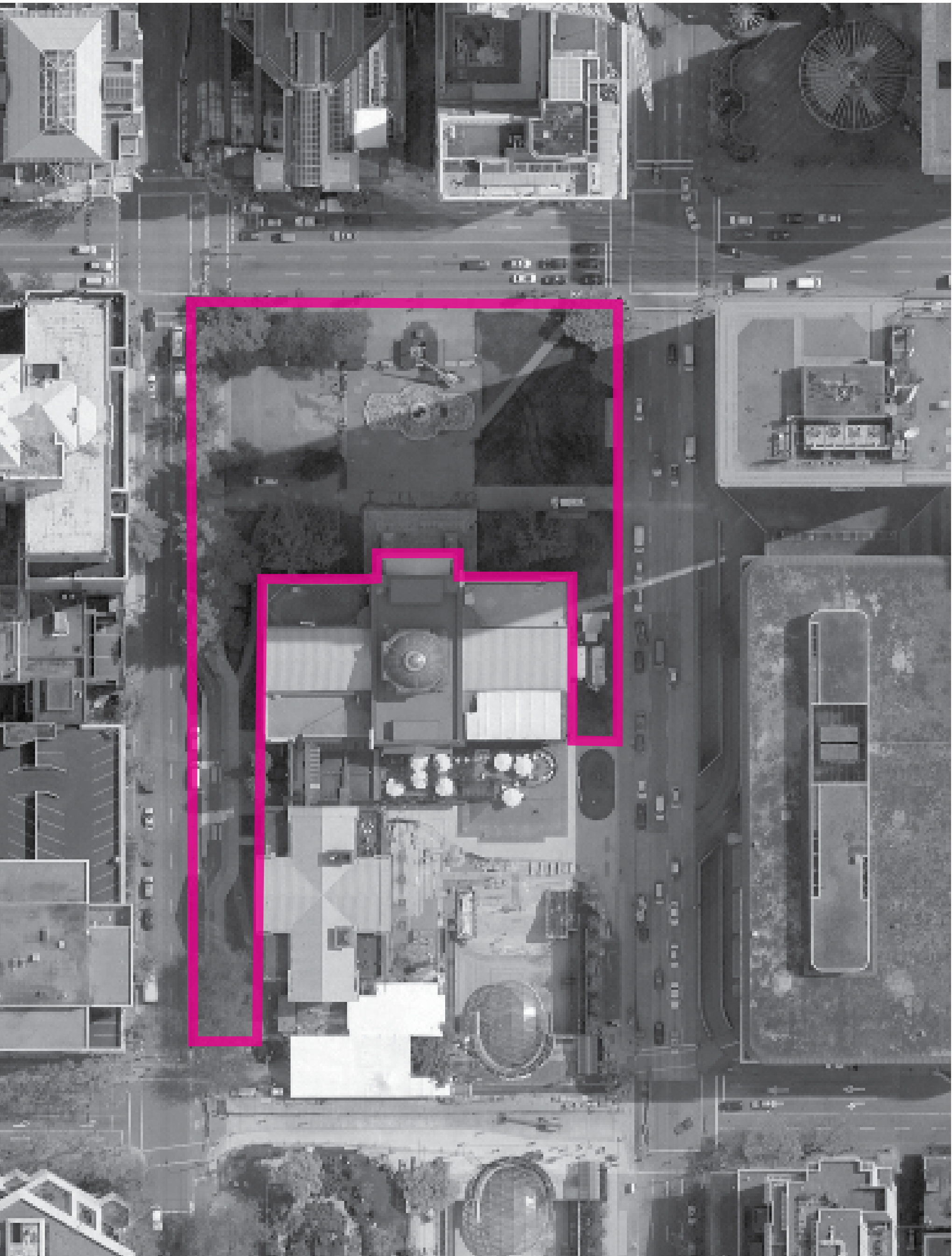
## IMMEDIATE SITE CONTEXT



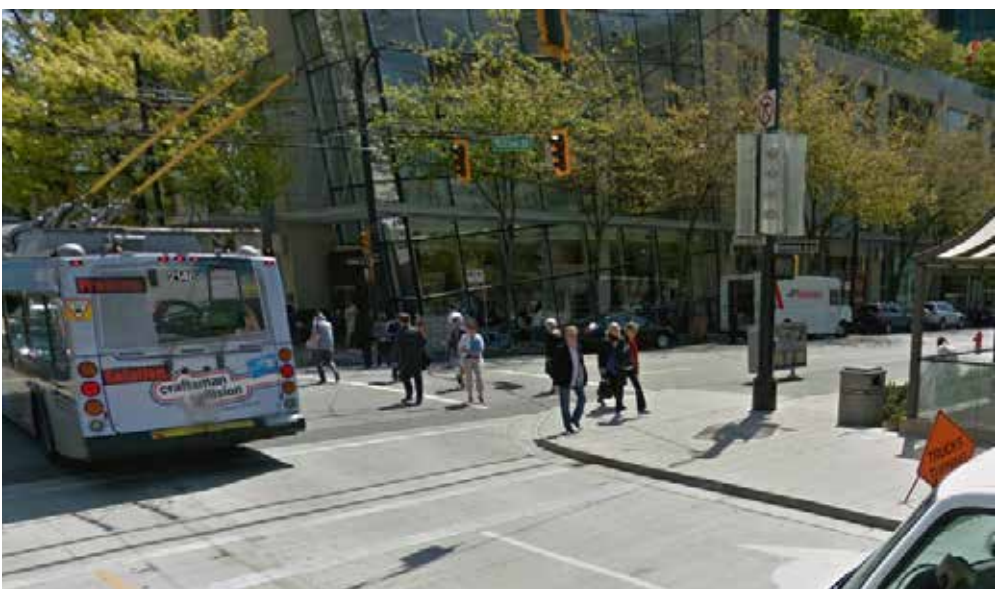
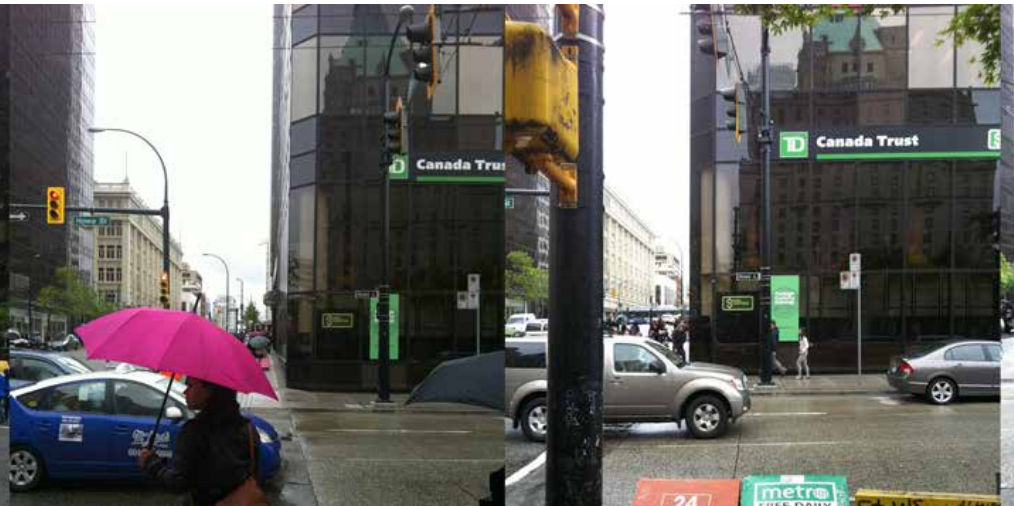
GEORGIA ST



HORNBY ST



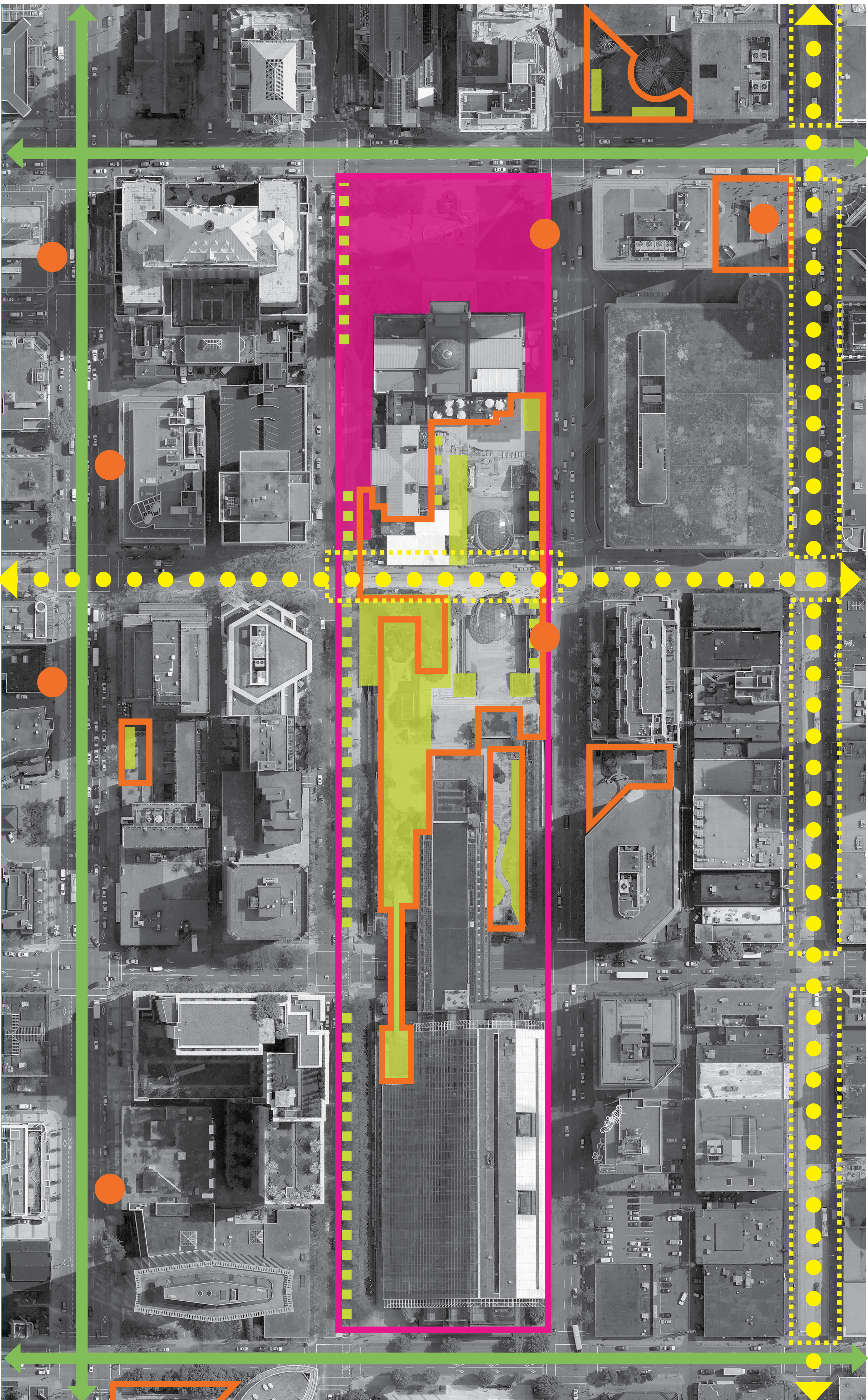
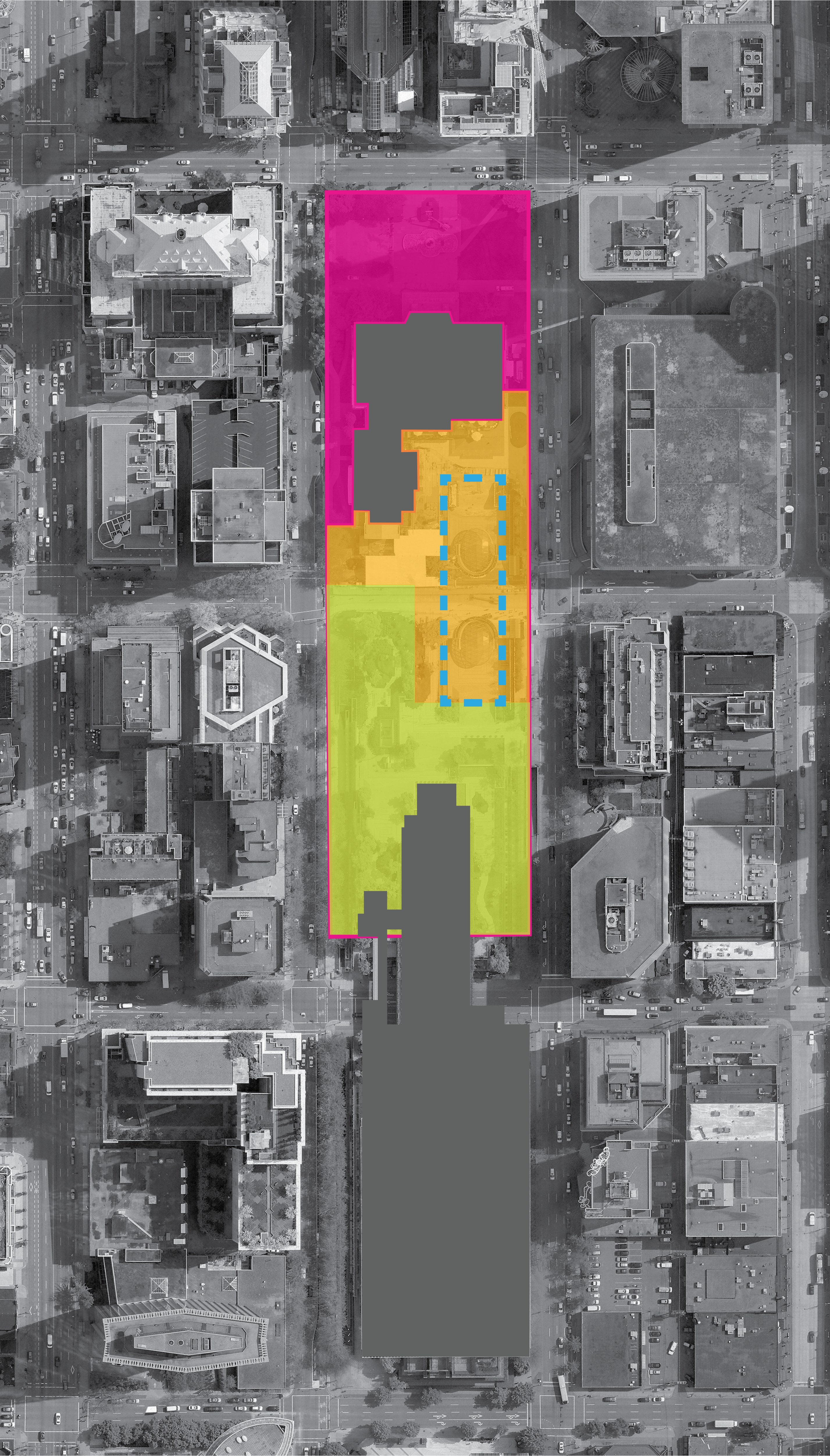
ROBSON ST





# SITE ANALYSIS - INVENTORY OF SURROUNDINGS

VANCOUVER ART GALLERY NORTH PLAZA REDEVELOPMENT



**GARDEN**  
**LAW COURTS + SOUTH ROBSON SQUARE**

- Vegetated Oasis
- Removed from street level
- Quiet and serene
- Falling water
- Faces quieter streets

**KITCHEN**  
**ROBSON STREET - 800 BLOCK**






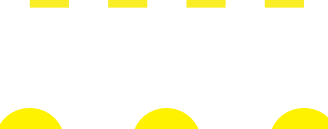



- Visitors continually pass through
- Food trucks and hot dog stands
- Busy with stop and go traffic

**BALLROOM**  
**SUNKEN PLAZA + SKATING RINK**

- Bustling with performances
- Dancing and skating
- Stepped auditorium like seating

**LIVING ROOM**  
**NORTH PLAZA**

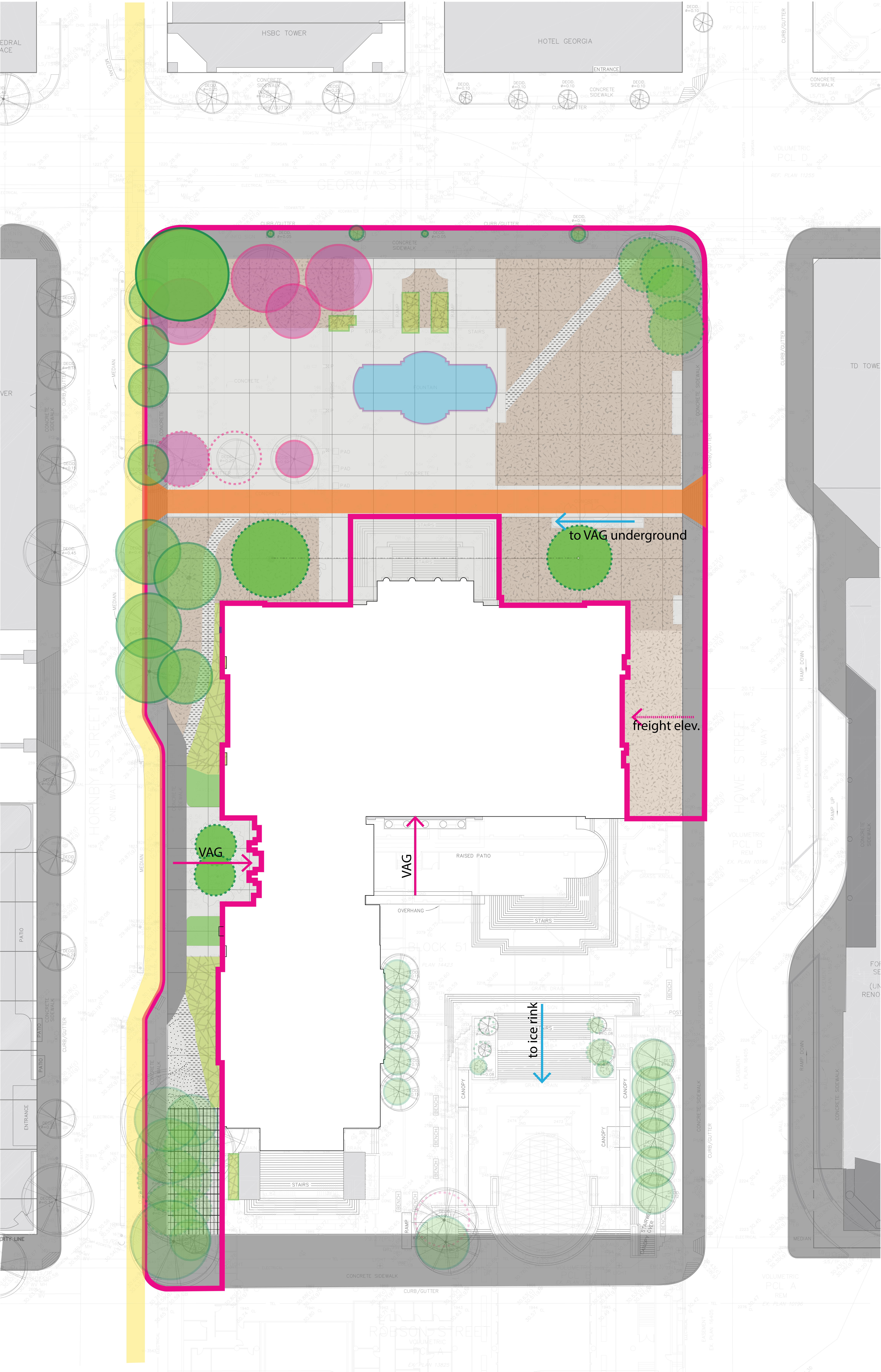
- Host to ceremonial and festive events
- Visitors stop, dwell, and converse
- Varied seating areas
- Faces busy "front street"

-  Site
-  Block 51, 61, 71
-  Public Open Space
-  Green Space
-  Trees
-  Temporary Street Closures
-  Major Pedestrian Corridor
-  Major Vehicular Corridor
-  Transit Stop



# SITE ANALYSIS - EXISTING SITE INVENTORY

VANCOUVER ART GALLERY NORTH PLAZA REDEVELOPMENT



## PAVING AND GROUND COVER

- Concrete Sidewalk
- Concrete Paving
- Brick Pavers
- Gravel
- Mulch
- Grass
- Planting Bed
- Shrubs

## EXISTING TREES

- Cherry or Plum
- Good Condition
- Fair Condition
- Poor or Declining Condition

## ACCESS

- Fire Truck Lane
- Dedicated Bike Lane
- Sidewalk



# SITE ANALYSIS - THE EVERYDAY

VANCOUVER ART GALLERY NORTH PLAZA REDEVELOPMENT

## EVERYDAY USE - ACTIVITIES



WALKING THROUGH



EATING



EVENT PARKING & MOVIE SET



PARKING?



BUYING/SELLING

## EVERYDAY USE - SEATING



ALONG FOUNTAIN EDGE



ON PLAZA STEPS



ON GALLERY STEPS

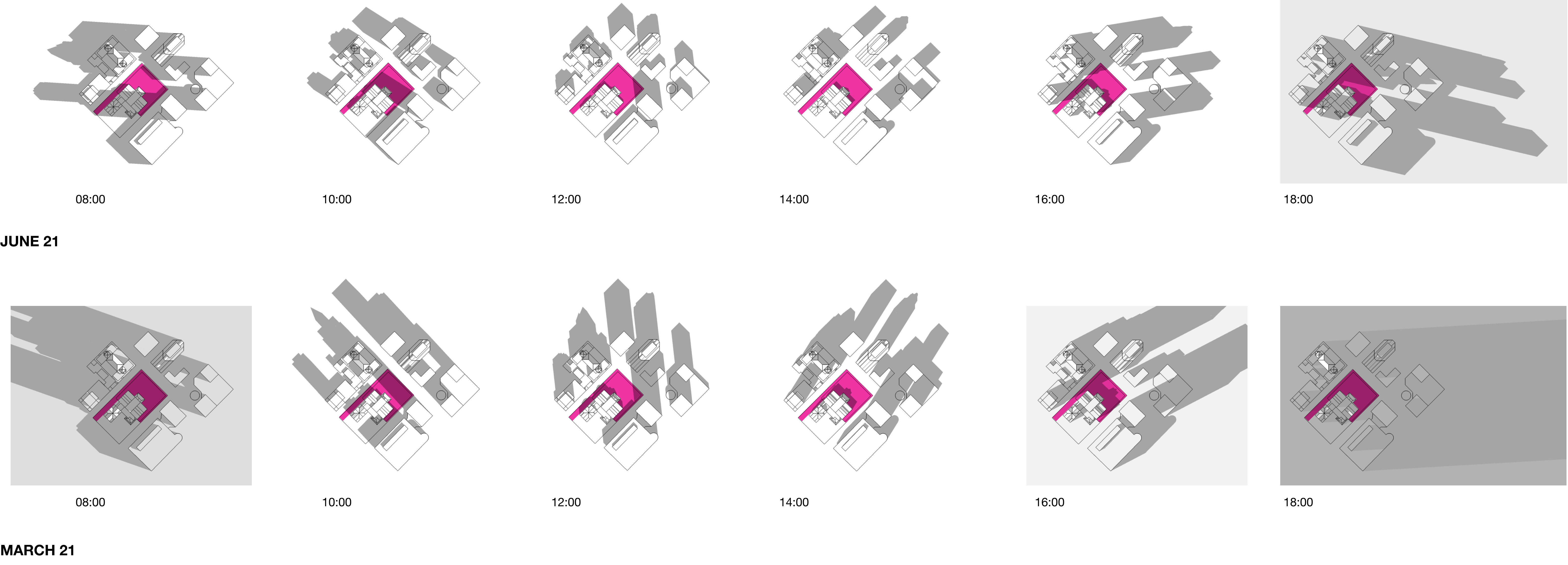


ON CURB



ON VAG UNDERGROUND EXIT

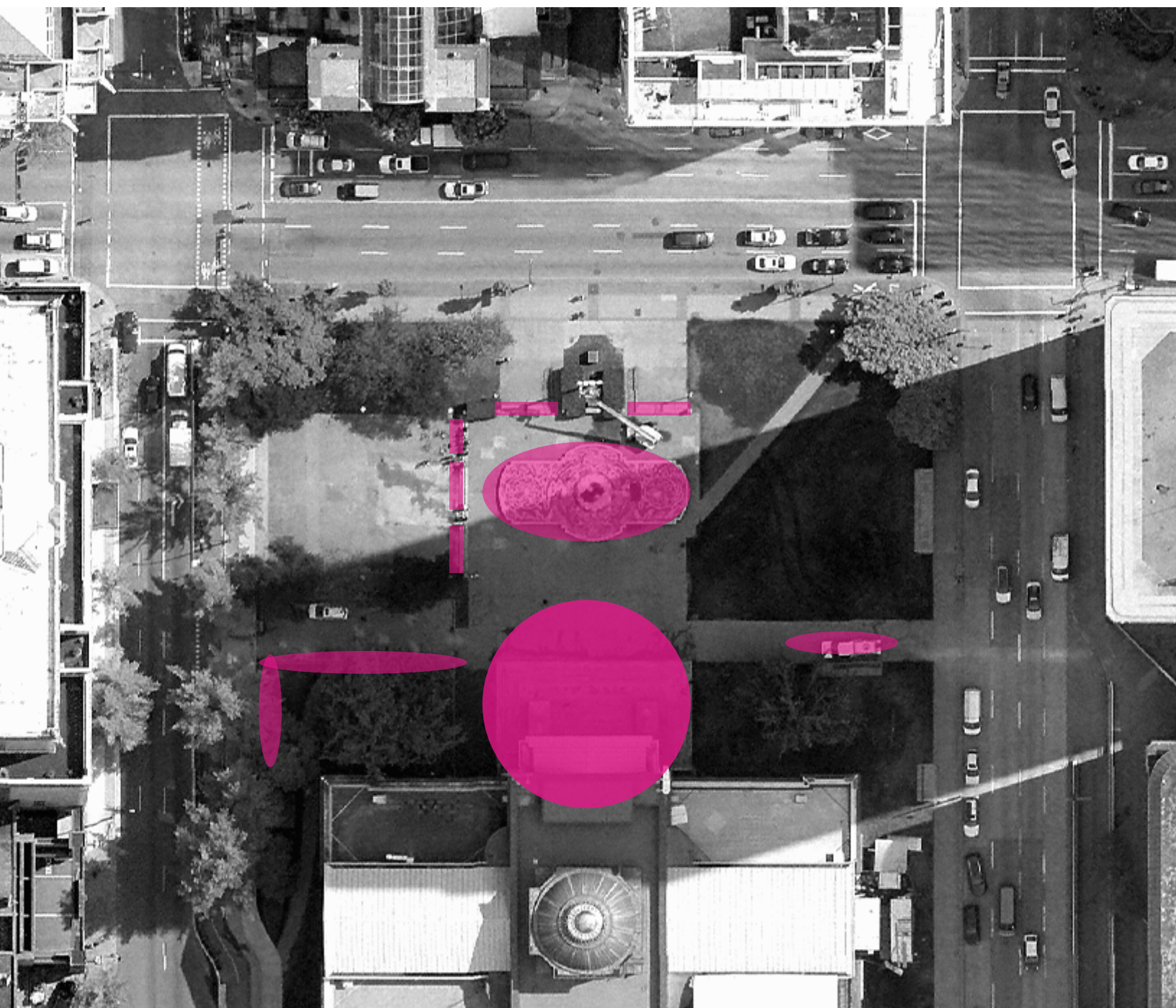
## SOLAR/SHADOW STUDY



## MAIN PEDESTRIAN ROUTES



## SEATING HOTSPOTS





# SITE AS EVENT + GATHERING SPACE

VANCOUVER ART GALLERY NORTH PLAZA REDEVELOPMENT

## PLAZA AS CELEBRATION & FESTIVAL SPACE



JAZZ FESTIVAL



CITY OF BHANGRA



LUNAR NEW YEAR FESTIVAL



STREET FOOD CITY



SUN RUN MAIN STAGE

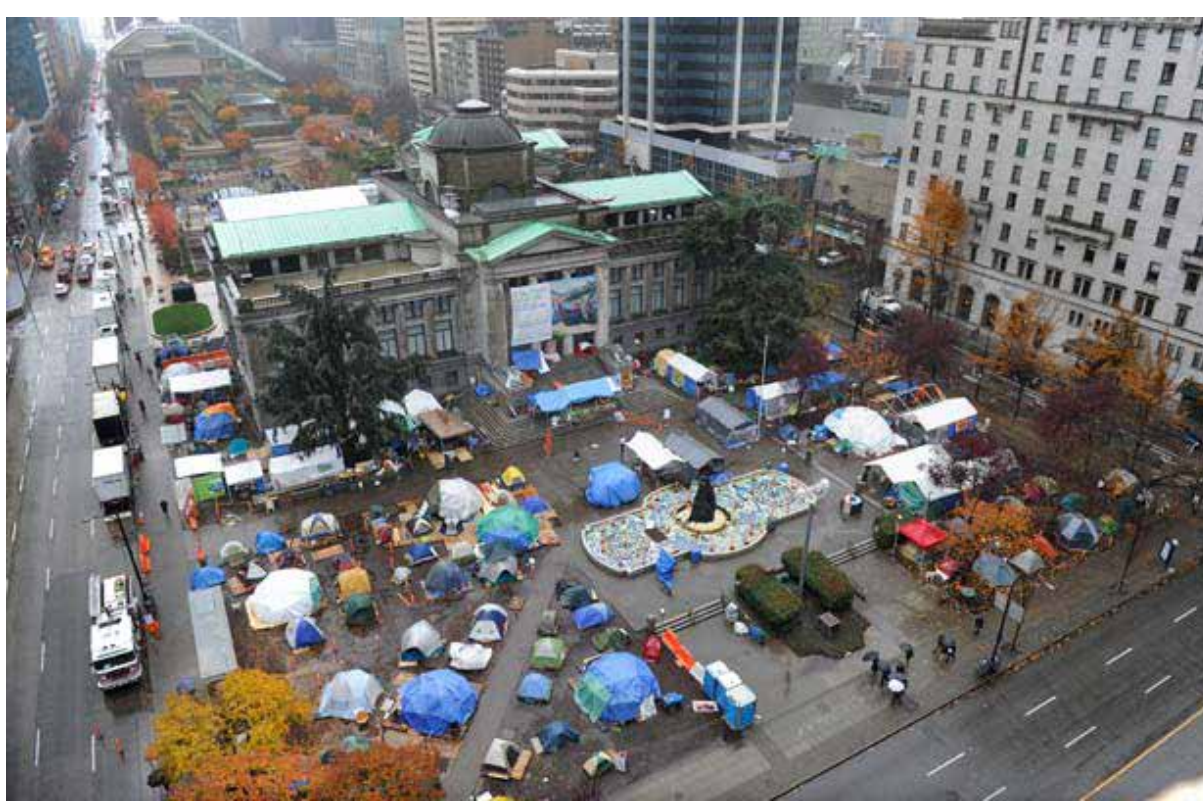
## CASE STUDY: JAZZ FEST



CURRENT JAZZ FEST SET UP

- Stage Location
- Festival Tents
- Washrooms
- Beer Garden
- Food and Artisan Market

## PLAZA AS MEETING SPACE



OCCUPY VANCOUVER



420 VANCOUVER



2010 OLYMPIC GAMES



CRITICAL MASS



VARIOUS PROTESTS

## CASE STUDY: 420 VANCOUVER



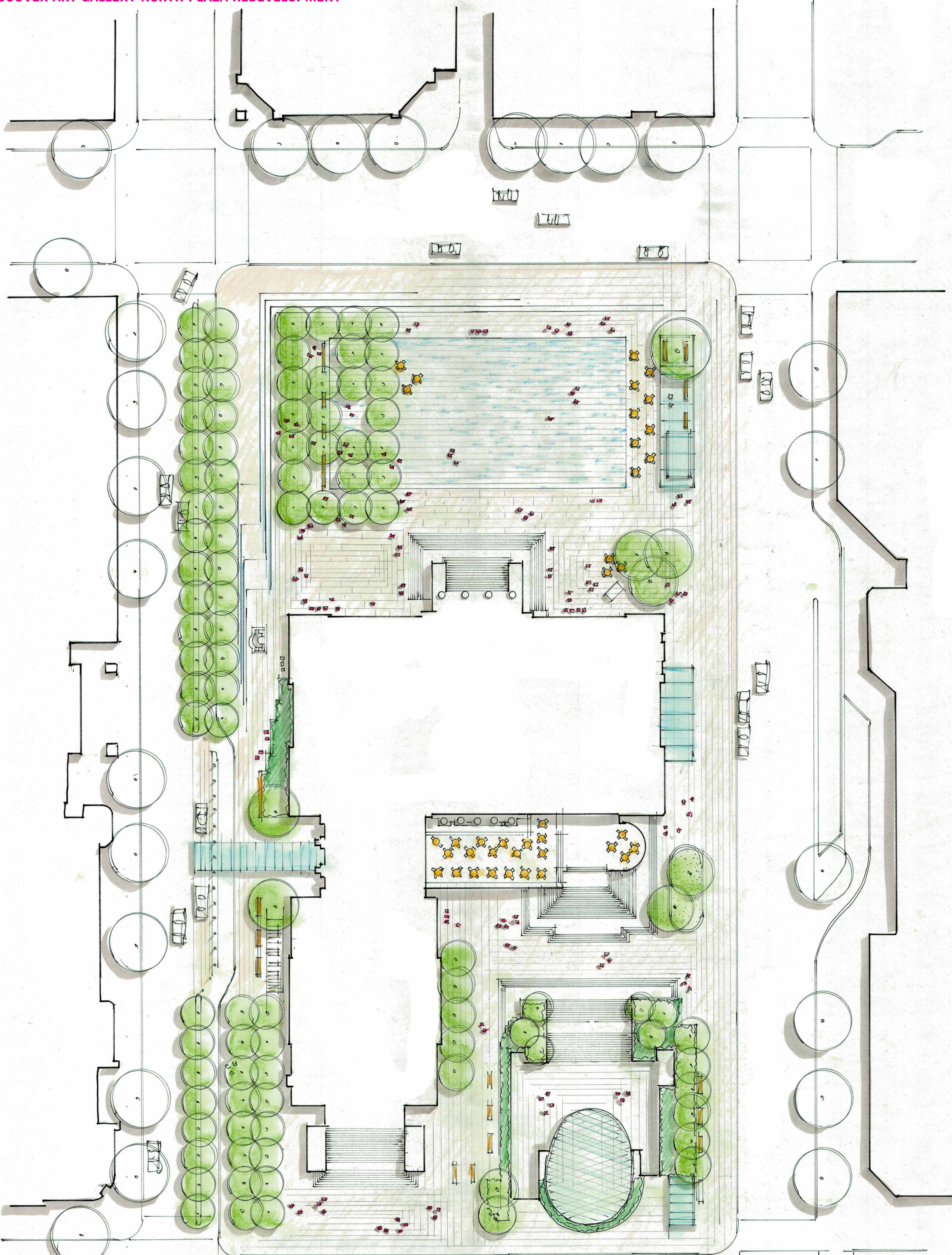
CURRENT 420 CROWD CONFIGURATION

- Crowd Capacity for Large Gatherings
- Announcement/Stage Location
- Informally Arranged Tents



# CONCEPT DESIGN - OPTION 1 - WET

VANCOUVER ART GALLERY NORTH PLAZA REDEVELOPMENT



PLAN

1:200



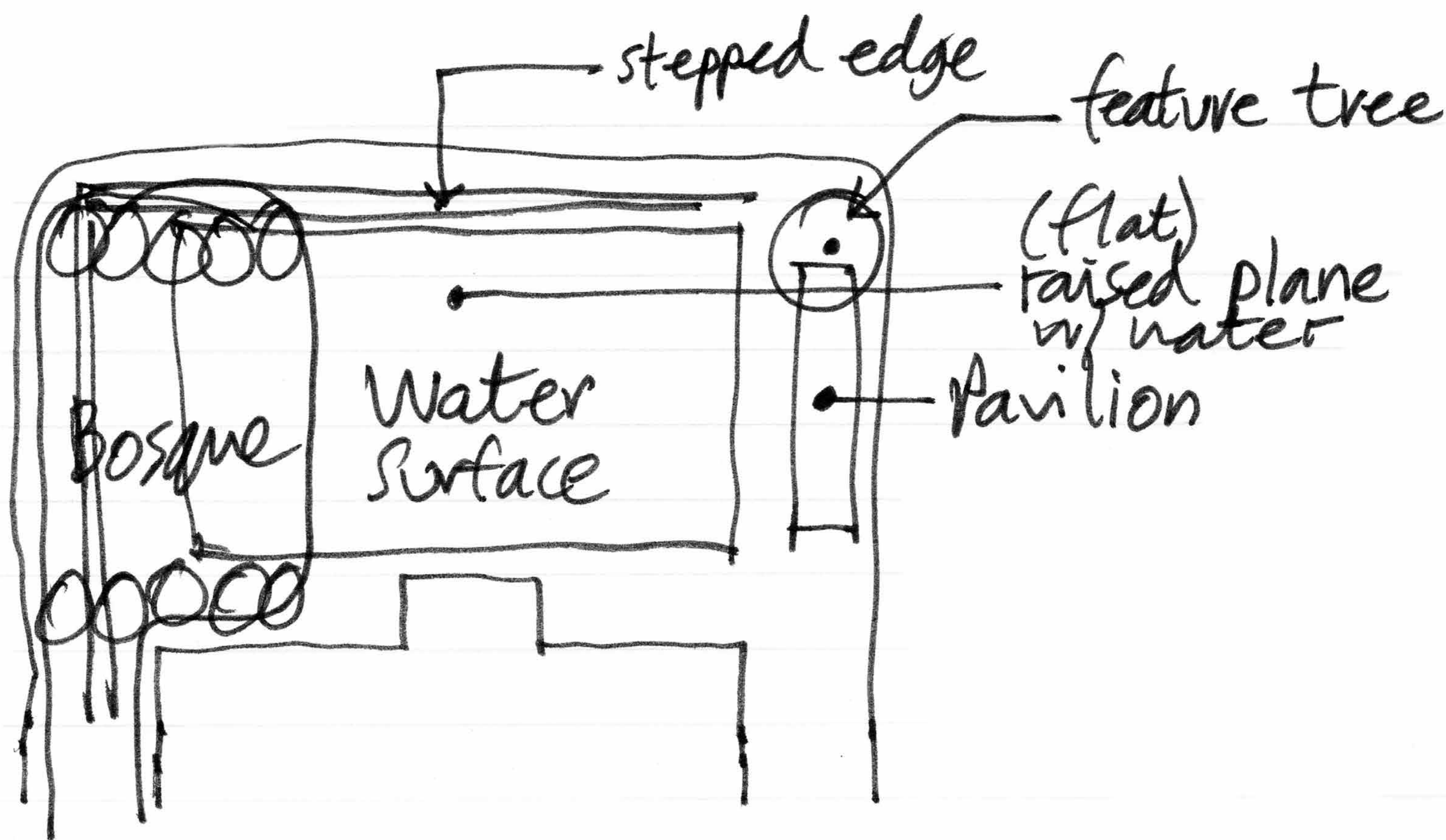


# CONCEPT DESIGN - OPTION 1 - WET

VANCOUVER ART GALLERY NORTH PLAZA REDEVELOPMENT

## THE BIG MOVES

- Bosque of trees encroaching into the square from Hornby Street side
- Raised flat ground plane
- Stepped edges along Hornby and Georgia
- Variable surface water treatment
- Pavilion along Howe Street
- Feature specimen tree at northeast corner



## PRECEDENT IMAGES

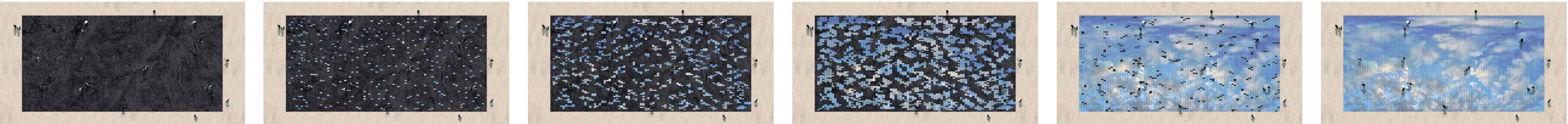


The large scale water feature shown in WET is conceptualized as a dynamic landscape which would act in several ways. Materially, it is a large rectangle of special paving stones which would rest on hidden pedestals within a shallow void under the plaza. The paving stones would be carefully designed to have very slight variations in level – enough to create different patterns of water accumulation, while still maintaining a comfortable surface to walk on. Under the

pavers, the void would naturally collect rainwater and act as a storm water collection field. As the water filled the void, the level of water would very gradually reach the level of pavers and then start to flood the stone landscape. As the water rose, the shallow mirror of water would spread across the plaza. Though the design described thus far could be completely passive, the plaza would need to have some control over how much it is flooded at certain times because of

events, etc. Because of this the water would need to have the ability to be drained whenever necessary, as well as potentially filled with another water source. To add another level of play and excitement to the feature – the design team imagines the inclusion of scattered misting spouts and small water jets within the paving field, as well as special lighting.

## MATERIAL STUDIES





# CONCEPT DESIGN - OPTION 1 - WET

VANCOUVER ART GALLERY NORTH PLAZA REDEVELOPMENT

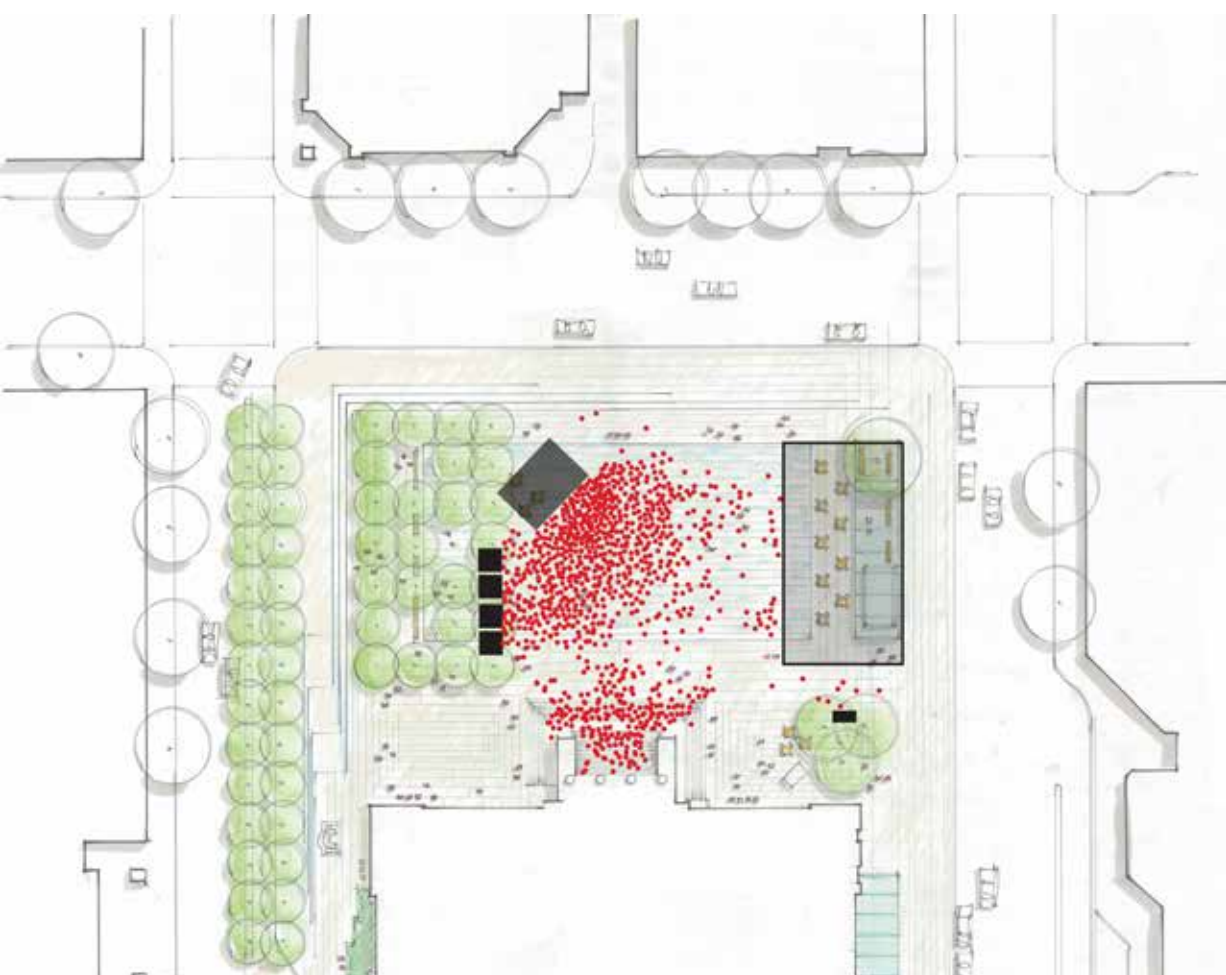
## AERIAL VIEW



## PROGRAMMING



JAZZ FESTIVAL - SET-UP 1



JAZZ FESTIVAL - SET-UP 2



MOVIE SCREENING

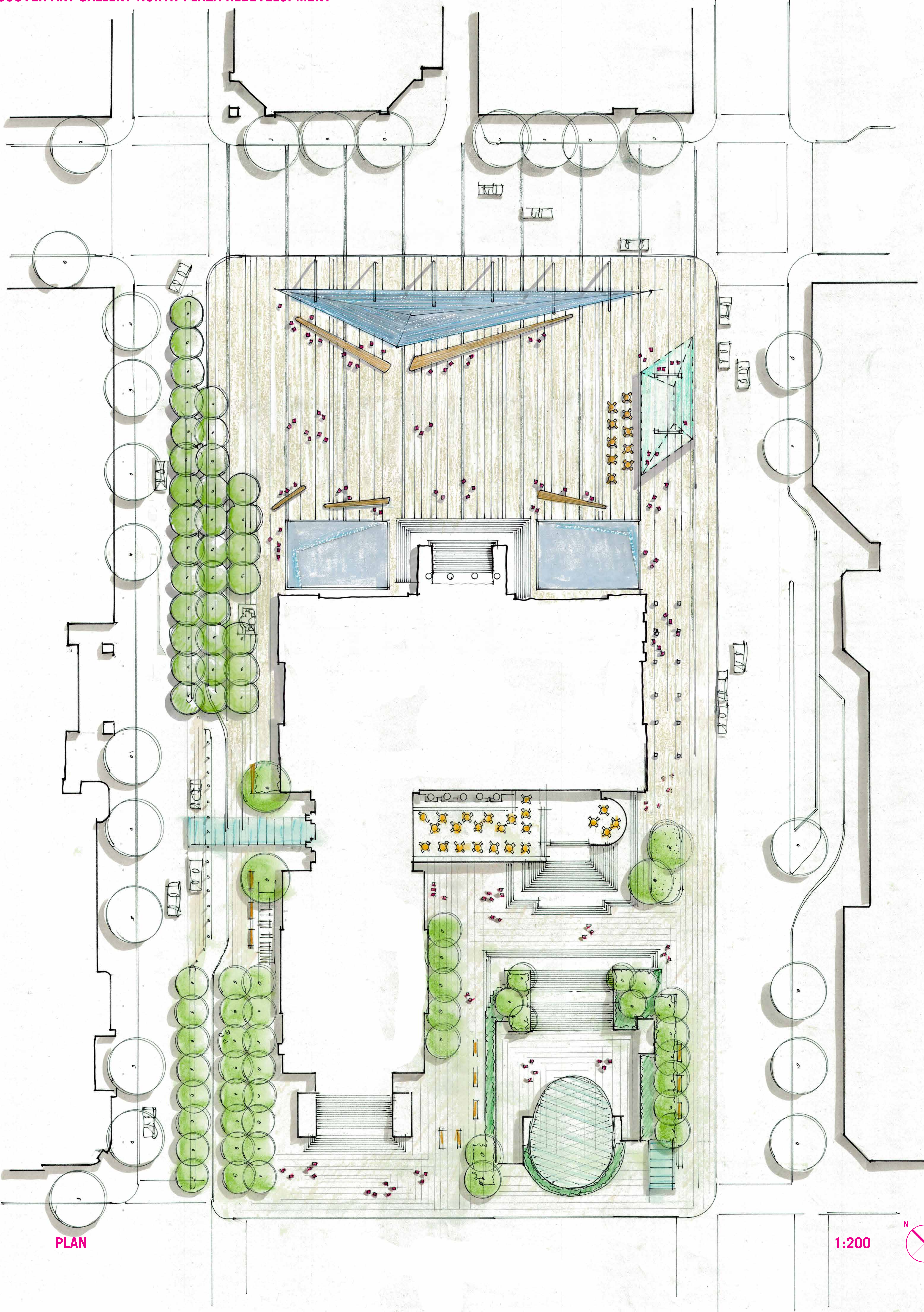
## STREET LEVEL VIEW





# CONCEPT DESIGN - OPTION 2 - ACTIVE EDGE

VANCOUVER ART GALLERY NORTH PLAZA REDEVELOPMENT



PLAN

1:200



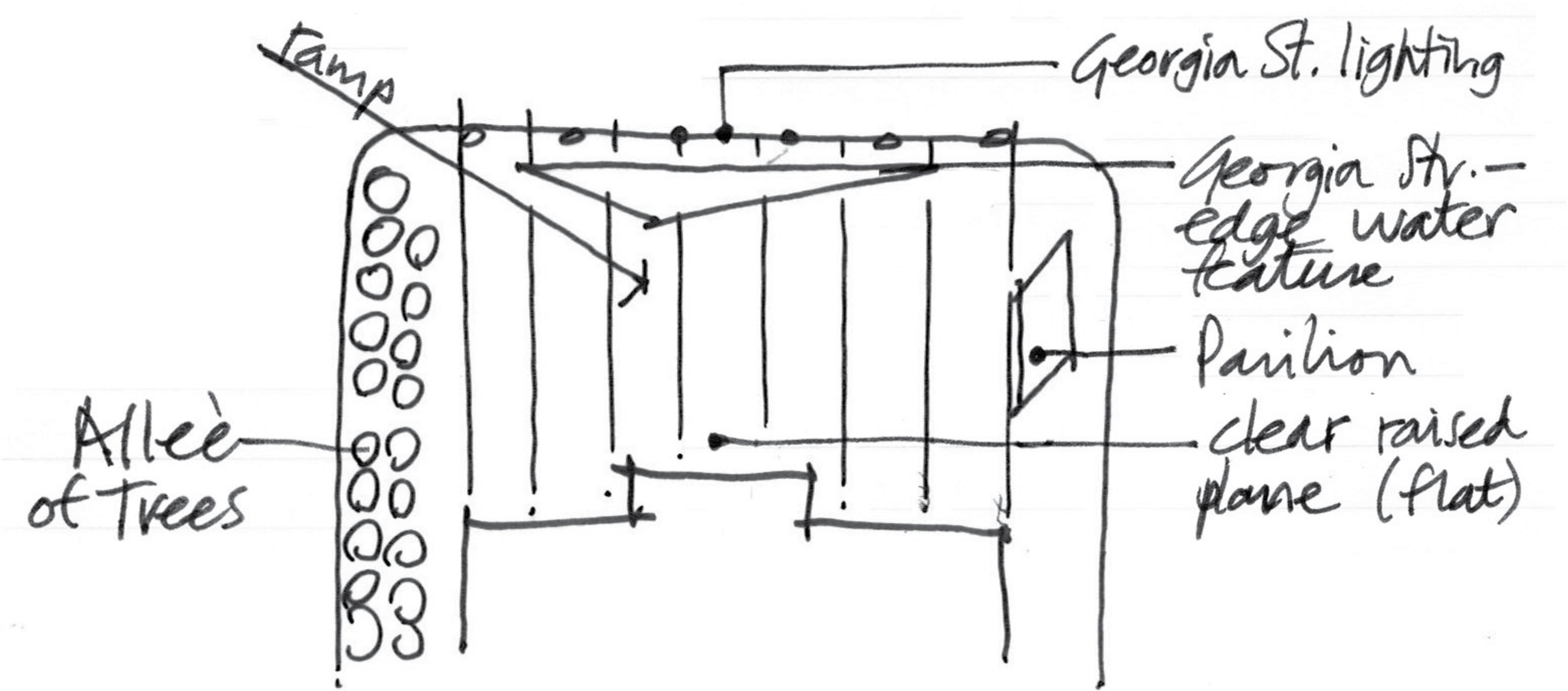


# CONCEPT DESIGN - OPTION 2 - ACTIVE EDGE

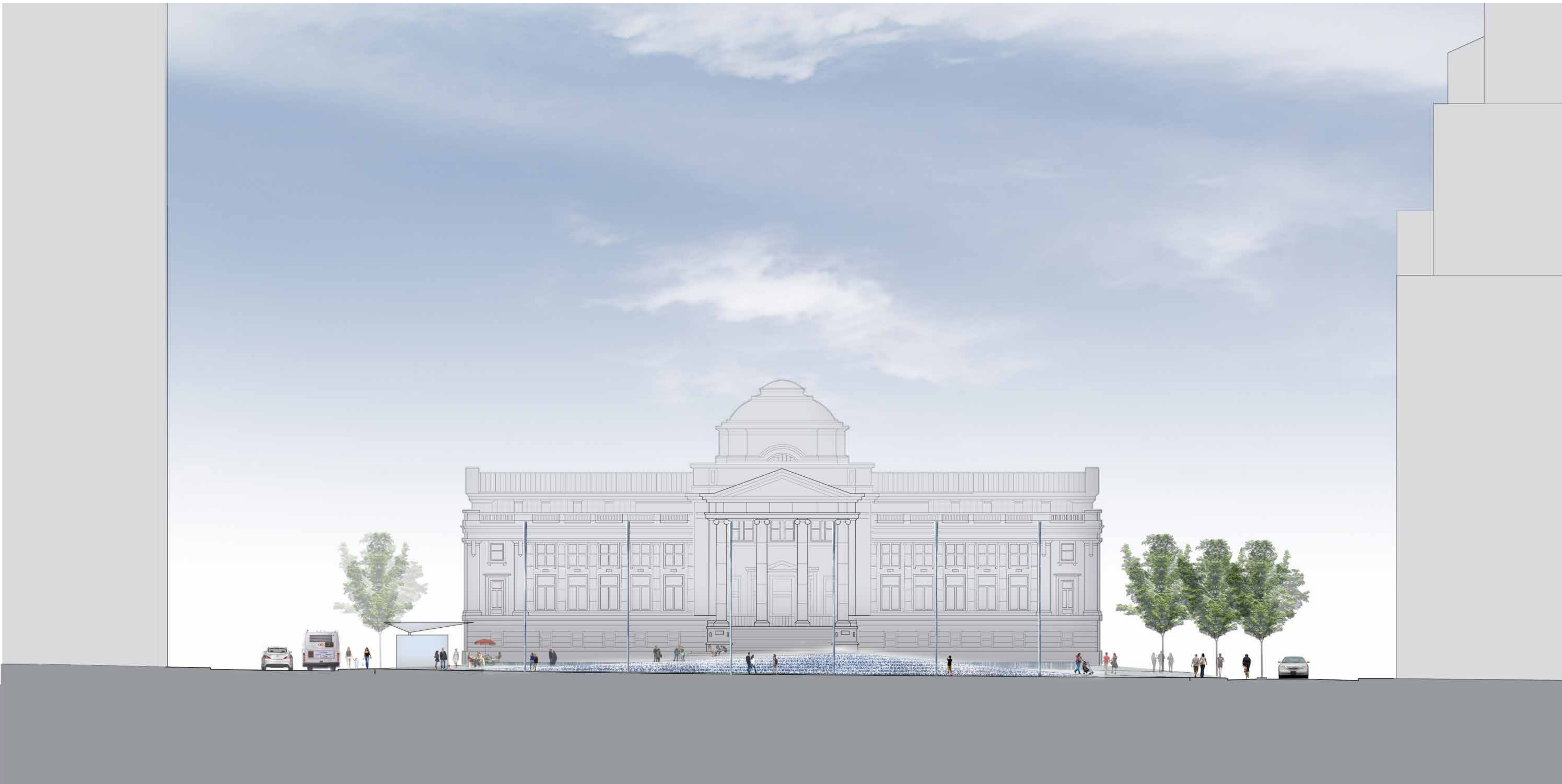
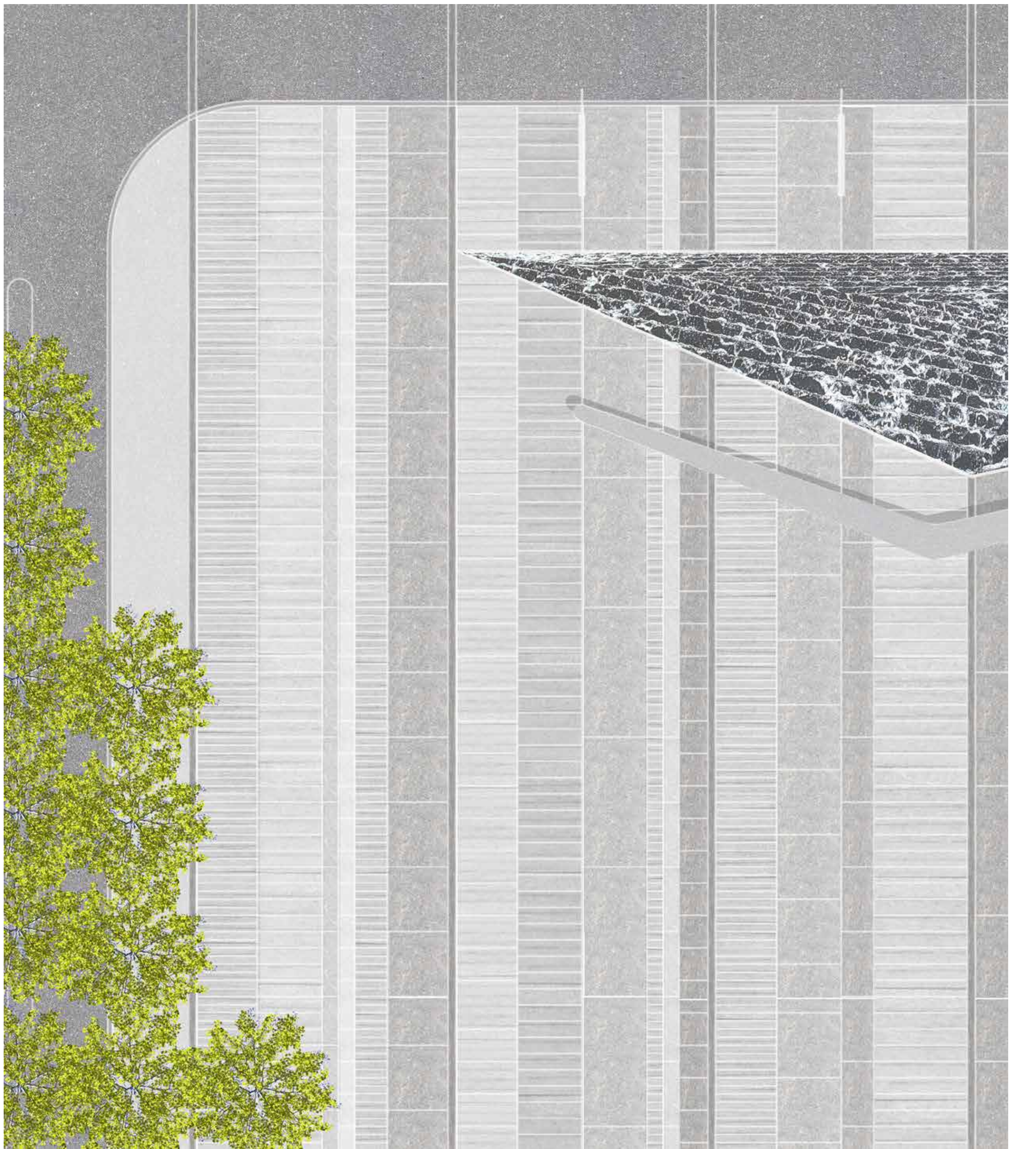
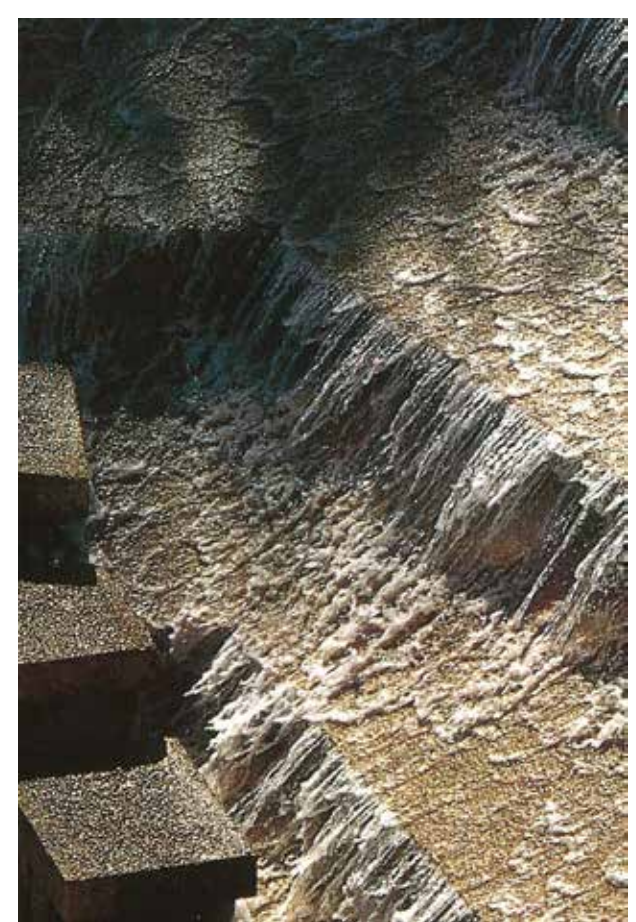
VANCOUVER ART GALLERY NORTH PLAZA REDEVELOPMENT

## THE BIG MOVES

- Allée (a double row of trees) of trees along Hornby Street
- Raised flat ground plane
- Stepped edges along Hornby and Georgia with ramp at corner
- Water feature along Georgia Street
- 'Smart Pole' lighting masts along Georgia Street ('Smart Pole' may incorporate lighting, sound, wifi, signage)
- Pavilion along Howe Street



## PRECEDENT IMAGES





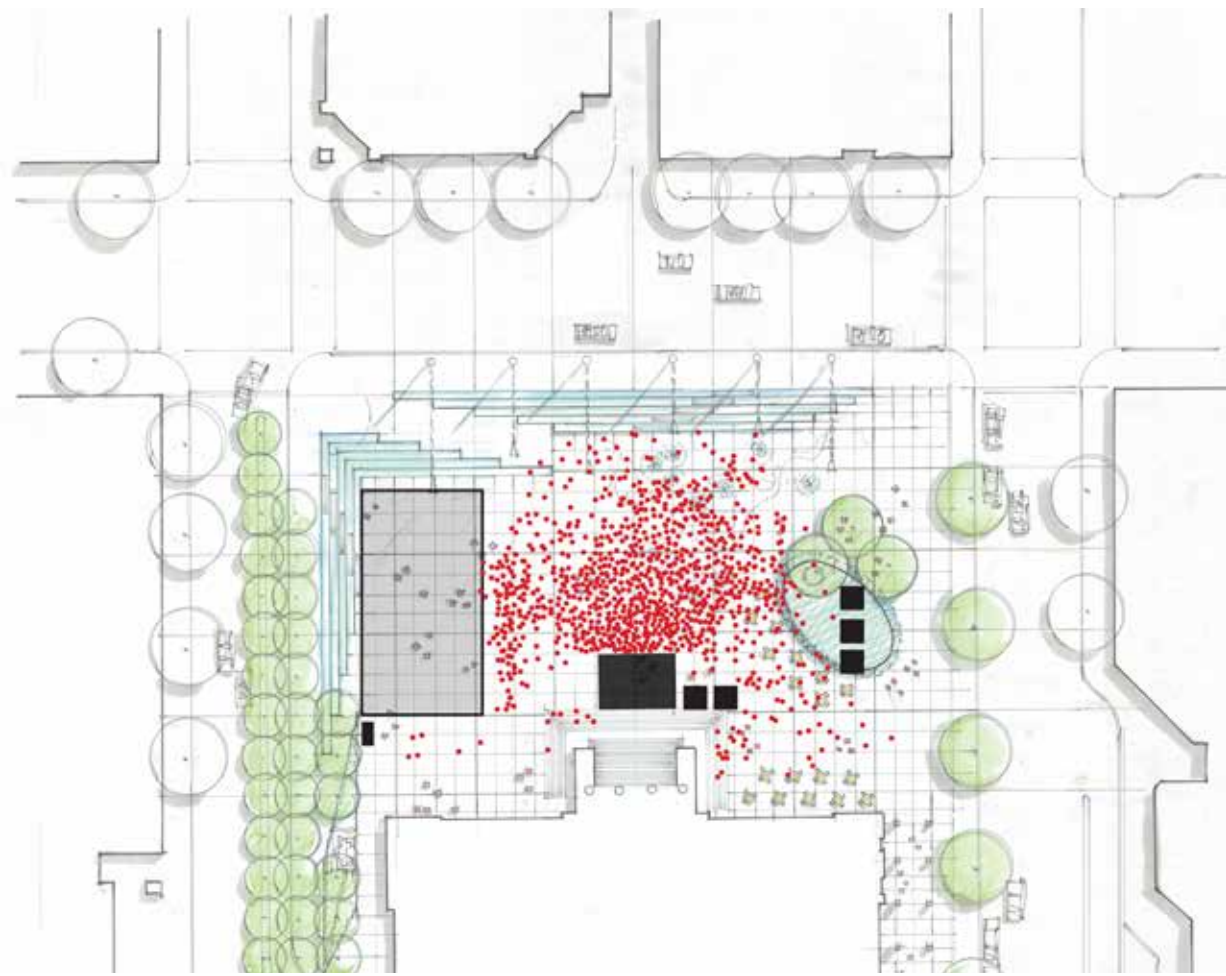
# CONCEPT DESIGN - OPTION 2 - ACTIVE EDGE

VANCOUVER ART GALLERY NORTH PLAZA REDEVELOPMENT

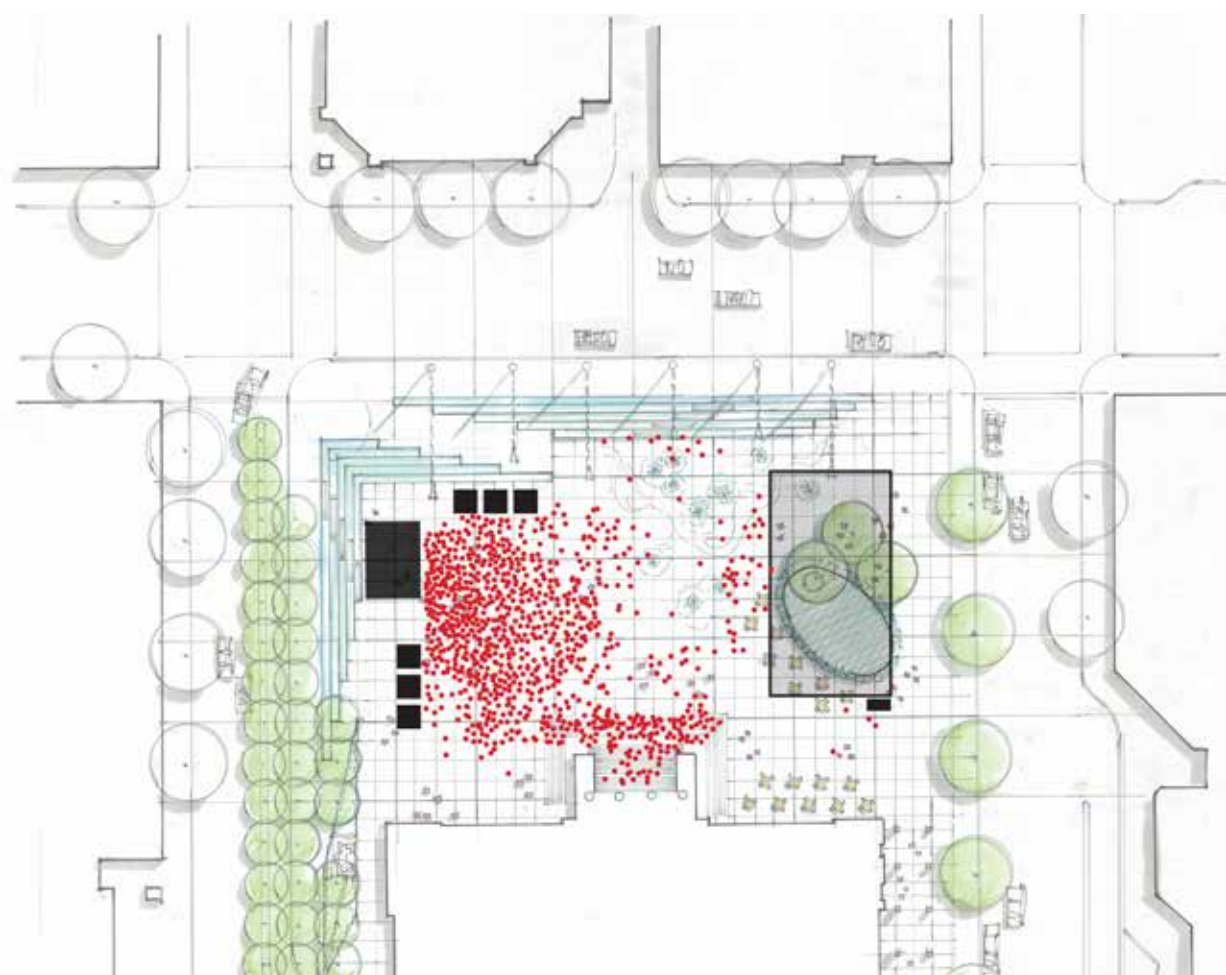
## AERIAL VIEW



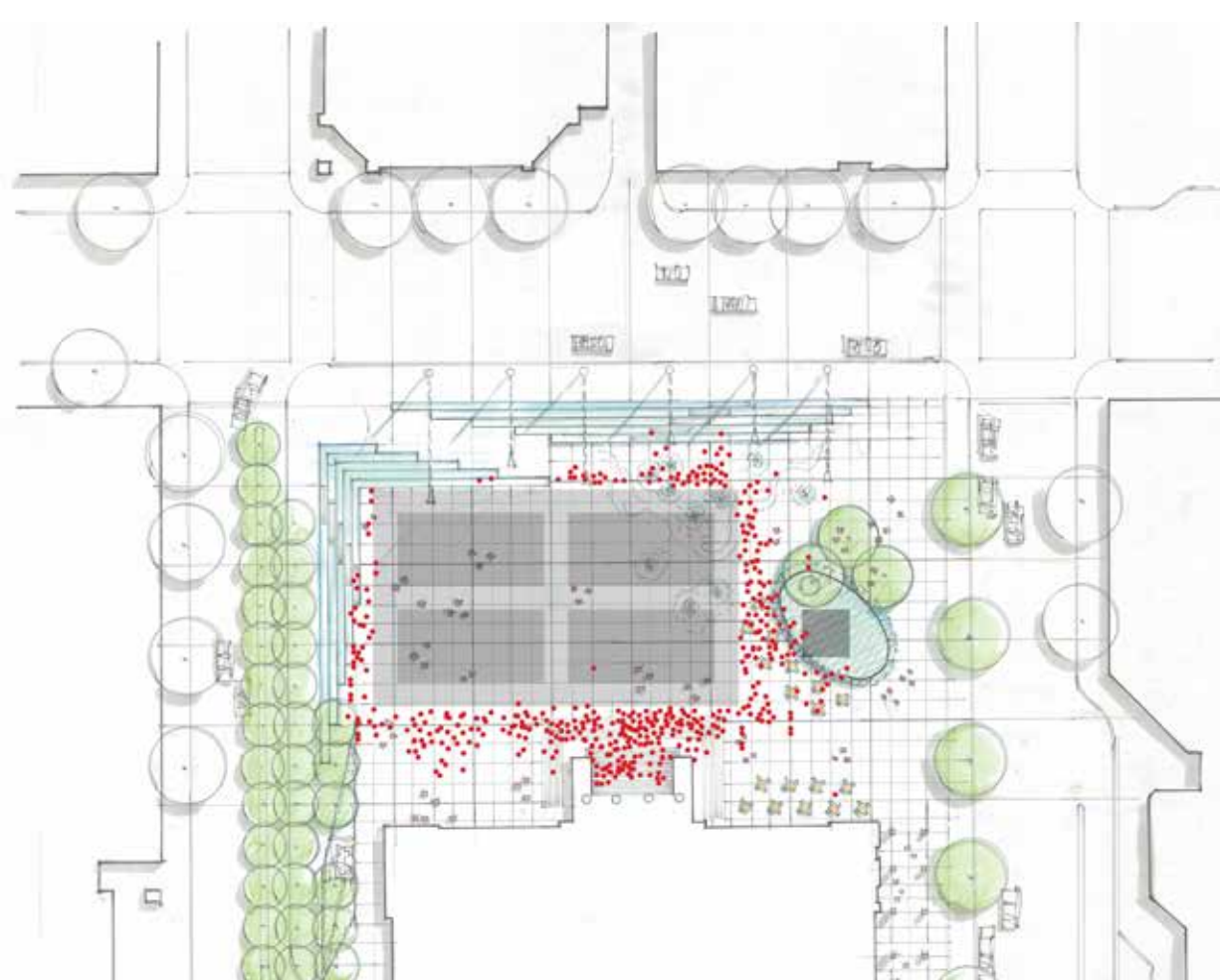
## PROGRAMMING



JAZZ FESTIVAL - SET-UP 1

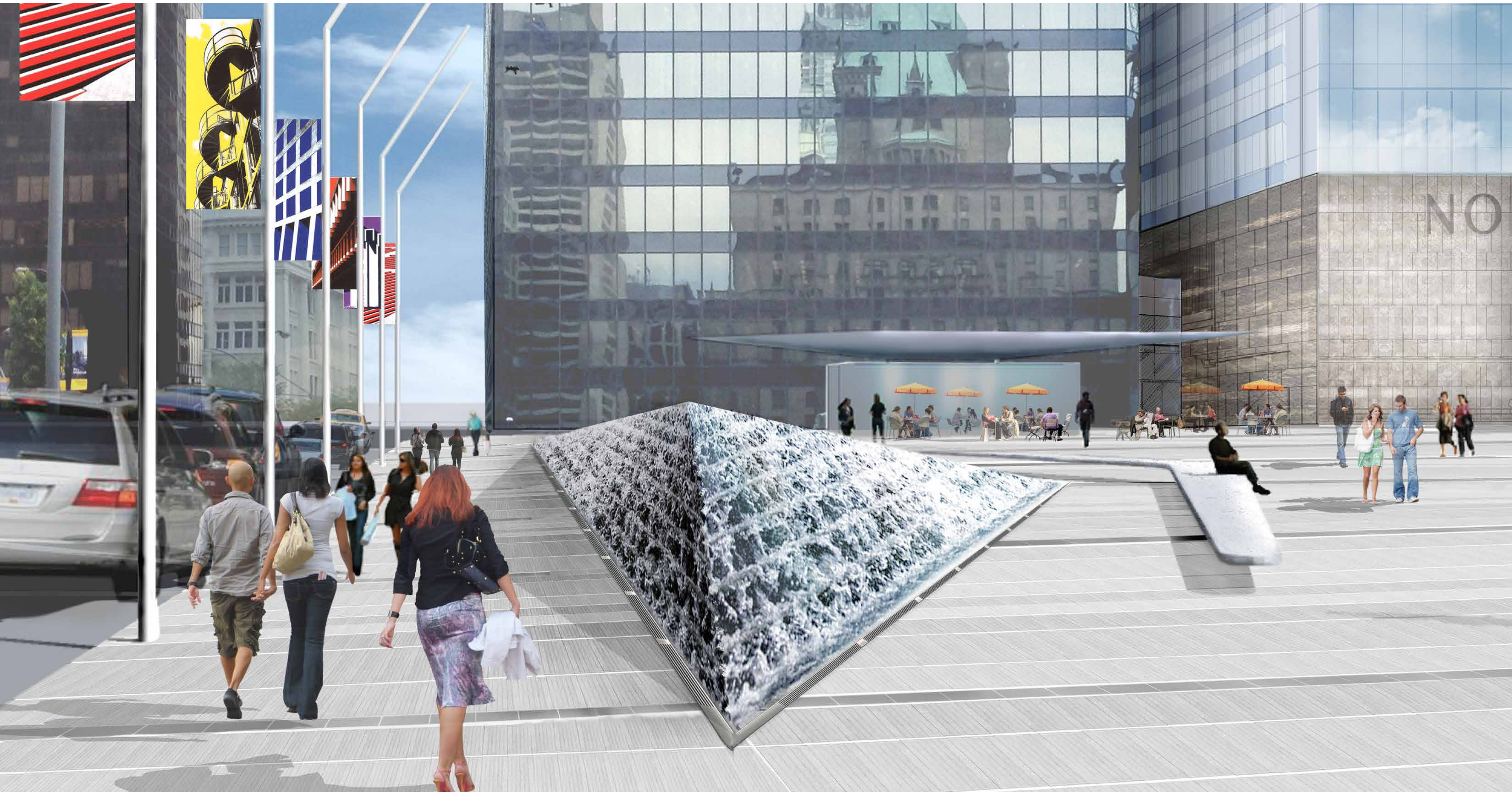


JAZZ FESTIVAL - SET-UP 2



VOLLEYBALL TOURNAMENT

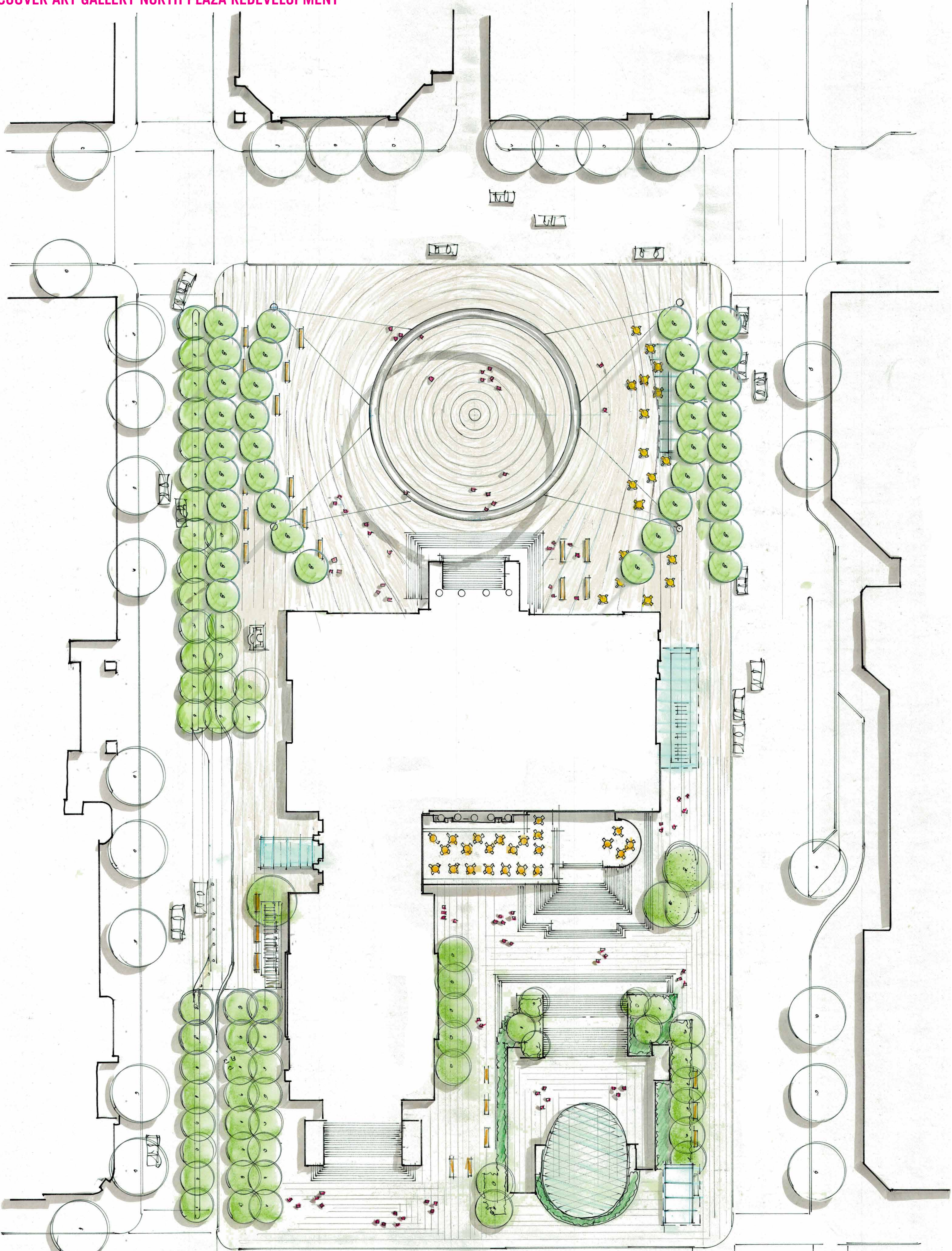
## STREET LEVEL VIEW





# CONCEPT DESIGN - OPTION 3 - PLALO RING

VANCOUVER ART GALLERY NORTH PLAZA REDEVELOPMENT



PLAN

1:200



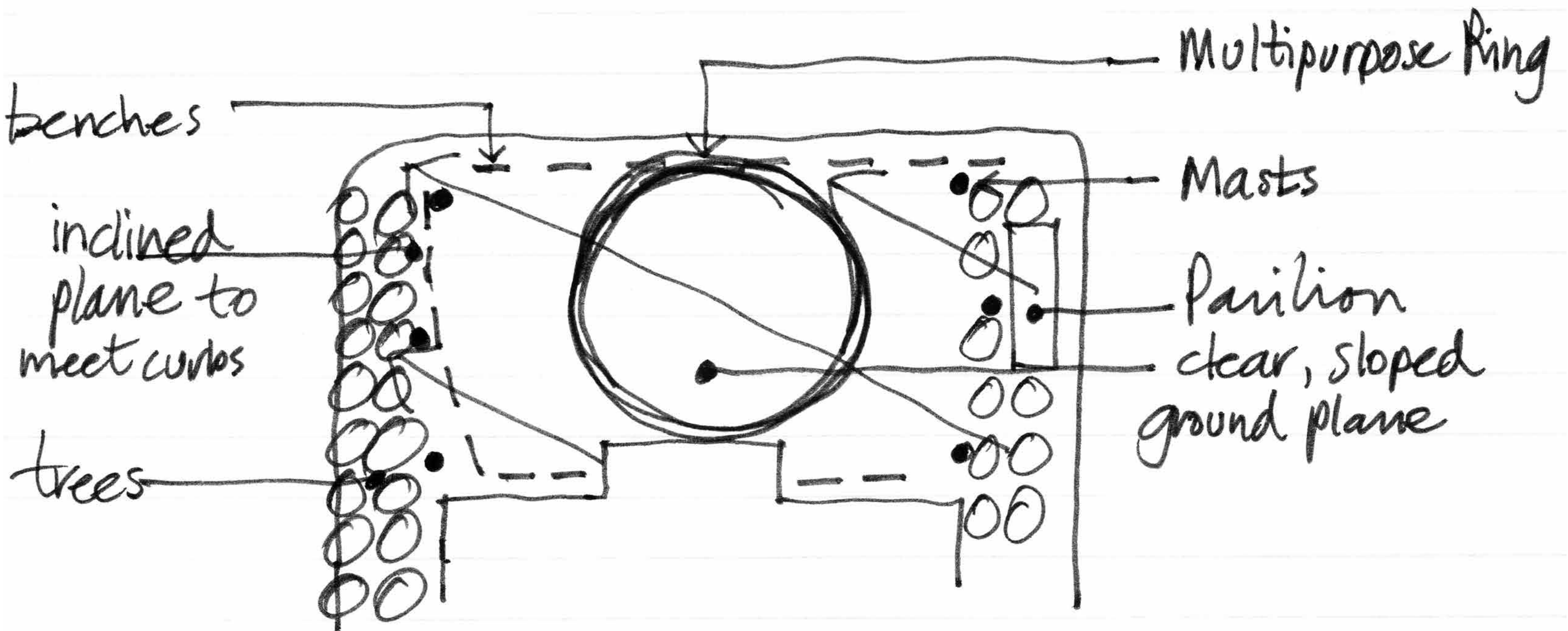


# CONCEPT DESIGN - OPTION 3 - PLALO RING

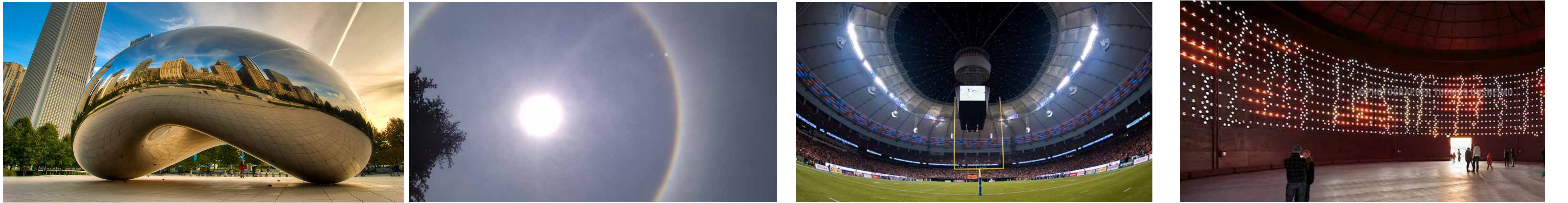
VANCOUVER ART GALLERY NORTH PLAZA REDEVELOPMENT

## THE BIG MOVES

- Trees on both Hornby Street and Howe Street sides.
- Multi-purpose floating circular 'Ring' (lighting, sound, etc.), supported on masts.
- Inclined ground plane meeting existing curbs on all sides.
- Pavilion along Howe Street.
- Benches at plaza perimeter.



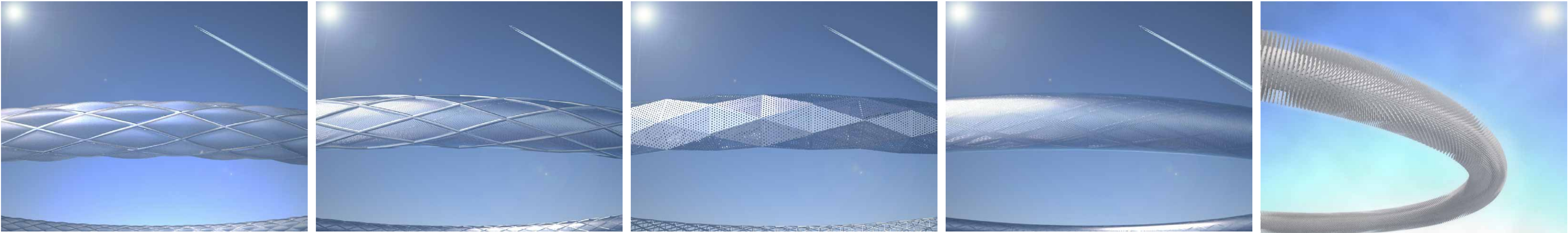
## PRECEDENT IMAGES



## ILLUMINATION VARIATIONS



## MATERIAL STUDIES





# CONCEPT DESIGN - OPTION 3 - PLALO RING

VANCOUVER ART GALLERY NORTH PLAZA REDEVELOPMENT

## AERIAL VIEW



## PROGRAMMING



JAZZ FESTIVAL - SET-UP 1



JAZZ FESTIVAL - SET-UP 2



VOLLEYBALL TOURNAMENT

## STREET LEVEL VIEW

