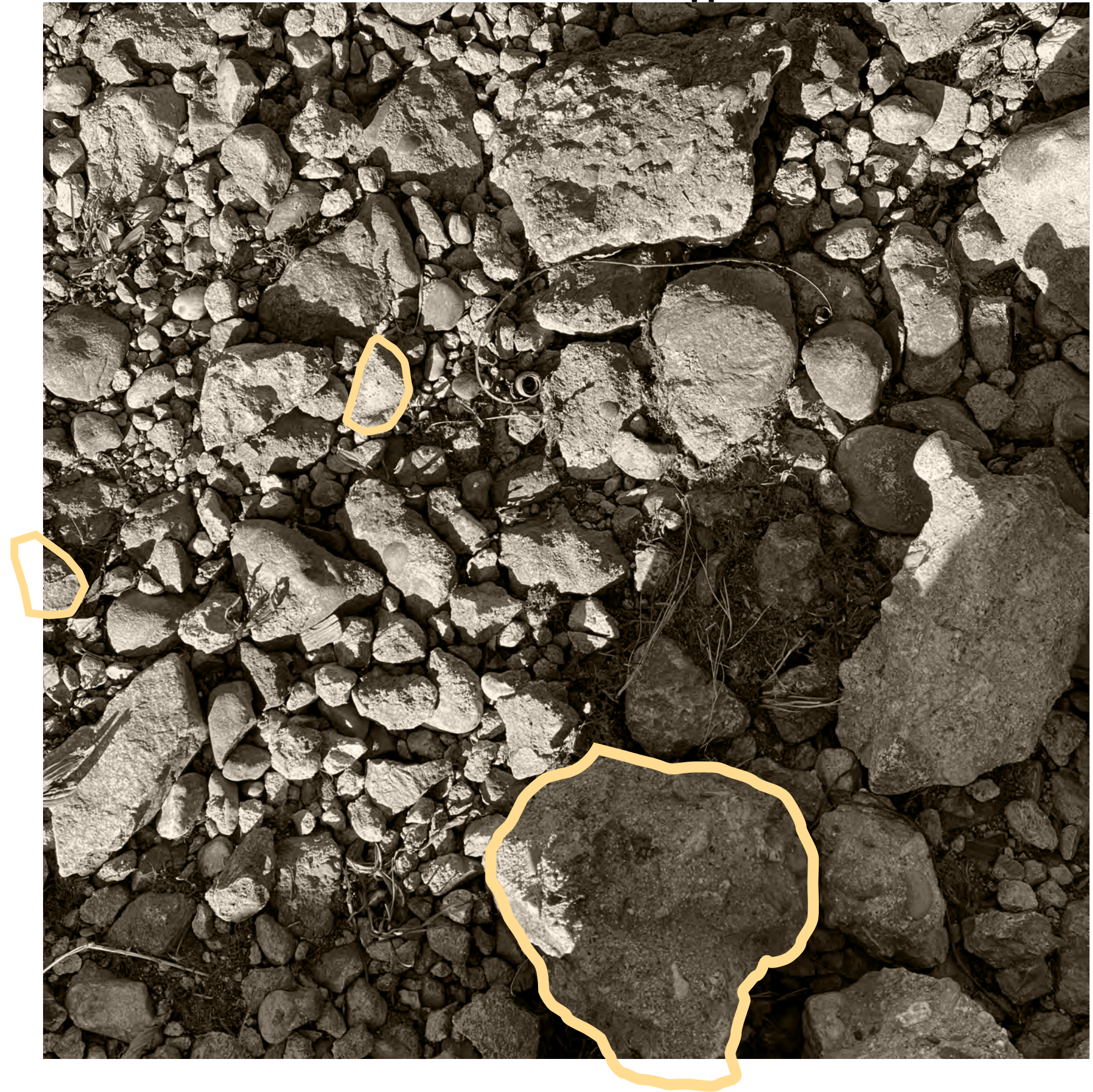


3.0 Design Rationale



3.1 Architecture Design Concept

Three discrete buildings punctuate the River District foreshore site. Each plays a significant role in activating and framing the public realm through their uses, orientation, scale and relationship to one another.

The building massings are positioned on the site to create the most impactful and contiguous park space possible. In order to more directly address their urban neighbours and the riverfront, the massings are hinged and rotated eastward. This rotation provides clear views from interior spaces to the river and shapes the adjacent outdoor public spaces.

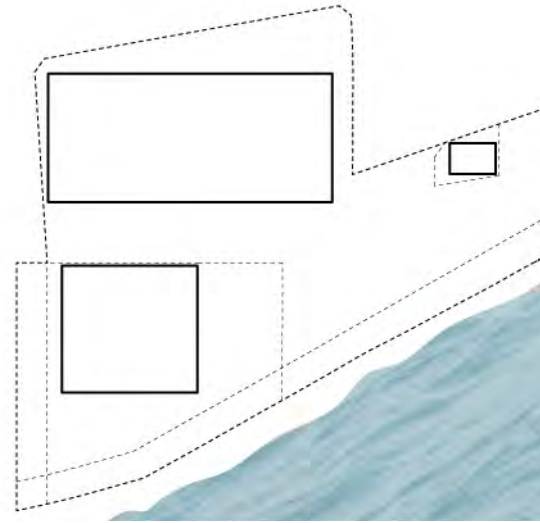
The necessary back of house areas for the buildings are aggregated toward the outboard side - westward for the Community Centre and CRU, and eastward for the Pavilion. Access/Arrival zones are then carved away from the massing to create welcoming overhangs and doors that are legible from a distance. These covered entryways bridge the indoor and outdoor spaces while offering weather protection in cooler seasons.

While various minor public spaces are shaped between and around the buildings including an arrival plaza at the east of the Community Centre and a breeze way between the Community Centre and CRU, the building façades are oriented to frame the major Public Plaza space and provide a sense of containment for patrons. Visual connectivity between the indoor spaces and the Public Plaza is heighten by this framing which creates opportunities for patrons to see through the buildings to the plaza and river, as well as for

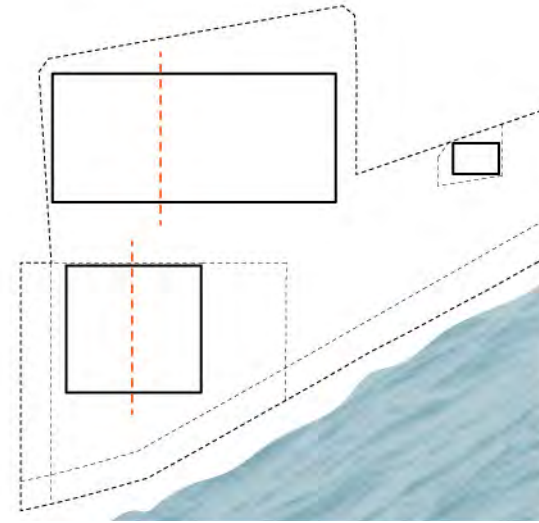
patrons on the plaza to see activity within the buildings. This creates a mechanism of passive surveillance and a critical mass that is crucial for a vibrant public realm.

Within the Community Centre a 4-storey interconnected central atrium is created that provides visual connectivity between all levels of the building as well as opportunities for passive ventilation and daylighting. Active program spaces animate the interior façades of the lobby as well as exterior façades along the plaza (multi-purpose rooms and gymnasium), along River District Crossing (cultural practice space and fitness) and along Mews G (cultural practice, gymnasium, administration). Level 2 program provides active oversight on three sides of the building including a south oriented patio space; and Level 3 childcare provides activation through a significant rooftop activity space.

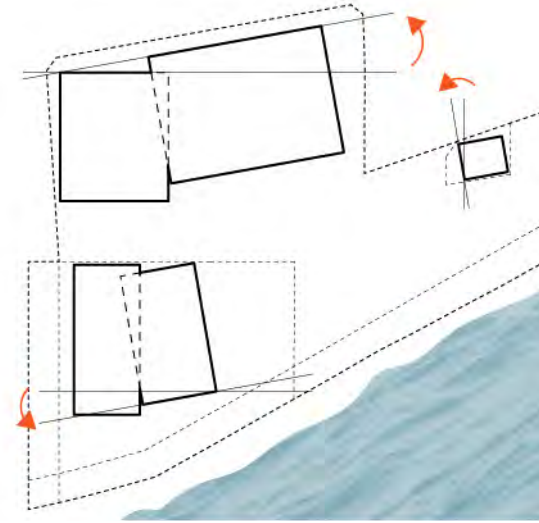
3.2 Architecture Concept Diagrams



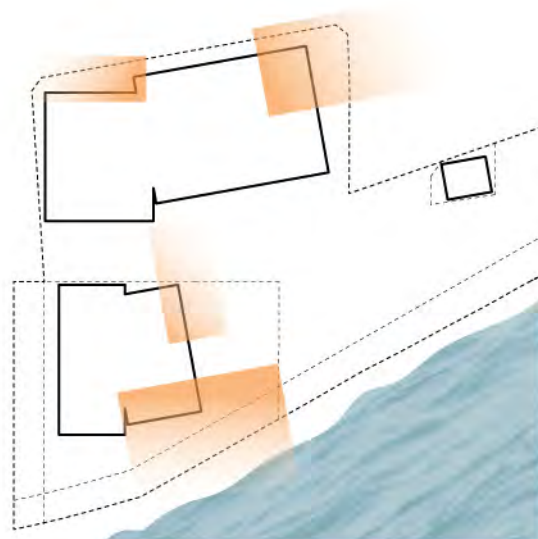
01. Massing Blocks



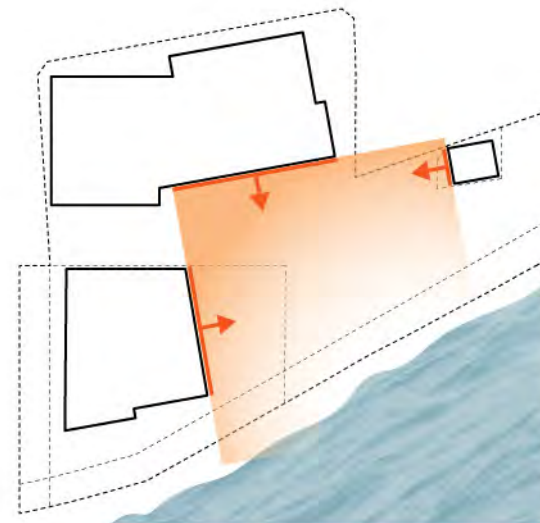
02. Split



03. Rotate to Address River

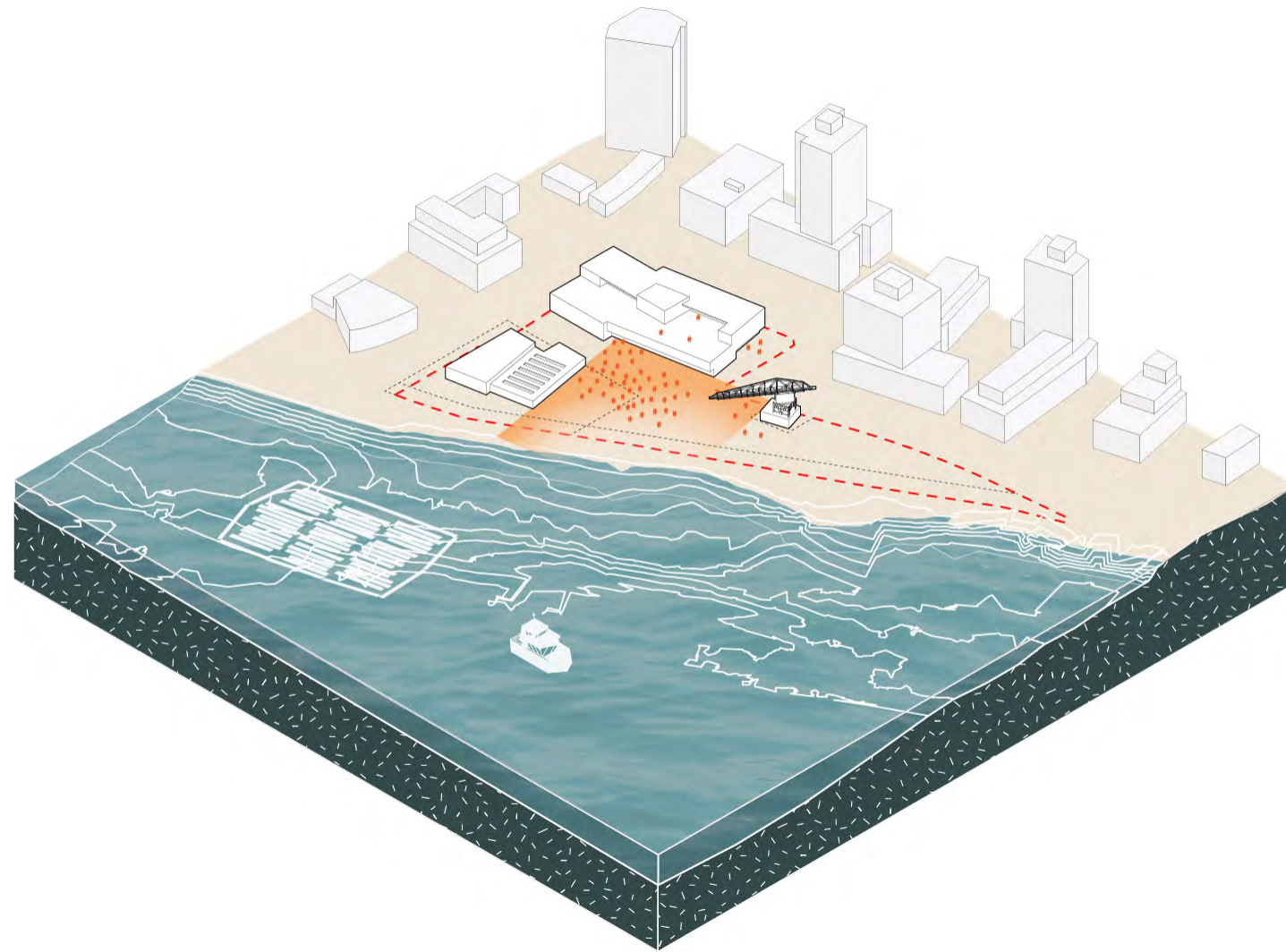


04. Carve Access Points



05. Frame the Plaza

3.4 Architecture Form & Massing



01. Develop a strong public realm with a clear connection with the river front.

3.5 Community Centre & Urban Design Inspiration



The Shipyards



Clayton Community Centre



3.6 Landscape Design Principles



CELEBRATE THE STORY OF THE RIVER

INTEGRATE RESILIENT NATURAL SYSTEMS

DYNAMIC COMMUNITY USES

CULTIVATE INTERACTIONS + SOCIAL OPPORTUNITIES

CONNECT

- Bring elements of water into the plaza with opportunity to touch the water, giving you the feeling of being in or near the Fraser River;
- Using the story of the river as a guide to reveal the different eras of the site's history;
- Bring awareness of sea level rise and climate adaptation.

- Establish a functional ecological corridor through the adjacent parks;
- Use the landscape to manage and filter stormwater and enhance biodiversity;
- Create a resilient shoreline that reduces storm surges and shoreline erosion.

- Provide flexible spaces that are adaptable for a variety of year round programs such as: play, festivals, special events, farmers markets, and public enjoyment;
- Include interactive and technically sophisticated lighting and sound throughout the plaza, giving it life day and night.
- Ensure plaza is accessible for all ages and abilities.

- Provide a diverse range of experiences, including group gatherings, intimate places for reflection and wildlife watching, and opportunities for recreation associated with the Community Centre;
- Encourage human connections with thoughtfully designed seating along the foreshore.

- Support east-west regional active transportation connections along the riverfront;
- Foster north-south pedestrian and bike connections that facilitate access to High Street and beyond;
- Provide universally-accessible circulation routes through the plaza where possible;
- Create continuity with existing parks and public realm by repeating selected design elements in the new parks.



Image from Songs for Reconciliation Project, 2014. Photo: Brian Lye

A WELCOMING SPACE

- Creating a sense of belonging must go beyond “everyone is welcome”. If a space is not built with that user group in mind, they will not feel welcome. There are no “culturally neutral” places; they are often designed for the dominant culture but not necessarily representing anyone’s own culture. Building for an Indigenous presence is not contrary to anyone’s experience. An Indigenous space is by its very definition a welcoming space. It is a nurturing space that allows for culture to be shared.
- Promoting inter-generational activities, bringing together Elders and youth is another important Indigenous design principle. Design to welcome youth with playful elements such as large swings or slides.



Thunderbird Sharing Ceremony, 2017 Photo: Pablo Cesar Palma

A PLACE TO GATHER

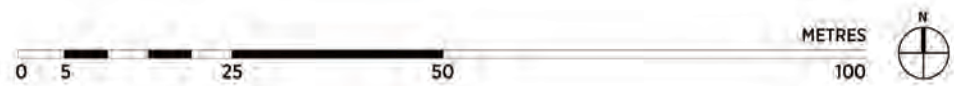
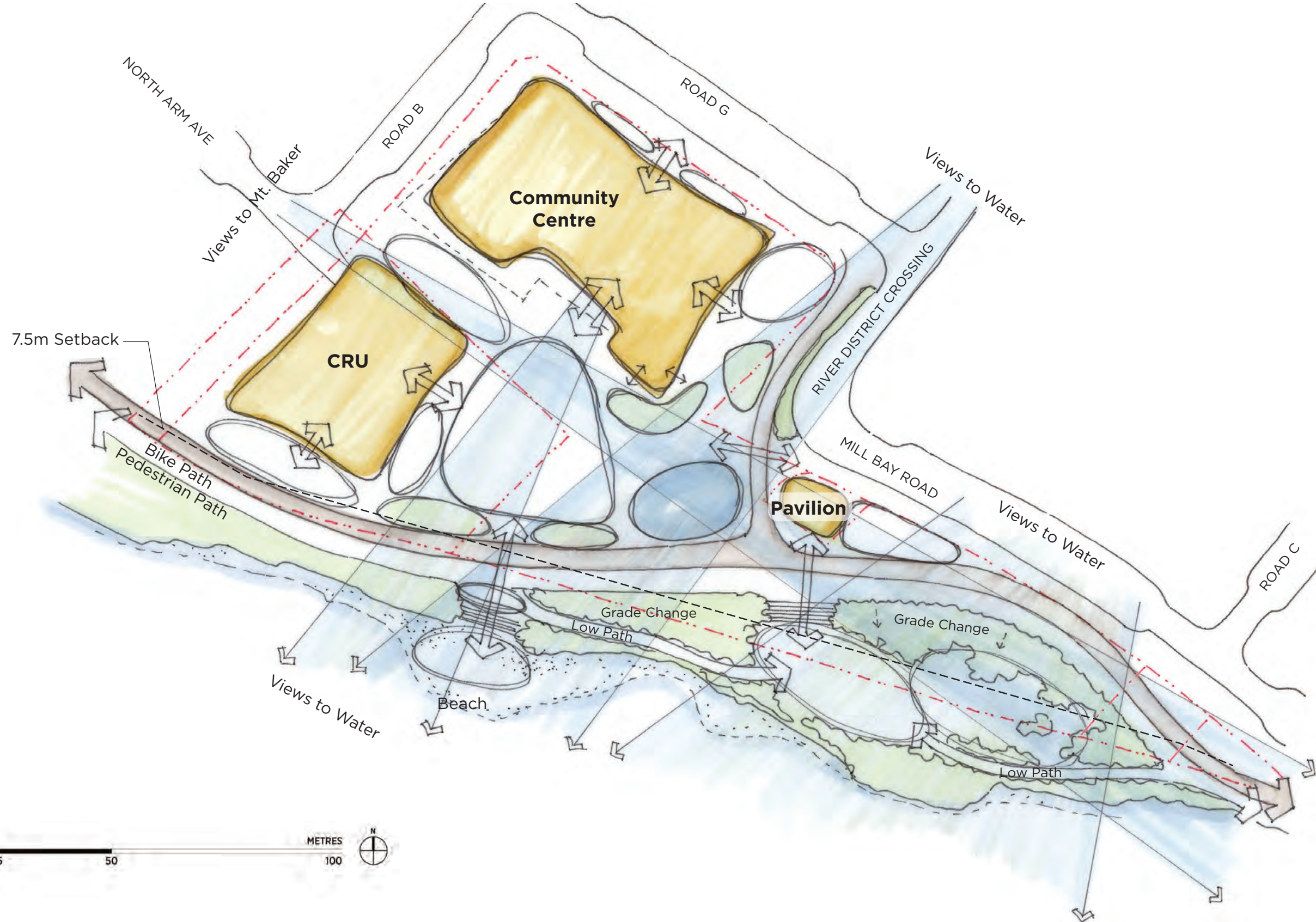
- Accessing a place by canoe and celebrating at the water’s edge are two key principles in Indigenous culture. The shoreline is a celebratory space that generates enthusiasm and should accommodate and welcome highly respected dignitaries.
- Structures are typically single pitched roof on the Coast Salish villages.
- For gathering, it is important to sit in a place that feels nurturing and safe with back protected and that is oriented towards the water.
- Consideration should be brought to accommodate logistics for cultural ceremonies and events such as potlatch and ceremonial dancing.

ORIENTED TO WATER

- There is a profound tie to the water that is expressed through the orientation of the coastal villages to the waterfront. This profound tie to water should be reflected in the design of the gathering space. This physical and spiritual connection is a key Indigenous design principle.
- Cultural activities that could happen there include, but are not limited to, official ceremony, canoeing and fishing.

These principles (A Welcoming Space and A Place to Gather) were developed by the Nations and City staff from the Northeast False Creek design process. The East Fraserlands are also unceded shore front lands with significant parks planned. These principles are included here to provide high-level context and acknowledge learnings from past engagements while conversations specific to this area and context move forward.

3.7 Landscape Spatial Layout Plan



3.8 Overall Plaza & Park Concept Design

NOT TO SCALE



3.9 Plaza Concept

Design Rationale

The concept for the Fraser River community centre plaza embodies a deep understanding and celebration of its unique location, seamlessly connecting the East Fraser Land community to the north and the majestic Fraser River to the south. The design aims to create a vibrant and inviting public space that fosters a strong sense of community, while paying homage to the natural elements that define this remarkable setting.

Pending future engagement with the Nations, learning from previous processes have been applied to these preliminary concepts. Opportunities for Indigenous cultural visibility will also be prioritized as conversations specific to this area move forward with the Nations. The plaza's layout and elements prioritize establishing strong visual and physical connections between the community and the river. The design achieves this by incorporating specialty paving that weaves throughout the space, guiding people towards the community center and various social gathering areas dispersed throughout the plaza. This feature encourages movement and exploration, inviting visitors to engage with plaza programming and circulate through to the CRU, community centre or riverfront park.

The plaza concept is inspired by the flow and movement of the river with large raised 'island' planters offering seating opportunities and soil depth for a lush tree canopy. Central to the plaza is a captivating water feature inspired by the tidal movement of the Fraser River. The water feature is thoughtfully integrated to offer opportunities for relaxation and respite, particularly during the hot summer months. Individuals are encouraged to sit and unwind by dipping their feet into the cool water, fostering a sense of playfulness and social interaction. This interactive aspect brings people together, creating shared experiences within the plaza.

The plaza is equipped with space and resources for larger gatherings such as markets and festivals and equally suited for small gatherings and every day life of East Fraser Lands community members.



Views to the River



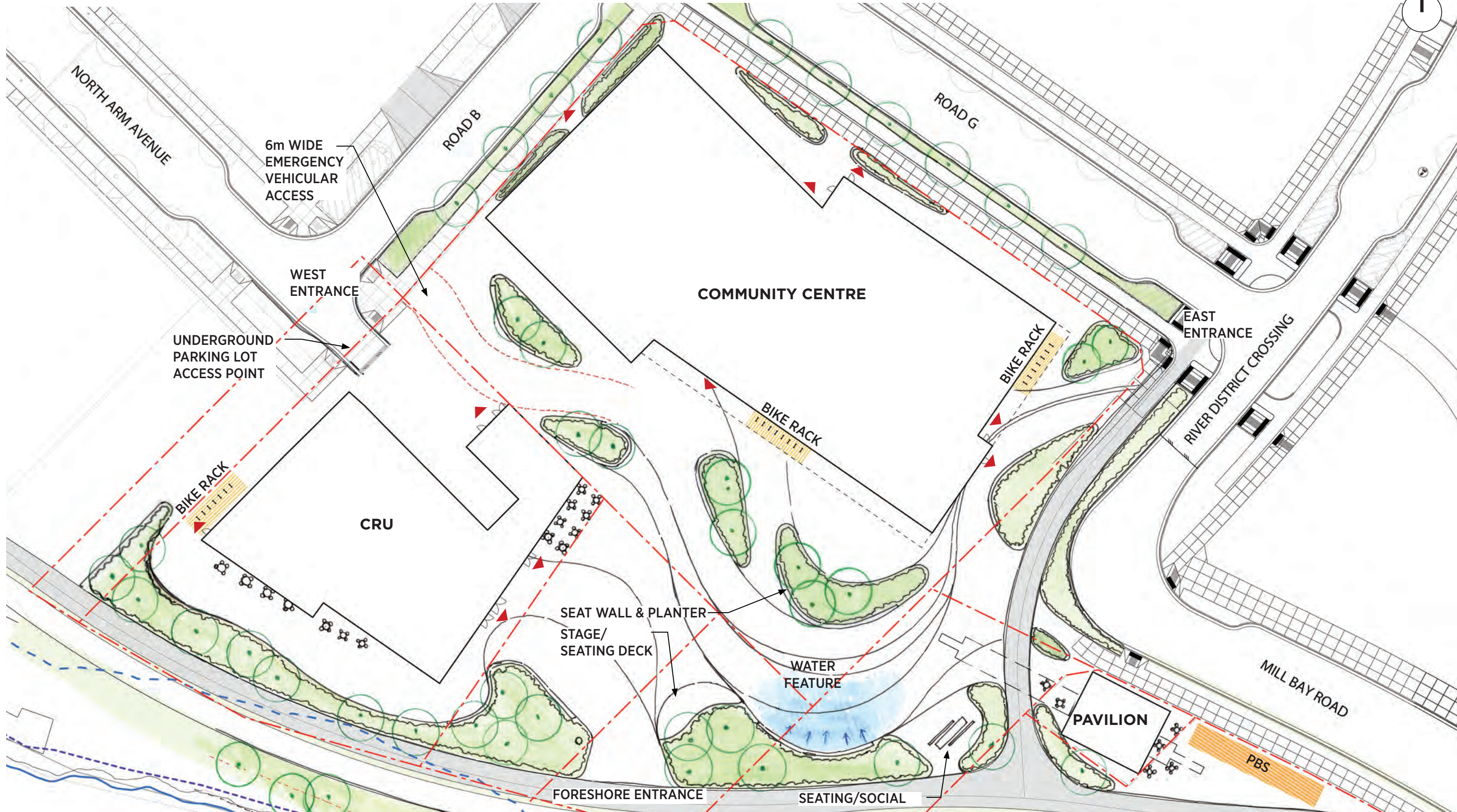
Open space



Water feature with a variety of seating opportunities

3.10 Plaza Concept Design

SCALE 1:500 @ Tabloid (11X17)

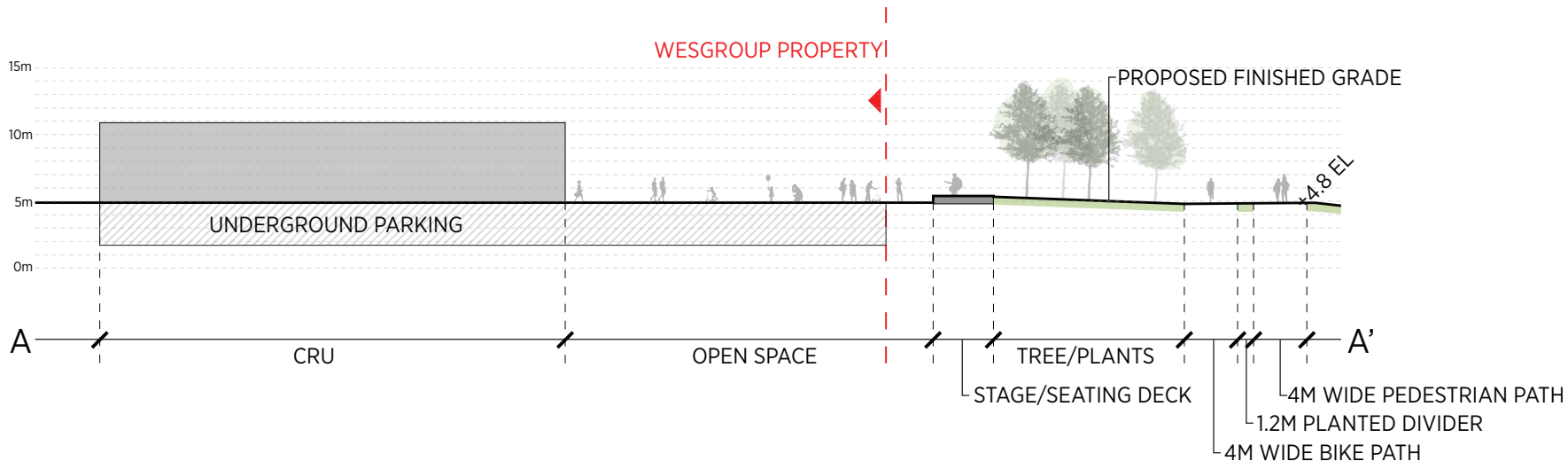


3.11 Plaza Concept Design - Site Features

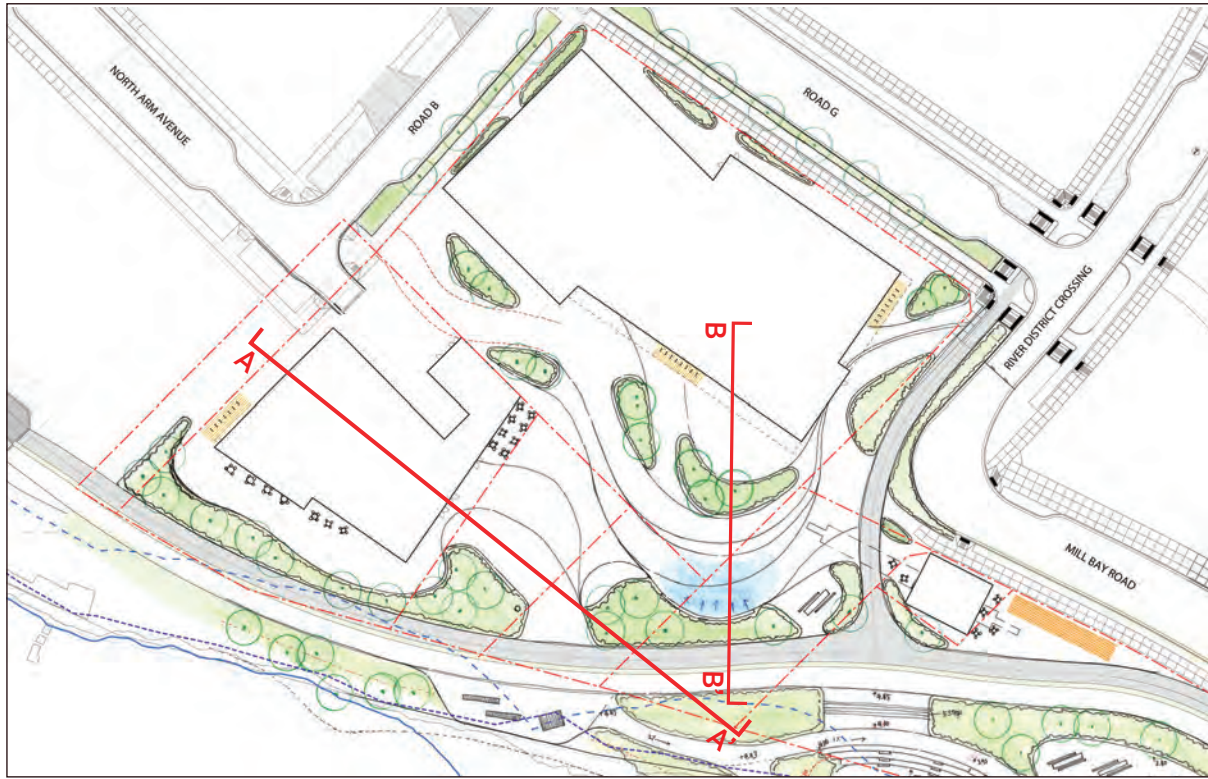
SCALE 1:500 @ Tabloid (11X17)



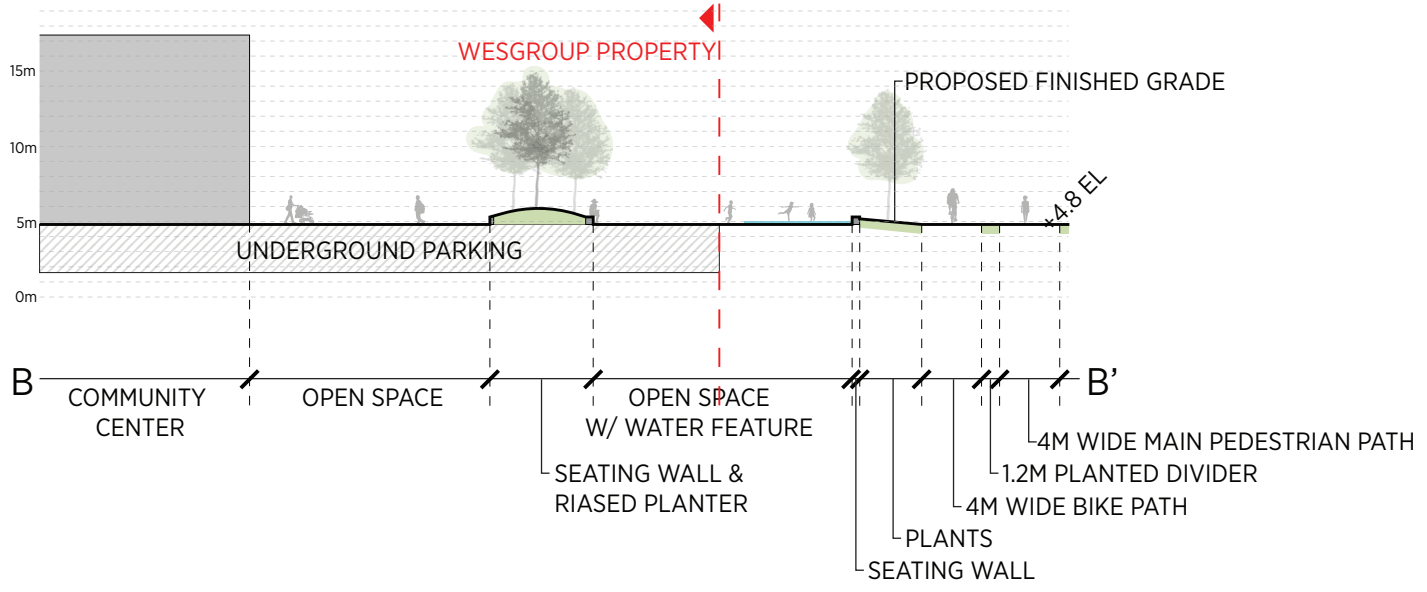
3.12 Plaza Concept Design - Sections



PLAZA - SECTION A-A'
SCALE 1:500 @ 11X17



KEY PLAN



PLAZA - SECTION B-B'
SCALE 1:500 @ 11X17



3.13 Riverfront Park Concept

Design Rationale

The riverfront park, adjacent to the River District community centre plaza is centered around creating a seamless connection from the River to the East Fraser Lands' neighbourhood. The park serves as a vital link, providing a recreational and ecological space that respects the river and promotes a harmonious balance between nature and the community.

The park features a variety of seating and social spaces, strategically placed throughout the area to allow visitors to enjoy the natural surroundings. These spaces offer opportunities for relaxation, social gatherings, or activities such as bird watching. A significant aspect of the park's design is the incorporation of a living shoreline, which recognizes the ecological value of the river. This approach ensures a harmonious coexistence between the park and the river, benefiting both the natural environment and the community. The living shoreline not only provides habitat for diverse plant and animal life but also reduces flooding and shoreline erosion by acting as a natural protective barrier.

The park consists of two main tiers, each serving a distinct purpose. The lower tier is designed to be floodable during king tide events, allowing the river to occupy its space temporarily. This design decision respects the natural dynamics of the river and supports its health and ecosystem. Additionally, the use of natural robust materials for site furnishings as well as native planting provides added resiliency to the park. On the other hand, the upper tier of the park remains above high tide and usable at all times, providing a safe and inviting space for recreational activities and social interactions. This area includes walking paths, seating areas, and gathering spaces, ensuring that the park remains lively and enjoyable throughout the year. The change in topography of these two areas creates multiple user experiences and ecological benefits.



Living shoreline



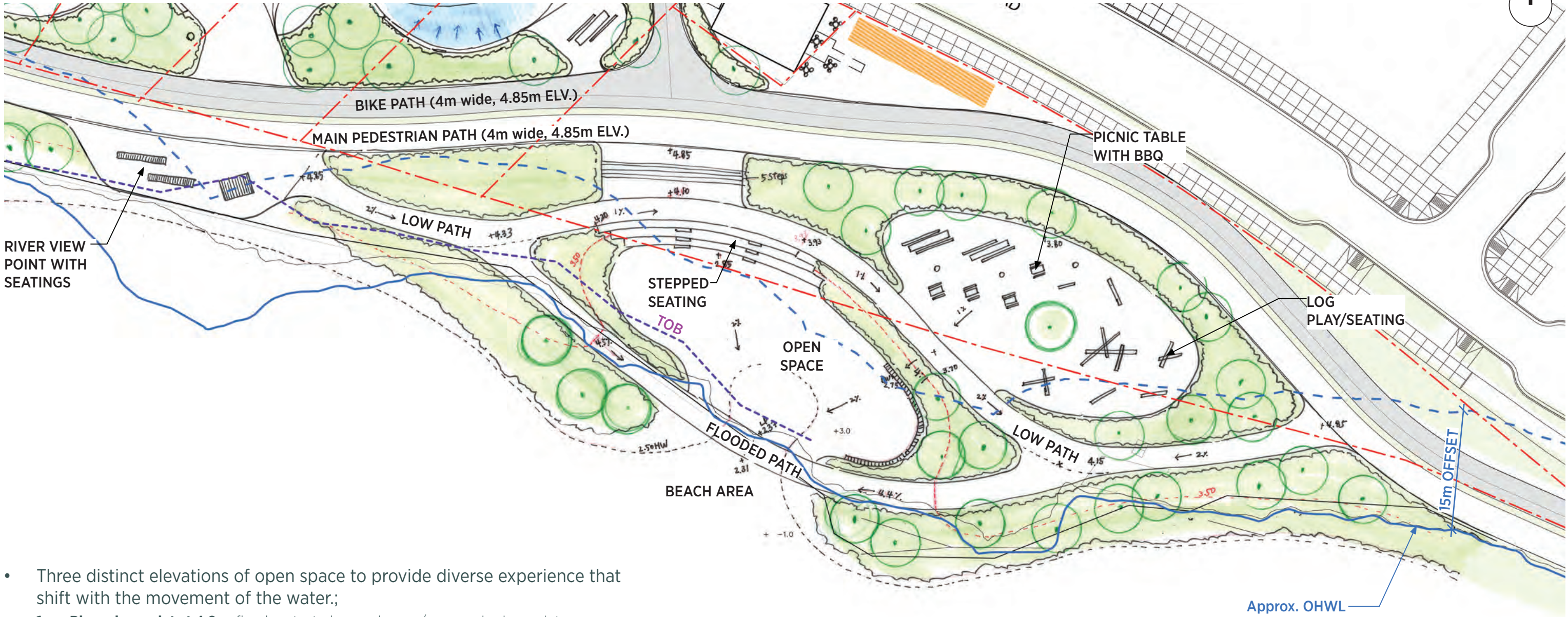
Multi-modal path connections to the Community



Connection to the river

3.14 Riverfront Park Concept Design

SCALE 1:500 @ Tabloid (11X17)



- Three distinct elevations of open space to provide diverse experience that shift with the movement of the water;
 1. **River view point at 4.8m:** flood protected area, observe/panoramic view point.
 2. **Picnic area at 3.8m:** recreational activities and relaxation at a mid-range perspective.
 3. **Low open space set at 2.3 - 2.8m:** bringing people closer to the water's edge
- Robust and natural material for seating and play elements; and,
- A strong visual connection from the plaza to the river.

Approx. OHWL
EL 1.55m

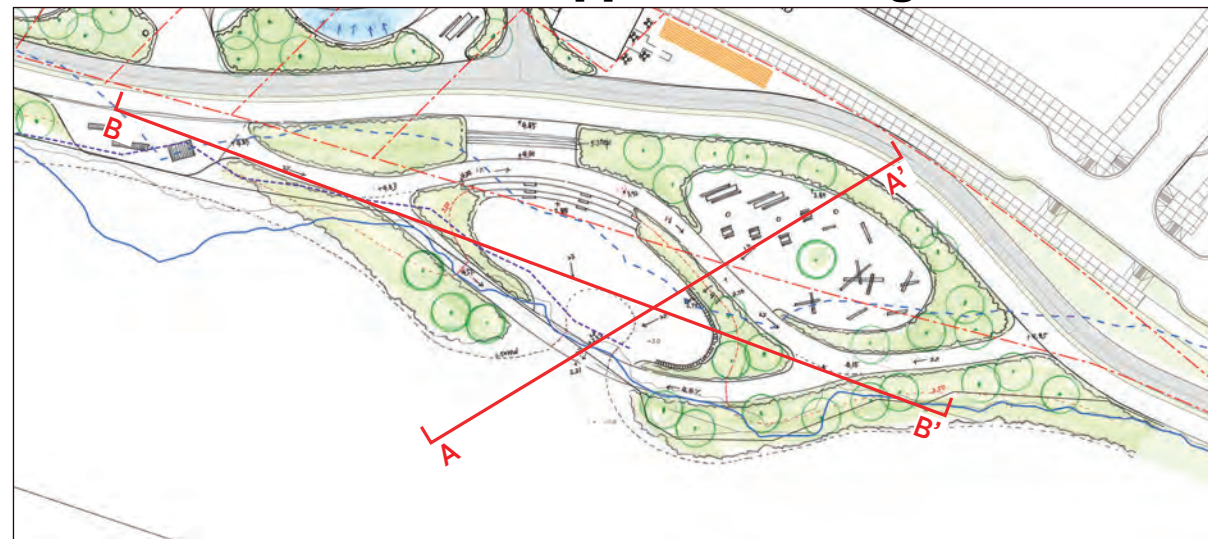
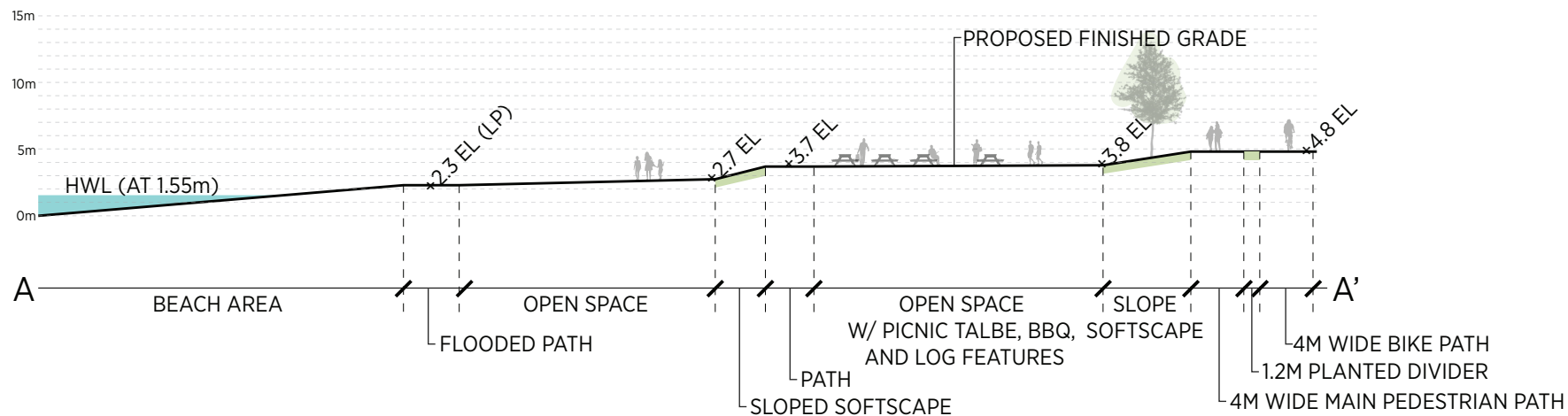


3.15 Riverfront Park Concept Design - Site Features

SCALE 1:500 @ Tabloid (11X17)

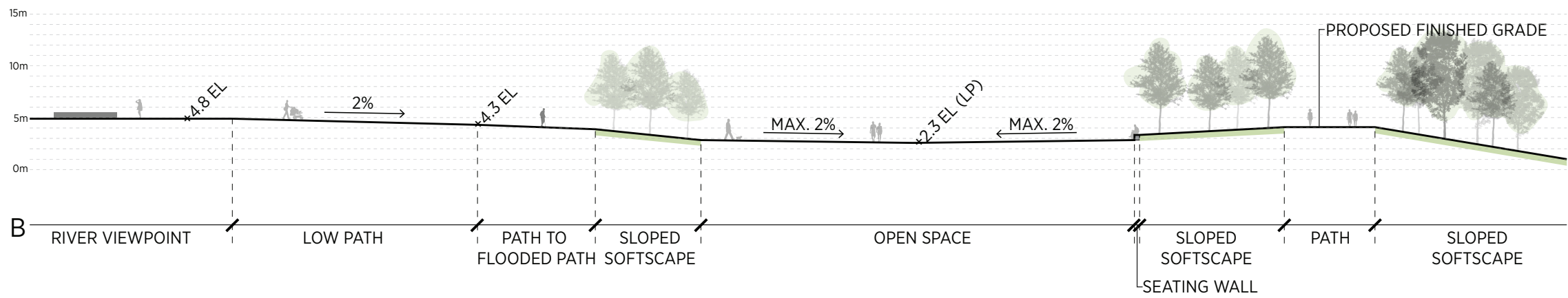


3.16 Riverfront Park Concept Design - Sections



KEY PLAN

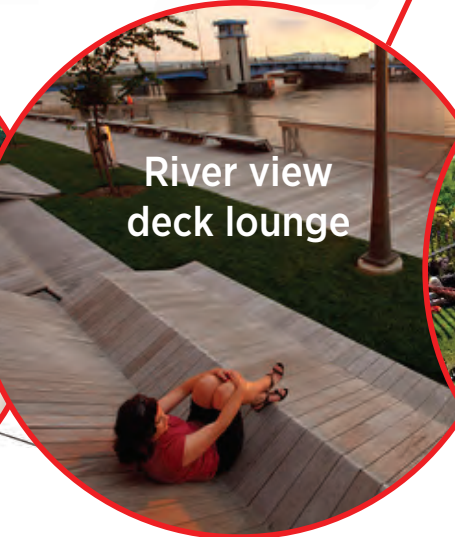
RIVERFRONT PARK - SECTION A-A'
SCALE 1:500 @ 11x17



RIVERFRONT PARK - SECTION B-B'
SCALE 1:500 @ 11x17

3.17 Riverfront Park Preliminary Design - Other Potential Element/Programs

SCALE 1:500 @ Tabloid (11X17)



3.18 Outdoor Childcare Concept

Design Rationale

The outdoor space for the River District Community Centre childcare offers an immersive experience for children ages 0-5. Overall the L3 roof is divided into four distinct age groups, however, transparent fencing that weaves through the spaces offers opportunities for children to watch and interact with various age groups.

Inspired by the flow and composition of the Fraser River, the outdoor childcare zones have a variety of natural play with robust elements to withstand the rainy winters of the West Coast. With select views through the childcare gardens out to the bustling plaza and beyond to the river, these kids will find excitement and learning through watching and observing their surroundings.

3-5 AREAS: Provide opportunities to climb, balance, jump and perform. Integrate sightlines to watch 'Busy Town' and other adults / older children. Include malleable materials cobblestone in key areas, for maintenance reasons, and loose parts to build their own environment. Loops for wheeled toys / trikes.

INFANT AREA: Create dappled light and a lush environment, with a key focus on the ground plane. Consider infants laying on their tummy or back. Create places for caregiver and child to sit together. Integrate edges to practice standing and walking.

TODDLER AREA: Provide opportunities to fill / empty buckets, railings to help walk up ramps or steps, and simple balance areas. Water play and covered sand area.

COVERED COMMUNAL GATHERING ZONE:

(Optional, to be discussed further)

This central covered social space could offer opportunities as an extended outdoor learning classroom, or be used as a flex space for parents to gather at drop off/pick up. Additionally, after childcare hours this area could be used by the Community Centre for additional programming.



Sand play with edge for jumping and seating



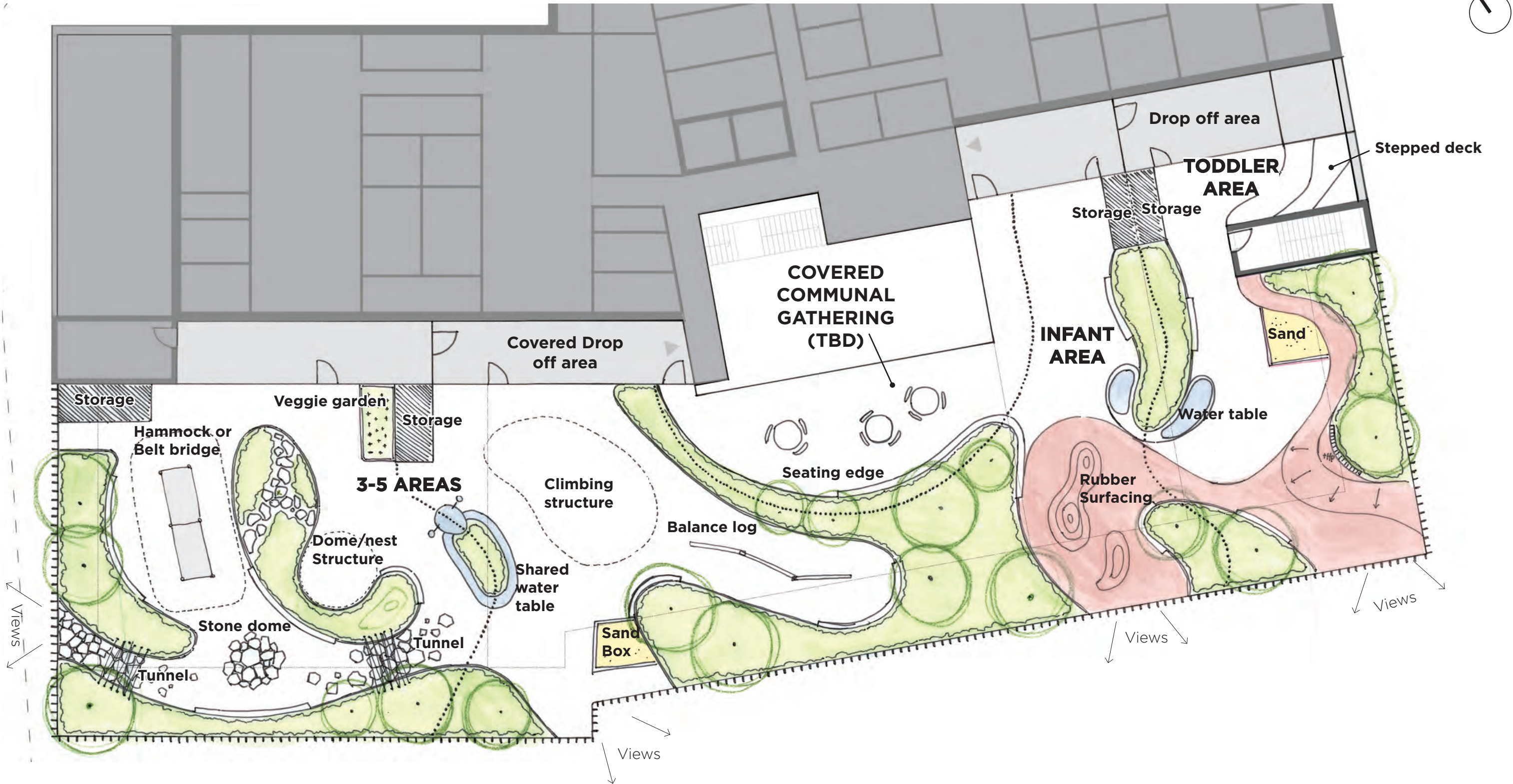
Play structures



Natural materials, tactile play, and opportunity for exploration and discovery

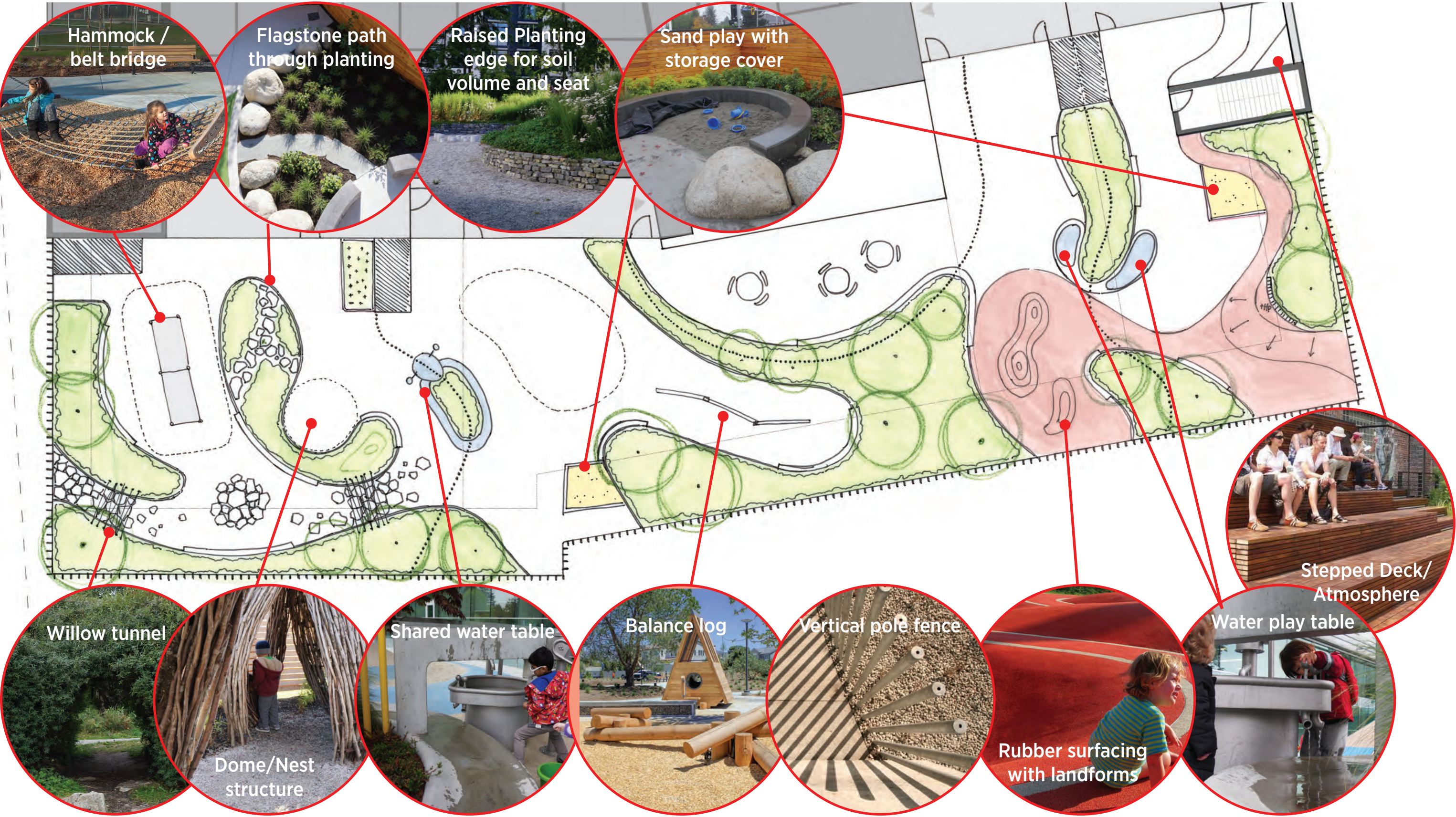
3.19 Outdoor Childcare Preliminary Design

SCALE 1:200 @ Tabloid (11X17)

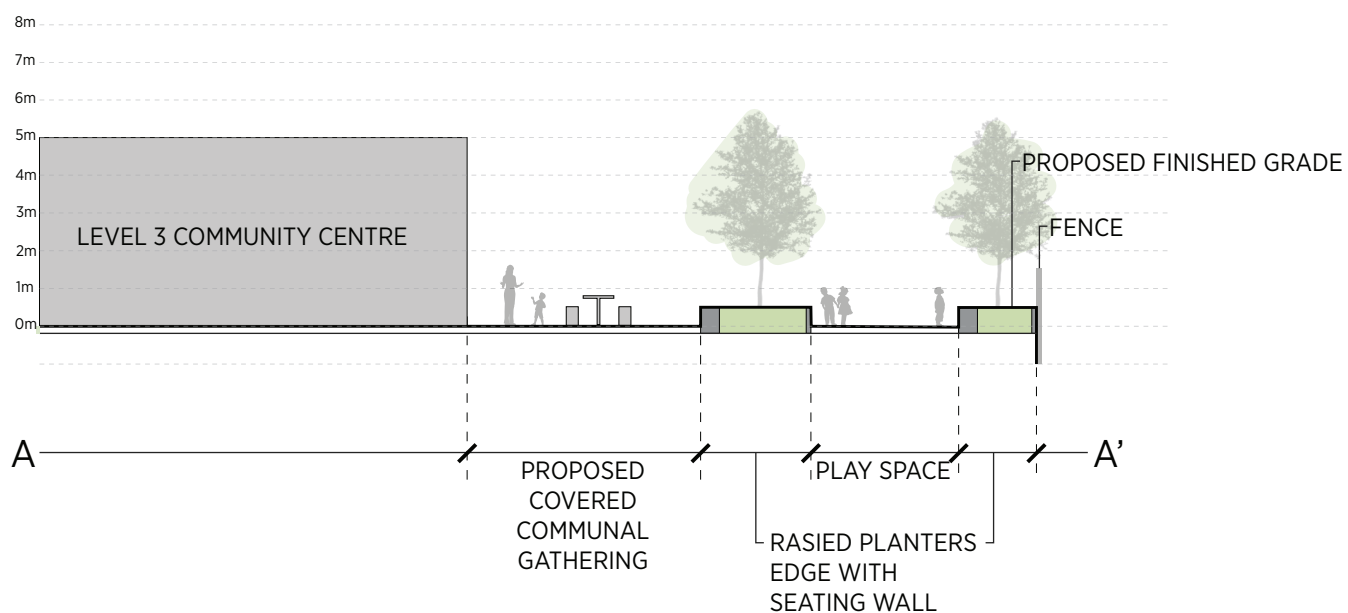


3.20 Outdoor Childcare Concept - Site Features

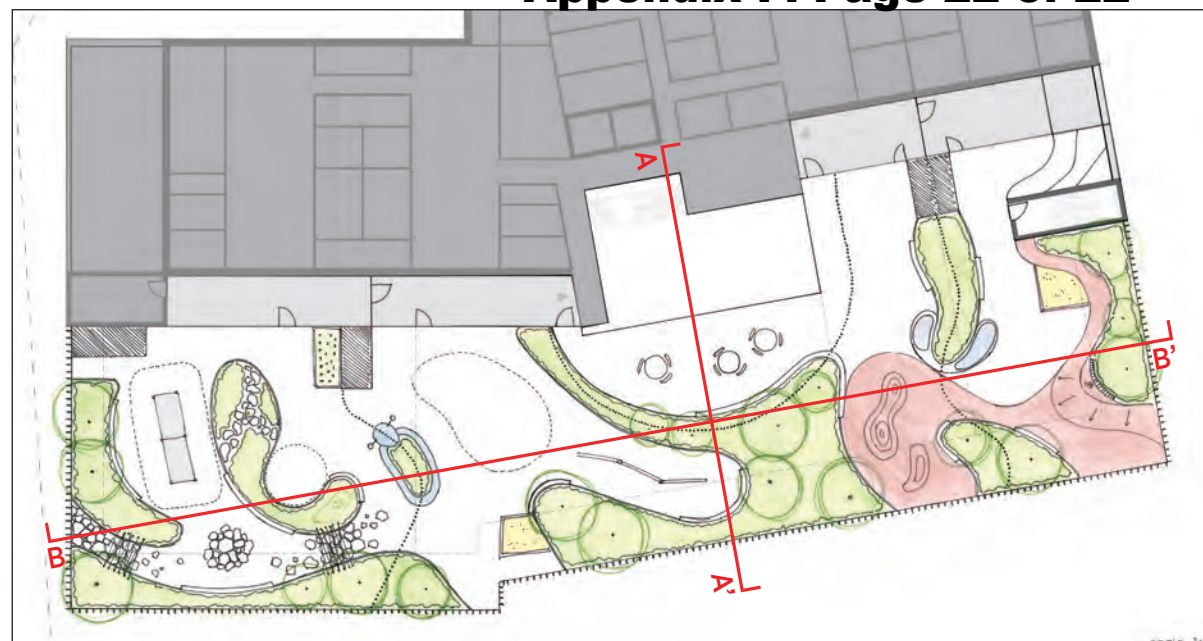
SCALE 1:200 @ Tabloid (11X17)



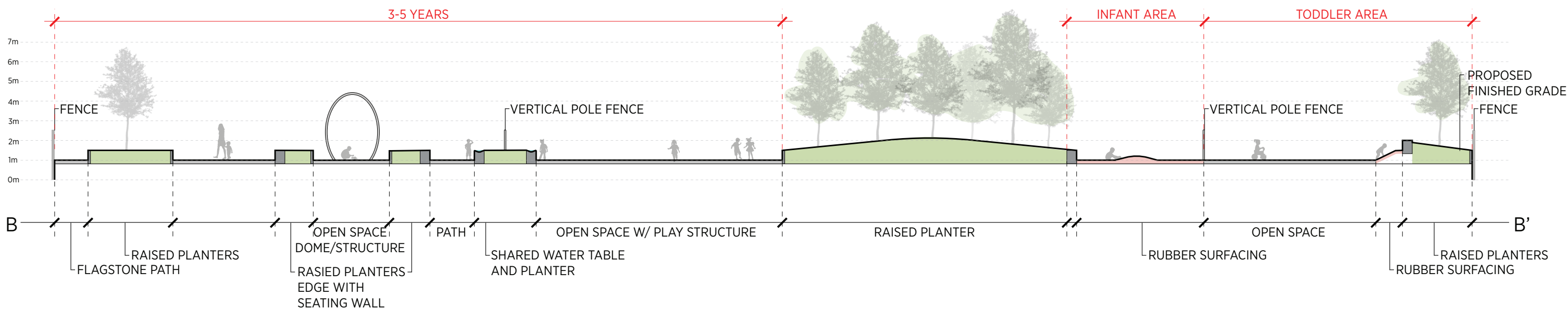
3.21 Outdoor Childcare Preliminary Design - Sections



OUTDOOR CHIDCARE - SECTION A-A'
SCALE 1:200 @ 11x17



KEY PLAN



OUTDOOR CHIDCARE - SECTION B-B'
SCALE 1:200 @ 11x17