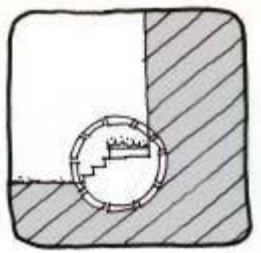
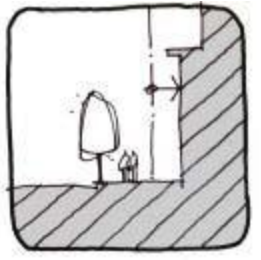
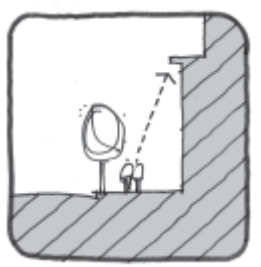
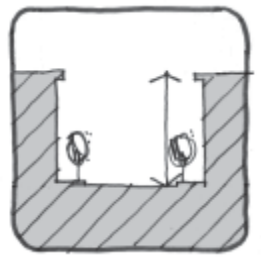
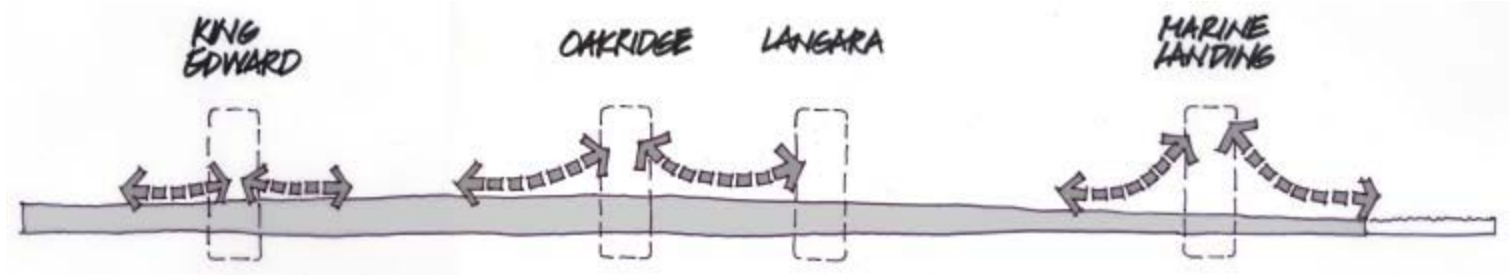
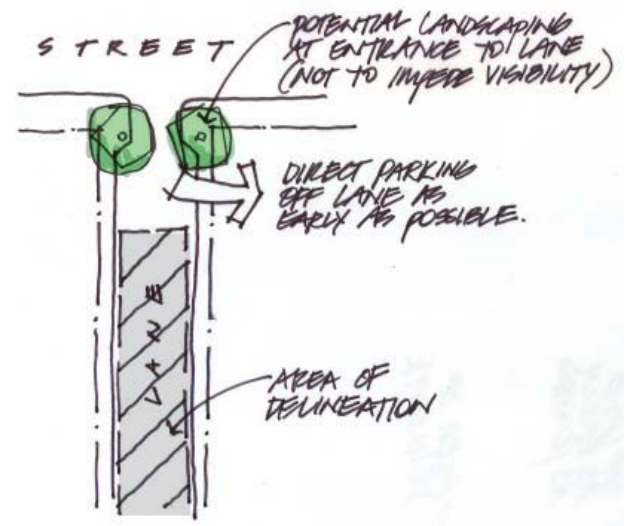
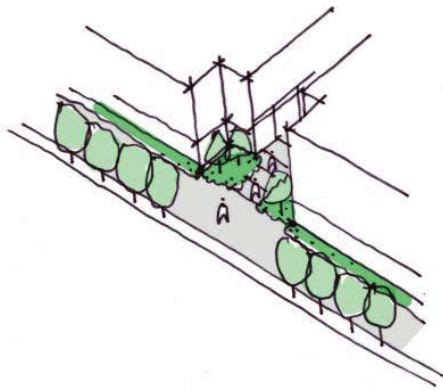
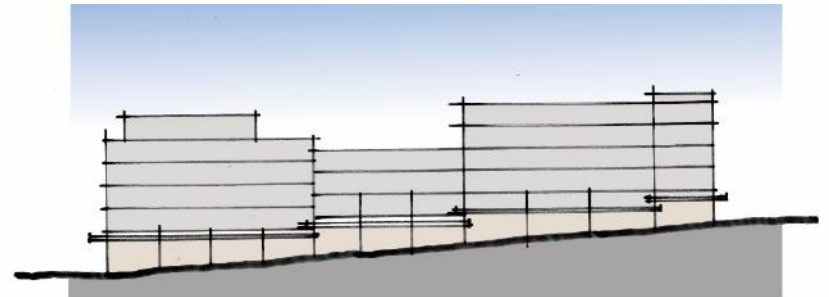
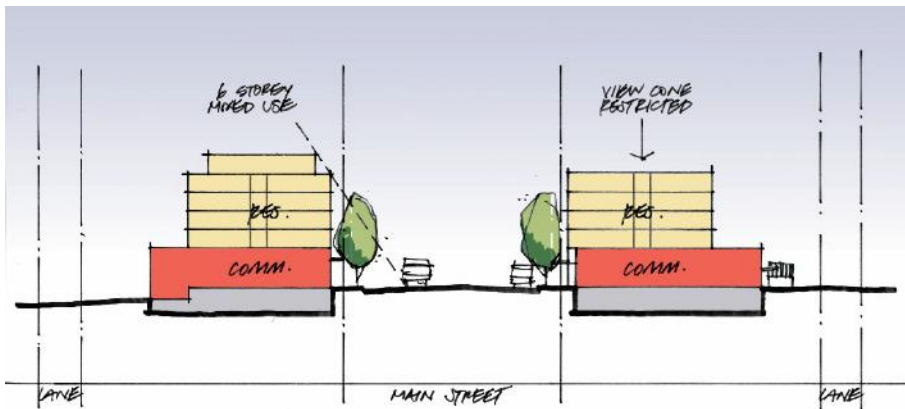
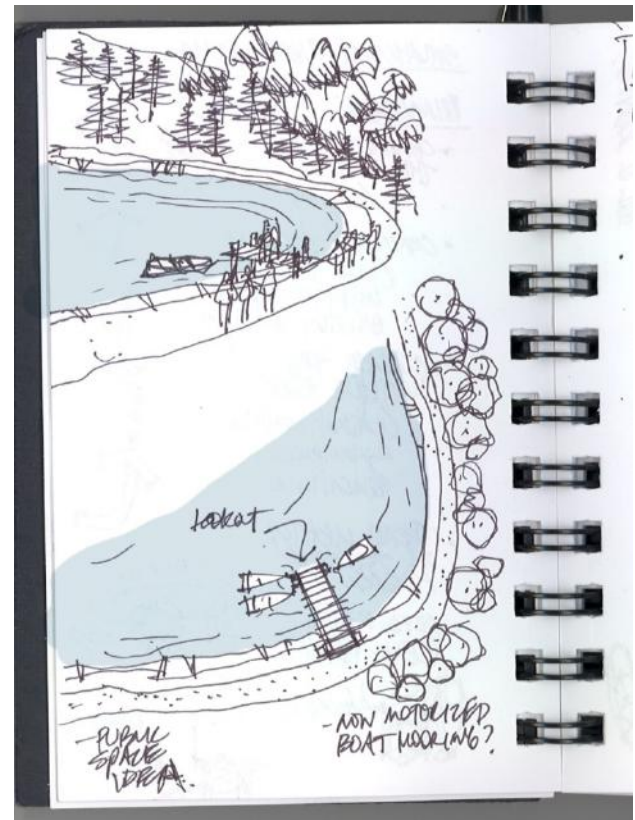
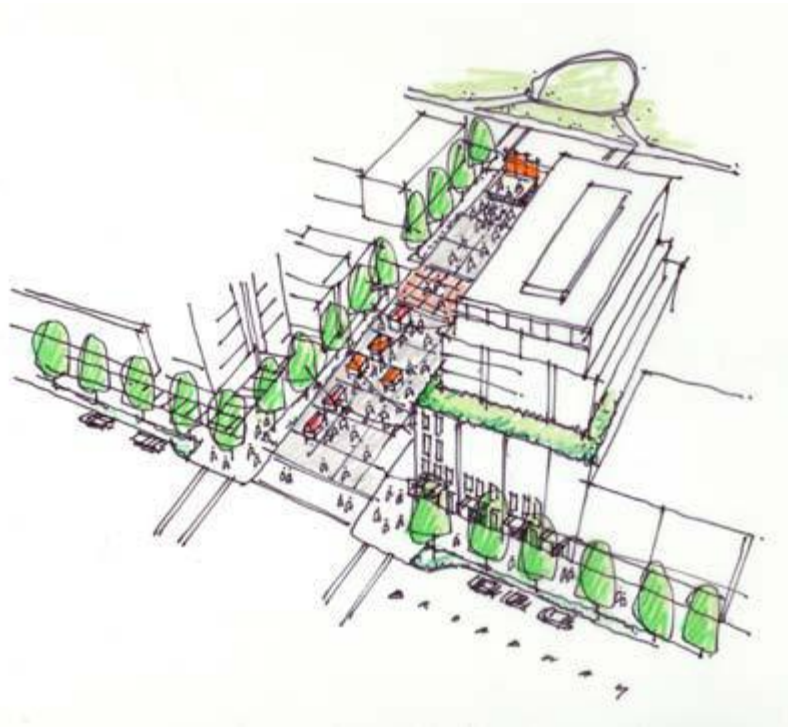


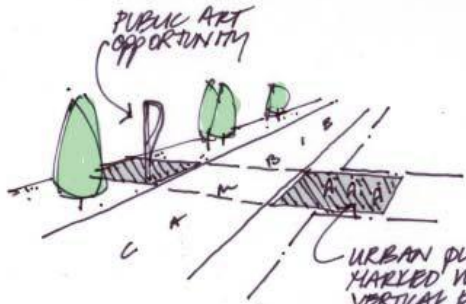
draw

Derek Lee, Principal, PWL Partnership

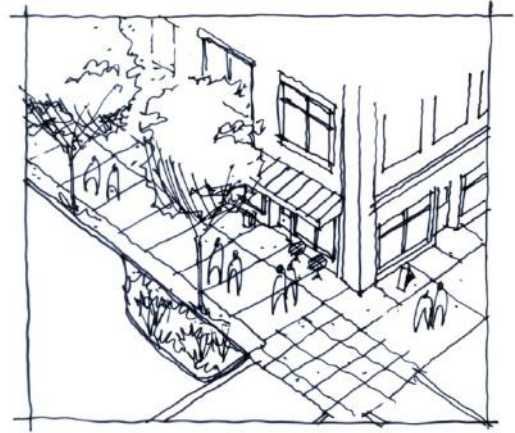
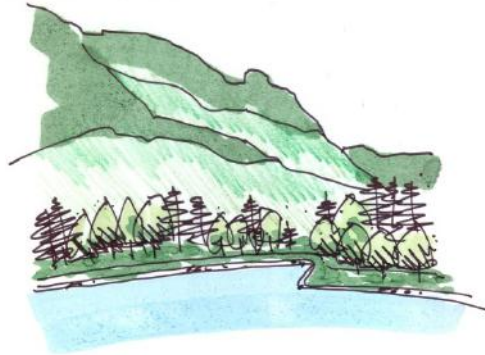
Matthew Roddis, Manager of Urban Design + Current Planning, District of West Vancouver



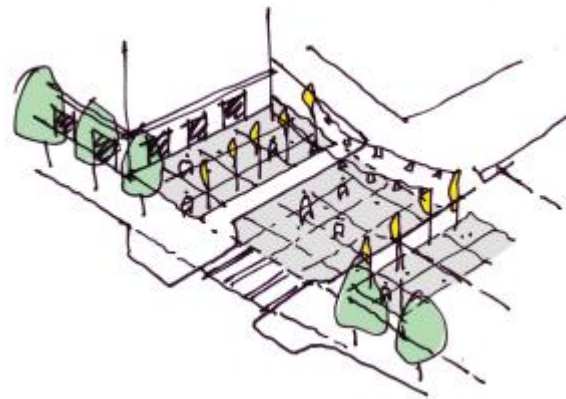
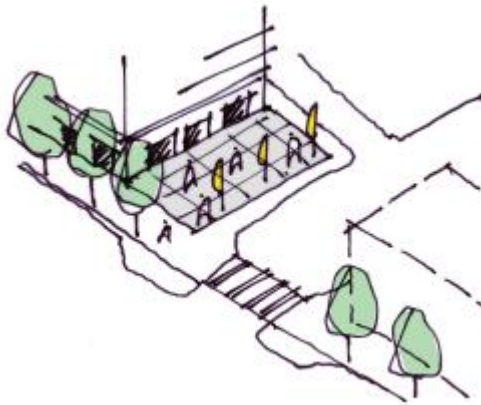
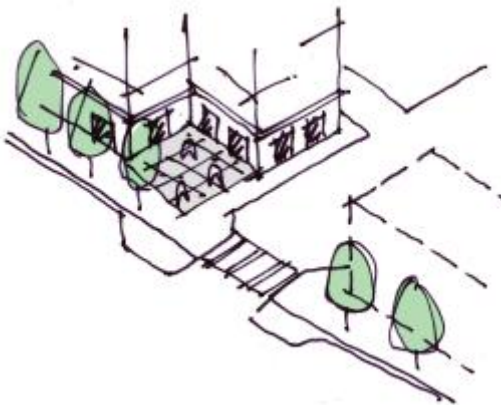


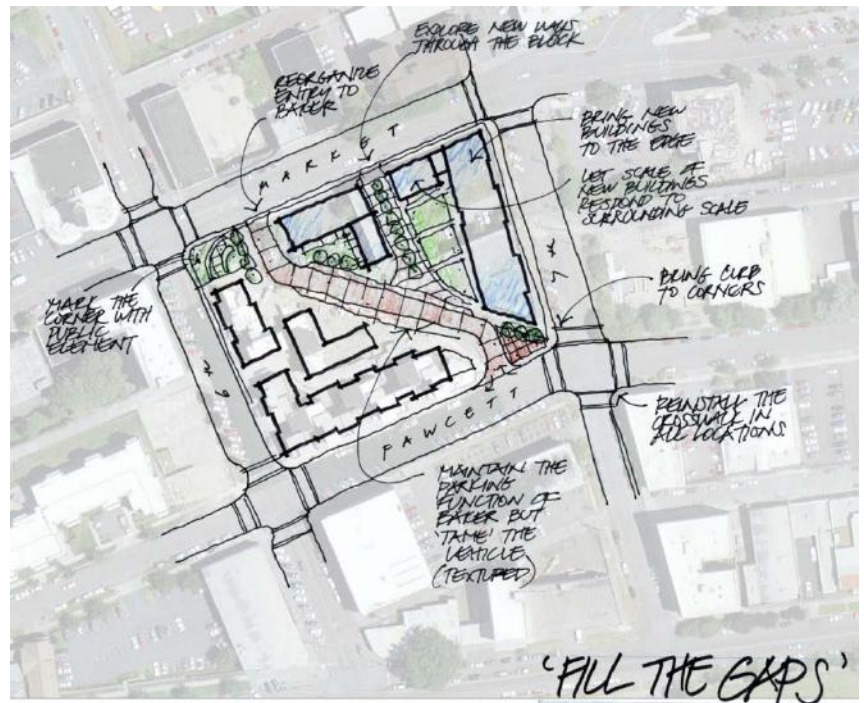


URBAN PLAZA:
MARKED WITH
VERTICAL ELEMENTS/
PUBLIC ART IN
BOULEVARD.

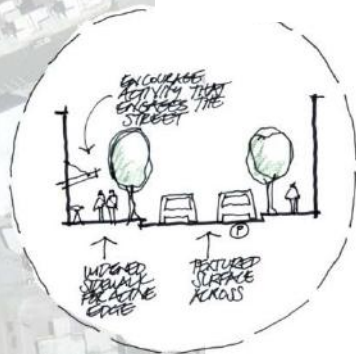
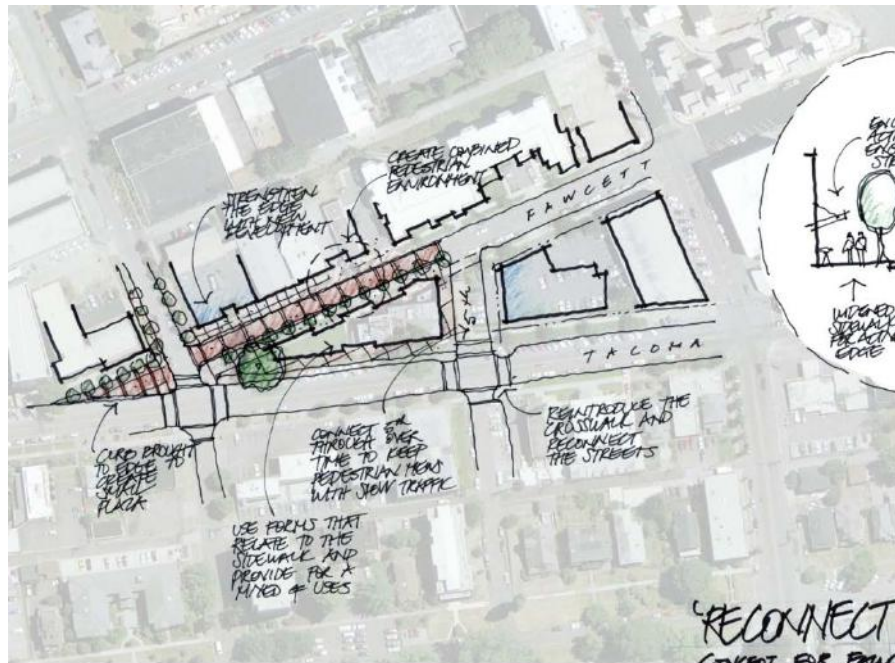


WIDER SIDEWALK.

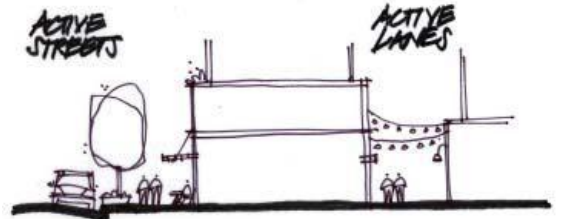
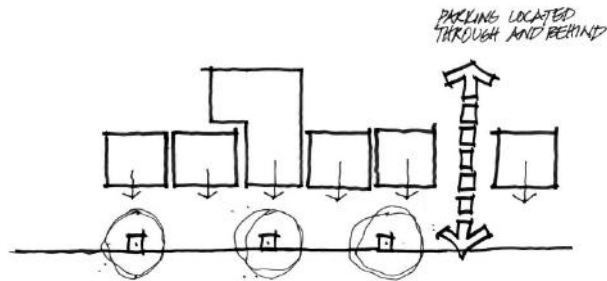
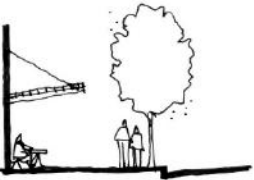
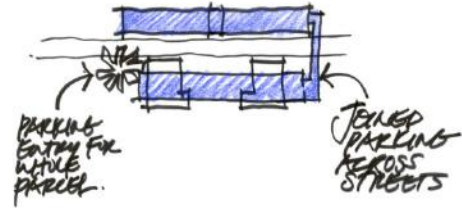
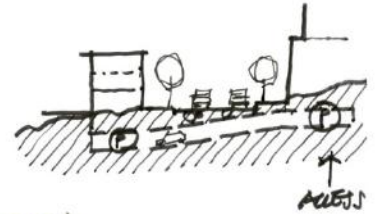
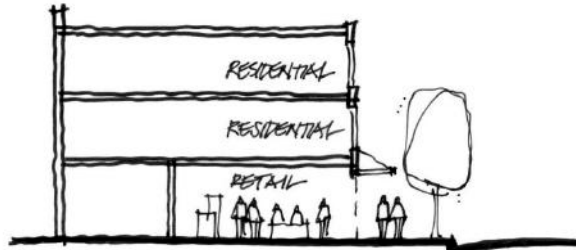
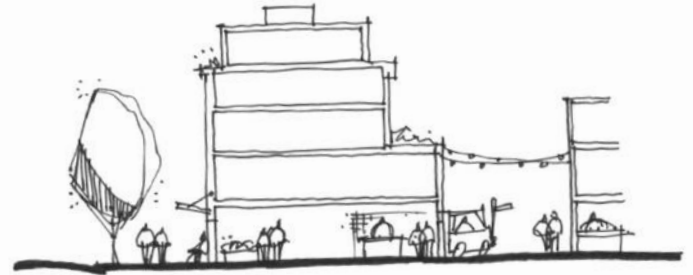
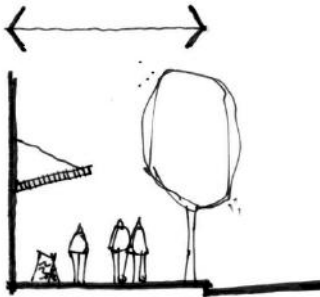




'FILL THE GAPS'
CONCEPT FOR PARK



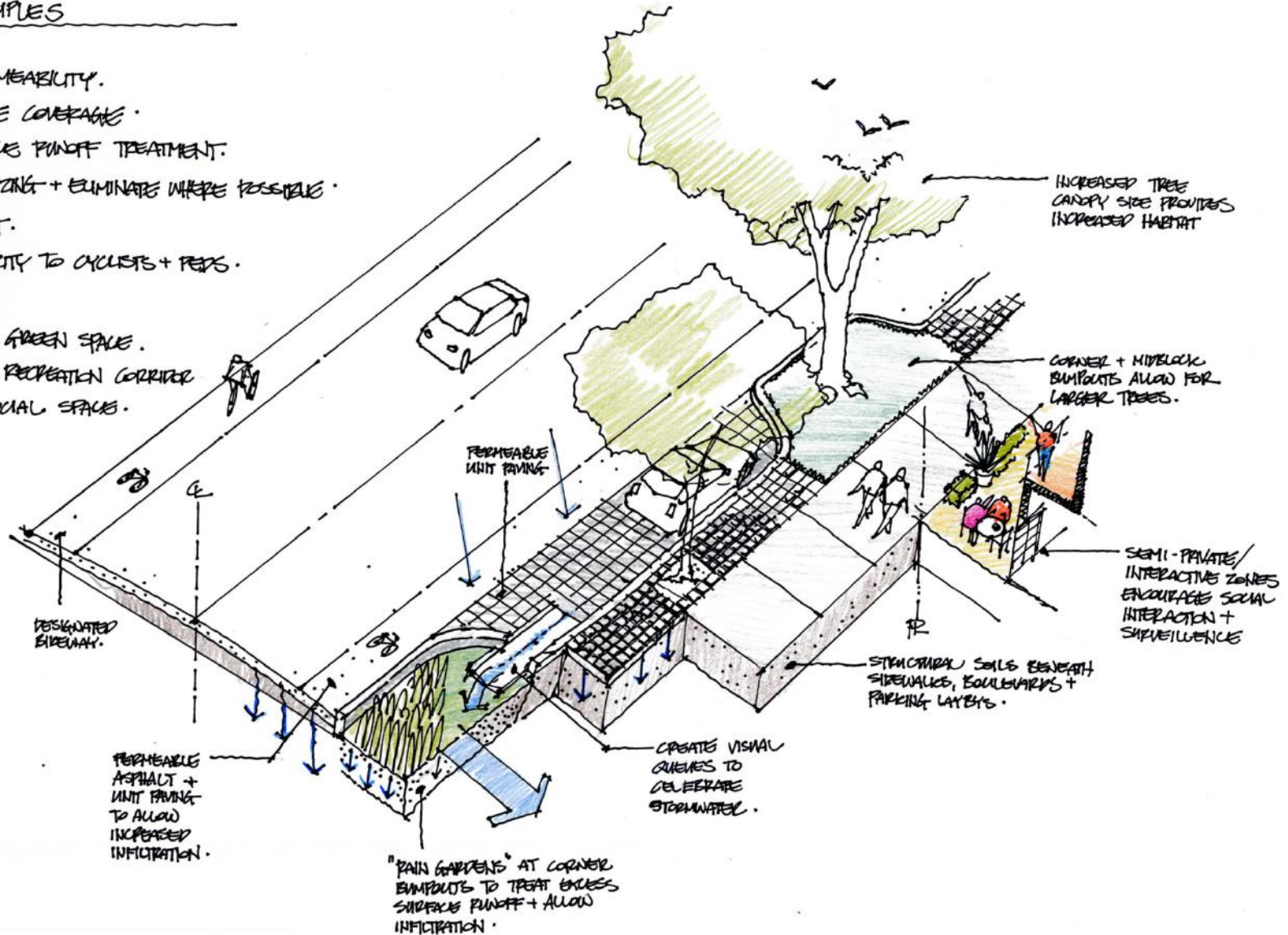
'RECONNECT THE STREETS'
CONCEPT FOR PARK @ 4th

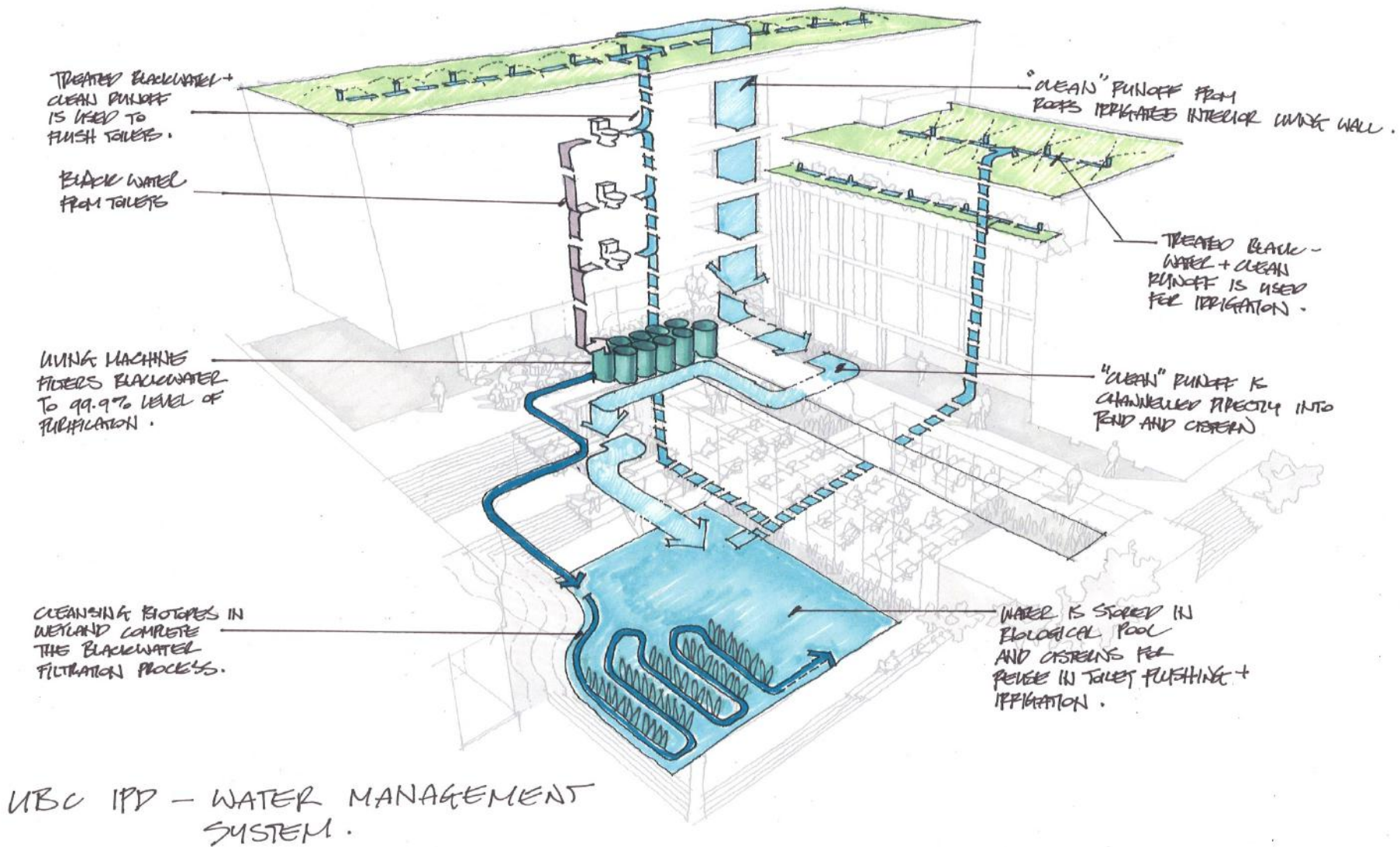


STREETSCAPE

GUIDING PRINCIPLES

- MAXIMIZE PERMEABILITY.
- MAXIMIZE TREE COVERAGE.
- PROVIDE SURFACE RUNOFF TREATMENT.
- REDUCE TIRE SKIDING + ELIMINATE WHERE POSSIBLE.
- PROVIDE HABITAT.
- INCREASED PRIORITY TO CYCLISTS + PETS.
- SLOW TRAFFIC.
- STREET AS GREEN SPACE.
- STREET AS RECREATION CORRIDOR
- STREET AS SOCIAL SPACES.





PROVISION OF SHOPS AND SERVICES:

- MESSY SERVICES (LIBRARY/PARKING)

TRANSPORTATION FACILITIES AND NETWORKS:

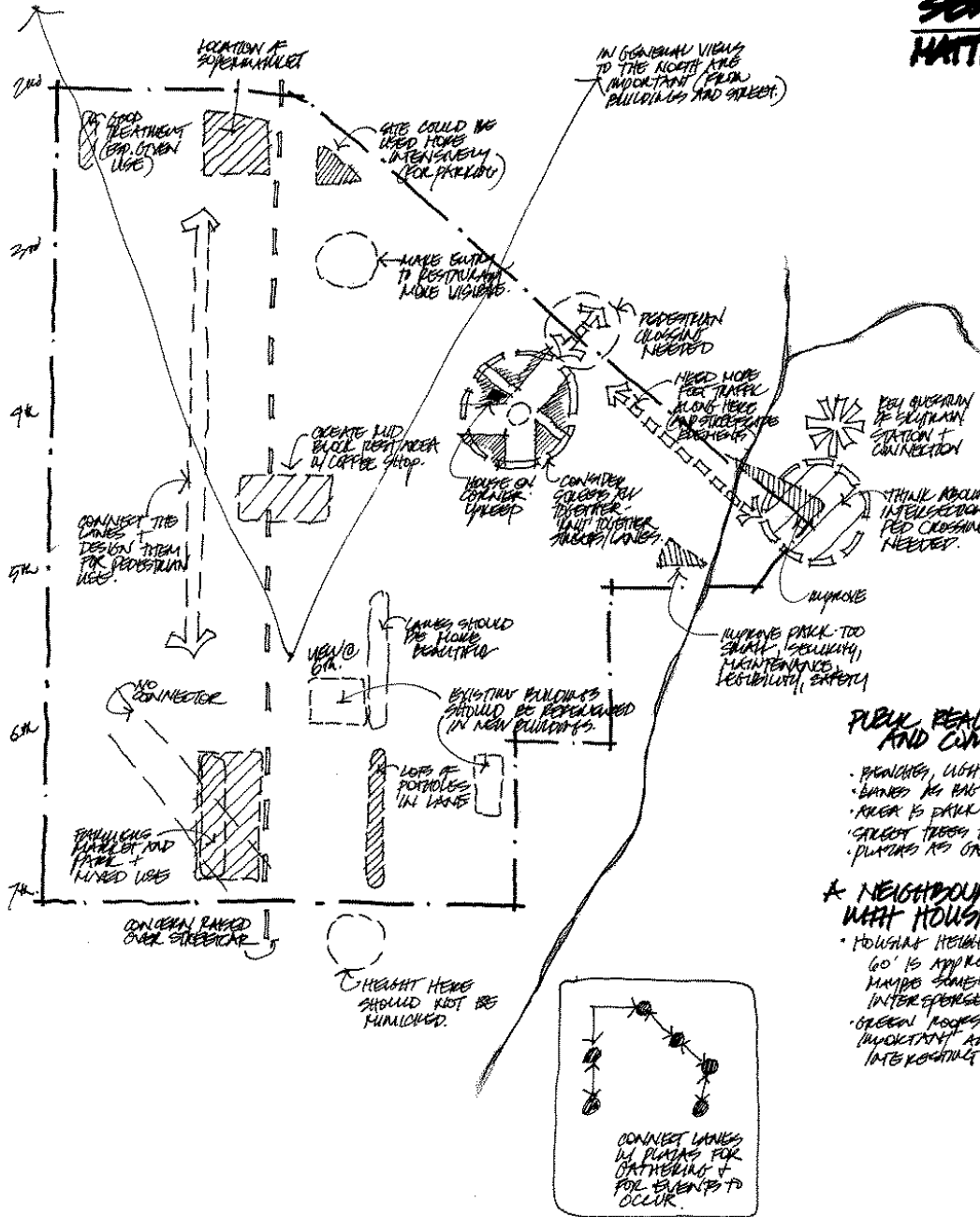
- NO CONNECTOR
- IMPACT OF SUTHERLAND EXTENSION
- STRUCTURAL IMPACT: SOUND, PERMANENCE OF SERVICE, CROSSING UP MAIN STREET.

TRAFFIC SAFETY AND PARKING:

- MORE PEDESTRIAN CROSSINGS NEEDED.
- CRUISE STREETS W/ CARAVAN MEAN PEOPLE USE LANE AS TRAVEL.
- REFINISH MAIN STREETS AND LANES WORK TOGETHER.
- CALM THE STREETS
- CONTROL CAR MOVEMENT AT MAIN + MARLBURY.
- LONGER CROSSING TIMES.
- CREATE LIMITED PARKING FOR VISITORS IN 10's.

HERITAGE, CULTURE AND CHARACTER:

- UNIL HERITAGE + INDIVIDUAL RESTRICTIONS.
- CONSIDER CONTEXT, HEIGHT APPROPRIATELY.
- CREATE SMALL, INTER CONNECTED SPACES (I.E. B&K RESTAURANT).
- NEW BUILDINGS SHOULD CONSIDER RESTRICTIONS OF EXISTING BUILDINGS.
- 'HERITAGE LOOK' - WHAT IS THIS IN THIS AREA (WHAT DOES IT MEAN?)
- VIEWS NORTH ALONG MARLBURY.
- CONSIDER WEST + VIEW + SHADOW FOR NEW BUILDINGS.
- USE CONCRETE - ROOFS + CHIMNEYS.

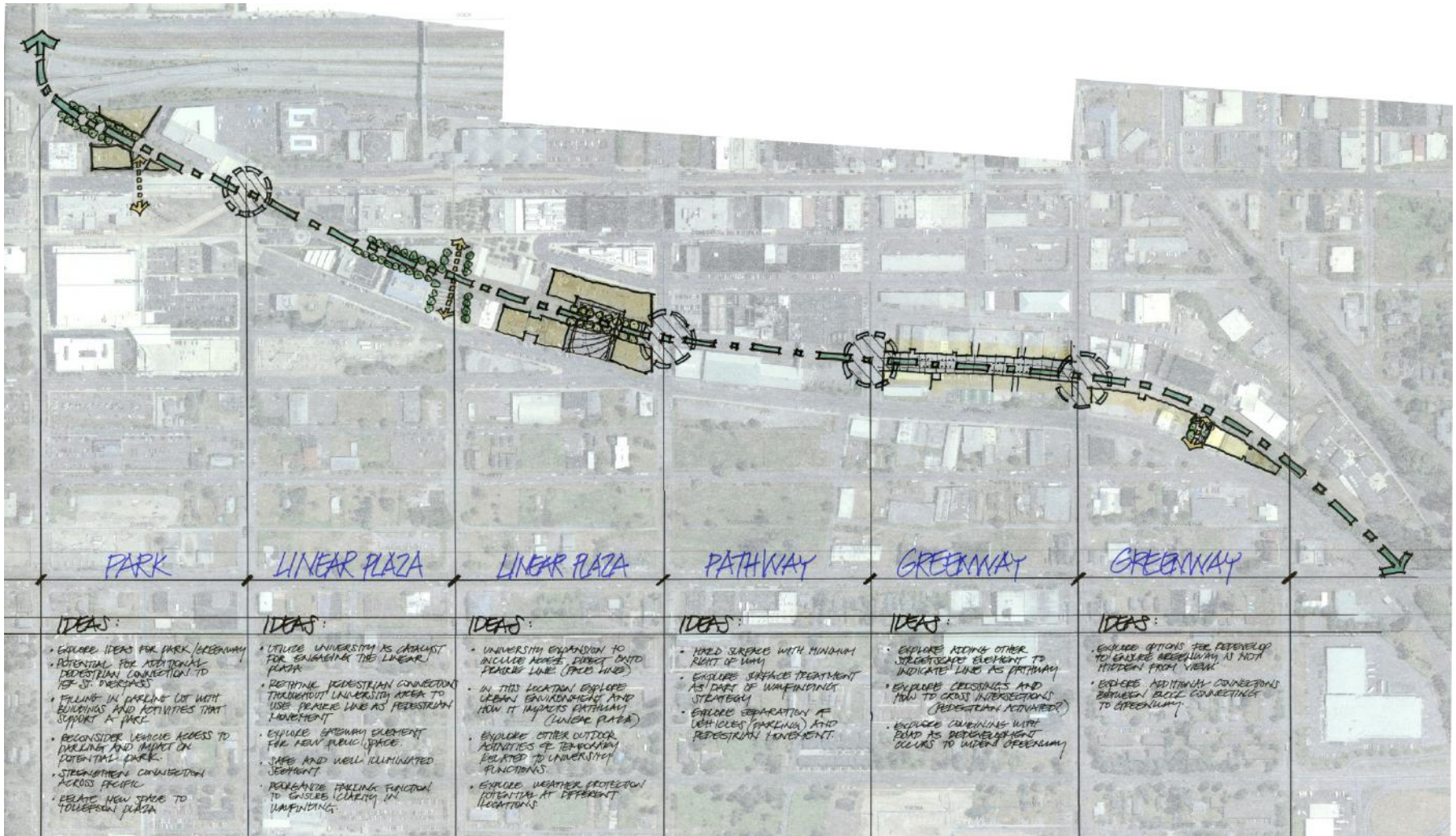


PUBLIC REALITY: AMENITIES AND COMFORT:

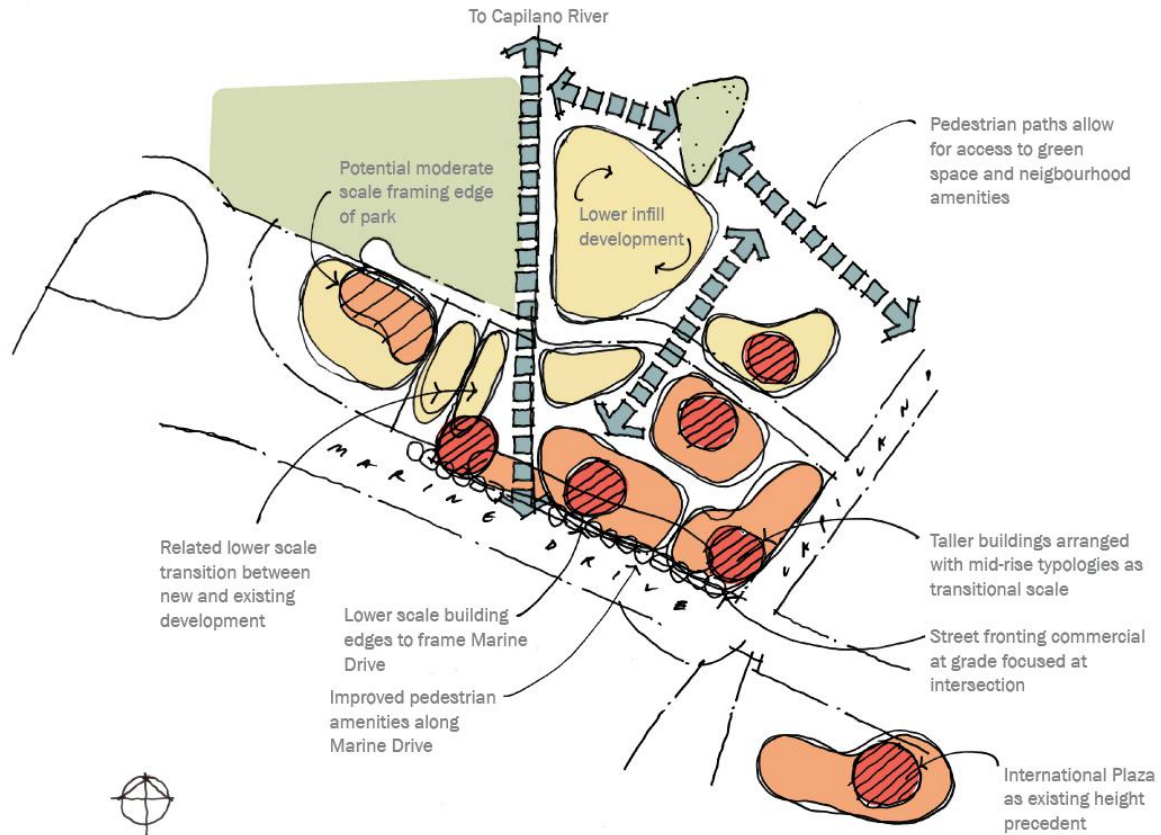
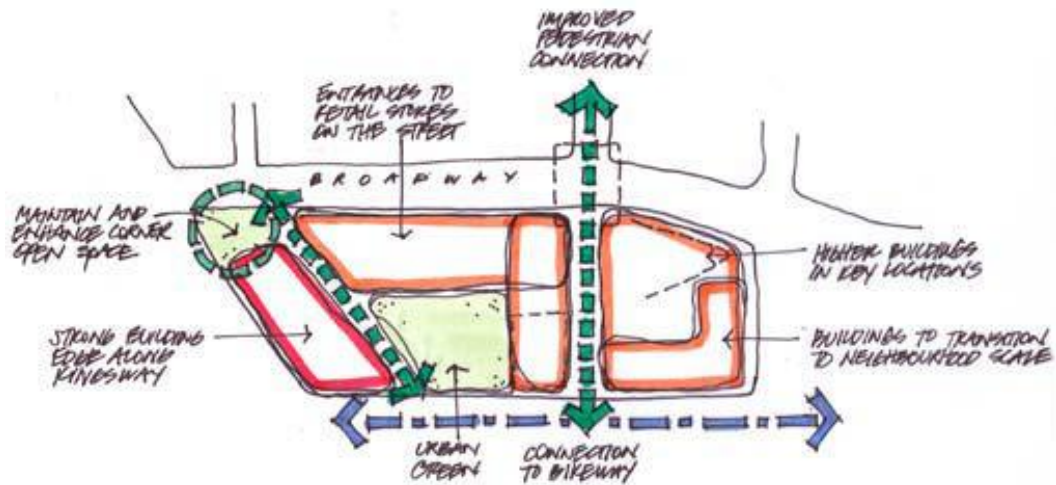
- PARKING, LIGHTING
- BARRIERS AS THE OPPORTUNITY
- AREA IS EXCELLENT
- GREET TREES TO PROVIDE UNIV.
- PLANTING AS OTHERING SPACE.

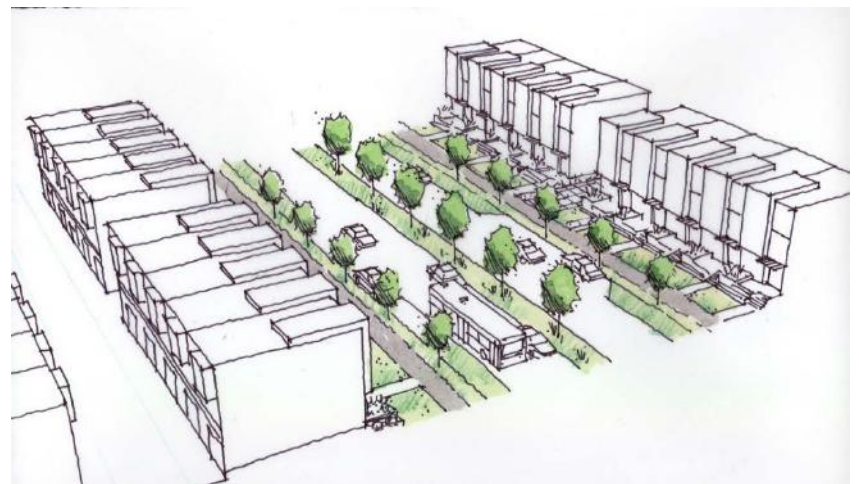
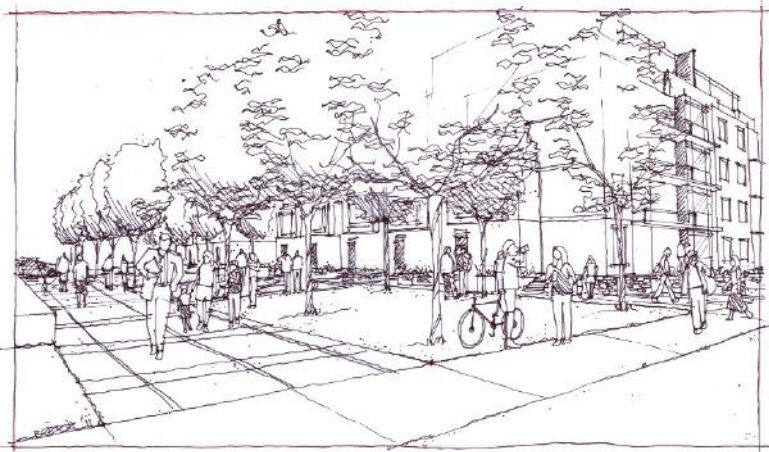
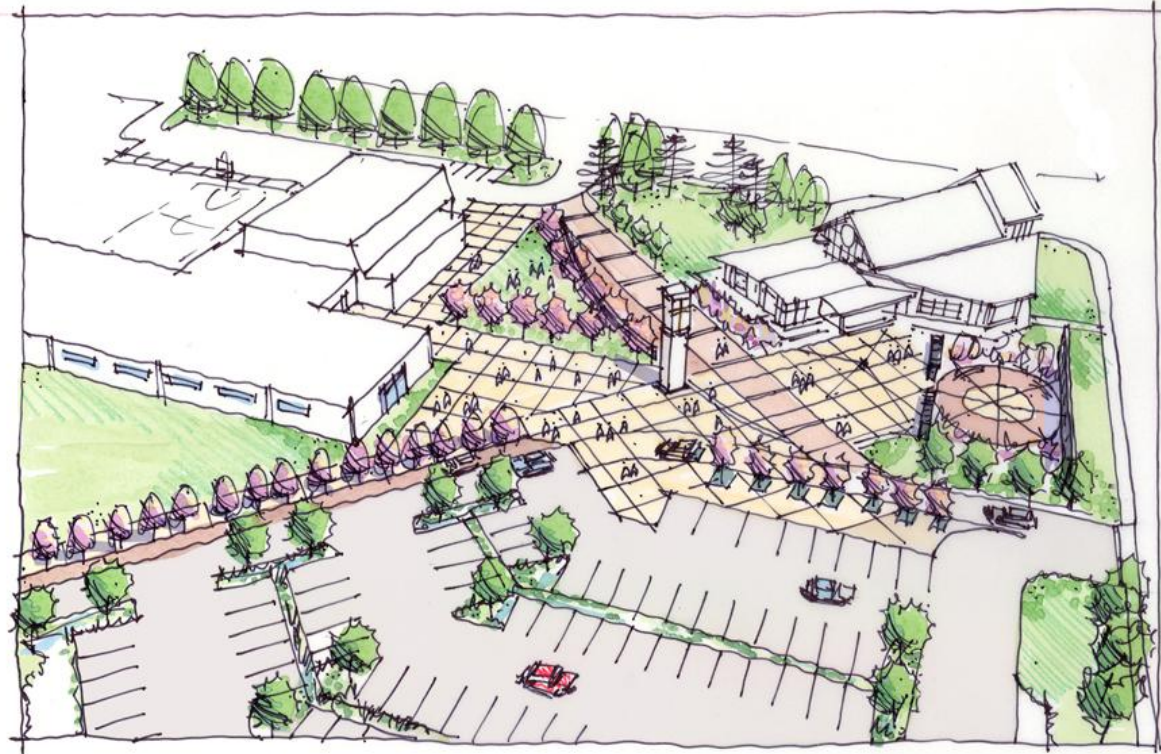
A NEIGHBOURHOOD CENTRE WITH HOUSING:

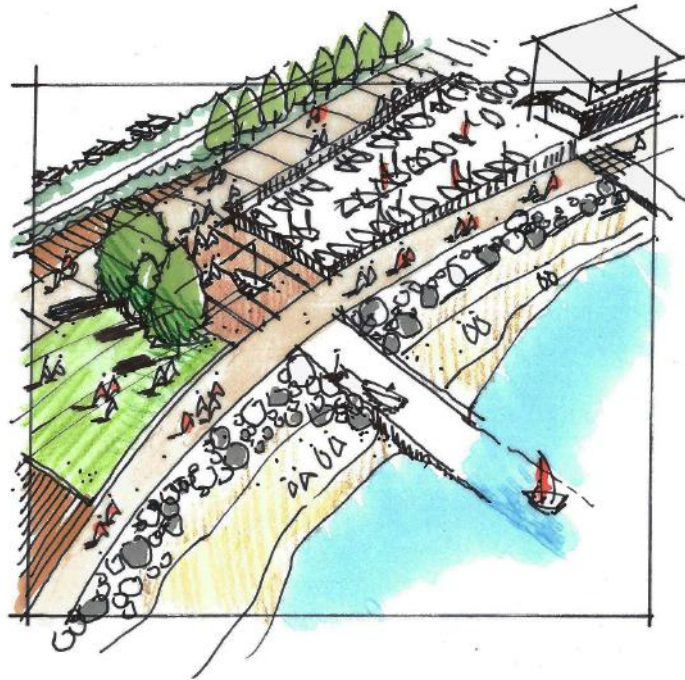
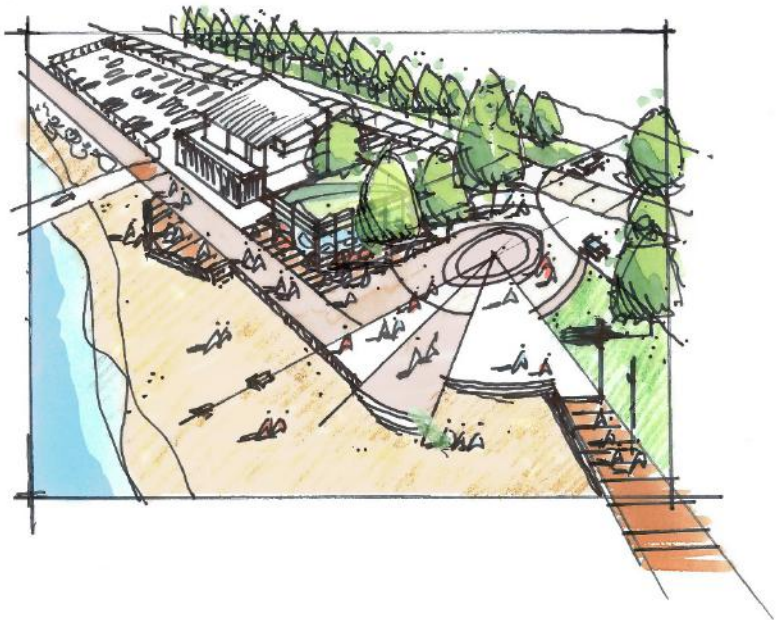
- HOUSING HEIGHT ON MAIN ST: 60' IS APPROPRIATE LIKE IN 10's; MAYBE SOME 10 STOREY INTERSPERSED.
- GREEN ROOFS + ROOF LINES ARE IMPORTANT AND SHOULD BE INTERCONNECTED.

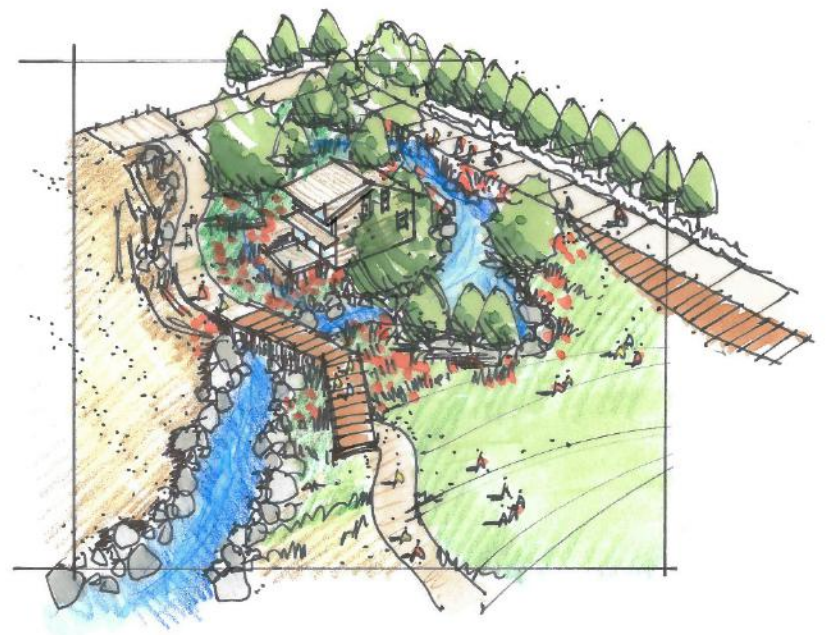
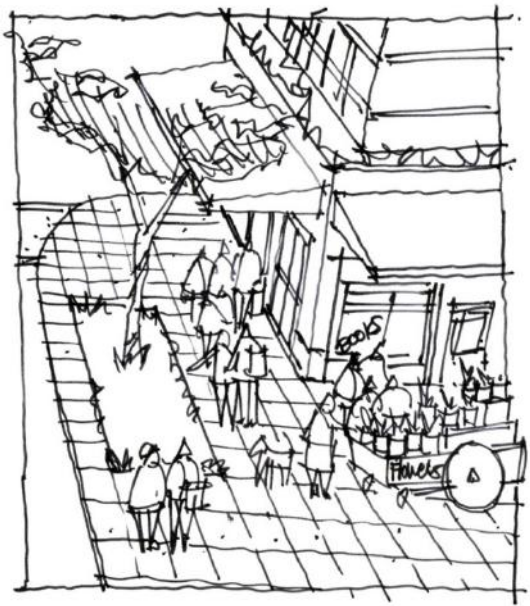


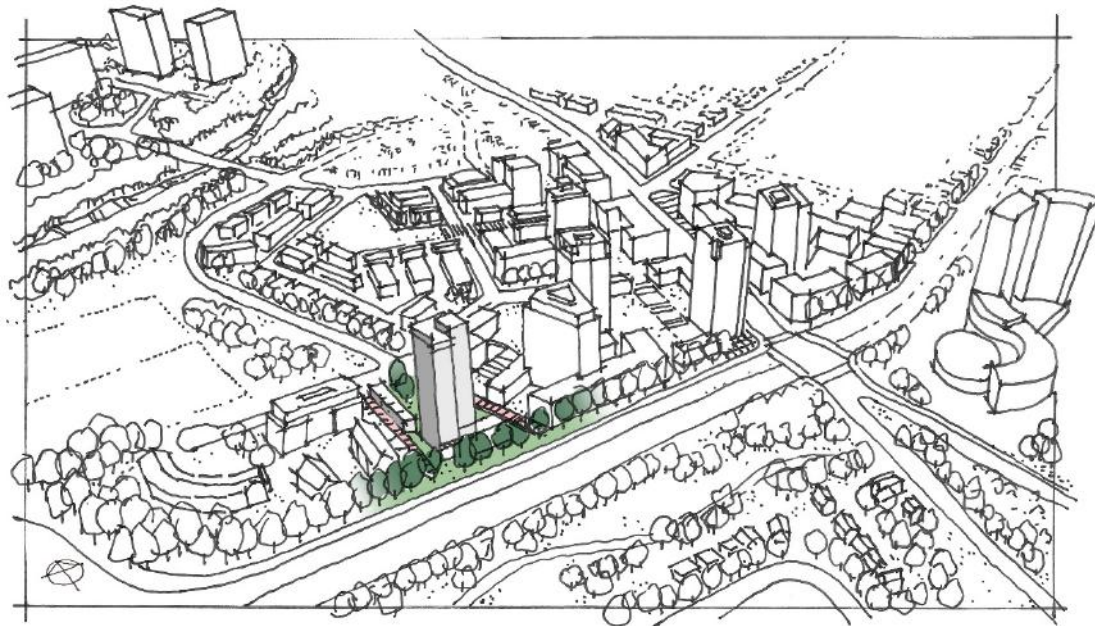
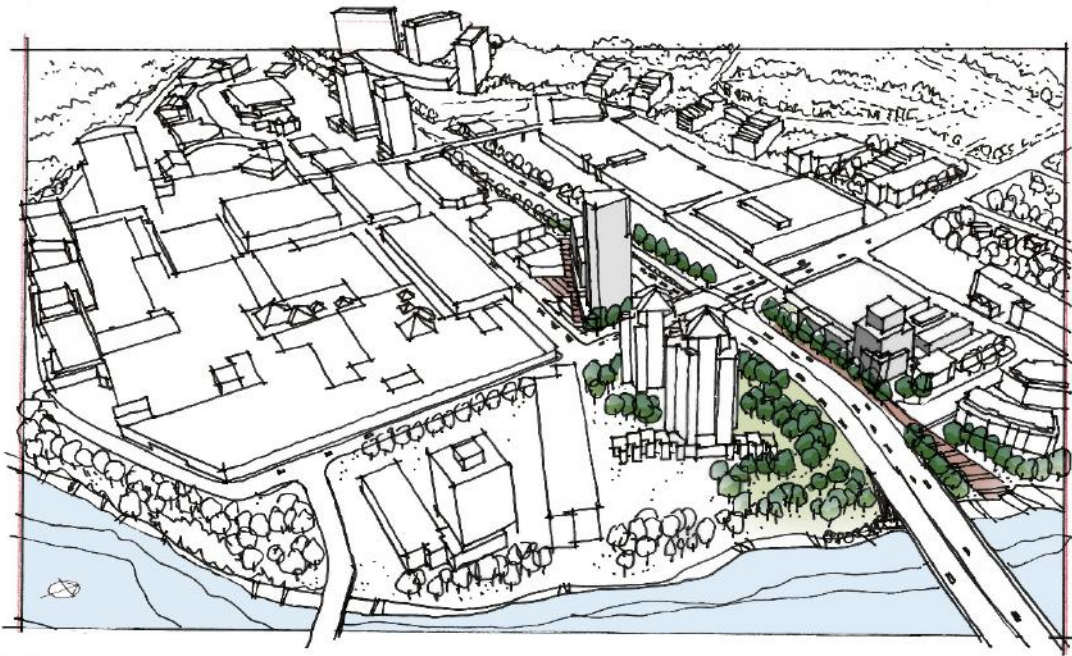


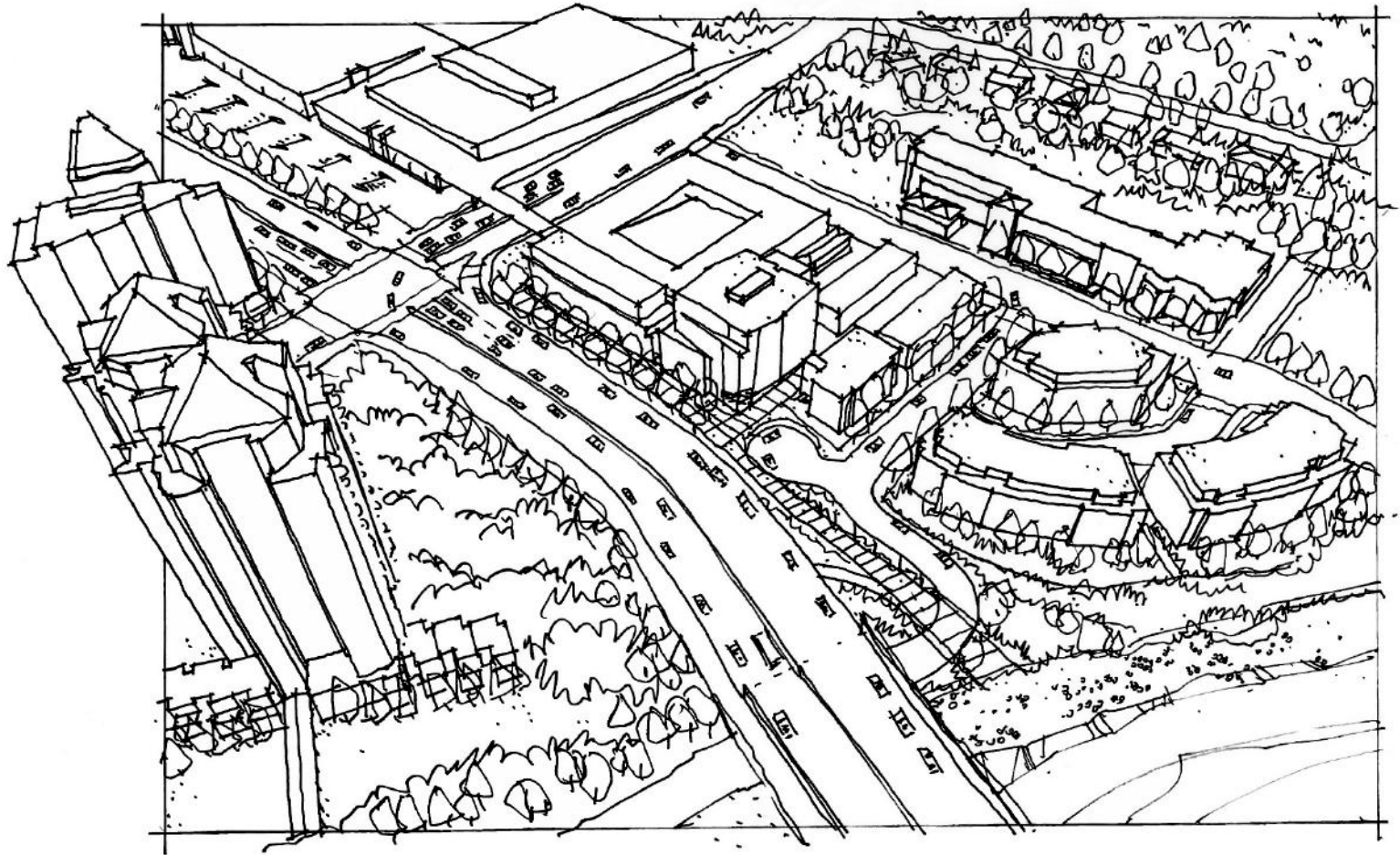




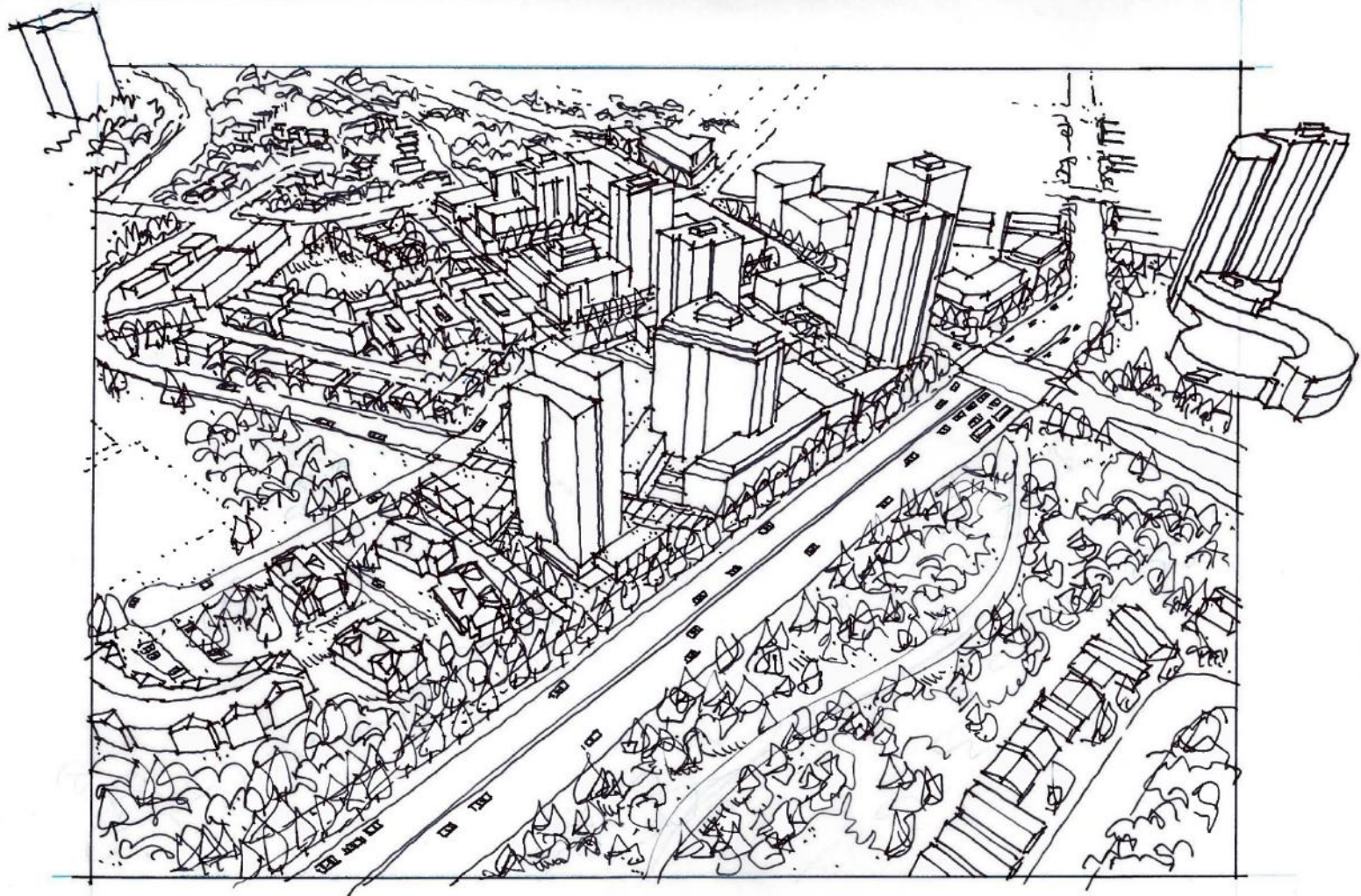


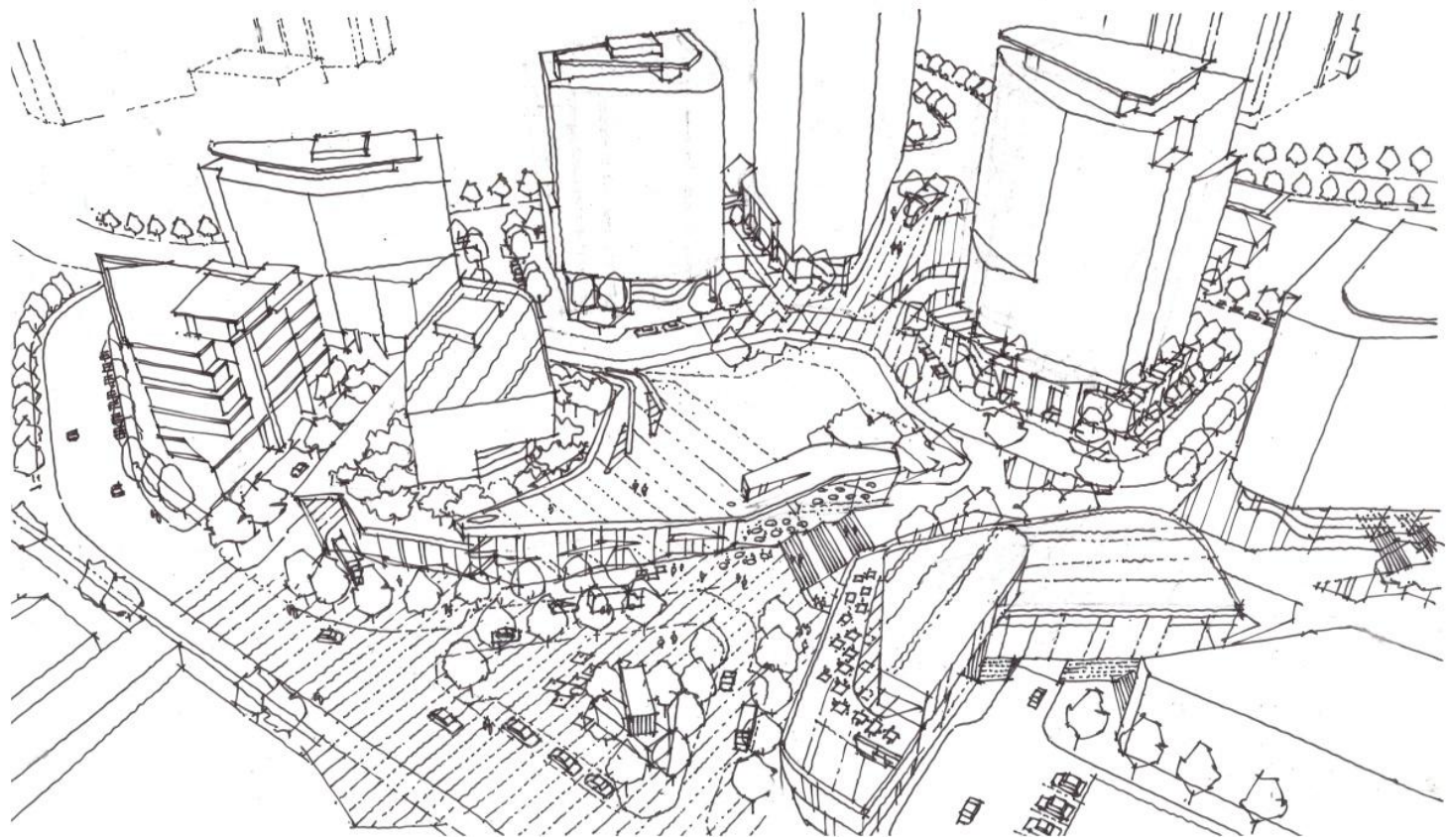


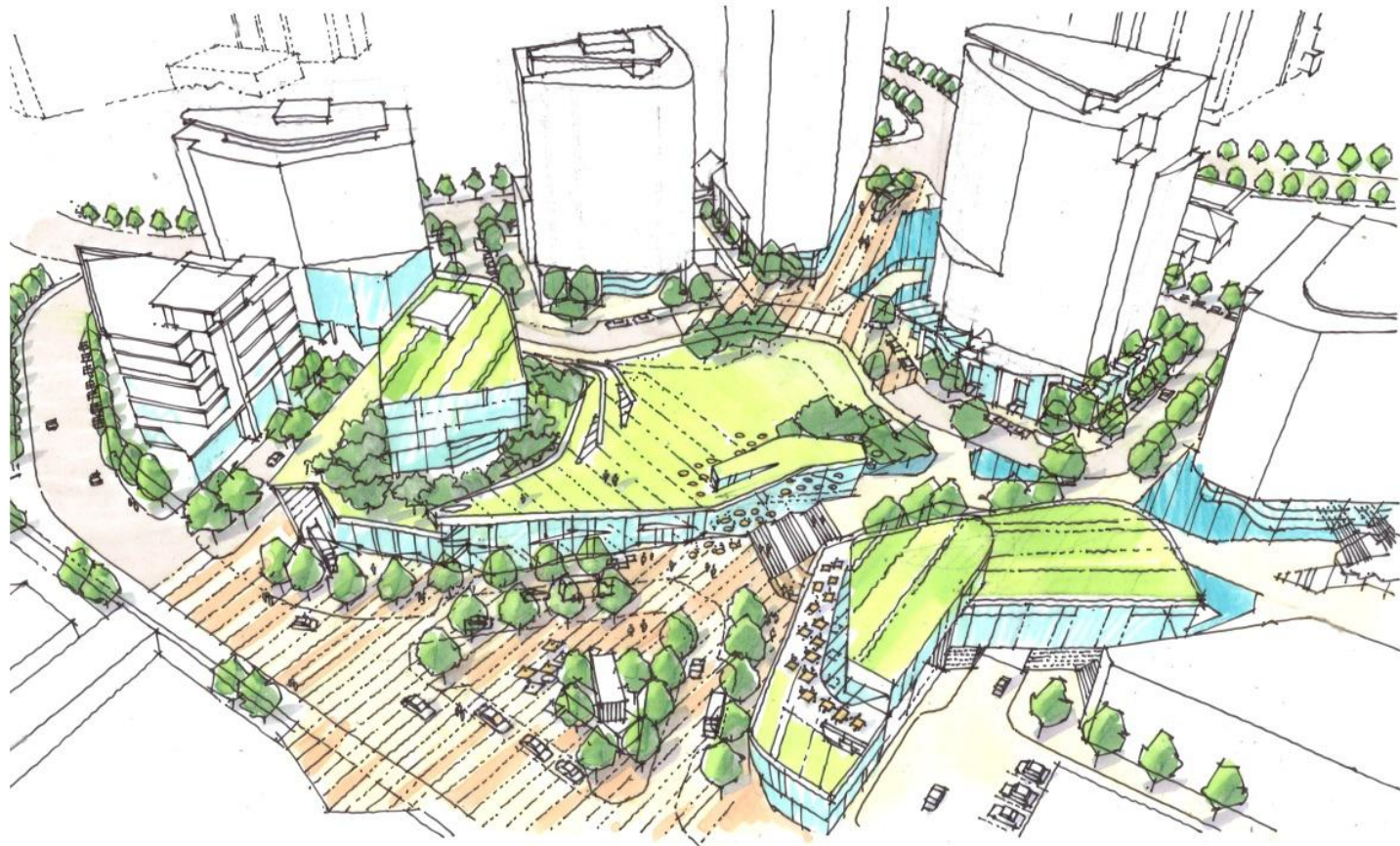


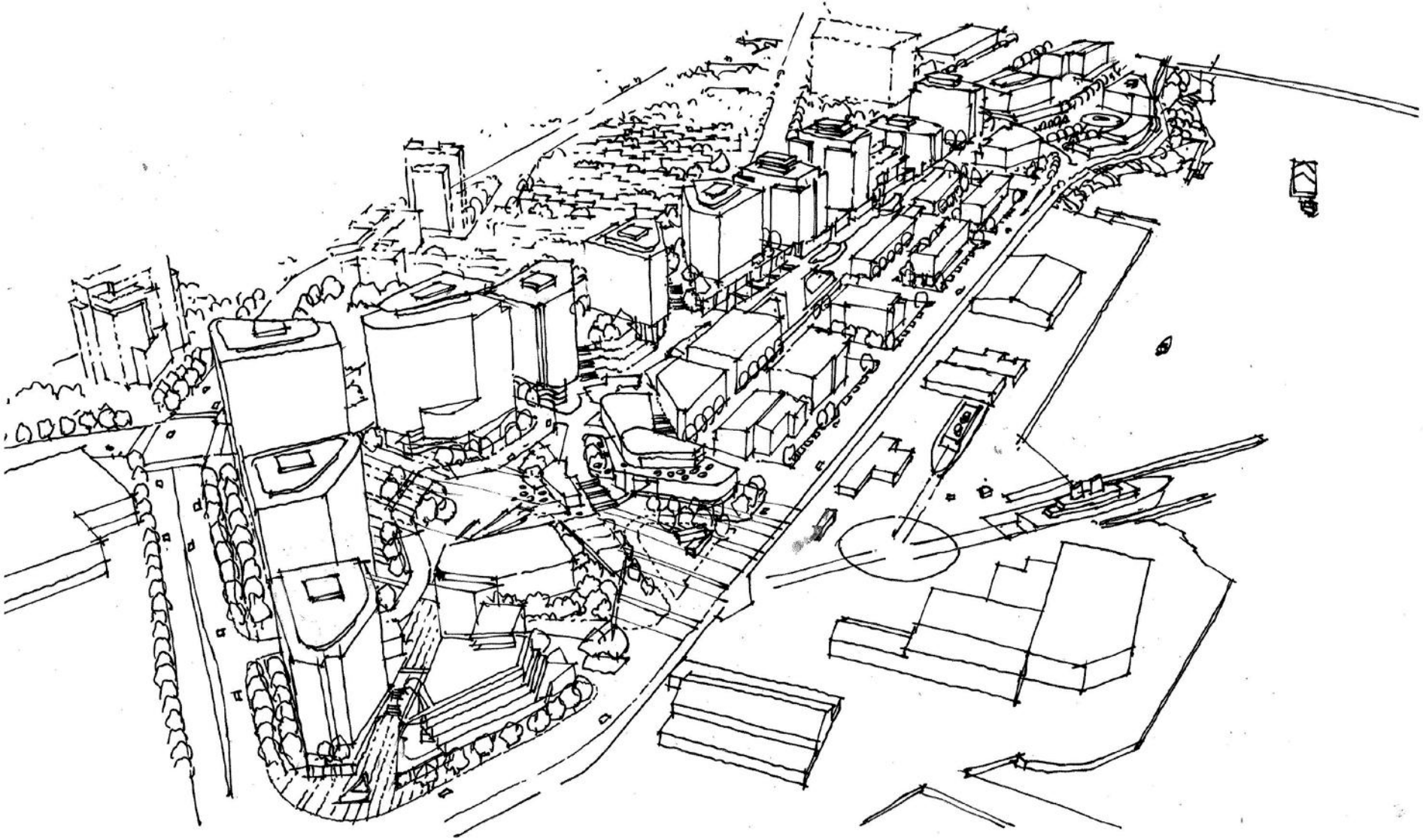


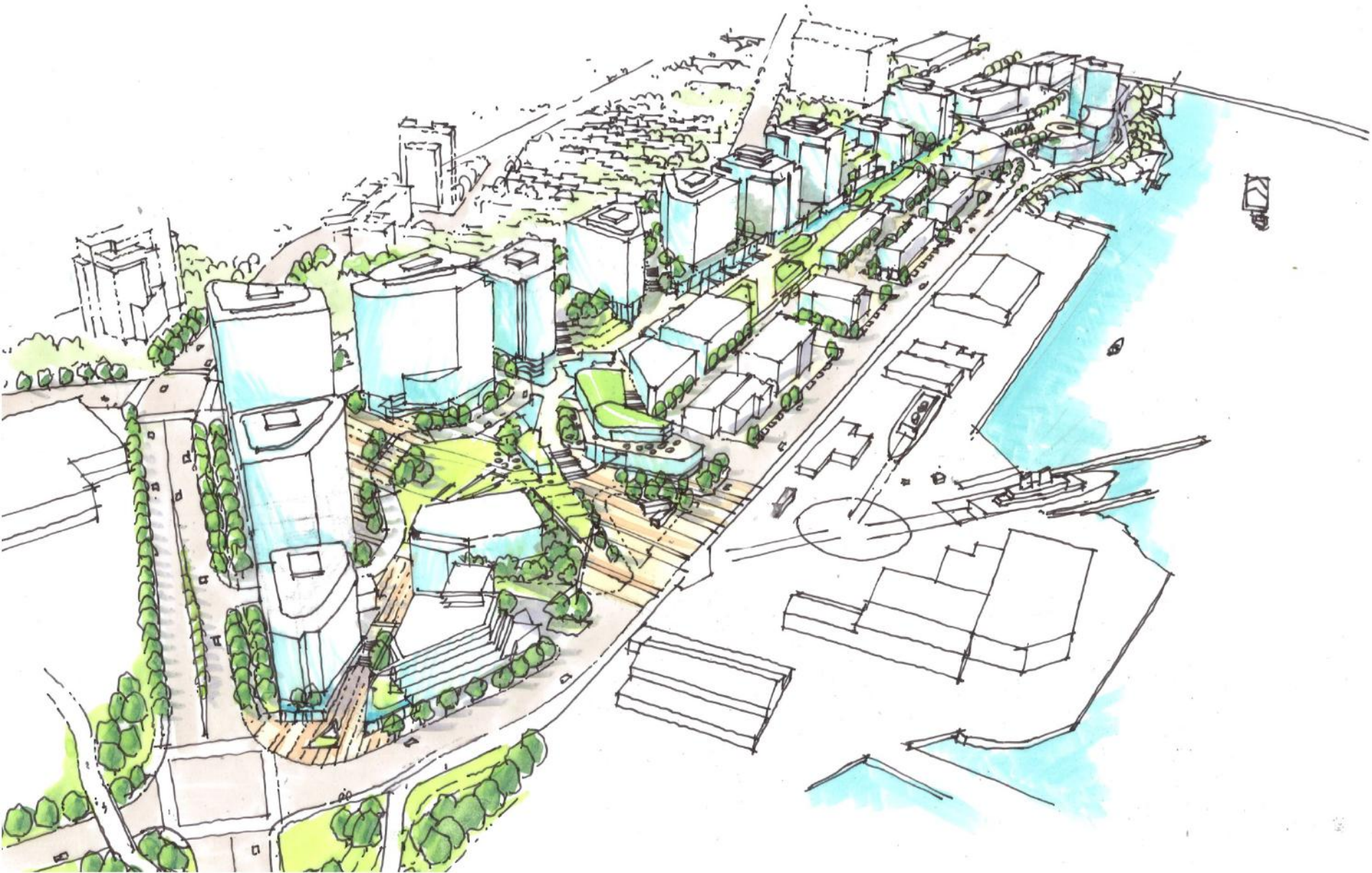


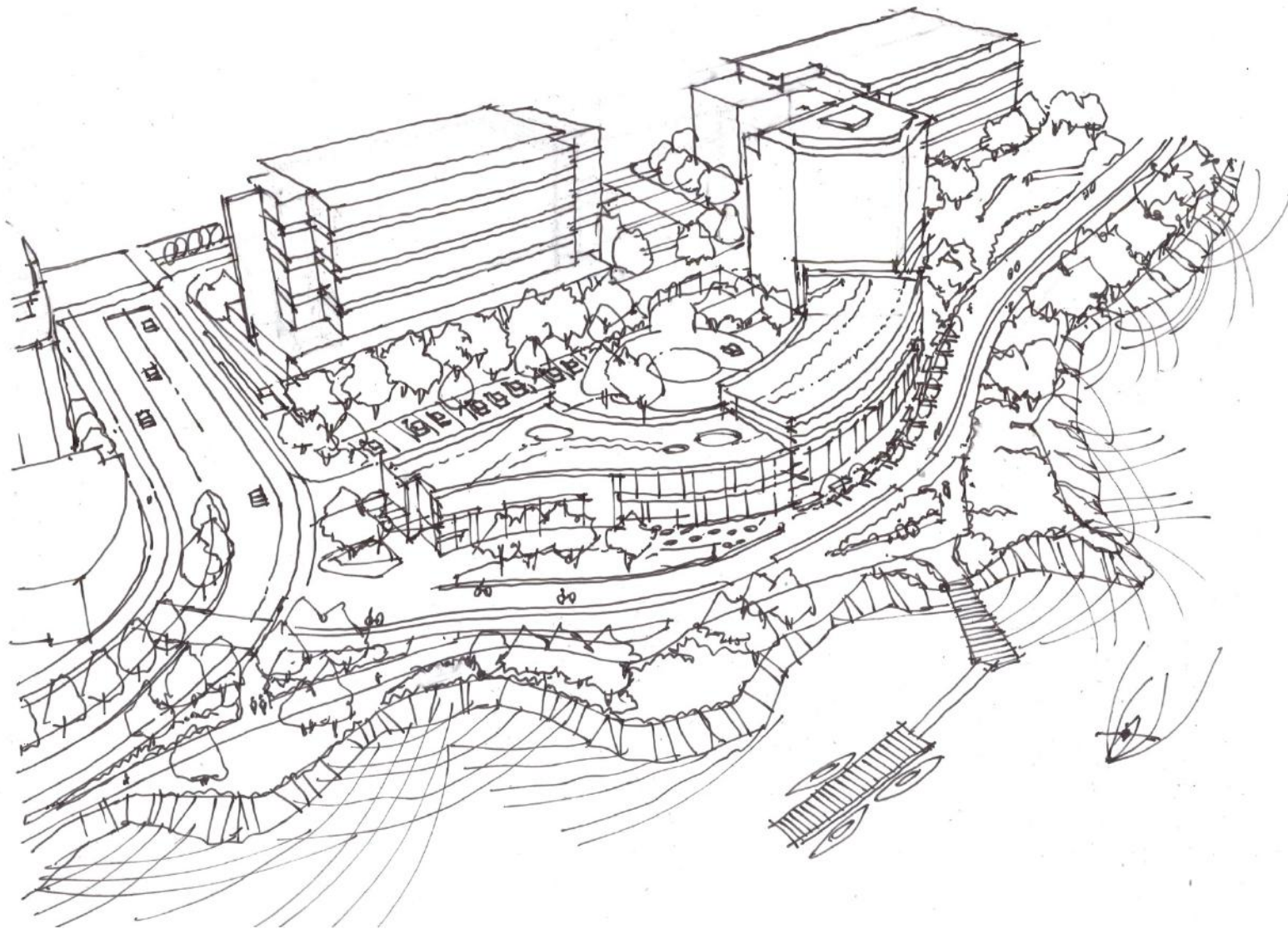




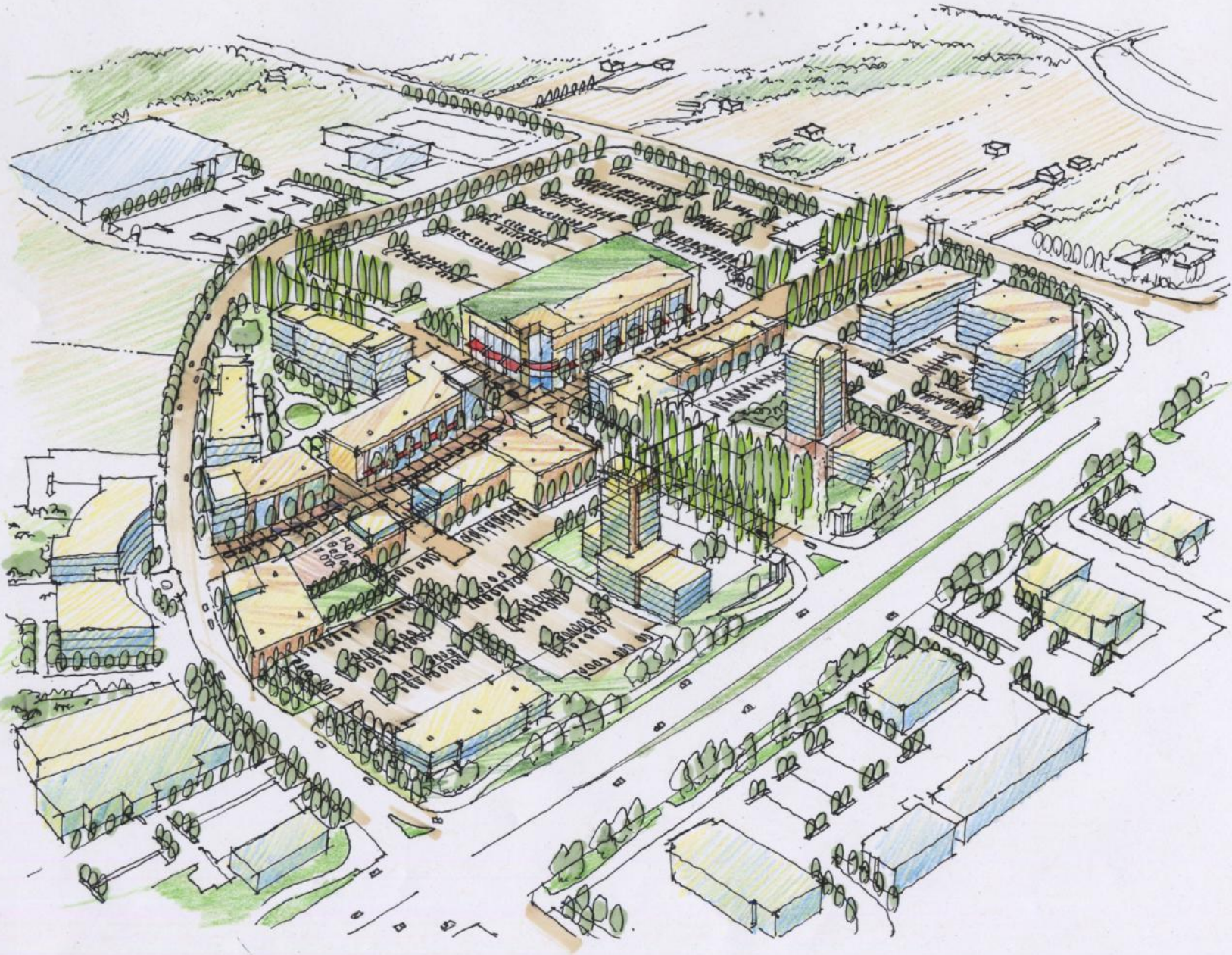


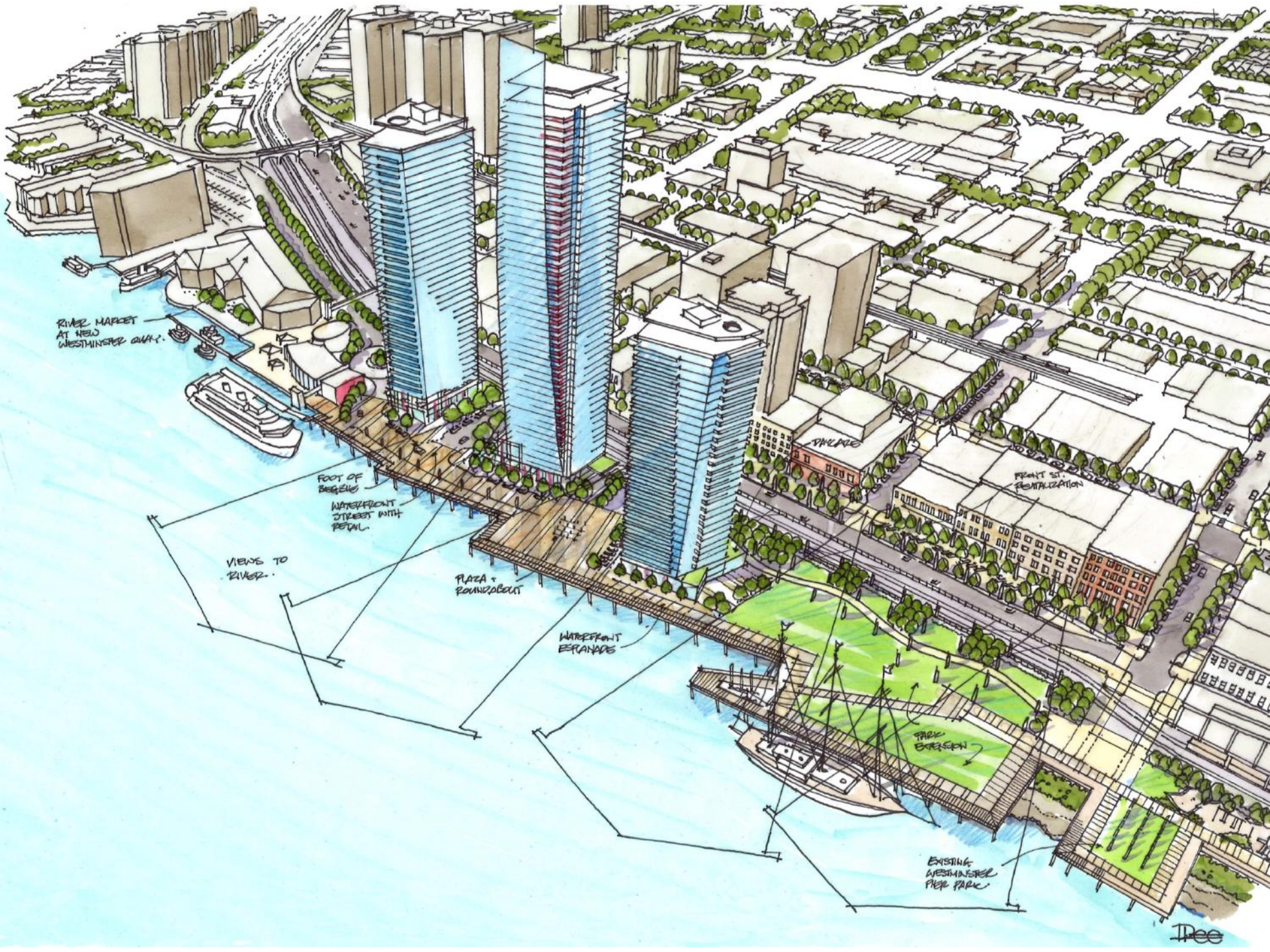












RIVER MARKET
AT NEW
WESTMINSTER QUAY.

FOOT OF
BEGONS
WAREFRONT
STREET WITH
PEDAL.

VIEWS TO
RIVER.

PLAZA +
ROUNDABOUT

WAREFRONT
ESTANADE

EXISTING
WESTMINSTER
PIER PARK

PARK
EXTENSION

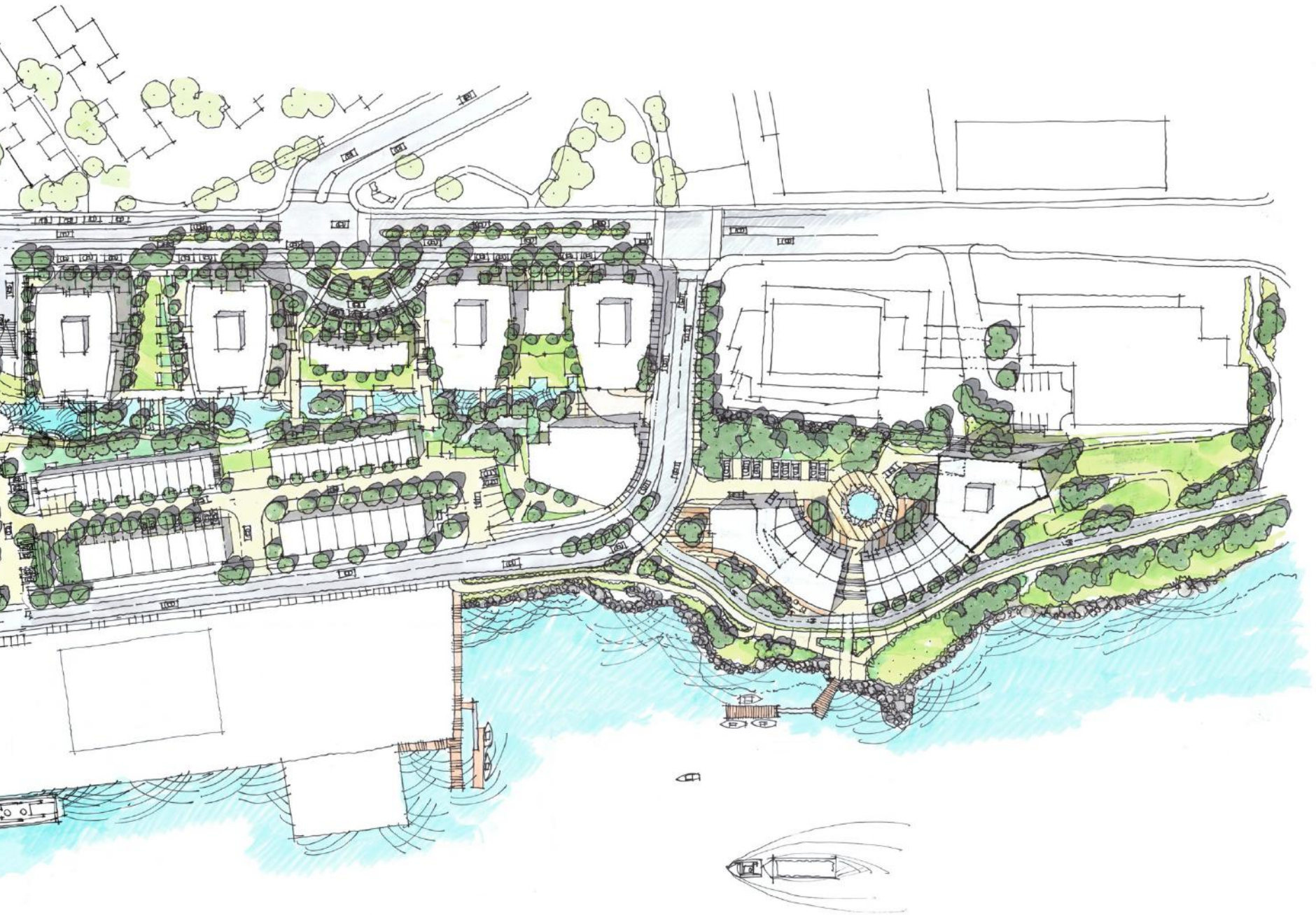
THE ARCADE

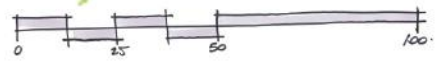
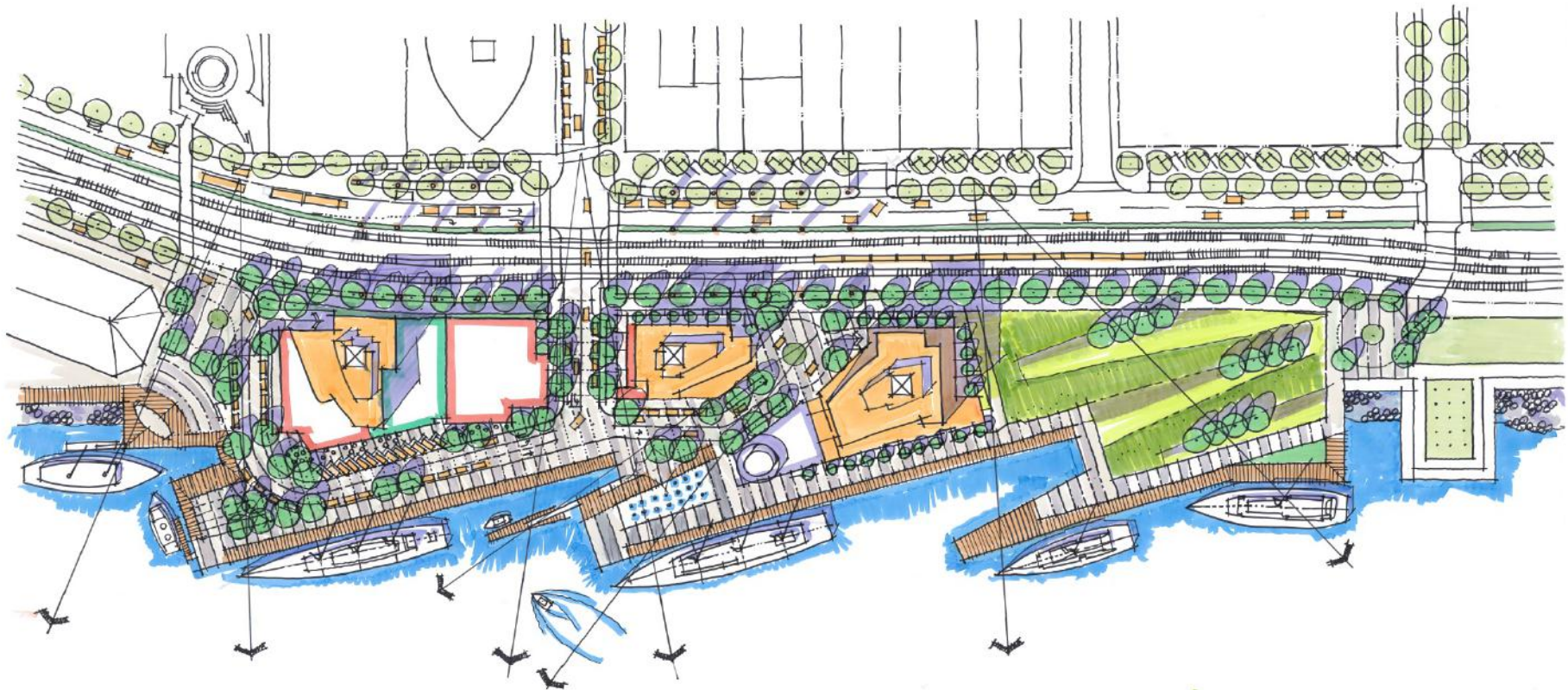
Dee

plan drawings











LIVABLE CHARACTER

- Promote a mix of building heights and types
- Encourage a mix of uses
- Encourage a mix of building types
- Encourage a mix of building materials
- Encourage a mix of building colors
- Encourage a mix of building textures
- Encourage a mix of building details
- Encourage a mix of building finishes
- Encourage a mix of building treatments
- Encourage a mix of building styles
- Encourage a mix of building forms
- Encourage a mix of building shapes
- Encourage a mix of building sizes
- Encourage a mix of building ages
- Encourage a mix of building conditions
- Encourage a mix of building qualities
- Encourage a mix of building values
- Encourage a mix of building prices
- Encourage a mix of building costs
- Encourage a mix of building benefits
- Encourage a mix of building impacts
- Encourage a mix of building contributions
- Encourage a mix of building legacies

STREET SCALE

- Promote a mix of street widths
- Promote a mix of street lengths
- Promote a mix of street curves
- Promote a mix of street grades
- Promote a mix of street materials
- Promote a mix of street textures
- Promote a mix of street colors
- Promote a mix of street details
- Promote a mix of street finishes
- Promote a mix of street treatments
- Promote a mix of street styles
- Promote a mix of street forms
- Promote a mix of street shapes
- Promote a mix of street sizes
- Promote a mix of street ages
- Promote a mix of street conditions
- Promote a mix of street qualities
- Promote a mix of street values
- Promote a mix of street prices
- Promote a mix of street costs
- Promote a mix of street benefits
- Promote a mix of street impacts
- Promote a mix of street contributions
- Promote a mix of street legacies

PUBLIC SPACE

- Promote a mix of public spaces
- Promote a mix of public spaces types
- Promote a mix of public spaces sizes
- Promote a mix of public spaces ages
- Promote a mix of public spaces conditions
- Promote a mix of public spaces qualities
- Promote a mix of public spaces values
- Promote a mix of public spaces prices
- Promote a mix of public spaces costs
- Promote a mix of public spaces benefits
- Promote a mix of public spaces impacts
- Promote a mix of public spaces contributions
- Promote a mix of public spaces legacies

COMMUNITY

- Promote a mix of community types
- Promote a mix of community sizes
- Promote a mix of community ages
- Promote a mix of community conditions
- Promote a mix of community qualities
- Promote a mix of community values
- Promote a mix of community prices
- Promote a mix of community costs
- Promote a mix of community benefits
- Promote a mix of community impacts
- Promote a mix of community contributions
- Promote a mix of community legacies

ENVIRONMENTAL

- Promote a mix of environmental types
- Promote a mix of environmental sizes
- Promote a mix of environmental ages
- Promote a mix of environmental conditions
- Promote a mix of environmental qualities
- Promote a mix of environmental values
- Promote a mix of environmental prices
- Promote a mix of environmental costs
- Promote a mix of environmental benefits
- Promote a mix of environmental impacts
- Promote a mix of environmental contributions
- Promote a mix of environmental legacies

TRANSPORTATION

- Promote a mix of transportation types
- Promote a mix of transportation sizes
- Promote a mix of transportation ages
- Promote a mix of transportation conditions
- Promote a mix of transportation qualities
- Promote a mix of transportation values
- Promote a mix of transportation prices
- Promote a mix of transportation costs
- Promote a mix of transportation benefits
- Promote a mix of transportation impacts
- Promote a mix of transportation contributions
- Promote a mix of transportation legacies

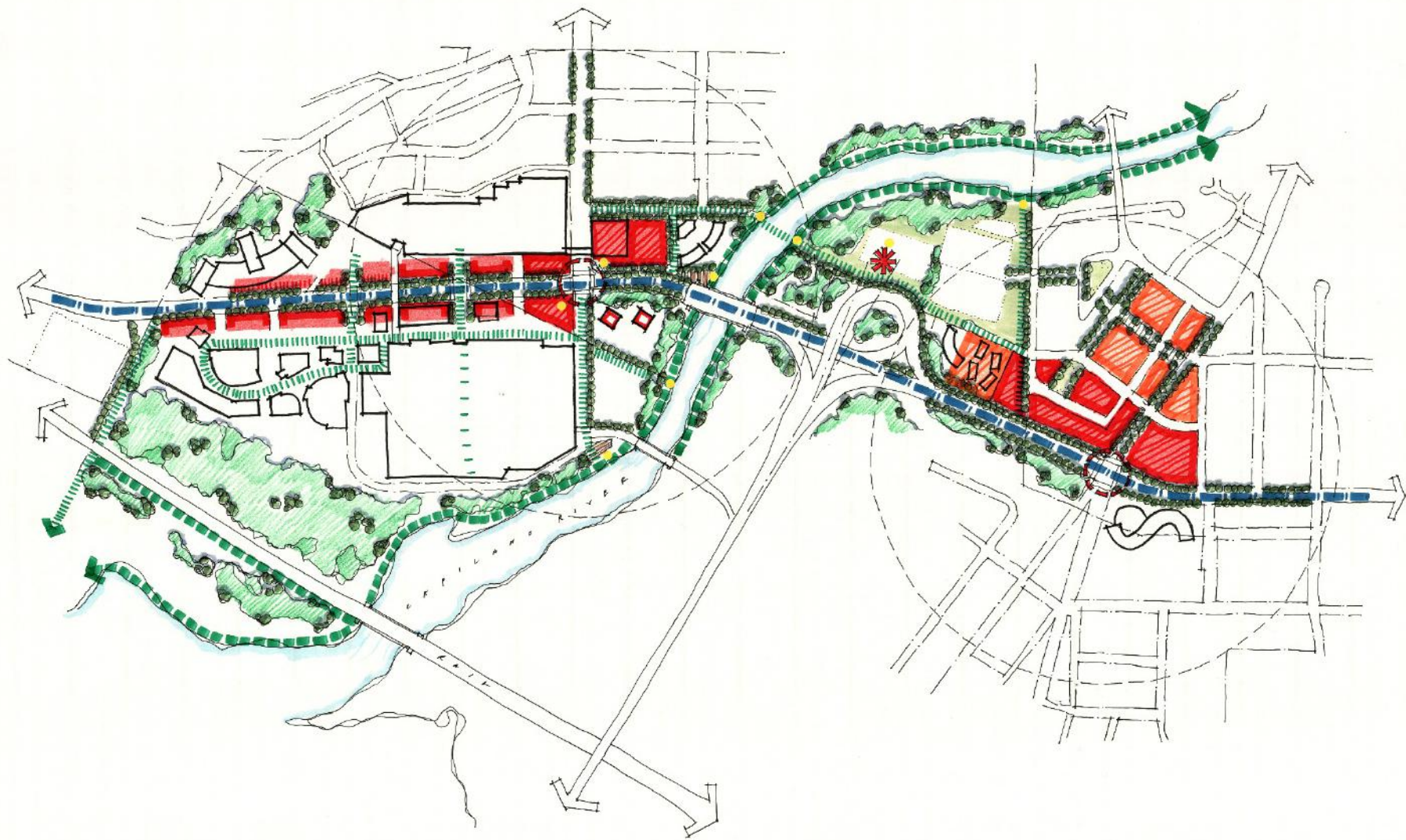
DESIGN

- Promote a mix of design types
- Promote a mix of design sizes
- Promote a mix of design ages
- Promote a mix of design conditions
- Promote a mix of design qualities
- Promote a mix of design values
- Promote a mix of design prices
- Promote a mix of design costs
- Promote a mix of design benefits
- Promote a mix of design impacts
- Promote a mix of design contributions
- Promote a mix of design legacies

CONCLUSION

- Promote a mix of conclusion types
- Promote a mix of conclusion sizes
- Promote a mix of conclusion ages
- Promote a mix of conclusion conditions
- Promote a mix of conclusion qualities
- Promote a mix of conclusion values
- Promote a mix of conclusion prices
- Promote a mix of conclusion costs
- Promote a mix of conclusion benefits
- Promote a mix of conclusion impacts
- Promote a mix of conclusion contributions
- Promote a mix of conclusion legacies

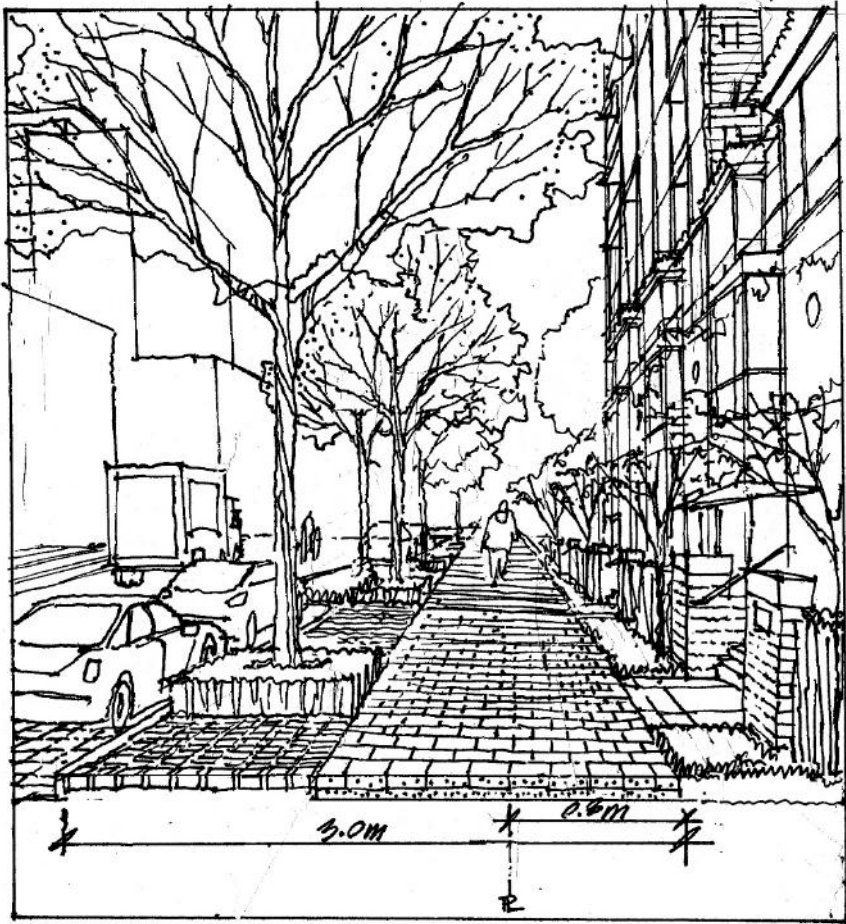
CORRIDOR STUDY
 CHARACTER & POTENTIAL STUDY
 MARINE ST. - KING EDWARD ST.



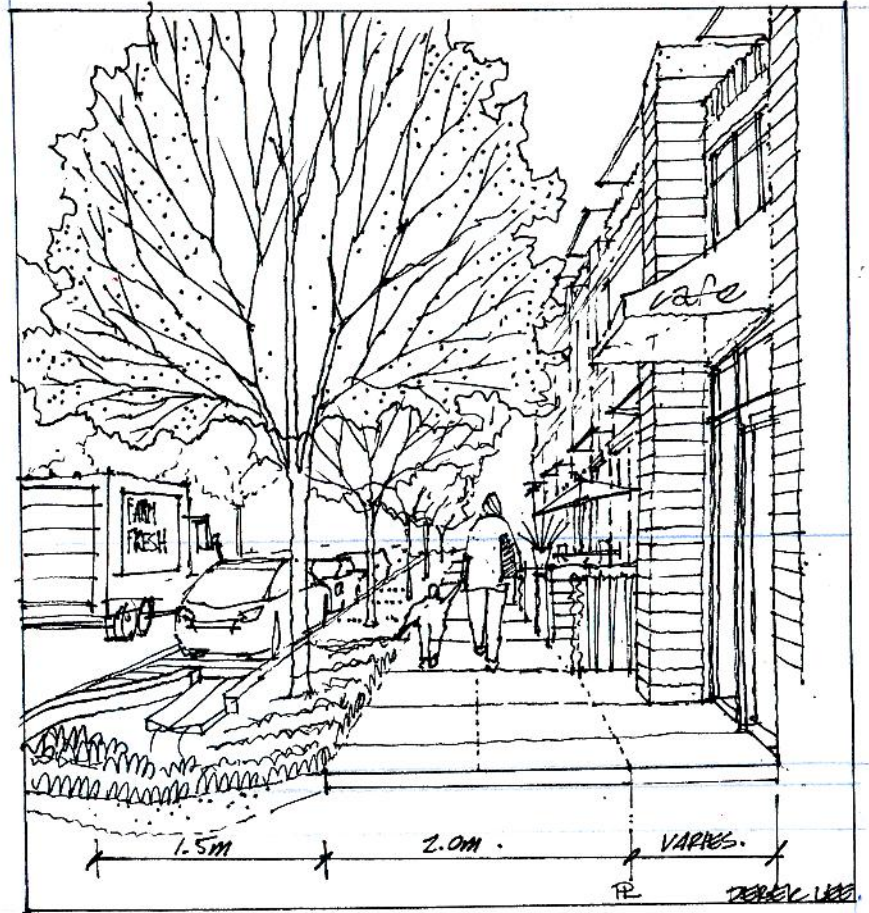


AMBLESIDE WATERFRONT
May 2016
1/100
David | David | David
p 10 90%

streetscape drawings



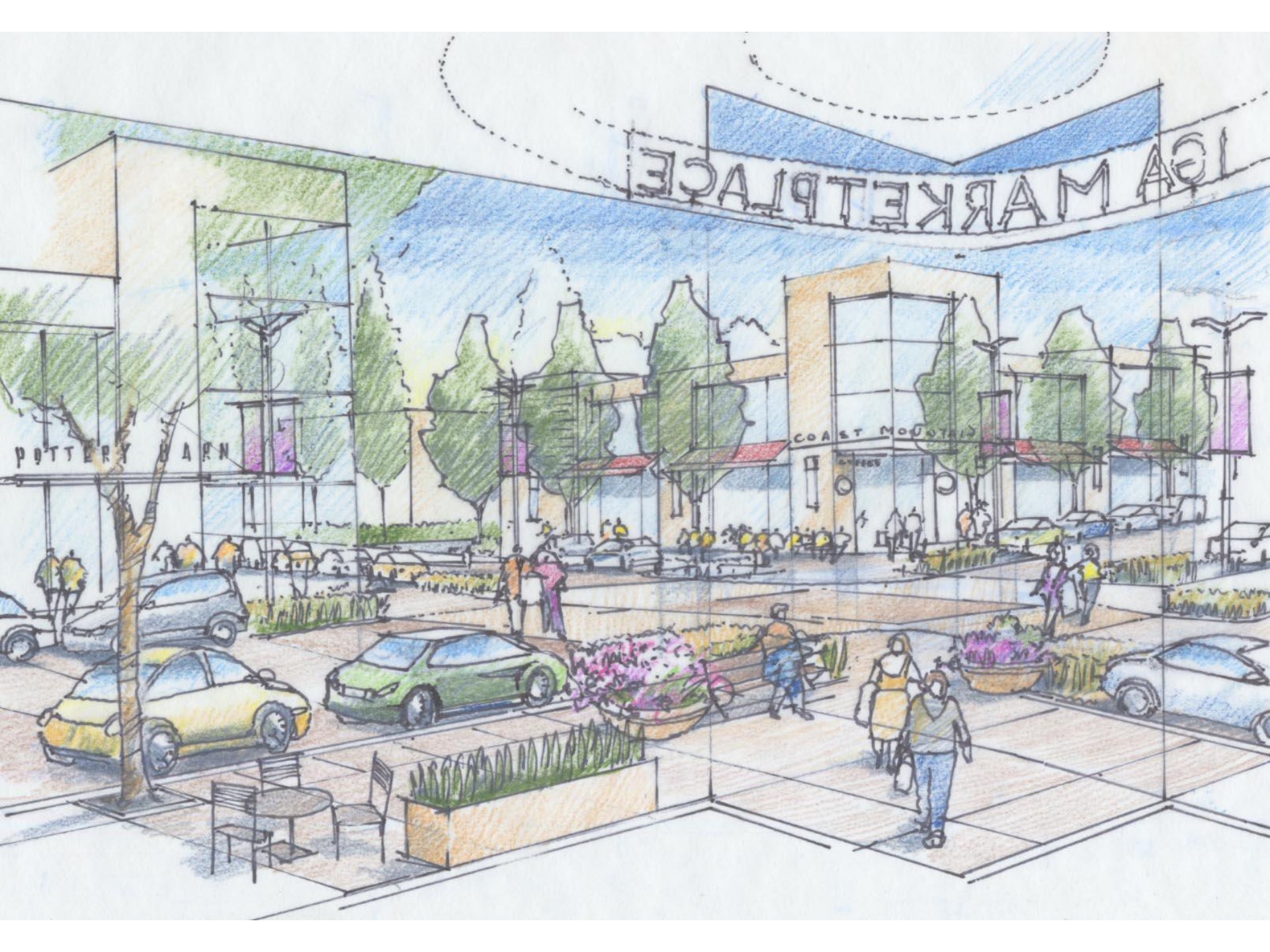
1st AVENUE (SOUTH SIDE).



TYPICAL NEIGHBOURHOOD STREET.







IGA MARKETPLACE

POTTERY BARN

COAST MODERN

COFFEE





