

Telus Oceans Re-Issued for TRG Review

2021.04.23

The following are the revisions made to the ground level design in response to conditions outlined in motion ratified by Committee of Whole on March 11th, 2021.

1. North Plaza - Extending the Humboldt Street Plaza Street to Penwill Street

The paving pattern that is present at the South Plaza, Douglas frontage and North Plaza is extend down Humboldt Street to create a cohesive public realm experience. Sculptural seating elements and planted islands further connect the expanded Humboldt Plaza to the rest of the enhanced public realm. The Plaza also features the bike lane extension which is marked by a double row of trees and ample outdoor patio space for the Bartholomew's.

Existing play elements (i.e. ping pong tables) could be re-used in the plaza if desired.

2. South Plaza - Water / Play Feature

Due to its sunnier location, the South Plaza was identified as the best location to incorporate a playful element. The design of the plaza incorporates sculptural and playful seating elements and is now augmented by waves of clustered marker lights that are proposed to be activated by motion sensors as pedestrians walk across the plaza evoking the effect of the bioluminescence in the ocean.

The placement of the seating elements and planting islands ensures a well-connected pedestrian space allowing the pathway from south and Penwill connector to flow through the space and towards Douglas Street.

The planted area behind the stage platform is also expanded to incorporate a stormwater and infiltration planter to collect the rainwater run-off from Plaza's paved surface.

3. Douglas Street – Streetscape and Building Rotation

The landscape design along Douglas Street was revised in response to the building rotation. The rotation allowed for a much more flexible space at the north end of the Douglas Street frontage. The water feature and associated seating was widened slightly while maintaining two seating locations protected by the building overhang to be used by the members of the public waiting at the bus stop. The sidewalk at this location was also significantly widened allowing for the installation of three street trees in consideration of the existing BC Hydro duct bank.

4. Tree Preservation and Replacement

The Tree Management Plan has been updated to identify the two existing trees at the North Plaza as being preserved in coordination with the Arborist Report.

5. Penwill Connector

Landscape in the connector was slightly revised to align with the architectural revisions.