

THE SHIPYARDS MEDIA KIT

DIALOG





OVERVIEW 01

CONNECTING NORTH VANCOUVER'S WATERFRONT

Located in North Vancouver, British Columbia, The Shipyards is a world-class mixed-use development with an unparalleled public realm.

Inspired by the site's World War I and World War II shipbuilding history, the reimagined Machine Shop, known as "Shipyard Commons", is the centerpiece of the design. This covered outdoor gathering space completes a series of interconnected plazas, transit routes, and recreational spaces along North Vancouver's waterfront. It is a unique, vibrant local and regional attraction that celebrates the character of the site and its spectacular location.

A PREMIER LOCAL AND REGIONAL ATTRACTION

The Shipyards offers something for everyone, with a dynamic mix of activities, hospitality, retail, and services.

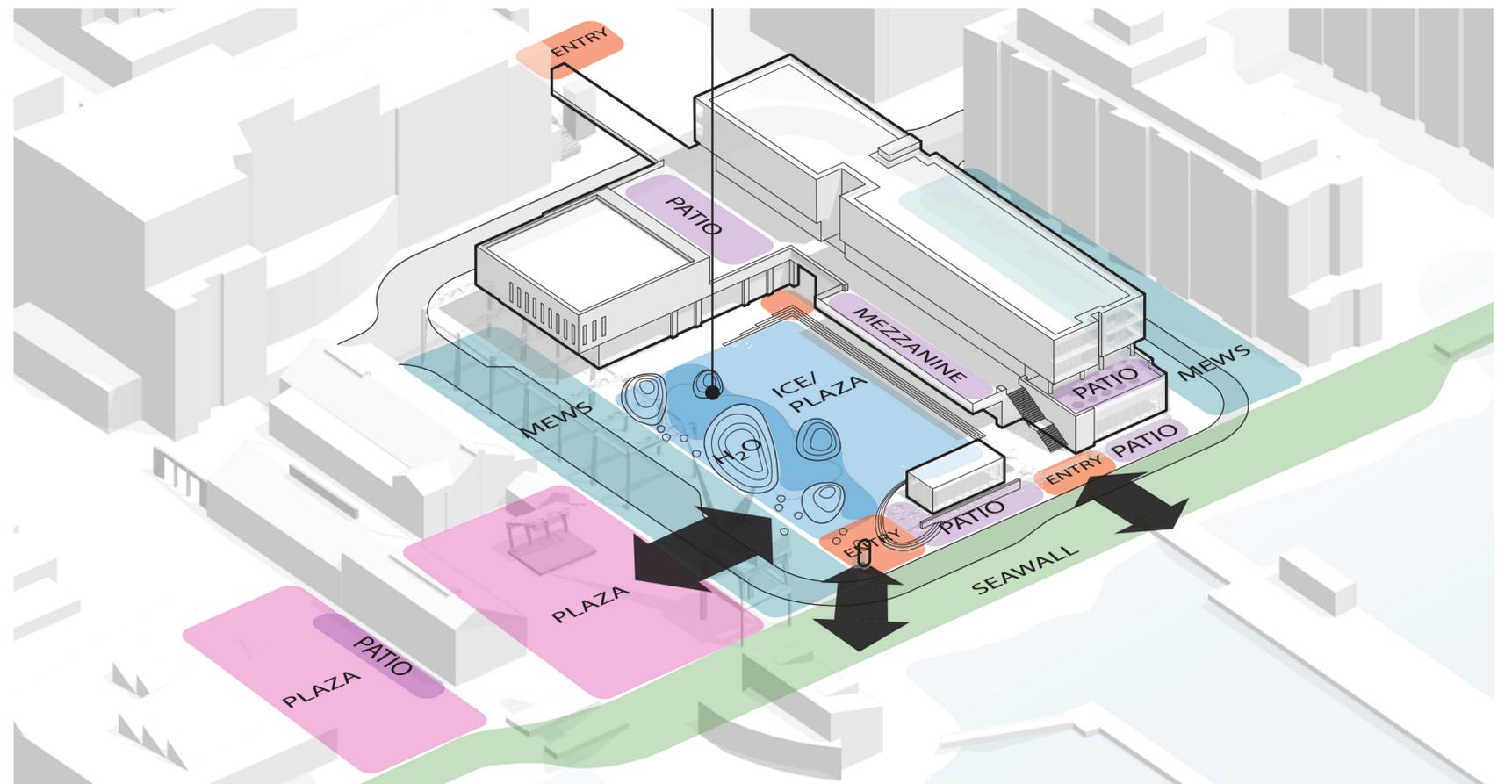
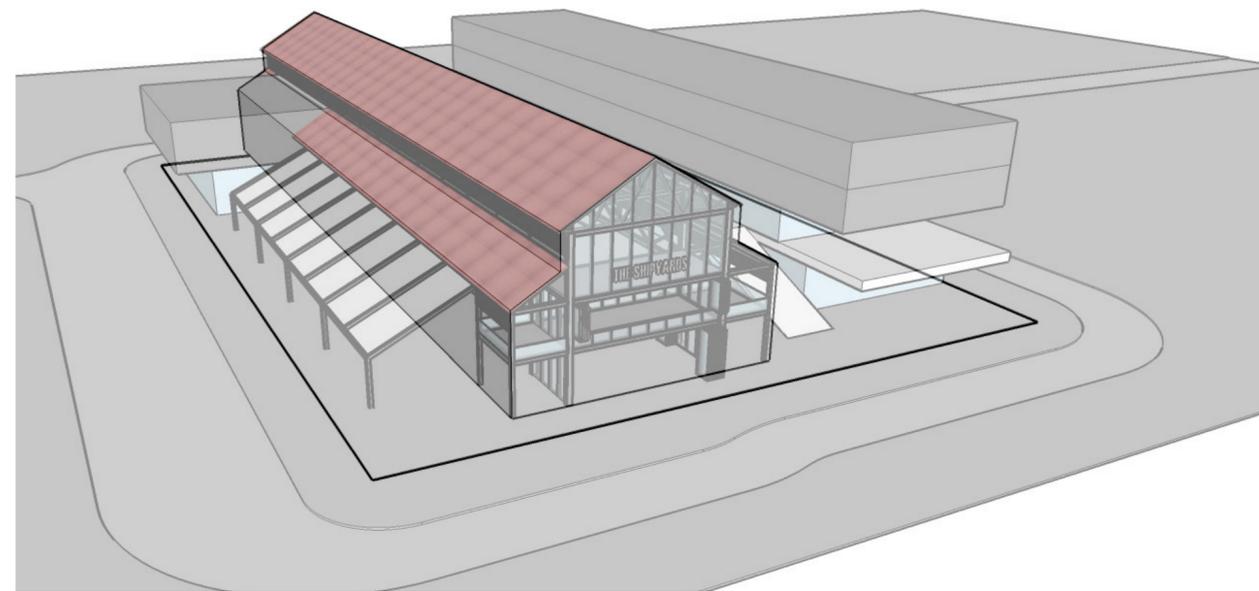
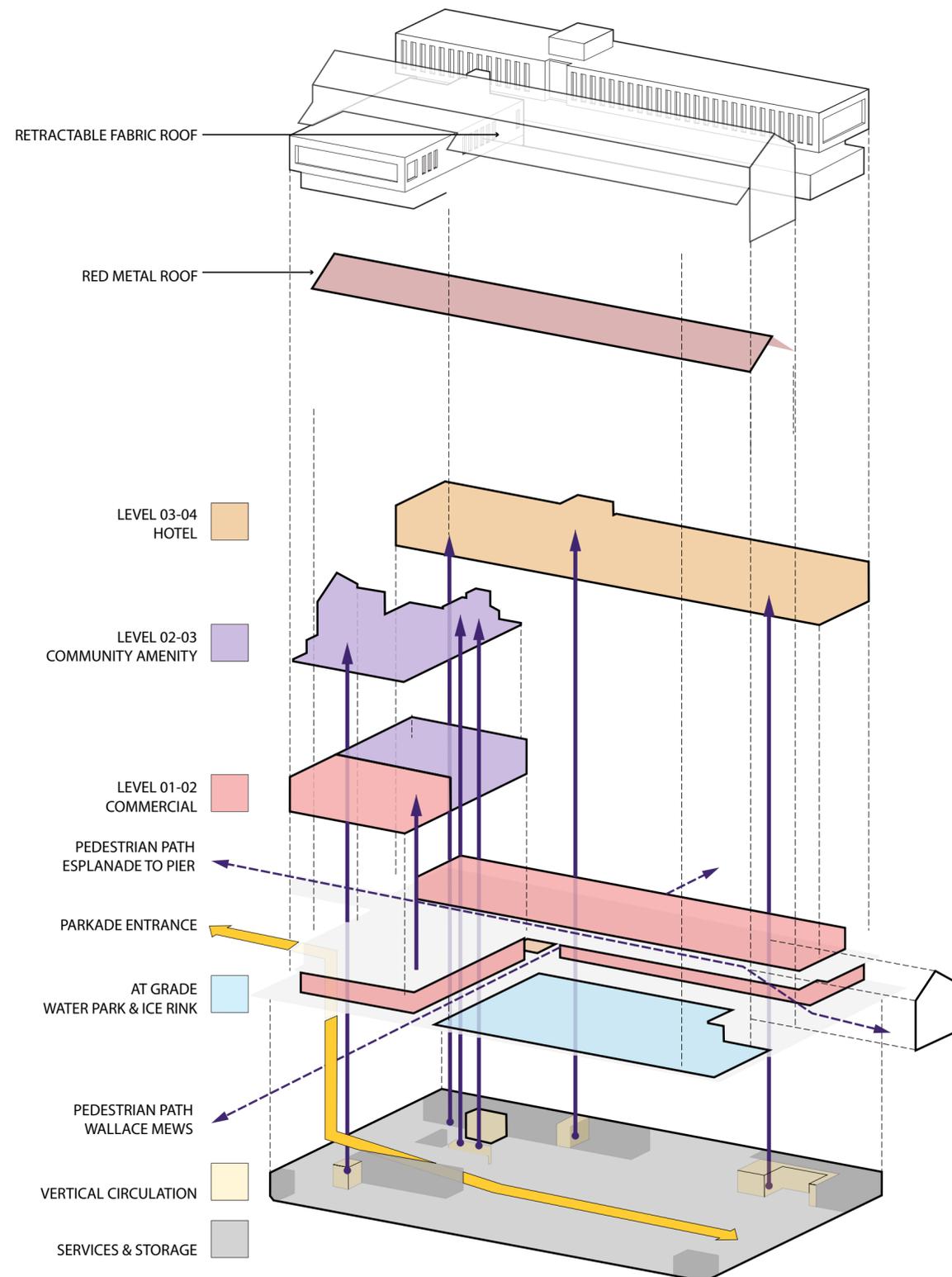
At the centre of the site, Shipyard Commons is configured to open towards Shipbuilders' Square and the Foot of Lonsdale Square, allowing joint programming for major public events. The new covered gathering space creates a year-round opportunity to animate the space with markets, exhibitions, performances, and festivals.

On the west side of Shipyard Commons, you'll find a series of colourful, organic landforms. In the summer, these landforms feature various water play features creating a splash park for children to enjoy. In the winter, these landforms will allow skaters to explore a series of loops that connect seamlessly with the plaza-turned-ice rink.

Casual seating along the east, north, and west edges of Shipyard Commons animate the area whether there are large crowds or intimate gatherings of a few people. Those looking to stay longer can find a seat on the south end of the site where a café and restaurant patio take advantage of the waterfront view, full sun, and people-watching opportunities of the Spirit Trail pedestrian and cycling path.

Visitors who venture beyond Shipyard Commons will find a series of shops along the first two floors of the north-south corridor, and a small boutique hotel on the third. Capilano University's satellite campus, dubbed CapU Lonsdale, has made its new home on the second floor of the west building overlooking the Commons. DIALOG's Interior Design and Mechanical engineering teams were responsible for creating and delivering this space.







The Shipyards is the centre of a revitalized civic heart of Lonsdale. Inspired by the history of the site, it's the final puzzle piece connecting a string of waterfront spaces along Spirit Trail. It offers a public amenity that is distinctly North Vancouver, and promises to be a regional attraction for a new generation in this historic precinct.

——— **Joost Bakker, Architect**

Photos courtesy North Vancouver Museum and Archives
Left: Vessel "Ballena" (left of photo), Wallace Shipyards; April 1916, Inventory number: 12832
Top right: Aerial view of Burrard Dry Dock; 1928, Inventory number: 27-8G



HISTORY 04

INTEGRATING THE OLD WITH THE NEW

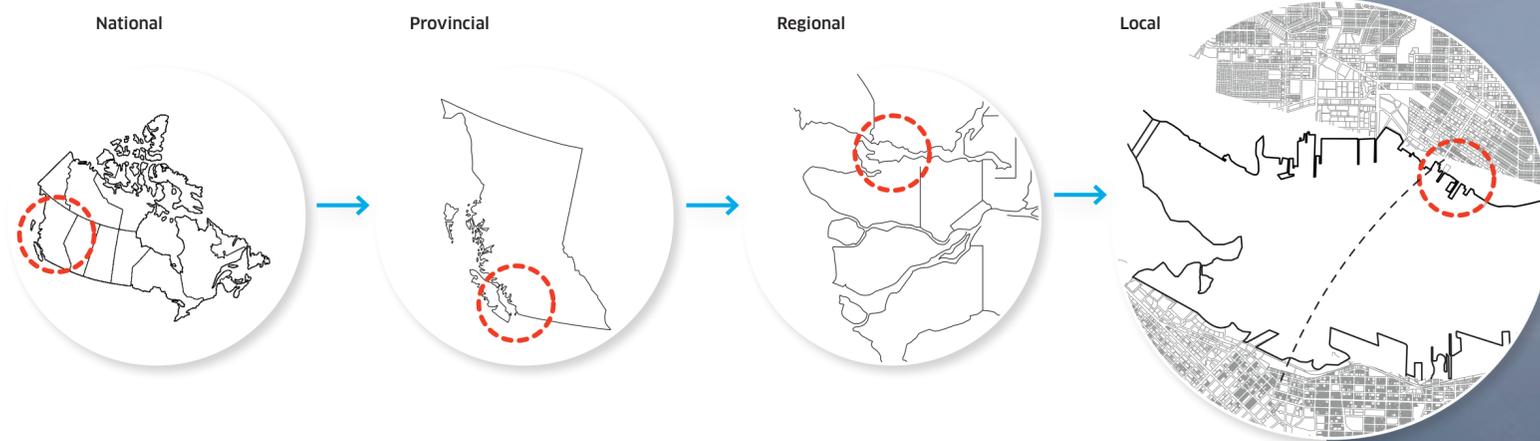
As a National Site of Significance, the 12-acre Shipyards site is a precinct with a rich social, economic, and physical history. It was originally developed by the Burrard Dry Dock Company and then utilized by The Wallace Shipyard Company at the turn of the 20th century. Shipbuilding booms during both the First and Second World Wars resulted in The Wallace Shipyard Company becoming the largest employer of shipyard labour in British Columbia, producing 109 "Victory" ships - more than any other shipyard in Canada.

The Shipyards site played a significant role during the shipbuilding boom and was a catalyst to settlement along Vancouver's North Shore. The heritage value of the place is associated with its location in Lower Lonsdale, the commercial core of North Vancouver, and the earliest, most historic area of commercial buildings on the North Shore of Burrard Inlet.

The design of The Shipyards takes many cues from its shipbuilding

history. Buildings and landscapes are oriented along lines perpendicular to the Burrard Inlet shoreline, just as the buildings and internal roads of the shipyards were. Conceptually, this project prioritizes the heritage character of the original machine shop building. Using its original shape and site as a starting point, the reconstructed machine shop has been modified to suit its new functions. The retractable roof takes on the character of structures familiar within the vernacular of The Shipyards area. The additional new structures on the site, such as a hotel and restaurants, adopt a contemporary form and act as a foil to the heritage machine shop.

Contrasting heritage roots with new, contemporary design, the machine shop roof is the highest structure on the site. Industrial. Contemporary materials such as glass and steel mix with wood and stone elements, providing a uniquely North Shore look and again, respecting the heritage of the site.



CONNECTIVITY 05

THE LAST PIECE OF THE PUZZLE

Considered the last piece of the puzzle, The Shipyards completes the circulation along North Vancouver's waterfront. The SeaBus passenger ferry to downtown Vancouver, Lonsdale Quay public market, and the Polygon Gallery contemporary art gallery are now connected along a series of transit routes, plazas, and recreational spaces, allowing local residents and visitors seamless access to these amenities from all directions.

A north-south spine from Esplanade, a major roadway neighbouring the site, welcomes people to a series of shops adjacent to the Commons. It continues to the waterfront, where it intersects a combined pedestrian and bike route known as the Spirit Trail. From here, visitors have the opportunity to enjoy the spectacular view of Vancouver Harbour or continue exploring one of many routes available to pedestrians.



PROJECT INFO

TEAM

Architecture	DIALOG
Structural Engineering	DIALOG
Mechanical Engineering	DIALOG
Electrical Engineering	WSP
Landscape Architecture	HAPA Collaborative
Code	Evolution Building Science
Traffic	Bunt & Associates
Acoustics	BKL Consultants Ltd.
Envelope	JRS Engineering
Civil Engineering	Core Group Consultants
Environmental Engineering	PGL Environmental Consultants
Geotechnical Engineering	Geopacific Consultants
Survey	McElhanney
Builder	Darwin Construction

Location

North Vancouver, British Columbia, Canada

Completion

July 2019

Size

9,290 sq m / 100,000 sq ft

Client

Quay Property
Management Corp.



ABOUT DIALOG 07

We are passionate about design. We believe it can, and should, meaningfully improve the wellbeing of our communities and the environment we all share.

We've come together because we see the important challenges facing communities becoming increasingly complex and therefore best engaged through the collaboration of diverse perspectives and expertise. DIALOG has been consciously created as a multidisciplinary collaborative to tackle these challenges.

Our multi-disciplinary team includes architects, urban planners, interior designers, structural, mechanical and electrical engineers, and landscape architects. We practice across Canada and the US from studios in San Francisco, Vancouver, Calgary, Edmonton, and Toronto. Our work includes designing for urban vibrancy, health and wellness, transportation, education, arts and culture, residential, retail, and commercial, as well as mixed-use solutions which incorporate an increasing number of these.

DIALOG has been designing positive change in communities since 1960. Although our work has attracted many awards over this span, we consider a project truly successful when it is embraced by its end users and its community.

MEDIA CONTACT

STUART KERNAGHAN
Communications Specialist
skernaghan@dialogdesign.ca



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