



PARK ROYAL SHOPPING CENTRE

THE VILLAGE
WEST VANCOUVER,
BRITISH COLUMBIA

(Reprinted with permission from
Dofasco Steel Design, 2005)

Design and Construction Team

Architects:

Musson Catell McKay
Partnership

General Contractor:

Bird Construction Company Ltd.

Steel Cladding Supplier:

Roll Form Group
1-800-233-6228

Steel Deck Supplier:

VicWest 1-800-387-7135

Steel Cladding Installer:

Lam Metal Contracting Limited

Light Steel Framing Supplier:

Bailey Metal Products
1-800-668-2154

Light Steel Framing Installer:

Centura Building Systems Ltd.

Photographer:

Derek Lepper Photography

Steel Helps the Old Look New



It is not uncommon to take an old building and renovate it to look like new. We see it all the time in the pages of this publication – usually applying light steel framing (LSF) and cladding to achieve the desired effect. But how often do you find someone making a new building look old? And using light steel framing (LSF) and prepainted steel cladding to help them!



That's what happened between May and September of 2004 at the west end of Canada's first ever shopping mall (Sept' 1950), Park Royal in West Vancouver, home to more than 250 shops and services. The project called 'The Village' is an extension to the mall. It is the product of joint venture collaboration between F&A Architects of Pasadena, California and Musson Catell McKay Partnership (MCMP) of Vancouver, BC. John Moorcroft, Associate and Project Architect at MCMP tells us, "The design concept was not to match the existing mall, but to create a stand-alone 'village' with a subtle nautical theme. The idea is for it to look like a 100- year-old fishing village that was renovated."

Funky, random and eclectic

The Village evokes a 'Main Street' feel with its single, winding street and 250,000 sq. ft. of retail space contained in seven free-standing buildings. Each building is markedly different in terms of its appearance. The aesthetics have been described by visitors as 'funky', 'random', and 'eclectic' - effects achieved by the combination of colours, architectural shapes, and a variety of



materials including light steel framing (LSF), wall cladding in tan, red, blue, and unpainted Galvalume Plus™ (see sidebar) profiled standing seam roofing, brick, stucco, and Hardy Plank. As well, tenants have been allowed to customize their storefronts, creating the impression of something that's evolved rather than stamped out with a predetermined cookie cutter. Public reaction to The Village is very favorable with shoppers saying, "We love it!" And, "It's so different from what you normally see." They like the small town feel of parking outside the store you're visiting.

Wall Cladding:

Roll Form Group: S175 SB profile .66mm (.026") thick AZ150 Galvalume, painted with the 8000 Series paint system. 695m² (7500 sq. ft.) Cabec Green QC 8166 372m² (4000 sq. ft.) Briarwood Tan QC8331 47m² (500 sq. ft.) Slate Blue QC 8260 790m² (8500 sq. ft.) Dark Red QC 8250 418m² (4500 sq. ft.) Heron Blue QC 8330

Roof Cladding:

2973m² (32,000 sq. ft) AZ 180 G alvalume Plus

Steel Deck:

VICWEST - 6038m² (65,000 sq. ft.) .0239"; .048"; .036" & .0299; Galvanneal ZF075, plus a small amount of galvanized Z275



Canadian Sheet Steel Building Institute

652 Bishop St. N., Unit 2A
Cambridge, ON N3H 4V6
Tel: (519) 650-1285
Fax (519) 650-8081
www.cssbi.ca