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1 KINGSWAY OPEN HOUSE REPORT #2

Held: Wednesday, March 23, 2004 at Kingsgate Mall
Time: 4:00pm to 8:30pm

Team Attendees:

Name	Company Name	Telephone	Fax
Melanie Marchard	CoV Facility Design (COV)	873-7851	871-6084
James Meschino	Vancouver Park Board (PB)	257-8457	257-8365
Rudy Roelofsen	Vancouver Park Board (PB)	257-8455	257-8365
Megan Stuart-Stubbs	Vancouver Park Board (PB)	713-1861	713-1813
Daniela Esparó	Mt. Pleasant Branch Library (VPL)	665-3963	665-3495
Corrine Durston	Vancouver Public Library		
Jennifer Young-Roy	Vancouver Public Library		
Jane Durante	Durante Kreuk (DK)	684-4611	684-0577
Jennifer Stamp	Durante Kreuk (DK)	684-4611	684-0577
Peter Busby	Busby + Associates Architects (BAA)	684-5446	684-5447
Randy Bens	Busby + Associates Architects (BAA)	684-5446	684-5447
Kathleen Robertson	Busby + Associates Architects (BAA)	684-5446	684-5447
Harold Stewart	Keen Engineering	986-5336	980-3747
Paul Henry	CY Loh & Associates	254-0868	254-5166
Lisa Sorensen	CY Loh & Associates	254-0868	254-5166

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1.0 Open House

The intent of this report is to document the public presentation made by BAA at Kingsgate Mall, March 23, 2004. A design and model was presented to the public, followed by a question and answers period. All of the attendees were encouraged to give feedback verbally, or by filling out the comment forms provided.

The public was invited to view presentation drawings and models from 4-7pm and ask questions and comment on the project. Notable comments by the public, that they did not record, are as follows:

- 1.1 A café operator in the Metro Vista building noted that there are already too many cafes in the neighbourhood.
- 1.2 A visitor liked the presence of market rental suites, noting that there are a large number of subsidized rents in the area and that more would result in a too homogenous neighbourhood. Another comment was the benefit of "eyes on the street" in this neighbourhood.
- 1.3 Concern was expressed regarding reduced parking count, and that the neighbourhood has limited daytime parking already.
- 1.4 Metro Vista residents expressed varying opinions. One seventh floor owner was very happy with the project and particularly commented on the improvements in massing since the previous open house. Another owner felt that the project should not be



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higher than the Metro Vista, others owning penthouse suites wanted the building height limited to 70 feet.

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2.0 Introduction

2.1 Melanie Marchand, from the Facility Design & Management wing of the City of Vancouver, introduced the project and process. Peter Busby presented the proposed design. His presentation included the following:

- 2.1.1 Overview of the project program
- 2.1.2 Rationale behind building massing
- 2.1.3 Contextual response
- 2.1.4 Sustainability objectives
- 2.1.5 Description of the project schedule and current status
- 2.1.6 Traffic and pedestrian issues
- 2.1.7 The shaping of the tower in relation to existing views

3.0 Comments / Questions and Responses

3.1 **Comment** - In response to BAA mentioning proposed traffic pattern change, there was a number of heads nodding in agreement that it was a difficult intersection. A later comment noted that it is, however, currently one of the only ways onto 7th avenue from the south.

3.2 **Comment** - Local resident noted that there is already double-parking on 7th avenue and that the centre and residential suites would add to traffic congestion. Resident suggested that traffic calming measures might be necessary.

3.3 **Question** – Will bicycle parking be secure?
BAA response - Yes

3.4 **Question** – What is the expected menu at the café and what is the size of ChildCare kitchens. Who owns the café?

BAA response - That leasing proposals would be taken and that small meals for building users would likely be available. BAA also responded that the ChildCare would have a full size kitchen. The City of Vancouver owns the space and would lease it to an operator.

3.5 **Question** – Will the building be seismically secure?
BAA response – Yes, the building will be built to current seismic code requirements.

3.6 **Question** - Would accessible suites be available?
BAA response - All suites would meet current accessibility guidelines and there would likely be a small number of fully accessible suites.

3.7 **Question** – What is the proposed new size of library and community centre?
BAA and VPL response - The library would almost double. The library will have 25 carrels and 13 internet stations with more stations in the future.

PB response - Current community centre size is 27400 sq ft and proposed size is 30750 sq ft with 20% expandability. Community Centre Association Board member noted that there is only a net increase in the size of the gymnasium. This was expanded by the Park Board representative who pointed out that the spaces currently dedicated to squash courts and pool changing rooms will be developed as more flexible space in the new Community Centre.

3.8 **Comment** - The building is “dated” and doesn’t seem to fit into the neighbourhood.

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BAA response - BAA responded by further describing the massing as relevant in Mt Pleasant due to the 'robustness' of the existing architecture. The materials were also described as sympathetic, such as the yellow / cream brick prevalent in the neighborhood.

3.9 **Question** – Could there be more variety in street trees?

DK response – The city and Parks Board dictate the tree species to a large degree.

3.10 **Question** – Is the ChildCare roof the only green roof location?

BAA Response - There are "active" green roof areas, but that the only LEED™ relevant green roof is on the ChildCare roof.

3.11 **Concern** - That planters and planting are not wheelchair obstacles, such that planting interferes with wheels or path widths and that planters and tree grates don't allow wheels to sink into soft soil.

3.12 **Question** – What is the quality and performance of glazing, would there be "art glass", and concern that glazing areas are small.

BAA response - The public glazed areas are actually quite large while remaining efficient, that high performance glazing would be used, and that coloured glazing and spandrel areas would be used. BAA also noted that the colours would project from the building and express areas of activity within.

3.13 **Comment** - Metro Vista residents expressed concern regarding ventilation and cooling of the facilities as south and west locations in their building become very hot in the summer.

BAA response - BAA noted that adequate ventilation measures would be taken, that glazing and solar shading would be designed to reduce summer heat gain, and that a ground source heat pump and civic water would likely provide cooling loads.

3.14 **Question** – Will there be air conditioning?

BAA response – Not in the residential portion. There will be cooling strategies as previously mentioned in some of the public areas.

3.15 **Comment** - Use of strategies for sustainability was commended and a question was asked regarding whether solar energy would be used.

BAA response - Passive solar gain would be used but active gain through systems such as solar panels or photovoltaic cells is cost prohibitive.

3.16 **Question** – Is there a likelihood that the Quebec Connector will proceed? Concern was expressed that it may create traffic problems.

COV response - Haven't heard of any plans for the project to proceed, any discussion on the project took place a number of years ago, and if it were to be revived, the proposal would be brought to a public process.

3.17 **Question** – What will be the nature of art room activities and will there be facilities such as a spray booth?

PB response – That activities tend to be general, some special venting for painting will likely be provided, but no specialized "paint booth" beyond that.

Comment – To consider the near-by population of live-work artist studios.

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3.18 **Comment** – Like many aspects of the project but comment that there are no straight lines in nature.

BAA response – BAA agreed that the building was “hard” but that the drawings do not represent the finer texture and richness that will be provided by careful detailing and selection of materials and finishes. BAA noted that the “robust” form is contextual with nearby buildings. BAA noted that the brick would likely be a recycled content product with precedent taken from nearby buildings such as the Lee Building’s creamy terra cotta. BAA also noted that straight lines are more economical to build than curved ones.

3.19 **Question** – Will the city abandon height guidelines in the area since they seem to be allowing buildings to exceed them?

BAA response – Did not think it likely that height guidelines would be abandoned. BAA noted that guidelines allow the city to negotiate such that projects have to “give back” something in return for added height. BAA noted that the project consolidated additional height in a narrower portion of the site and away from neighbours such that view obstruction would be minimized, and that massing was placed such that a landscaped area would be provided to the south. BAA noted that the project offers community facilities and sustainable building strategies. BAA also noted that the Metro Vista building to the south also benefited from additional height. BAA noted that the Metro Vista is 92 feet tall and that 301 Kingsway is 100 feet tall.

3.20 **Question** – Are sustainable strategies on the website?

COV response – yes

3.21 **Question** – Does the pool count in the existing community centre net area?

PB response – No. PB noted that the net to gross efficiency remains the same. New program net area noted as 22300 sq ft. Net area for existing building was unknown, and to be confirmed. PB noted that there would be program benefit derived from possible after-hours use of ChildCare and Library facilities.

PB notes that changes to the program result in more usable program space, that a user survey was done which indicated that racquetball courts were underused, and that pool changes areas were no longer necessary. PB also indicated with a diagram that the new facilities location would be more centrally located within the intended service area with less redundancy due to proximity of neighbouring facilities. It was noted that there is a pool at the Riley Community Centre to the north.

3.22 **Question** – Will there be a community centre in South East False Creek?

PB response – There is expected to be a 10000 sq ft satellite facility. Funding allocated for South East False Creek will contribute toward both facilities.

3.23 **Question** – Can the gym be used for other activities?

BAA response – yes – sports, weddings, special events etc.

3.24 **Question** – Are the apartment suites for sale?

BAA response – No, the suites are market rental suites developed and managed by the City of Vancouver.

3.25 **Question** – What is the cost of construction?

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COV response – The cost is not confirmed, construction prices are currently increasing.

3.26 **Question** – Is the City of Vancouver trying to recoup money for project through housing?

COV response – Yes, housing is appropriate for the site and the civic program does not build out the site.

3.27 **Question** – Will there be a local skytrain station?

BAA response – There are plans to locate stations near VCC, at the Finning lands, and at nearby at Broadway. This project is the next transit priority after the RAV line (likely after 2010).

3.28 **Question** – What is the life expectancy of the building?

BAA response – The building would be expected to a life span of 75-100 years with shorter life spans for various components of the building (such as mechanical, finishes etc.).

3.29 **Question** – Did the Parks Board consider rebuilding on the current site?

PB response – The City wanted to have a facility that would allow for “one-stop shopping” which would be provided by the mixed-use facility. PB also noted that the library intended to expand. The current location of the Community Centre is at the southwest corner of Mt Pleasant and that the new facility will be close to the centre. The existing building would require seismic upgrading and major renewal as most things are worn out.

3.30 **Question** – How old is the existing community centre?

Response – built in 1967

3.21 **Question** – What is the expected start date and length of construction?

BAA response – Starting at the end of the year with an 18-22 month construction period.

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