

**1 KINGSWAY  
OPEN HOUSE REPORT #1**

Held: Wednesday, July 23, 2003 at Kingsgate Mall  
Time: 3:30pm to 8:30pm  
Project: 0307

*Vancouver:* Attendees from Busby + Associates Architects :

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Name	Company Name
Peter Busby	Busby + Associates Architects (BAA)
David Dove	Busby + Associates Architects (BAA)
Randy Bens	Busby + Associates Architects (BAA)
Kathleen Robertson	Busby + Associates Architects (BAA)

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**1.0 Introduction**

- 1.1 The intent of this report is to document the public presentation made by BAA at Kingsgate Mall, July 23, 2003. A preliminary design and model was presented to the public, followed by a question and answering period. All of the attendees were encouraged to give feedback verbally, or by filling out the comment forms provided.
- 1.2 Melanie Marchand, from the Facility Design & Management wing of the City of Vancouver, introduced the project and process. Peter Busby began his presentation by asking all the attendees to identify aspects of their community that make it unique, and that those aspects would be recorded at the end of the presentation (see item 2.0). He then went on to describe the following:
- 1.2.1 Urban Design considerations that have shaped the project
  - 1.2.2 The goals of the 1 Kingsway project, in relation to the community
  - 1.2.3 The sustainability objectives
  - 1.2.4 A brief overview of the C3A Zoning Bylaw and Building Program
  - 1.2.5 The context and existing traffic / pedestrian issues
  - 1.2.6 The plans, sections, and model
  - 1.2.7 The shaping of the tower in relation to existing views

**2.0 Comments / Questions Recorded by Busby + Associates Architects**

In response to Peter Busby's opening question 'what makes your community unique' the following comments / questions were recorded on a flip chart:

- 2.1 Engaging / multi use / yellow brick / welcoming to children in neighborhood / like atrium
- 2.2 Make sure 'leaky condos' are avoided
- 2.3 Will the exterior be made of solid concrete?
- 2.4 Who will manage the housing?
- 2.5 What about a swimming pool?
- 2.6 What is the future of the Mt. Pleasant community centre pool?
- 2.7 Does a pool get used more than a gym?
- 2.8 Has the City of Vancouver made a commitment to pay for a 'green building'?
- 2.9 What is the status of the Quebec Connector?
- 2.10 The context model showed the potential future development of adjacent sites, not existing context. One person found this confusing.
- 2.11 Was a lower tower option considered?
- 2.12 Is the housing subsidized?
- 2.13 Why is the housing massed to the north?

Peter Busby  
FRAIC, MAIBC, MAAA,  
MOAA, AIA, BCID, LEED<sup>ä</sup>  
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*Associates*

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Martin Nielsen  
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## BUSBY + ASSOCIATES ARCHITECTS

- 2.14 Love the design and green initiatives, ensure there are lots of plants and natural light
- 2.15 Will there be rain protection at grade?
- 2.16 Like concept and team (person lives across street)
- 2.17 How to blend safety of children with housing and community centre?
- 2.18 Ensure there are intimate interior public spaces
- 2.19 Suggest a graffiti wall for artists

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### Notes:

- All of the above comments were addressed by one of the following people: Peter Busby, a Facility Design representative (Melanie Marchand), a Parks Board representative (Rudy Roelofsen), a Real Estate Services representative (Michael Flanigan).
- Busby + Associates Architects has retained the original flip charts.

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