

**The following were supported by the community, or reflect standard City policy, and have been carried through in this current concept:**

- Expanded regional retail with a mix of local retail, residential, office and community facility uses
- Local Serving Retail within a loosely configured on-street precinct that clusters stores and services that meet daily/weekly shopping needs.
- Dedication of one public street through the 28-acre site
- Provision of two on site public parks
- More direct and public pedestrian routes through the mall and site to support Transit use
- Improved Cambie St. and W41st Ave. frontage to provide active, street-oriented uses
- Integration of site with existing grid of City streets, lanes, bikeways and greenways
- Options that allow the co-location, expansion and addition of community facilities (approximately 60,000 sq ft total illustrated including an expanded library)
- Provision of required 20% non-market housing



**The following changes have been made in response to what we heard:**

**To avoid Metrotown character and to better relate to community character:**

- Central site and street wall buildings similar in scale to existing 4 to 6 storey buildings
- Clustered density to open up mountain and sky views through centre of site
- Stepped tower heights to create transition from surrounding community scale
- Taller buildings moved off street alignments to reduce intrusion
- Active street edges and quality pedestrian environment
- Tallest buildings located on large scale, major streets

**To improve view retention**

- Slimmer towers with smaller floorplates (6,500 ft<sup>2</sup>) On upper levels
- Buildings reoriented to street grid to reduce size of exposed building face
- Taller buildings located and clustered to minimize impact on views
- Midrise massing reduced in key areas such as the Ash Street alignment and corners along 45th

**To limit traffic impacts:**

- All services, retail parking, and most residential parking access from new high street, 41st Ave and Cambie.
- Existing service access from 45th Ave. removed

**To ensure safety and security at the Canada Line Station:**

- Development built out onto plaza at 41st and Cambie to bring retail and other extended hour activity to the station area.
- Cluster residential density on 41st and Cambie animates the street and station area and brings security of “eyes on the street”.

