

U P D A T E

Materials presented at the November “Check-back” Open House consisted of the July presentation boards with added ‘update’ panels highlighting feedback, changes and additions to the proposed policy.

Residential * Retail * Office Uses

July 06 Open House Feedback

- General comfort with extent of proposed retail expansion, and office
- Concern over density associated with taller buildings

What’s New: Policy Directions

While there is concern in the community regarding height and density, senior City staff want to ensure that the policy plan does not preclude the viability of this major mixed use transit-oriented development.

Proposed policy:

- Residential density:
 - maximum will be determined at rezoning
 - 1,000,000 ft² demonstrated as achievable respecting contextual considerations for scale, fit, and visual impacts
 - Consideration for up to approx. 1,200,000 ft² with more detailed exploration of built form at rezoning

Vehicles * Streets * Parking * Service

July 06 Open House Feedback

- Removing trucks and commercial traffic from 45th strongly supported
- General configuration of plan including High Street supported

What’s New: Policy Directions

The Policy Plan draft includes more specific direction on:

- The design and configuration of the new public High Street
- Conditions for commercial parking under the High Street
- Design and location of parking and service access in relation to the pedestrian environment and the public realm, and the existing neighbourhood
- Considerations for expanding the 41st Ave tunnel including street and crossing enhancements

At future Rezoning:

- Public Realm plans and detailed street design will be developed.

- A detailed transportation study will assess need for off-site improvements for pedestrians, cyclists, and vehicles, and consider the reuse of the 4th lanes on Cambie and on 41st Ave.

Siting * Massing * Height * Views

July 06 Open House Feedback

- General massing concept improved over October 05
- Much less Metrotown character
- Clustering, varied heights, orientation, and smaller floorplates of towers supported
- Arterials are good locations for tall buildings
- Terraced midrises are appropriate, do more
- Concern over taller buildings (>15/16storeys), and density if this much height required
- Setback towers from 41st and Cambie, let street scale buildings form edge
- Tallest tower on Cambie too close to the 'Terraces'
- Better transition in scale needed at northwest corner of site

What's New: Policy Directions

While there is concern in the community regarding height, senior City staff want to ensure that the policy plan does not preclude the viability of this major mixed use transit-oriented development.

Proposed policy will:

- Consider height above 200' to accommodate 24 storeys provided:
 - superior urban design response (landmark quality, view retention, transition)
 - superior community amenity package
 - proforma analysis demonstrates height needed for economic viability
- ensure towers are not located north of 43rd on Cambie
- ensure towers are setback somewhat from 41st and Cambie street edge
- ensure better transition at northwest corner of site

Parks * Open Space * Community Amenities

July 06 Open House Feedback

- 2.0 acres of onsite park enough
- Location and configuration of park in October 05 concept was better
- Public plazas should have access to sun, pedestrian activity, and less traffic

What's New: Policy Directions

- The southerly park should be:
 - Located along the High Street in a more rectangular configuration
 - Configured to share some overlook with 'Fairchild' residential
 - Configured to best serve key pedestrian desire lines
- Connect onsite parks with a public walk or 'greenway'

- New public plazas should be:
 - Located at new mall south entrances with good exposure to sun and High Street
 - Active, well scaled gathering and seating places

Pedestrians * Bikes * Transit

July 06 Open House Feedback

- General support for configuration and connections

What's New: Policy Directions

- Southerly park to be reconfigured with more exposure on High Street and to best accommodate public pedestrian access to transit