

**King Edward Core Area Group
November 16, 2010
Meeting Summary**

Core Area Group attendance: 30 people, plus staff

Agenda:

1. Describe where we are in the process and how the plan has evolved
2. Gather feedback from the Core Area Group on:
 - Land Use Plan including neighbourhood precinct plans
 - Public Realm elements

Staff provided a briefing on:

- Program update, including a discussion on how the draft plan has evolved since the last Core Area Group Meetings in May
- The draft Plan for the Cambie Corridor, including the urban design, sustainability, and performance strategies, and details related to the potential neighbourhood character and development, and proposed building and street profile of the neighbourhood.
- The process and timeline for Phase Two and an intention to submit a report to Council for approval in early 2011

A roundtable discussion, as well as a question and answer session about the concepts presented in the draft Plan was held. The following is a summary of key comments that were heard relating to the plan:

- Although building heights, layout and site design have been studied to respond to concerns raised in June 2010, there is still concerns around shadowing, privacy, adjacencies and views with the proposed heights for buildings along King Edward.
- While heights of 4 storeys on King Edward were preferred to the original proposal of 6 stories, concerns was expressed that 4 storeys was still too high.
- Concern was expressed that 4 storeys was too low and that given the proximity of transit, the heights and densities should be greater.
- Concerns around the potential for 3 storey townhouses along the lane with no set-back.
- Suggestion that planning along King Edward Avenue be integrated with Phase 3 planning, to allow for greater consideration of potential changes to the surrounding neighbourhood and the relationship to proposed buildings along King Edward.
- Suggestions that more clarity is needed about Phase 3, as well as continued concern about the "T" approach to planning along the Corridor, as opposed to a circular approach around stations.

- Like the opportunity to create pocket parks at 19th and 24th Avenue with redevelopment.
- Like the design control and special consideration for buildings west of Queen Elizabeth Park to reflect unique relationship to park.
- Suggestions that current levels of office space should increase, or in the least be maintained.
- Concern regarding increased parking in back lanes with new development; including access to underground parking through the lanes.
- Like the idea of townhouses or courthouses on the lane.
- Desire to have more variation and diversity in heights, densities, and building forms along Corridor to avoid a monotonous appearance.
- There should be enough capacity in the school system and community centres to handle increases in population.
- Like the idea of "pass-throughs" to see and access Queen Elizabeth Park.
- Like the maintenance of current retail locations, and an increase in retail near Oakridge.
- Questions regarding the capacity of the Canada Line and the perception that line is already at capacity.
- Suggestion that laneway units should face the internal courtyard, rather than the lane to maintain some level of privacy for adjacent homes.
- Concerns about lack of maintenance / investment in the neighbourhood due to speculation.
- Questions about the retention of character buildings in the shopping area.

January 17, 2010 - The summarized comments have been modified to reflect feedback we received from one of the attendees