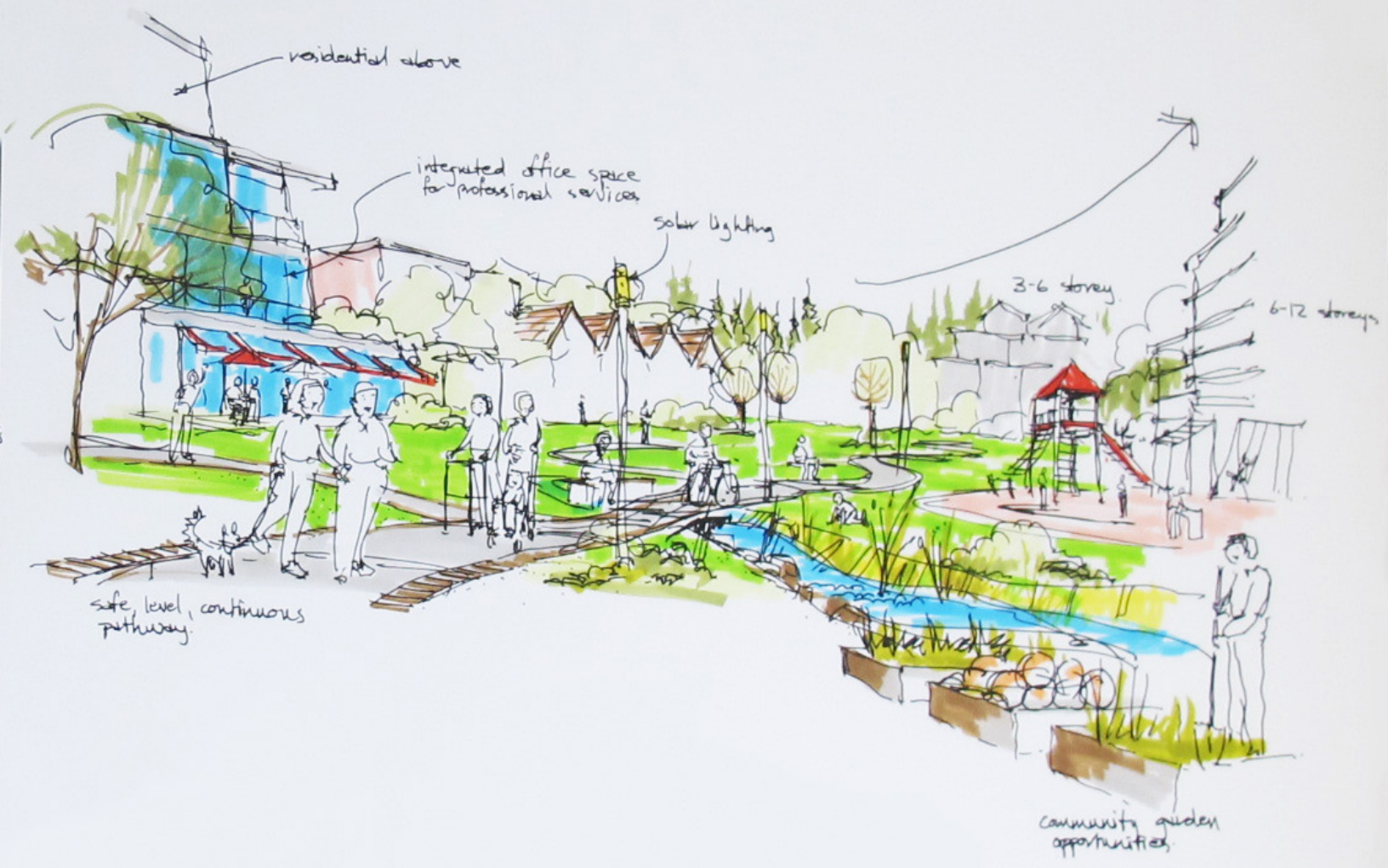




OTC SITE planning program

COMPLETE PUBLIC CONSULTATION SUMMARY



OTC SITE planning program

CONSULTATION SUMMARY



Oakridge Transit Centre (OTC) Site Planning Program

The City, at the request of TransLink, the landowner, is creating a Policy Statement to guide future redevelopment of this 5.6 hectare (13.8 acre) site at 949 West 41st Avenue. The policy will include principles and objectives on land use, sustainability, transportation, density, building types and heights, public benefits and phasing for the development.

The display material at all three sets of open houses provided an overview of the history of the site, the policy context and steps for the policy planning program. City staff and representatives from the TransLink team were present to answer questions. Hard-copy questionnaires were made available at every open house for attendees to provide written feedback. Electronic versions of the questionnaires were available online for approximately a month after. The launch open house featured an interactive brainstorming session to help participants visualize their ideas for the future of the OTC site. A group of artist-facilitators were present to illustrate ideas offered by those in attendance. Attendees to the launch open houses were encouraged to examine the drawings and rank the activities and features. A summary of themes that arose from the Interactive Brainstorming Session is available as an appendix to this document.

Response numbers were generally low compared to other major projects in Vancouver despite the use of normal mail, email, and website notification methods. Reasons for this include the absence of existing residents on the site and the presence of many parks and recreation facilities, retail, and low density housing in the immediate context. As the map on the third page shows, many residents in the immediate area were heard from in addition to an evenly dispersed minority from the rest of the city.

The need for affordable housing and housing oriented towards families and seniors arose as key themes throughout the process. There was general support for the provision for a park on site with an emphasis on combining passive green space and recreation opportunities. Support was also voiced for the inclusion of small-scale retail near 41st Avenue. Respondents had divergent views on how much density was appropriate for the site with some desiring a smaller scale to fit the single-family homes in the surrounding area and others wanting higher densities appropriate for the nearby intersection of two arterials (41st Avenue and Oak Street), ongoing plans to increase density in the surrounding area, and in order to deliver more affordable housing options. Opinions were split on the initial three concept plans proposed (see page 9), so the preferred concept is a hybrid, integrating the most liked elements of each, e.g. a central, curved street and the location of the park at the northern end of the site surrounded by streets to make it more public. There was general support for the preferred concept, proposed community benefit package, and emerging policies presented at the third set of open houses.

OTC Site Planning Program Engagement Timeline:

STEP 1:
Program Start-Up

June 8 and 12, 2014 Open Houses

- The first open house introduced the planning program and gathered early ideas for the future of the OTC site including a brainstorming session where artists illustrated people’s ideas for the site.
- 154 people attended and 65 people completed the questionnaire.
- What we heard influenced the creation of guiding principles and preliminary site concepts and public benefits for the OTC site.

STEP 2:
Develop Guiding Principles and Concepts

February 12 and 16, 2015 Open Houses

- At this second set of open houses, draft guiding principles and preliminary concept plans and public benefits were presented for feedback.
- 77 people attended and 40 people completed the questionnaire.
- What we heard informed the refinement of guiding principles and a preferred concept plan as well as the development of draft policies for the OTC site.

STEP 3:
Refine Principles and Concept Plan, and Draft Emerging Policies

June 18 and 20, 2015 Open Houses

- At the final open houses, the refined principles, preferred concept plan and emerging policies were presented.
- 107 people attended and 28 people completed the questionnaire.
- Public feedback will be used to revise and finalize draft policies for the Policy Statement.

FINAL STEP: Report to Council

- The proposed Policy Statement will be posted online before it is presented to Council. You are welcome to write or speak to Council at the selected date. If the Policy Statement is approved by Council, the next step will be rezoning.

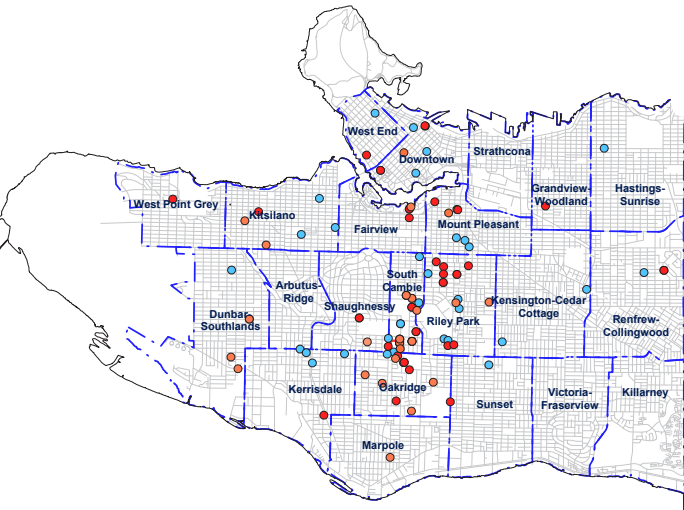
IF APPROVED BY COUNCIL, the project will proceed through the following stages:



DEMOGRAPHIC QUESTIONS

Where respondents live:

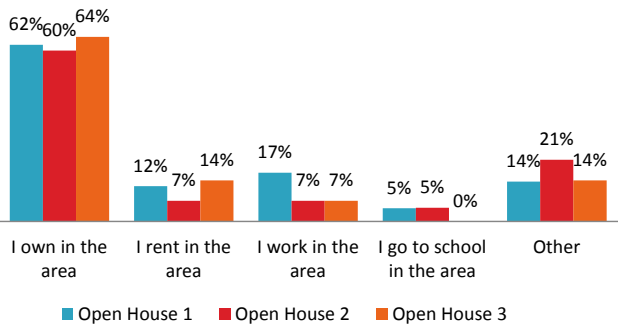
Respondents were asked to provide their postal codes, represented by dots on the map below. A large proportion of respondents live in the South Cambie, Riley Park, and Oakridge neighbourhoods with many sharing postal codes within a few blocks of the OTC site.



Note: Some dots represent multiple respondents having the same postal code.

Connection to the area surrounding the OTC site? (Check all that apply)

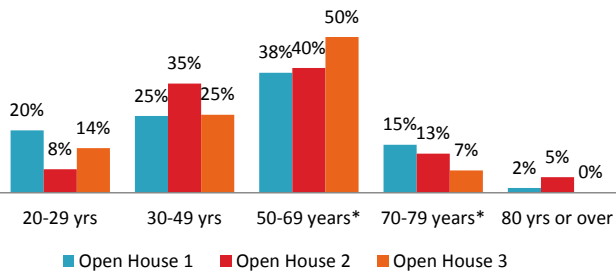
The majority of respondents for each phase of consultation were homeowners in the surrounding area. Those that selected “other” frequent the area for shopping or to visit friends or family.



Note: Percentages reflect how many respondents chose that option out of the total number of respondents; however, multiple choices could be selected, so the sum of the percentages does not equal 100%.

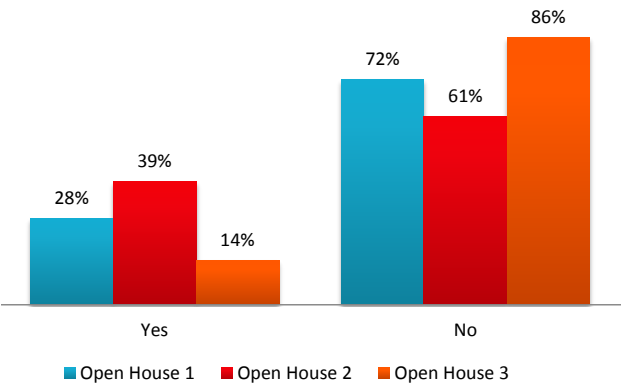
Which age category do you fall in?

Most of the respondents for every phase were in the 50-69 age bracket with notable percentages in the 30-49 age group. The proportion of respondents from the 20-29 age group was 20% in the first phase but lessened in subsequent phases.



Do you have children under the age of 19 at home?

The majority of respondents for each phase do not have children under the age of 19 at home, but this was most significant in the third phase.



Step 1 Questionnaire

The questionnaire for the first open houses asked respondents to share their thoughts about housing, land uses, community facilities, parks and open space, transportation, building types, and pedestrian connections.

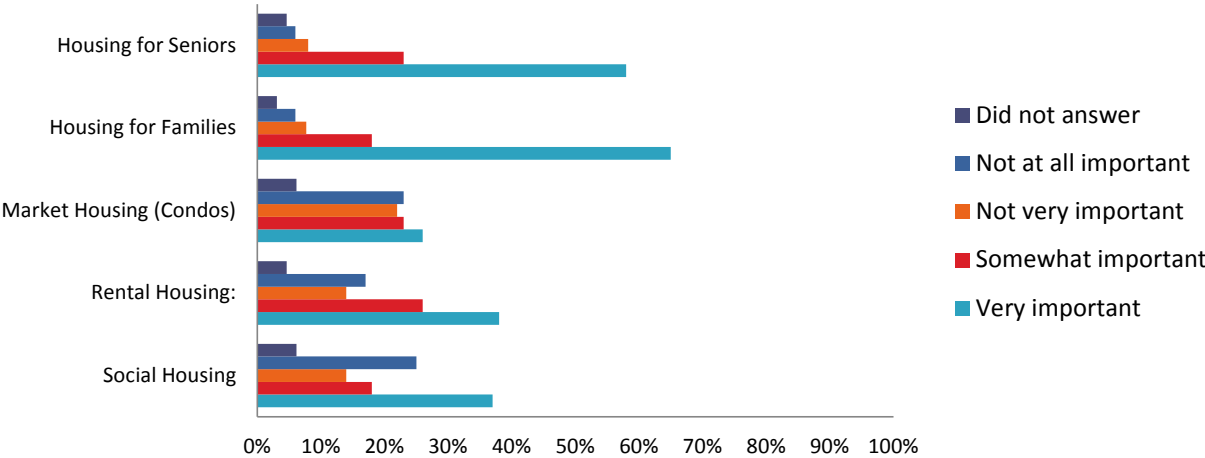
1. Housing

The OTC site will be primarily residential. Please indicate how important the following types of housing are for the OTC site?

(Note: There is a City requirement to provide a minimum of 20% social housing on this site.)

Housing for families (83%) and seniors (81%) was overwhelmingly identified as important for the area. Rental housing (64%) was also underlined as important with social housing (55%) and market housing (49%) identified as important but less frequently. Comments about other types of housing considered important emphasized the need for affordable housing.

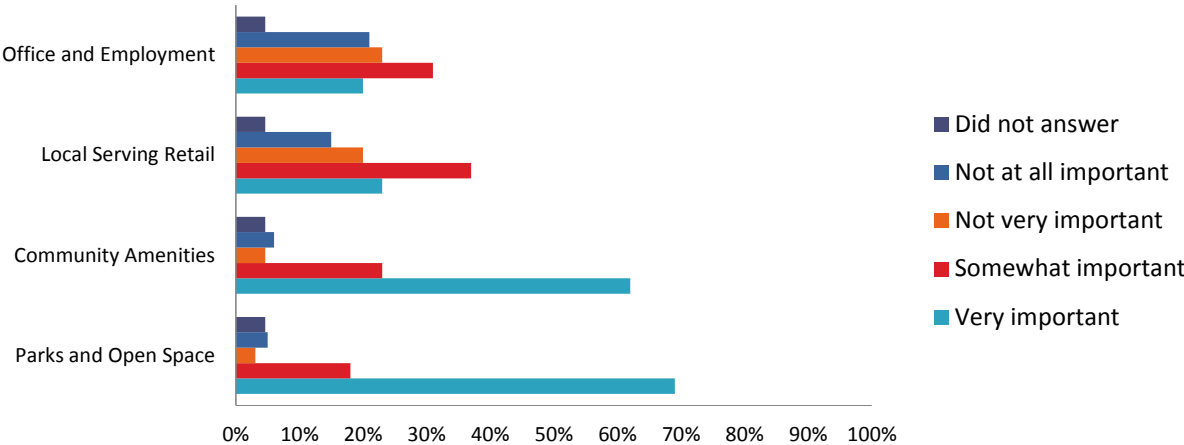
Note: percentages provided above combine the “very important” and “somewhat important” options represented below.



2. Mix of Uses

How important are the following land uses (other than residential) to the OTC site?

Parks and open space (87%) as well as community amenities (85%) were overwhelming identified as needed in the area with local serving retail (60%) and office and employment space (51%) identified as lesser needs. Comments about other types of land uses considered important included healthcare, a small grocery store, artist studios or live/work spaces and play areas for children.



3. Community Facilities

What kinds of community facilities or services (e.g. childcare, recreational, cultural, etc.) are most needed in this area and should be considered for the OTC site?

- **Childcare:** A large portion of the 52 responses to this question identified more affordable and accessible childcare options as a significant need in the area.
- **Recreation:** Multiple suggestions were made for a fitness centre, walking trails, a pool and a playground.
- **Facilities for Seniors:** Some suggestions for senior-focused facilities were also made, in the form of a community centre as well as assisted living housing options.
- **Additional Comments:** Some respondents want a community centre on site whereas others would like to see arts and cultural facilities, including studios, galleries and performance venues. Some respondents commented that the area is already well serviced by current and planned community facilities and want to see a focus on varied and accessible housing options for the OTC site.

4. Parks and Open Space

What are your priorities for planning parks and open space on the site? What activities should we plan for?

- **Passive Greenspace:** Many of the respondents want to see passive greenspace that is protected from the traffic and noise on 41st Avenue. Some envision this space to be large while others see the area as already well served by park space (e.g., Oak Meadows Park and VanDusen Botanical Gardens) and find a smaller neighbourhood park on the OTC site more appropriate instead.
- **Landscaping:** The importance of landscaping was emphasized multiple times along with the incorporation of natural habitat features and wildlife. Multiple comments addressed walking trails and playgrounds as highly desirable.
- **Public Spaces:** Spaces for public gathering either for political and cultural events or casual outings like picnics were requested by many respondents.
- **Off-leash Dog Areas:** Dog areas were mentioned several times, but many asked for them to be separated to make open space safer for children with some not wanting dedicated dog areas on the site at all.
- **Park Features and Amenities:** Some respondents identified community gardens as a priority for open space on the site. Water features and public art were also identified as desirable features.

5. Transportation

When considering all modes of transportation – walking, biking, transit and cars – what key issues and opportunities should be considered in the redevelopment of the OTC site?

- **Pedestrian Priority:** The majority of comments emphasized pedestrian accessibility to and through the site. Respondents asked for strategies to mitigate noise and promote safety for the pedestrian experience.
- **Public Transit:** Transit was highlighted as a huge priority with many respondents asking for improvements to the Oak Street and 41st Avenue bus routes (addition of buses to come more frequently) as well as the Canada Line (increased capacity).
- **Cycling Facilities:** Many respondents asked for improvements to bike facilities (e.g., bike racks and storage) and to the surrounding bike route network, including enhancements to Heather Bikeway and the addition of separated bike lanes on 41st Avenue and Oak Street. A couple of respondents did not want to see any bike paths integrated within the site.
- **Vehicles:** Multiple respondents expressed concern for adequate vehicle parking, suggesting separate spaces for residents in underground parking. A couple of respondents wanted any development to prioritize non-vehicular modes of transportation and use strategies to reduce single occupancy vehicle use.

6. Where on the OTC site would you locate... (select all that apply)

Respondents were asked where they would locate the amenities and building types listed below.

- The majority of respondents located **retail or other non-residential uses** on the southern edge (55%) with the second highest percentage expressing that they thought these uses belong elsewhere (20%).
- Many respondents located **parks and open space** at the centre of the site (40%) as well as on the northern edge (28%) with some interest in locating these uses on the eastern edge (15%).
- Some respondents located **community facilities** at the centre of the site (35%) with others choosing the eastern edge (22%) or southern edge (17%).
- A number of respondents located **townhouses** on the eastern edge (35%), northern edge (34%) and western edge (32%).
- Many respondents located **low-rise buildings** on the western edge (40%) with relatively equal numbers choosing to locate this building type on the southern edge (25%), at the centre of the site (20%), on the eastern edge (20%) and as belonging elsewhere (18%).
- Some respondents identified **mid-rise buildings** as belonging elsewhere (38%) but others located them at the southern edge (32%) of the site with some choosing the centre of the site (18%).

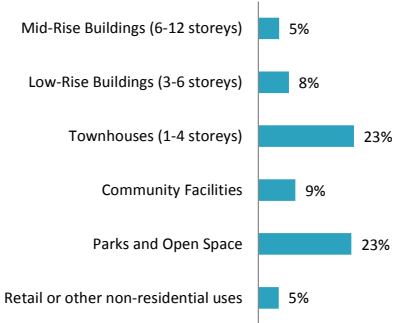
Note: Percentages reflect how many respondents chose that option out of the total number of respondents; however, multiple choices could be selected for each topic, so the sum of the percentages does not equal 100%.

OTC SITE planning program

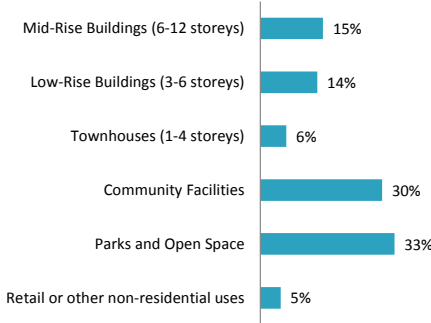
CONSULTATION SUMMARY

6. Where on the OTC site would you locate... (select all that apply) continued...

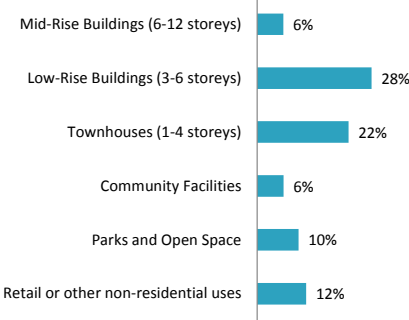
North Edge



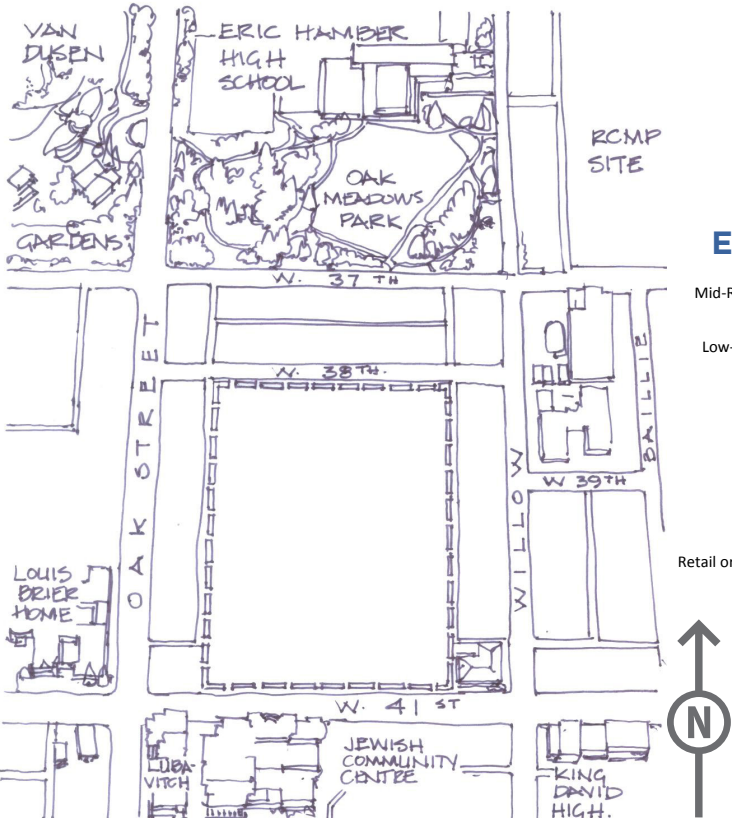
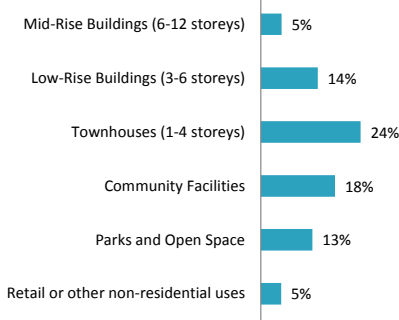
Centre of Site



West Edge

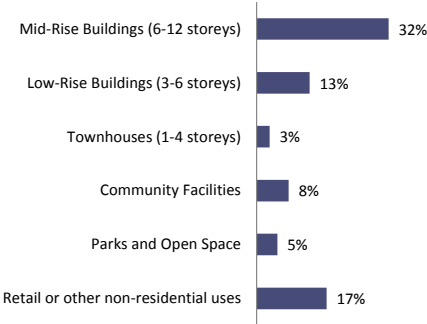


East Edge

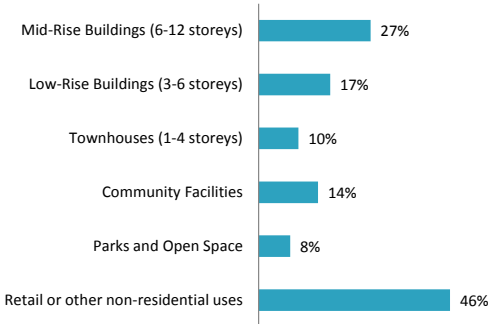


Note: The comment form included the illustrated map shown above for respondents to reference.

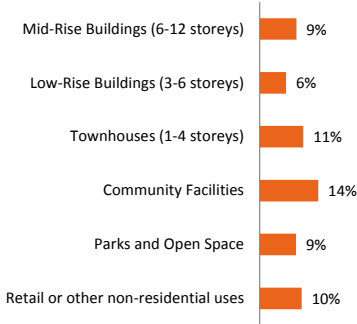
Belongs Elsewhere



South Edge



Did not answer



Step 2 Questionnaire

The questionnaire for the second set of open houses asked about the draft guiding principles, the three conceptual site plans, and preliminary public benefits. Respondents were asked to rate the concept plans against urban design criteria and choose which concept they preferred.

I. Draft Guiding Principles

At the launch of the planning process, an illustrated brainstorming session and open house was held to identify people's ideas for redevelopment of the site. This input, along with site analysis and the City's objectives, has led to the development of draft guiding principles (refer to the guiding principle boards).

Do you have any comments about the draft guiding principles? Have we missed any important ideas?

- **Neighbourhood Identity:**
 - » Desire to see more references to historical uses.
- **Animated Places:**
 - » Support for retail along 41st Avenue, including the desire for grocery store, coffee shop, bakery, and/or bank.
 - » Concern about the built spaces actually being animated from lack of control over usage or the inappropriate building form and scale being proposed.
 - » Desire to keep animated places at 41st Avenue.
- **Green Space:**
 - » Support for the provision of at-grade park space.
 - » Incorporate additional green space around and on buildings.
 - » Park should be welcoming to the general public.
 - » Design park to be unique and reflect the character and history of the site.
 - » Include seating, lighting, a water feature, and/or a playground.
- **Community Connections:**
 - » Support for prioritizing pedestrians and cyclists.
 - » Support for connecting to public transit.
 - » Concern about increased traffic in the back lanes adjacent to the site, especially the lane to the east behind Willow Street.
 - » Need for a traffic light on 41st Avenue.
 - » Should explore extending West 39th Avenue through the site.
 - » Desire for green connections to park land, including gardens and natural, edible vegetation.
- **Mid-rise District:**
 - » Concern about building heights proposed beyond 6-8 storeys.
 - » Emphasis on the importance of making the mid-rise building forms distinctive.
- **Housing Variety and Affordability:**
 - » Concern about the density and building types proposed for the OTC being too low to support the creation of truly affordable residential units.
 - » Support for the provision of family housing with desire that more units be provided with 3 bedrooms and above.
- **Sustainable and Green Infrastructure:**
 - » Not enough detail at this stage to comment.

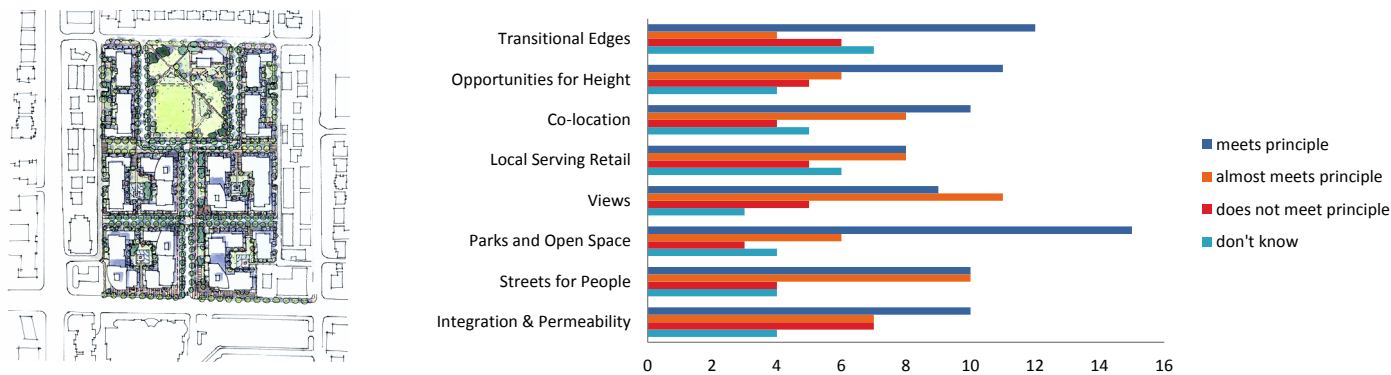
2. Evaluation of Conceptual Site Plans with Urban Design Criteria

Please score each concept individually according to how well it meets the stated urban design criteria:

3 = meets principle **2** = almost meets principle **1** = does not meet principle **0** = don't know

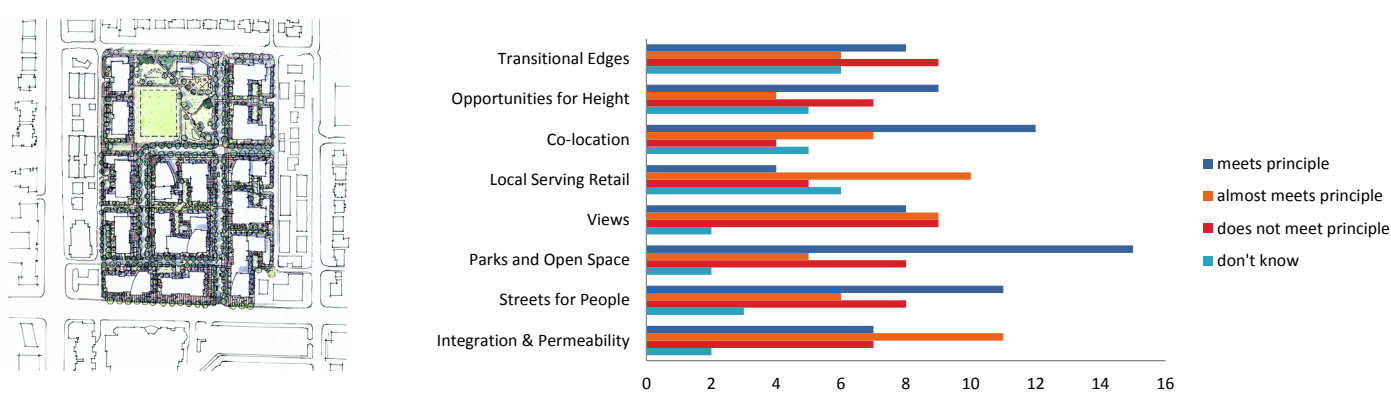
Concept A: Green Promenade

A 'green promenade' creates an inviting entrance, leading to a significant new park at the north end of the site.



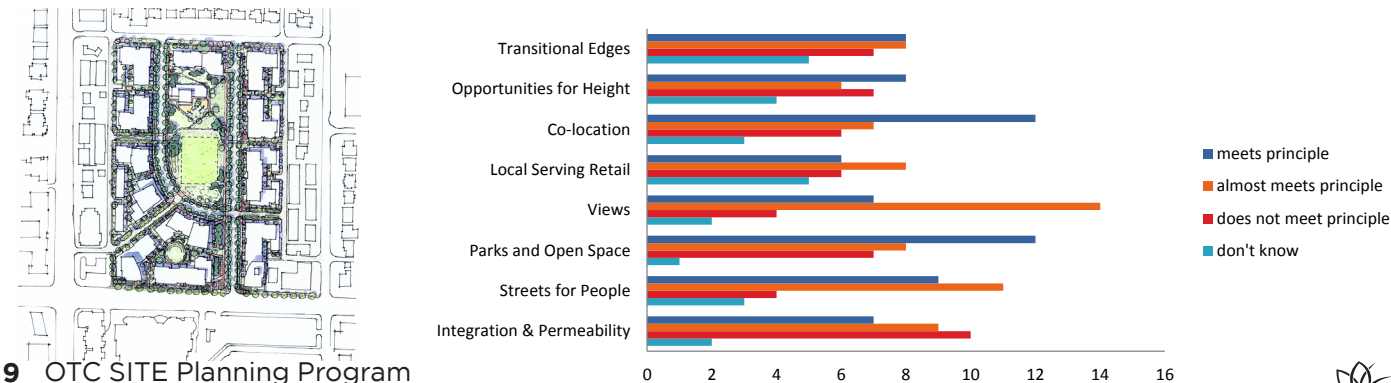
Concept B: Park And Mews

An internal 'mews' street structure results in a finer-grain block pattern, which provides for a greater variety of building types from townhouses to apartment buildings.



Concept C: Central Green

A curved street creates a more organic pattern than the surrounding street grid and allows for an interesting architectural response fronting the park.



3. Preferred Concept

Which conceptual site plan do you prefer? Why?

Concept A: Green Promenade

What we heard

- » **28%** of respondents (11 of 40) preferred Concept A

Likes

- » Central access to site from 41st Avenue
- » Symmetrical design
- » Courtyards and small, inner gardens
- » Park location
- » Offers views to the North Shore Mountains

Concept B: Park And Mews

What we heard

- » **13%** of respondents (5 of 40) preferred Concept B

Likes

- » Diversity of housing types and forms
- » Height focused on 41st Avenue
- » Appropriate scale that respects context
- » North-south connections
- » Park on northern edge bounded by streets

Concept C: Central Green

What we heard

- » **28%** of respondents (11 of 40) preferred Concept C

Likes

- » Curved street
- » Opportunity for architectural interest
- » Placement of retail frontage
- » Gradual building heights
- » Location of park at the centre of site - more units will look onto open space
- » Feels welcoming and open
- » Massing concentrated at busiest corner

NO PREFERENCE

What we heard

- » **33%** of respondents (13 of 40) had no preference
- » All concepts are too dense
- » All options need more density and height - wasted opportunity, if not delivered
- » Should be more inventive with scale and typology to achieve affordable housing
- » Prioritize the provision of housing for families with children
- » Highest buildings on 41st Avenue will cast the remainder of site in shadow
- » Preference for a concept with stronger emphasis on walking and cycling

Summary

Community feedback on the three initial concepts was varied and at times conflicting with the highest proportion of respondents stating no preference (33%). An equal amount of respondents (28%) chose Concepts A and C as their favourite. Many positive comments were made about the curved street and massing presented in Concept C. Although some liked the central location of the park in Concept C, more comments were received in favour of the northern location of the park in Concepts A and B. Respondents were split regarding density with some stating less was appropriate and others desiring more on account of the proximity of the site to two arterials and the opportunity to increase affordable housing options in an area well served by parks and other amenities.

4. Preliminary Public Benefits

The preliminary public amenities identified for this site are a park, affordable housing, and a childcare centre. What do you think?

There was general support for and agreement with the proposed public benefits with multiple comments made in regards to each.

- **Affordable Housing** - The majority of comments made were in support of affordable housing, including the following:
 - » Concern that proposed density is too low to deliver truly affordable housing and suggestion to explore different forms and densities.
 - » General concern that what is delivered will still be unaffordable and desire for more details, including a definition of affordability.
 - » Need for more accessible and affordable housing options for seniors.
 - » Need for more family-oriented affordable housing with 3-bedrooms and more.
 - » Belief that nearby Oakridge Centre is already providing enough affordable housing for the area.
- **Park** - Many comments were in support of the proposed park with a few additional comments:
 - » Surprise that park is so large in an area that is already well-served by parks.
 - » Desire for park to be at the centre of the site.
 - » Desire for park to be visible from 41st Avenue and accessible to those using Oakridge Centre mall.
 - » Park as proposed seems to duplicate what other parks in the area offer; instead, it should be unique.
- **Childcare** - Most of the comments regarding childcare were supportive of it's inclusion in the proposal, with one suggesting it should be located within another building on site instead of in the park.
- **Additional Comments:**
 - » Concern that a school is not being proposed for the site.
 - » Desire to see a playground provided in the park that is public and accessible (not exclusively for use by the daycare).
 - » Desire for a community garden and edible landscaping on site.
 - » Need for a community-oriented place, including meeting and recreation space.

5. Is there anything else you would like to tell us?

Please provide any additional comments you may have.

Additional Comments elaborated upon the following issues:

- Elaboration on conflicting opinions regarding what level of density should be delivered on the OTC site.
- Concerns about privacy and overlook on the adjacent blocks to the east and west.
- Desire for more ground-level housing for seniors.
- Concern about insufficient East-West connections through the site.
- Importance of landscape amenities and bringing in the character of the neighbourhood through the design

Step 3 Questionnaire

The questionnaire for the third set of open houses asked about the draft preferred concept plan, including how it responds to the draft guiding principles and specific questions about parks and open space, mobility, land use, building massing and heights, density, and proposed public amenities. The questionnaire also asks about the proposed policy directions for the adjacent sites at 809 and 5680 West 41st Avenue and across the street at 950 West 41st Avenue (the Jewish Community Centre).

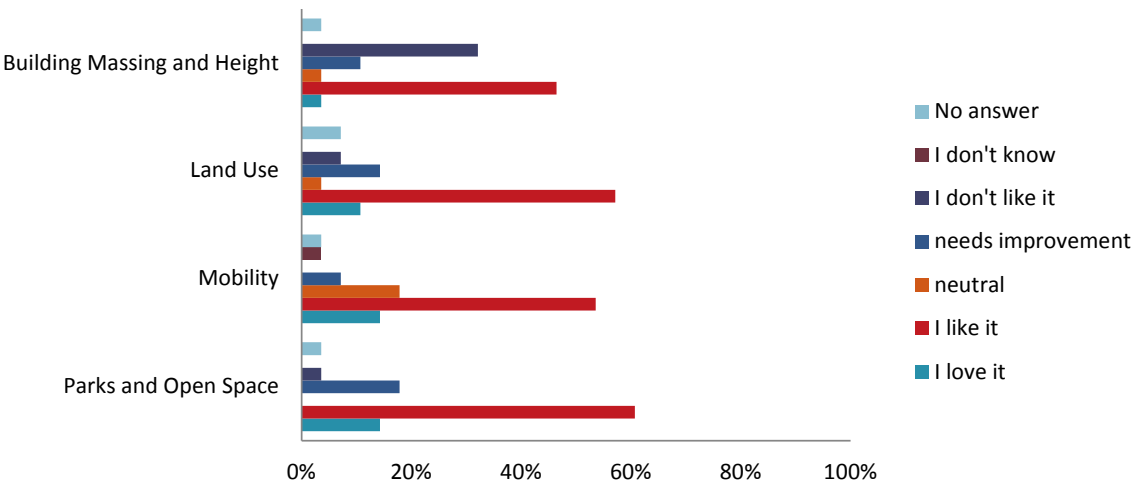
1. Guiding Principles

The guiding principles incorporate ideas gathered through public consultation, the City’s objectives and the landowner’s goals for redevelopment of the site. Do you think the draft concept plan responds to the guiding principles (refer to the Guiding Principles boards)?

- **Support** - Many comments were made highlighting the draft concept plan’s successful response to the guiding principles with additional comments showing favor towards the curved street.
- **Conditional Support** - A couple of respondents agreed the draft concept plan responded to the guiding principles but had additional comments for consideration:
 - » Suggestion that there be many more 2-3 bedroom units planned for to better serve families.
 - » Concern that the bike lanes do not connect to anything outside of the site.
- **Opposition** - One respondent did not feel the proposed concept plan responded to the guiding principles because the placement of the highest building mid-block seems illogical.

Questions on Building Massing and Height, Land Use, Mobility and Parks and Open Space

The following four questions started by asking respondents to rank various aspects of the draft concept plan, including park and open space, mobility, land use, and building massing and heights. The chart below displays the quantitative results:



Respondents were given an opportunity to provide additional comments which are summarized on the following pages.

2. Park and Open Space

The draft concept plan includes 2.3 acres of park and open space which can accommodate a youth-size playfield, children's play area, and areas for passive recreation. The park also includes a childcare facility and associated uses. What do you think about the proposed park?

- The comments were generally positive with a number of suggestions made:
- Additional comments included the following:
 - » Support for a park serving both children and adults.
 - » Desire to see more of an emphasis on passive recreation instead of the playfield.
 - » Desire to see a water feature and/or a spray-water park included.
 - » Suggestion for areas dedicated to natural habitat/vegetation.
 - » Desire for more pedestrian walkways.
 - » Emphasis on the southern corner as a great opportunity for public art.

3. Mobility

The draft concept plan includes a new curved north-south street with protected bicycle paths, new pedestrian connections to 39th Avenue, and new internal lanes. What do you think about the proposed movement network?

- Comments on the mobility network were generally positive with many people favoring the curved street for providing visual interest and character to the new community.
 - » Invest time and money into the adjacent lanes to make them more attractive and functional for residents living in the units fronting onto them.
 - » Desire to see more walking paths.
 - » Ensure walking and biking paths are separated.
 - » Employ design strategies to lessen vehicle traffic.

4. Land Use

The OTC is envisioned as a primarily residential neighbourhood, with local-serving retail focused on 41st Avenue. A large central park with a childcare facility is also provided. What do you think about the proposed land uses?

- **Affordability** - The comments on the residential component of the draft concept plan were focused on affordability with continued concern that truly affordable units would not be provided.
- **Retail** - Comments regarding retail included the following:
 - » Retail on 41st Avenue should spill over onto the adjacent sidewalks and north onto the curved street.
 - » Sufficient setback will be essential to allow for the incorporation of cafe tables, benches, and other public realm amenity features.
 - » Desire to see more small retail mixed throughout the site.
 - » Walking distance to retail is highly desirable.
- **Additional comments:**
 - » Ensure there is adequate parking.
 - » Provide connection between daycare and nearby schools.

5. Building Massing and Heights

The draft concept plan includes a range of building types and heights including:

- Two taller buildings (15-storeys) located on 41st Avenue at the entrance to the site
- Mid-rise buildings (5-12 storeys) occupy the centre of the site
- 6-storey buildings front onto the park
- Townhouses along the lanes transition to neighbouring development

What do you think about the proposed approach to building massing and heights?

- **Lower Buildings** - Many respondents commented on the possibilities for lower building forms, including:
 - » 15 storeys too tall for a midblock frontage.
 - » Preference for an 8-storey maximum height.
 - » Desire to see more mid-rise instead of lowest and highest building heights.
- **Higher Buildings** - Some respondents identified opportunities for taller buildings with emphasis on more buildings over six storeys.
- **Transition** - Respondents were supportive of the transition in height provided towards the eastern and western edges and particularly the townhouses along the lanes.
- **Stepbacks**: Upper storey stepbacks along 41st would be desirable and appropriate above the retail.

6. Density



A gross floor area of approximately 1,265,000 sq.ft. is proposed for this site which yields an estimated 1,250 housing units (including 250 affordable housing units).

Do you think this is an appropriate amount of density for this site? If not, please tell us why.

- **Support** - Many respondents expressed support for the density proposed, specifying the need to provide more affordable housing units and more 2-3 bedroom units.
- **Opposition** - Some respondents highlighted the proposed density as too much for the site with the existing townhouses and single-family housing nearby. There was also concern that higher densities will overwhelm community facilities and cause too much vehicular and transit user traffic.

7. Proposed Public Amenities

New public amenities are often built using funding generated by new development. The amenities identified for the OTC site include:

- 20% affordable housing
- 2.3 acre park (including childcare)
- Childcare centre
- Transportation improvements (e.g. new streets, a protected bike path, pedestrian connections)

Do you think this is an appropriate package of community benefits? If not, please tell us why?

- **Support** - There was general support for the proposed benefit package with additional comments about affordable housing, including:
 - » A broader range of affordable housing should be pursued.
 - » Affordable housing should be well below market value.
 - » At least 25% of the units should be affordable.
 - » Need to increase affordable housing options specifically for seniors, students, and young couples wanting to start a family.

8. Petro-Canada Station

The proposal for this site is:

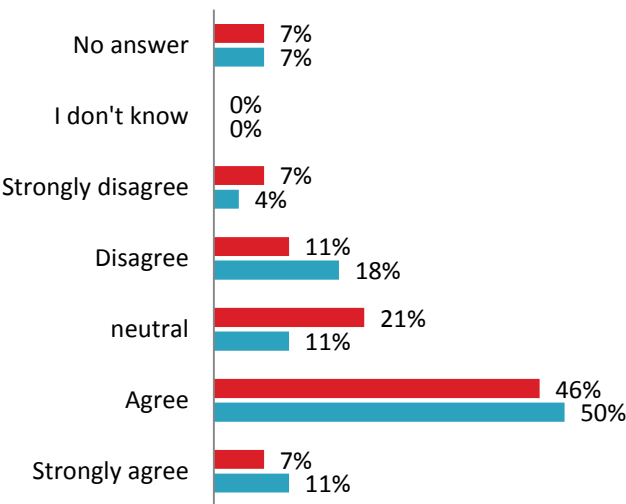
- A mixed-use building will be considered up to 8 storeys
- Above 5 storeys, upper floors will be stepped back from Oak Street and 41st Avenue
- Any development proposal will include public realm improvements and establish public benefits

9. Oakmont Medical Centre

The proposal for this site is:

- A residential or mixed-use building will be considered up to 6 storeys
- Choice of use at grade will be considered (e.g. office, retail, residential)
- Above 4 storeys, upper floors will be stepped back from 41st Avenue
- Any development proposal will include public realm improvements and establish public benefits

Do you feel the proposed form is appropriate for these sites?



- Oakmont Medical Centre
- Petro Canada Station

- The majority of respondents agreed or strongly agreed the proposed form was appropriate for both sites (53% for Oakmont Medical Centre and 61% for the Petro Canada Station).

10. Jewish Community Centre GUIDING PRINCIPLES

Guiding principles have been proposed to guide any future development on the Jewish Community Centre (JCC) site across 41st Avenue to the south of the OTC site (see the adjacent sites board on the JCC site). The principles are focused on:

- Phased Development
- Diversity of Uses
- Neighbourhood Connections and Permeability
- Transitional Edges
- Synergies with the OTC site
- Height Pattern
- Upper Level Massing and Setbacks

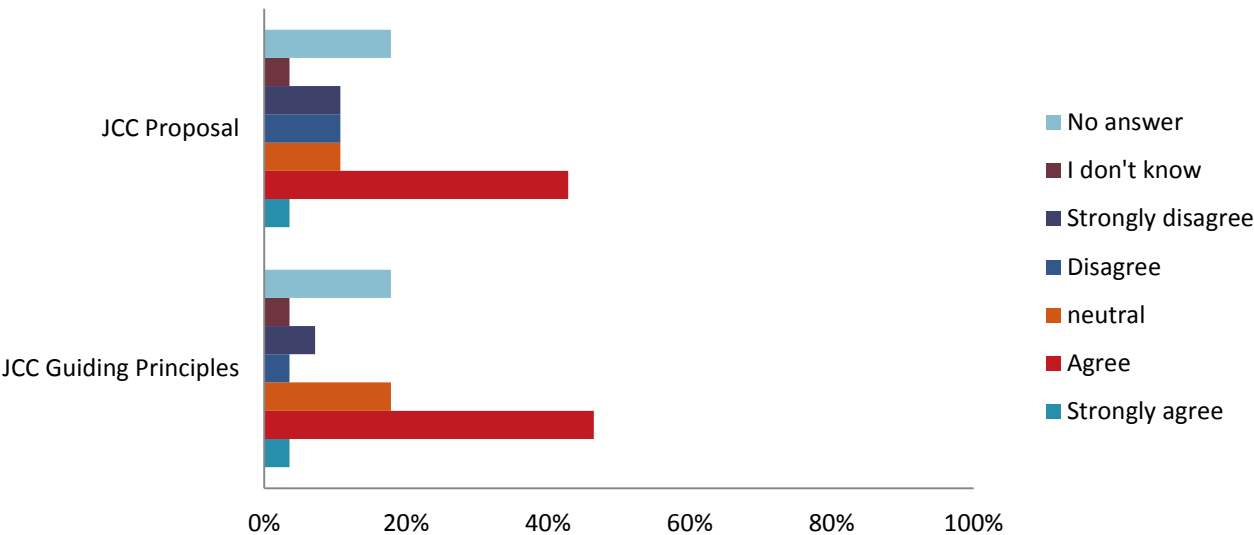
Do you agree with the proposed guiding principles?

11. Jewish Community Centre PROPOSAL

The proposal for this site is three mixed-use buildings of varied heights, up to 9 storeys, on the parking lot and two mid-rise buildings of varied heights integrated with the community centre.

Any development proposal will include public realm improvements and establish public benefits.

Do you think this proposed form is appropriate for this site?



12. Please provide any additional comments on the adjacent sites:

- **JCC** - Some respondents were concerned about the amount of density proposed for the JCC site. Specific comments included:
 - » Too much height/density for a mid-block site.
 - » Agreement with the proposal to build on parking lot but suggestion the community centre is fine as it is.
- **Green Space** - Additional comments emphasized the need to incorporate more green space in the potential redevelopment of the adjacent areas, especially the JCC.

13. *What do you think about the proposed concept plan and emerging policies?*

- **General Support** - There was general support for the proposed concept plan and emerging policies with additional comments including the following:
 - » The proposed concept plan and policies would be an asset to the community.
 - » Belief the resulting development will be great with concern it will be too unaffordable.
 - » Dissatisfaction with tallest height located midblock.
 - » Suggestion that focus groups could improve the process.
 - » Retail at entrance to site key to making it feel inviting.
 - » The proposed concept plan is a good combination of the sthree original site concepts.
 - » The density seems appropriate to the context.

14. *Do you have any additional comments?*

- **Transportation:**
 - » Please favor pedestrians over cars.
 - » Provide more off-street parking and adequate parking in general.
 - » Ensure there are enough lanes to accomodate vehicular traffic.
- **Community Benefits:**
 - » Desire to see more work done to emphasize and refine affodable housing component.
 - » 50% of affordable housing should be 3 bedrooms or more.
- **Additional Comments:**
 - » Need for more gardens in the park and open space.
 - » Concern that the childcare proposed is insufficient for the need.
 - » The location is ideal for student housing.
 - » Buildings should be as environmentally friendly as possible.

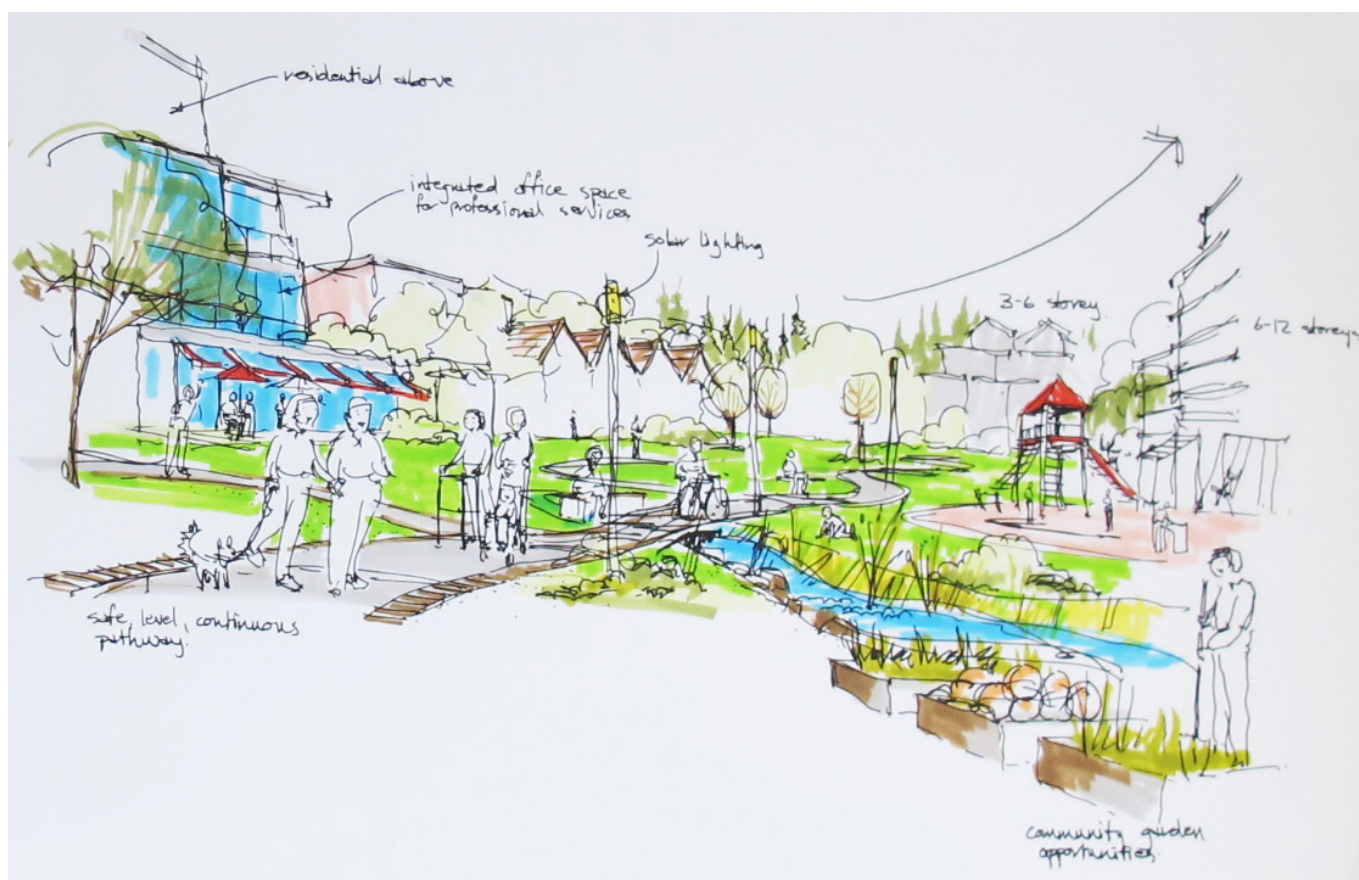
OTC SITE planning program

CONSULTATION SUMMARY APPENDIX

Illustrated Brainstorming

When examining the drawings and ranking sheets together, seven central themes emerged related to:

1. Site Design
2. Parks and Open Space
3. Housing
4. Neighbourhood Shops + Services
5. Neighbourhood Character
6. Building Design
7. Sustainability Features



SITE DESIGN

Participants in the illustrated brainstorming session envisioned the future of the OTC site as a primarily-residential neighbourhood organized around a sunny, central open space. Park edges are activated by small-scale, locally-focused retail and the front doors of residential units. The neighbourhood is highly accessible and pedestrian oriented with excellent connectivity to nearby transit and bicycle facilities.

OTC SITE planning program

CONSULTATION SUMMARY APPENDIX

PARKS AND OPEN SPACE

Nearly 70% of all ideas submitted included a central public space. Park and open spaces are programmed to accommodate a variety of activities including active uses such as children's play areas, sports fields and courts, dog areas, gathering spaces for cultural festivals as well as more passive uses such as walking, jogging, and quiet contemplation. Park space is illustrated as a green, natural oasis with trees, lush landscaping, water features, public seating and adequate lighting.



HOUSING

Almost all of the drawings identified housing as a primary use for the site with housing affordability as a key theme. Suggestions were made to create a mixed-income neighbourhood achieved through the inclusion of social housing, innovative housing types such as co-housing, and/or modestly-finished units. More housing options for seniors and families were also suggested.



OTC SITE planning program

CONSULTATION SUMMARY APPENDIX

NEIGHBOURHOOD SHOPS + SERVICES

Many drawings illustrated small-scale, neighbourhood-focused shops and services for the new residents and the surrounding community. Bakeries, coffee shops and other specialty stores were often included as examples intended to provide opportunities for socializing and informal gathering. There were also suggestions for new amenities, including schools, cultural and recreational facilities.



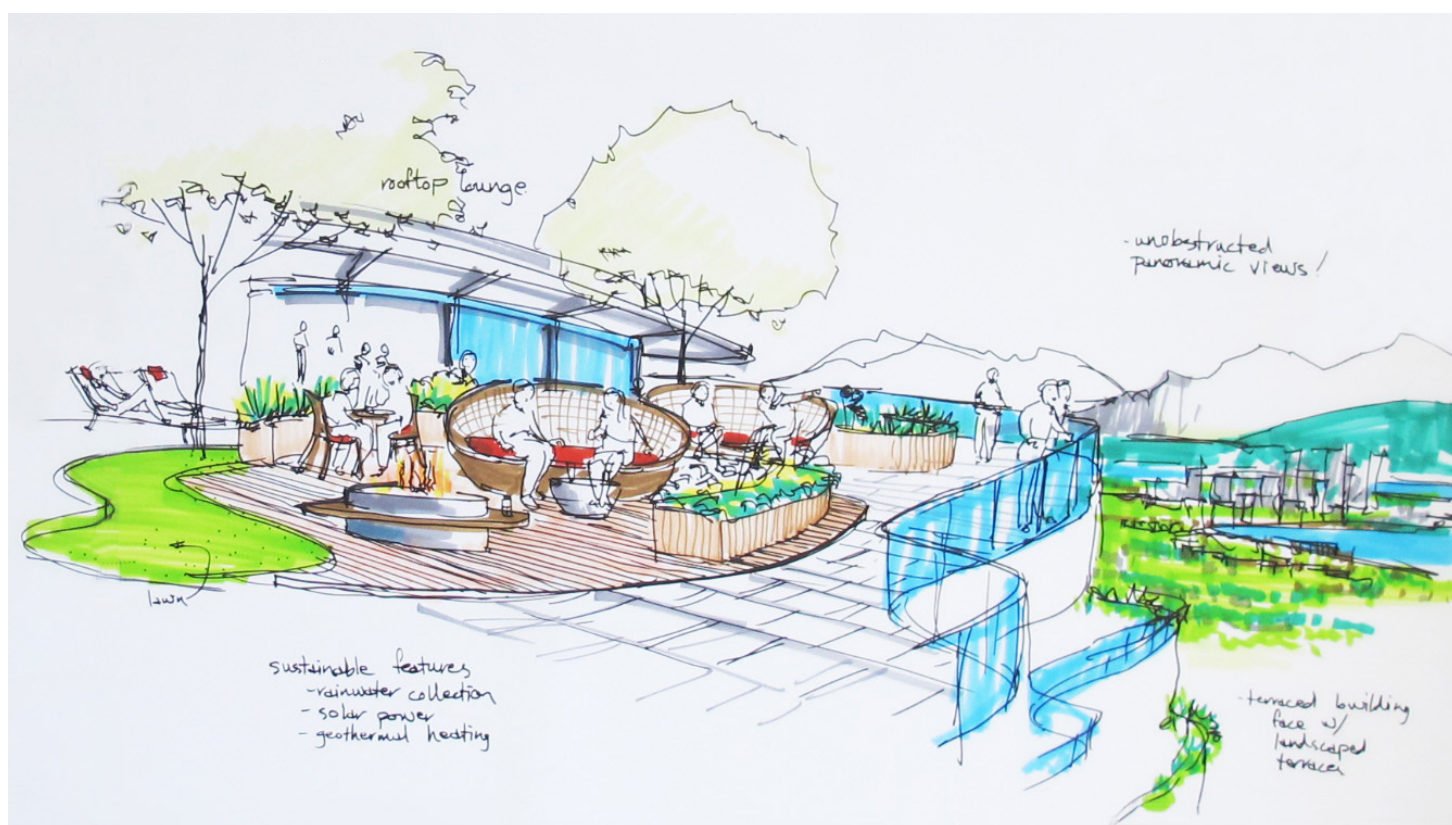
NEIGHBOURHOOD CHARACTER

Participants imagined the new neighbourhood as having a high-quality, West Coast aesthetic with references to First Nations heritage in the area, reflecting the site's history as a trolley bus depot. Proposed elements to enrich sense of place include public art, durable and high quality materials in the public realm, lush landscaping, and unique shops with an artisan or local craft focus.



BUILDING DESIGN

In most illustrations, the central public space is framed by residential or mixed-use buildings with retail uses or front doors at the ground level. A mix of building types ranging from townhouses to higher buildings up to 10 and 12 storeys are included. Higher buildings were proposed along 41st Avenue and in the centre of the site, transitioning down to the surrounding developments. Terraced buildings with landscaped roofs were suggested to take advantage of mountain views as well as to provide amenity spaces and areas for children's play. Buildings are expected to provide weather protection along retail edges and are wheelchair accessible.



SUSTAINABILITY FEATURES

Several drawings incorporate sustainable infrastructure and practices. Solar panels, rainwater capture, geothermal energy, urban agriculture featuring community gardens, and waste management approaches including composting and recycling were identified as desirable for inclusion in the redevelopment of the OTC site.