

Building on the central themes identified through community consultation, combined with the City's objectives and the landowner's goals, the following **guiding principles** have been created to guide development of conceptual site plans.

NEW!

NEIGHBOURHOOD IDENTITY

Establish a new residential district that draws inspiration from the site's unique history as a transit centre to inform site patterning, building orientation, and public realm detailing. Site design should recall the strong linear north-south orientation of the former bus parking and staging yard, overhead patterns of the trolley wires, painted lines on the pavement, views through to the mountains and other heritage character elements.



ANIMATED PLACES

Use neighbourhood-serving retail and services to animate key public spaces and the 41st Avenue frontage, to create an inviting entrance to the site and foster a sense of community within the new district. Animating uses could include a range of neighbourhood retail such as coffee shops, bakeries, corner stores, as well as opportunities for a broad spectrum of programmed events in public spaces (cultural festivals, sports tournaments, etc.).



GREEN SPACE

Organize buildings to clearly define common green space that is programmable with a variety of passive and active uses. Park space should be highly visible, bounded by public streets, mews or walkways, with animated edges in appropriate locations, and be designed to accommodate a variety of structured and nonstructured activities, including playfields, playground, etc.



NEW!

COMMUNITY CONNECTIONS

Integrate the OTC site into the neighbourhood by providing new pedestrian, cyclist and vehicle connections that improve the connectivity and permeability of the neighbourhood's existing streets and pathways. Site design should provide for the integration of various transportation modes (e.g. walking and cycling) while connecting to existing and anticipated public transit systems.



Ridgeway
Greenway along
37th Avenue

MID-RISE DISTRICT

Create a distinctive new residential district of building types and forms such as townhouses, low-rise and mid-rise apartments. Building heights up to 12 storeys will be considered, with two opportunities for buildings of 15 storeys. Strategically locate taller buildings to minimize shadowing on public open space and impacts on surrounding development. Provide appropriate transitions to 38th Avenue while maximizing views through the site to the North Shore Mountains.



HOUSING VARIETY AND AFFORDABILITY

Ensure the neighbourhood is designed to accommodate a range of household incomes by providing market condominiums, rental housing, and affordable housing for households with low incomes, seniors and those with mental illness or addictions. The site design should seek to maximize opportunities for ground-oriented units and housing suitable for families, including two- and three-bedroom units.



SUSTAINABLE SYSTEMS AND GREEN INFRASTRUCTURE

Achieve an exceptional standard of sustainability through site design, architecture, energy systems, water use and rainwater management, as well as urban food and waste systems. Integrate visible rainwater management strategies focused on water quality protection and rainwater detention. Large sites such as the OTC are fundamental to support the city's goals of achieving low carbon neighbourhood energy systems.



With these guiding principles in mind, the design team with input from staff, have developed **three conceptual site plans**. The concepts are described on the following boards.