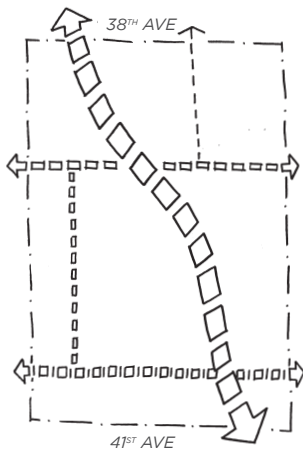


Informed by the guiding principles, the design team has developed three **conceptual site plans**. The concepts locate parks and open space, streets and connections, development parcels, and propose general building massing and heights (to be further refined at the next stage of planning).

To help evaluate the site plans, these **urban design criteria** have been established to capture the most important aspects of site planning.



INTEGRATION AND PERMEABILITY

Connect and integrate the site with the surrounding community through a network of diverse public spaces including streets, mews, paths and open spaces.

Connections with existing streets and lanes will invite pedestrians and cyclists into and through the site. Movement patterns will reflect new and future desire lines of connection to and from destinations.

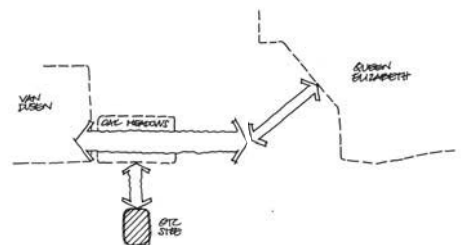
STREETS FOR PEOPLE

Design new streets to prioritize people walking and cycling over motorized vehicles. The site will be comfortably and safely accessed by people of all ages and abilities walking and cycling. Traffic will be highly calmed, any vehicles on the site have a purpose in being there (e.g. access to homes, shops, services and deliveries) not simply short-cutting across the site.



PARKS AND PUBLIC OPEN SPACE

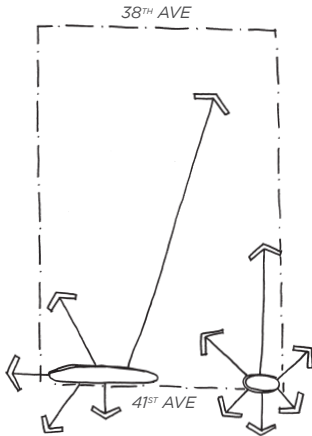
Provide at least 2 acres of parks and public open space to accommodate a youth size playfield, children's play area and areas for passive recreation. Parks should be highly visible, bounded by public streets, mews and/or walkways. Parks and open space should contribute to the City's ecological network and link natural spaces in VanDusen Botanical Garden, Oak Meadows Park, and Queen Elizabeth Park.



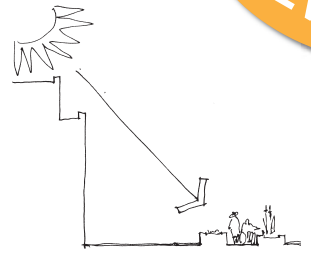
Note: The conceptual site plans provide approximately 2.2 - 2.6 acres of park and open space.

SOLAR ACCESS

Consider solar access on parks, public spaces and neighbouring residences in the form, height and placement of new buildings.



NEW!



LOCAL SERVING RETAIL

Provide a limited amount of local serving retail to animate the public realm on 41st Avenue and create an inviting entrance to the site.

CO-LOCATION

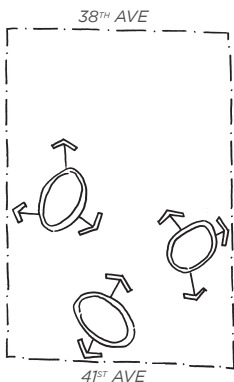
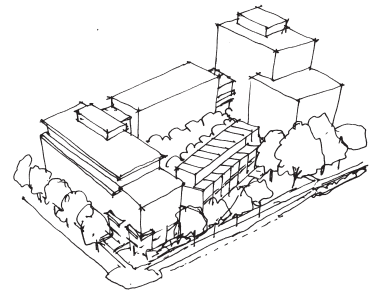
To maximize efficient use of City land explore the co-location of childcare centre with other City amenities.

Note: The preliminary public amenities identified for this site are a park, affordable housing and childcare centre. The conceptual site plans include a childcare centre located within the central park space.



BUILDING VARIETY + DESIGN

Buildings should be varied in scale and type and limited in length, with a mix of types from townhouses to higher mid-rise buildings. Buildings should frame and activate the edges of parks and public open space. Consider terraced buildings with landscaped roofs to take advantage of mountain views and to provide amenity spaces and areas for children.



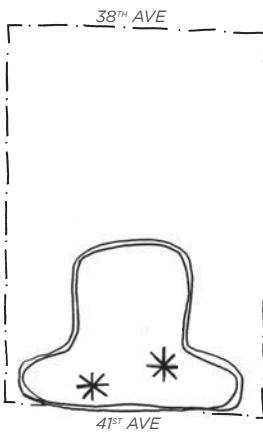
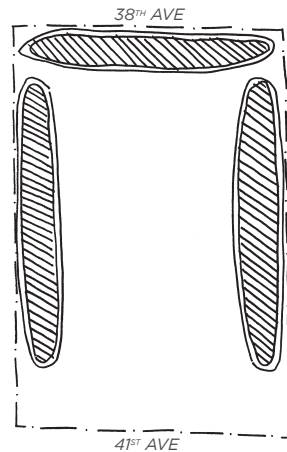
INTEGRATED AFFORDABLE HOUSING

Integrate Affordable Housing buildings throughout the site with units in a variety of building types and sizes.

NEW!

TRANSITIONAL EDGES

Create a respectful relationship and transition to the surrounding community through appropriately scaled buildings along 38th Avenue and adjacent to neighbouring laneways.



OPPORTUNITIES FOR HEIGHT

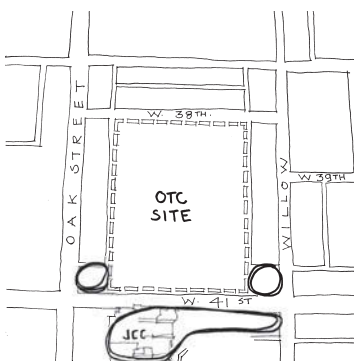
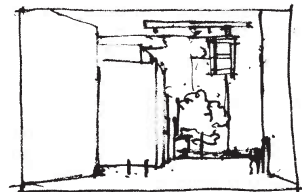
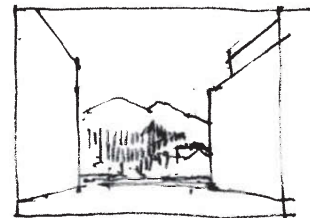
Locate taller buildings in the centre of the site and along 41st Avenue to reduce impacts on existing development.

Note: The conceptual site plans include two potential locations where building heights are up to 15 storeys.

Why? Additional height in these two locations provides more flexibility to achieve ground-oriented townhouses and more affordable 4-6 storey wood-frame buildings.

VIEWS

Create a pattern of public open spaces and buildings to create or preserve public views to the North Shore mountains from within and across the site. Optimize opportunities for visual connection from 41st Avenue to the new park.



ADJACENT SITES

Consider and include key underutilized sites including the Petro-Canada gas station, Oakmont Medical Building, and Jewish Community Centre (JCC) parking lot, into the planning for the OTC site to ensure a comprehensive approach for 41st Avenue.