

PLANNING PRINCIPLES

The Project Team initiated the rezoning project by identifying several planning principles and objectives that would guide and inform their work. These principles were shared with the UEL community and others at the first Open House in December of 2012. Subsequently, the preliminary site concepts developed were informed by these project planning principles as well as the findings of the site study along with stakeholder and community input.

The Project Team's Key Planning Principles for Block F include;

1. Protect and enhance open spaces and community connections to Pacific Spirit Park.
2. Live sustainably; Musqueam's cultural values are founded on stewardship of the natural world; we have walked the talk of sustainability for a long, long time.
3. Consider community integration and respect; encourage good relationships and strive to be good neighbours.
4. Provide a diversity of housing forms for a mixed community and a variety of housing tenure types for a variety of needs.
5. Provide a range of amenities and services within the community.
6. Engage in responsible development that is economically sound, environmentally progressive and socially respectful.
7. Build a community heart for UEL.
8. Create a neighbourhood focus and a centre of activity and services for both future residents of Block F and the UEL community.

DESIGN OBJECTIVES

Following from the Planning Principles, the Design Objectives guided the creation of the design and the development of the proposed development plan and the resultant components of the rezoning document.



PRESERVATION AND ENHANCEMENT OF OPEN SPACE

- ✓ Use open space and greenways as guiding features in the design of the community
- ✓ Locate park in the most optimal location
- ✓ Maintain trail networks currently on site
- ✓ Minimize area dedicated to roads and vehicular traffic to maximize green and open spaces
- ✓ Preserve Wetlands



COMMUNITY INTEGRATION AND RESPECT

- ✓ Ensure on-site features are accessible to the public
- ✓ Ensure the scale and type of development respects the adjacent neighbours
- ✓ Provide neighbourhood amenities geared for UEL residents



SUSTAINABILITY

- ✓ Minimize impervious surfaces
- ✓ Maintain off-site flow rates of rain water as much as possible
- ✓ Ensure community walkability
- ✓ Support a mix of land uses



HOUSING DIVERSITY

- ✓ Provide a variety of housing types to address a variety of needs including rental
- ✓ Consider providing larger residential units to accommodate families or existing residents looking to downsize



RESPONSIBLE DEVELOPMENT

- ✓ Locate the commercial village to benefit the local surrounding community
- ✓ Explore options that provide and enhance connections with existing and planned cycling, walking and transit routes and facilities
- ✓ Ensure businesses support local needs



BUILDING A COMMUNITY HEART

- ✓ Create a focus that becomes the heart for the wider UEL community
- ✓ Ensure access to new community services for wider UEL community
- ✓ Provide opportunities for formal and informal gathering places
- ✓ Provide for a "Village Green", a gathering spot for the local community



Block F Site Plan



LEGEND

Publicly Accessible Open Space

1	Forest Park	3.10 ac (1.25 ha)
2	Community Amenity Building Parcels (incl. approx. 0.24 ac of building area)	0.90 ac (0.36 ha)
3	Wetland	0.70 ac (0.28 ha)
4	University Boulevard Linear Park	1.57 ac (0.64 ha)
5	Village Square	1.16 ac (0.47 ha)
6	Community Green	0.45 ac (0.18 ha)
7	Public Access Easements	0.15 ac (0.06 ha)
SUBTOTAL		8.03 ac (3.25 ha)

8	Enhanced Street Open Space ¹ (Road A and B)	1.10 ac (0.45 ha)
9	Ortona Trail ² (Off site)	0.17 ac (0.07 ha)
SUBTOTAL		1.27 ac (0.53 ha)

TOTAL PUBLICLY ACCESSIBLE OPEN SPACE

9.30 ac (3.78 ha)

Proposed Development Areas

A. Currently permitted under MF4:	1,027,934 sf
Plus	
Commercial:	30,000 sf
Market Rental Residential:	85,000 sf
Market Residential:	60,000 sf
Below-market Workforce Residential:	43,750 sf*
Subtotal:	218,750 sf
Total	1,246,684 sf
	1.75 FSR
B. Indoor Amenity Area (not including that in individual developments)	
UEL Community Amenity Building	15,000 sf
Childcare Facility	4,000 sf
Total	19,000 sf

*Under the OCP a minimum of 20% of any additional area is to be below-market and/or special needs housing: 20% of 218,750 = 43,750 sf.

Building Heights

A	Name of Parcel
4	Number of Building Storeys
	Townhouses (3 storeys)

Public Access Route and Improvements Provided by the Block F Project includes:

¹Enhanced Street Open Space through curvilinear neighbourhood streets with a treed boulevard and naturalized landscaping that connects residents to walking trails and parks.

²New Ortona Trail connection (off site) from the Sword Fern/ Iva Mann Trail and Norma Rose Point School to Pacific Spirit Park trail heads at University Boulevard

THE REVISED PROPOSAL

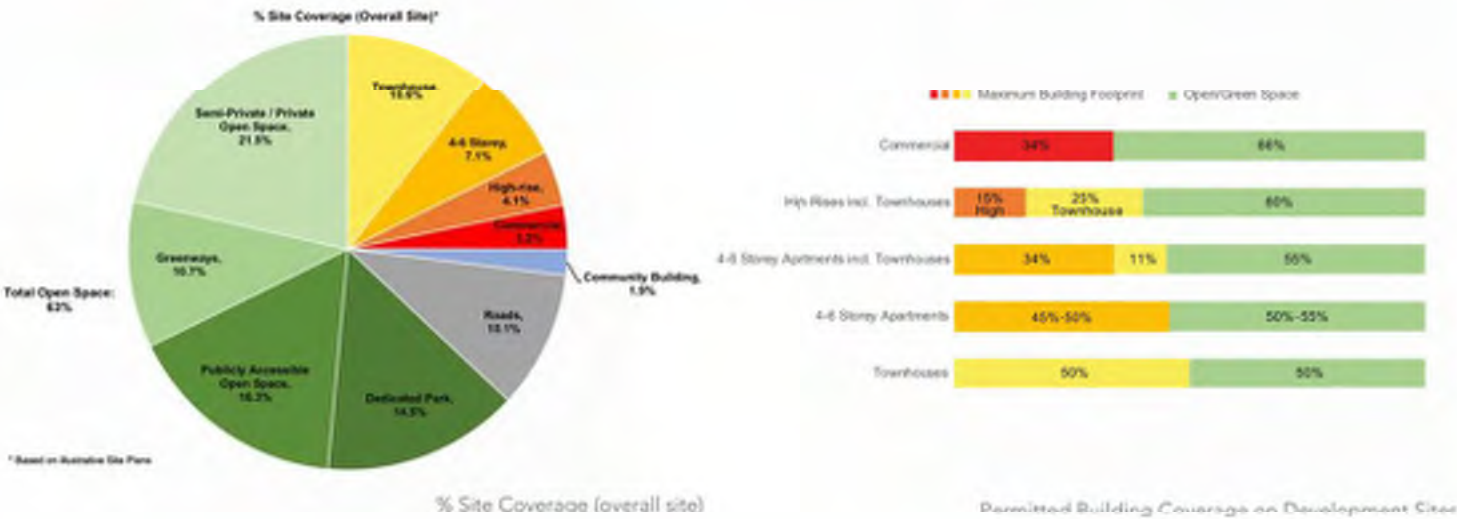
The revised master plan is a result of input from a series of community information meetings, discussions with the Community Advisory Council Block F Working Group (CACWG) and extensive meetings with UEL Administration.

The resulting masterplan concentrates development onto a smaller proportion of the site than would be the case under the current zoning, and protects a significant stand of trees and creates open space for the direct benefit of the overall community. It also provides outdoor and indoor amenities for the community that would likely not be possible under the current zoning.

The Block F masterplan has concentrated a significant portion of the overall development program into slender tower forms which allows for a greater proportion of parks and open space at grade. The distribution of development density and other features are shown below which results in approximately 62.5% open space/park space for the overall site inclusive of publicly accessible, semi-private and private space.



BLOCK F - SUMMARY									
PARCEL	PARCEL NET AREA		USES	GROSS FLOOR AREA (SQ. FT.)	MAX F.S.R.	MAX SITE COVERAGE	MAX HEIGHT (Storeys)	MAX HEIGHT (Meters)	MAX HEIGHT (Feet)
	m ²	SQ. FT.							
A	9,409	101,119	Commercial	28,000	1.00	40%	3	11.7 m	38 ft
			Market Residential	43,110					
			Market Residential	25,000					
B	3,318	35,716	Rental Residential	85,000	2.44	50%	12	39.6 m	130 ft
			Accessory Commercial	2,000					
COMM. VILLAGE DEVELOPMENT AREA (Parcels A+B)				183,750					
D	4,544	48,908	Highrise + TH	146,724	3.00	40%	18	59.4 m	195 ft
E	5,143	55,358	Highrise + TH	152,205	2.75	40%	18	59.4 m	195 ft
F	4,452	47,925	Highrise + TH	143,775	3.00	40%	18	59.4 m	195 ft
G	4,543	48,896	Apartment + TH	105,26	2.15	45%	6	21.3 m	70 ft
H	5,334	57,412	Apartment	100,471	1.75	40%	4 + 6	21.3 m	70 ft
I	3,358	36,141	Apartment	90,33	2.50	50%	6	21.3 m	70 ft
J	3,398	36,575	Apartment	64,06	1.75	50%	4	15.2 m	50 ft
K	4,647	50,116	Townhouse	62,62	1.25	60%	3	10.7 m	35 ft
L	4,394	47,300	Townhouse	59,15	1.25	50%	3	10.7 m	35 ft
M	4,288	46,152	Highrise + TH	138,66	3.00	40%	18	59.4 m	195 ft
RESIDENTIAL DEVELOPMENT AREA (Parcels D-M)				1,062,134					
TOTAL DEVELOPMENT AREA (Parcels A-M)				1,246,184					





1 View North through Village Square



2 View South through Community Green along Road B



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BLOCK F • UNIVERSITY ENDOWMENT LANDS

MAY 20, 2015

Renderings



3 View Northwest along University Blvd



5 View North through Park towards Community Centre



4 View North along Acadia Road



6 View West through Wetlands

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BLOCK F • UNIVERSITY ENDOWMENT LANDS

MAY 20, 2015

Renderings

PUBLIC REALM OPPORTUNITIES



SITE CONNECTIONS



1 Village Square / Public Plaza

- Urban plaza character
- Sword Fern/Iva Mann trail crossing
- Cafe seating and retail spill out areas
- Farmer's Markets
- Community celebrations
- Public art
- Art walk

2 Community Amenity Building Parcels

- Outdoor covered areas
- Outdoor day care area
- Informal gathering
- Young children's playground

3 Forest Park

- Integrated adventure / nature play areas for a variety of age groups
- Flexible open free play fields
- Multi-use trails
- Fitness circuit
- Seasonal outdoor movie night
- Public art
- Dog walking
- Trail hiking
- Outdoor community gathering space / Outdoor education
- Bird watching
- Iva Mann Trail with lighting
- Community celebration
- Open flexible green space
- Picnic areas

4 Wetland

- Viewing platforms
- Boardwalk
- Educational signage
- Public art
- Outdoor education
- Casual cycling
- Trail hiking
- Bird watching
- Seating

5 Community Green

- Flexible open space / lawn
- Outdoor tai chi or yoga space
- Outdoor frisbee or catch
- Seating around the perimeter with associated planting areas
- Lighting
- Public art
- Trail connections

6 Greenways & Easement

- Walking and running
- Casual cycling
- Dog walking
- Trail hiking
- Seating

7 University Boulevard Linear Park

- Multiuse trails: walking, running, cycling
- Flexible open spaces/lawns
- Bridges over bioswale
- Birdwatching at wetland
- Seating and lighting

8 Ortona Trail (Off Site)

- Iva Mann Trail connection to Pacific Spirit Park
- Lighted walkway
- Seating
- Cut Throat Creek viewing

Primary Trails

- Sword Fern Trail / Iva Mann Trail
- Fairview Trail
- University Boulevard Trail
- Ortona Trail

Secondary Trails

- University Boulevard Trail (Secondary)
- Public right of way over development parcel
- On site trail

Tertiary Trails






- Nature trail

Other

- On street shared bicycle route
- On street designated bicycle route (source: Translink)
- Informal bicycle route (source: Translink)
- Trail heads
- Patrol crosswalk



LEGEND

-  Easement through Private Property
-  Building Setback
-  Underground Parking Structure Not Permitted
-  Green Buffer
-  UEL Boundary



Buildings and Landscape Walls Define a Street Edge



Buildings Define Greenbelt Edges

SETBACKS

The zoning document dictates minimum setbacks from property lines. Note that some properties have more than one setback requirement: one is for the building setback, the other is for the underground parking setback to allow for larger planting to mature over time. These dimensions are set to establish the overall open space for the community and to allow for the necessary amount of landscaping in relation to the built form. They help to moderate between an intimate street presence and a healthy separation between public and semi-private uses. And they allow for important features such as the expanded boulevard and storm management along University Boulevard.

- Place buildings so that they honor the open space and orientation of other, adjacent buildings and provide opportunities for buildings that will follow
- Place buildings so that they define the street edge and frame the public realm and open space
- Provide a minimum 100' separation between highrises
- Within sites, provide a minimum 25' separation between townhouse rows that face each other; provide a minimum 8' between ends of rows

COMPARISON OF CHANGES SINCE 2013 APPLICATION

Changes made in response to consultation efforts to date include:

- » The site of the 3.0 acre UEL dedicated park has been located to best preserve the stand of mature trees on the site, one of the strongest requests made by the community. The area of the park has been expanded and incorporates and preserves an important wetlands area.
- » The principles and integrity of the current trail system through the site is maintained, again at the strong request of the community. The appearance of the trail system will be modified to fit into the new community, but the trail locations and connections to adjacent trails will be maintained.
- » The overall density inclusive of the 20% below market housing has been reduced from the original application.
- » A new turnkey Community Amenity Building and Childcare Facility space located in the most prominent location on the site to serve all of UEL residents.
- » Open play and active green areas accessible to all have been incorporated. The amount of publicly accessible open space encompasses more than a third of the overall site.
- » An enhanced greenway has been added to University Boulevard resulting in a linear park.
- » A village plaza, creating an opportunity to create a heart in the UEL community, has been incorporated. It will be a multiple use area allowing passage through and community events and outdoor gatherings within. The village is located to be closest to and most easily accessed by the overall UEL community. The plaza has been aligned to orient with one of the Pacific Spirit Park trailheads and is co-located with the Community Amenity Building.
- » The hotel has been replaced with a purpose built rental residential building.
- » Building heights have been reduced from a maximum of 22 stories to a maximum of 18 stories (4 buildings).
- » A variety of housing types supporting a variety of residents, ages and incomes is incorporated, inclusive of market and below market rental.
- » Lower forms of development have been located next to the existing townhouse development (Block G), school and church. Taller buildings have been located adjacent to the mature trees and have been designed relative to the height of trees.
- » The commercial village and rental buildings have been located close to the location of a planned rapid transit station and adjacent to a current major transit line.
- » Minimize the number of individual driveways/ access to development parcels.

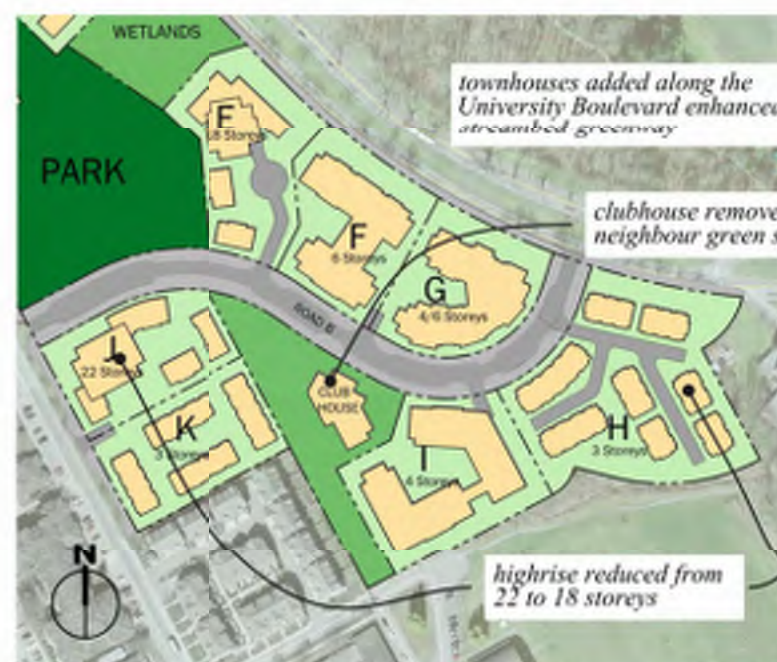
DECEMBER 2013 REZONING APPLICATION



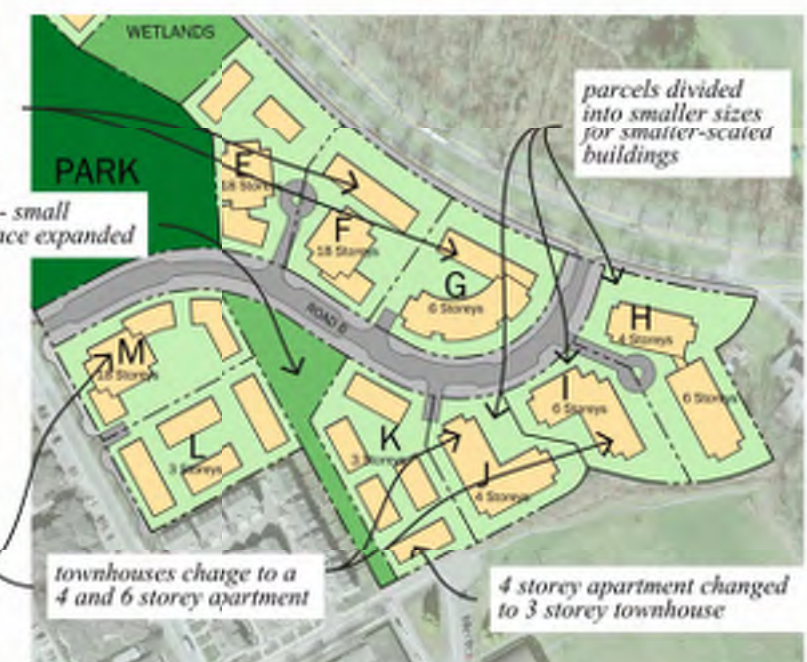
MAY 2015 REZONING APPLICATION



DECEMBER 2013 REZONING APPLICATION



MAY 2015 REZONING APPLICATION



2013 REZONING APPLICATION



2015 PROPOSAL



SIGNIFICANT CHANGES TO THE PUBLIC REALM SINCE 2013 REZONING:

- Increased in total publicly accessible open space
- A larger and more contiguous Village Heart has been created with improved connections between the Village Square, the Forest Park, and the Community Amenity Building
- Surface parking has been relocated from the Village Square to Toronto Road, creating a larger contiguous public open space
- Design of the Village Square has been adjusted for better solar exposure; retail and food services have been relocated to maximize social interactions and solar exposure
- Community Amenity Building and Day Care has been relocated and blended with the Forest Park

- Flexible open space available in the Forest Park through forest inventory identifying potential open areas without impact to mature evergreen forest stand
- University Boulevard Linear Park has been created to connect transit open space, the Village Square and the Pacific Spirit Park
- Neighbourhood permeability has been improved through on site public access
- Improvement to Ortona Trail proposed from Sword Ferr Trail to Pacific Spirit Park



LEGEND

- 1 Public plaza
- 2 Seating and raised planters
- 3 Event lawn
- 4 Cafe seating
- 5 Surface parking
- 6 Residential accessible roof areas
- 7 Proposed bus stop
- 8 Parallel street parking
- 9 Perpendicular parking
- 10 Raised cross walk
- 11 Enhanced width sidewalk
- 12 Parkade driveway

RENTALHOUSING

The Planning of Block F is aimed at creating a variety of housing forms and tenures that would appeal to a wide range of the marketplace and offer opportunities for ownership as well as rental and below market rental. The OCP requirement will be met through the provision of below market rental housing intended to accommodate moderate income households. The master developer would be responsible for the build out of this housing which would be subsequently operated under a long term lease, by a nonprofit housing provider in accordance with BC Housing's Housing Income Limits. The project will include 10% of the units as accessible units. The construction of this component of the project would occur as part of the development of Parcel A and would be operated by a nonprofit operator including the original rental of the units within the building.



Flexibility to Accommodate Farmer's Market



Strong Relationship of Indoor to Outdoor



Residential Over Commercial



Variety of Seating Options - Flexible and Fixed Seating



Active Edge



Residential Set Back from Commercial Edge



Operable Water Feature



Outdoor Plaza Areas with Seamless Public Access



Back of Building Provides Frontage on the Street

COMMUNITY AMENITIES

As part of the rezoning application, the following amenities are proposed.

- » A Community Amenity Building for the use of Block F and all other UEL residents.
- » A Childcare Facility that will accommodate a private childcare operation of up to 40 children.
- » An extensive series of UEL parks, greenways and publically accessible passive and active open spaces.
- » Indoor and outdoor amenity spaces that would be located within individual developments.



The Community Amenity Building

A Community Amenity Building will be constructed by the owner/developer at no cost to UEL. The facility will be open to all residents of UEL. The terms of construction, operation, maintenance and related issues will be put into a mutual agreement between UEL and Musqueam Capital Corp.

It is expected that the community will want to provide input into the design. For the purposes of this rezoning application, this facility will be 15,000 square feet and may contain the following uses as shown on the following page:

- » A gymnasium/sport court
- » Fitness centre
- » Social and meeting rooms
- » Indoor gathering space
- » Covered outdoor gathering space
- » A coffee bar/kitchen
- » Office

The maintenance, operations and cost of maintaining this facility will be agreed to by UEL and MCC. The start of construction of the Community Amenity Building will commence at the granting of occupancy of the residential units in first phase of the development so that the opening will roughly coincide with the first group of residents living on the Block F site.

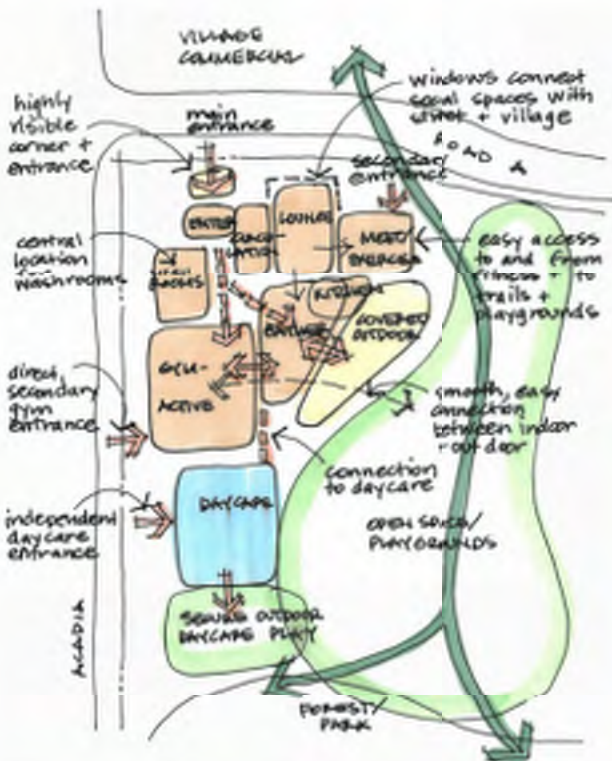
As part of this development, the master developer will be responsible for the design, construction and fit out of the Community Amenity Building at their sole cost. The land parcel on which the Community Amenity Building is located will be the subject of a long term lease between the UEL and the master developer. At the completion of the construction of the Community Amenity Building, the master developer will operate and program the building

on an interim basis until such times as either 50% of the occupancy permits have been issued or a maximum period of 4 years, whichever occurs first, at which time the building will be transferred to UEL to own and operate as a Community Amenity Building

The Childcare Facility

A childcare building will be constructed by and at the master developer's cost. This building will accommodate a private facility of up to 40 children, and will be made available to a private operator who will be responsible for the operation, maintenance and other related costs of the facility.

The childcare facility will be located south of the Community Amenity Building, in a location which receives the most sunlight over the year. The Childcare Facility will consist of approximately 4,000 square feet of indoor space, and approximately 4,800 square feet of outdoor space. The facility will meet the facility requirements of the BC Child Care Licensing Regulation.



Community Amenity Building Concept Diagram



Community Amenity Building Concept - View of Great Porch Looking South



Community Amenity Building Concept - View of Great Porch Looking East

1 FOREST PARK

The Forest Park is centrally located in the new Block F community. It includes a significant area of mature evergreen trees with many measuring up to heights between 40 to 50m tall with a few reaching 60m tall. The park has frontages on both University Boulevard and Acadia Road, as well as Roads A and B, allowing it to be visually and physically accessible to the surrounding community.

A mix of open understory areas and retained vegetation will allow for a series of experiences and activities in addition to the ecological functions the forest provides.



4 VILLAGE SQUARE

The Village Square is located at the north corner of the site and is framed by University Boulevard, Road A, Acadia and Toronto Road providing a high visibility and easily accessed location for the proposed retail services. Public transit and cycling routes are immediately adjacent.

Primarily a hard surfaced area with large forest character planters and integrated seating with various edges to promote daily use and activation it will have a strong relationship to the Community Amenity Building and the Forest Park through adjacencies and public realm finishes. Space for outdoor seating and retail spill out will be provided. The Sword Fern trail will connect from the Forest Park through the area and link to the public transit stop on University Boulevard.

Underground parking will be provided to meet the majority of the parking needs however a small surface parking for short-term needs is also included at the corner of Toronto and Acadia Road. Adjacent on street parking will further support the short term parking needs so vital to retail success.



6 UNIVERSITY BOULEVARD LINEAR PARK

This linear park extends from Toronto Road in the north to south of Road B along the frontage of University Boulevard. A combination of area from the road right-of-way and a public access right-of-way on the development parcels, the 12m wide park will include a significant bioswale with naturalized wetland areas, trails, mixed forest planting areas and open lawn with sunny exposure. Adjacent residential units will front the park creating a sense of engagement and safety for the park. A full suite of site furniture including benches and lighting will be provided. This park will connect with Sword Fern and Fairview trails ensuring a close integration with the surrounding open spaces and the community.

2 CONSTRUCTED WETLAND

The constructed wetland will manage the majority of surface rainwater runoff directed there via bioswales from other areas of the site. As such the water will have received a high level of treatment prior to, resulting in higher water qualities and improved habitat values. It will be designed in a naturalized form to complement the west coast forest theme and thus visually connect to the Forest Park and Pacific Spirit Park across the street. A Community Trail Head at the intersection of the University Boulevard Trail and Fairview Trail will be an entry point to the community for pedestrians and cyclists. A set of bridge structures are proposed to bring people into the Forest Park over the water and crossing the islands to promote a connection with the land and water. A crushed stone "beach" is proposed on the south side to afford views over the wetland from the park side.



3 COMMUNITY AMENITY BUILDING PARCELS

The open space around the Community Amenity Building will be designed as an uninterrupted continuation of the Forest Park. The new Block F trail system will bring people to the building from the park and surrounding area. Public realm amenities will be focused in community related activities and the close proximity to the retail area. A great lawn area and children's play area will further connect the building to the public open space of the park and Village Square.



5 COMMUNITY GREEN

Located in the southern part of the site the Community Green offers a different park and open space experience than the Forest Park. Primarily a sunny open lawn surrounded by new trees and vegetation buffers it is bounded on two sides by townhouse residential units. The Sword Fern trail crosses the park on the west providing a connection to the Forest Park and beyond to the Ortona Trail and the elementary school.



7 ORTONA TRAIL

The Ortona Trail will be fully contained within the off-site Ortona Road SROW. It will be an extension of the Block F trail network with similar finishes and site furniture. An important riparian area related to the Cut Throat Creek will be enhanced and preserved. It will connect to University Boulevard on the north and the Pacific Spirit Park trail heads in that area. A new organization of the existing parking is considered to resolve potential pedestrian and cycling conflicts with the vehicles.



KEY PLAN



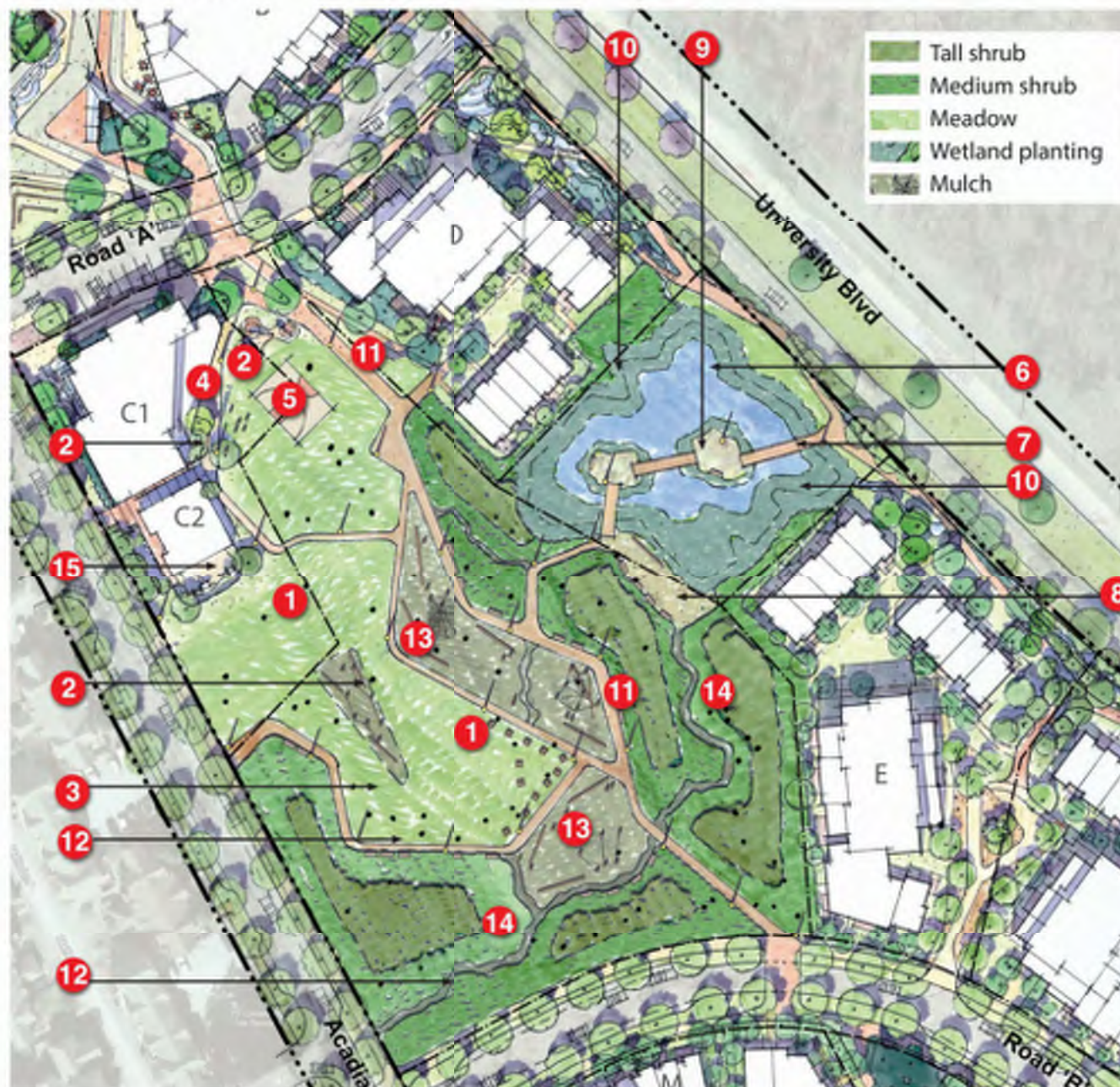
LEGEND -Forest Park

- | | |
|--|----------------------------------|
| 1 Community lawn / flexible open space / play fields | 8 Observation area |
| 2 Playground | 9 Wetland island |
| 3 Picnic area | 10 Riparian buffer |
| 4 Community building outdoor amenity area + great lawn | 11 Sword Fern / Iva Mann Trail |
| 5 Hard Court | 12 Nature / tertiary Trail |
| 6 Constructed wetland | 13 Nature play |
| 7 Bridge / boardwalk | 14 Habitat and nature trail area |
| | 15 Outdoor day care play area |

PARK AREAS

There are three park areas in Block F: the Forest Park (dedicated), the Community Green and the University Boulevard linearpark. Together they will provide the open space for passive and active recreation in the new neighbourhood and for the broader UEL community. They will be designed around the natural amenities of the site and the westcoast forest theme. The Forest Park and Community Green are located adjacent to each other but separated by Road B where an enhanced pedestrian crossing bridges this physical gap to create a sense of continuity and overall integration with the neighbourhood. All three will be connected to each other by the Block F trail system. These parks are different in size, location, and adjacent to different land uses and development forms. They will be different in character and function in order to meet the varying needs of the community.

PLAN -Forest Park



PRECEDENTS -Forest Park



Example of Adventure / Nature Play



UBC East Neighbourhood Park as an example of a Naturalized Park Area with a Retained Forest Stand



Education Through Engagement with Nature

PLAN -Community Green



- | |
|-------------------------------------|
| 16 Lawn /flexible Space |
| 17 Seating |
| 18 Parallel on-street parking |
| 19 Raised pedestrian trail crossing |
| 20 Sword Fern / Iva Mann Trail |
| 21 Multi-use trail |

COMMUNITY GREEN

The Community Green on the south side of Road B is a complement to the activities and amenities of the Forest Park. It will include perimeter trees with planting around an open lawn area offering a different scale than the Forest Park. Framed on the west and southeast by residential development parcels, a buffer between the garden gates to the individual units and the open lawn area will be provided. As an integral part of the Block F trail system, the Sword Fern trail connects with the Forest Park to the north, crosses the park on the west providing direct residential unit access to the trail network and connects with the Ortona Trail and the school to the south.

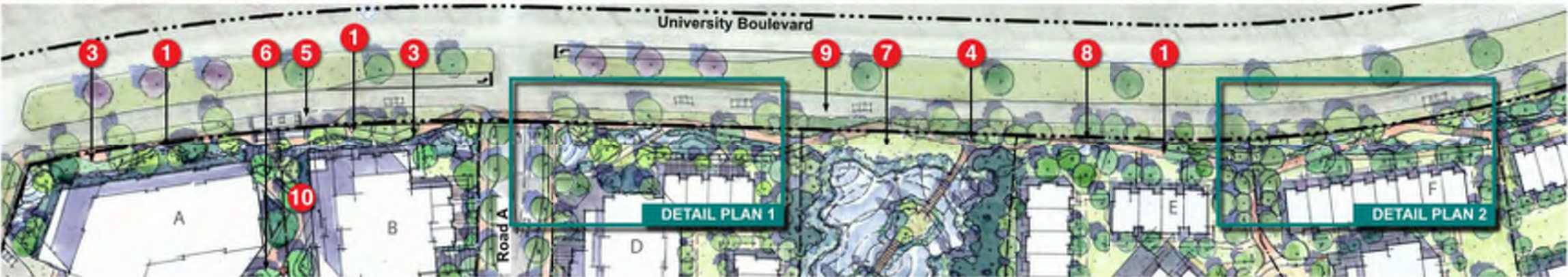
KEY PLAN



UNIVERSITY BOULEVARD LINEAR PARK

An Statutory Right of Way (SRW) for public access on the University Boulevard frontage will increase the width of the available space for a new multi use trail and allow for the creation of a robust west coast rain forest themed park between the street and the fronting townhouse residential units. Transitioning from a highly naturalized character at the edge of the Pacific Spirit Park on the south, to a more refined character at the Village Square and retail area to the north, the park will welcome people to this new development and be a gateway to the UEL. The adjacent lots located between Road A and Road B will all have fronting townhouse units with private patios and gated entries to the front doors accessible from the trails.

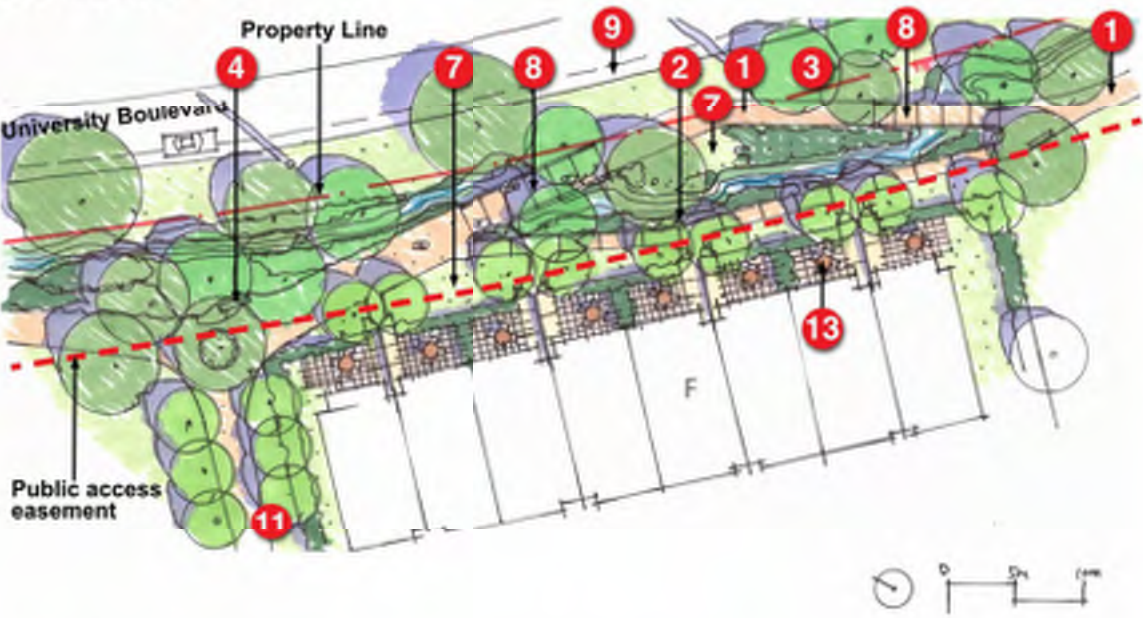
UNIVERSITY BOULEVARD TRAIL: OVERALL PLAN



DETAIL PLAN 1



DETAIL PLAN 2



Interacting with Rainwater Management Features



Social Opportunities at Trail Intersection



Boardwalk Crossing Over Bioswale

LEGEND -University Boulevard Trail

- | | |
|----------------------|---|
| 1 Primary trail | 9 Bike lane |
| 2 Secondary trail | 10 Pedestrian access to Village Square from bus stop |
| 3 Rainwater swale | 11 Connections into Block F from University Boulevard |
| 4 Seating area | 12 Naturalized water feature |
| 5 Bus stop | 13 Private patios with gates |
| 6 Retail patios | 14 Tower Entry Plaza |
| 7 Lawn | |
| 8 Bridge / Boardwalk | |

3D MODELLING IMAGES



View looking North



View looking Southeast along University Blvd and Acadia Rd



View looking Southeast towards Toronto Rd and Acadia Rd

SHADOW STUDIES

SPRING/FALL (MAR/SEPT 21)

SUMMER (JUNE 21)

10 AM



12 PM



2 PM



Public Access Plan



Phasing Plan



PUBLIC LANDS

The Dedicated Park

Musqueam Capital Corp. (MCC) will dedicate the 3.0 acre park to the UEL as per the Reconciliation Agreement and agreed to by the MCC under the terms specified in the Reconciliation Agreement. MCC, as master developer, will construct improvements to the park as generally shown on the drawings submitted in the rezoning application.

The maintenance and ongoing cost of maintenance of the park will be the responsibility of the UEL.

The Wetlands and Other Publicly-Accessible Open Spaces

The cost of construction and maintenance of the wetland and other publically-accessible open spaces will be the responsibility of the master developer, individual developers and related strata corporations with no cost incurred by UEL.

UEL residents and the general public will be guaranteed access to these spaces regardless of the underlying ownership.

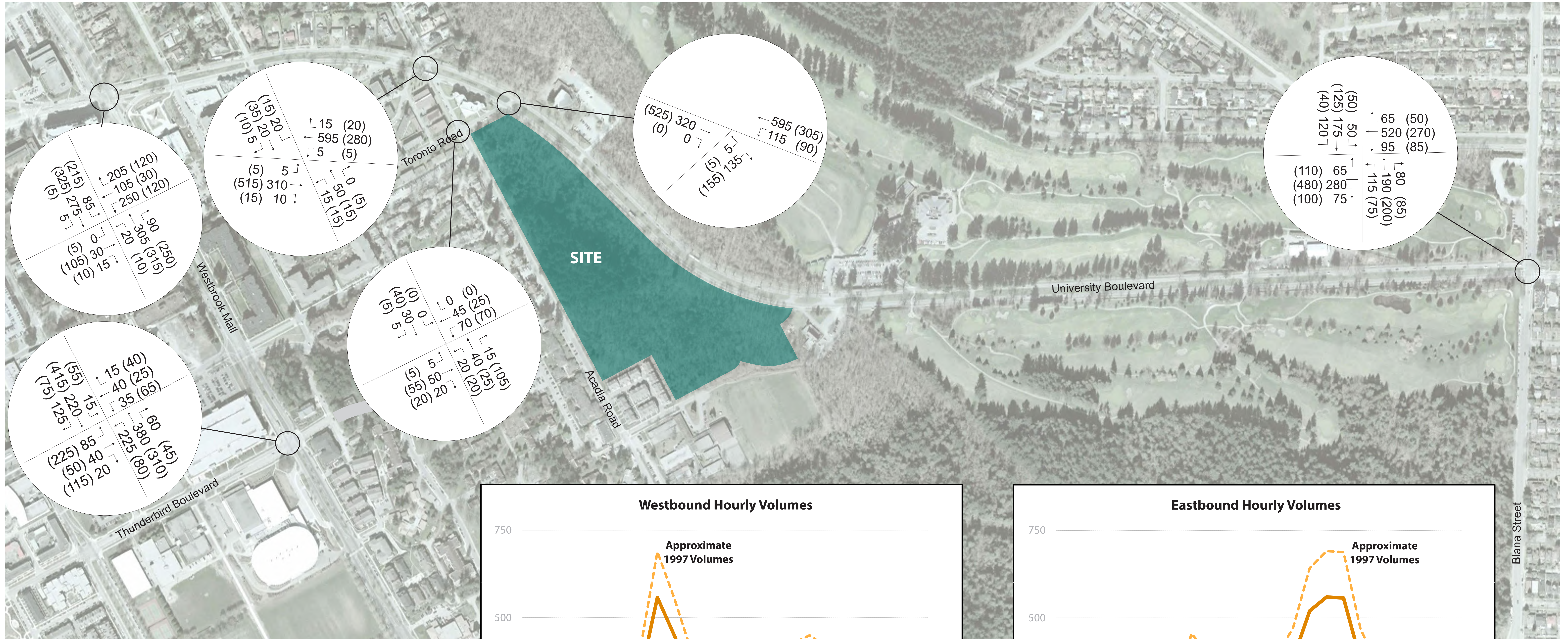
DEVELOPMENT PHASING

It is anticipated that the entire project would be built out over a 10 to 12 year period. The site plan has been developed to allow for each building to be situated on a separate legal lot, enabling flexibility to develop individual parcels over the anticipated development horizon. As well, a differentiation in product type will assist in offering the marketplace and current UEL residents a variety of housing types over time.

Conceptually, the development phasing would occur starting with the northern half of the site starting with Parcel D, then moving onto Parcel A & B, Parcel C and the park space. Associated with the development of these first parcels would be the implementation of the parks and open space system, Road A, the signalized intersection and offsite service upgrades necessary to accommodate the development in Phase 1.

It is anticipated that once the build-out of the above noted parcels within Phase 1 occurs, development in Phase 2 would be initiated with parcels L & M and further infrastructure, open space and individual residential projects developed over time. The sequencing of road improvements and infrastructure will be coordinated with UEL so as these construction related items coincide with development of specific parcels. The project phasing is intended to proceed to Phase 3 at the south end of the site and then finally Phase 4.

Block F Residential Development Anticipated On-Site Population			
Year	Parcel & Unit Type	# Units	Population
2017	D - Highrise	146	241
	D - Townhomes	12	37
2019	A - Below Market Residential	53	98
	A - Apartment	28	52
	B - Market Rental	103	170
	C1/C2 - Community Blg/Childcare	n/a	n/a
2020	L - Townhomes	22	68
	M - Highrise	129	214
	M - Townhomes	13	40
2021	J - Apartment	73	134
	K - Townhomes	22	68
2022	G - Apartment	119	220
2023	I - Apartment	102	189
2024	H - Apartment	114	211
2025	F - Highrise	138	227
	F - Townhomes	12	37
2027	E - Highrise	150	248
	E - Townhomes	13	40
BLOCK F UNIT & POP. TOTALS		1,250	2,294
Source: Colliers International Consulting. 2015.			

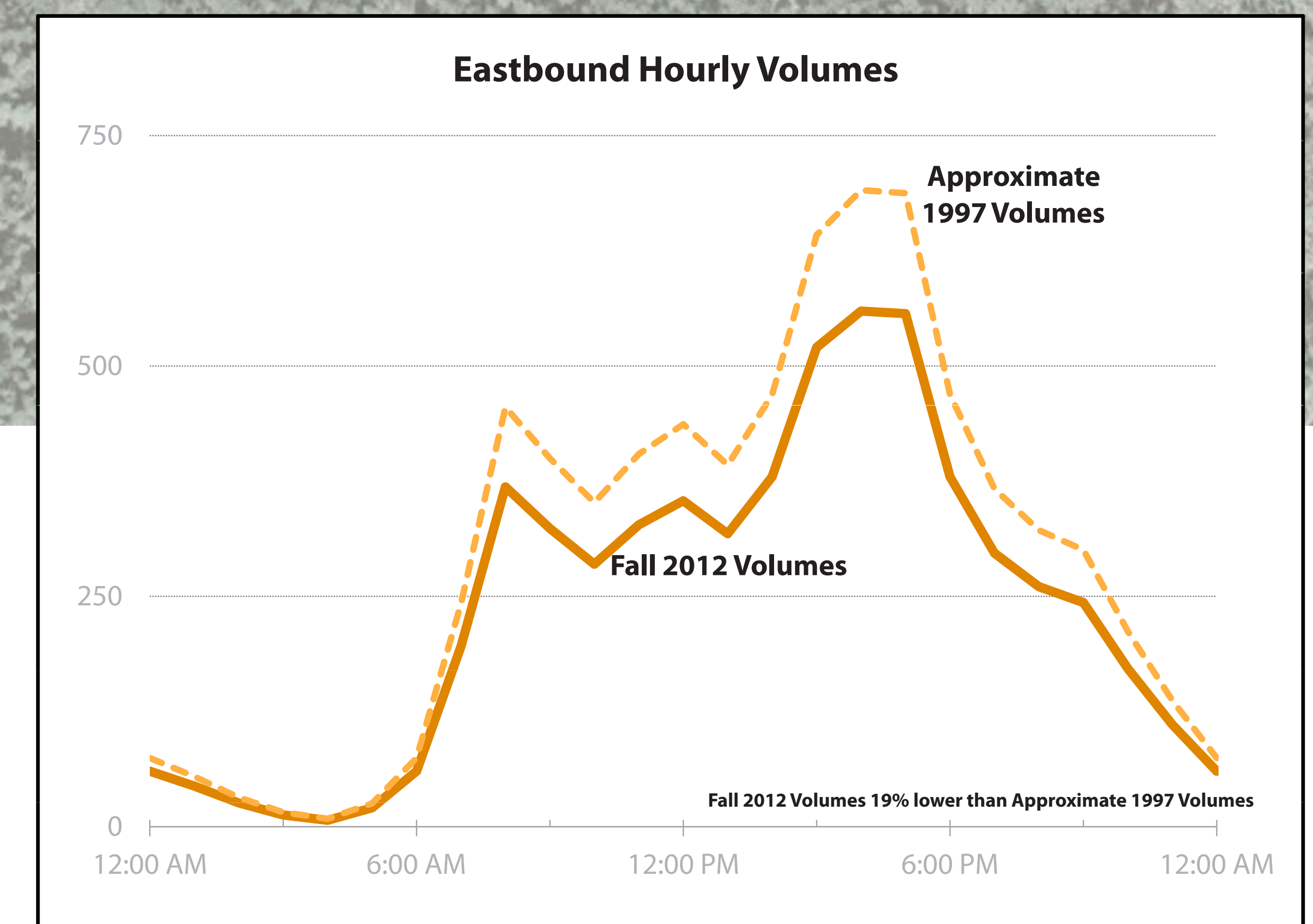
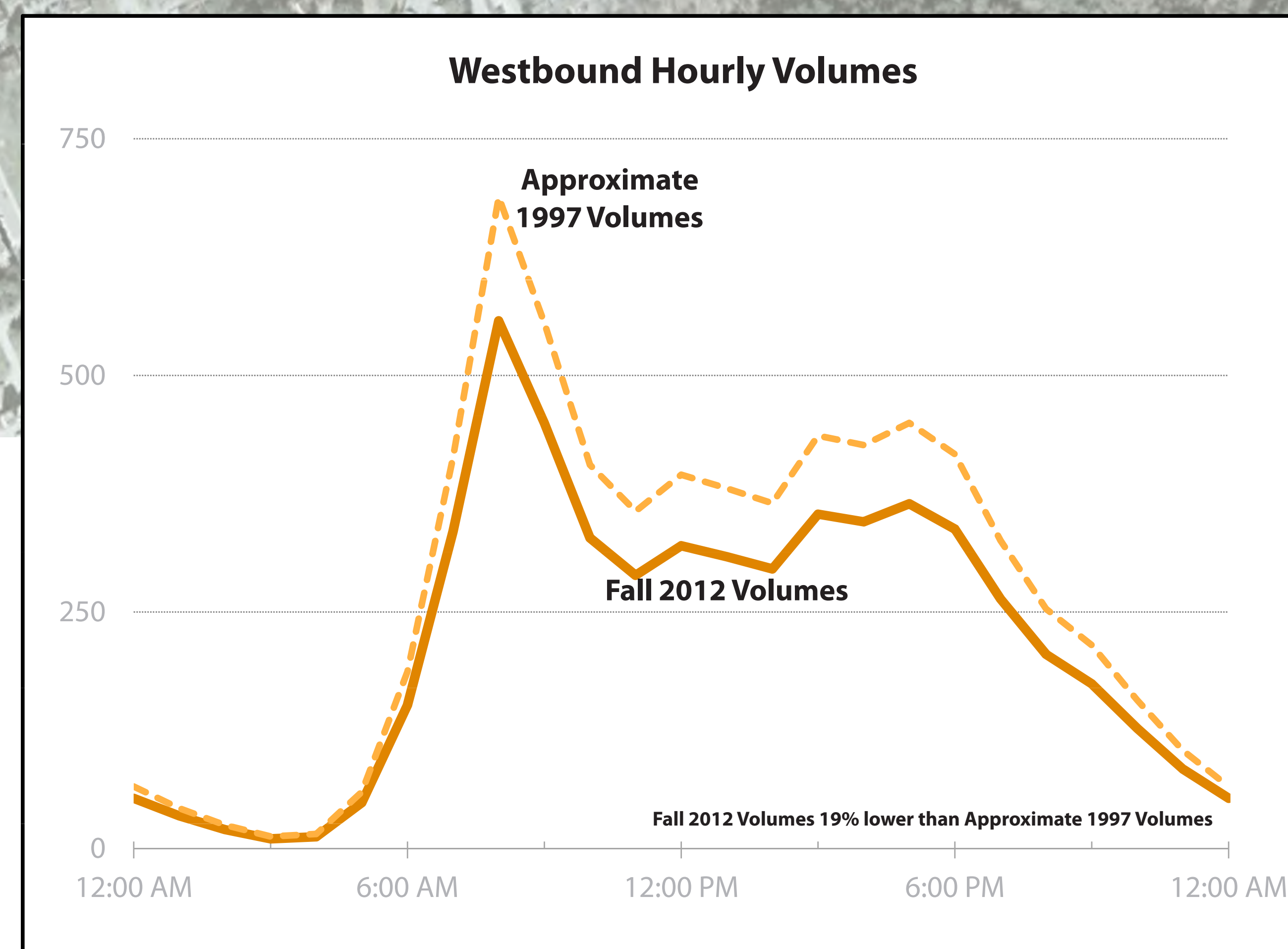


AM (PM) - Volumes (Rounded to nearest 5)

Peak Hour Vehicle Movement (Existing)

This plan shows the existing Weekday AM and PM peak-hour vehicle movements (2013) at each of the key intersections adjacent to Block F.

In addition, vehicle volume profiles along University Boulevard were also obtained from UBC. Since 1997, there has been an overall decrease in vehicle volumes along University Boulevard.



Sources: (Approximate 1997 Volumes: UBC Fall 2011 Transportation Status Report; Fall 2012 Volumes: UBC)

PARKING PRINCIPLES

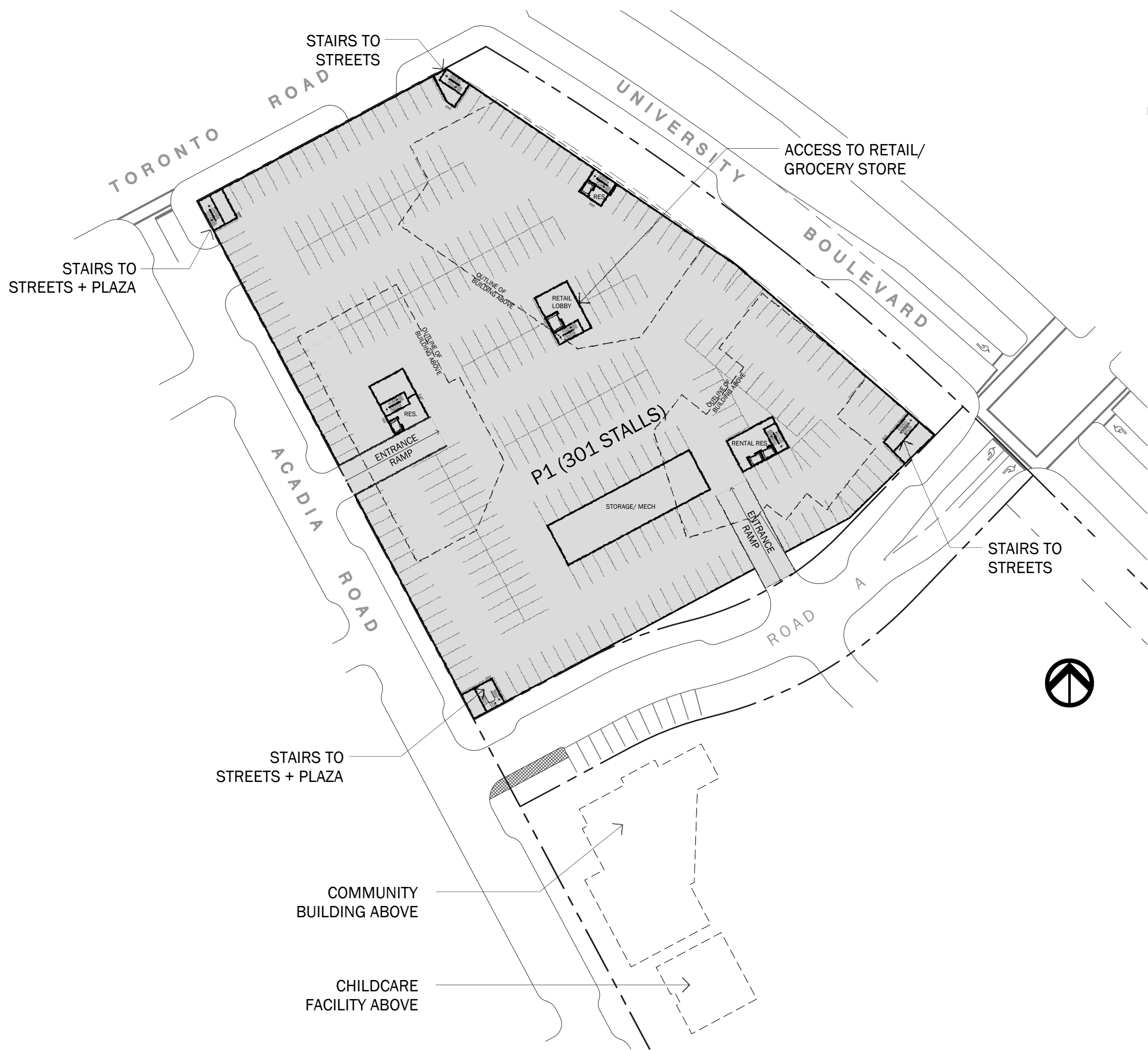
- » Parking requirements for the Block F development have been carefully planned, taking into consideration relevant planning policies, current trends on vehicle ownership levels, as well as the proposed residential and commercial uses and the expected parking demand.
- » Secure bicycle parking and car share programs are all planned to reduce reliance on private automobile use, which is consistent with the Planning Principles for the site. Electric vehicle charge stations are also planned to promote the use of electric vehicles.
- » All residential and visitor parking will be provided underground on private development lands.
- » All commercial parking will be provided underground with access from both Acadia Road and Road A. A small component of surface convenience parking for the retail uses (including accessible parking) is proposed at the corner of Toronto Road and Acadia Road.
- » With the construction of new roads (Roads A & B) as well as the reconstruction of Acadia Road, approximately 145 new on street parking stalls will be created within a 5 min. walk from the new Community Amenity Building (Road A and Acadia Road). These stalls are proposed to be restricted to short term parking and would allow the public access to the community amenities. Accessible parking will be provided immediately adjacent to the main entrance of the Community Amenity Building.
- » Accessible parking will be provided at a ratio of 2% of the total stalls provided on all development parcels.



Surface Parking Plan



Surface Plan (Parcels A+B)



Level P1 Plan (Parcels A+B)

KEY PLAN



PRECEDENTS



SFU UniverCity Urban Trail with Townhouse Frontage



On Street Parking Separated by Treed Boulevard



Private Yard Separated with Short Fences and Thick Planting



Residential Frontage with Bridge Crossing Over Bioswale



Primary Trail Through Forest Park

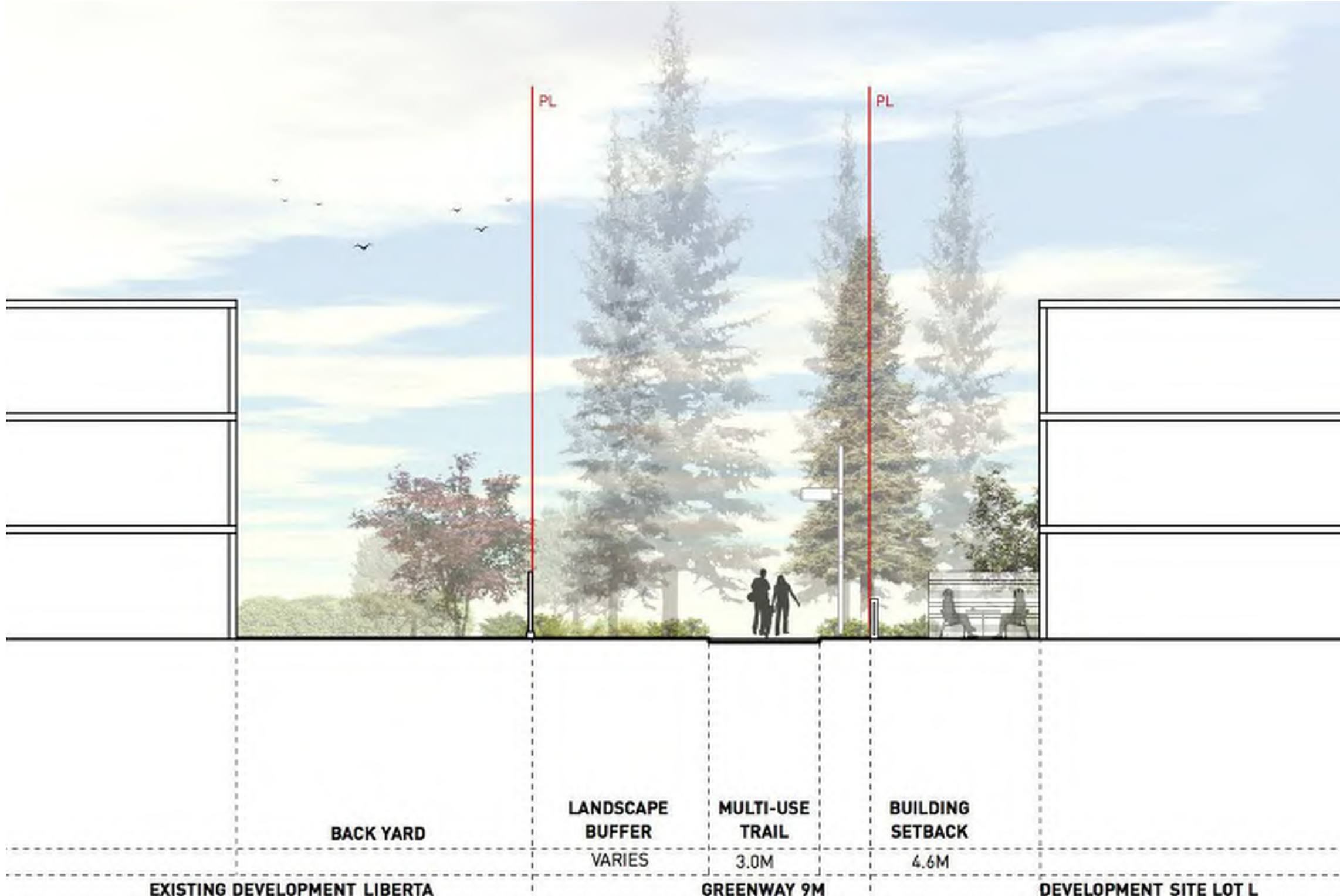
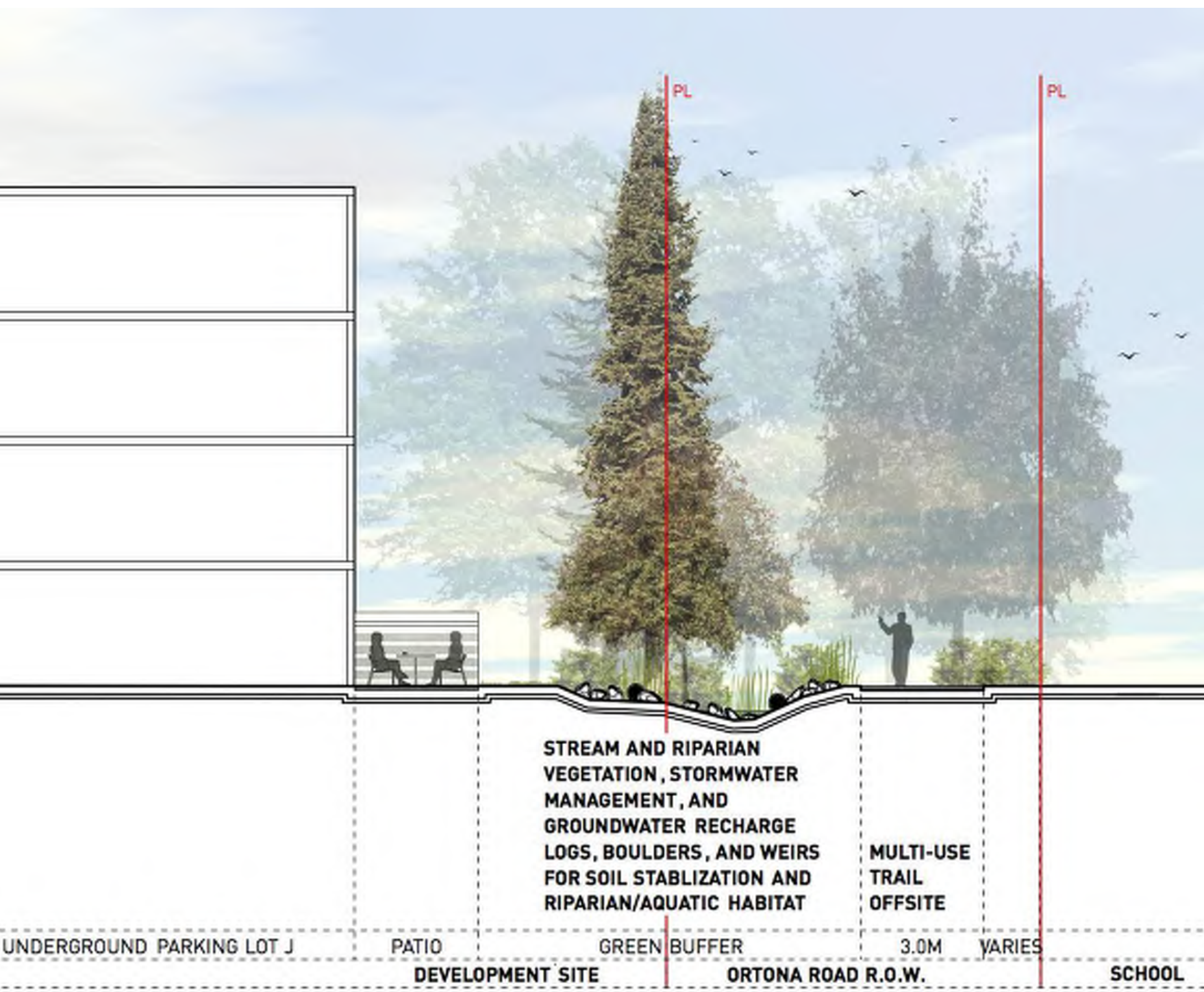


Social Opportunities at Trail Intersection

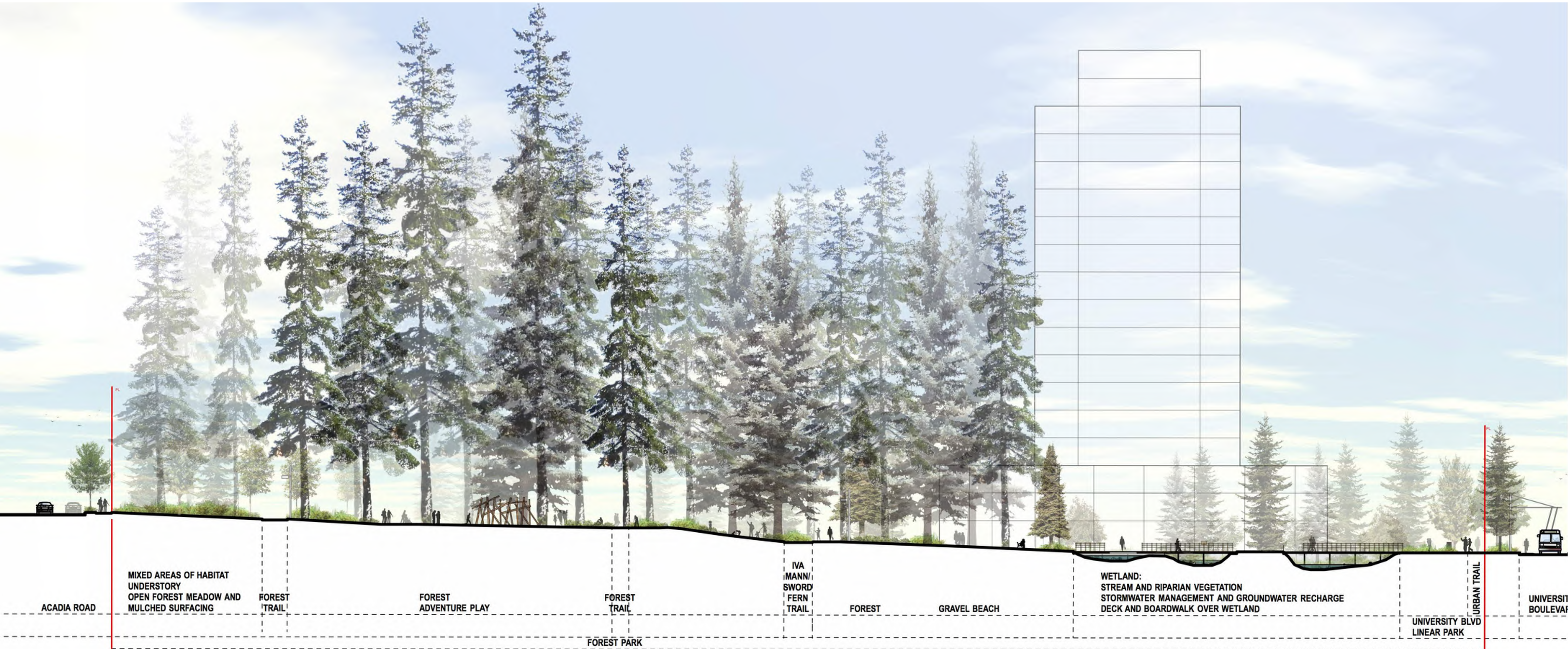


Nature Walk Through Forest Character Area

SECTION A: Enhancement area at Ortona Ave R.O.W. SECTION B: Greenway North of Existing Townhouses



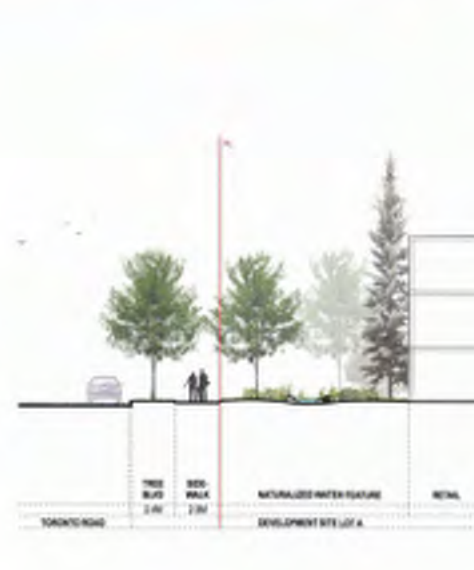
SECTION C: Longitudinal Section through the Forest Park and Wetland



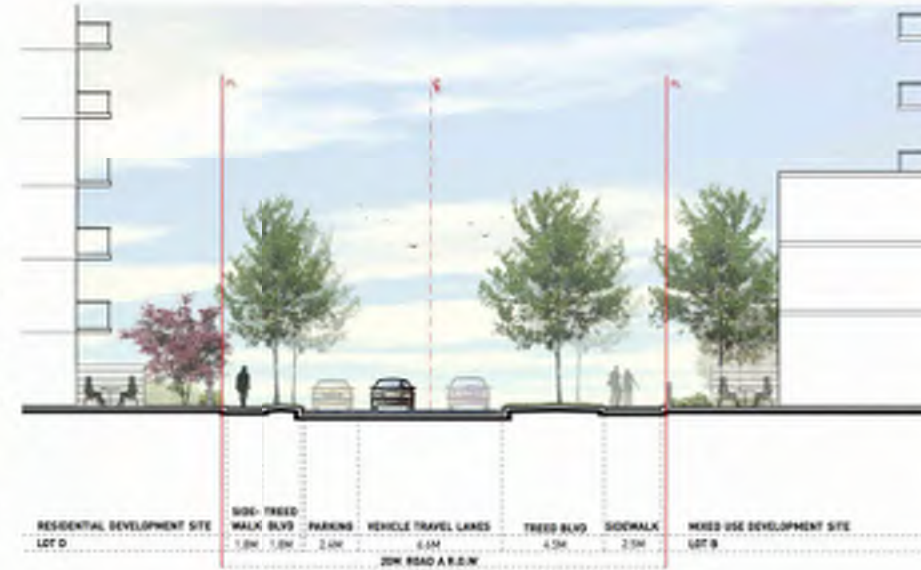
KEY PLAN



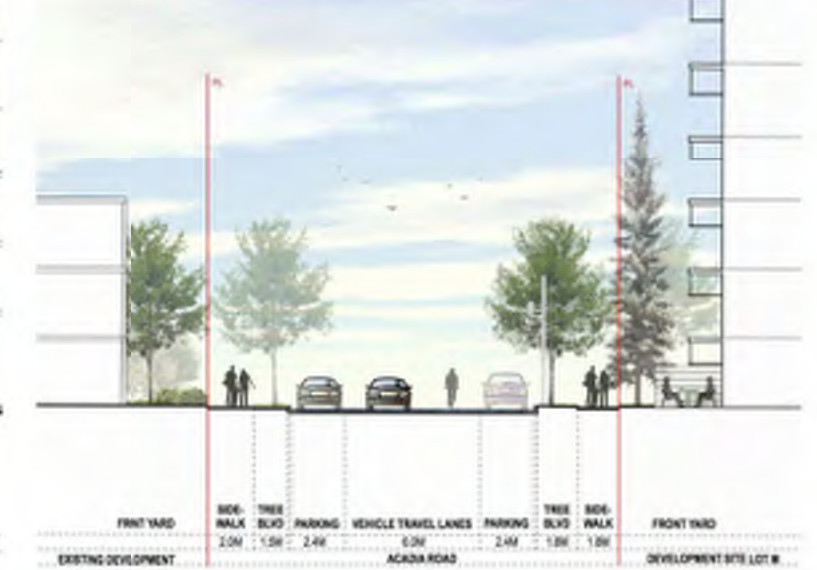
SECTION D: Toronto Road



SECTION E: Road A at Parking Aisles



SECTION F: Acadia Road



PRECEDENTS



City of Tacoma's Rain Garden Bump Out Front Entry Patio, Arbutus Walk



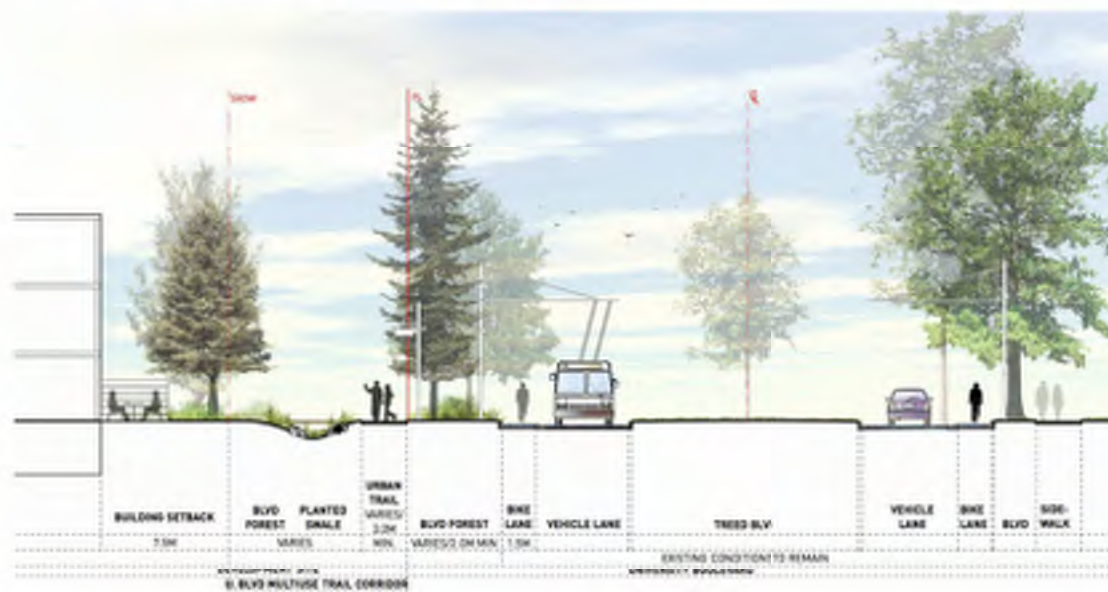
Southeast False Creek Green Street



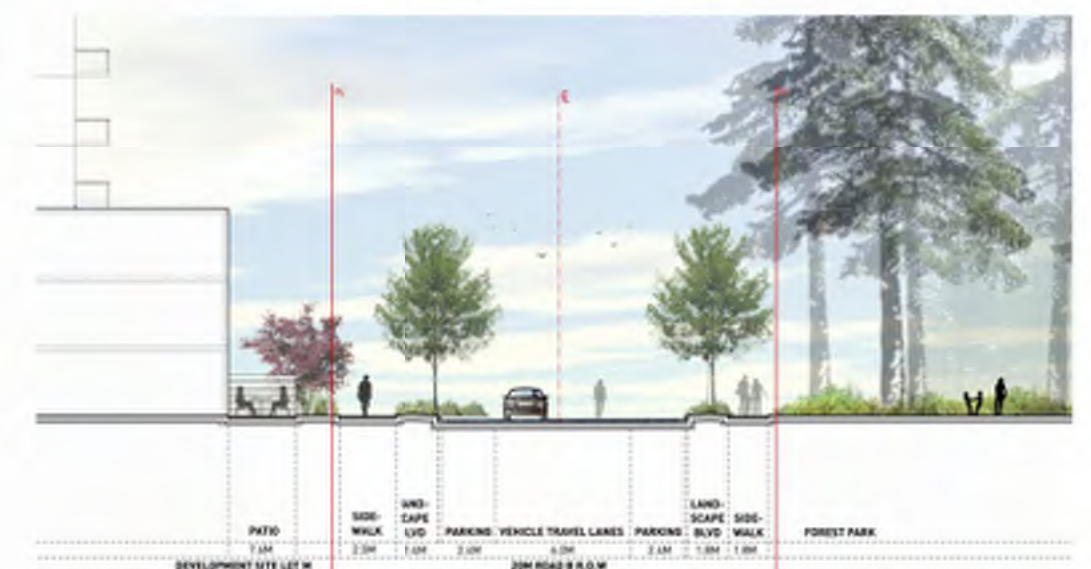
SFU UvicerCity Green Streets

Meandering Path with Evergreen and Deciduous Trees

SECTION G: University Boulevard



SECTION H: Road B at landscape Bump Outs



DESIGN GUIDELINE SUMMARY

The Design Guideline covers the points noted below, to provide direction and clarity to individual developers so they are able to deliver a project that meets the overall vision and design intent, creating a harmonious neighbourhood.



1.0 INTRODUCTION

- 1.1 The Musqueam Nation
- 1.2 Musqueam Legacy and Values
- 1.3 The Vision
- 1.4 Planning Principles
- 1.5 Overview



2.0 GOALS AND OBJECTIVES

- 2.1 Design Objectives
- 2.2 Neighbourhood Sustainability



3.0 PUBLIC REALM

- 3.1 Public Realm Character
- 3.2 Public Realm Elements
- 3.3 Parks + Open Space Design Principles
- 3.4 Village Heart
- 3.5 Park Areas
- 3.6 Open Space Areas
- 3.7 Trails + Walkways
- 3.8 Wetlands
- 3.9 Signage + Wayfinding
- 3.10 Landscape Materials
- 3.12 Lighting
- 3.13 Planting



4.0 CONCEPT PLANS

- 4.1 Public Interface with Developed Parcel



5.0 ROADS AND TRANSPORTATION

- 5.1 Street Character
- 5.2 Surrounding Roads
- 5.3 Internal Roads
- 5.4 Sustainable Transportation Features



6.0 ARCHITECTURE

- 6.1 Design Principles
- 6.2 Site Planning/Siting of Buildings
- 6.3 Architectural Form and Character
- 6.4 Village Centre
- 6.5 Multi-Family Residential Buildings
- 6.6 Community Amenity Building / Daycare



7.0 PRIVATE REALM LANDSCAPES

- 7.1 Private Realm Character: West Coast Natural
- 7.2 Landscape Design Principles
- 7.3 LEED / Sustainability
- 7.4 Public Front Entry Courts
- 7.5 Private Outdoor Spaces
- 7.6 Side Yard Privacy
- 7.8 Site Grading
- 7.9 Landscape Materials
- 7.10 Planting
- 7.11 Public-Private Interface
- 7.12 Irrigation
- 7.13 Landscape Features
- 7.14 Growing Medium Depth + Materials



8.0 STORM WATER MANAGEMENT

- 8.1 Public Realm
- 8.2 Private Realm



9.0 PUBLIC ART

- 9.1 Musqueam Art Program for the Block F Development: Process Overview
- 9.2 Art Program Overview
- 9.3 Funding + Implementation
- 9.4 Documents Referenced



PARKS + OPEN SPACE DESIGN PRINCIPLES

Create a true village heart for the community by concentrating a variety of community amenities around adjacent land uses that support a wide range of inclusive activities.

The parks and open spaces shall serve the residents' need for active and passive recreational amenities, providing opportunities for social engagement, promote healthy living and encourage connection with the natural environment. The parks and open spaces shall be safe, welcoming and functional at all times of day and throughout all seasons of the year. The design of the public realm will be founded on sustainable best management practices and industry leading environmental design. The spaces shall respond to a wide variety of users from the new resident population, the existing UEL residents and visitors to the area.

These principles can be achieved through the following objectives:

- Organize the community around the park and open space areas
- Create a variety of flexible open spaces that support active and passive recreation
- Provide a diversity of social places in varying scale, character and locations related to adjacent land uses
- Create flexible urban open space accessible to all residents of Block F and the surrounding community that can support a variety of activities
- Weave the "forest" throughout the entire development
- Focus the park and open spaces around, and integrate with, the existing natural features, topography and vegetation
- Enhance wildlife habitat and plant ecology connectivity throughout the site and to Pacific Spirit Park where possible
- Provide all-weather and all-season uses and places
- Provide opportunities for educational elements related to the site, natural ecology and Musqueam culture
- Ensure the principles of Crime Prevention Through Environmental Design (CPTED) are met

ARCHITECTURAL DESIGN PRINCIPLES

Principles which should guide the design of buildings are these.

1. Be responsible - to your neighbour and to those who pass by on the street.
2. Be inclusive – design to invite people in visually or actively.
3. Be respectful – of the history of the land and of the legacy that will be left behind.

Site Planning/Siting of Buildings

The master plan of Block F works as a whole. Potential building shapes and locations are illustrated to support the success of the whole: framing open spaces, encouraging connections, providing street energy, respecting views from within and without, and moderating the massing and shadowing of buildings.

While the design guidelines are, in fact, guidelines, they will be heavily relied on by the approving authorities in assessing whether or not to approve development permit applications. The site planning and Design Guidelines have been shared with the community who will have an expectation that future applications will generally comply with these documents.

The site planning and siting of buildings and open space shown in the zoning document have been carefully considered to ensure the greatest success of the overall community.

- » The commercial development and village plaza are located at the north end to provide easy accessibility to both the existing community and the new community which will come. Buildings are placed to create an open, vibrant public plaza.
- » Highrise sites are located closer to the tall stand of mature trees that will remain and to minimize shadowing onto adjacent developments. Townhouses are incorporated at the bases of the highrises and are located along streets and greenways to provide a more intimate scale and sense of neighbourliness.
- » The mid-rise and low-rise developments are located further to the south where they will offer a suitable transition to the adjacent community.

Integration of Architecture with Landscape

Design buildings to integrate the hard and soft landscaping with the building. Blend public-to-private so that each component benefits from the other. In a number of locations, easements have been established on private property for public pedestrian access.

- » Provide clear lines of demarcation between the publically-accessible areas and private areas.
- » Allow for visibility from the semi-private areas to the publically-accessible spaces for security and neighbourliness. Follow good CPTED (Crime Prevention Through Environmental Design) principles.
- » Design buildings so that they frame outdoor spaces on the site.
- » Use buildings to create smaller and larger outdoor spaces and courtyards that are seen as outdoor rooms, and use buildings to modulate between various sizes and types of outdoor spaces.
- » Provide opportunities for sitting, including benches and sit-height walls, on private property where they are at corners, near entries and adjacent to greenways.
- » Create "parkettes" and other features at exposed corners of sites that, while they are on private land and will be maintained by the building owners, can be used by the general public.



Successful integration of landscaping and public art



Highrise with strong entry utilizing water and real wood



Individual gates for ground floor apartments



More intimately scaled building works well next to public greenway

The Village Centre

The Village Centre, along with the Community Building, will provide a heart and focus to the community. The design of buildings, open space, plazas, parking and landscaping should support the community benefit of these features. There is a strong expectation that the final design of the Village Centre incorporates the elements shown in the zoning document.

The Village Centre is both an entrance to the overall site and the location of a continuation of pathways and trails on the site. Right-of-ways are registered to ensure that public access is maintained through the Village.



Residential over commercial



Landscaping incorporated into retail plaza



Outdoor plaza areas with seamless public access



Layered Transition Between Public and Private Realms



Rainwater Management on Private Parcel



Front Entry Patio, Arbutus Walk, Good Relationship to Sidewalk



Good Relationship of Indoor to Outdoor



Interior Courtyard Patio Entry with Address



Private Yard Separated with Short Fences and Thick Planting



Landscape Spaces on Slab Condition



Green Amenity Roof Deck, Arbutus Walk



Use of Low Maintenance Turf Grass

PRIVATE REALM CHARACTER: WEST COAST NATURAL

The design of the private realm landscape should respect and complement the site context within the Pacific Spirit Park forest and be a reflection of the overall landscape approach for the development site. The landscape expression should be one of West Coast Natural. Each parcel should have an individual landscape expression that integrates and is seamless with the building architecture and seeks to blend the edges between the public and private realm and between adjacent development parcels.

LANDSCAPE DESIGN PRINCIPLES

The landscape design should follow the essence of the planning principles for the project.

- Sustainability: match or exceed the project's stated sustainability targets
- Landscape expression and character shall have a strong relationship with interior spaces and should act as room extensions in the landscape
- Private outdoor space should be designed so that it is a functional space suitable to the associated residential unit
- Semi-private open space should be designed so that it serves all residents of the building
- Private parcel landscapes shall be well integrated with the public realm and should have a seamless expression
- Front yards should engage with the street to facilitate "eyes on the street" and activity at street level
- Explore opportunities for roof top living including amenity and landscape areas
- The collection of rainwater shall be celebrated and visible within the development parcels

MUSQUEAM ART PROGRAM FOR THE BLOCK F DEVELOPMENT: PROCESS OVERVIEW

The Musqueam people have used and occupied their territory, which includes the lands now known as the University Endowment Lands and Pacific Spirit Park, for millennia. Given Musqueam's deep connection to and current ownership of the Block F lands, Musqueam culture and history will be represented in a variety of ways within the Block F development.

A key method for ensuring Musqueam representation within this development (and future developments), is by implementing a public art program. As stated in the Block F Rezoning Package, the project intends to "introduce public art throughout the Block F site in an effort to strengthen the urban fabric and to contribute to the identity and character of the Block F neighbourhood." The Block F Design Guidelines state that public art should be integrated into the overall design of the development and embedded in aspects of parks, open space, and public realm, with focus on Musqueam people, the forest, the streams, sustainability, and community.



qyqyqyqy house post at Allied Hall, UBC. Carver: Brent Sparrow Jr.



SEFC First Nations Public Art. Photo credit: Wilco.



Weavings at Marpole Safeway, Vancouver. Weavers: Robyn Sparrow, Krista Point and Debra Sparrow. Photo: Ann Cameron

