

Review of 5891, 5931 #3 Rd and 5900 Minoru Blvd., Community Center.

(Housing, Shops, City Centre Community Centre, Trinity Western University College.)

5 high-rise towers, 583 apts, 47 Townhouses, 9700 ft commercial, 893 parking. Towers range from 14 to 17 stories, with the south corners terracing down to 12 stories letting light in. Center south tower near Capri to south. 4storey SW 5176 m2 (55714 ft2) containing on floors 1-2 CCSouthCC and 3-4 TrinityWesternUniversity-Rmd. The core of the 4 floors is parking, wrapped by stacked townhouses and commercial. 64 for CC+TW. The 5th floor core roof forms a courtyard, and each building has its own amenities. East and west halves are connected by a treed pedestrian bridge. A common lap pool area at grade is shared. City Centre Plan zoning 2.0 FAR + 1 FAR affordable (CCCC+TW)+ 1 FAR village centre bonus in Phase I. City benefits in Phase II. Phase II completion planned by 2013, with a \$1.1M penalty otherwise.

Comments, Questions & Concerns

The complexes sightlines and terracing is generally good, and this project solves many area roadway concerns.

The Capri sightlines north are blocked (London Plaza's ground floor north side is also finished to address an alley).

Will this south side area have a pickup /dropoff area for the community centre, university, and residents?

The Minoru frontage should be commercial to Ackroyd to support on pedestrian circulation along this street.

Will a CC kitchen be above flood level on 2nd floor, and the facility be operable as an emergency center?

City Centre CC had no water a season after the plane crash. Will this site have better servicing (water/electricity)?

Will attempts be made to design the CC and University to be able time share each others rooms?

(This area should be designed so that over time the CC or University could expand into the entire space. sublets?)

Aside from serving as a community centre for this part of City Centre, would this centre offer Trinity Western University College and Kwantlen University College members recreation options too?

Will the CC serve adults, seniors, youth, kids, university? What mix of sports, recreation and culture?

Will the CC area have spaces large/high enough for sports: volleyball, badminton, table tennis, pickleball?

(A larger than ~60'x30' 23'+ high area, with provision to re-partition the 2nd floor if the CC tenancy ends).

Will the site have a fitness area? Fitness areas are a well used profitable part of other centres and would promote city wide pass use. Will all facilities be accessible since this area will attract the mobility challenged?

How was the southwest corner chosen for CCCC & TWU? Afternoon light? Proximity to Minoru Park?

Proximity to Lansdowne Station is just as important. #3 Rd & Westminster Hwy signage is essential.

This CC has no outdoor basketball court sized park area. This is still needed at Lansdowne Station?

Will the 5th FI courtyard be accessible to CC & TWU. Will the residential amenity spaces be able to provide daytime childcare, preschool, infant care, after school, or senior care (card control, washrooms, courtyard)?

630 is lot of units, some with kids. Will the buildings be able to share use of each others amenity space?

City Centre is already populous and will eventually have 3 or more high density population areas comparable to other city recreation catchments. Given that CC is to be a walkable downtown, it is preferable that multiple community centres be within a 1 km walk of large residential populations.

The geographic center of city centre is Westminster Hwy and #3 Rd. The current population center of city centre is approximately Cook Rd. Ackroyd won't be a location considered "walkable" by those south of Granville Ave or north of Cambie Rd, but it is a good choice for a central community center.

Thus CC should have 3 or possibly more community centres sized for final populations of 30,000+.

Therefore it's desirable to have a northern centre near Cambie Rd /Aberdeen, this central centre near Westminster Rd /Lansdowne, and a southern centre near Granville Ave /future skytrain is still overdue.

Community and recreation space is desirable, and co-location with other amenities is also beneficial.

City Centre will provide most of the affordable housing in the city, so also providing post secondary education and recreation spaces only seems fair. Is \$1.1M sufficient insurance to prompt the large 2nd phase City space?

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