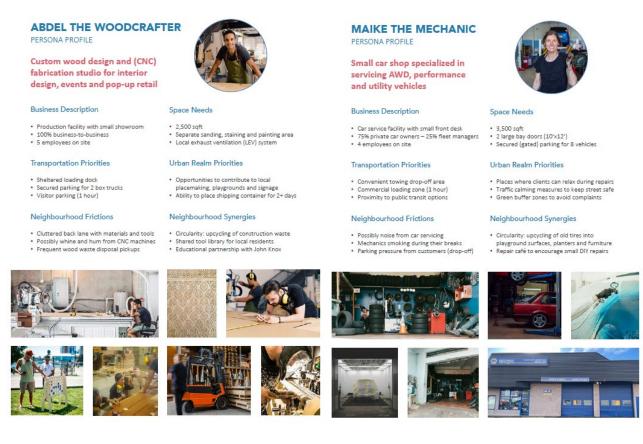
## **ATTACHMENT 1 - Urban Design Analysis**

An interdisciplinary design team tasked with creating an urban design vision for Lower Twelfth. This work builds on existing information including Council's Strategic Plan and policies, outputs from the Market Analysis, catalyst developer aspirations, site analysis, past plans (e.g. 2004 Lower Twelfth Plan), and precedent research. The urban design vision will identify area-wide opportunities and synergies between sites. Considerations include improved connections, public space network opportunities, biodiversity and green infrastructure, and a general approach to building height and massing.

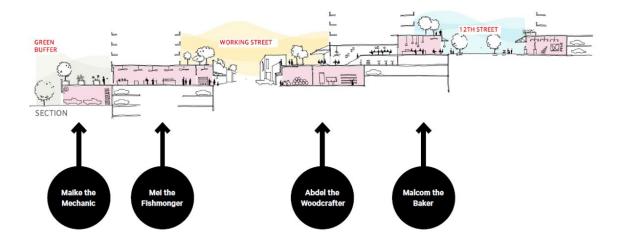
The design team has taken a unique approach to site planning, by designing for the desired users. To do this they identified four personas, a baker, a mechanic, a woodworker, and a fishmonger, each with different needs for working and living in the Lower Twelfth district.

Figure 1. Example Persona Profiles



The consultants considered the business operational needs for each persona - including for example, floor space needs, double height spaces, parking for customers, truck access for materials/deliveries, and/or the need for pedestrian visibility - and then scaled up the design to the district scale to consider movement patterns, social spaces for gathering, amenity needs, opportunities to reintroduce nature and manage rainwater, and finally, opportunities for housing.

Figure 2. Persona Profile and Site Planning Ideas



The urban design analysis also includes building height and massing principles (Massing Principles) to guide development in the area. Each site is expected to address the Massing Principles which apply generally to the entire Lower Twelfth district. Detailed analysis for urban design performance would occur site-by-site at the time of rezoning and development permit review.

# Figure 3. Building Massing Principles

### 1) Provide building height transitions

- increase toward the <u>Skytrain</u> Station / Columbia Square
- step down and set back from the Stewardson Way edge
- · respond to a variety of neighbourhood contexts

#### 2) Maintain public views to the Fraser River and beyond

- Set towers back along key streets (e.g. Third Ave)
- 3) Optimize solar performance of key public spaces
- 4) Maintain tower spacing (min. 89 ft) and tower floorplate sizes (~7,500 sq.ft.)

#### 5) Provide block permeability

· Limit overly long buildings (up to approx. 150 ft frontages)

### 6) Design podiums to be active and human scale

- Support and celebrate work space / employment uses
- Be human scale (provide upper level stepbacks, active edges, eyes on the street, etc)
- · Include building setbacks appropriate to the context



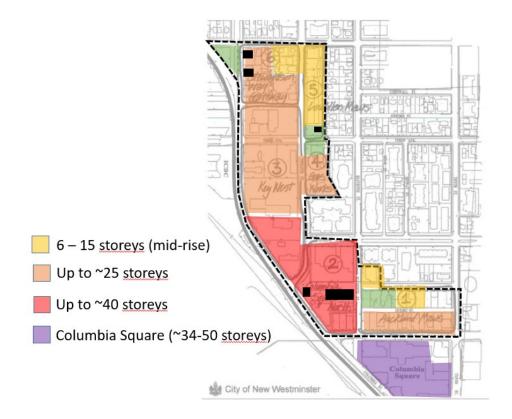
Transition to Downtown



Maintain Public Views

The following building height diagram has been used to better define transition areas, in support of the Massing Principles. The diagram responds to the existing context (e.g. Brow of the Hill) and the planned redevelopment of Columbia Square.

Figure 4. Building Height Diagram



The following drawing illustrates the resultant massing concept when the Massing Principles are applied to the Lower Twelfth study area. The preliminary massing concept is shown at full build out. It is expected that redevelopment would occur over 20+ years. Slower redevelopment that would allow for retention of existing buildings and uses is also desirable. At full build out, the district could accommodate 3,500 new housing units with a population of approximately 6,000 residents. As illustrated, the area could provide approximately 2,0000 to 5,000 jobs depending on the end user (e.g. office and retail space result in more jobs per square foot than light industrial uses). The preliminary massing concept is provided below.

Figure 5. Preliminary Massing Concept

