

"NEW

New Ways of Living in a City

The design team's desire to demonstrate "new ways of living in a city" influenced the focus and direction of Millennium's rezoning submission for the Olympic Village site. In response to the City's ODP, the team set out to find a new paradigm that would balance urban lifestyle and well-being with a "respectful sense of the planet, its resources and climate." In terms of building form, this played out in the effort to incorporate a sense of open space into a dense residential development. The team proposed "vertical streets," where the experiences of a neighbourhood sidewalk – greenery, fresh air and a sense of community – are shifted to the upper levels of the buildings.

This would be achieved by creating accessible green spaces on terraces, roofs and courtyards.

The rezoning proposal suggested a number of significant refinements to the massing, heights and programming suggested in the ODP. The changes supported the design team's interest in improving views, enhancing the public and private realms and maximizing sustainable design initiatives. One of the major changes, supported by a stakeholder consultation process, involved changing the location of the community centre. Slated to occupy waterfront property, the planned location of the community centre was at the northwestern edge

of the site. The rezoning proposal shifted the community centre to the northeastern waterfront edge, where it retained proximity to planned boating facilities, had better access to parking and would be integrated with the waterfront park and public plaza. The northwestern parcel was reprogrammed to accommodate the development of two "showcase" residential buildings, designed by architects Arthur Erickson and Nick Milkovich.

Besides residential development and community amenities, this mixed-use community was to accommodate 82,000 square feet of commercial space, according to the ODP. The retail strategy focused

on providing "a broad range of retail goods and services that effectively serve the essential needs of the SEFC community." The proposed key commercial anchor tenants would be a supermarket, a drugstore and a liquor store, comprising approximately half of the commercial floor area. Smaller tenants would include two restaurants, a specialty food store, a video store, specialty retail and personal and professional services. Sidewalk widths were to be in the range of 10-12 feet to allow adequate space for business activity to spill out onto the street. The diversity of retail options supported the vision of a self-sufficient community.

This south elevation drawing illustrates the close connection between the low- and mid-rise buildings and the waterfront and public plaza.



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