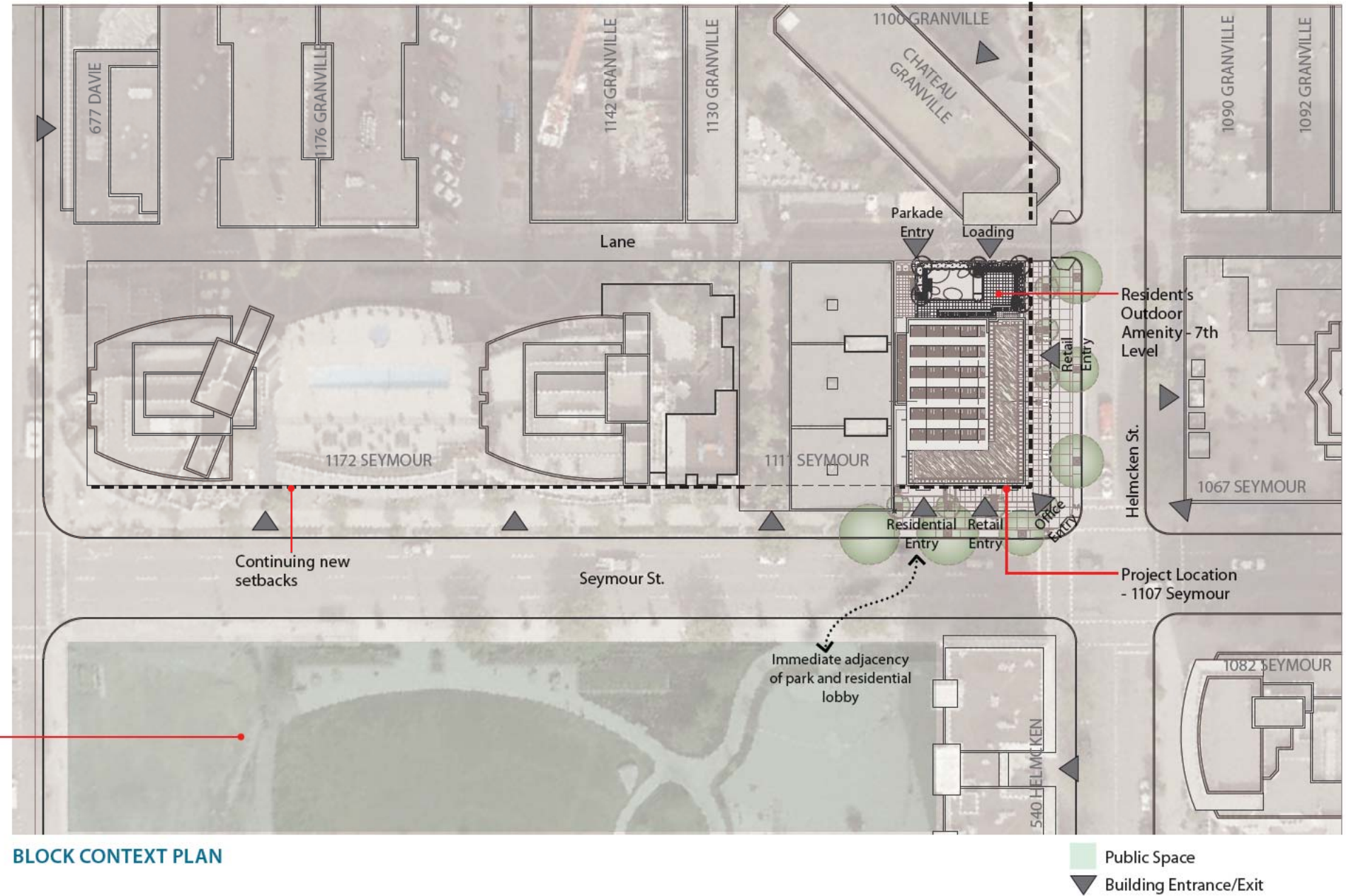


Public/Pedestrian Realm

During the letter of inquiry stage of this project, the planning department asked that the design team investigate options to provide a more active, animated street-level experience. We believe this rezoning achieves this design goal on this very small site in the following ways:

- Provision of appropriately sized and accessible retail frontages along Seymour and Helmcken Streets. The retail units include a grocery store and clothing store which are extensions of the services provided by the Positive Living Society and AIDS Vancouver.
- Maximization of visibility and accessibility into office and the residential lobbies.
- Provision of a prominent vertical glazed feature stair at the corner of Seymour and Helmcken Streets, connecting the four floors of the not for profit office space.
- Setback of the building 12 feet from the property line along Seymour and Helmcken to provide additional public sidewalk and landscaping.
- Continuous weather protection along Seymour and Helmcken Street
- Consideration of lane and issues of security



Emery Barnes Park



SOUTHEAST AERIAL VIEW FROM SITE

BLOCK CONTEXT PLAN