

Background Information

The redevelopment of this site was considered by City staff on two occasions when considering our rezoning inquiries.

The latest inquiry was submitted to the City on July 28, 2011 to address previous staff comments. The staff responded by letter dated November 30, 2011, and provided the comment that "Staff generally support additional height and density on the site..."

The White Spot restaurant has been located on the 13th Avenue portion of the site since the early fifties and has been renovated and updated over the years.

An ESSO service station was located for many years on the 12th/ Cambie corner and it closed in 2006. The site was remediated and a "Certificate of Compliance" issued for the site.

The balance of the site has an existing Heritage Class C residence at 454 West 12th with 8 apartment units within the Heritage portion and renovated non Heritage portions of the structure.

Shato Holdings, owner of the properties and the White Spot restaurant, wish to redevelop the site to combine commercial and residential uses. The objective is to meet City Policies, improve the pedestrian continuity along Cambie Street, by relocating the lane and reducing sidewalk crossings, achieve City Council sustainability goals, reduce traffic circulation impacts in the adjacent residential community, and create more residential units close to the "City Hall" Canada Line rapid transit station.

UDP #1 - SEPTEMBER 26TH 2012

Fougere Architects brought submission in to first UDP. Where it received Non-Support (0-8). Main comments were:

- Improve response to neighbouring context.
- Improve public realm - widening sidewalks
- reviewing material choices
- better passive design responses



UDP #2 - DECEMBER 20TH 2012

Fougere Architects brought submission in to second UDP. Where it received Non-Support (0-8). Main comments were:

- Improve massing height & Density
- Improve interphase between residential neighbourhood and building & between heritage building and project
- better sustainability strategy



UDP Workshop - JUNE 5TH 2013

On June 5th 2013, IBI Architects brought the project in as a workshop to the Urban Design Panel. Various conceptual massings were introduced. The comments from design panel members that resonated most with our design team were the notions of:

- "embracing the project's horizontality" &
- "Keeping it simple".

The project brought forward in this submission seeks to take this advice to heart.

