

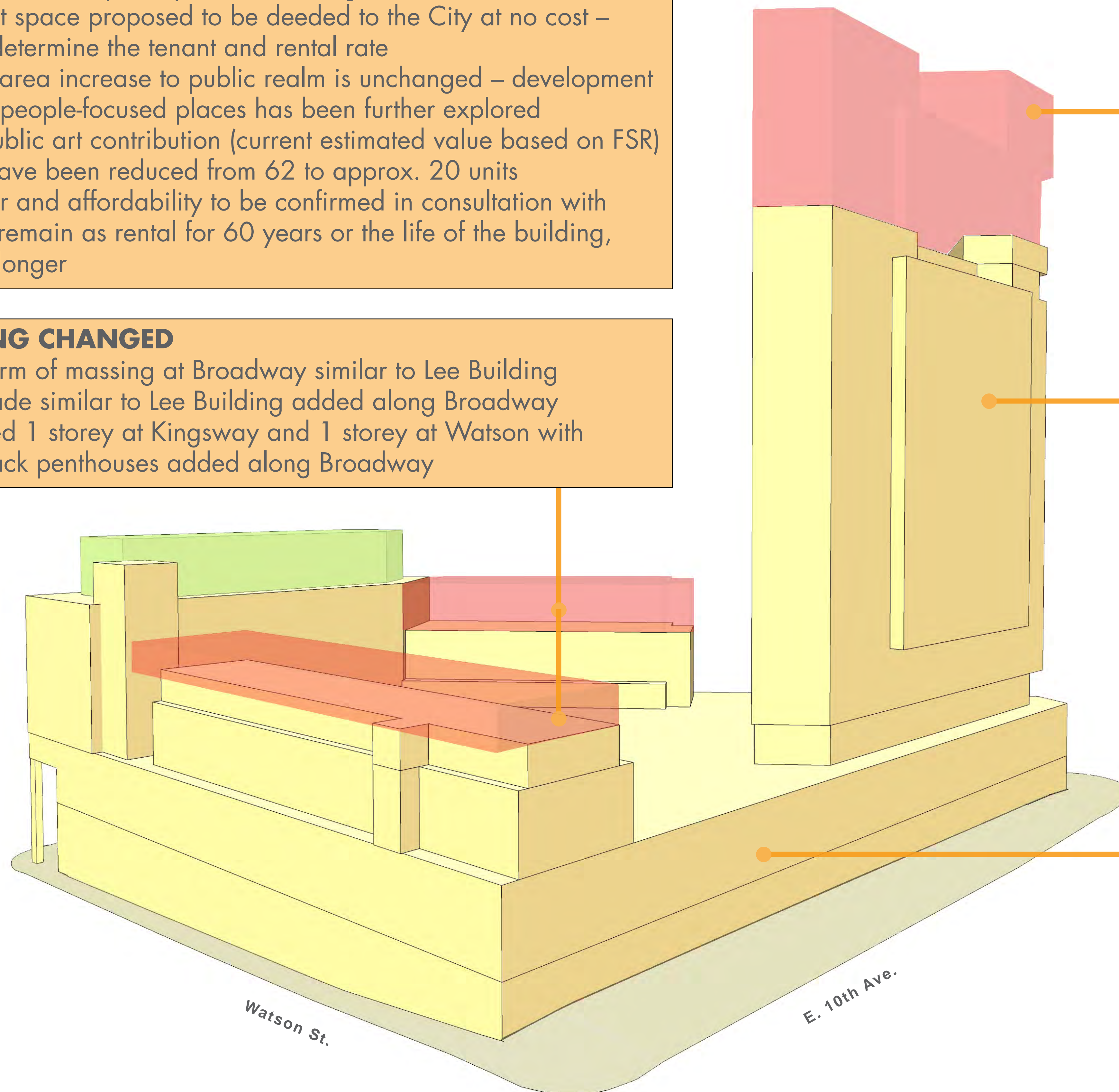
Mount Pleasant Community Open House summary of key changes

COMMUNITY AMENITIES & BENEFITS

- 9,200 sq. ft. community art space is unchanged
- community art space proposed to be deeded to the City at no cost – the City will determine the tenant and rental rate
- 6,600 sq. ft. area increase to public realm is unchanged – development of animated, people-focused places has been further explored
- \$528,000 public art contribution (current estimated value based on FSR)
- STIR homes have been reduced from 62 to approx. 20 units (exact number and affordability to be confirmed in consultation with the City) will remain as rental for 60 years or the life of the building, whichever is longer

LOW MASSING CHANGED

- height and form of massing at Broadway similar to Lee Building
- masonry arcade similar to Lee Building added along Broadway
- height reduced 1 storey at Kingsway and 1 storey at Watson with narrow, setback penthouses added along Broadway



OVERALL HEIGHT REDUCED BY 27%

- before: 26 storeys – now: 19 storeys

OVERALL DENSITY REDUCED BY 17%

- before: 6.44 FSR – now: 5.33 FSR

ARCHITECTURAL CHARACTER

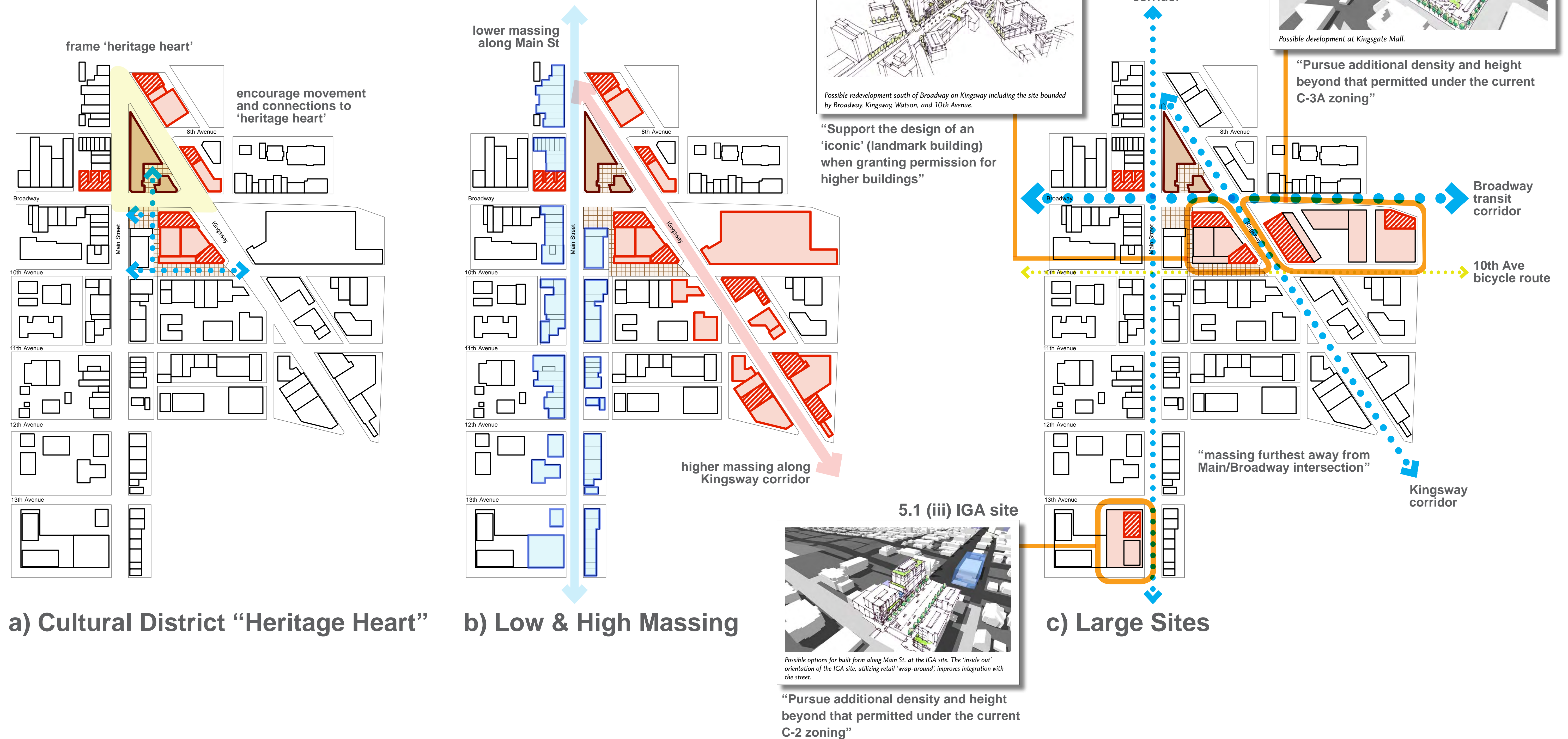
- City Planning Department to draft conditions requiring that architectural character, expression materials and details to reflect Mount Pleasant neighbourhood character

Mount Pleasant Community Open House urban design & Mount Pleasant Community Plan

3.4 Large Site Development

As a general guideline for the whole neighbourhood, the community supports greater use of infill opportunities over high-rise development – but, the Mount Pleasant community also sees opportunities for some high-rise as well as mid-rise development in some specific location such as for large sites (i.e. Kingsgate Mall, IGA site, and Broadway, Kingsway, Watson Street, and 10th Avenue site).

- Mount Pleasant Community Plan



Mount Pleasant Community Open House height, density and character



height and form of massing at Broadway similar to Lee Building

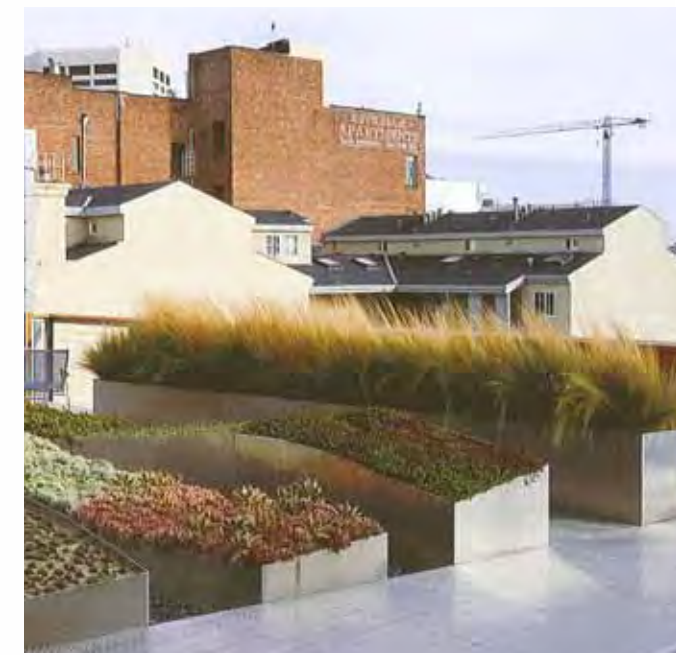


masonry craft material collage

tower height cut by 27%
from 26 to 19 storeys

density cut by 17%
from 6.44 FSR to 5.33 FSR

Watson and Kingsway
height cut by 1 storey



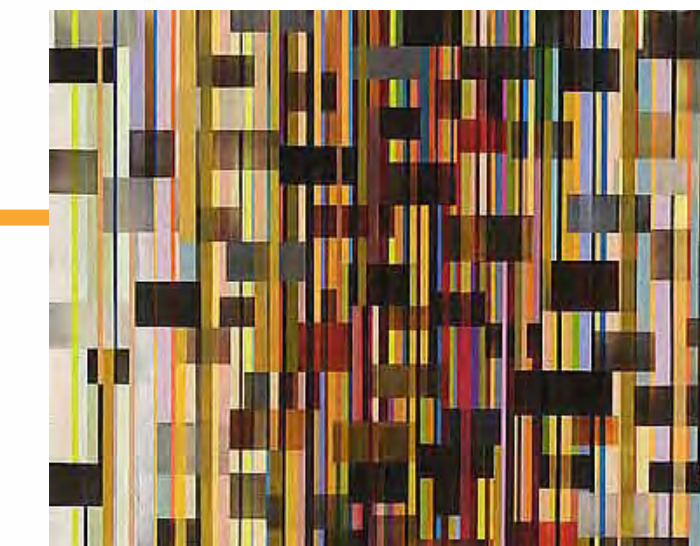
urban agriculture and green roofs



up-and-down skyline profile



staggered balconies of multiple sizes and colours



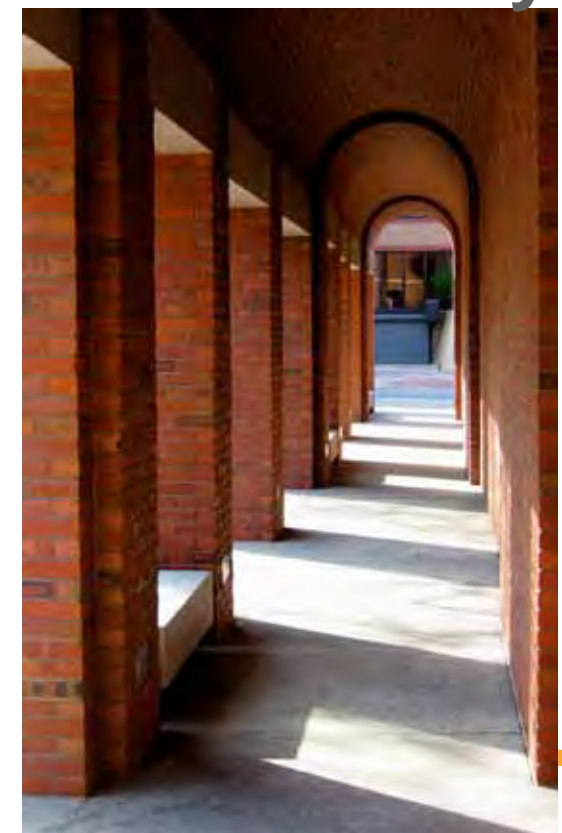
variety of materials and colours to differentiate various building components

STIR rental reduced from 62 units to 20 units (exact number to be confirmed)

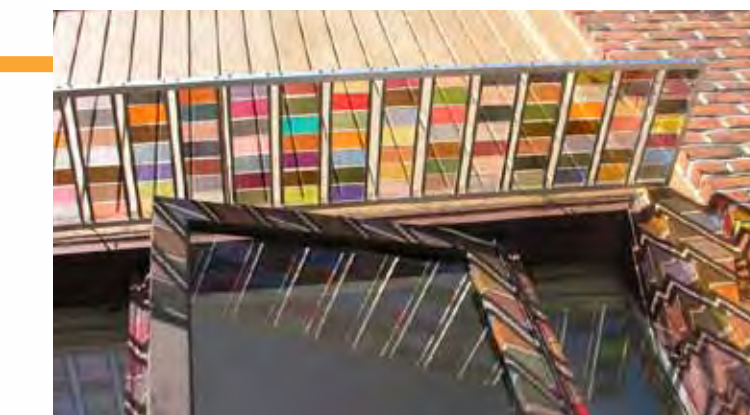


variety of canopy types and styles

masonry arcade at Broadway



retail wraps onto Watson



coloured glass canopy at community art space

graffiti art at loading bay and parking entry



bubble gum wall street art at Watson



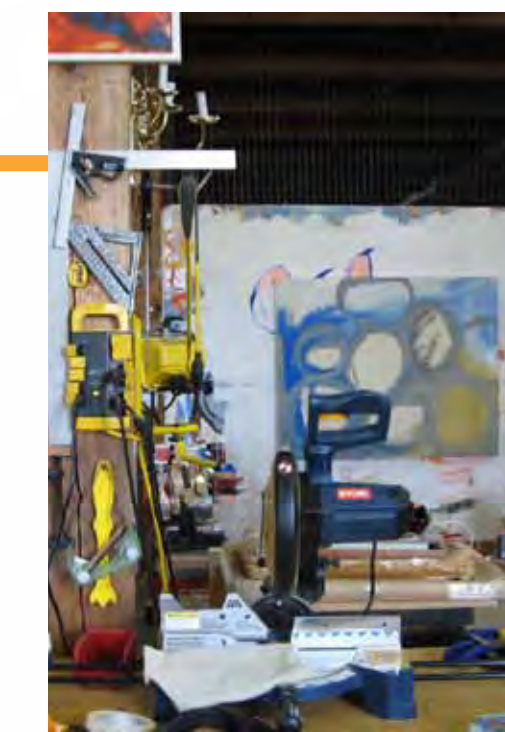
community art space wraps onto Watson



variety of canopy types and styles



sitting steps at 2 locations in 6,600 sq. ft. of increased public realm



community art space for art production and display (size retained at 9,200 sq. ft.)

KINGSWAY & BROADWAY
rezoning application

Mount Pleasant Community Open House height, density and character



height and form of massing at Broadway similar to Lee Building

masonry craft material collage



tower height cut by 27% from 26 to 19 storeys

density cut by 17% from 6.44 FSR to 5.33 FSR

Watson and Kingsway height cut by 1 storey



9,200 sq. ft. community art space wraps onto Watson



art display at Watson



masonry arcade at Broadway



variety of canopy types and styles

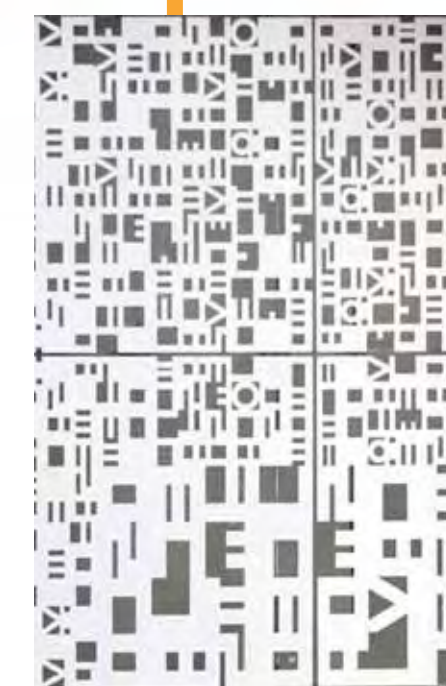
small shops along Broadway



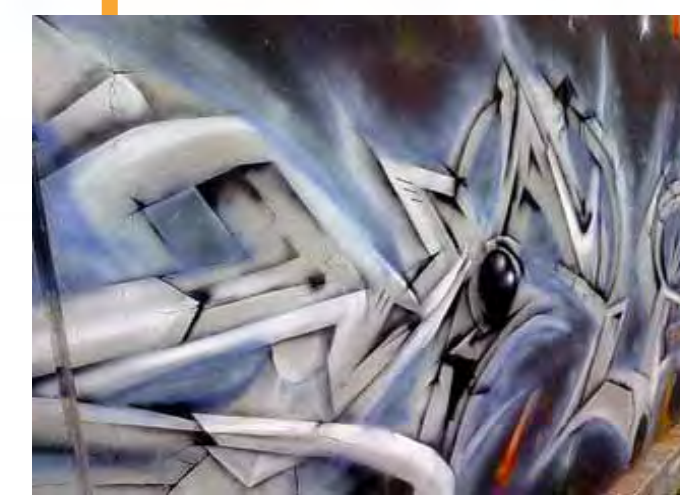
variety of canopy types and styles



coloured glass canopy at residential lobby



tile art at loading bay and parking entry



graffiti art at loading bay and parking entry



bubble gum wall street art at Watson

KINGSWAY & BROADWAY
rezoning application