

KINGSWAY & BROADWAY REZONING APPLICATION

12 April 2011 – City of Vancouver Community Open House

Prepared by: Rize Alliance and Acton Ostry Architects

OVERALL HEIGHT REDUCED BY 27%

- before: 26 storeys – now: 19 storeys

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 setback penthouses added along Broadway

COMMUNITY AMENITIES & BENEFITS

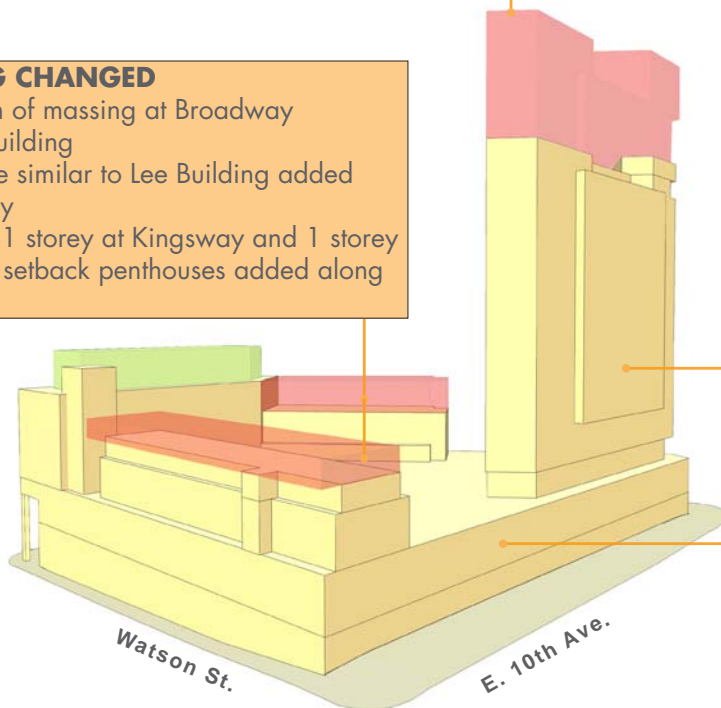
- 9,200 sq. ft. community art space unchanged
- 6,600 sq. ft. increase and improvements to public realm
- \$528,000 public art contribution
- STIR homes reduced from 62 to 20 units

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



UPDATE

Resulting from extensive community input, including the March 20th Community Workshop sponsored by the City of Vancouver, the rezoning application for Kingsway & Broadway has been revised as follows:

Height

Height reduced from 26 storeys to 19 storeys.

Density

Density reduced by approximately 60,000 square feet, from 6.44 FSR to 5.33 FSR (Floor Space Ratio).

Amenity Contributions

9,200 sq. ft. Community Art Space size is unchanged. The space is proposed to be deeded to the City of Vancouver at no cost. The ultimate tenant and rental rates will be determined by the City.

STIR units have been reduced from 62 to approximately 20 homes. The exact number will be confirmed once final Community Amenity Contribution (CAC) valuation is confirmed with the City. The homes are guaranteed as rental for 60 years or the life of the building, whichever is longer.

\$528,000 public art contribution (current estimated value based on revised FSR)

6,600 sq. ft. of increased public realm improvements at street level is unchanged

Character

The height and scale of massing along Broadway has been modified to reflect the scale of the Lee Building (located at Broadway and Main Street). This includes the addition of a two-storey arcade along Broadway.