

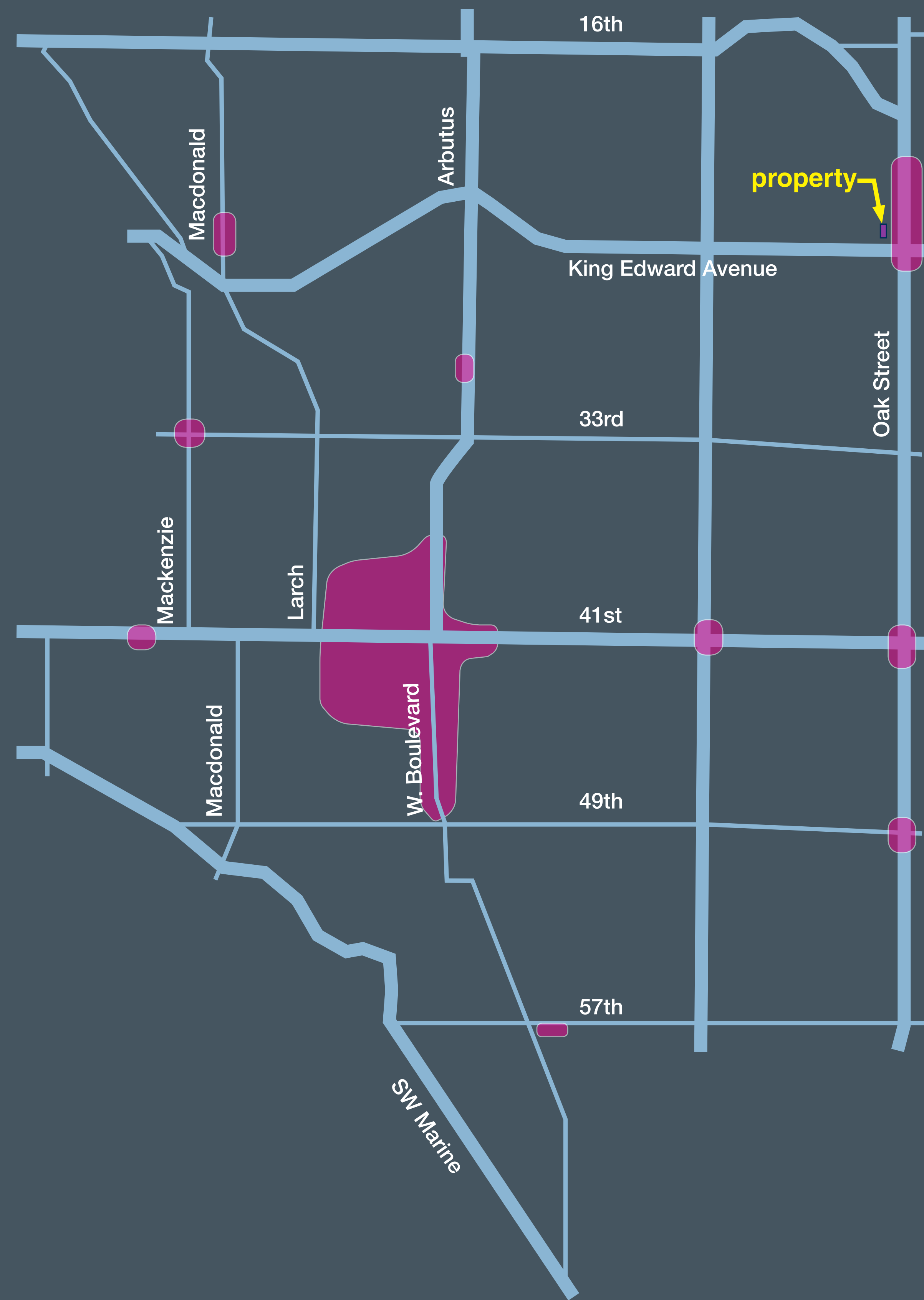
1037 West King Edward Avenue

Public Hearing - Tuesday, June 21 - 2016

Owner: **Wescorp Development Inc.**
201-1311 E. 4th Avenue
Vancouver, BC V5N 1J4

Architect: **Nick Sully, Architect AIBC Principal**
SHAPE Architecture Inc.
534 W Pender Street

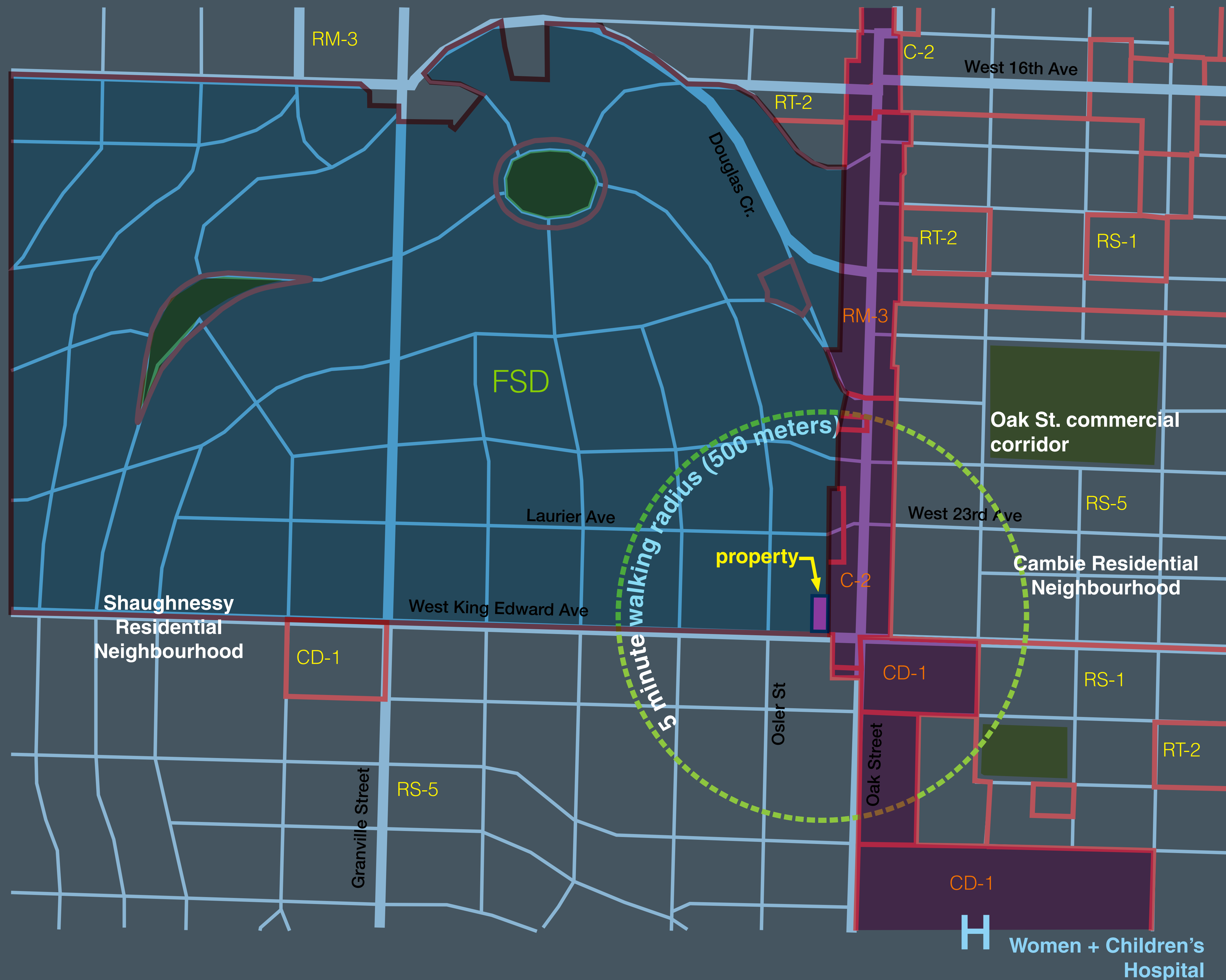




* from Arbutus Ridge/Kerrisdale/Shahnessy Community Vision

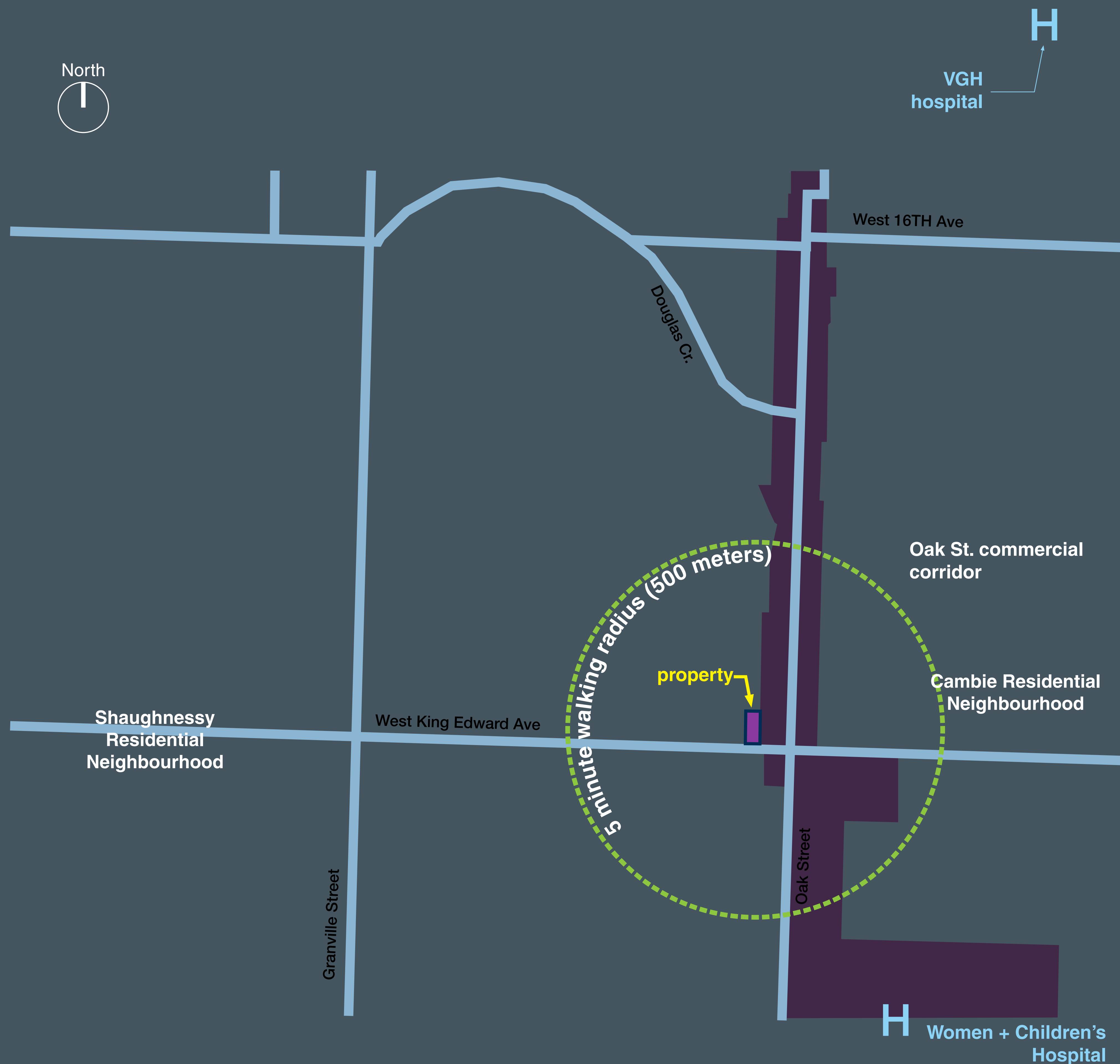
Development Location

Vancouver's CityPlan contains some key directions to develop 'neighbourhood centres' which can serve as the 'heart' of a community. Neighbourhood centres are places where people can find shops, jobs, neighbourhood-based services.... **Centres also contain new housing for various ages and incomes.**



Oak - King Edward Avenue Neighbourhood Centre

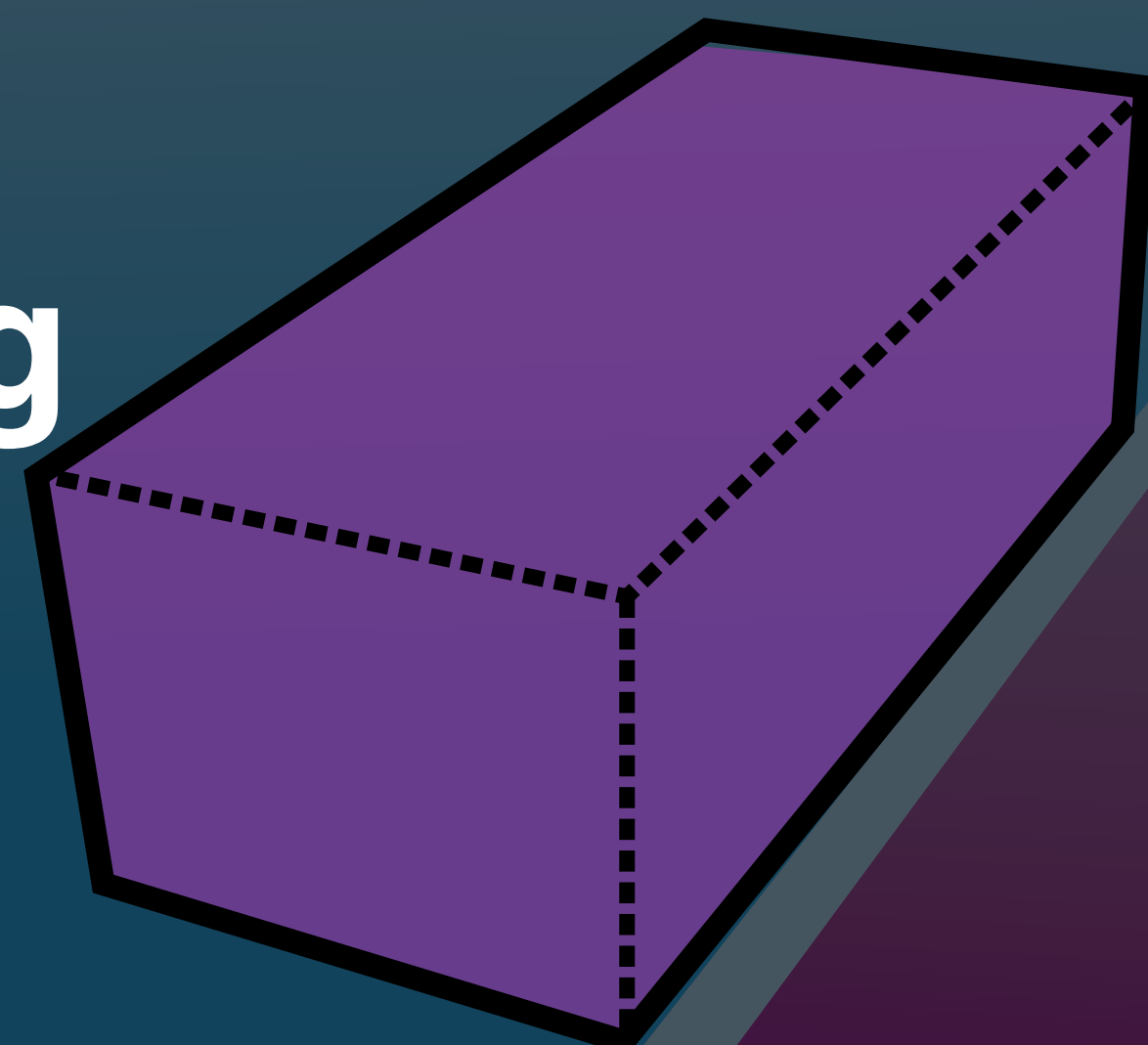
Close adjacency to the commercial / mixed use hub at the intersection of Oak and King Edward Avenue, walking distance to Women + Children's Hospital and several schools.



Interim Rezoning Policy

- Fronting on arterials that are well served by transit, and close (ie. a five-minute walk or 500 metres) of identified neighbourhood centres and local shopping areas, mid-rise forms up to a maximum of 6 storeys.
- **we are proposing 2- 4 storeys**

FSD zoning



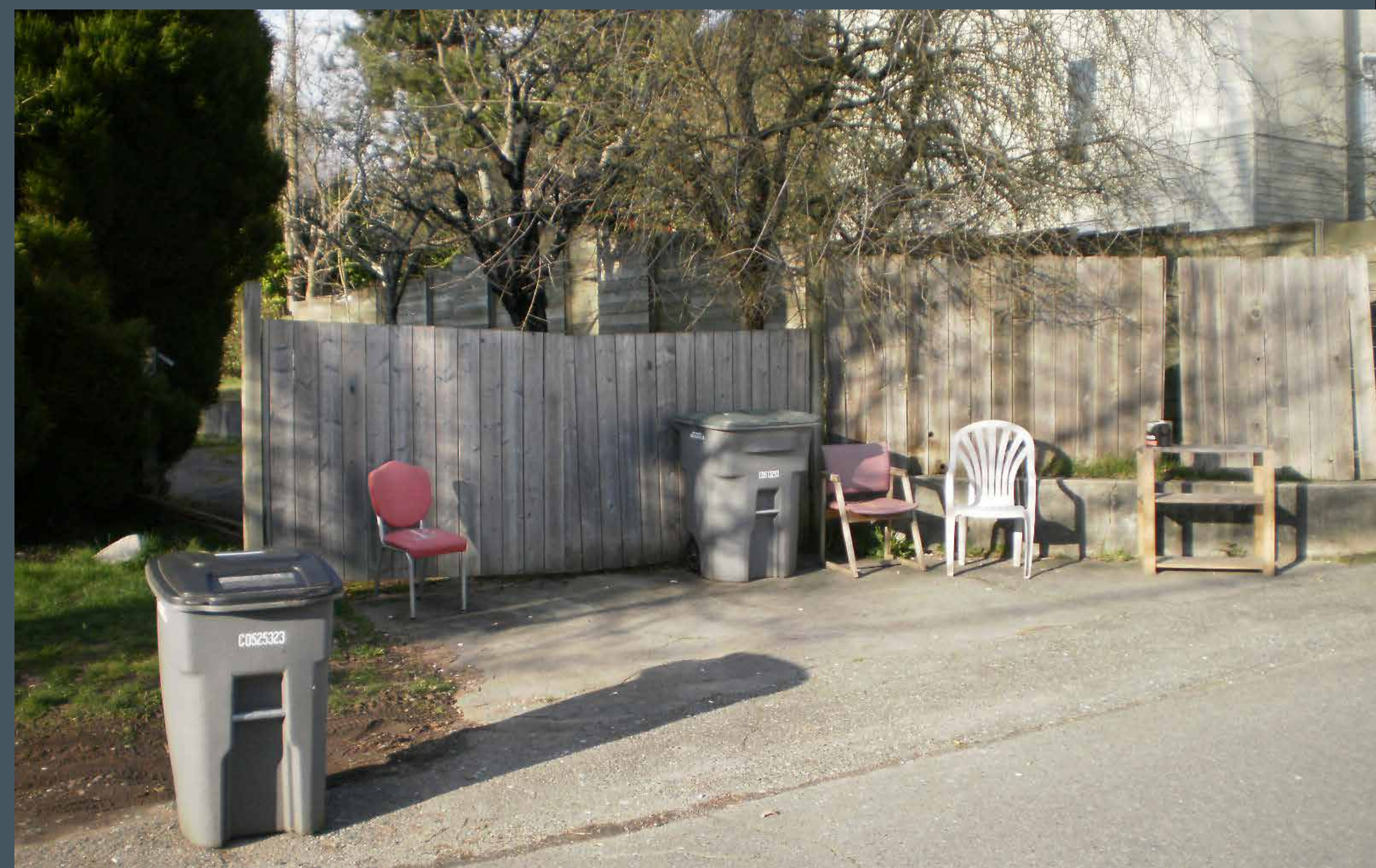
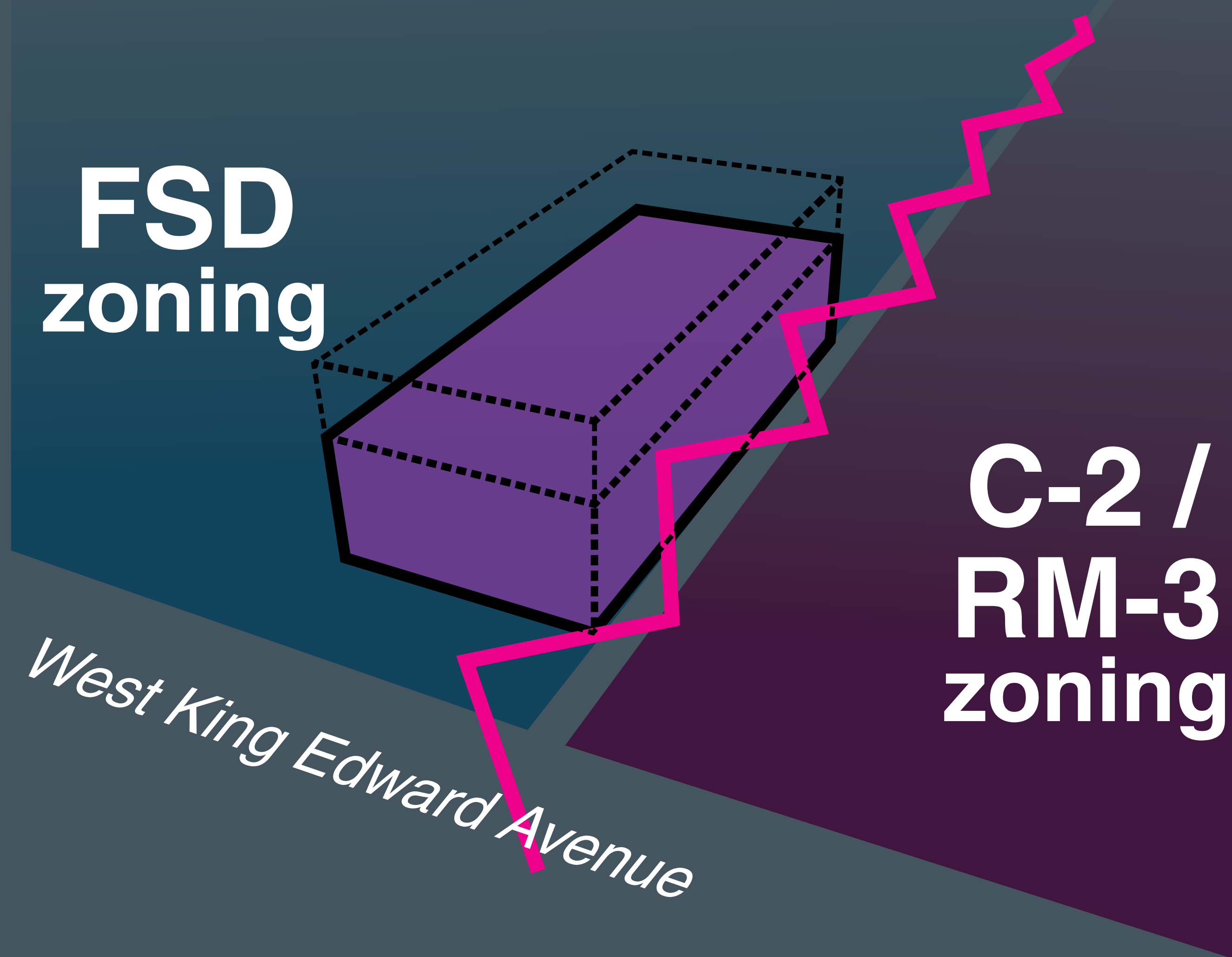
**C-2 /
RM-3 zoning**

West King Edward Avenue

Zoning

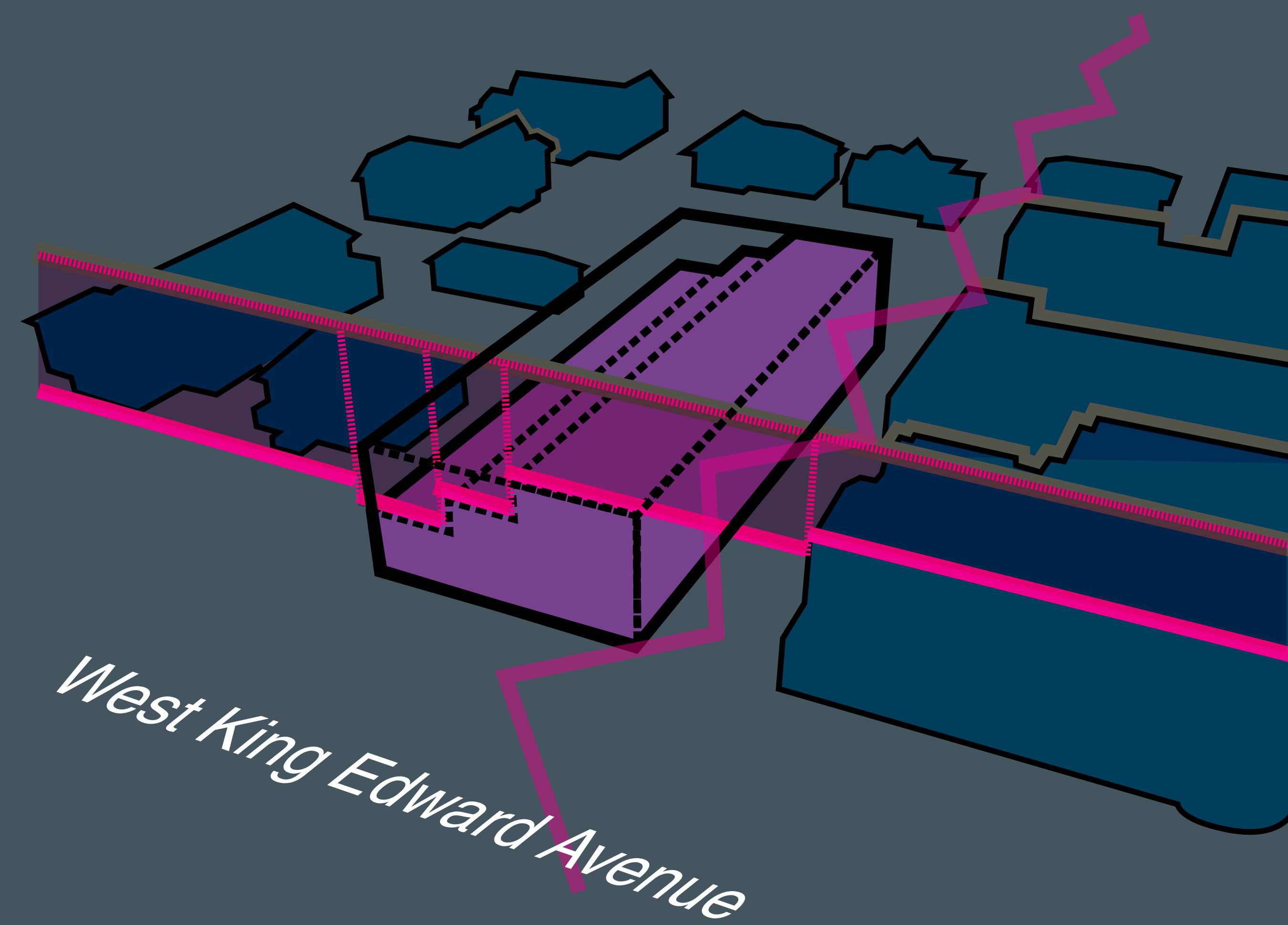
edge condition + transition site
option for 6 storey massing from IRP





Suture

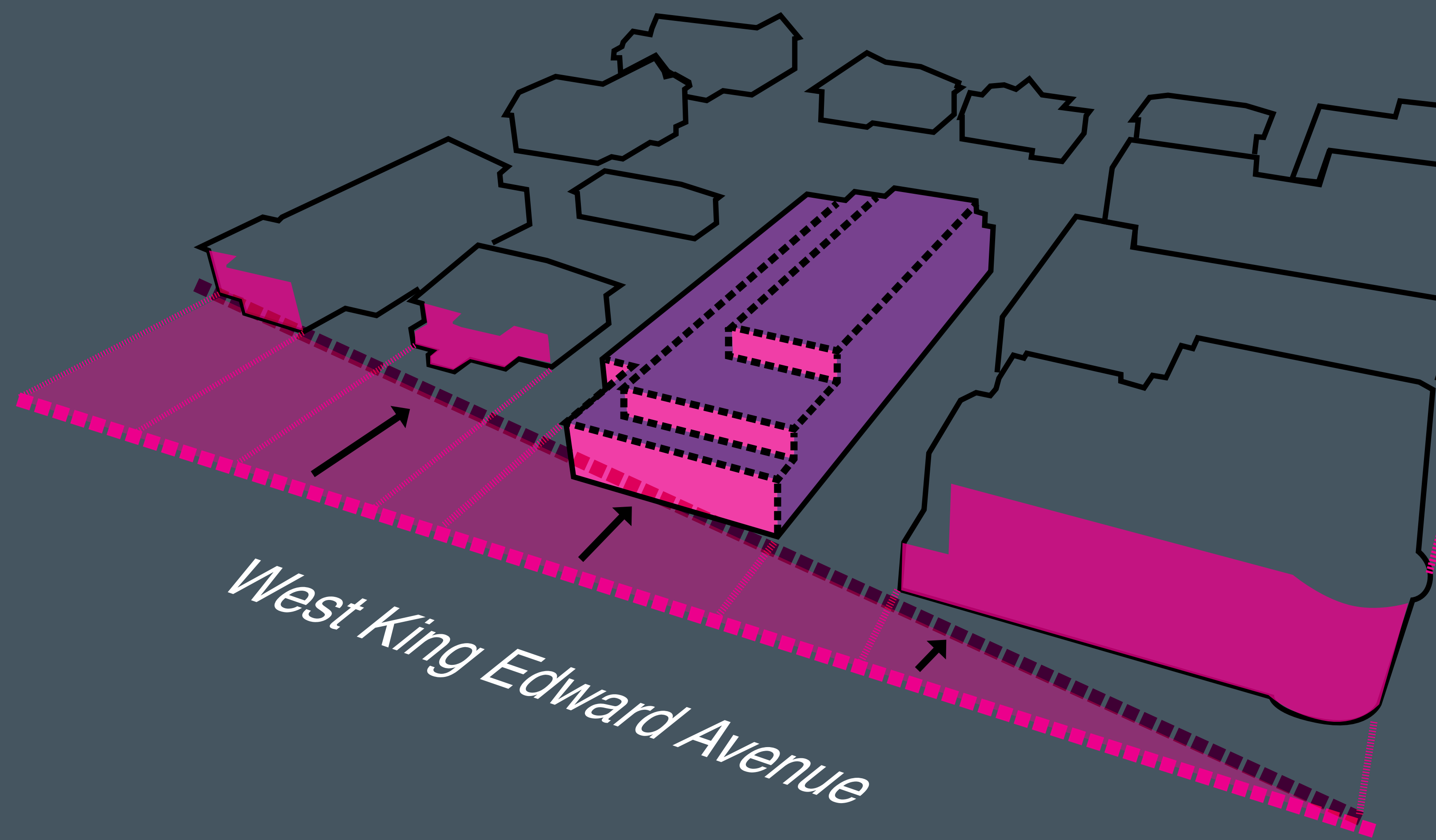
edge condition + transition site =
**MENDING THE EDGE: reduce to maximum
4 storey massing**



Massing

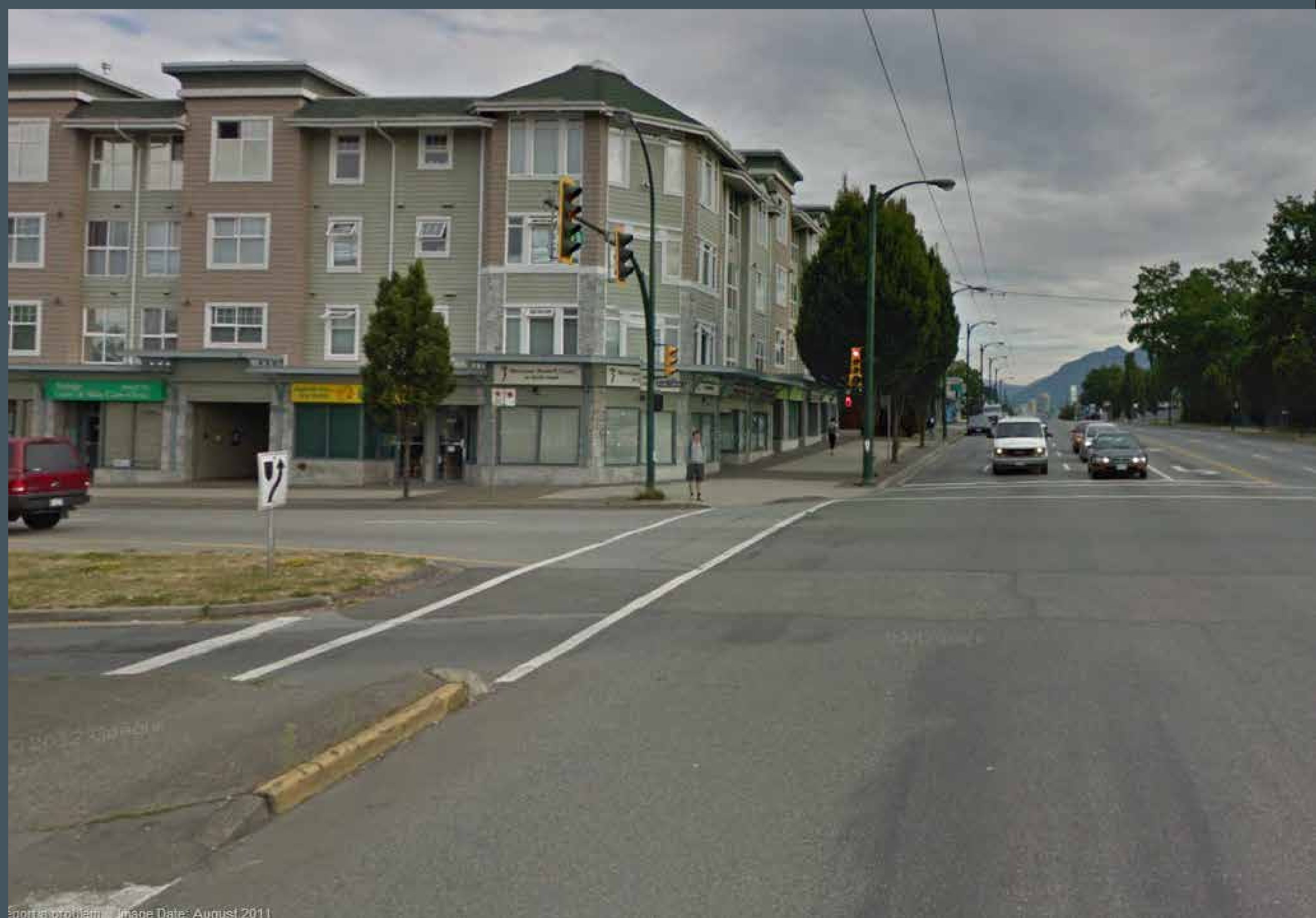
stepped height transition

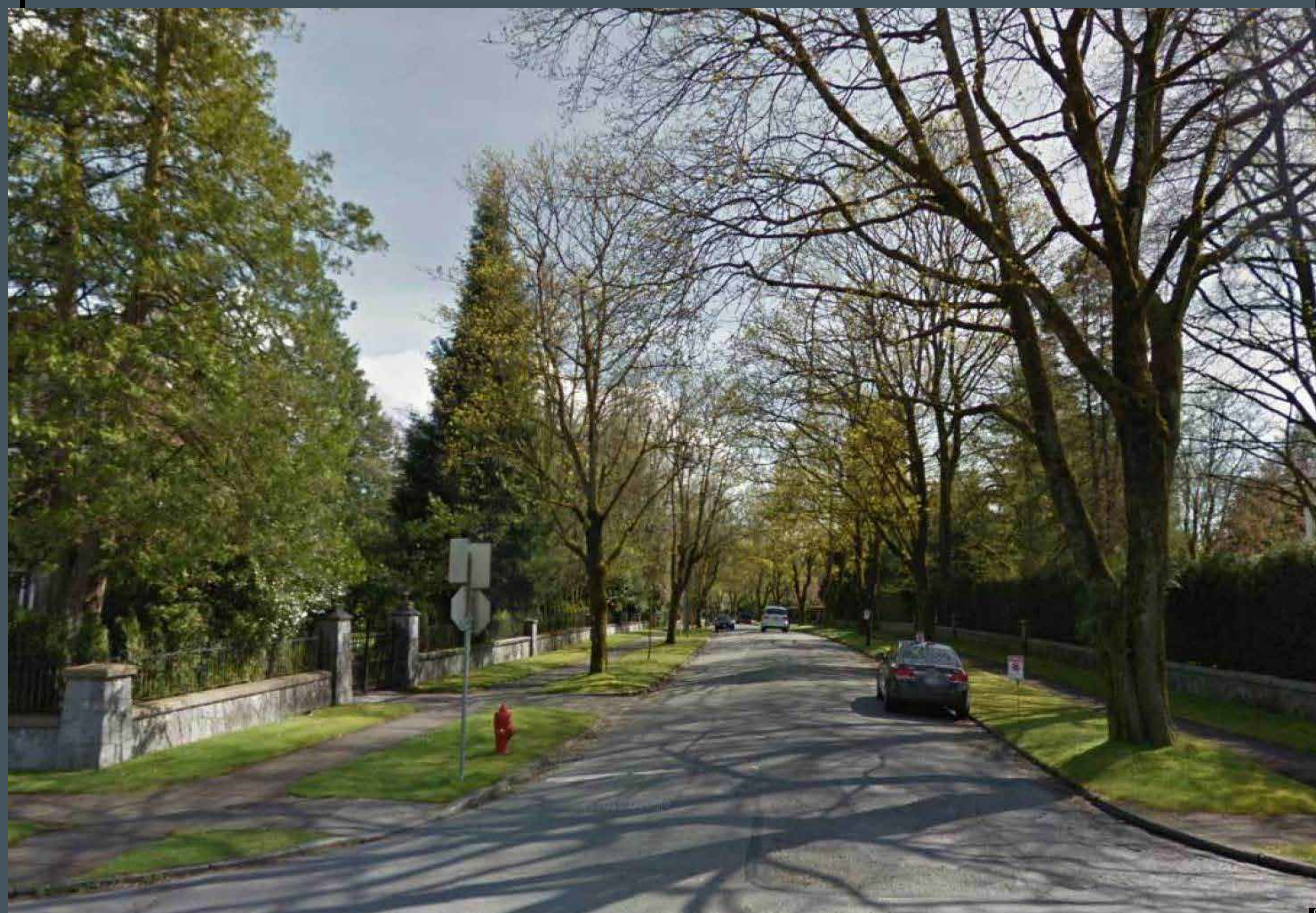
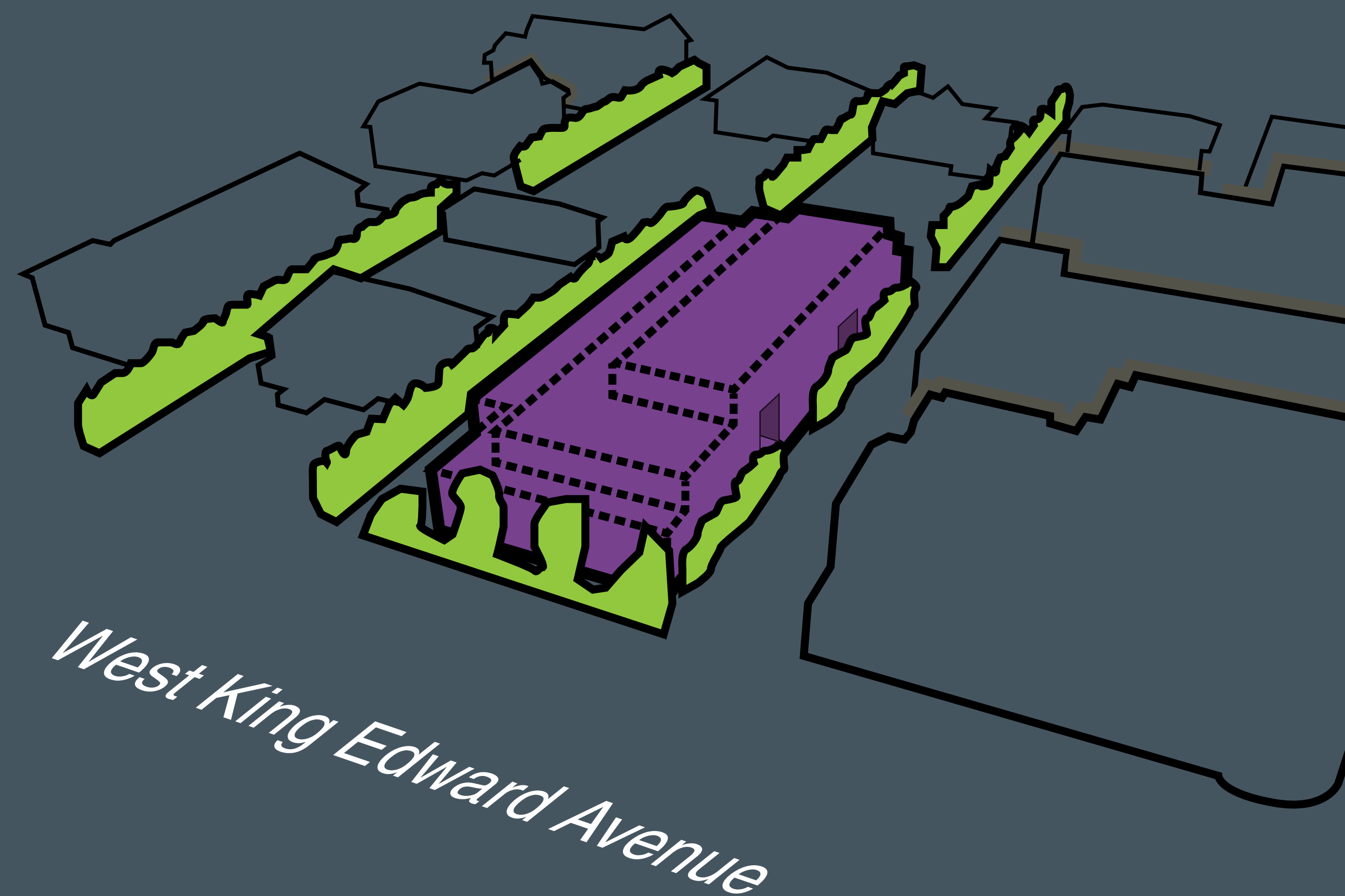




Frontage

street setback transition

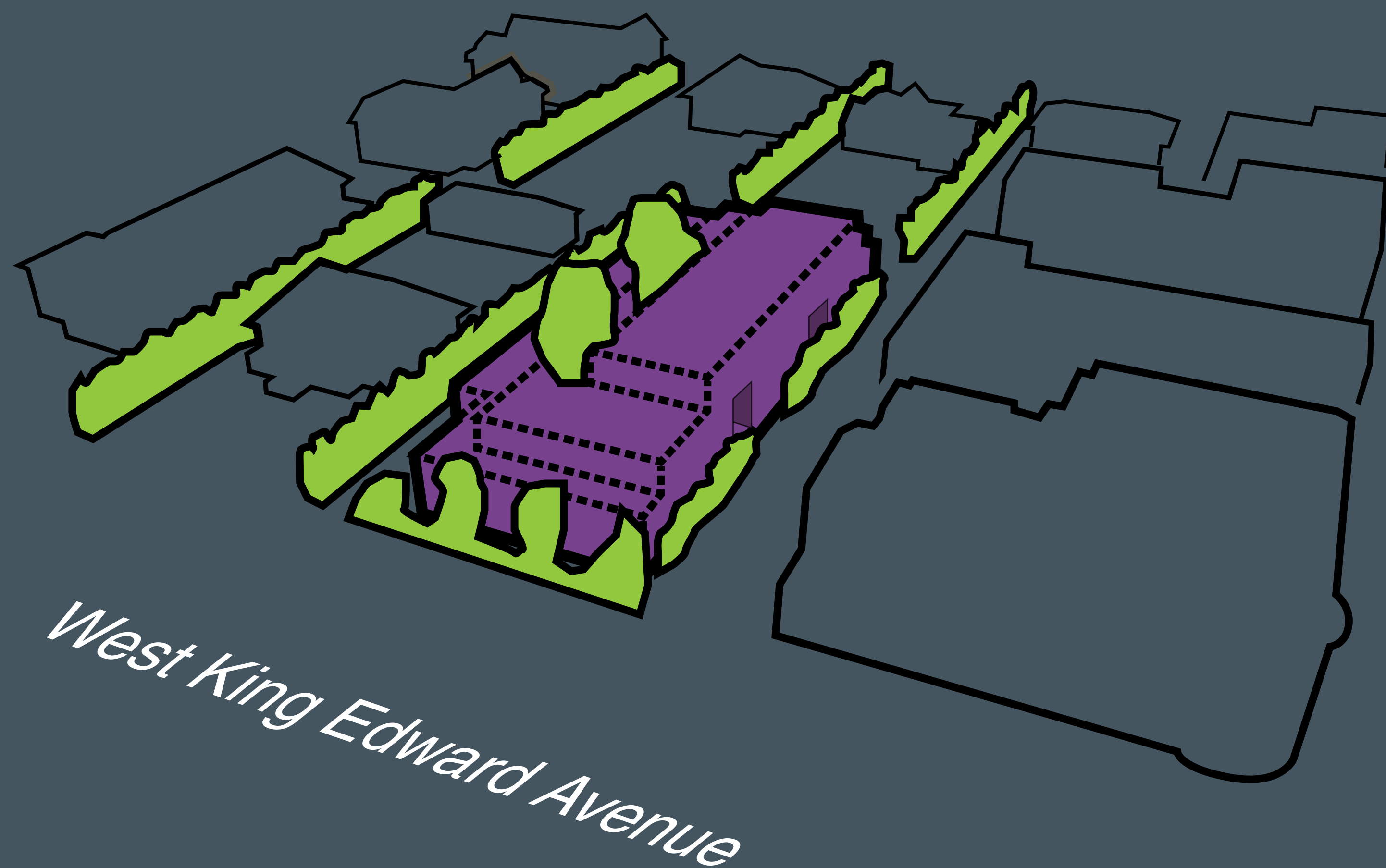




Landscape Buffer

Mature landscape for privacy:

Landscape Principles: enclosure, screening, layering, filigree, filtering, revealing and skyline



Single family house



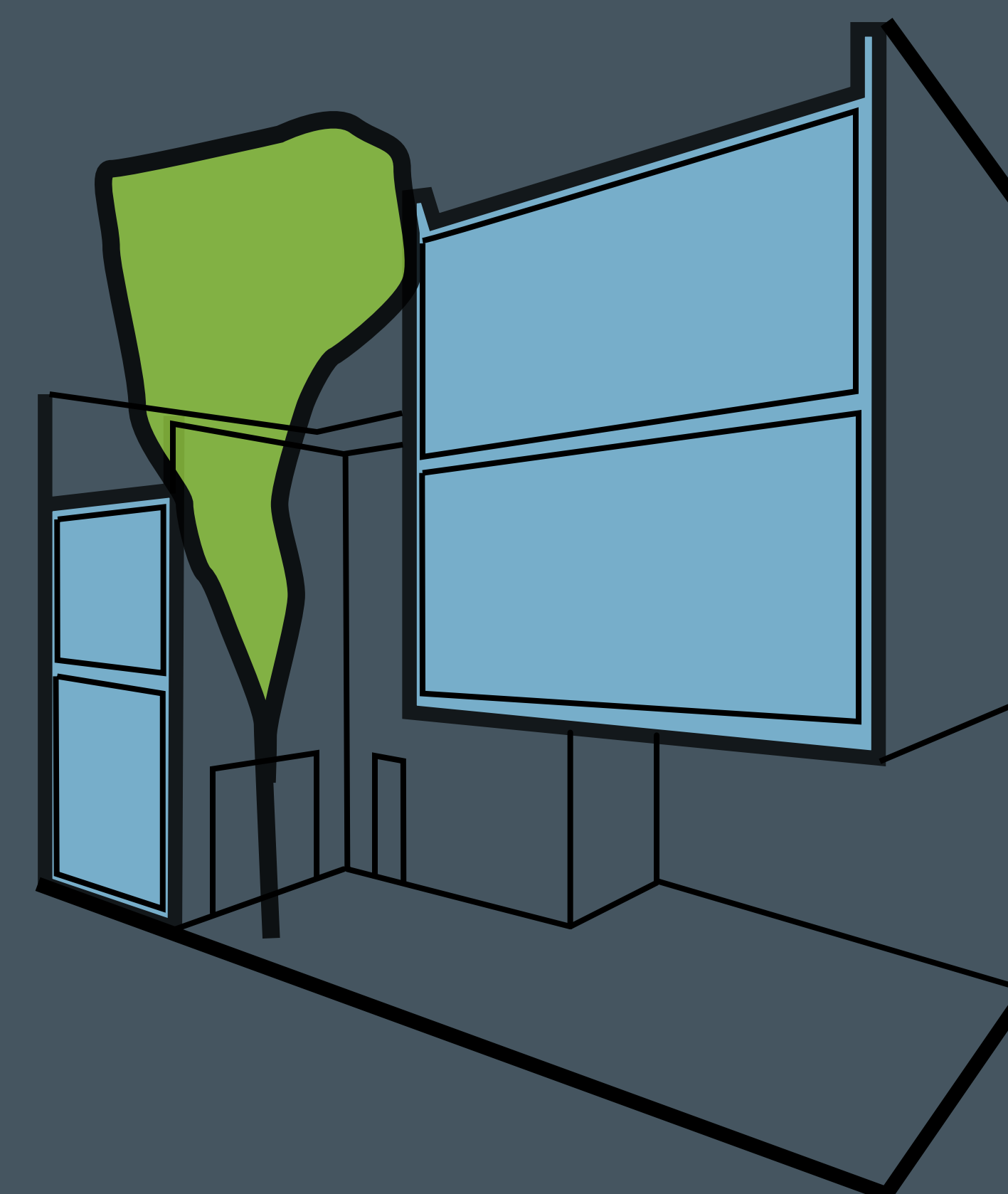
Row house

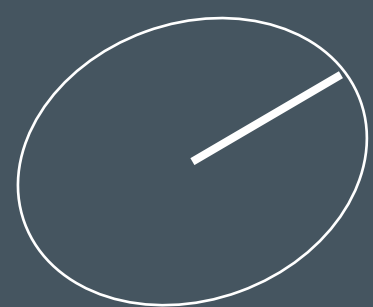


Courtyard house

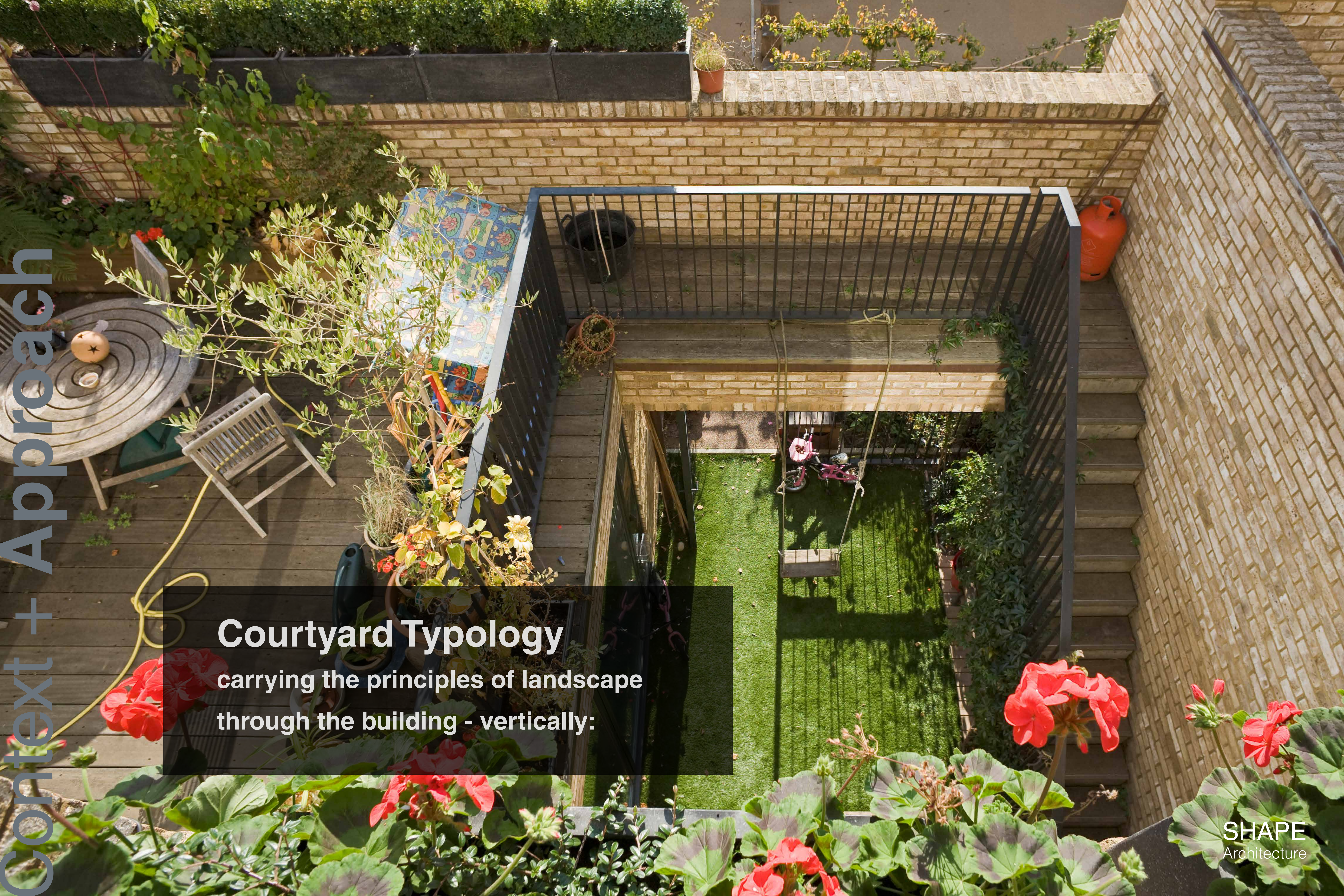
Courtyard Typology

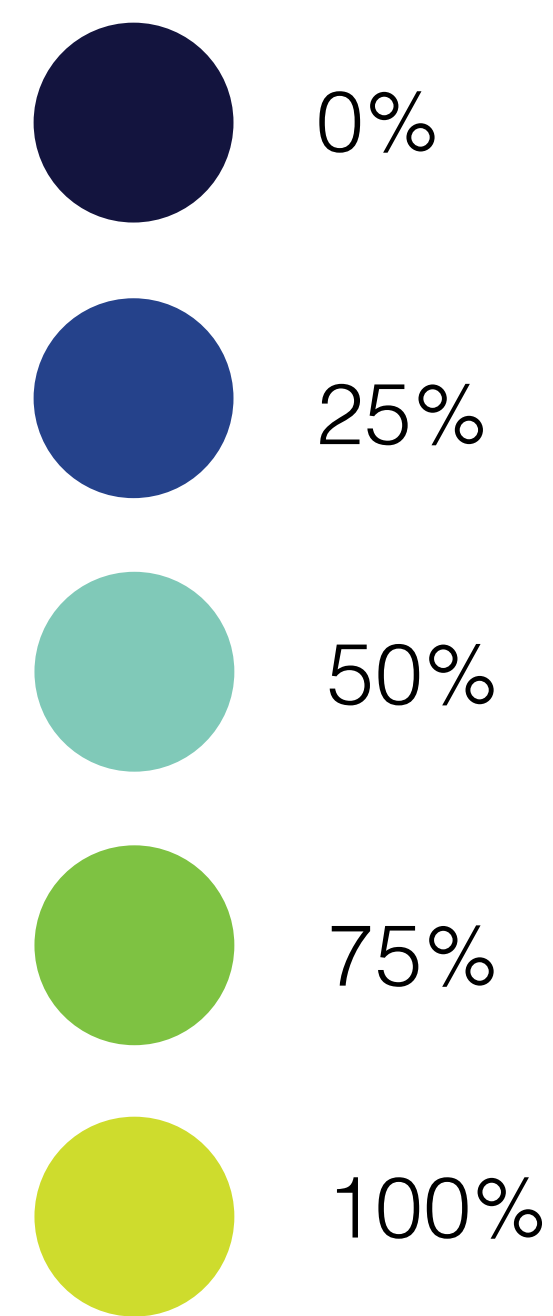
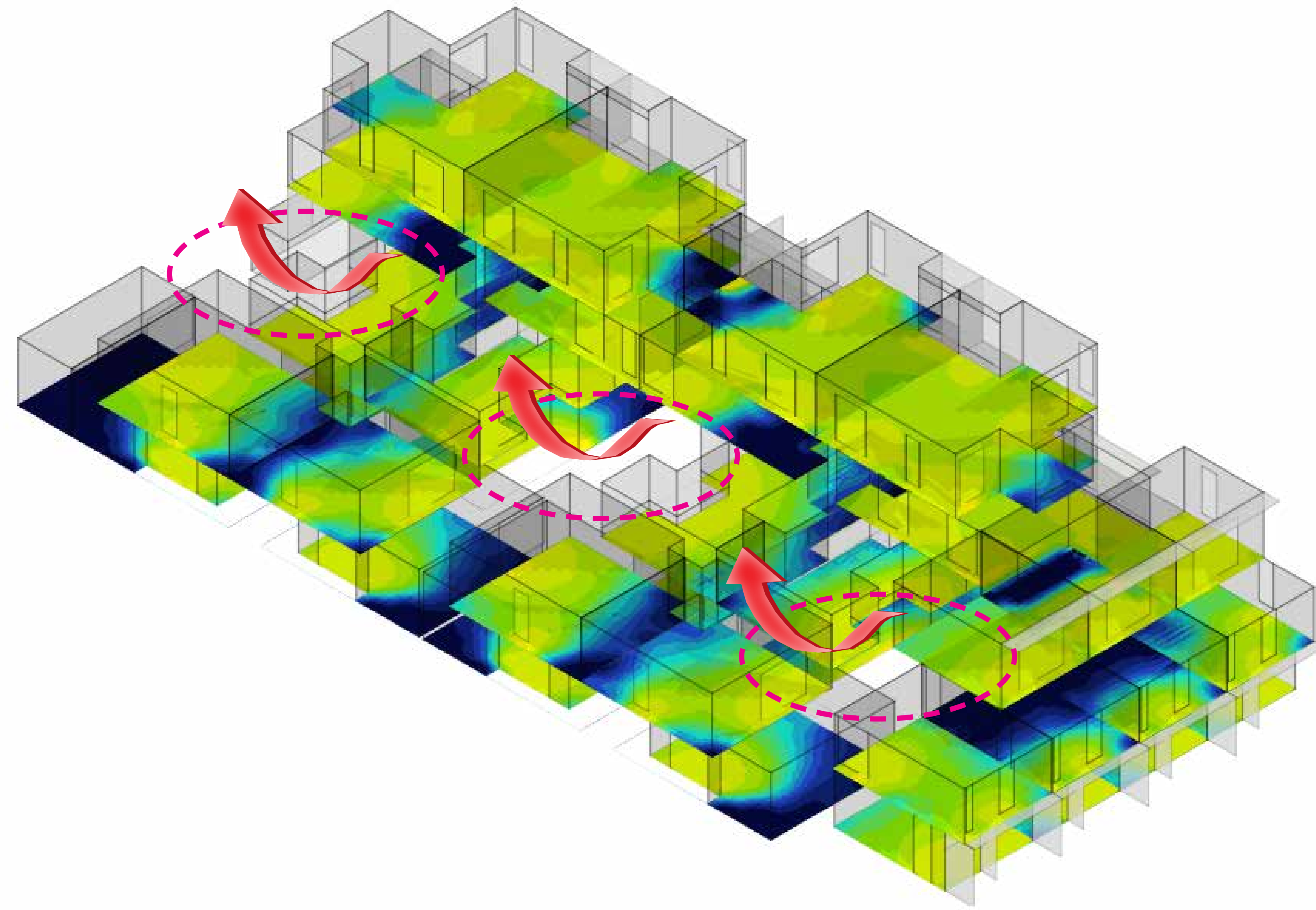
carrying the positive principles of
landscape through the building - vertically:





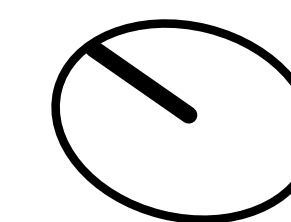
Courtyard Typology
carrying the principles of landscape
through the building - vertically:





Internal Courtyards aid with passive natural ventilation and lighting

Sefaira Analysis illustrating percentage of occupied hours where illuminance is at least 28 footcandles, measured at 2.8 feet above the floorplate



Frontages and Boundaries
sensitive landscaping around the
perimeter



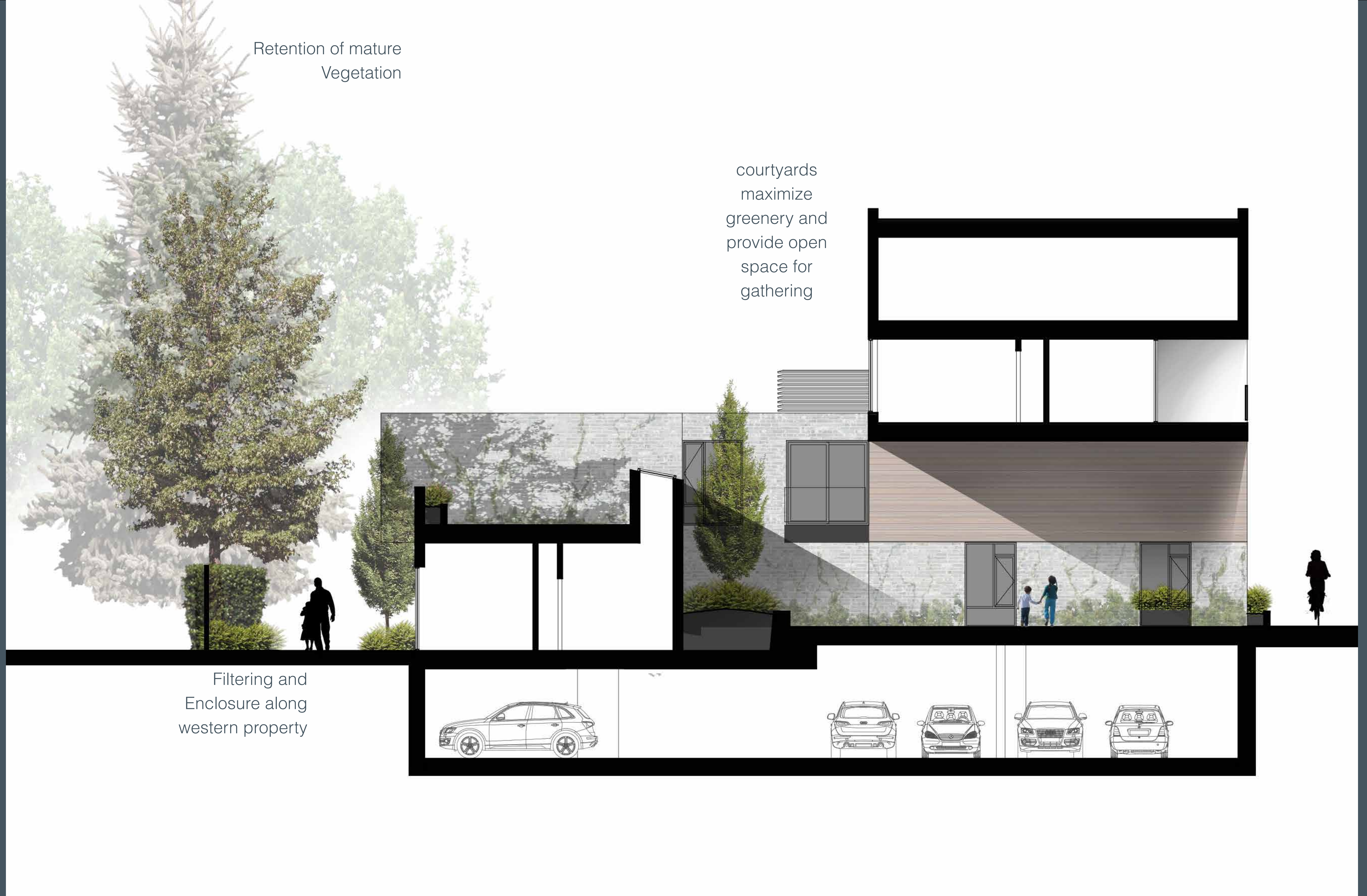


Main entry off of King Edward Avenue includes stone paving, a garden wall with address and project signage, a trellis, custom wood bench and visitor bike parking

Retention of mature
Vegetation

courtyards
maximize
greenery and
provide open
space for
gathering

Filtering and
Enclosure along
western property





Looking east from Granville and Angus - 1919

Site



Looking east from Granville and Angus - 1919

A CITY'S SOUL LIES IN ITS HOMES

Every life sacrifices an inevitable and silent propaganda. The rapidly with which the human mind travels itself to the standard around it, is sufficient proof of the benefits to be derived from a community of better influences.

IN 1827, 1831, when Vancouver was but an outpost of civilization, the first great building was the British mission.

The coming of the C.P.R. brought a commercial and industrial future for this city to the sea.

But even in the wildest days of early the heavy building, there was not a shadow of a gleam of the possibility of what Vancouver has developed.

ANY MORE THAN WE TODAY CAN FULLY REALIZE THE VALUE OF THE HERITAGE, WITH A NEW AIR LINE BRANCHING THE EXPANSION OF HIGHWAY—EAST AND WEST.

Directed by the master minds of those early English builders, the structure of the greatest railway organization in the world stood—a time when an enterprise with the progress of the Dominion—the corporation acquired more acres in what Vancouver has done.

Included therein was a stretch of single track that has since become incorporated in the Municipality of False Bay, of which through-way Douglas is part.

About 10 years after the advent of the railway into Vancouver, the C.P.R. undertook to establish on the coast, overlooking the city a residential section that would compare with any in the continent.

Full over a million dollars was expended in establishing Canada's crown, and in many years passed through these years.

The district was graded, landscaped, paved and included in the public utility system before the first house was placed.

In a man is known by his deeds, or in any grade of man, or reputation.

The C.P.R. is not a really firm. It is a home production company. But in the past the past of progress it has not ignored the fact that there is more in life than mere commercial success.

THE PROOF OF THIS LIES IN THE FACT THAT THE C.P.R. IS SPENDING FOR RECREATION ALL THE LEISURE HOURS AND RECREATION CLASSES IN THIS CITY.

The city that, but it is looking these children and financially.

As the market happens by the municipality of False Bay, the corporation is keeping the houses of that corporation in better condition than any other municipality in B.C.

Recently the C.P.R. paid \$10,000 over the False Bay company.

Along the coast of the coast bay.

During the war the railway helped the coast people "save it" by allowing money.

That was a direct benefit to every resident in the district.

The company had recently through their chief E. W. Derry, granted a lease over part of the municipality. It is probably be covered a necessary building.

The C.P.R. owns the Vancouver Island club grounds, in Victoria where it is leased to the club as a lease contract rental.

But sufficient to pay for the lease.

In Victoria's corner is maintained the coast club. Also made possible by the generosity of the railway.

AT KING EDWARD AND GRANVILLE THE TERMINAL CITY BUILDING CLUB HAS GIVEN TO OVERSEAS PASSENGERS, ADVISED BY THE KINDLY SPIRIT THAT HAS PROVIDED THE KNOWLEDGE OF VICTORIA OVERSEAS CLUBS.

The C.P.R. has also provided a portion of the Vancouver Island club, British and Canada club, and has allowed one of the club of a figure that would permit a continuous production organization to participate in its leisure parties.

In the Shaughnessy Heights club, possibly the most exclusive location has been selected.

The railway owns the 40 acres and by the club.

Each of these was expended in the construction.

In Vancouver's Residential District



Showing the general character of houses that combine to make Shaughnessy Heights one of the loveliest of our city's residential sections in the Dominion.

No less yields greater dividends than honest effort. Ideas are not happy. They do not know the glory of having and, therefore, cannot enjoy the comforts of achievement. The creation of an estate is the incentive behind all man's work.

The club, made all privileges from the owner of a estate that returns less than \$100 per acre in the early.

Atlantic Park is C.P.R. property.

A record of the loans that related before the war is now in the making.

During the emergency the company did not hold the loans to the limit of the agreement.

But they're being given a chance to come back to place Vancouver on the world's great map.

SECURITY WILL CONVINCE AND BUILD. LITTLE VILLAGE 127-128 FOR THE CITY COMMUNITY.

The C.P.R. never did and is doing every thing possible to save the club from the world.

That is why they are better than golf, tennis, boating, cricket and athletic club.

and they're better than GOLF too.

That is why they're better in a good place in which to live.

Business more than anything from the pleasure we have.

A spirit of democracy always continues to be being continued.

Community club—playground—tennis courts—tennis to be completely and to get out and enjoy socially.

And in health playgrounds is an being a park system is also included in their home culture policy.

THE LATEST MOVE IN THIS SECTION IS THE REDEVELOPMENT OF FOUR ACRES AT KING EDWARD AND BRITISH STRAITS. PLANTING AND CULTIVATION OF TREES AND BUSHES IN NEW TREES PLANT.

A new public school, costing \$100,000, is being constructed at False Bay.

Annual it are the most of better sports—tennis, golf, tennis, swimming, tennis, football and all building is complete, landscape artists will landscape it into a park and lawn, so which every little children might enjoy and play.

The C.P.R. has extended credit—loans—direct to loans that are not under way.

It not only offers loanholders an opportunity to acquire a life on easy terms, but help them to maintain the loans.

They have also all with certain periods of not be about this.

IN CO-OPERATION WITH THE B.C. ST. STREET CAR SYSTEM IS TO BE EXTENDED FROM GRANVILLE ROUTE TO WILSON ROAD, TO FURNISH WITH RAILWAY LINES ON WILSON ROAD AND THE SITUATION AT BRITISH STRAITS.

A temporary station will alternate with a permanent station from Granville to King Edward to the.

Twenty a temporary station as Granville to the north at King Edward.

The company has received and granted a right-of-way to the Vancouver and British Columbia Street Car and Storage Road, for a city of land from Granville and British streets, auxiliary to Granville and "Derry-Club," a distance of over a mile.

THE EXECUTIVE BOARD HAS BEEN FULLY CONVINCED OF THE FACT THAT TO ENABLE PEOPLE TO LEAD A WHOLE NEW LIFE HAS AN UNDISPUTED WORTH OF MANY BEST EFFORTS.

Probably the satisfaction of a work will have been entered into the affairs of the new building the plan.

But Vancouver and every person in it has been that to come about.

The fact that the object has been achieved, in the hands, has not been the occasion for deriding the members of nations in this district.

For the city effort has made to establish these loans in the interest of general privileges.

The C.P.R. is still offering loanholders the same as the usual policy of maximum term, before one a period of eight years and six months.

With interest at six per cent.

How the C.P.R. Will Help You Build

SALE OF LOTS
The terms of payment are one-third down, one-third in six months, and the balance in eight annual payments.
Interest at six per cent. on the outstanding amount.
After a second payment (i.e., one-fifth of the purchase price of the lot), the loan is made, the company pays, on approved application, from two-thirds of the value of the proposed house.

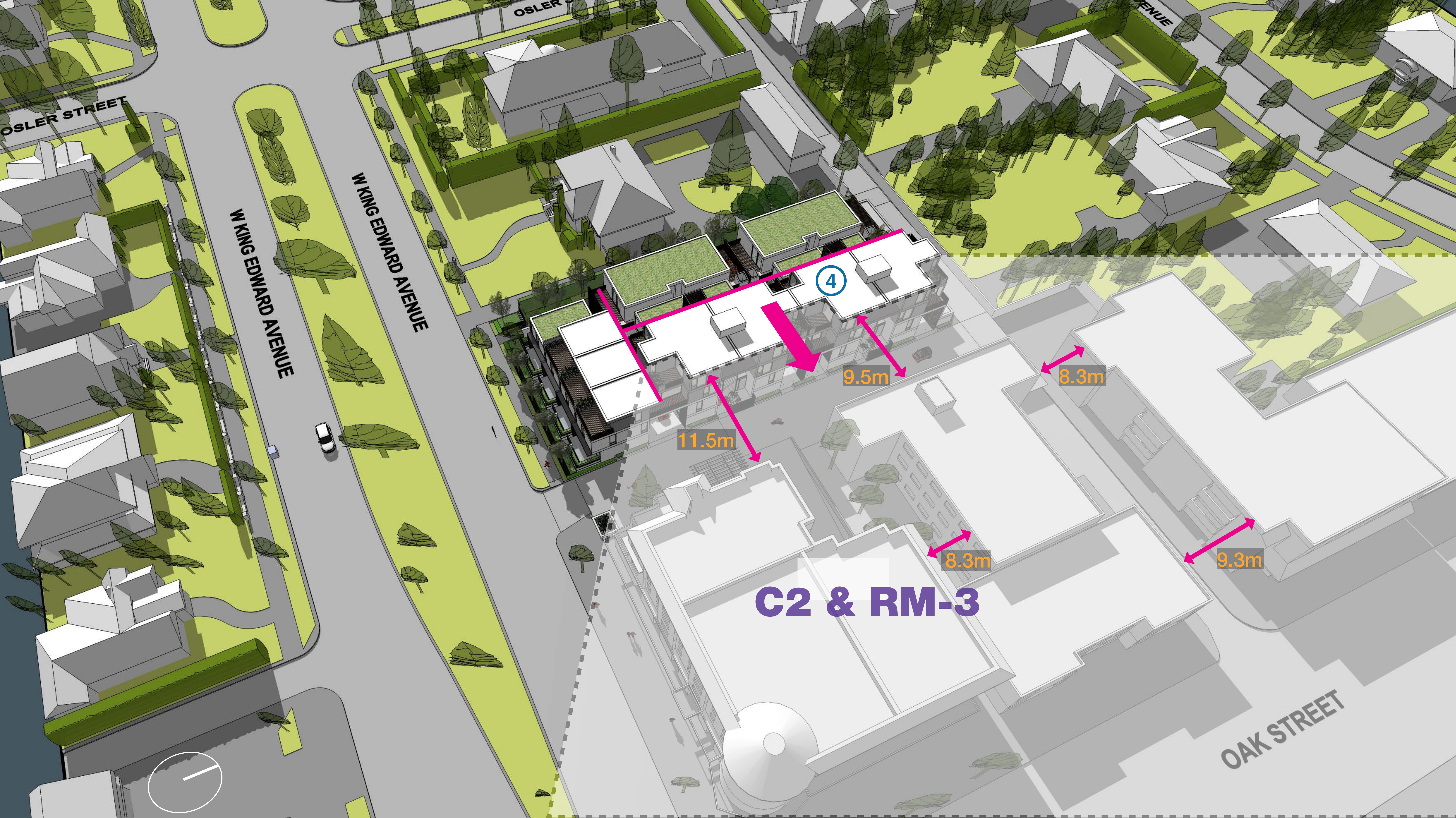
LOAN VALUE
No house must cost less than \$2000—company's valuation. The company's maximum loan upon a residence of this value would be \$2000.
No loan greater than \$2000 will be made on any residence.
These loans are repayable in six equal annual payments with interest at six per cent. on the outstanding.
All or any part of the loan may be paid off at any time without notice.

A City's Soul Lies in It's Homes

An ad promoting new houses in Shaughnessy Heights in the Nov. 9, 1919 edition of The Vancouver Sun, titled 'A City's Soul Lies in Its Homes.'



A City's Soul Lies in It's Homes





RS

2-3

C2 & RM-3

