

# Council Questions: 228-246 East Broadway and 180 Kingsway

March 1, 2012:

- Mount Pleasant Community Plan Process
- CAC Recommendations
- Transportation

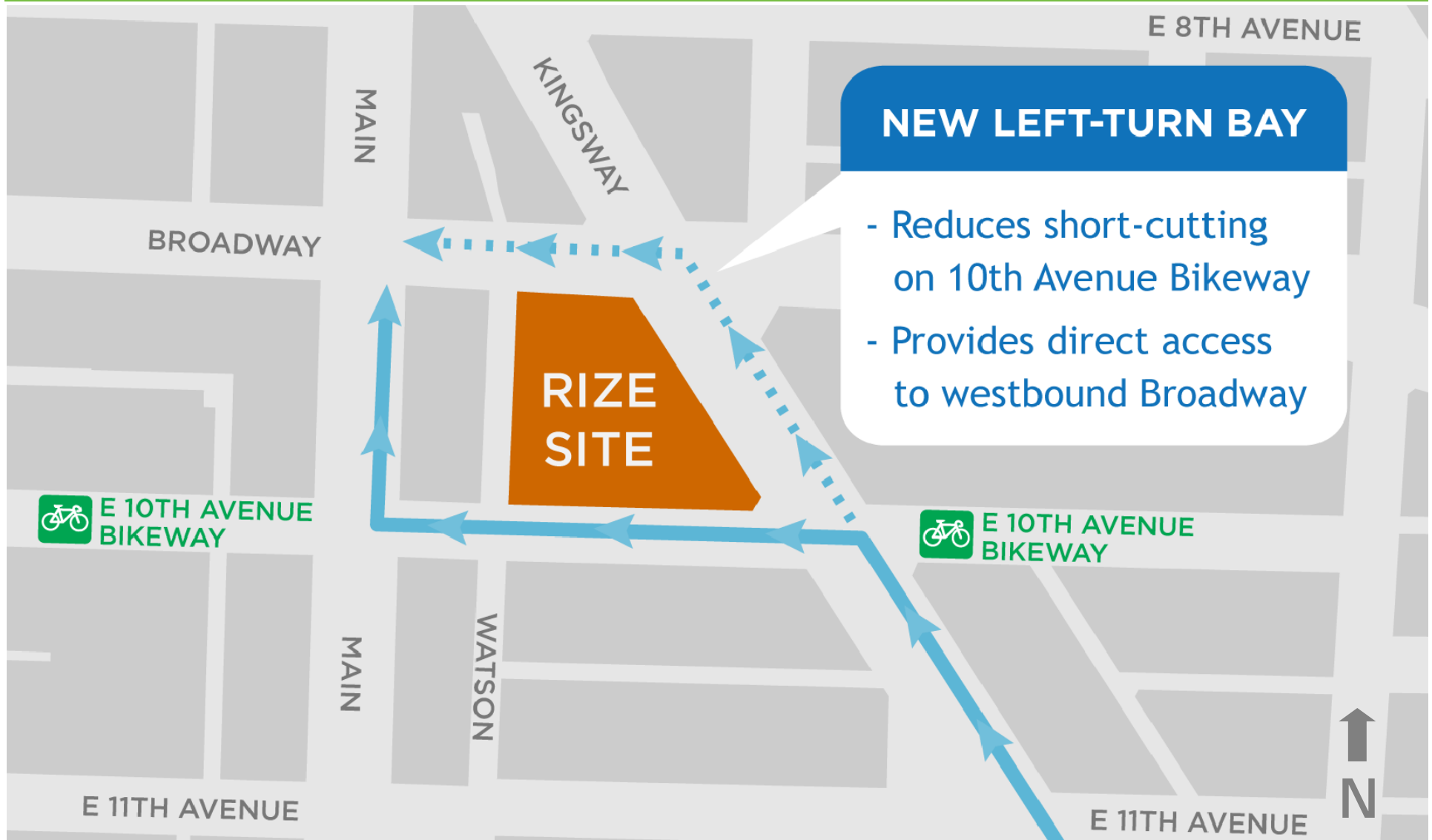
March 27, 2012:

- Transportation
- Housing
- Planning

# Existing Traffic Movements



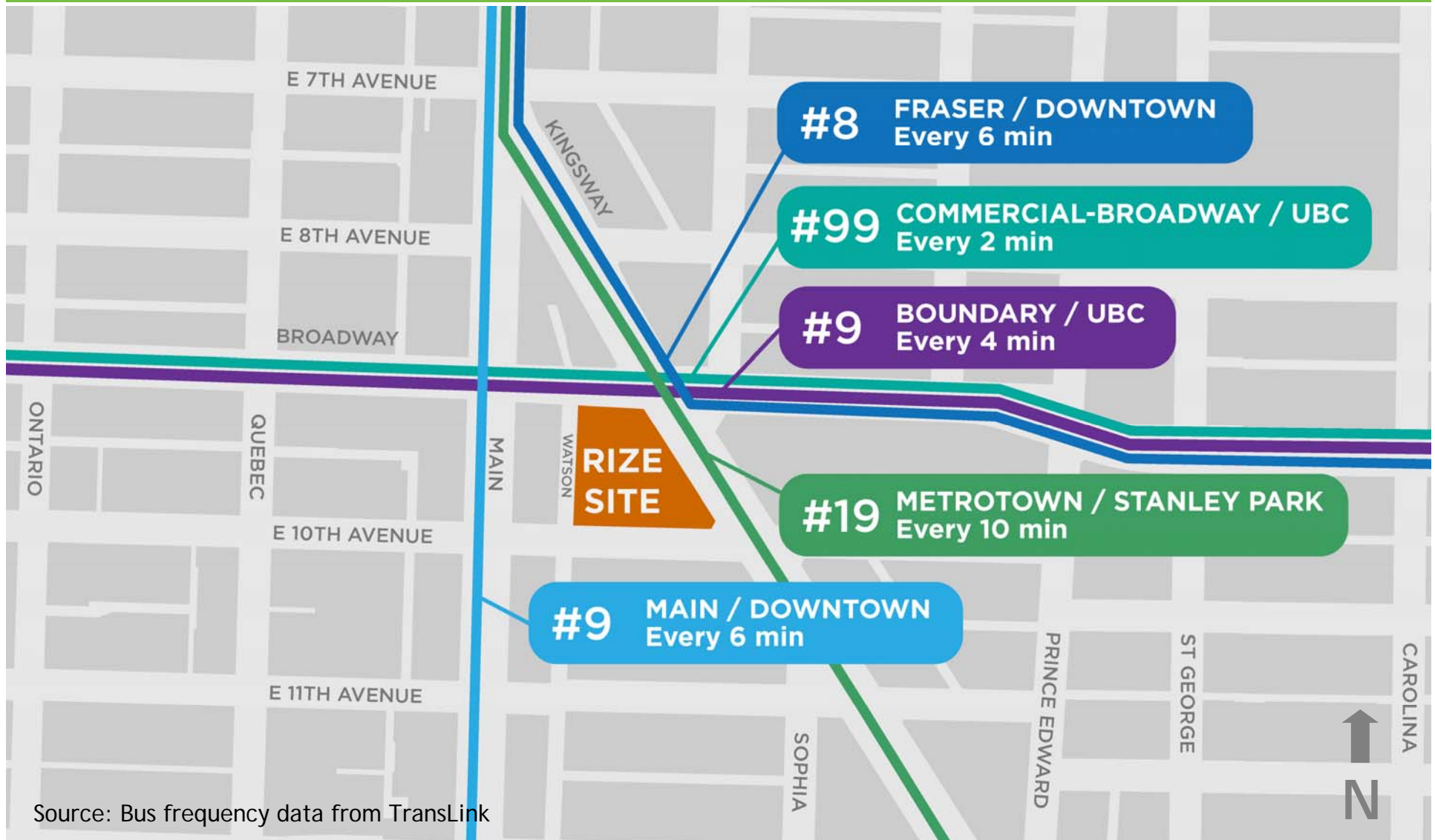
# Planned Left-turn Bay on Northbound Kingsway



## East 10<sup>th</sup> Avenue: Improved Bicycle Facilities



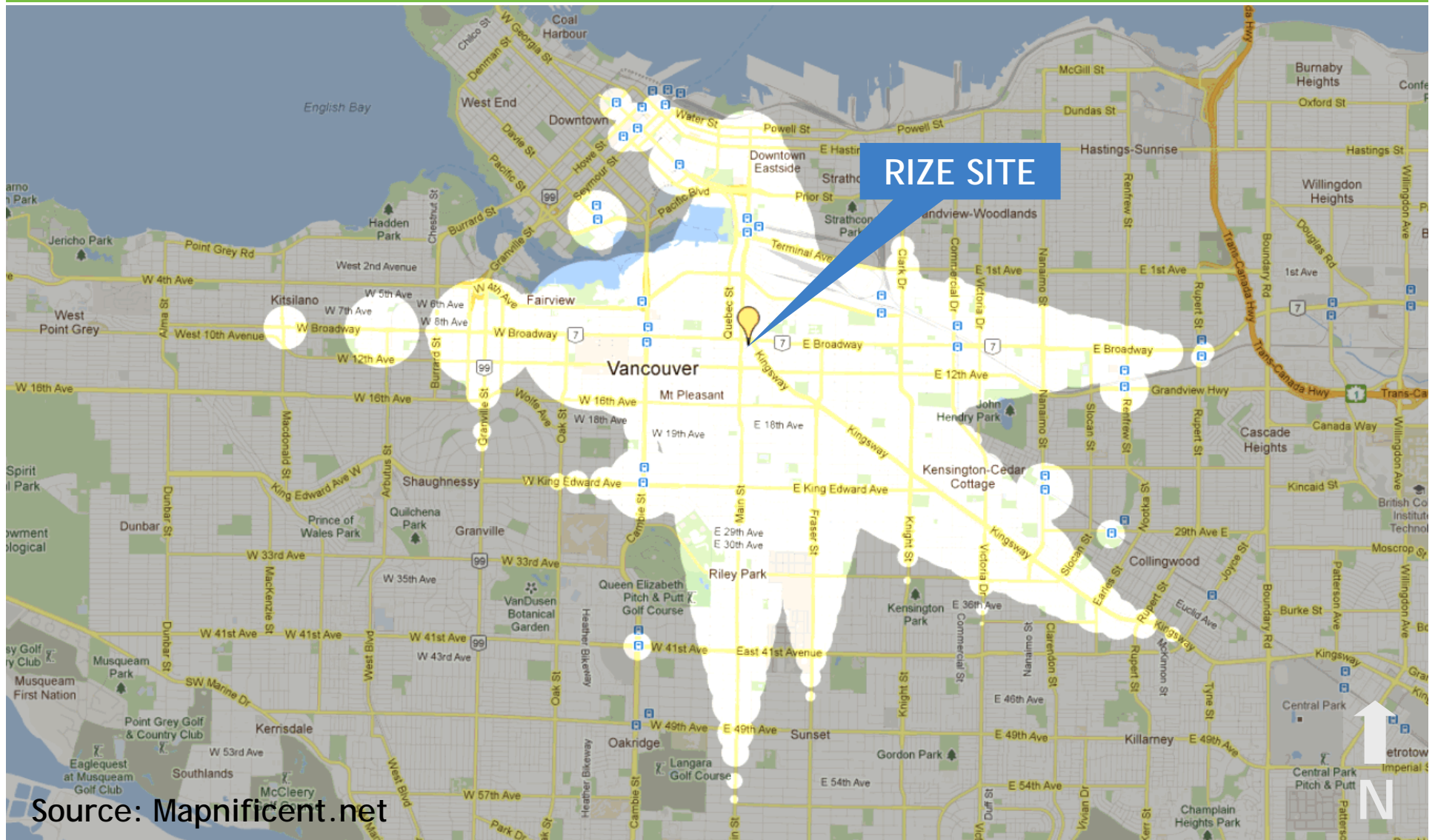
# Existing Bus Routes and Frequencies (AM Peak Hour)



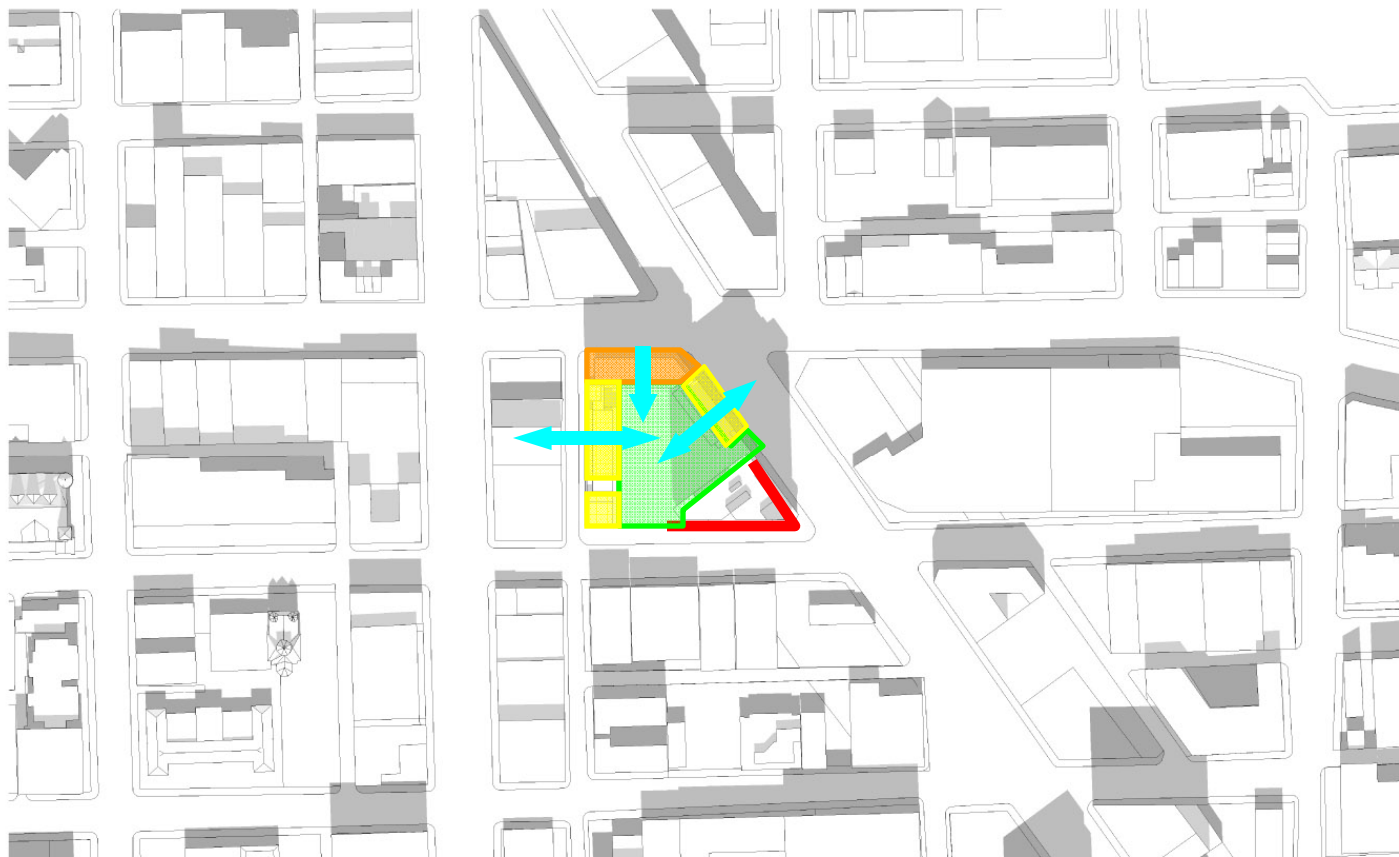
Source: Bus frequency data from TransLink



# Transit Time Map (AM Peak): How far can someone travel on transit in 15min?

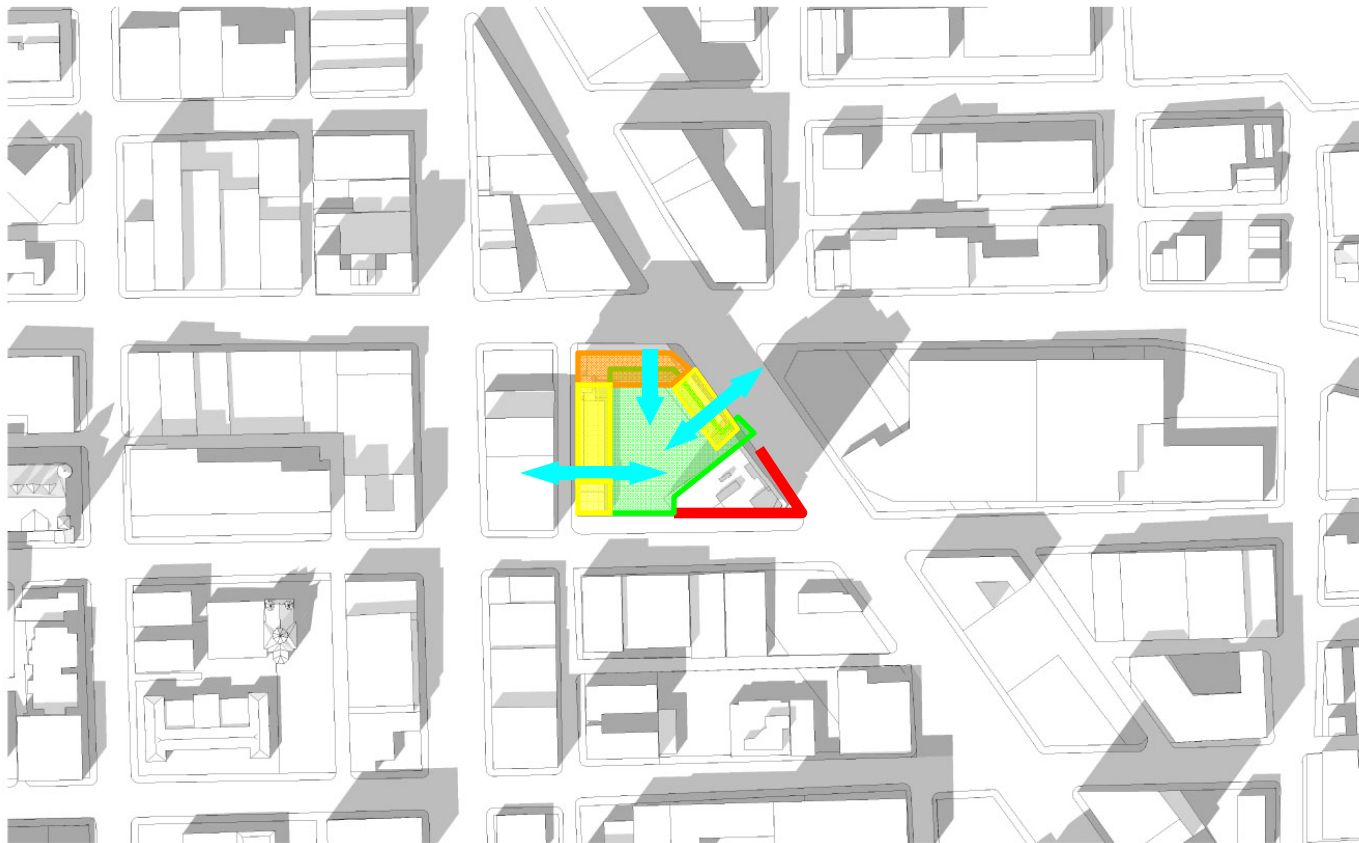


# Shadowing



September 21 - 12 PM

# Shadowing



September 21 - 2 PM



# Examples of Higher Densities without Higher Buildings: South East False Creek



## Examples of Higher Densities without Higher Buildings: South East False Creek



# Enquiry And Application History

	Rezoning Enquiry <i>March 2009</i>	UDP (Non-Voting Workshop) <i>June 2010</i>	Rezoning Application <i>July 2010</i>	Revised Rezoning Application <i>June 2011</i>	Revised Rezoning Application <i>Oct. 2011</i>	Revised Rezoning Application <i>Jan. 2012</i>
Height	340 ft.	279 ft.	246 ft.	215 ft.	215 ft.	215 ft.
FSR	7.5	6.38	6.37	5.48 (prior to balcony exclusions)	5.38	5.55 (form of devt. remains unchanged)
Storeys	36	30	26	19	19	19

MPC Plan Adopted  
*November 18, 2010*

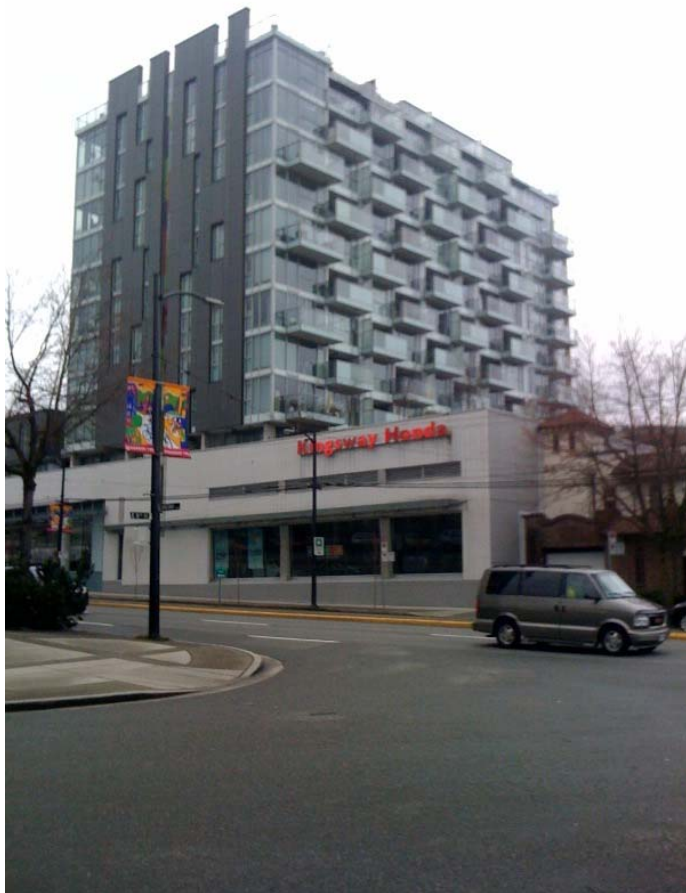


# Rize Proposal: Height Changes

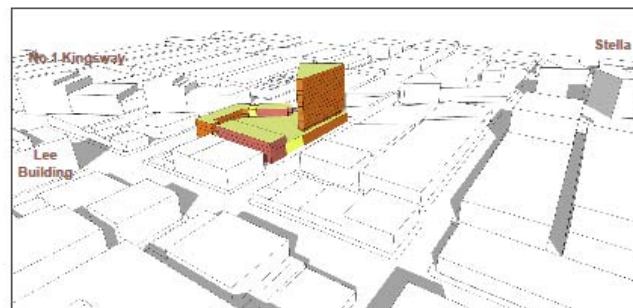




# “Stella” Project 2770 Sophia Street



# Typical C-3A Project for RIZE site



view from southwest



view from northeast



view from north

## C-3A Zoning FSR 3.0

- Form of Development similar to recent C-3A projects such as No. 1 Kingsway & Stella

Watson Street block  
3 storeys  
residential above retail

Broadway block  
3 storeys  
residential above retail

Kingsway block  
3 storeys  
residential above retail

Kingsway & 10th mid-rise (approx. 150 ft)  
15 storeys  
residential above retail

- Public Realm Improvements
- No Community Amenity Contribution

# Rize Proposal: Elevated Public Plaza, or At-Grade Public Plaza



# Mount Pleasant Community Plan: Proposed Hill-Town Form

