CD-1 Rezoning 228-246 East Broadway and 180 Kingsway Public Hearing

February 27, 2012



REZONING APPLICATION



Location





Rezoning Proposal





Mount Pleasant Community Plan: Large Site Rezoning Principles

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The MPC Plan sees opportunities for some high-rise as well as midrise developments in specific locations such as the Broadway, Kingsway, Watson, 10th ave site, for the purposes of achieving more appropriate site development and public benefits.

Support for additional height is contingent upon:

- Urban Design Analysis (distribute height in relation to surrounding character: more height along Broadway and Kingsway, less along 10th avenue), and
- Public Benefits.



Mount Pleasant Community Plan (Page 24)









Public Information Meetings:

4,200 local area residents notified for each of 3 Public Information Meetings:

March 2011- Workshop

April 2011- Open House

January 2012- Open House

In addition, E-mails, letters and petitions were received through-out the process from July 2010 - January 2012

955 public responses directly sent to the City



Results of Public Feedback



Public Consultation

Key Neighbourhood Concerns:

- 1. Compatibility with the Mount Pleasant Community Plan
- 2. Density and Building Height
- 3. Traffic Impacts and the use of Watson Street
- 4. Lack of Affordability for Existing Residential and Commercial Tenants
- 5. Public Benefits Offered Through the Rezoning



Traffic Impacts, and Watson Street





Public Consultation

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Community Amenity Contribution: \$6,250,000 Cultural Facilities, Affordable Housing, Open Space.....





MOUNT PLEASANT COMMUNITY PLAN



Study Area



Mount Pleasant Terms of Reference

Key principles of the Mount Pleasant Planning Program

- Residents, property owners, community, service groups, and businesses create and review Plan directions
- Build or enhance community capacity: seek common ground and reflect broad community
- Balance the 'rights' and 'uniqueness' of the community with its responsibility as part of the City and Region



Process

Step 1 Start-up and Getting in Touch

Step 2 Community Workshops

Step 3 Completing the Community Plan adopted by Council Nov 18 2010



Community Plan Content

- 1. Overarching Principles
- 2. Policies Addressing Key Issues (including housing, homelessness, and services)
- 3. Shopping Sub-area Plans and Policies for Uptown, Main 2nd to 7th, Broadway West, and Broadway East



1. Overarching Plan Principles

To inform all future planning and development programs and projects:

- Conceive of Mount Pleasant as a distinctive 'hilltown'
- New development distinguished from other parts of the City
- Create vibrant streetscapes: widen sidewalks, café seating, small plazas
- Develop Watson Street as a special site
- Create more green space, including as an outcome of redevelopment of any large site





1. Overarching Plan Principles

- Encourage "Laneways" with cultural/commercial uses off lanes
- Predominantly low- to mid-rise buildings; high-rise considered for some specific locations, such as large sites (i.e. Kingsgate Mall, IGA site, and the Rize-Alliance site)
- Additional height and density in select locations for better site development and important public benefits, contingent on further urban design analysis





2. Policies to Address Key Issues

- Provide more housing and more affordable housing in Mount Pleasant for low to middle income households
- Support efforts to house the homeless in Mount Pleasant, with the provision of support services
- Distribute services fairly within the neighbourhood and across the City
- Increase the 'quality', sustainability, variety, and innovation in design of new housing
- Parking reductions to lower housing costs





2. Policies to Address Key Issues

- Transit: support rapid transit to UBC and extending street car up Main.
- Heritage: explore new and diverse ways to understand, display, retain, celebrate and communicate about Mount Pleasant's heritage
- Culture: more opportunities to create and display a diversity of public art







3. Shopping Sub-areas: Uptown

- Retain the existing scale and character of Main Street.
- Create a 'Cultural District' north of Broadway
- New development with more housing at transit hubs
- New development on the Kingsgate Mall, 'Rize', and IGA sites



Possible scenario for redevelopment south of Broadway on Kingsway, illustrating a variety of built form, locations for more housing and 'job space' services.







3. Rize-Alliance Site

- Support the design of an iconic (landmark) building when granting permission for a higher building
- Encourage new development: add more housing, expand job space, provide more services, locate parking underground





Plan Implementation

- Projects: revitalization strategy; public realm plan; public benefits strategy; public engagement review
- Forming Mount Pleasant Implementation Committee (MPIC)
- Site Specific rezonings (e.g. Rize Alliance proposal)





URBAN DESIGN CONSIDERATIONS



UPTO



Four Villages





Knight & Kingsway Neighbourhood Centre



Norquay Village Neighbourhood Centre Kingsway/Joyce Neighbourhood Centre

Mount Pleasant Community Plan First Walkabout







Mount Pleasant Community Plan Uptown Refinement



Mount Pleasant Community Plan Council Approved Development Opportunity

The 'Big Picture'





The Heart of Uptown





Heritage Assets to Remain





Uptown Rezonings Considered Under the MPC Plan





MPC Plan Implementation Underway





Street Role - Broadway





Street Role - Kingsway





Street Role - Main Street




Street Role - 10th Avenue





Street Role - Watson Street





Mount Pleasant Community Plan (Page 24)





Uptown Rezonings Considered Under the MPC Plan



KINGSWAY & BROADWAY

rezoning application

July 2011



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*



Kingsway Corridor Existing Under-Developed Context





Kingsway Corridor Recent C3-A Development West and East





Kingsway Corridor Approvable Development Under C3-A Zoning





Rezoning Enquiry – 340 ft. / 7.50 FSR



Potential development approvable under C3-A zoning



Rezoning Application – 246 ft. / 6.37 FSR



Potential development approvable under C3-A zoning



Revised Rezoning Application – 215 ft. / 5.55 FSR





Public Views





General Shadowing Performance



September 21 - 10 AM

VAINCUJVER

Form and Development and Shadowing



September 21 - 12 PM



Form and Development and Shadowing



September 21 - 2 PM



Mount Pleasant Character / Podium Scale and Frontage



Initial Single Building Concept

Multiple, Varying Components





Attentive Observation to Mount Pleasant Character





Art by: Emmanuel Buenviaje

Responsive Architectural Expression to Mount Pleasant Character













Public Benefit - Affordable Housing







Public Benefit - Cultural Facilities



Jerry Whitehead, photo: Michael Scales, courtesy Eastside Culture Crawl



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Arnt Artzen, photo: Wendy D Photography, courtesy Eastside Culture Crawl



TOD Best Practices, a Compact City and the Long View





1922









