



**CD-1 Rezoning
275 Kingsway (333 East 11th Avenue)**

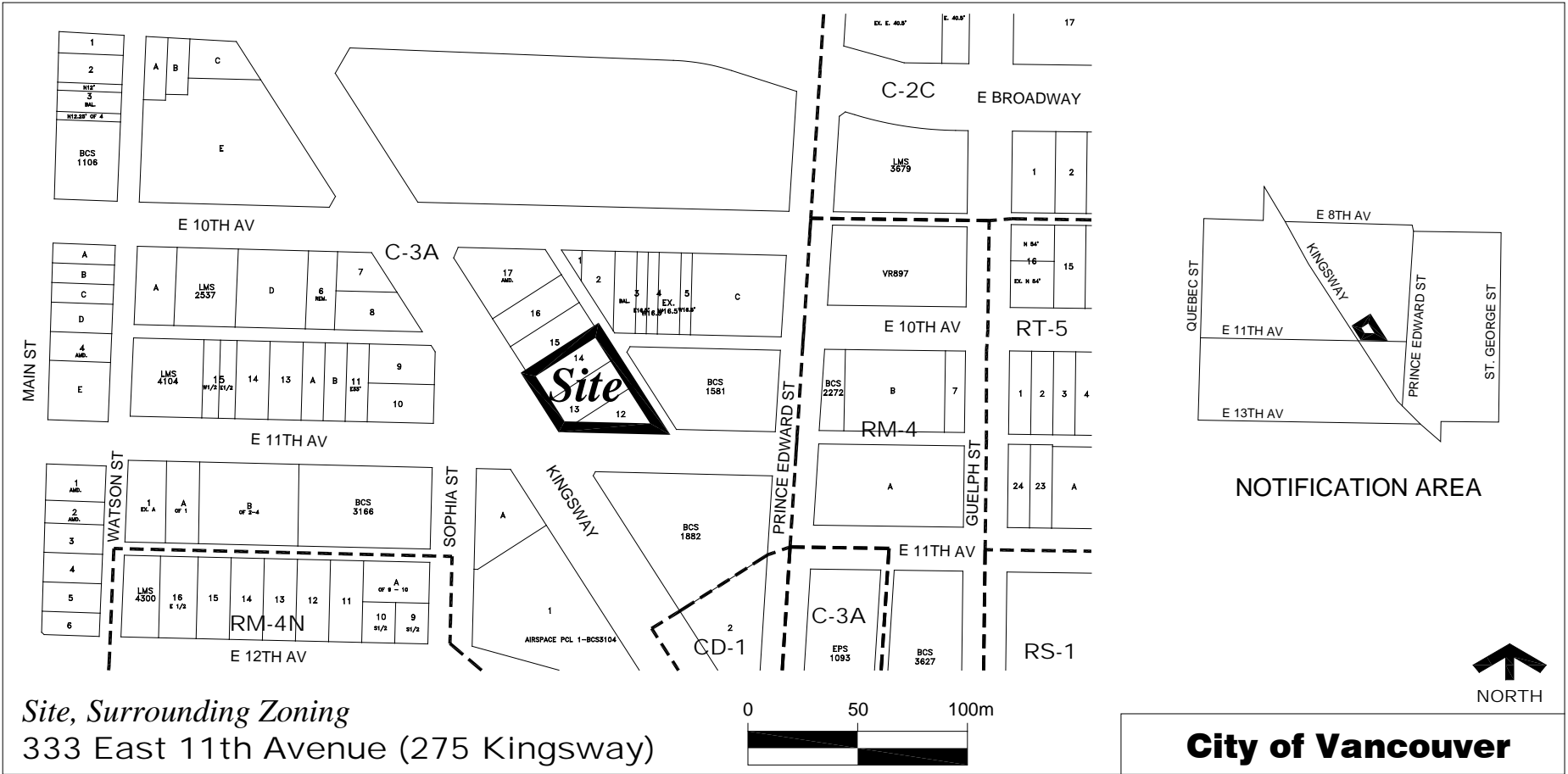
**Public Hearing
February 17, 2015**

Proposal



View Looking East from 11th Avenue

Site & Context



Mount Pleasant Community Plan Area



Mount Pleasant Community Plan (2010)

- meet a wide range of affordable housing needs - including market rental

Mount Pleasant Public Benefit Strategy (2013)

- anticipates Rental 100 will encourage new secured market rental housing, adding to the inventory of rental units in the community
- over 95% of Mount Pleasant's existing rental inventory was built prior to 1980

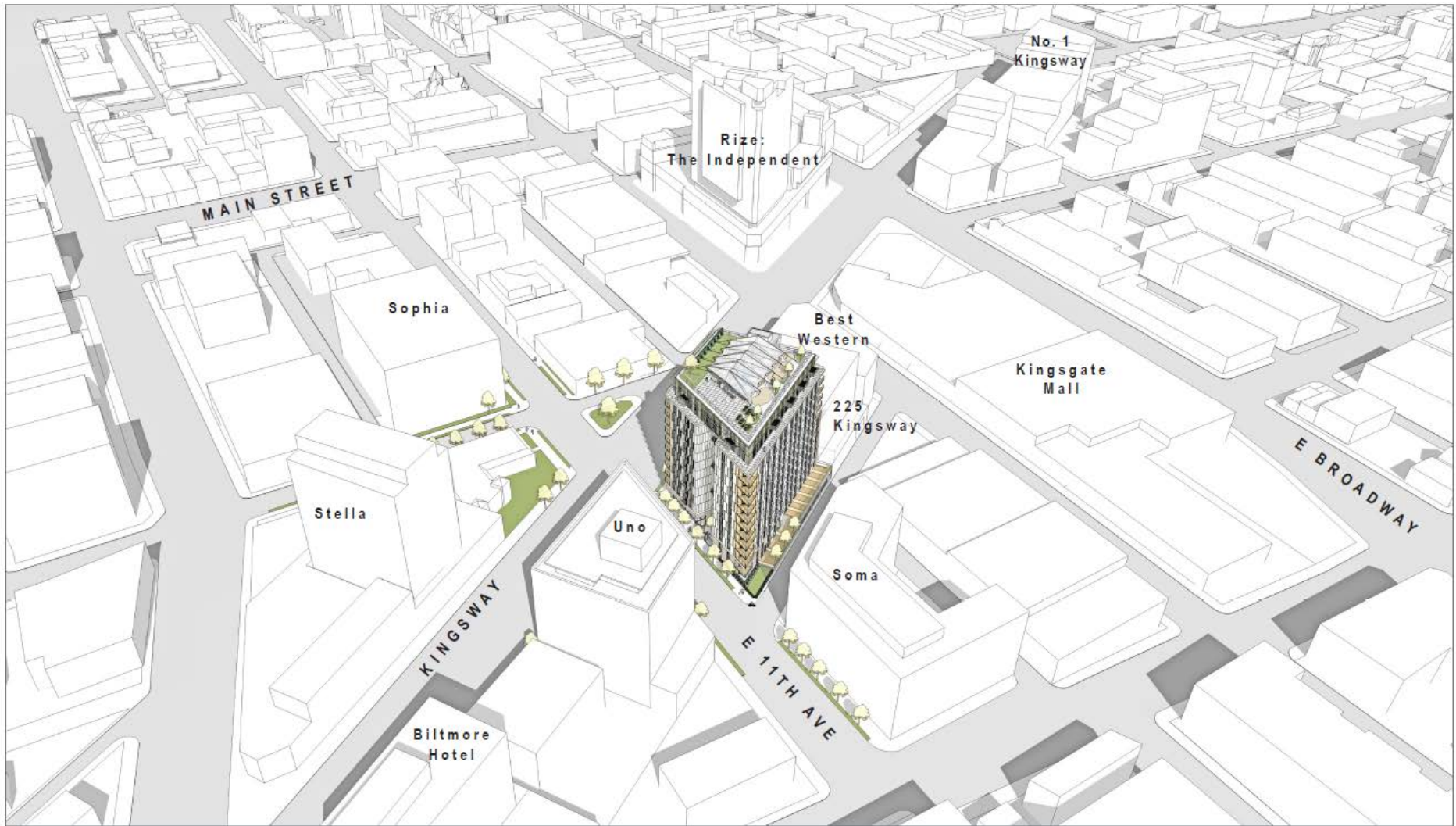
Secured Market Rental Housing (Rental 100) (2012)

- provides incentives for new developments where 100% of the residential floor space is secured as affordable market rental housing.

View looking North at 11th Avenue



Site Context



Built Form Policy Context

Mount Pleasant Community Plan (2010)

- supports increased residential development near transit hubs, commercial centres and arterial streets, such as Kingsway

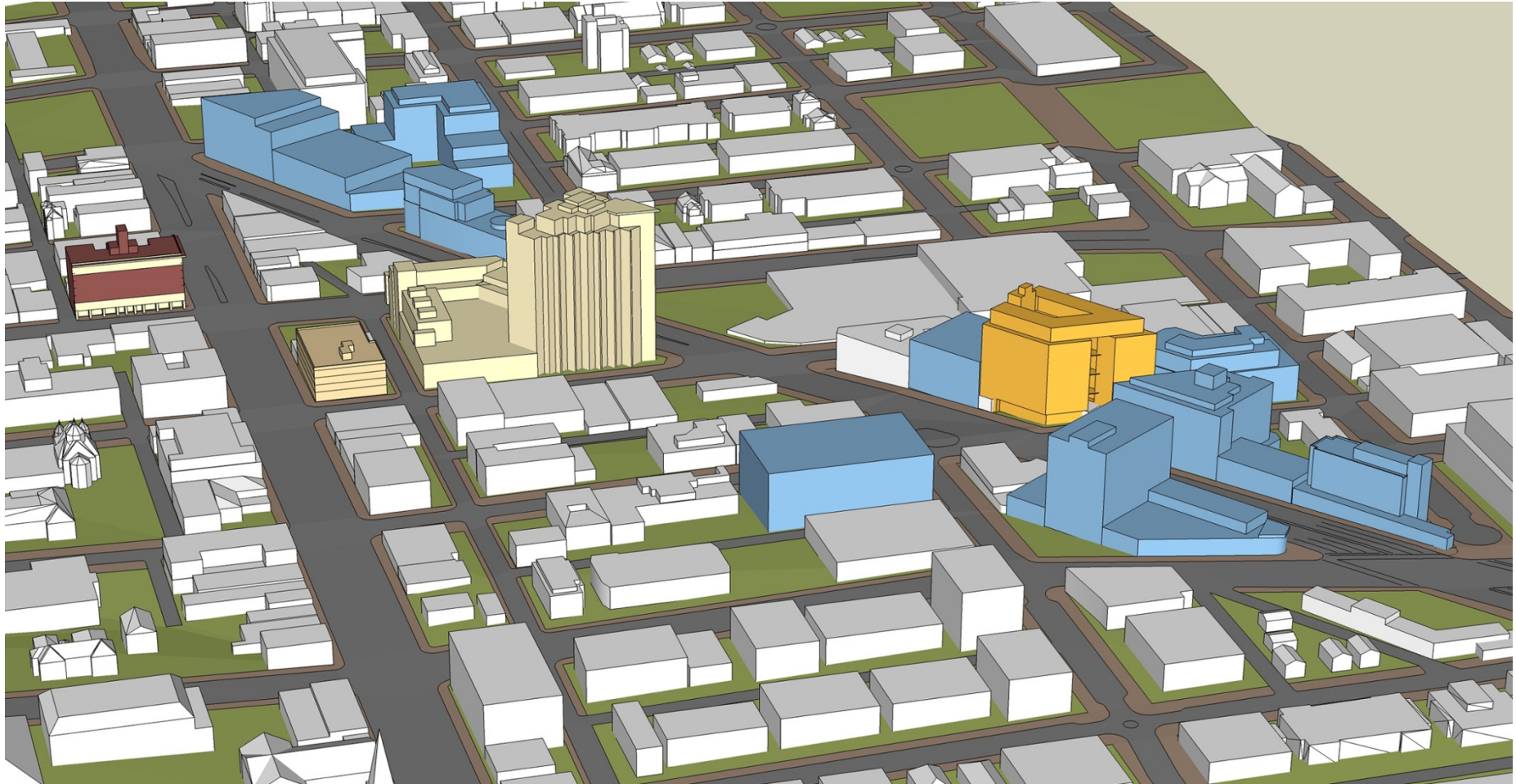
Rental 100 Policy Rental Incentive Guidelines (2012)

- allows consideration of additional height and density while considering the context, existing zoning and guidelines

C-3A District Schedule and Guidelines

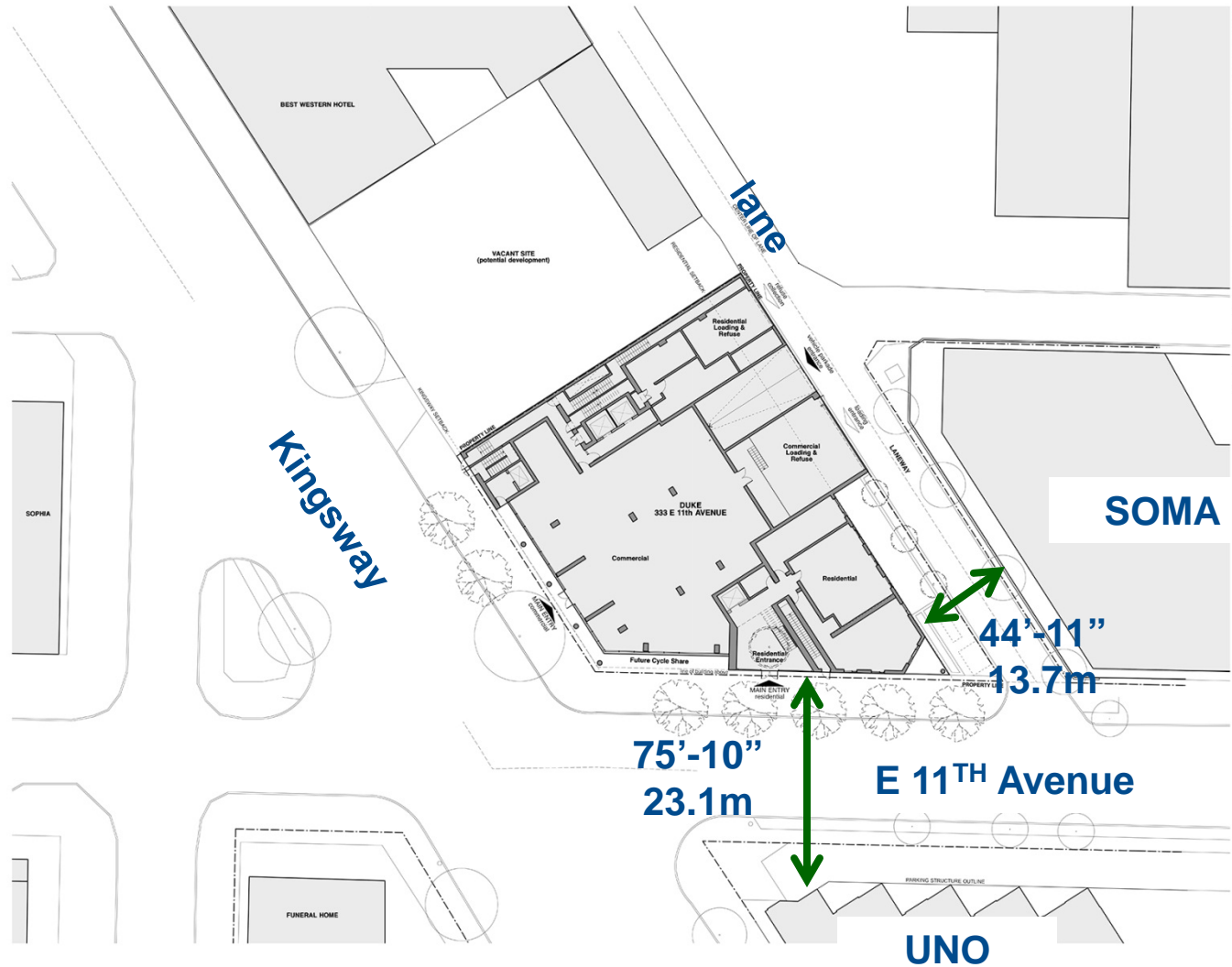
- allows discretion to increase height of buildings subject to context analysis

Built Form - Height and Density in Context



SUBJECT SITE SHOWN IN ORANGE

Building Siting and Proximity Analysis



Legal Description
 Lot 22 to 24, Block 112, Plan V20187, District of North Vancouver, British Columbia Land District

General Notes
 1. Architectural datum set at 40.00m + top of National Mean Sea Level (1989 datum) & datum (1987) datum.
 2. Survey information is derived from the November 2002 (April 2010) Nelson Park & Region (2017) survey.
 3. Development is proposed in accordance with the zoning of the 2017 Official Community Plan (OCP) and the 2017 Official Development Plan (ODP) for the City of North Vancouver.
 4. All exterior grade levels, exterior wall elevations, and setbacks and heights are indicated on the Landscape Grading Plan.

Key
 ○ existing tree (retained)
 ○ new tree (proposed)
 ■ existing building
 ■ proposed building

Keynotes Legend
 1 architectural metal gate
 2 existing chandelier
 3 glazing in clear aluminum frame
 4 raised landscape planter
 5 security gate
 6 mechanical vent
 7 existing power pole
 8 aluminum curtain walling
 9 semi-circular panel

Issues

21 May 13	Issue for architectural reviewing & development permit
21 Oct 13	Issue for architectural reviewing & development permit
15 Jan 14	Issue for architectural reviewing & development permit
19 Nov 14	Issue for architectural reviewing & development permit

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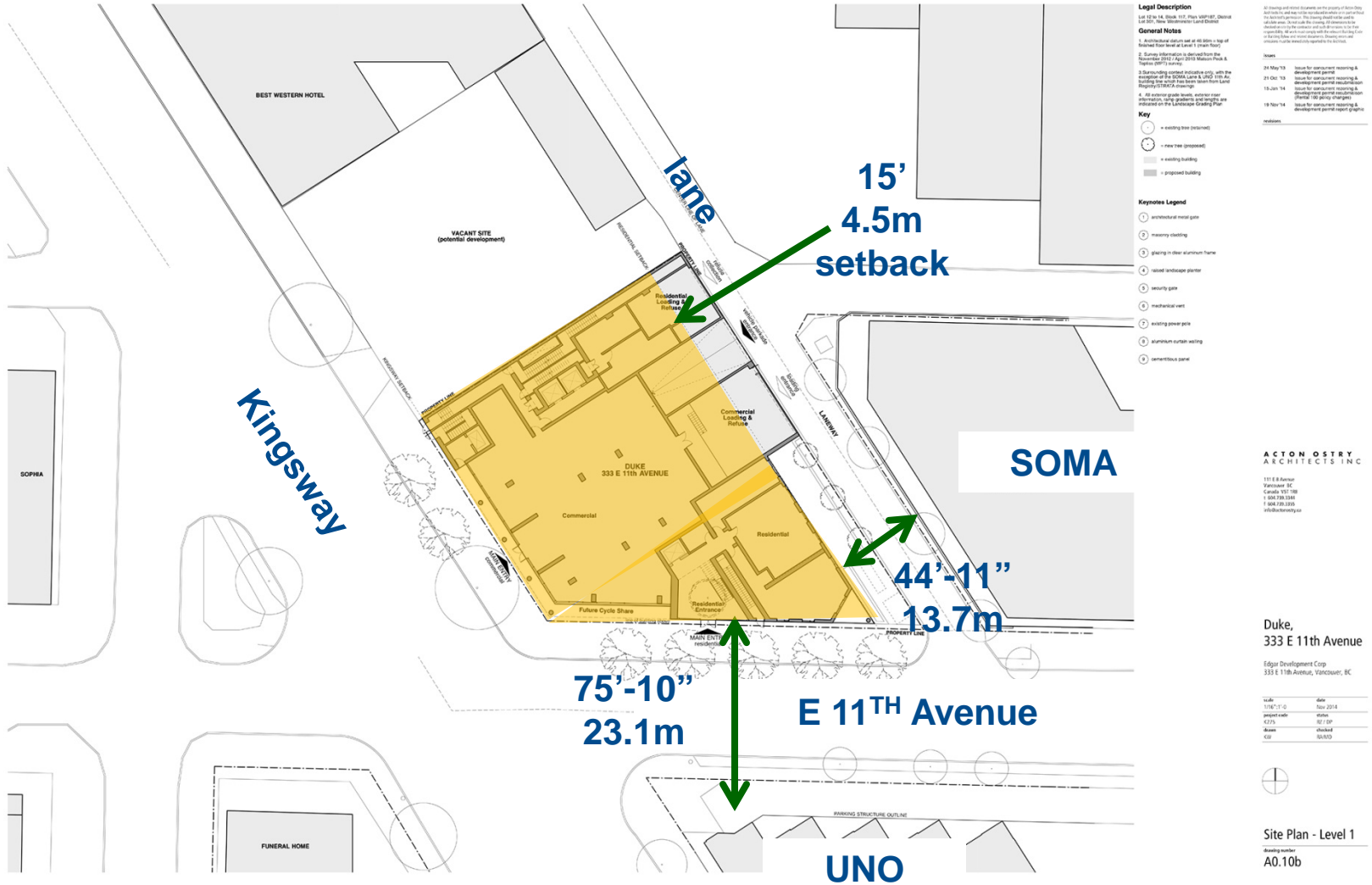
Duke,
 333 E 11th Avenue
 Edge Development Corp
 333 E 11th Avenue, Vancouver, BC

DATE	4/16
1/16"=1'-0"	Nov 2014
PROJECT LEADER	WHL
CLIENT	RED GP
DESIGNER	Checked
DATE	3/16/15

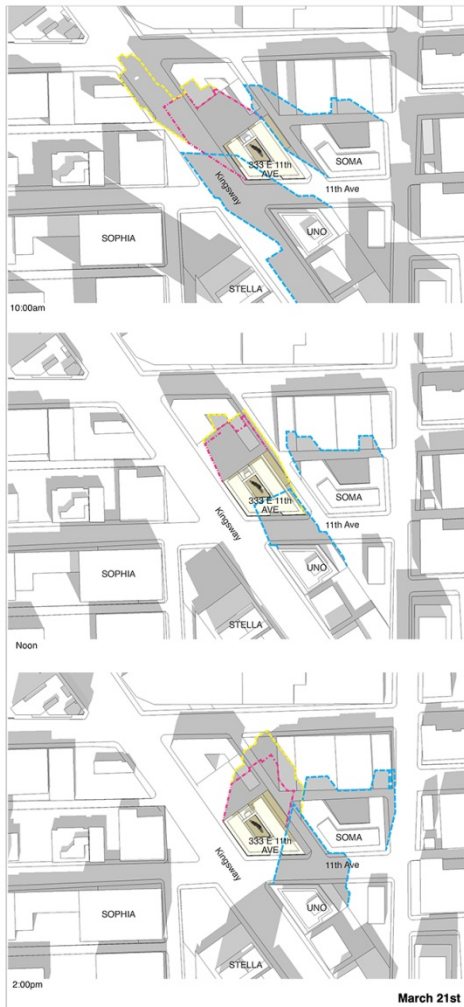
Site Plan - Level 1
 Drawing number:
 A0.10b



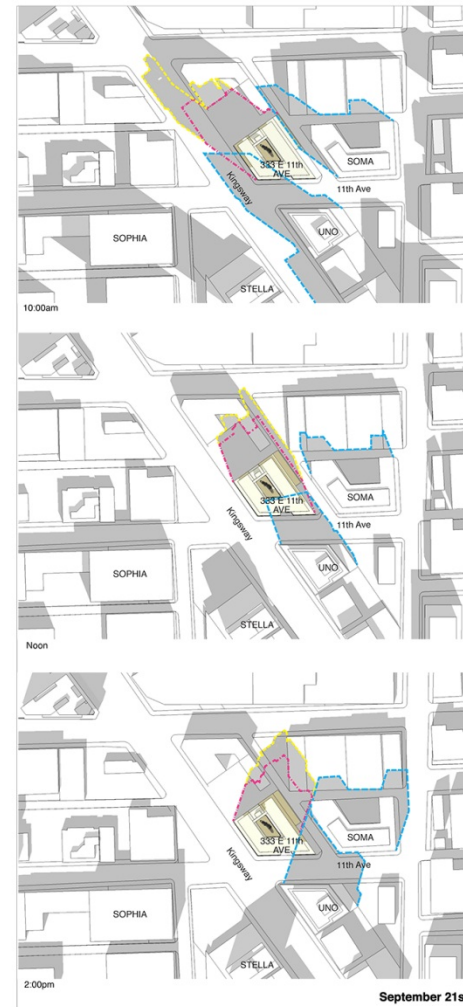
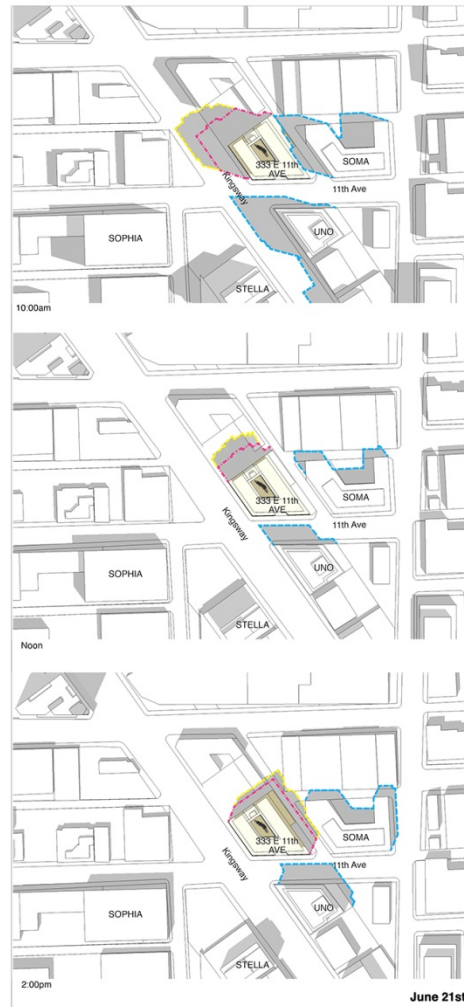
Building Siting and Proximity Analysis



Shadow Studies at Standard Times



Key
 - - - Proposed massing shadow impact
 - - - 70ft massing shadow impact
 - - - Existing shadow impact from Uno & Soma



10 o'clock

Noon

2 o'clock

March 21st
 Spring Equinox

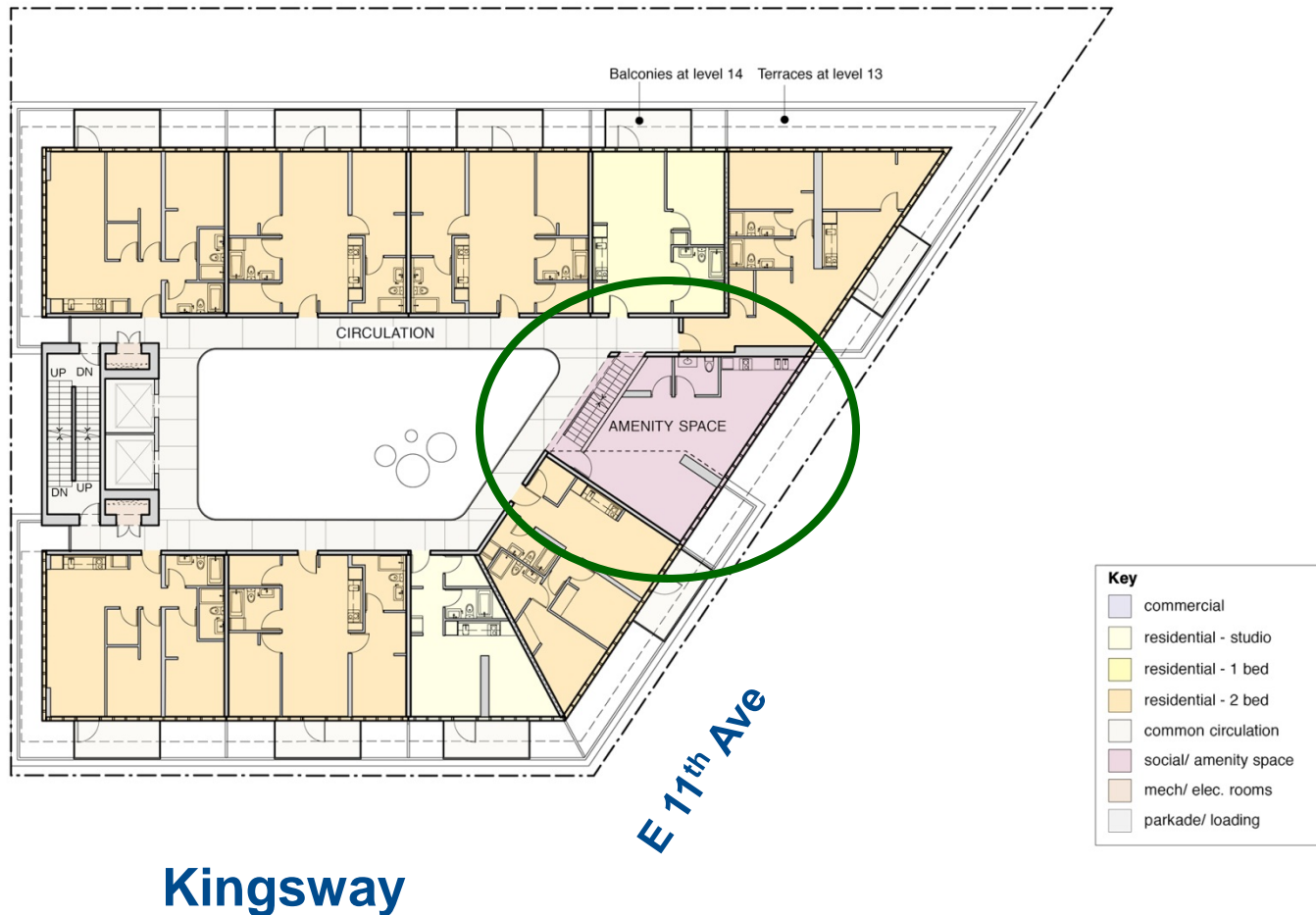
June 21st
 Summer Equinox

September 21st
 Fall Equinox



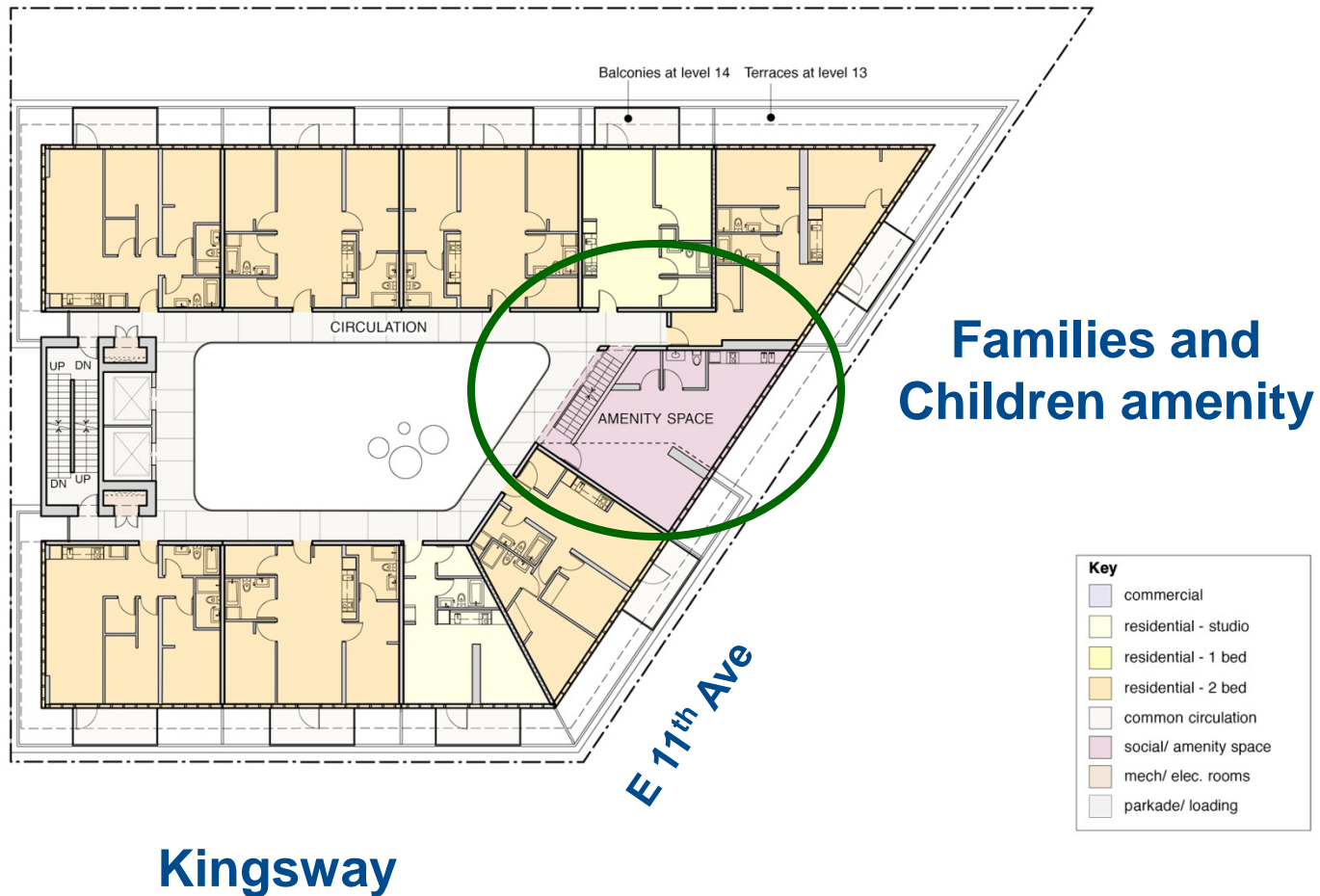
Amenity Spaces Level 13

High-Density Housing for Families with Children Guidelines



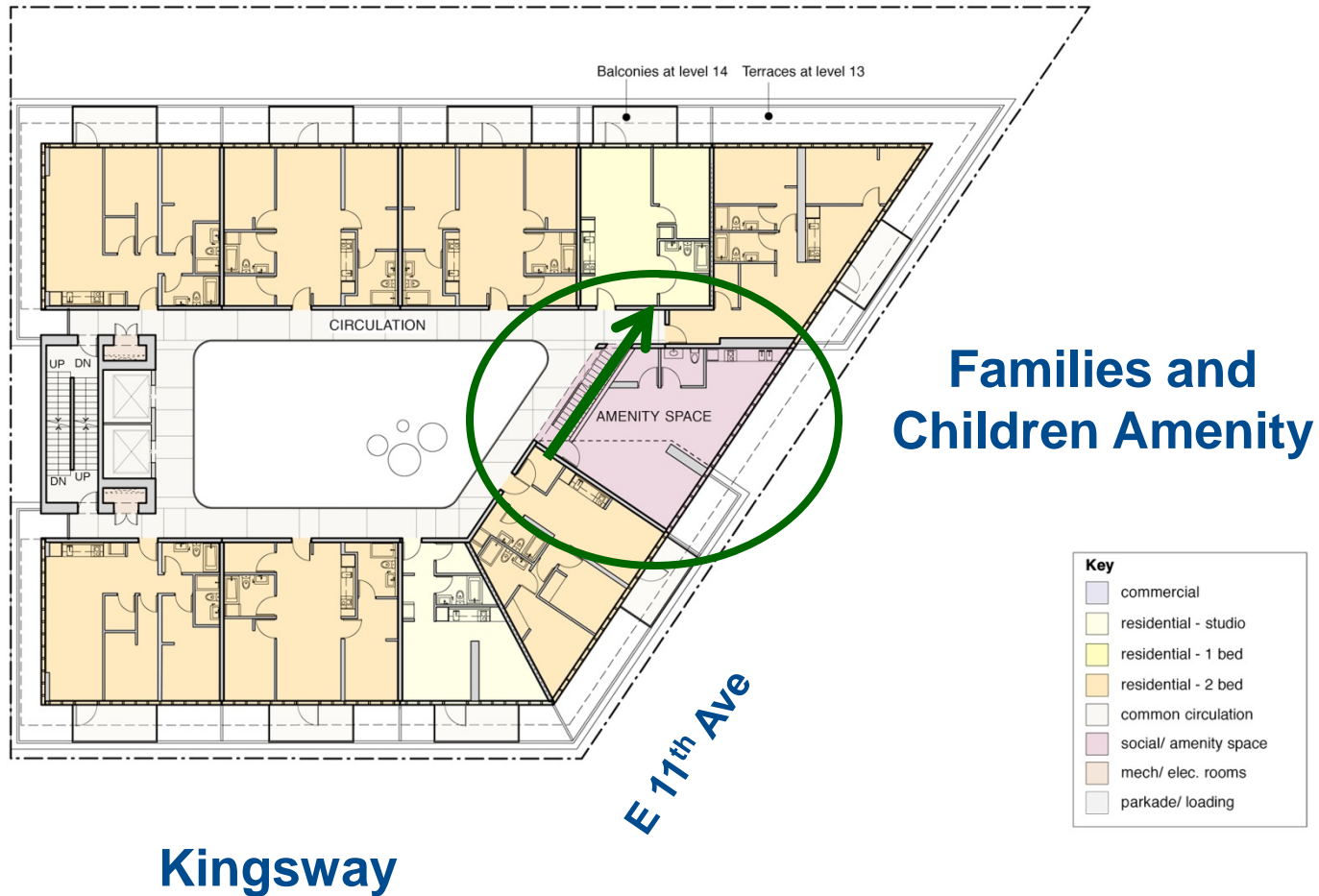
Amenity Spaces Level 14

High-Density Housing for Families with Children Guidelines



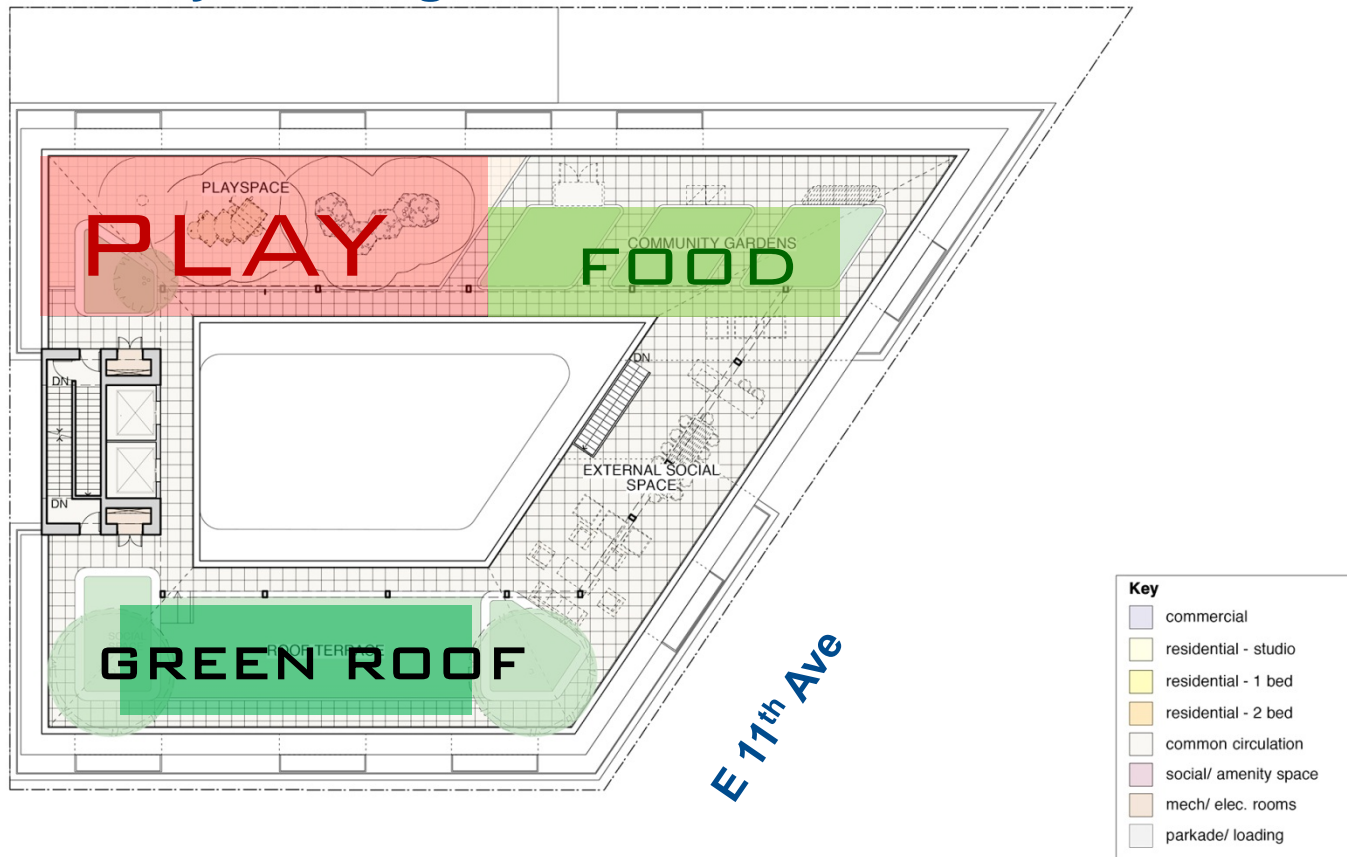
Amenity Spaces

High-Density Housing for Families with Children Guidelines



Rooftop Amenities

High-Density Housing for Families with Children Guidelines

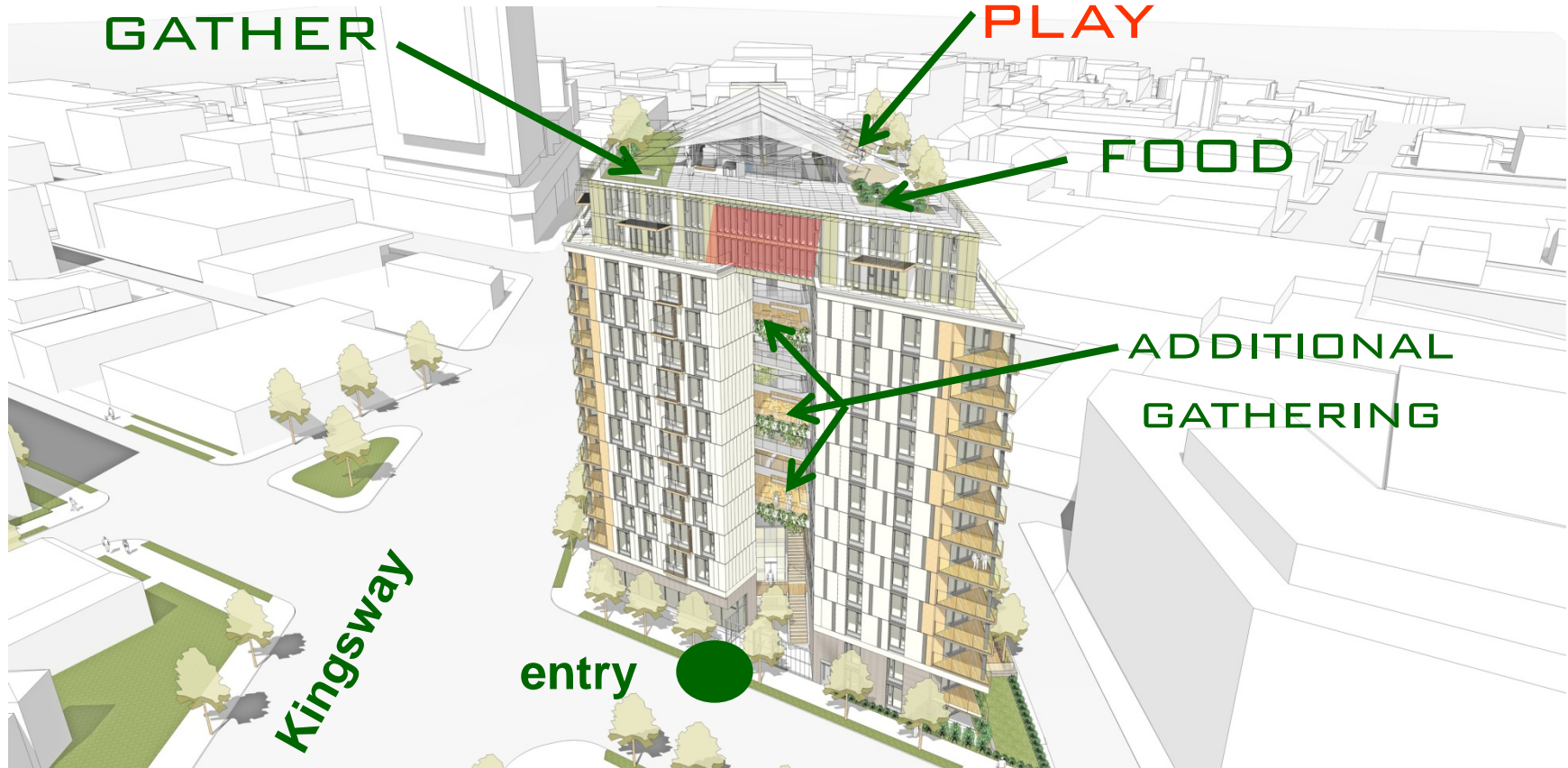


Kingsway

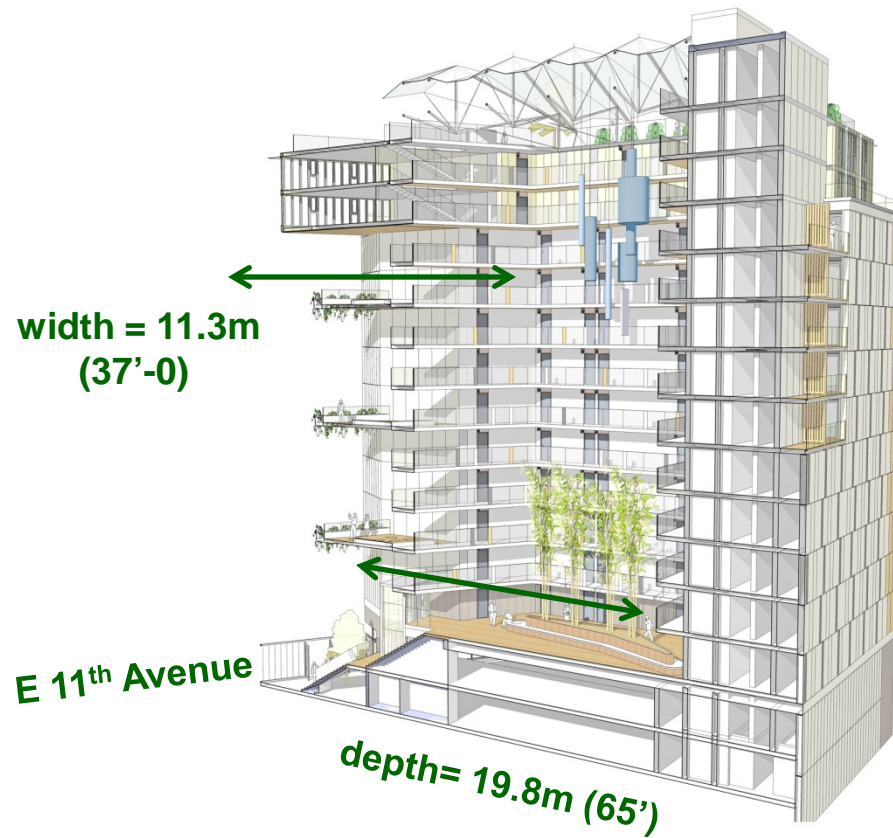
open space objective: *there should be appropriate open space to meet the on-site needs of children and adults*

Aerial Perspective Looking North

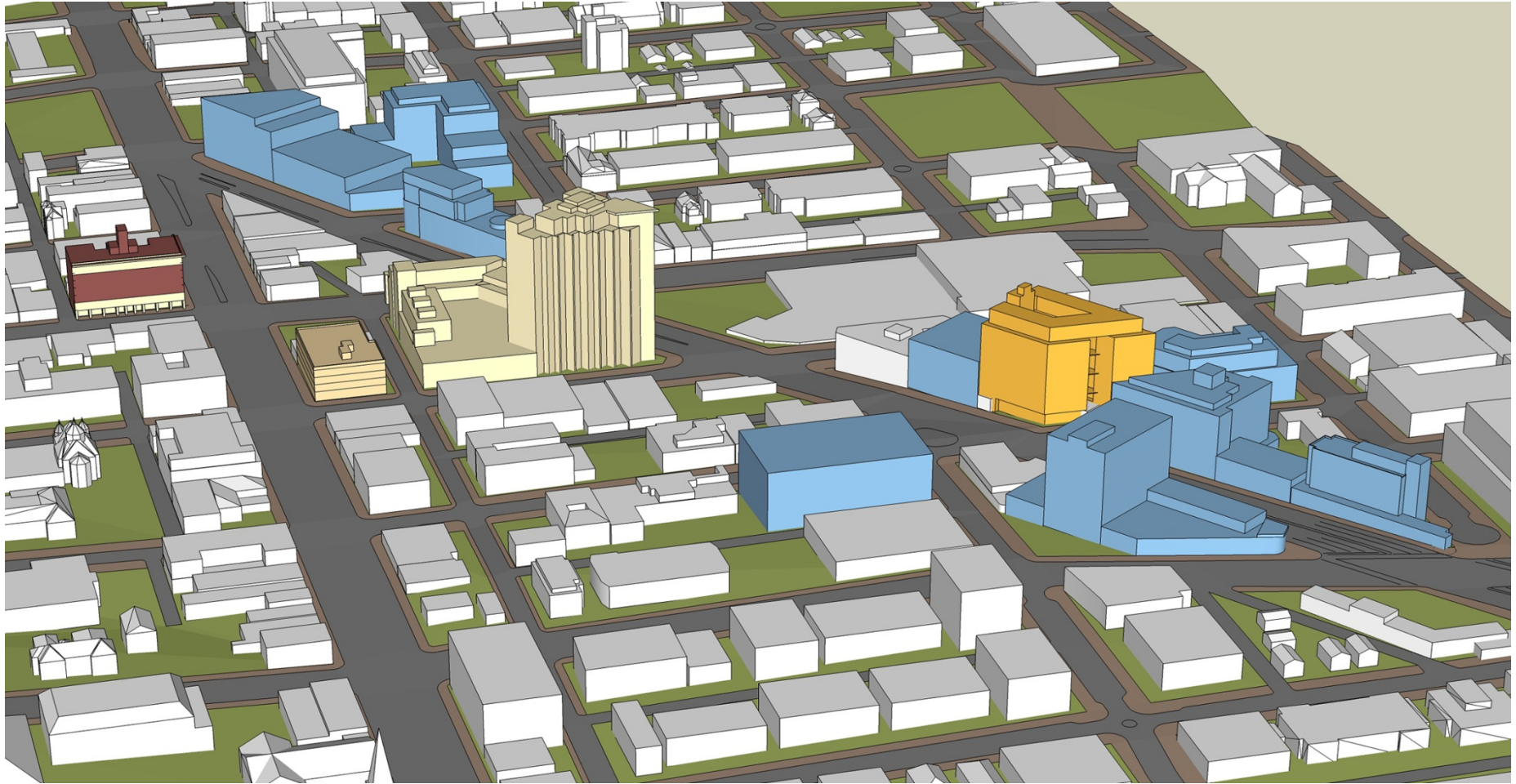
High-Density Housing for Families with Children Guidelines



Cut-away View of Entry Court



Conclusion on Form



Proposed Rents

Comparable Average Market Rents and Home Ownership Costs

	275 Kingsway Proposed Rents	Average Market Rent in Newer Buildings - Eastside (CMHC)	DCL By-law maximum Averages (CMHC 2014)	Monthly Costs of Ownership for Median-Priced Unit - Eastside (BC Assessment 2013)
Studio	\$1,050	\$1,100	\$1,242	\$1,639
1-Bed	\$1,200	\$1,454	\$1,561	\$1,955
2-Bed	\$1,725	\$1,854	\$1,972	\$2,449

Household Income Levels

Comparable Household Income Levels - Mount Pleasant and Citywide

	Owners	Renters	All Households
Mount Pleasant - Average Household Income	\$ 83,401	\$ 51,745	\$ 62,989
Mount Pleasant - Median Household Income	\$ 68,937	\$ 41,227	\$ 48,394
Citywide - Average Household Income	\$ 107,765	\$ 54,698	\$ 80,460
Citywide - Median Household Income	\$ 77,753	\$ 41,433	\$ 56,113

Source - National Household Survey 2011



First Open House (June 25, 2013)

- 89 people attended
- 89 written responses were received
- 54% in support of the project
- 39% opposed
- 7% uncertain

Second Open House (February 20, 2014)

- 86 people attended
- 95 written responses were received
- 80% in support of the project
- 16% opposed
- 4% uncertain

Conclusion

