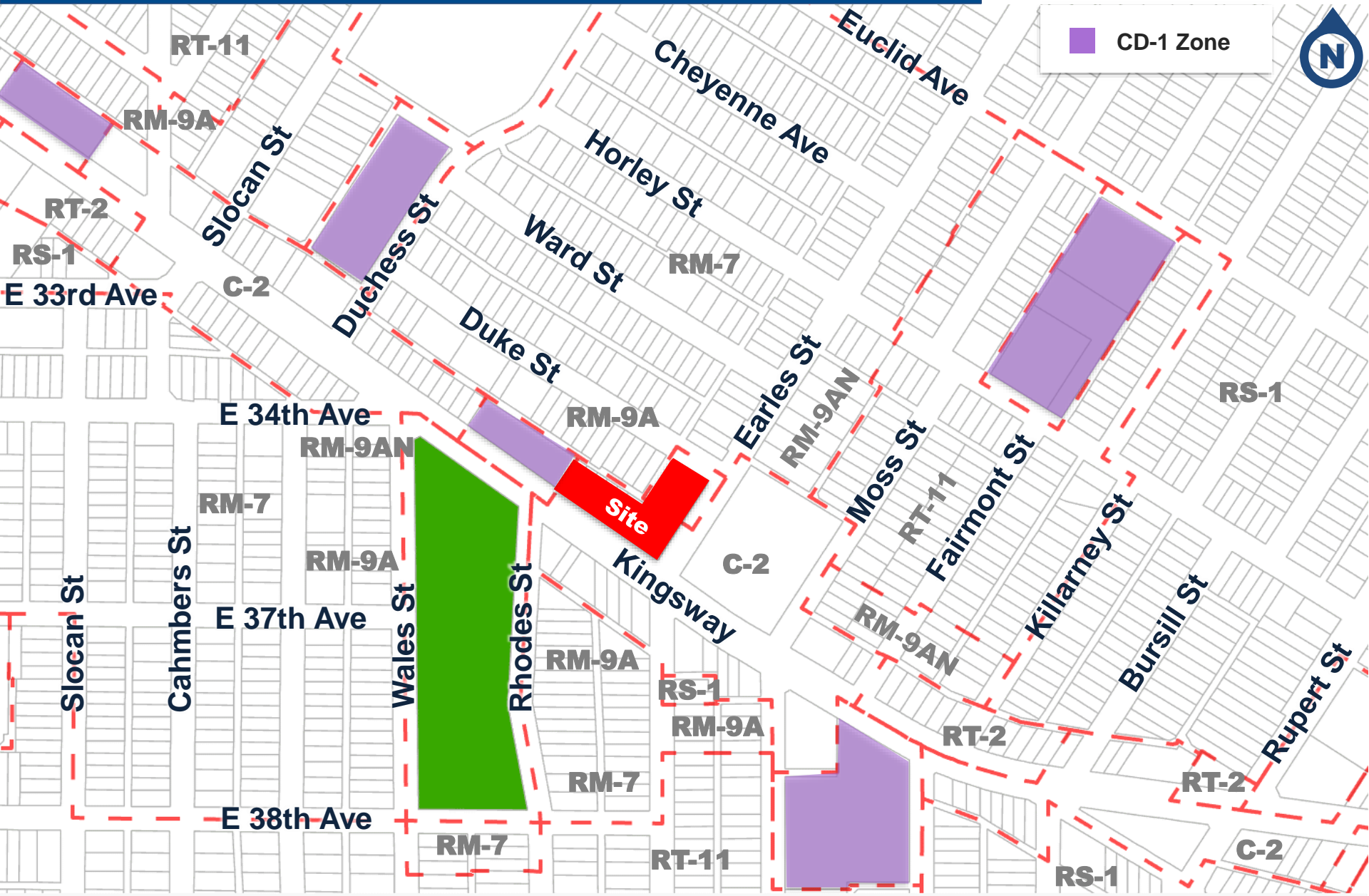




**CD-1 Rezoning: 2725-2751 Kingsway**  
Public Hearing – June 17, 2021

# Site and Surrounding Zoning



# Existing Site and Context



Norquay  
Park

Wales St.

Kingsway

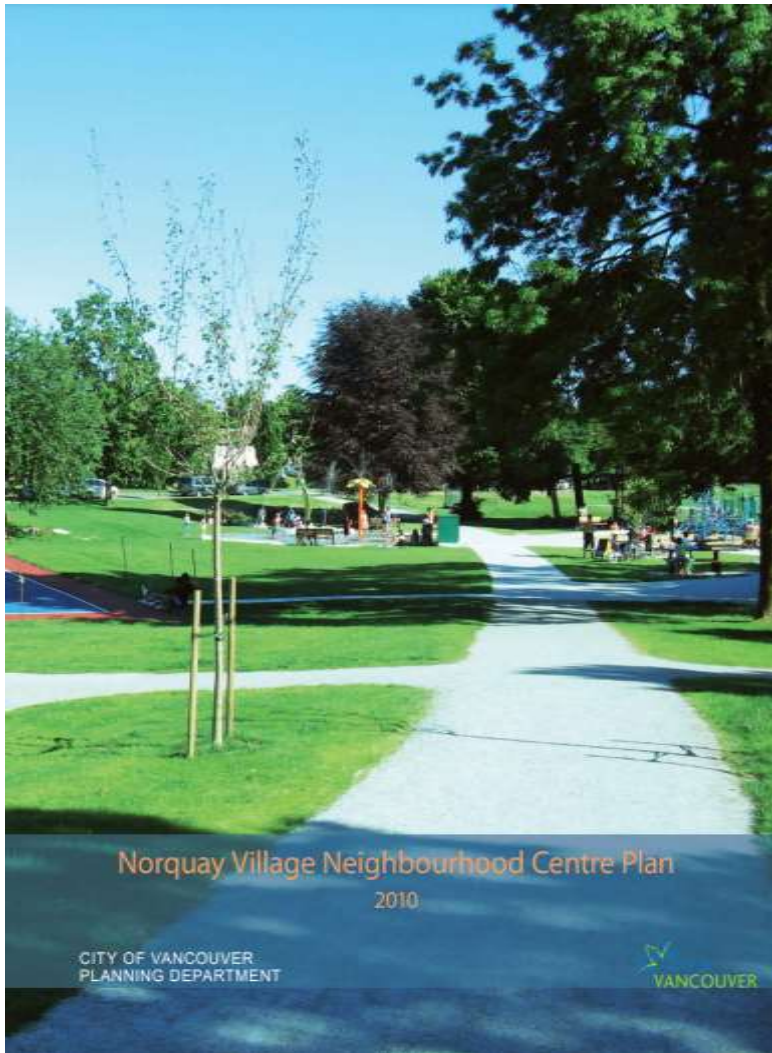
Earles St.

# Local Services and Amenities



# Enabling Policies

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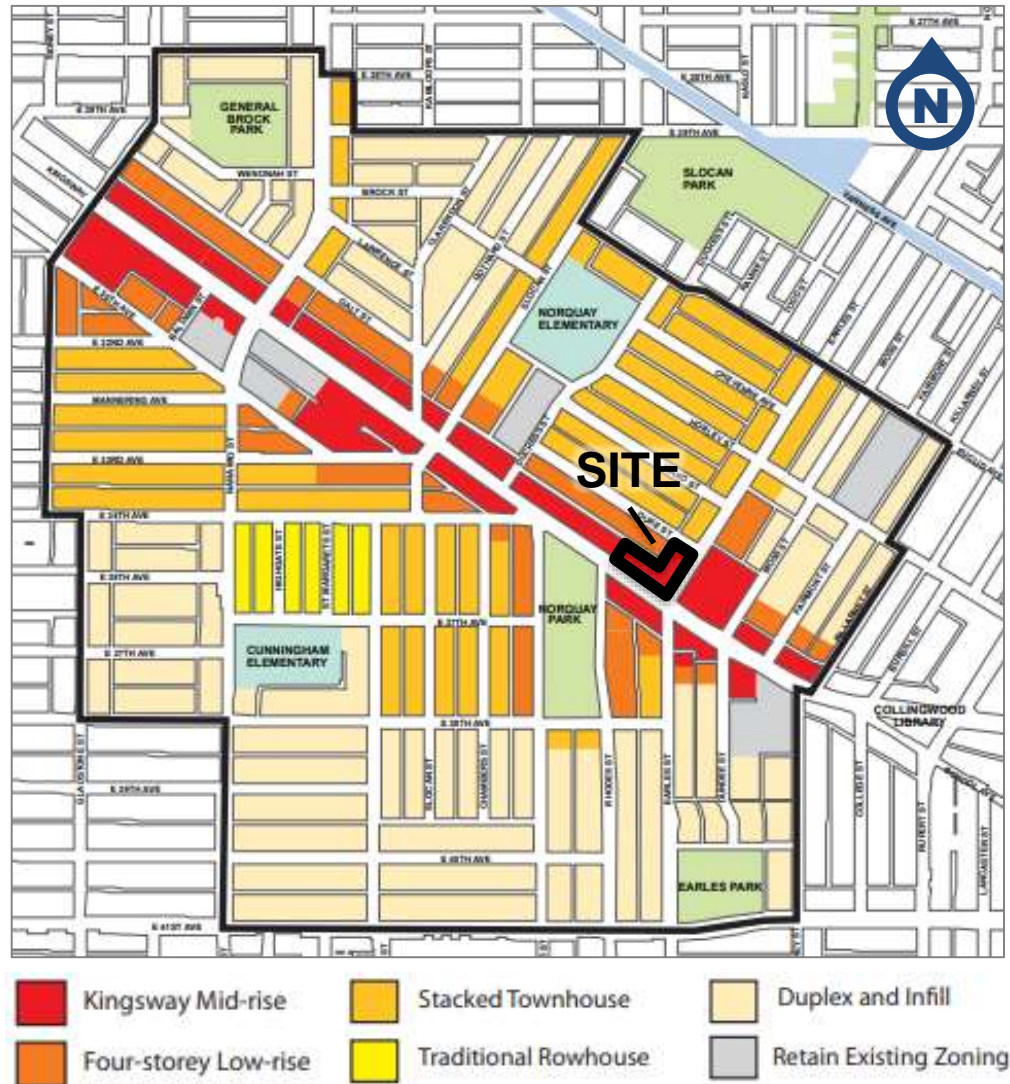
## Norquay Village Neighbourhood Centre Plan (2010)

Objectives of the Plan:

1. Revitalization of Kingsway
2. New community gathering spaces and public amenities
3. Enable residential neighbourhoods to evolve incrementally and organically
4. Affordable entry-level home ownership opportunities for families, while retaining options for rental housing
5. Safe and enjoyable pedestrian and bicycle connections

# Policy Context

## Norquay Plan Land Use Map

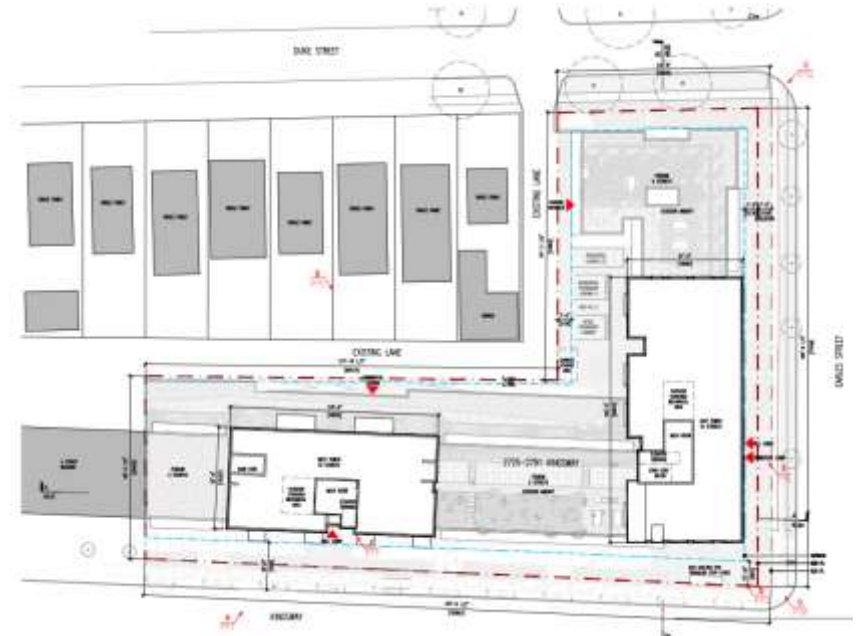


## Section 4.0: Kingsway Rezoning Area

- Mixed-use, with retail at-grade and residential or office above.
- Height: 8 to 10 storeys, with variation in the height of individual building elements
- Density: Up to 3.8 FSR, with a minimum 0.35 net FSR for ground floor retail
- Buildings elements above six storeys shall be stepped back
- New development should be setback to create a 24 foot sidewalk area

# Proposal

- Application received June 19, 2019
- Two 10-storey buildings connected by a podium element
- FSR: 3.8
- Height of 34.6 m (114 ft.)
- 219 strata-titled residential units, with 46% family units
- 765 construction jobs



**Lane**



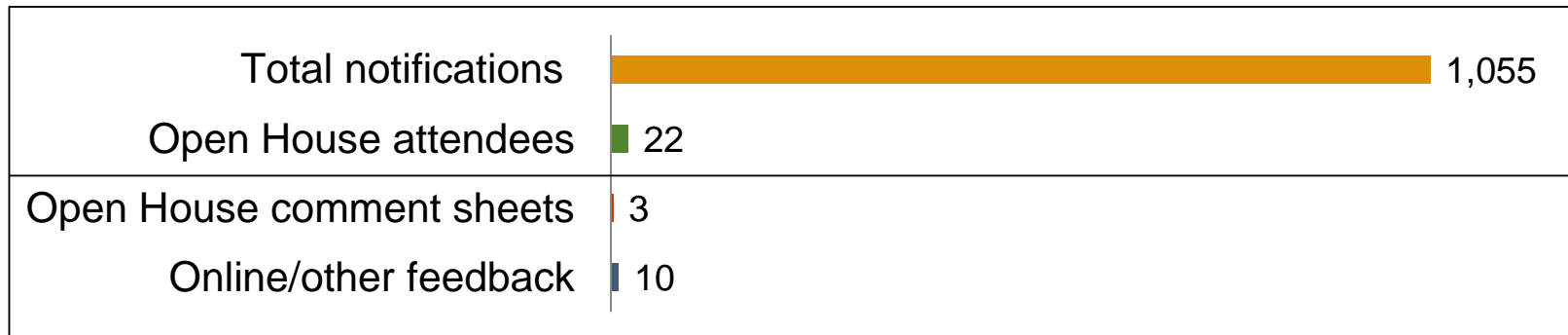
**Kingsway**



# Public Consultation

**Pre-application  
Open House  
June 21, 2017  
4 attendees**

**City-hosted  
Open House  
September 24, 2019  
24 attendees**



## Support

- Building design and height
- Alignment with Community Plan
- Relates well to the future Plaza on the Purdy's site
- Increased foot traffic for businesses

## Concerns

- Traffic and parking impacts
- Too many parking spaces
- Concerns over maintaining landscaping
- Privacy and shadowing impacts



# Public Benefits

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	Amount
<b>Cash Community Amenity Contribution</b>	\$2,600,000
<b>Development Cost Levies (DCLs)</b>	\$5,179,643
<b>Public Art</b>	\$375,568
<b>Total Value</b>	\$8,155,211

# Conclusion

- Meets intent of the Norquay Village Neighbourhood Centre Plan
- Staff support application subject to conditions outlined in Appendix B



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**END OF PRESENTATION**

# Shadow Studies

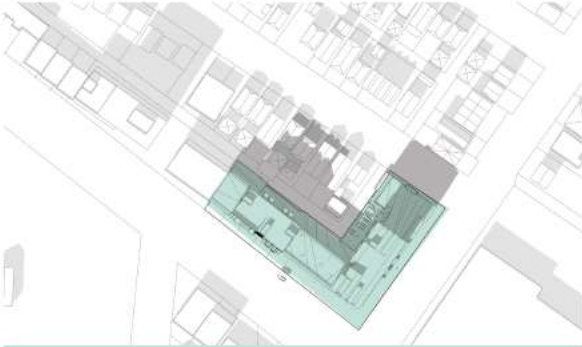
MARCH/SEPTEMBER 21



EQUINOX 10AM



EQUINOX 12PM



EQUINOX 2PM



EQUINOX 4PM

JUNE 21



SUMMER 10AM



SUMMER 2PM

# Shadow Studies

DECEMBER 21



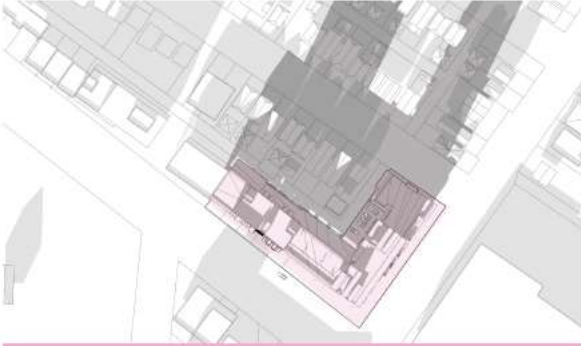
SUMMER 12PM



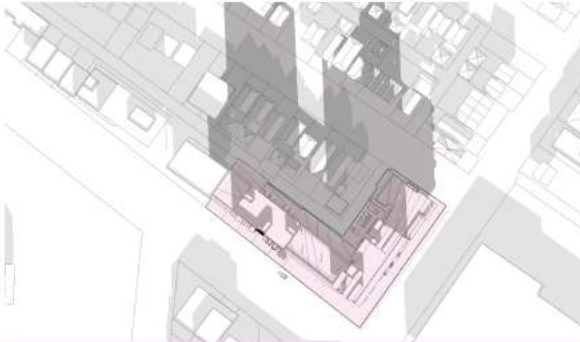
SUMMER 4PM



WINTER 10AM



WINTER 2PM



WINTER 12PM



WINTER 4PM