

6.6 Landscape

The landscape concept for 275 Kingsway is spare, yet evocative. The commercial space along Kingsway and E 11th Ave is setback 1.8m to increase the sidewalk width with street trees added where acceptable to the City. Grade-level rental units have landscaped terraces. The soaring, open-air central circulation space features tall, towering bamboo.

Atop the building is a low-slung, translucent roof canopy that uniquely marks the project in the Mount Pleasant skyline while protecting the open-air circulation space from rain and snow. Social amenity space suitable for singles, couples, families and children is located in a small penthouse on the roof. The rooftop amenity space includes outdoor play space for children, deck space for social activities, opportunities for urban agriculture and a green roof.

For additional information regarding landscape, refer to section 9.0 *Drawings*.

7.0 Parking, Loading, Bicycles & Services

Parking and loading access is by way of the lane at the lowest point of the site. Commercial parking spaces (11) and Car-Share spaces (8) are provided at the first level of underground parking. Secured residential parking spaces (98) plus visitor spaces (15) are provided on two additional levels.

One class B residential and two class B commercial loading spaces are accessed directly from the lane. Garbage and recycling services are located in close proximity to the loading bays to provide efficient access for pick-up.

Potential Future Bike Share facilities will be accommodated at grade on Kingsway and/or E 11th Ave under cover within the 1.8m setback that has been provided.

Bicycle parking is provided at the underground parking: 245 class A and 6 class B residential; and 8 class A and 4 class B commercial.

8.0 Community Consultation

8.1 Mount Pleasant Implementation Committee

A presentation to the Mount Pleasant Implementation Committee (MPIC) regarding the proposed vision for the 275 Kingsway site was held at the NED Native Education Centre on 13 December 2013.

Prior to the presentation, City of Vancouver Planning and Development Services advised that the purpose of the meeting was an opportunity for the proponent team to hear directly from MPIC members at an early design phase, in accordance with the MPIC Terms of Reference. It was noted that the MPIC might choose to submit a written response to the development team.

Representatives from Edgar Development Corp., Acton Ostry Architects, and the City of Vancouver Planning and Development Services were present to provide background information, project specific information, and to answer questions.

A presentation was made by the architect that included: built form and character; precedent projects located in the UK; and excerpts from the rezoning inquiry regarding location, context, data, plans, sections, and 3-D imagery.

Discussion followed with some members expressing support for the use, form, density and height while others expressed concern that the proposal should not be more than six storeys and that the density shouldn't be greater than 3.0 FSR.

On 28 January 2013 the City forwarded to the applicant *MPIC Review of the Proposal for 275 Kingsway* for consideration regarding the proposed development.