

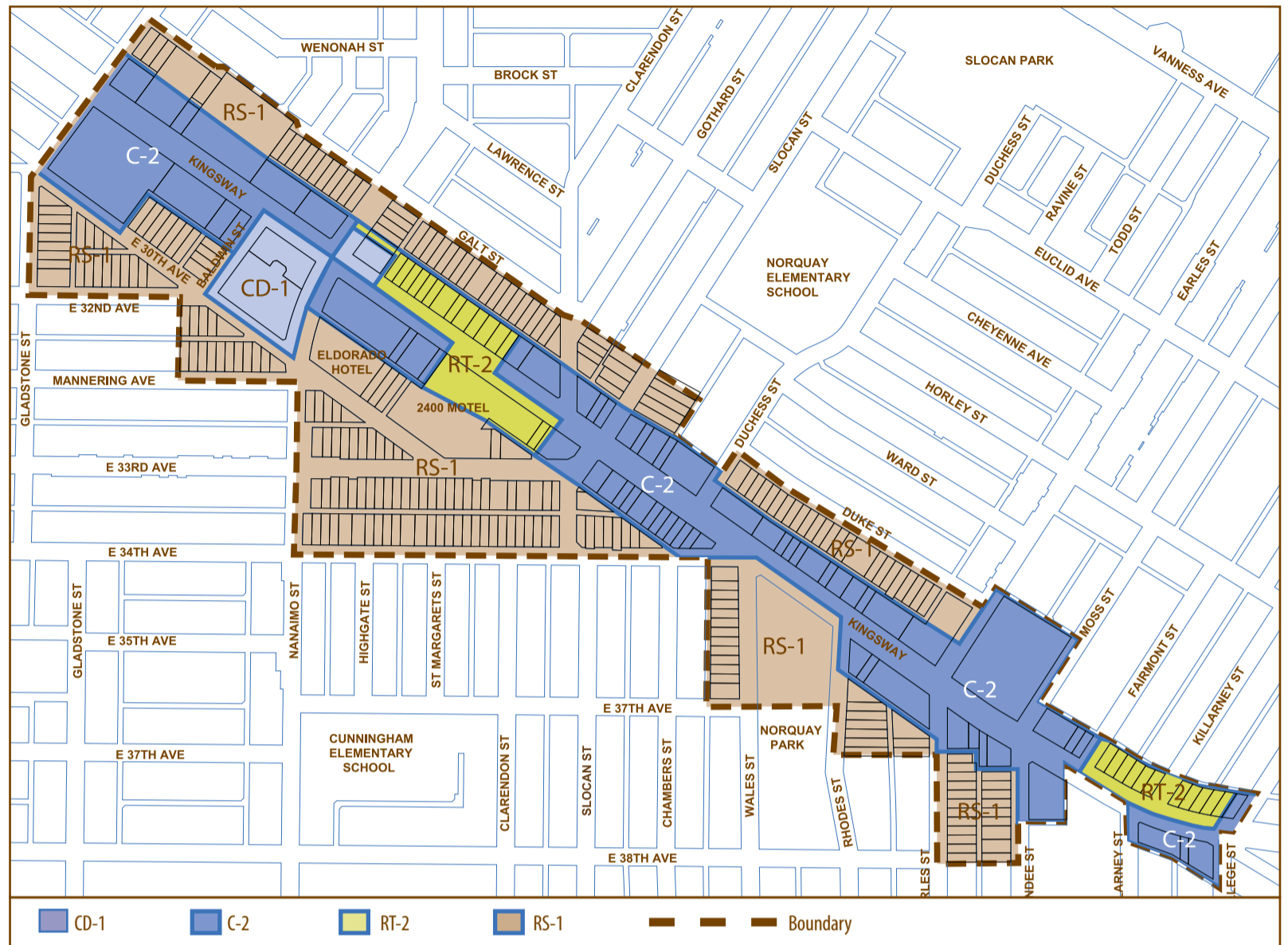
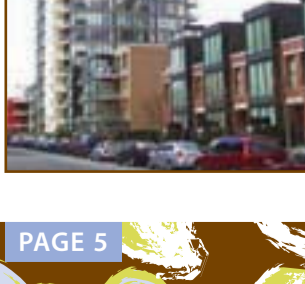
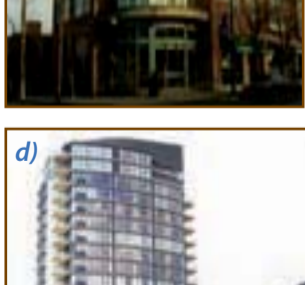
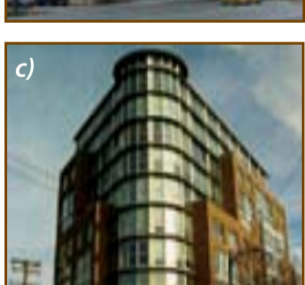
5. KINGSWAY REZONING POLICY AREA

a) Existing Situation



Kingsway as it is now

Examples of taller buildings



The Kingsway Rezoning Policy Area consists of mostly C-2 and some RT-2 and CD-1 zoned properties fronting Kingsway between Gladstone and Killarney. These properties are within “the Kingsway shopping area” of the Norquay Neighbourhood Centre. The Kingsway Rezoning Policy Area also includes some single family zoned blocks of properties to the north and south of Kingsway called the “transition area” because they are adjacent to the lower density residential behind.

Currently, the Kingsway shopping area lacks the services and shops that people need and want to meet their daily needs: shops such as a grocery store, a pharmacy, a bank, coffee shops and sidewalk cafes. The Housing Area and Shopping Area working groups believe that the area needs something different in order for positive change and a viable shopping street to emerge; they want a ‘sense of place’, a lively shopping area with an identifiable node of shops and services and inviting public spaces. They also want more amenities such as wider sidewalks, better pedestrian access across Kingsway, treed boulevards and medians, improvements to Norquay Park and a space for community arts. Additional density than what the current zoning allows will be required to support these and other changes.

The current C-2 zoning does not allow for variety in building height and building form: it restricts development to a height of 45 ft. or 4 storeys, and does not require any developer contributions to pay for community amenities. Many Kingsway properties are too shallow or small for feasible development to occur, and as a result, most remain under developed. Kingsway is also one of the widest streets in the City with a 100ft. wide right of way; Working group members and staff believe that Kingsway could handle larger scale development than is currently allowed.

Additional density will only be considered if it results in a development that better meets the expectations of the community, provides a contribution to neighbourhood amenities and high quality of construction and materials.

The types of mixed use developments that could be considered for Kingsway properties include:

- a) ‘street-wall’ buildings
- b) ‘hybrid’ buildings
- c) small towers
- d) medium towers

C-2 Zoning occurs along arterial streets throughout the City, including Kingsway. Generally, the zoning allows 4 storey residential/commercial “mixed use” use projects or 4 storey all commercial projects.

RT-2 Zoning allows two-family dwellings (duplexes) and in some instances, low density multiple family housing.

CD-1 (Comprehensive Development Zoning: Many developments in Vancouver are on large parcels zoned CD-1. These are “tailor-made” zonings used by the City where standard zoning isn’t suitable for the proposed uses or building design. Since the 1980s CD-1 regulations have included a lot of detailed requirements, but earlier CD-1 regulations were often quite vague and general. In addition, older CD-1 sites are often built to densities lower than those common today. Across the city, these older parcels are being redeveloped to higher densities. Examples include Champlain Mall. CD-1 zoning has also been used along the original SkyTrain line to permit dwellings which would help shield nearby homes from noise and over-look impacts from the guideway.