03 SITE

Site Overview

Property Information

Civic Address
1001 Kingsway, Vancouver

PID and Legal Descriptions
- PID: 011-951-591, Lot H Block 64 District Lot 301 Plan 4040
- PID: 011-951-613, Lot J Block 64 District Lot 301 Plan 4040
- PID: 011-951-621, Lot K Block 64 District Lot 301 Plan 4040

Lot Area
13,422 SF (irregular)

Lot Size
Three legal lots comprising two lots of 33' x 122' (frontage x depth) and one irregular lot of 127.6' x 75.1' (frontage x depth)

Frontages
Kingsway

Current Zoning
C-2 (proposed Rezoning to CD-1)

Current Use
Three-storey multi-tenanted commercial building with a surface parking lot as well as underground parking.

Proposed Use
Twelve-storey mixed-use residential building over three levels of underground parking. 88 affordable rental residential homes from levels 2 to 12 will make up 54,169 SF of the total 84,544 SF of Gross Floor Area (GFA). The ground floor will be comprised of 6,462 SF of retail fronting on both Kingsway and Windsor Street.



Aerial Map

Site Context

Neighbourhood Overview

1001 Kingsway is located in the Kensington-Cedar Cottage neighbourhood at the northeast corner of Kingsway and Windsor Street. The neighbourhood is comprised of predominantly single family dwellings, low-rise apartment buildings and one to three-storey commercial mixed-use buildings.

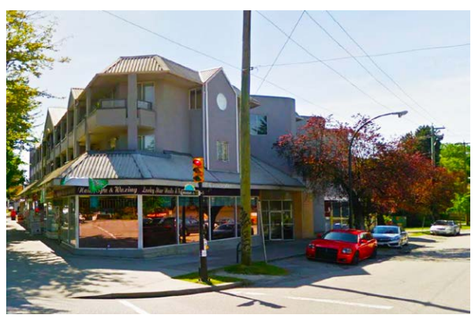
Situated along Kingsway, a major four-lane traffic route, the site is able to take full advantage of the transit system in place, with the number 19 bus stop located immediately west of the property.

The property is located just south of Charles Dickens Elementary school and adjoining Sunnyside Park. The single-family detached dwellings immediately to the north of the project site are zoned RM-1. Across Kingsway, to the south, three to six-storey developments line Kingsway with multi-family developments behind. The neighbourhood beyond is predominantly single-family detached dwellings.

The site is adjacent to the number 19 bus stops running in each direction connecting it with the broader transist network. Windsor Street forms the west edge of the site, providing immediate access to the bike network.



Map of area within a 0.25 km range of the site.



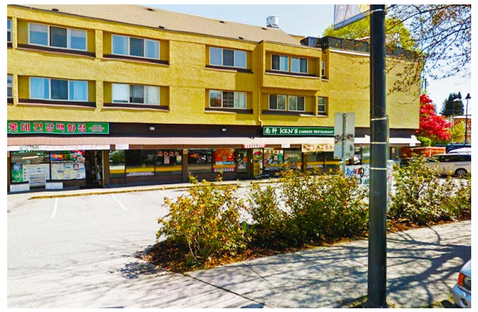
1 View from the site (intersection of Kingsway and Windsor) looking across the street.



2 Sunnyside Park.



3 Typical single family dwellings to the north and south of the site.



4 Typical commercial architecture along Kingsway.

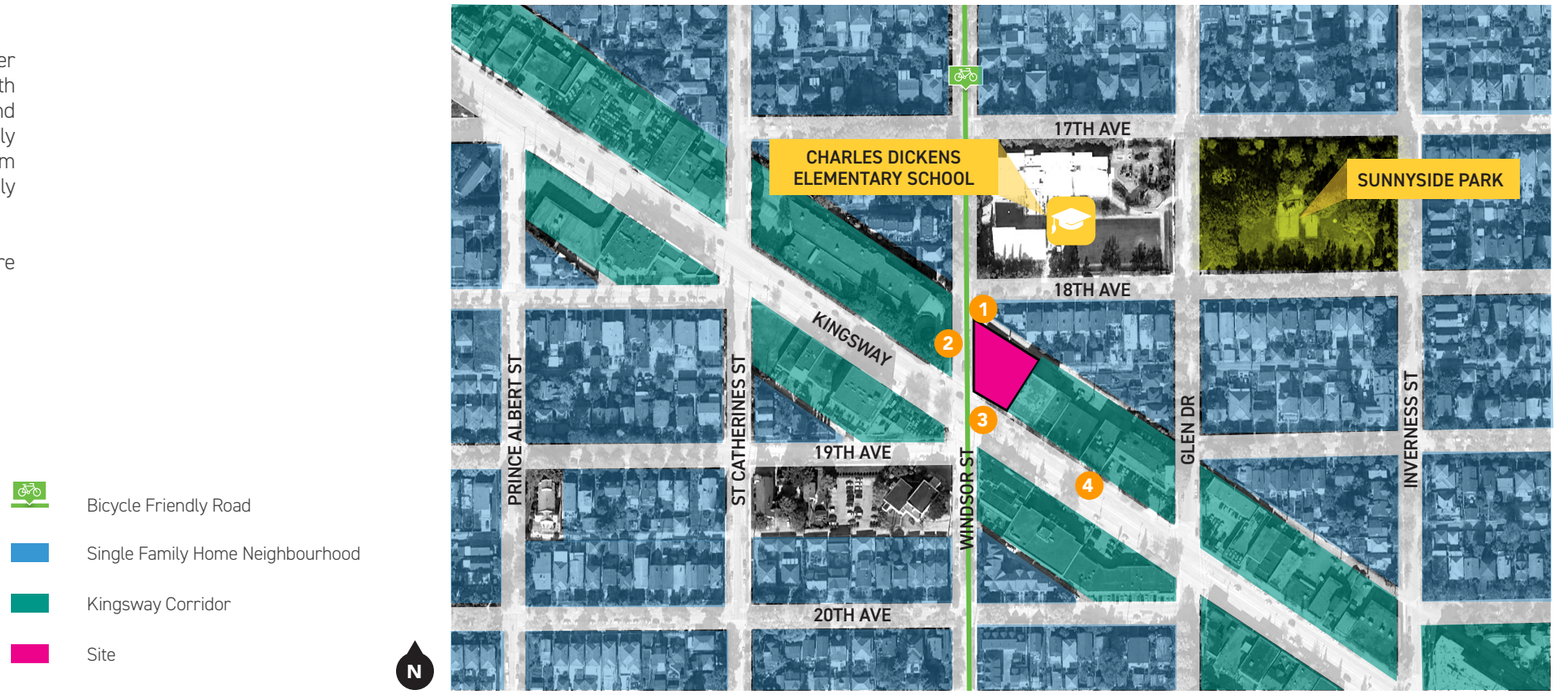


5 Charles Dickens School nearby.

Site Features

The Kingsway property is an irregularly-shaped site on the northeast corner of the Kingsway and Windsor Street intersection. Sloping upwards from north to south, the site is occupied by a three storey building with underground parking supplying ten parking stalls. The existing building is approximately 7,700 SF and includes four retail units. The existing parkade is accessible from a ramp located at the rear of the building along the lane. The site is currently serviced for all utilities, including Hydro, water, storm and sanitary.

The site fronts Kingsway (four-lane) and Windsor Street (two-way street). There are no dedicated bike lanes, however, Windsor Street is a busy bike route.



Bicycle Friendly Road

Single Family Home Neighbourhood

Kingsway Corridor

Site

Legend

Current Use: The site is currently a 2 storey commercial building with on grade parking at lane.



1 Lane along rear yard of site with existing four-storey building on the right.



2 View from Windsor Street Looking West towards ICBC Claim Centre.



3 Kingsway south Elevation of exisiting building with existing 4 storey building on the right.



4 View of the site on Kingsway looking West.