



453, 457 35 AV NW

R-C2 to H-GO

LOC2022-0112 / DP2022-05441

Item 6.1.12



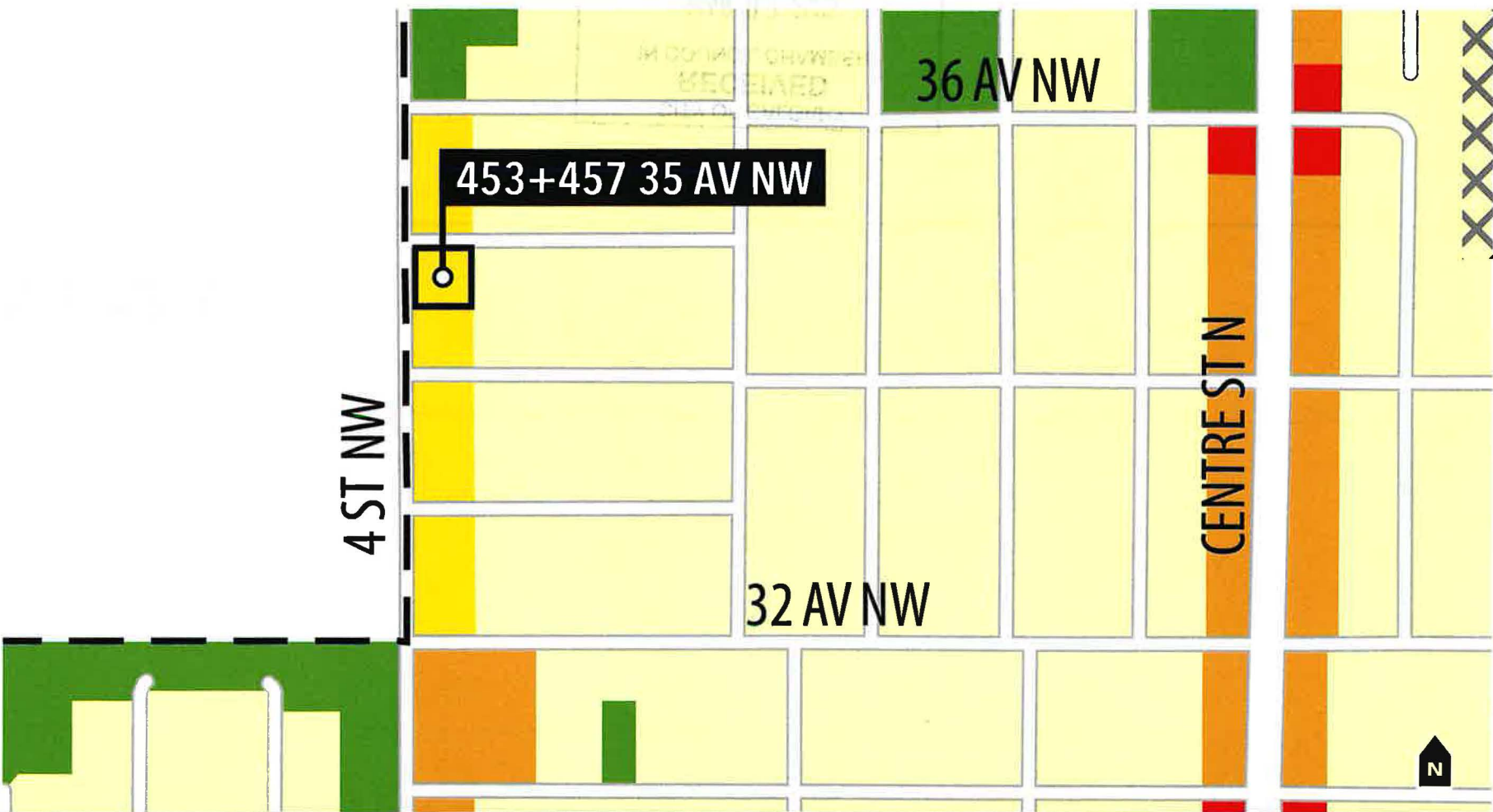
FAAS

Policy Context North Hill Communities Local Area Plan

Legend

Urban Form Categories

- Neighbourhood Commercial
- Neighbourhood Flex
- Neighbourhood Connector
- Neighbourhood Local
- Commercial Corridor
- Industrial General
- Natural Areas
- Parks and Open Space
- City Civic and Recreation
- Regional Campus
- No Urban Form Category

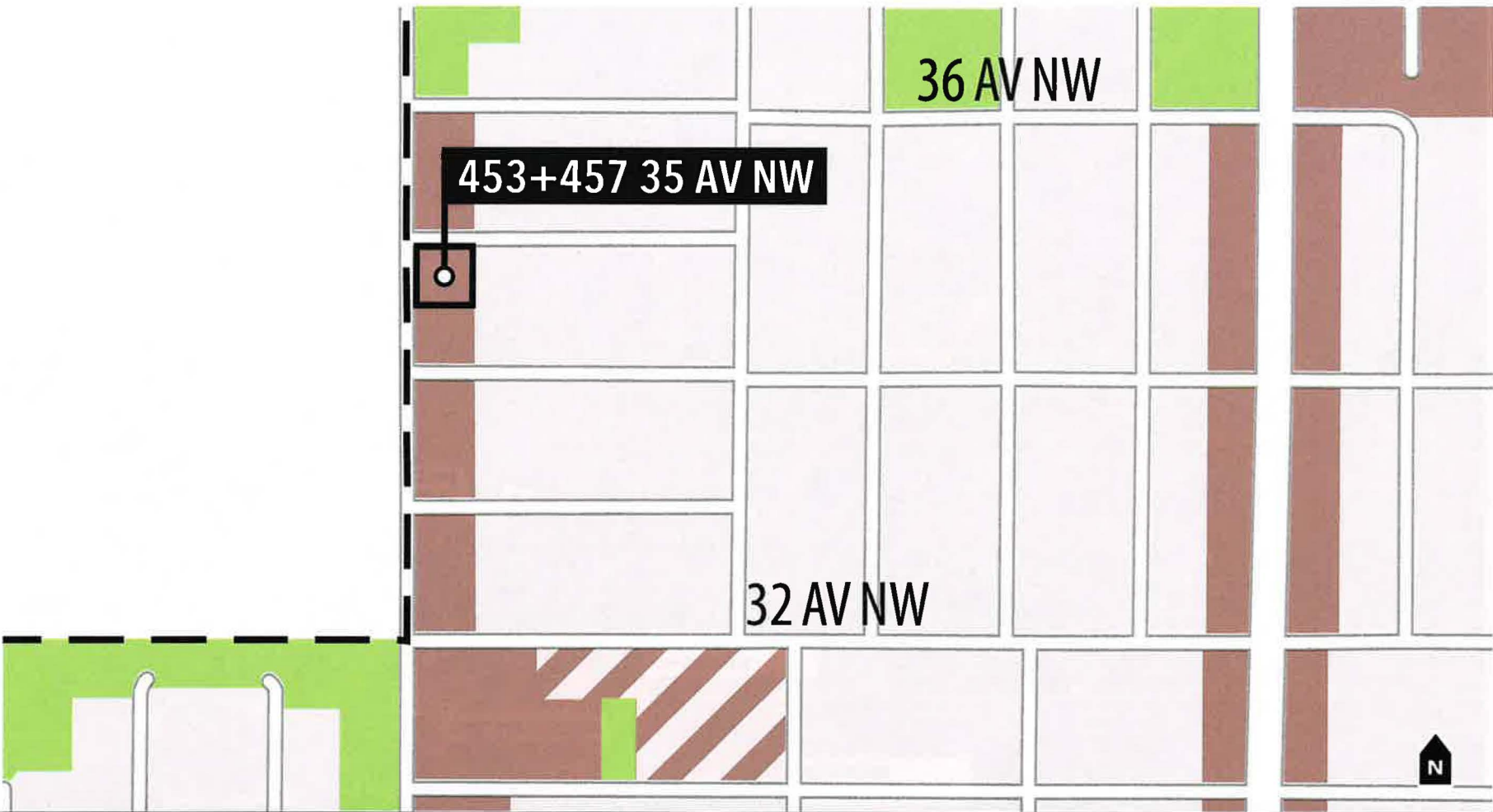


H-GO District: North Hill Communities Local Area Plan

✓ Within Neighbourhood Connector Urban Form Category

Legend

- No Scale Modifier
- Limited (up to 3 Storeys)
- Low - Modified (up to 4 Storeys)
- Low (up to 6 Storeys)**
- Mid (up to 12 Storeys)
- High (up to 26 Storeys)
- Parks, Civic and Recreation
- Plan Area Boundary



Building Scale

✓ Up to 6 storeys supported | Up to 3 storeys proposed

Local Context Highland Park



Development Vision At-a-Glance

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±0.12_{HA}
SITE AREA

1.5_{FAR}
MAXIMUM FLOOR AREA



22
RESIDENTIAL UNITS



11
2-3 BEDROOM UNITS

11
1-BEDROOM SECONDARY SUITES



11
ON-SITE PARKING STALLS



6
ALTERNATIVE MOBILITY
STORAGE UNITS

5
CLASS-1 BICYCLE STALLS



±373_{SQ.FT.} / ±35_{SQ.M.}
COMMON COURTYARD AMENITY SPACE



9-11_M / 3 STOREYS
PROPOSED BUILDING HEIGHT

12_M / 3 STOREYS
MAXIMUM BUILDING HEIGHT

Proposed Land Use Redesignation

453, 457 35 AV NW | R-C2 to DC (based on M-CG)

Hello Neighbour

We are proposing a Land Use Redesignation at 453, 457 35 AV NW to transition the land use from the existing Residential - Contextual One/Two Dwelling (R-C2) District to a Direct Control (DC) District based on the Multi-Residential - Contextual Grade-Oriented (M-CG) District. The proposed land use change would enable a development vision that includes a total of 11 townhome units and 11 smaller basement units with 11 associated parking stalls (one per townhome unit) within a three-storey rowhouse-style built form.



Proposed Land Use Change

453, 457 35 AV NW | R-C2 to DC (based on M-CG)



APPLICANT-LED OUTREACH SUMMARY

453, 457 35 AV NW
LOC2022-0112, DP2022-05441



Land Use Change

A petition for land use change is being submitted to the City of Vancouver to change the land use designation of the property at 453, 457 35 AV NW from the existing Residential - Contextual One/Two Dwelling (R-C2) District to the proposed Direct Control (DC) District based on the Multi-Residential - Contextual Grade-Oriented (M-CG) District.

Development Vision

The proposed development is a three-storey rowhouse-style built form consisting of 11 townhome units and 11 smaller basement units with 11 associated parking stalls (one per townhome unit).

Planning Remarks

The proposed development is consistent with the City's Official Community Plan (OCP) and the City's Zoning Bylaw. The proposed development is also consistent with the City's Strategic Plan and the City's Vision Statement.

Public Engagement

The applicant has engaged in public consultation with the community and the City of Vancouver. The applicant has also provided a detailed report on the public consultation process.

Proposed Land Use Change

453, 457 35 AV NW | R-C2 to DC (based on M-CG)



APPLICANT-LED OUTREACH SUMMARY

453, 457 35 AV NW
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- JUNE 2022

• Direct Control application submission.
- SEPT. 2022

• Hand delivered letters to neighbours and installed custom on-site signage.
- OCT. 2022

• Met with the HPCA and offered a meeting with the Ward 4 Councillor's Office.
- NOV. 2022

• Council approved Missing Middle Land Use Bylaw Amendments.

• Concurrent application transition to H-GO.
- DEC. 2022

• Large format site signage updated with the transition of proposal to H-GO.

• Advised HPCA and Ward 4 Councillor's Office of application transition to H-GO.
- JAN. 2023

• Follow-up digital information session meeting with the HPCA.

• Shared Outreach Summary with City Administration, HPCA, and Ward 4 Office

• Continued monitoring of dedicated outreach email and phone line.

Launch July 2022 7 months of outreach + refinement Closure Jan 2022



HAND-DELIVERED PROJECT POSTCARDS



ON-SITE SIGNAGE



PROJECT MEMO (HPCA + WARD 4 OFFICE)



OUTREACH EMAIL INBOX + CORRESPONDENCE



OUTREACH PHONE LINE + TEAM RESPONSES



INFORMATION SESSION: SEPTEMBER 27, 2022



DETAILED WHAT WE HEARD SUMMARY



ONGOING PUBLIC COMMUNICATIONS

Application Evolution Key Changes



Thank You

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FΛΛS

Supplementary.

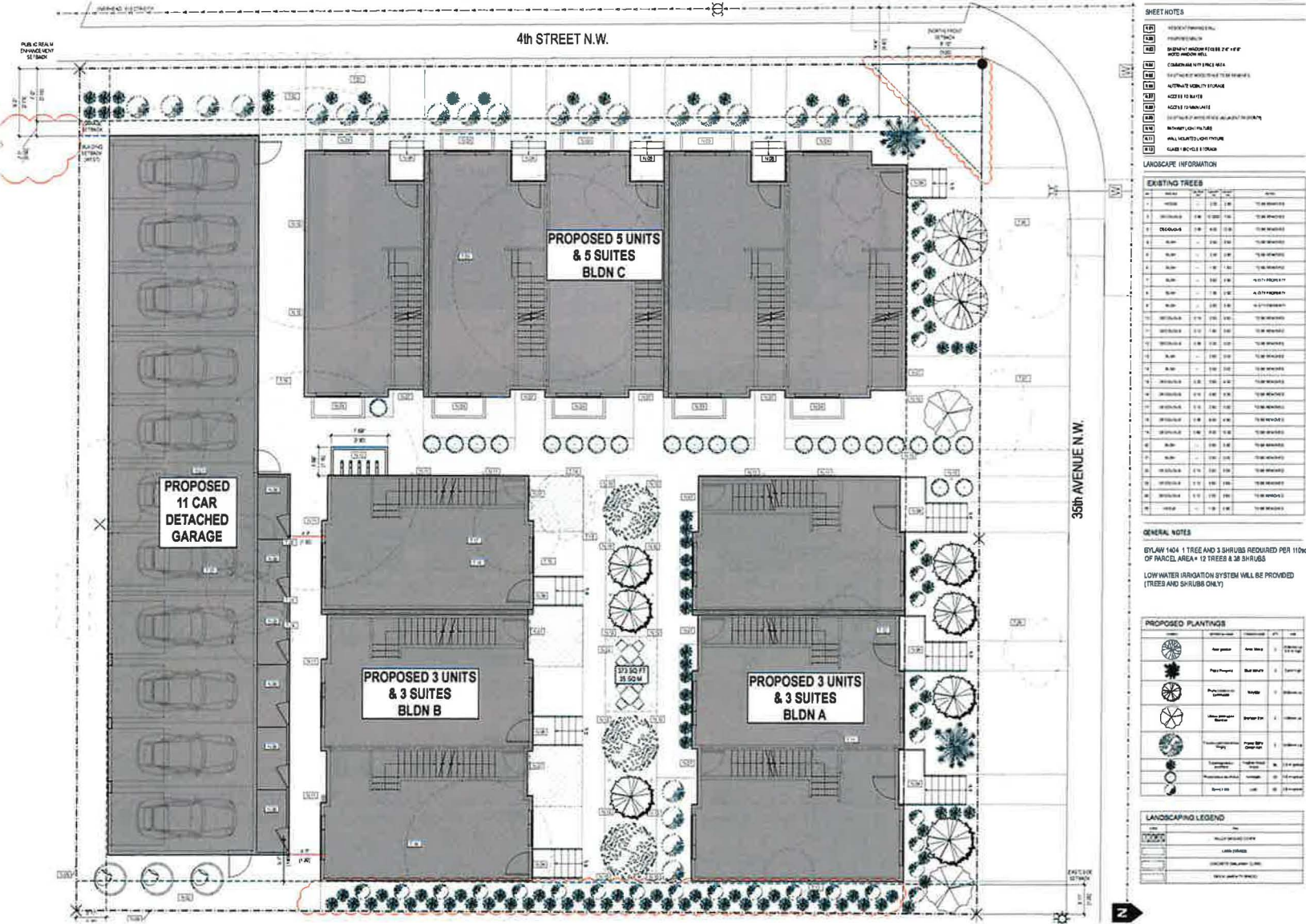
Interior Courtyard Common Amenity

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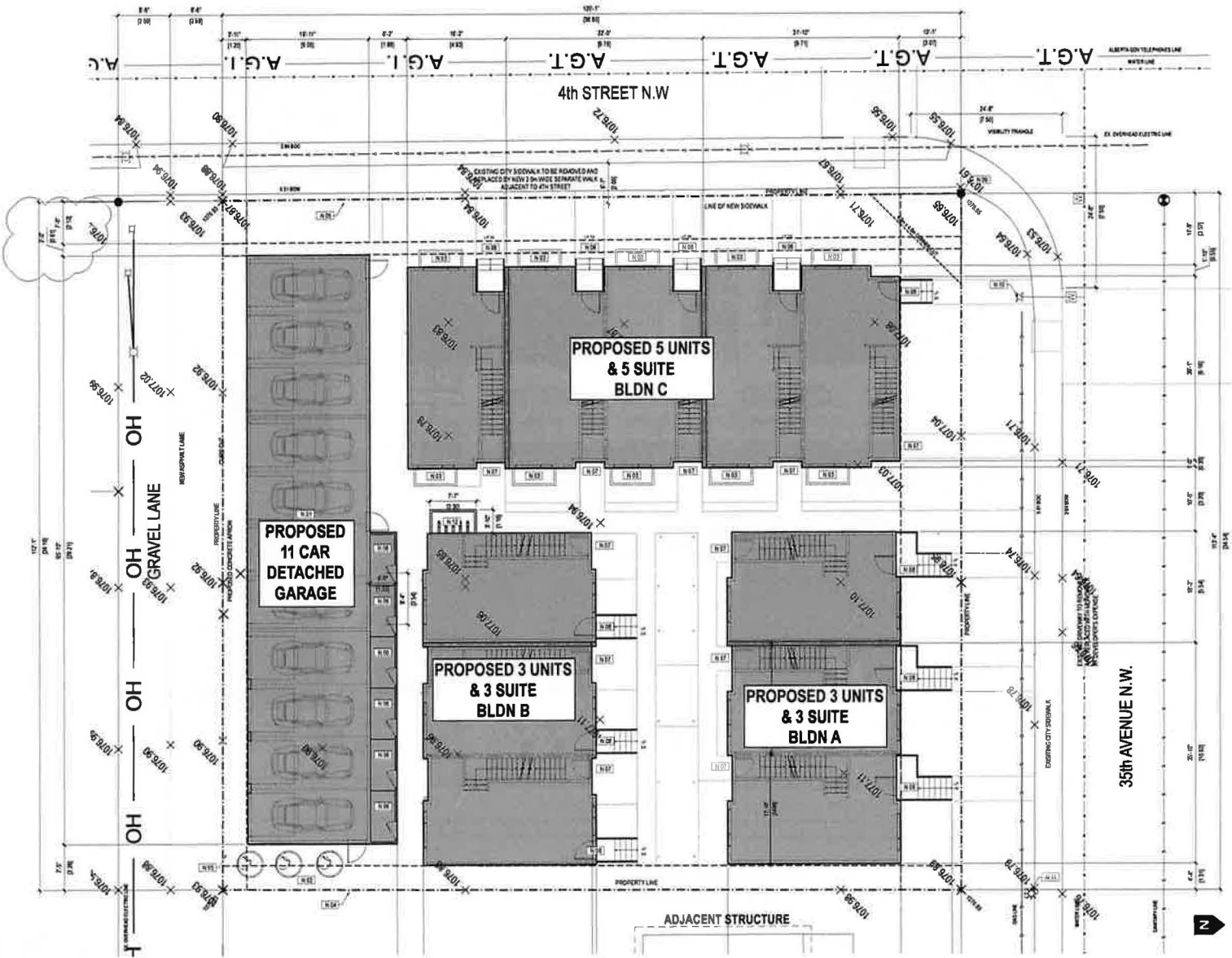


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Landscape Plan



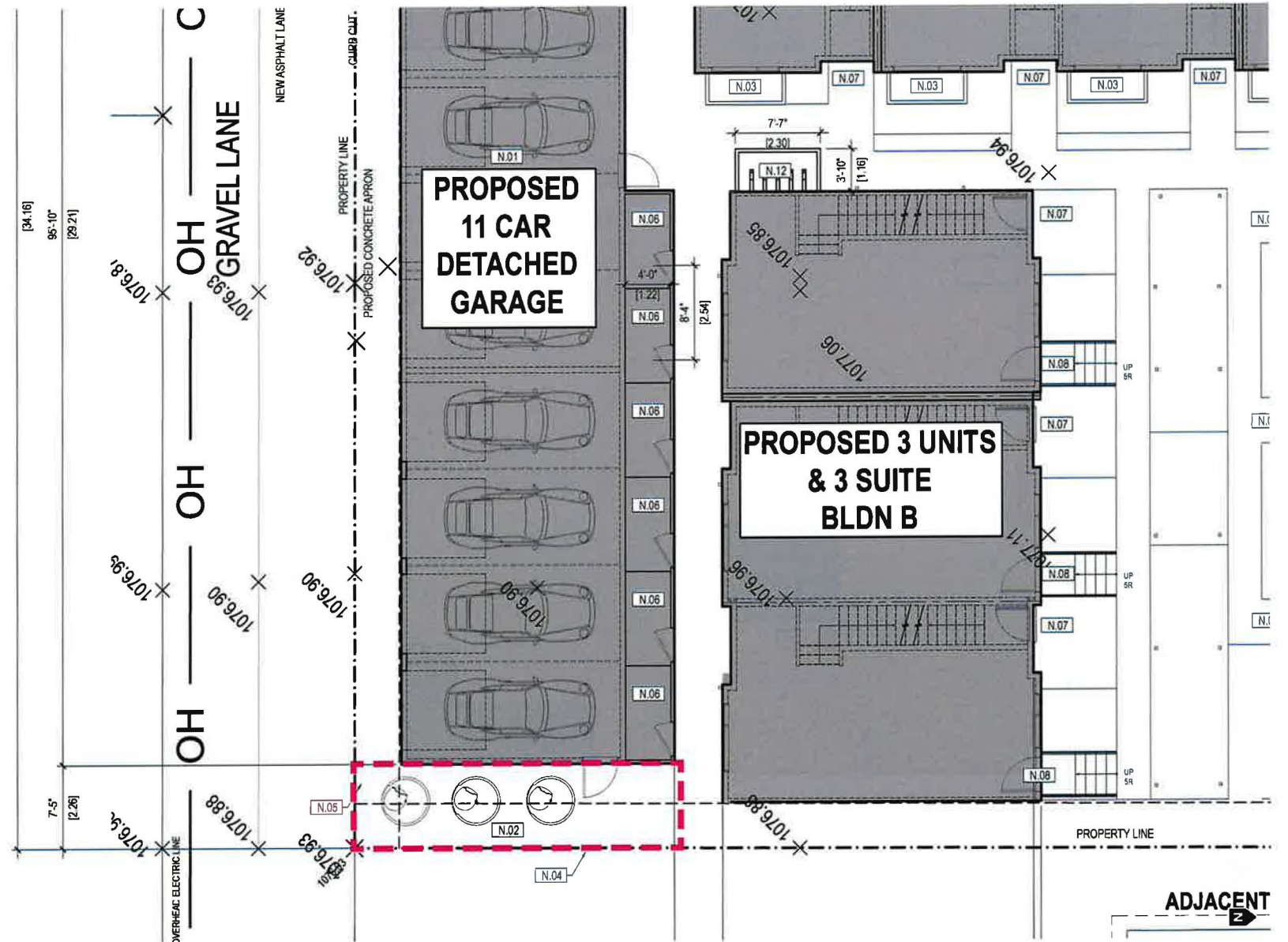
Site Plan



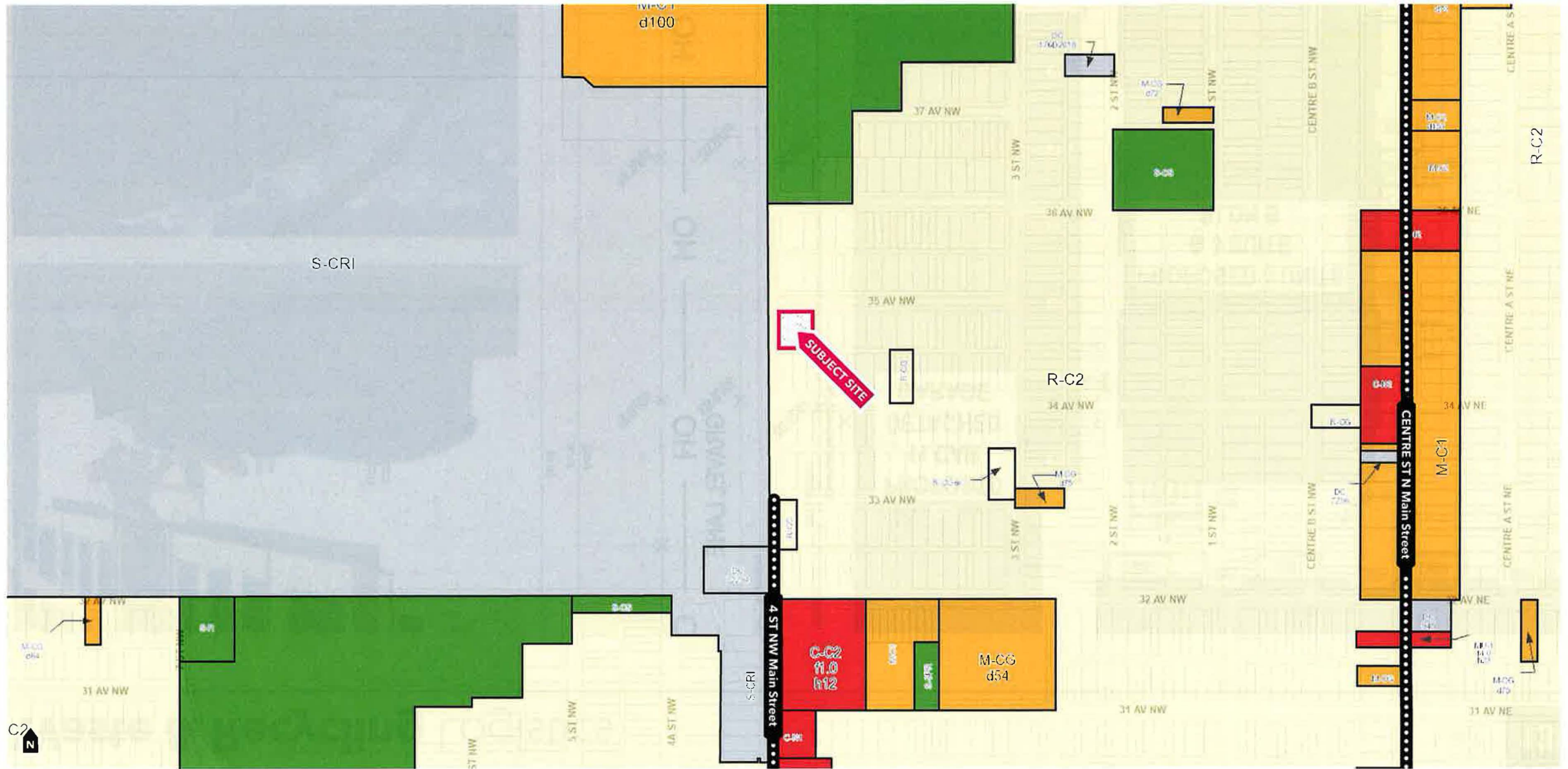
- SHEET NOTES**
- (S.1) RELOCATE PARKING STALL
 - (S.2) PROPOSED WALKWAY (SEE PLAN)
 - (S.3) BASEMENT WINDOW ELEVATION 7' 6" X 6" 8" WOOD WINDOW WALL
 - (S.4) EXISTING 8' 0" WOOD DECK (SEE PLAN)
 - (S.5) EXISTING 8' 0" WOOD DECK TO BE REMOVED
 - (S.6) ALTERNATE WALKWAY STORAGE & TOTAL
 - (S.7) ACCESS TO SUITE
 - (S.8) ACCESS TO SUITE
 - (S.9) POWER POLE
 - (S.10) PRE-HYDRANT
 - (S.11) LIGHT POLE
 - (S.12) CLARE VEHICLE STORAGE & TOTAL
- GENERAL NOTES**
- A. ALL EXISTING STRUCTURES, RETAINING WALLS AND LANDSCAPING TO BE REMOVED WITHIN COMBINED DEVELOPMENT PARCELS
 - B. REFER TO SURVEY PLANS FOR GEODETIC ELEVATIONS ADJACENT TO DEVELOPMENT PERIMETER
 - C. ALL SITE REHABILITATION OF SIDEWALKS, BUS ZONE, AT-RISK, AND PAVED LANES ARE TO BE COMPLETED AT THE OWNER'S EXPENSE
 - D. ELECTRIC VEHICLE EQUIPMENT ROUGH-INS WILL BE INSTALLED AT ALL PARKING STALLS TO BE CONSIDERED BY CABLE

FAAS

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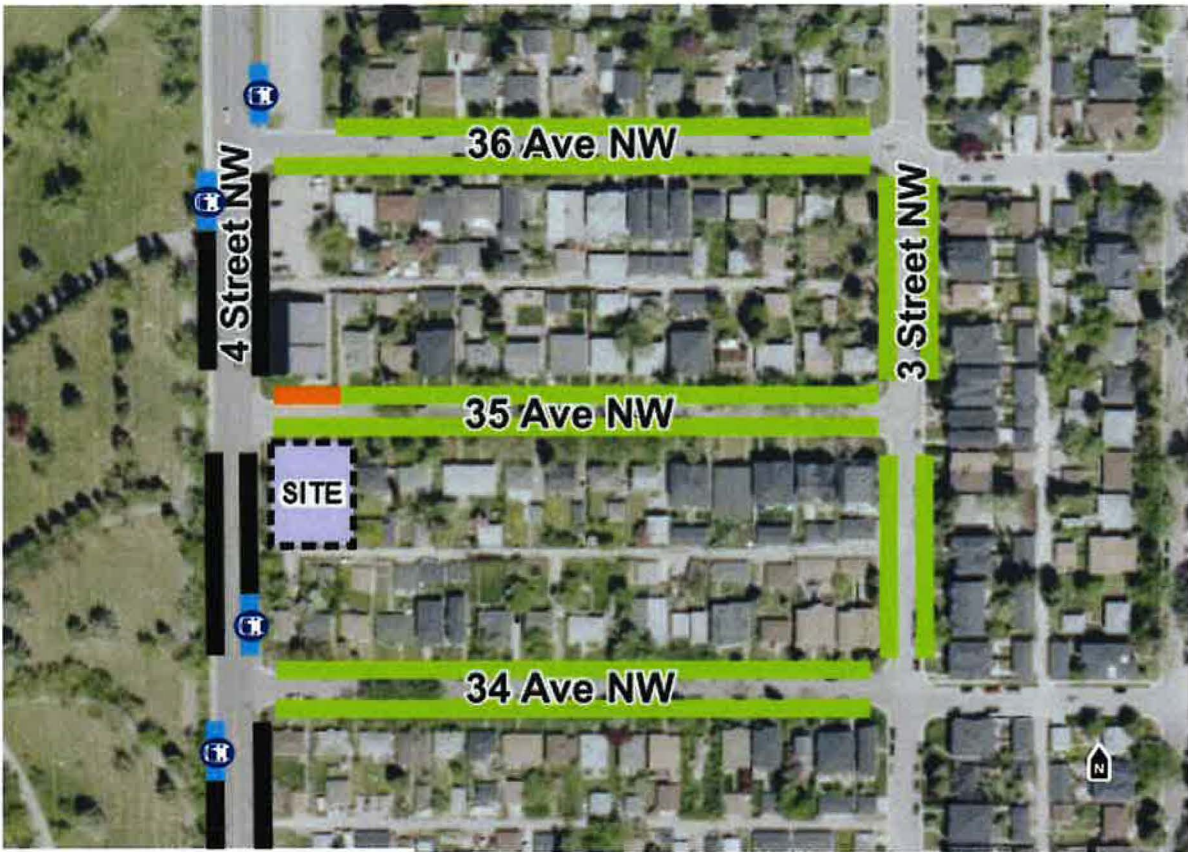


C2



Parking On-street Restrictions, Supply & Demand

On-Street Parking Restrictions



LEGEND

- No Restrictions
- Loading Zone
- No Parking
- Bus Stop

Observed Peak On-Street Demand (19:00)



LEGEND

- Parking Area
- Parking Demand
- Parking Supply

