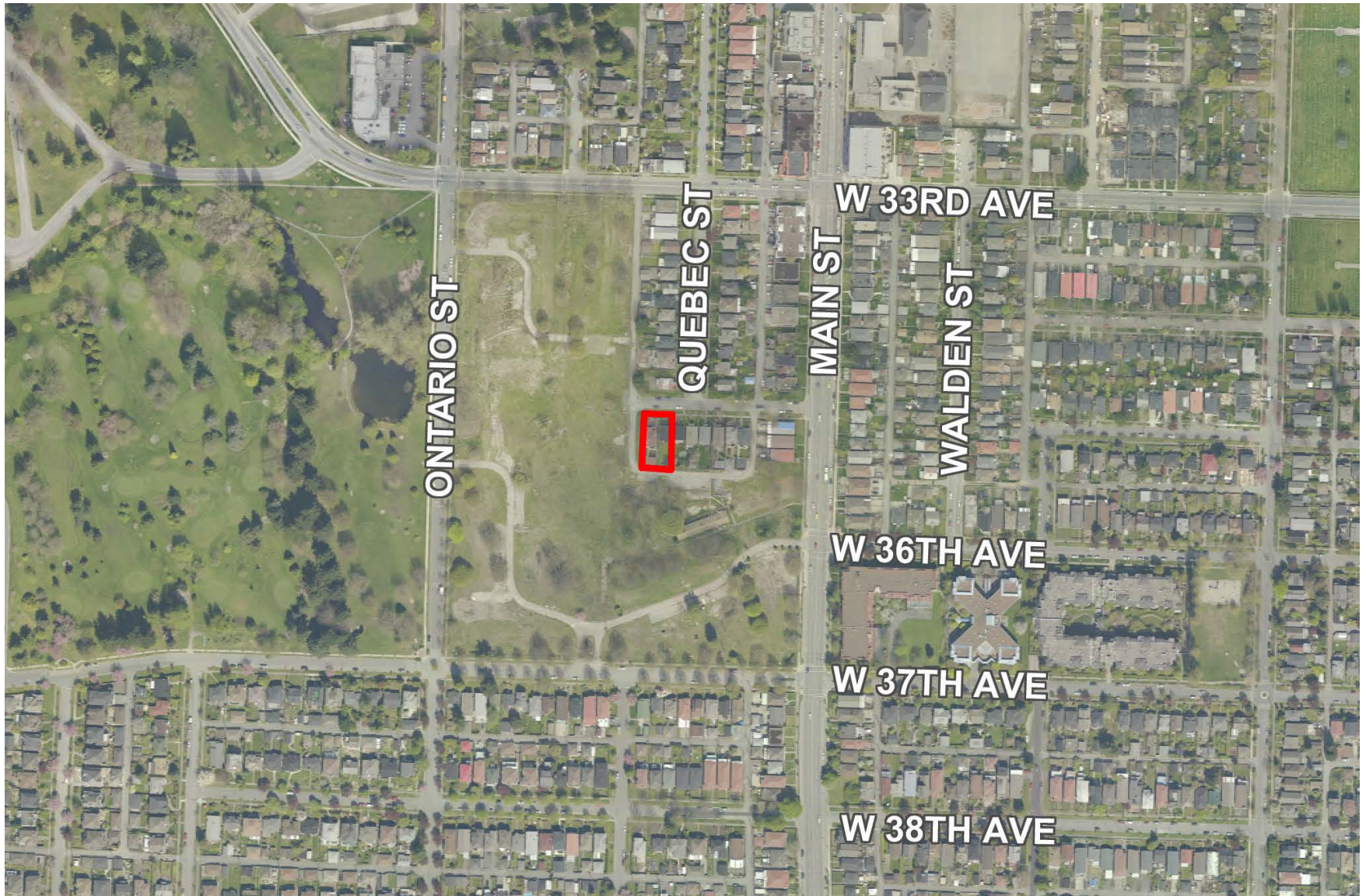




CD-1 Rezoning: 106-116 East 35th Avenue  
Public Hearing | July 12, 2016







## 17 Residential Units

- 3 one-bedroom units
- 5 two-bedroom units
- 9 three-bedroom units

82% family units

## Parking

- 20 vehicles
- 23 bicycles

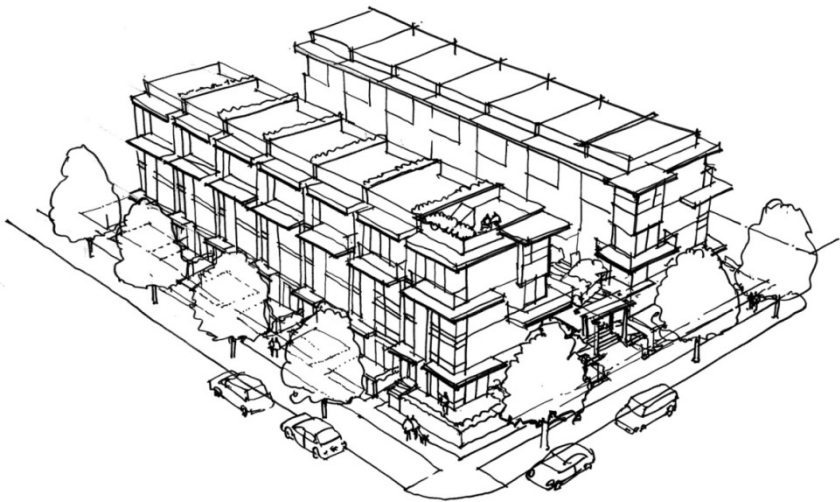
## Height

- 5 storeys
- 16.9 m (56 ft.)

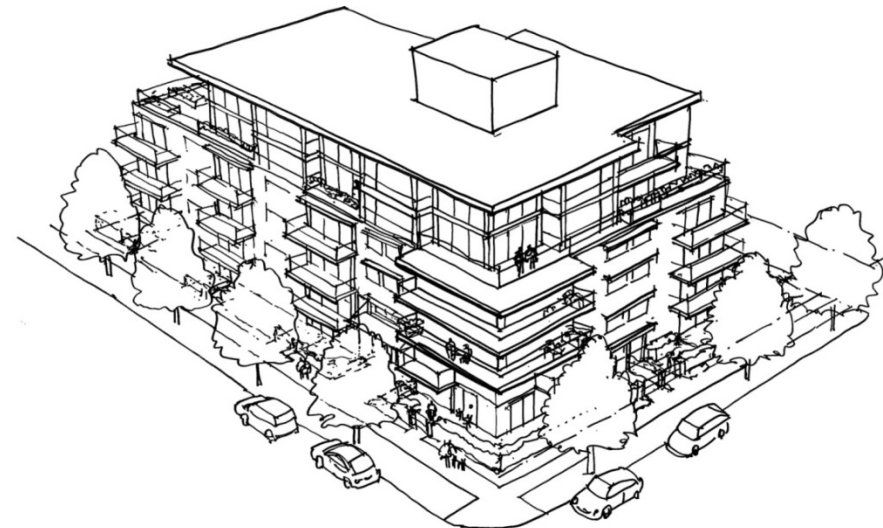
# Policy: Little Mountain Adjacent Area Rezoning Policy

Approved by Council in February 2013

1. New Housing Types
2. Public Benefits
3. Pedestrian & Cyclist Friendly design
4. Sustainability



townhouses



4-6 storey mid-rise

- ↘ City-hosted Open House (January 11, 2016)
  - ↘ 457 notifications were distributed
  - ↘ 21 people attended
  - ↘ 3 written responses received
  
- ↘ Feedback
  - ↘ General support for the project and its design
  - ↘ Concern that the blank wall and hedges are not pedestrian friendly and the public realm does not encourage neighbourhood connectivity

CAC Value	Allocation
(100%) \$293,319	Affordable Housing Reserve
<b>\$293,319</b>	<b>Total</b>

- ↘ CAC allocation is consistent with the Little Mountain Adjacent Area Benefits Strategy









West Elevation



East Elevation



North Elevation



South Elevation

