



## CD-1 Rezoning:

4066 Macdonald Street and 2785 Alamein Avenue





W 23RD AVE

W 24TH AVE

ALAMEIN AVE

OLIVER CRES

MACDONALD ST

TRAFALGAR ST

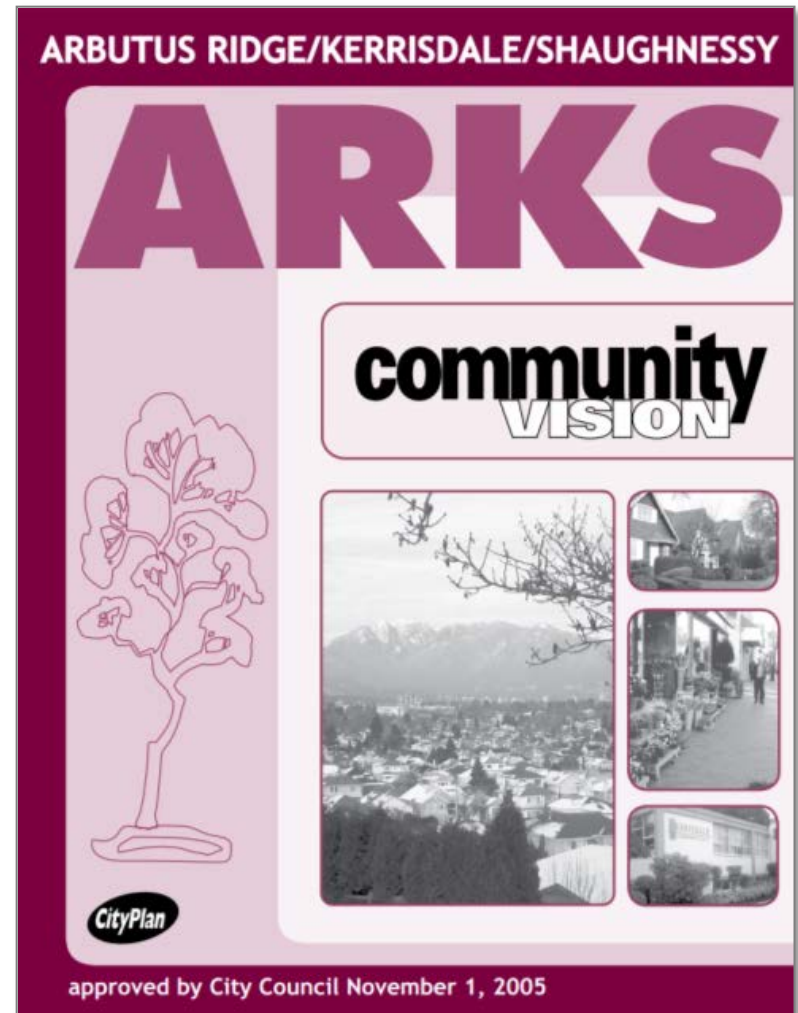
OLIVE





- ✔ 8 residential units
  - ✔ All three-bedroom units
- ✔ Ground-level commercial space
  - ✔ 186 m<sup>2</sup> (2,007 sq. ft.) proposed
- ✔ Parking
  - ✔ 21 vehicles
  - ✔ 14 bicycles
- ✔ Height
  - ✔ 3 storeys
  - ✔ 9.2 m (37 ft.)
- ✔ Density: 1.35 FSR

- Arbutus Ridge/Kerrisdale/Shaughnessy Community Vision
  - Approved by Council in 2005
  - Enhance important local shopping areas
  - Add new housing at Macdonald and Alamein
  - Allow new housing types near shopping areas
  - Undertake a rezoning process for changes to current CD-1 sites



- ↘ City-hosted Open House (June 21, 2016)
  - ↘ 290 notifications were distributed
  - ↘ 42 people attended an open house
  - ↘ 22 written responses were received by staff
  
- ↘ Comments Received
  - ↘ General support for infill on this site and creation of new commercial space
  - ↘ Mixed feedback on the proposed density and parking provision
  - ↘ Concerns about building height and impacts, including privacy and shadowing

