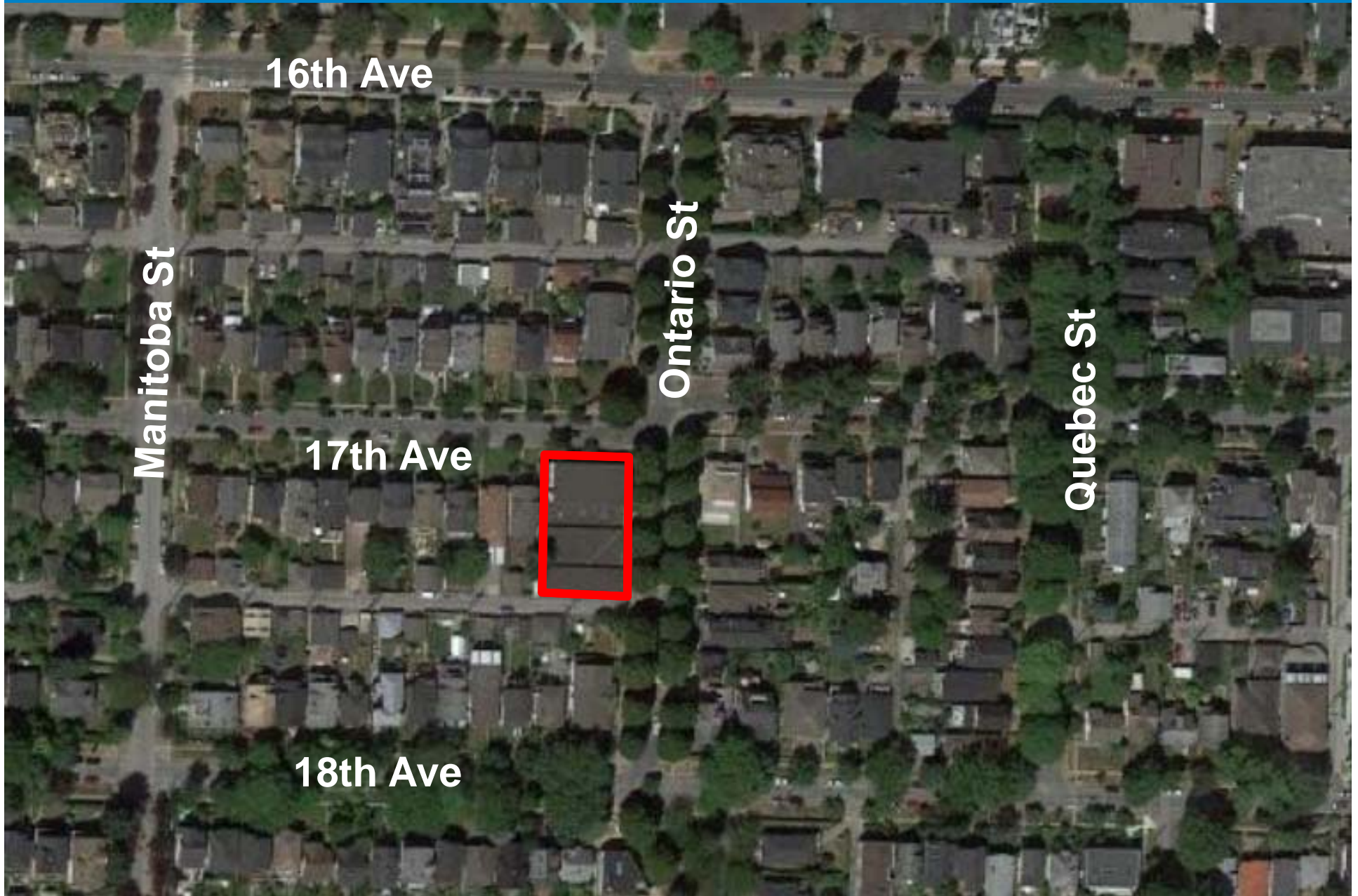




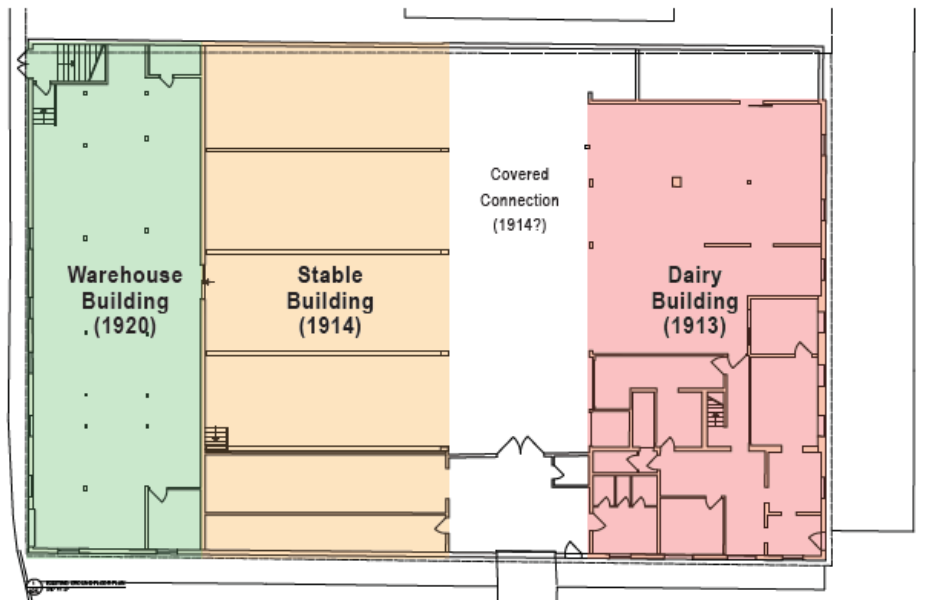
# CD-1 Rezoning and Heritage Designation:

6 West 17th Avenue (Turner Dairy)





- Turner Dairy composed of three original buildings



- 100-year history of continuous industrial use on the site
- Retention includes the dairy building and original hanging roof truss.





## 13 Residential Units

- 2 one-bedroom units
- 5 two-bedroom units
- 5 three-bedroom units
- 1 four-bedroom units

## Parking

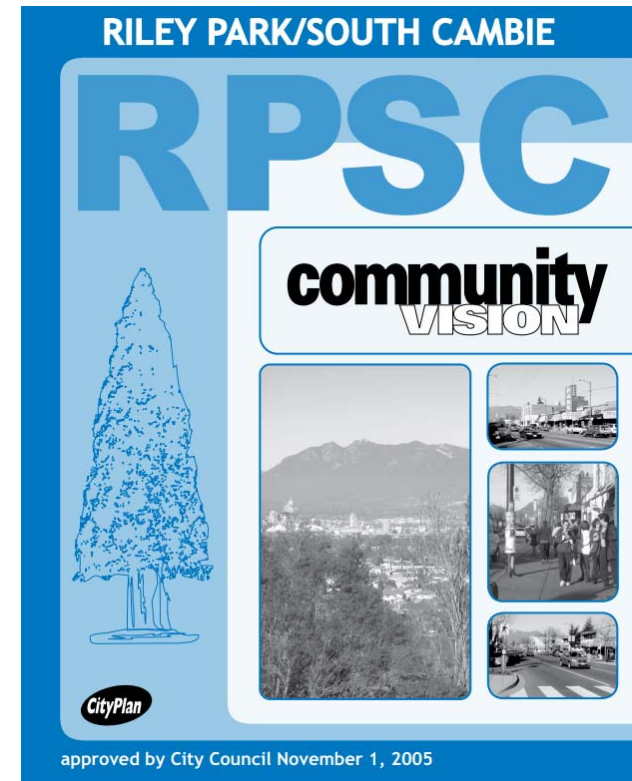
- 13 vehicles (+7 tandem)
- 18 bicycles

## Height

- 3 storeys
- 10.7 m (35 ft.)

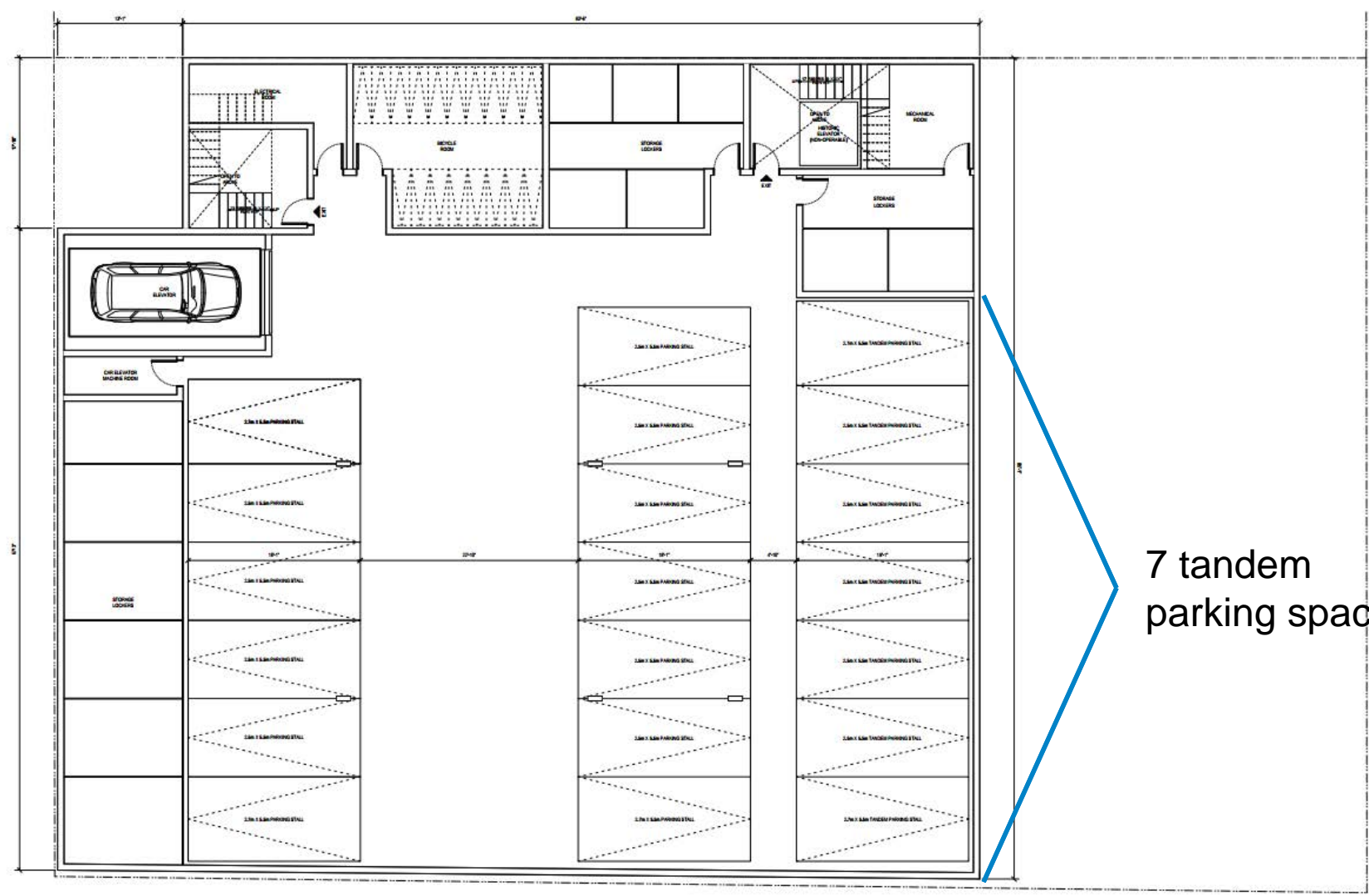
Density: 1.56 FSR

- Heritage Policies and Guidelines
  - Protection of C-listed eligible heritage building
- Riley Park/South Cambie Community Vision
  - Support for infill housing and townhouses
  - Retain heritage and character buildings
- Cambie Corridor Phase 3 Planning – Interim Rezoning Policy
  - Allows consideration of projects that further citywide policies including heritage



- ↘ City hosted Open House (June 28, 2017)
  - ↘ 1,137 notifications were distributed
  - ↘ 88 people attended the open house
  - ↘ 46 written responses received
  
- ↘ Feedback
  - ↘ Concerns about traffic, parking, and safety on local streets.
  - ↘ Heritage was mixed, with both support of retention and questioning the heritage value.
  - ↘ Mixture of general support and opposition to the proposal.
  - ↘ Concern that the proposal is too tall, dense and out of character
  - ↘ Concern about local school capacity

# Parking and Transportation



7 tandem parking spaces

- High number of non-car commuters near the subject site

### Commutes by Nearby Census Tract (2016)

By car	40%
Other modes (Walk/ Bike/Transit)	60%

- Fewer car commuters than City-wide average

### Vancouver Commutes (2016)

By car	45%
Other modes (Walk/ Bike/Transit)	55%

- Conditions to update street lighting around site, addition of on-street parking space, and provision of speed humps in the lane



- ↘ On-site conservation of heritage valued at approximately \$800,000

CAC Value	Allocation
\$284,000 (50%)	Affordable Housing
\$227,200 (40%)	Social/Community Facilities
\$56,800 (10%)	Heritage
\$568,000	Total

# Conclusion



|

# Shadow Study



1 JUNE 21 10AM  
ASA  
NTS



2 MARCH 21 10AM  
ASA  
NTS



3 SEPTEMBER 21 10AM  
ASA  
NTS



4 JUNE 21 12PM  
ASA  
NTS



5 MARCH 21 12PM  
ASA  
NTS



6 SEPTEMBER 21 12PM  
ASA  
NTS



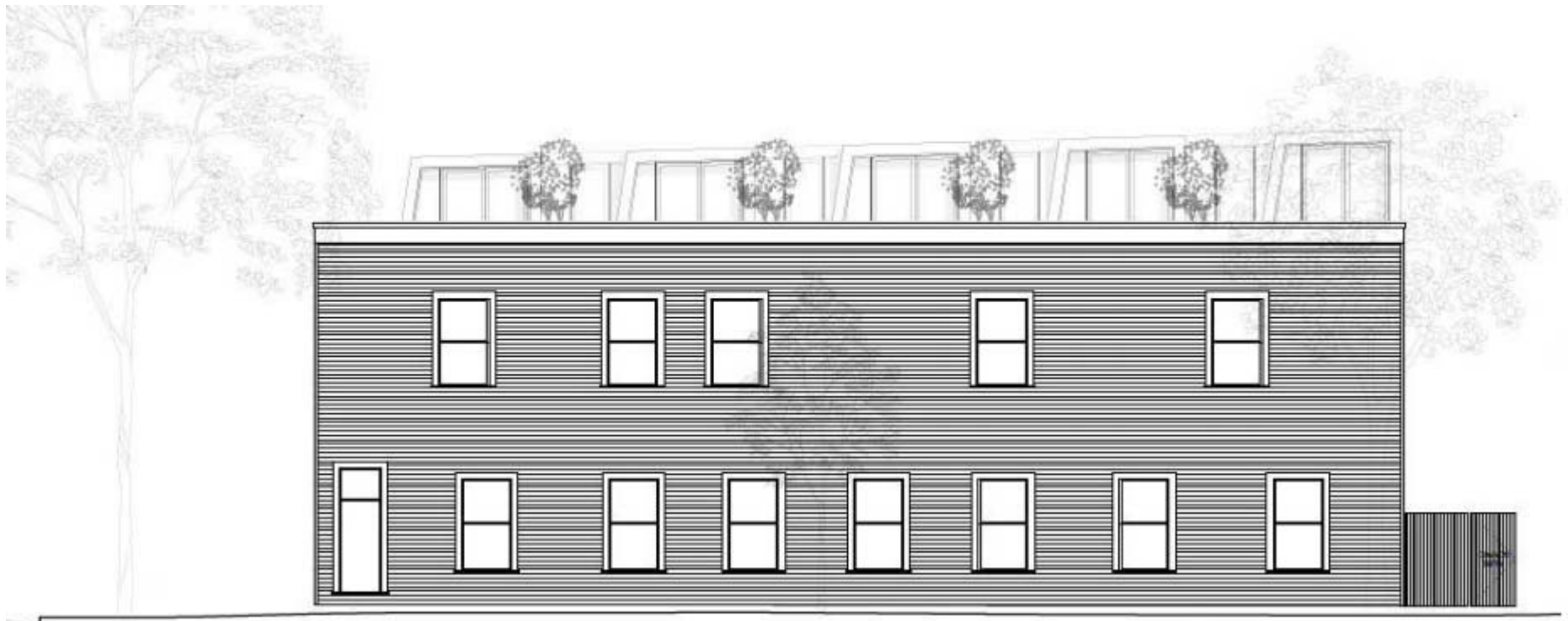
7 JUNE 21 2PM  
ASA  
NTS



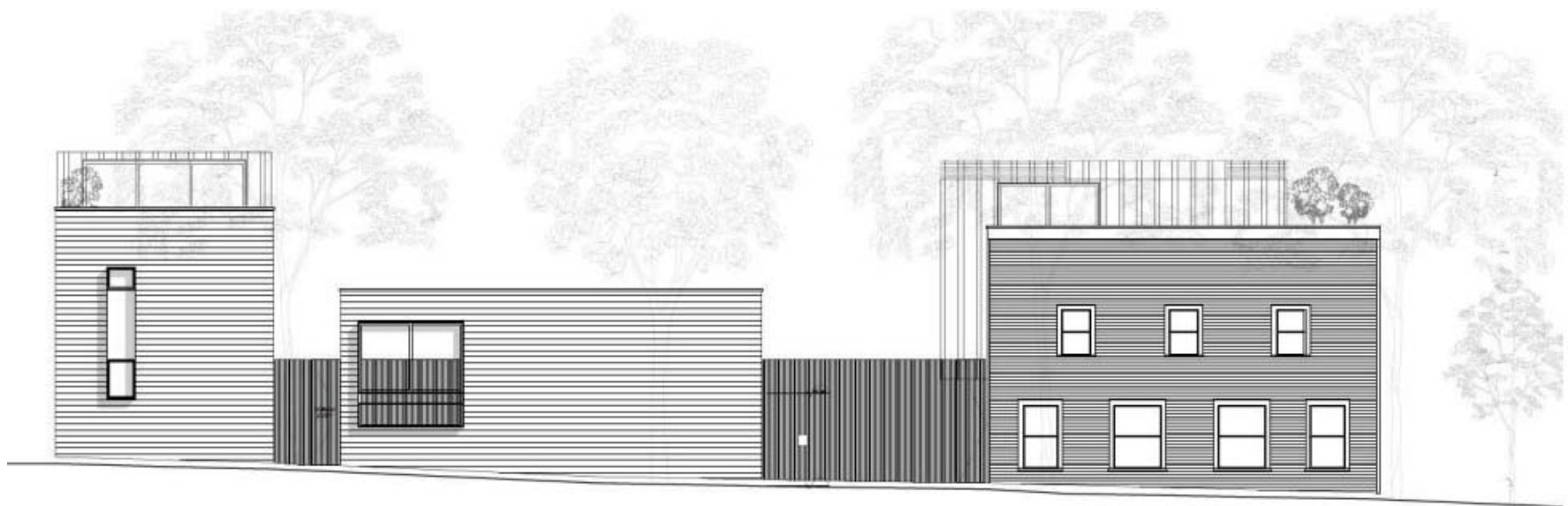
8 MARCH 21 2PM  
ASA  
NTS



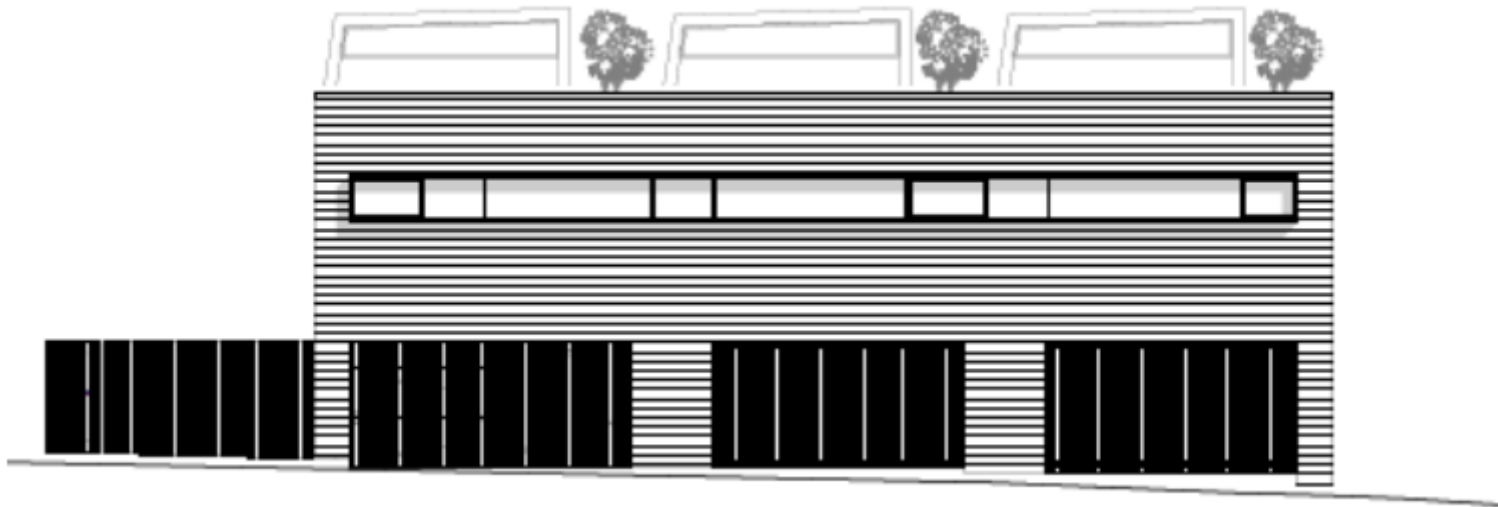
9 SEPTEMBER 21 2PM  
ASA  
NTS



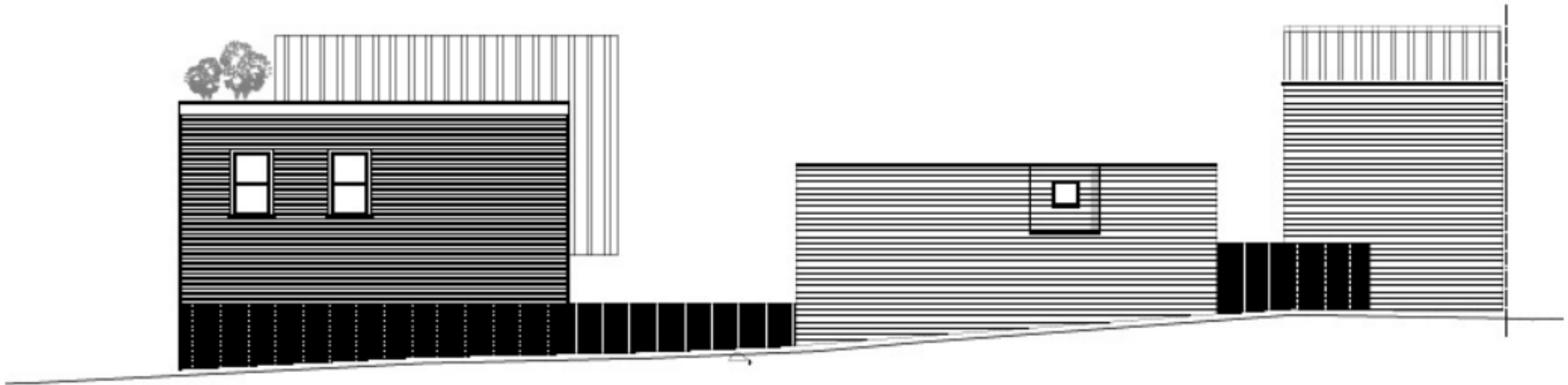
North Elevation (17th Avenue)



East Elevation (Ontario Street)



South Elevation (lane)



West Elevation (sideyard)



# Landscape Plan

