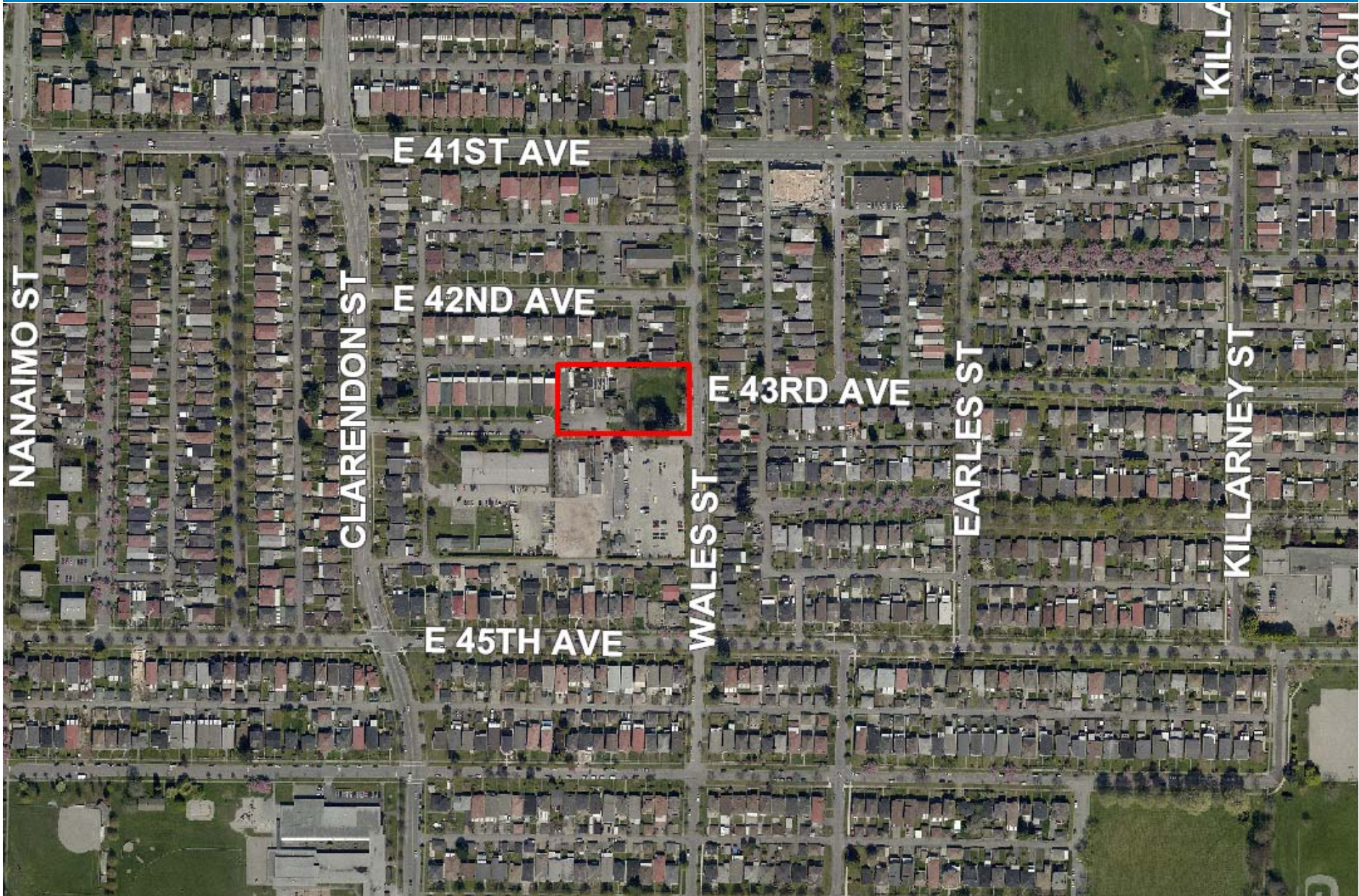




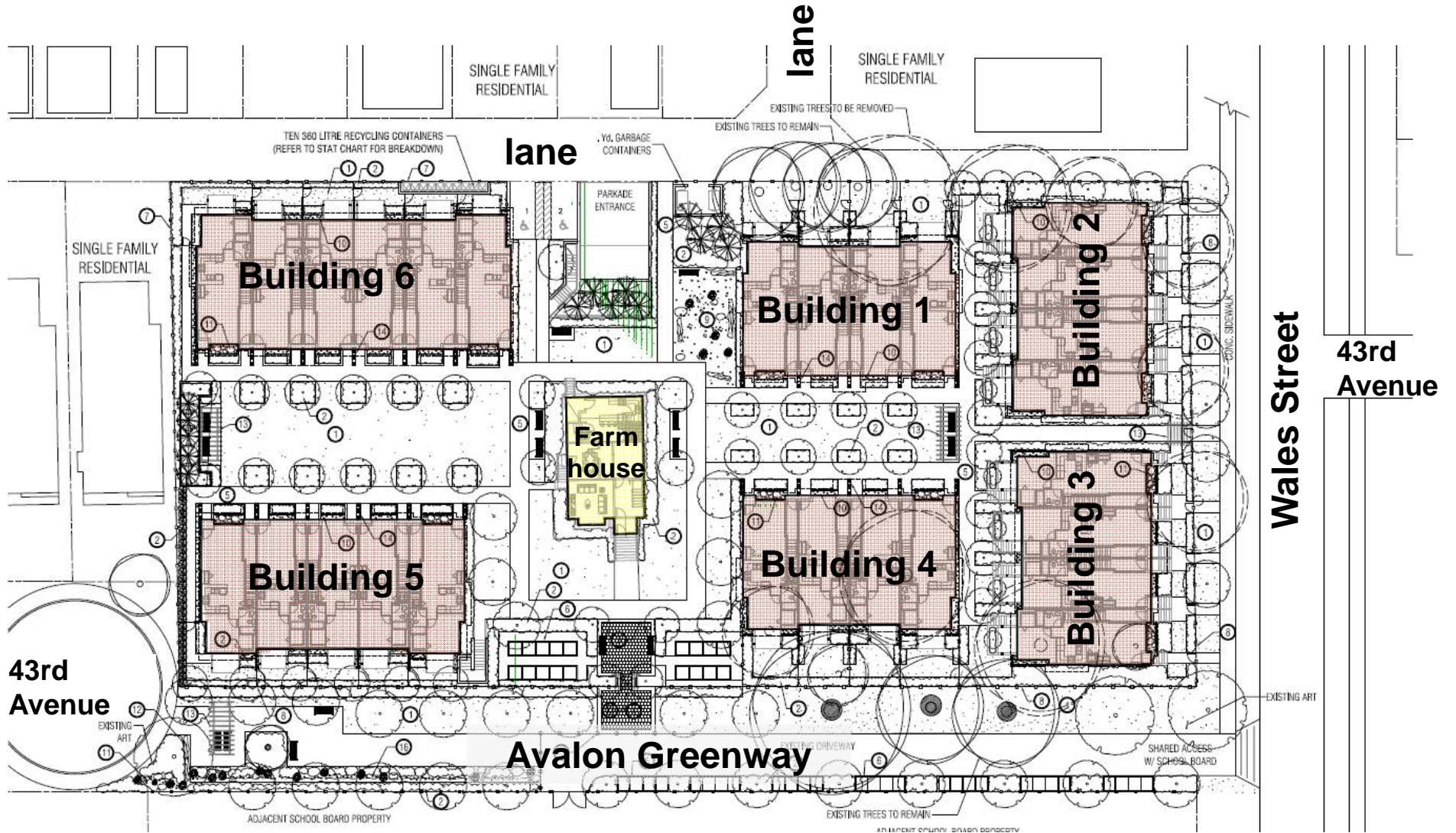
CD-1 Rezoning: 5805 Wales Street (Avalon Dairy)

July 8, 2014

Site and Context



Proposal



Heritage Policies and Guidelines

- Protection of A-listed heritage building

Victoria-Fraserview/Killarney Community Vision

- Protection of farmhouse and rowhouses

Housing and Homelessness Strategy

- Provision of family-oriented units and lock-off suites

- 2 Pre-application open houses
- 3 City-hosted open houses
- Majority of comments were supportive
 - Support for the retention of the farmhouse and provision of townhouses
 - Concern regarding potential traffic and parking impacts

Conclusion



Proposal: Elevations from Street (View from Wales Street and along greenway)



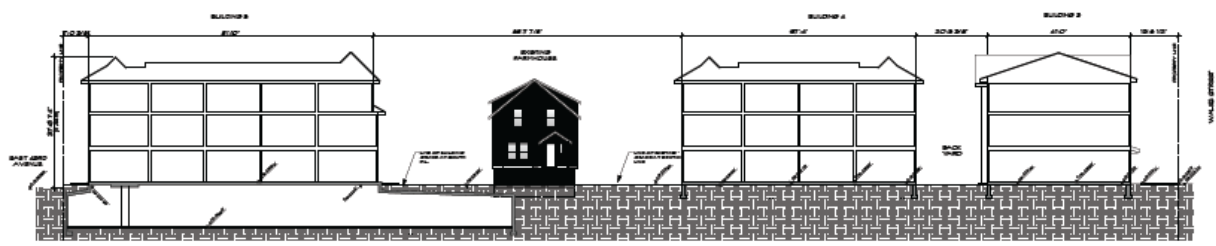
1 STREET ELEVATIONS ALONG WALES STREET
SCALE 1/8" = 1'-0"



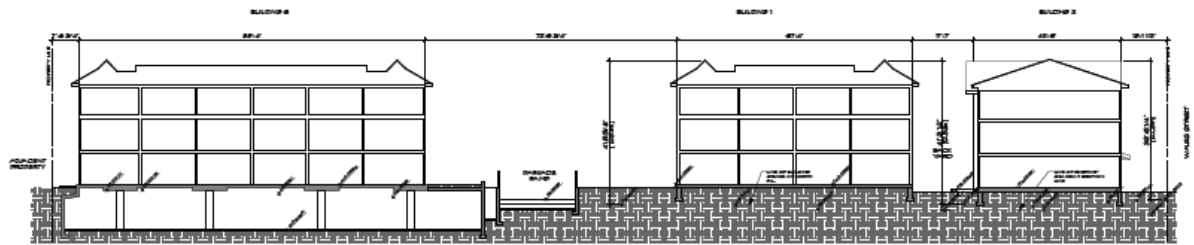
2 STREET ELEVATIONS ALONG GREEN WAY
SCALE 1/8" = 1'-0"

KEY PLAN

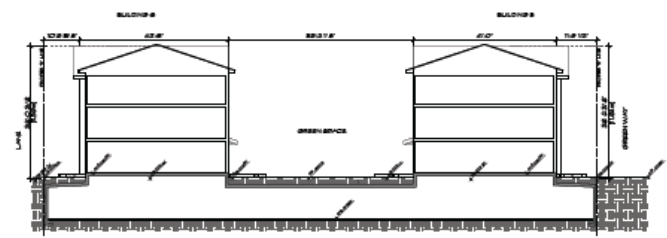
Proposal: Sections



1 SITE SECTION A - E/W
A.S.O. SCALE 1/8" = 1'-0"

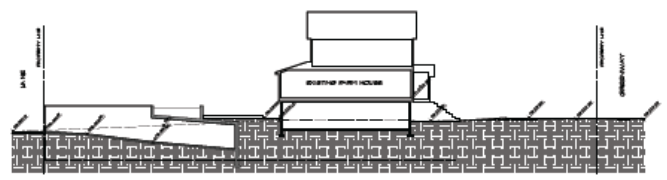


2 SITE SECTION B - E/W
A.S.O. SCALE 1/8" = 1'-0"



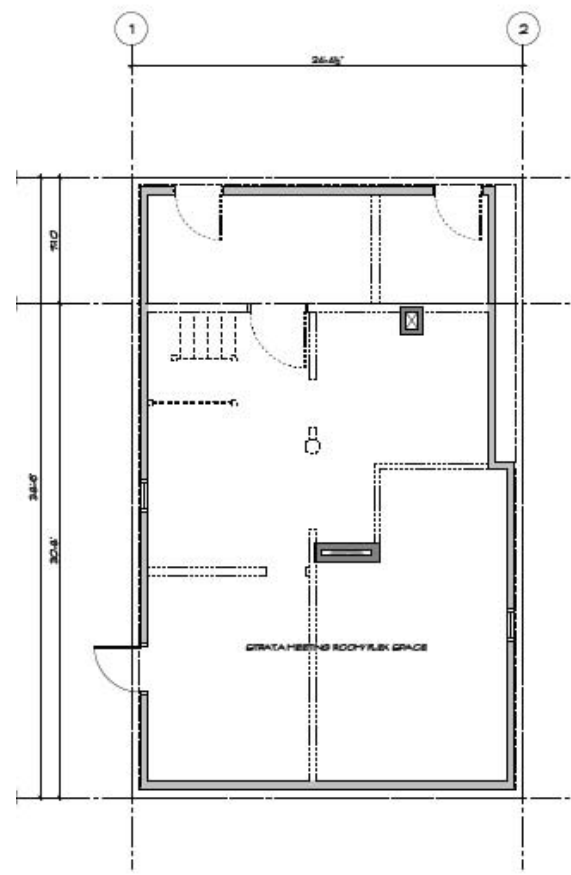
3 SITE SECTION C - N/S
A.S.O. SCALE 1/8" = 1'-0"

--- EXISTING GRADES AT SECTION LINE
- - - - - BUILDING GRADES AT CLOSEST PL.

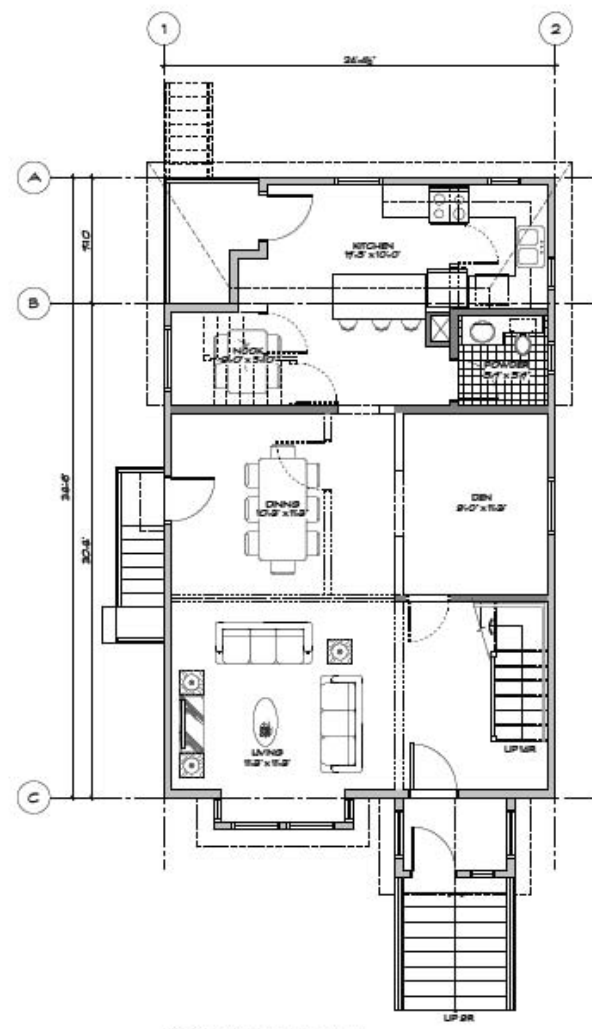


4 SITE SECTION D - N/S
A.S.O. SCALE 1/8" = 1'-0"

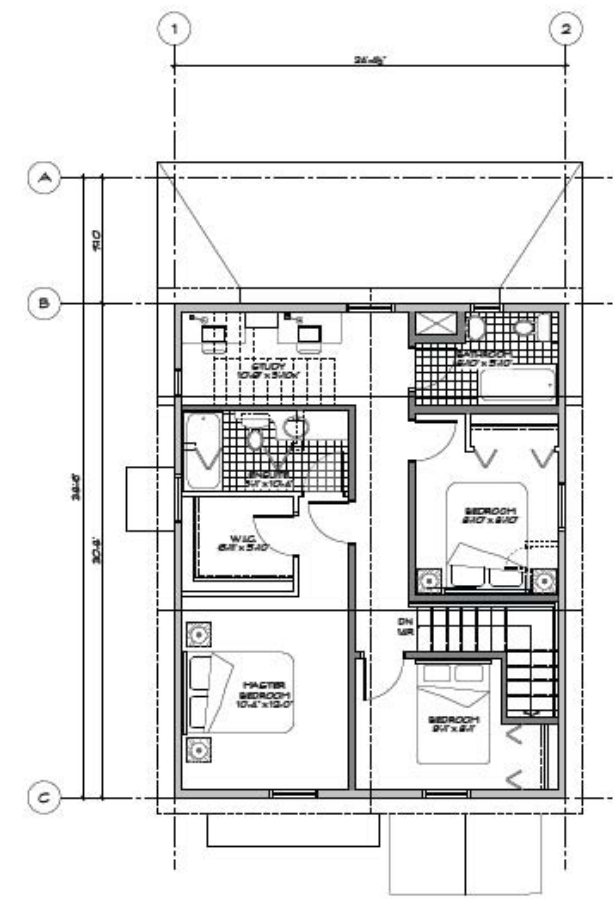
Heritage Farmhouse Floor Plan



1 GROUND LEVEL PLAN (BIKE LOCKERS)
A24 SCALE 1/8" = 1'-0"



2 MAIN LEVEL PLAN
A24 SCALE 1/8" = 1'-0"



3 UPPER LEVEL PLAN
A24 SCALE 1/8" = 1'-0"