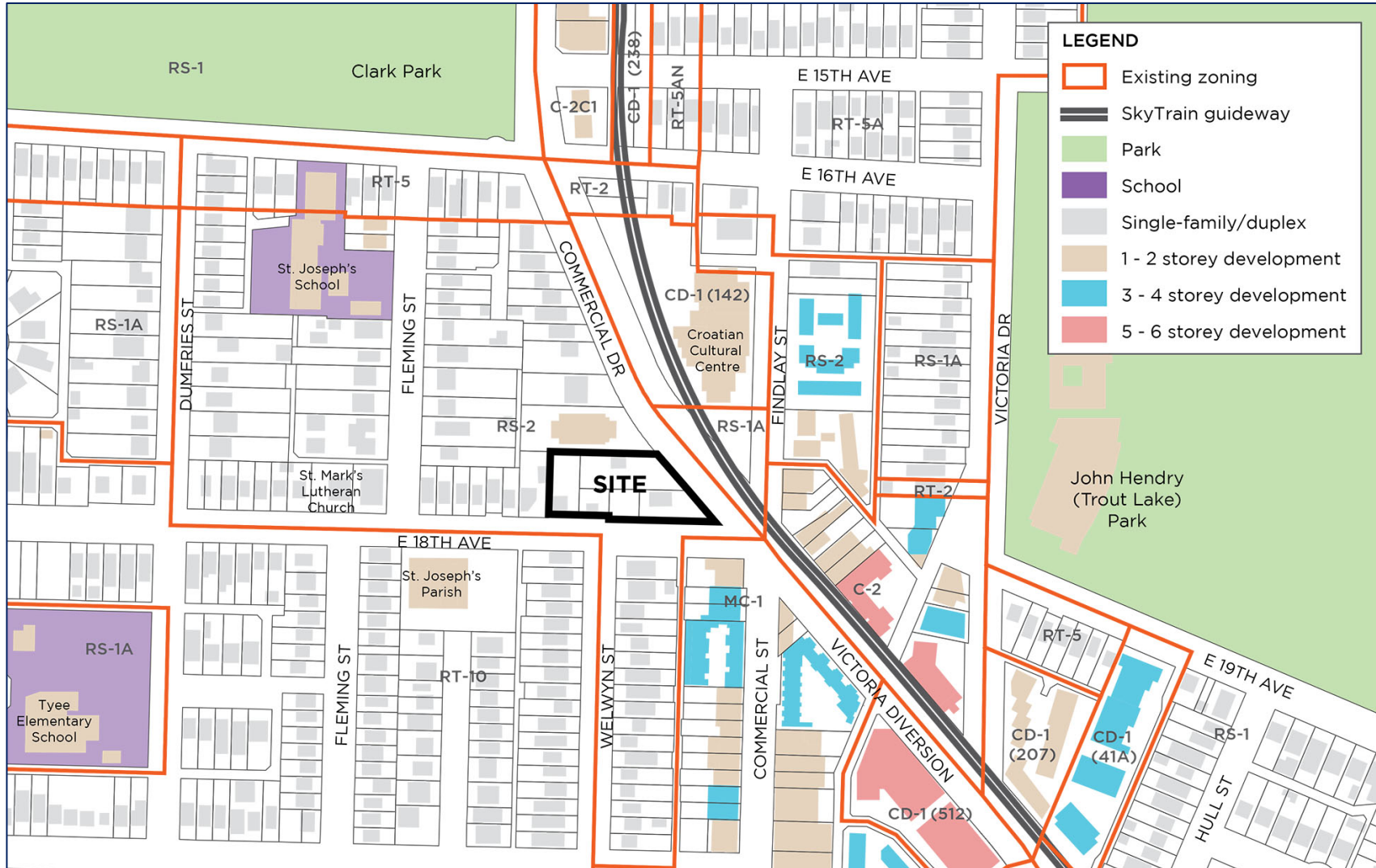


- **CD-1 Rezoning Application**
3365 Commercial Drive & 1695-1775
East 18th Avenue

- **Public Hearing: May 24, 2016**

3365 Commercial Drive & 1695-1775 E 18th Avenue: Site location and Context



LEGEND

- Existing zoning
- SkyTrain guideway
- Park
- School
- Single-family/duplex
- 1 - 2 storey development
- 3 - 4 storey development
- 5 - 6 storey development

Existing Site Condition



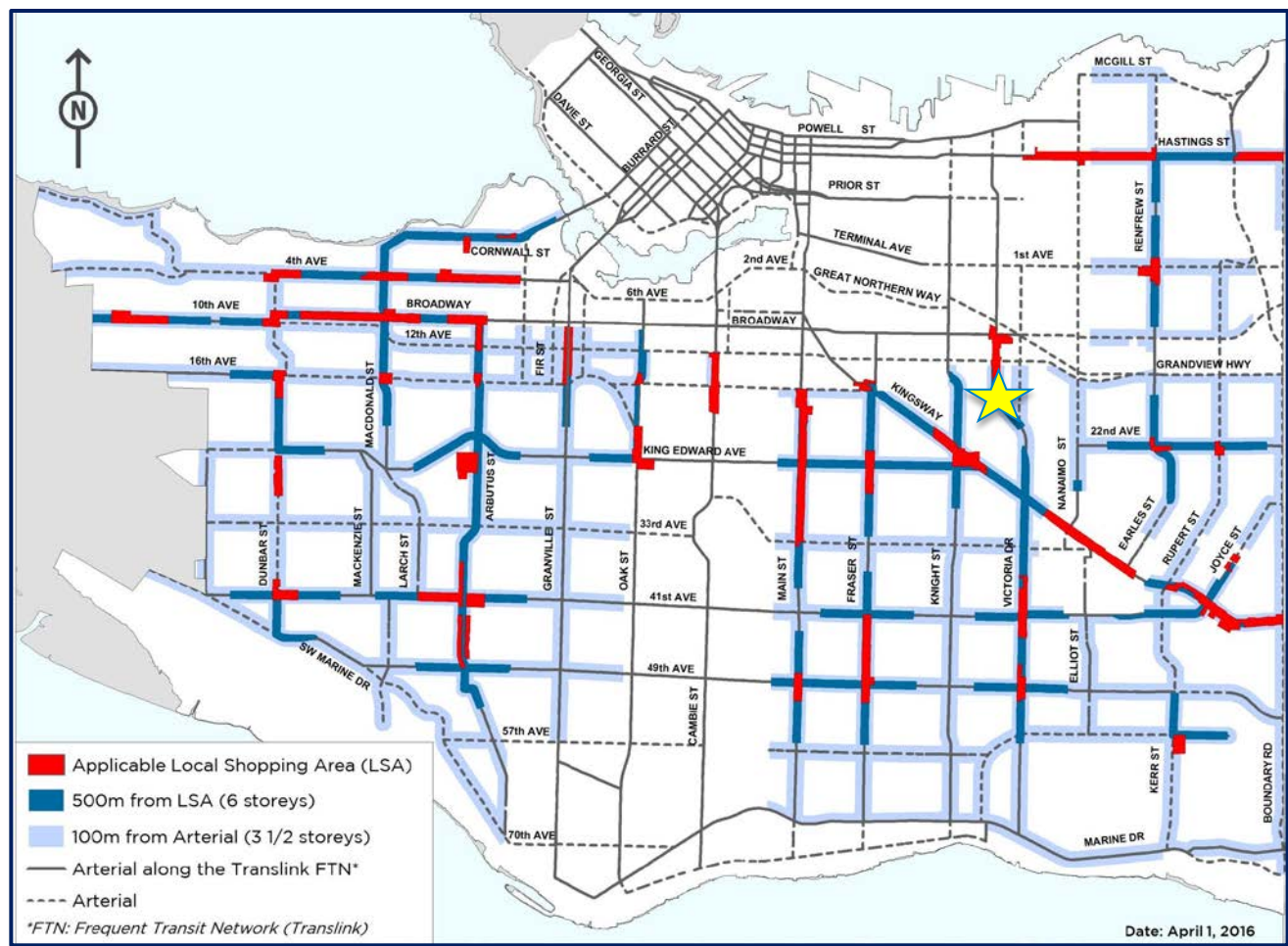
Existing Lot Configuration, Building Placement & Tree Location



Rezoning policies that provide guidance:

- Affordable Housing Choices- Interim Rezoning Policy
 - Supports rezoning for secured rental projects
- Kensington-Cedar Cottage Community Vision
 - Supports rezoning for heritage retention projects
- Heritage Policies and Guidelines
 - Direction for projects with historic resources
- MC-1/ Welwyn Policies and Guidelines
 - Directs multi-family development south of the site

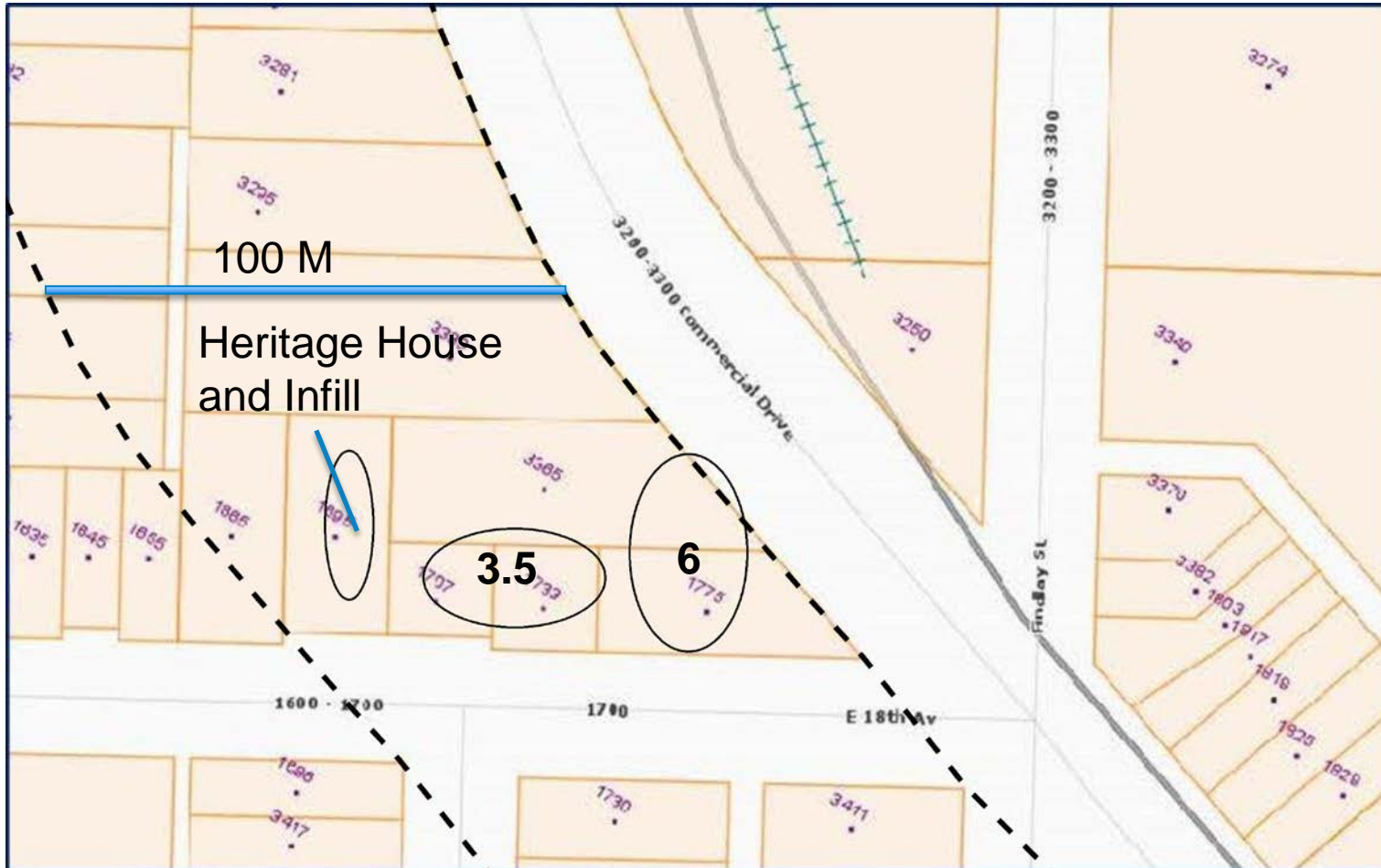
Affordable Housing Choices Interim Rezoning Policy



Affordable Housing Choices Interim Rezoning Policy: Location Criteria



Affordable Housing Choices Interim Rezoning Policy: Location Criteria



Proposed Sub-Areas



Proposed Massing of Sub-Area 1 (Rental Building) &
Sub-Area 2 (Heritage Site)



Sub-Area 1: Rental Building





Sub-Area 2:
Relocated Heritage House &
Two-unit Infill Building .

East 18th Avenue

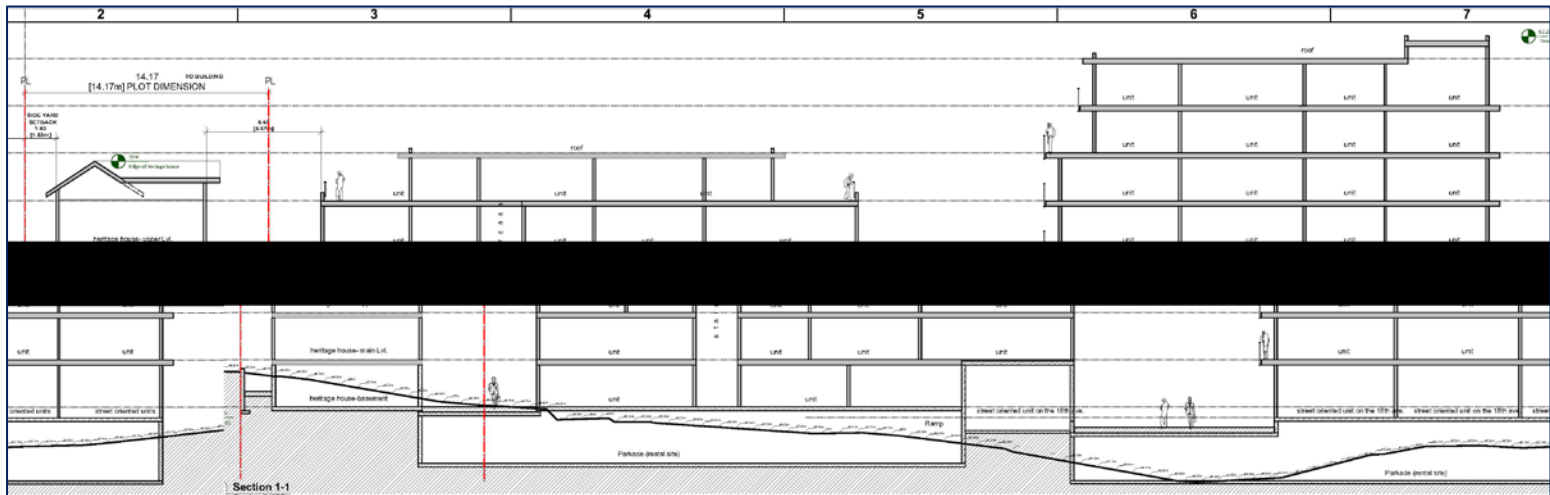
3365 Commercial Drive:
Existing Location and Condition



Proposed Relocation to E 18 Ave.
Showing Restoration



East 18th Avenue Streetscape + Section





Existing Trees

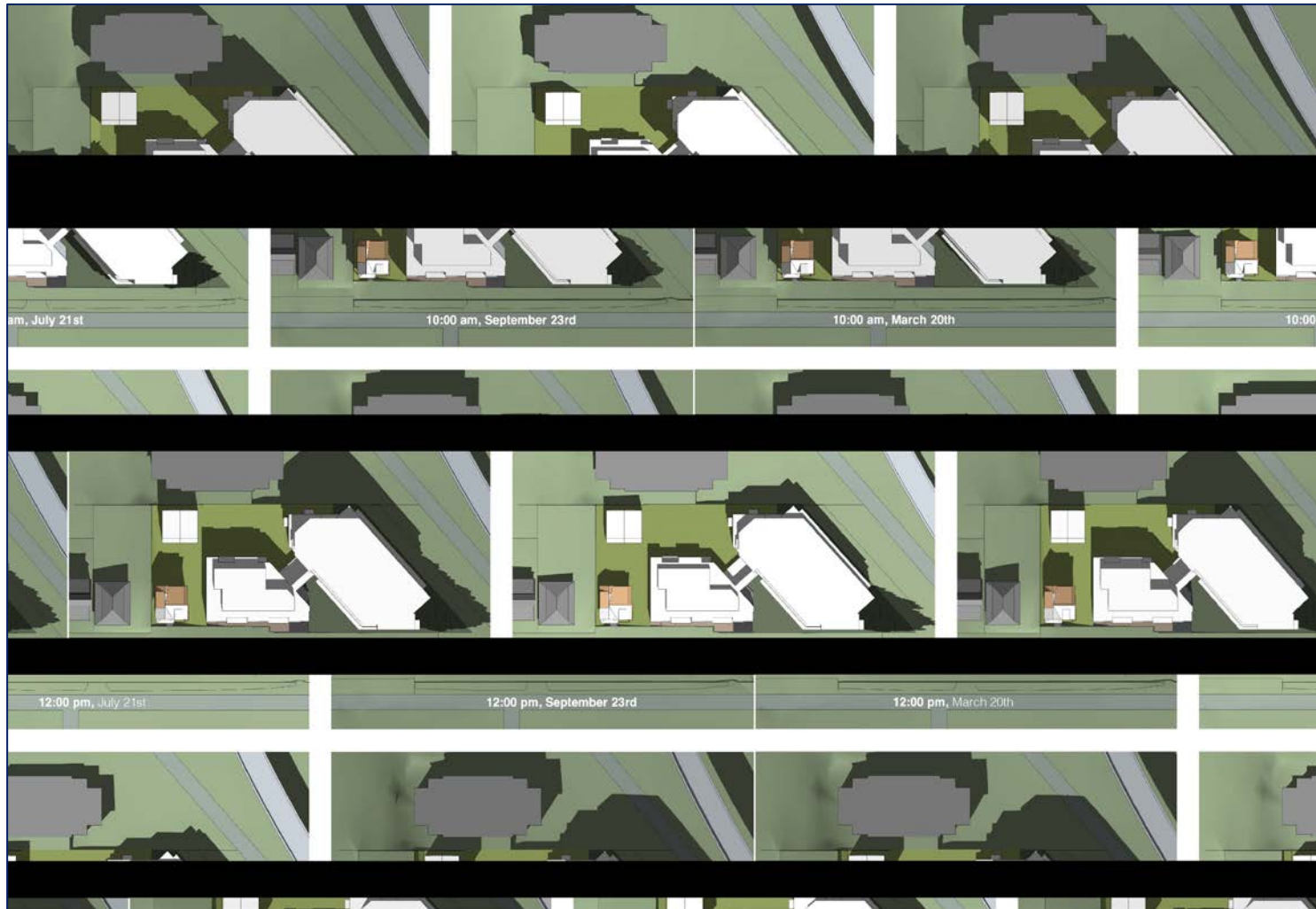
| Existing | Existing trees (>20 cm caliper) | Healthy trees | Existing trees to be retained |
|---------------------|---------------------------------|---------------|-------------------------------|
| Street right-of-way | 7 | 0 | 0 |
| Subject site | 39 | 15 | 6 |
| Total | 46 | 15 | 6 |

Proposed
Trees

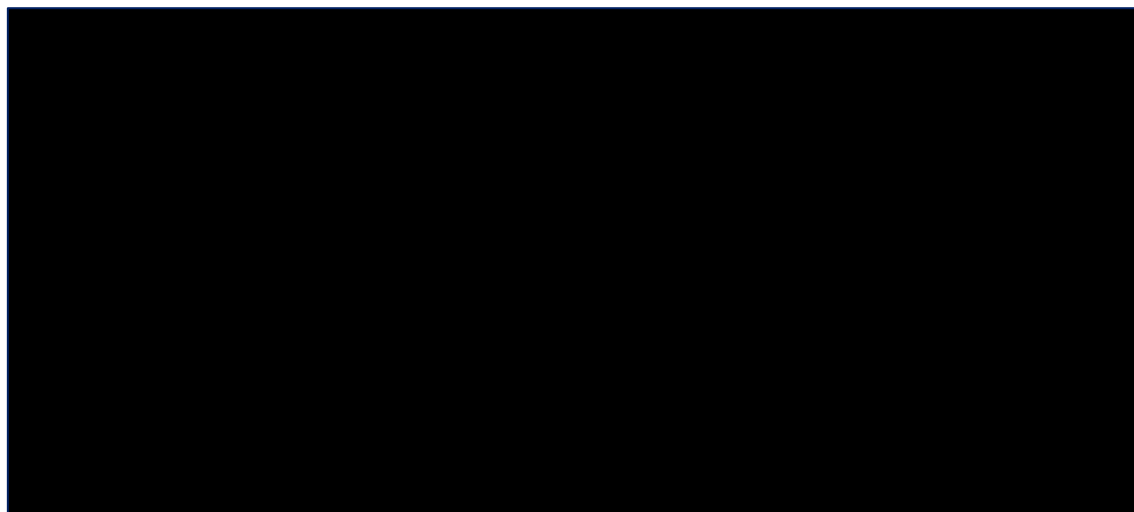


| Proposed | Retained trees | New trees | Total |
|---------------------|----------------|-----------|-------|
| Street right-of-way | 0 | 27 | 27 |
| Subject site | 6 | 54 | 60 |
| Total | 6 | 81 | 87 |

Shadow Diagrams: March, July and September



Pre-App Enquiry- Open House Oct 7, 2013



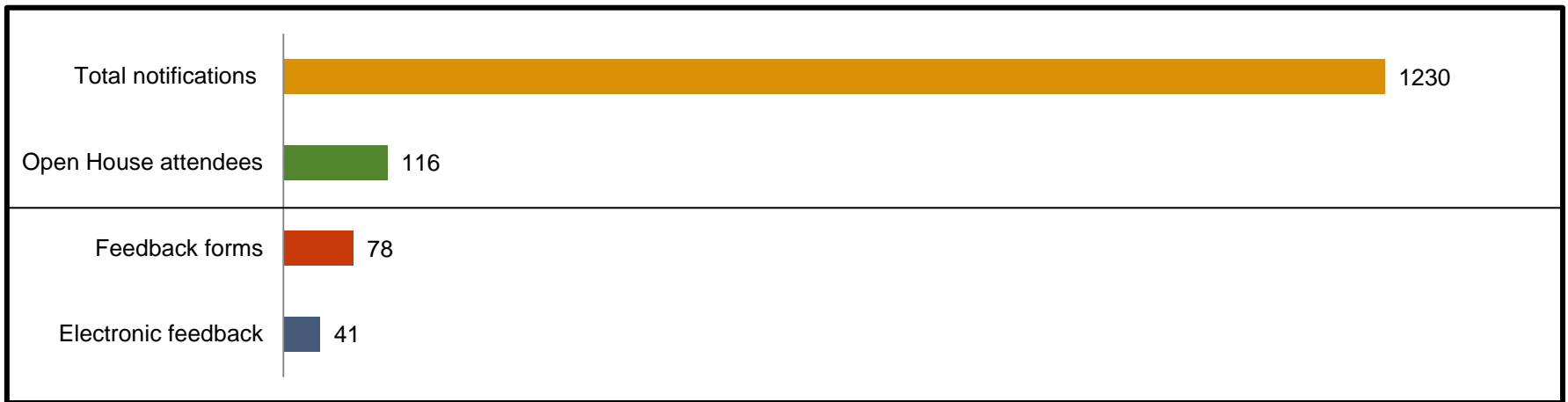
Rezoning Application : March 2015



Revised Rezoning Application: Dec 2, 2015



Public Consultation



Public Benefits & Amenity's:

- 110 secured rental units, many suitable for families
- Preservation of a Heritage House
- Retention of significant trees

