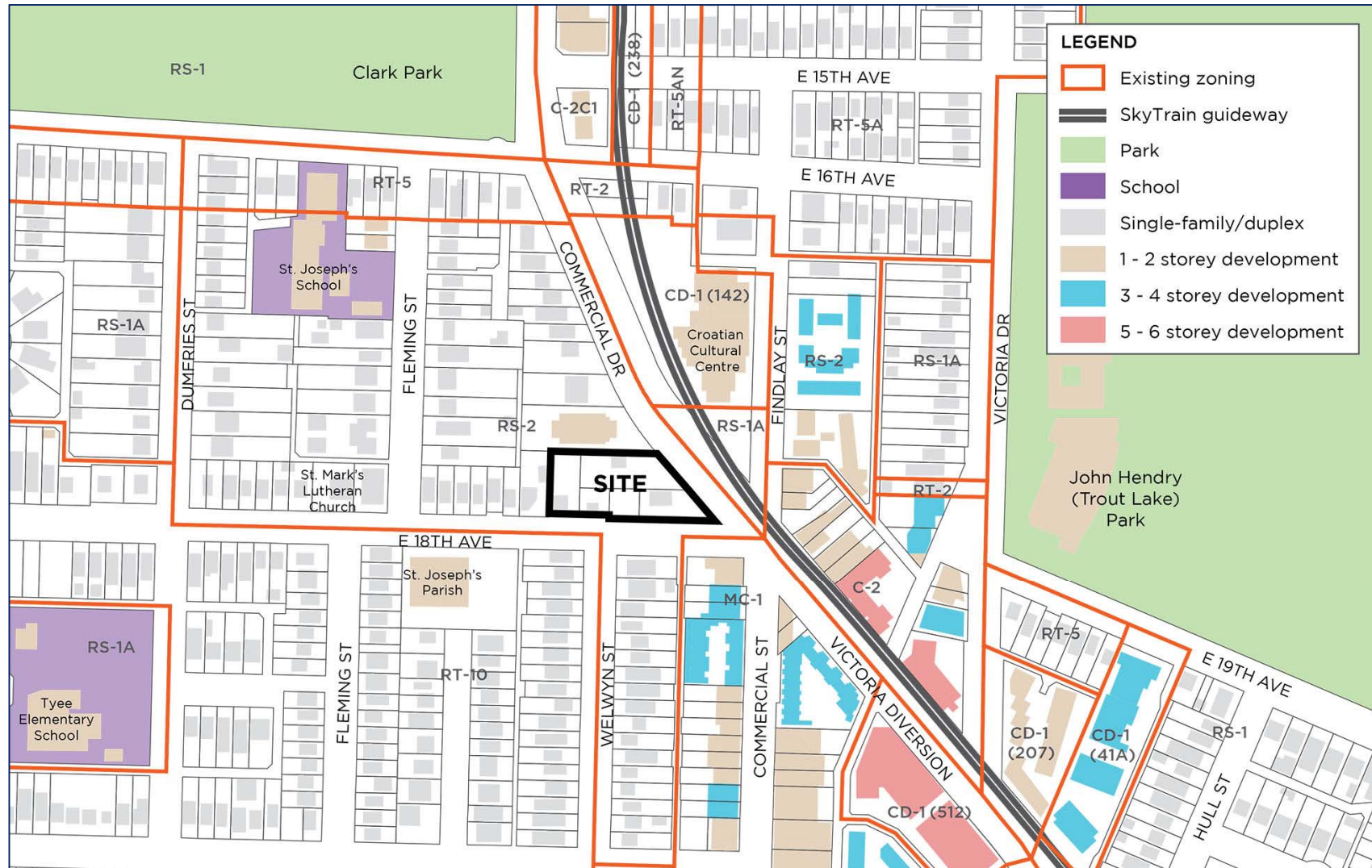


- **CD-1 Rezoning Application**  
**3365 Commercial Drive & 1695-1775**  
**East 18<sup>th</sup> Avenue**
- **Public Hearing: June 23, 2016**

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



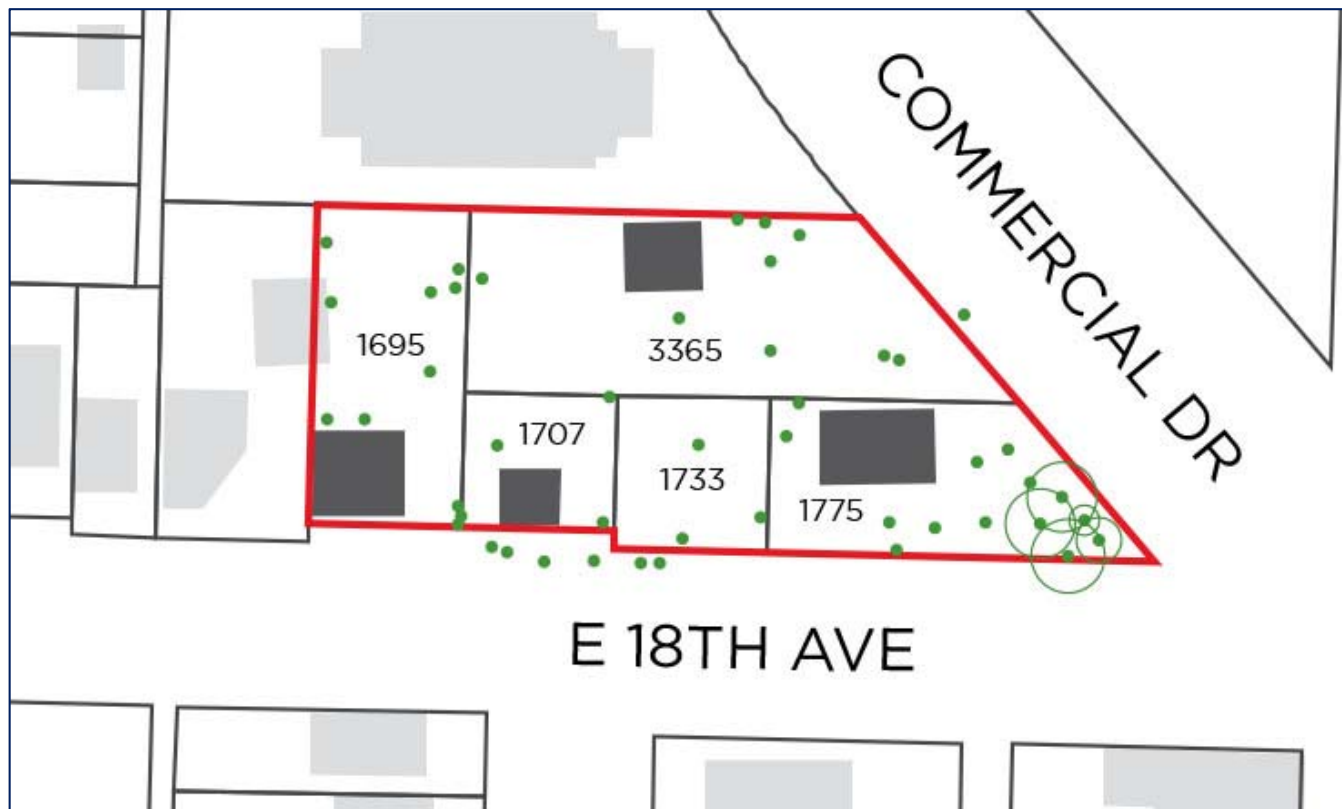
# 3365 Commercial Drive & 1695-1775 E 18th Avenue

## Existing Site Condition



# 3365 Commercial Drive & 1695-1775 E 18th Avenue

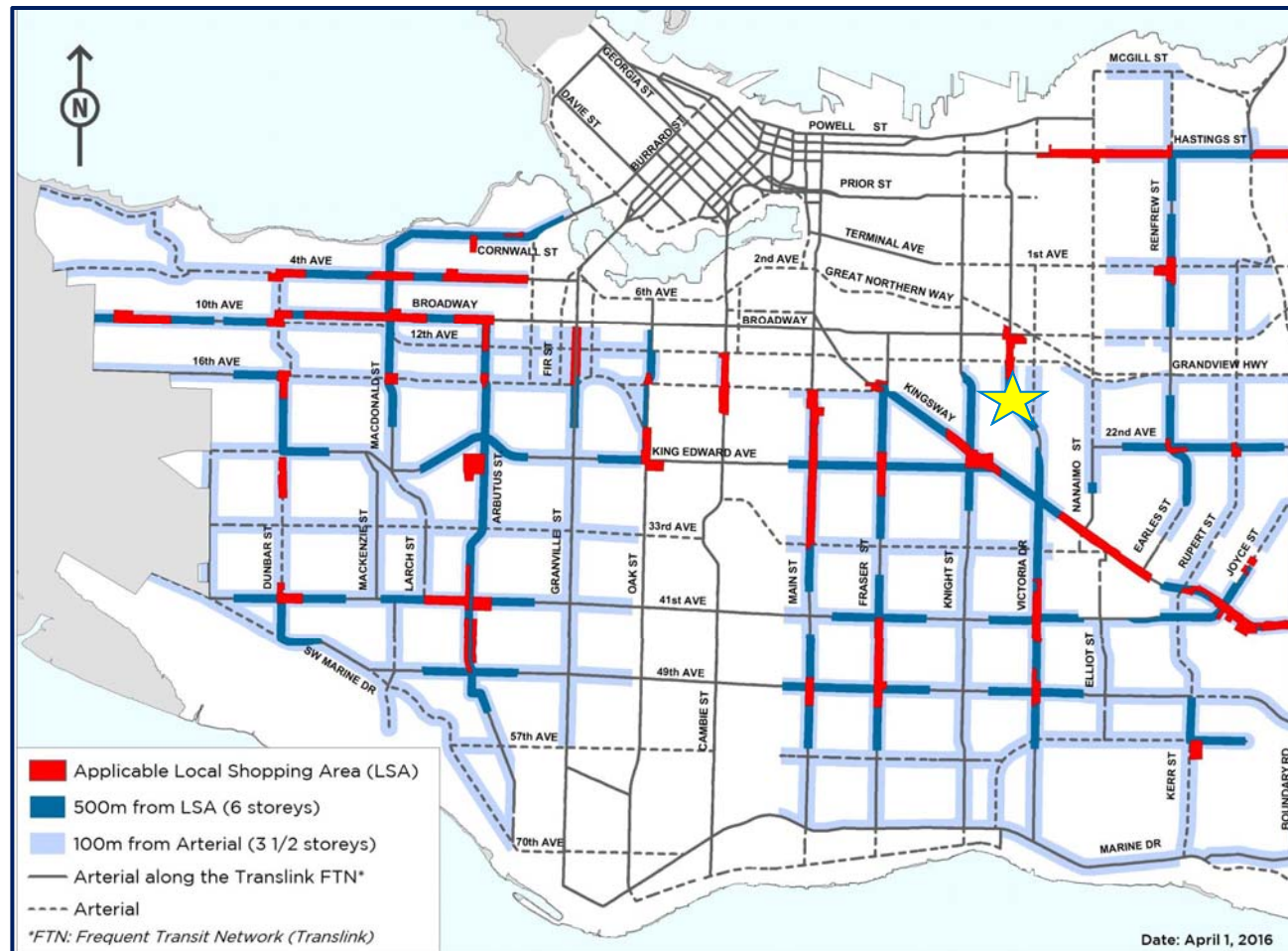
Existing Lot Configuration, Building Placement & Tree Location



## 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

## Affordable Housing Choices Interim Rezoning Policy

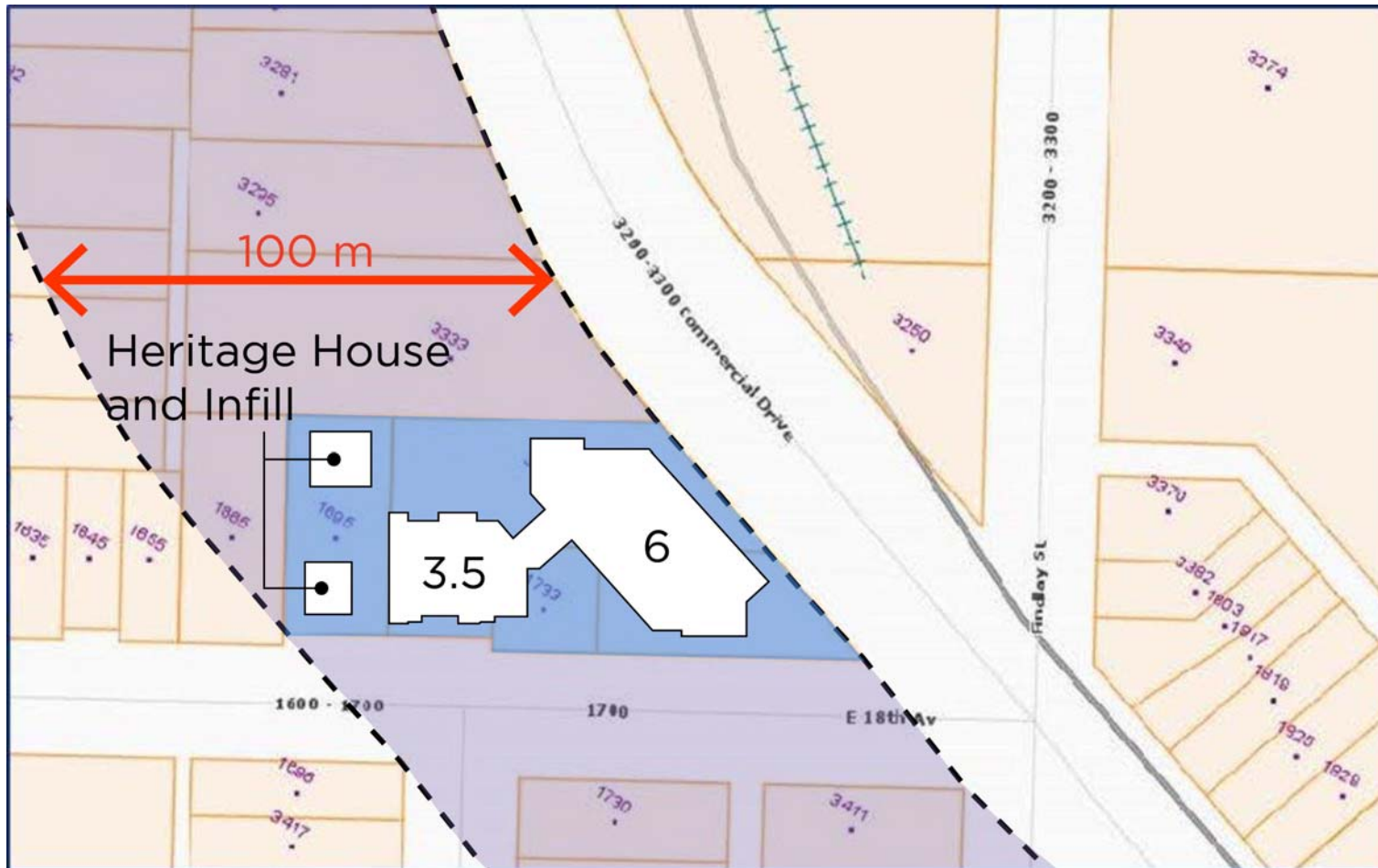


## 3365 Commercial Drive & 1695-1775 E 18th Avenue

### Affordable Housing Choices Interim Rezoning Policy: Location Criteria



Affordable Housing Choices- Interim Rezoning Policy



## Proposed Sub-Areas



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



# 3365 Commercial Drive & 1695-1775 E 18th Avenue

## Sub-Area 1: Rental Building





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

East 18th Avenue

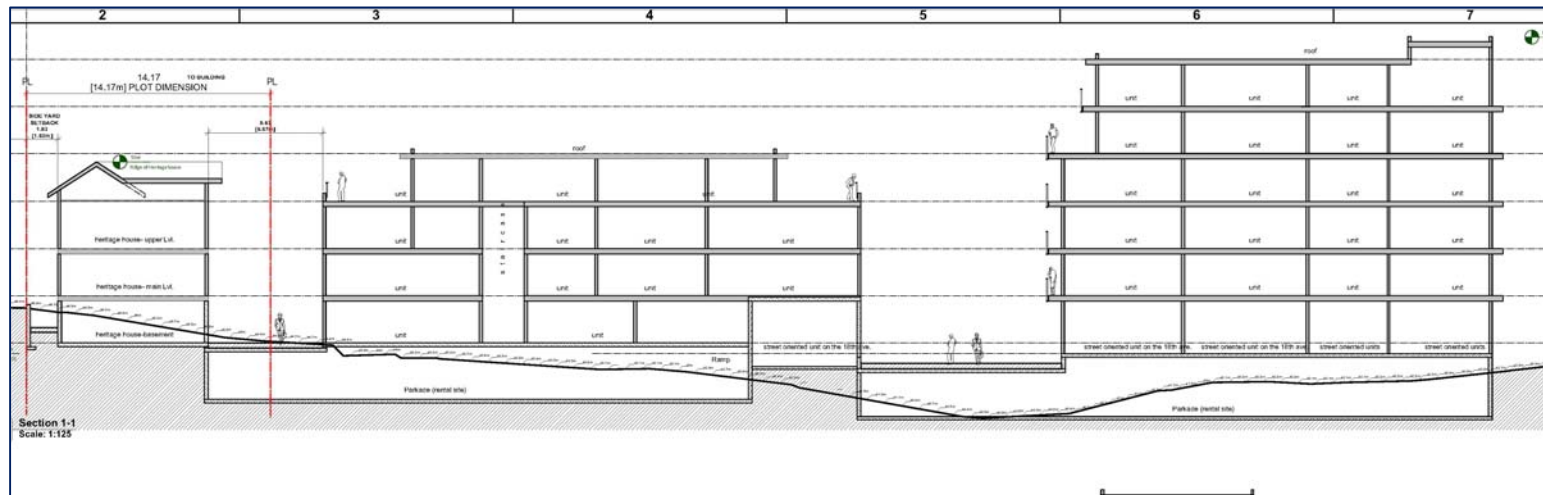
3365 Commercial Drive:  
Existing Location and Condition



Proposed Relocation to E 18 Ave.  
Showing Restoration



## East 18th Avenue Streetscape + Section



# 3365 Commercial Drive & 1695-1775 E 18th Avenue



Existing Trees

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

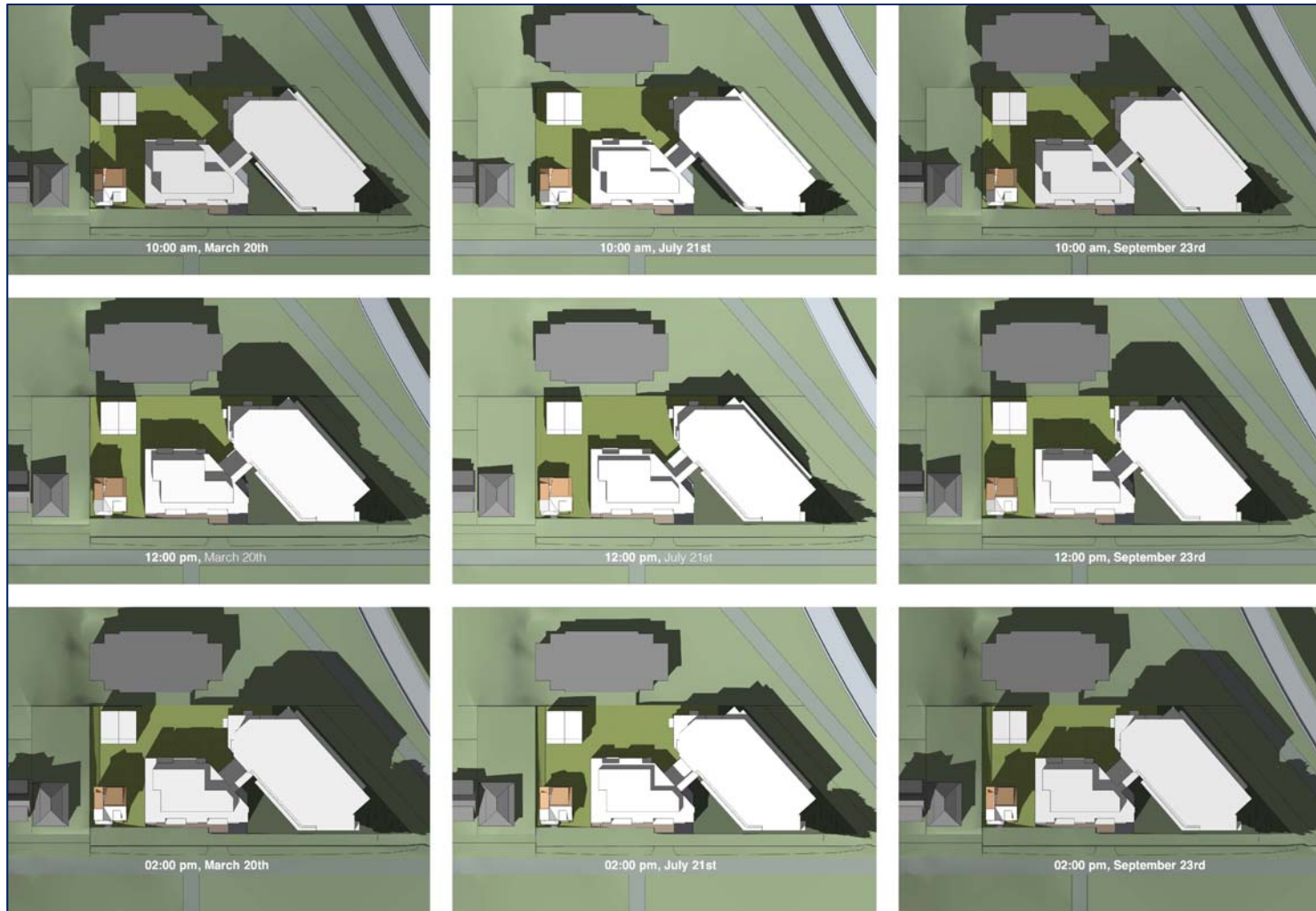
# 3365 Commercial Drive & 1695-1775 E 18th Avenue



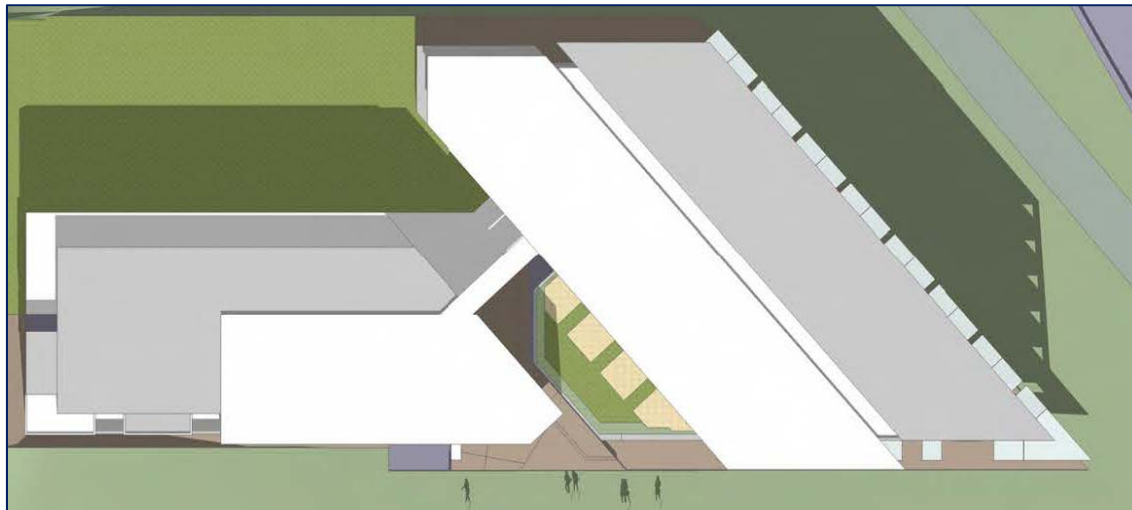
Proposed  
Trees

| 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**



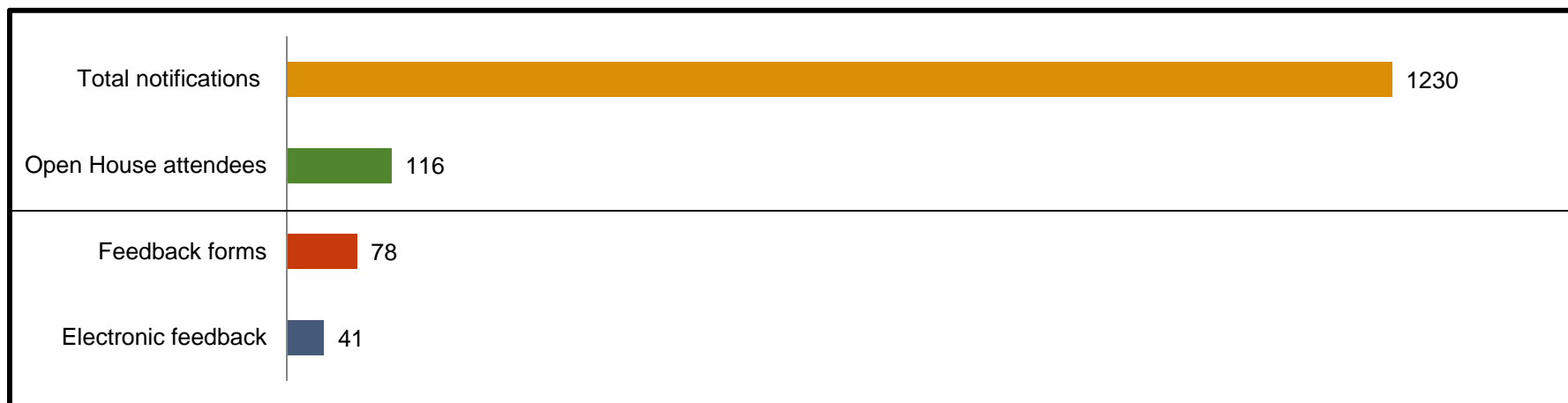
## Rezoning Application : March 2015



## Revised Rezoning Application: Dec 2, 2015



## Public Consultation



## Public Benefits & Amenity's:

- 110 secured rental units (37% suitable for families)
- Preservation of a Heritage House
- Retention of significant trees

