

CD-1 Rezoning: 4065 Victoria Drive (Cedar Cottage Neighbourhood House)

Public Hearing

April 27, 2023



Existing Site and Context



**Lord
Selkirk
Elementary**

Alice St



E 23rd Ave

**Gladstone
Secondary**

Victoria Dr








E 25th Ave

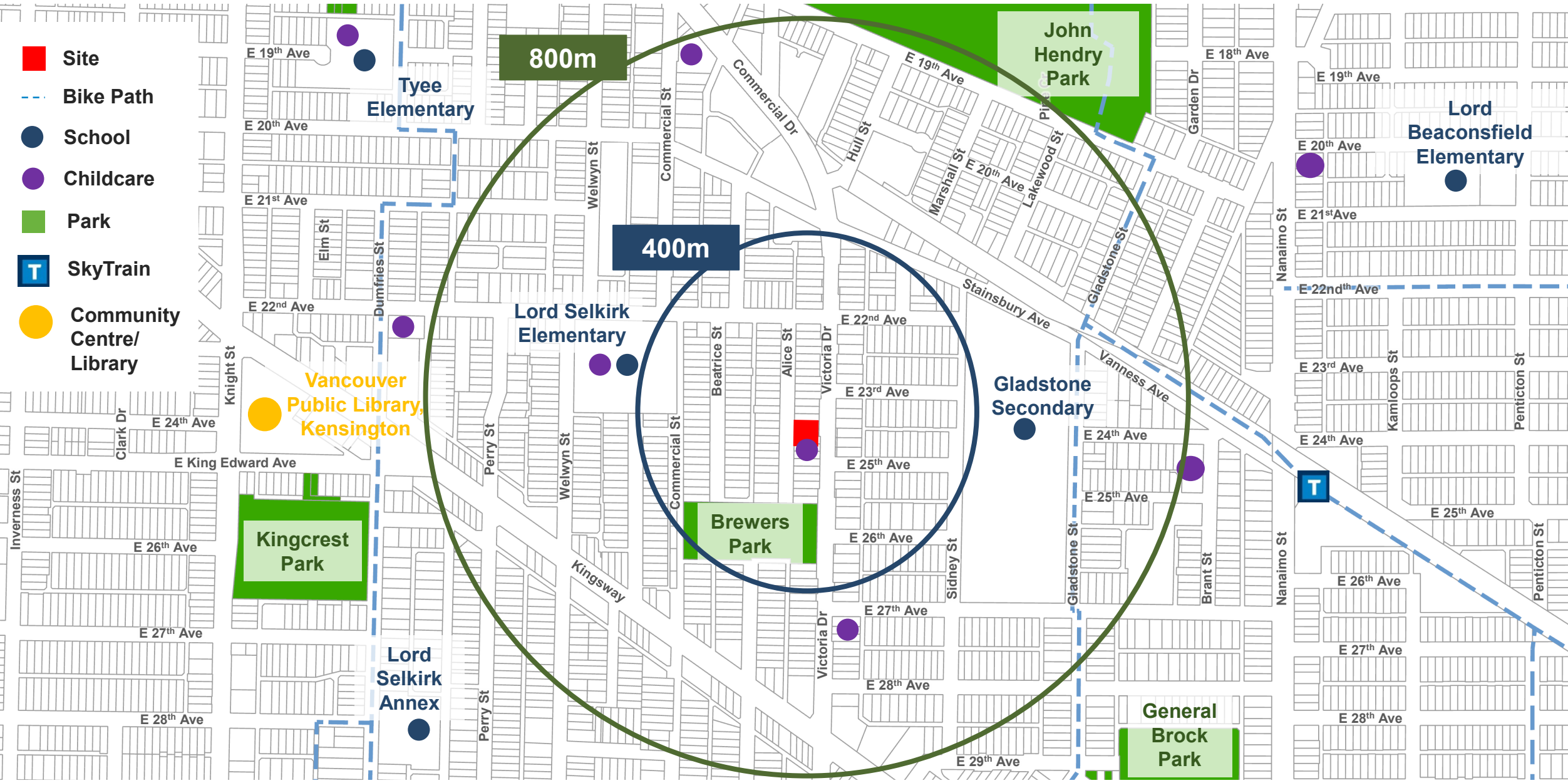
**Brewers
Park**



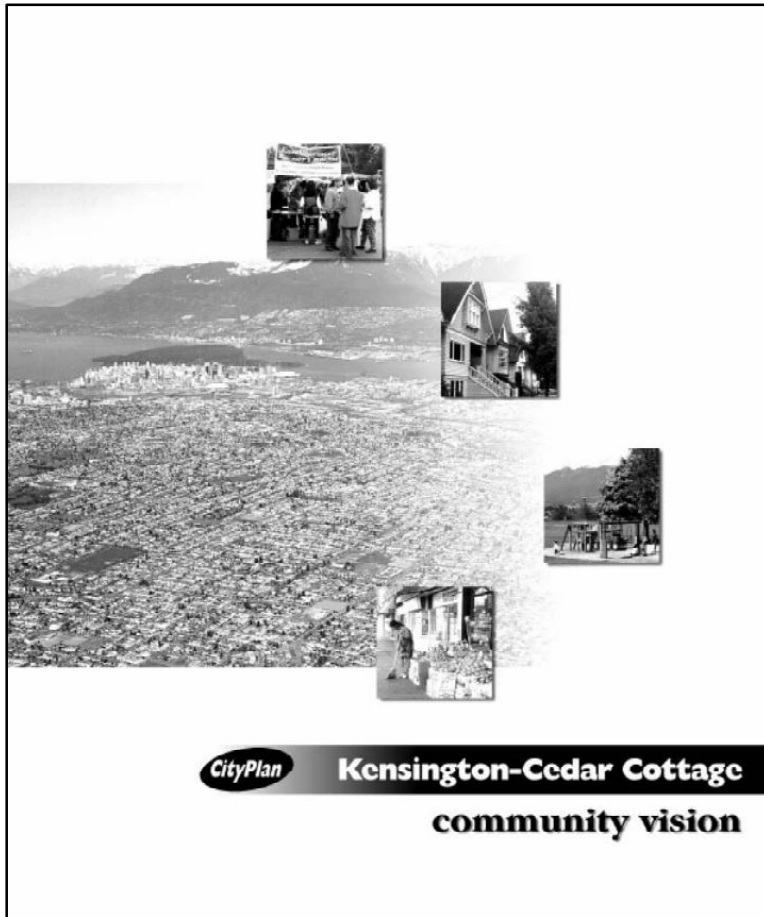
Local Amenities and Services



-  Site
-  Bike Path
-  School
-  Childcare
-  Park
-  SkyTrain
-  Community Centre/ Library



Enabling Policy



Kensington-Cedar Cottage Community Vision (1998)

- Provides direction on transportation, community services, housing, neighbourhood centres, green space, parks
- Supports rezoning for expanding publicly or non-profit owned institutional uses

Proposal

- Application received:
May 12, 2022
- Three-storey replacement and expansion of Cedar Cottage Neighbourhood House
- 37-space childcare facility, adult daycare, community kitchen, multi-purpose, admin and support spaces
- Max height of 46 ft.
- 1.41 FSR
- 1 level of underground parking



Public Consultation

**Postcards Mailed
June 22, 2022**

**City-hosted
Virtual Open House
June 27 to July 17, 2022**

Comments of support

- Amenities/updating the facility/expanding services
- Height, massing, density
- Design

Postcards distributed

954

Questions

0

Comment forms

20

Other input

0

Total

20



Comments of concern

- Timing/costs (due to COVID-19)

Public Benefits

- Replacement and expansion of Cedar Cottage Neighbourhood House
- Expand community-oriented/ publicly-accessible services
- Non-profit ownership and operation
- CAC-exempted
- Nominal DCL charges: \$20



LOOKING NORTHEAST ON ALICE STREET

Conclusion

- Proposal consistent with *Kensington-Cedar Cottage Community Vision*
- Replacement and expansion of Cedar Cottage Neighbourhood House
- Staff support application subject to conditions in Appendix B

