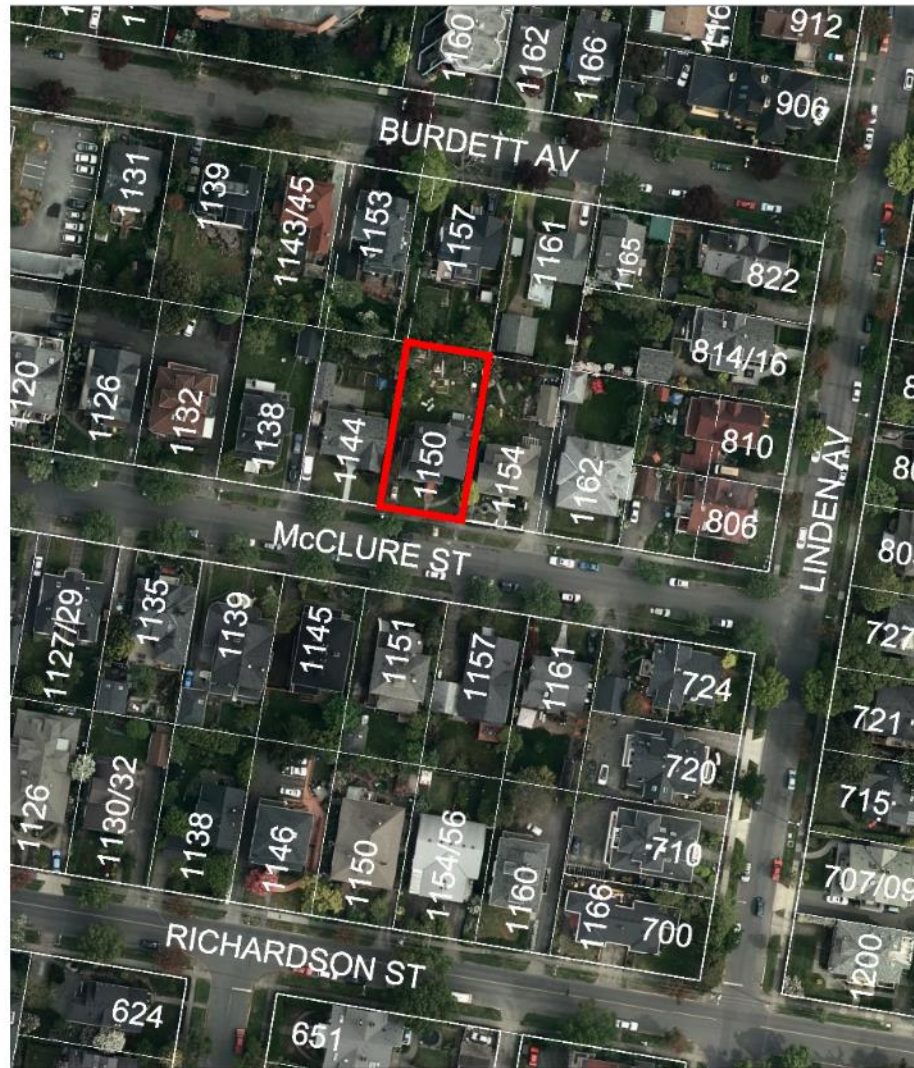
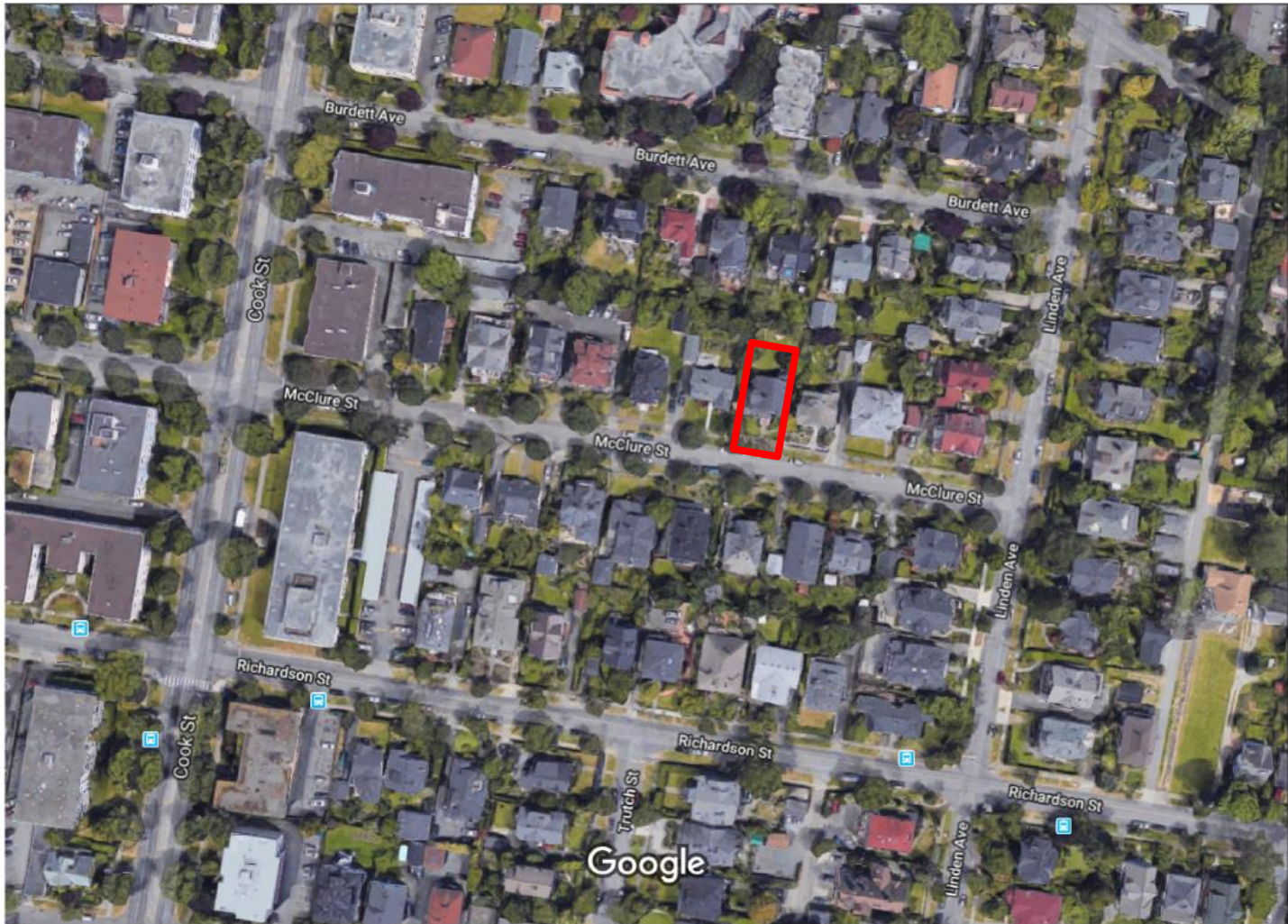

Rezoning Application
for
1150 McClure Street





Imagery ©2018 Google, Map data ©2018 Google 20 m



Subject Site



Subject Site – Looking East



Neighbouring Properties – East Side



Neighbouring Properties – West Side

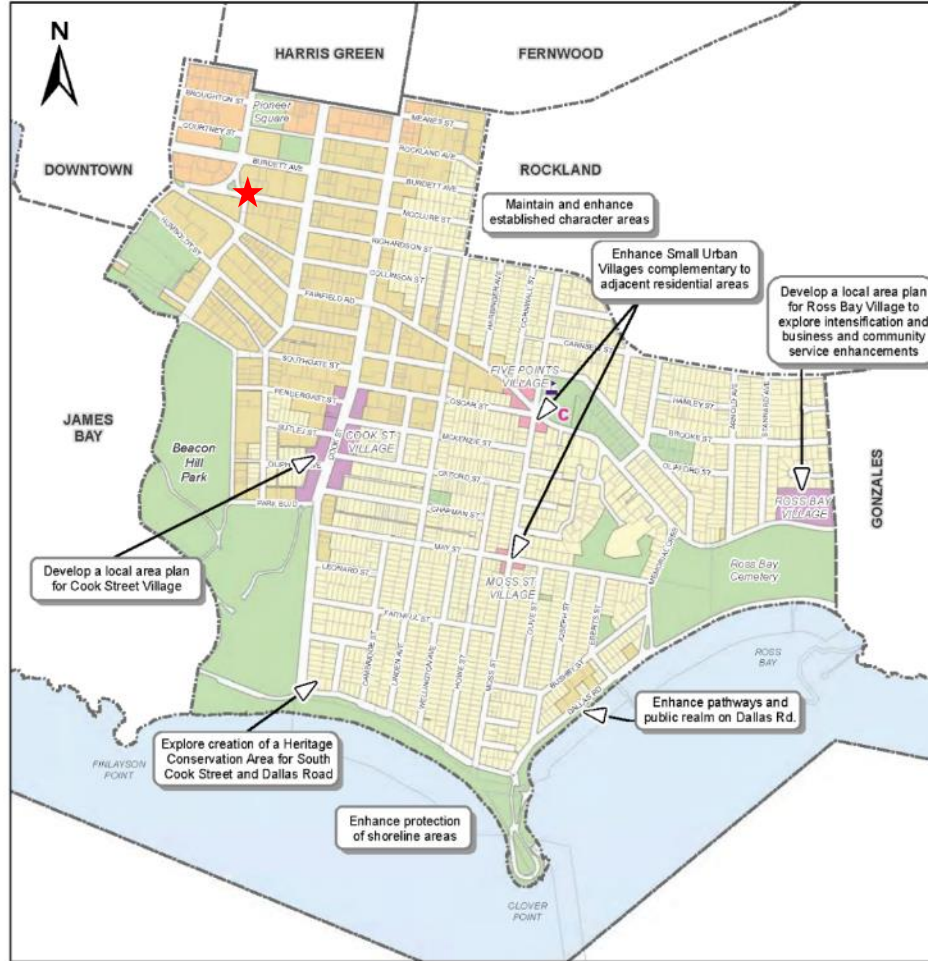


Neighbouring Properties – Across the Street



Policy – Official Community Plan

SECTION 21: NEIGHBOURHOOD DIRECTIONS



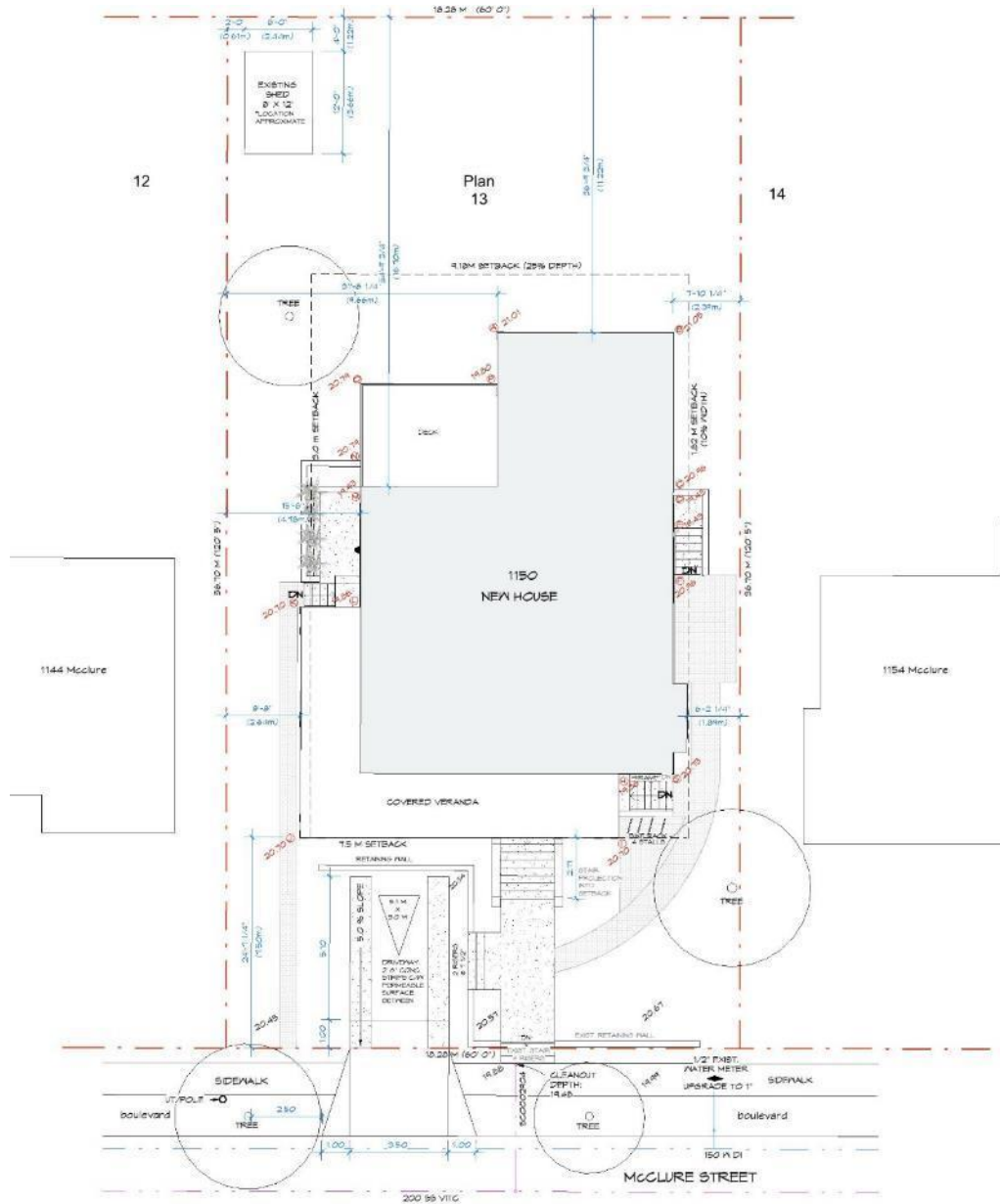
MAP 21
Fairfield
Strategic Directions

- Urban Place Designations***
- Core Residential
 - Large Urban Village
 - Small Urban Village
 - Urban Residential
 - Traditional Residential
 - Public Facilities, Institutions, Parks and Open Space
 - Marine

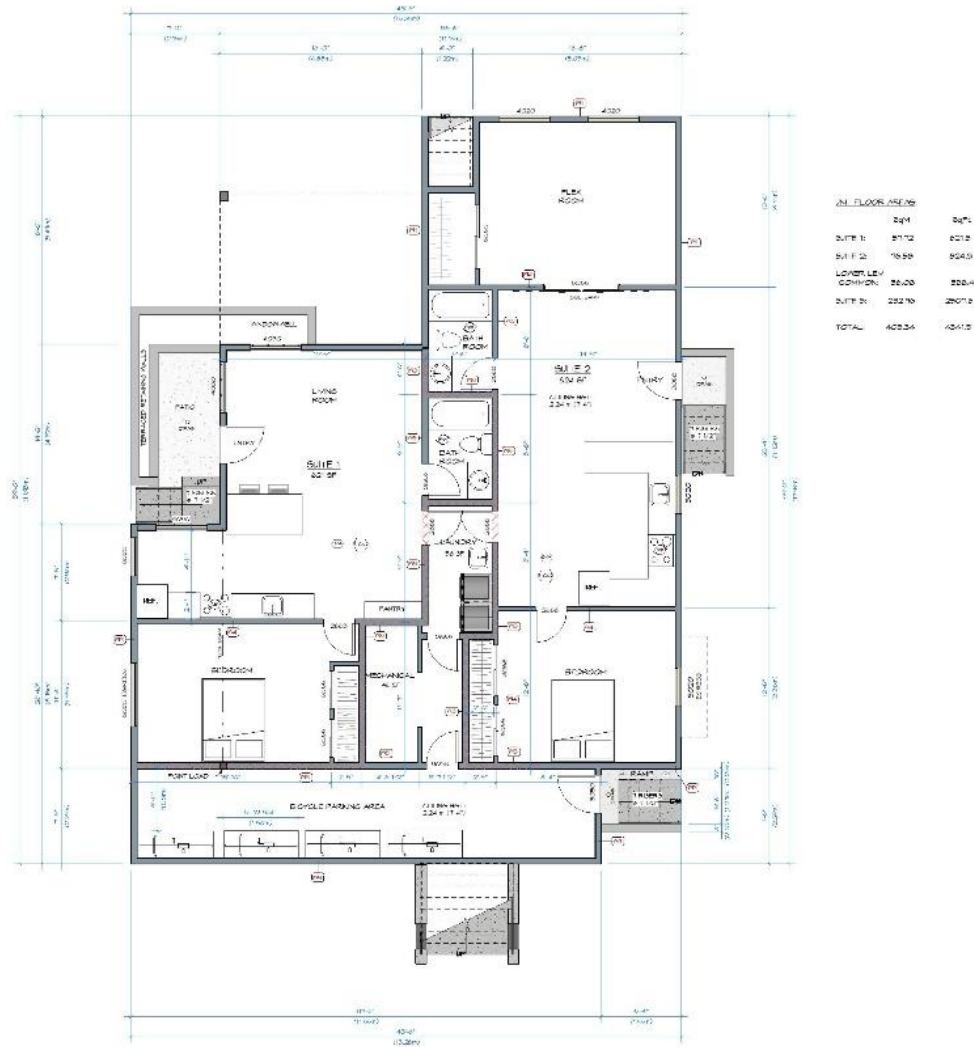
- Public Facilities**
- L Existing Public School
 - C Community Centre

*Urban Place Designations are provided for information purposes only. Please refer to Map 2 and Figure 8 for designation information.

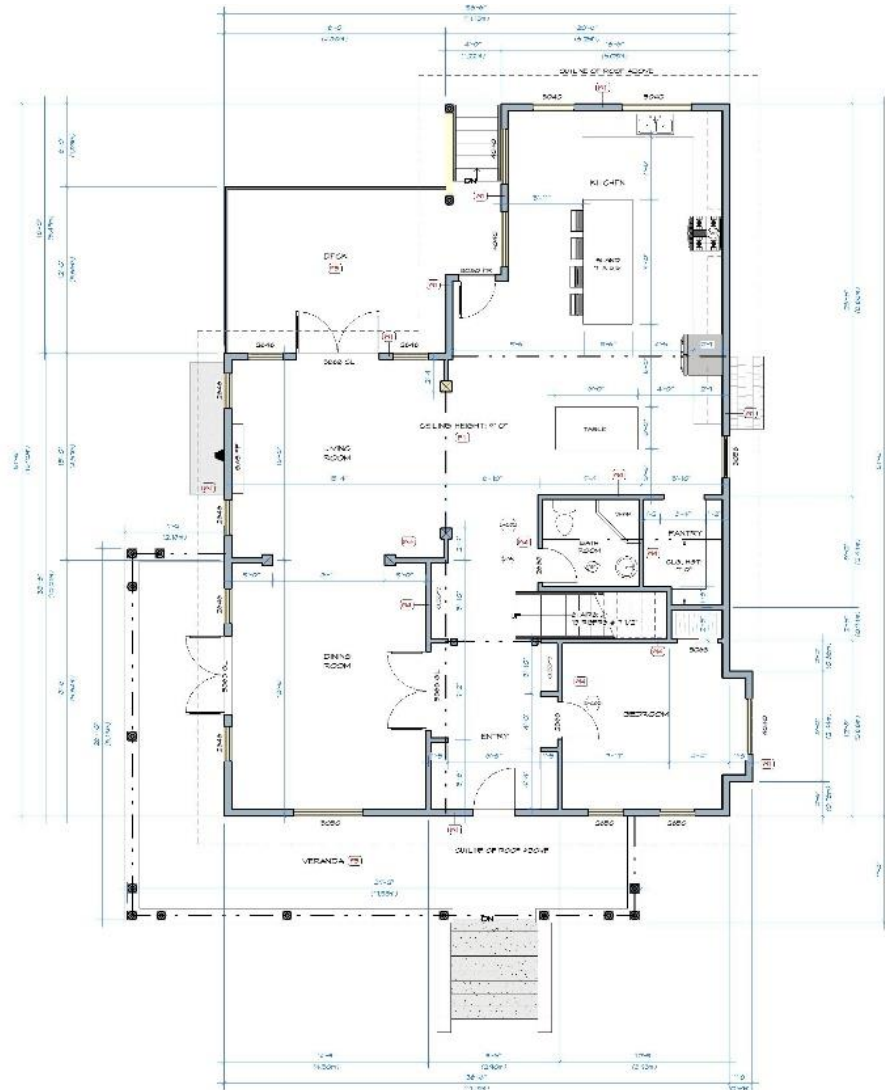
Site Plan



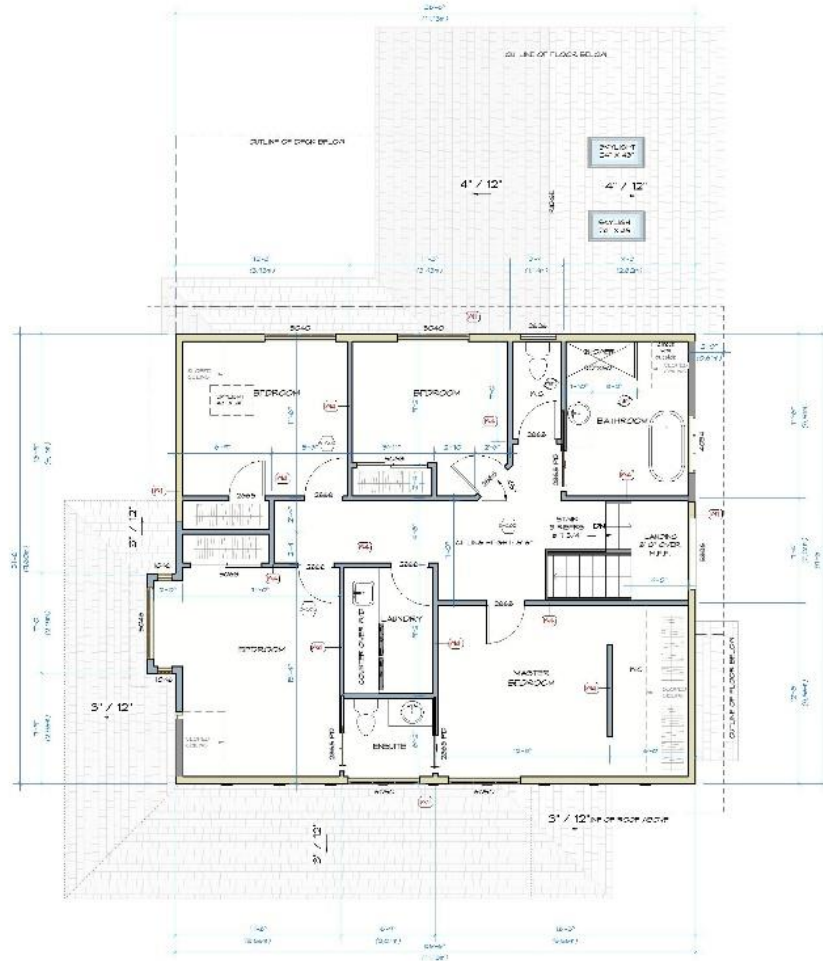
Floor Plans – Basement Level (Rental Suites)



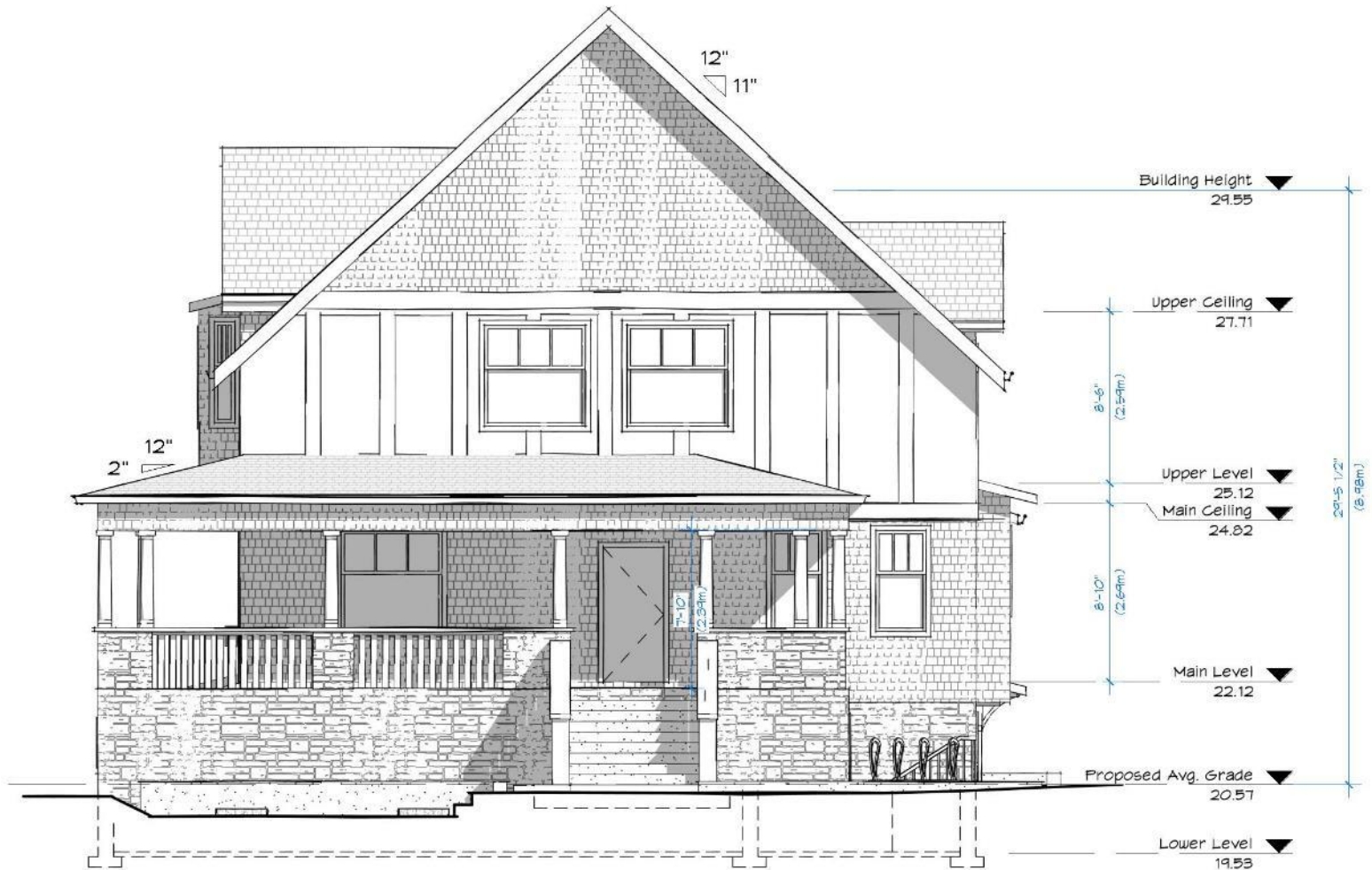
Floor Plans – First Level



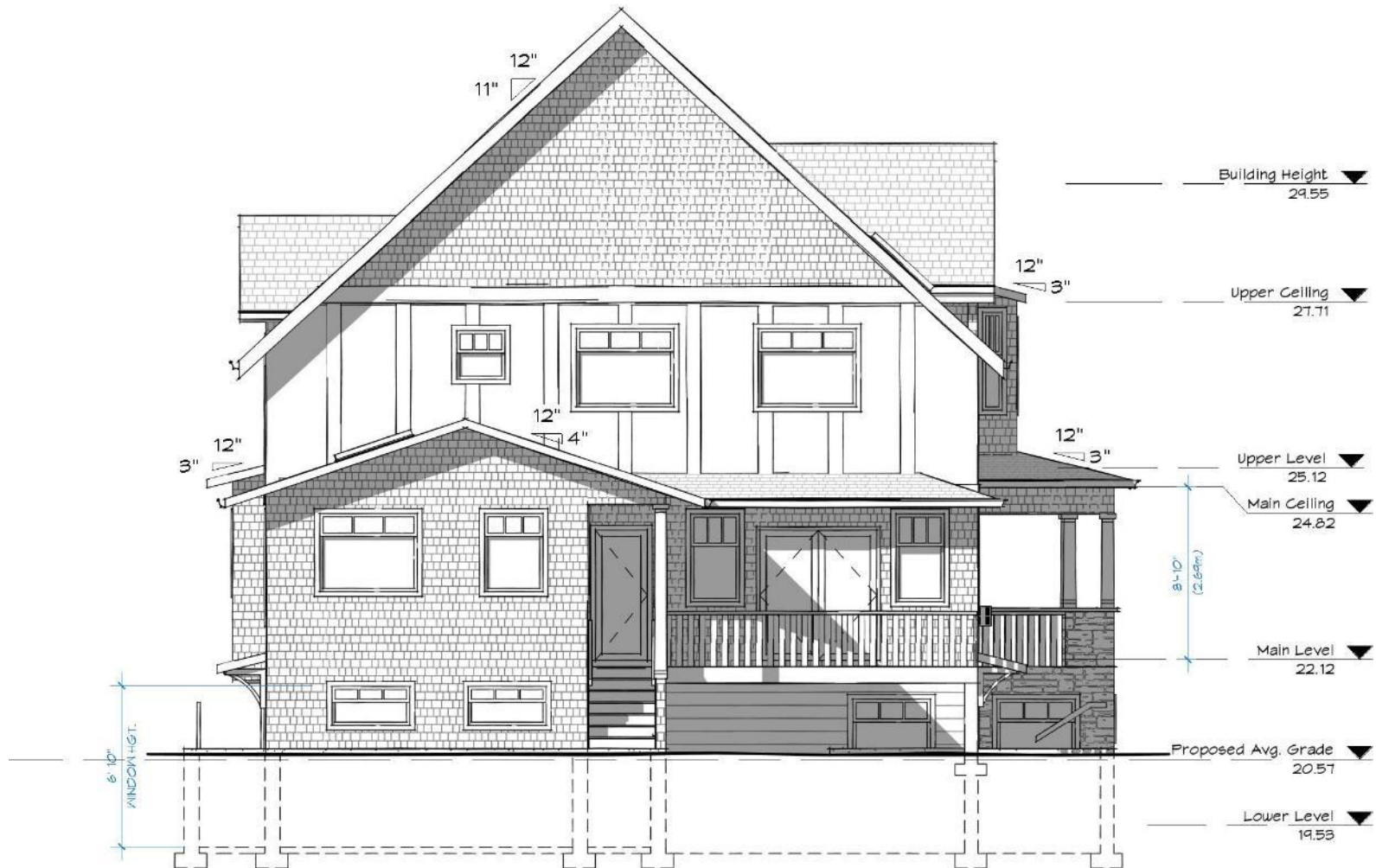
Floor Plans – Second Level



Front Elevation (South)



Rear Elevation (North)



Side Elevation (West)



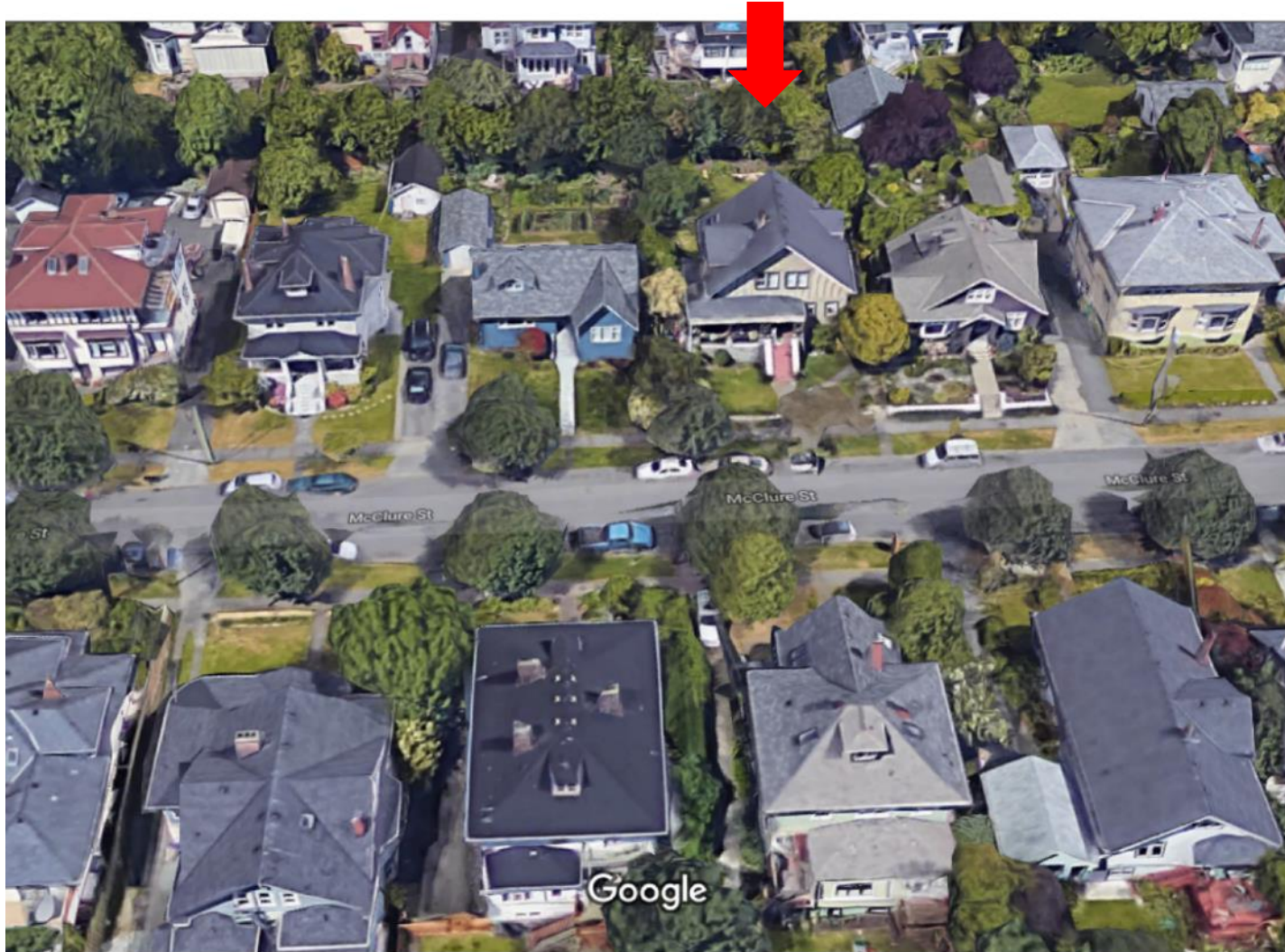
Side Elevation (East)



Neighbourhood Context – Streetscape



Neighbouring Context – With Previous Building



Imagery ©2018 Google, Map data ©2018 Google 10 m

Landscape Plan



LEGEND

HARDSCAPE FINISHES:

PP1	CIP exposed aggregate concrete
PP2	CIP smooth cast/finish concrete

SOFTSCAPE:

(Green hatched pattern)	Lawn
(Light green)	Planting area

MISCELLANEOUS:

(Yellow dashed line)	Wooden privacy screening approx. 1.500-2400mm height
(Black solid line)	Concrete or masonry retaining/upstped walls: heights vary.

NOTES:

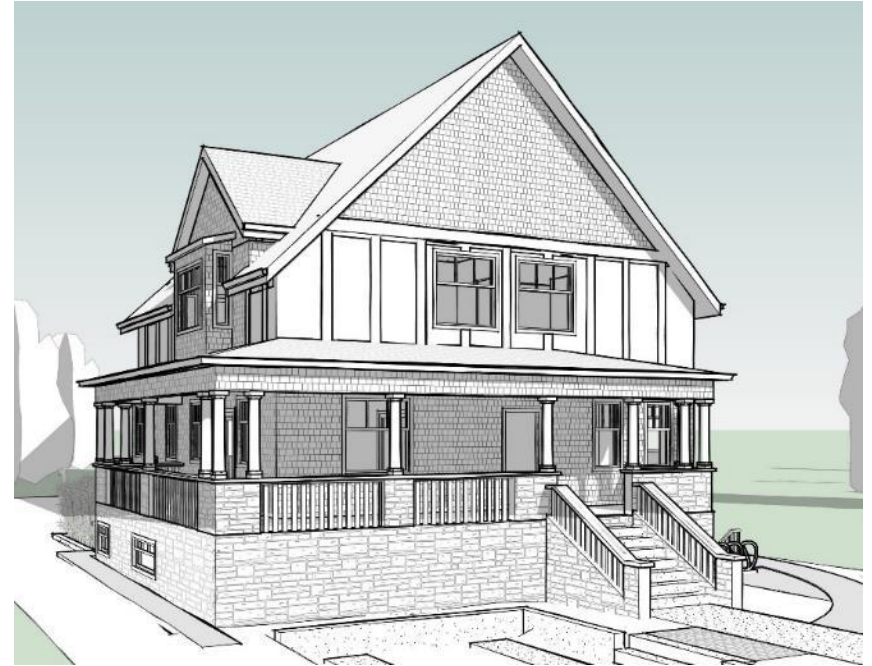
- 1) All building layout information and setback dimensions supplied by Villamor Design.
- 2) All survey information supplied by Motrowave.
- 3) This drawing must not be scaled. The General Contractor shall verify all dimensions, distances and levels prior to commencing work.
- 4) All areas are ambitious and must be approved immediately by the Designer.
- 5) This drawing is the exclusive property of the Designer, and can be reproduced only with the permission of the Designer, in which case the reproduction must bear the Designer's name.



Renderings – Front



South Elevation



South & West Elevations

Renderings – Rear and Sides



North & West Elevations

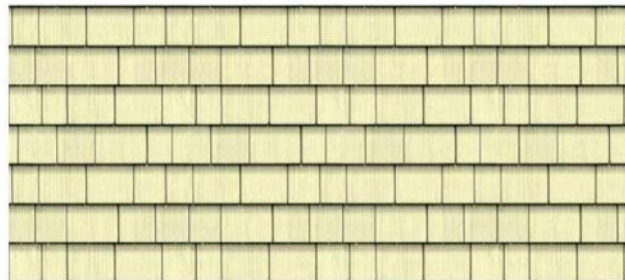


North & East Elevations

Material Board



SHAKE SHINGLES



STONE CLADDING



RECOMMENDATION

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw amendments that would authorize the proposed development outlined in Rezoning Application No. 00652 for 1150 McClure Street, that first and second reading of the Zoning Regulation Bylaw amendments be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Preparation and execution of legal agreements, to the satisfaction of the Director of Sustainable Planning and Community Development, in order to secure:
 - two basement suites as rental units in perpetuity
 - building design and landscape.
2. The applicant entering into an agreement with a car-share organization to secure two car-share memberships and car-share usage credits, to the satisfaction of the Director of Sustainable Planning and Community Development.