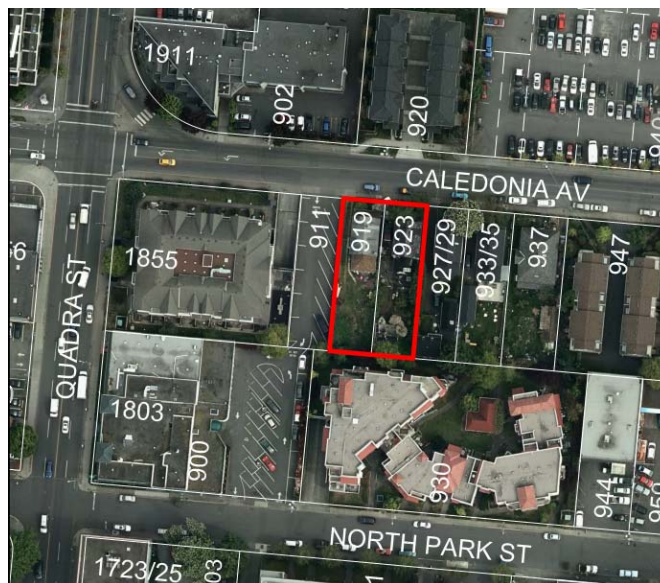

Rezoning & Development Permit with
Variance Applications
for
919 & 923 Caledonia Avenue



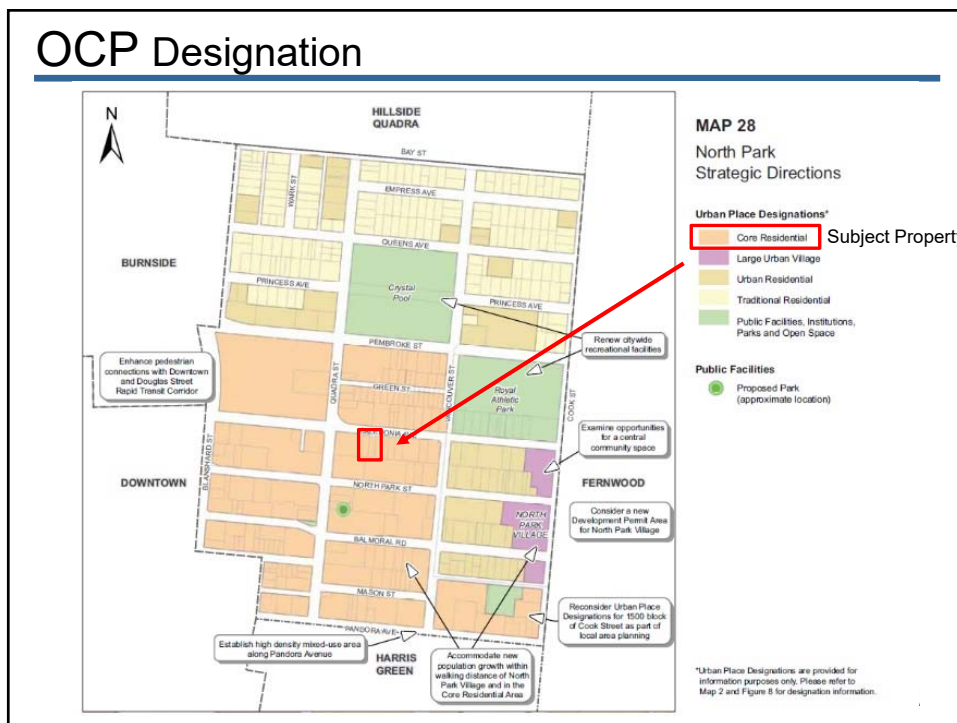


Subject Properties



Neighbouring Properties





Downtown Core Area Plan



Subject Property

Map 13: Residential Mixed-Use District



proposed
site plan



typical floor plan and basement parking plan



First floor plan

Parkade floor plan



Front Elevation





Rear Elevation (south)



East Elevation





New 2 storey building

New 4 storey building

West Elevation



front elevation 3D



3D elevation in relation to neighbouring properties



Renderings



Shadow Study



Material Board



Recommendation from the Advisory Design Panel

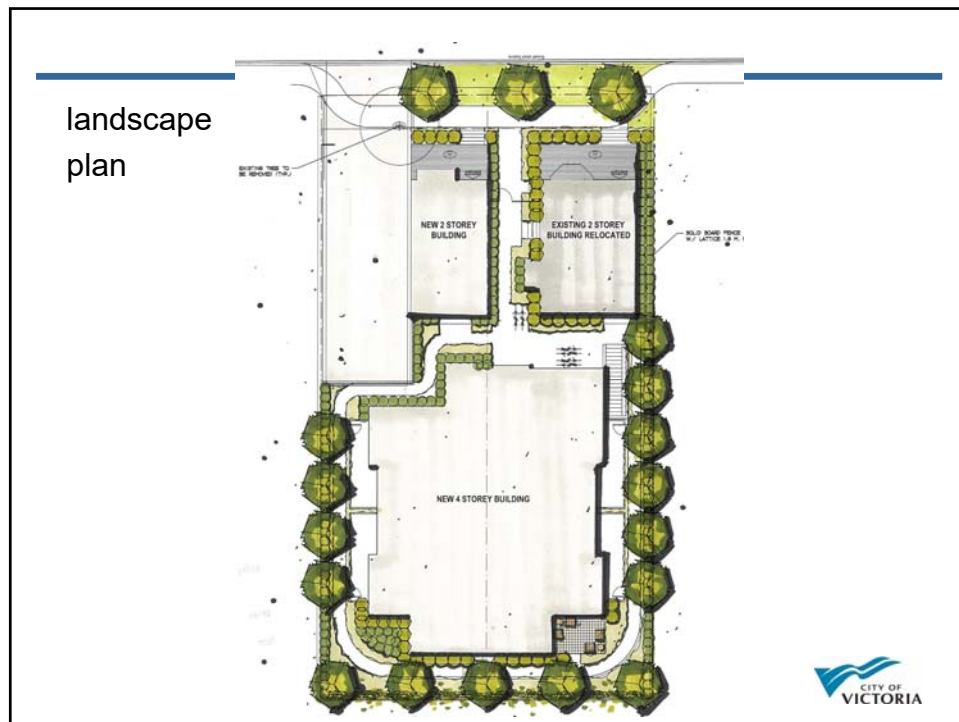
"It was moved that Development Permit with Variance Application No. 000521 for 919 and 923 Caledonia Avenue be approved with the following changes:

- that measures be taken to ensure that the existing trees to the south are protected as much as possible*
- that adequate soil depth is ensured for the new planting as shown."*



Hedgerow on neighbouring property





Land Lift Analysis

The analysis concluded the following:

- No lift associated with this rezoning if the proposed building is market rental in perpetuity under current market conditions.
- A net loss in land value from providing market rentals in perpetuity, underground parking, and retaining and relocating the existing building.



Proposed Streetscape



**Heritage Designation
Application**
for
919 Caledonia Avenue
(Turner House)



Location | 919 Caledonia Avenue – North Park Neighbourhood



Location | 919 Caledonia Avenue – North Park Neighbourhood



Location | 919 Caledonia Avenue – North Park Neighbourhood



Original Appearance Maintained



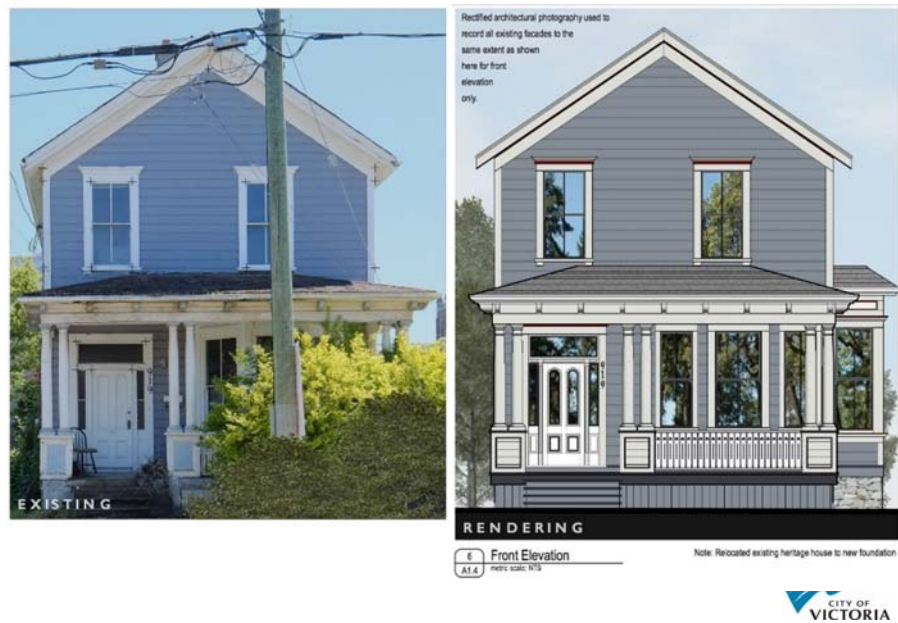
Character-Defining Elements



Character-Defining Elements



Restoration and Rehabilitation



Restoration and Rehabilitation



Restoration and Rehabilitation

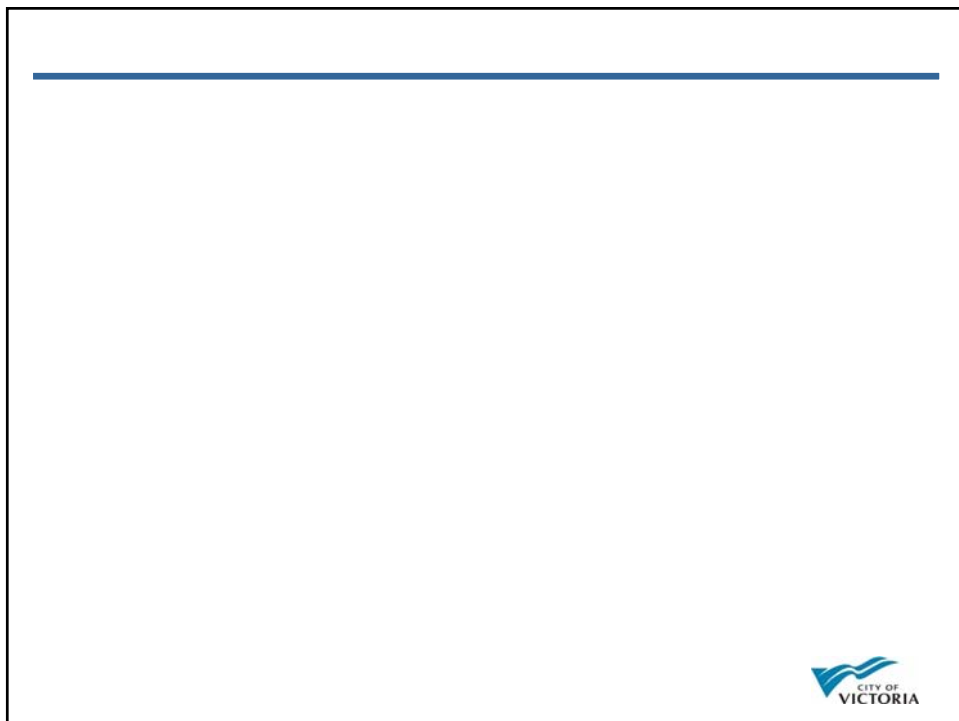
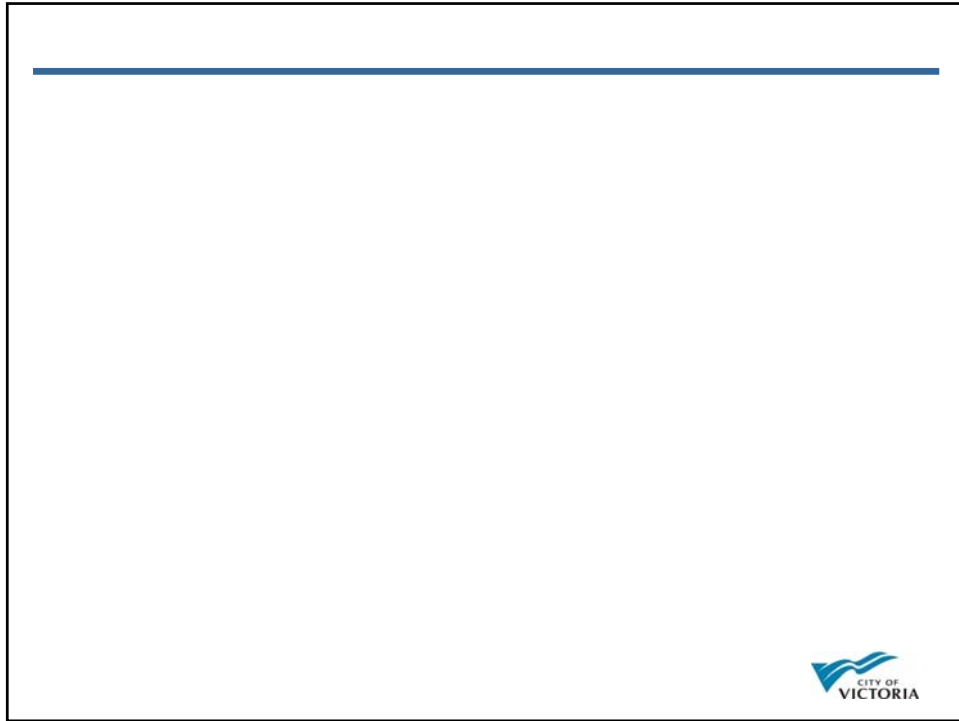


Recommendation



Proposed Streetscape





existing heritage building & restoration

