



CD-1 Rezoning & Heritage Designation
4976-5010 Cambie Street







Cambie Corridor Plan

- Approved by Council in 2011
- Queen Elizabeth
- Residential buildings with townhouses at the lane
- Up to 6 storeys
- 1.75-2.25 FSR

**estimated range subject to urban design performance*





49 Residential Units

- 15 one-bedroom units
- 22 two-bedroom units
- 10 three-bedroom units

Parking

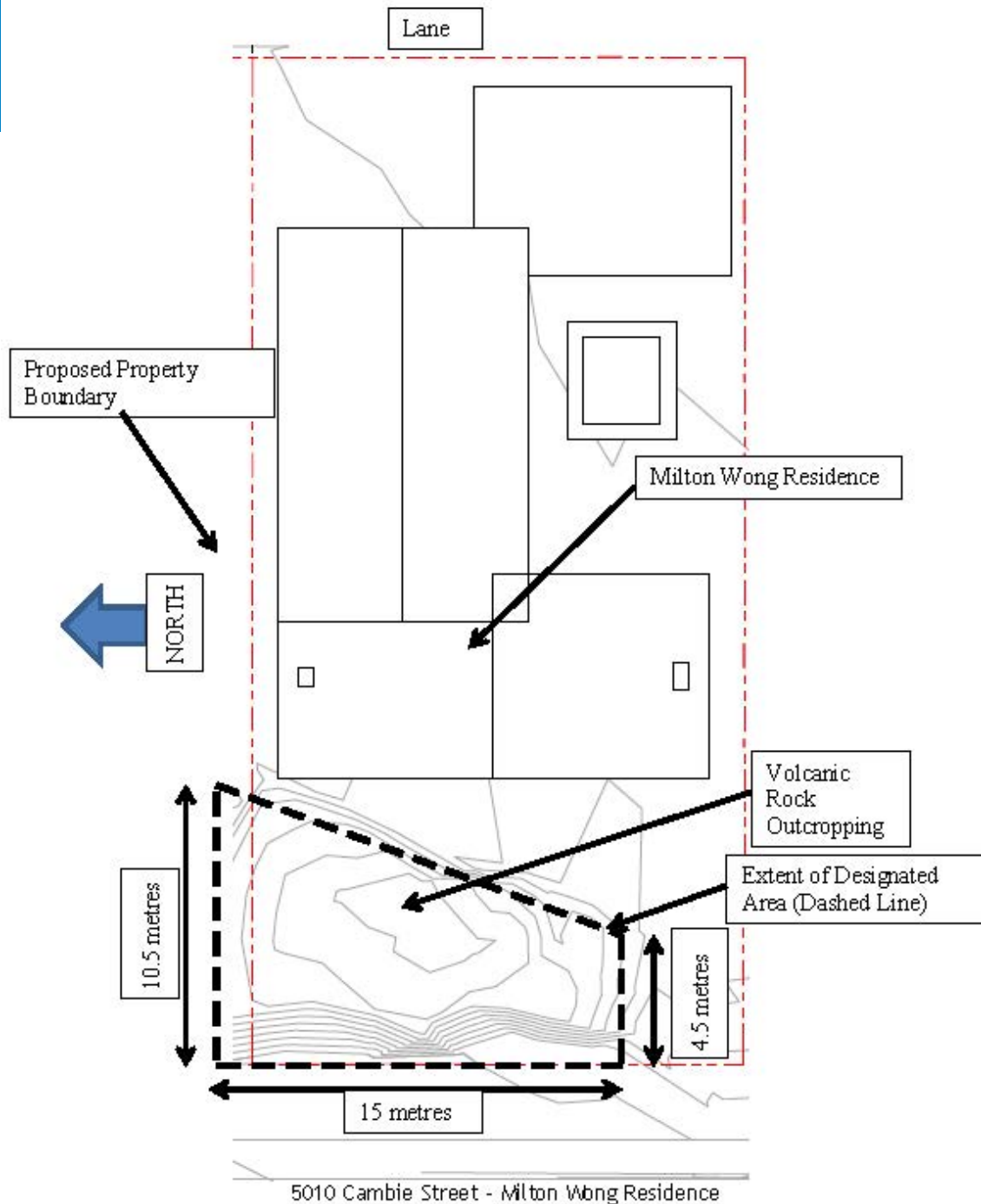
- 54 vehicles
- 63 bicycles

Height

- One 7-storey building
- 23.5 m (77 ft.)







- ↘ City hosted Open House (October 22, 2015)
 - ↘ 222 notifications were distributed
 - ↘ 23 people attended
 - ↘ 3 written responses received

- ↘ Feedback
 - ↘ Height and massing
 - ↘ Heritage retention and future use of Wong residence

CAC Value	Allocation
(50%) \$1,028,142	Affordable Housing Reserve
(50%) \$1,028,143	Childcare and community facilities
\$2,056,285	Total
\$231,000	In-kind contribution – heritage designation & retention



West Elevation



