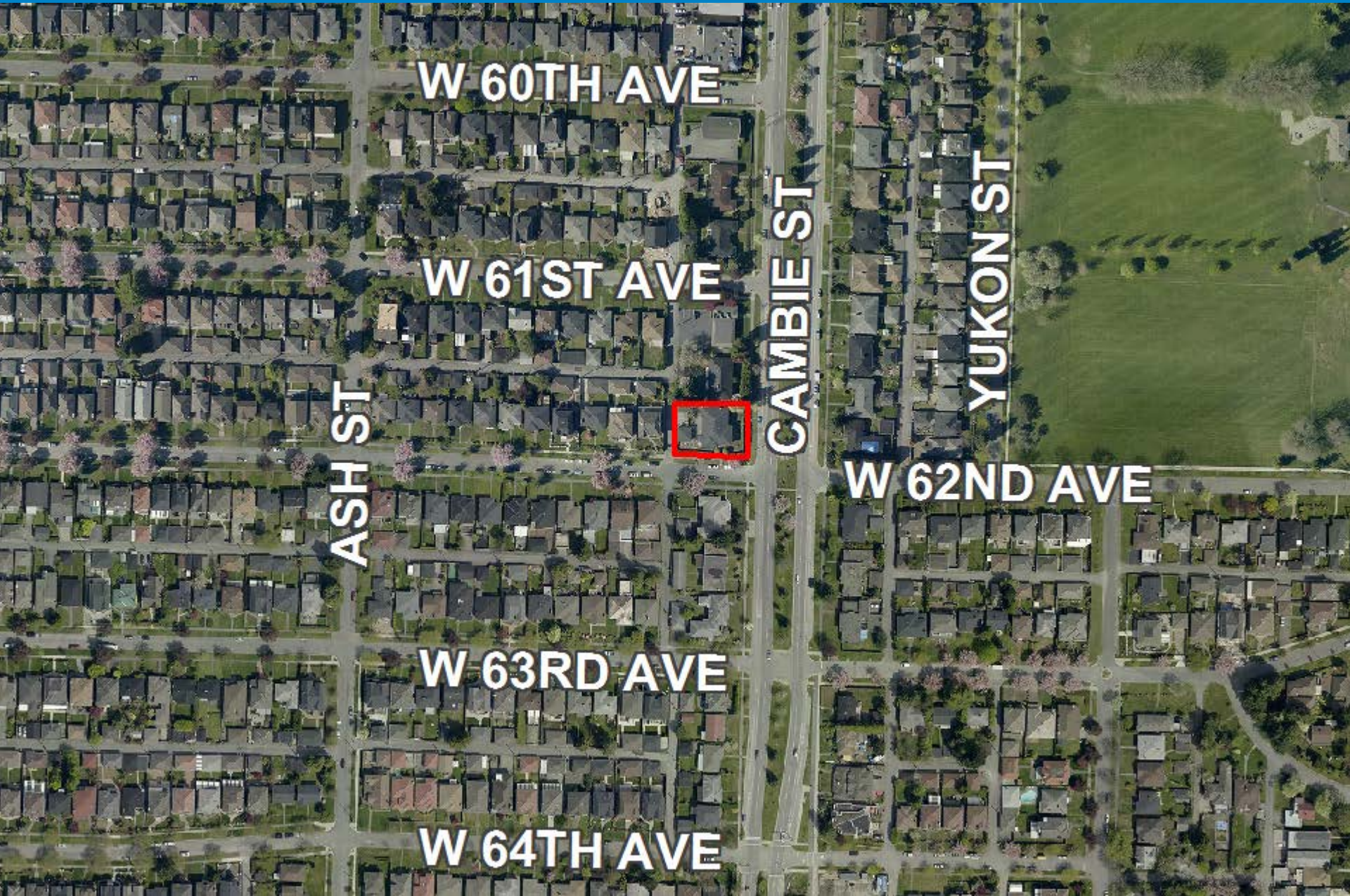




CD-1 Rezoning: 505 West 62nd Avenue







- ↘ 32 Residential Units
 - ↘ 13 one-bedroom units
 - ↘ 18 two-bedroom units
 - ↘ 1 three-bedroom unit

- ↘ Parking
 - ↘ 31 vehicle
 - ↘ 40 bicycles

- ↘ Height
 - ↘ 6 storeys
 - ↘ 21.3 m (70 ft.)

- ↘ Density: 2.72 FSR

- Cambie Corridor Plan
 - Approved by Council in 2011
 - “Langara” Neighbourhood
 - Residential buildings up to 6 storeys
 - Density estimate 2.0-2.5 FSR
Subject to design performance

- Marpole Community Plan
 - Approved by Council in 2014



- ↘ City-hosted Open House (November 23, 2015)
 - ↘ 359 notifications were distributed
 - ↘ 13 people attended a joint open house including the rezoning application for 7807 Cambie Street
 - ↘ No written responses were received by staff

CAC Value		Allocation
(50%)	\$613,030	Affordable Housing Reserve
(45%)	\$551,727	Childcare and community facilities
(5%)	\$61,303	Heritage amenity
\$1,226,060		Total

- ↘ CAC allocation is consistent with the Marpole Community Plan Public Benefits Strategy

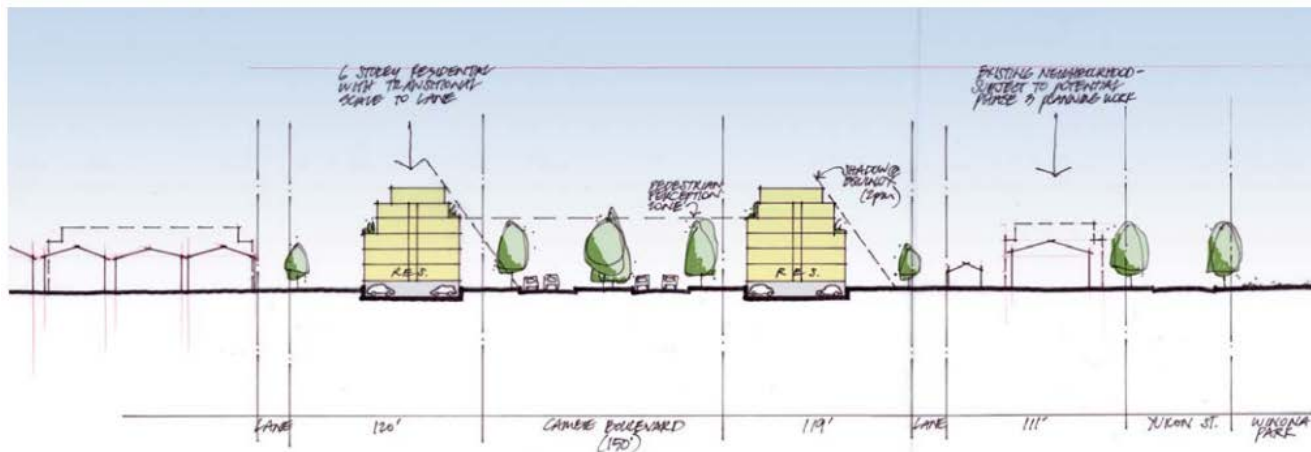
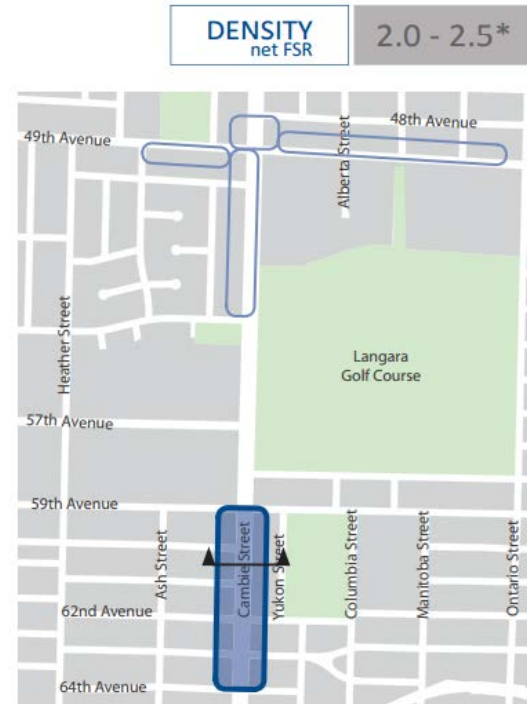


4.5.4 Cambie Street: 59th - 64th Avenue

In this area:

- Residential buildings will be allowed up to six storeys except for the C-1 zoned area south of 59th Avenue, where non-residential uses will be required at grade.
- Above four storeys, upper floors will be stepped back from Cambie Street
- Buildings will include front doors onto the street and will activate and enhance the adjacent lane by providing active uses on the rear
- Development proposals will include required public realm features (i.e. street trees, landscaped setbacks, etc.)

Refer to built form guidelines in Section 5 for more information.



Representative Section: Cambie Street between 60th and 61st Avenue

Cambie Street Langara – Rezoning Applications

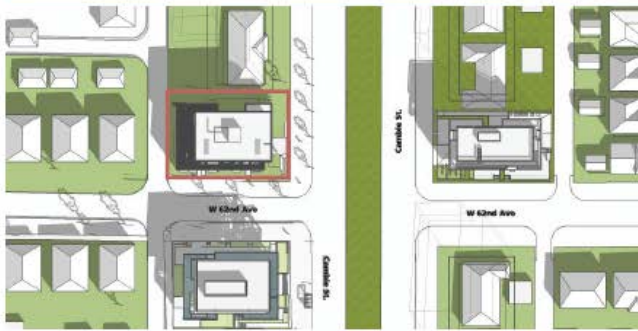


Trees on neighbouring site

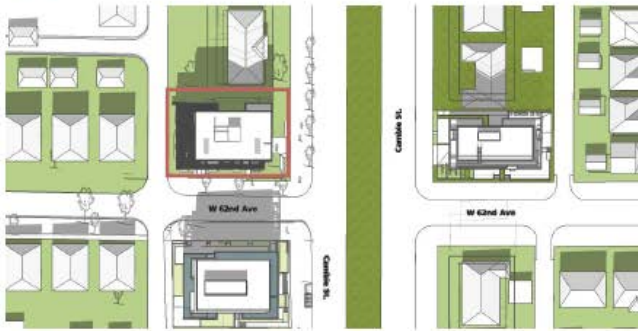
Trees on Neighbouring Site



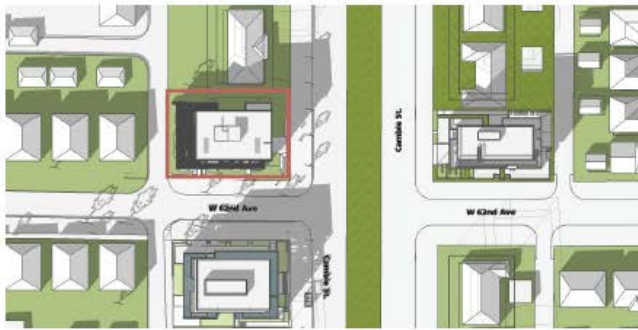
Vernal equinox - march 20



10:00 AM

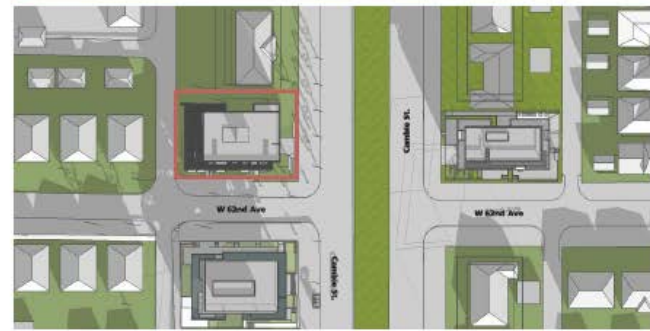


12:00 PM



2:00 PM

Winter solstice - december 21



10:00 AM



12:00 PM



2:00 PM



South Elevation (W 62nd Ave)



East Elevation (Cambie Street)



West Elevation (lane)



North Elevation

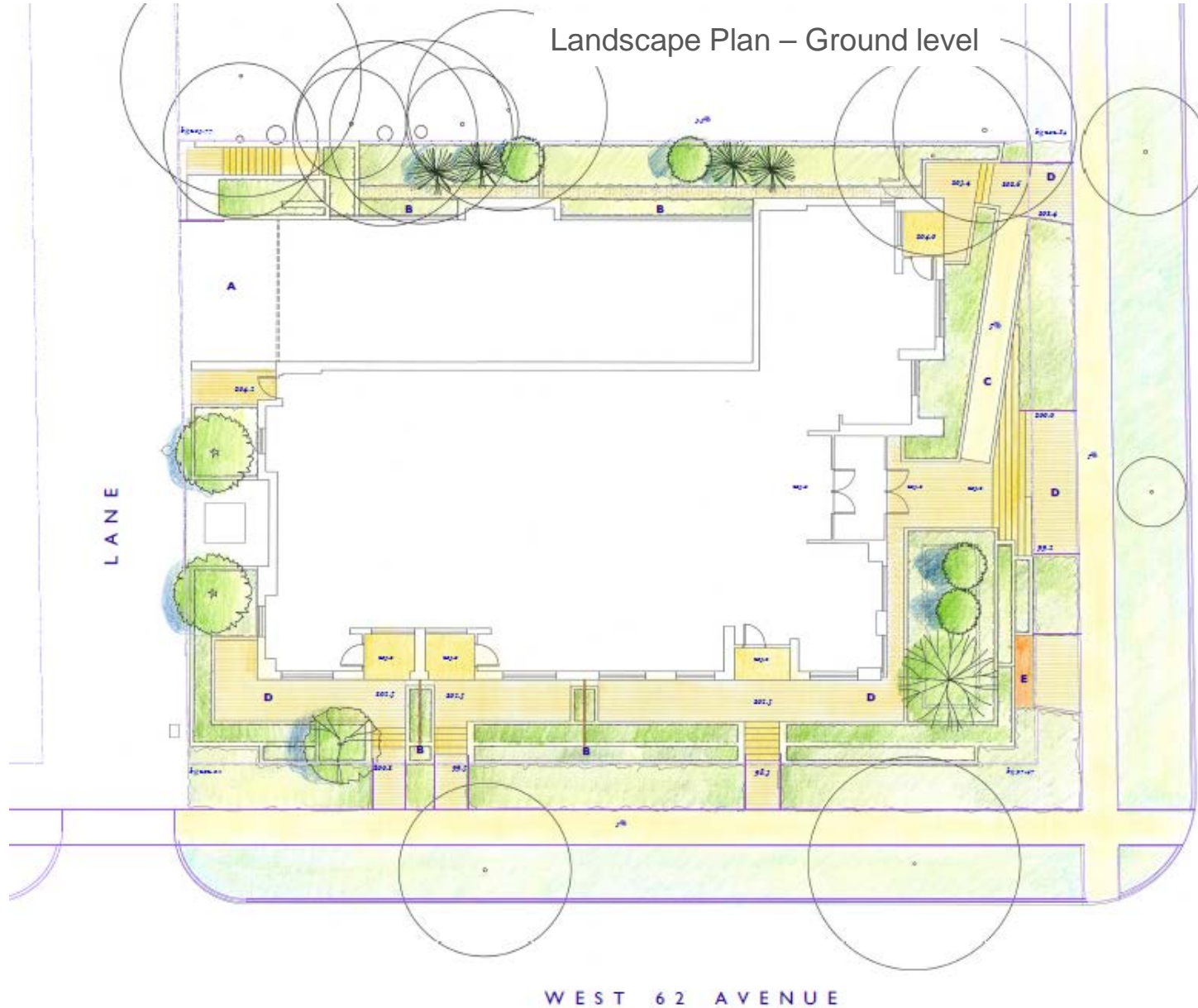


SOUTH-WEST CORNER

Southwest Corner



Cambie Street, North Corner



Cambie Phase 3 Map

