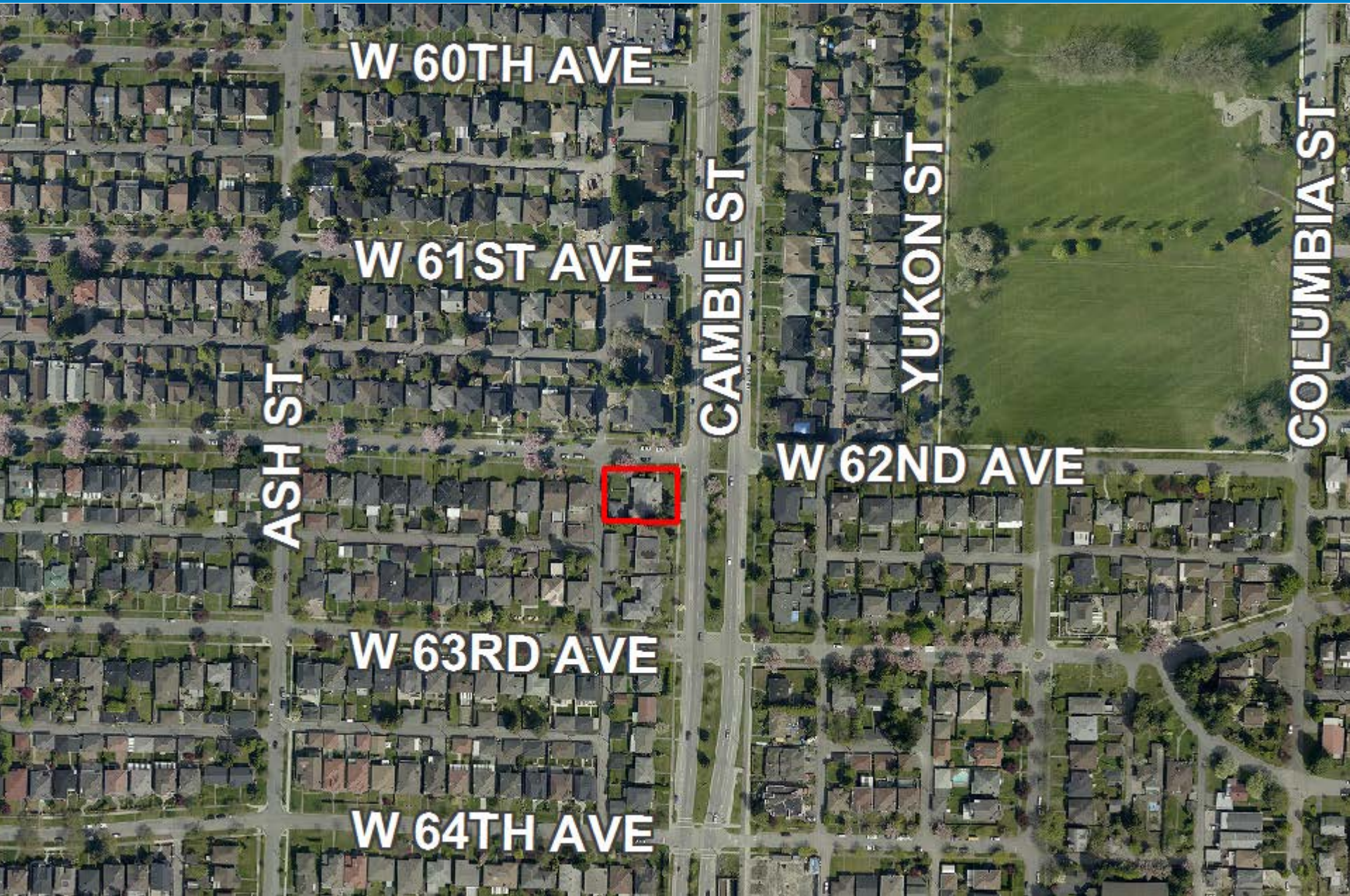




CD-1 Rezoning:

7807 Cambie Street







- ↘ 27 Residential Units
 - ↘ 11 one-bedroom units
 - ↘ 12 two-bedroom units
 - ↘ 4 three-bedroom units

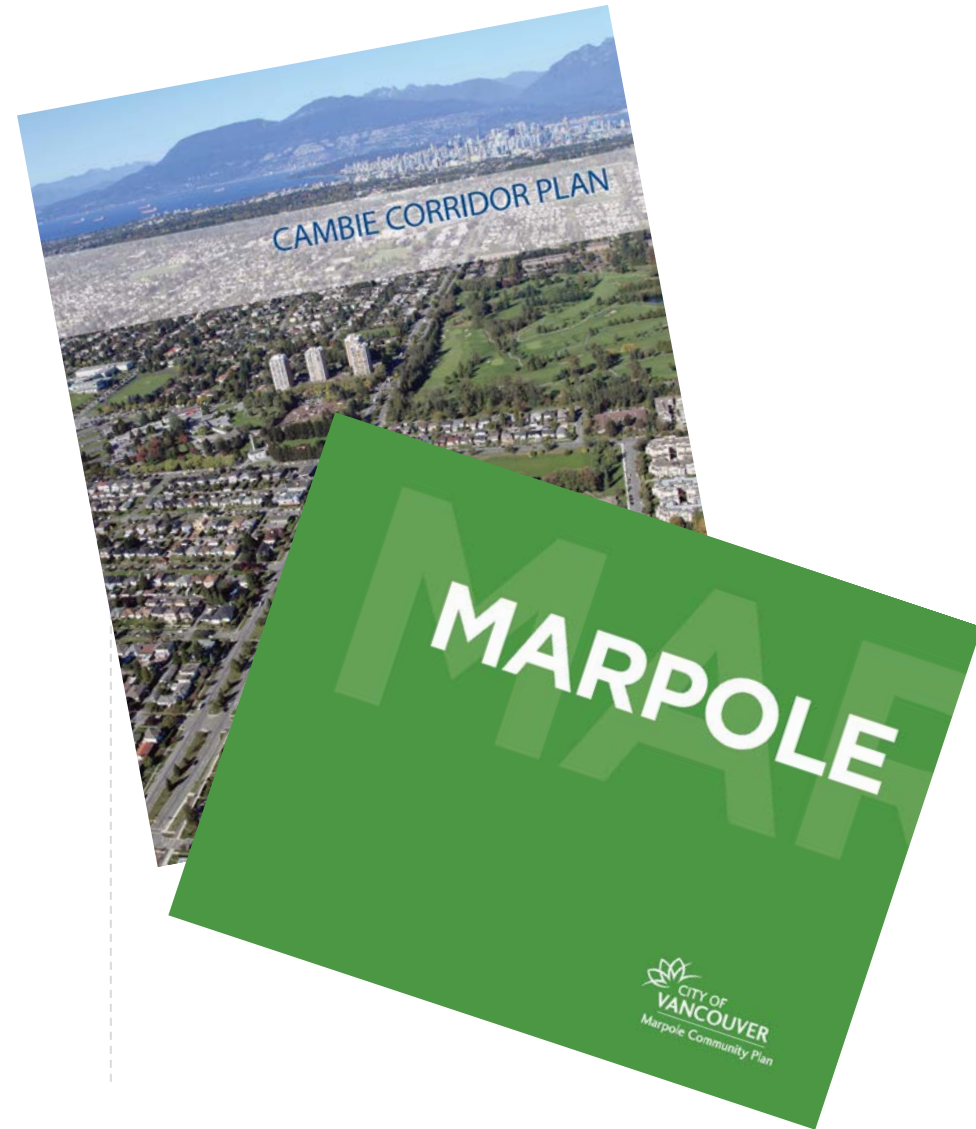
- ↘ Parking
 - ↘ 36 vehicle
 - ↘ 35 bicycles

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

- ↘ Density: 2.70 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 505 West 62nd Avenue
 - ↘ One written response was received by staff

- ↘ Feedback
 - ↘ Need to provide sufficient parking
 - ↘ Concern about tenant relocation
 - ↘ Suggestions related to unit layouts

CAC Value		Allocation
(50%)	\$608,933	Affordable Housing Reserve
(45%)	\$548,039	Childcare and community facilities
(5%)	\$60,893	Heritage amenity
\$1,217,865		Total

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

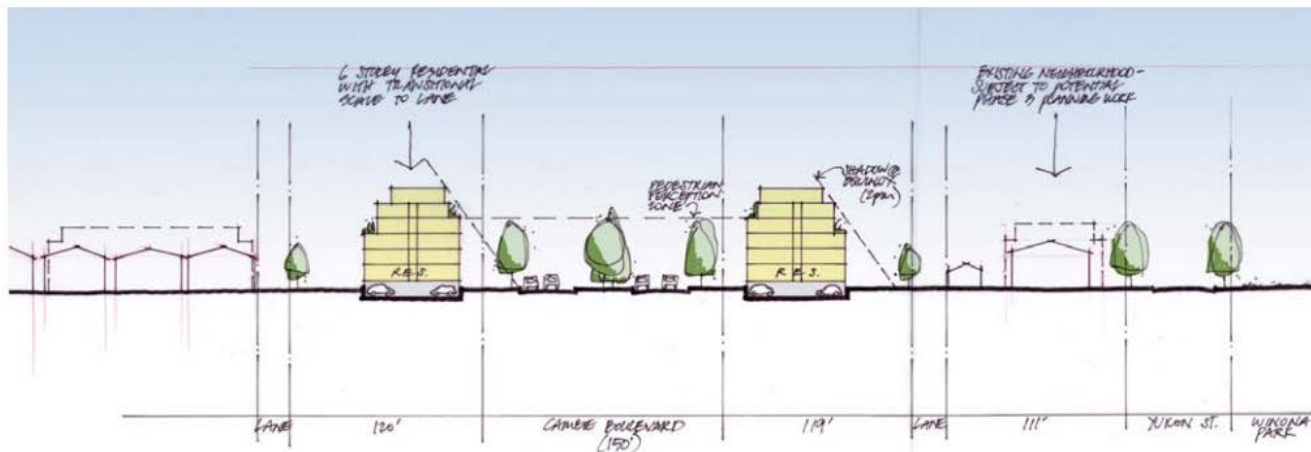


4.5.4 Cambie Street: 59th - 64th Avenue

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

- ↘ Three existing rental units
- ↘ While not required, a voluntary draft tenant relocation plan has been included

Rate of Change Guideline Requirements	Tenant Relocation Plan Offer
Two months free rent	<ul style="list-style-type: none">• Two months free rent
Moving expenses	<ul style="list-style-type: none">• \$750 per household
Notification	<ul style="list-style-type: none">• Two months termination notice• Tenants may move out at any time during the two months and still benefit from relocation plan
Assistance in Finding Alternative Accommodation	<ul style="list-style-type: none">• Assistance for tenants in finding 3 rental options in Vancouver, at least one in the same general area.• All options - rent for no more than 10% above average rent for area unless otherwise agreed to by the tenant.• All options to consider needs identified by tenants and appropriate number of bedrooms.

Cambie Street Langara – Rezoning Applications





march 20th 10 am



dec 20th 10 am



march 20th 12 pm



dec 20th 12 pm



march 20th 2 pm



dec 20th 2 pm



North Elevation (62nd Avenue)



East Elevation (Cambie Street)



West Elevation (lane)



South Elevation (sideyard)

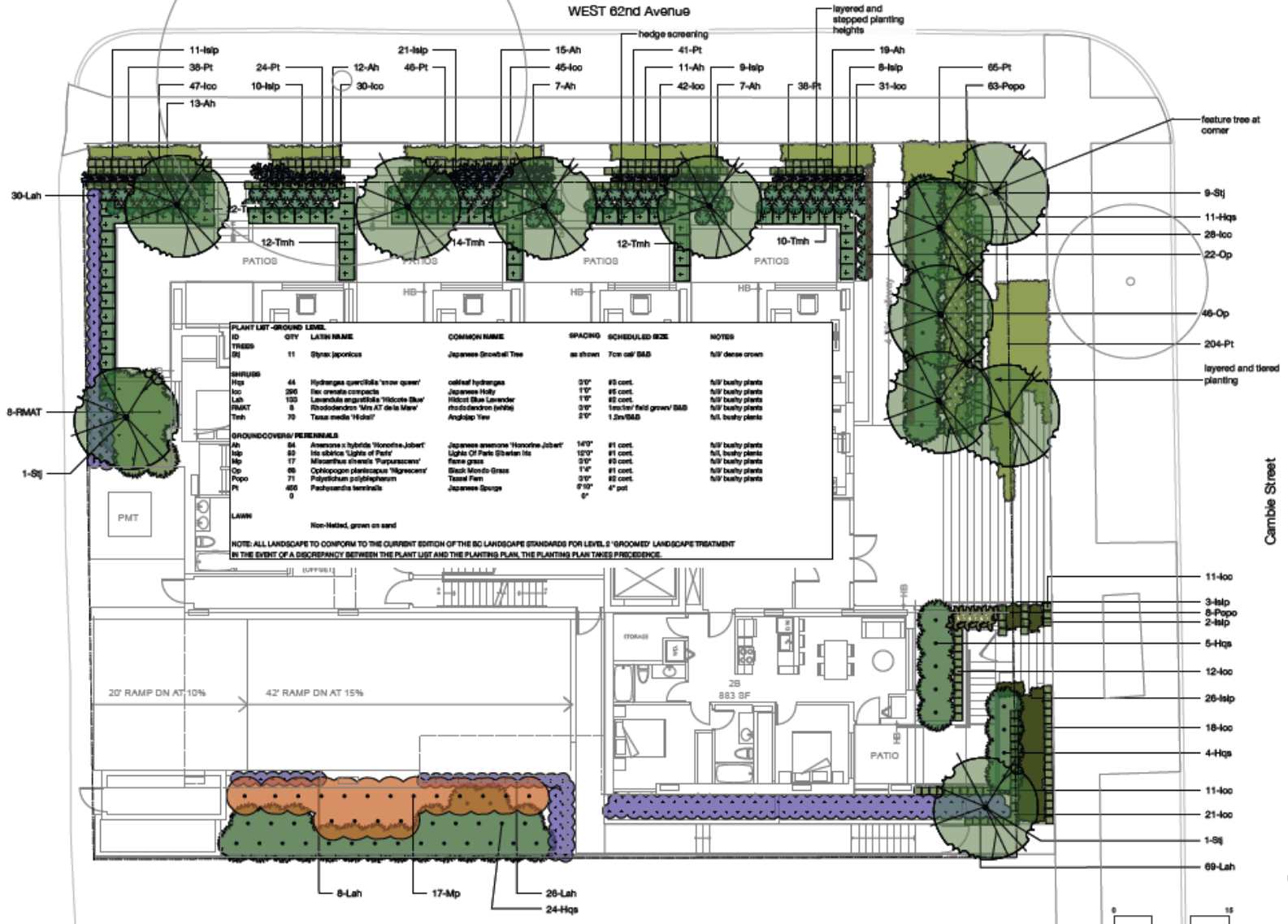


From northwest (62nd Avenue)



From southeast (Cambie Street)

Landscape Plan – Ground level



0 15 30 FT



Trees on neighbouring site