



CD-1 Rezoning:
7638-7664 Cambie Street







- ↘ 34 Residential Units
 - ↘ 2 studio units
 - ↘ 4 one-bedroom + den units
 - ↘ 18 two-bedroom units
 - ↘ 4 two-bedroom + den units
 - ↘ 8 three-bedroom units

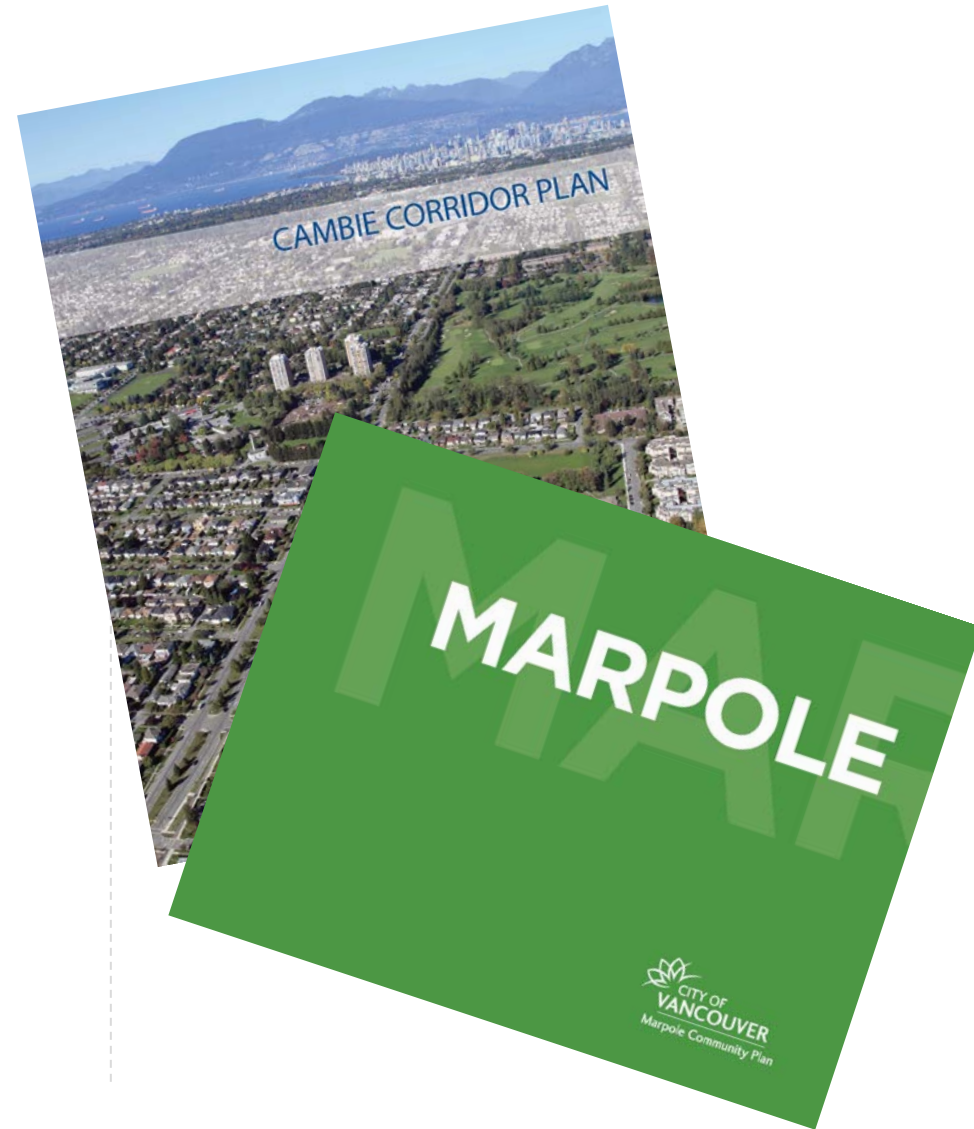
- ↘ Parking
 - ↘ 71 vehicle
 - ↘ 49 bicycles

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

- ↘ Density: 2.40 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 (May 3, 2016)
 - ↘ 616 notifications were distributed
 - ↘ 28 people attended the open house
 - ↘ 5 written responses were received by staff

CAC Value		Allocation
(50%)	\$841,500	Affordable Housing Reserve
(45%)	\$757,350	Childcare and community facilities
(5%)	\$84,150	Heritage Conservation Reserve
\$1,683,000		Total

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

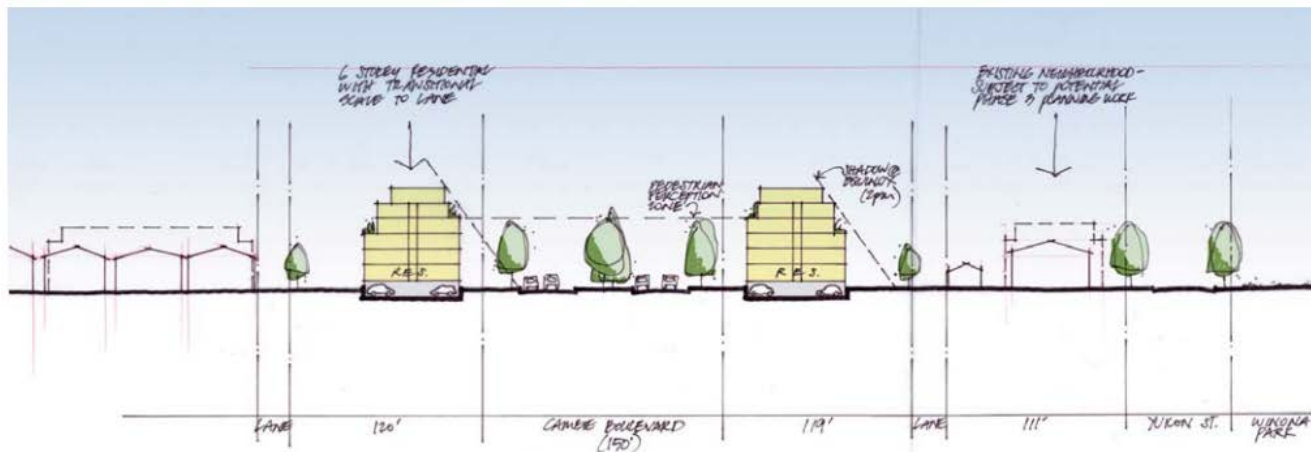


4.5.4 Cambie Street: 59th - 64th Avenue

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

