



CD-1 Rezoning:

4138 Cambie Street







- ↘ **22 Residential Units**
 - ↘ 1 studio (5%)
 - ↘ 15 two-bedroom units (68%)
 - ↘ 4 three-bedroom units (27%)

- ↘ **Parking**
 - ↘ 25 vehicles
 - with shared access to the parking ramp of the neighbouring site.
 - ↘ 34 bicycles

- ↘ **Height**
 - ↘ 6 storeys
 - ↘ 20.5 m (67 ft.)
- ↘ **Density: 2.31 FSR**

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



- ↘ City-hosted Open House (December 6, 2016)
 - ↘ 437 notifications were distributed
 - ↘ 22 people attended an open house
 - ↘ 1 written response was received by staff

CAC Value		Allocation
(50%)	\$491,865	Affordable Housing Reserve
(40%)	\$393,492	Childcare and community facilities
(10%)	\$98,373	Heritage amenity
	\$983,370	Total

- ↘ CAC allocation is consistent with the Cambie Corridor Interim Public Benefits Strategy

Conclusion



EXTRA SLIDES



Site Plan



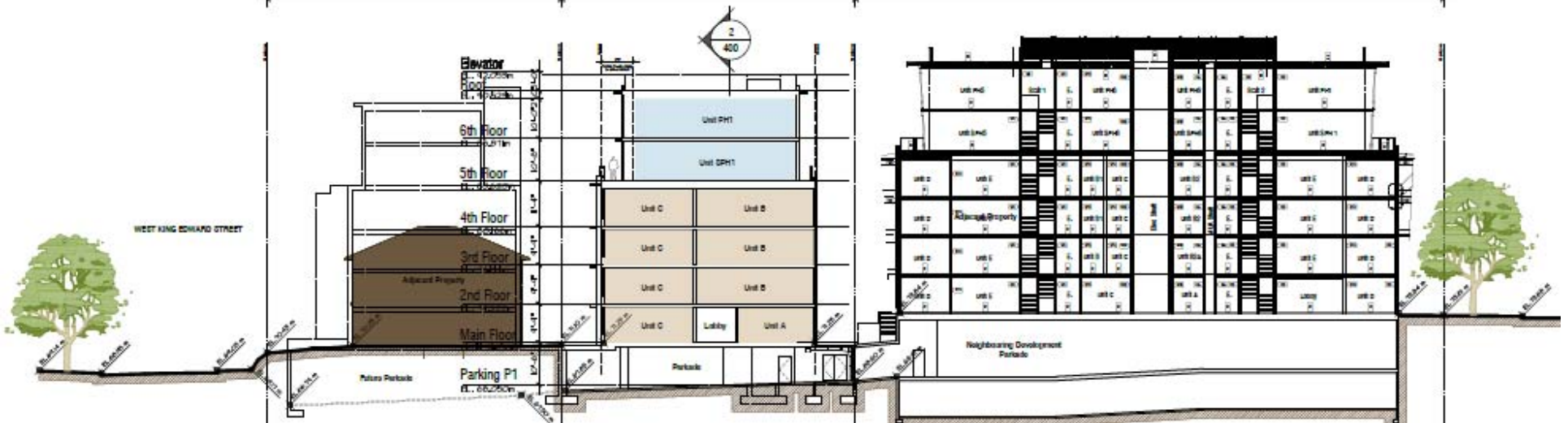
Landscape Plan – Ground level

Building Section

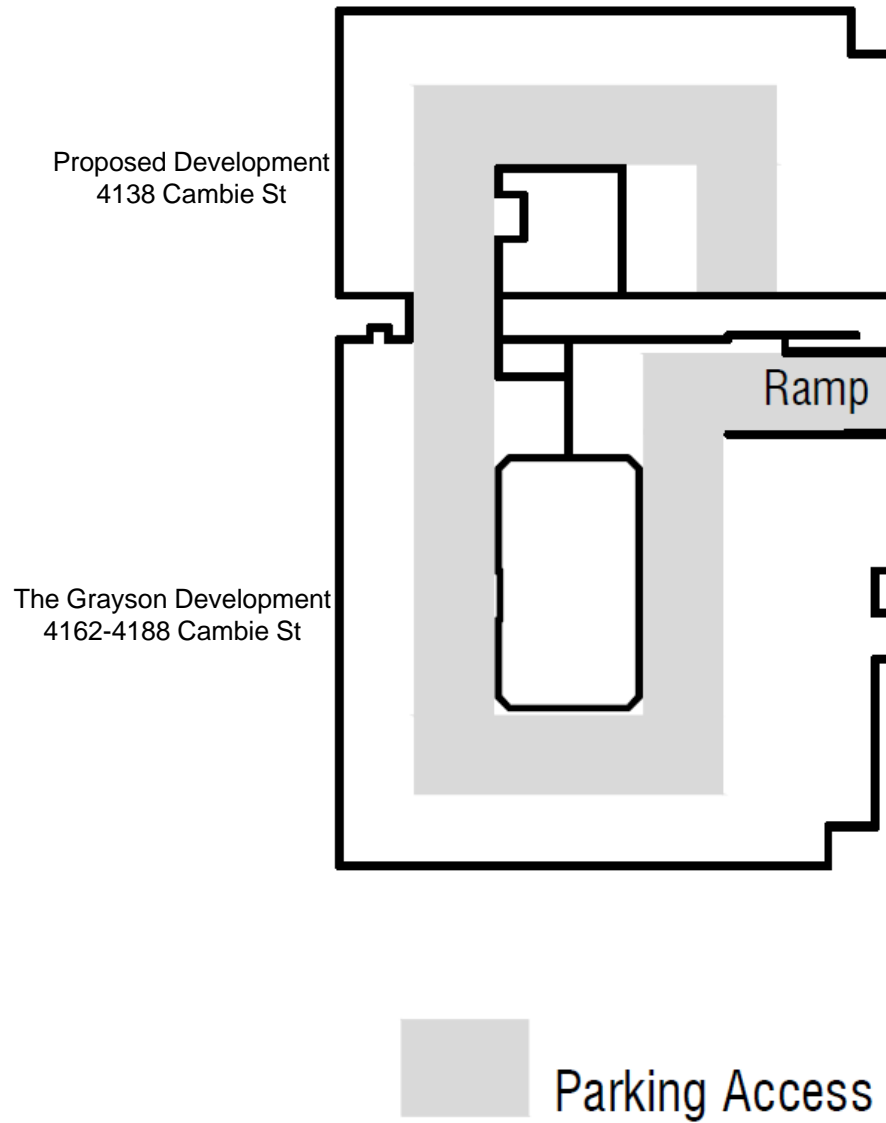
Neighbouring Property
4118 Cambie St

Proposed Development
4138 Cambie St

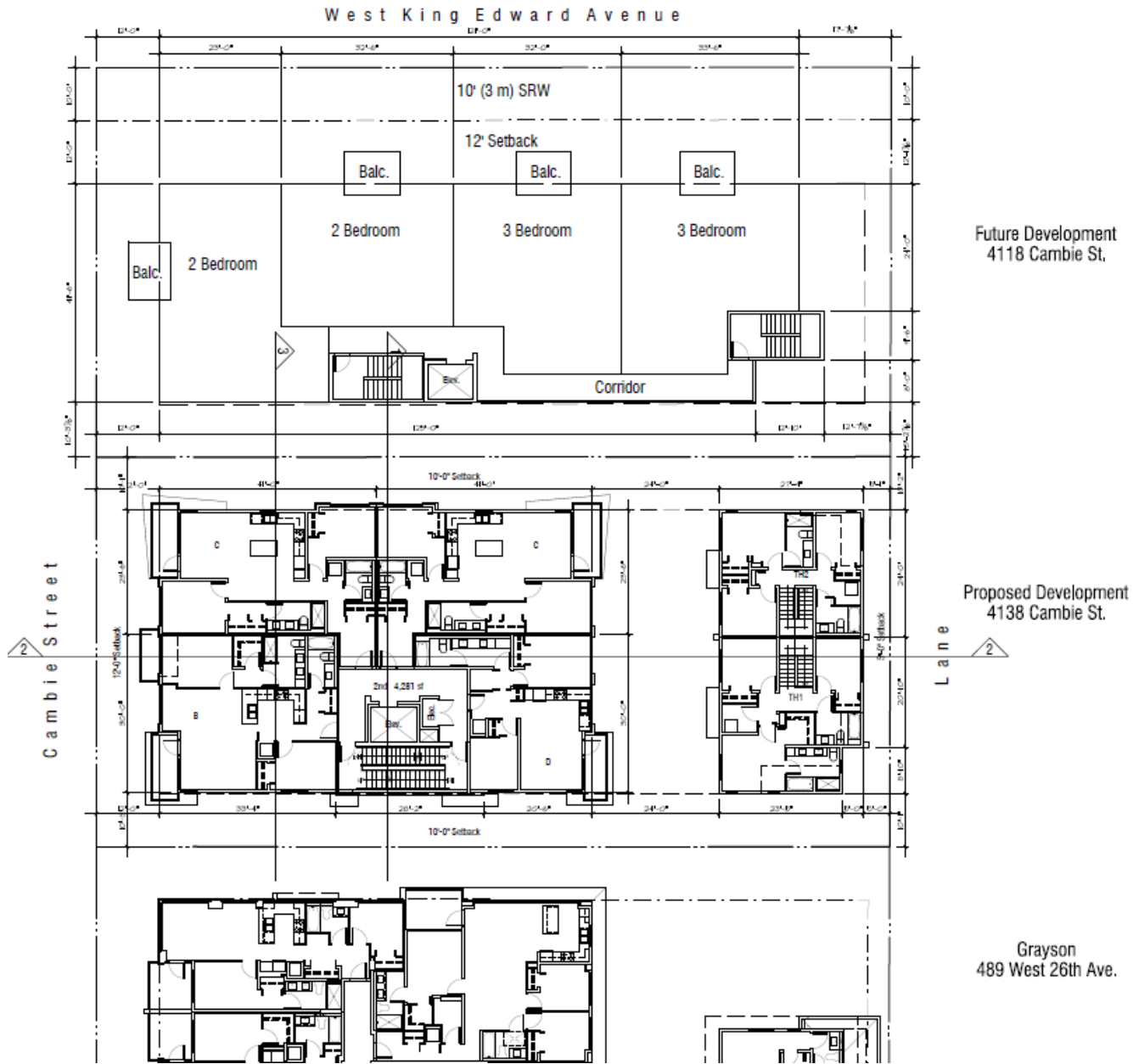
The Grayson Development
4162-4188 Cambie St



Shared Parking Ramp with Neighbouring Site



Remainder Lot Study

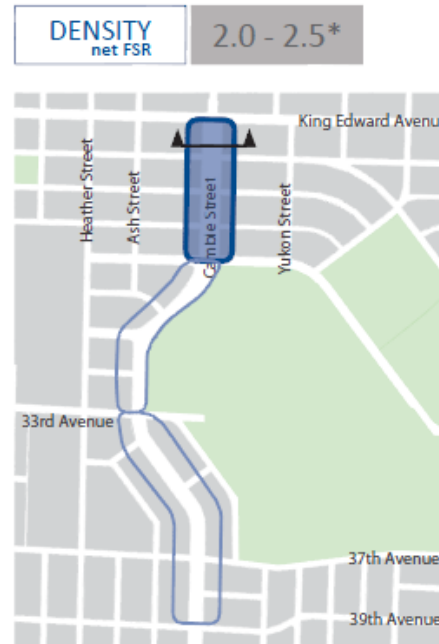


4.3.1 Cambie Street: King Edward - 29th Avenue

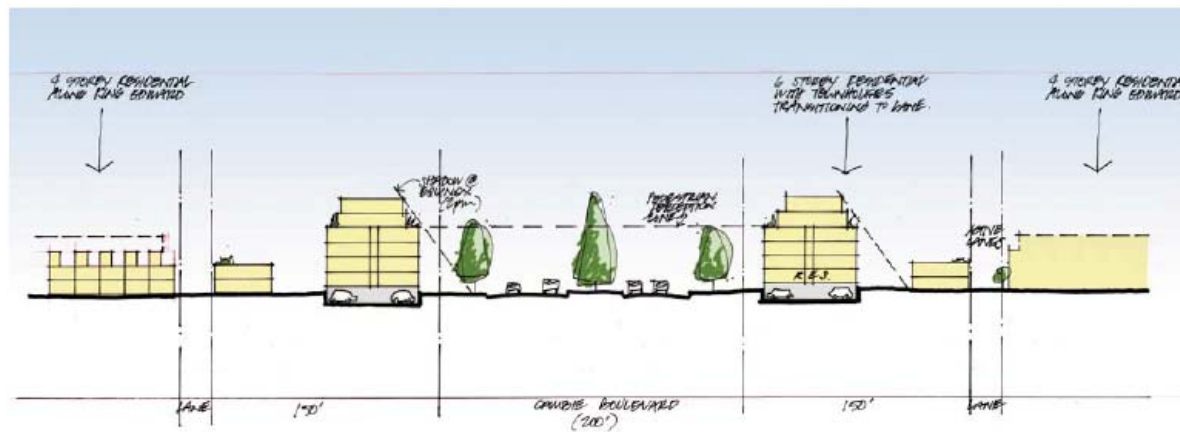
In this area:

- Residential buildings will be allowed up to six storeys
- Above four storeys, upper floors will be stepped back from Cambie Street
- Buildings will provide front doors onto the street and will seek to activate and enhance the adjacent lane by providing townhouses 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.

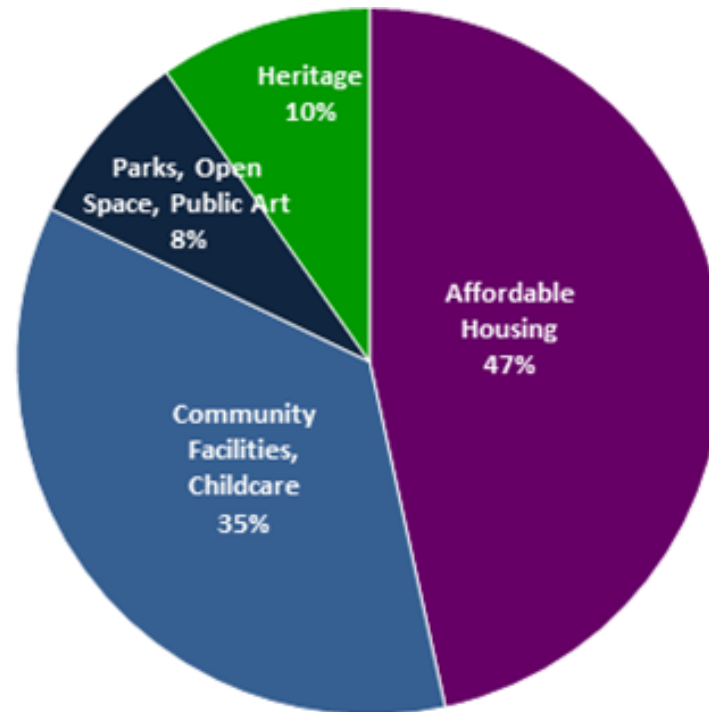


Policy directions in this section apply to the areas highlighted in the map above.



Representative Section: Cambie Street between King Edward and 26th Avenue

Cambie Corridor CAC Cash Allocations by Percentage

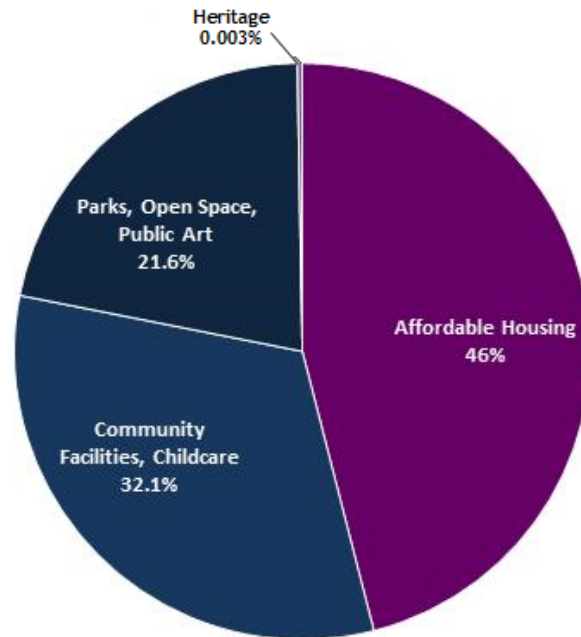


Cash CACs secured since *Cambie Corridor Plan* approval (updated to March 2017)

- \$122.2 million*
 - 47% Affordable Housing (\$56.8 M)
 - 35% Community Facilities (civic facilities, childcare) (\$43.4 M)
 - 8% Parks, open space and public art (\$9.9 M)
 - 10% Heritage (\$11.9 M)

**Includes Oakridge Centre rezoning and Cambie Corridor CACs collected within the Marpole Plan boundary. Totals may not be exact due to rounding.*

Cambie Corridor CAC In-kind Allocations by Percentage



In-kind CACs secured since *Cambie Corridor Plan* approval (updated to March 2017)

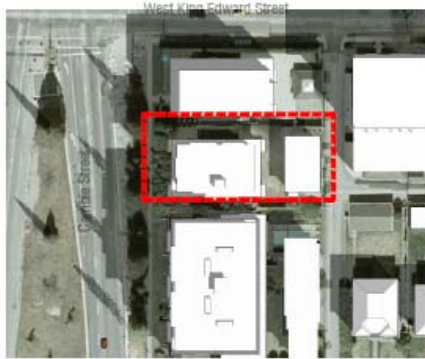
- \$172 million*
 - 46% Affordable Housing (\$79.2 M)
 - eg. 46 social housing units (Oakridge Lutheran Church Site), 290 social housing units (Oakridge Centre), 853 rental units approved through rezoning (various sites)
 - 32% Community Facilities (civic facilities, childcare) (\$55.2 M)
 - eg. 69-space childcare facility (Oakridge Centre), 37-space childcare facility (8175 Cambie Street), 2 artist studio units (8018 Cambie Street), Marpole-Oakridge Family Place (8175 Cambie Street)
 - 22% Parks, open space and public art (\$37.2 M)
 - eg. A 9-acre park (Oakridge Centre), a Bicycle Mobility Centre (8440 Cambie - Marine Gateway), public art installations
 - 0.003% Heritage (\$481 K)
 - eg. Onsite heritage conservation of James House and Wong Residence

*Includes Oakridge Centre rezoning and Cambie Corridor CACs collected within the Marpole Plan boundary. The examples provided are illustrative and do not represent a comprehensive list of all approved in-kind benefits. Totals may not be exact due to rounding.

Cambie Street – Rezoning Applications



Shadow Study



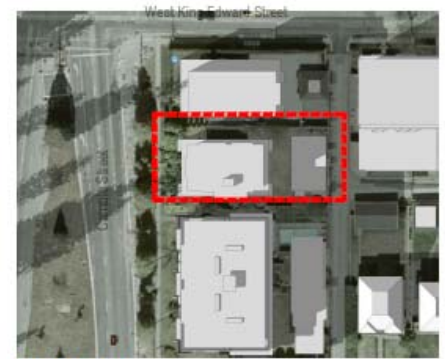
March 21, 10 AM



March 21, 12 PM



March 21, 2 PM



March 21, 4 PM



June 21, 10 AM



June 21, 12 PM



June 21, 2 PM



June 21, 4 PM



December 21, 10 AM



December 21, 12 PM



December 21, 2 PM



December 21, 4 PM

Building Elevations



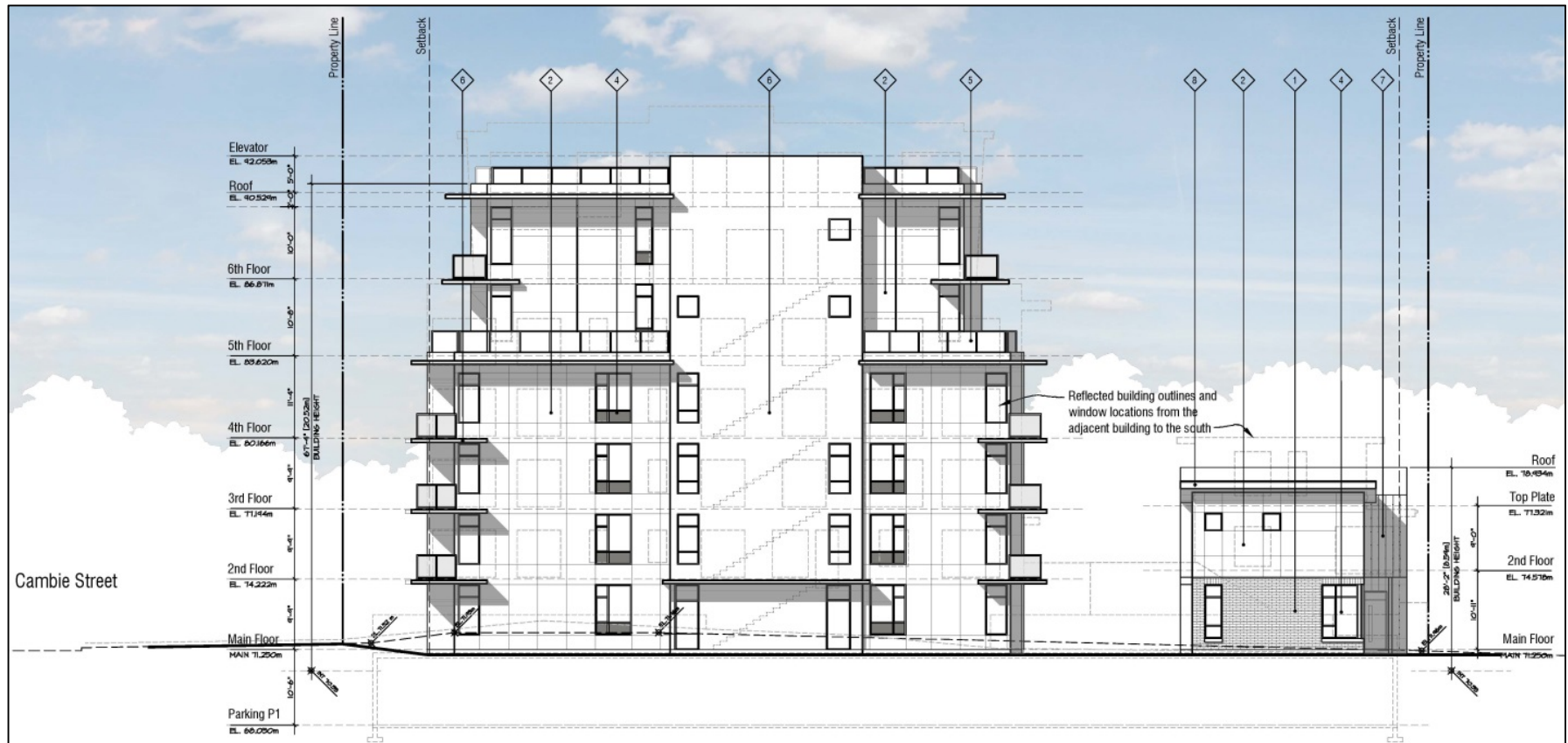
North Elevation

Building Elevations



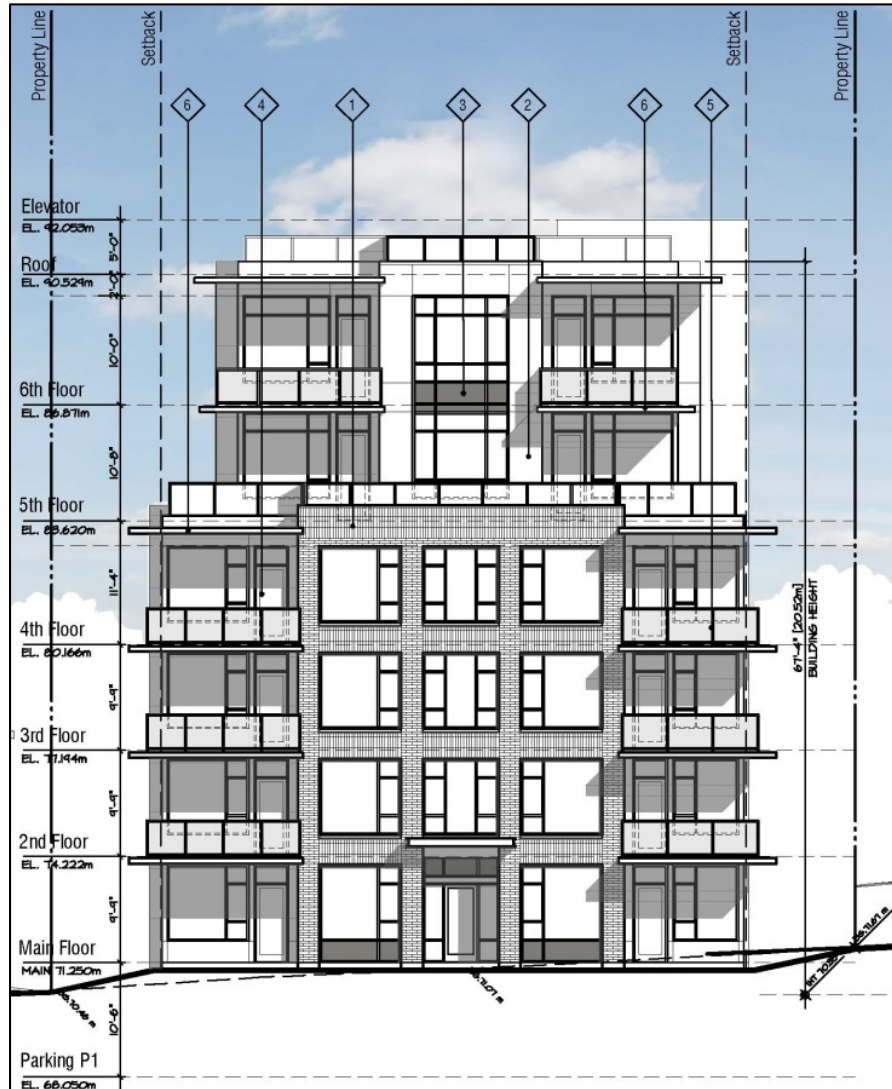
East Elevation

Building Elevations



South Elevation

Building Elevations



West Elevation

Building Elevations



Townhome East and West Elevation