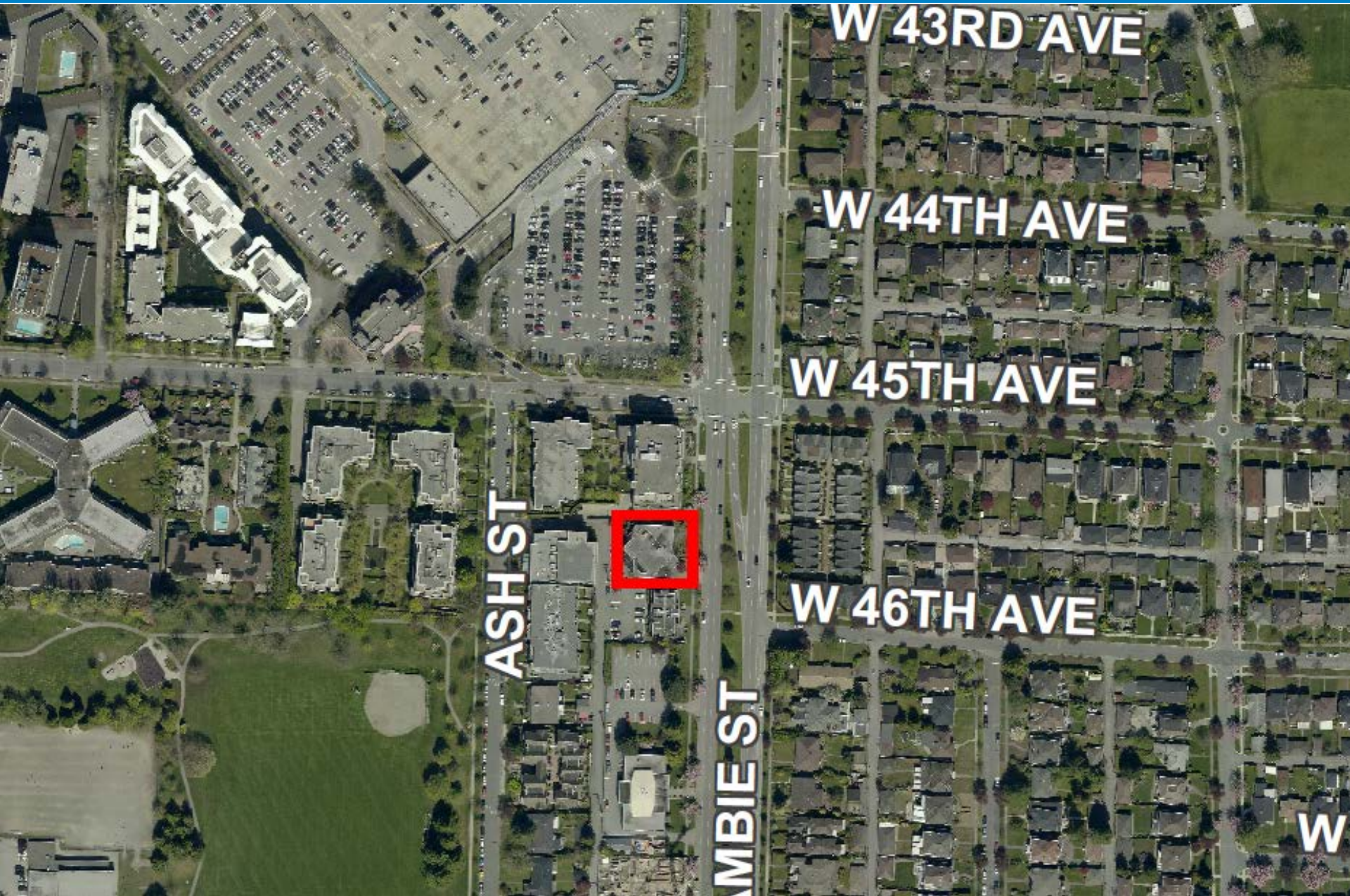




CD-1 Rezoning:
6137 Cambie Street (Chinese Presbyterian Church)







Replacement Church

68-space Private Childcare

- 12 toddler spaces
- 56 preschool spaces

20 Rental Units

- 2 one-bedroom units
- 16 two-bedroom units
- 2 three-bedroom units

Parking

- 56 vehicles
- 25 bicycles

Height

- 7 storeys
- 25.6 m (84 ft.)

Density: 3.08 FSR

- Cambie Corridor Plan
 - Approved by Council in 2011
 - “Oakridge Town Centre”
Neighbourhood
 - Mixed-use buildings from 6-8 storeys
 - Density estimate 2.25-3.25 FSR
Subject to design performance



- ↘ City hosted Open House (March 14, 2017)
 - ↘ 1,512 notifications were distributed
 - ↘ 59 people attended the open house
 - ↘ 7 written responses received

- ↘ Feedback
 - ↘ General support for the project, specifically noting the private childcare and inclusion of rental housing as positives



4.4.5 Cambie Street: 45th - 48th Avenue

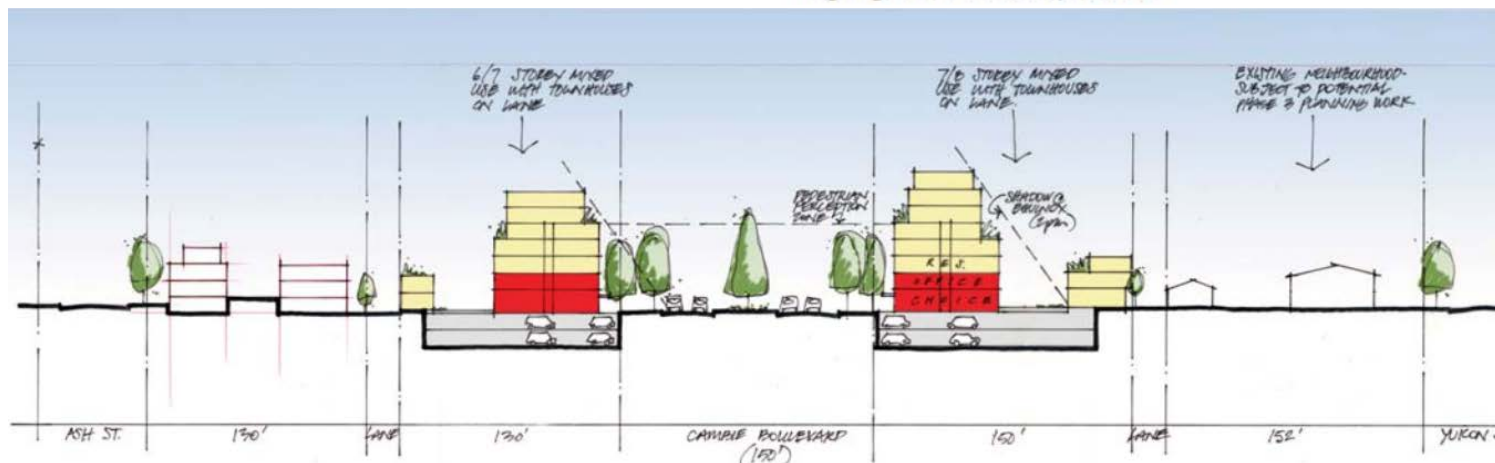
In this area:

- Mixed-use buildings will be allowed up to six storeys with height increasing up to 8 storeys at 48th Avenue
- Choice of use at grade will be considered. Ground-floor space will be designed to accommodate variety of future uses, including retail (i.e. higher ceilings)
- Above five storeys, upper floors will be stepped back from Cambie Street
- Buildings will activate and enhance the adjacent lane by providing townhouses or active uses on the rear
- Second floor job space will be strongly encouraged where feasible
- Development proposals will include required public realm features (i.e. street trees, weather protection, public plazas, seating areas, etc.)

DENSITY net FSR 2.25 - 3.25*



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

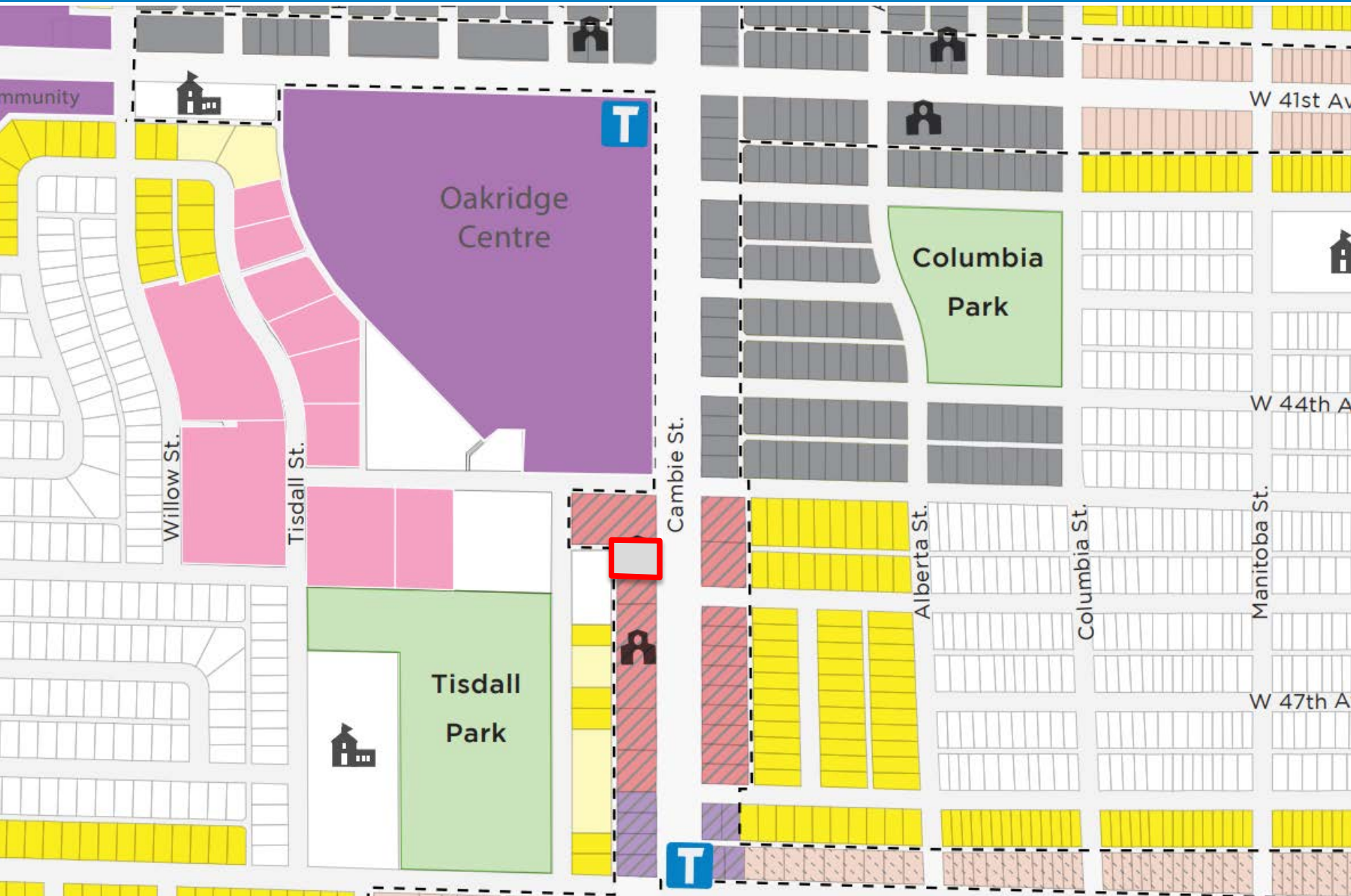


Cambie Street/45th Avenue – Rezoning Applications



	Subject Site
	Applications
	Approved Applications

Cambie Phase 3 Map



➤ Cambie Corridor In-Kind CAC Allocations by Percentage

➤ \$172 million

➤ 46% Affordable Housing (\$79.2 M)

- e.g. 46 social housing units (Oakridge Lutheran Church Site), 290 social housing units (Oakridge Centre), 853 rental units approved through rezoning (various sites)

➤ 32.1% Community Facilities (civic facilities, childcare) (\$55.2 M)

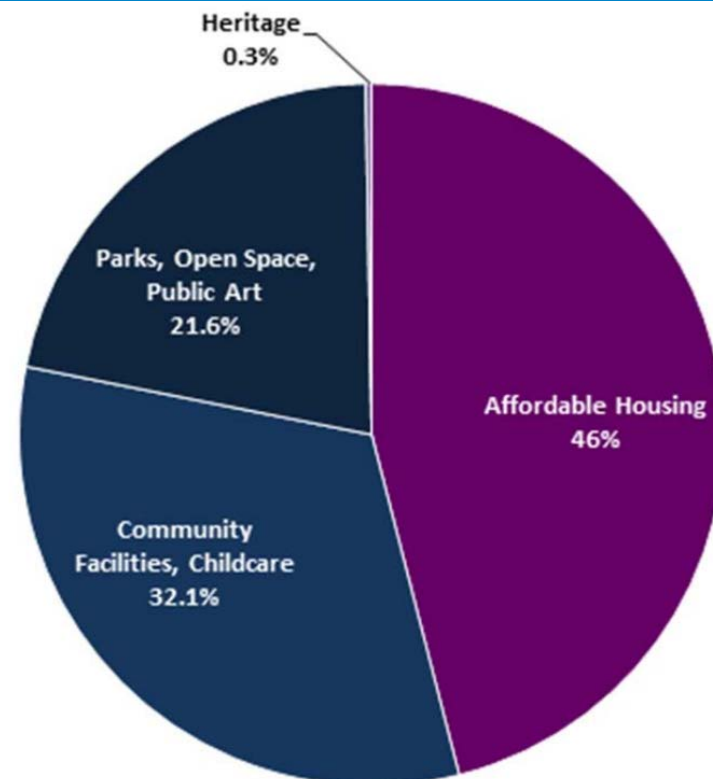
- e.g. 69-space childcare facility (Oakridge Centre), 37-space childcare facility (8175 Cambie Street), 2 artist studio units (8018 Cambie Street), Marpole-Oakridge Family Place (8175 Cambie Street)

➤ 21.6% Parks, open space and public art (\$37.2 M)

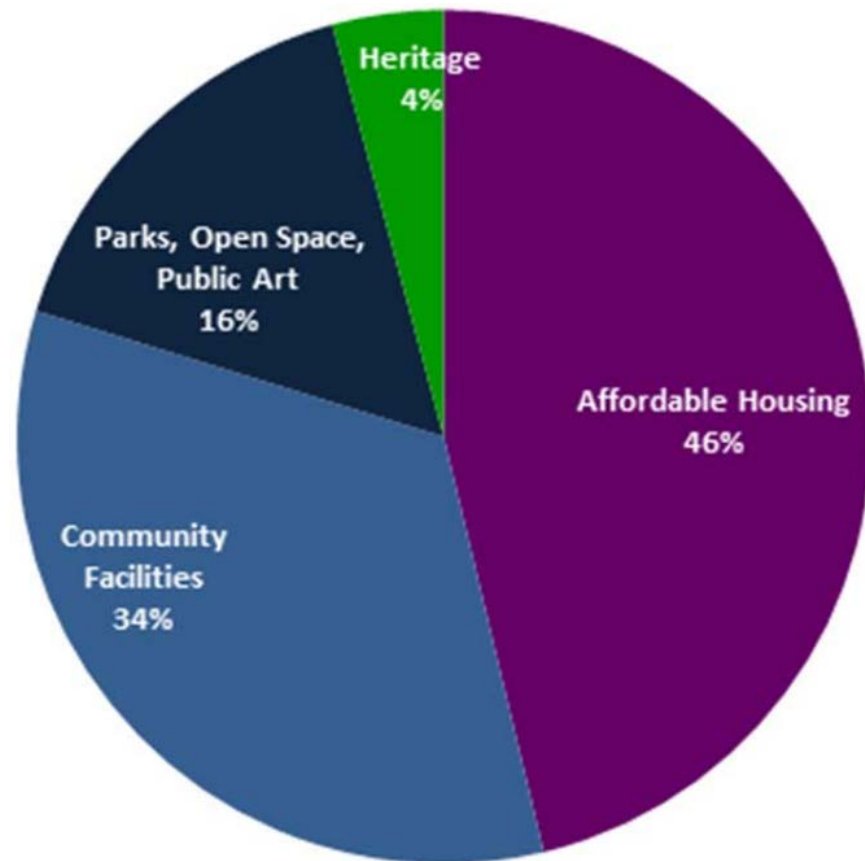
- e.g. A 9-acre park (Oakridge Centre), a Bicycle Mobility Centre (8440 Cambie - Marine Gateway), public art installations

➤ 0.3% Heritage (\$481 K)

- e.g. Onsite heritage conservation of James House and Wong Residence



↘ Cambie Corridor Cash CAC Allocations by Percentage



- ↘ \$126.7 million
 - ↘ 47% Affordable Housing (\$59.1 M)
 - ↘ 35% Community Facilities (civic facilities, childcare) (\$45.2 M)
 - ↘ 8% Parks, open space and public art (\$9.9 M)
 - ↘ 10% Heritage (\$12.4 M)

Shadow Study



SPRING EQUINOX 10AM



SPRING EQUINOX 12PM



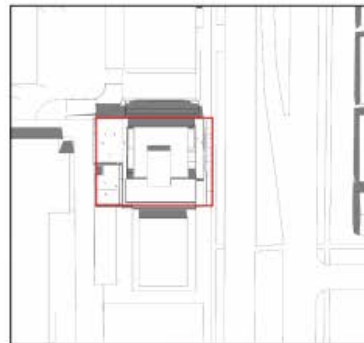
SPRING EQUINOX 2PM



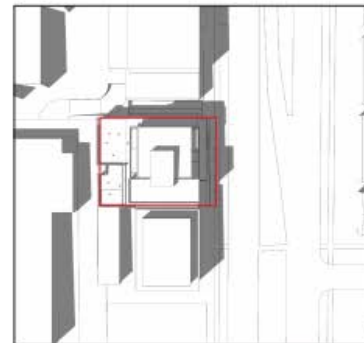
SPRING EQUINOX 4PM



SUMMER SOLSTICE 10AM



SUMMER SOLSTICE 12PM



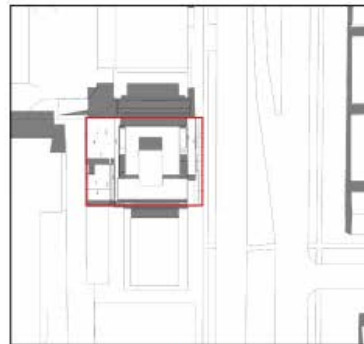
SUMMER SOLSTICE 2PM



SUMMER SOLSTICE 4PM



AUTUMN EQUINOX 10AM



AUTUMN EQUINOX 12PM



AUTUMN EQUINOX 2PM



AUTUMN EQUINOX 4PM



East Elevation (Cambie Street)



North Elevation (sideyard)



South Elevation (sideyard)



West Elevation (lane)

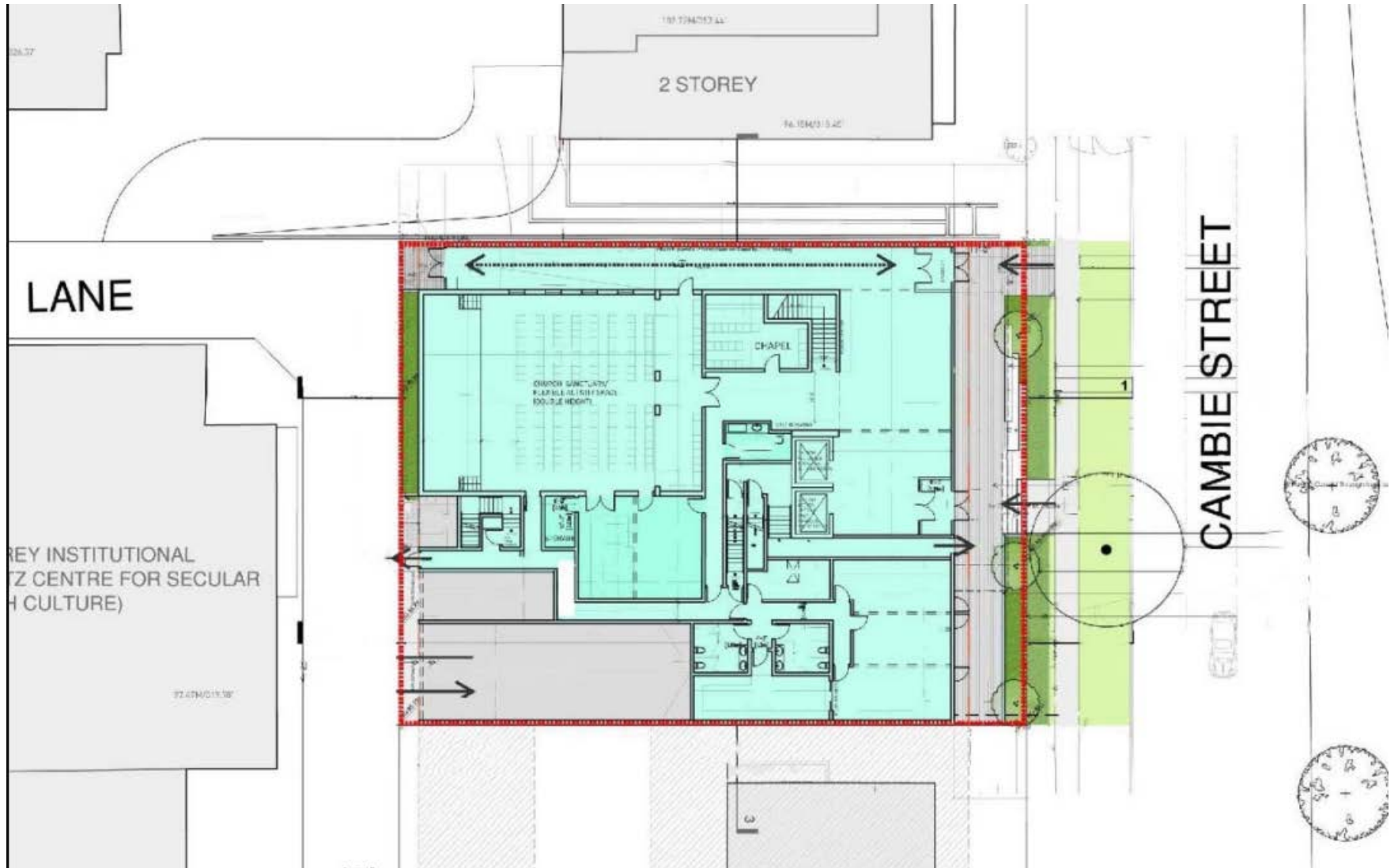


View from Cambie Street

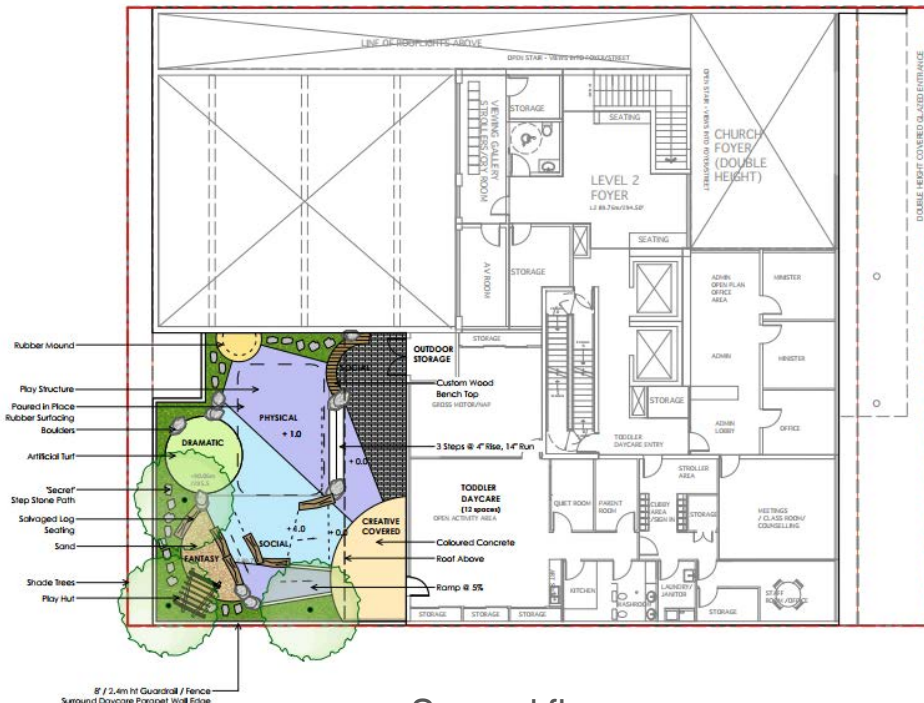


Aerial view from the lane

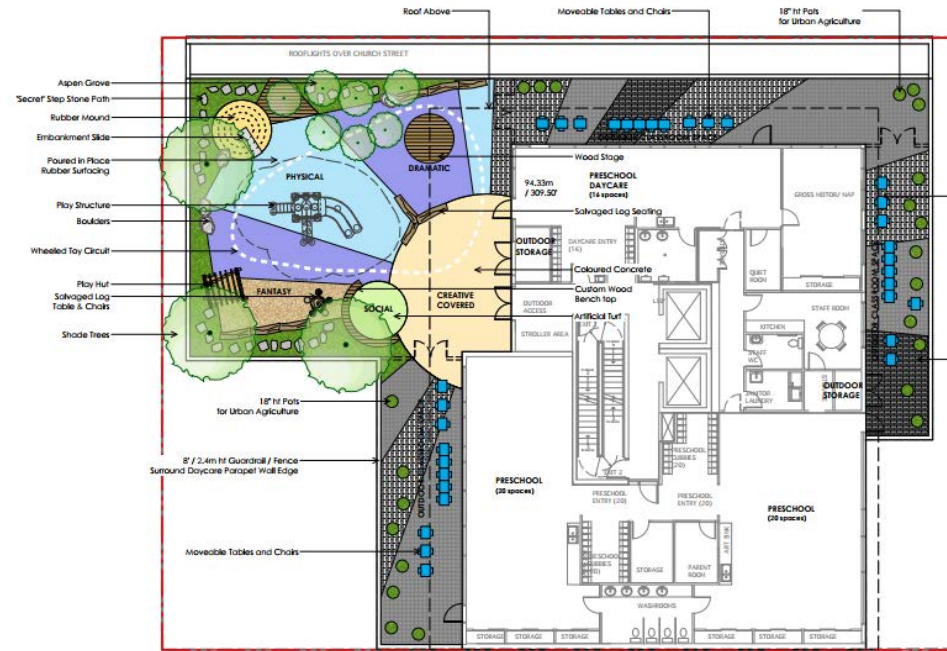
Landscape Plan – Ground level



Landscape Plan – Childcare levels



Second floor



Third floor