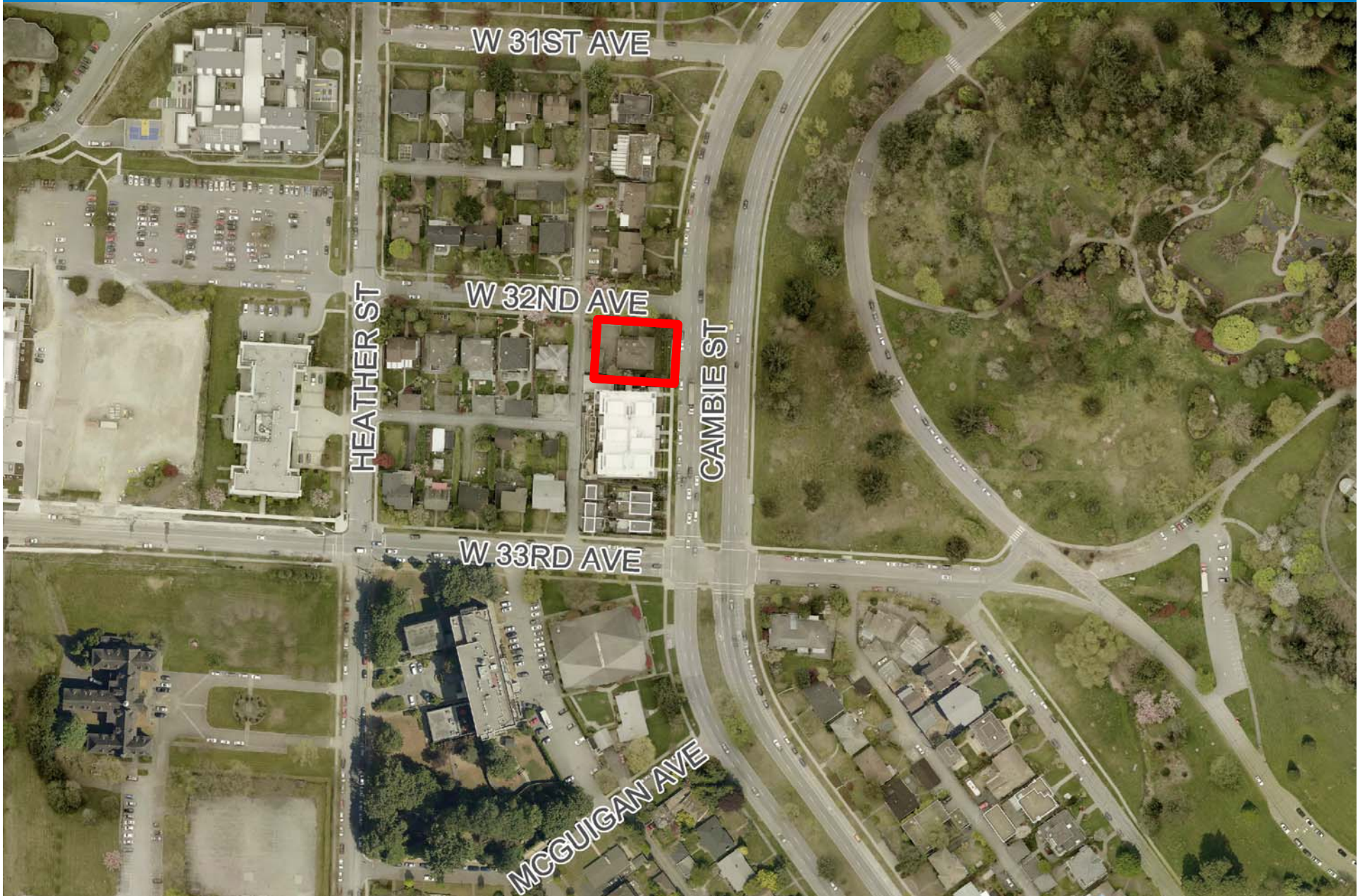




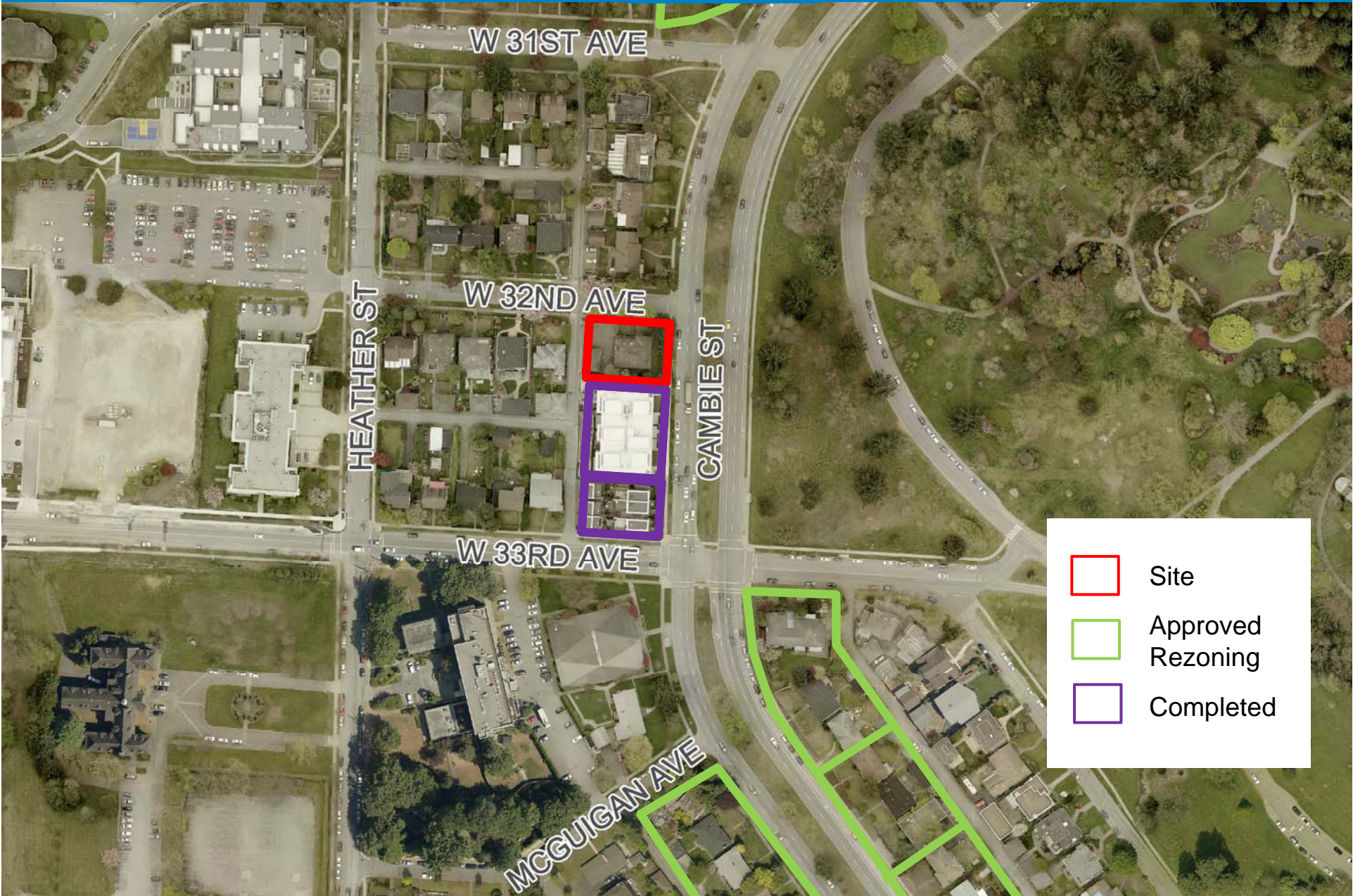
CD-1 Rezoning:
618 West 32nd Avenue



Site and Context



Cambie Street / 32nd Avenue – Rezoning



	Site
	Approved Rezoning
	Completed



15 Residential Units

- 2 one-bedroom units
- 10 two-bedroom units
- 2 three-bedroom units
- 1 four-bedroom unit

Parking

- 29 vehicles
- 20 bicycles

Height

- 6 storeys
- 21.7 m (71 ft.)

Density: 2.45 FSR

- Cambie Corridor Plan
 - Approved by Council in 2011
 - “Queen Elizabeth” Neighbourhood
 - Residential buildings up to 6 storeys
 - Suggested density range estimate 1.5 - 2.0 FSR
 - FSR determined by design performance



- ↘ City hosted Open House (June 6, 2016)
 - ↘ 403 notifications were distributed
 - ↘ 20 people attended the open house
 - ↘ 3 written responses received

- ↘ Feedback from 3 written responses
 - ↘ Concern regarding proposed height and density, impaired views and construction noise; Preference for more density and more units, with less car parking spaces; Desire for tree retention

Conclusion



Aerial view from 32nd Avenue looking southeast