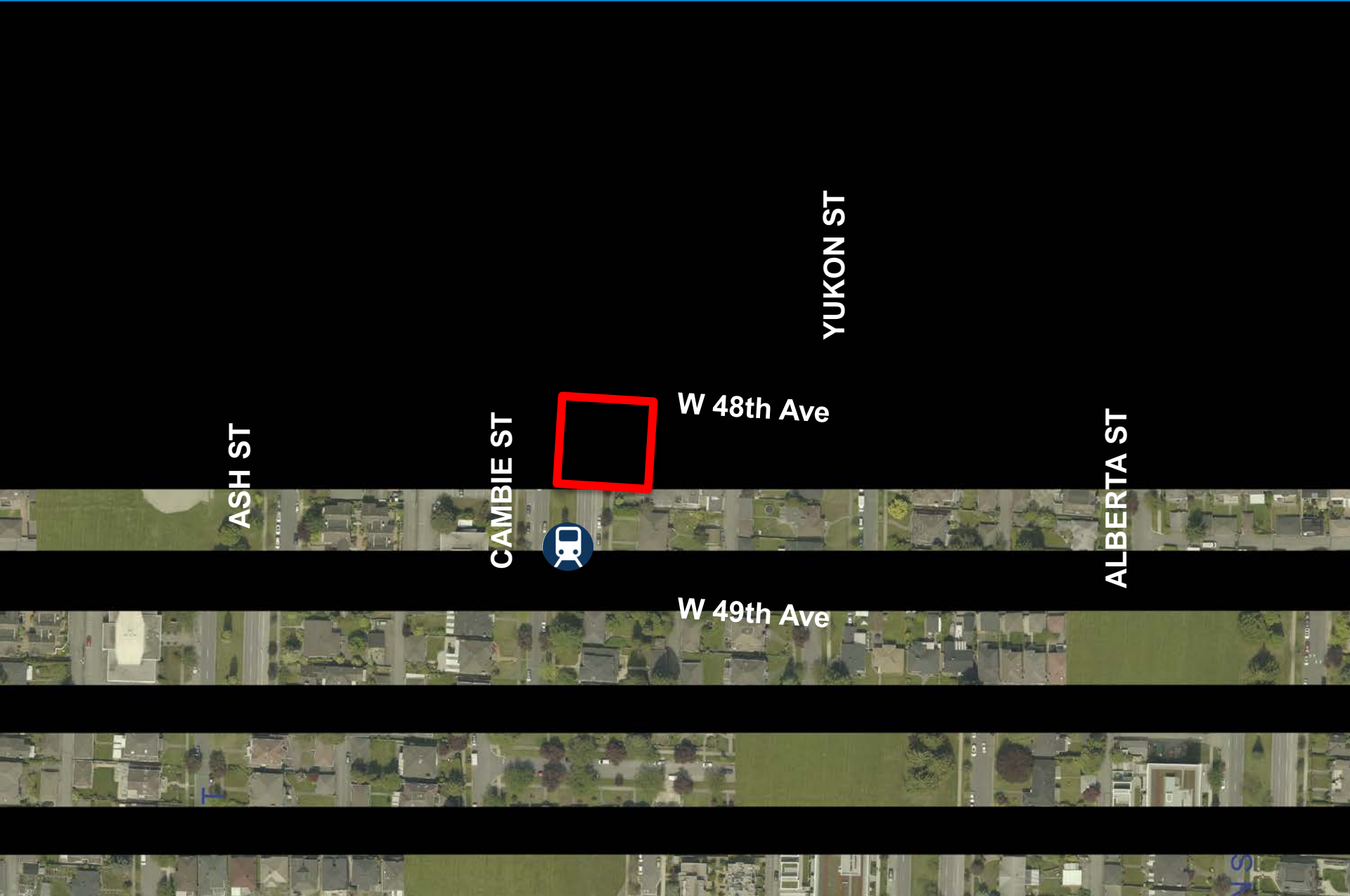


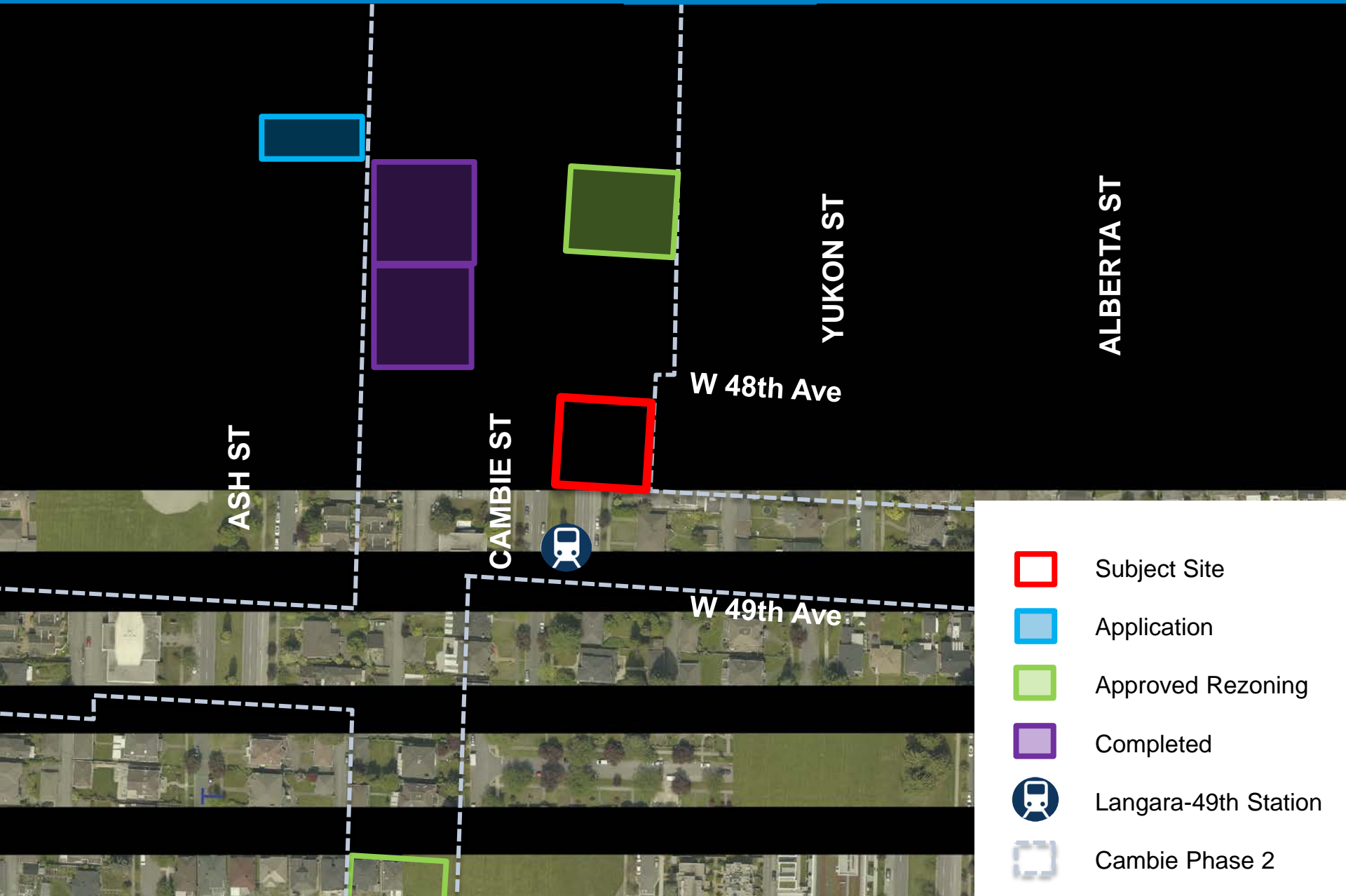








# CD-1 Rezoning:

478-496 West 48th Avenue



# Cambie Street / 48th Avenue – Rezoning



-  Subject Site
-  Application
-  Approved Rezoning
-  Completed
-  Langara-49th Station
-  Cambie Phase 2



## 59 Secured Market Rental units

- 12 one-bedroom units
- 41 two-bedroom units
- 6 three-bedroom units

## Parking

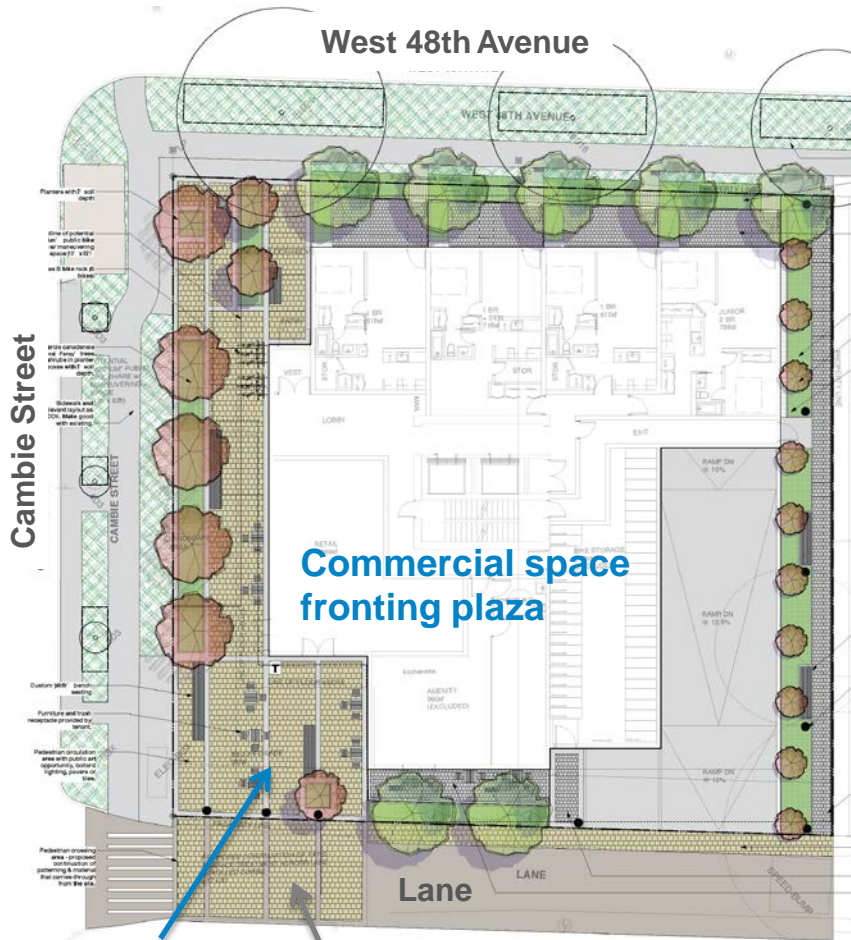
- 44 vehicles
- 80 bicycles

## Height

- 10 storeys
- 33.0 m (108 ft.)

## Density

- 3.91 FSR

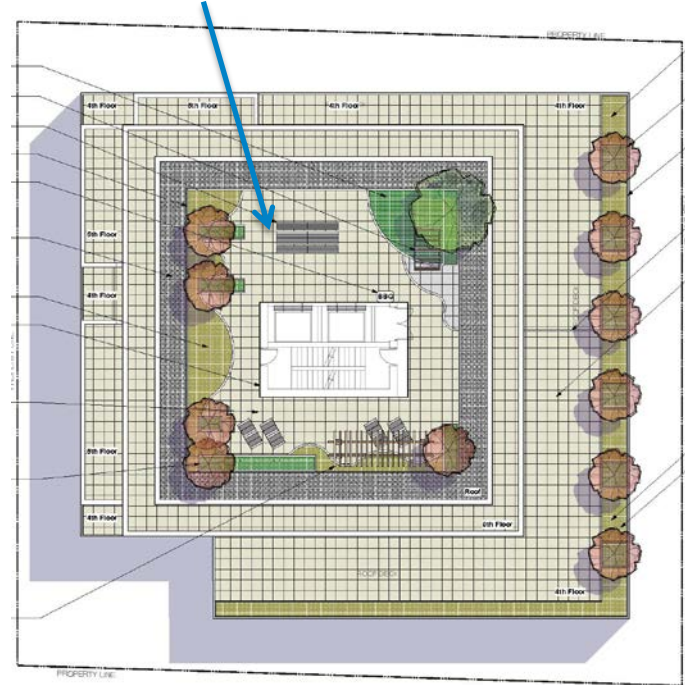


New plaza

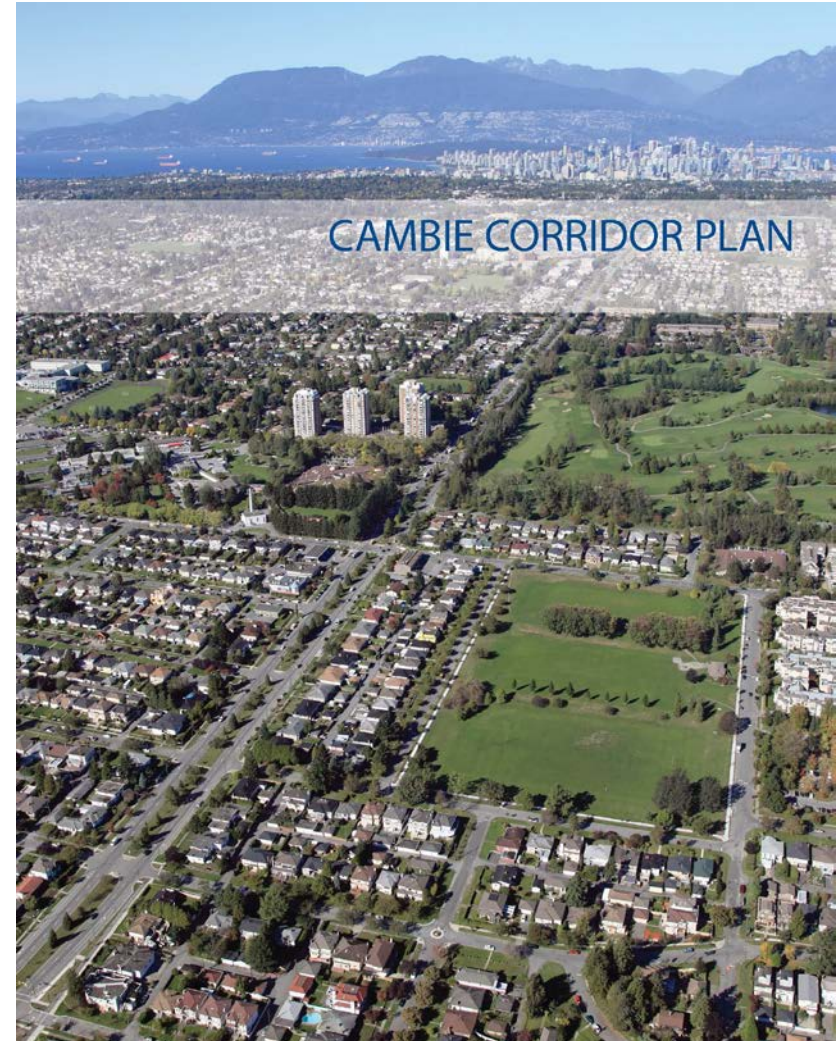


Connection to existing station plaza

Shared rooftop amenity space



- Cambie Corridor Plan
  - Approved by Council in 2011
  - “Langara” Neighbourhood
  - Mixed-use buildings up to 8 storeys increasing up to 10 storeys towards 49th Avenue
  - Estimated density range 2.5 - 3.5 FSR
  - FSR determined by urban design performance



- ↘ City hosted Open House (March 7, 2017)
  - ↘ 1221 notifications were distributed
  - ↘ 32 people attended the open house
  - ↘ 11 written responses received
  
- ↘ Feedback from 11 written responses
  - ↘ Great location for rental housing close to transit and Langara College
  - ↘ Support for two and three bedroom units
  - ↘ General support for building form and design
  - ↘ Support for retail at grade
  - ↘ Concern regarding proposed height and density
  - ↘ Concern regarding traffic impacts and not enough parking for residents



View looking north along Cambie Street





## 4.5.2 Cambie Street: 48th - 49th Avenue

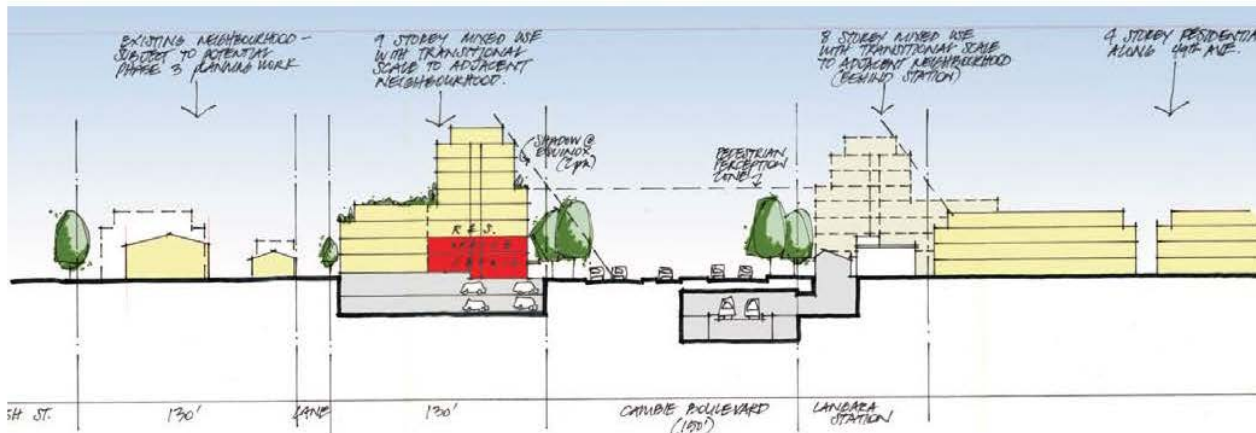
In this area:

- Mixed-use buildings will be allowed up to eight storeys with height increasing up to 10 storeys to the south towards 49th Avenue
- Above five storeys, upper floors will be stepped back from Cambie Street
- Buildings will activate and enhance the adjacent lane by providing 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.)

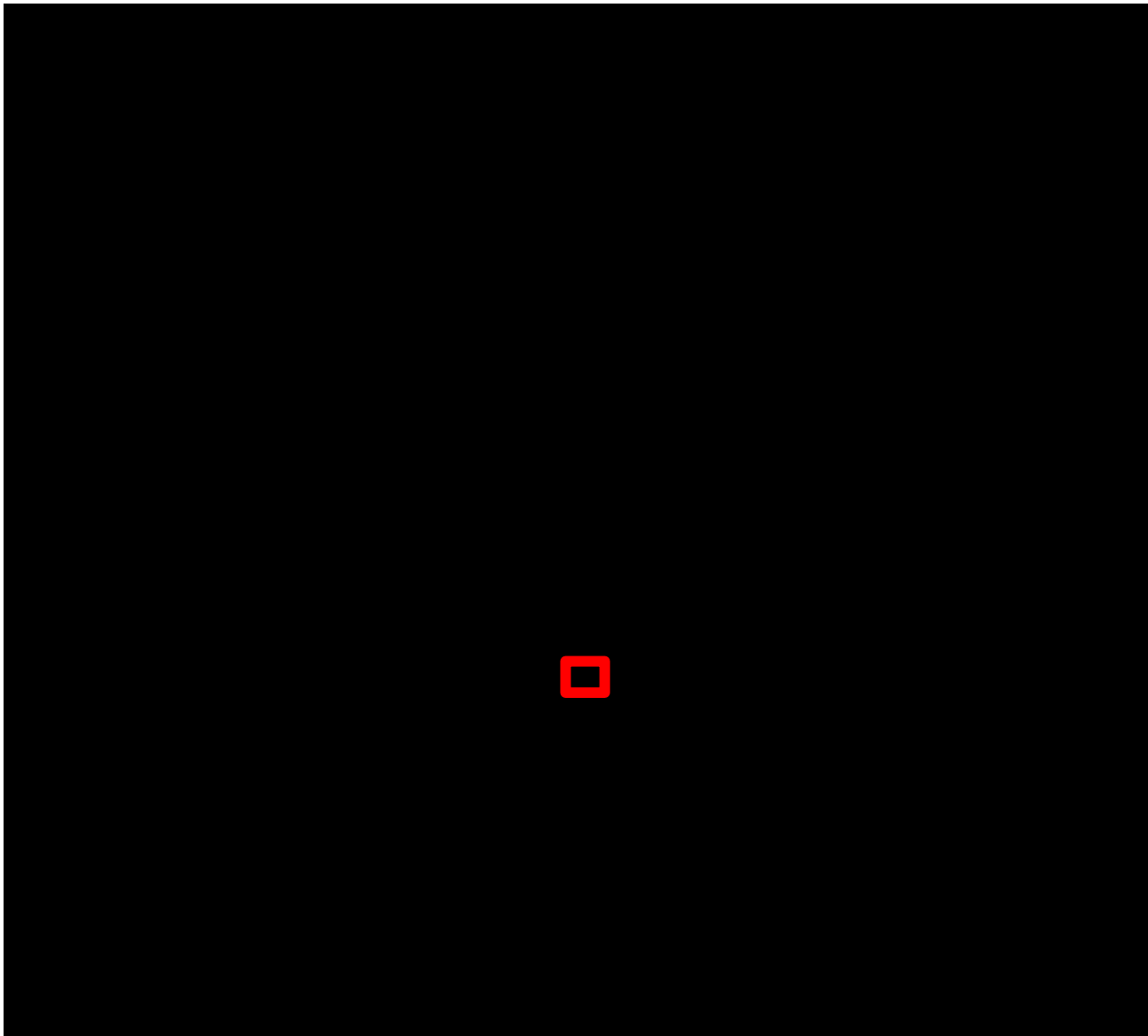
**DENSITY**  
net FSR 2.5 - 3.5\*



\* The suggested floor space ratio (FSR) range is an estimate (not limit) based on intended urban design performance with respect to site size, form/typology, height and scale appropriate for respective locations and transition to adjacent neighbourhoods. The development potential for each site may fall within, below or above the FSR range given and will be determined by careful analysis of individual proposals based on urban design and public realm performance and quality.



Representative Section: Cambie Street at the Langara - 49th Avenue Station



## AREAS PROPOSED FOR CHANGE (PHASE 3)

-  Apartment (up to 4 storeys strata / 6 storeys rental)
-  Mixed-use (up to 4 storeys)
-  Townhouse
-  Local shopping areas considered for more density for 100% rental (4-6 storeys) with ground floor commercial
-  Unique site (see Unique Sites Boards)
-  Oakridge Municipal Town Centre study area (See MTC Boards)
-  To be consolidated with Phase 2 to improve lane/access conditions and building transitions

## AREAS PREVIOUSLY APPROVED FOR CHANGE (NOT SUBJECT OF COMMENT)

### CAMBIE CORRIDOR PLAN PHASE 2 (2011) & MARPOLE COMMUNITY PLAN (2014)

-  Apartment (up to 12 storeys)
-  Apartment (up to 8 storeys)
-  Apartment (up to 6 storeys)
-  Apartment (up to 4 storeys)
-  Townhouse
-  Mixed-use highrise
-  Mixed-use (up to 10 storeys)
-  Mixed-use (up to 8 storeys)
-  Mixed-use (up to 6 storeys)
-  Highrise with choice of use
-  Apartment with choice of use at grade (up to 6 storeys)
-  Apartment with choice of use at grade (up to 4 storeys)
-  Intensive employment

## ➤ 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)

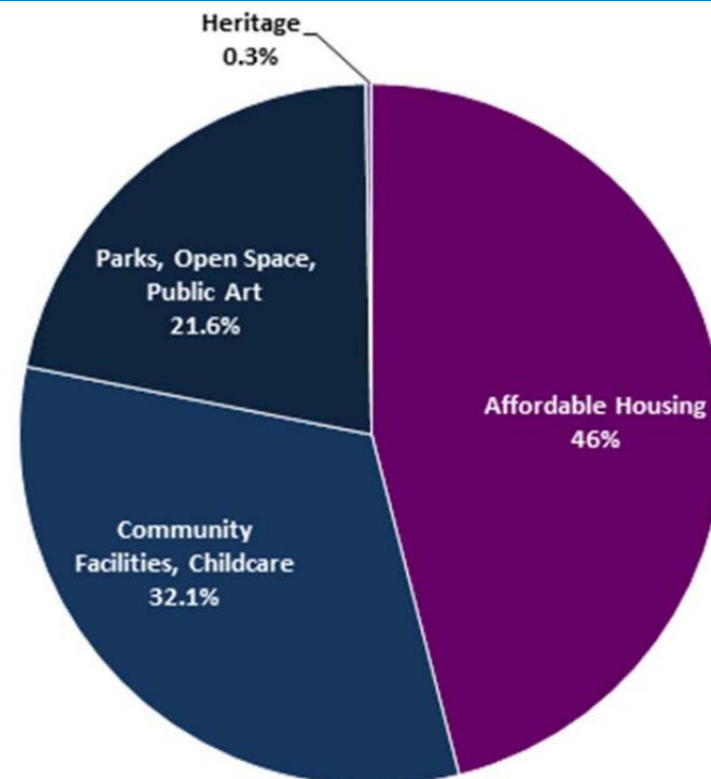
- e.g. 69-space childcare facility (Oakridge Centre), 37-space childcare facility (8175 Cambie Street), 2 artist studio units (8018 Cambie Street), Marpole-Oakridge Family Place (8175 Cambie Street)

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

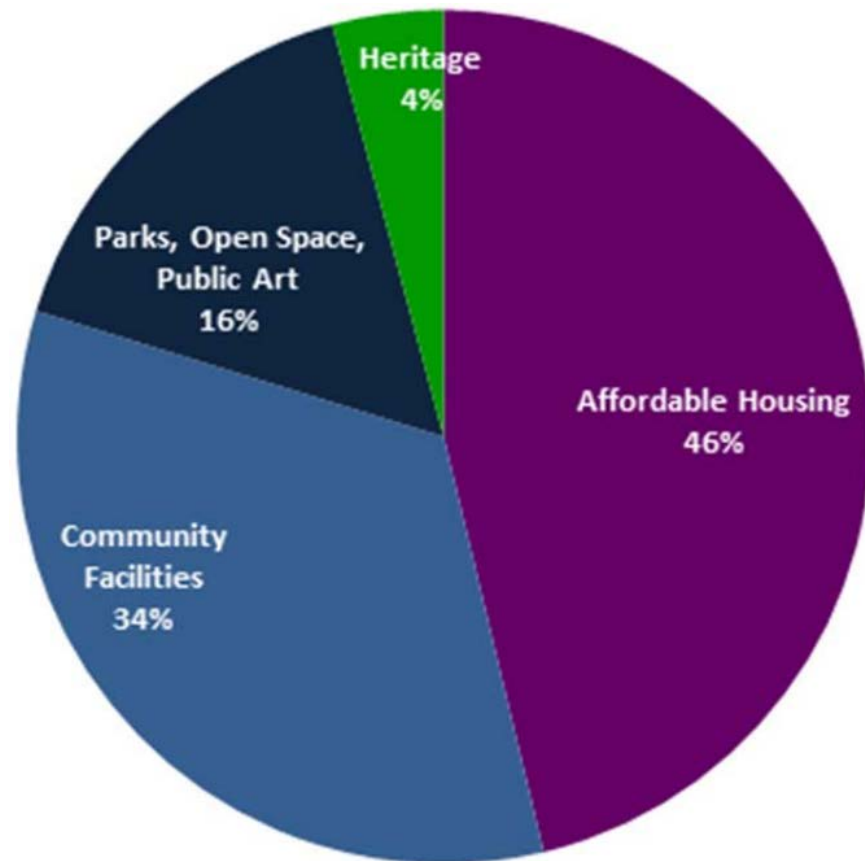
- e.g. A 9-acre park (Oakridge Centre), a Bicycle Mobility Centre (8440 Cambie - Marine Gateway), public art installations

### ➤ 0.3% Heritage (\$481 K)

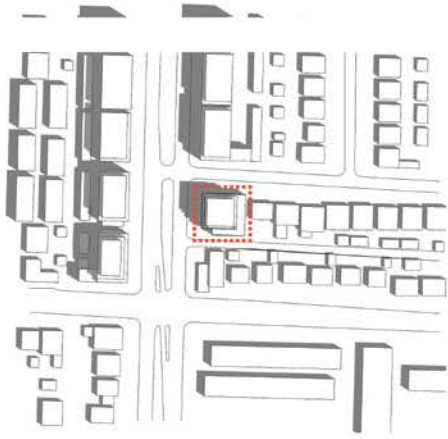
- e.g. Onsite heritage conservation of James House and Wong Residence



## ↘ 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)



June 21st - 10am

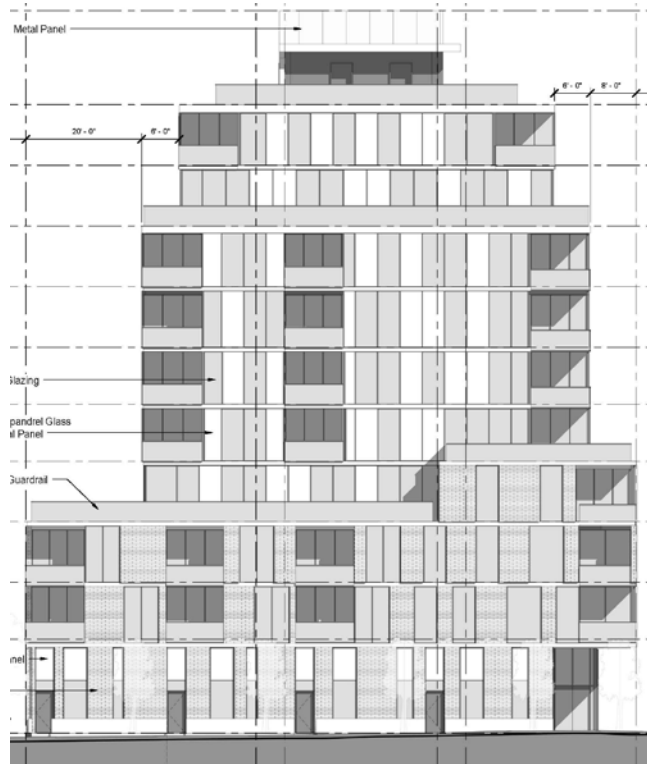


June 21st - 12pm

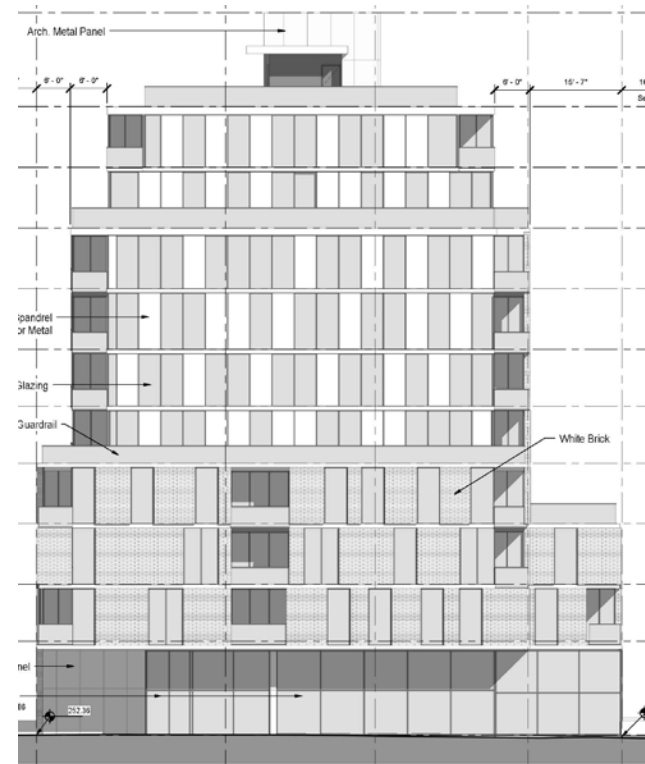


June 21st - 2pm

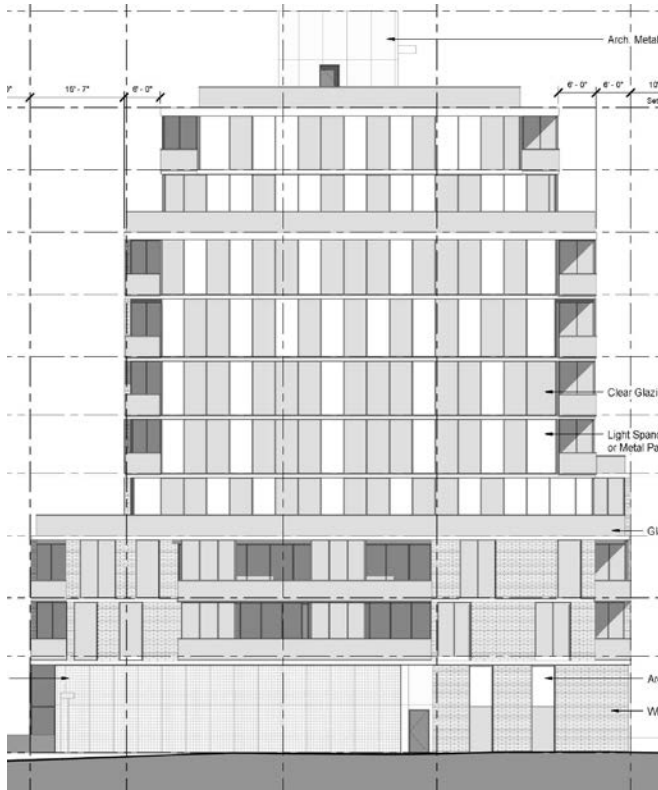




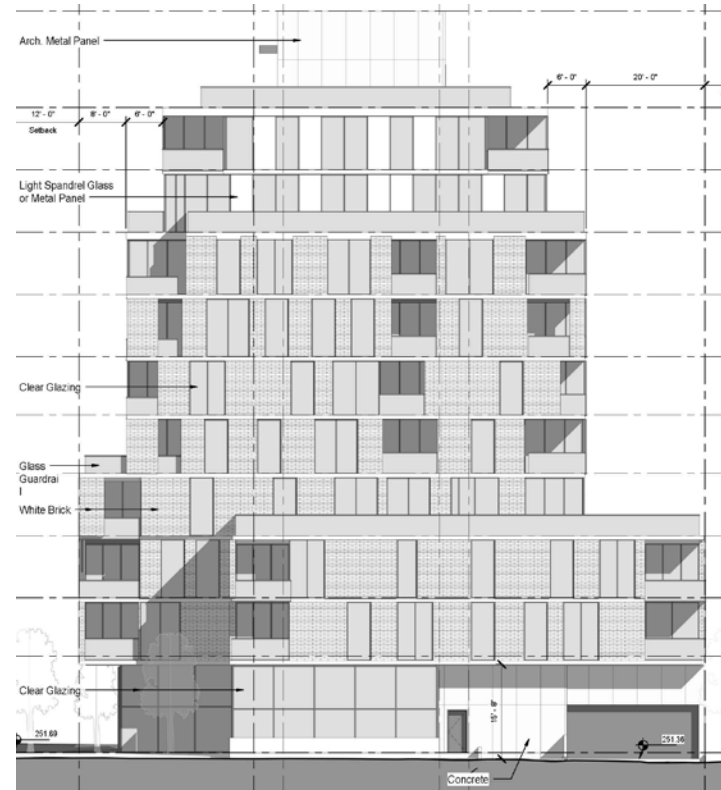
North Elevation (48th Avenue)



West Elevation (Cambie Street)

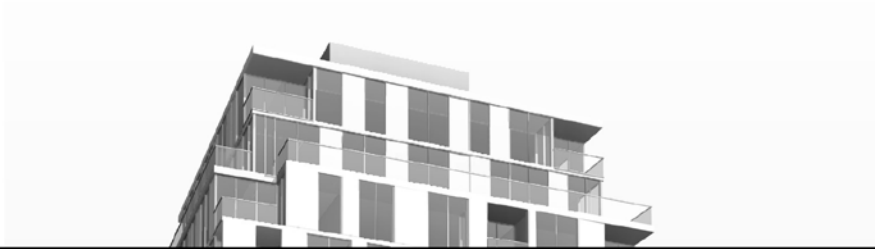


East Elevation



South Elevation (Lane)





View from southwest

View from northwest



View from southeast

View from northeast