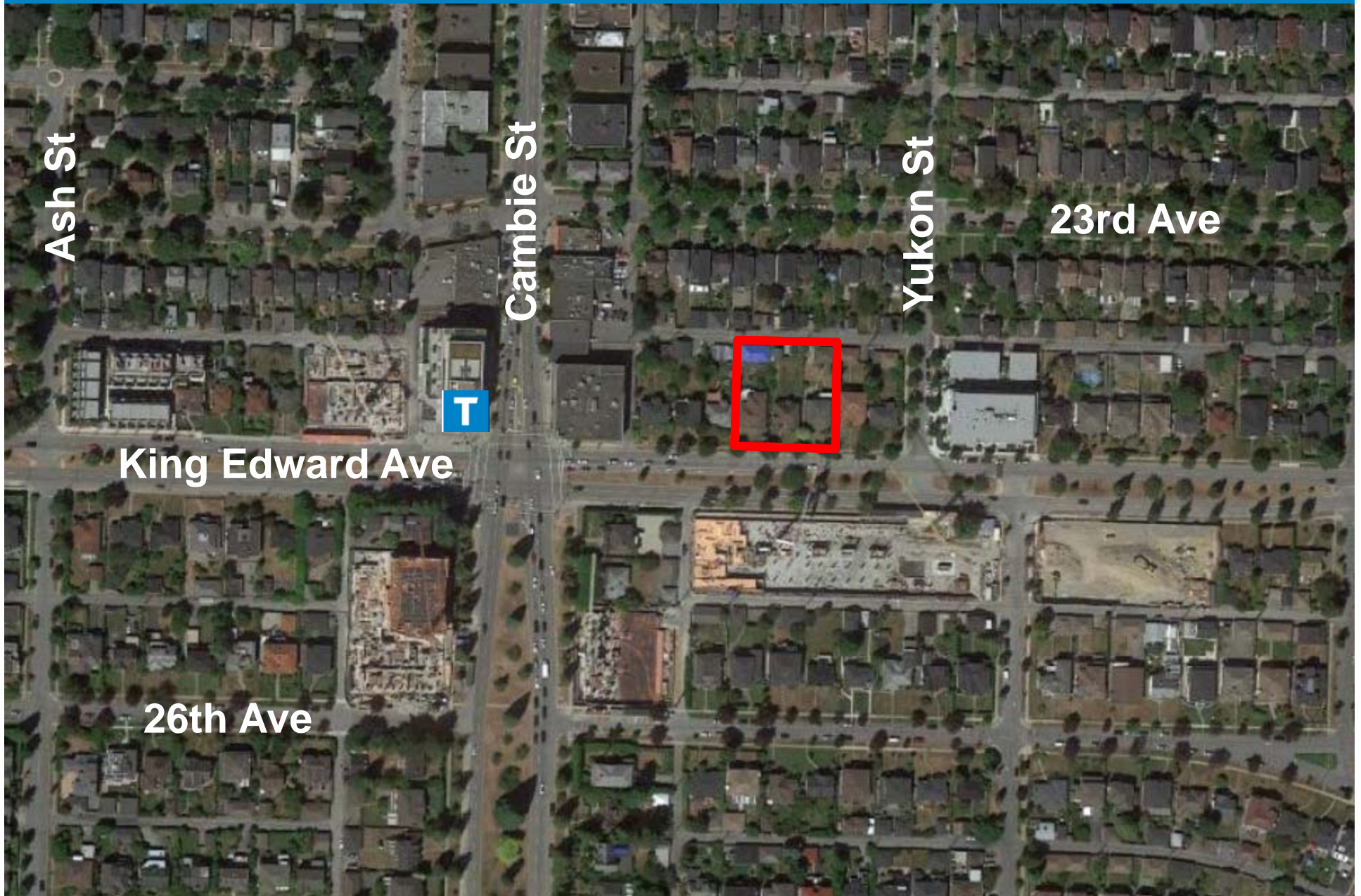




CD-1 Rezoning:
431-455 West King Edward Avenue







42 Rental Units

- 4 one-bedroom units
- 24 two-bedroom units
- 11 three-bedroom units
- 2 four-bedroom units

Parking

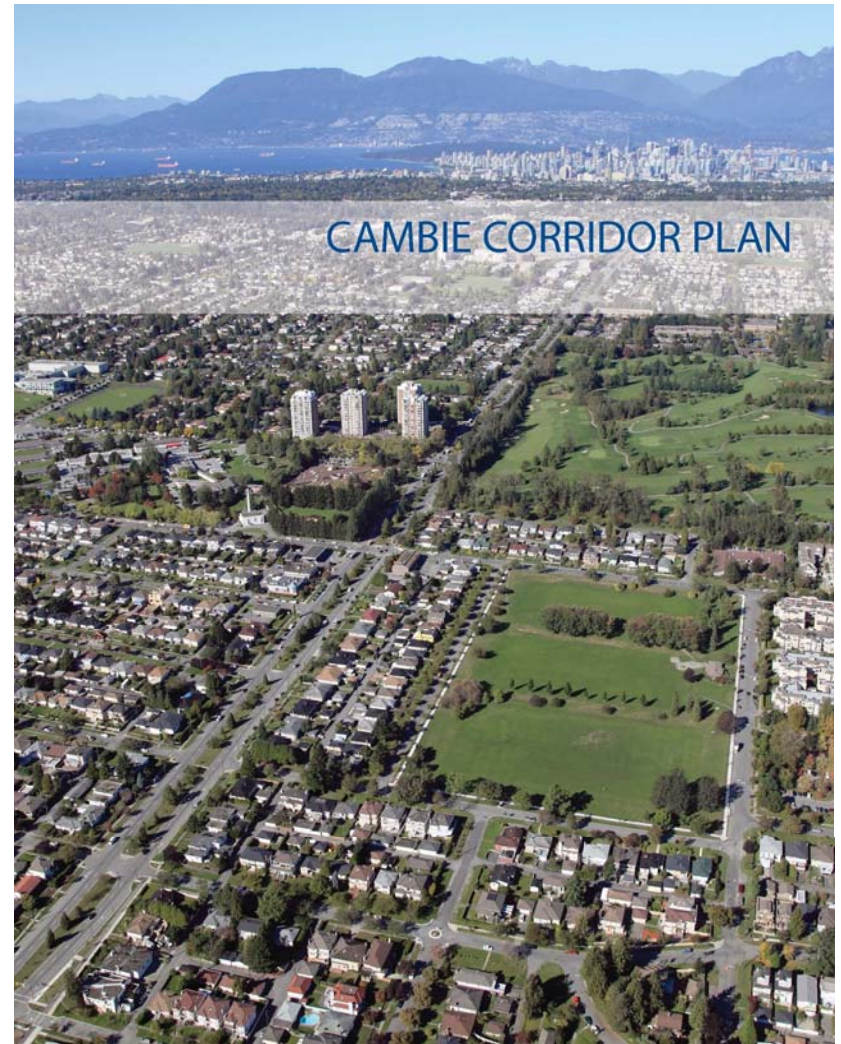
- 54 vehicles
- 57 bicycles

Height

- 4 storeys
- 14.6 m (48 ft.)

Density: 2.01 FSR

- ↘ Cambie Corridor Plan
 - ↘ Approved by Council in 2011
 - ↘ “Cambie Village” Neighbourhood
 - ↘ Residential buildings up to 4 storeys
 - ↘ Density estimate 1.25-1.75 FSR
Subject to design performance



- ↘ City hosted Open House (September 5, 2016)
 - ↘ 512 notifications were distributed
 - ↘ 41 people attended the open house
 - ↘ 5 written responses received

- ↘ Feedback
 - ↘ General support for the project, with specific comments expressing concern for the proposed density, shadowing on sidewalks, and a desire to improve materials

Conclusion



|

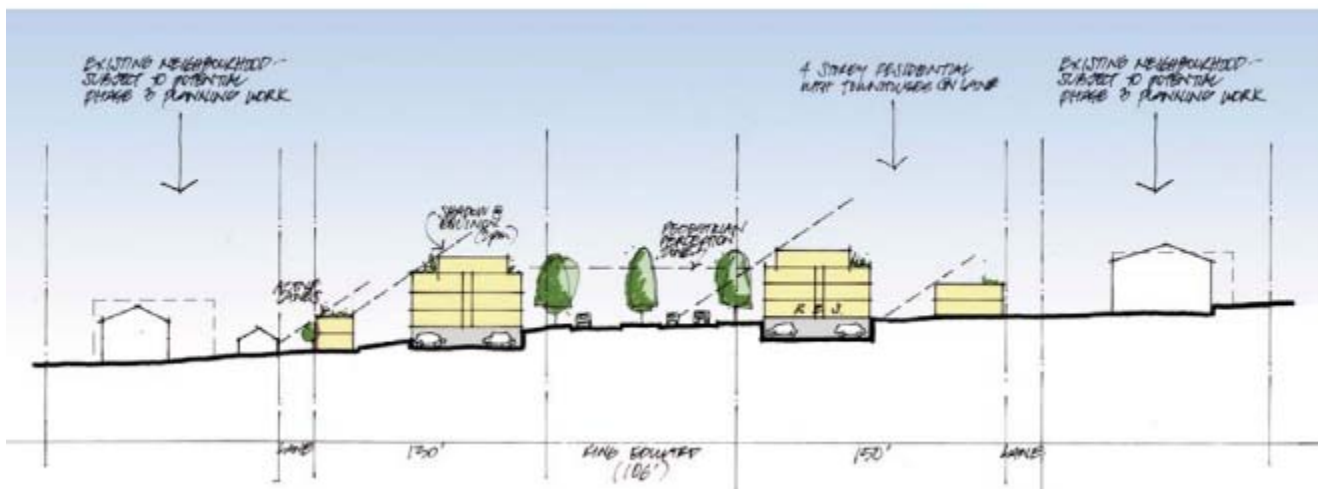
DENSITY
net FSR 1.25 - 1.75*



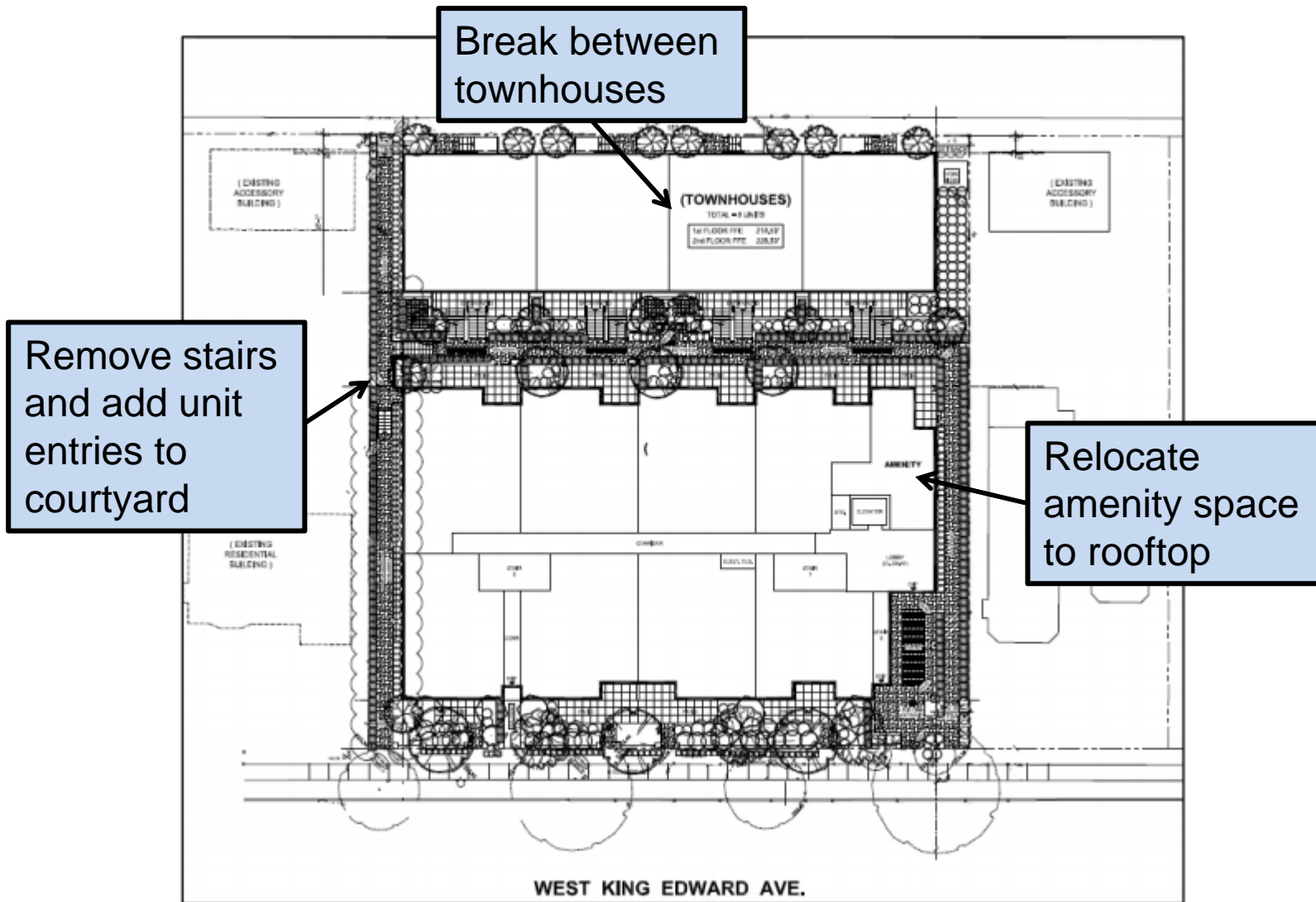
Policy directions in this section apply to the areas highlighted in the map above.

4.2.4 King Edward Avenue: Heather to Columbia Street

- Residential buildings will be allowed up to four storeys, with consideration for up to six storeys in close proximity to Cambie Street (i.e. within 2 lots)
- Above three storeys, the upper floor will be stepped back from King Edward Avenue
- Buildings will include front doors onto the street and will seek to activate and enhance the adjacent lane by providing townhouses or active uses on the rear
- Development proposals will include required public realm features (i.e. landscaped setbacks, wide sidewalks etc.)



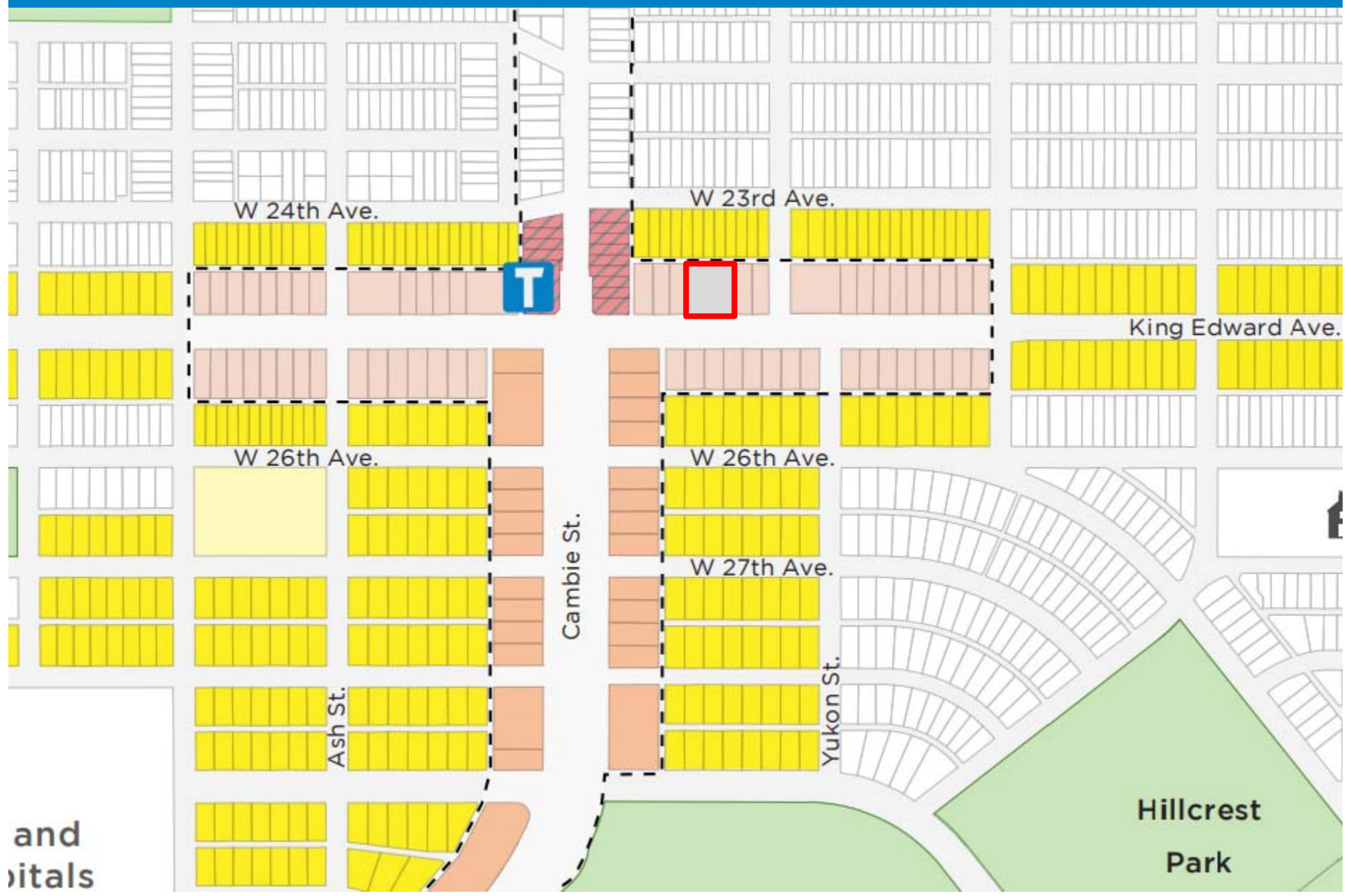
Recommended Design Conditions



Cambie Street/King Edward Avenue – Rezoning 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)

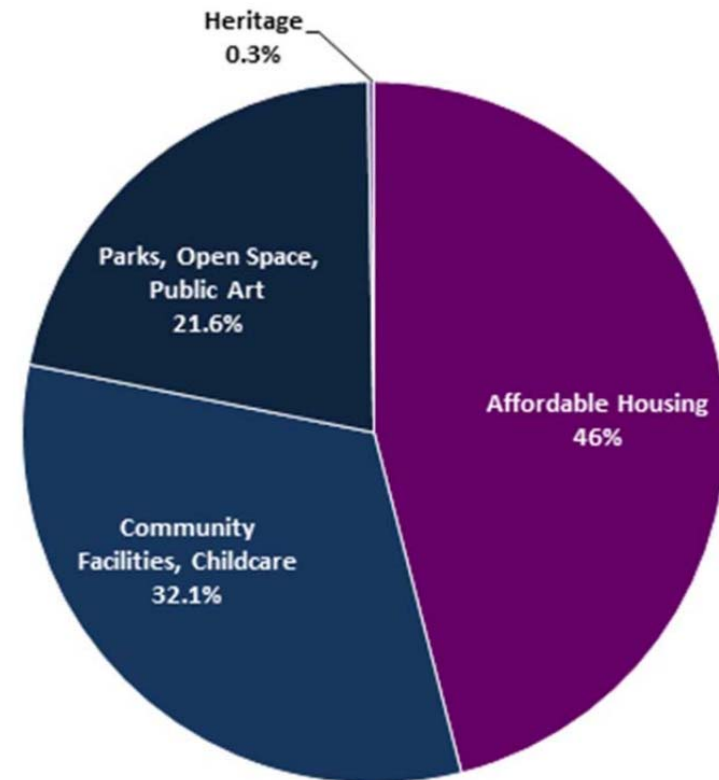
- e.g. 69-space childcare facility (Oakridge Centre), 37-space childcare facility (8175 Cambie Street), 2 artist studio units (8018 Cambie Street), Marpole-Oakridge Family Place (8175 Cambie Street)

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

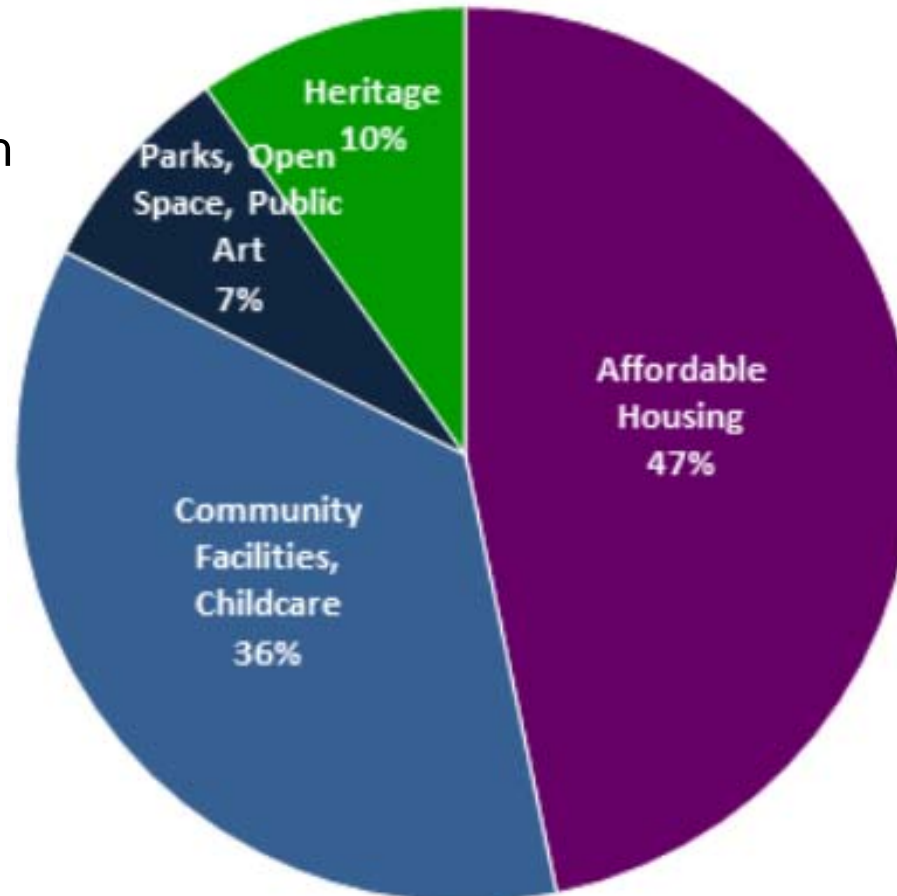
- e.g. A 9-acre park (Oakridge Centre), a Bicycle Mobility Centre (8440 Cambie - Marine Gateway), public art installations

➤ 0.3% Heritage (\$481 K)

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



↘ Cambie Corridor Cash CAC Allocations by Percentage



- ↘ \$128.6 million
 - ↘ 47% Affordable Housing (\$60.1 M)
 - ↘ 35% Community Facilities (civic facilities, childcare) (\$46 M)
 - ↘ 8% Parks, open space and public art (\$9.9 M)
 - ↘ 10% Heritage (\$12.4 M)

Shadow Study

SPRING EQUINOX



10:00 AM



12:00 PM

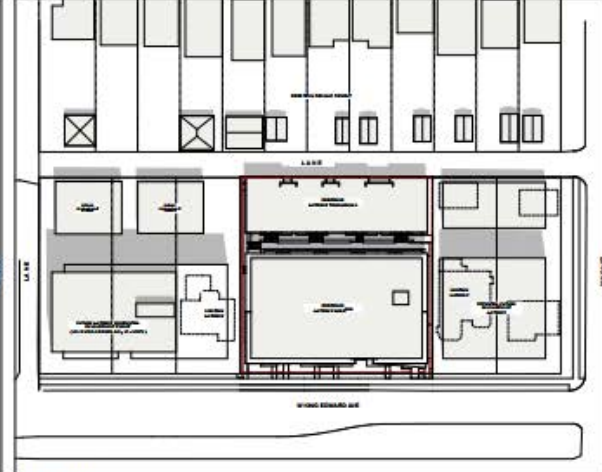


2:00 PM

SUMMER SOLSTICE



10:00 AM



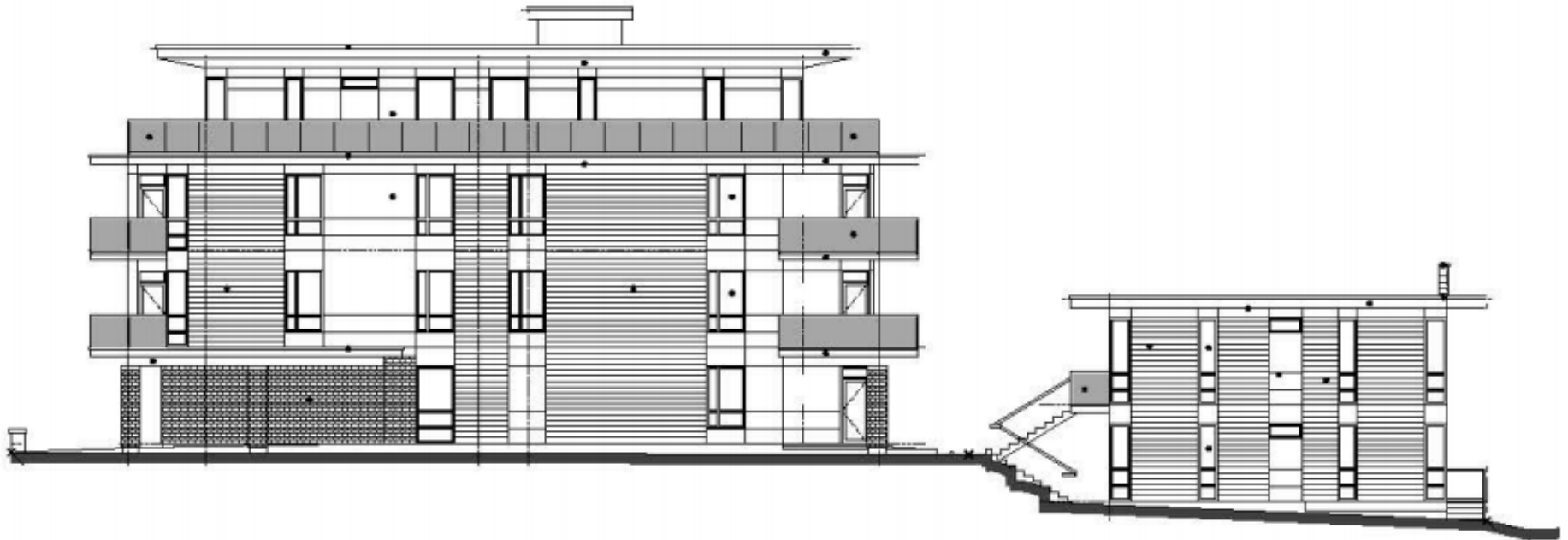
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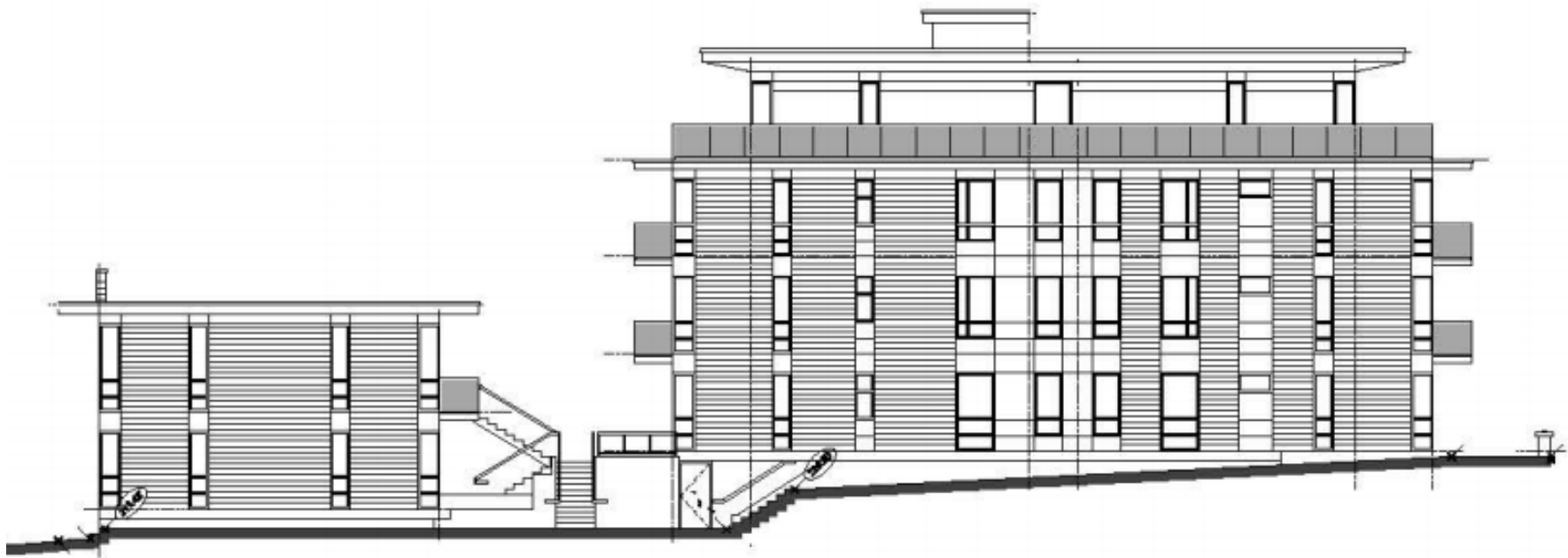
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South Elevation (King Edward Avenue)



East Elevation (sideyard)



West Elevation (sideyard)



North Elevation (townhouses at lane)

Landscape Plan – Ground level

