ITEM NO. 3 P&E COMMITTEE AGENDA RST NO. 06106

Meeting Date: July 20, 2006

SIGNIFICANT NEW REZONING APPLICATIONS

Address: 4887 Cambie Street Present Zone: RS-1
Applicant: Art Cowie, Eikos Planning Inc. Proposed Zone: CD-1

Application Date: June 20, 2006

Staff Contact: J. Baxter/D. Morgan/R. Whitlock/R. Pecarski

Proposal:

• To demolish the existing single-family dwelling and re-develop the site with a Housing Demonstration Project (HDP) comprising three fee simple rowhouses facing Cambie Street, each with a secondary dwelling unit above the three garages at the rear of the site. Maximum height of 2-1/2 storeys and maximum density of 1.0 FSR (floor space ratio) are proposed.

Applicable Plans, Policies and Guidelines:

- Riley Park South Cambie Community Vision
- Housing Demonstration Project need to demonstrate a new housing form in the neighbourhood, improved affordability and a degree of neighbourhood support.

Issues:

- Form of development and architectural expression (e.g., modernist vs. traditional craftsman style).
- Height and density and the relationship of the proposed buildings to the adjacent single-family dwelling.
- Resolution of fire/emergency access to the middle rear secondary dwelling unit.

CAC Implications:

Housing Demonstration Projects are exempt.

Method of Public Notification:

- Usual two-block notification
- Rezoning signs on site

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