

# CD-1 Rezoning

## 468 West 33rd Avenue and 4956 - 4958 Cambie Street





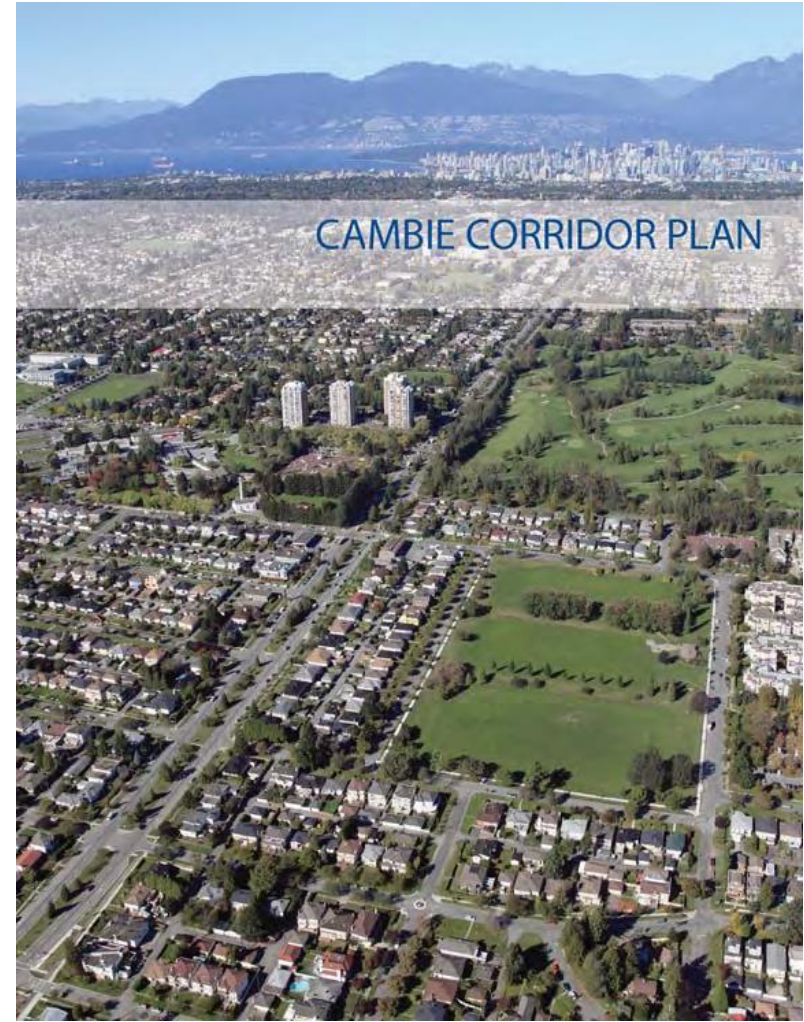
# Site and Context





## Cambie Corridor Plan

- Approved by Council May 2011
- Queen Elizabeth 33<sup>rd</sup> to 39<sup>th</sup>
  - Strengthen and enhance the green park-like setting
  - 6 storeys residential
  - Consider small retail space
  - Density range 1.75 to 2.25





- 65 Residential Units
  - 5 one-bedroom
  - 21 two-bedroom
  - 39 three-bedroom
- 1 Retail Unit (900 sf.)
- 79 parking spaces
- Height: 6-storeys  
22.7 m (74 ft.)
- Density: 2.57 FSR

## **City hosted Open House: September 23, 2014**

- 37 people attended (4 written comments received)
- Comments:
  - Inclusion of local serving retail is appreciated
  - Options for future Canada Line station development

# Future Canada Line Station

- Future station development would not be precluded by approval of this application
- The preferred location is west of Cambie
- Station development is not anticipated in the short term
- Cambie Corridor Phase 3 provides an opportunity further consider station access opportunities



## LEGEND

- |                                       |                       |  |
|---------------------------------------|-----------------------|--|
| Study Area Boundary                   | Parks and Open Spaces | Canada Line Station                    |
| Cambie Phase 2 & Marpole Change Areas | School/Education      | Canada Line Station (potential future) |
| Proposed Phase 3 Focus Areas          | Major Project Site    |  |

# Community Amenity Contribution

CAC Value	Allocation
\$1,680,368	Affordable Housing Reserve (50%)
\$1,344,294	Childcare and community facilities in and around the Cambie Corridor Plan area. (40%)
\$336,074	Heritage amenity (10%)
<b>\$3,360,736</b>	<b>Total</b>



# Conclusion

