



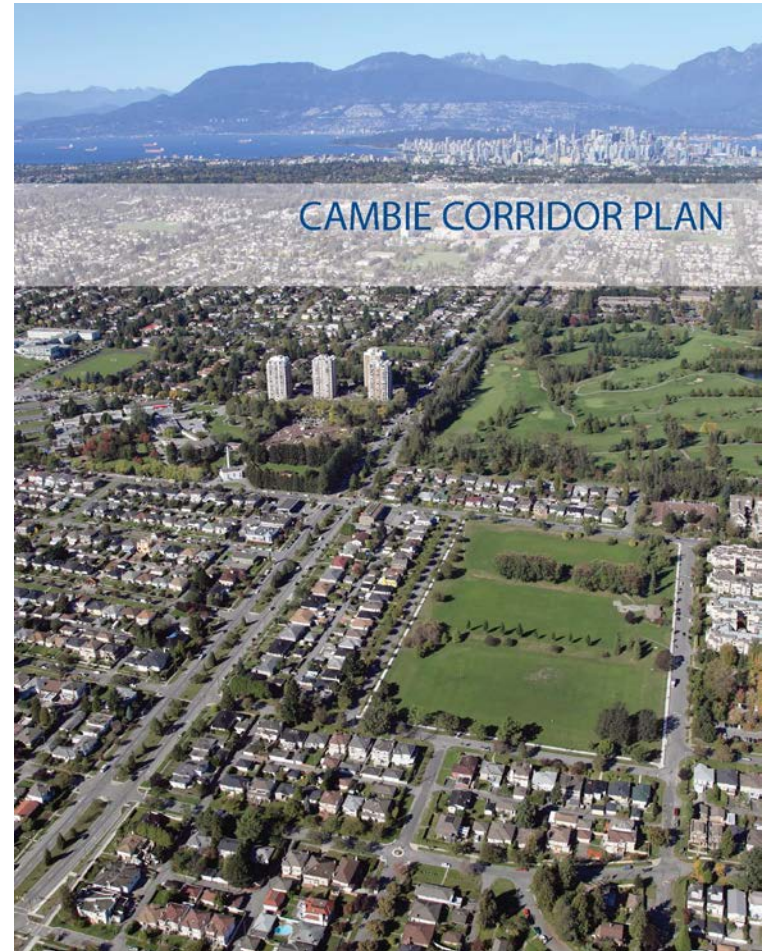
CD-1 Rezoning:

4162 and 4188 Cambie Street





- Cambie Corridor Plan
 - Approved by Council in 2011
 - “Queen Elizabeth” Neighbourhood
 - Residential buildings up to 6 storeys
 - Density estimate 2.0-2.5 FSR





- ✔ **56 Residential Units**
 - ✔ 18 one-bedroom units
 - ✔ 34 two-bedroom units
 - ✔ 4 three-bedroom units

- ✔ **Parking**
 - ✔ 66 vehicles
 - ✔ 79 bicycles

- ✔ **Height**
 - ✔ 6-storeys
 - ✔ 19.5m (64ft)
- ✔ **Density: 2.56 FSR**

- ↘ RPSC Visions Implementation Committee (Feb. 3, 2015)

- ↘ City hosted Open House (April 21, 2015)
 - ↘ 329 notifications were distributed
 - ↘ 37 people attended
 - ↘ 6 comment sheets received

- ↘ Feedback
 - ↘ Preference for taller building with reduced site coverage
 - ↘ Concern about proposed unit sizes
 - ↘ Concern about entrance on 26th Ave rather than Cambie Street

CAC Value	Allocation
\$1,138,390	Affordable housing reserve
\$910,712	Childcare and community facilities
\$227,678	Heritage amenity
\$2,276,780	Total



Cambie Street Elevation (west)



26th Avenue Elevation (south)



North Elevation

South Elevation



Lane Elevation (east)

