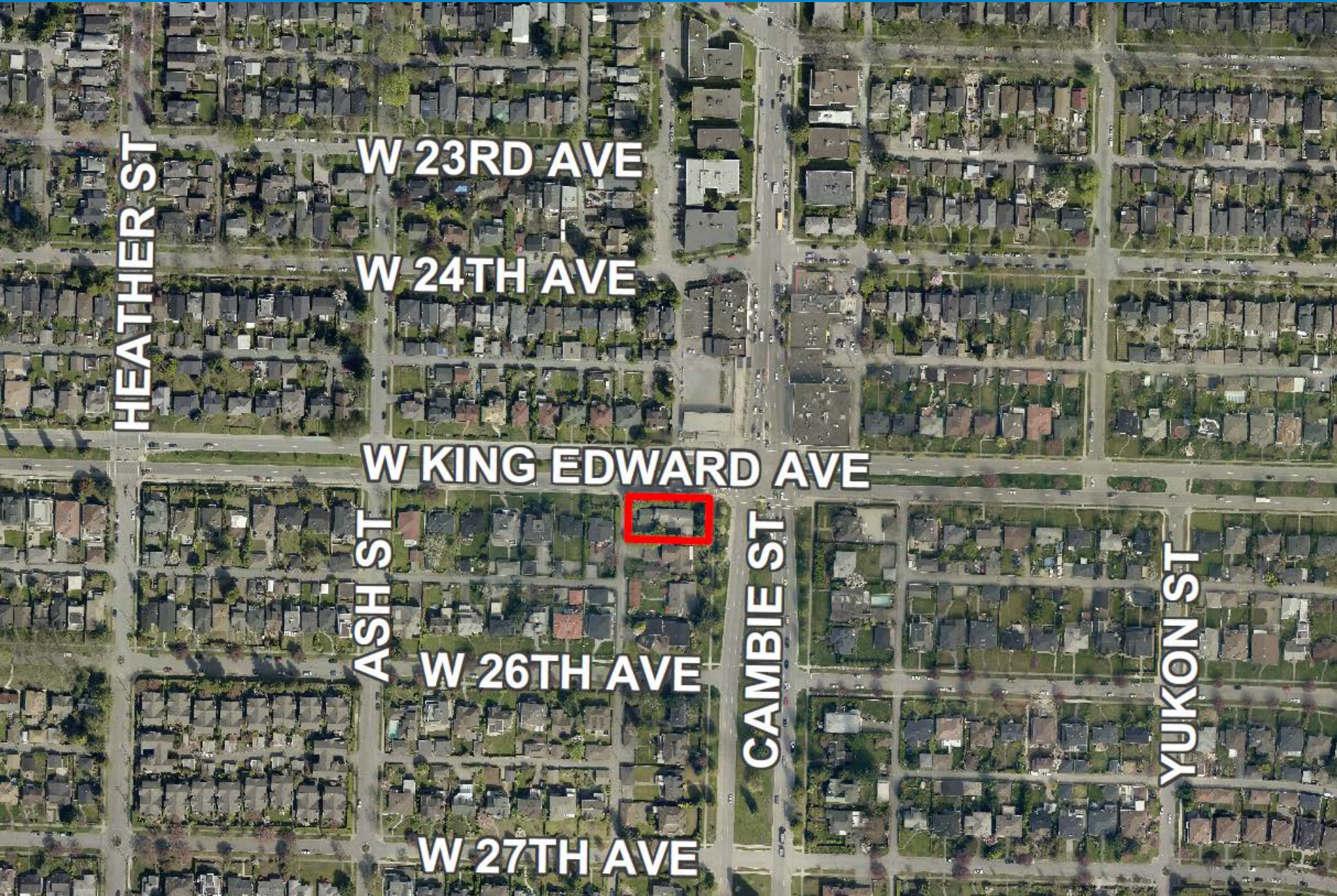




**CD-1 Rezoning:**  
512 West King Edward Avenue







HEATHER ST

W 23RD AVE

W 24TH AVE

W KING EDWARD AVE

ASH ST

W 26TH AVE

CAMBIE ST

YUKON ST

W 27TH AVE





➤ 50 Secured Market Rental Units

➤ 26 one-bedroom units

➤ 24 two-bedroom units

➤ Parking

➤ 37 vehicles

➤ 65 bicycles

➤ Height

➤ 6 storeys

➤ 20.7 m (68 ft.)

➤ Density: 3.00 FSR



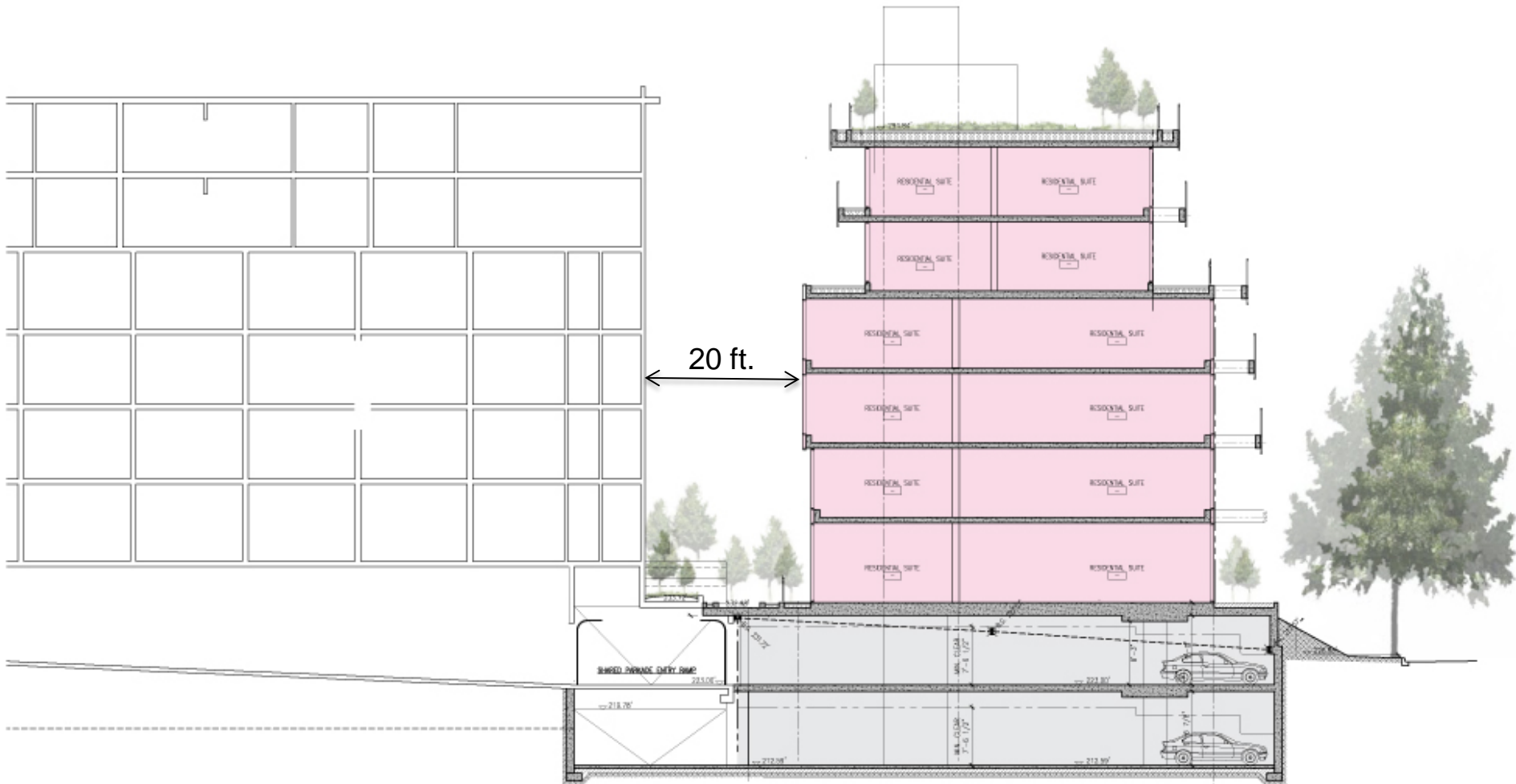
## Apartment Parking Study

- Vehicle ownership rate is 35% lower in rental buildings versus strata buildings
- Near rapid transit stations, vehicle ownership decreases by an additional 30%

- The application proposes 0.74 parking spaces per unit



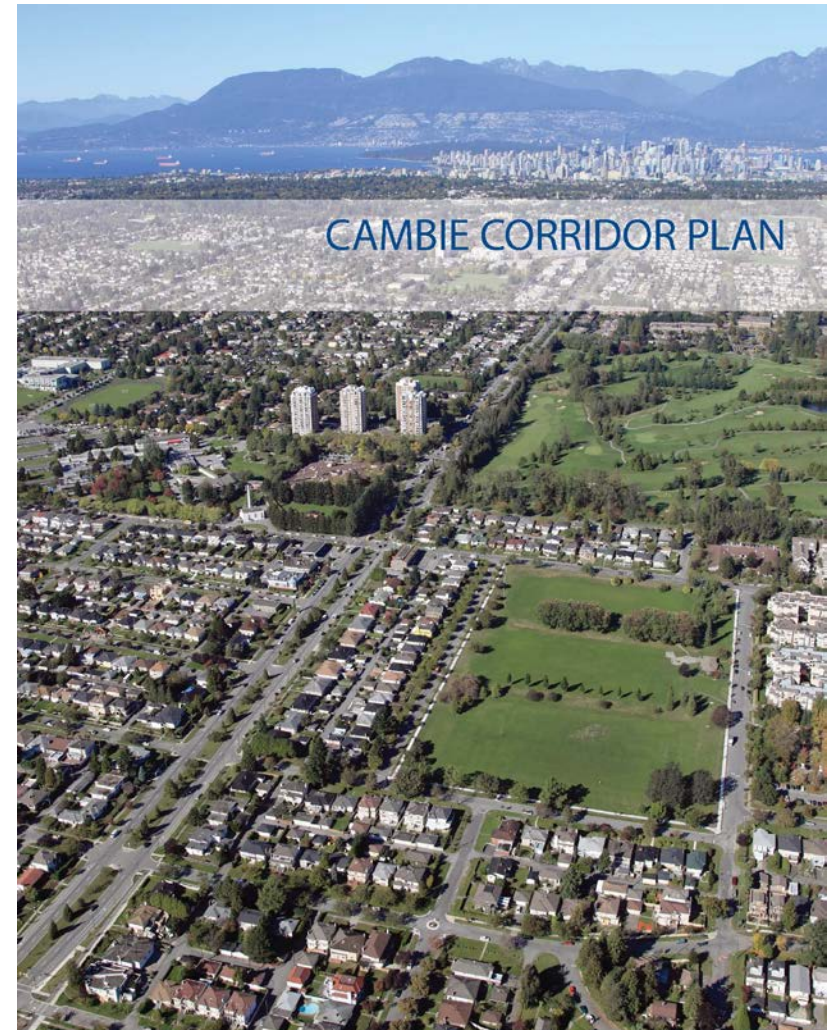
# Southern Sideyard Setback



East Elevation (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  
*Subject to design performance*



- ↘ City-hosted Open House (April 7, 2016)
  - ↘ 389 notifications were distributed
  - ↘ 53 people attended an open house
  - ↘ 19 written responses were received by staff
  
- ↘ Comments Received
  - ↘ Variety of opinions regarding height and density
  - ↘ Questions related to sufficiency of parking on site and increased traffic
  - ↘ Dissatisfaction with building design
  - ↘ Concern about proximity of building to southern neighbour

