

CD-1 Rezoning:

4621-4663 Cambie Street and 605 West 31st Avenue



Site and Context





Proposal





74 Residential Units

- 26 one-bedroom units
- 32 two-bedroom units
- 16 three-bedroom units

Parking

- 151 vehicles
- 101 bicycles

Height

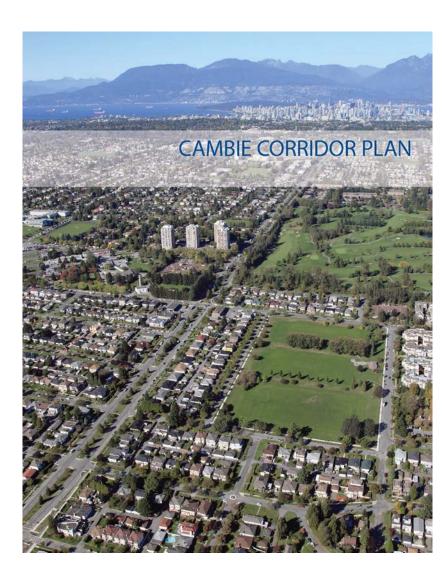
- 6 storeys
- 21.1 m (69 ft.)

Density: 2.36 FSR

Policy Context



- Cambie Corridor Plan
 - → Approved by Council in 2011
 - "Queen Elizabeth" Neighbourhood
 - Residential buildings up to 6 storeys
 - □ Density estimate 1.5-2.0 FSR
 Subject to design performance



Public Consultation



- □ City hosted Open House (September 6, 2016)
 - → 406 notifications were distributed
 - ≥ 29 people attended the open house
 - → 10 written responses received

- Mix of opinions regarding height and density
- Privacy and overlook concerns for immediate neighbours
- → Desire for townhouses along the lane



CAC Value		Allocation
(509	%) \$1,667,76	5 Affordable Housing Reserve
(40	%) \$1,334,21	2 Childcare and community facilities
(10	%) \$333,55	3 Heritage amenity
	\$3,335,53	7 Total

□ CAC allocation is consistent with the Cambie Corridor Interim Public Benefits Strategy

Conclusion



