



CD-1 Rezoning:

4621-4663 Cambie Street and 605 West 31st Avenue





W 29TH AVE

W 30TH AVE

HEATHER ST

W 31ST AVE

W 32ND AVE

AMBIE ST



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

↘ 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



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

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

CAC Value		Allocation
(50%)	\$1,667,765	Affordable Housing Reserve
(40%)	\$1,334,212	Childcare and community facilities
(10%)	\$333,553	Heritage amenity
\$3,335,530		Total

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

