



CD-1 Rezoning: 4238-4262 Cambie Street
Public Hearing | December 12, 2017

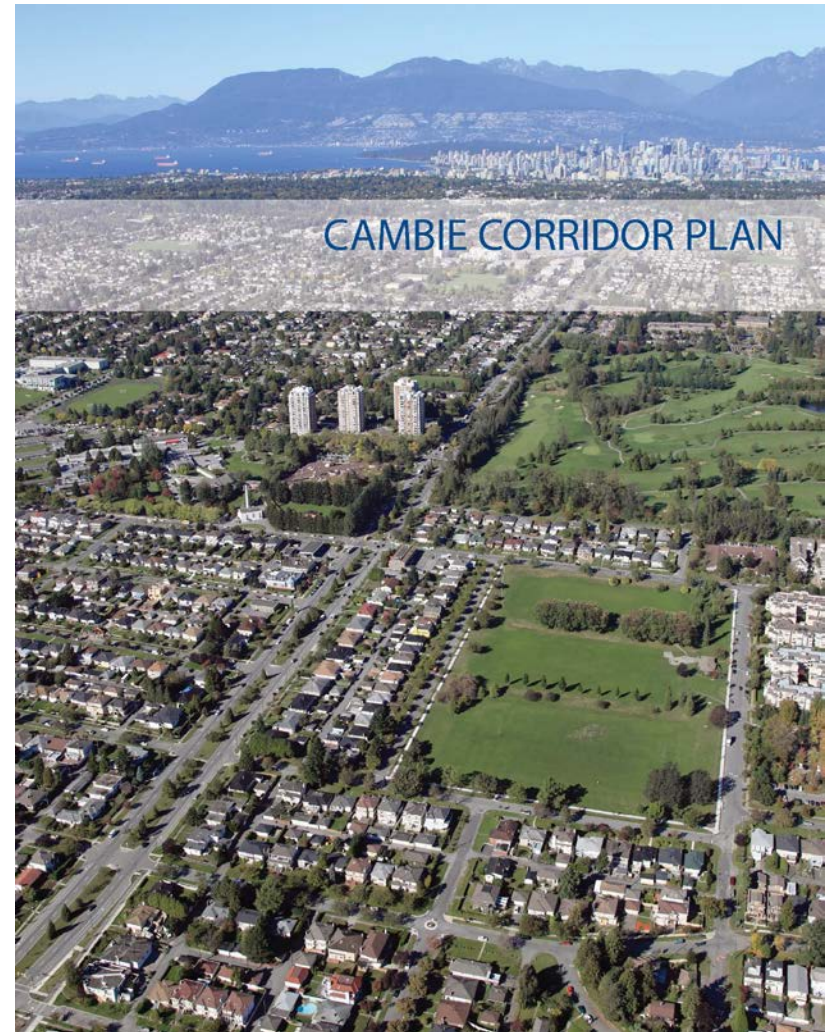
Site and Context



- Cambie Corridor Plan

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

Subject to design performance; this is an estimate (not a limit) based on intended urban design performance.



Nearby rezonings





- **56 Residential Units**

- 20 one bedroom units (36%)
- 30 two-bedroom units (53%)
- 6 three-bedroom units (11%)

- **Parking**

- 84 vehicle spaces
- 77 bicycle spaces

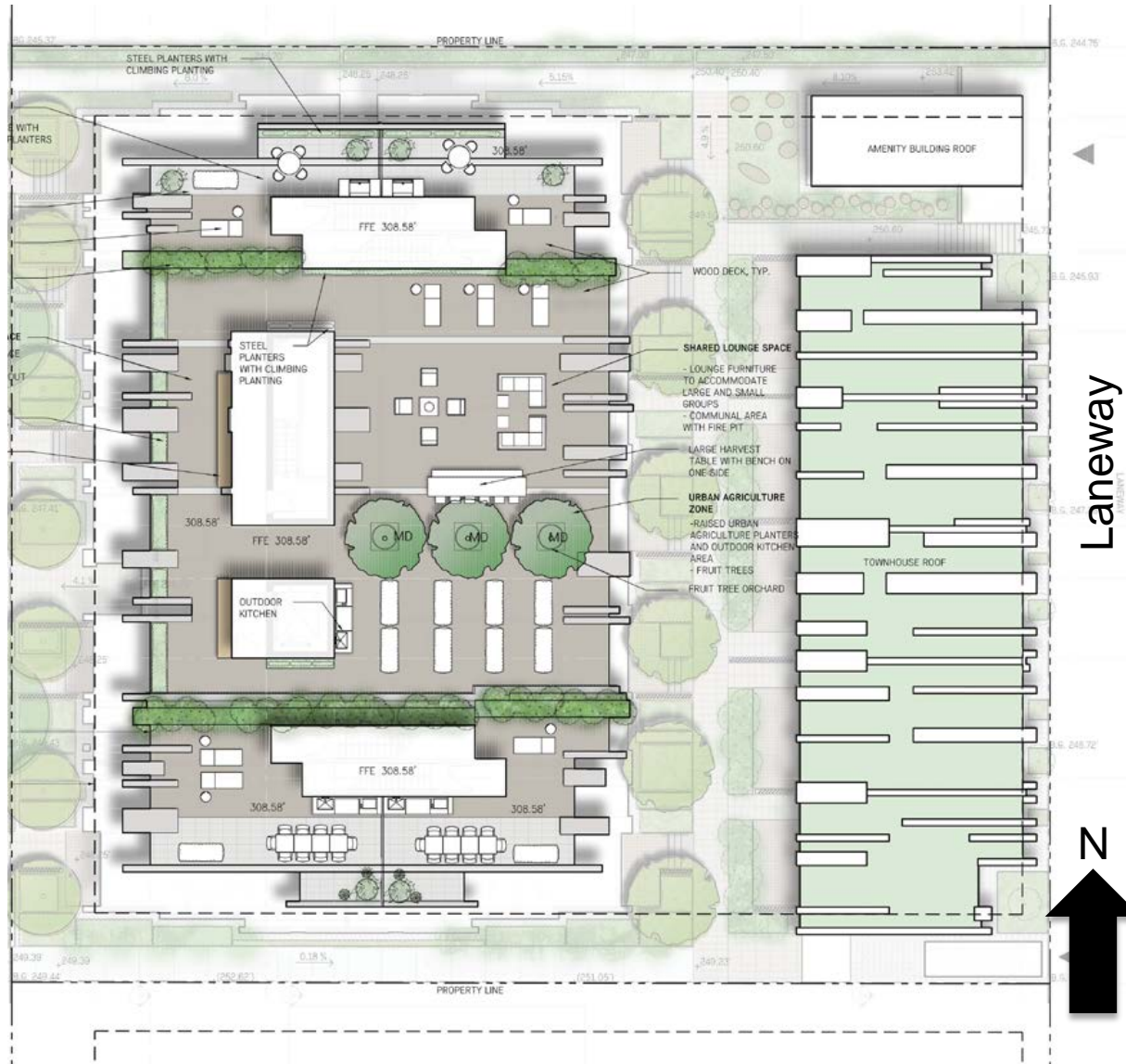
- **Height**

- 6 storeys
- 19.5 metres (66 ft.)

- **Density: 2.75 FSR**

Site Plan

Cambie St

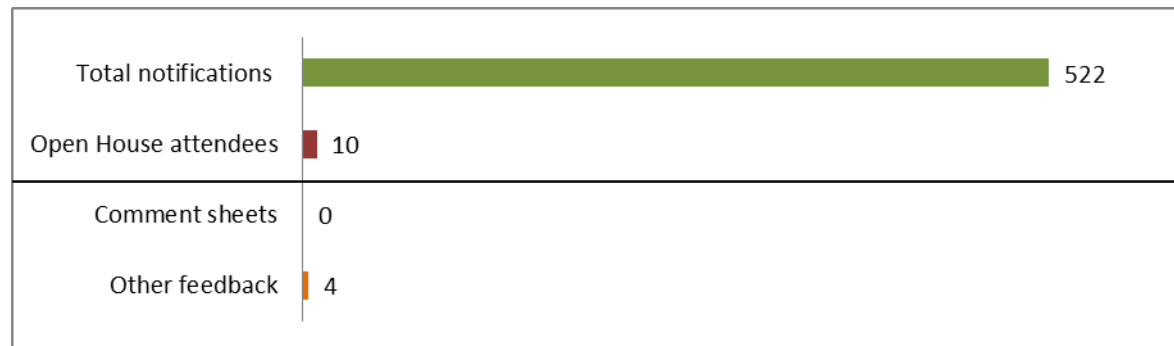


Laneway



City-hosted Open House (January 6, 2017)

- 522 notifications were distributed
- 10 people attended the open house
- No comment sheets submitted; four letters were received with questions and concerns about this project.





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

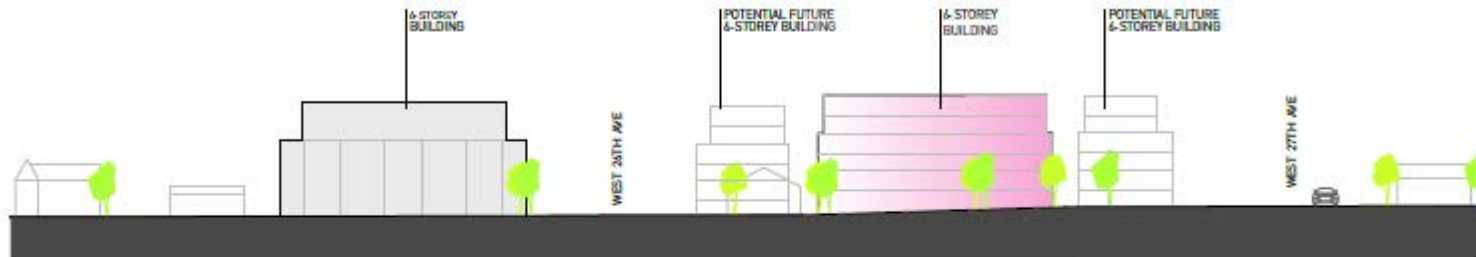
CAC Value		Allocation
(50%)	\$1,264,363	Affordable Housing Reserve
(40%)	\$1,011,490	Childcare and community facilities
(10%)	\$252,873	Heritage amenity
	\$2,528,726	Total



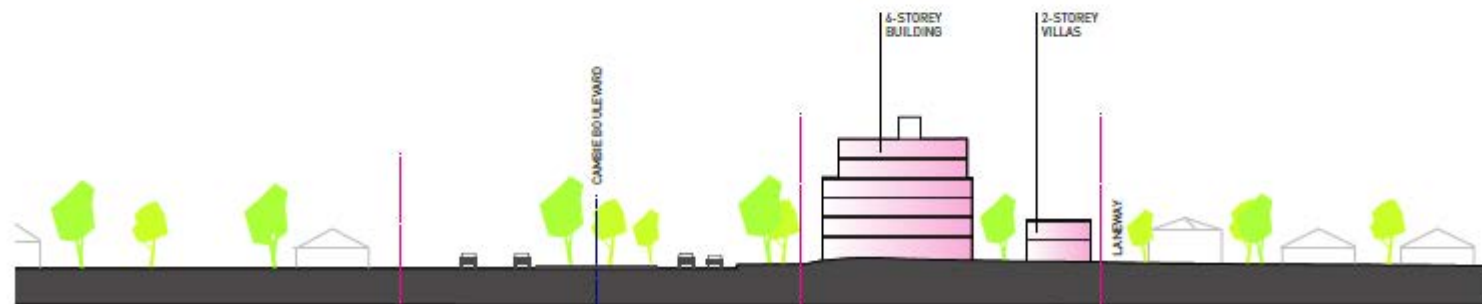
West elevation (Cambie St)



East townhouse elevation (alley)



NORTH-SOUTH STREET PROFILE

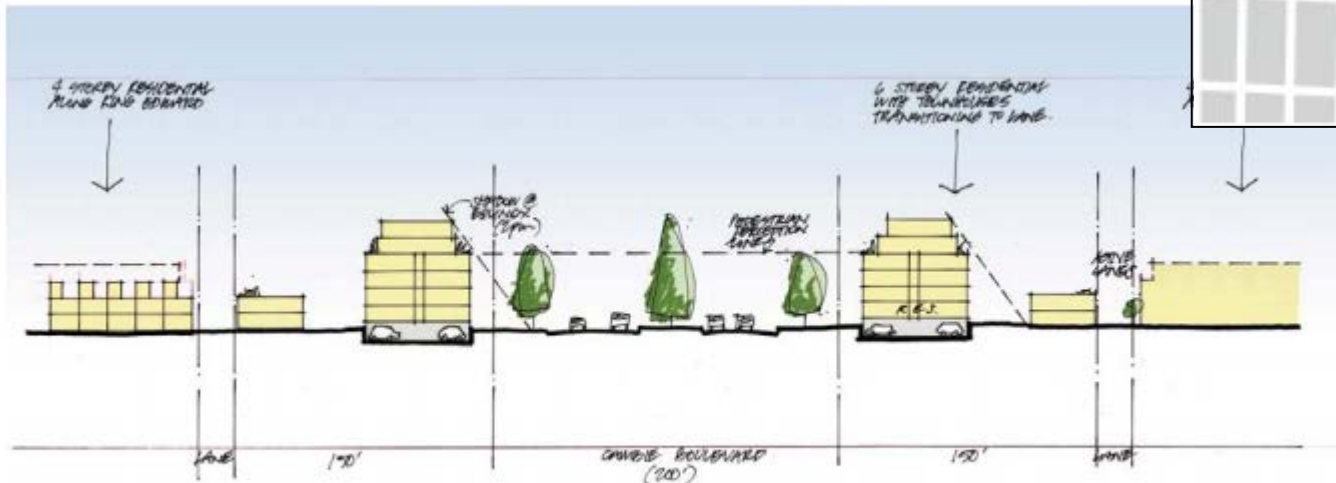
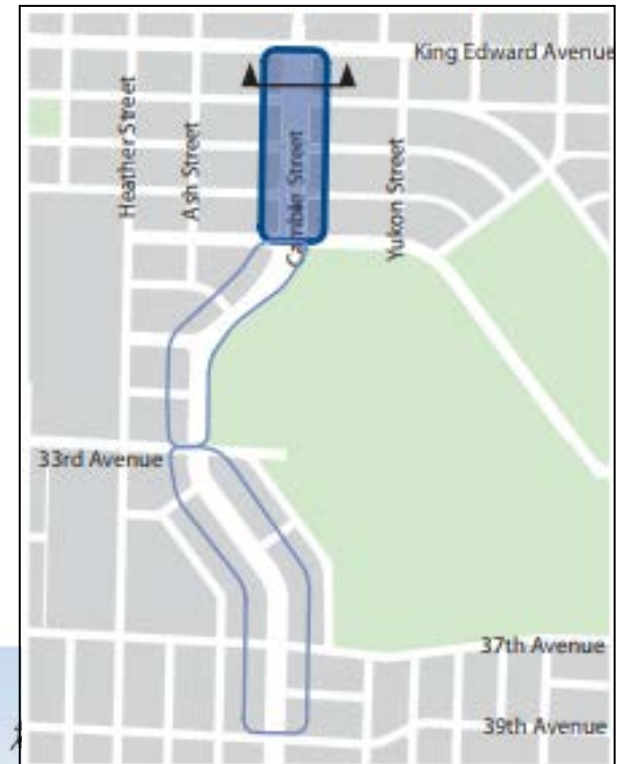


EAST-WEST STREET PROFILE

4.3.1 Cambie Street: King Edward - 29th Avenue

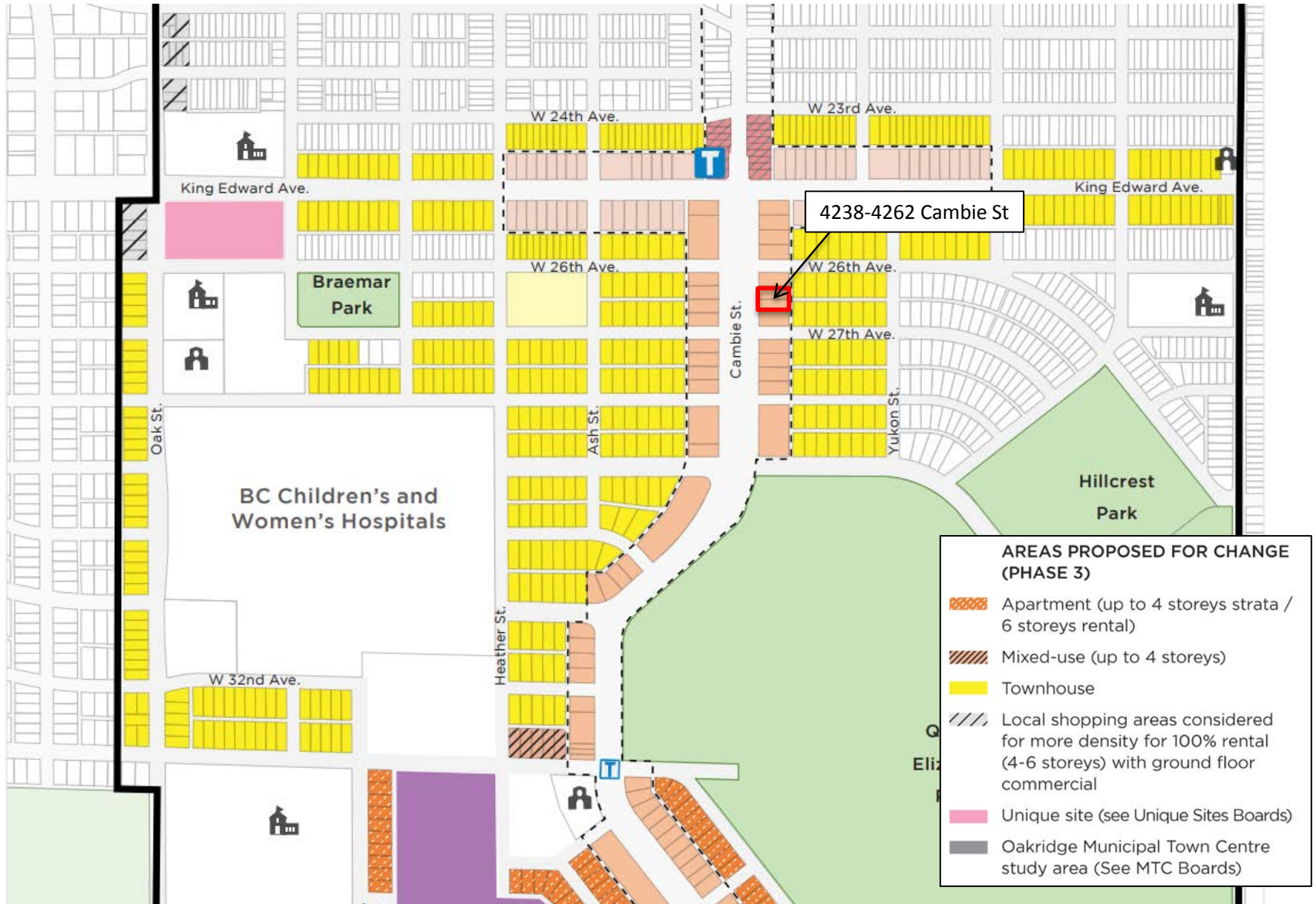
In this area:

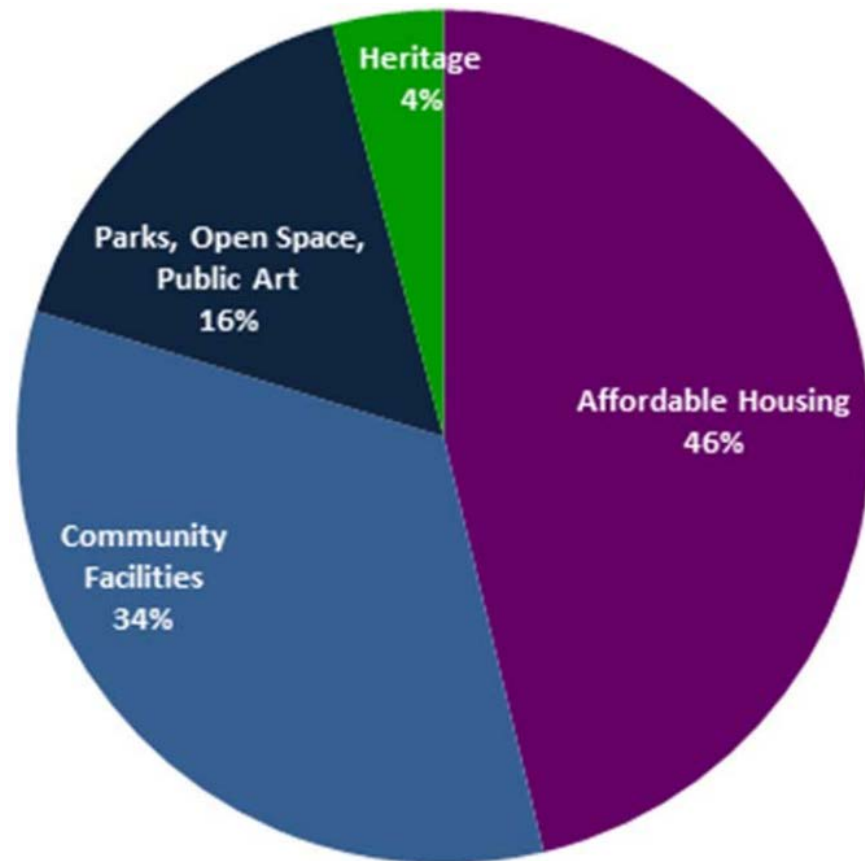
- Residential buildings will be allowed up to six storeys
- Above four storeys, upper floors will be stepped back from Cambie Street
- Buildings will provide front doors onto the street and will seek to activate and enhance the adjacent lane by providing townhouses on the rear
- Development proposals will include required public realm features (i.e. street trees, landscaped setbacks etc.)



Representative Section: Cambie Street between King Edward and 26th Avenue

Cambie Phase 3 Map - Areas Proposed for Change



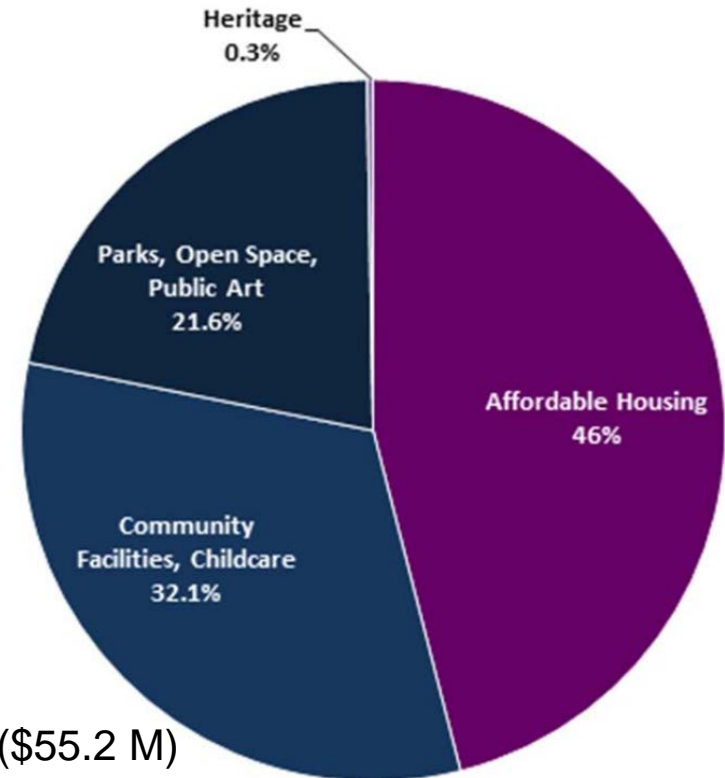


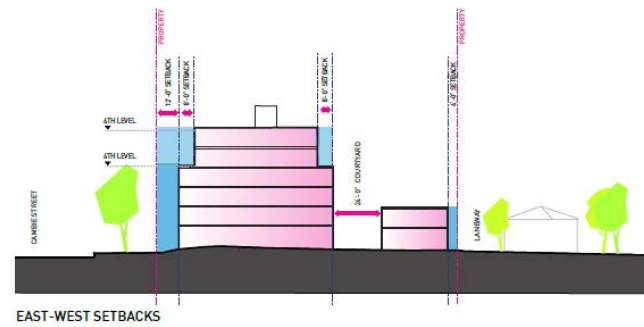
- Cambie Corridor Cash CAC Allocations by Percentage
- \$126.7 million
 - 47% Affordable Housing (\$59.1 M)
 - 35% Community Facilities (civic facilities, childcare) (\$45.2 M)
 - 8% Parks, open space and public art (\$9.9 M)
 - 10% Heritage (\$12.4 M)

- Cambie Corridor In-Kind CAC Allocations by Percentage

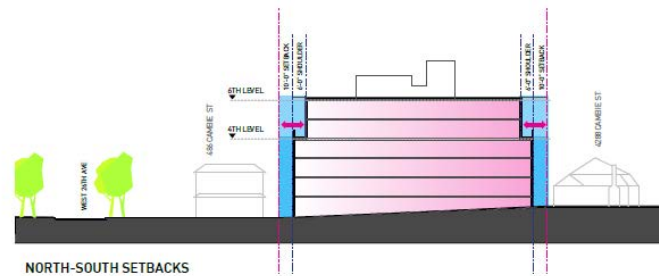
- \$172 million

- 46% Affordable Housing (\$79.2 M)
 - e.g. 46 social housing units (Oakridge Lutheran Church Site), 290 social housing units (Oakridge Centre), 853 rental units approved through rezoning (various sites)
- 32.1% Community Facilities (civic facilities, childcare) (\$55.2 M)
 - e.g. 69-space childcare facility (Oakridge Centre), 37-space childcare facility (8175 Cambie Street), 2 artist studio units (8018 Cambie Street), Marpole-Oakridge Family Place (8175 Cambie Street)
- 21.6% Parks, open space and public art (\$37.2 M)
 - e.g. A 9-acre park (Oakridge Centre), a Bicycle Mobility Centre (8440 Cambie - Marine Gateway), public art installations
- 0.3% Heritage (\$481 K)
 - e.g. Onsite heritage conservation of James House and Wong Residence

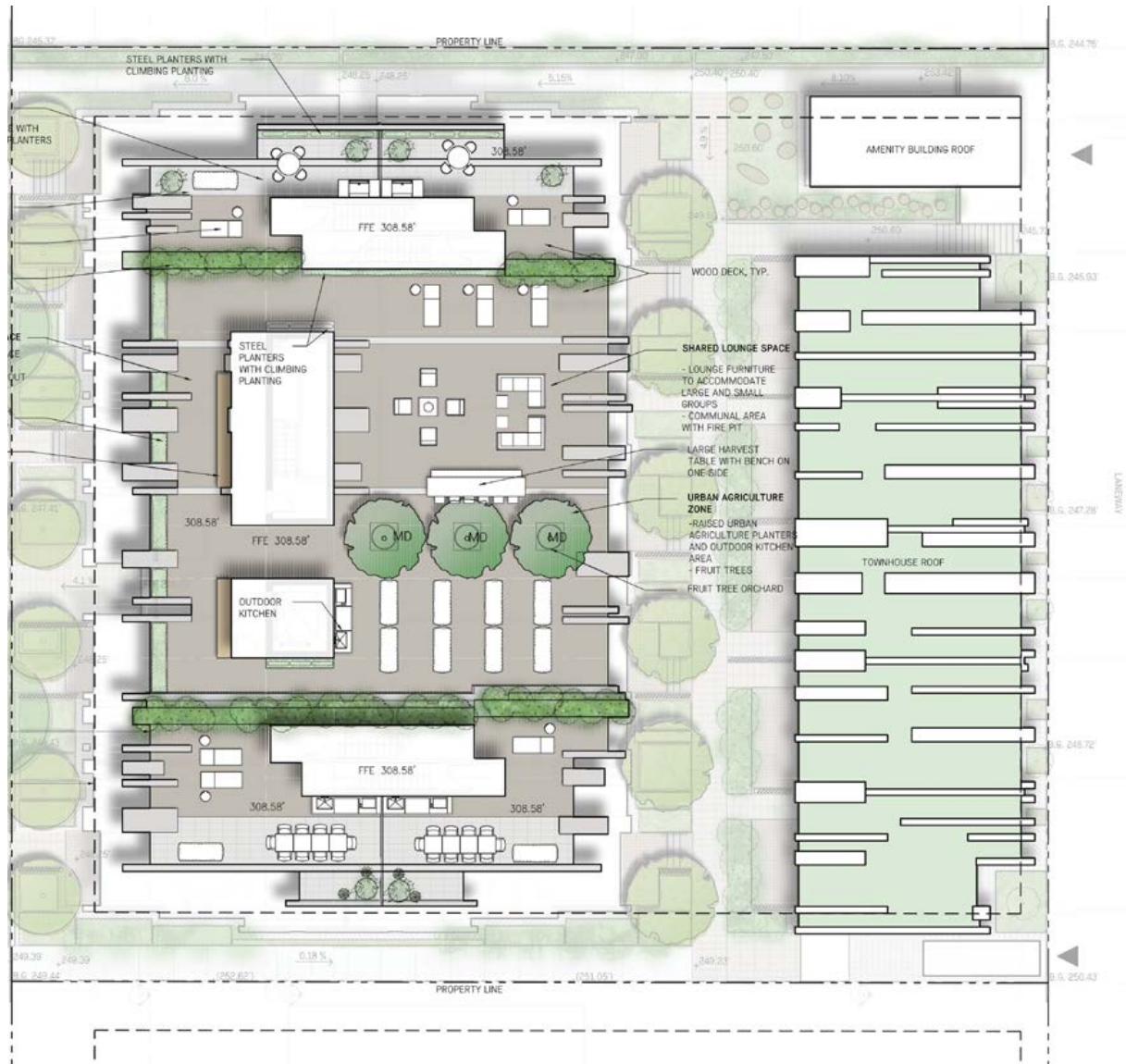


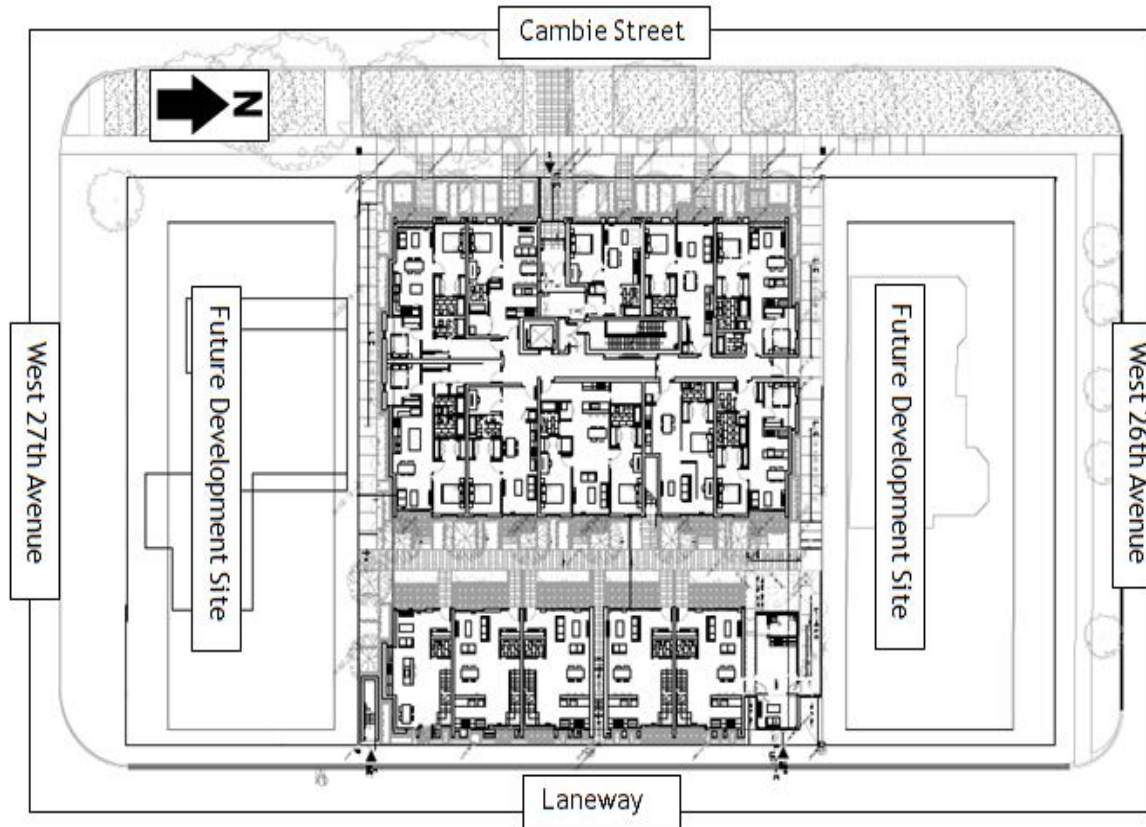


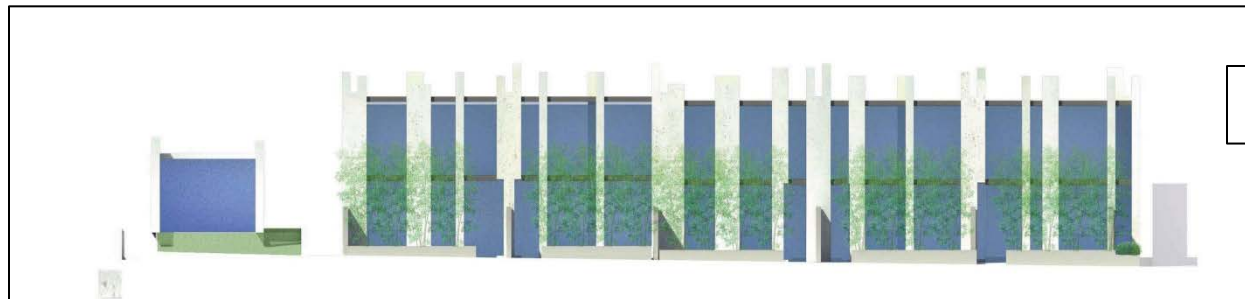
EAST-WEST SETBACKS



NORTH-SOUTH SETBACKS







West townhouse elevation (co

East townhouse elevation (alley)

