



CD-1 Rezoning:
4118-4138 Cambie Street
PUBLIC HEARING – MARCH 12, 2019



Site and Context



- Current zoning: RS-1
- 2 lots: detached single-family homes
- Context: Single-family neighbourhood in transition

-  Subject Site
-  Approved Rezoning

Two Existing Single Family Houses



View from northwest corner of Cambie St and King Edward Ave



View from west side of Cambie St looking east

Existing Rental Units

- Both 4118 & 4138 Cambie St are tenanted.
- Not covered by current Tenant Relocation and Protection Policy (RS-1)
- Under Residential Tenancy Act, tenants are eligible for 1 month's rent and 4 months' notice to end tenancy

Proposal

One Residential Building

- Total of **66** strata units
- 1 studio unit
- 34 one-bedroom units
- 17 two-bedroom units (**26%**)
- 14 three-bedroom units (**21%**)

Parking

- **71** vehicles
- 87 bicycles

Height

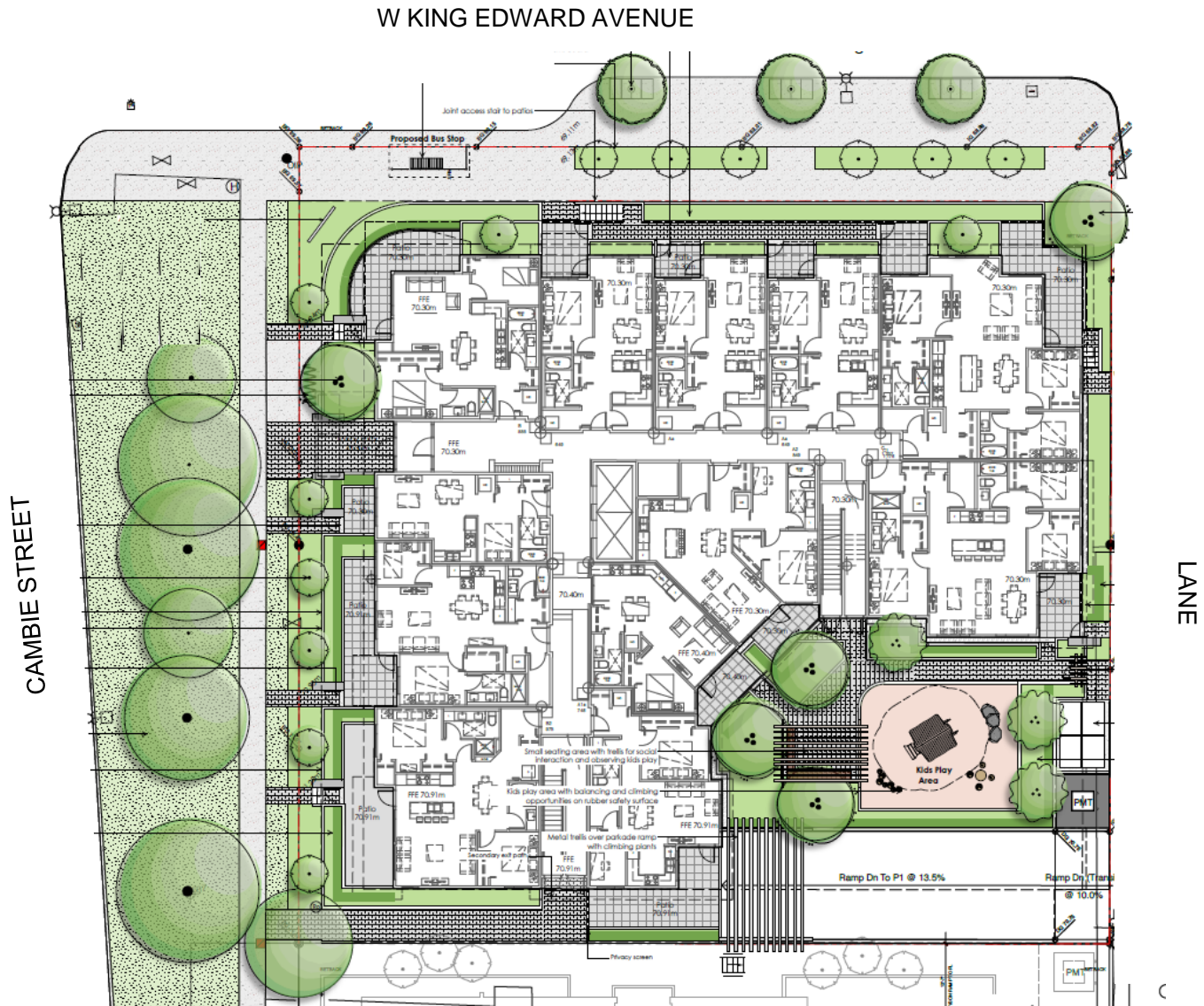
- **6** storeys
- 22.0 m (72 ft.)

Density

- **2.94** FSR



Proposal



Planning Phases



Phase One (Jan 2010)

- Principles
- Interim rezoning



Phase Two (May 2011)

- Arterial sites
- Interim Public Benefits Strategy



Phase Three (Approved May 1, 2018)

- Transition areas, off the arterials + Unique sites
- Public Benefits Strategy
- Public Realm Plan



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- Principles
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Phase Three (Approved May 1, 2018)

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- Public Benefits Strategy
- Public Realm Plan

The *Cambie Corridor Plan* is closely aligned with the City's *Housing Vancouver* strategy (2017).

- The *Cambie Corridor Plan* provides a range of housing types & affordability levels



Cambie Corridor Plan: Engagement

Engagement over the three phases of the Cambie Corridor planning program:

122
EVENTS

8,700
INTERACTIONS

PHASE 3 CAMBIE CORRIDOR PLAN: 3-YEAR PUBLIC PROCESS





- Phase 3 Community Launch
- Walking Tours
- Workshops
- Spring Expo
- Open Houses
- Coffee Chats
- Drop-in sessions
- Community Questionnaires

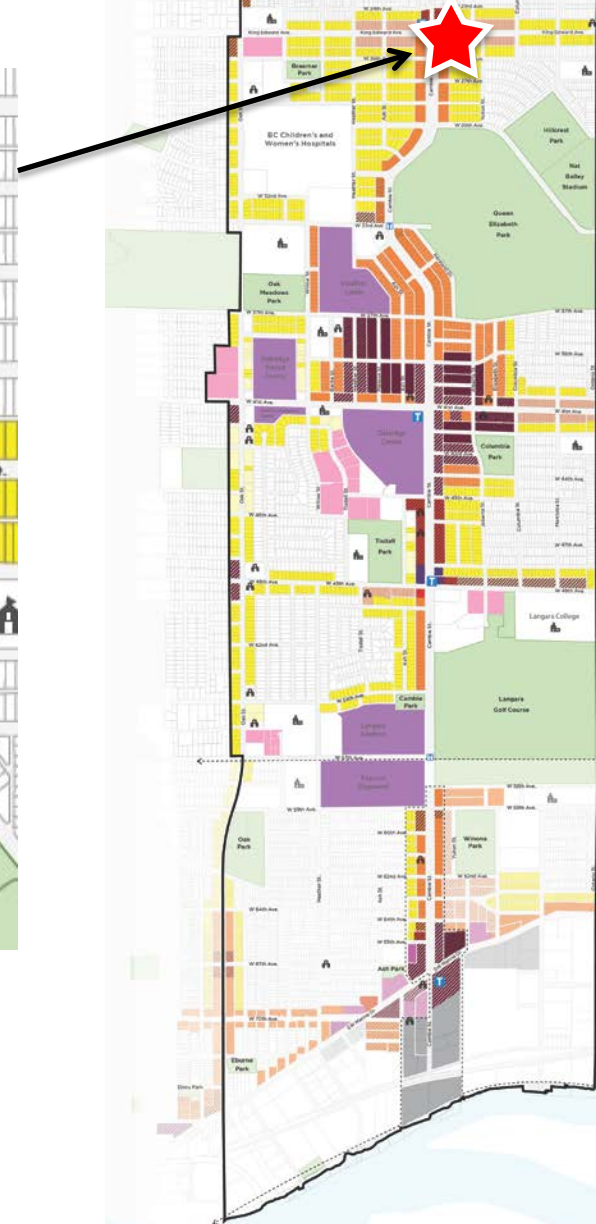


Cambie Corridor Plan



Children's and Women's Hospitals

-  Mixed-use (up to 8 storeys)
-  Apartment (up to 6 storeys)
-  Apartment (up to 4 storeys)
-  Townhouse

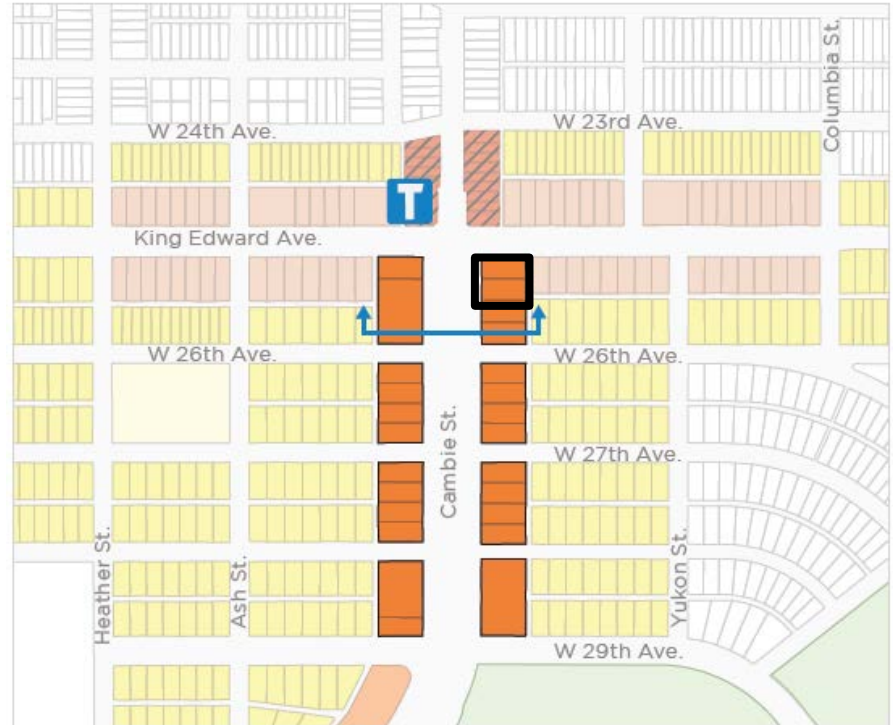


Cambie Corridor Plan

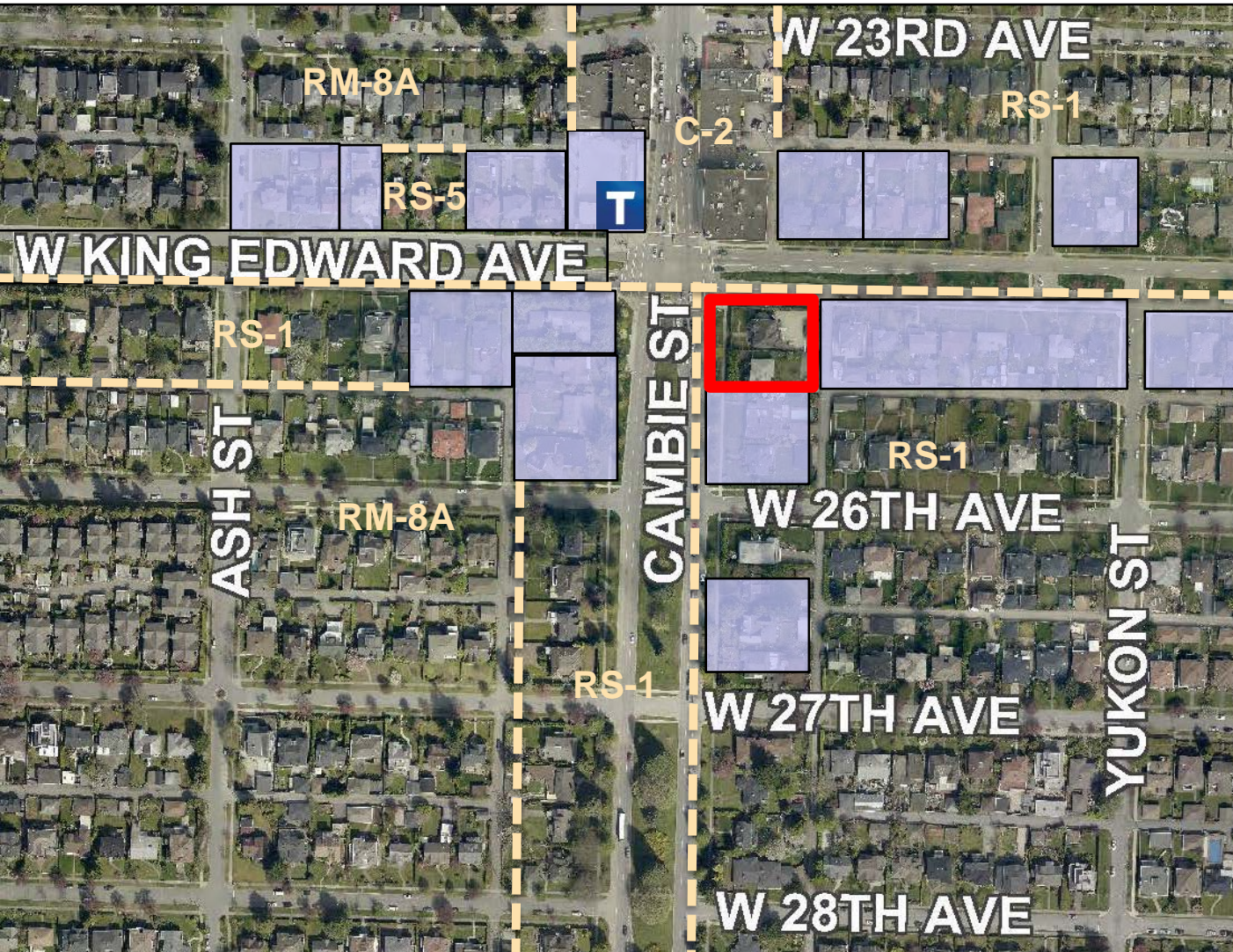
Section 4.2.2 Cambie Street: King Edward-29th Ave

- ✓ Height: up to 6 storeys
- ✓ Density: 2.0-2.5 FSR*
- ✓ Residential use permitted
- ✓ Above 4 storeys, the upper floors will be stepped back from Cambie Street

**The suggested FSR range is an estimate based on intended urban design performance. The development potential for each site may fall within, below, or above the FSR range.*



Site and Context



- **Current zoning:** RS-1
- **2 lots:** detached single-family homes
- **Context:** Single-family neighbourhood in transition
- Introduce new low-to mid-rise buildings along Kind Edward transitioning to townhouses
- New mid-rise residential buildings along Cambie St.

-  **Subject Site**
-  **Approved Rezoning**

City-Hosted Open House: May 14, 2018

- 600 notifications
- 10 attendees
- 0 comments received

Total notifications	600
Open House attendees	10
Comment sheets	0
Other feedback	0

Public Benefits

Target CAC rate:
\$68.18 per sq. ft.

Community Amenity Contribution (CAC):
\$3.40M

Development Cost Levies (DCLs):
\$1.85M*

**this includes the City-wide Utilities DCL which helps pay for infrastructure upgrades*



How much CACs have been collected through the Cambie Corridor Plan?






Staff Response:

- Up until May 2018 approximately \$315.7M in CACs (both cash and in-kind) have been secured through approved rezonings under the *Cambie Corridor Plan*.
- CACs are due at rezoning enactment so there is a time delay between being secured and being contributed to the City.

Cambie Corridor Public Benefits Strategy (North of 57th Avenue)

Long-Term (20-30 years) Public Benefit Highlights

**Refer to Chapter 13. Public Benefits Strategy in updated Cambie Corridor Plan (Appendix A) for full list of anticipated amenities.*

	Housing	<ul style="list-style-type: none"> • 2,250 social housing units • Up to 400 below market rental units • 5,000 secured market rental units
	Childcare	<ul style="list-style-type: none"> • 1,080 additional childcare spaces for all age groups
	Community and Civic Facilities	<ul style="list-style-type: none"> • Additional seniors centre • New VPL library branch • Additional recreation facility • Construction of new Fire Hall #23
	Parks, Open Spaces and Public Places	<ul style="list-style-type: none"> • Upgrades to existing parks to response to population growth and demographic changes • New parks and plazas within areas of significant redevelopment
	Transportation	<ul style="list-style-type: none"> • Work with TransLink to improve transit service and capacity, including improvement of Canada Line capacity and implementation of a new B-line service on 41st Avenue

Is the parking provided in this project too much?

Staff Response:

- This project meets the minimum requirements of the updated Parking Bylaw approved July 25, 2018.
- The updated Parking Bylaw focuses on active transportation like higher requirements for bicycle parking.

Referral Questions

Should we be concentrating on locating rental and lower income rental near transit?



Referral Questions

What impact would this project have on gentrification of the neighbourhood?

Referral Questions

How much does CAC spending on community amenities increase the value of developer's land holdings? And how much is the City's reliance on CACs contributing to the housing affordability crisis?

Conclusion

