



# CD-1 Rezoning: 6161 Cambie Street (Alliance Francaise)

PUBLIC HEARING – DECEMBER 10, 2019



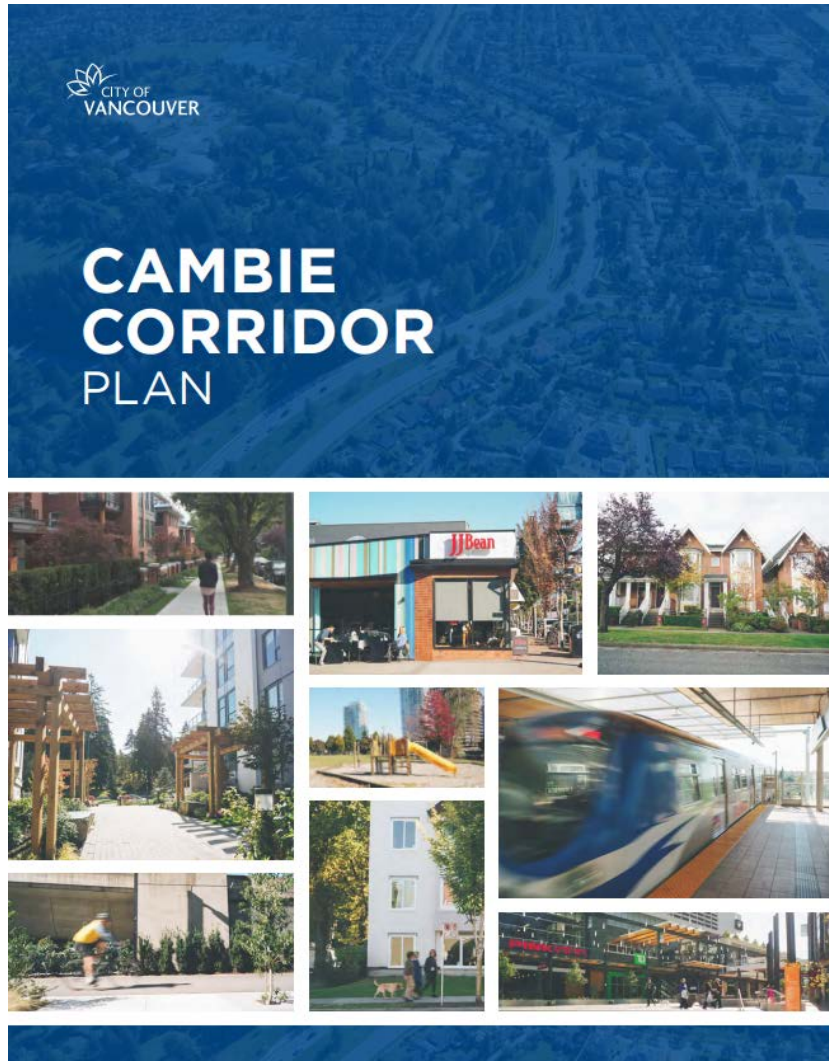
VIEW OF MAIN FACADE FROM CAMBIE STREET

# Site and Context – 6161 Cambie St



- Oakridge neighbourhood
- Between 45<sup>th</sup> & 49<sup>th</sup> Avenue
- Home to Alliance Francaise, non-profit cultural facility
- Currently zoned CD-1 (12)



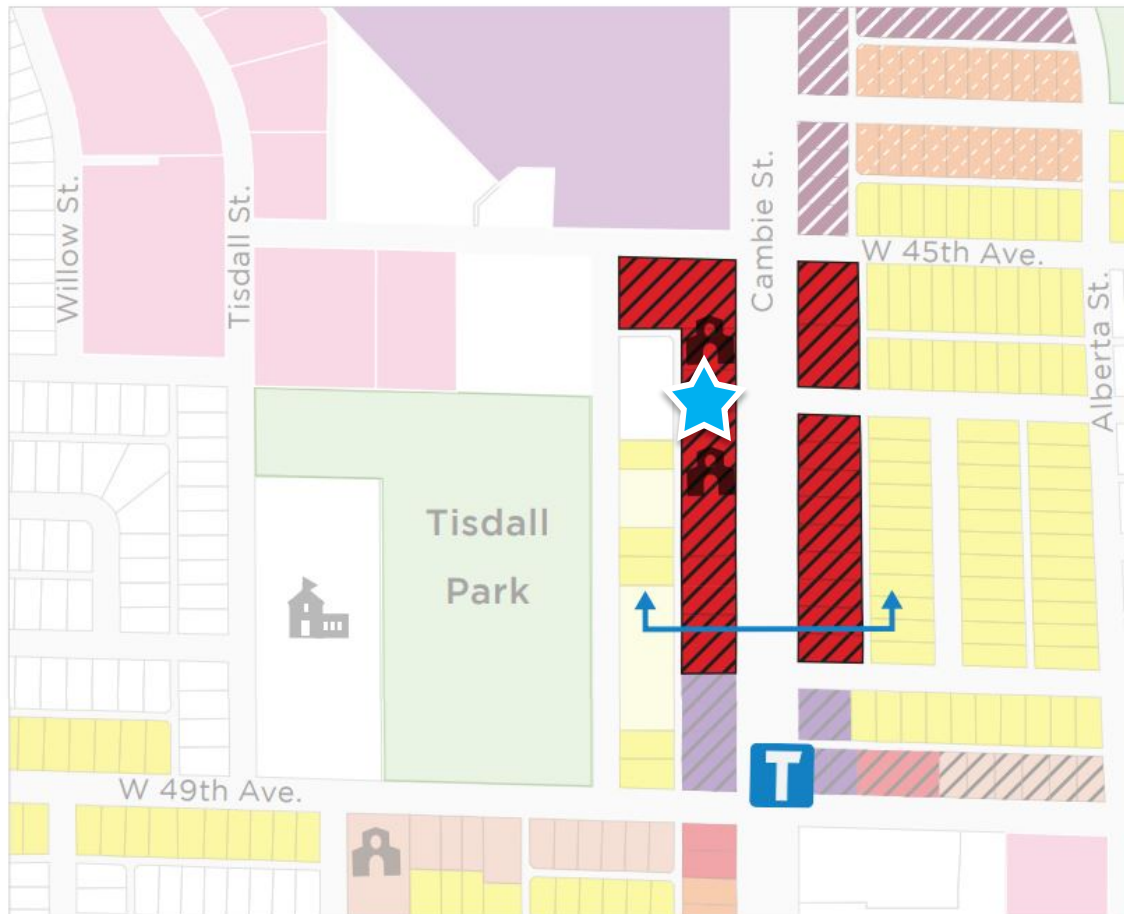


## Approved May 1, 2018

- Manages growth over next 30 years
- Developed through three-phase planning program
- Includes:
  - Public Benefits Strategy
  - Public Realm Plan
- Aligned with *Housing Vancouver Strategy* to provide a range of housing types and affordability levels

# Cambie Corridor Plan

## Section 4.3.11 Cambie Street: 45th-48th Avenue



 Mixed-use (up to 8 storeys)

- ✓ Height: 6-8 storeys
- ✓ Density: 2.25–3.25 FSR\*
- ✓ Mixed use, with active commercial at grade
- ✓ Second floor job space strongly encouraged where possible

*\*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.*

# Proposal



New, expanded cultural and educational facility for Alliance Francaise

- Ground-floor cafe
- Theatre, gallery/multi-purpose space
- Classrooms, library
- Leasable office space on the upper floor

Height

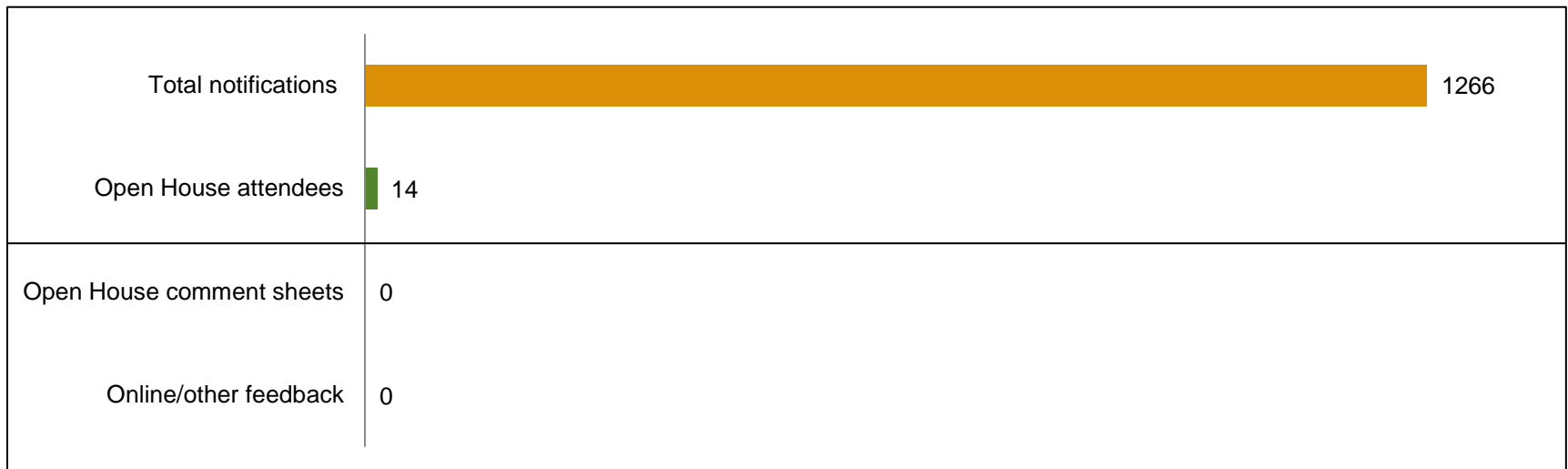
- 4 storeys
- 18.7 m (61 ft.)

Density

- 2.28 FSR

## City-Hosted Open House: October 23, 2018

- 1,266 notifications
- 14 attendees
- 0 comments received (forms + online)





# Public Benefits

**Community Amenity Contribution (CAC):  
\$64 K**

**Development Cost Levies (DCLs):  
\$347 K\***

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



# Recommendation



VIEW OF MAIN FACADE FROM CAMBIE STREET

- Meets intent of the Cambie Corridor Plan
- Staff recommend approval