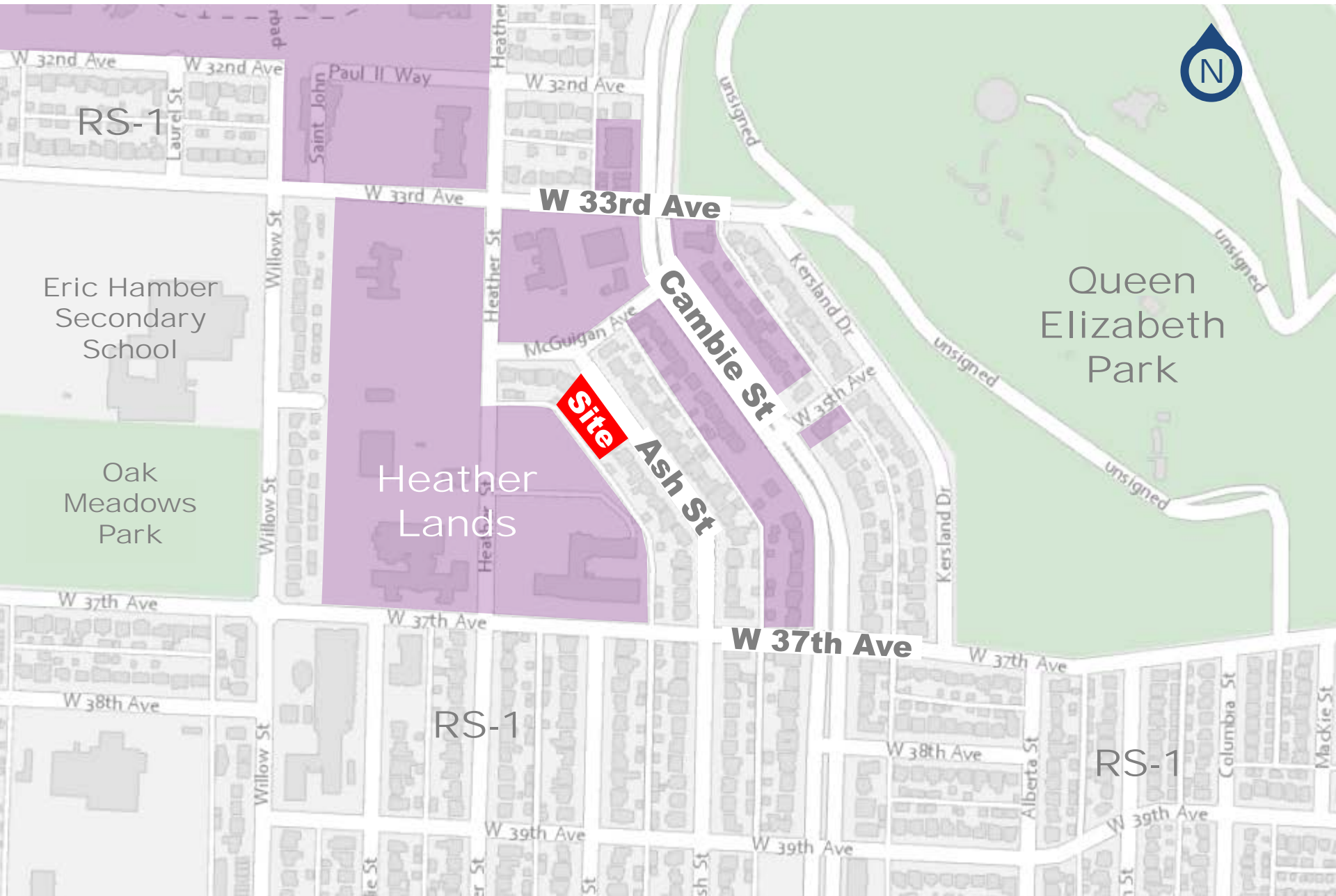




CD-1 Rezoning: 4989-5049 Ash Street
Public Hearing – May 28, 2020

Site and Surrounding Zoning

CD-1



Existing Site and Context

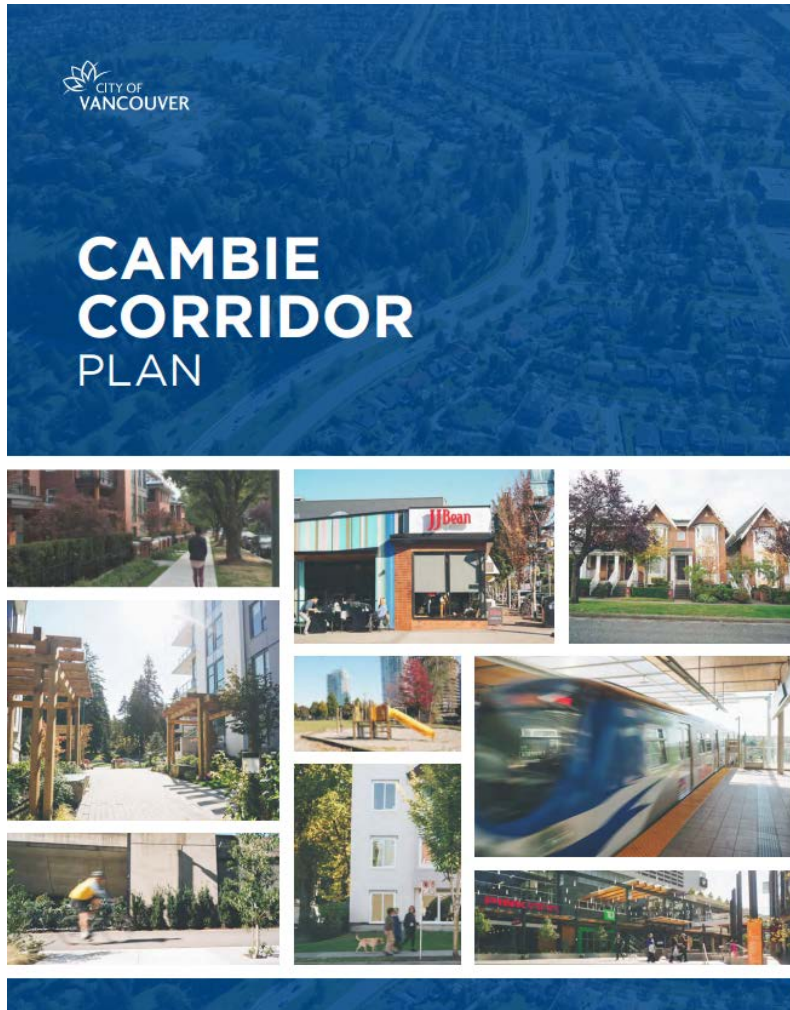


Heather Lands

Ash Street

McGuigan Ave

Enabling Policy



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

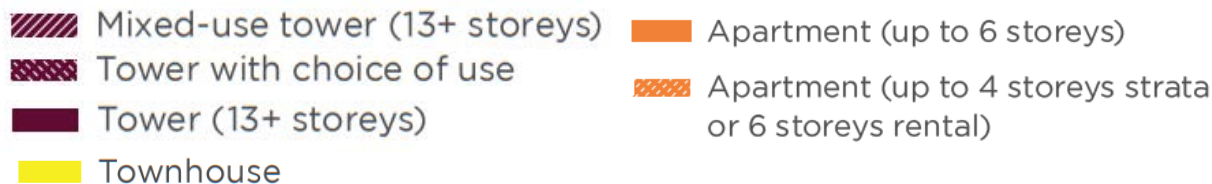
Policy Context

Section 4.2.2 Cambie St: King Edward-29th Avenue



- Height:
 - Up to 4 storeys (strata) or 6 storeys (rental)
- Density: 2.0–2.5 FSR*
- Residential use

**The suggested FSR is an estimate based on urban design performance. The development potential for each site may fall at or below the FSR. Sites delivering social or below market rental housing may exceed the given FSR.*



Proposal



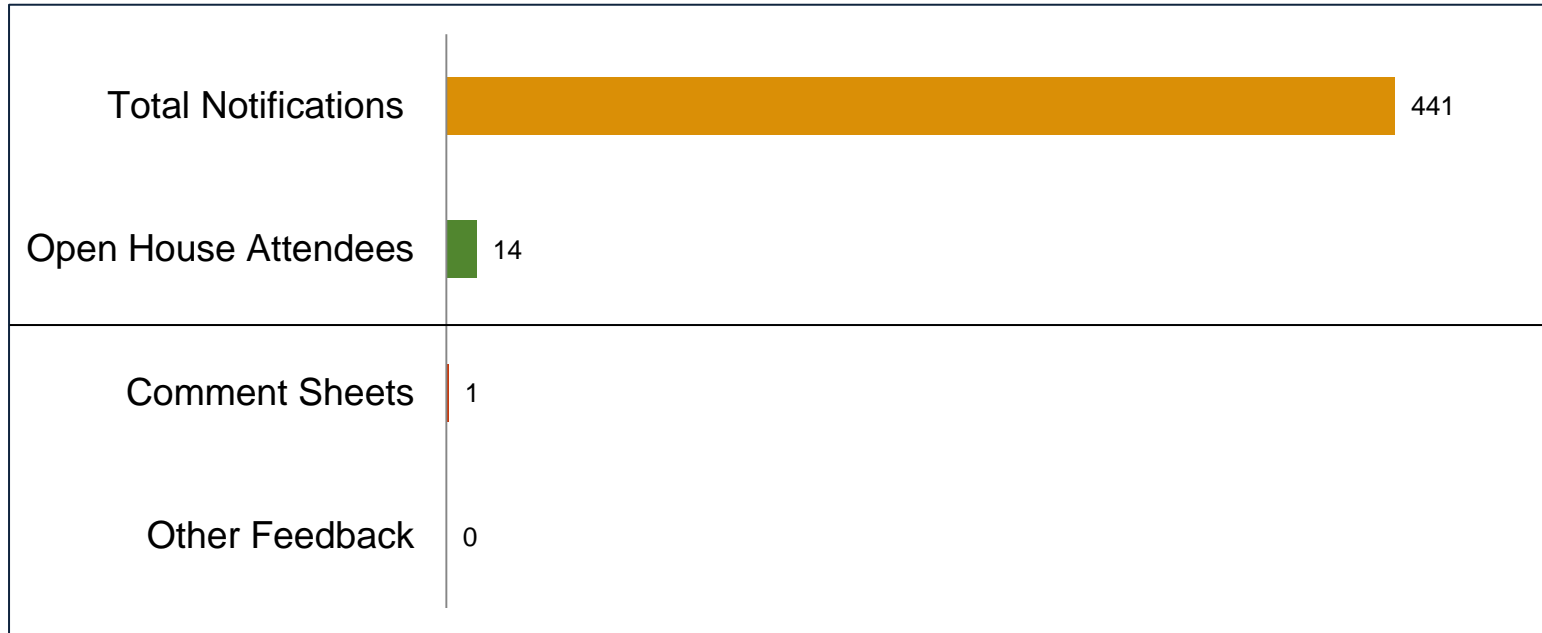
- 65 strata residential units
- 2.0 FSR
- Height of 47.6 ft. (14.5 m)
- 2 levels of parking

Public Consultation

**Postcards Mailed
October 7, 2019**



**City-hosted
Open House
October 23, 2019
14 attendees**



Public Benefits

Community Amenity Contribution (CAC)

- \$2.78 million

Development Cost Levies (DCLs)

- \$1.68 million
- This includes the City-wide Utilities DCL which helps pay for infrastructure upgrades



Conclusion



- Proposal meets intent of the Cambie Corridor Plan
- Staff support application subject to conditions outlined in Appendix B