



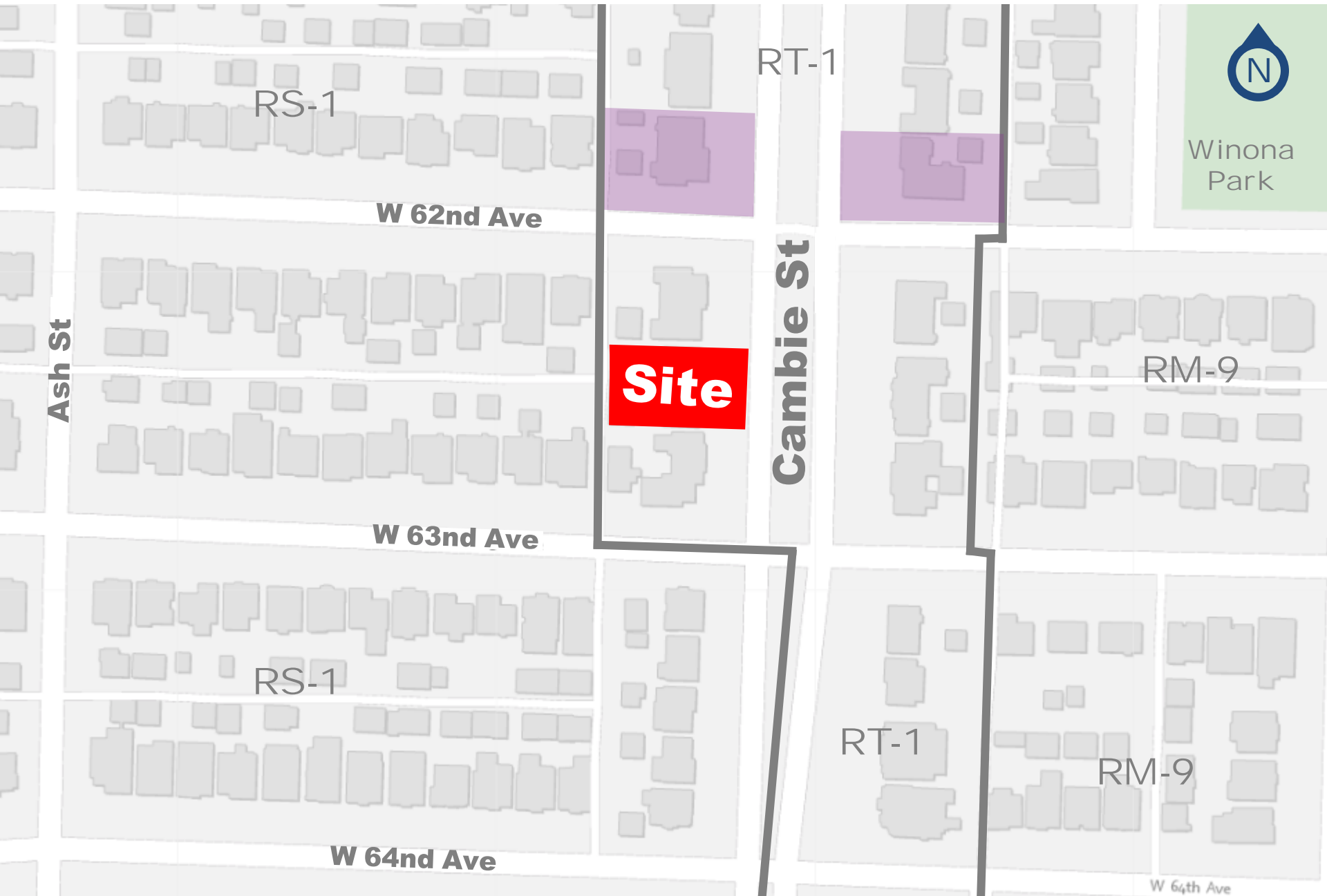
CD-1 Rezoning: 7843-7845 Cambie Street
Public Hearing June 23, 2020

Site and Surrounding Zoning

CD-1



Winona Park



Existing Site and Context



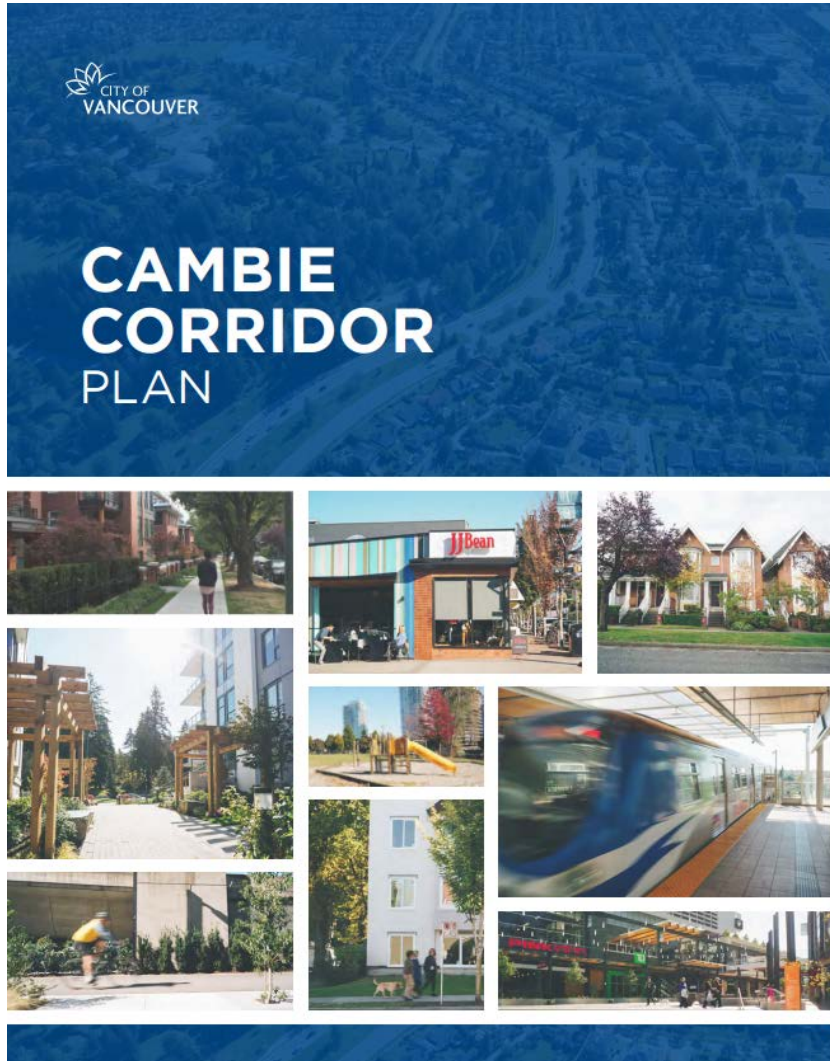
W 63rd Ave

W 62nd Ave

Cambie St



Enabling Policies



Cambie Corridor Plan (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 4.5.2 Cambie Street: 59th-64th Avenue



- Apartment (up to 6 storeys)
- Apartment with choice of use at grade (up to 6 storeys)
- Townhouse

- Height: Up to 6 storeys
- Density: 2.0–2.5 FSR res. only
2.5-3.0 FSR* mixed-use
- Above 4 storeys, upper floors to 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.*

Proposal

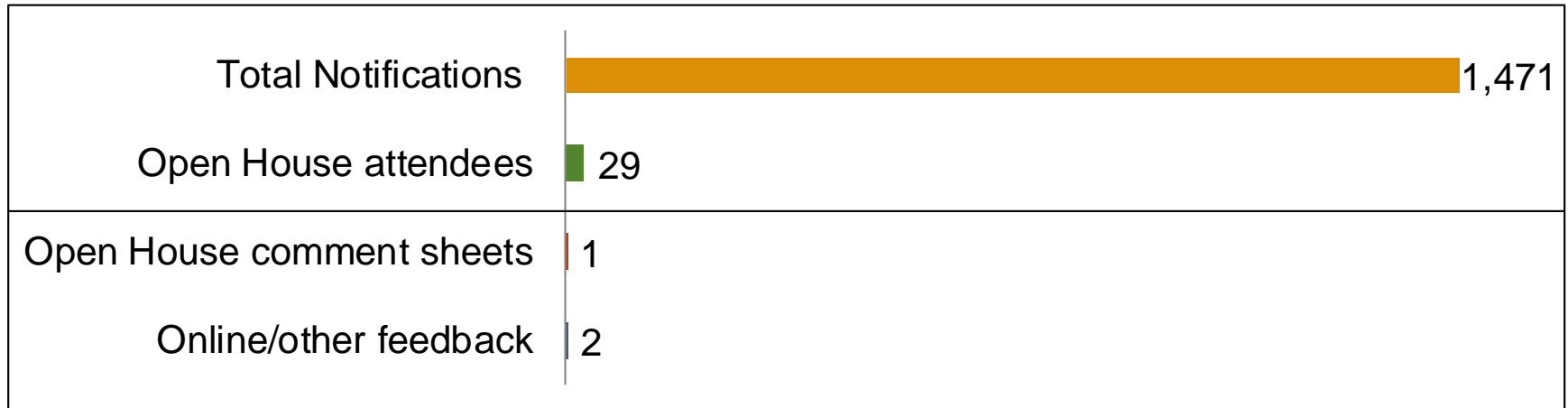


- 6-storey residential building
- FSR: 2.75
- Building height:
 - Residential: 18.9 m (62 ft.)
 - With amenity: 21.9 m (71.9 ft.)
- 29 strata units:
 - 13 one-bedroom (45%)
 - 13 two-bedroom (45%)
 - 3 three-bedroom (10%)
- 34 vehicle parking spaces

Public Consultation

Postcards Mailed
August 30, 2019

City-hosted Open House
September 19, 2019
29 attendees



Concerns

- Pace of development in area
- Loss of mature trees
- Increase in traffic
- Unaffordable units to local income earners

Public Benefits

Community Amenity Contribution (CAC)

- \$2.34 million

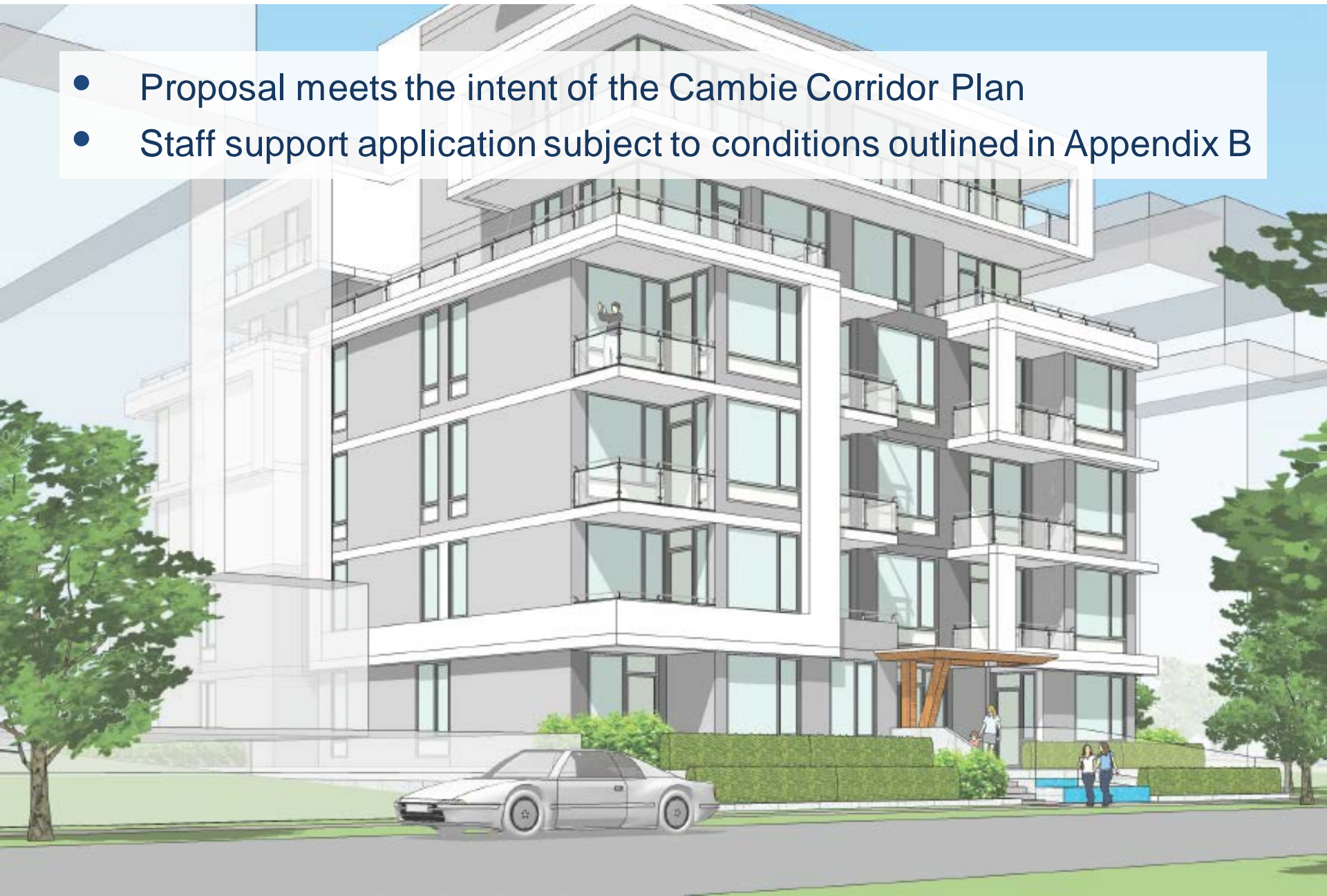
Development Cost Levies (DCLs)

- \$819,596
- Includes the City-wide Utilities DCL which helps pay for infrastructure upgrades



Conclusion

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



END OF PRESENTATION