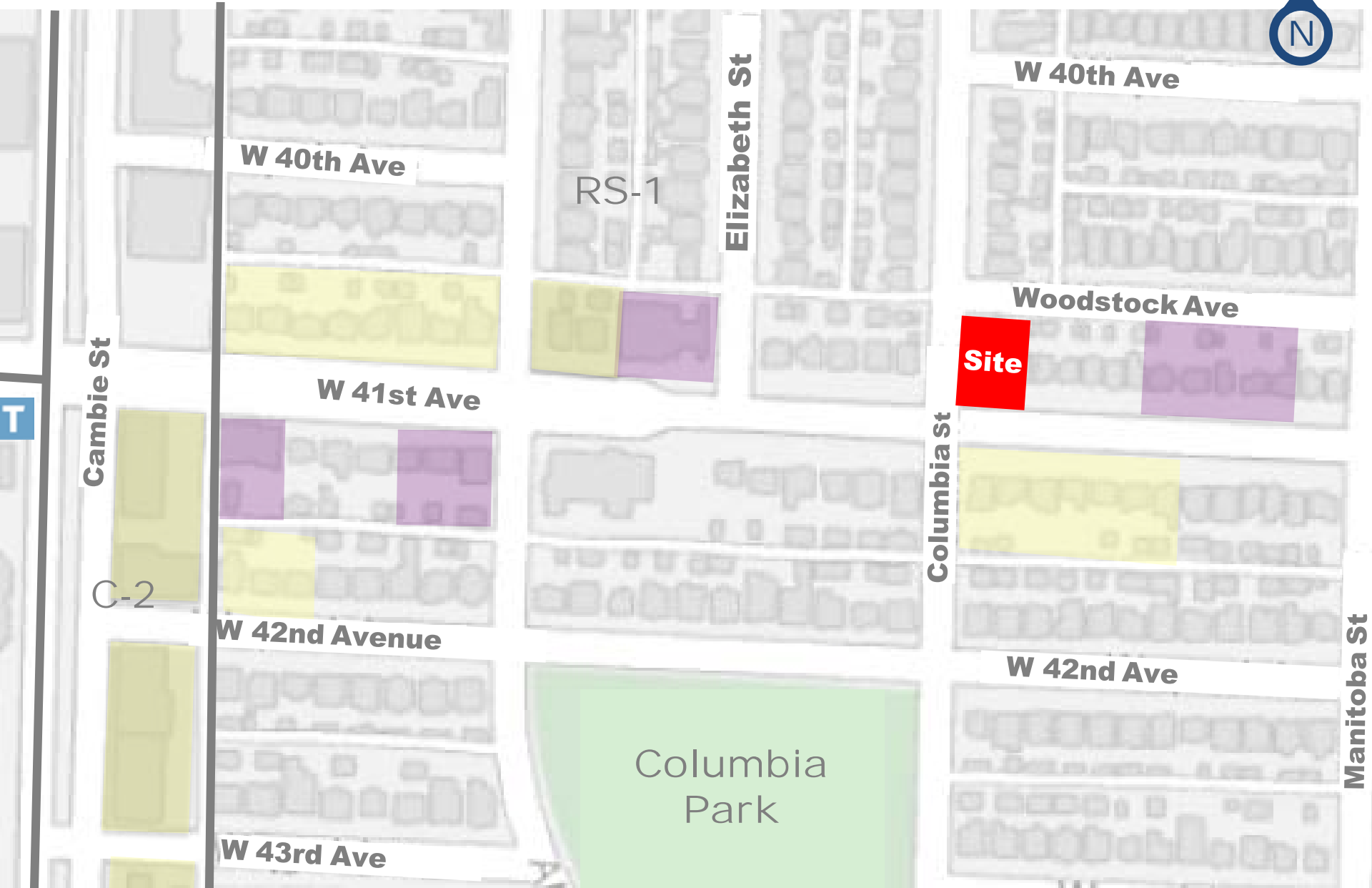




CD-1 Rezoning: 187-195 West 41st Avenue
Public Hearing – June 23, 2020

Site and Surrounding Zoning

CD-1



Existing Site and Context



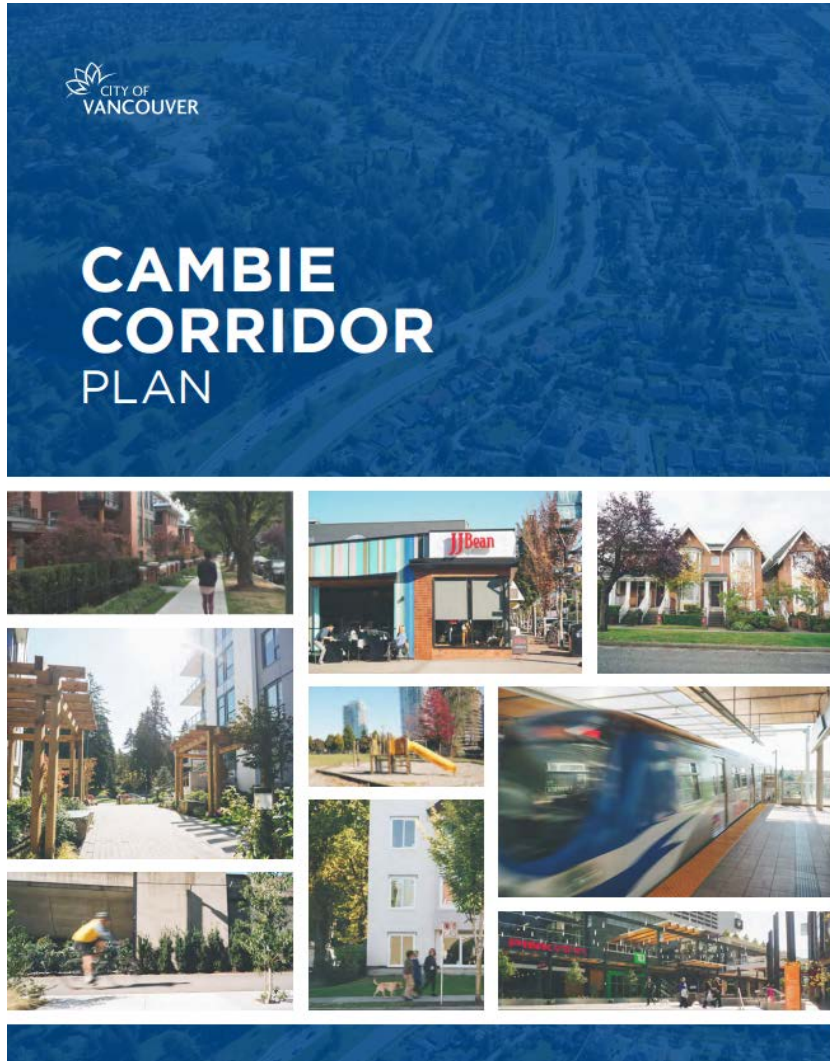
Woodstock Avenue

Columbia St

W 41st Avenue

Langara College

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 4.3.10 Cambie St: 41st Avenue: Columbia-Ontario Street



- Tower (13+ storeys)
- Apartment (up to 6 storeys)
- Apartment (up to 4 storeys strata or 6 storeys rental)
- Apartment (up to 4 storeys)
- Townhouse

- Height: Up to 4 storeys
- Density: 1.25–1.75 FSR*
- Residential use
- Above 3 storeys, upper floors to be stepped back from 41st Avenue and flanking streets

**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

- 4-storey residential building
- FSR: 1.80
- Max. building height: 15 m (50 ft.)
- 23 strata-titled units:
 - 8 one-bedroom (35%)
 - 13 two-bedroom (57%)
 - 2 three-bedroom (8%)
- 26 vehicle parking spaces



Looking Northeast





Looking Northeast



Looking Southeast

Public Consultation

**City-hosted
Open House
September 4, 2019
7 attendees**

Total Notifications		649
Open House Attendees		7
Comment Sheets		0
Other Feedback		0

No Public Feedback in response to this application

Public Benefits

	Amount
Community Amenity Contribution – Commercial Linkage Target (Fixed Rate)	\$856,944
Development Cost Levies (DCLs)	\$552,172
Public Art	n/a
Total Value	\$1,409,116

Conclusion

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



END OF PRESENTATION