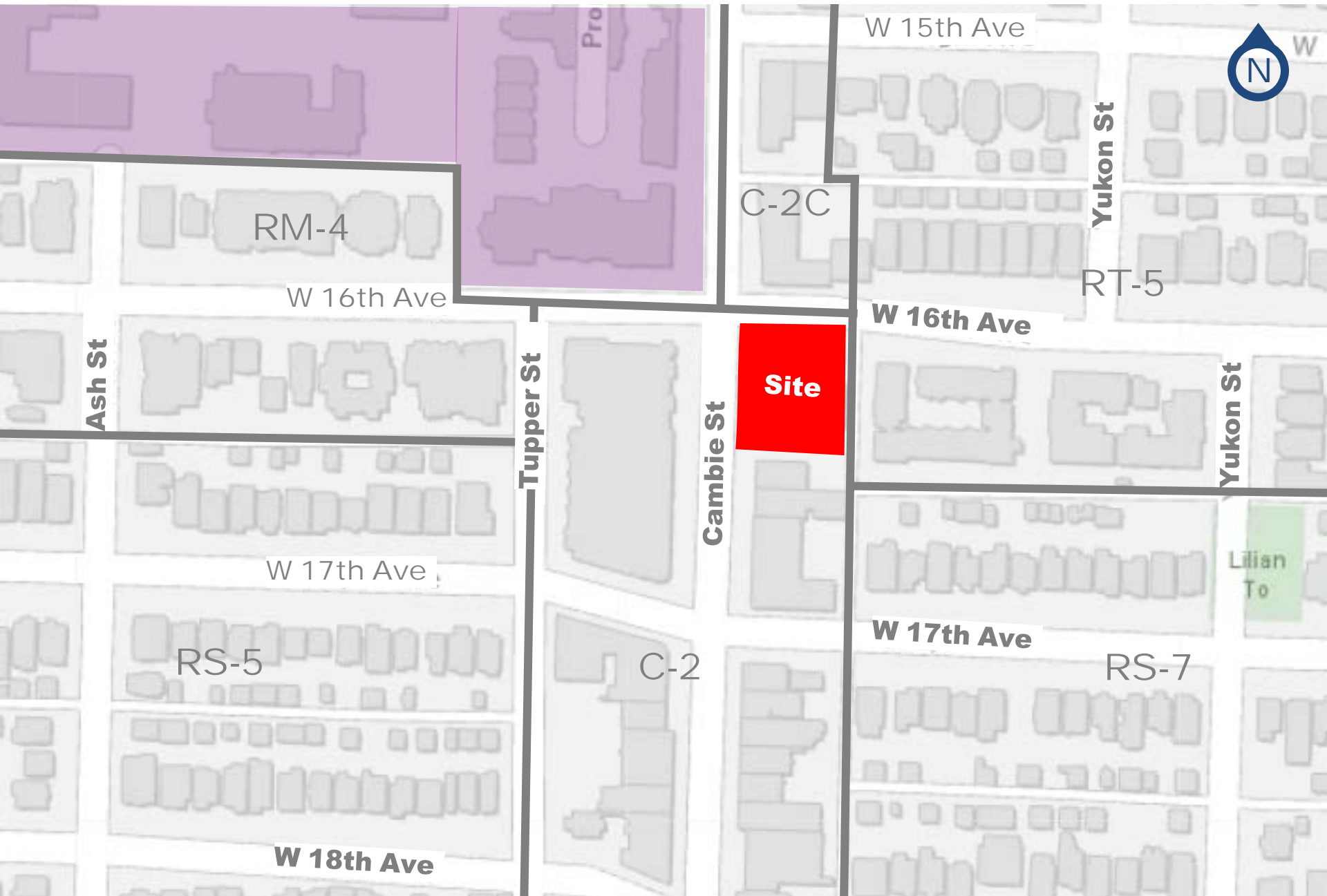




CD-1 Rezoning: 3220 Cambie Street
Public Hearing June 23, 2020

Site and Surrounding Zoning

CD-1



Existing Site and Context



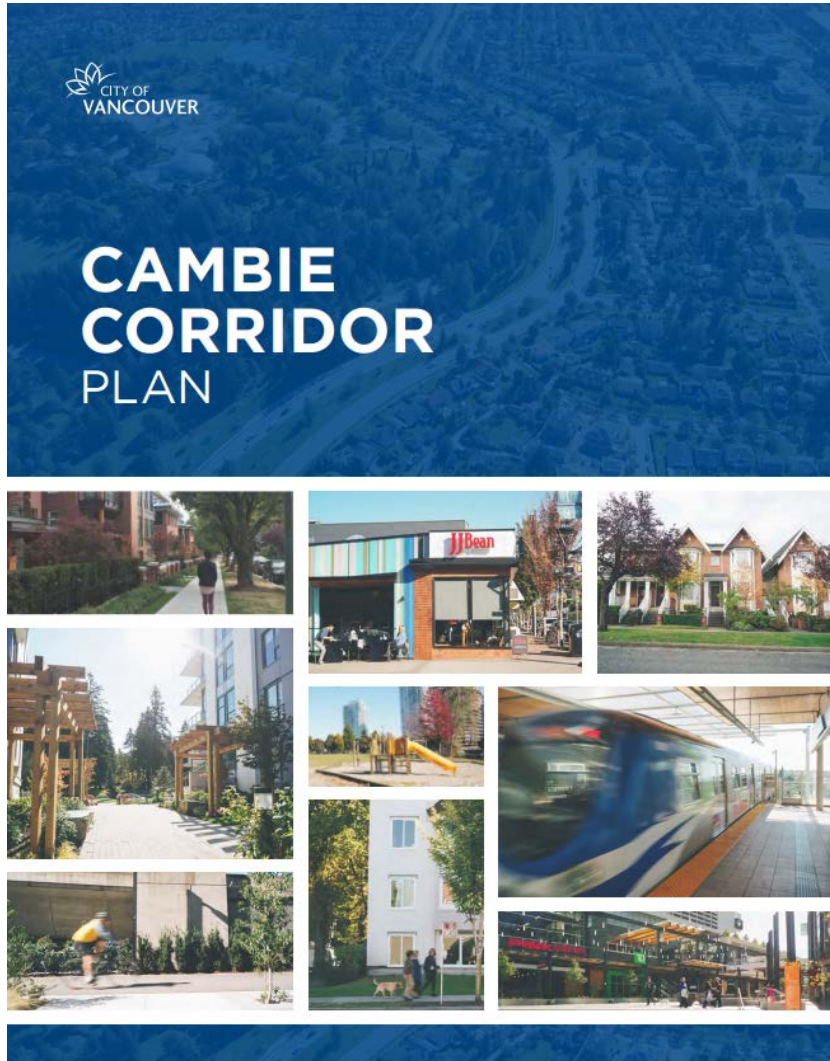
W 16th Ave

Cambie St

W 17th Ave



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 4.1.1 Cambie St: 16th-19th Avenue



- Height: Up to 6 storeys
- Density: 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.*

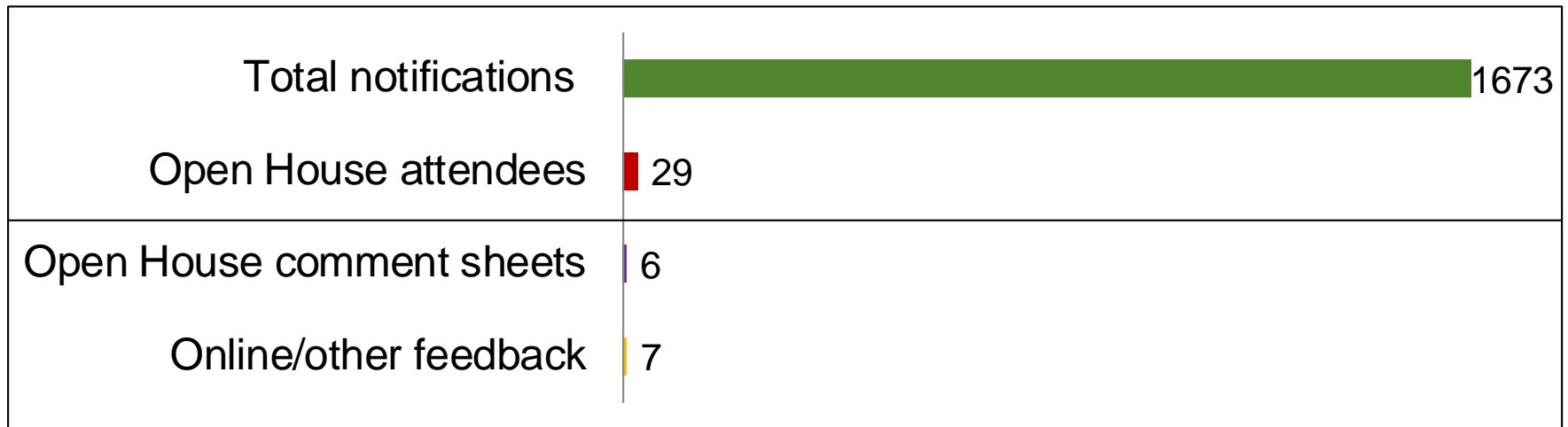
Proposal

- 6-storey mixed-use building
- FSR: 3.75
- Max. building height: 23.2 m (76 ft.)
- 48 strata-titled units:
 - 25 one-bedroom (52%)
 - 18 two-bedroom (38%)
 - 5 three-bedroom (10%)
- 62 vehicle parking spaces



Public Consultation

**City-hosted
Open House
July 16, 2019
29 attendees**



Support

- Appealing building design
- Height and density

Concerns

- Density exceeding Plan
- Excessive height
- Increased traffic congestion

Public Benefits

| | Amount |
|--|-------------|
| Community Amenity Contribution – Commercial Linkage Target (Fixed Rate) | \$2,073,540 |
| Development Cost Levies (DCLs) | \$1,514,454 |
| Public Art | n/a |
| Total Value | \$3,587,994 |

Conclusion

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



END OF PRESENTATION