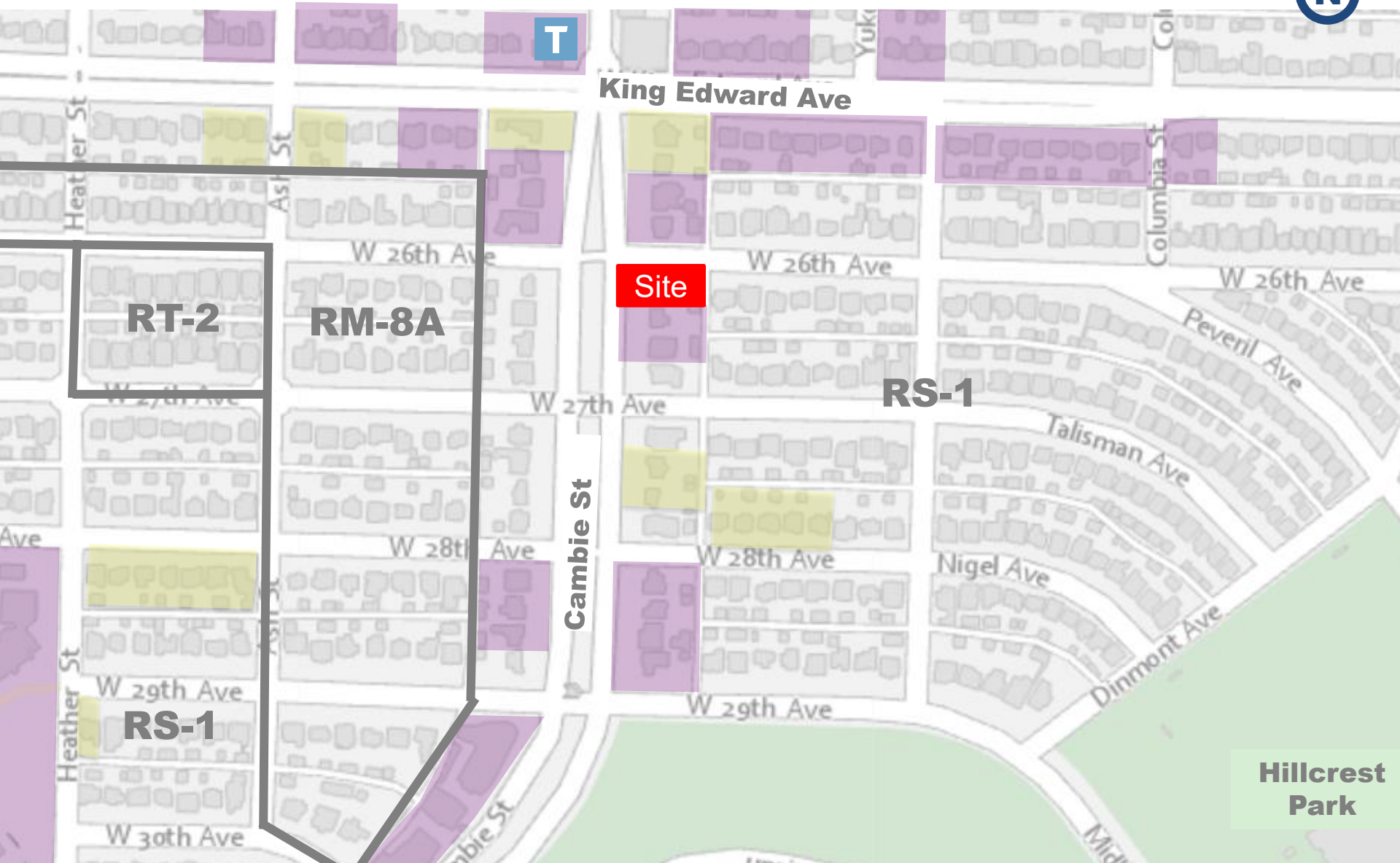




CD-1 Rezoning: 486 West 26th Avenue
Public Hearing – June 25, 2020

Site and Surrounding Zoning

CD-1



Hillcrest
Park

Existing Site and Context

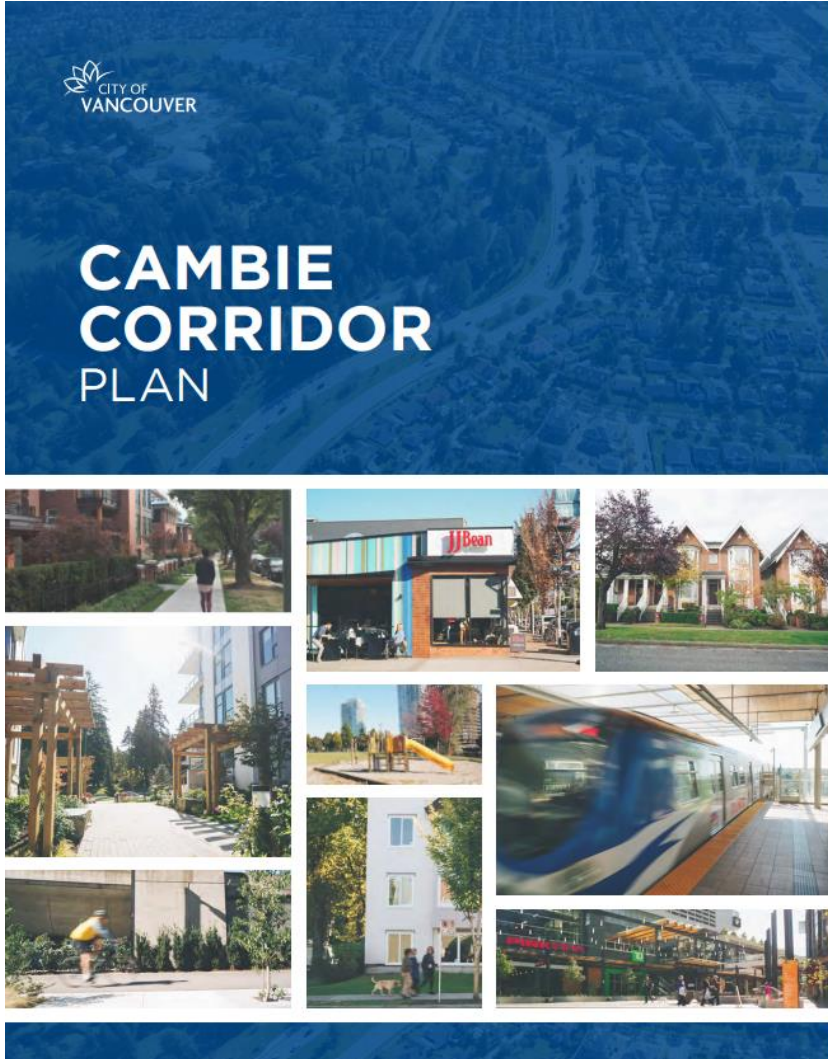


W 26th Ave

Cambie St

Google

Enabling Policies

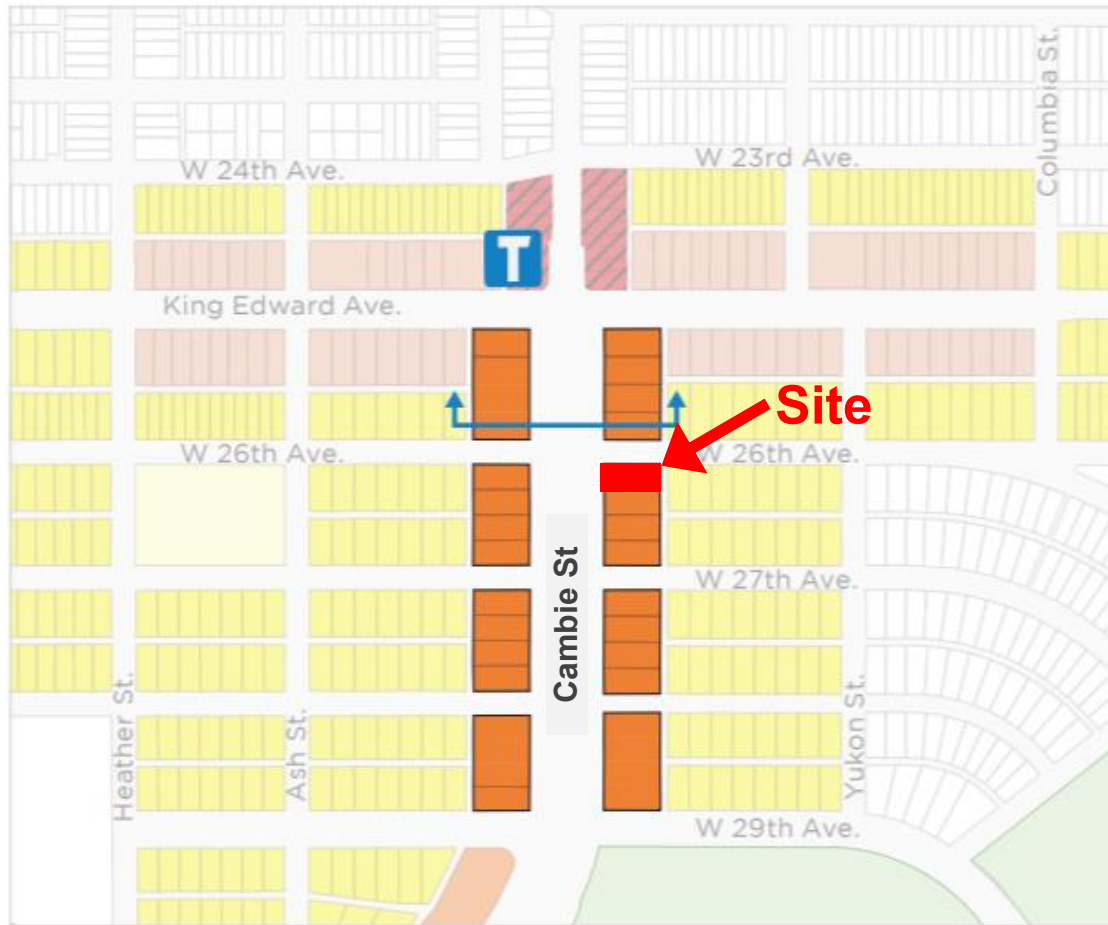


Cambie Corridor Plan (2018)

- 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

4.2.2 Cambie Street: King Edward–29th Avenue



- Height: Up to 6 storeys
- Density: Up to 2.5 FSR*
- Residential use
- Above 4 storeys, upper floors to be stepped back from Cambie Street
- Activate lane by providing townhouses or active uses

**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: 2.51
- Max. building height: 19.9 m (65 ft.)
- 29 strata-titled units:
 - 11 one-bedroom (38%)
 - 15 two-bedroom (52%)
 - 3 three-bedroom (10%)
- 33 residential parking spaces
- Co-located indoor and outdoor amenity space located on Level 3 and roof



Lane

W 26th Ave

Public Consultation

**City-hosted
Open House
September 30, 2019
17 attendees**

Total notifications	1049
Open House attendees	17
Open House comment sheets	2
Online/other feedback	6

Support

- Height and density
- Building design and façade

Concerns

- Building massing in relation to neighbouring building

Public Benefits

	Amount
Community Amenity Contribution – Commercial Linkage Target (Fixed Rate)	\$1,888,711
Development Cost Levies (DCLs)	\$717,295
Public Art	n/a
Total Value	\$2,606,006

Conclusion

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



END OF PRESENTATION