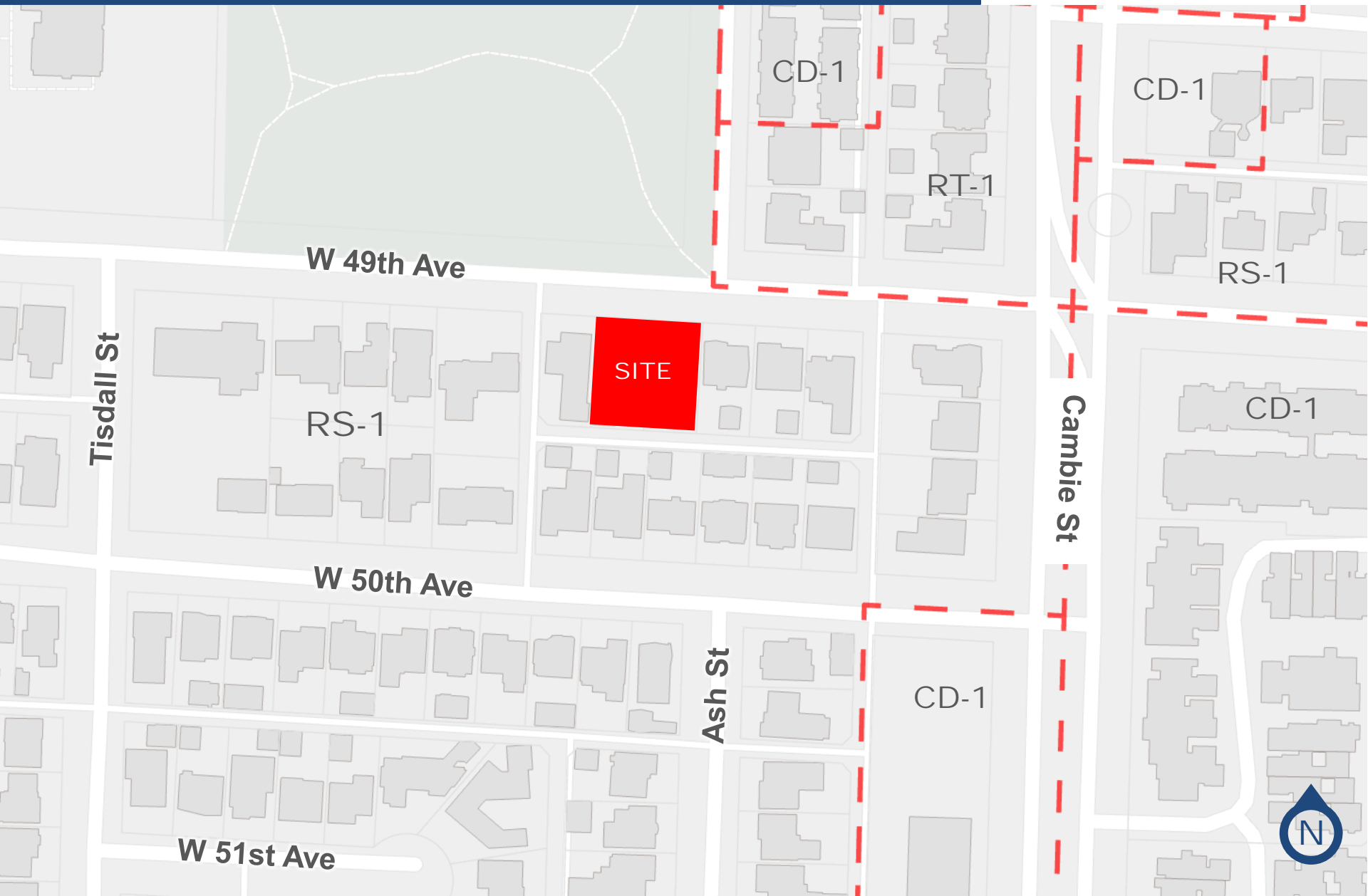




CD-1 Rezoning: 564-570 West 49th Avenue
Public Hearing – October 6, 2020

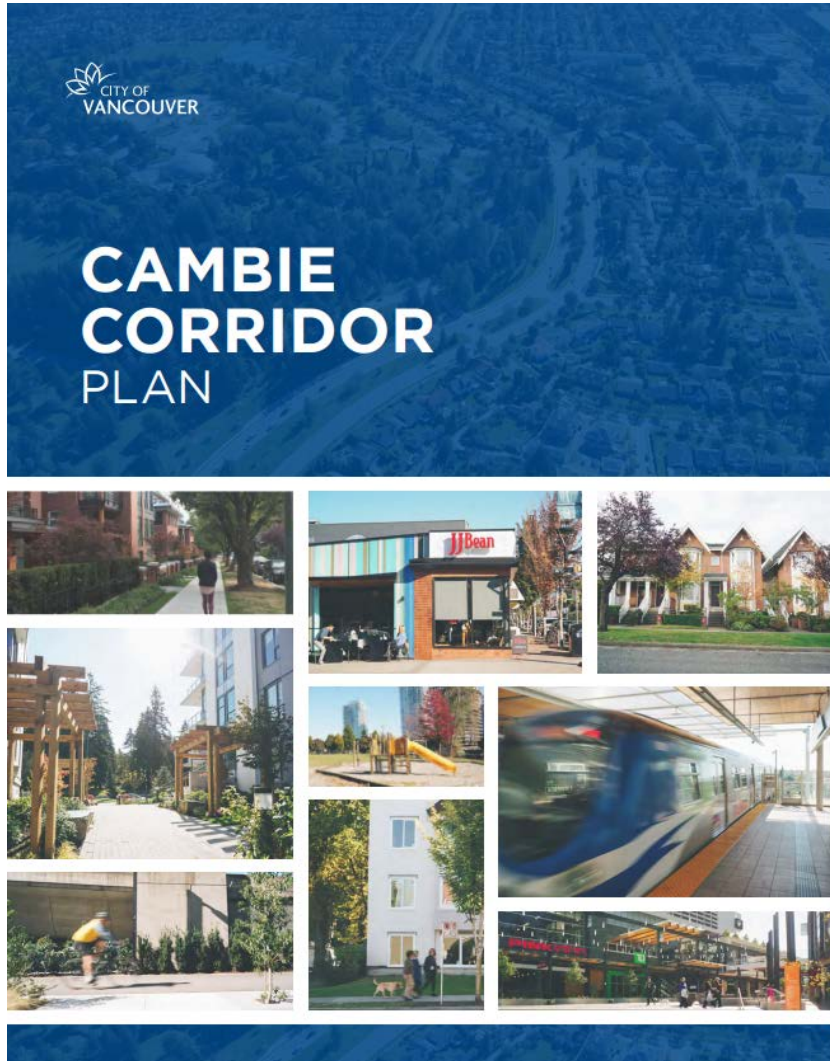
Site and Surrounding Zoning



Existing Site and Context



Enabling Policies

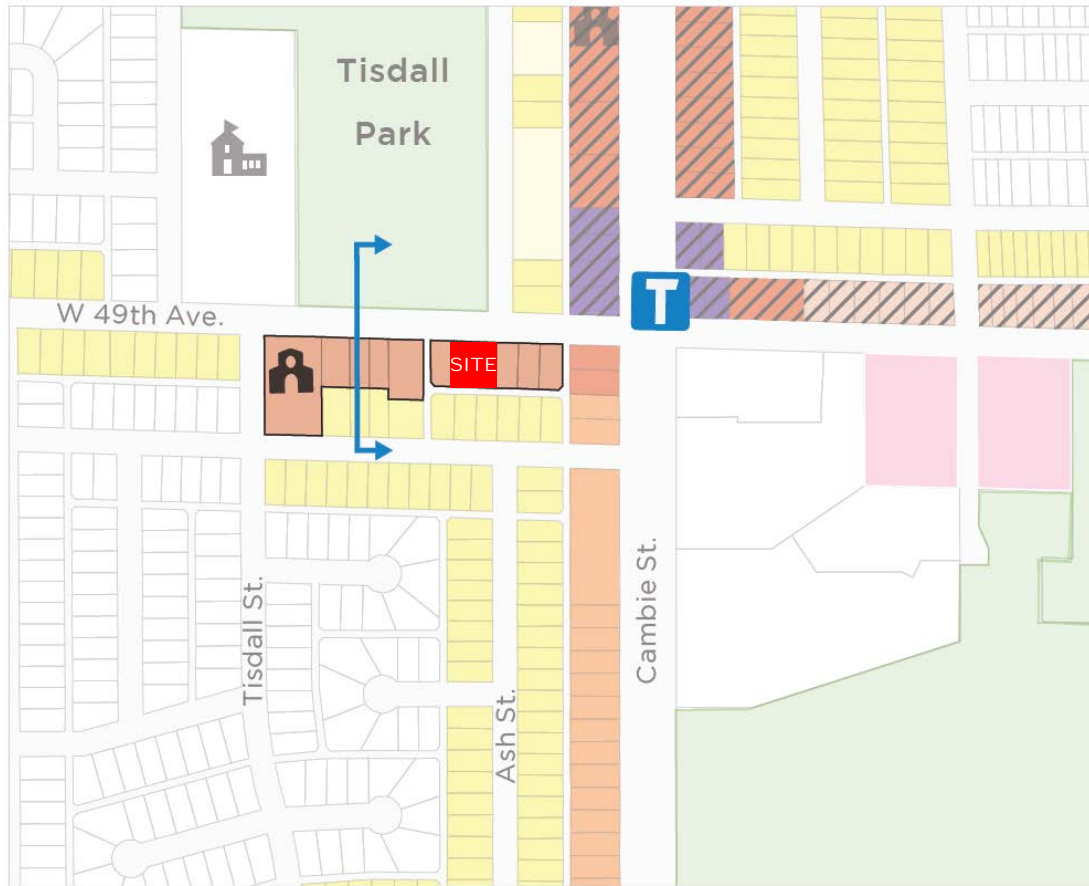


Cambie Corridor Plan (2018)

- 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

4.4.5 49th Avenue: Tisdall-Cambie Street



 Apartment (up to 4 storeys)

- Height: Up to 4 storeys
- Density: 1-5 to 2.0 FSR*
- Residential use
- Above 3 storeys, upper floor to be stepped back from 49th Avenue
- Provide front doors onto street and activate lane
- Include required public realm features
- Additional partial storey may be permitted for common rooftop indoor and outdoor amenity spaces
- **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: 1.95
- Max. building height: 15.4 m (51 ft.)
- Additional height up to 18.4 m (60 ft.) for rooftop amenity space
- Secondary active link for pedestrian access
- 31 strata-titled units:
 - 6 studios (19%)
 - 13 one-bedroom (42%)
 - 8 two-bedroom (26%)
 - 4 three-bedroom (13%)
- 35 vehicle parking spaces



Looking northwest from lane



Looking southeast from 49th Avenue

Public Consultation

**City-hosted
Open House
October 10, 2019**
15 attendees



Support

- Height and density
- Building design
- Rooftop amenity space

Concerns

- Too much parking

Public Benefits

	Amount
Community Amenity Contribution – (Fixed Rate)	\$1,234,440
Development Cost Levies (DCLs)	\$748,933
Public Art	n/a
Total Value	\$1,983,373

Restart Smart Vancouver



If approved, the project would generate approximately 108 off-site and on-site construction jobs.

Conclusion

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



END OF PRESENTATION

slides after this are for internal use only,
please do not post slides beyond this point