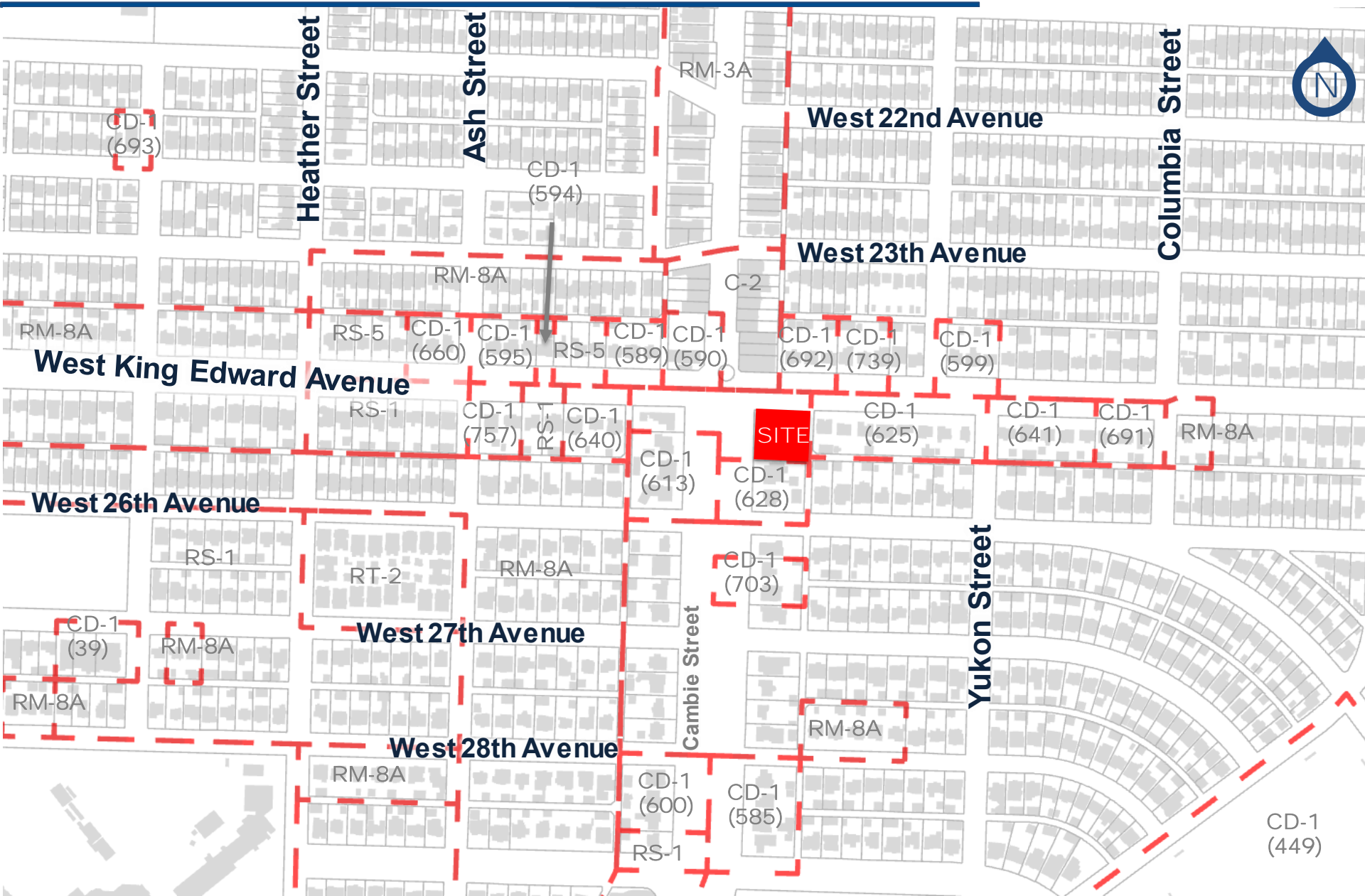




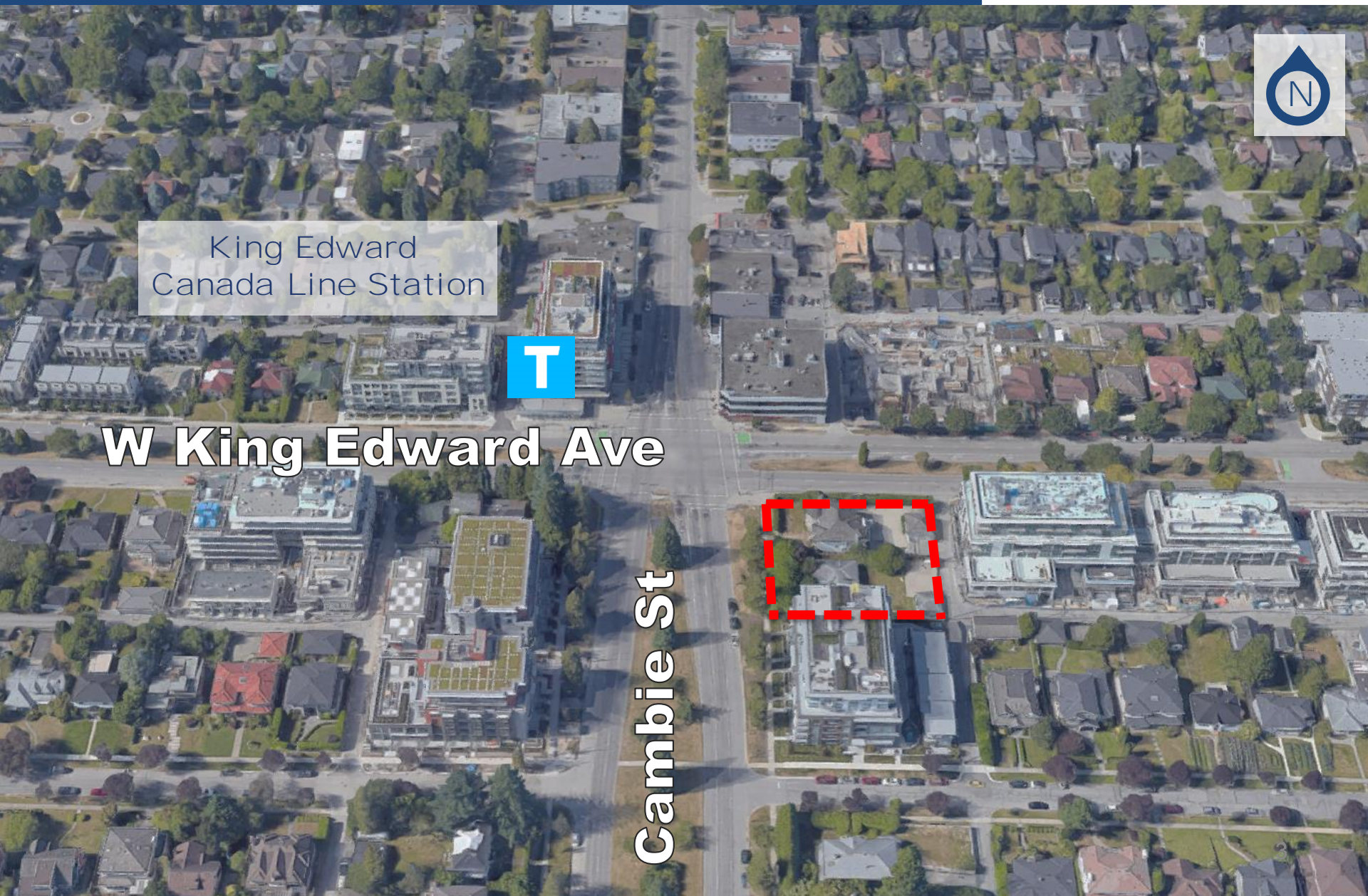
**CD-1 Rezoning: 4118-4138 Cambie Street**  
Public Hearing – March 9, 2021

# Site and Surrounding Zone





# Existing Site and Context



King Edward  
Canada Line Station







**W King Edward Ave**

**Cambie St**



# Local Services and Amenities



-  School
-  Childcare
-  Commercial
-  SkyTrain

**10 min**  
(800 m)

**5 min**  
(400 m)

**SITE**

**Douglas Park**

**Braemar Park**

**King Edward Canada Line Station**

**W King Edward Ave**

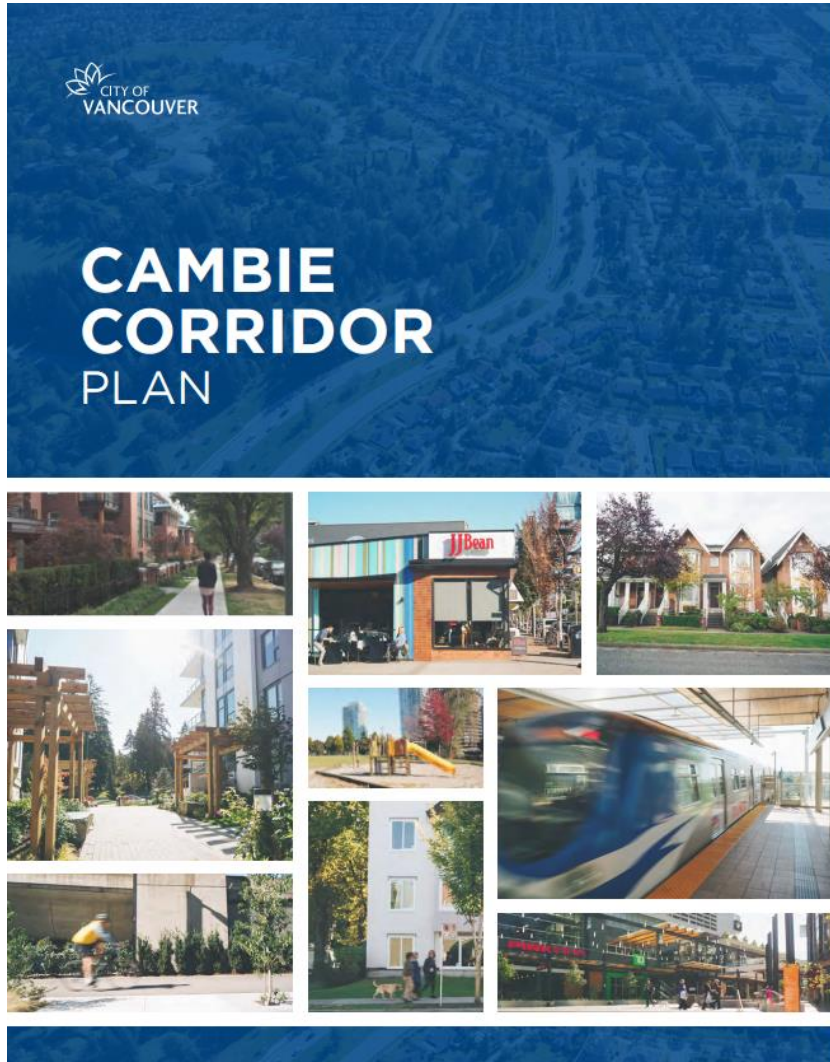
**General Wolfe Elementary**

**Hillcrest Park**

**Queen Elizabeth Park**



# Policy Context

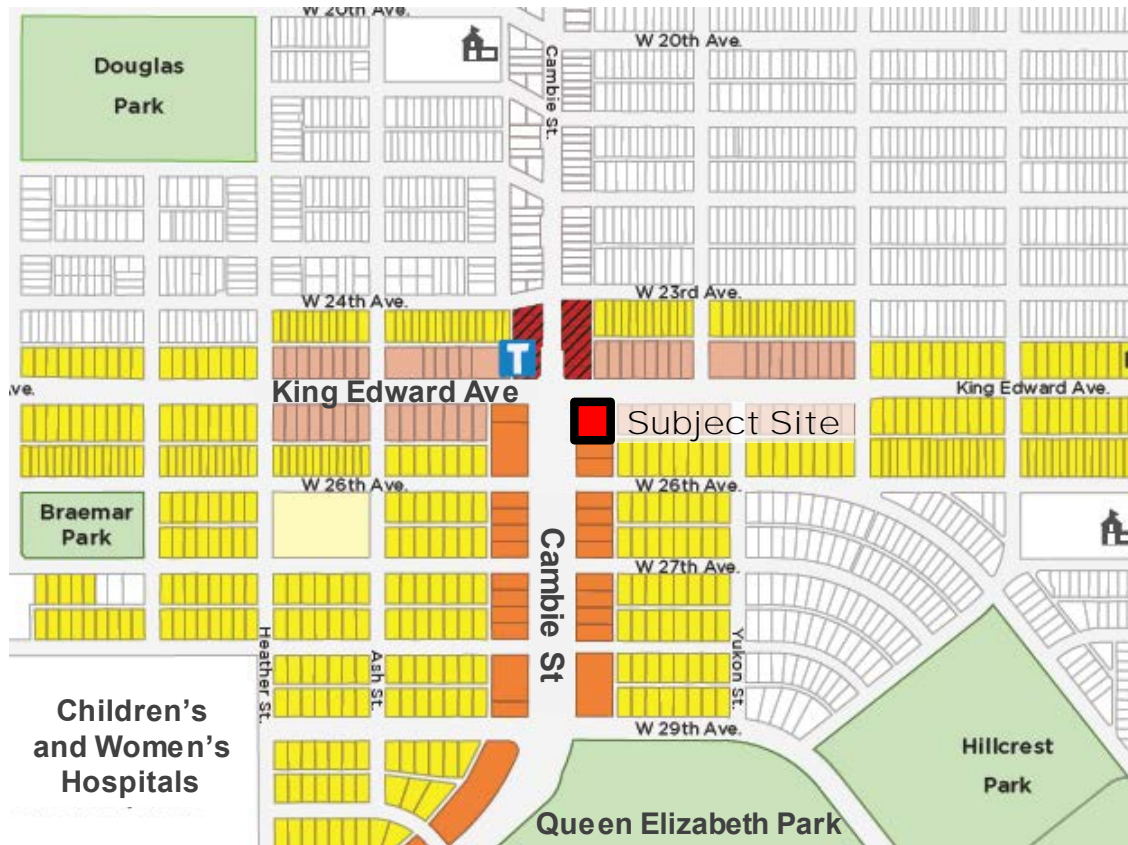




Approved May 1, 2018

- 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 4.2.2 Cambie St: King Edward-29th Avenue



-  Mixed-use (up to 8 storeys)
-  Apartment (up to 4 storeys)
-  Apartment (up to 6 storeys)
-  Townhouse

- Height: Up to 6 storeys
- Density: 2.0–2.25 FSR\*
- Residential use
- Above 4 storeys, upper floors to be stepped back from Cambie St

*\*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



- Application: August 4, 2020
- 90 secured market rental units
- 2 levels of underground parking

- 2.94 FSR
- Residential height of 22.0 m (72 ft.)
- Including rooftop amenity 25.0 m (82.0 ft.)

# Previous Proposal

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- Approved March 2019
  - 66 strata units
  - Withdrawn
  
- New application received August 2020
  - 90 secured market rental units
  - Supersedes previous proposal
  - Requires new Public Hearing
  - Same density and height, with provision for rooftop amenity





RECOVERY



RESTART



REBUILD

# #RestartSmartVancouver

If approved, the project would generate approximately 315 on-site and off-site construction jobs.



# Rental Housing

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	Strata (previous)	Rental (proposed)
Studio	1 (1%)	21 (23%)
1-bed	34 (52%)	37 (41%)
2-bed	17 (26%)	32 (36%)
3-bed	14 (21%)	0 (0%)
Total	<b>66</b> (100%)	<b>90</b> (100%)

- 36% family-sized units
- Net increase of 24 units
- DCL waiver **not** requested
- Unit reconfiguration achievable with the current form of development conditions



# Proposed Rental Affordability

Unit Type	Number of units proposed (%)	Market rent in newer Westside buildings (Average household income served)	Strata costs in median-priced Westside buildings (Average household income served)
Studio	21 (23%)	\$1,804 (\$72,160)	\$2,819 (\$112,760)
1-bed	37 (41%)	\$1,999 (\$79,960)	\$3,413 (\$136,520)
2-bed	32 (36%)	\$3,059 (\$122,360)	\$5,191 (\$207,640)
3-bed	0 (0%)	\$3,876 (\$155,040)	\$8,571 (\$342,840)

- Project may seek DCL waiver at development permit stage
- 90 secured market rental units secured through a housing agreement

# Public Consultation

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**Postcards Mailed**  
September 2, 2020

<b>Postcards distributed</b>	<b>1,241</b>
<b>Comment forms</b>	<b>6</b>
<b>Other input</b>	<b>1</b>
<b>Total</b>	<b>7</b>

## **Support**

- Creation of new rental units

## **Concerns**

- Parking spaces provided and street parking availability
- Proportion of family-sized units
- Building not contributing to character of neighbourhood
- Lack of retail space



# Public Benefits

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## **Secured Market Rental Housing**

- 90 units (32 family-sized)
- Exempt from Community Amenity Contributions (CAC)

## **Development Cost Levies (DCLs)**

- \$1,831,200
- This includes the City-wide Utilities DCL which helps pay for infrastructure upgrades

# Conclusion



- Meets intent of the Cambie Corridor Plan
- Staff support application subject to conditions outlined in Appendix B and the contents of the Yellow Memo distributed to Council