



**CD-1 Rezoning: 5910-5998 Cambie Street**  
Public Hearing – March 9, 2021

# Existing Site and Context



# Existing Buildings and Tenants

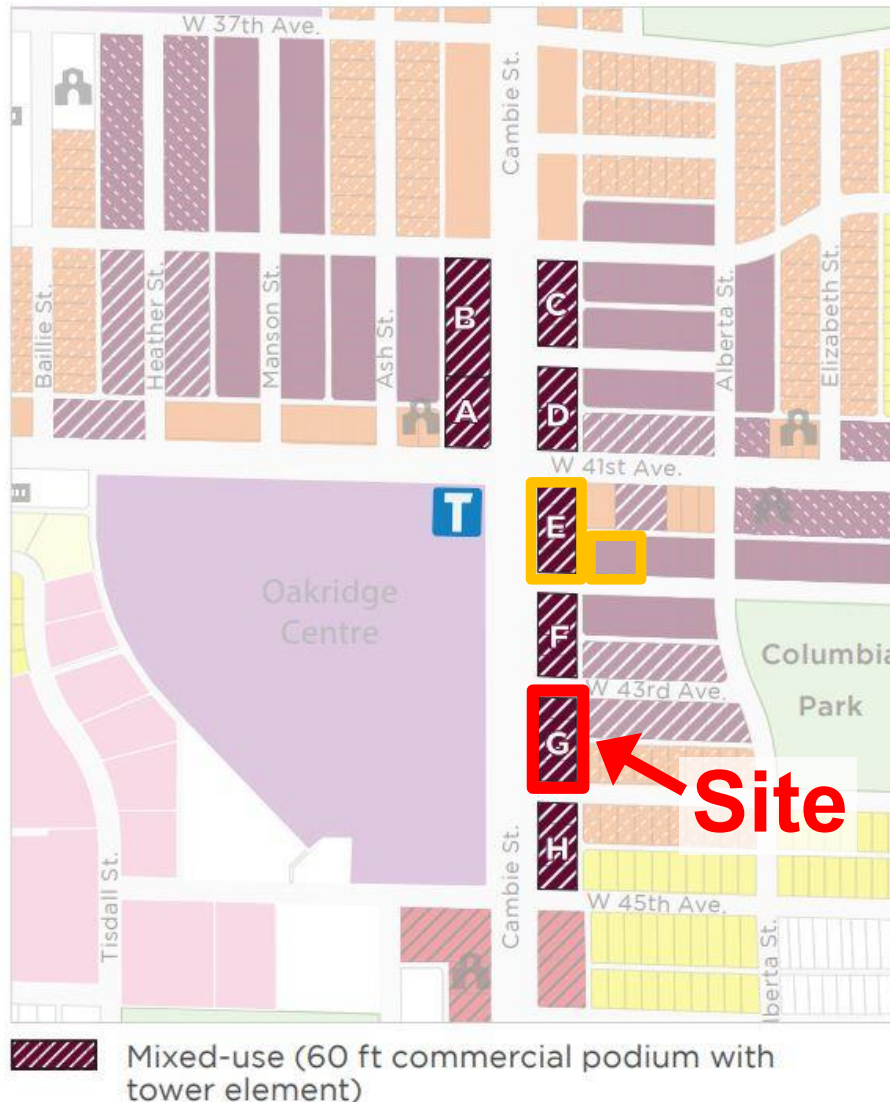
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- Four detached homes with secondary rental suites
- One rental unit is currently occupied while the remaining houses are vacant.
- This one tenancy is eligible for provisions under the TRP Policy.
- All tenancies are protected under the *BC Residential Tenancy Act*.

# Policy Context – Cambie Corridor Plan

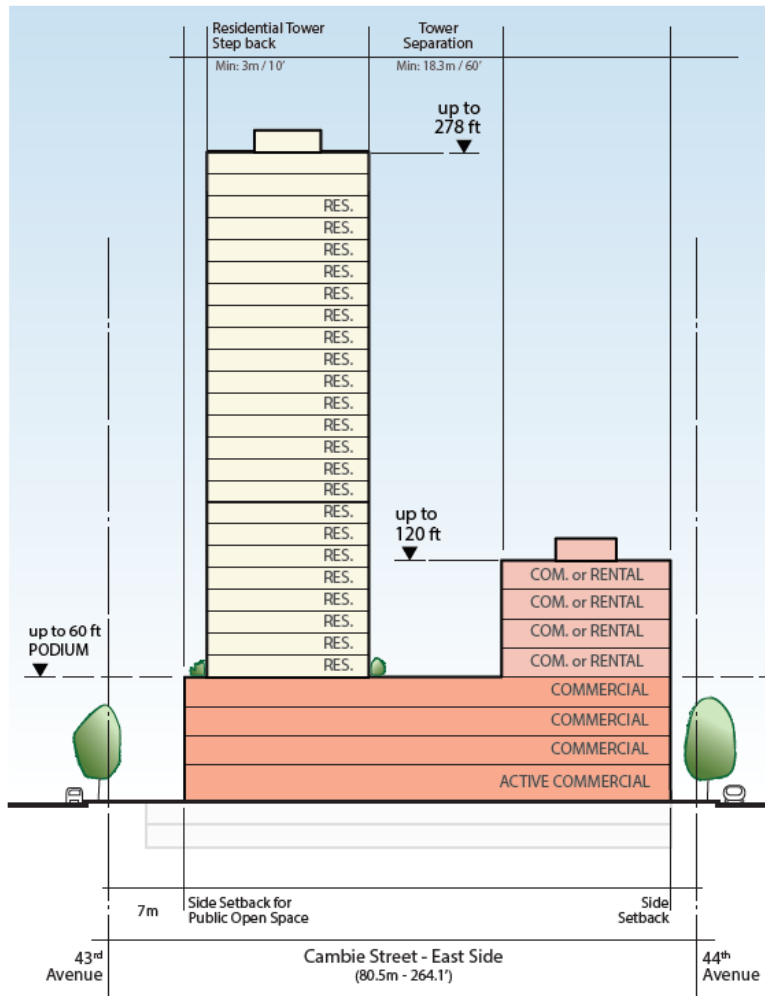
## 4.3.1 Cambie Street: West 39th-45th Avenue



- Highly urban place, mixed-use, vibrant street life and dynamic public realm
- Density & Height: Site-specific and varies with building performance
- Required at-grade active commercial
- Public realm features (street trees, landscaped setbacks, etc.) informed by the *Cambie Corridor Public Realm Plan*
- Expected to deliver on-site amenities, negotiated through rezoning: non-profit office space, youth centre, childcare, artist studios

# Policy Context – Oakridge Municipal Town Centre

## Area G: 43rd-44th Avenue (east)



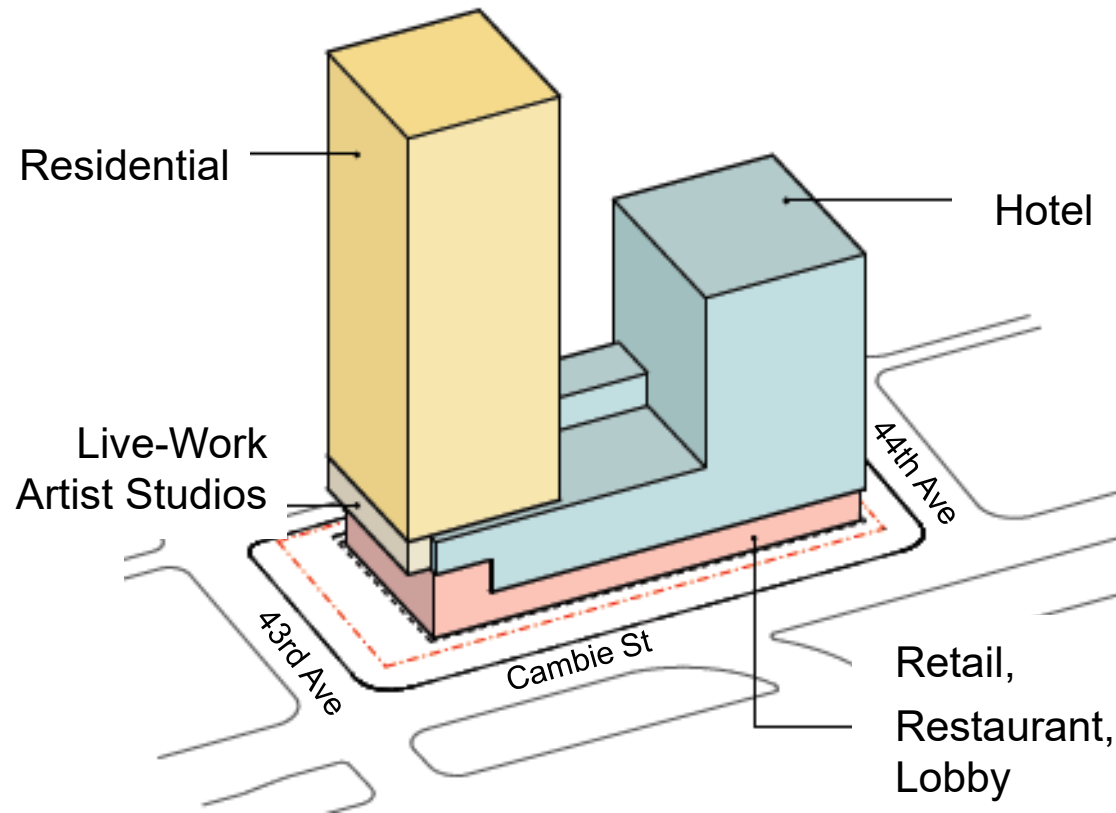
- Major tower (residential) up to 278 ft. in height
- Minor tower up to 150 ft. for commercial or 100% rental residential
- Commercial/office in podium up to 60 ft.
- At-grade commercial uses
- Additional height for common rooftop amenity spaces can be considered

Representative Section: East side of Cambie Street between 43rd and 44th Avenue

# Proposal

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- Application received December 2019
- 29-storey tower (281 ft.) with 168 strata units
- 15-storey hotel tower (154 ft.) with 271 units
- Commercial podium with ground-floor retail
- Nine artist studios delivered turn-key to the City



# Proposal

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- Pedestrian plaza at the northwest corner of the site at 43rd Avenue
- Rooftop common amenity spaces
- 6 levels of underground parking
- 329,423 sq. ft. total floor area
- 10.41 FSR



# On-Site Cultural Amenity

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- *Cambie Corridor Plan* targets 5 turn-key artist studios
- This application proposes 9 live-work artist studios delivered turn-key to the City
  - 7 double-height units
  - 2 dedicated accessible units

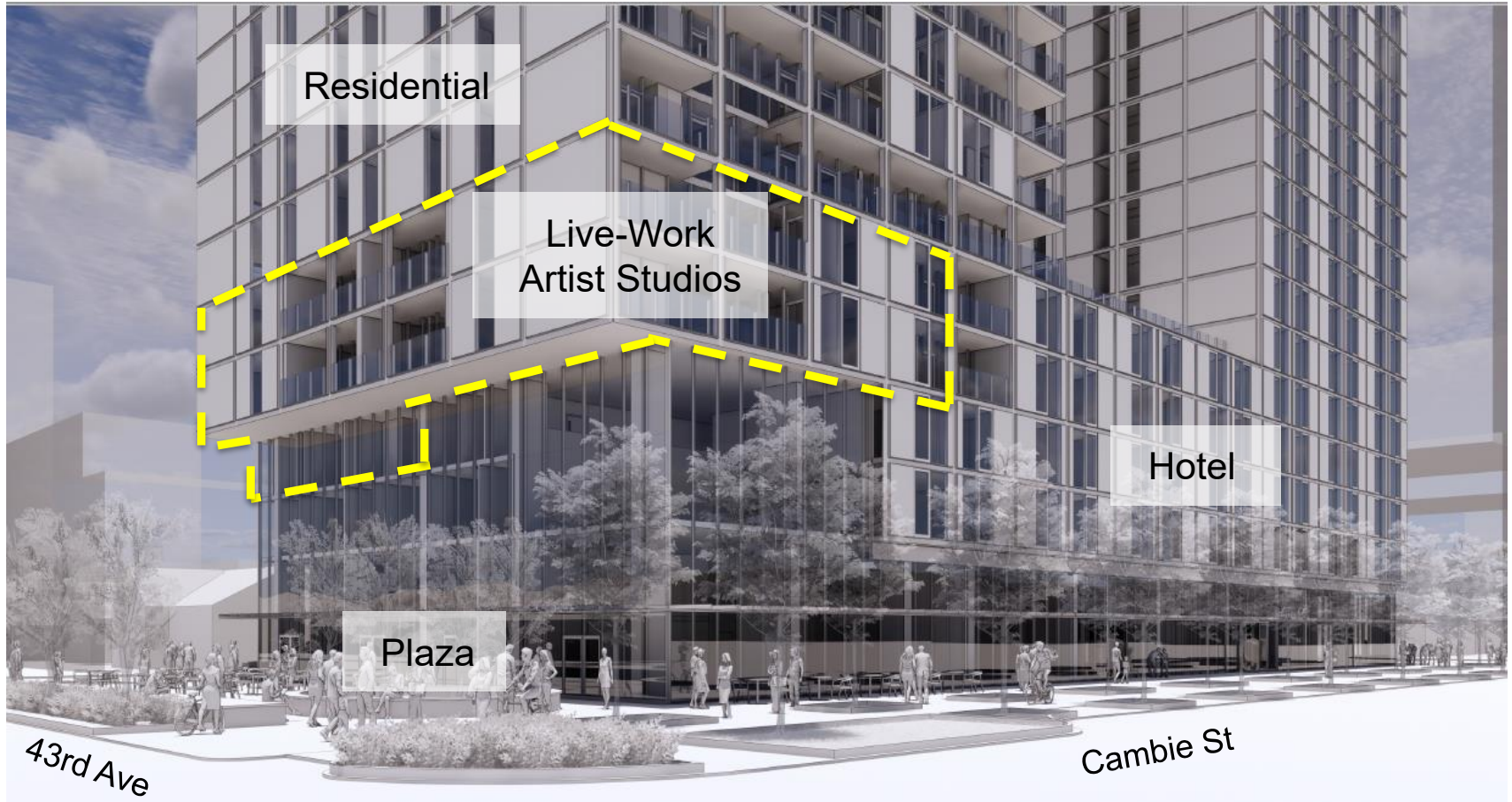


- These artist studios will be part of the City's Artist Studio Award Program
- The program supports low-income, Vancouver-based professional artists by providing spaces at below-market rates.

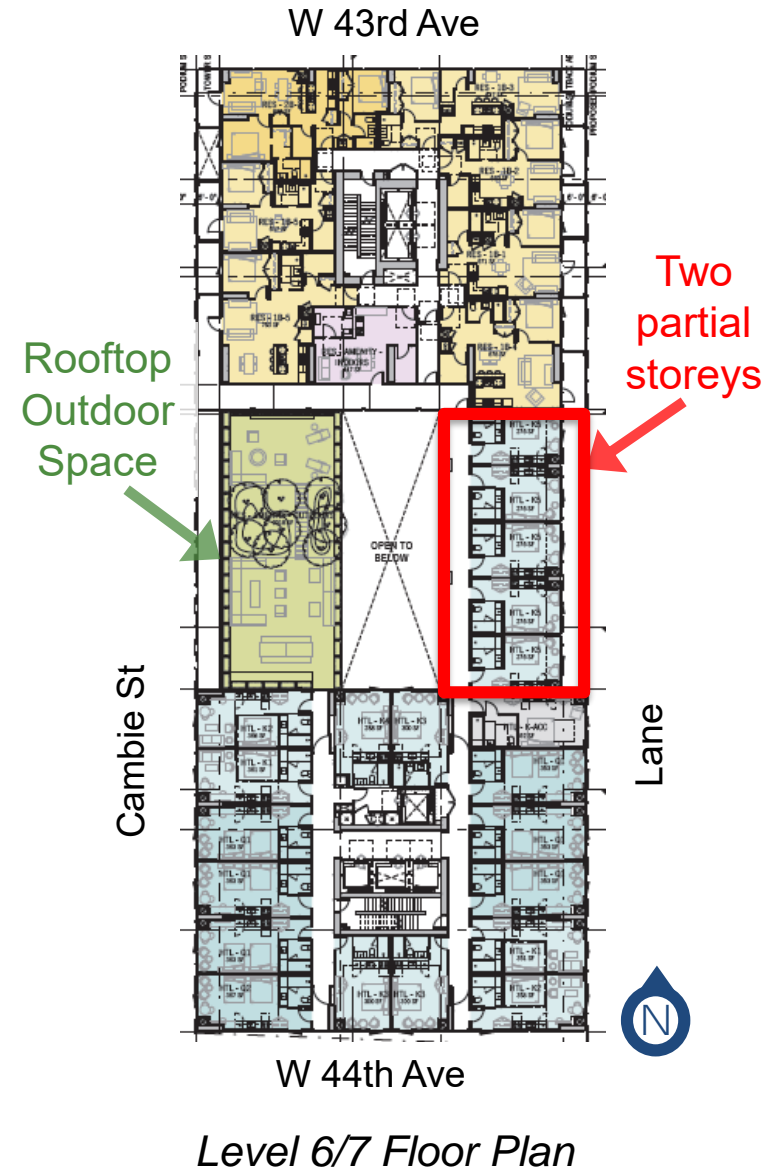
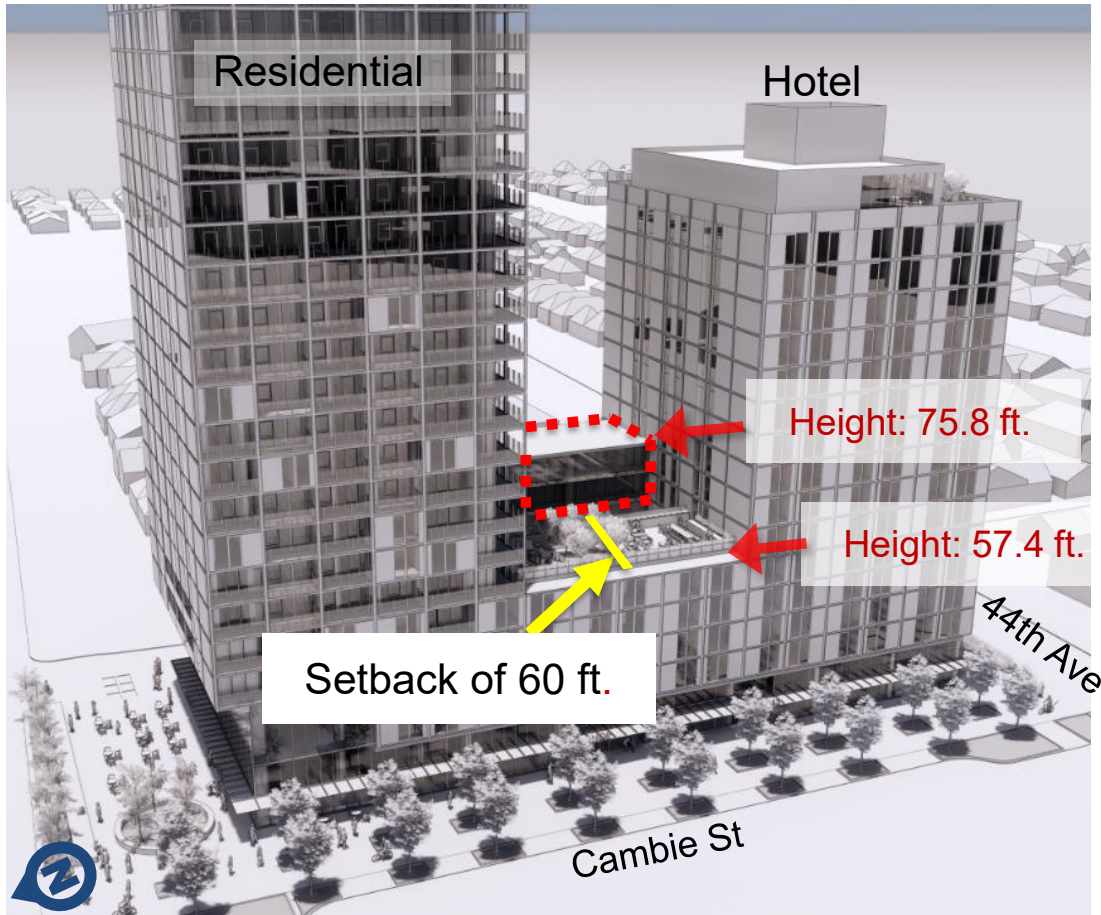


# Form of Development

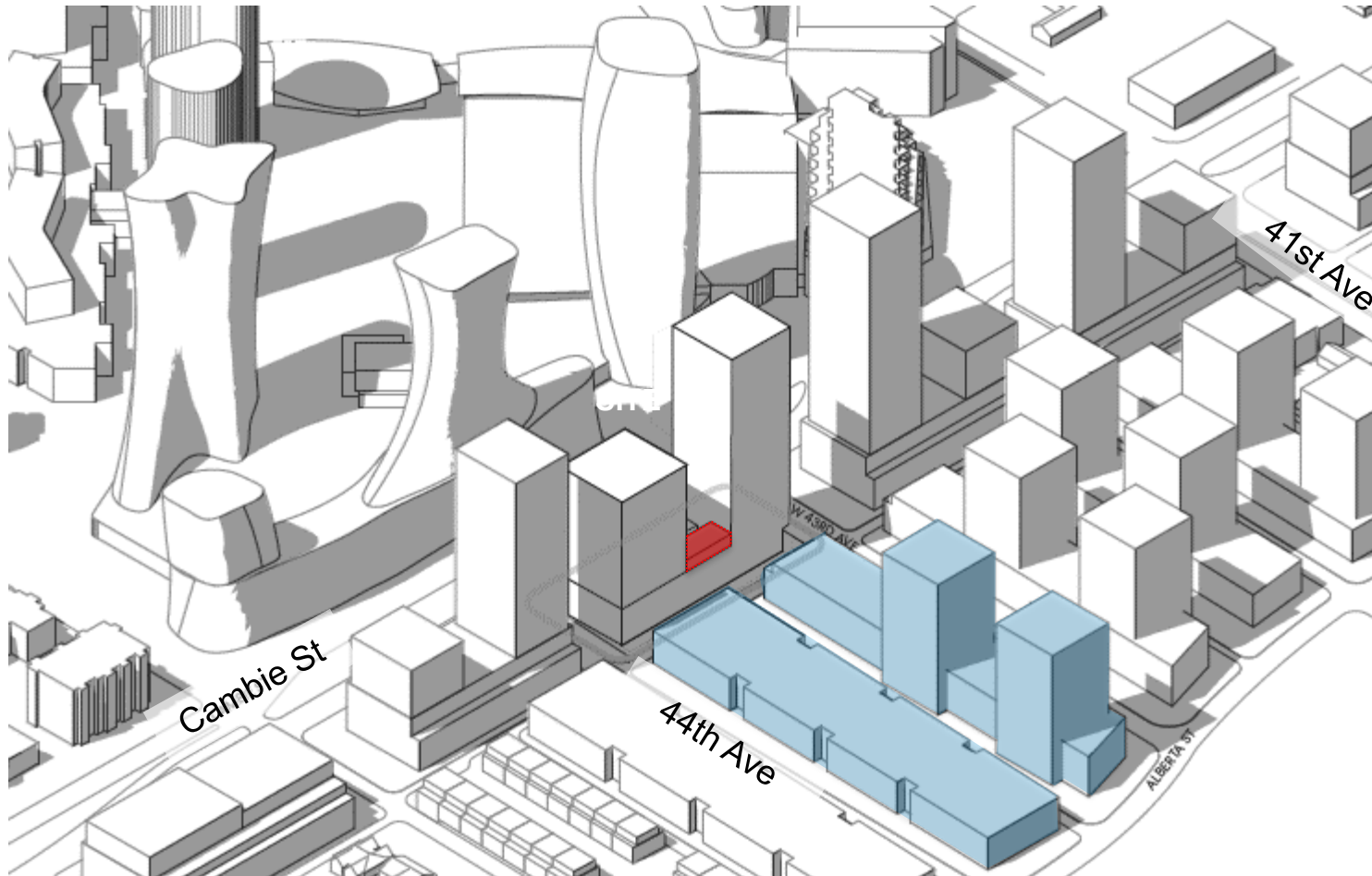
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# Form of Development



# Form of Development



Looking Northwest

# Public Consultation

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**Pre-application  
Open House  
September 3, 2019  
33 attendees**

**City-hosted  
Virtual Open House  
June 8 to 28, 2020**

<b>Postcards distributed</b>	<b>644</b>
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<b>Questions</b>	<b>12</b>
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<b>Comment forms</b>	<b>16</b>
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<b>Other input</b>	<b>1</b>
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<b>Total</b>	<b>29</b>
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# Public Consultation

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## Support

- Height, density, building design
- Affordable live-work spaces for artists
- Additional housing stock near transit
- Adequate parking proposed and proximity to transit
- Virtual open house process

## Concerns

- Height, density, building design
- Increased traffic
- Lack of proposed parking

# Public Benefits

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## **Community Amenity Contribution – In-kind CAC**

- Nine live-work artist studios delivered turn-key to City
- Value: \$6,120,000

## **Community Amenity Contribution – Cash CAC**

- Cash CAC to be allocated in accordance with the *Cambie Corridor Public Benefit Strategy*
- Value: \$13,680,000

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

- \$7,943,855
- This includes the City-wide Utilities DCL which helps pay for infrastructure upgrades

## **Public Art**

- \$652,258

**Total Public Benefits Value: \$28,396,113**

# Restart Smart Vancouver

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## Construction jobs and job space:

- 750+ construction jobs



# Conclusion

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- Proposal meets the intent of the *Cambie Corridor Plan*
- \$19.8 million in CACs including 9 live-work artist studios
- Staff support application subject to conditions outlined in Appendix B

