



CD-1 Rezoning: 485 W 28th Avenue
Public Hearing – April 13, 2021

Site and Surrounding Zoning

Approved CD-1 rezonings



CD-1

RS-5

T

C-2

W King Edward Ave

RM-8A

RS-1

RM-8A

RS-1

RT-2

RM-8A

Cambie St

W 26th Ave

Yukon St

W 27th Ave

RS-1

RM-8A

Site

RM-8A

W 28th Ave

RM-8A

W 29th Ave

Heather St

Ash St

Queen Elizabeth Park

CD-1

RM-8A



2

Existing Site and Context



King Edward
Canada Line Station

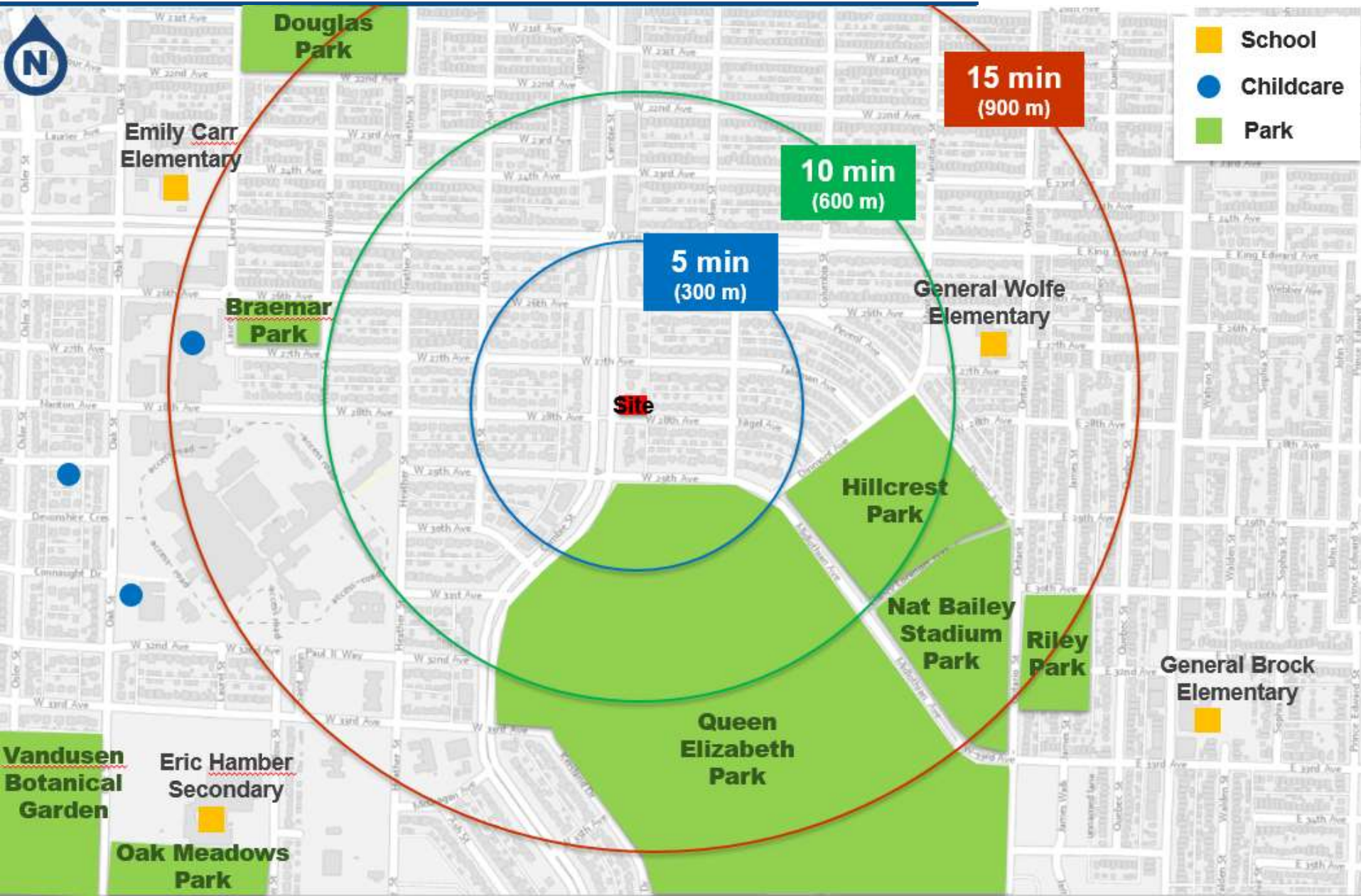


West King Edward Ave

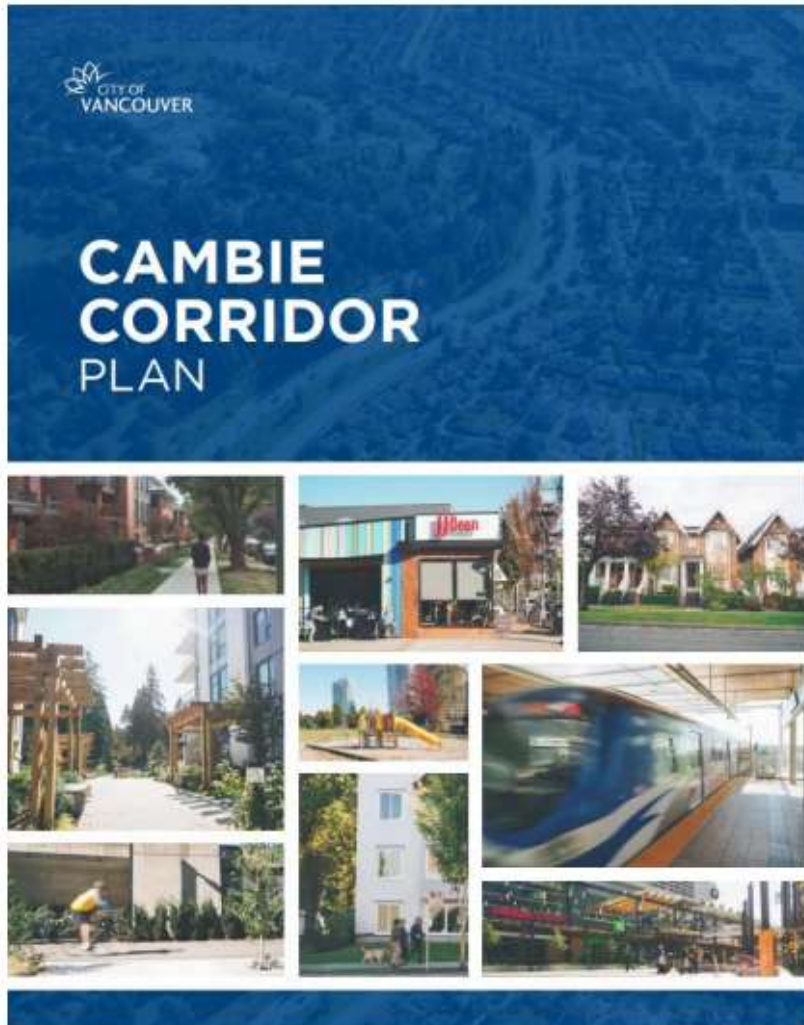
Cambie St

W 28th Ave

Local Services and Amenities



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 4.2.2 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: Up to 2.25 FSR*
- Residential use
- Above 4 storeys, upper floors to be stepped back from Cambie St
- An additional partial storey is permitted for a common rooftop amenity space
- 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

- Application received June 8, 2020
- 6-storey residential building
- FSR: 2.54
- Max. building height: 21.0 m (and up to 24.0 m for a rooftop amenity space)
- 27 strata-titled residential units:
 - 1 studio (4%)
 - 13 one-bedroom (48%)
 - 8 two-bedroom (30%)
 - 5 three or more bedrooms (19%)



Public Consultation

Postcards distributed	1,131
Questions	4
Comment forms	9
Other input	2
Total	15

**City-hosted
Virtual Open House
September 14 to October 4,
2020**



Support

- Building height, density, massing and fit with neighbourhood context

Concerns

- Building height, density, massing and fit with context
- Building design seems uninspiring
- Proposed removal of on-site trees

Public Benefits

	Amount
Community Amenity Contribution – Cambie Corridor (Fixed Rate)	\$1,956,124
Development Cost Levies (DCLs)	\$740,833
Public Art	n/a
Total Value	\$2,696,957



RECOVERY



RESTART



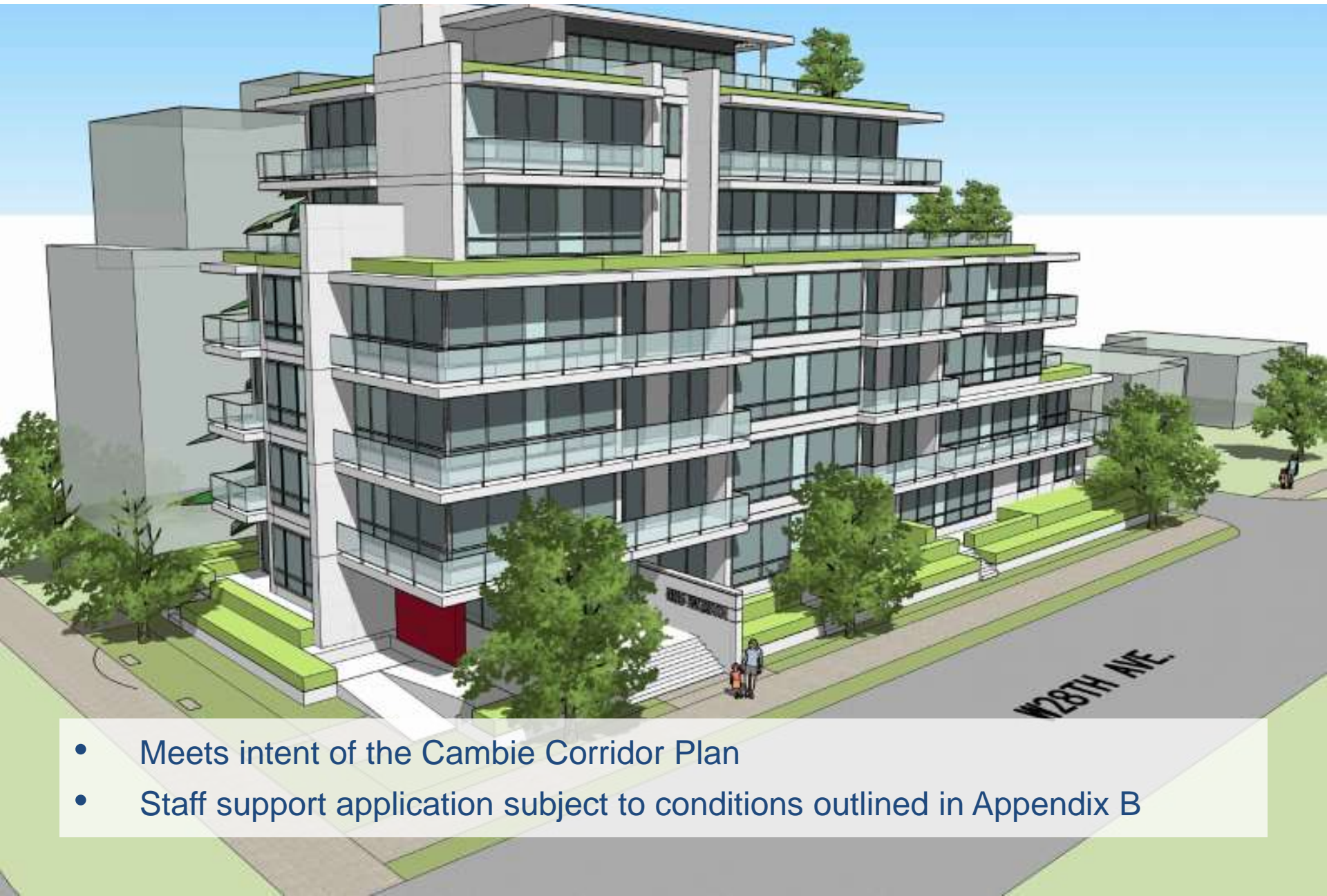
REBUILD

#RestartSmartVancouver

If approved, the project would generate approximately 95 on-site and off-site construction jobs.



Conclusion



- Meets 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

Shadow Study

Autumnal Equinox



Summer Solstice

