

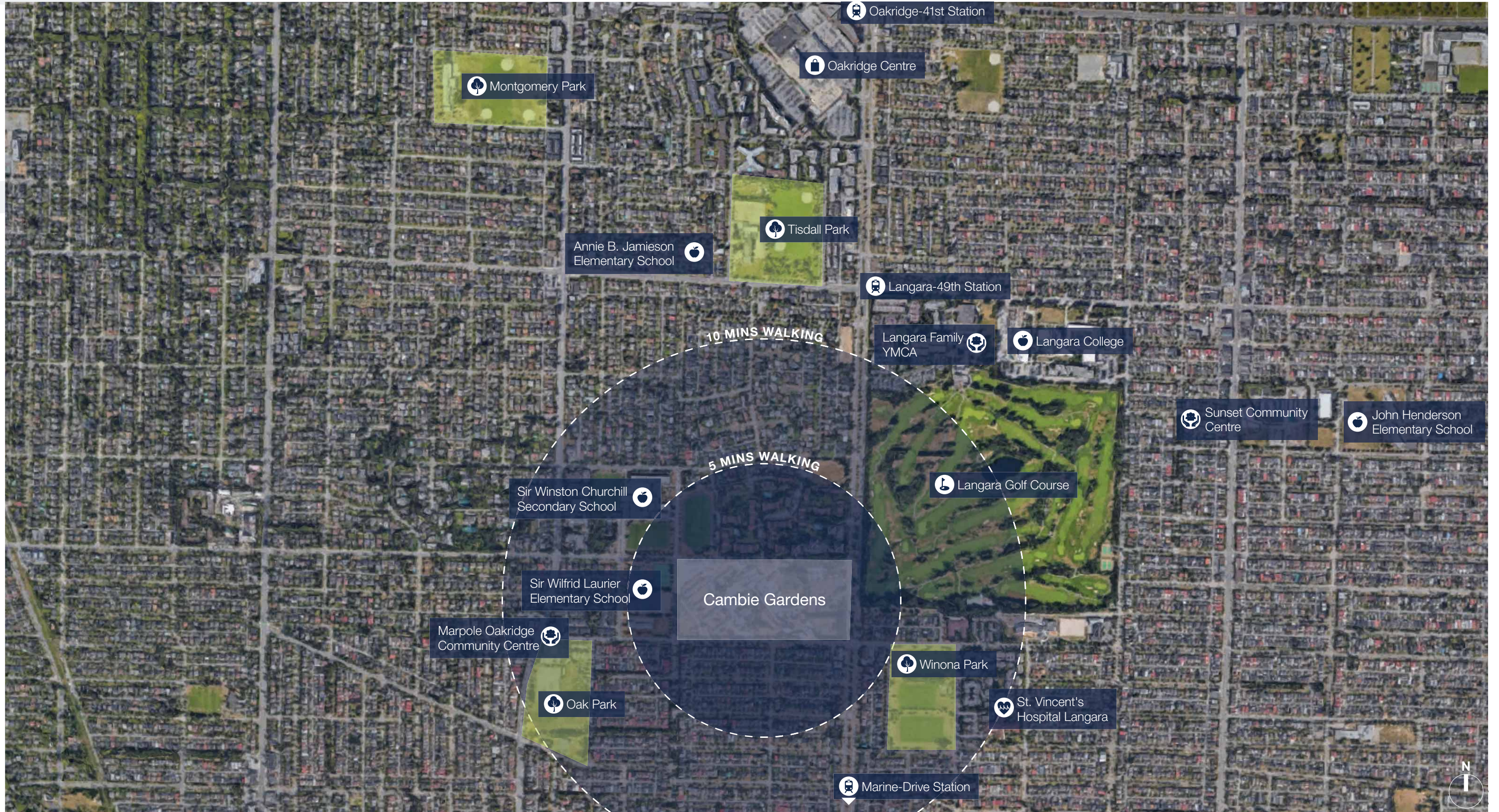
» Previously Approved Rezoning (2017)

The Pearson Dogwood (now called Cambie Gardens) Rezoning was approved in 2017. The CD-1 Bylaw permits construction of a mixed-use development with approximately 3.2 million square feet of floor area consisting of:

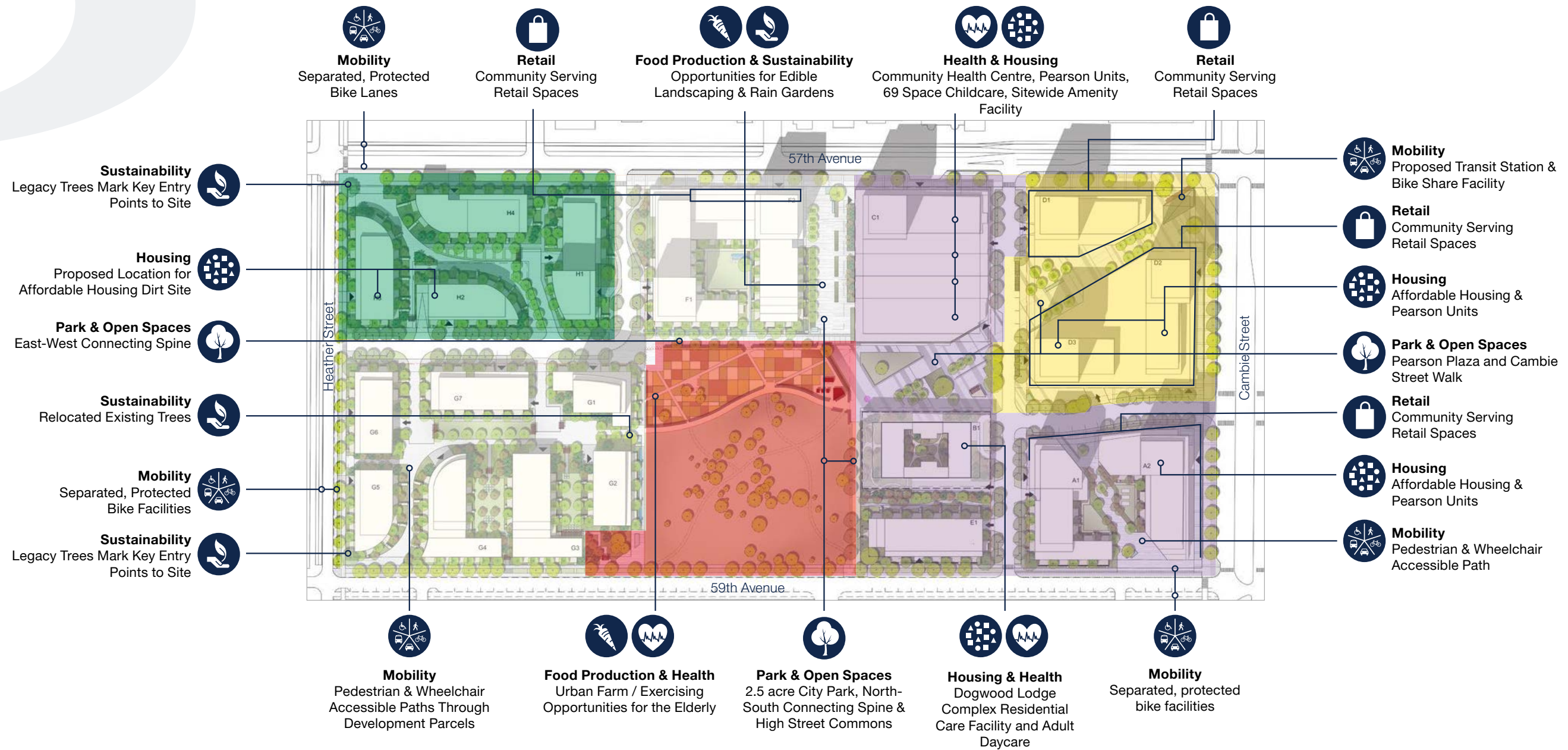
- Approximately 2,700 residential units including strata, market rental and 540 affordable housing units
- Heights up to 28 storeys
- Approximately 114 Pearson supportive units
- Commercial space for retail, restaurants, office, etc
- Health-related facilities, including a community health centre and complex residential care facility
- 69-space childcare
- New adult day centre
- 2.5-acre public park
- 1-acre urban farm



» Context



» Key Features and Phasing of Rezoning (2017)



Phasing

- Phase 1
- Phase 2
- Phase 2-3
- Phase 3
- Phase 4
- Phase 5



» Proposed Rezoning Updates

The proposed rezoning responds to the city's housing crisis and need for moderate income rental. The City is considering major project sites that could provide additional rental density paired with incentives to achieve project viability, including the Pearson Dogwood (Cambie Gardens) site.

Onni is proposing updates to the Pearson Dogwood approved rezoning to accommodate additional rental density, as well as new strata building heights to offset this rental density.

Key Elements of the Rezoning Proposal:

- Replace 2 market strata buildings from the original master plan with 2 rental buildings in phase 1 to ensure timely delivery of rental units. This fits within the original approved density for the site
- Rental buildings to include moderate income rental units with 25% below-market units
- Proposed unit mix will target 35% 2 and 3 bedroom units with at least 10% 3 bedrooms
- Allocate compensatory market density across the site (modifying some buildings by increasing the height and massing).



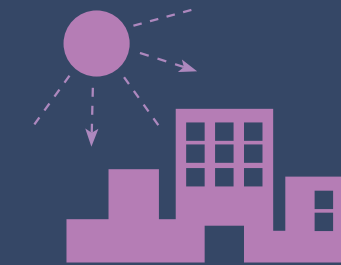
Provide a **similar range of housing/ building typologies** to the original plan



Maintain a **shaped, varied skyline**



Transitional heights on
Heather and 59th edges

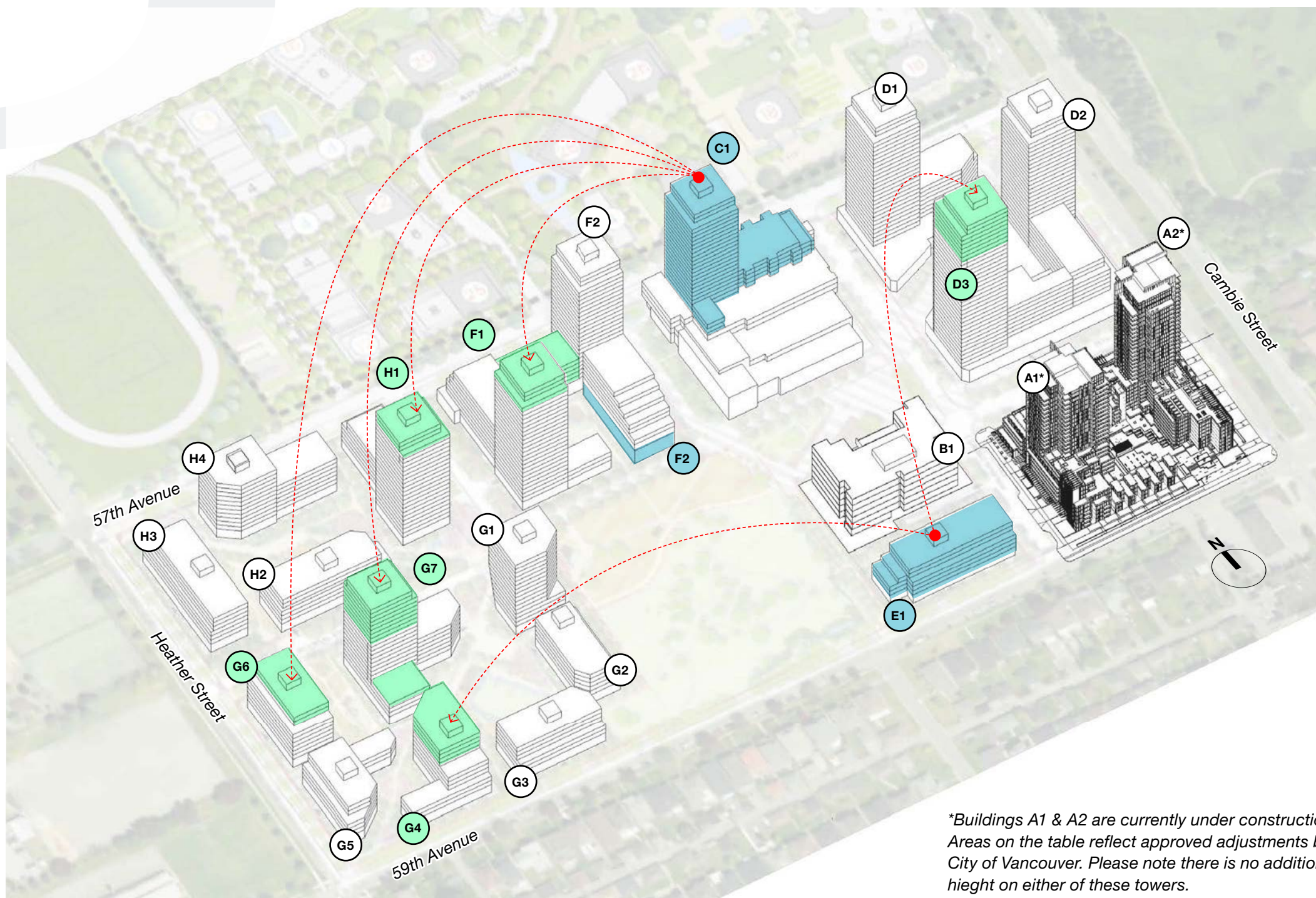


Minimize shadowing of:

- 57th Ave north sidewalk
- Park beside running track
- Langara Gardens central open space
- Central Open Space: City Park & Urban Farm



Buildings C & E will be converted to 100% rental and the original strata density from these buildings will be redistributed to other buildings across the site in the form of additional height.



**Buildings A1 & A2 are currently under construction. Areas on the table reflect approved adjustments by City of Vancouver. Please note there is no additional height on either of these towers.*

Rental Density



Rental		
Building	Height	Area (sq ft)
C1	28	180,643
E1	6	74,000
Total	-	254,643

F2 Building F2 includes additional 10,691 sq ft of rental density

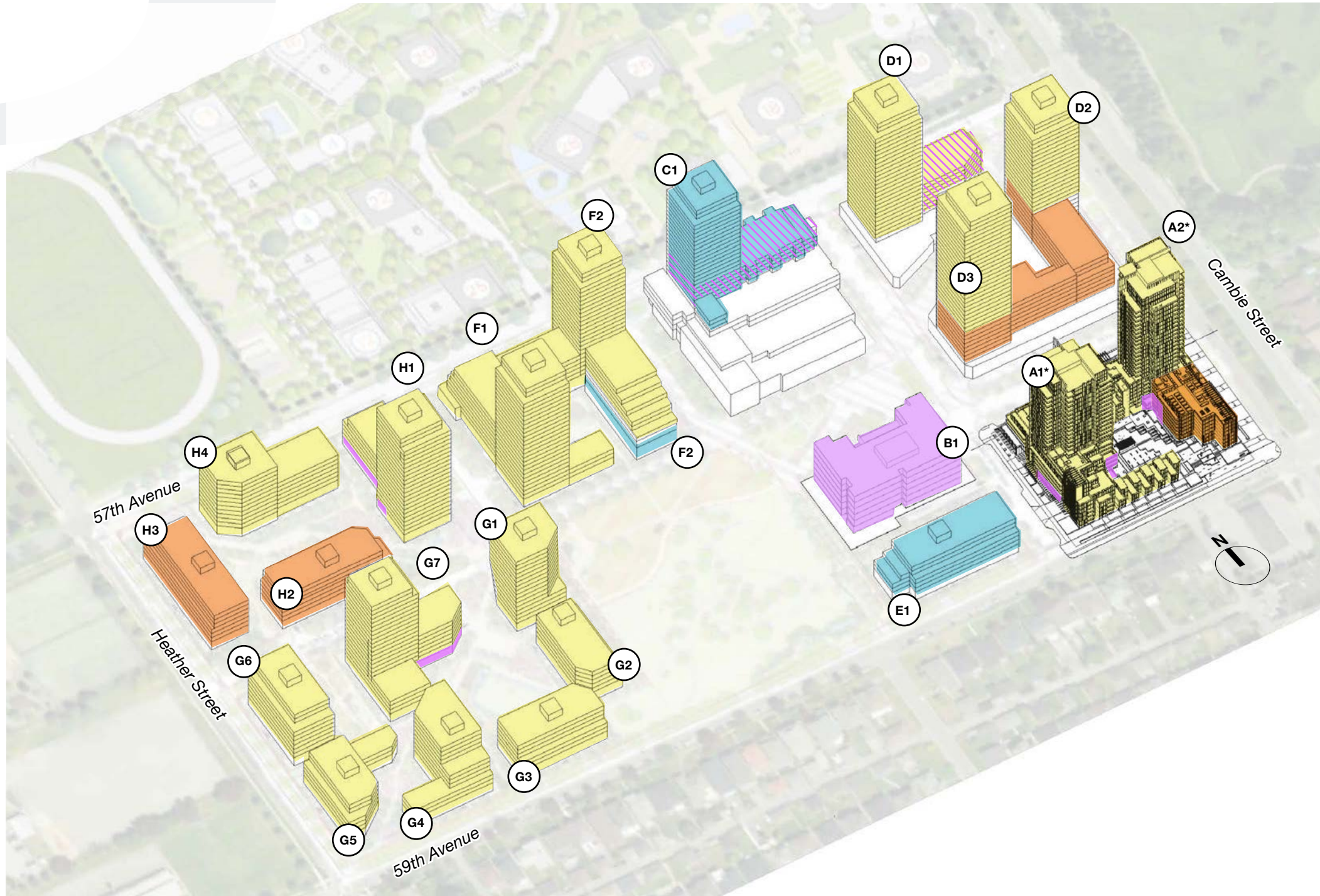
Offset Strata Density



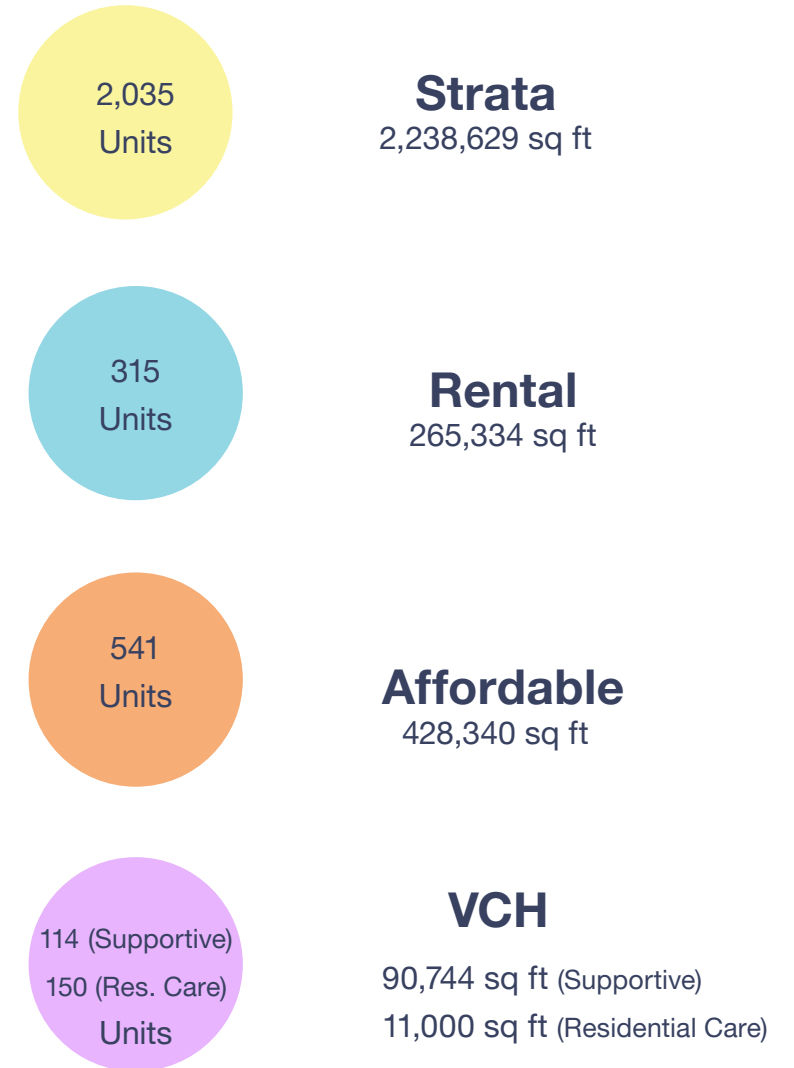
Building	Strata Height		Additional Area (sqft)
	Approved Rezoning	Proposed	
A1	24	24	-11,489
A2	28	28	16,090
D3	27	35	68,788
G4	6	10	28,790
G6	7	9	18,730
G7	12	21	66,609
H1	20	23	18,865
F1	23	26	19,500
F2 (Podium)	1	6	28,760
Total			254,643



With the proposed inclusion of *market rental & moderate income rental* components, Cambie Gardens enhances its vision of creating a more diverse and inclusive community.



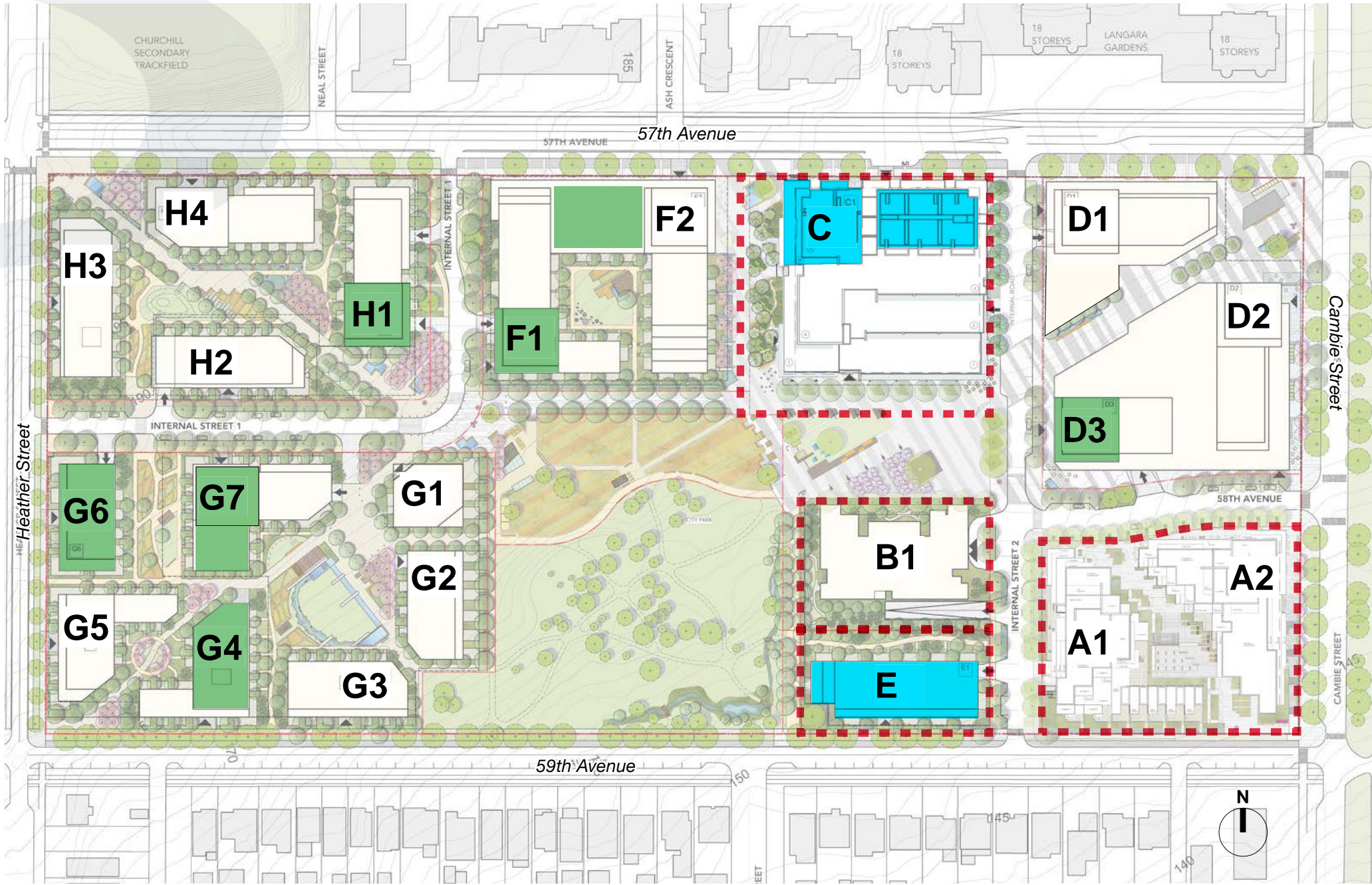
Housing Types



>> What is the Proposed Rental Housing Split?



» Proposed Rezoning Updates: Density



Rental		
Building	Height	Area (sq ft)
Parcel C	27	180,643
Parcel E	6	74,000
Parcel F (Ground Level)	1	10,691
Total	-	265,334

Strata			
Building	Height		Additional Area (sqft)
	Approved Rezoning	Proposed	
A1*	24	24	-11,489
A2*	28	28	16,090
D3	27	35	68,788
G4	6	10	28,790
G6	7	9	18,730
G7	12	21	66,609
H1	20	23	18,865
F1	23	26	19,500
F1/F2 (Podium)	1	6	28,760
		Total	254,643

Residential Density	Area (sq ft)
Dwelling Use as per bylaw	2,696,252
Pearson Replacement Units	90,744
Dogwood Replacement Facility	111,000
Total	2,897,996
Offset Strata Density	254,643

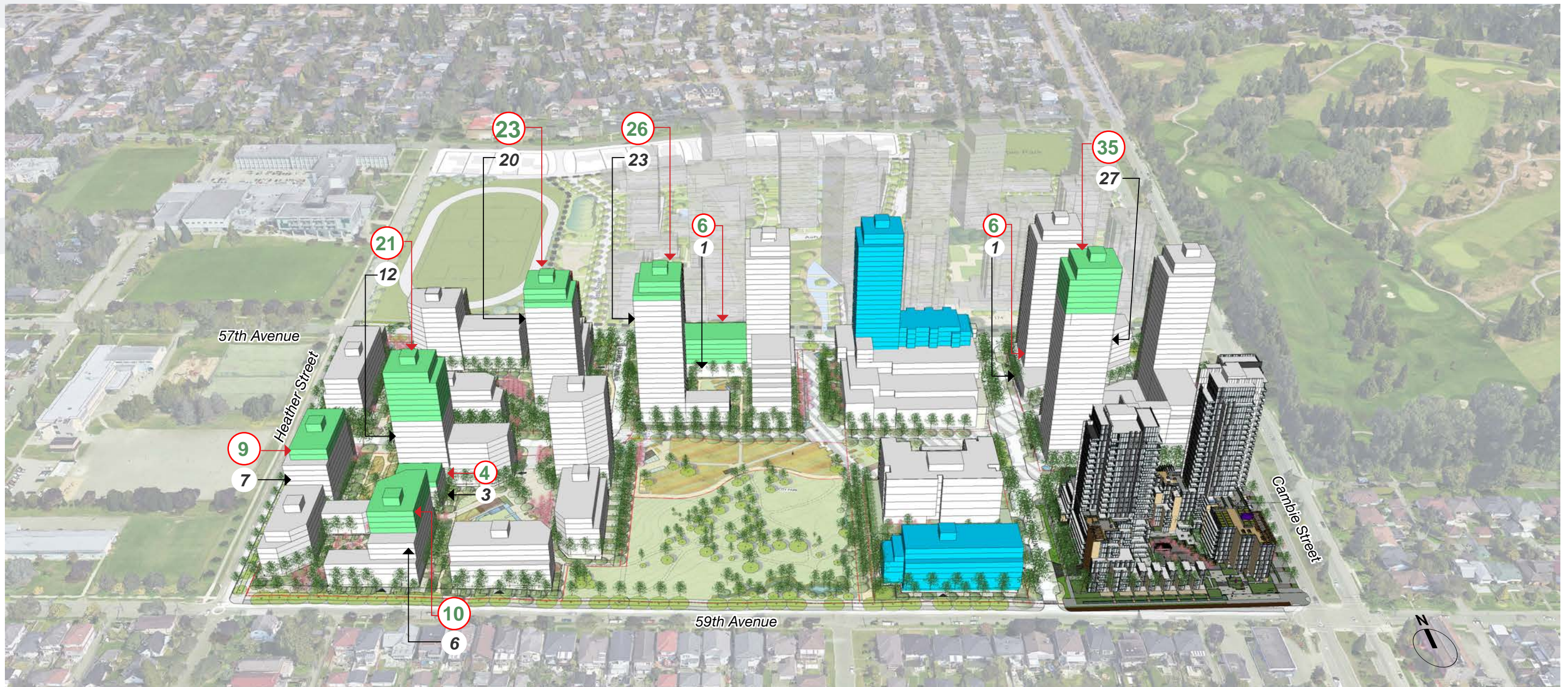
*Buildings A1 & A2 are currently under construction. Additional area for these buildings reflects areas from Development Permit approved by City of Vancouver.

Phase 1

Rental (Residential density and building heights have been approved through rezoning. Housing tenure proposed to be changed from Strata to Rental.)

Offset Strata Density (to offset the proposal for conversion from strata to rental density identified in blue)

» Proposed Rezoning Updates: Height



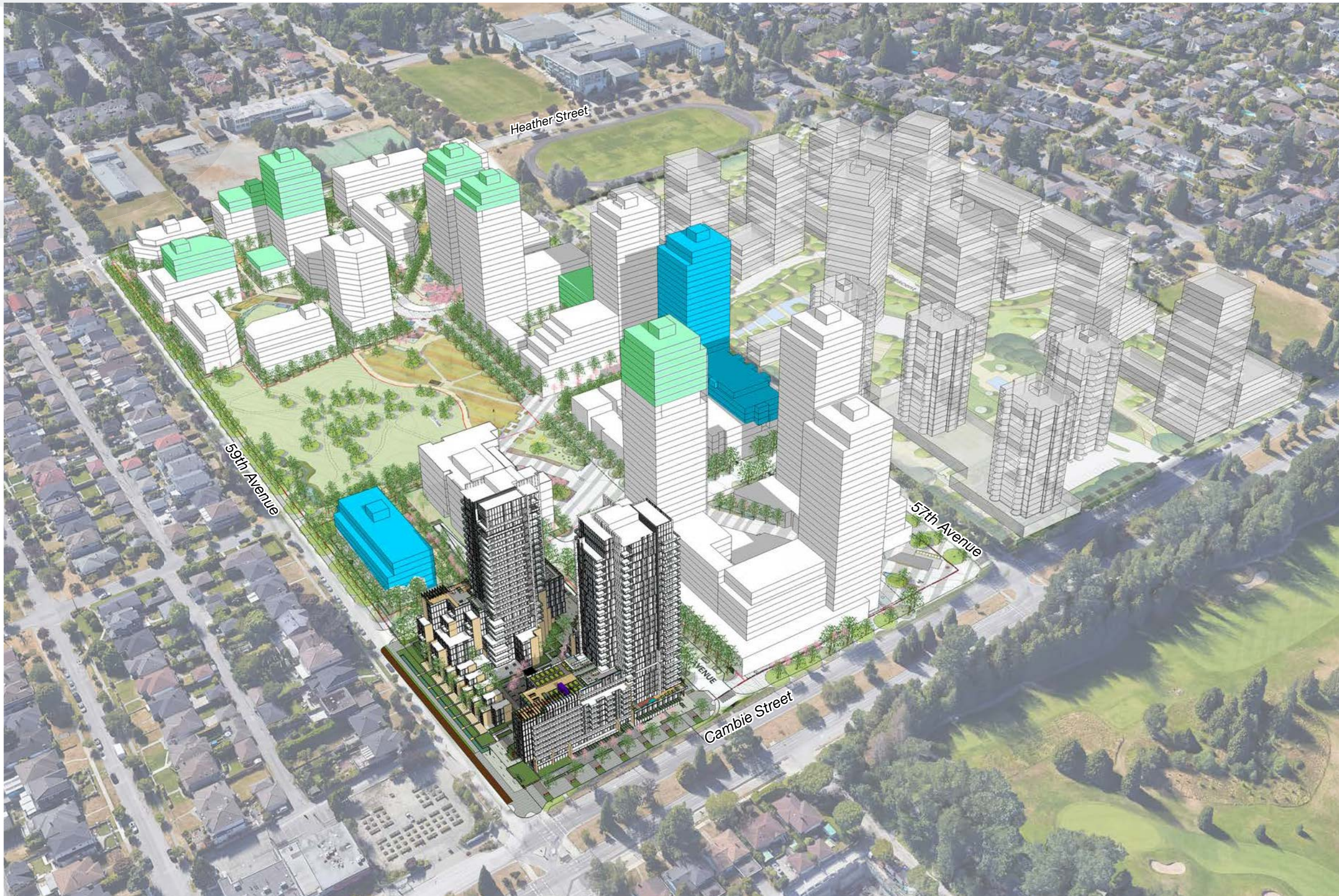
Proposed Height




Approved Rezoning Height

Blue Rental (Residential density and building heights have been approved through rezoning. Housing tenure proposed to be changed from Strata to Rental.)

Green Offset Strata Density (to offset the proposal for conversion from strata to rental density identified in blue)

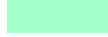
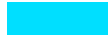

» View from Southeast



-  Offset Strata Density
-  Rental
-  Proposed Langara Gardens Site (for context only)

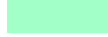
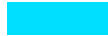

» View from Northwest



-  **Offset Strata Density**
-  **Rental**
-  **Proposed Langara Gardens Site**
(for context only)




» View from Southwest



-  Offset Strata Density
-  Rental
-  Proposed Langara Gardens Site (for context only)

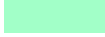


» View from Northeast



-  Offset Strata Density
-  Rental
-  Proposed Langara Gardens Site
(for context only)

» View from South



-  Offset Strata Density
-  Rental
-  Proposed Langara Gardens Site
(for context only)

» Views

1 View from East on 59th



2 View From North on Cambie



3 View from West on 59th



4 View From West on 57th



■ Offset Strata Density

■ Proposed Langara
Gardens Site
(for context only)

» Views

View from West on 59th and Heather Street



View from South on 59th and Heather Street



» Views

View from West on 57th and Heather Street



View from North on 57th and Heather Street

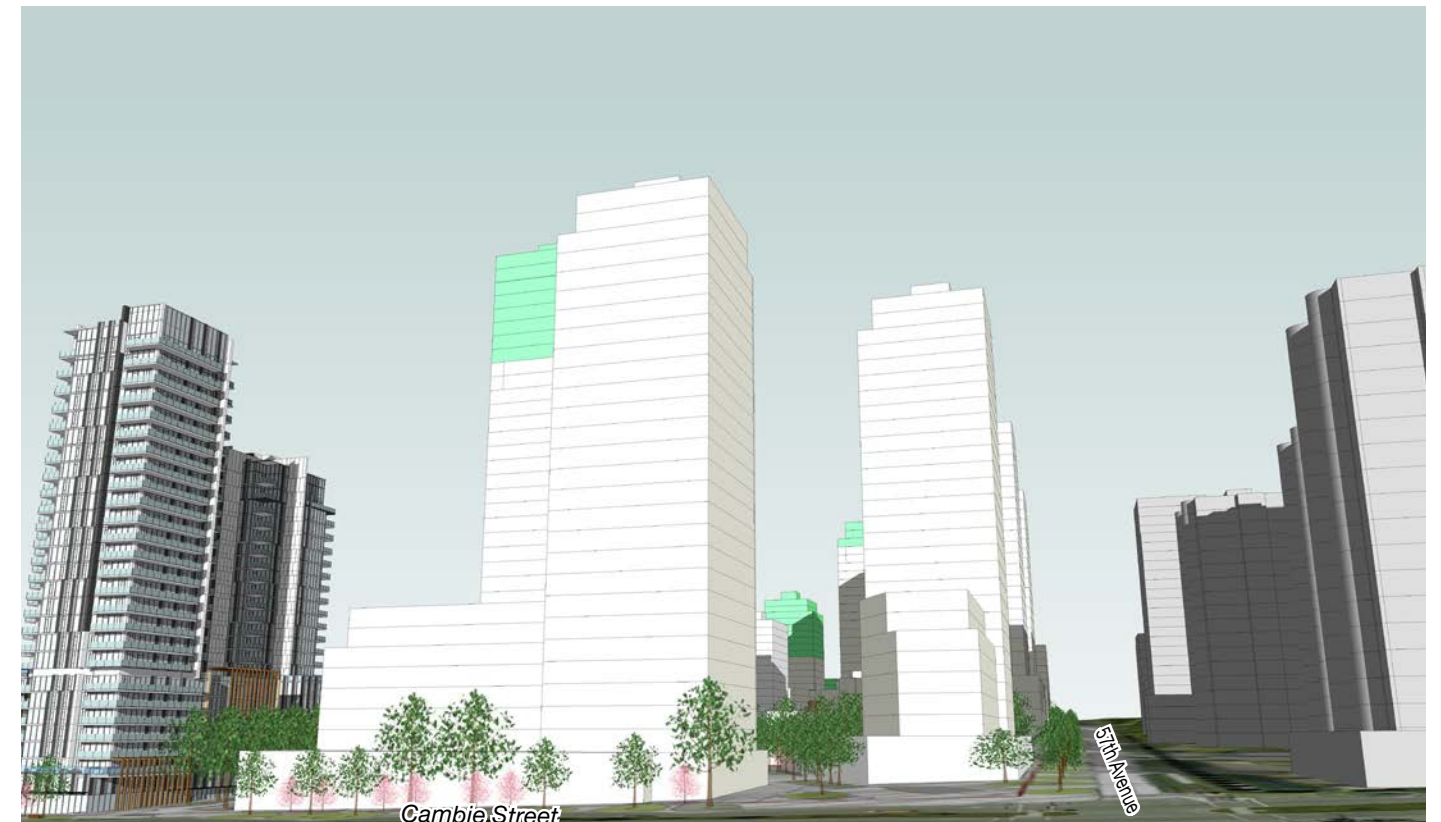


» Views

View from North on Cambie



View from East on 57th and Cambie



» Shadow Studies

Summer 10AM



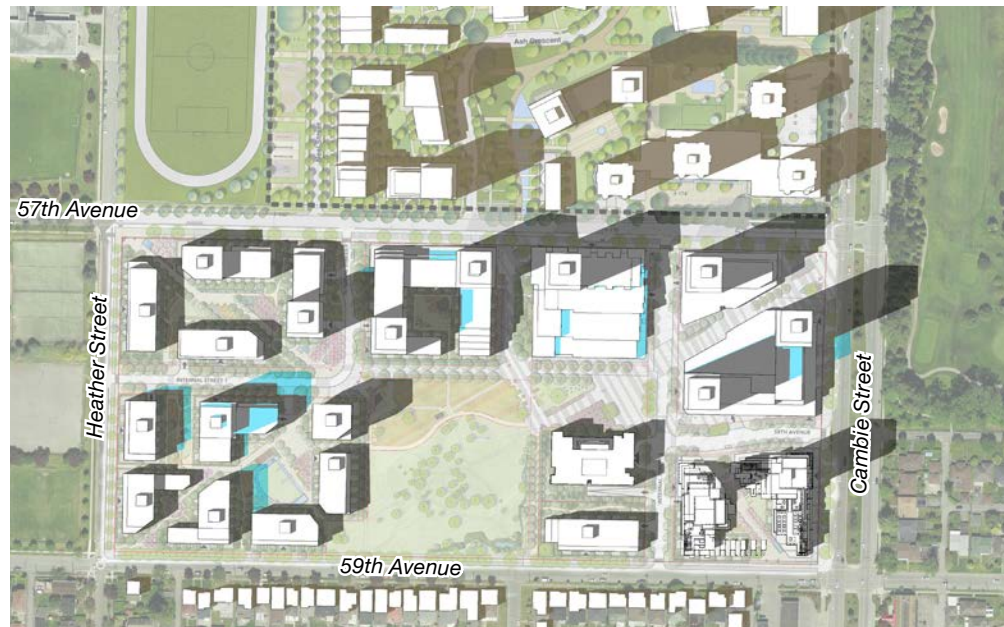
Summer 12PM



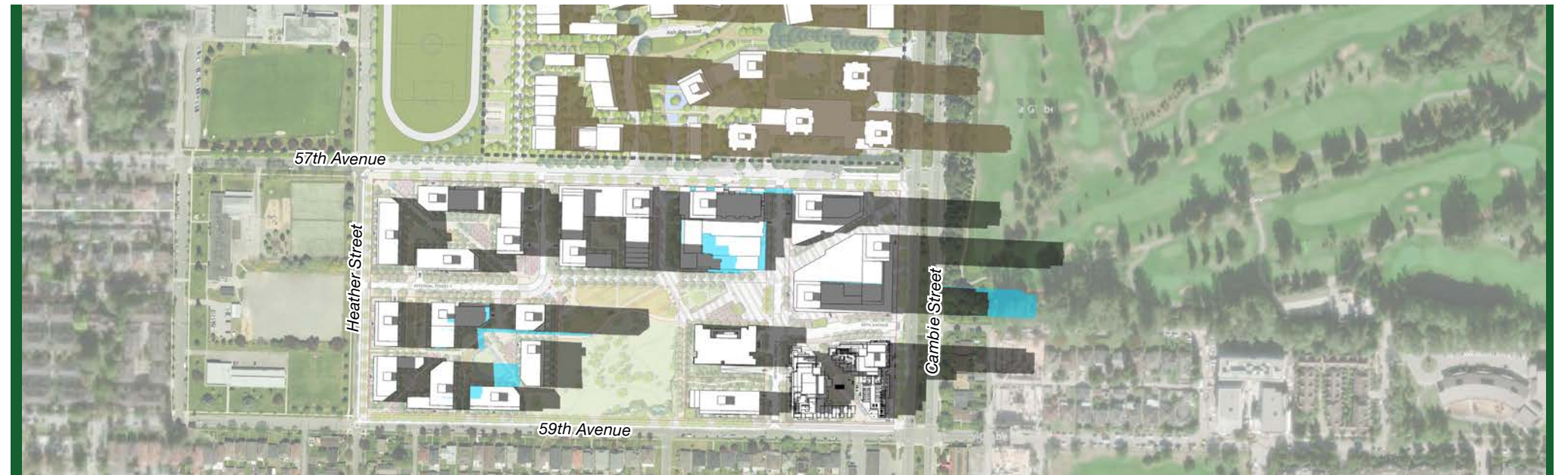
Summer 2PM



Summer 4PM



Summer 6PM



Original shadow - from Rezoning 2017

Additional shadow - offset strata density from rezoning 2021



» Shadow Studies

Equinox 10AM



Equinox 12PM



Equinox 2PM



Equinox 4PM



Equinox 6PM



- Original shadow - from Rezoning 2017
- Additional shadow - offset strata density from rezoning 2021

