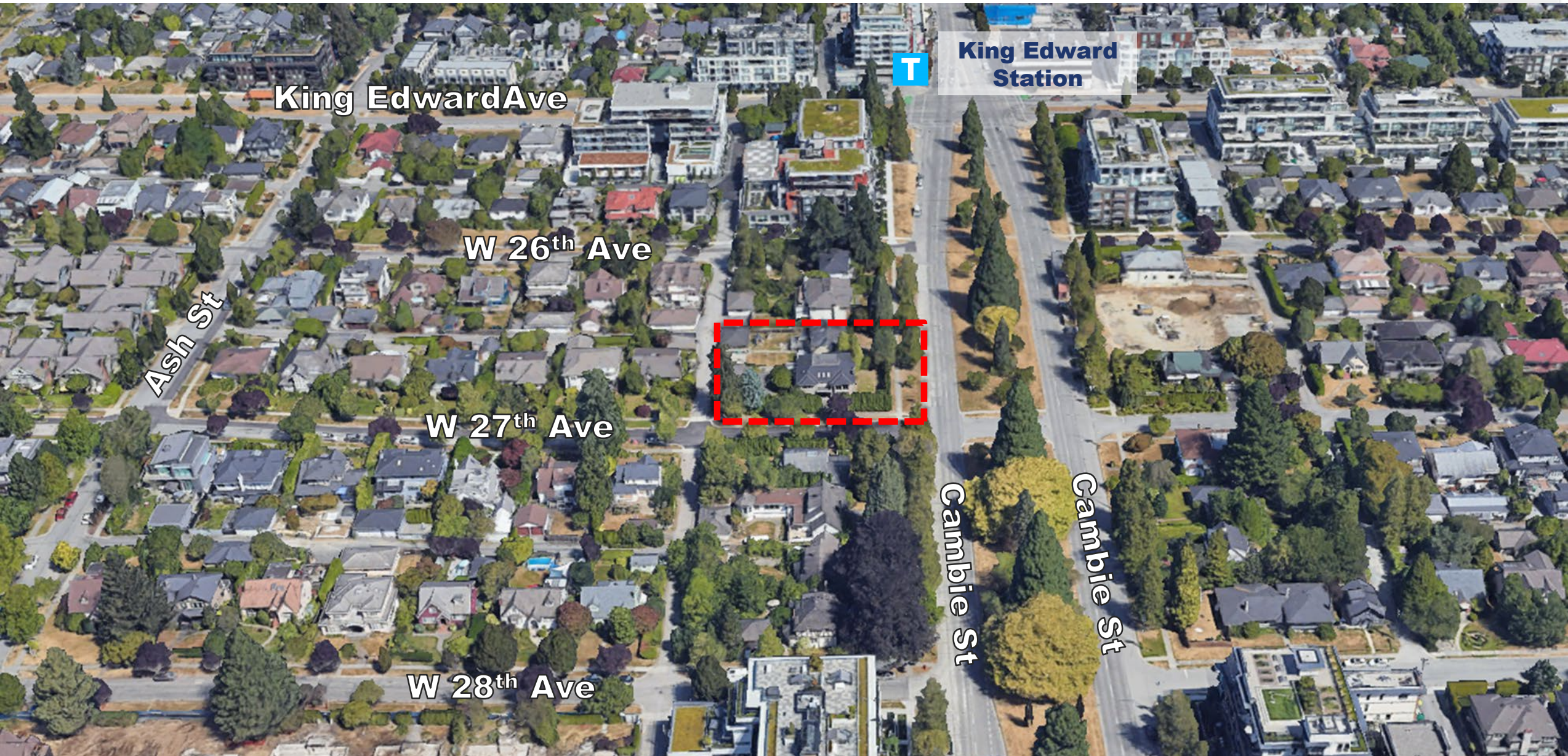


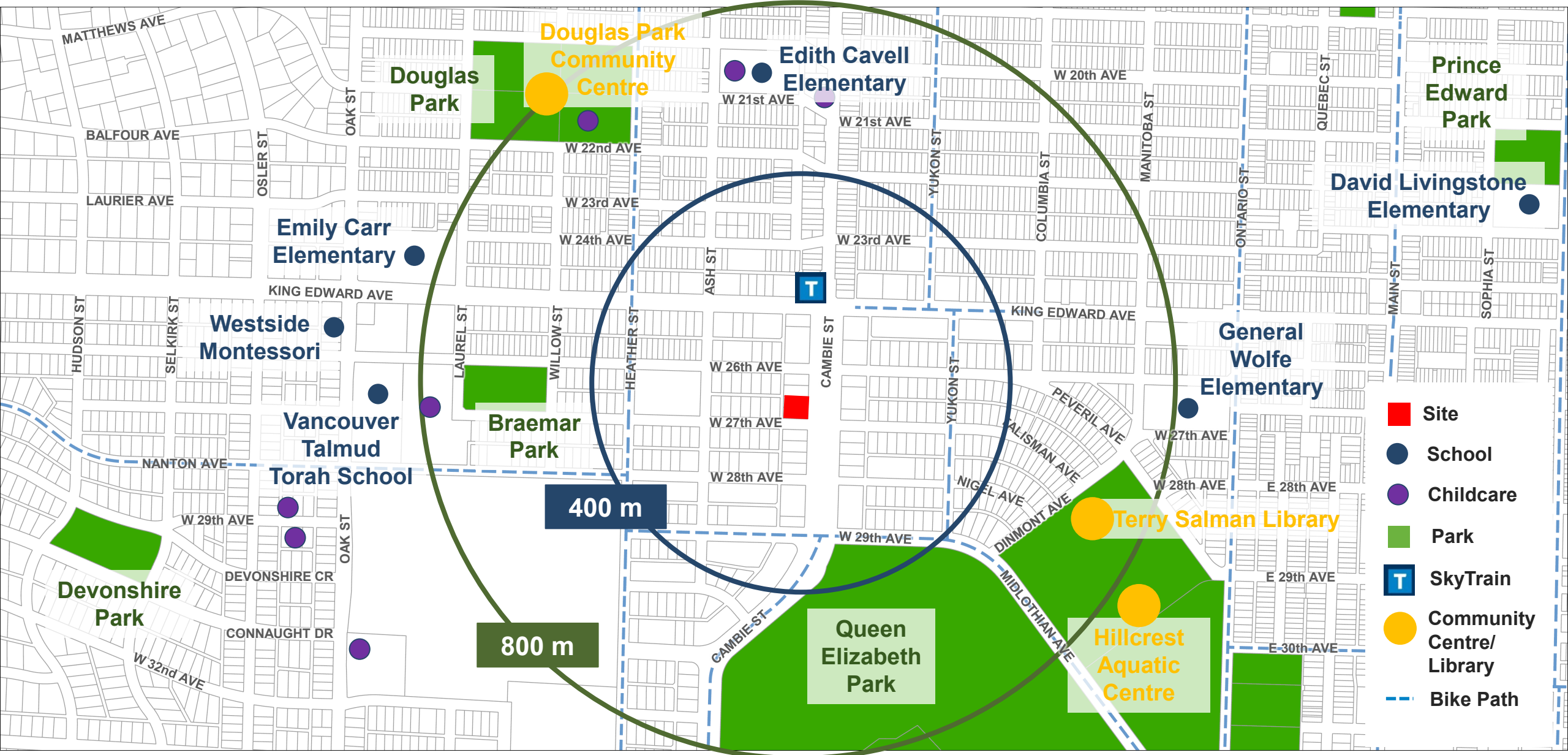


CD-1 Rezoning: 4261 Cambie Street and 503 West 27th Avenue
Public Hearing – June 29, 2023

Existing Site and Context

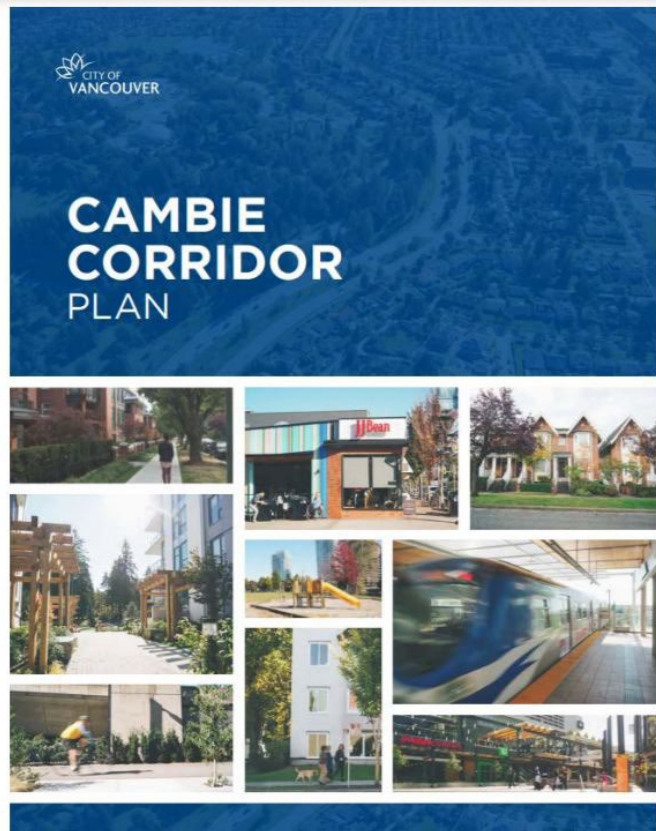


Local Amenities and Services



Enabling Policies

Section 4.2.2 Cambie Street: King Edward-29th Avenue

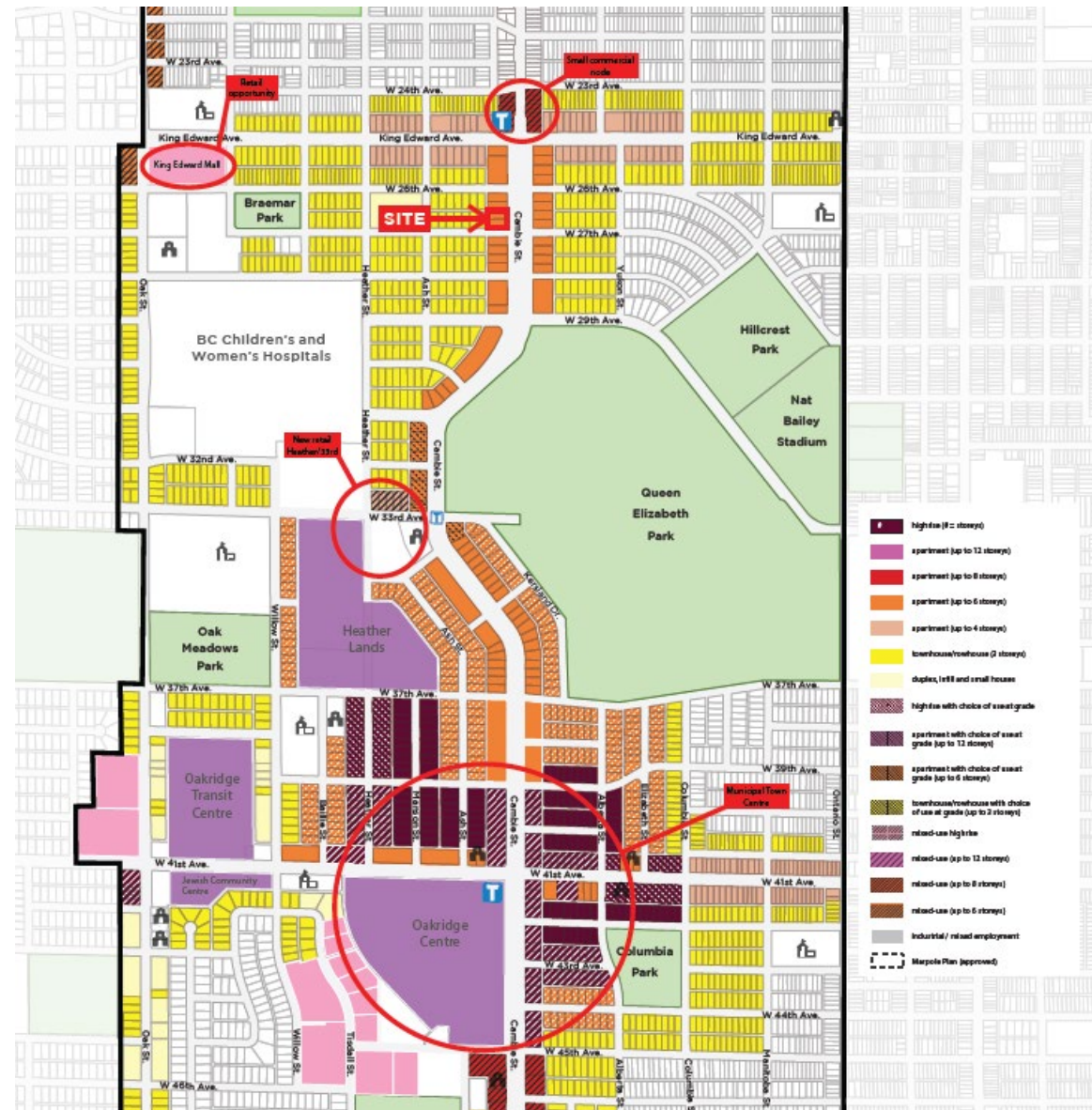


- Residential
- Height: Up to 6 storeys
- Above 4 storeys, upper floors stepped back from Cambie Street
- Density: 2.0-2.5 FSR*

* The suggested FSR range is an estimate based on intended urban design performance.

Orange rectangle: Apartment (up to 6 storeys)

Cambie Commercial Opportunities



Proposal

- **Application Submission:**
February 2022
- Six-storey building
- FSR: 2.80
- Building height of 69 ft.
- 60 strata-titled residential units
- Parking and loading from lane



Public Consultation

**Postcards Mailed
April 27, 2022**

**City-hosted
Virtual Open House
May 2 to May 22, 2022**

Postcards distributed	1,298
Questions	11
Comment forms	28
Other input	0
Total	39



Comments of support

- Increased density
- Building design
- Additional housing ownership opportunities

Comments of concern

- Building height and density
- Unaffordable larger/family units
- Traffic congestion
- Removal/loss of trees

Public Benefits

	Amount
Community Amenity Contributions (CACs) - Cash	\$4,393,547
Development Cost Levies (DCLs)	\$1,808,747
Total Value	\$6,202,294

Conclusion

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

