



**CD-1 Rezoning: 5079-5161 Ash Street**  
Public Hearing – June 29, 2023

# Site and Context



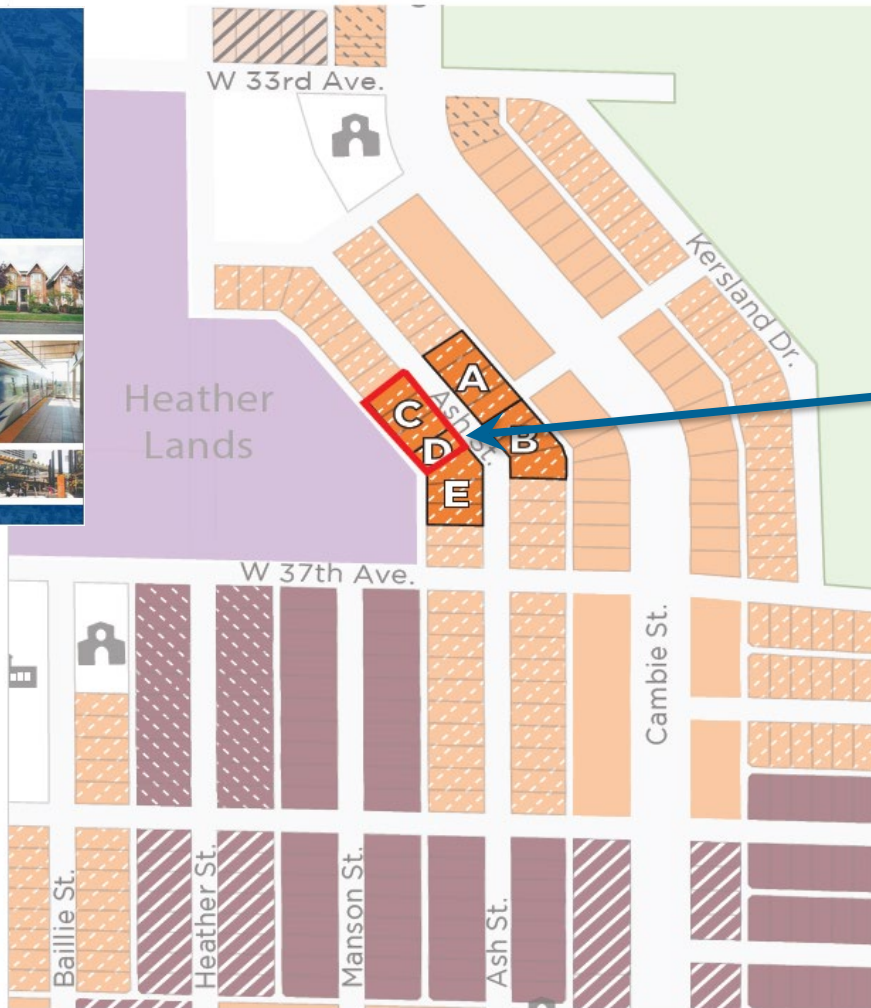
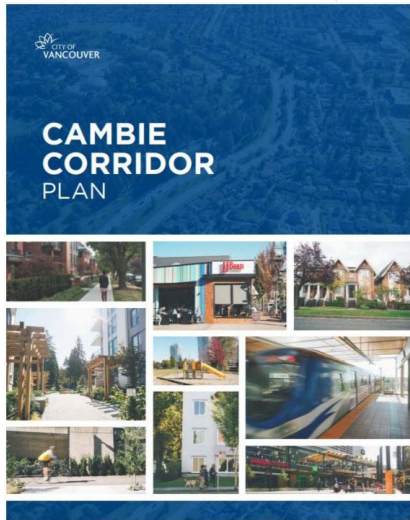
**Queen Elizabeth Park**


**Heather Lands**

# Local Amenities and Services



# Enabling Policy



 Apartment (up to 4/6 storeys strata or 6/8 storeys rental)

## Section 4.2.7 35th Avenue Connection

- Uses: Residential
- Assembly of “C” and “D” to dedicate land for 35th Avenue connection
- Height: Up to 4 storeys for strata, with increased height to 6 storeys to facilitate road dedication
- Density: up to 2.0 FSR for strata

# Proposal

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- Application submitted March 14, 2022
- Six-storey building
- 62 strata-titled residential units
- 63% family units
- Density: 2.0 FSR
- Height: 21.4 m (70 ft.)
- Parking accessed from lane



**Perspective Looking Northwest**

# Proposal: Form of Development

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- Upper storeys are stepped back above the fourth storey, except for southeast corner
- Dedication of 16.1 m (53 ft.) for 35th Avenue road and public realm purposes, including wider sidewalks and a “pollinator highway”



# Public Consultation

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**Postcards Mailed  
May 5, 2022**

<b>Postcards distributed</b>	<b>2,708</b>
Questions	0
Comment forms	11
Other input	2
<b>Total</b>	<b>13</b>

**City-hosted  
Virtual Open House  
May 9 to May 29, 2022**



## Support

- Building form is appropriate
- Creates a walkable neighbourhood

## Concern

- Building height
- Traffic increase

# Public Benefits

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<b>Contribution</b>	<b>Amount</b>
Community Amenity Contribution (CAC) – Cash	\$2,797,908
Development Cost Levies (DCLs)	\$1,901,188
<b>Total Value</b>	<b>\$4,699,096</b>



# Conclusion

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- Meets intent of the *Cambie Corridor Plan*
- Staff support application subject to conditions in Appendix B of the report

