



**CD-1 Rezoning: 618 West 32nd Avenue**  
Public Hearing – July 13, 2023

# Existing Site and Context



SITE

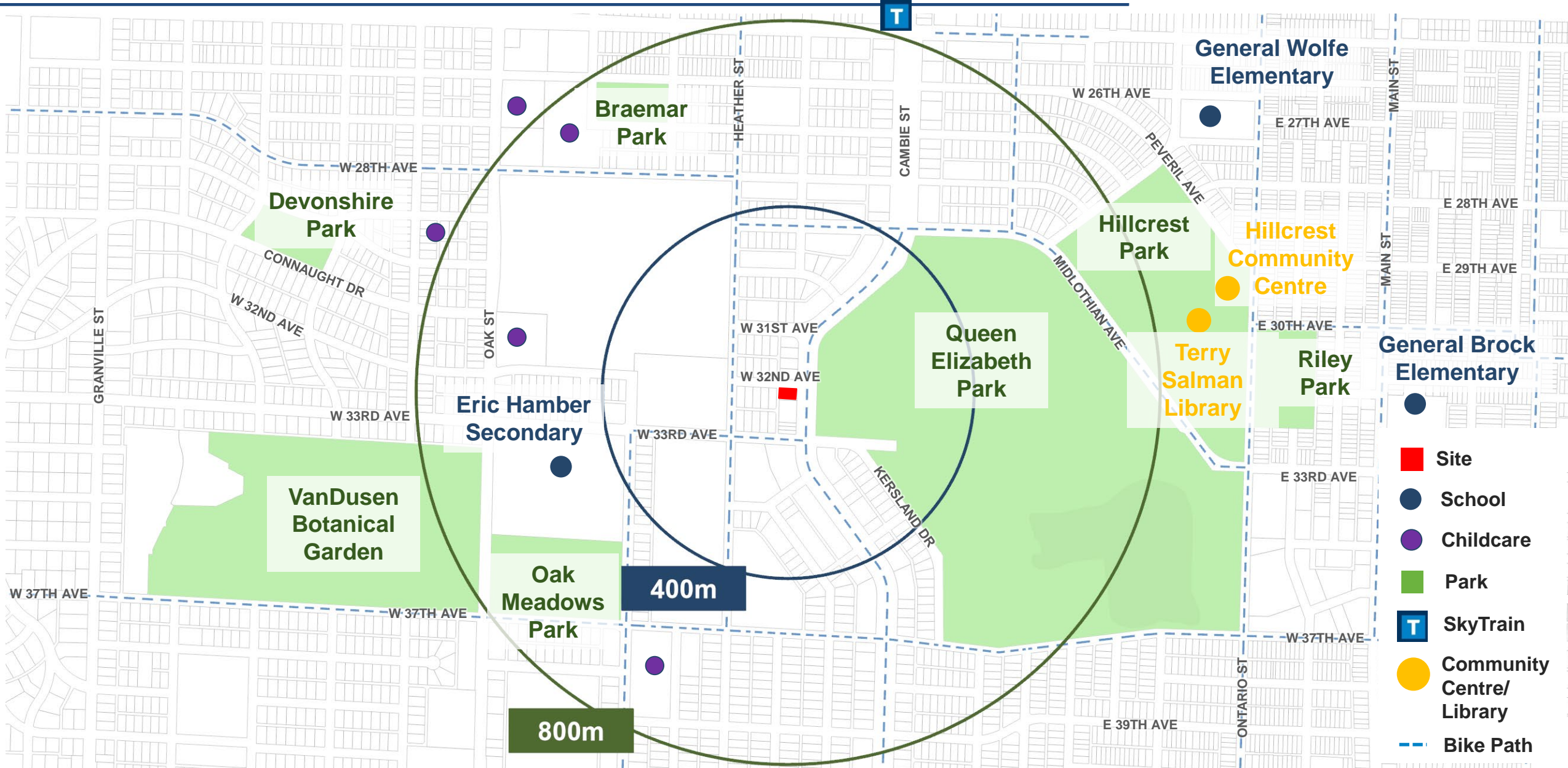
Cambie St

Queen Elizabeth Park

W 33rd Ave

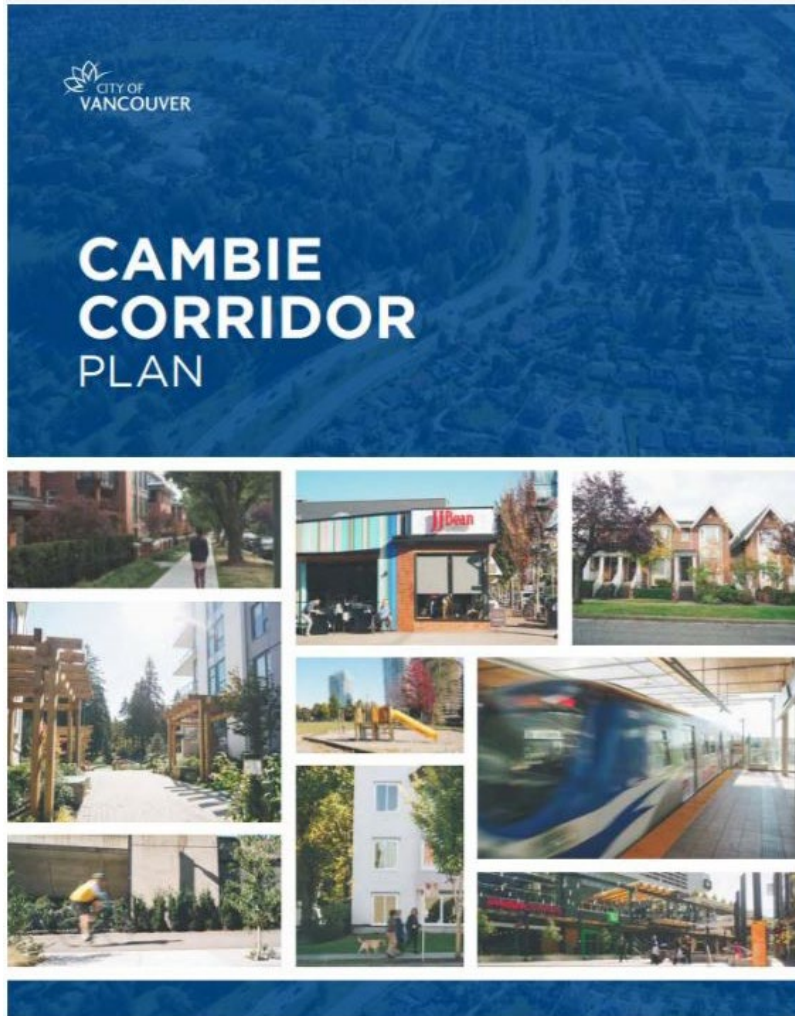


# Local Amenities and Services



# Enabling Policy

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## 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

# Enabling Policy

## Section 4.2.4 Cambie Street: 29th – 33rd Avenue

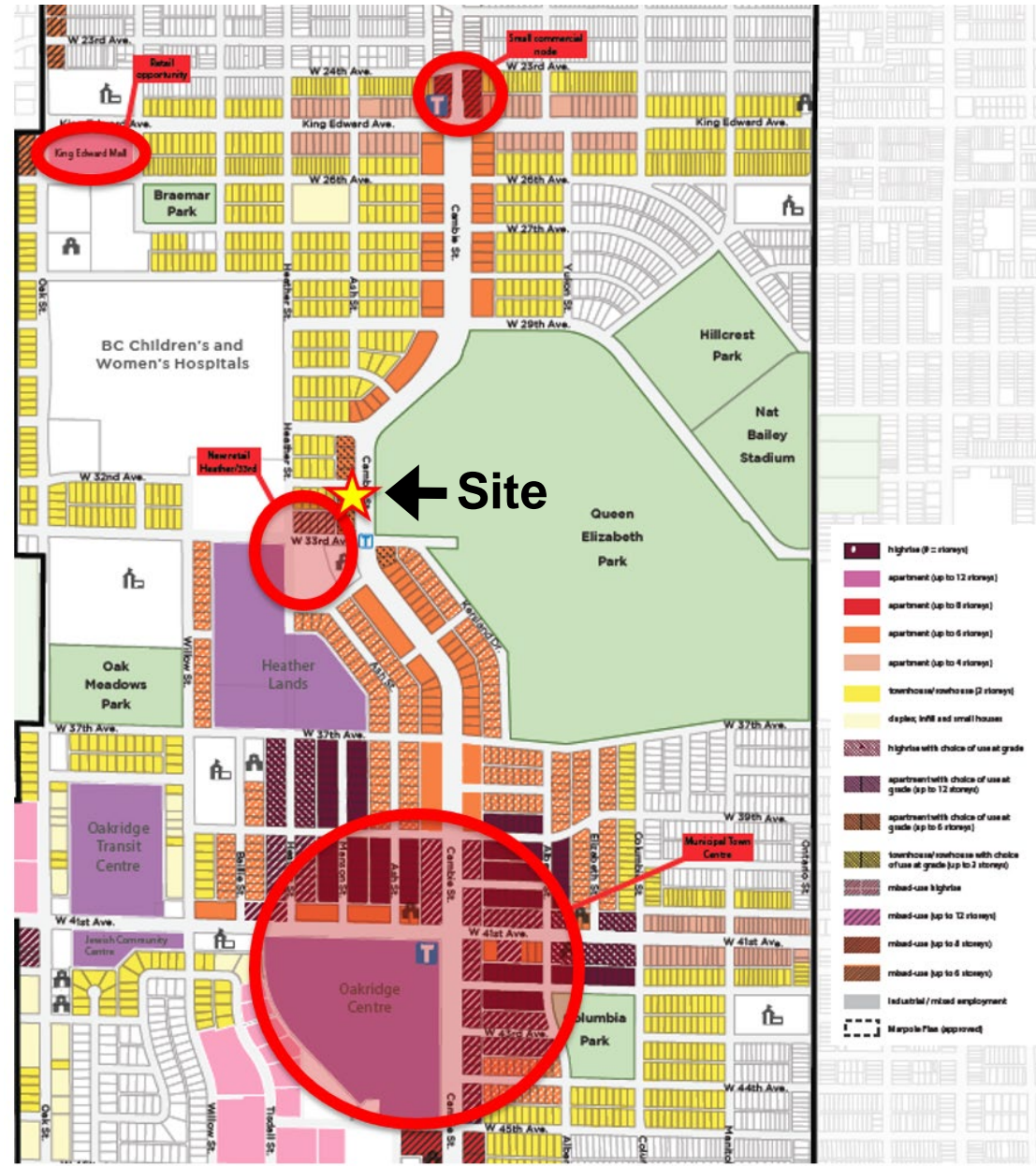


- |   |   |
|---|---|
|  Apartment (up to 6 storeys)     |  Mixed-use (up to 4 storeys) |
|  Choice of use (up to 6 storeys) |  Townhouse                   |

- Height: Up to 6 storeys
- Density: 1.75 - 2.25 FSR\*
- Residential use with choice of use at-grade
- Above 4 storeys, upper floors to be stepped back from Cambie Street

*\*The FSR range is an estimate based on urban design performance. Each site may fall within, below, or above the range.*

# Cambie Commercial Opportunities



# Proposal

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- Application submission: April 18, 2022
- Six-storey residential building
- Height of 21.7 m (71 ft.)
- Additional height for a rooftop amenity space
- 2.45 FSR
- 25 strata-titled residential units
- Parking from lane



# Public Consultation

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**Postcards Mailed  
March 9, 2023**

**City-hosted  
Q&A Period  
March 13 to May 26, 2023**

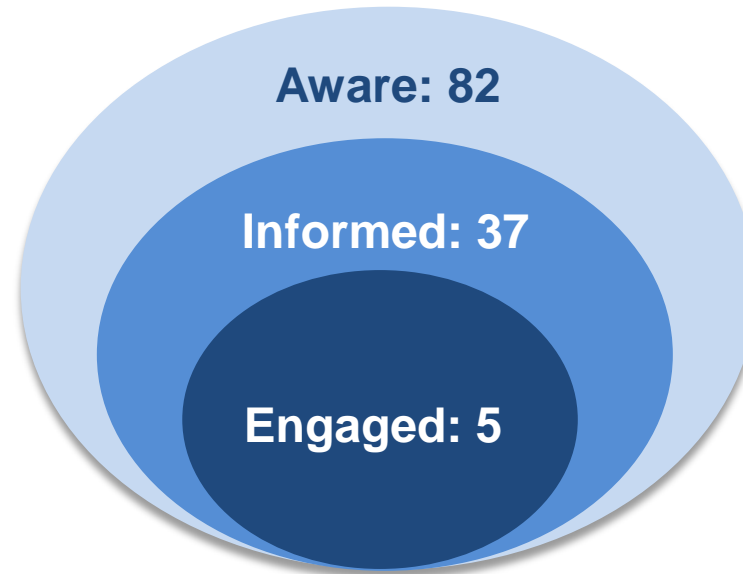
<b>Postcards distributed</b>	<b>1,268</b>
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<b>Questions</b>	<b>0</b>
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<b>Comment forms</b>	<b>5</b>
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<b>Other input</b>	<b>2</b>
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<b>Total</b>	<b>7</b>
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## Comments of concern

- Trees should be retained



# Public Benefits

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## **Community Amenity Contribution (CAC)**

- \$1.8 million

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

- \$780,000
- This includes the City-wide Utilities DCL which helps pay for infrastructure upgrades

# Conclusion

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

