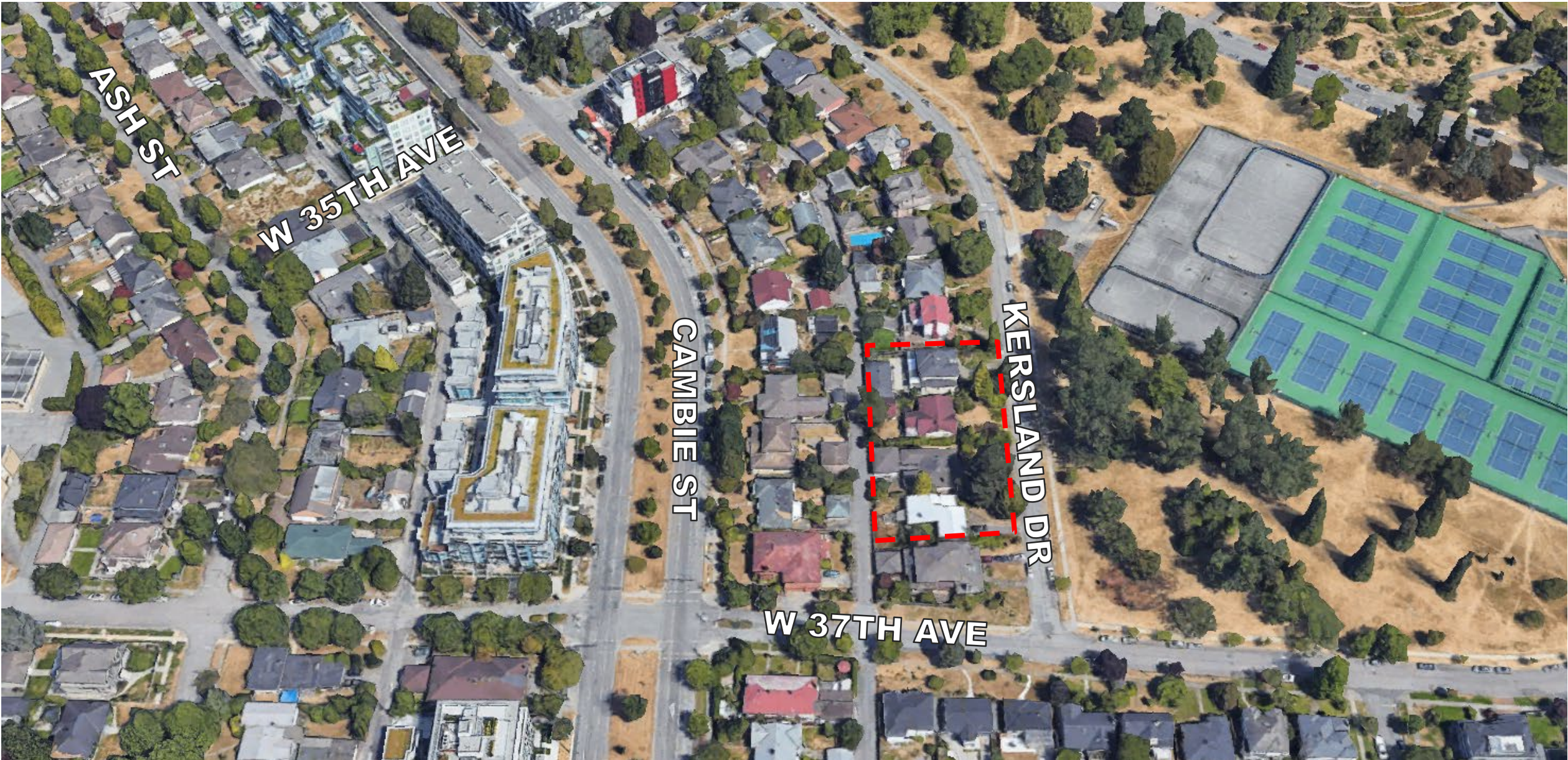


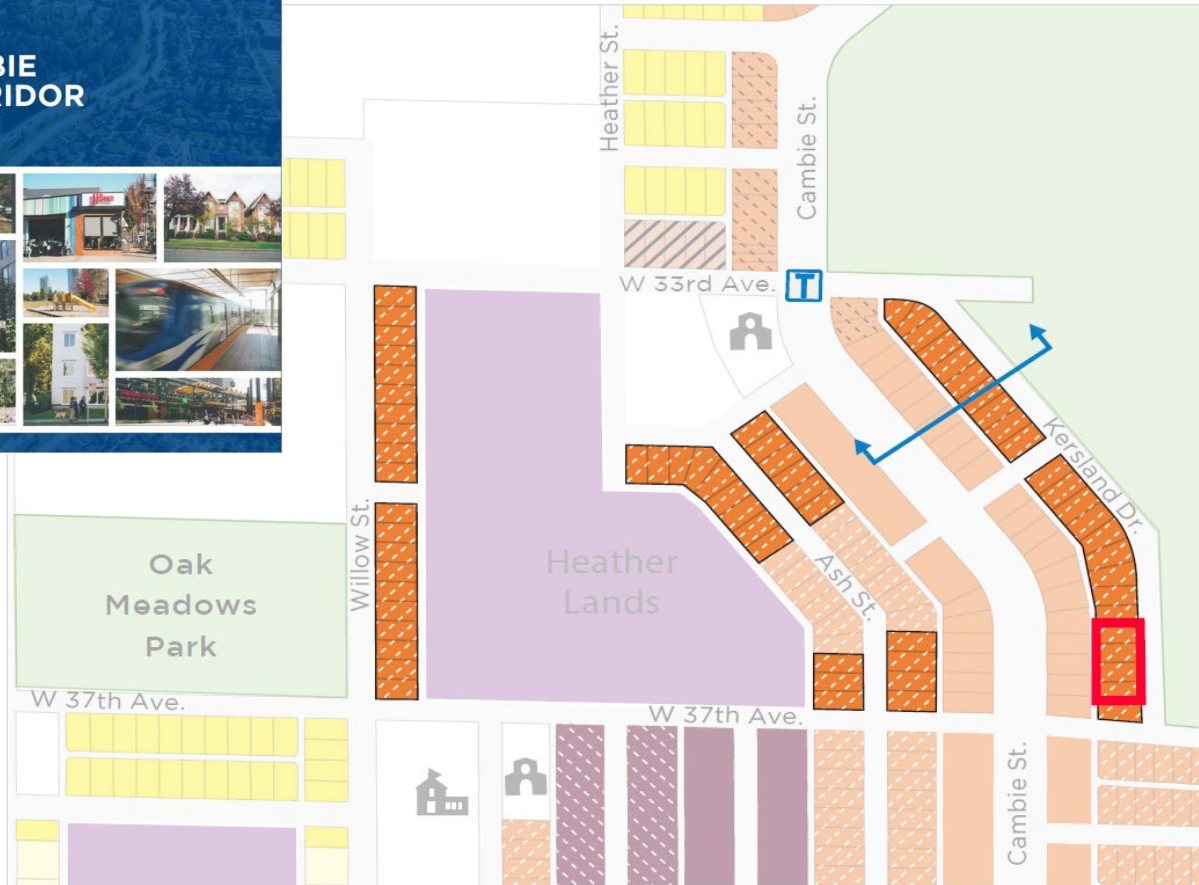
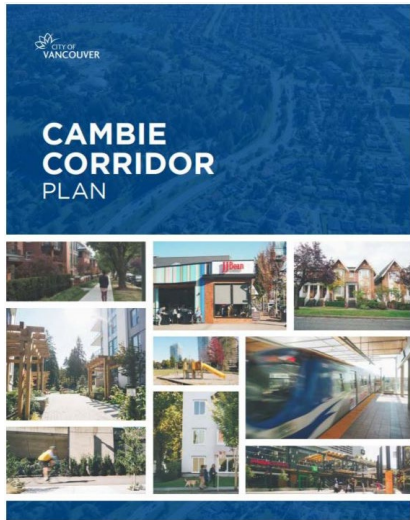


CD-1 Rezoning: 5235-5275 Kersland Drive
Public Hearing – September 12, 2023

Existing Site and Context



Enabling Policy



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

Section 4.2.8 – 4-Storey Strata Apartments or 6-Storey Rental

- Uses: Residential
- Height: Up to 4 storeys for strata
- Density: up to 2.0 FSR for strata

Original Rezoning Application Proposal

Looking West from Kersland Drive



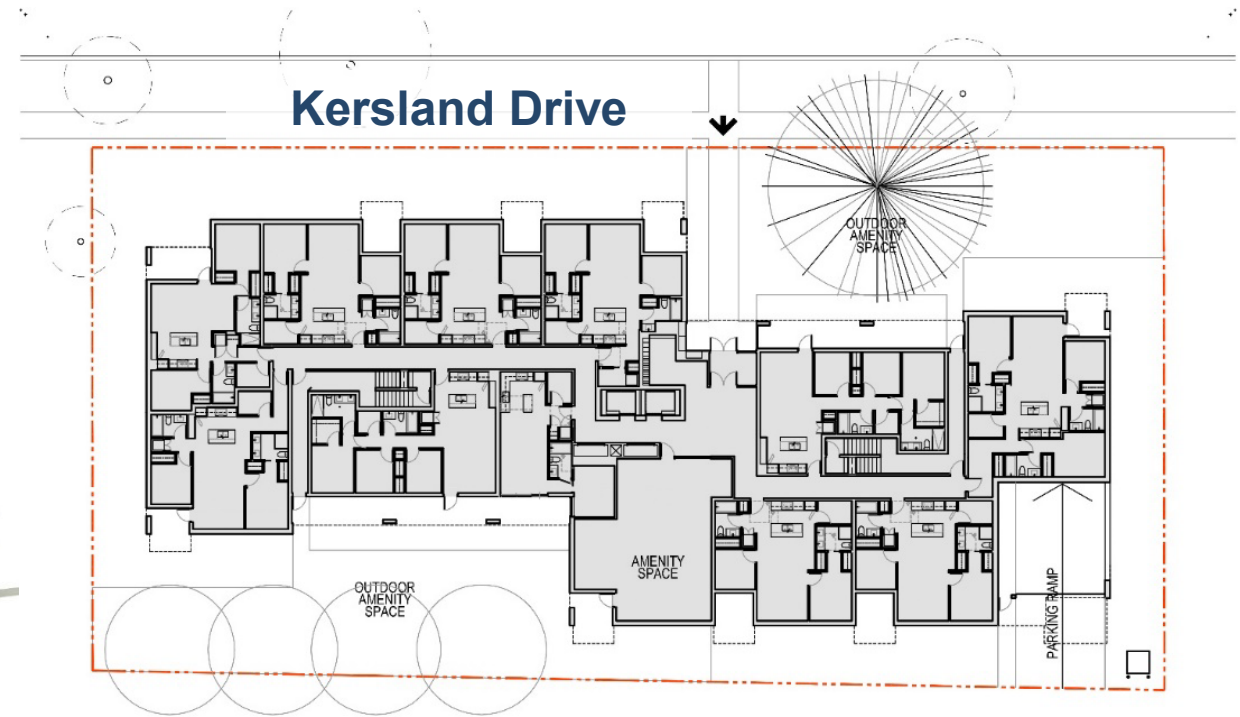
- Submitted Feb. 15, 2022
- Two four-storey buildings
- 63 strata-titled residential units and 2.0 FSR
- New tree plantings, with no retention of existing on-site trees

Revised Massing Proposal

- One building at five storeys to allow for tree retention
- Stepped back above the fourth storey



View from Kersland Drive



Public Consultation

Postcards Mailed
May 6, 2022

Postcards distributed 1,489

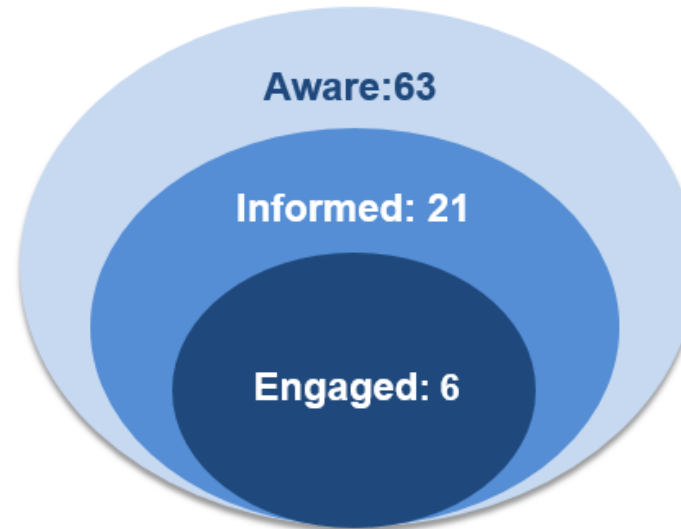
Questions 0

Comment forms 13

Other input 3

Total 16

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



Support

- Opportunities for home ownership in the community
- Three-bedroom units appreciated
- Form of development is appropriate

Concern

- School capacity to accommodate new residents
- Traffic on Kersland Drive

Public Benefits

Contribution	Amount
Community Amenity Contribution (CAC) – Cash	\$2,688,661
Development Cost Levies (DCLs)	\$1,826,974
Total Value	\$4,515,635

Conclusion

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

