



**CD-1 Rezoning: 975 West 57th Avenue**  
Public Hearing – September 24, 2024

# Existing Site and Context



W 54TH AVE

OAK ST

Sir Winston Churchill Secondary School

HEATHER ST

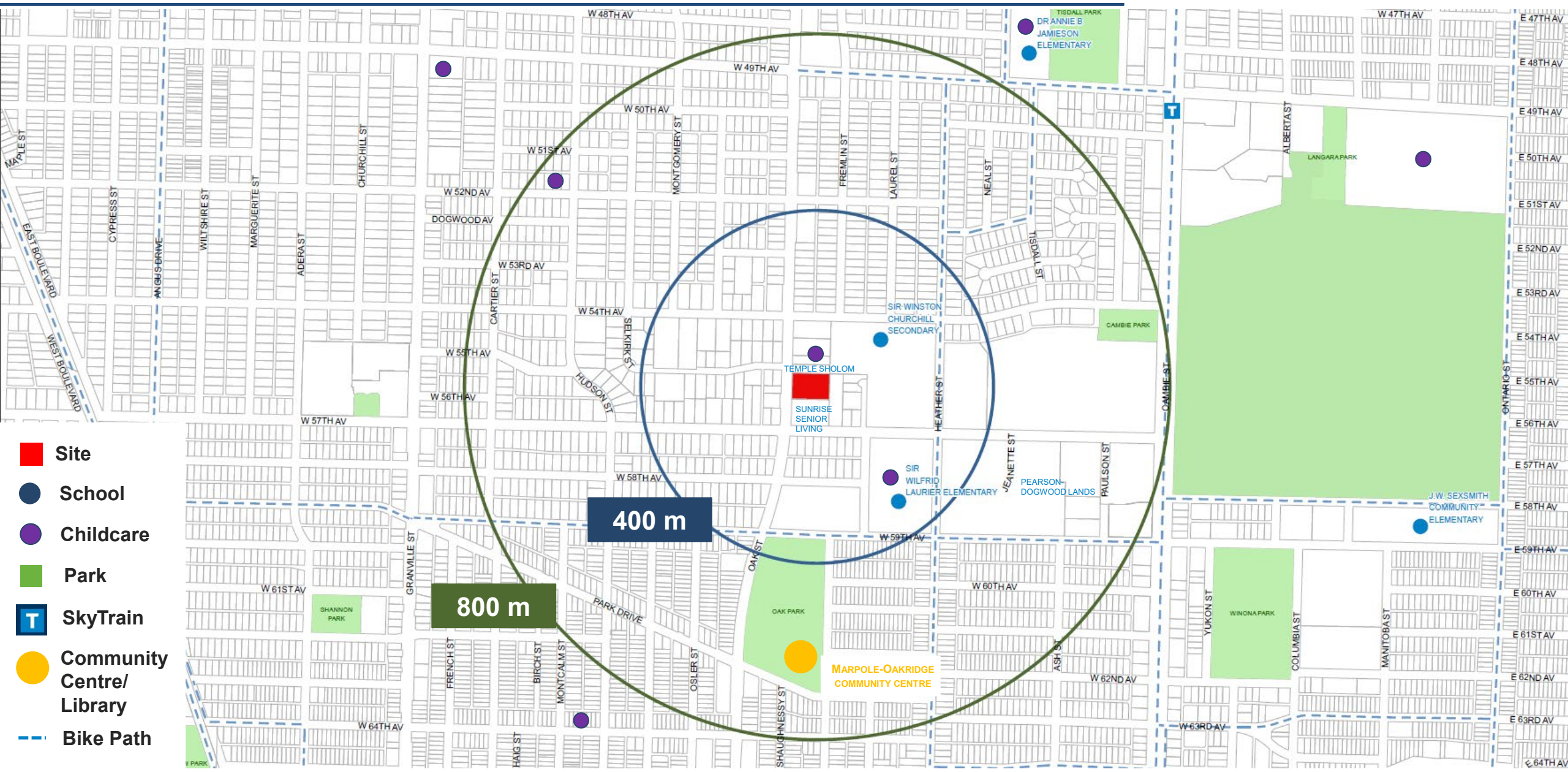
W 55TH AVE

W 57TH AVE

LAUREL ST

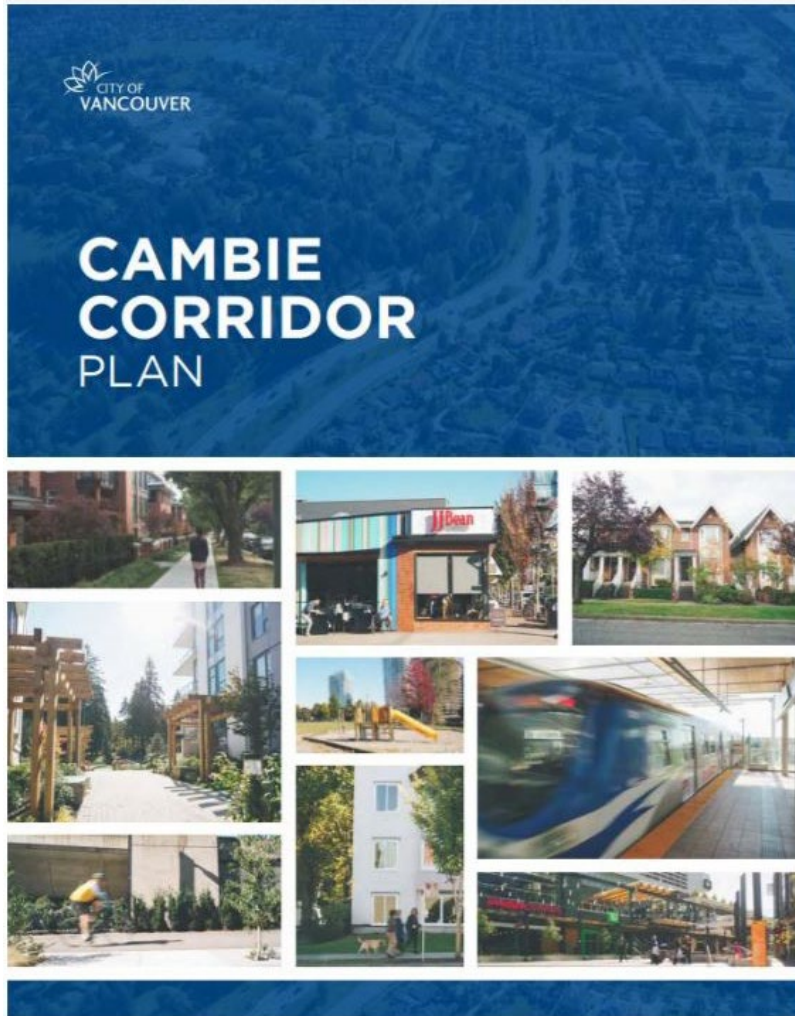
Sir Wilfred Laurier Elementary School

# Local Amenities and Services



# Enabling Policies

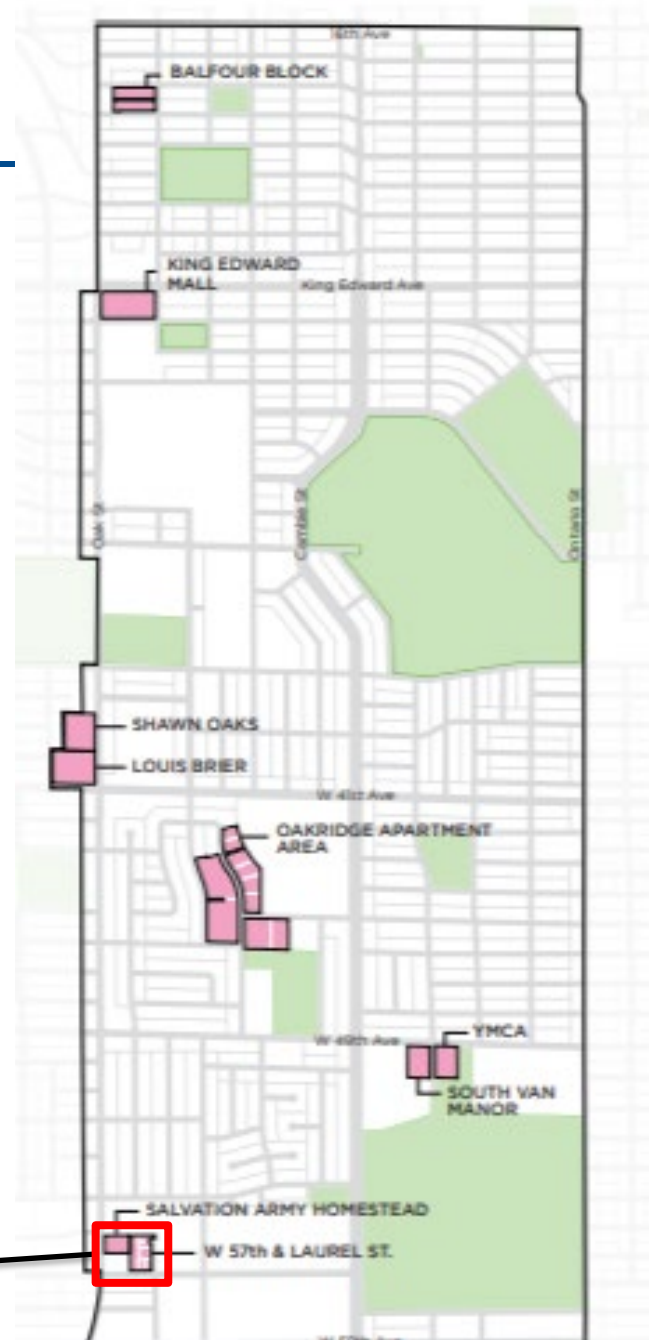
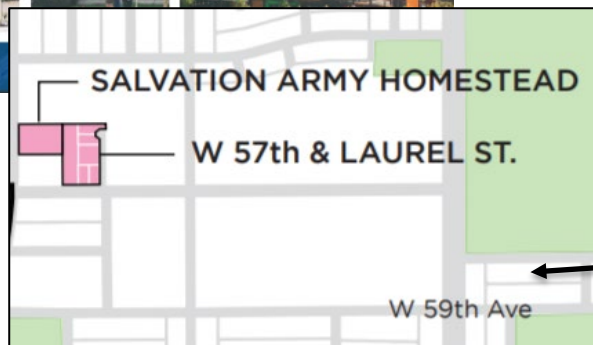
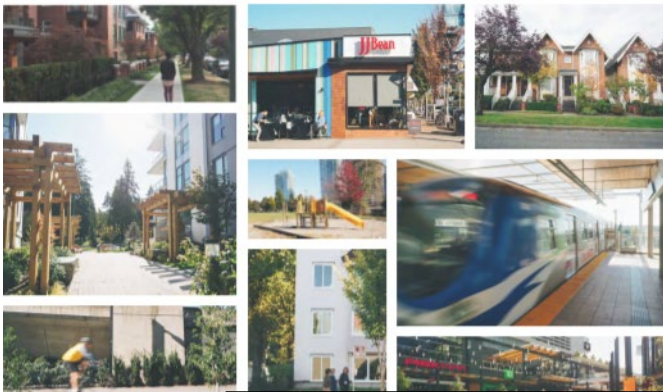
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## Cambie Corridor Plan (2018)

- 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

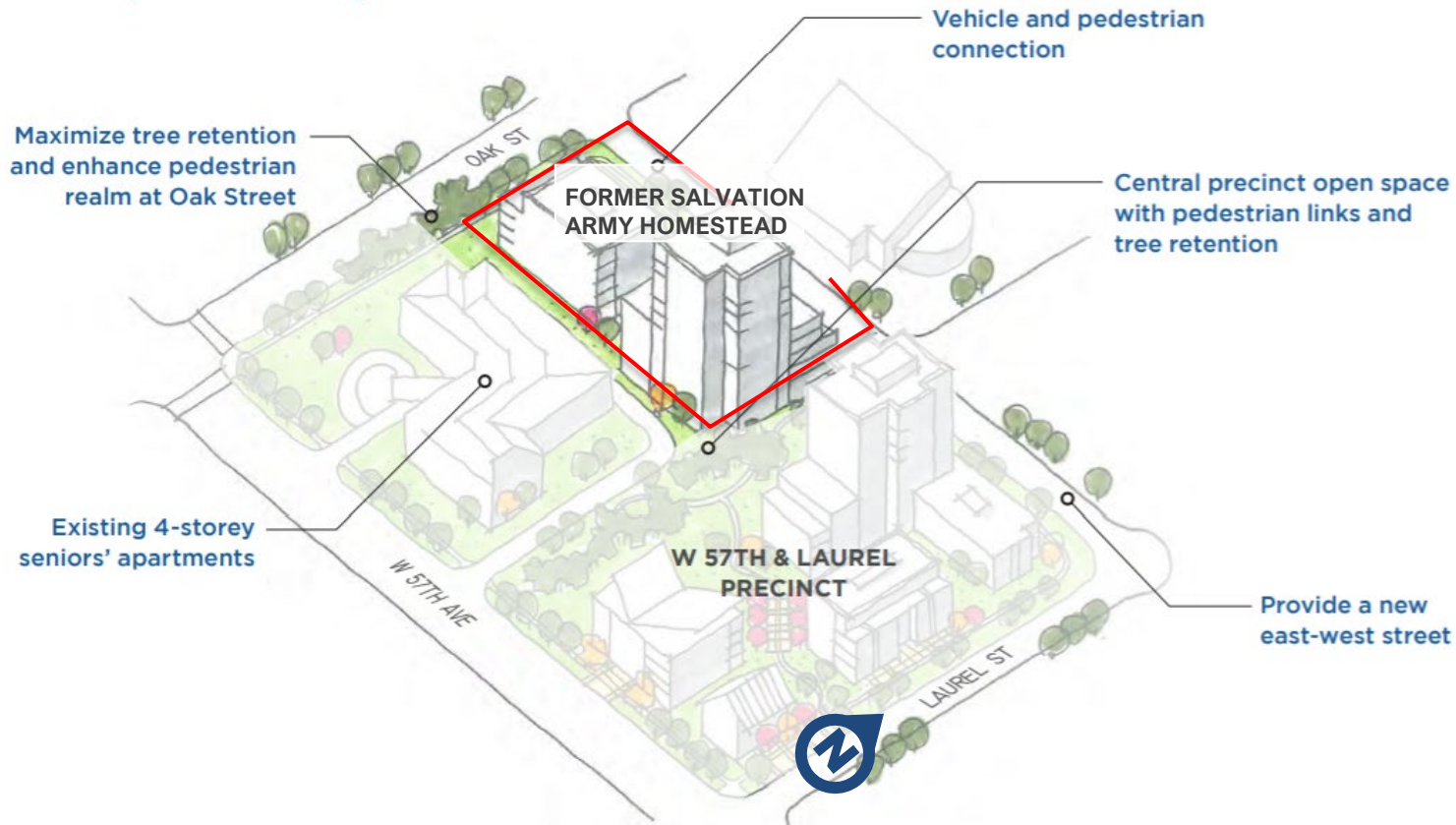
# Enabling Policies



- Opportunity to deliver diverse and affordable housing, local amenities, and increased neighborhood vibrancy
- Subject to an enhanced rezoning process
- Final preferred option submitted as a rezoning application

# Policy: Former Salvation Army Homestead

Conceptual Site Diagram



Graphics are for illustrative purposes and provide high level direction on site organization and expected building forms.

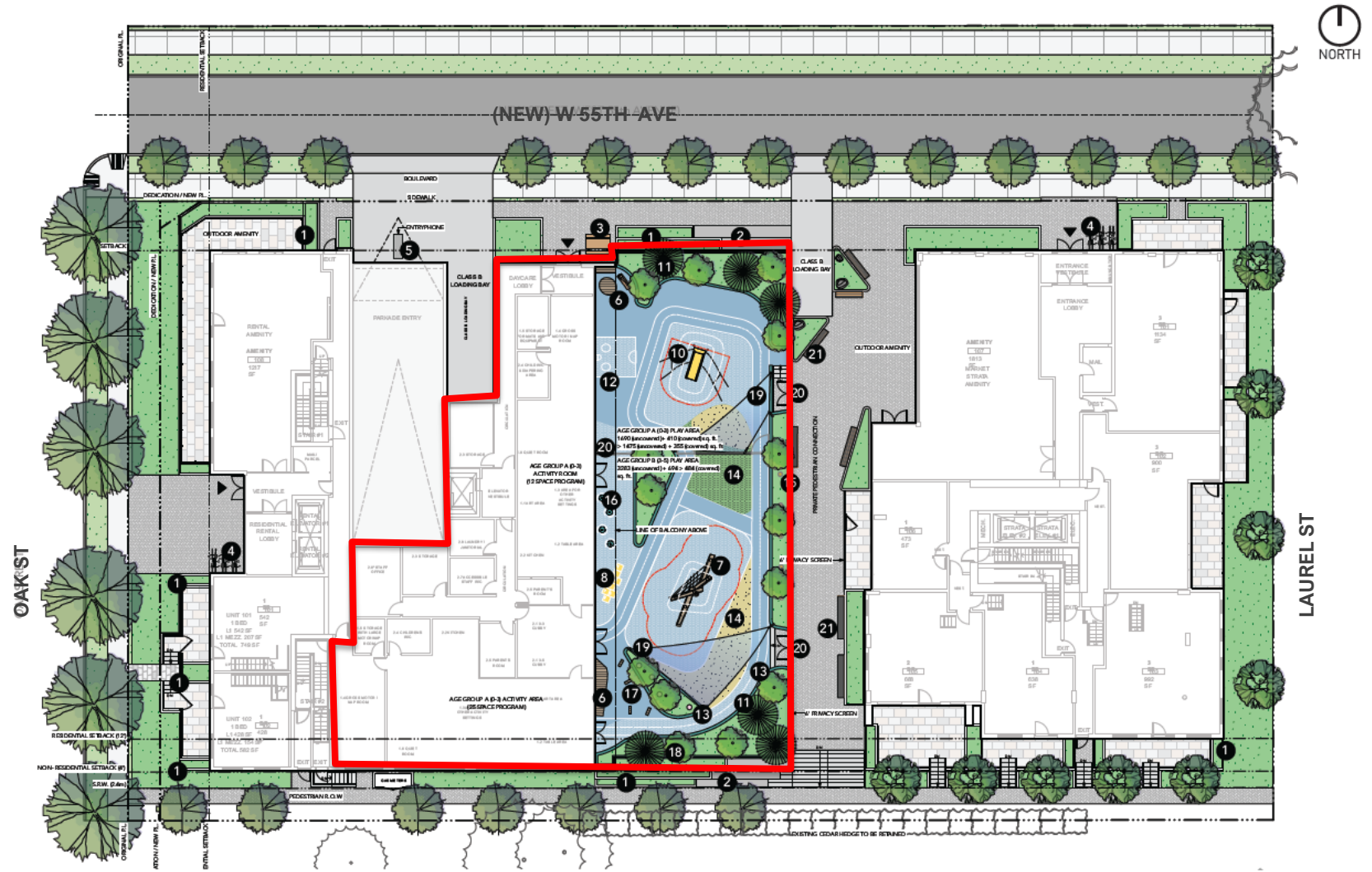
# Proposal

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- A 19-storey building with 143 strata-titled units
- A six-storey building with 47 rental units and a 37-space childcare on the ground floor
- A floor space ratio (FSR) of 3.14
- A building heights of 59.4 m (195 ft.) and 22.7 m (75 ft.)
- 189 vehicle parking spaces and 383 bicycle spaces
- A new east-west road along the northern property line
- Application received: October 27, 2023



# Childcare Site Plan





# Public Consultation

Postcards Mailed  
February 7, 2024

City-hosted  
Q&A Period  
February 7 to February 20, 2024

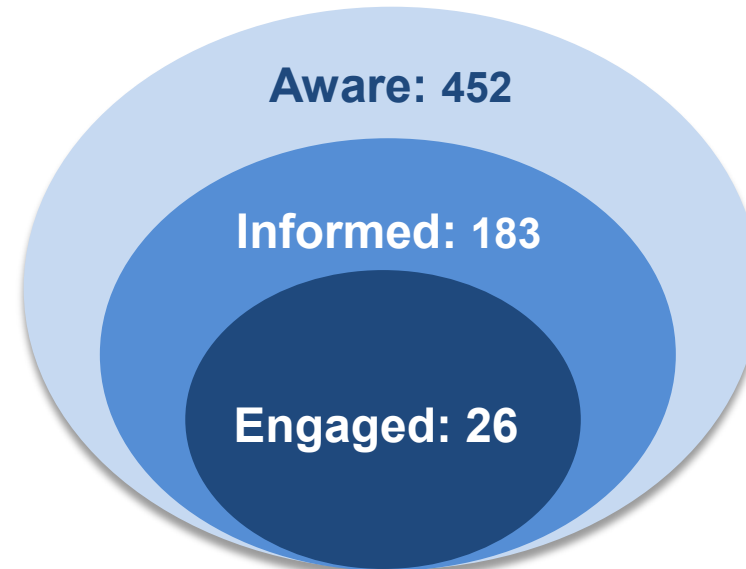
Postcards distributed	3,292
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Questions	3
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Comment forms	27
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Other input	3
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<b>Total</b>	<b>33</b>
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## Comments of support

- Childcare provision
- Height, density and massing
- Additional housing

## Comments of concern

- Traffic congestion
- Height
- Neighbourhood amenities

# Response to Feedback

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## Traffic congestion

- Intersection improvements such as turn bays and advance left turn arrows to help alleviate traffic congestion.

## Height, density and massing

- Consistent with the Plan's expectations.

## Neighbourhood amenities

- Proposal offers childcare facility.
- Neighbouring Pearson-Dogwood redevelopment offers additional amenities.

# Public Benefits

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Contribution	Amount
In-kind 37-space Childcare Facility	\$6,500,000
Development Cost Levies (DCLs)	\$5,854,839
Public Art	\$336,061
<b>Total Value</b>	<b>\$12,690,900</b>

# Conclusion

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- Meets intent of *Cambie Corridor Plan*
- Delivery of 143 strata-title units, 47 rental residential units and 37-space City-owned childcare facility
- Staff support application subject to conditions in Appendix B

## **END OF PRESENTATION**

slides after this are for internal use only,  
please do not post slides beyond this point

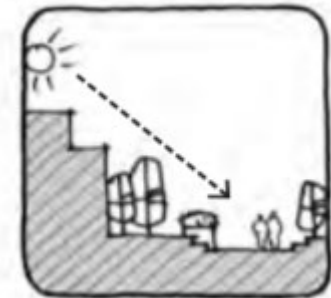
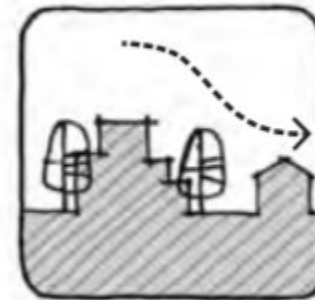
# Site Design Principles

- Incorporate significant usable on-site open space for residents.
- Integrate high-quality publicly accessible connections through the site that link to open spaces and break up the block.
- Provide a new, full east-west vehicle and pedestrian connection along the northern edge of the site from Oak Street to link with a future connection to Laurel Street.



# Height and Density

- Height:
  - Emphasis on lower mid-rise apartments.
  - A higher mid-rise apartment may be located internal to the site.
  - Where secured market rental housing is included, consider modest increases in height and density.
- Density: Varies with building performance



# Public Benefits

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

- delivery of in-kind 37-space childcare facility valued at \$6.5 million

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

- \$5,854,839
- This includes the City-wide Utilities DCL which helps pay for infrastructure upgrades

## **Public Art**

- \$336,061