

8100 Block of Cambie | Site Profile

Location: 510 W. 65th Ave

Size: ~0.78 acres (0.32 ha)

Current Zoning: CD-1 (75)

Year Built: 1974

Current Use: Residential (townhouses)



2013 Pictometry

Surrounding Land Uses:

- North: Single-family residential (RS-1); potential rezoning as per Cambie Corridor Plan (6 storey apartment residential)
- West: Single-family residential (RS-1); identified in Marpole Plan as “Buffer for single-family area - Cambie Phase 3”
- South: Recently approved high density mixed-use redevelopment CD-1 (577), 31 and 12 storeys
- East: Recently approved high density mixed-use redevelopment CD-1 (535), 31 and 25 storeys

Existing Policies and Community Vision Directions:

- **Cambie Phase 3 Scope of Work:**
 - The site is a unique site and will be guided by policy developed in Phase 3.
 - To assess the appropriate scale and role of this site for providing an appropriate built form transition, Phase 2 policy will be reviewed to ensure an effective interface with adjacent high density development (south and east) and lower density areas (north and west).
 - Rezoning of this site during Phase 3 could proceed under the Cambie Corridor Plan.
- **Cambie Corridor Plan:**
 - Mixed use buildings will be allowed up to six storeys.
 - Choice of use at grade will be considered (including retail)

Other considerations:

- Existing building contains 16 two-storey strata townhomes with underground parking.
- Single ownership.

Note: Unique site profiles are intended to provide a general snapshot of policies and Vision directions as background for discussion. Please see actual policy, zoning, and Vision documents for full information.



View from Cambie St.



View from W. 65th Ave.



Lane at western end of site

8100 Block of Cambie | Context Map



Cambie and Marine Intersection - approved developments:

Site A: Southeast corner of Marine Dr. & Cambie St.: "Marine Gateway"

- Mixed-use development (residential, office and retail)
- Three towers, 35, 26 and 14 storeys.
- 418 strata units, 46 affordable rental units

Site B: Northeast corner of Marine Dr. & Cambie St.: "MC2"

- Mixed-use development (residential, retail and artist's studios)
- Two towers, 31 and 25 storeys
- 441 strata units, 110 market rental units

Site C: Northwest corner of Marine Dr. & Cambie St.: "Northwest"

- Mixed-use development (residential, retail, childcare and family place)
- Two towers, 31 and 12 storeys
- 368 strata units

Site D: 445 SW Marine Dr.: "Marine Gardens"

- Residential development with childcarecare
- Two towers, 27 and 21
- 512 strata units, 70 market rental units

LEGEND

- Unique Sites/Areas
- Marpole Buffer Area
- Transit Station
- Cambie Corridor Plan and Marpole Community Plan - Residential
- Cambie Corridor Plan and Marpole Community Plan - Mixed-Use
- Cambie Corridor Plan and Marpole Community Plan - Employment Zone
- Rezoning Application - Approved
- Development Application - Approved

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