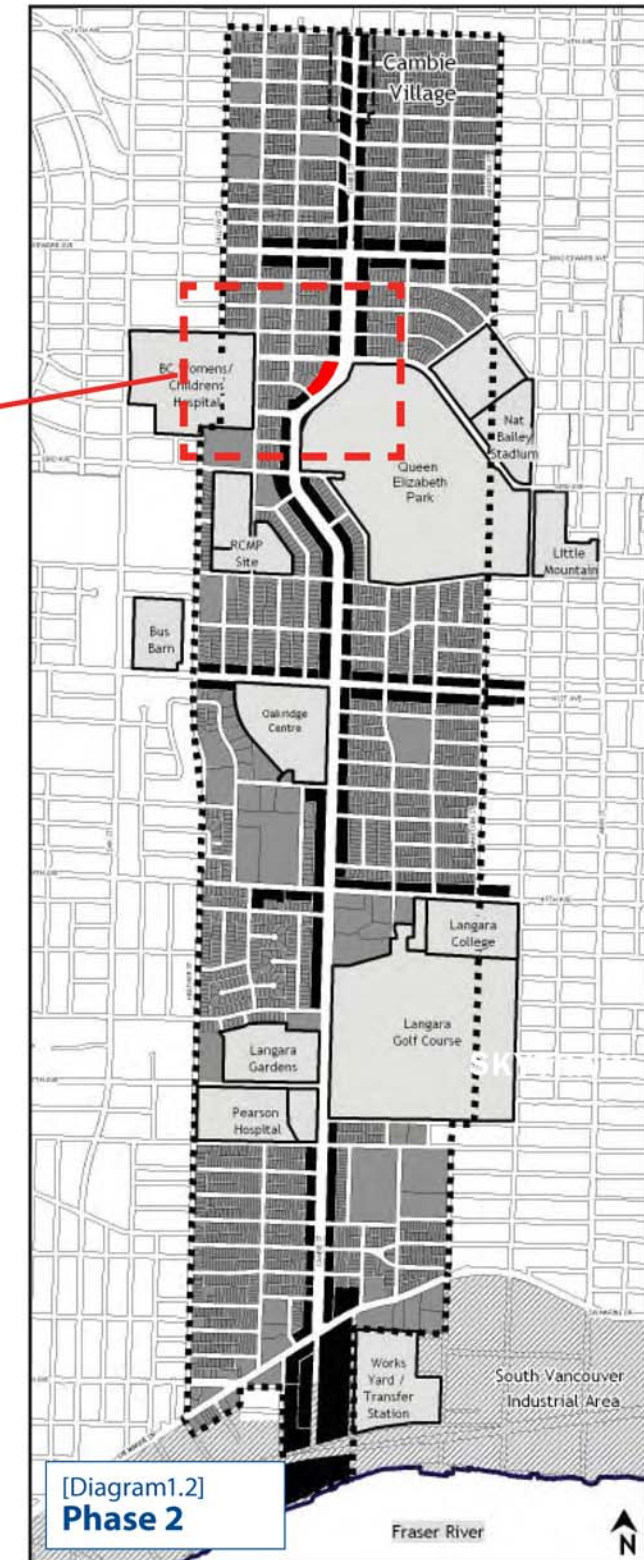


The site is located between West 29th & 30th Ave. on Cambie St. and is located within the Cambie Corridor Plan Study Area



Cambie St. Corridor Plan, City of Vancouver Planning Department

**SITE AND CONTEXT**

- The site is comprised of seven existing family lots which front onto Cambie Street between West 29th and 30th Avenues. Most of the neighbouring buildings to the west and north of the site are modest post-war homes on larger than standard lots. Some lots have been redeveloped into larger single family homes.
- Queen Elizabeth Park is across the street to the east and south of the site. The project is uniquely situated across from the north end of the Cambie Street “bend” as it curves around the knoll of Queen Elizabeth Park. This portion of the Cambie Street artery has a large boulevard up to 100’ wide.
- The project is surrounded by and within walking distance to a variety of amenities including neighbourhood shops, parks and playgrounds, Hillcrest Community Centre and schools. The Children’s and Women’s Health Centre is located one block away.
- King Edward Skytrain station and the future station at 33rd Avenue and Cambie are within walking distance to the site. The project is situated directly adjacent to the #22 bus line and the 29th Avenue Bikeway.
- The site is ideally suited for residential use and increased density due to its central location and the ease of access to a wide range of amenities and transportation.
- Stone walls fronting the existing houses within the site will be dismantled and reused in new landscaping features.



Queen Elizabeth Park across Cambie Street



View Looking Northwest



30th Ave - Retaining wall



Existing Retaining Wall



Corner of 29th Ave and Cambie St.



Existing laneway looking towards site



Existing front yard with landscaping walls



Bike lane @ 29th Ave. crossing Cambie St. boulevard



Existing Homes - Note: Rock wall runs along 6 of the 7 existing homes