

Balfour Site | Profile

Location:

West 18th and West 19th Avenue, between Oak Street and Laurel Street

Size:

~2.34 acres (0.95 ha), not including lane right-of-way

Current Zoning:

Current Use:

Residential, 17 duplexes, 34 market rental units (built in 1954-1955)

No. of storeys: 2



Surrounding Land Uses:

- North: Single-family (zoned RS-7)
- South: Single-family (zoned RS-7)
- West: Residential and institutional (synagogue - RM-3A), and associated parking (RS-7)
- East: Single-family (zoned RS-7)

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.
- **Rezoning Policy for Sustainable Large Developments:** Riley Park/South Cambie Vision (RPSC) directions for height and density will be used as the base case option for site planning processes. Additional options with increased densities and corresponding heights beyond the RPSC Vision may be created and assessed through rezoning.
- **Riley Park South Cambie Vision** [Site specific rezoning permitted without additional area planning¹]: Buildings on Balfour site should be limited to three storeys, and about 35 feet.

Other considerations:

- A development application could proceed under existing RT-2 zoning.
- The site is duplex zoned, and therefore not currently protected by the Rate of Change ODP Bylaw. The Rate of Change ODP requires 1 for 1 replacement of rental housing in RM, FM and CD-1 districts.
- A future rezoning application would need to consider the provision of rental replacement and tenant relocation assistance.

¹ Superseded by Cambie Corridor Phase 3 Interim Rezoning Policy



Duplexes on Balfour site



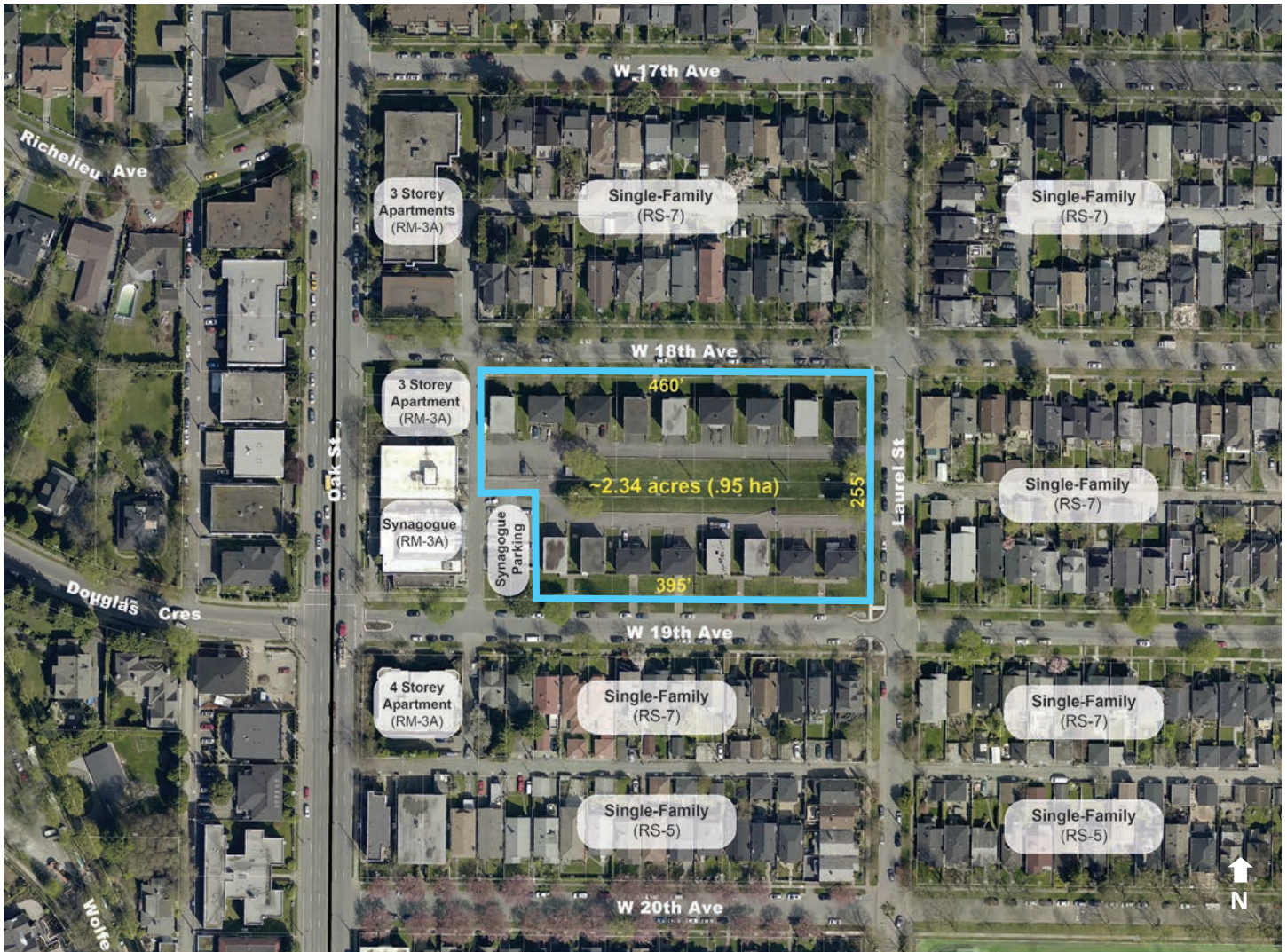
Central greenspace (lane easement)



Lane (looking east)

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.

Balfour Site | Context Map



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LEGEND

- Phase 3 Study Area Boundary
- Unique Site/Area