

7972 Cambie Street, Vancouver

\$3,790,000



KEY INFORMATION

MLS® R2372944

Residential Attached

Marpole

4 Bedrooms

2 Bathrooms

1,988 SF

7,109 SF Lot

FEATURES

Year Built: 1986

Listed By: Luxmore Realty

2 Cambie Street: 59th-64th Avenue

z: Varies
Density: 2.0-2.5 or 2.5 - 3.0 FSR* depending on use
Height: Up to 6 storeys

Residential buildings will be allowed up to 6 storeys and 2.0 - 2.5 FSR
Mixed-use buildings with active commercial at grade will be allowed up to 6 storeys and 2.5 - 3.0 FSR
Above 4 storeys, upper floors will be stepped back from Cambie Street
Buildings will include front doors onto the street and will activate and enhance the adjacent lane by providing active uses on the rear
Development proposals will include required public realm features (i.e., street trees, landscaped setbacks, etc.). See *Cambie Corridor Public Realm Plan* and the *Built Form Guidelines* (Chapter 5) for more information.



Suggested FSR range is an estimate based on intended design performance. The development potential for a site may fall within, below, or above the FSR range. More information is provided in Chapter 5.