



CD-1 Rezoning: 469-485 W 59th Avenue



Marpole Community Plan

- Approved by Council in 2014
- Subject site within the 'Cambie' sub-area.
- Outlines land uses, density limits, building heights and building forms.
- Policy allows for residential buildings up to six storeys and 2.5 FSR in this location





43 Residential Units

- 1 one-bedroom units
- 26 two-bedroom units
- 16 three-bedroom units

Parking

- 63 vehicles
- 54 bicycles

Height

- 6-storeys
- 21 m (69ft)

Density: 2.50 FSR

- Pre-application Open House (September 21, 2016)
 - 430 notifications were distributed
 - Attendees indicated they would prefer to see greater density on the site. No other comments were received with respect to the proposal
- City hosted Open House (January 17, 2017)
 - 735 notifications were distributed
 - 28 people attended
 - 2 comment sheets received
- Feedback
 - Comments were generally unrelated to the project, calling for higher densities as part of the Cambie Corridor Plan

CAC Value	Allocation
\$96,039 (5%)	Heritage
\$864,351 (45%)	Social/Community Facilities
\$960,390 (50%)	Affordable Housing
\$1,920,780	Total



