



CD-1 Rezoning:

375 West 59th Avenue





- ↘ Marpole Community Plan
 - ↘ Approved by Council in 2014
 - ↘ “Cambie” Neighbourhood
 - ↘ Residential buildings up to 6 storeys
 - ↘ Minimum of 25% family housing units
 - ↘ Density up to 2.5 FSR
 - Anomalous sites to be determined through site analysis*





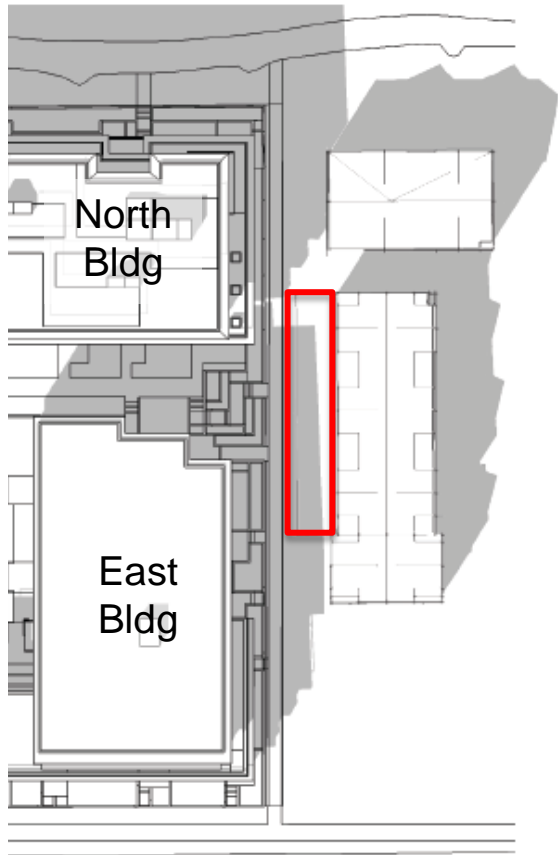
- ↘ 155 Residential Units
 - ↘ 117 family units (75%)

- ↘ Parking
 - ↘ 229 vehicle
 - ↘ 302 bicycles

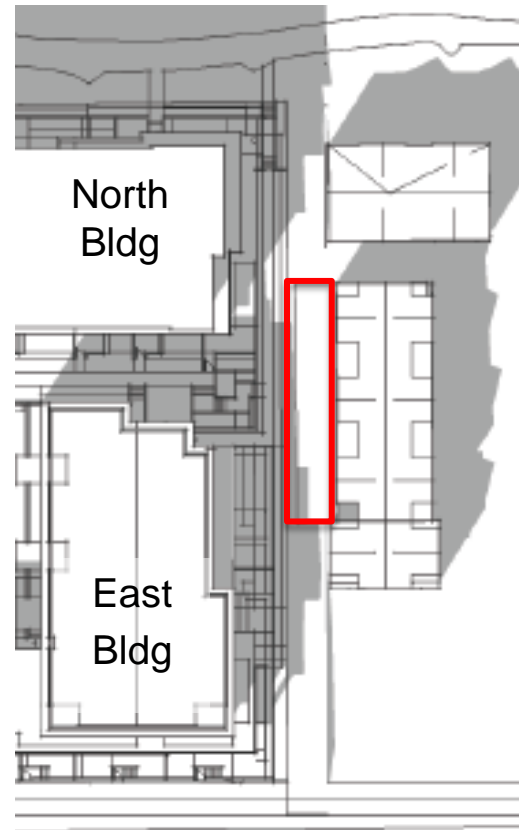
- ↘ Height
 - ↘ Two 6-storey buildings
 - ↘ One 5-storey building
 - ↘ 22.8 m (75 ft.)

- ↘ Density: 2.66 FSR

Existing Application
2pm March/September 21



With Proposed Changes
2pm March/September 21



- ↘ City hosted Open House (April 28, 2015)

- ↘ Feedback
 - ↘ Concern about height and shadowing – suggesting 4 storeys
 - ↘ Concern about increased traffic congestion
 - ↘ Concern about insufficient setbacks – desire to increase from 10 feet to 15-18 feet

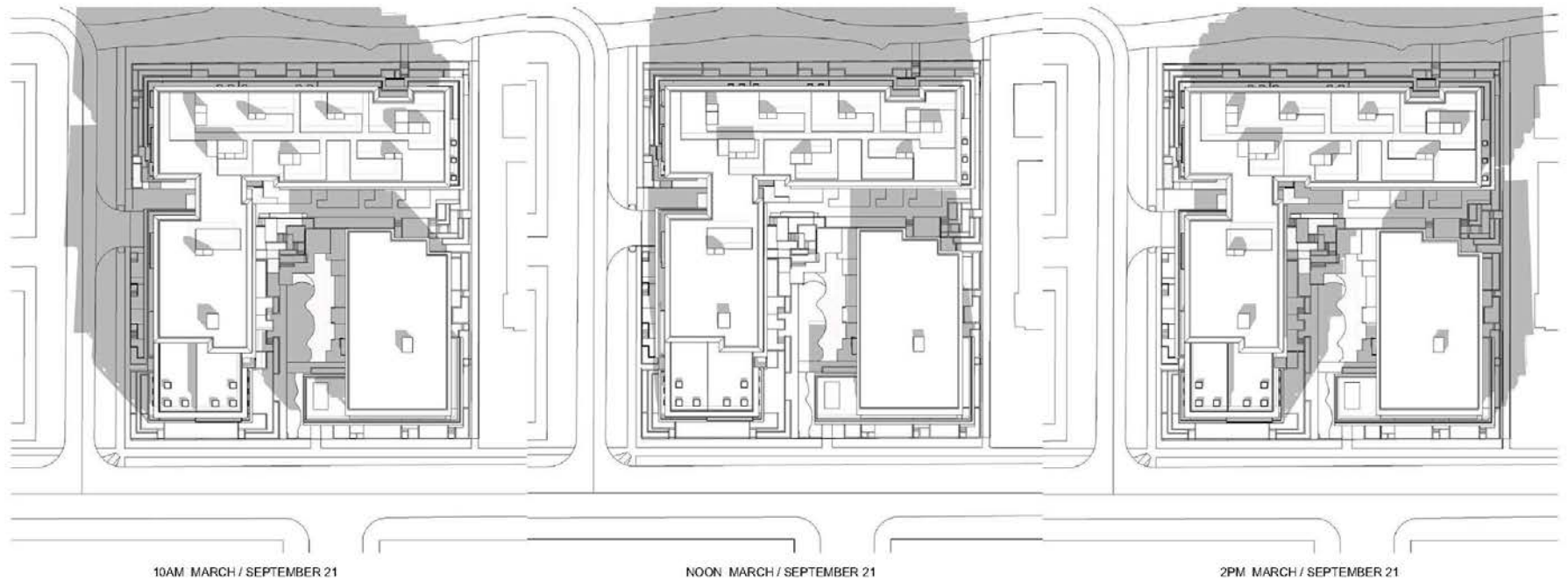
- ↘ Langara Green strata
 - ↘ Concern about height, shadowing, and privacy, especially along eastern edge
 - ↘ Concern regarding proposed pedestrian pathway along eastern and northern edge
 - ↘ Pest Control

CAC Value	Allocation
(50%) \$3,291,337	Affordable housing reserve
(45%) \$2,962,204	Childcare and community facilities
(5%) \$329,134	Heritage amenity
\$6,582,675	Total

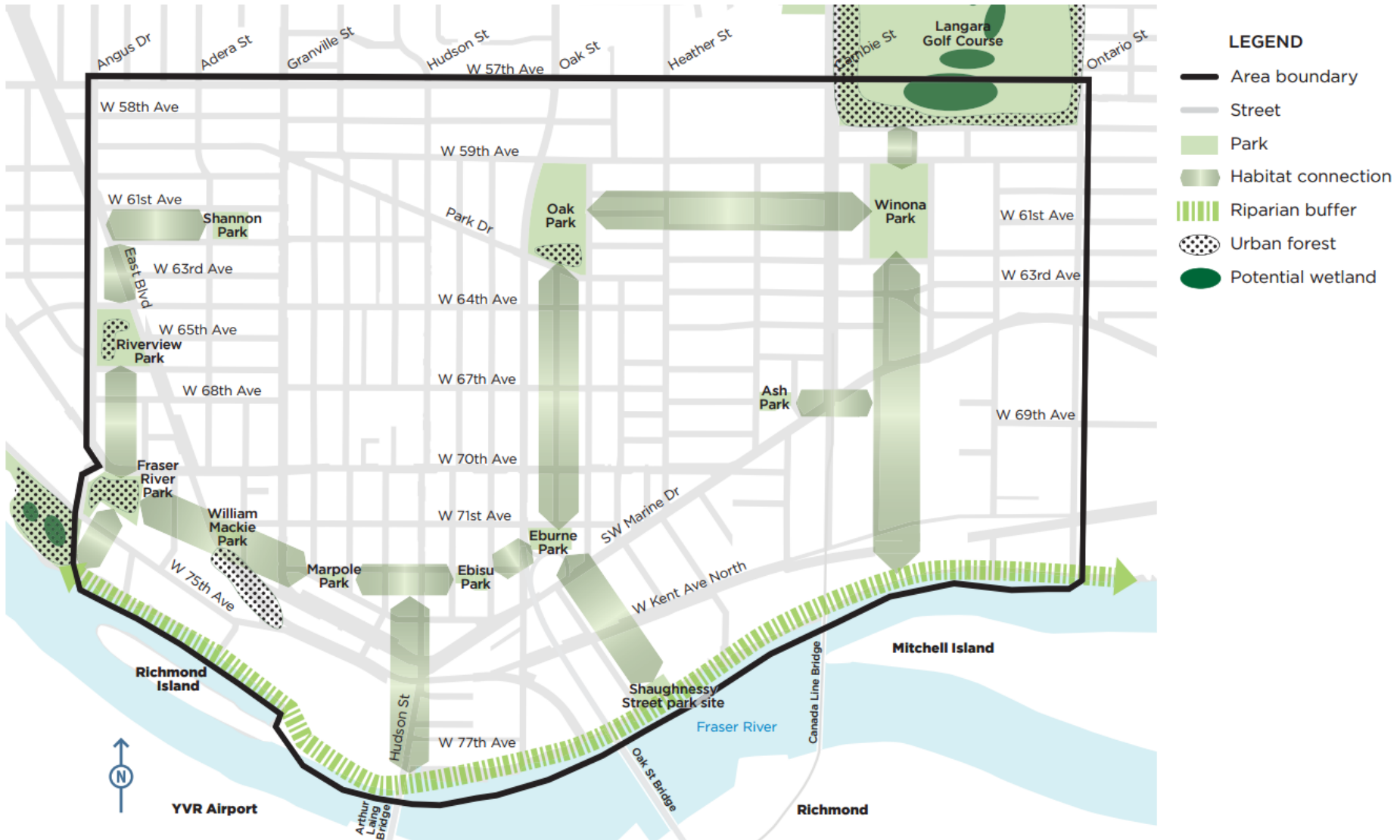
- Existing Community Care Facility
 - 62 beds
 - Out-dated facility to be decommissioned with relocation for residents
 - No net loss of beds in Vancouver
- Community Care Facility Guidelines, Marpole Community Plan and Healthy City Strategy







Marpole Community Plan – Habitat Connections





West Elevation



East Elevation



North Elevation



South Elevation

