



**CD-1 Rezoning:**  
87-115 Southwest Marine Drive





W 62ND AVE

W 63RD AVE

MANITOBA ST

ONTARIO ST

SW MARINE DR



## 48 Social Housing Units

- 23 one-bedroom units
- 15 two-bedroom units
- 10 three-bedroom units

## Parking

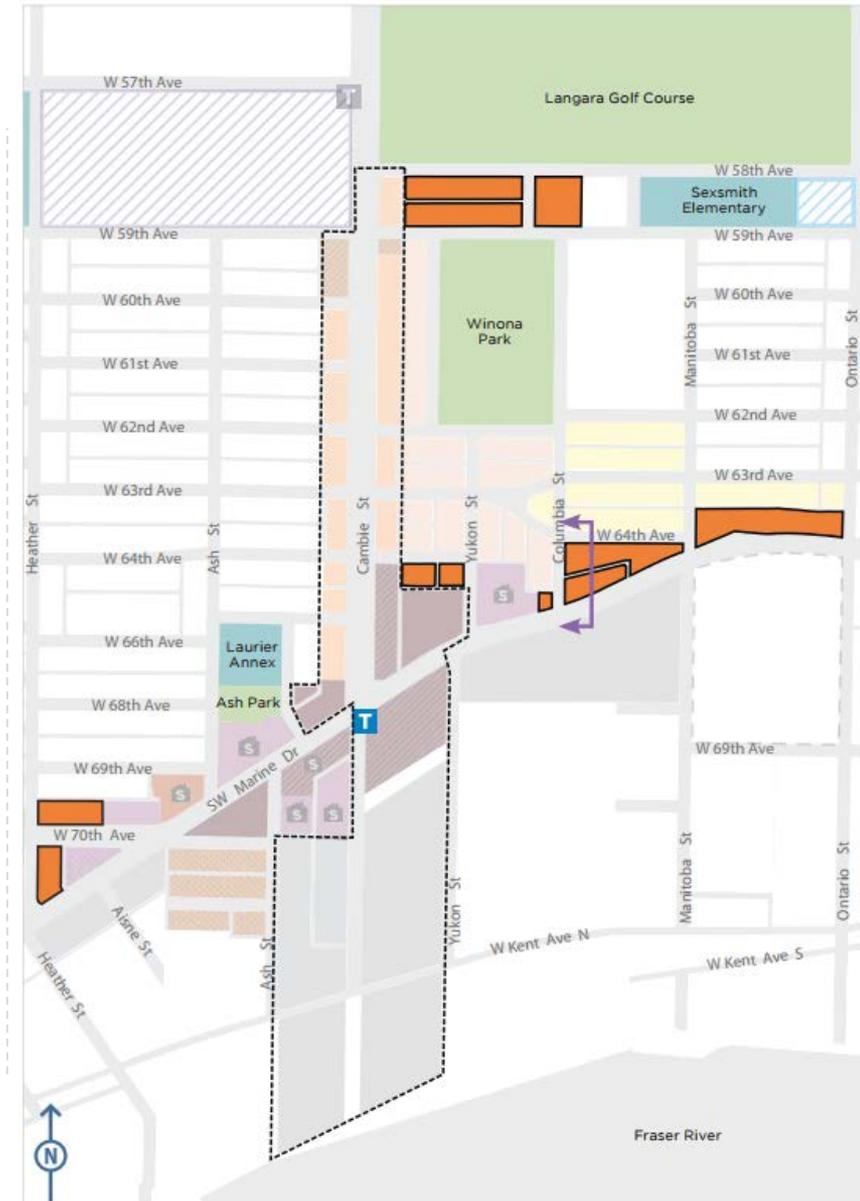
- 38 vehicles
- 68 bicycles

## Height

- 6 storeys
- 20.7 m (68 ft.)

Density: 2.26 FSR

- **Marpole Community Plan**
  - Approved by Council in 2014 and amended in 2017
  - Subject site is within the “Cambie” area
  - Residential buildings up to 6 storeys
  - Allows for density up to 2.5 FSR
- **Housing Vancouver Strategy**
  - Approved by Council in 2017
  - 10-year target for 12,000 supportive, social or co-op units



- ↘ City-hosted Open House (July 20, 2017)
  - ↘ 941 notifications were distributed
  - ↘ 21 people attended the open house
  - ↘ 6 written responses received
  
- ↘ Feedback
  - ↘ General support for the project, including the inclusion of affordable housing units.
  - ↘ Some concerns about the proposal, including height, density and presence of social housing.
  - ↘ Additional concern about the ability to develop 83 SW Marine Drive under the Marpole Plan.

- 48 social housing units, contributing to Housing Vancouver social housing targets.
- SHORT (Social Housing or Rental Tenure) project, allowing faster delivery of social housing units.

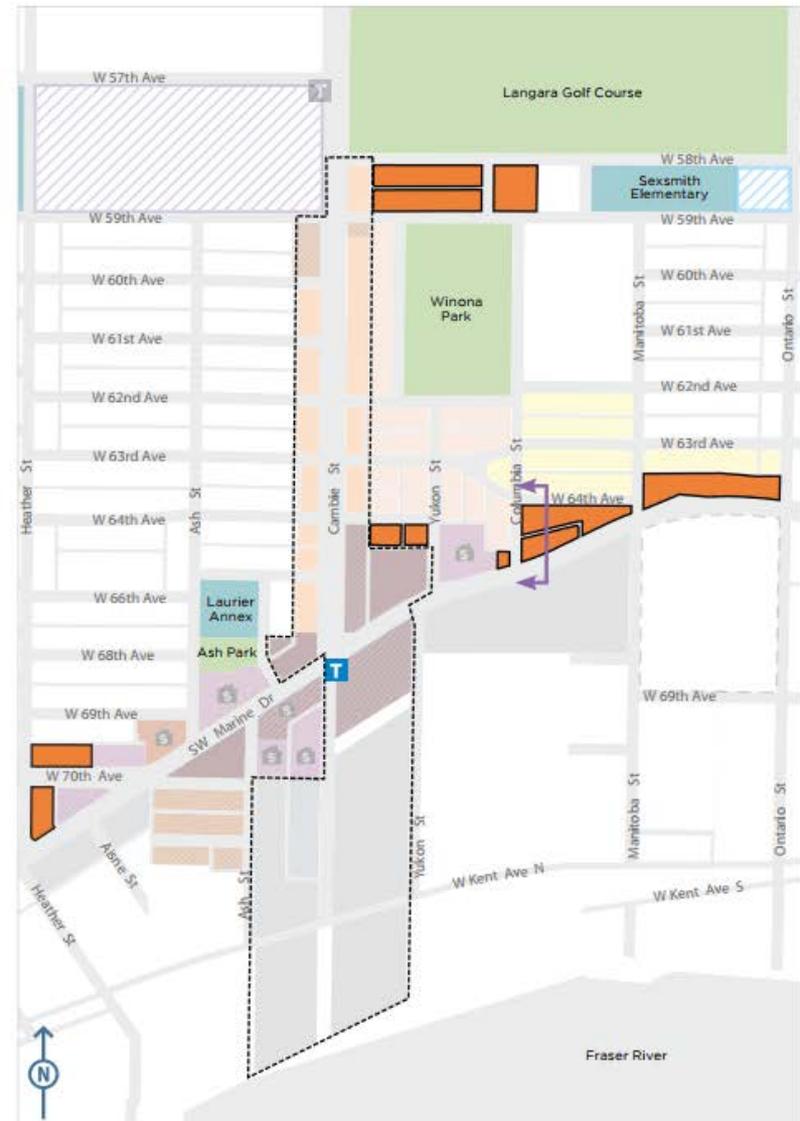
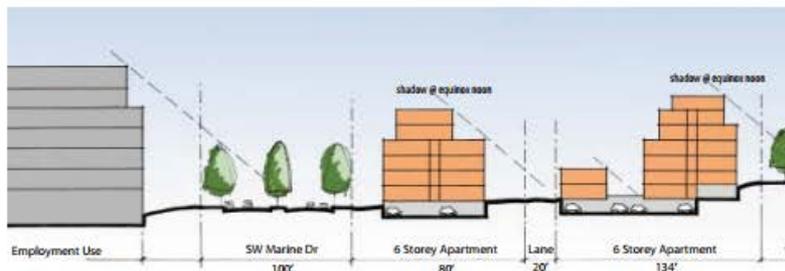






## 6.4.6 Apartment (up to 6 storeys)

- Height: up to 6 storeys.
- FSR: Up to 2.5\*.
- Residential use permitted.
- 100% rental residential required in existing RM zones (rate of change) (see policies in **8.0 Housing**).
- Provide 2 and 3 bedroom units for families (see policies in **8.0 Housing**).
- Minimum 60 foot site frontage required for 6 storey developments.
- On sites 130 feet or deeper, 2 storey townhouse buildings may be constructed at the lane.
- Upper storeys massed/set back to minimize appearance of scale and to reduce shadow impacts.
- Provide public realm improvements that include increased sidewalk width (on some sites), street trees and amenities such as seating, bike racks, etc.
- \* *The proposed floor space ratio (FSR) is an estimate based on intended urban design performance with respect to site size, form/typology, height and scale appropriate for respective locations and transition to adjacent properties. The development potential for each site may fall within, below, or, for anomalous sites, above the FSR range given and will be determined by careful analysis of individual proposals based on urban design and public realm performance and quality.*



- Apartment (up to 6 storeys)
- Cambie Corridor Phase 2

# Shadow Study

EQUINOX



September 21th - 9am



September 21th - 12pm

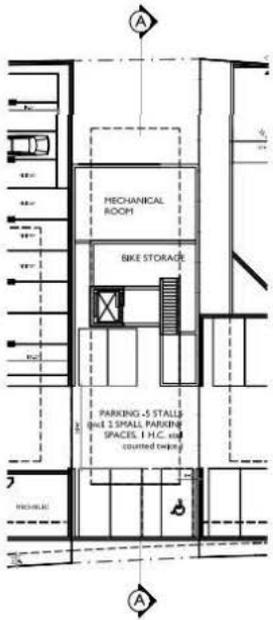


September 21th - 3pm

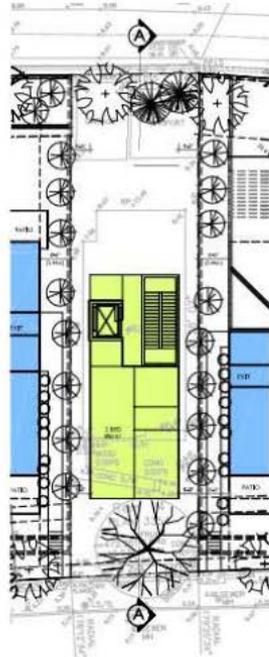


September 21th - 5pm

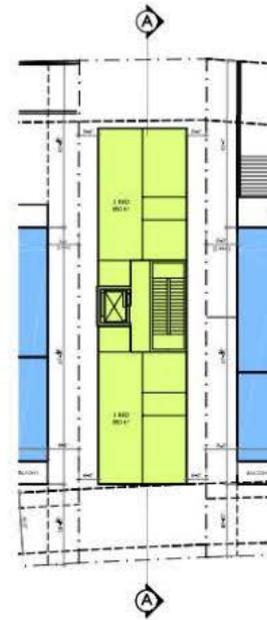
# Remainder Lot Study – 83 Southwest Marine Drive



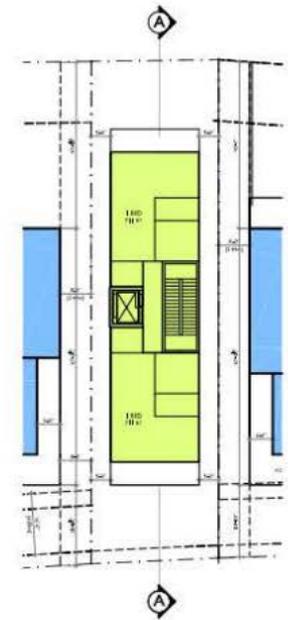
LEVEL P1



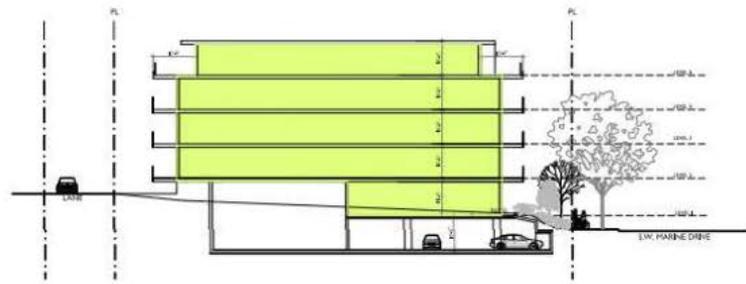
LEVEL 1



LEVEL 2, 3 & 4



LEVEL 5



SECTION A





South Elevation (SW Marine Drive)



East Elevation (sideyard)



West Elevation (sideyard)



North Elevation (lane)



Aerial view from southwest



Aerial view from the northeast

## Landscape Plan – Ground level

