



CD-1 Rezoning: 105-125 West 49th Avenue
Public Hearing – May 28, 2020

Site and Surrounding Zoning

CD-1



RT-2

Yukon St

RS-1

Columbia St

Manitoba St

W 47th Ave

W 48th Ave

T

Site

W 49th Ave

Langara
YMCA

Langara
Park

Langara College

Alberta St

Ontario St

Greensboro Pl

Cambie St

Existing Site and Context



W 48th Avenue

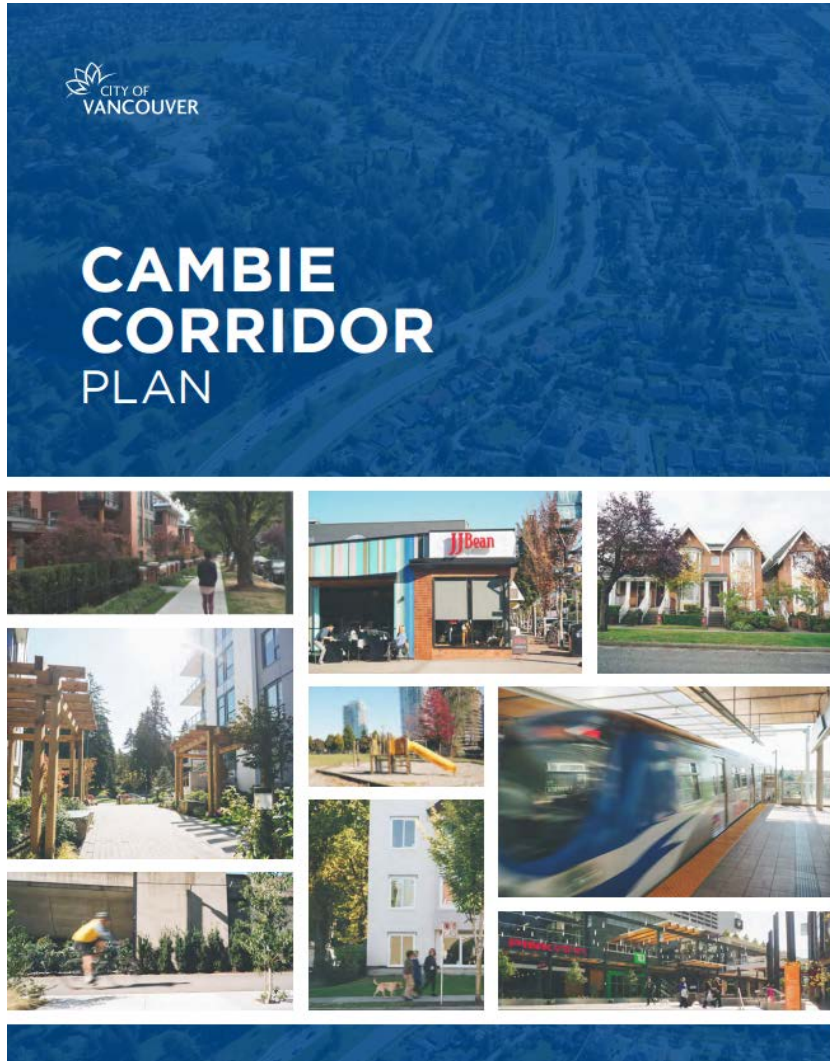


Manitoba St

W 49th Avenue

Langara College

Enabling Policies

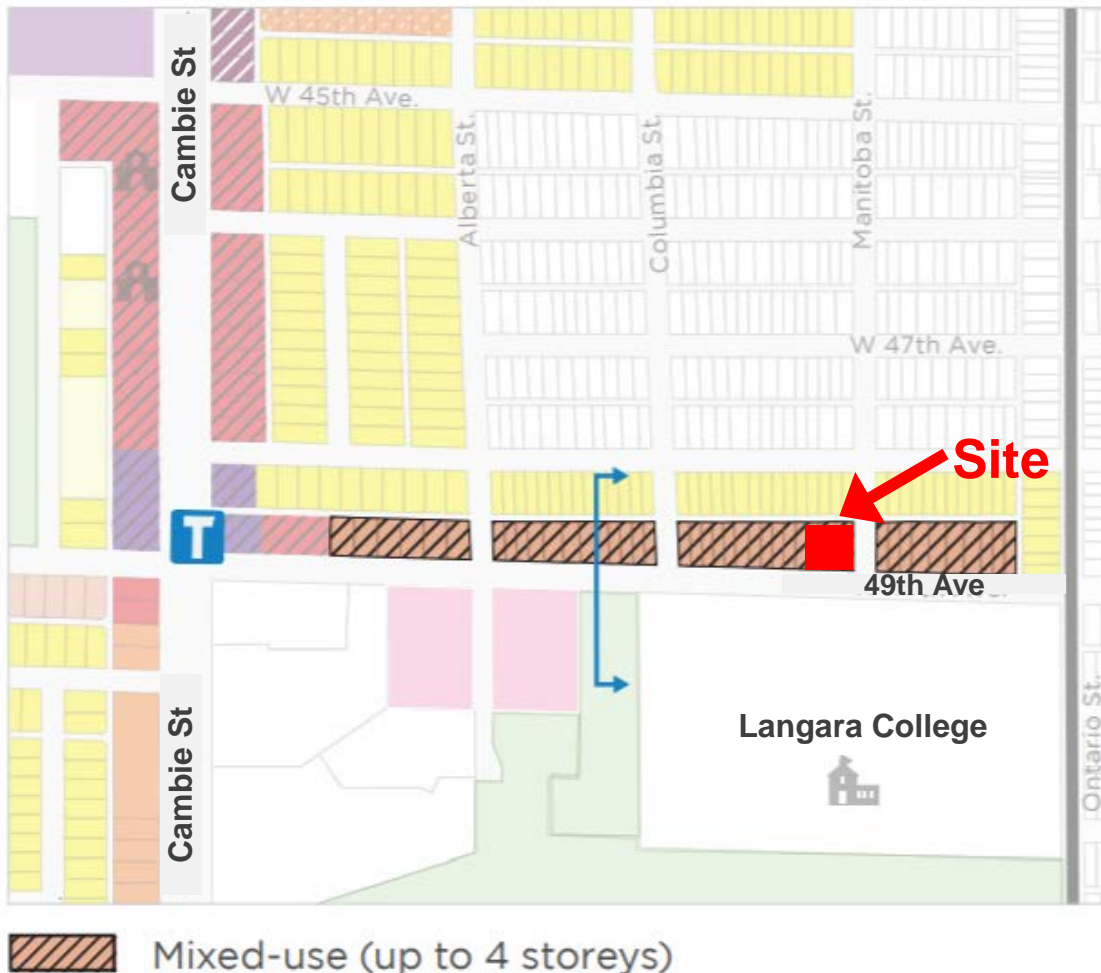


Cambie Corridor Plan (2018)

- Manages growth over next 30 years
- Developed through three-phase planning program
- Includes
 - Public Benefits Strategy
 - Public Realm Plan
- Aligned with *Housing Vancouver Strategy* to provide a range of housing types and affordability levels

Policy Context

Section 4.4.3 49th Avenue: Active link–Ontario Street



- Height: Up to 4 storeys
- Density: Up to 2.5 FSR*
- Residential use
- Above 3 storeys, upper floors to be stepped back from 49th Avenue and flanking streets
- Continuous street wall preferred

**The suggested FSR range is an estimate based on intended urban design performance. The development potential for each site may fall within, below, or above the FSR range.*

Proposal

- 4-storey mixed-use building
- Ground-floor commercial
- FSR: 2.35
- Max. building height: 15.4 m (51 ft.)
- 35 strata-titled units:
 - 1 studio (3%)
 - 16 one-bedroom (46%)
 - 14 two-bedroom (40%)
 - 4 three-bedroom (11%)
- 45 residential and 8 commercial vehicle parking spaces
- Co-located indoor and outdoor rooftop amenity space



W 49th Avenue

Manitoba Street

Public Consultation

**City-hosted
Open House
October 30, 2019
13 attendees**

Total notifications	745
Open House attendees	13
Open House comment sheets	4
Online/other feedback	1

Support

- Height and density
- Building Design
- Ground floor retail and services

Concerns

- Desire for additional height and density
- Housing affordability
- Traffic and congestion

Public Benefits

	Amount
Community Amenity Contribution (Fixed Rate)	\$591,857
Development Cost Levies (DCLs)	\$1,143,899
Public Art	n/a
Total Value	\$1,735,756

Conclusion

- Proposal meets the intent of the Cambie Corridor Plan
- Staff support application subject to conditions outlined in Appendix B

