



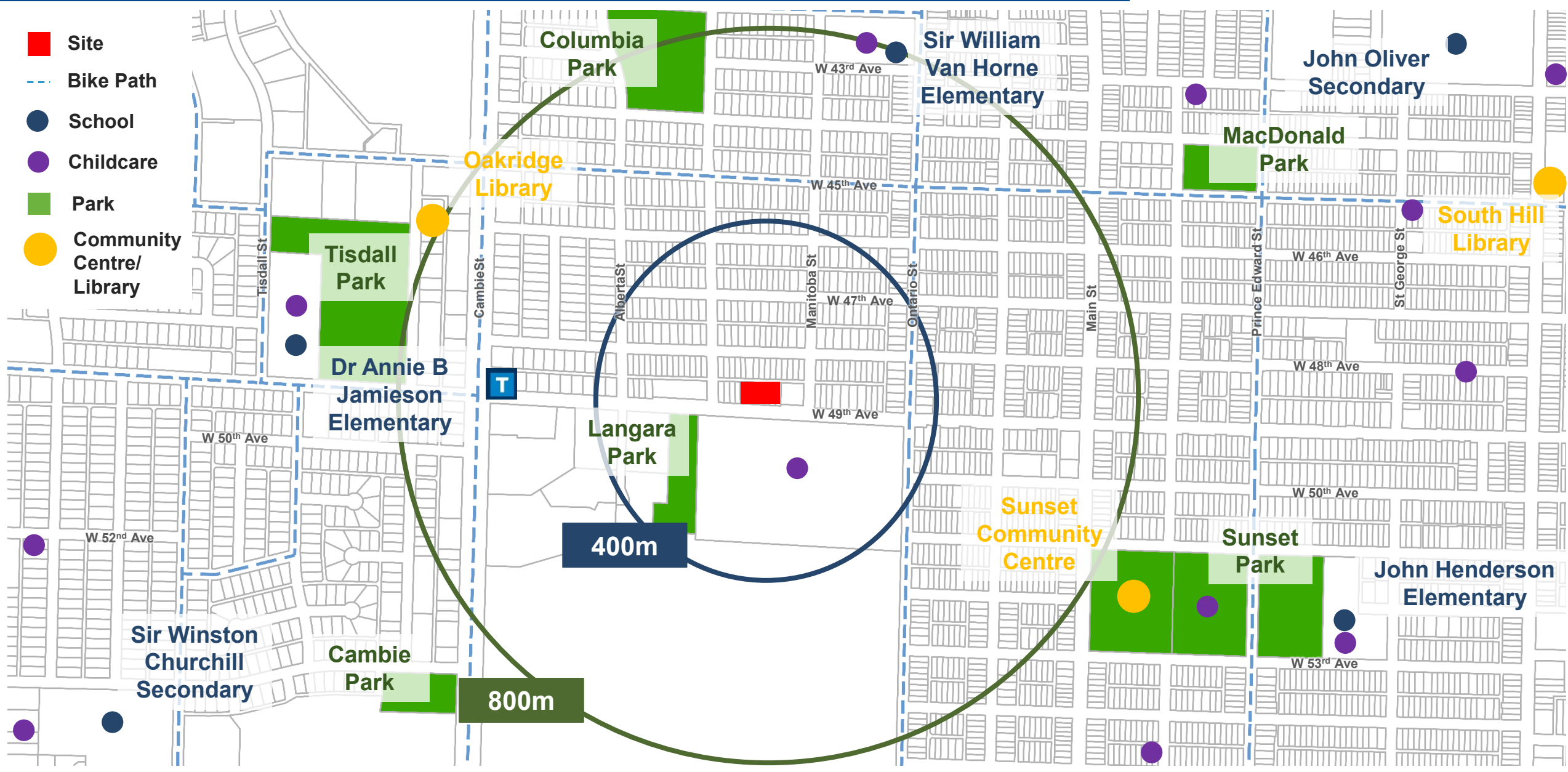


# Site and Context





# Local Amenities and Services



# Enabling Policy



## 49<sup>th</sup> Avenue: Active link - Ontario Street

- Height: Up to 4 storeys
- Uses:
  - Residential
  - Active commercial at grade
- Activated and enhanced lanes
- Density: up to 2.5 FSR

# Proposal

- Application submitted July 27, 2021
- Commercial at grade fronting W 49th Ave
- 2 storeys of office at the lane
- 68 strata-titled residential units
- 38% family units
- Density: 2.5 FSR
- Height: 17.7 m (58 ft.)
- 138 construction jobs



# Public Consultation

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**Postcards Mailed  
October 22, 2021**

**City-hosted  
Virtual Open House  
October 25 to November 14, 2021**

## Comments of support

- Location
- Mixed uses
- Building design

**Postcards distributed**

**843**

Questions

0

Comment forms

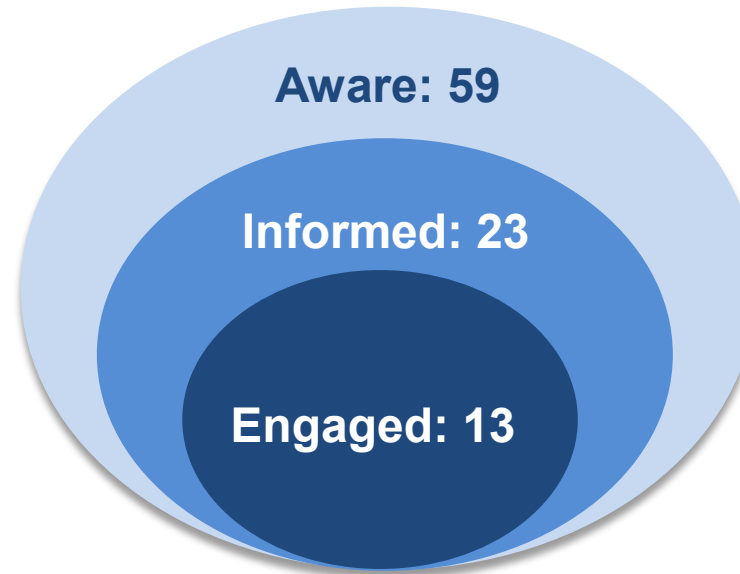
14

Other input

0

**Total**

**14**



## Comments of concern

- Height and density

# Public Benefits

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Contribution	Amount
Community Amenity Contribution (CAC) (Fixed Rate)	\$1,102,069
Development Cost Levies (DCLs)	\$1,987,062
Total Value	\$3,089,131



# Conclusion

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- Meets intent of the *Cambie Corridor Plan*
- Staff support application subject to conditions in Appendix B of the report

