

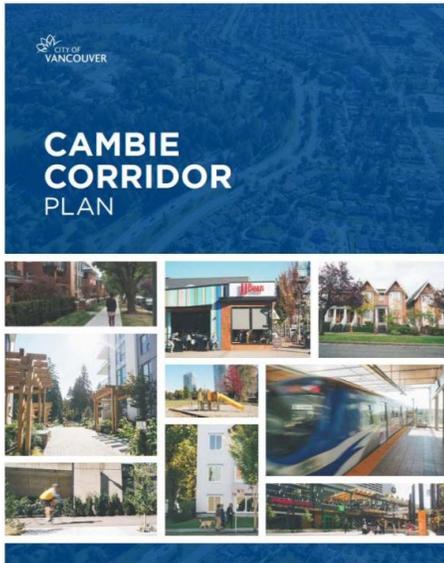


CD-1 (832) Amendment: 319-359 West 49th Avenue
Public Hearing – February 14, 2023

Existing Site and Context



Enabling Policy



 Mixed-use (up to 4 storeys)

49th Avenue: Active link - Ontario Street

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

Proposal

- Original CD-1 enacted July 22, 2022
- Increase FSR from 2.3 to 2.5
 - commercial units from 5 to 7
 - residential units from 51 to 64



- Redesign portions of building and provide a continuous streetwall

Public Consultation

**Postcards Mailed
October 17, 2022**

**Online Engagement
Shape Your City Vancouver
Sept. 14 to Nov. 7, 2022**

- 2 comments of concern**
- Congestion
 - Livability of studio units

Postcards distributed	2,397
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Questions	0
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Comment forms	2
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Other input	0
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Total	2
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Public Benefits

- Additional:
 - Community Amenity Contribution (CAC) of \$86,267
 - Development Cost Levies (DCLs) of \$137,685

Conclusion

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

