



February 13, 2024

(Letter mailed to owners of properties adjacent to Musqueam Block F leləm lots E, F, G, H and I

Dear Owner/Occupant:

**Re: Change of Land Use District Application #1/23
Musqueam Block F Parcels E, F, G, H, and I
District Lot 140 Group 1**

Townline Developments Inc.. on behalf of the Musqueam Block F Land Ltd. has applied for a CHANGE OF LAND USE DISTRICT APPLICATION to amend the existing CD-2 zoning for leləm Lots E, F, G, H and I, District Lot 140 Group 1.

The proposed amendments would permit additional density allotment to the parcels of 31,149.18 square metres (335,287 square feet) in the form of market rental housing. The form of development would include five residential towers ranging from 22 to 34 storeys to a maximum height of 107 metres as well as townhomes at grade and a maximum combined Floor Space Ratio (FSR) of 4.0. A site map and renderings as provided by the applicant are attached.

Should a rezoning be granted by the Minister of Municipal Affairs, additional UEL approvals would still be required, including a Development Permit and a Building Permit.

Written comments about this application will be accepted by the UEL Manager up to and no later than **4:00 pm on Monday, March 18th, 2024**. Email submissions are acceptable. All comments form part of the public record and copies of the comments will be provided to the applicant. Please include your full name and address in your comments.

For further information regarding this rezoning application, please contact Heather Shay, Director of Development Services at planUEL@gov.bc.ca.

Sincerely,

Heather Shay, MCIP, RPP
Director of Development Services

cc: Applicant

Figure 1: Site Plan as provided by the Applicant

4.3 MASTER PLAN



Figure 2: Approved leleŕn massing

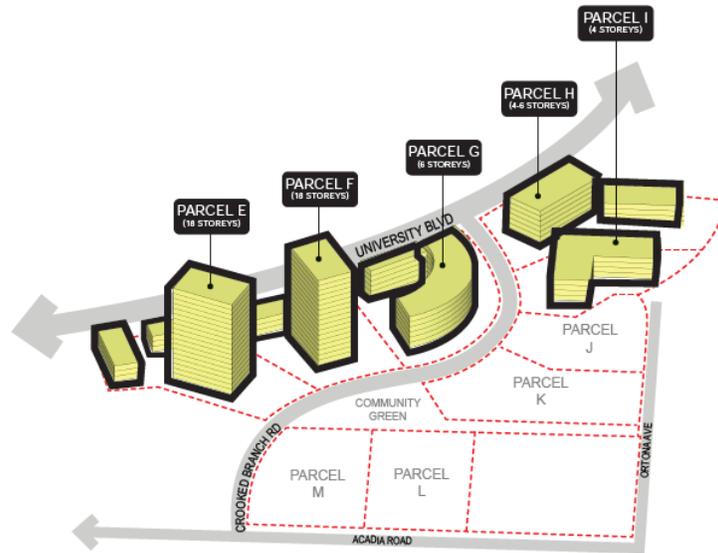


Diagram from the applicant of permitted FAR and buildable area for previously approved Block F residential development for parcels E, F, G, H and I in existing CD-2 zoning.

Figure 3: Proposed density transfer and additional rental massing

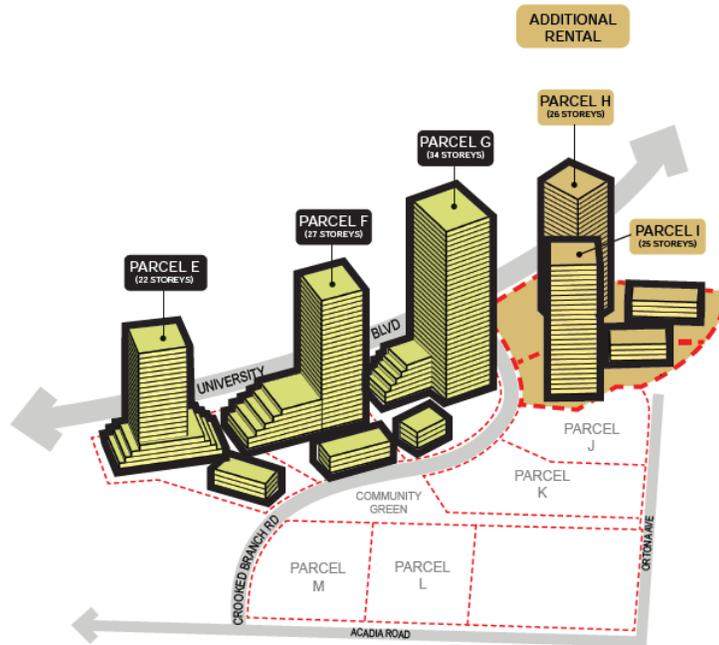


Diagram of CD-2 zoning amendment that shows proposed density transfer and resulting massing for parcels E, F, G, H and I

Figure 4: Renderings as provided by the Applicant

