

# Zoning Amendment for Musqueam Block F Parcels E, F, G, H, I **Community Open House**



Musqueam Capital Corporation invites you to attend a Community Open House to view our proposal to amend the CD-2 Zoning Bylaw, adding approximately 462 rental housing units in the leləm development on Block F in the University Endowment Lands. The amendment affects parcels E through to I (located between Cedar Walk and St. Anselm's Church), and does not amend any of the other parcels.

Musqueam's vision of building a thriving community at leləm is already under way. 313 families call leləm home. An additional 244 families will be moving in this May. Our residents enjoy the convenience of urban amenities including a grocery store, pharmacy, health and dental services, restaurants and future community centre and daycare. The development offers eight acres of open public spaces including a village plaza, splash park, forested park, playground, and wetland pond, all integrated with Musqueam art. Recently Musqueam amended CD-2 zoning to increase the daycare spaces from 44 to 110.

This zoning amendment application proposes five residential towers ranging in height from 22 to 34 storeys, and approximately 53 townhomes and city homes at grade. The proposed 462 rental units will be located in two of these towers and approximately half of the townhouse units. Details of the rezoning application is posted on the University Endowment Lands website.

This proposed zoning amendment is a direct response to the housing crisis and local demand for more purpose-built rental units. We feel that the current building height restriction of six and eighteen stories on Parcels E to I needs to be adjusted to respond to the changing environment that also contemplates the future SkyTrain extension to UBC. Musqueam is proud to have the opportunity to present a transformative city building contribution to the land we have called home for thousands of years. We would appreciate your attendance at our Open House and welcome your thoughts on our proposal.

## **COMMUNITY OPEN HOUSE**

**Thursday, April 4, 2024**

**6:00pm to 8:00pm**

*(Presentation at 6:30pm)*

**University Golf Club**

**Salon 1**

**5185 University Boulevard**

**Vancouver, BC**

