

The proposed development 'site' currently consists of four separate properties. The existing commercial properties are separated from the residential properties by a city lane that crosses the site at an angle. The City and Wesgroup have agreed that to respond to the new site concept the existing lane will be relocated along the northwest edge of the new consolidated parcel, with a pedestrian connection across the northeast edge of the property from Lord Street to Cambie Street.

The subject site is located at the northwest corner of the Cambie Street and SW Marine Drive intersection. The Canada Line Marine Drive Station is located directly across Marine Way on the SE corner of the intersection. The station is a significant public transit gateway station into the City of Vancouver from the Airport and the City of Richmond.

Ash Park is located immediately west of the subject site across Lord Street and the site is an intervening land use between the park and the busy intersection. The predominate land use to the north, is single family homes and townhomes, to the west is a cooperative housing development of townhomes, while south of Marine Drive is largely characterized by ground oriented multi-family residential, light industrial developments and single family homes that extend a few blocks south to the shore line of the north arm of the Fraser River.

