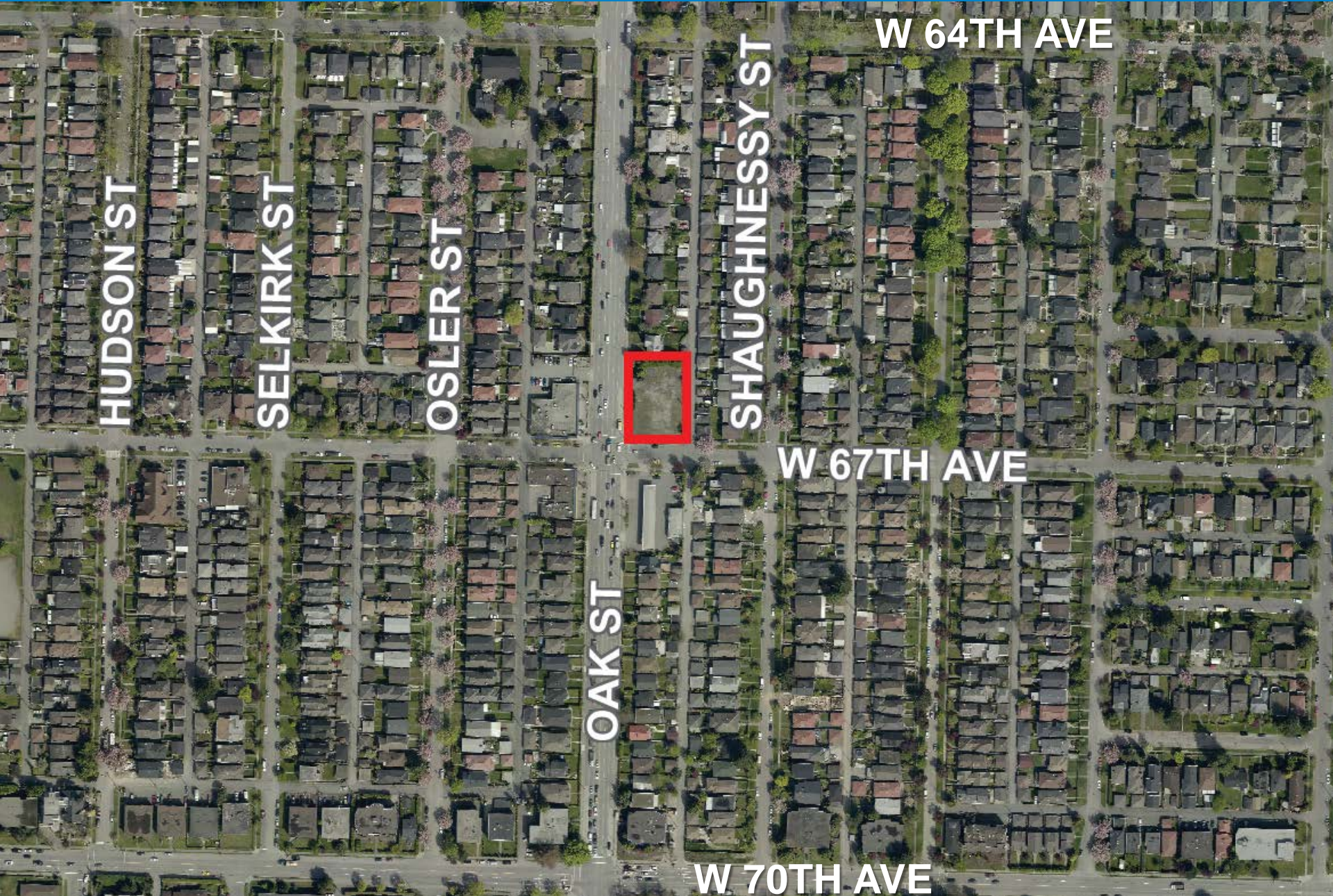




CD-1 Rezoning:

8242 Oak Street





Mixed-Use Node

- 3,170 sq. ft. of retail space
- 4,700 sq. ft. of office space

Public Plaza

- Approx. 2,300 sq. ft.

50 Residential Units

- 23 one-bedroom units
- 20 two-bedroom units
- 7 three-bedroom units

Parking

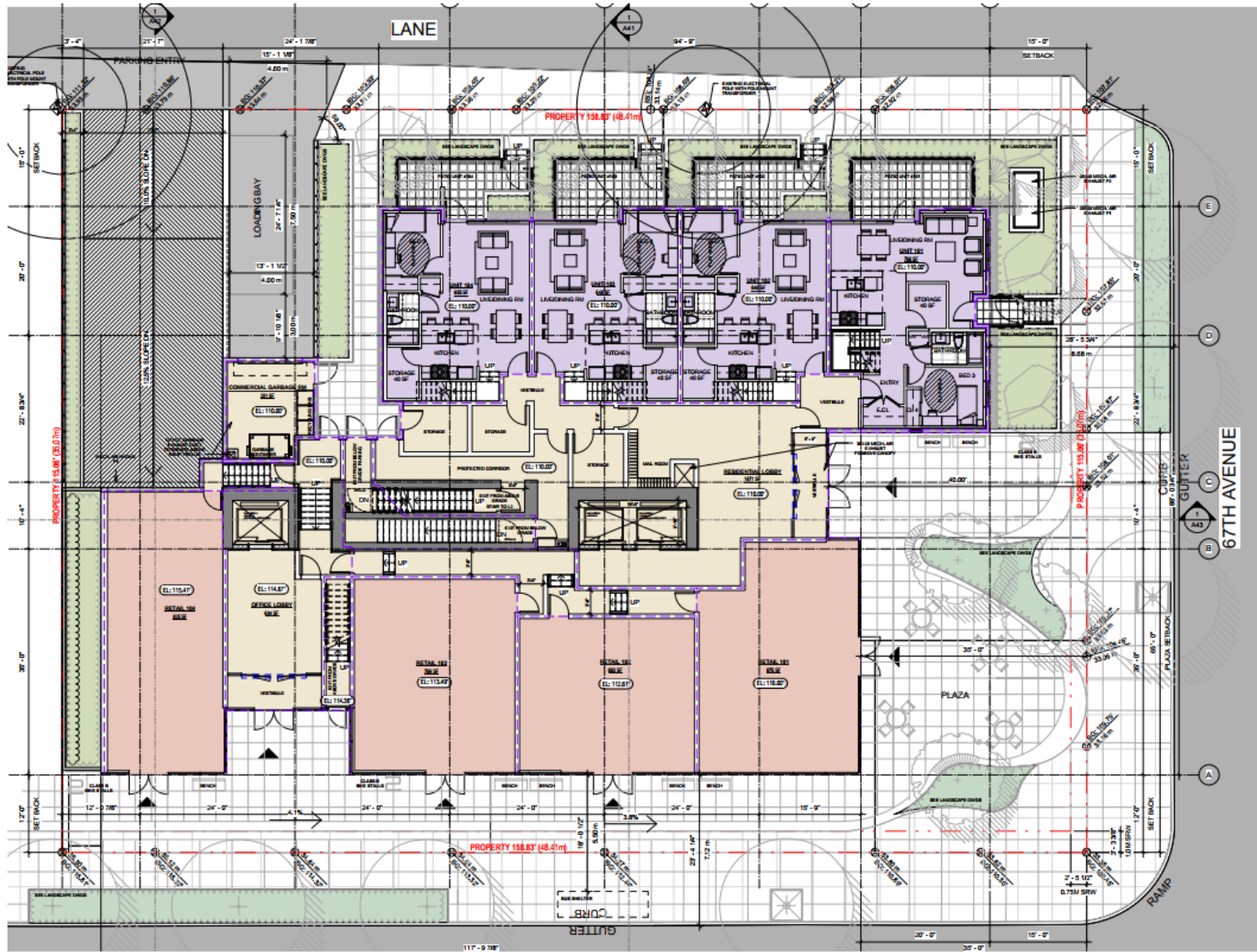
- 104 vehicles
- 67 bicycles

Height

- 8 storeys
- 29.4 m (97 ft.)

Density: 3.00 FSR

Parkade Ramp Location



- Marpole Community Plan
 - Approved by Council in 2014 and amended in 2017
 - Subject site is within the “Oak” area
 - Mixed-use buildings up to 8 storeys
 - Allows for density up to 3.0 FSR
 - Require commercial use at grade
 - Encourage office use
 - Provide small public plaza at the Oak/67th intersection



- ↘ City-hosted Open House (March 9, 2017)
 - ↘ 658 notifications were distributed
 - ↘ 35 people attended the open house
 - ↘ 4 written responses received

- ↘ Feedback
 - ↘ Support for the design of the units. Some concerns raised about building height and items falling from balconies

CAC Value	Allocation
\$135,000 (5%)	Heritage
\$1,215,000 (45%)	Social/Community Facilities
\$1,350,000 (50%)	Affordable Housing
\$2,700,000	Total

