

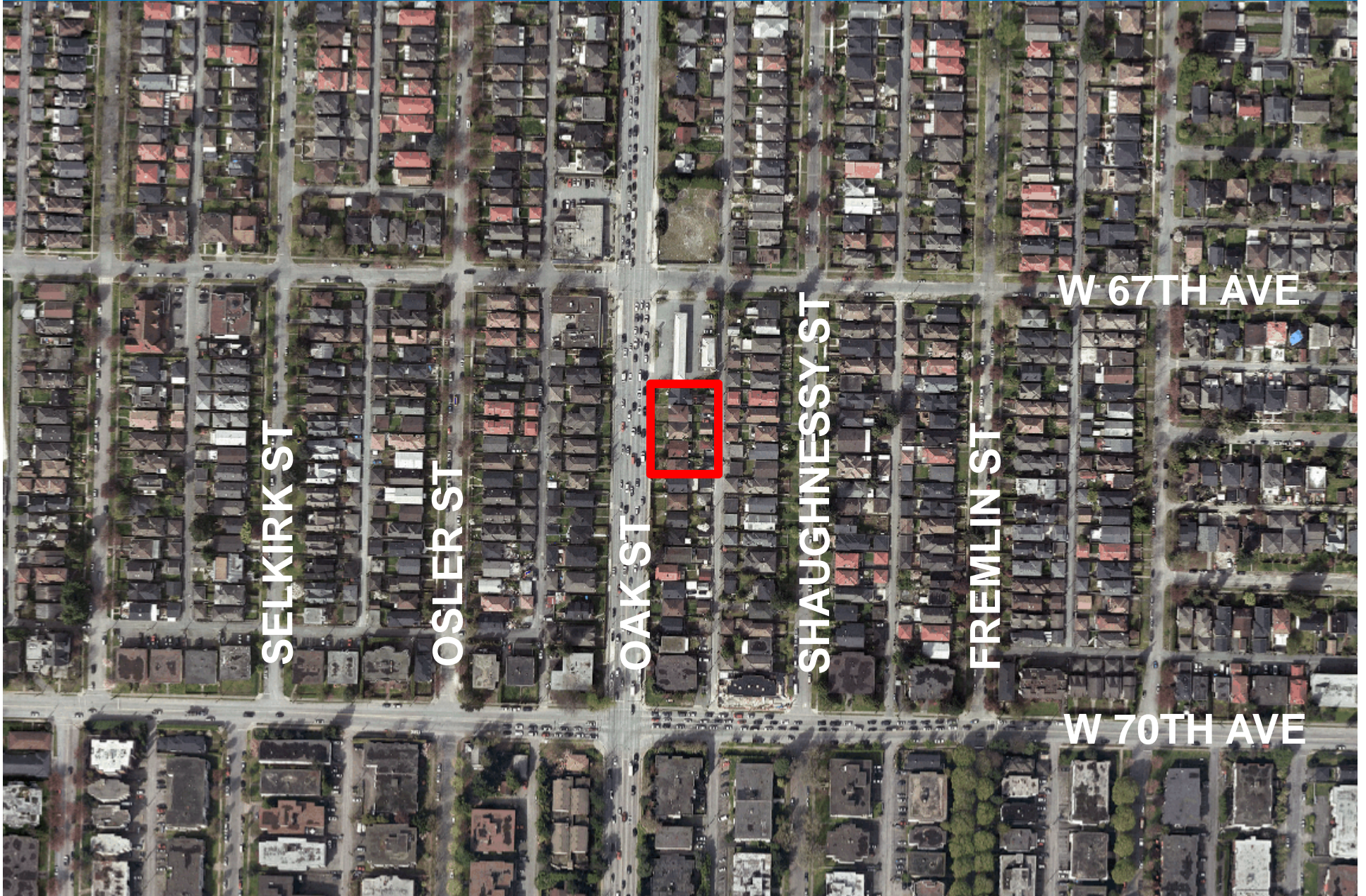


## CD-1 Rezoning:

8378-8432 Oak Street



# Site and Context





### 38 Residential Units

- 30 two-bedroom units
- 8 three-bedroom units

### Parking

- 52 vehicles
- 48 bicycles

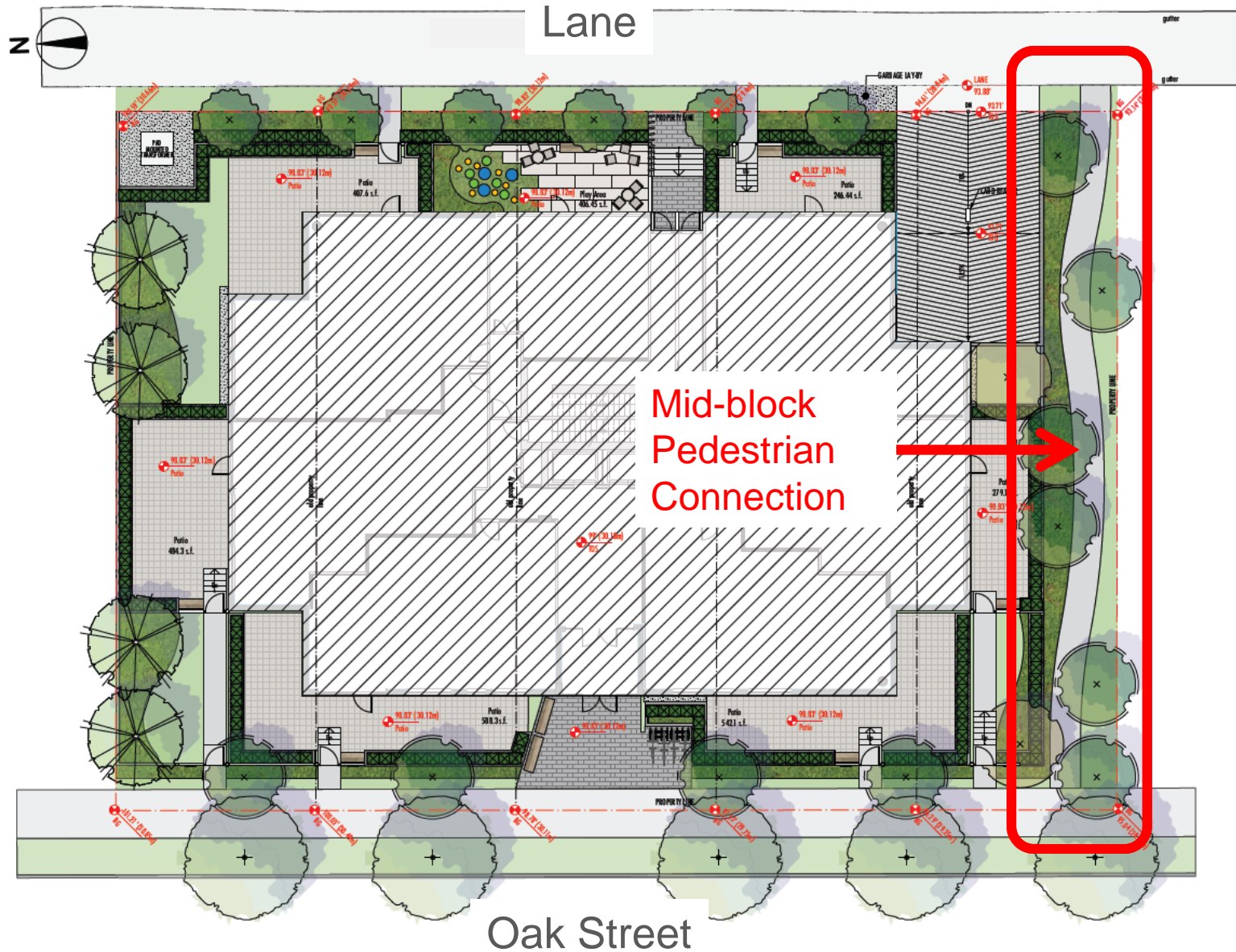
### Height

- 6 storeys
- 22.1 m (73 ft.)

### Density

- 2.5 FSR

# Mid-block Pedestrian Connection



- Marpole Community Plan
  - Approved by Council in 2014, last amended in 2017
  - Subject site is within the “Oak” area
  - Allows for height up to 6 storeys, and density up to 2.50 FSR



- Orange: Apartment (up to 6 storeys)
- Yellow: Townhouse/rowhouse (up to 3 storeys)
- Red hatched: Mixed-use (up to 8 storeys)



- ↘ City-hosted Open House (June 29, 2017)
  - ↘ 1,249 notifications were distributed
  - ↘ 22 people attended the open house
  - ↘ 2 written or email responses received
  
- ↘ Feedback
  - ↘ General support for the project. Some concerns raised regarding supply of parking and geographic location for family-oriented units.

CAC Value	Allocation
\$984,944 (50%)	Affordable Housing Reserve
\$886,450 (45%)	Childcare and Community Facilities
\$98,494 (5%)	Heritage Conservation Reserve
<b>\$1,969,888</b>	<b>Total</b>

# Conclusion





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GRANVILLE

HUDSON

OAK

CAMBIE

### 6.3.2 Apartment (up to 6 storeys)

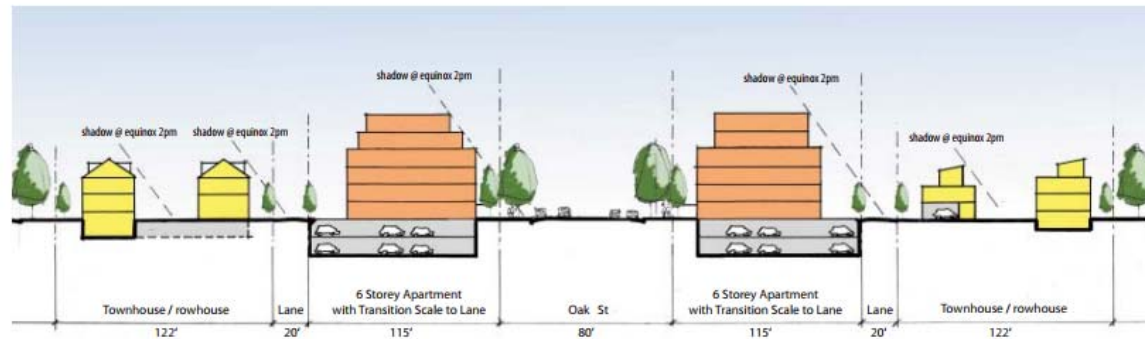
- Height: up to 6 storeys.
- FSR: Up to 2.5\*.
- Residential use permitted.
- 100% rental residential required in existing RM zones (rate of change) (see policies **8.0 Housing**).
- Provide 2 and 3 bedroom units for families (see policies **8.0 Housing**).
- Incremental and smaller lot development is supported; excessive building widths are strongly discouraged.
- Upper storeys massed/set back to minimize appearance of scale and to reduce shadow impacts.
- Frontage on Oak Street, SW Marine Drive or West 70th Avenue required.
- Provide public realm improvements that include increased sidewalk width, street trees and amenities such as seating, bike racks, etc.
- *The proposed floor space ratio (FSR) is an estimate based on intended urban design performance with respect to site size, form/typology, height and scale appropriate for respective locations and transition to adjacent properties. The development potential for each site may fall within, below, or, for anomalous sites, above the FSR range given and will be determined by careful analysis of individual proposals based on urban design and public realm performance and quality.*



Example of 6 storey apartment building






Residential access on the street



Apartment (up to 6 storeys)



-  Subject Site
-  Application in Review
-  Approved Application

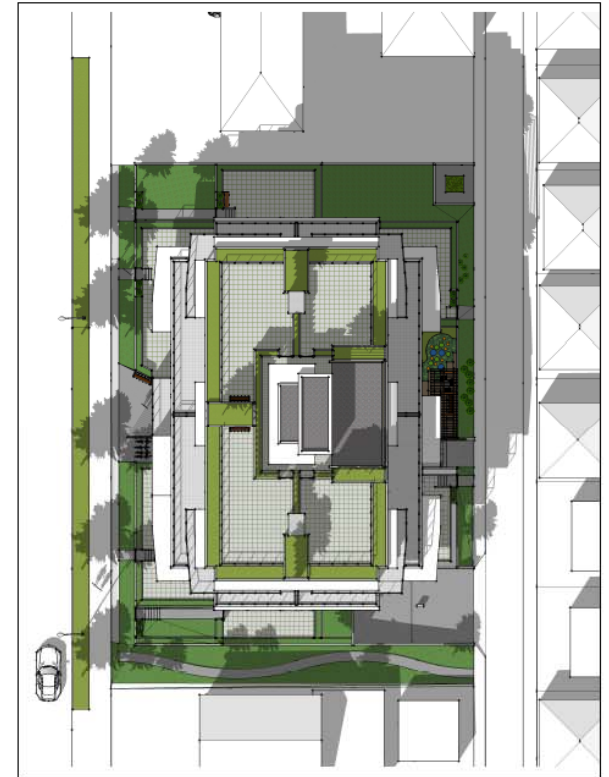
# Shadow Study



1 SHADOW STUDY: MACH / SEPTEMBER 21st : 10:00 a.m.



2 SHADOW STUDY: MACH / SEPTEMBER 21st : 12:00 noon



3 SHADOW STUDY: MACH / SEPTEMBER 21st : 2:00 p.m.



# Building Elevations



East Elevation (Lane)

# Building Elevations



South Elevation (Mid-block Connection)

# Building Elevations



North Elevation





View from southwest



View from northwest

# Landscape Plan

