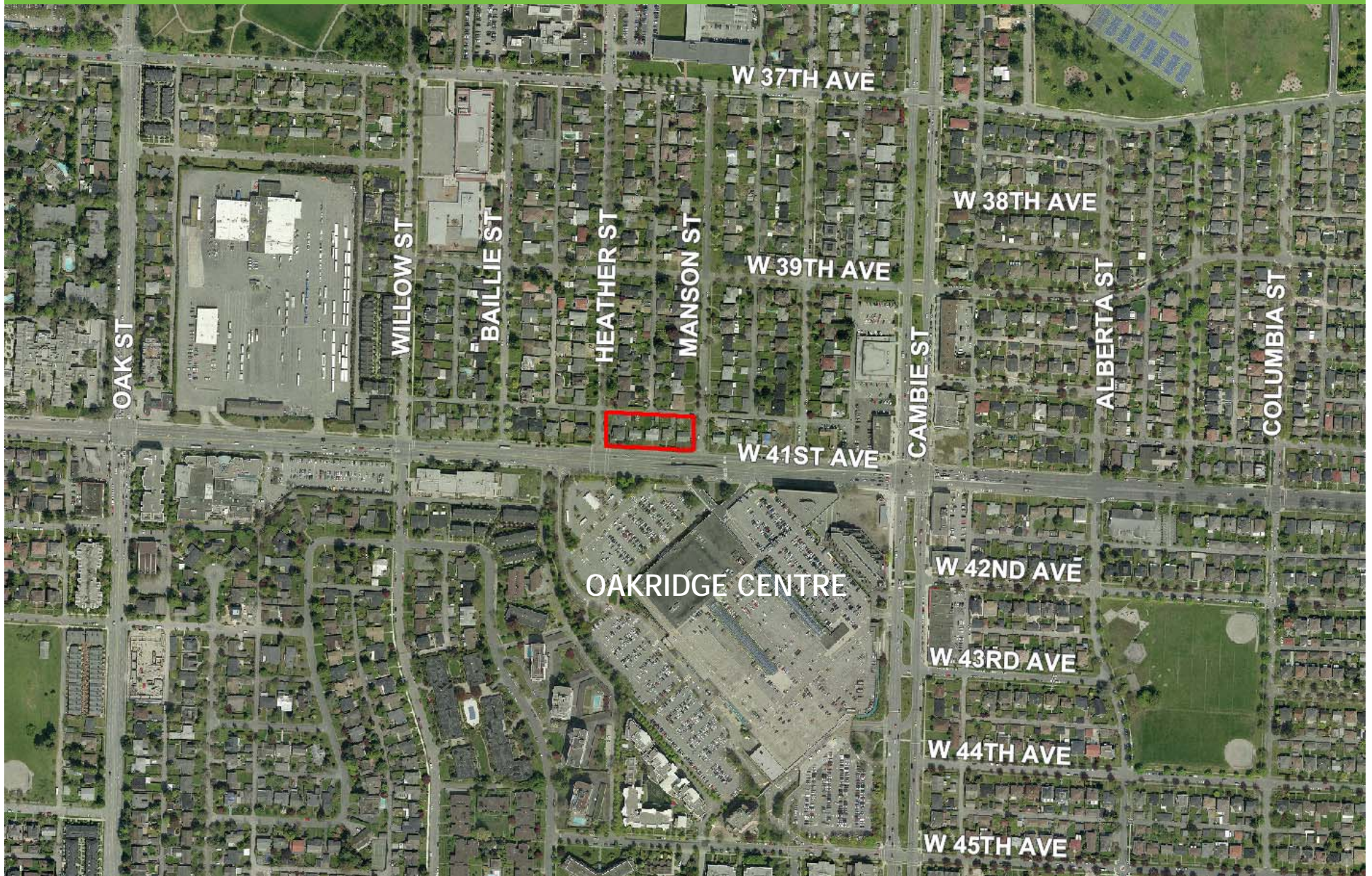




**CD-1 Rezoning**  
**5675 Manson Street,**  
**665-685 West 41<sup>st</sup> Avenue and**  
**5688 Heather Street**

**Public Hearing**  
**December 17, 2013**

# Site and Context



## Cambie Corridor Plan

- Approved by Council May 2011
- “Oakridge Town Centre” neighbourhood
- Residential buildings up to 6 storeys

# Ground Floor Plan



# South Elevation (View from 41st Avenue)



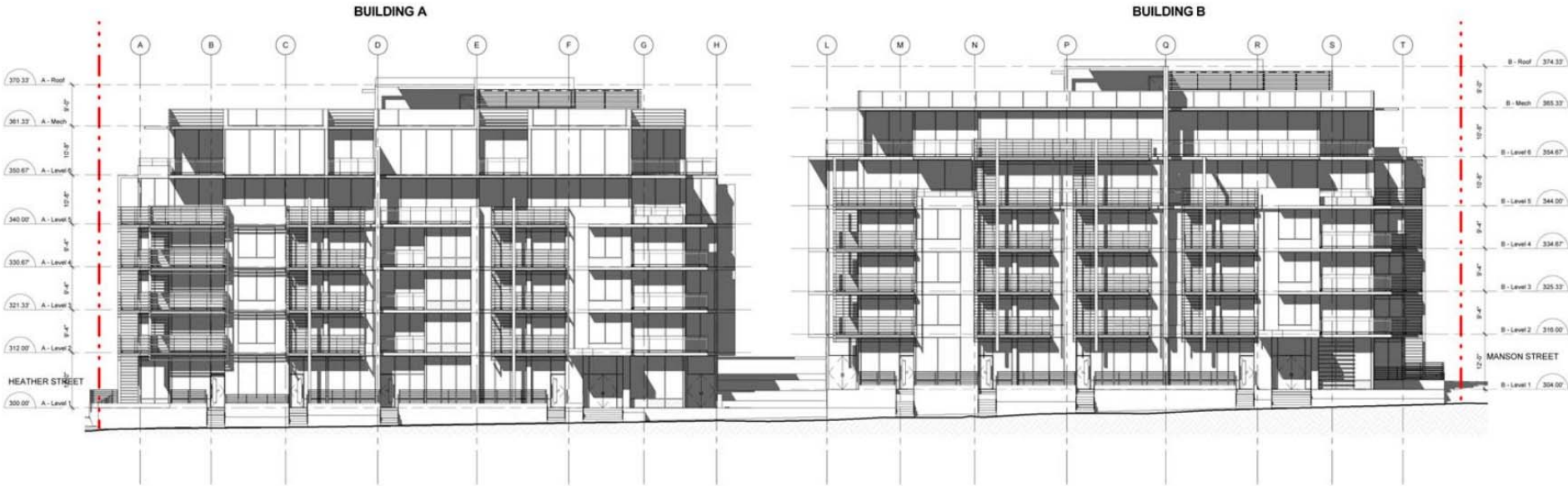
# West Elevation (View from Heather Street)



# Public Input

- Open House held June 2012
  - 40 people in attendance
  - Three comment forms received
  - Comments about six storey height
- Design meets provisions of Cambie Corridor Plan

# South Elevation (View from 41st Avenue)





# Public Benefits

## CAC of \$4,240,005

- \$2,120,000 to the Affordable Housing Reserve.
- \$935,025 to heritage density
- \$934,980 to social/cultural spaces for non-profit organizations
- \$250,000 to walking and cycling improvements