



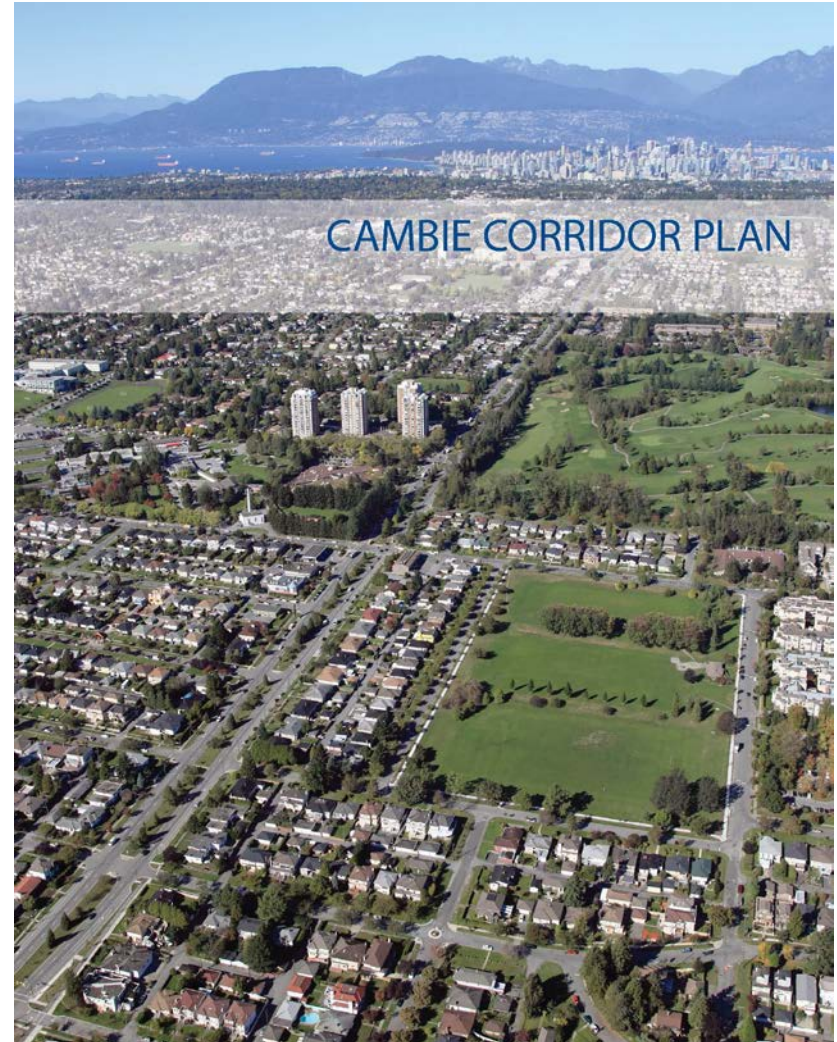
CD-1 Rezoning: 585 West 41st Avenue
Public Hearing | July 19, 2016





Cambie Corridor Plan

- Approved by Council in 2011
- Oakridge Town Centre
- Residential buildings
- 6 - 8 storeys in close proximity to Cambie Street (within 2 lots)
- 2.0 – 2.5 FSR **estimated range subject to urban design performance*





46 Affordable Housing Units

- 15 studio units
- 15 one-bedroom units
- 16 two-bedroom units

Church Space

- 9,833 sq. ft.

Commercial Space

- 8,737 sq. ft.

Parking

- 73 vehicles
- 80 bicycles

Height

- 6 storeys
- 21.6 m (71 ft.)

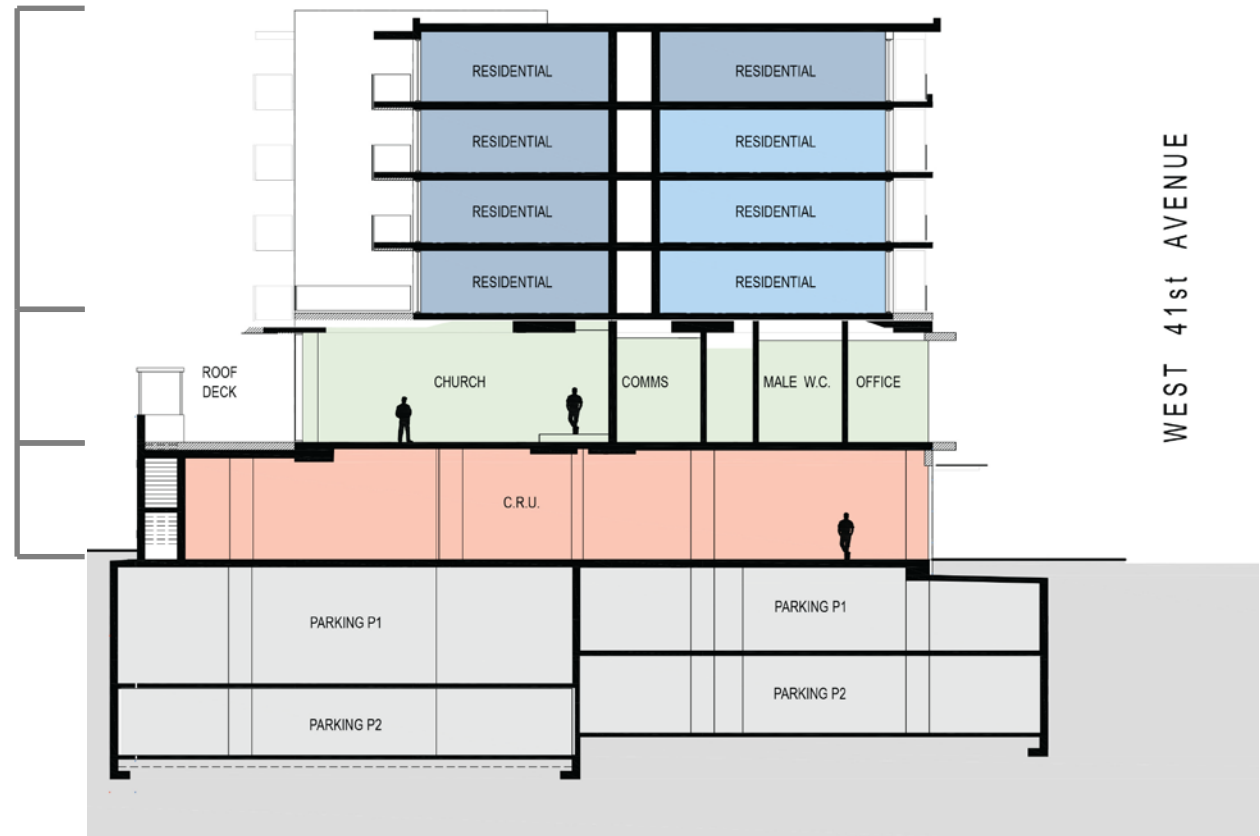
46 units social housing

(Oakridge Lutheran Church: 22 units;
Catalyst Community Developments
Society: 24 units)

Church Space

(replacement of Oakridge
Lutheran Church)

Retail Space



- ↘ City-hosted Open House (February 23, 2016)
 - ↘ 254 notifications were distributed
 - ↘ 18 people attended
 - ↘ 5 written responses received

- ↘ Feedback
 - ↘ General support for the provision of non-market rental housing, but a concern that there are not enough two- and three-bedroom units
 - ↘ Concern that the building would cast too much shadow and reduce privacy to the north
 - ↘ Suggestion to reduce number of parking spaces to discourage use of cars



