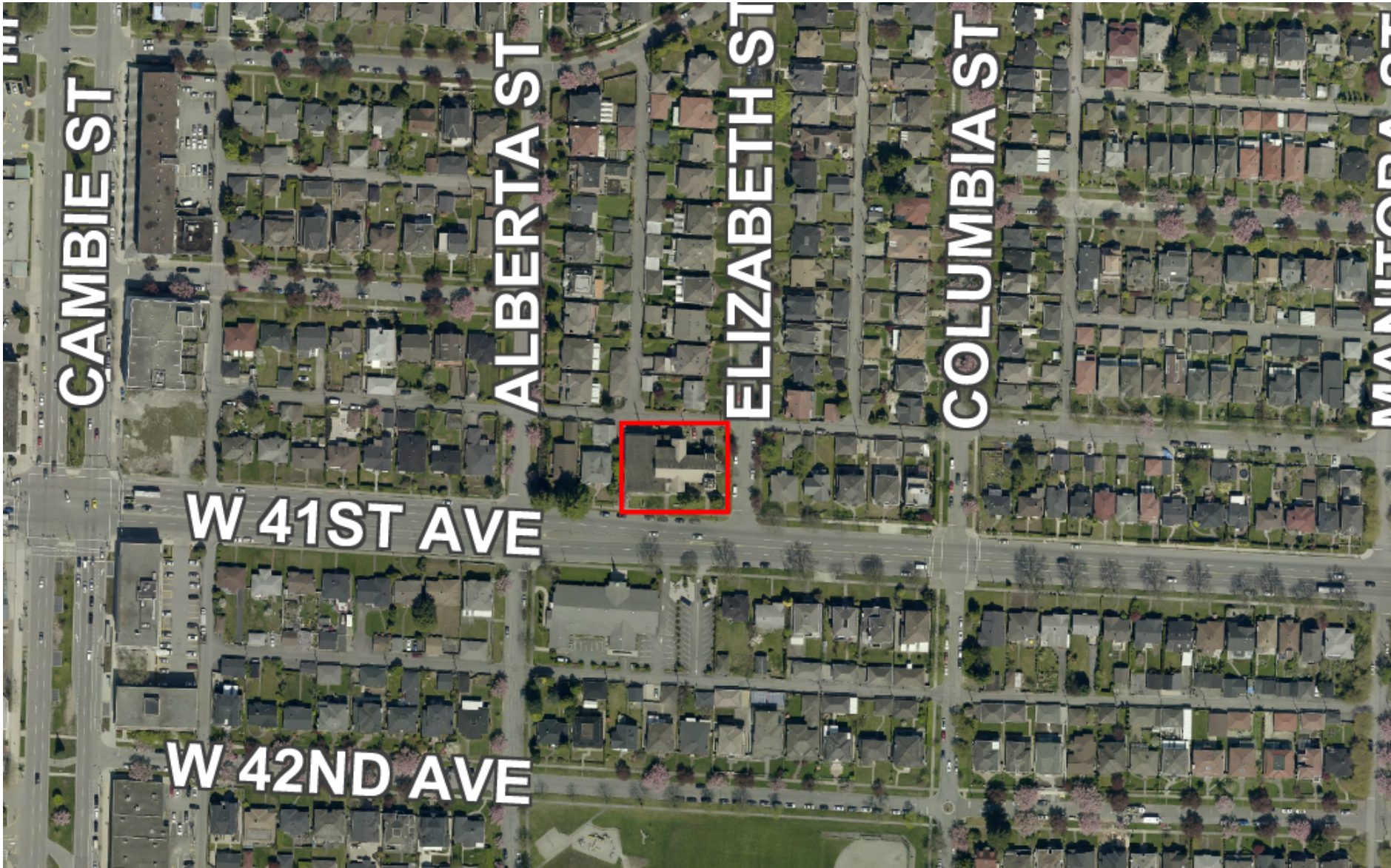


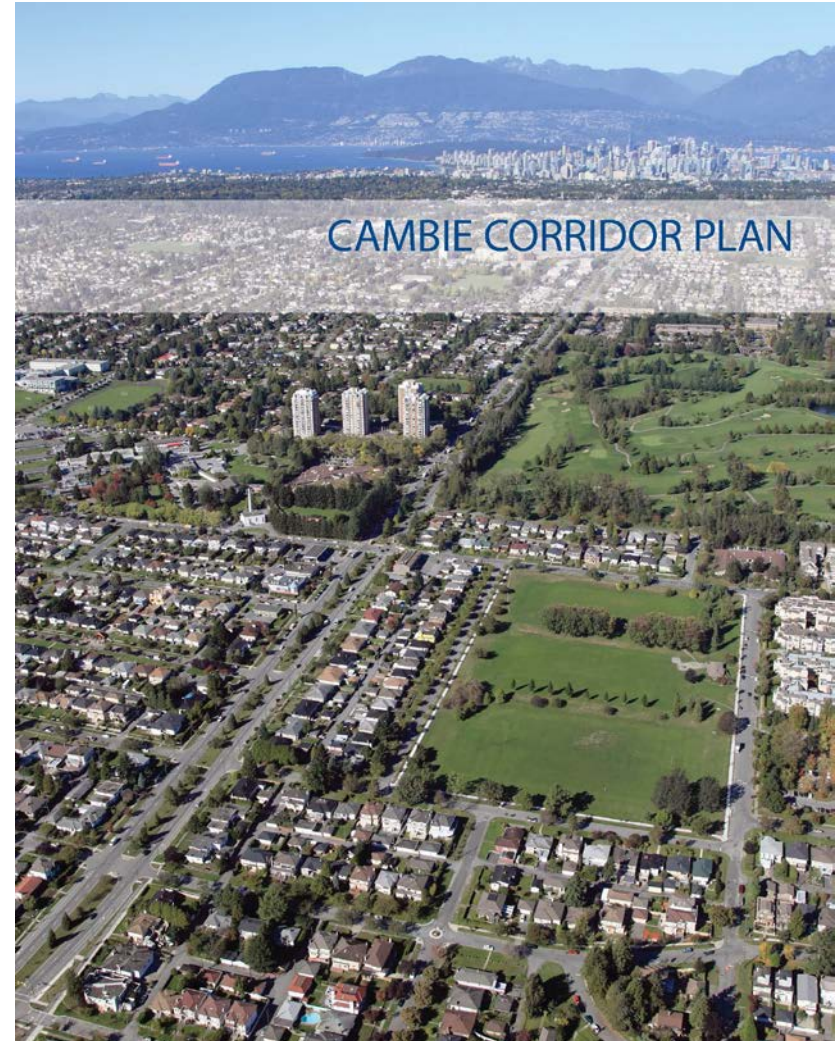


CD-1 Rezoning: 305 West 41st Avenue
Public Hearing | October 20, 2016



Cambie Corridor Plan

- Approved by Council in 2011
- Oakridge Town Centre
- Residential buildings
- 6 storeys in height
- 2.0 – 2.5 FSR **estimated range subject to urban design performance*





49 Housing Units

- 19 one-bedroom units
- 21 two-bedroom units
- 9 three-bedroom units

Church Space

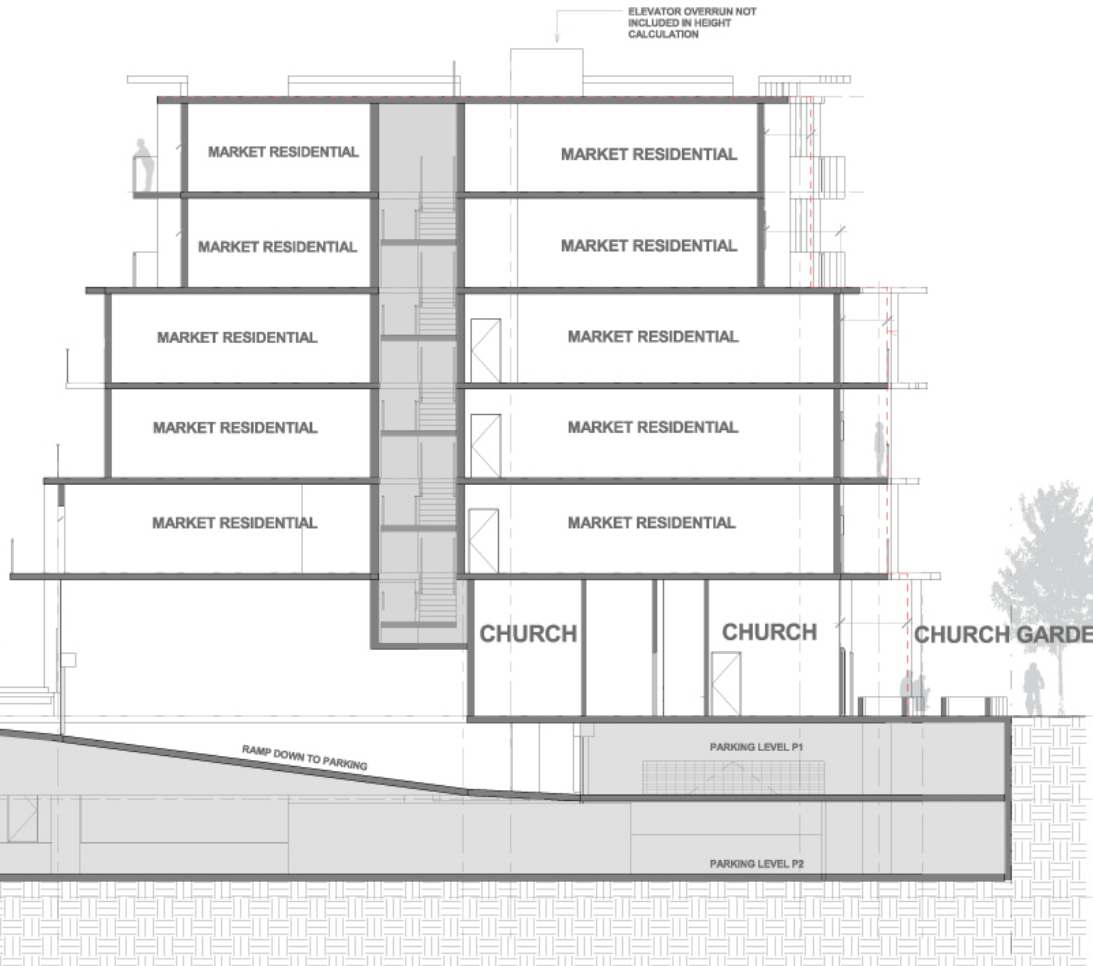
- 6,091 sq. ft.

Parking

- 67 vehicles
- 73 bicycles

Height

- 6 storeys
- 19.8 m (65 ft.)



46 units residential

Church Space
(replacement of Oakridge
United Church)

- ↘ City-hosted Open House (October 22, 2015)
 - ↘ 258 notifications were distributed
 - ↘ 15 people attended
 - ↘ 23 written responses received

- ↘ Feedback
 - ↘ General support for the renewal of the church and the addition of residential units.
 - ↘ Increased traffic in the neighbourhood
 - ↘ Excess density in proposal
 - ↘ Lack of a replacement preschool
 - ↘ Lack of heritage church retention

