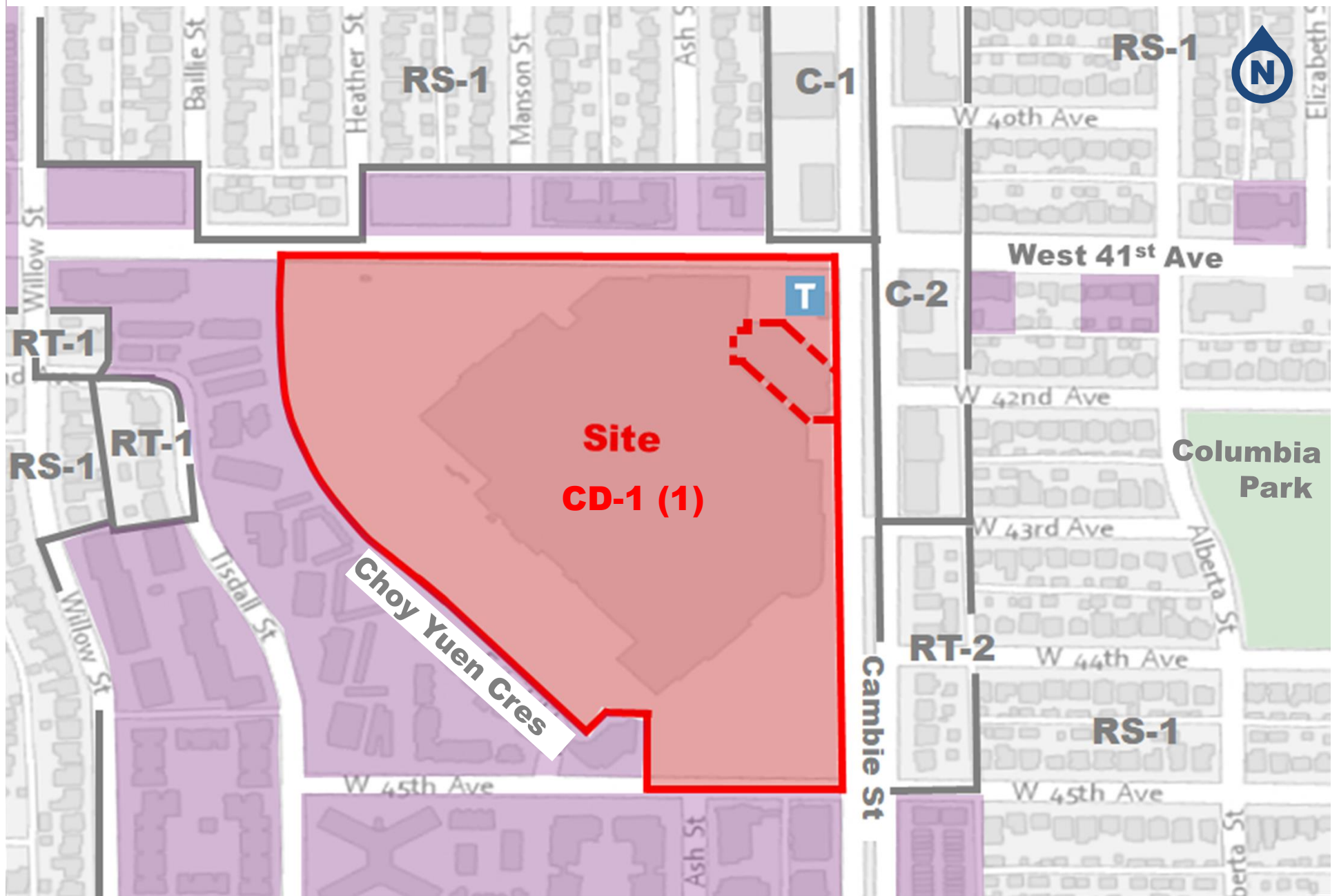




**CD-1 Text Amendment:  
650 West 41<sup>st</sup> Avenue (Oakridge Centre)**  
Public Hearing – May 28, 2020

# Site and Surrounding Zoning

CD-1



# Existing Site and Context



# Project Chronology

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- Auto-oriented shopping centre



- Oakridge Centre Policy Statement



- Rezoning approved at Public Hearing

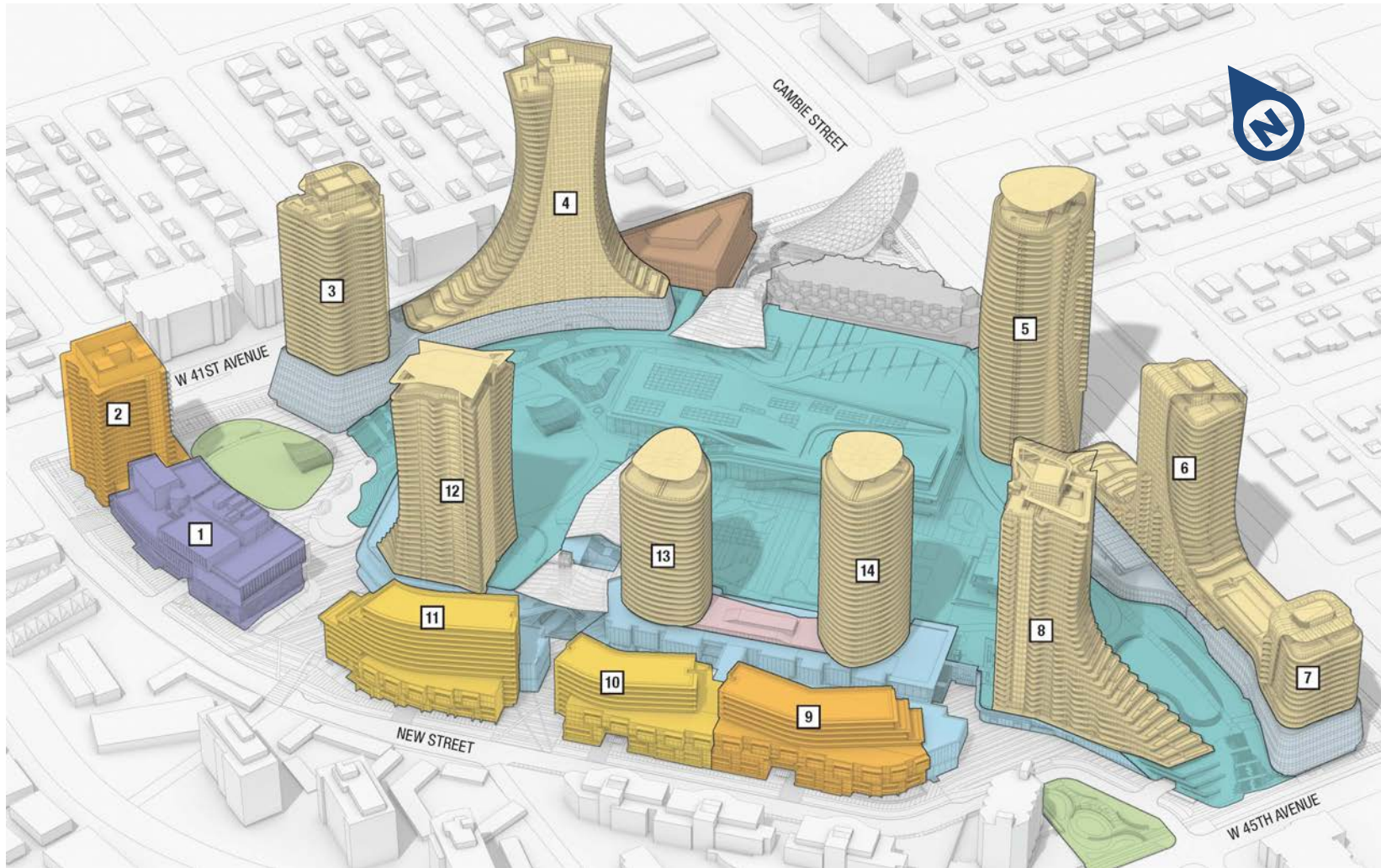


- Preliminary Development Permit (PDP)



- Rezoning enacted

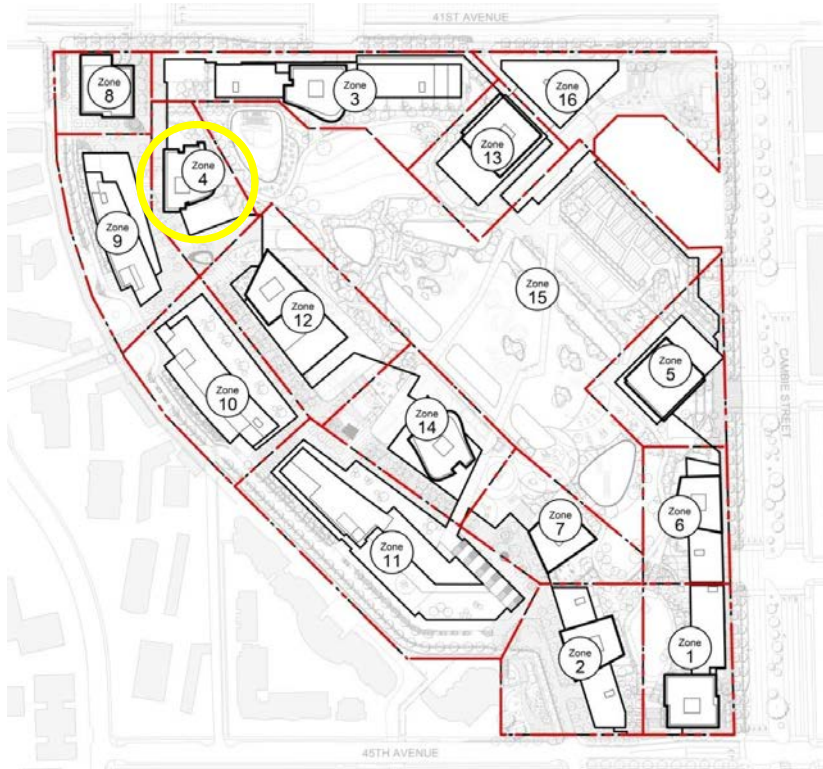
# Approved Form of Development by PDP



# Minor Adjustment to Sub-areas

- Number of sub-areas reduced from 16 to 15

Existing CD-1 (1)



Preliminary Development Permit



# Floor Area Exclusion for Public Access

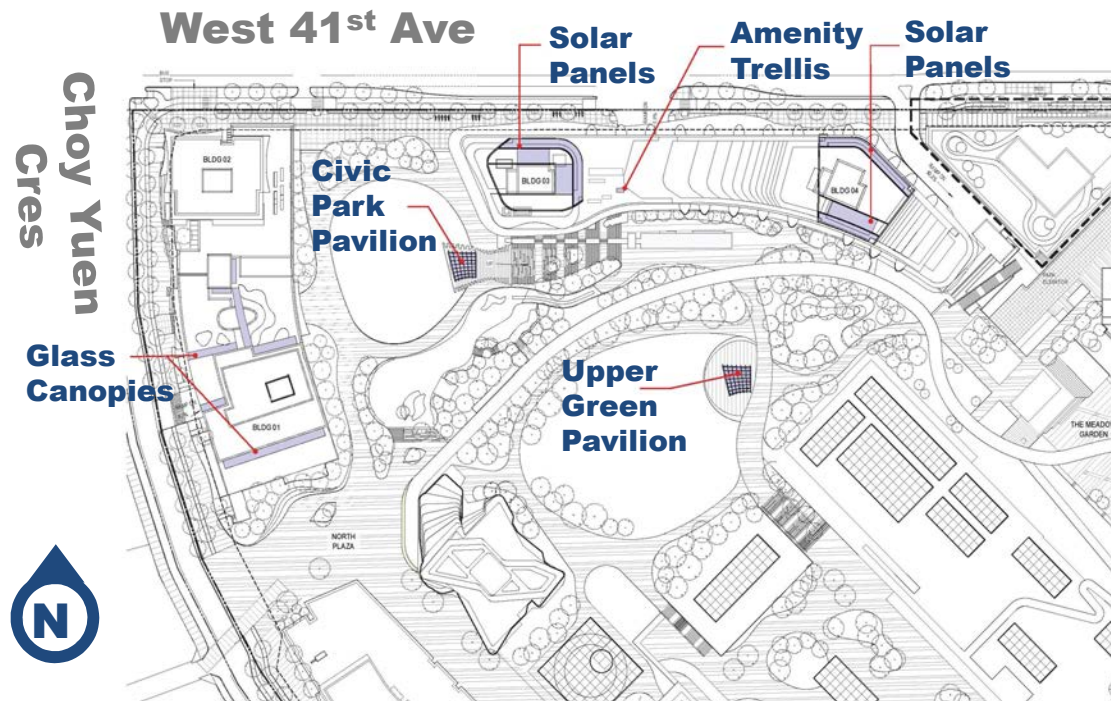
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- Interior public space providing access to transit



# Other Miscellaneous Exclusions

- Building overhangs
- Roof-mounted solar panels and rooftop amenity areas
- Public park or playground use
- Existing above-grade parkade



**covered park pavilion**



**attractive park seating**



**Illustrative Examples and Artist Renderings**



# Other Updates/Amendments

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- Family housing requirements in the CD-1
  - 25% of residential units in the existing CD-1 (1) By-law
  - Increase to 35% for market housing and 50% for social housing as per current City standards
- Blended commercial parking rate in Parking By-law

# Summary

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- Text amendments do not change land uses, floor area or density in the existing CD-1 (1)
- Consistent with the approved Preliminary Development Permit and applicable City policies
- Enable the timely issuance of multiple Development Permit applications on site

