

W. 41st Ave. & Cambie | Site Profile

Location: Intersection of Cambie St. & W. 41st Ave.

- A - 5655 Cambie St. (northwest corner)
- B - 495 W. 41st Ave. (northeast corner)
- C - 5740 Cambie St. (southeast corner)

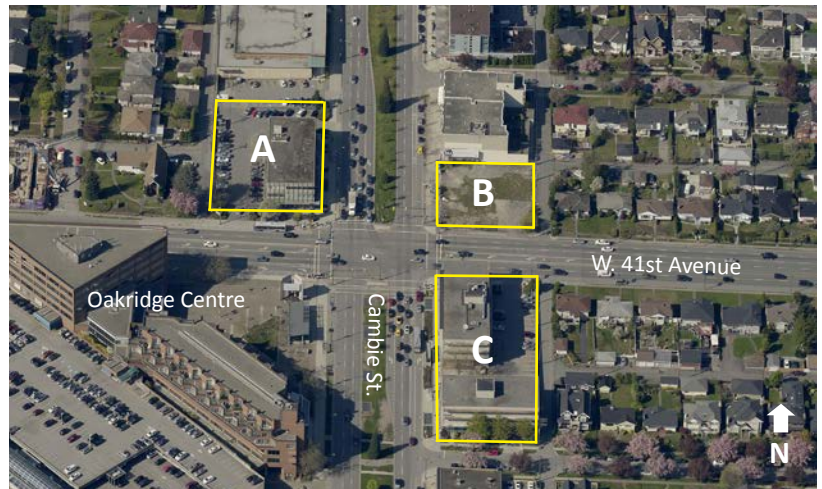
Size:

- Site A: 0.71 ac (0.29 ha)
- Site B: 0.36 ac (0.15 ha)
- Site C: 0.78 ac (0.32 ha)

Current Zoning: C-1, C-2

Year Built: 1962 (Site A), 1959 (Site C)

Current Use: Site B is vacant, Site A & C include retail with office space



Existing Policy for Subject Sites:

See Cambie Corridor Plan Policy (Phase 2) for sites A/B/C on reverse.

Surrounding Land Uses:

Oakridge Centre

- *Existing uses:* (CD-1) mixed-use retail mall, office, residential; including Canada Line station, seniors centre, library.
- Approved rezoning (2014) for approximately 2,900 dwelling units including, social and secured market rental; 11 residential towers at 19-44 storeys, and 3 mid-rise buildings at 9-13 storeys; civic centre with community centre, expanded library, seniors centre and 69-space childcare; 9-acre rooftop park; 1.8M sf commercial space.

North of Sites A & B

- *Existing uses:* Liquor store (north of Site A); 4 storey mixed-use building (north of Site B).
- *Cambie Corridor Plan* provides policy for future redevelopment of Cambie Street properties. See summary map on reverse.

West of Site A:

- *Existing uses:* Church on W. 41st Avenue; single-family residential across the lane at north end of Site A (Phase 3 Focus Area).
- *Cambie Corridor Plan* provides policy for future redevelopment of properties on W. 41st Avenue. See summary map on reverse.
- *Phase 3* will look at the residential areas northwest of Site A.

East of Site B:

- *Existing uses:* Single-family residential (RS-1).
- *Cambie Corridor Plan* provides policy for future redevelopment of properties on W. 41st Avenue. See summary map on reverse.
- *Phase 3* will look at the residential areas northeast of Site B.

South of Site C:

- *Existing uses:* One-storey commercial buildings.
- *Cambie Corridor Plan* provides policy for future redevelopment of properties on Cambie Street. See summary map on reverse.

East of Site C:

- W. 41st Avenue - new 6 storey residential building is under construction with 2 storey townhouses at lane (as per Cambie Corridor Plan); 50 secured market rental units.
- *Phase 3* will look at the residential areas southeast of Site C.



Northwest corner - retail and office space



Southeast corner - retail and office space



Northeast corner - vacant, former gas station

Note: Unique site profiles are intended to provide a general snapshot of policies and Vision directions as background for discussion. Please see actual policy, zoning, and Vision documents for full information.

W. 41st Ave. & Cambie | Site Profile/ Context Map

Existing Policies and Community Vision Directions:

Cambie Corridor Phase 3 Scope of Work: As per Cambie Corridor Plan policy, investigate allowing mixed-use buildings above 12 storeys on the sites immediately adjacent to the intersections of Cambie Street and W. 41st Avenue as part of future planning and community consultation in Phase 3.

Cambie Corridor Plan (2011):

- Rezoning applications can be considered on the sites at the NW/NE/SE corners of Cambie St. & W. 41st Ave. The Cambie Corridor Plan (Phase 2) allows consideration of mixed-use buildings up to 6 storeys with height increasing up to 12 storeys at W. 41st Avenue and Cambie Street.
- For sites immediately adjacent to the intersection of Cambie Street and W. 41st Avenue, staff may investigate further allowing mixed-use buildings beyond the anticipated 12 storeys, as part of future planning and community consultation in Phase 3. Investigation of the eventual supportable height in future planning work must consider, at a minimum, the following:
 - » potential impacts on existing and anticipated development on the surrounding area as identified in Phase 3; and
 - » determination of appropriate relationships between mid-rise and potential tower building forms along Cambie St.

Riley Park South Cambie Vision: Directions to strengthen this important shopping/Canada Line station area and to provide additional housing near station.

