

# Louis Brier | Profile

**Location:** 5650 Osler Street

**Size:** ~3.99 acres (1.61 ha)

**Current Zoning:** CD-1 (407)

**Year Built:** 1968/2002

**Current Use:** Louis Brier Home & Hospital long-term care facility (218 beds) and Weinberg Residence (40 assisted living apartments + 20 care rooms)



2013 Pictometry

## Surrounding Land Uses:

- North: 2 storey Apartment (CD-1), Phase 3 unique site, and Single-Family Residential (RS-5)
- West: Single-Family Residential (RS-5)
- South: Single-Family Residential (RS-1) and gas station (C-1)
- East: Gas station (CD-1), 4 storey apartment (CD-1)

## Existing Policies and Community Vision Directions:

### **Cambie Phase 3 Scope of Work:**

- The site is a unique site and will be guided by policy developed in Phase 3.

### **Rezoning Policy for Sustainable Large Developments:**

- Any future rezoning of the site would need to consider the application of this policy, and defined plans or studies on sustainable site design, green mobility, affordable housing, and more, may be required.

### **Arbutus Ridge Kerrisdale Shaughnessy Vision (2005):**

- Additional Area Planning not required before rezoning because the Oakridge/Langara Policy allows for site specific rezonings of this site.

### **Oakridge Langara Policy Statement (OLPS, 1995):**

- The OLPS envisioned a mix of townhouses and stacked townhouses as part of redevelopment up to an overall site density of 0.9-1.0 FSR (gross). Out of this overall site density target, the policy allows up to 0.9 FSR for institutional.
- Building heights are generally limited to 9.1m (30 ft) on the western portion of the site and 12.2m (40 ft) on the eastern portion along Oak Street.

## Other considerations:

- The construction of the Weinberg Residence in 2002 resulted in an overall site density of 0.86 FSR, which is nearly the maximum density envisioned under the OLPS.



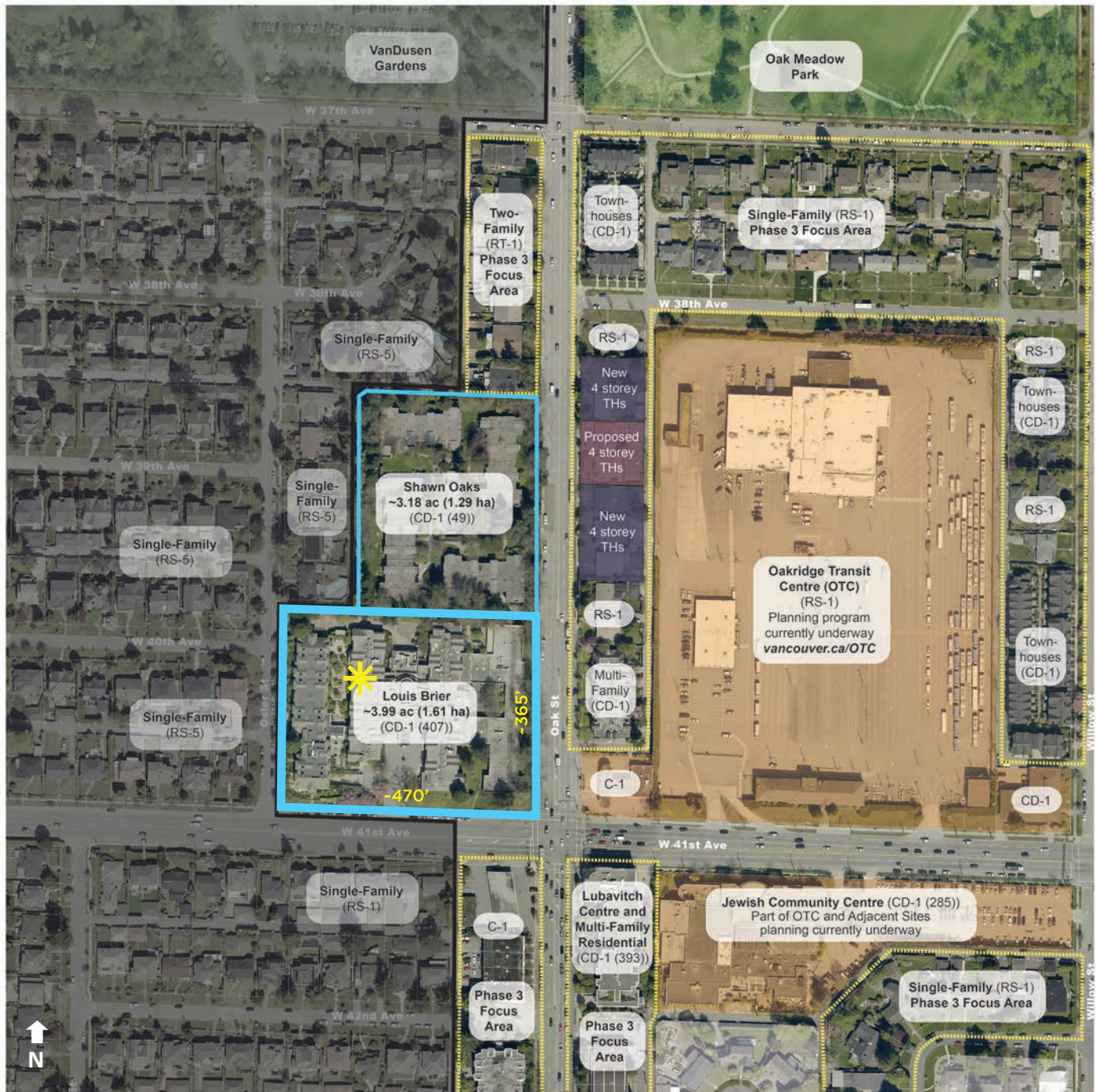
Louis Brier Home and Hospital



Weinberg Residence at western end of site

**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.

# Louis Brier | Context Map



## LEGEND

- Phase 3 Study Area Boundary
- Unique Sites/Areas
- Phase 3 Focus Areas
- Major Project Site
- Rezoning Application - approved
- Rezoning Application - in process

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