

Shawn Oaks Strata | Profile

Location: 5505 Oak Street

Size: ~3.18 acres (1.29 ha)

Current Zoning: CD-1 (49)

Year Built: 1968/1969

Current Use:

Residential, 71 strata apartment units and one caretaker unit in 5 buildings



2013 Pictometry

Surrounding Land Uses:

- North: Single-family residential (RS-5) & duplex (RT-2) with potential for townhomes under Oakridge Langara Policy Statement
- West: Single-family residential (RS-5)
- South: Seniors Supportive Housing - Louis Brier (CD-1)
- East: Single-family residential (RS-1) and recently approved townhomes (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):

- No directions specific to this site.
- Some Vision directions regarding changes to CD-1 zoning and new housing types apply, such as allowing new housing types on or near arterial roads, allowing some small developments designed for seniors near parks, transit and services, allowing more four storey apartments (the latter noted as “uncertain” in Vision).

Oakridge Langara Policy Statement (OLPS, 1995):

- This site is specifically mentioned for the protection of its perimeter trees through the City’s Tree By-Law.

Other considerations:

- Existing buildings are two-storey wood frame and were constructed in 1968-69.



Interior walkway and landscaping



Trees on the southern portion of the site



Typical building entrance

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.

Shawn Oaks Strata | 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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