

WELCOME

Landmark Premiere Properties Ltd. is exploring opportunities to redevelop the “Shawn Oaks” property at 5505-5585 Oak St. in Vancouver, BC.

In April 2023, Vancouver City Council endorsed an Enhanced Rezoning Process to guide planning for the site under the Cambie Corridor Plan (2018), the Vancouver Plan (2022) and TransLink’s Transport 2050 Plan (2022).

The initial concept plans were introduced to the community at an Open House in June 2023. The purpose of this Open House is to provide an update on the planning process, receive questions and to seek input.



Above: The “Shawn Oaks” property is located at 5505-5585 Oak St. in Vancouver.

PROJECT TEAM



The application process is being led by Landmark Premier Properties Ltd. Landmark is working with Affordable Housing Societies to deliver and operate the family-oriented social housing proposed as part of this development.

Landmark is a locally owned and operated commercial and residential development company. We are known for building high-quality homes across Greater Vancouver, such as *The Stanton* in Kerrisdale and *Foster Martin* at White Rock Commons.

Landmark has also engaged a team of experts to support the planning program, including:

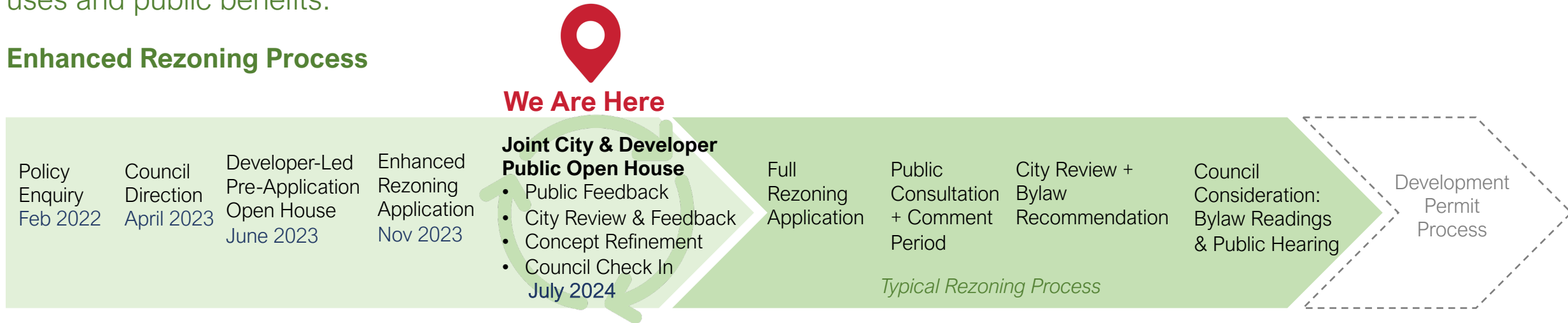
- Architect: Acton Ostry Architects
- Planning Consultant: Liveable City Planning
- Landscape Architect: Connect Landscape Architecture
- Sustainability Consultant: Introba
- Transportation Consultant: Bunt & Associates
- Civil Engineering: CREUS Engineering



PROCESS TIMELINE

The purpose of this consultation is to share Landmark's enhanced rezoning concept for Shawn Oaks. It offers the community an update on the concept plans and forms of development under consideration as well as proposed uses and public benefits.

Enhanced Rezoning Process

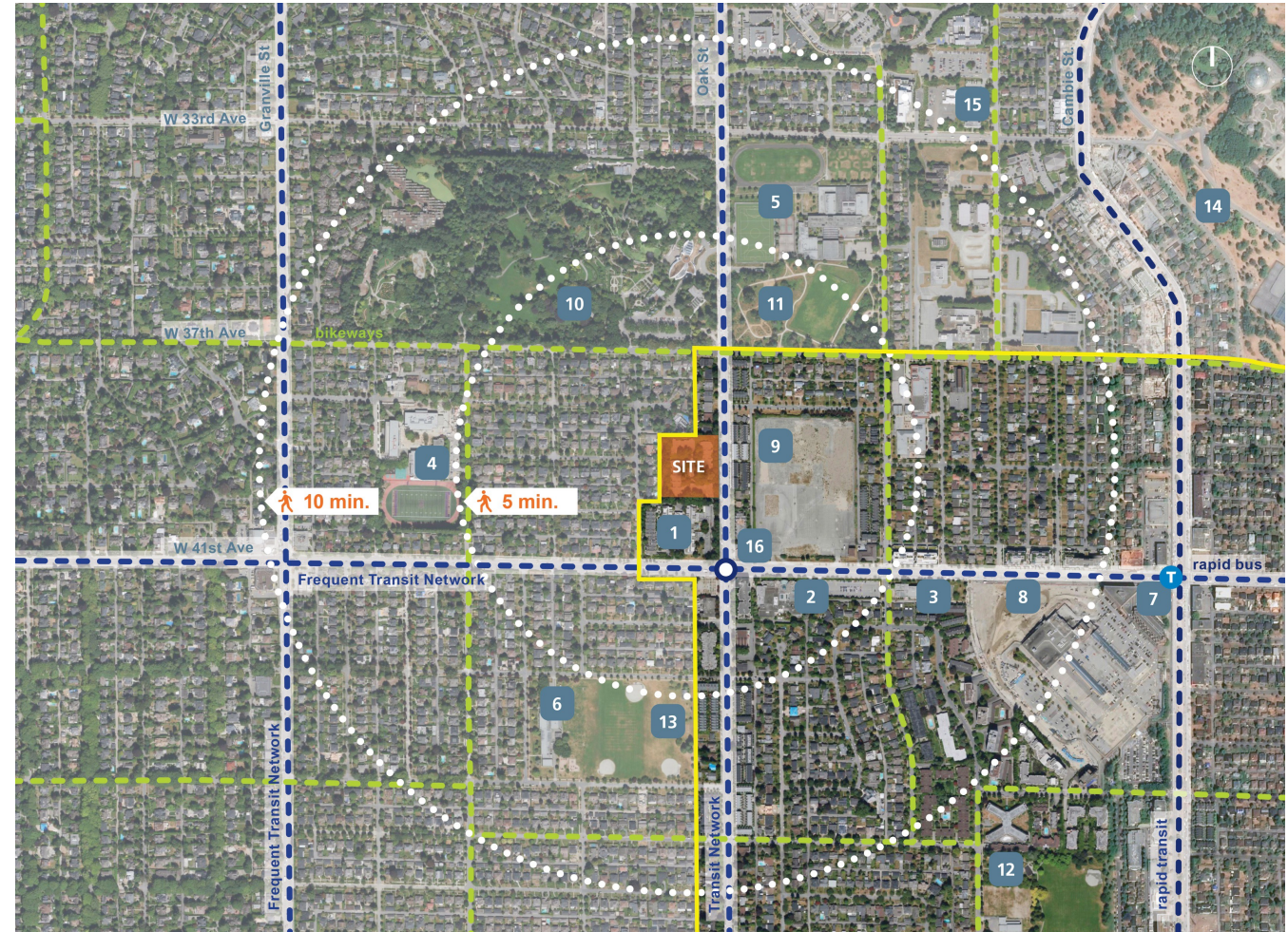


The City's enhanced rezoning process allows applicants to collaborate with City Staff to resolve site-specific issues, clarify land uses and arrive at a preferred project concept before the submission of a formal rezoning application. It can include additional public consultation over what is typically required in a rezoning. The goal is to develop a common understanding between applicants, City Staff and the public on development expectations for large Unique Sites such as Shawn Oaks.

SITE & CONTEXT

The Shawn Oaks site is well served by transit, local shopping and amenities. It is situated in the Oakridge Municipal Town Centre – an evolving transit-oriented neighbourhood where growth is guided by the Cambie Corridor Plan (2018), the Vancouver Plan (2022) and TransLink's Transport 2050 Plan (2022).

- | | | | |
|----|-------------------------------------|----|--|
| 1 | Louis Brier Home & Hospital | 11 | Oak Meadows Park |
| 2 | Jewish Community Centre | 12 | Tisdall Park |
| 3 | King David High School | 13 | Montgomery Park |
| 4 | Vancouver College | 14 | Queen Elizabeth Park |
| 5 | Eric Hamber Secondary School | 15 | BC Women & Children's Hospital |
| 6 | Sir William Osler Elementary School | 16 | potential future transit station (Transport 2050) Oak & 41st |
| 7 | Oakridge – W 41st Ave Station | | |
| 8 | Oakridge Centre | | |
| 9 | Oakridge Transit Centre | | |
| 10 | Van Dusen Botanical Gardens | | |
-
- | | |
|--|--------------------------------|
| | bikeways |
| | transit routes |
| | Oakridge Municipal Town Centre |



POLICY: CAMBIE CORRIDOR PLAN

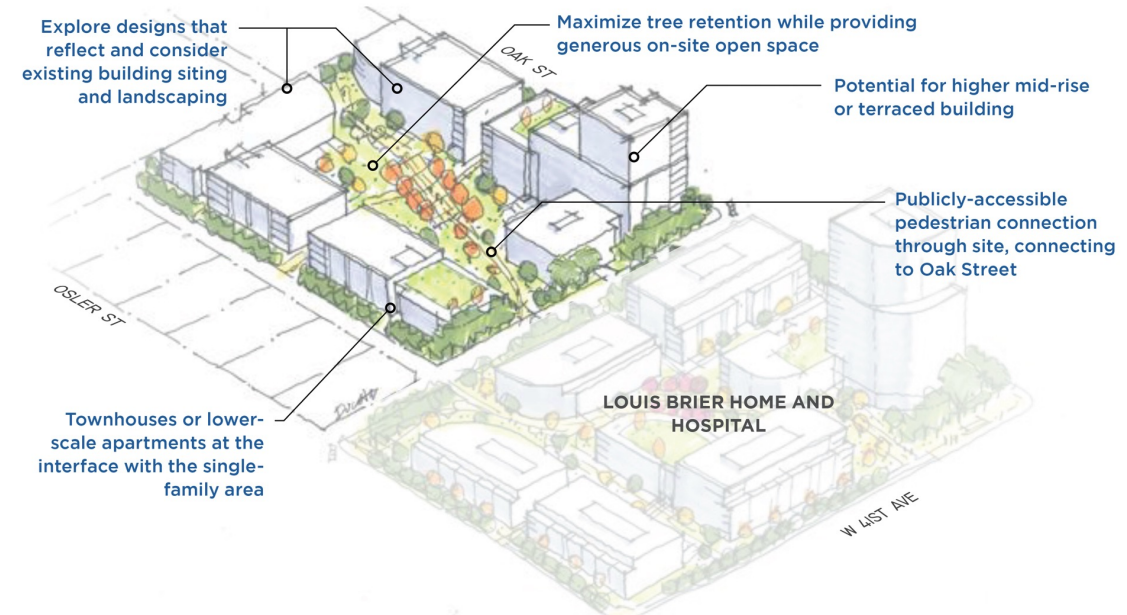
In May 2018, Council approved the **Cambie Corridor Plan** which provides a framework for change and growth over 30 years in the Cambie Corridor.

Cambie Corridor Plan (2018)

The Cambie Corridor Plan (2018), identifies Shawn Oaks as a “large site with significant opportunity to broaden housing choice and affordability in the neighbourhood, while improving neighbourhood connections and strengthening the pedestrian experience along Oak Street”.

The Cambie Corridor Plan identifies Shawn Oaks for more market and below market housing, targeting 20% of Residential Floor Area for Social Housing if market strata uses are proposed. The Cambie Corridor Plan also seeks the inclusion of childcare, incorporation of existing character elements onsite, including retention of mature large trees and integration of generous onsite open space.

Conceptual Site Diagram



The site graphics are provided for illustrative purposes only, and intended to provide high level direction on site organization and expected building forms. The location of site components are approximate and may vary with an actual proposal.

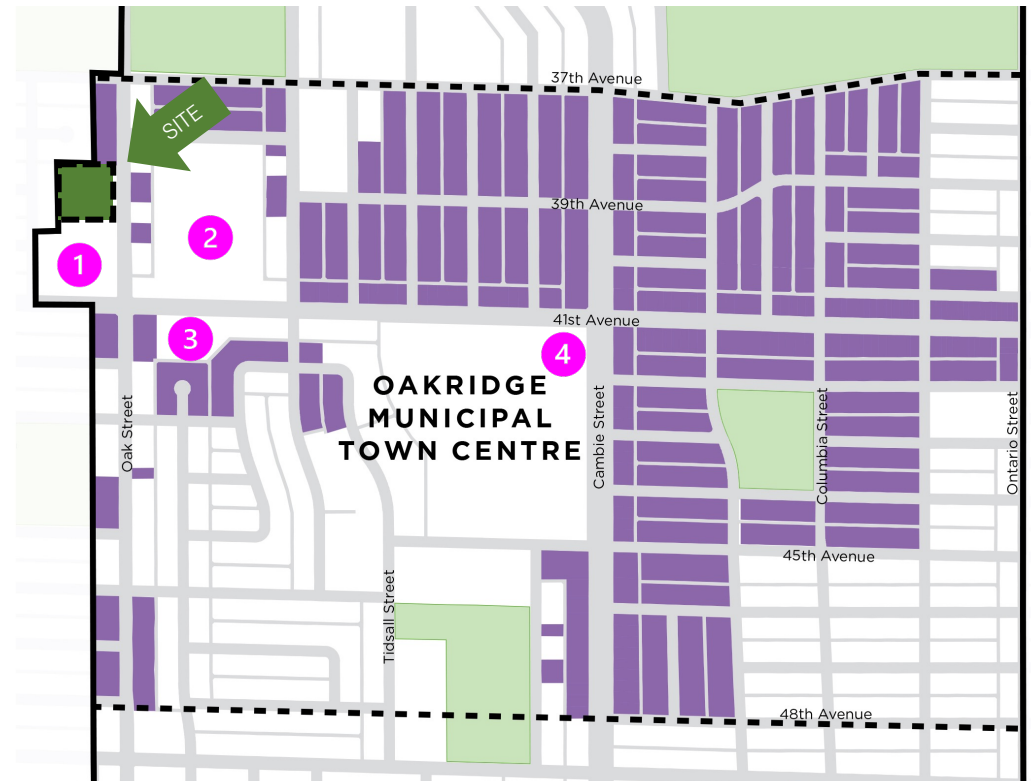
Applications will be evaluated through a comprehensive rezoning process with enhanced review and public consultation. Design responses deemed to be equal or better in addressing the planning and urban design principles described in this Plan may also be considered.

MUNICIPAL TOWN CENTRE

Shawn Oaks is a 3.2 acre property in the Oakridge Municipal Town Centre.

Within the Municipal Town Centre, there are many sites under planning application or in the process of being redeveloped. Key sites include:

- (1) **Louis Brier Home & Hospital (South):** Enhanced Rezoning process for market rental, below-market rental, market strata homes, social housing and replacement long-term care facility.
- (2) **Oakridge Transit Centre (East):**
+/- 1,630 homes approved by Council.
- (3) **Jewish Community Centre (South-East):**
+/- 1,016 rental homes approved by Council.
- (4) **Oakridge Centre:**
2,914 homes including 290 social housing homes and 290 rental homes approved by Council.



POLICY: SUSTAINABLE LARGE DEVELOPMENTS (2018)

Rezoning Policy for Sustainable Large Developments (2018)

The Shawn Oaks property is approximately 139,000 sf (3.2 acres) and qualifies as a Large Sustainable site. Sites over 8,000 sq. m. are reviewed against the **Rezoning Policy for Sustainable Large Developments** and must address a number of criteria including:

- Sustainable Site Design
- Affordable Housing
- Green Mobility
- Rainwater and Groundwater Management
- Sustainable Food Systems
- Potable Water Management
- Zero Waste Planning
- Resilience



NEW PLANNING POLICIES

In alignment with recent planning policies, Shawn Oaks seeks to explore greater height and density given its transit-oriented location, to offset costs in delivering important community serving amenities including the dedication of 20% of residential area as social housing and a childcare facility at no cost to the City.

The Vancouver Plan (2022)

The **Vancouver Plan** is a long-range plan aimed at guiding growth and change over the next 30 years. The **Vancouver Plan** provides a high-level land use strategy and identifies the area around the Shawn Oaks site as a future “Rapid Transit Area” where mid to high-rise buildings close to future stations would be appropriate.

Transport 2050 (2022)

Vancouver Plan directions for the Shawn Oaks site also align with TransLink’s long-term strategy, **Transport 2050**, which identifies West 41st Avenue/West 49th Avenue as a new regional priority in the Major Transit Network. The NW corner of Oak and 41st Avenue is identified as a potential future transit station location.



POLICY: COUNCIL DIRECTION

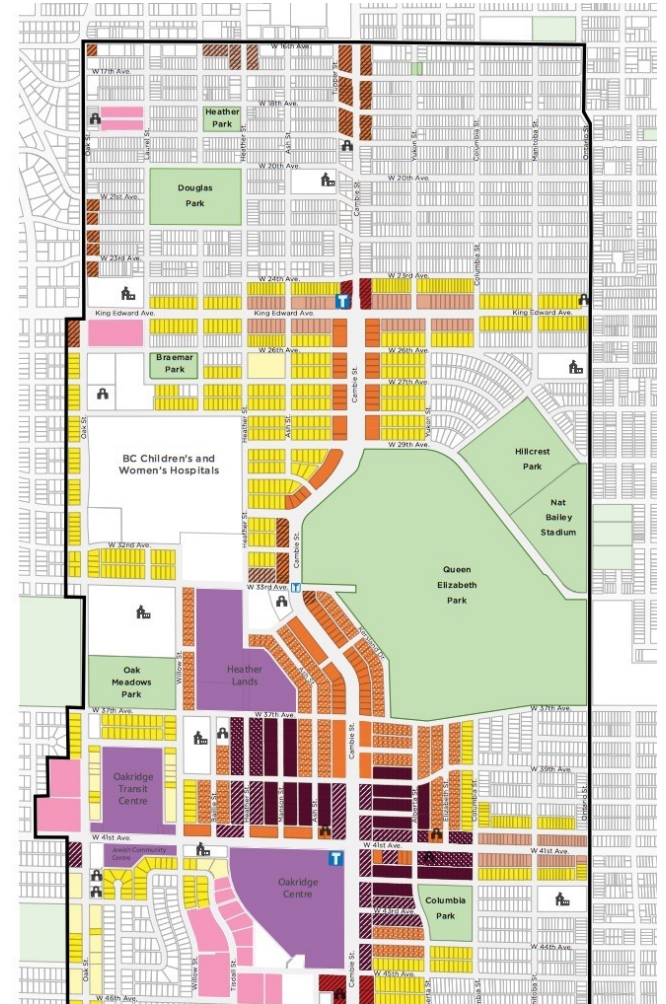
This application is guided by the City of Vancouver’s Council direction (2023), as well as the Cambie Corridor Plan (2018), the Vancouver Plan (2022) and TransLink’s Transport 2050 (2022).

Vancouver City Council Direction (April 26, 2023)

In February 2022, Landmark submitted a policy enquiry for Shawn Oaks with more height, density and social housing than were originally contemplated in the 2018 Cambie Corridor Plan. The City’s **Policy Enquiry Process** (“PEP”) was designed to advance exceptional or unique proposals that offer benefits to further Council priorities and goals.

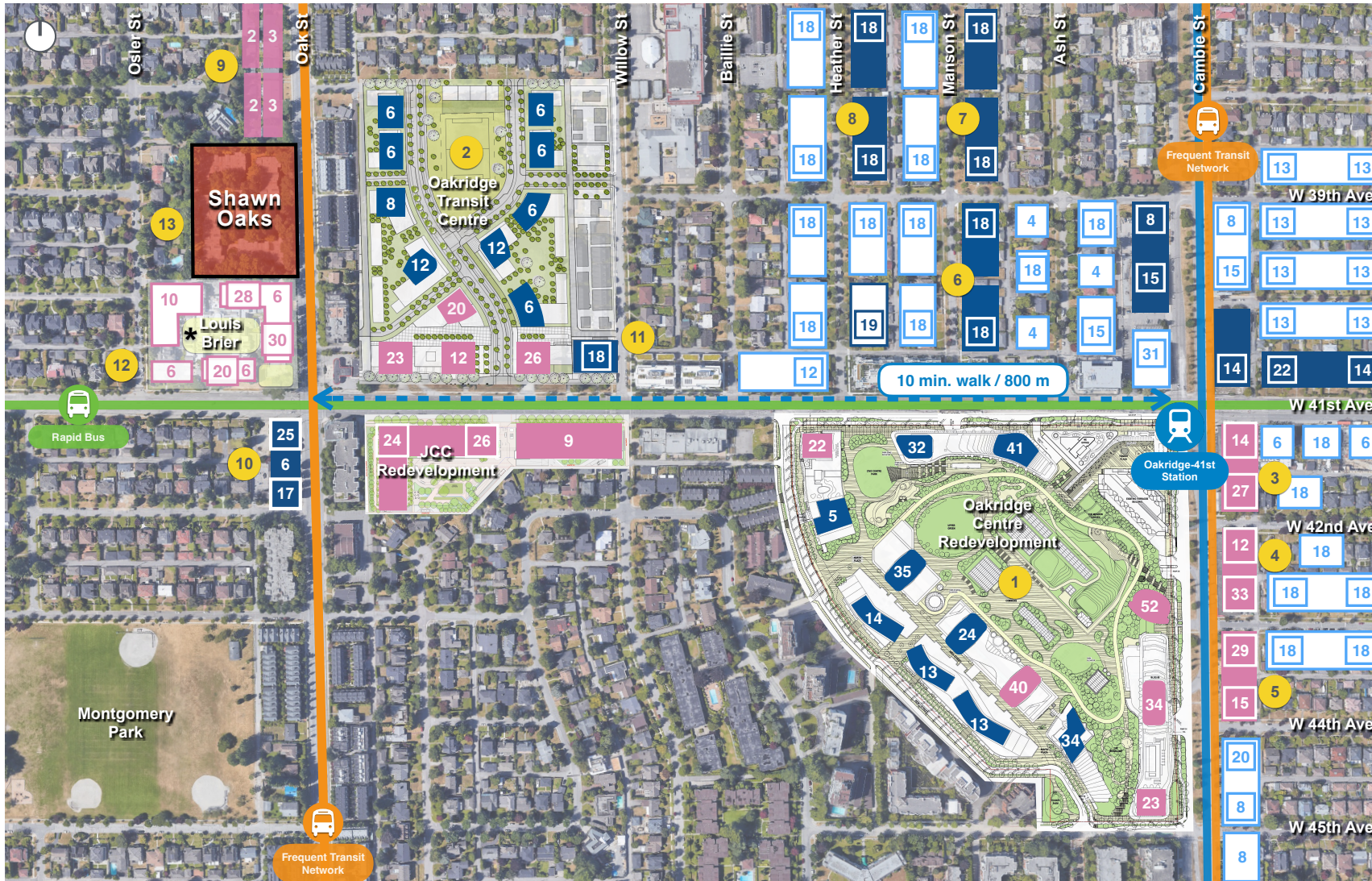
Based on Vancouver’s City Planning review and recommendation, City Council agreed that the Shawn Oaks proposal met some of these criteria, and was generally consistent with new planning policies that followed the Cambie Plan, notably the **Vancouver Plan (2022)**, and **TransLink’s Transportation 2050** plan (2022). Council directed that City Staff consider a future rezoning application for Shawn Oaks through a fee-recovered enhanced rezoning process.

- LEGEND**
- Highrise
- Apartment (up to 12 storeys)
- Apartment (up to 8 storeys)
- Apartment (up to 6 storeys)
- Apartment (up to 4 storeys strata or 6 storeys rental)
- Apartment (up to 4 storeys)
- Townhouse
- Mixed-use highrise
- Mixed-use (up to 10 storeys)
- Mixed-use (up to 8 storeys)
- Mixed-use (up to 6 storeys)
- Mixed-use (up to 4 storeys)
- Highrise with choice of use
- Apartment with choice of use at grade (up to 6 storeys)
- Intensive employment
- Unique site (opportunity for higher densities)
- Major project (separate planning program underway or approved)
- Other**
- Existing townhouse
- Area boundary
- Marpole Community Plan area
- Canada Line station
- Future potential station
- Place of worship
- School



Above: The Shawn Oaks property is identified as a unique site in the Cambie Corridor Plan with opportunities for broader housing choices, greater affordability and local amenities.

DEVELOPMENT CONTEXT



- 1 Rezoning approved 3/2022
 - 2 Rezoning approved 12/2020
 - 3 Rezoning approved 1/2021
 - 4 Rezoning approved 11/2021
 - 5 Rezoning approved 3/2021
 - 6 Rezoning approved 1/2023
 - 7 Rezoning approved 2/2024
 - 8 Rezoning approved 5/2024
 - 9 Rezoning approved 10/2021
 - 10 Rezoning approved 5/2024
 - 11 Rezoning approved 6/2022
 - 12 Louis Brier unique site
 - 13 Enhanced Rezoning application 11/2023
- Shawn Oaks site
 - approved policy
 - rezoning application / policy alignment
 - rezoning application / exceeds policy
 - rezoning approved / policy alignment
 - rezoning approved / exceeds policy
 - 35 number of storeys
 - * Louis Brier Policy Enquiry application (tower floors and heights to be determined)

CURRENT CONCEPT

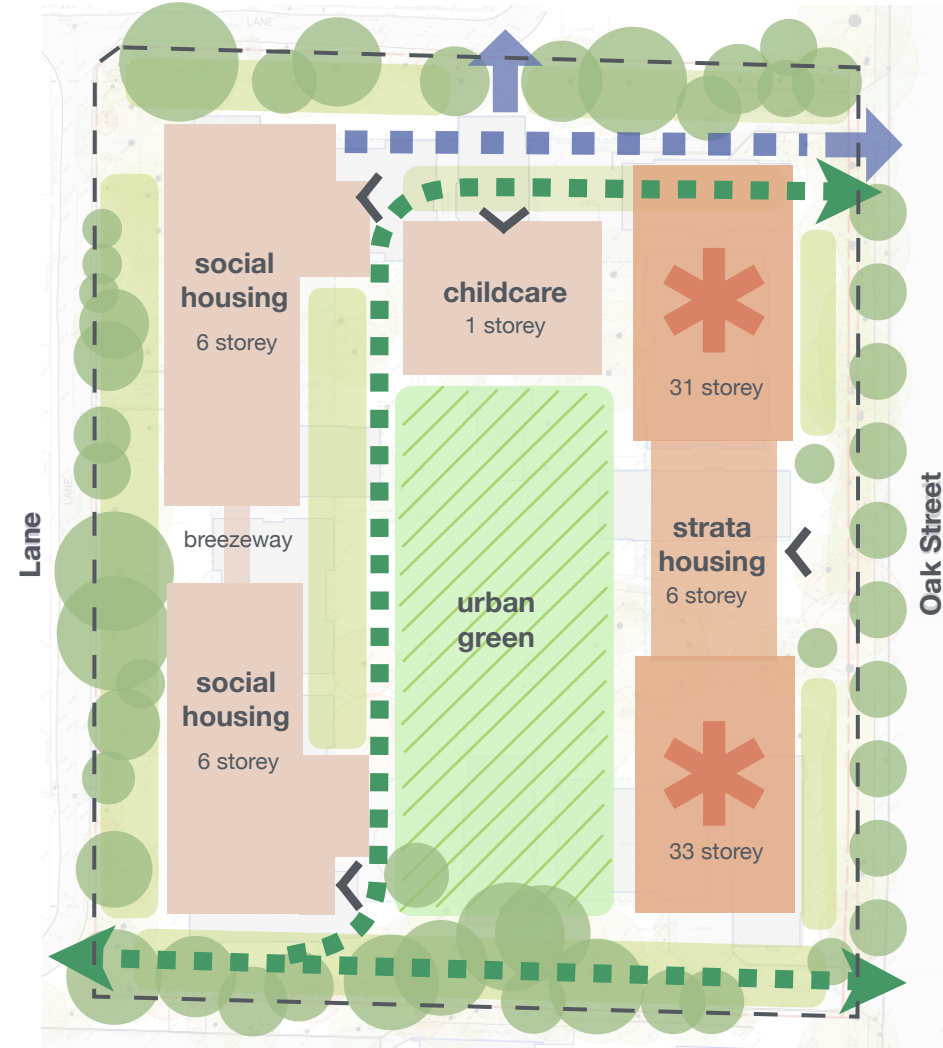
Landmark has updated the Shawn Oaks concept for an Enhanced Rezoning application, maintaining the same area and density as the February 2022 Enquiry. More open space is proposed at grade, setting back buildings to allow tree retention, with some increase in building height along Oak Street. The concept contributes to the City's goals by delivering a range of housing and amenities:

- **Strata Homes:** 6-storey midrise podium with 2 high-rise towers. Approximately 400-450 units (80% of residential floor area).
- **Family-Oriented Social Housing:** 6 storey midrise rental building. Approximately 180 homes (20% of residential floor area). Dedicated to the City at no cost.
- A **Non-Profit Child Care Facility** with spaces for 37 children. Dedicated to the City of Vancouver at no cost to the City.
- A landscaped “**Urban Green**” that connects the residential uses and provides public connections through the site.
- **10 m dedication** for tree retention and a mid-block pedestrian connection from Oak St to Osler St.

Key Statistics

- 3.2 FSR strata housing
- 0.8 FSR social housing (20% net)
- 37-space childcare
- TOTAL 4.0 FSR

Same Density / Floor Area as Enquiry



CONCEPT EVOLUTION

Cambie Corridor Plan "Base Case"
~ 2.48 FSR (excluding Childcare)



80% Strata Housing

± 275,775 sf (GFA) / ~1.99 FSR

Childcare

one facility

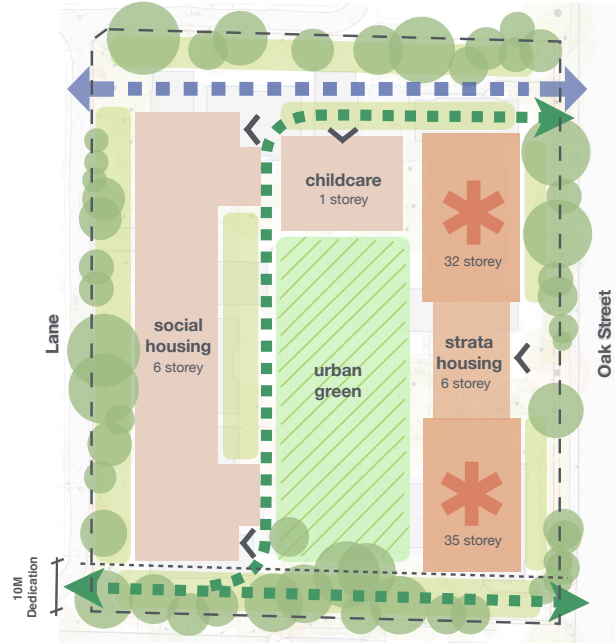
20% Turnkey Social Housing (NET)

± 68,945 sf (GFA) / ~0.49 FSR

Nov 2023

- variety of housing types
- large social housing provision
- child care
- tree preservation
- site permeability
- urban green (courtyard)
- vehicular access at north

Enhanced Rezoning Application
~ 4.0 FSR (excluding Childcare)



80% Strata Housing

± 444,800 sf (GFA) / ~3.2 FSR

Childcare

37 spaces

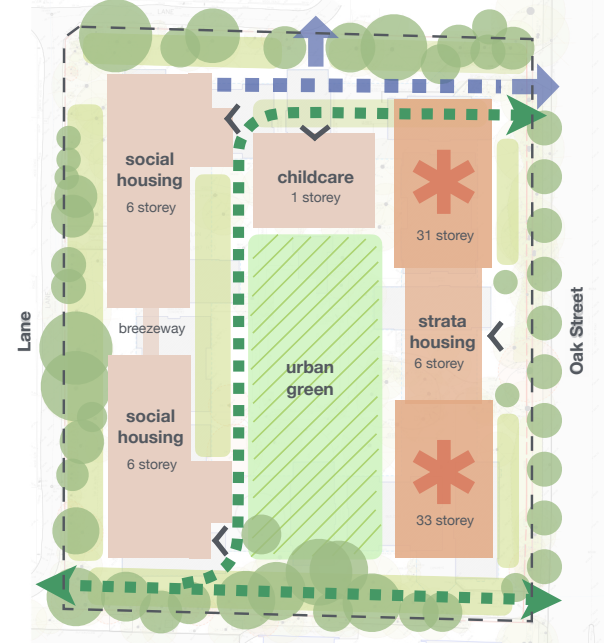
20% Turnkey Social Housing (NET)

± 111,200 sf (GFA) / ~0.8 FSR

July 2024

- strata podium extended
- strata tower heights reduced
- breezeway connection at social housing
- vehicular access reconfigured at the north

Enhanced Rezoning Application
~ 4.0 FSR (excluding Childcare)



80% Strata Housing

± 444,800 sf (GFA) / ~3.2 FSR

Childcare

37 spaces

20% Turnkey Social Housing (NET)

± 111,200 sf (GFA) / ~0.8 FSR

**DENSITY & FLOOR AREA:
NO CHANGE**

- vehicular connection
- pedestrian links
- tree retention
- open space
- low/mid-rise development
- higher building forms

ENHANCED REZONING STATISTICS

Project Statistics	
Homes	+/- 450* Strata Homes (80% of residential floor area) +/- 180* Family-Oriented Social Housing Rental Homes (20% of residential floor area) <i>*number of units subject to unit mix and size</i>
Site Coverage & Urban Green	Approximately 40% of the site will be covered by the proposed buildings and 60% will be open space, including an "Urban Green" (courtyard) to support residential and childcare uses and to facilitate public access through the site.
Site Area	c. 139,000 sq. ft.
Density	4.0 Floor Space Ratio
Floor Area	~ 556,000 sq. ft.
Heights	Social Housing: 6 storeys Non-Market Childcare: 1 storey Market Strata: 31 and 33 storeys with 6 storey podium
Public Amenities	+/- 180* Family-Oriented Social Housing Rental Homes (20% of residential floor area) Non-market daycare with space for 37 children.
Vehicle Parking	Approximately 600 spaces <i>*will comply with Parking Bylaw</i>



aerial view of Shawn Oaks looking southeast

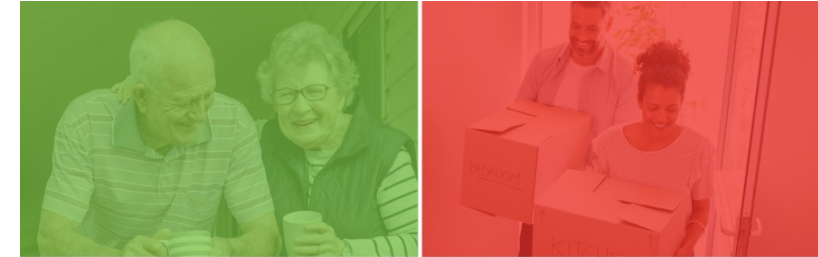
AFFORDABLE HOUSING

With our community partner, **Affordable Housing Societies (AHS)**, Landmark is proposing *more affordable housing than was envisioned in the Cambie Plan*.

AHS develops, owns, and manages not-for-profit rental housing for low and moderate income families, seniors, singles, and couples. With more than 3,600 homes in 13 municipalities in Metro, AHS is a demonstrated leader in addressing affordable housing needs. Landmark has entered into an agreement with **AHS** to help plan and ultimately operate the housing through an agreement with the City of Vancouver.

Our proposal for Shawn Oaks can deliver approximately 180* family-oriented, social housing rental homes for families living with low and moderate incomes. These homes will be constructed by Landmark Premiere Properties and given to the City of Vancouver “turnkey” at no cost as an in-kind Community Amenity Contribution.

* We will work with AHS and the City to optimize the Social Housing unit mix for families. Delivery of 180 homes is based on a standard mix of 25% two-bedroom homes and 10% three-bedroom homes. Increasing the % of larger homes would impact the number of homes, but not the overall floor area and value to be delivered to the City of Vancouver.



Affordable Housing Societies



CONCEPT PLANS



Site Plan

Symbol Legend

- existing tree to remain
- proposed tree
- property line
- setback line



Roof Plan

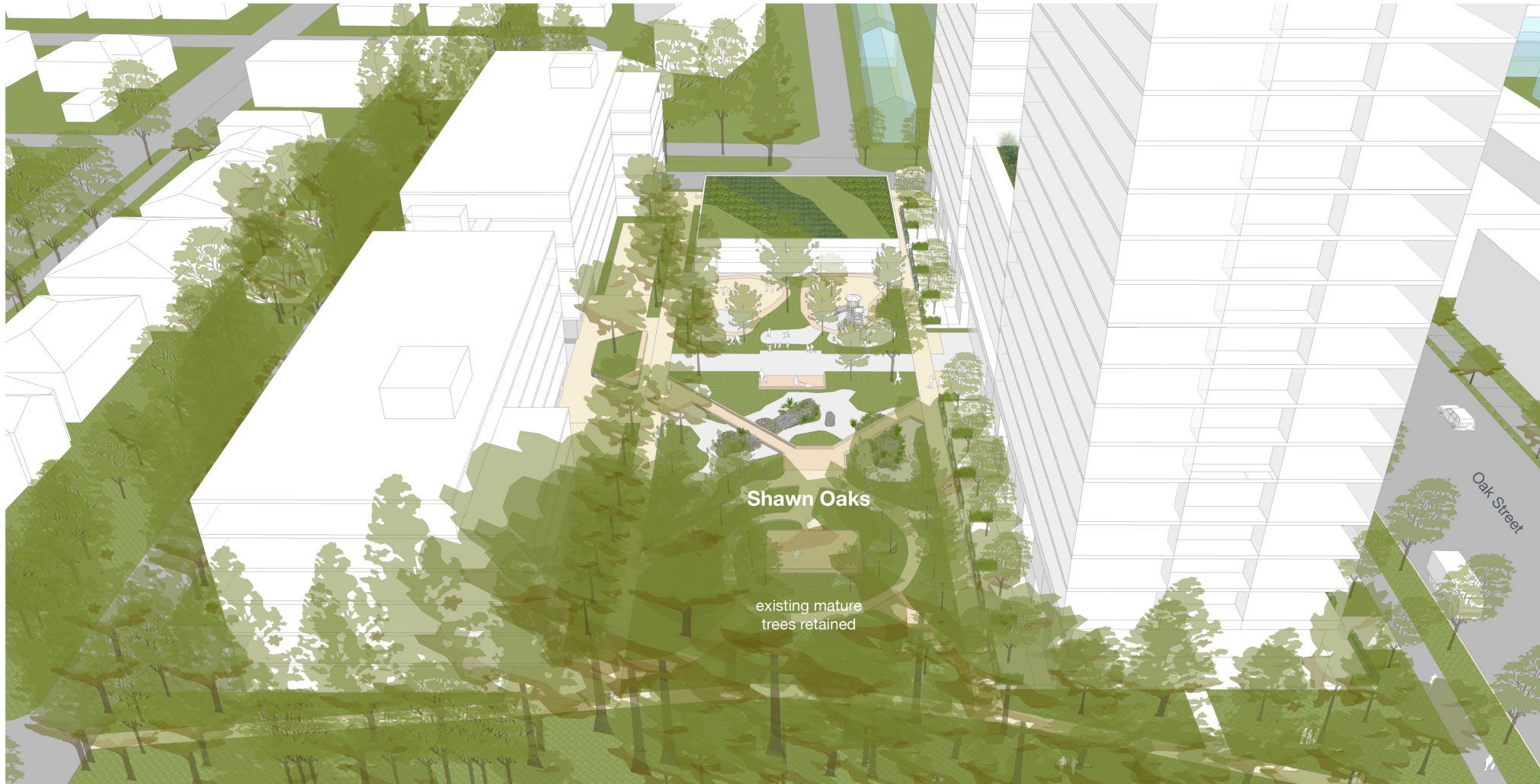
RENDERINGS



aerial view of Shawn Oaks looking southeast

5505-5585 Oak Street, Vancouver (Shawn Oaks)

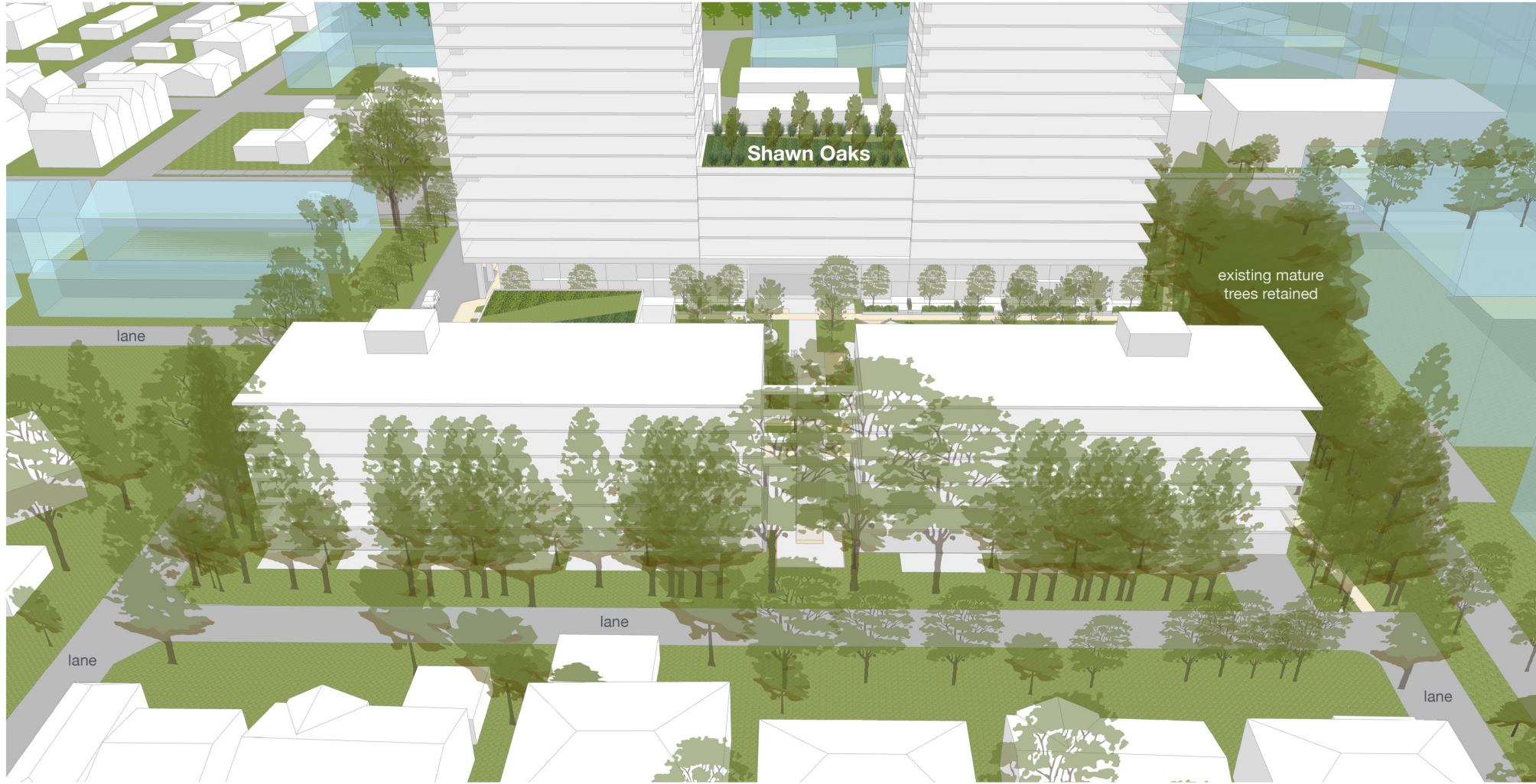
RENDERINGS



aerial view north of the Shawn Oaks urban green (courtyard)

5505-5585 Oak Street, Vancouver (Shawn Oaks)

RENDERINGS



existing mature
trees retained

lane

lane

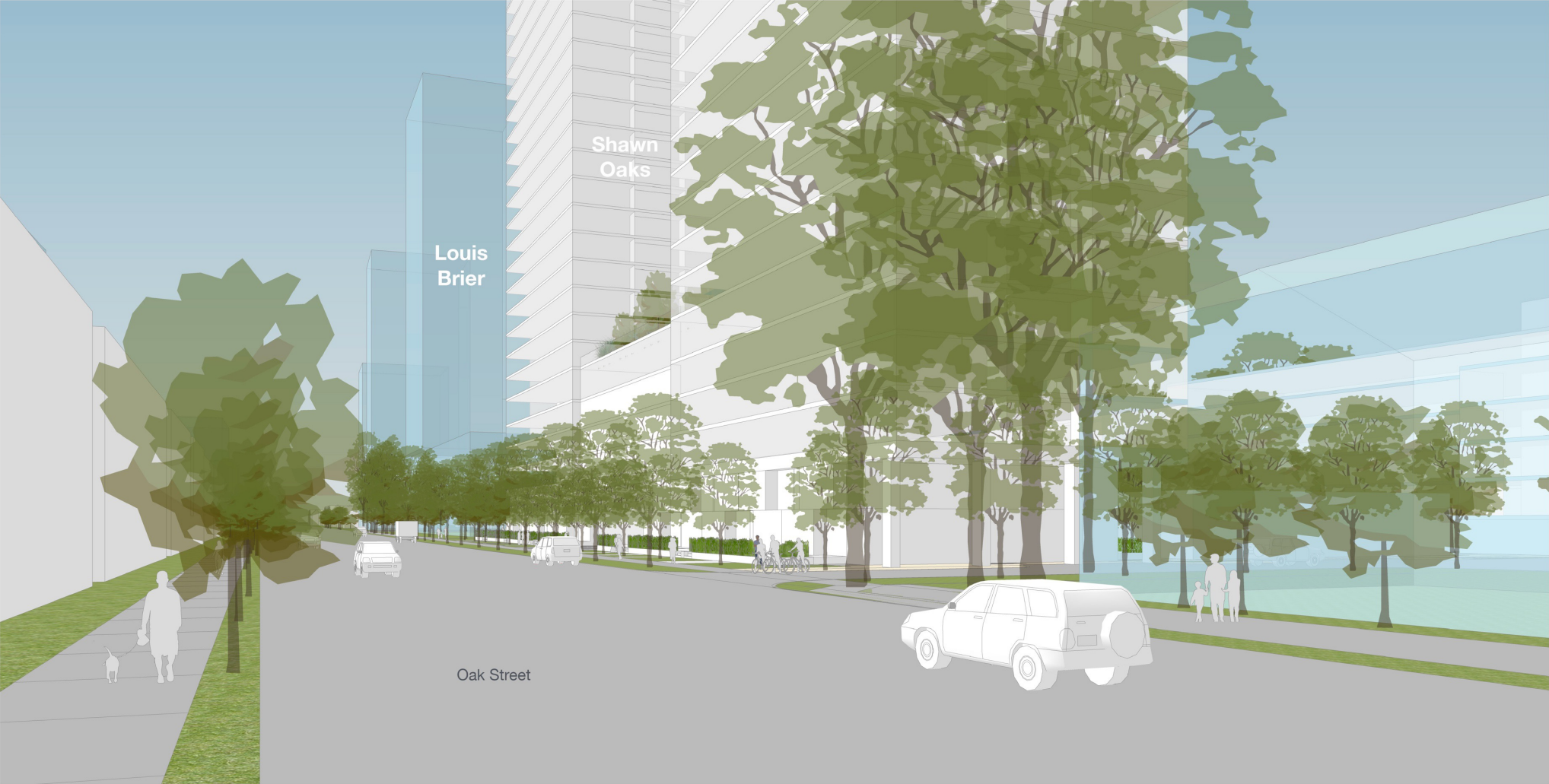
lane

lane

aerial view east

5505-5585 Oak Street, Vancouver (Shawn Oaks)

RENDERINGS



street view looking south along Oak Street

5505-5585 Oak Street, Vancouver (Shawn Oaks)

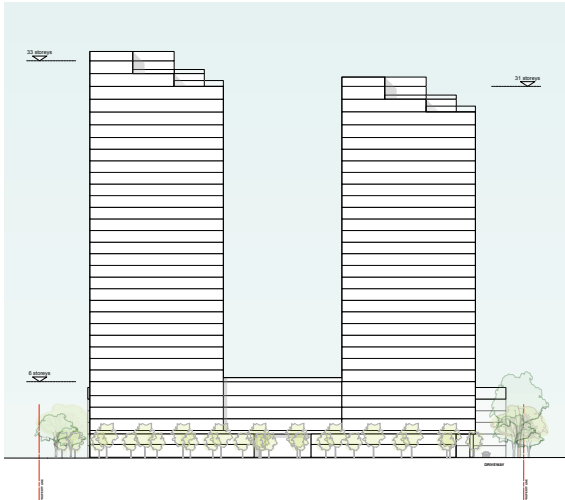
RENDERINGS



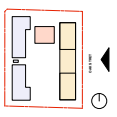
street view looking north along Oak Street

5505-5585 Oak Street, Vancouver (Shawn Oaks)

ELEVATIONS



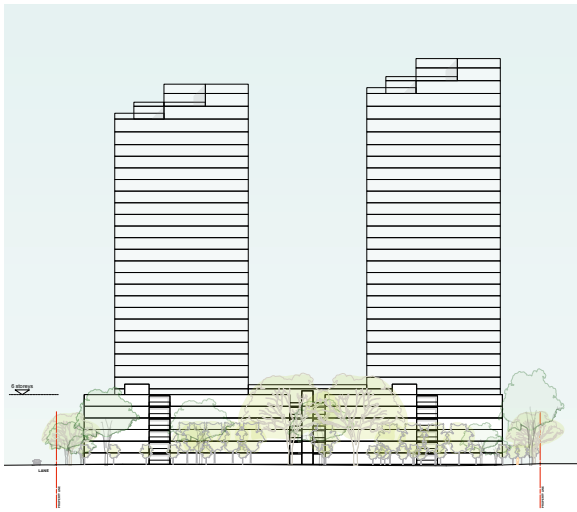
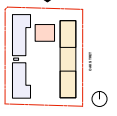
east elevation



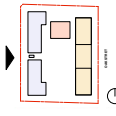
south elevation



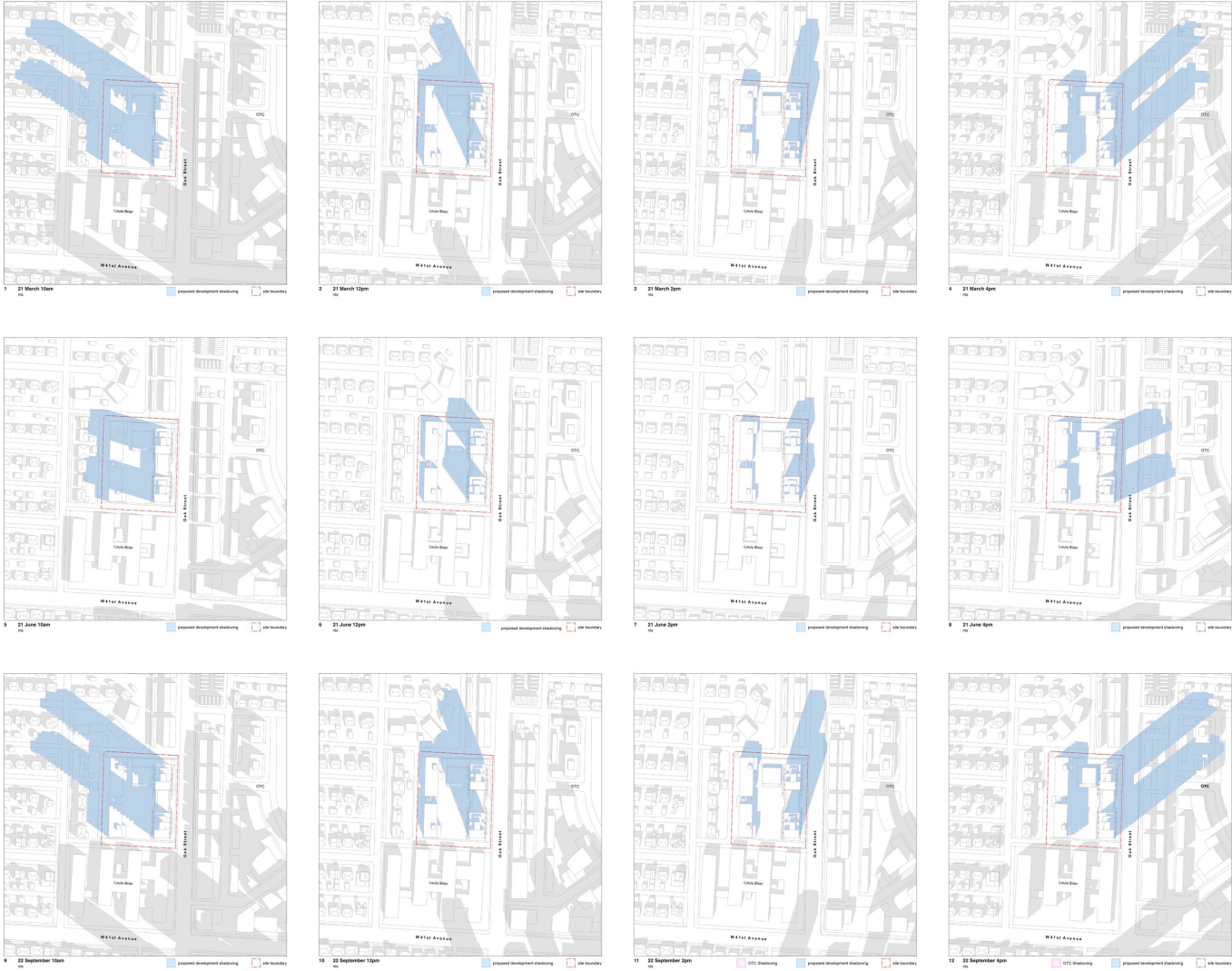
north elevation



west elevation



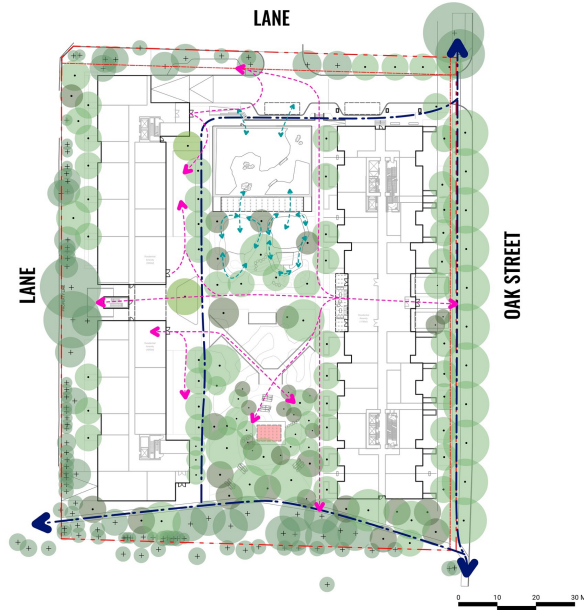
SHADOW STUDY



LANDSCAPE CONCEPT

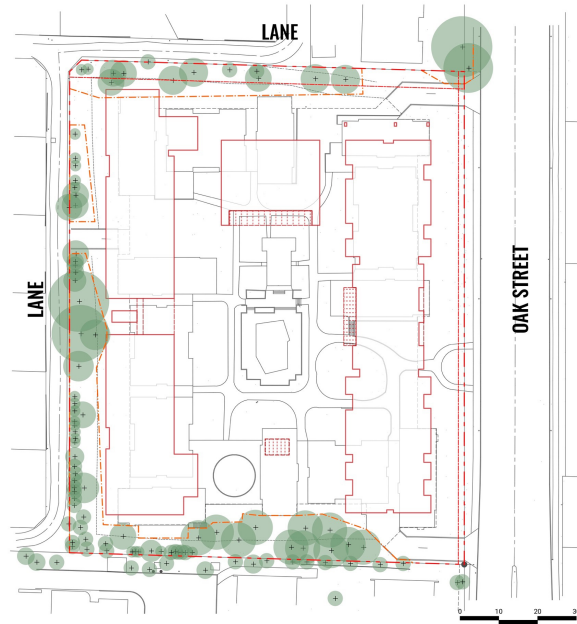
CIRCULATION

- PUBLIC MOVEMENT
- SECONDARY SEMI-PUBLIC MOVEMENT
- DAYCARE ACCESS AND PATHS



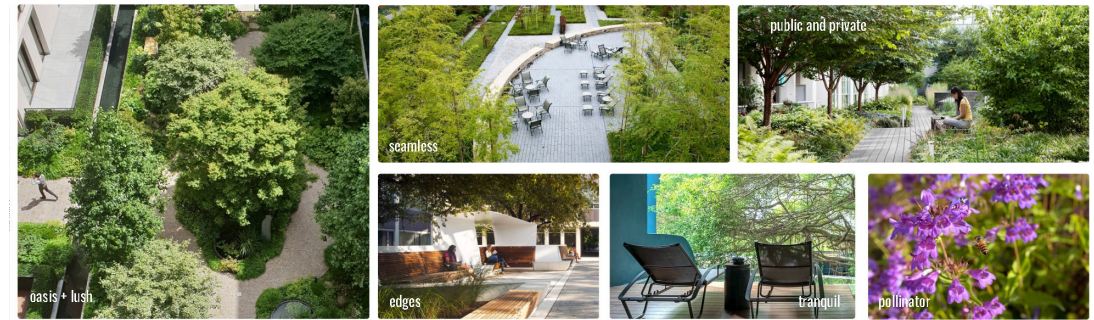
TREE RETENTION

- EXISTING TREE TO RETAIN
- TREE PROTECTION FENCE REFER TO ARBORIST REPORT



PRECEDENT IMAGES

CONCEPT

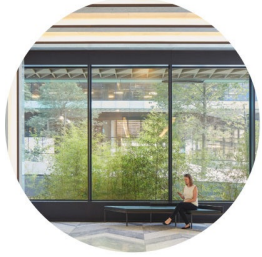


PROGRAM



LANDSCAPE CONCEPT

INSPIRATION



...community where life is enjoyed in an atmosphere of wellness and healthy activity.

OASIS

Breathe and immerse yourself in a place of respite.

Create a peaceful contemporary landscape with ample daylight, a healthy respect for biodiversity, rainwater absorption, and enhanced tree canopy to reduce the heat island effect.

INDOOR | OUTDOOR

Blur the lines between the indoor and outdoor.

Create seamless connections to exterior courtyard and programmed spaces. Enhance indoor experience with framed views to both nature and social activity.

SOCIAL | COMMUNITY

Spontaneous, planned, social and communal places encourage interaction with neighbors, families, and friends.

Inclusive and flexible outdoor spaces for all ages and abilities with both daylight and shade enhance living concept.

PROGRAM LEGEND

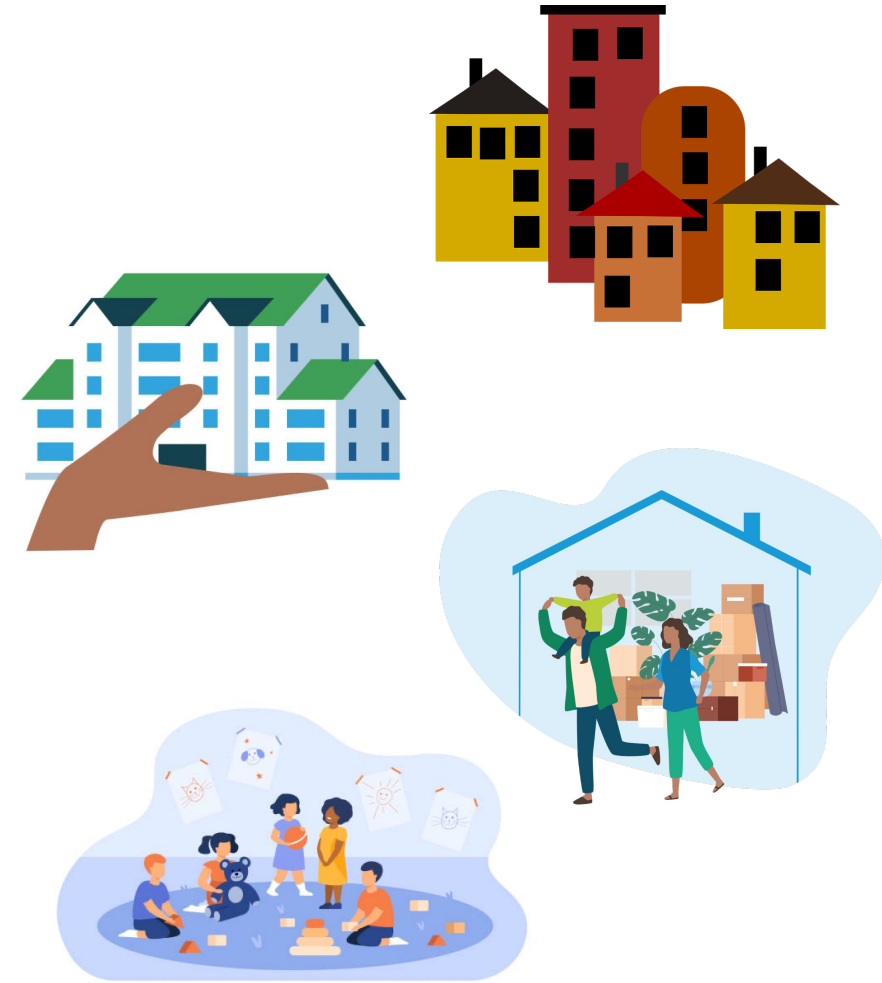
- 1 THE PAVILION
- 2 STORMWATER GARDENS
- 3 CHILDCARE PLAYGROUND (0-3 / 3-5 Y.O.)
- 4 ROOF GARDEN (EXTENSIVE)
- 5 ARRIVAL COURT
- 6 AMENITY LOUNGE
- 7 DOG RELIEF AREA
- 8 CHILDREN'S PLAYGROUND
- 9 EDIBLE GARDEN
- 10 PEDESTRIAN PATH
- 11 EXTENSIVE GREEN ROOF



COMMUNITY BENEFITS

Key benefits associated with this proposal include:

- **Housing Choice & Affordability:** The proposal offers a mix of 400 to 450 market strata apartments that provide alternatives to more expensive single-detached housing in this neighbourhood, and +/- 180 social housing apartments that offer Vancouver families deeply affordable housing options that currently do not exist.
- **Family Oriented Social Housing (In-Kind Amenity Contribution):** Landmark will construct and dedicate the Social Housing rental buildings (20% of the residential area) to the City at no cost as an in-kind Community Amenity Contribution.
- **Non-Profit Childcare (In-Kind Community Amenity Contribution):** Landmark has proposed a 37-space childcare for the Shawn Oaks site. Landmark will construct and dedicate the Childcare and related outdoor play area at no cost to the City as an in-kind Community Amenity Contribution. The Childcare would be operated as a non-profit facility accessible to the general public.



COMMUNITY BENEFITS

Key benefits associated with this proposal include:

- **Retention of Significant Trees:** Careful consideration will be made to retain existing mature trees around the site. The landscape design also features extensive new planting that enhances the surrounding context and provides for urban shade and cooling, storm water absorption, visual delight, and habitat for birds and pollinators.
- **Sustainability:** The project will meet or exceed the City of Vancouver's sustainability targets under the Green Building Policy for Rezoning and the Rezoning Policy for Sustainable Large Developments addressing: Site Design, Food Systems, Green Mobility, Potable Water Management, Rainwater and Groundwater Management, Zero Waste Planning, Affordable Housing, Resilience.
- **Transit Oriented:** The site is located within a short walk of Oakridge 41st Canada Line Station, with connections to Downtown Vancouver and Richmond. It is already served by a Frequent Transit Network including the UBC-Joyce Station "R4 RapidBus" and 17 Downtown/Oak. The Metro 2050 Transit plan suggests that a more robust rapid transit investment could be made along 41st and 49th Avenues, connecting to the Expo Line and Broadway Subway.
- **"Shawn Oaks Urban Green": Enhanced Public Realm & Public Access:** The site design incorporates a large urban green that integrates Shawn Oaks with the surrounding neighbourhood; supports the proposed social and market housing and childcare; and provides for public pedestrian access through the site, consistent with the goals of the Cambie Corridor plan.



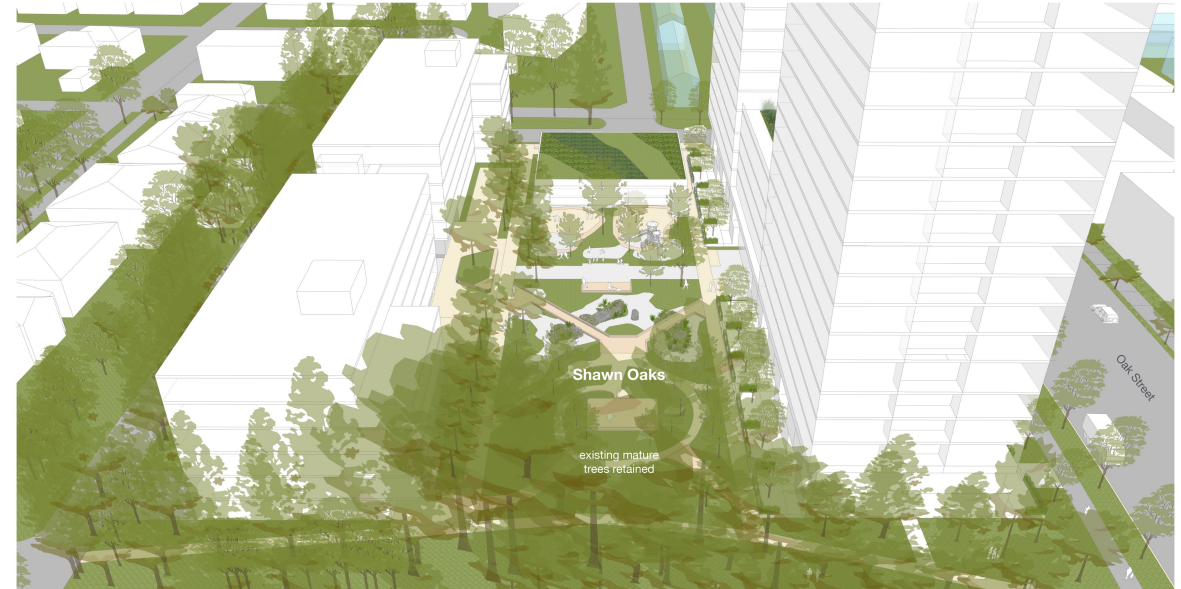
THANK YOU

Thank you for attending Shawn Oaks Enhanced Rezoning Open House

We are interested in your feedback. In addition to this in-person event, the City of Vancouver is collecting feedback online. Please visit Shape Your City or scan the QR code below to submit a comment online.



<https://www.shapeyourcity.ca/5505-5585-oak-st>



aerial view north of the Shawn Oaks urban green (courtyard)