

3.1 THE PROJECT SITE

The project site is located at 755-795 West 41st Avenue is located in Oakridge Town Centre Area as defined in the Cambie Corridor Plan (41st Willow-Columbia Sub Area). The project site is bounded by West 41st Avenue to the south, Willow St. to the west and Baillie St. to the east and a lane at the north.

The site is currently zoned RS-1. Current permitted uses, density and heights on the site under this zoning include:

- Residential single-family to a maximum of 0.6 FSR.
- Maximum building height of 9.5m.

The project proposes a rezoning to CD-1 in conformance with the Cambie Corridor Plan to permit a transit-oriented, mixed-use market rental and strata multi-residential building. The development will be of high quality design and materials, incorporating a high level of sustainable active and passive building strategies including the use projecting vertical and horizontal sunshades; a fitting compliment and counterpoint to the projects currently existing or proposed.

While the project sits within the boundaries of the South Cambie neighbourhood, it is also directly adjacent to the new Oakridge Town Centre. In 2007 Council approved a policy statement with respect to the redevelopment of the area, and the area is now under review with possible revisions to the policy statement. Our context analysis takes the Oakridge Centre development proposal into consideration. The proposal as the western most designated site under the Cambie Corridor Plan site is a significant 'western gateway' to the precinct.

