

NOTICE OF REZONING APPLICATION & VIRTUAL OPEN HOUSE

650 West 41st Avenue (Oakridge)

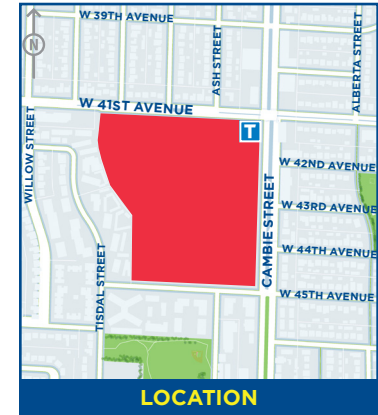
Learn more on the Shape Your City website and ask your questions at a virtual open house.

**Ask your questions:
November 2, 2020 to November 22, 2020**

The City has received an application to amend the existing CD-1 (Comprehensive Development) District by-law at 650 West 41st Avenue (Oakridge) to increase building heights, ranging from increases of 1 m to 30 m to allow up to 9 additional storeys. Changes include converting strata apartment floor area to rental floor area and adding new office space. This proposal includes:

- 774 new housing units, including 319 additional market rental units and 94 market strata units;
- 377,260 sq. ft. of new office space;
- Increase in floor space ratio (FSR) from 3.71 to 4.10;
- Increase exclusions from floor area for balconies and amenity areas; and
- Increase heights for mechanical appurtenances

The application is being considered under the policy framework of the *Issues Report for Intensification or Larger Sites to Include Moderate Income Rental Housing* and the *Cambie Corridor Plan*.



VIRTUAL OPEN HOUSE

An open question period (available from November 2, 2020 to November 22, 2020) replaces the in-person open house, which is on hold due to COVID-19. Questions submitted through the “Ask a question” tab will be posted online with a response within two business days.

Webpage:

shapeyourcity.ca



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