

Youville | Profile

Location: 4950 Heather Street

Size: ~2.49 ac (~1.01 ha), Youville only, does not include church portion of the site.

Current Zoning: CD-1 (10), includes 4950 Heather St. (Youville Residence) and 4905 Cambie St. (Holy Name Church).

Year Built: 1960

Current Use:

- Seniors care facility for 79 residents, offering multiple levels of care, including a mental health unit.



Surrounding Land Uses:

- North: Single-family (RS-1), Phase 3 focus area, and townhouses
- East: Church (part of Youville CD-1 zone)
- South: Single-family (RS-1) Phase 3 focus area
- West: RCMP site (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.

Riley Park South Cambie Vision:

- No specific directions for the Youville site.

Other considerations:

- CD-1 (10) permits community care, church, childcare and accessory uses. Maximum FSR: 1.0 Youville site and 0.7 on church site. Maximum height: 18.3 m (60 ft) on Youville site and 10.7 m (34 ft) on church site.
- CD-1 (10) was amended in 1999 to permit an addition to Youville and the construction of a new parish building on the church site. None of these were constructed.



Youville Residence seniors care facility



Youville Residence (back side)

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.

Youville | Context Map



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LEGEND

- Unique Sites/Areas
- Phase 3 Focus Areas
- Cambie Corridor Plan - Phase 2 Residential
- Cambie Corridor Plan - Phase 2 Mixed-Use
- Rezoning Application - approved
- Rezoning Application - in process
- T Potential Canada Line Station