

Oakridge Apartment Area | Profile

Location:

Southwest of Oakridge Centre, along Tisdall St. and W. 45th Ave.

Size:

11 sites of various sizes.

Current Zoning: CD-1

Year Built: Varies, predominantly in the 1960s.

Current Use:

Residential (487 market rental, 77 non-market rental, 149 co-op housing units)



Surrounding Land Uses:

- North: Residential (RS-1, RT-1 and CD-1, all in Phase 3 focus area) and Oakridge Centre
- South: Residential (RS-1) and park
- West: Residential (RS-1)
- East: Residential (CD-1 apartment residential) and Oakridge Centre

Existing Policies and Community Vision Directions:

Cambie Phase 3 Scope of Work:

- These are unique sites and will be guided by policy developed in Phase 3.
- Phase 3 includes rental housing sites that are currently protected by the City's Rate of Change Bylaw. The objective of the *Rate of Change ODP* is to protect rental housing. It requires 1 for 1 replacement of rental housing in RM, FM and CD-1 districts.
- Phase 3 Planning work will explore potential future options for these sites, noting that rental replacement and enhanced tenant protection and relocation will be prioritized. Options for consideration may include infill opportunities to complement existing buildings on some sites.

Rezoning Policy for Sustainable Large Developments:

- Future rezoning of a site 1.98 acres or larger 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.

Oakridge Langara Policy Statement (OLPS, 1995):

- Discourage rezoning or stratification of existing rental housing in this area (portion of identified properties).
- Policies on residential mix and affordability, building transition, built form, height and character apply (where relevant).



696 W. 45th Ave.



6076 Tisdall St. (Mansion House)



Oakridge Gardens (5901 Tisdall St.)

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.

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5826 Tisdall St. (The Mark)

- 2 buildings, 2 storeys, 19 units, built 1969
- ~0.77 FSR, ~.52 acre site
- Tenure: Market rental

5860 Tisdall St. (The Crescent)

- 1 building, 24 units, built 1962
- ~0.49 FSR, ~0.65 acre site
- Tenure: Market rental

5901/5925 Tisdall St. (Oakridge Gardens)¹

- 4 buildings, 2 storeys, 128 units, built 1968
- ~0.67 FSR, ~3.36 acre site
- Tenure: Market rental

5926 Tisdall St. (Oakmont Plaza)

- 9 storey apartment, 48 units, built 1962
- ~1.14 FSR, ~0.91 acre site
- Tenure: Market co-operative

5976 Tisdall St. (Shannon Towers)

- 10 storey, 45 units, built 1961
- ~1.29 FSR, ~0.89 acre site
- Tenure: Market rental

6019/6199 Tisdall St. (Willow Gardens)¹

- 6 buildings, 2 storeys, 116 units, all buildings connected by covered walkway, built 1968
- ~0.65 FSR, ~3.75 acre site
- Tenure: Market rental

6026 Tisdall St. (Oakridge Towers)

- 8 storey apartment, 56 units, built 1960
- ~1.28 FSR, ~0.93 acre site
- Tenure: Market co-operative, adult oriented (19+)

6076 Tisdall St. (Mansion House)

- 9 storey apartment, 45 units, built 1960
- ~1.34 FSR, ~0.88 acre site
- Tenure: Market co-operative, adult oriented (19+)

625 W. 45th Ave. (Oakridge House)

- 9 storey, 77 units, built 1986
- ~2.49 FSR, ~0.47 acre site
- Tenure: Non-market rental (seniors), childcare on-site

696 W. 45th Ave. (6168 Tisdall St.)¹ (Four Wings)

- 2 buildings, 3 storeys, 122 units, built 1962
- ~0.97 FSR, ~2.28 acre site
- Tenure: Market rental

670-692 W. 45th Ave. (Tiffany Gardens)¹

- 4 buildings, 3 storeys, 33 units, built 1968
- ~0.69 FSR, ~1.5 acre site
- Tenure: Market rental

* Site sizes are based on VanMap area calculations and only approximate.



Willow Gardens (6019 Tisdall St.)



Oakmont Plaza (5926 Tisdall St.)








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¹ Overall site address(es) are shown. The actual site may have sub-addresses for individual buildings that are not specifically listed.

Oakridge Apartment Area | Context Map



LEGEND

-  Unique Sites/Areas
-  Phase 3 Focus Areas
-  Transit Station
-  Cambie Corridor Plan - Phase 2 Residential
-  Cambie Corridor Plan - Phase 2 Mixed-Use
-  Major Project Site
-  Rezoning Application - approved