

# Southvan Manor | Site Profile

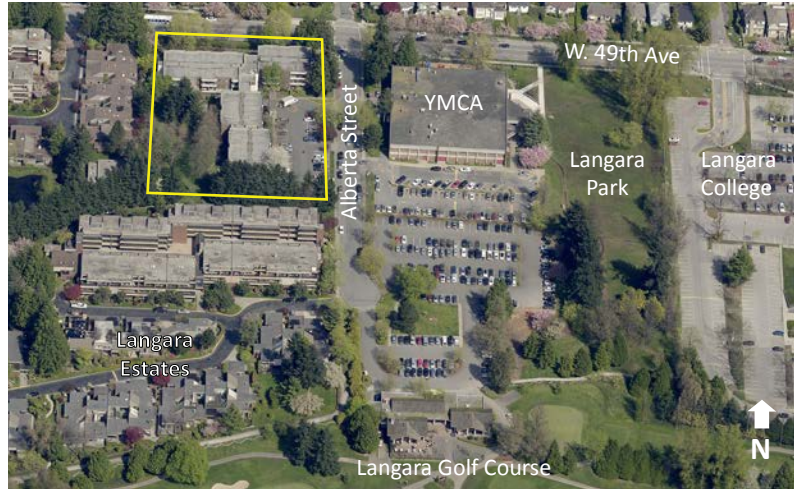
**Location:** 6545 Alberta St.

**Size:** ~1.99 acres (0.8 ha)

**Current Zoning:** CD-1 (103) - multiple parcels under this CD-1 zone

**Year Built:** 1978

**Current Use:** Non-market seniors housing



2013 Pictometry

## Surrounding Land Uses:

- North: Single-Family Residential; Cambie Corridor Plan policy allows 4 storey apartment with choice-of-use at grade (RS-1)
- South and West: Langara Estates residential stratas, 2 storey townhouse & 3 storey apartment (same CD-1 zone), approximately 175 units total. Built between 1978 and 1980.
- East: YMCA site (same CD-1 zone)

## Existing Policies:

### **Cambie Phase 3 Scope of Work:**

- The site is a unique site and will be guided by policy developed in Phase 3.

### **Oakridge Langara Policy Statement (OLPS, 1995):**

- No policies specific to this site, with the exception of significant vegetation noted on the site.
- The site is located in the areas where retention of existing zoning was proposed.
- Other policies on residential mix and affordability, building transition, built form, height and character apply.

### **Rezoning Policy for Sustainable Large Developments:**

- Any future rezoning of the site 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.

## Other considerations:

- 100 units of non-market seniors housing (84 studio units; 16 1-BR units).
- Independent assisted living.
- Owned by Southvan Foundation.
- Occupancy since 1978.



Main entrance and parking lot



Open space on south side of building

**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.

# Southvan Manor | Context Map



**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.

**LEGEND**

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