

# Oak & King Edward Area | Profile

**Location:** Oak Street and King Edward Avenue area

The focus for discussion is the **King Edward Mall** site, while considering the context and potential for change in the surrounding area (institutional and single-family areas).

**Size:** multiple sites of varying sizes (see context map)

**Current Zoning:** CD-1, RS-5

**Current Use:** Institutional, commercial (retail, services)

**No. of storeys:** varies



## Existing uses (detail)

### King Edward Mall

- Existing use is retail: Safeway, smaller commercial retail units, gas station

### Talmud Torah School

- Private School
- Two-storey addition with rooftop playing field under construction

### Emily Carr Elementary

- In use as elementary school by Vancouver School Board

### GF Strong Rehabilitation Centre

- British Columbia's largest rehabilitation centre with 68 rehabilitation beds.

### Beth Israel Synagogue

- Significant interior and exterior addition and alterations completed in 2015.

## Surrounding Land Uses:

- North: Single-family (zoned RS-5)
- South: Women's and Children's hospitals (zoned CD-1)
- West: Residential, commercial (RS-5, RM-3A and C-2)
- East: Single-family and park (zoned RS-1), Phase 3 focus area

## Existing Policies and Community Vision Directions:

- Cambie Phase 3 Scope of Work:**
  - The sites are considered unique sites and will be guided by policy developed in Phase 3.
- Rezoning Policy for Sustainable Large Developments:**
  - Riley Park/South Cambie (RPSC) Vision directions for height and density will be used as the base case option for site planning processes.
  - Additional options with increased densities and corresponding heights beyond the RPSC Vision may be created and assessed through rezoning.



Safeway in King Edward Mall



GF Strong Rehabilitation Centre



Talmud Torah School

**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.



# Oak & King Edward Area | Site Profile/Context Map

## Existing Policies and Community Vision Directions - continued:

- **Riley Park South Cambie Vision** [Site specific rezoning permitted without additional area planning<sup>1</sup>]:
  - Strengthen important shopping area.
  - Provide additional housing near Oak and King Edward shopping area.
  - Provide additional housing in the King Edward Mall redevelopment.
  - Allow buildings up to 4 storeys on the King Edward Mall site.
  - Consider surrounding area when rezoning King Edward Mall (single-family and institutional areas, including Emily Carr Elementary). Retain a supermarket at King Edward Mall. Provide non-market, affordable, and special needs housing on large sites.

## Other considerations:

- A development application could proceed under existing RS-5 zoning, but not under the existing CD-1 zoning.

<sup>1</sup> Superseded by Cambie Corridor Phase 3 Interim Rezoning Policy

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