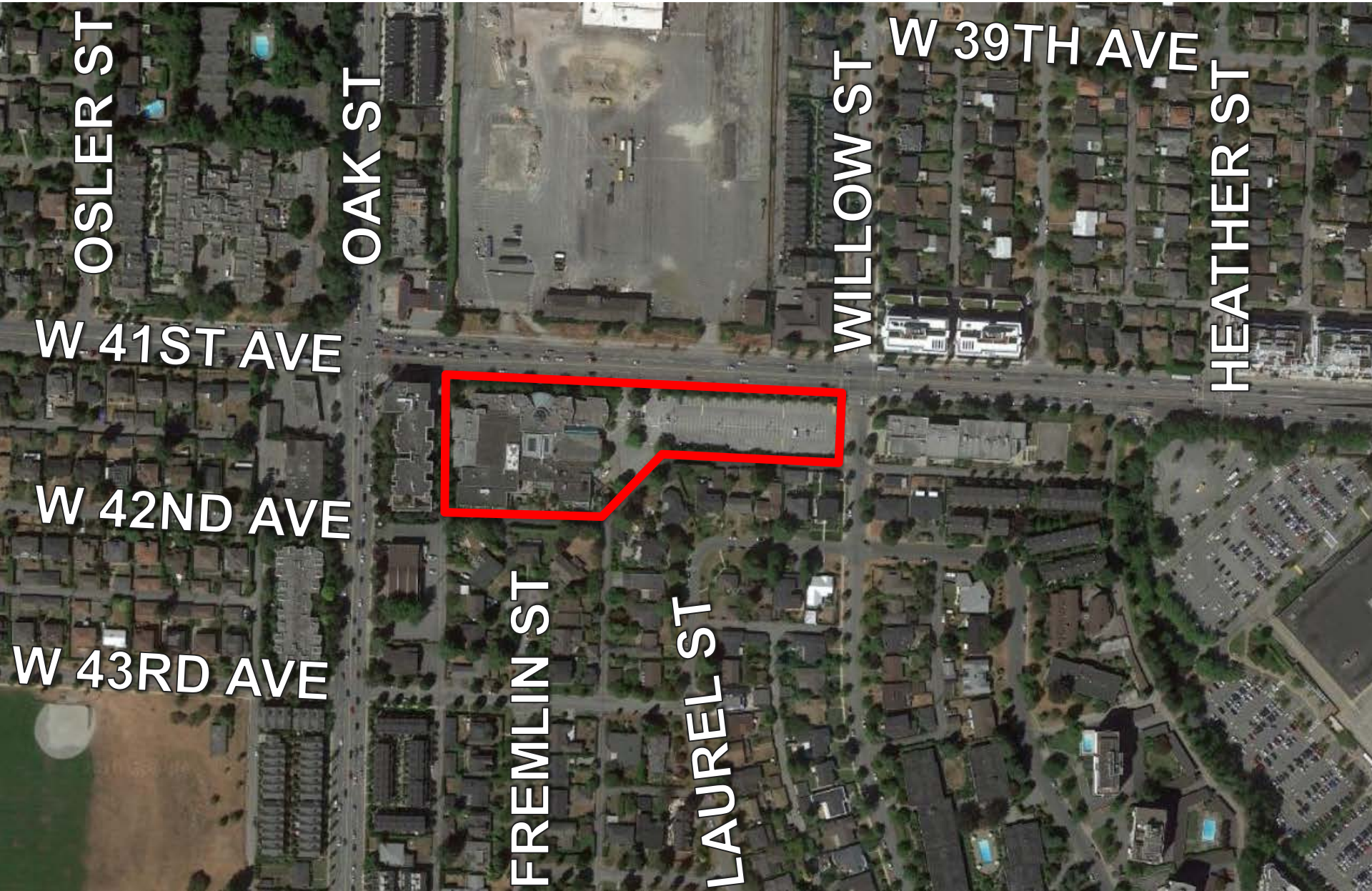




**CD-1 Text Amendment:  
950 West 41st Avenue  
(Jewish Community Centre)**

Public Hearing – September 5, 2018

# Site and Context

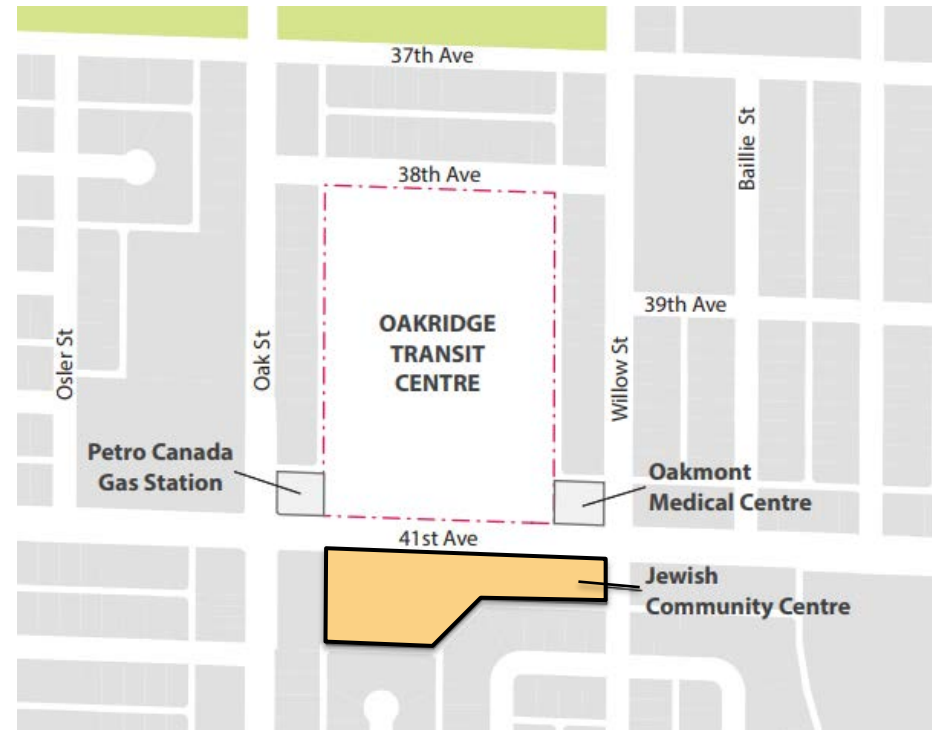




# Rezoning Policy

- **Oakridge Transit Centre (OTC) and Adjacent Sites Policy Statement**

- Approved by Council in December 2015
- Allows consideration of redevelopment of OTC site and three adjacent sites, including the JCC
- Supports renewal and expansion of JCC facility



- **JCC Rezoning Considerations**

- Mix of Uses
- Neighbourhood Context
- Permeability and Connections
- Transitional Edges
- Synergies with the OTC site
- Massing
- Public Realm

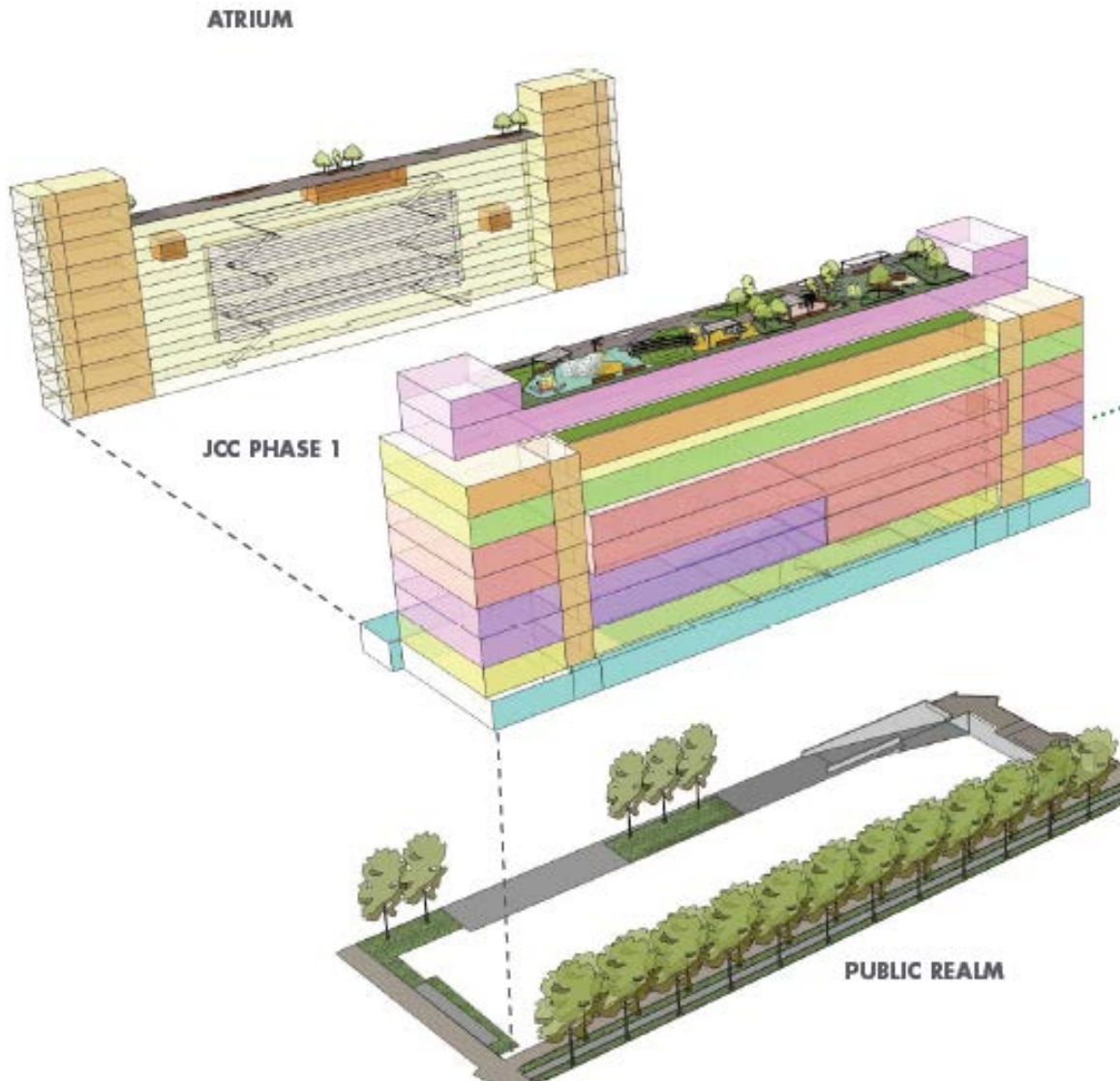
# Proposal



## Project Details

- 9-storey JCC replacement
- 26-storey and 24-storey residential buildings over a podium
- 299 social housing units (77% family units)
- Doubling of JCC program space
- Maximum height of 88 m (289 ft.)
- 4.49 FSR

# Phase 1



## New JCC facility

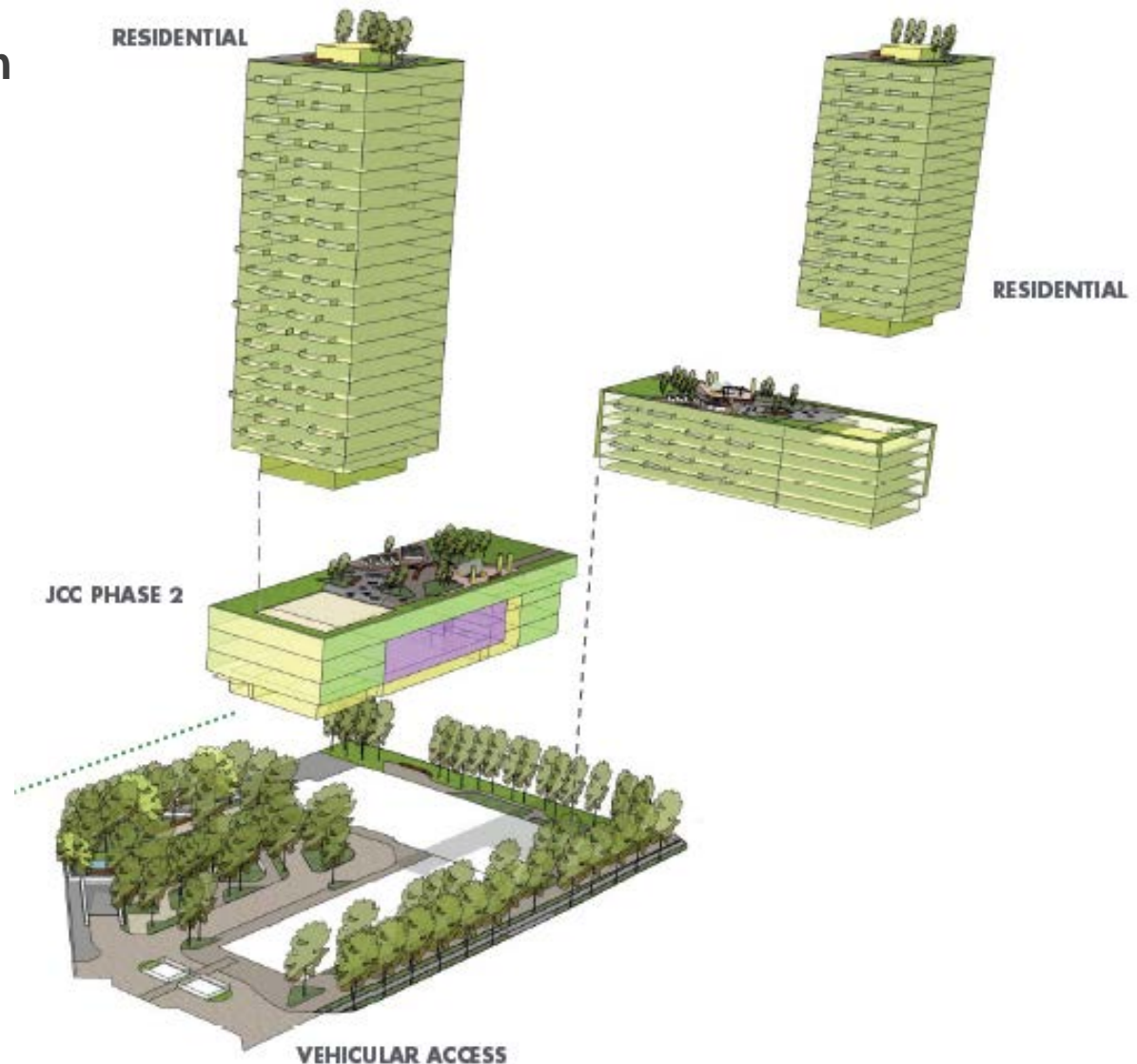
- 9-storey JCC replacement
- 37 m (122 ft.) maximum height
- Aquatic centre
- Auditorium
- Gymnasia and Fitness Studio
- Multi-purpose rooms
- Community offices and lounges
- Adult daycare centre
- Early Childhood Education Centre providing private childcare spaces
- Commercial/retail space at grade



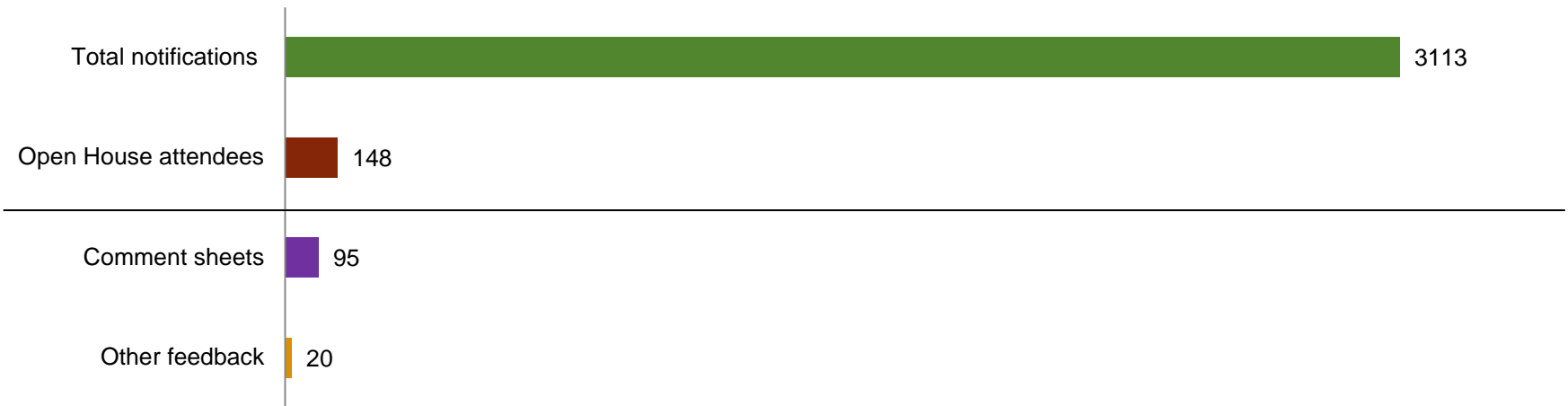
# Phase 2

## Housing and JCC expansion

- 26 and 24-storey buildings over a podium
- 299 social housing units
  - 30% at HILs rental rates
  - 10% at DCL waiver rental rates
- New 346-seat theatre
- Community offices
- Commercial/retail space at grade
- 88 m (289 ft.) maximum height



## City-Hosted Open House: March 16, 2018



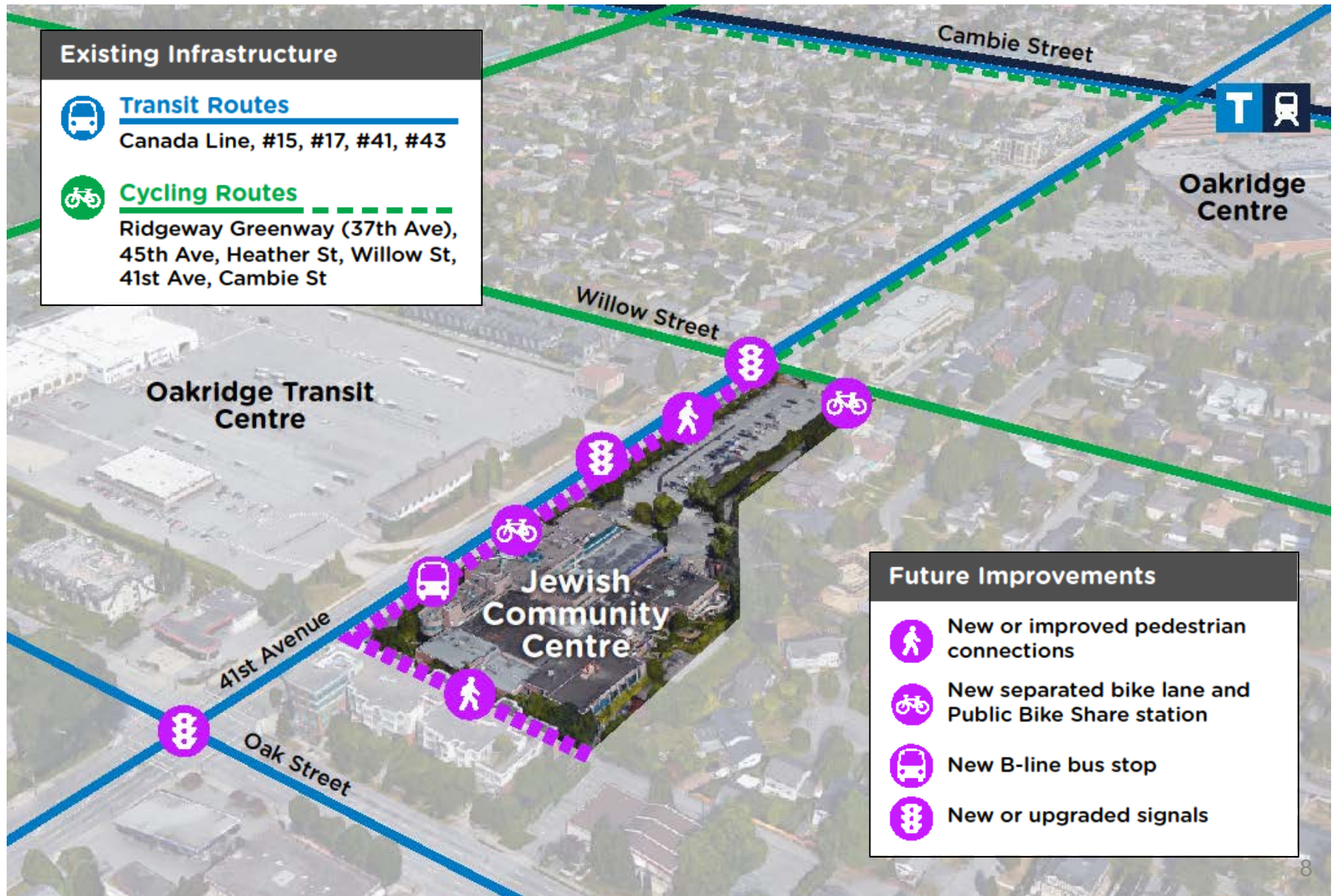
### Support for the Proposal:

- Renewal of JCC, community use, new affordable housing, building design

### Concerns for the Proposal:

- Increased traffic congestion, affordability, neighbourhood fit, height and density, parking

# Traffic and Parking





# Height, Density, and Fit

## Focus of New Development

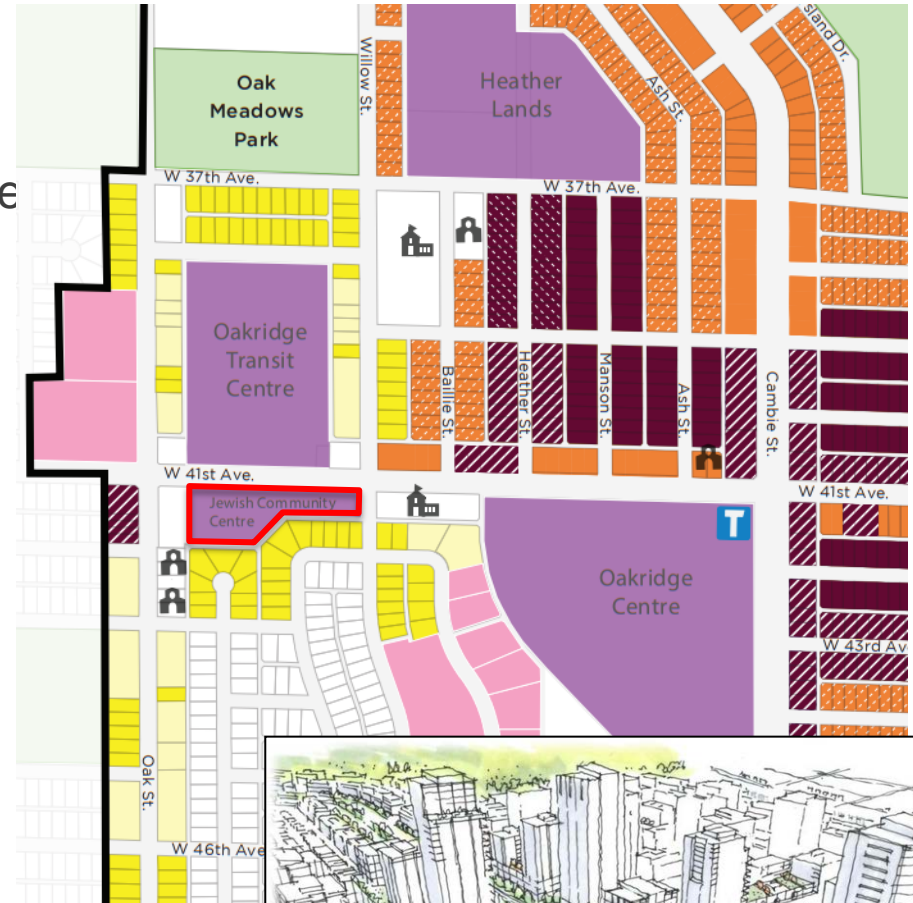
- Adjacent to Oakridge Municipal Town Centre (MTC) and near Oakridge Centre mall site
- Significant population and job growth anticipated

## Recent Policies Approved:

- Oakridge Transit Centre and Heather Lands policy statements

## Anticipated Building Heights

- Oak Street and 41st intersection consider 6-20 storey buildings
- OTC consider 3-15 storey buildings
- Oakridge Centre and MTC features buildings up to 44 storeys



# Conclusion



**CD-1 Text Amendment:  
950 West 41st Avenue (Jewish Community Centre)**



# Thank You

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# December 2017 Application

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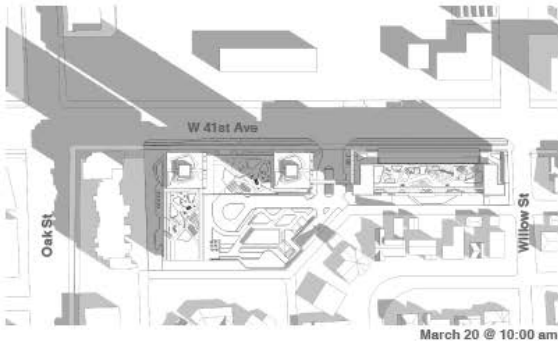


## Project Details

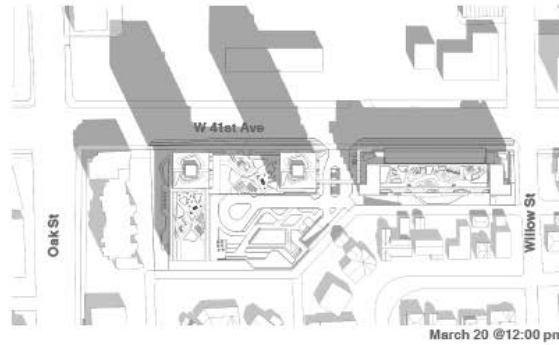
- 9-storey JCC replacement
- 13-storey Louis Brier Home and Hospital Facility replacement
- 24-storey residential building with 160 secured market rental units
- Maximum height of 80 m (263 ft.)
- 4.47 FSR



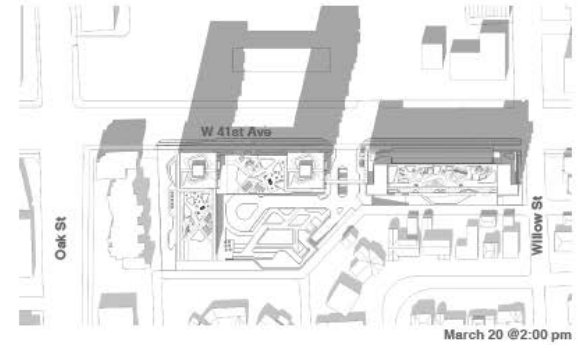
# Shadow Studies



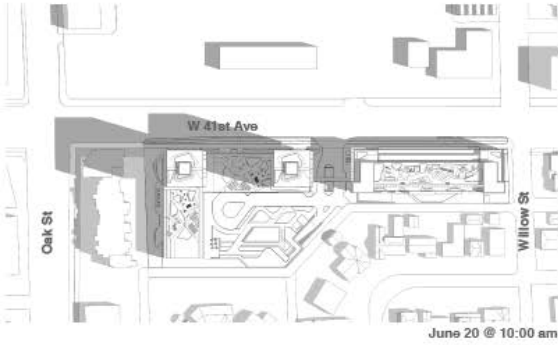
March 20 @ 10:00 am



March 20 @ 12:00 pm



March 20 @ 2:00 pm



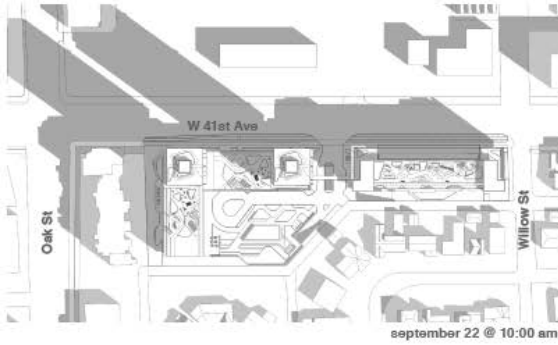
June 20 @ 10:00 am



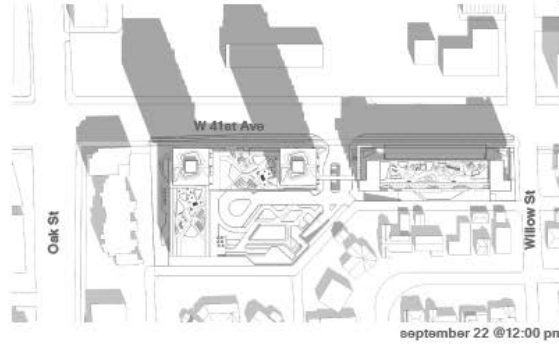
June 20 @ 12:00 pm



June 20 @ 2:00 pm



september 22 @ 10:00 am

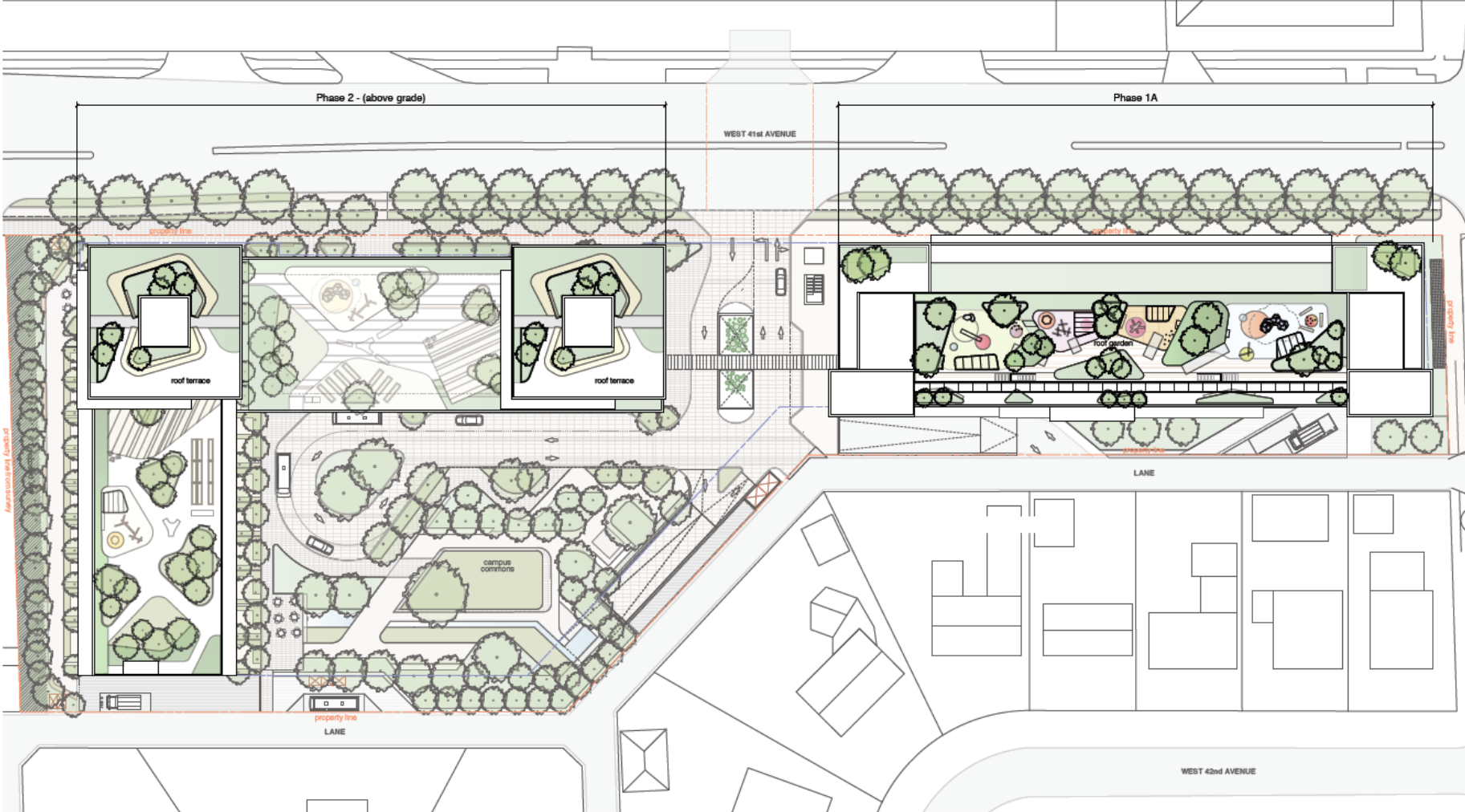


september 22 @ 12:00 pm



september 22 @ 2:00 pm

# Site Plan



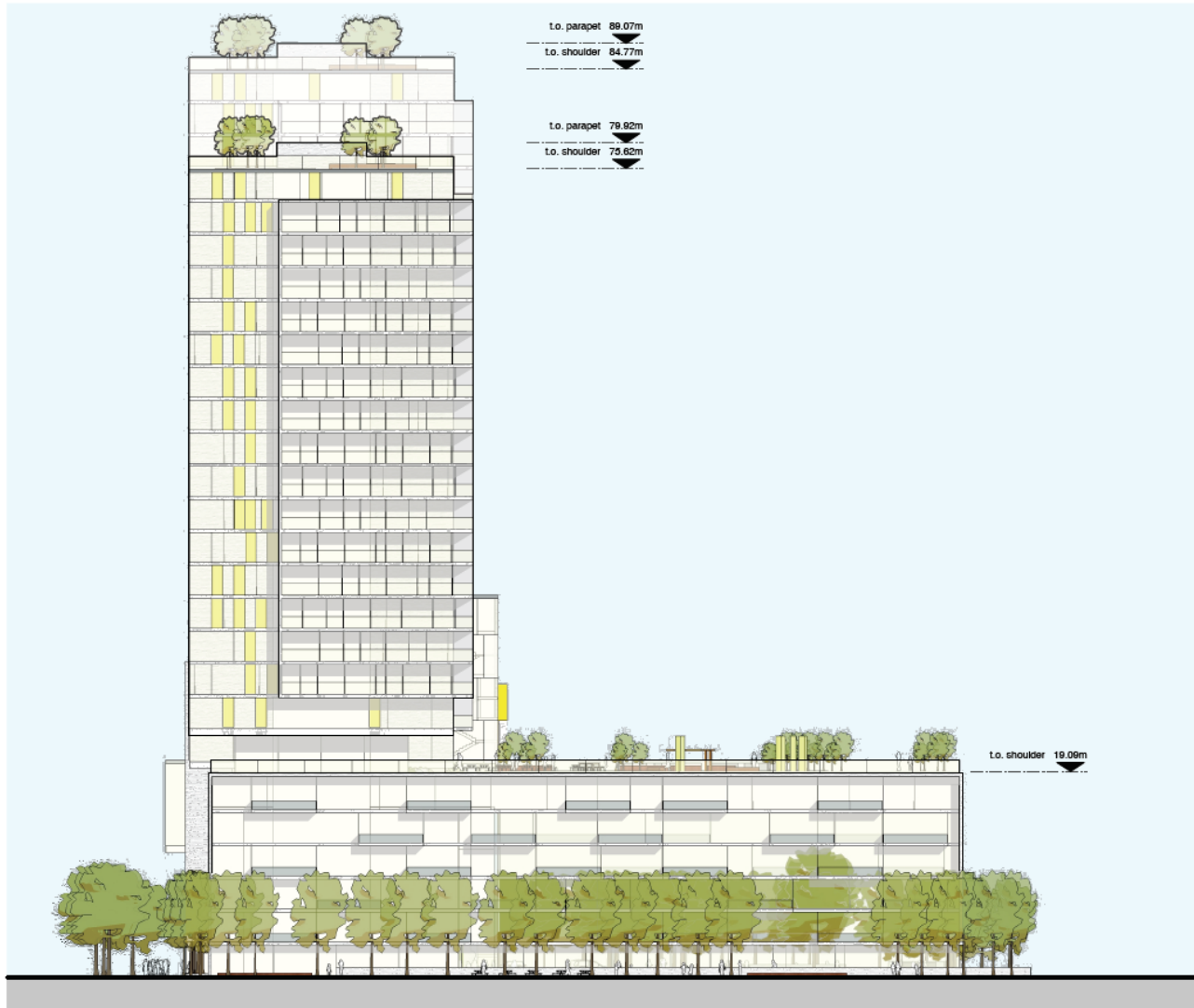


# Building Elevations



North Elevation (West 41st Avenue)

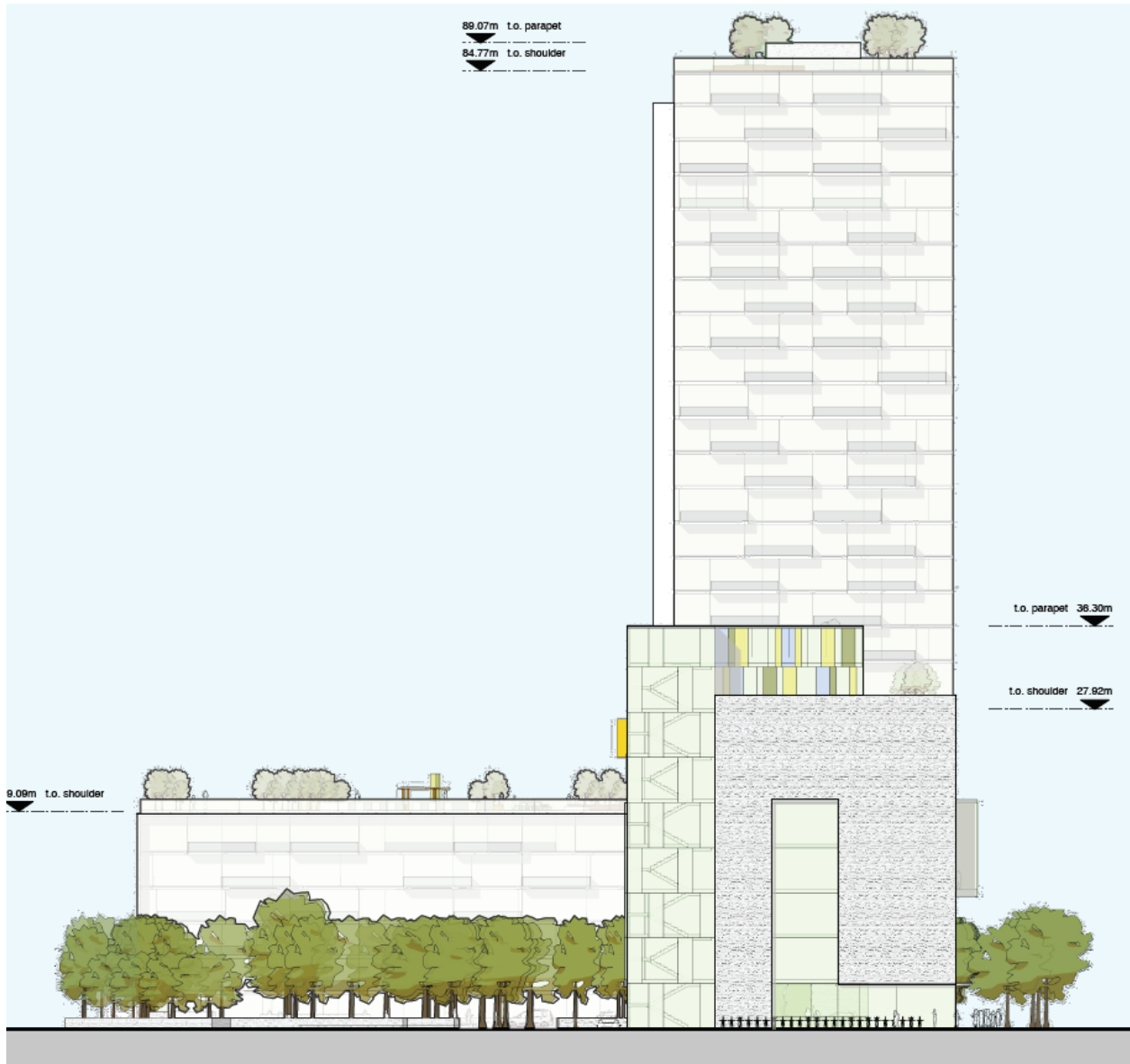
# Building Elevations



West Elevation  
(sideyard)



# Building Elevations



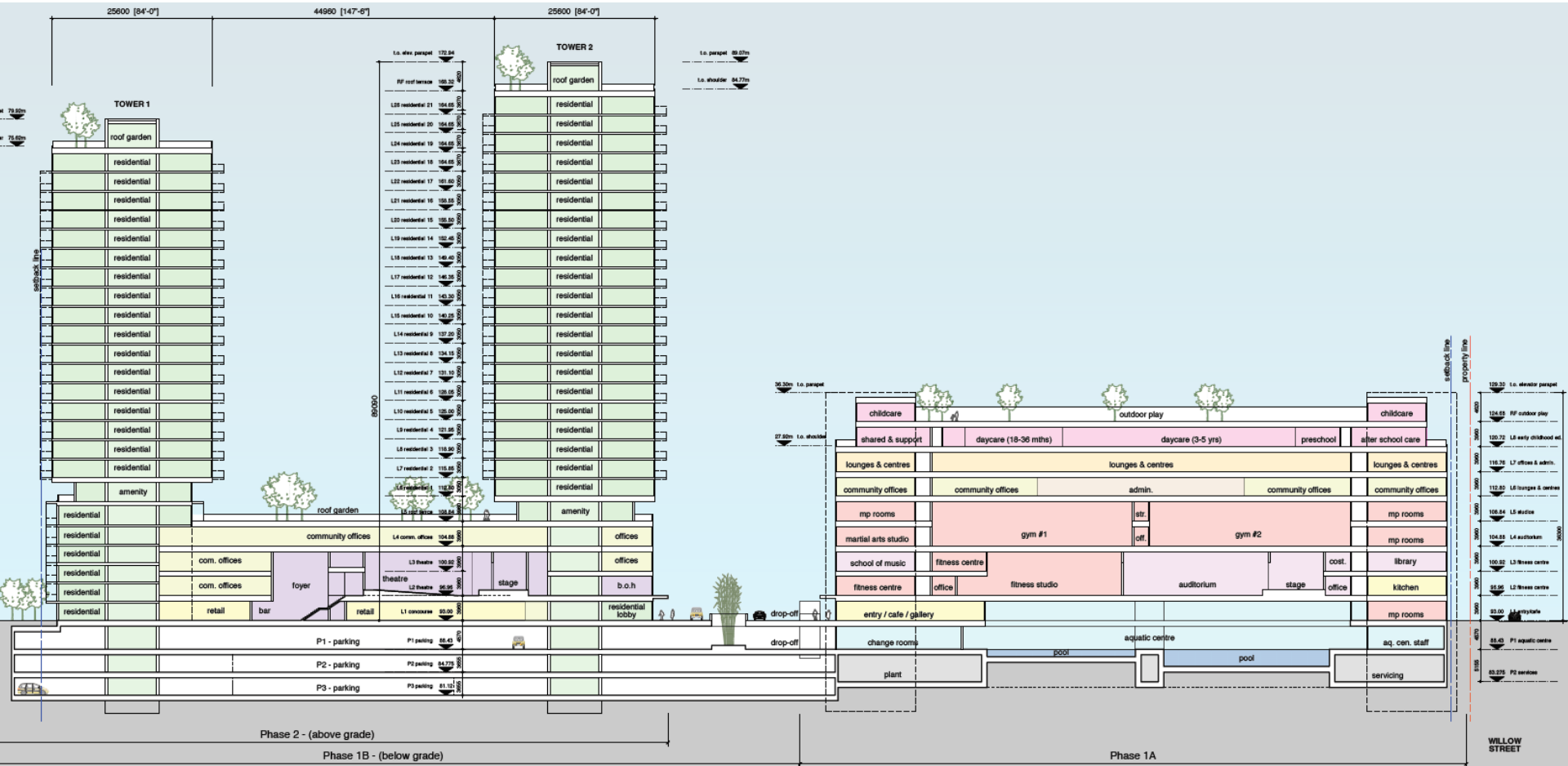
East Elevation  
(Willow Street)

# Building Elevations



South elevation (lane)

# Section (East-West)





# Perspectives



Aerial from northwest



# Perspectives



Aerial from northeast

# Perspective



Streetview from 41st Avenue