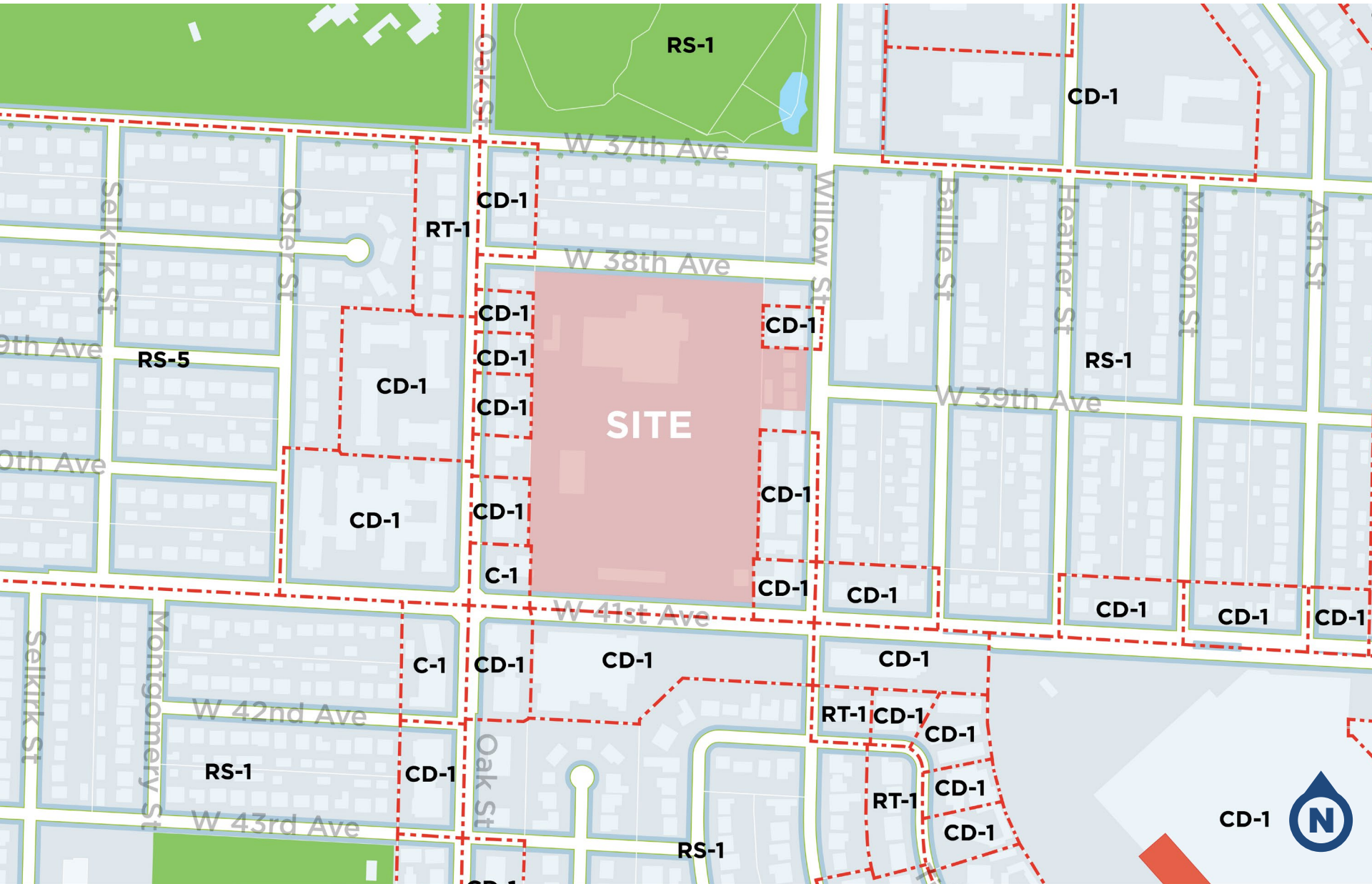




**CD-1 Rezoning: 949 West 41st Avenue  
and 5469-5507 Willow Street  
(Oakridge Transit Centre)**  
Public Hearing – December 8, 2020

# Site and Surrounding Zoning



# Existing Site and Context

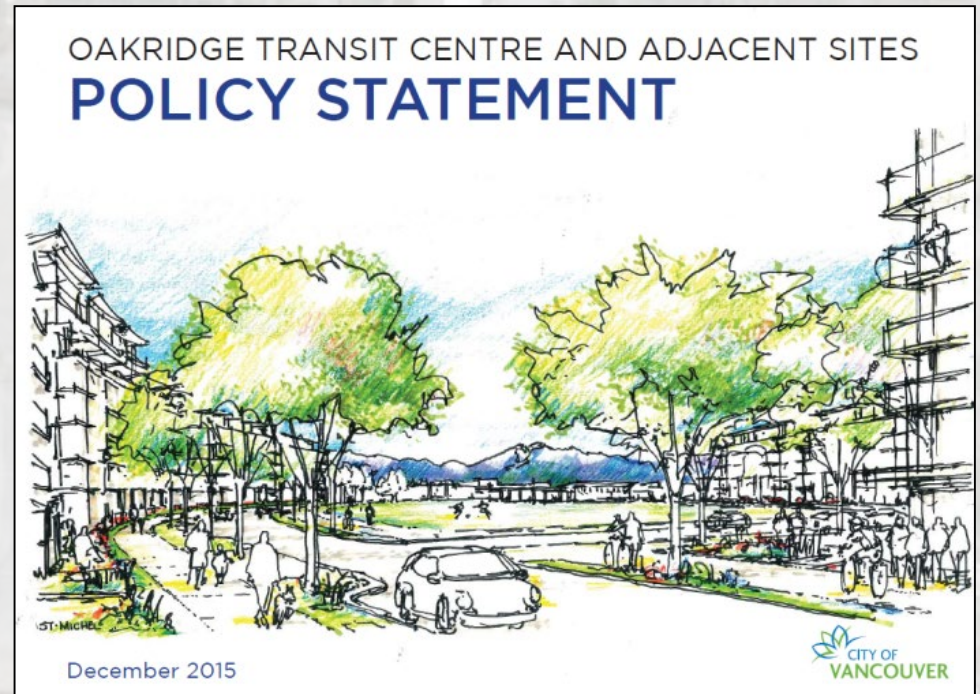


# Oakridge Transit Centre Policy Statement

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## OTC Policy Statement (2015)

- Gross FSR of 2.1
- Buildings up to 15 storeys
- Local-serving commercial
- 2-acre public park
- 69-space childcare facility
- 20% social housing



# Oakridge Transit Centre Policy Statement

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## Guiding Principles

- Neighbourhood Identity
- Green Space
- Neighbourhood-serving Retail
- Mid-rise District
- Housing Variety and Affordability
- Community Connections
- Sustainable Systems and Green Infrastructure



# Additional City Policies

## Climate Emergency Response

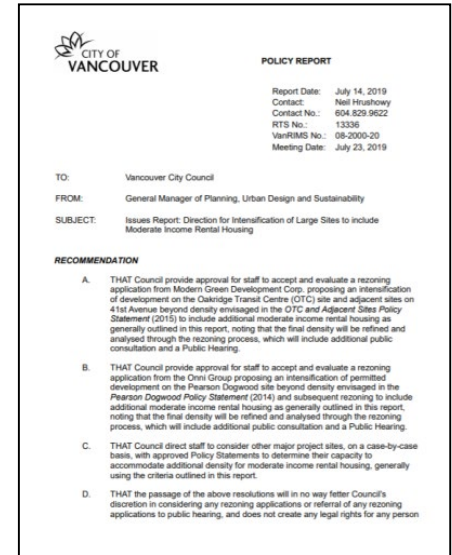
- Six Big Moves
- 53 Accelerated Actions
- 50% carbon emission reduction by 2030
- Carbon neutral by 2050

## Rezoning Policy for Sustainable Large Developments

- Applies to rezoning sites over two acres
- Applications must demonstrate leadership on eight different topics

## Housing Vancouver Strategy

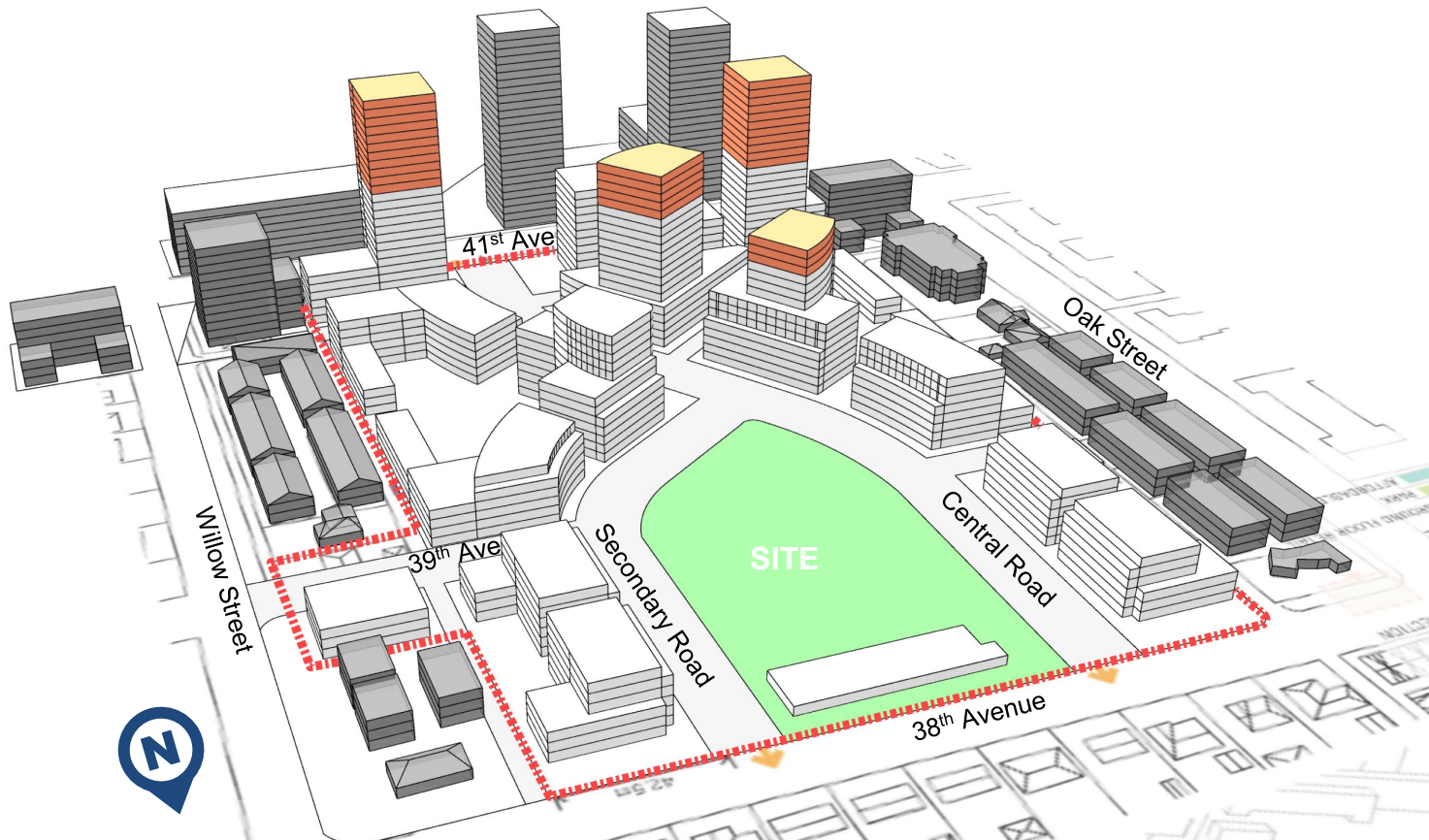
- 72,000 new homes in 10 years
  - 20,000 rental units
  - 12,000 social and supportive units



## July 2019 Issues Report

- Consideration of additional height and density for ‘moderate income rental housing’
- All additional floorspace is to be rental units with 25% of units below market

# Changes from the OTC Policy Statement



■ Additional Height (above approved policy)

- Additional Willow St lots
- 39<sup>th</sup> Avenue alignment extension
- Central Road alignment with JCC
- Commercial mews
- Additional 10,000 sf for more retail
- Added height and density to support rental housing

# Rezoning Proposal

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- 1.468 million sq. ft.
- Gross FSR of 2.36
- Building heights between 1-26 storeys
- Maximum height of 275 ft.





# Rezoning Proposal – Public Space

- New road and circulation network
- 39<sup>th</sup> Avenue extension as pedestrian mews
- East-west pedestrian commercial mews
- Public plaza at 41<sup>st</sup> Avenue site entrance
- 24,000 sq. ft. of commercial space



# Rezoning Proposal - Housing

Housing Type	Approx. Units	Floor Space
Social Housing	330	277,589 sq. ft.
Market Rental Housing	135	94,764 sq. ft.
Moderate Income Rental	45	31,588 sq. ft.
Strata Residential	1,120	1,031,789 sq. ft.

- The rezoning would provide a significant housing contribution with approximately 510 units provided as social, rental, or moderate income rental housing.



# Rezoning Proposal – Park and Childcare

- New 2-acre park
- New 69-space childcare



# Public Consultation

**Pre-application  
Open House  
April 1, 2019  
130 attendees**

**City-hosted  
Open Houses  
November 18 and 23, 2019  
136 attendees**



## Support

- General support for the project
- New rental and social housing
- Project process and delivery
- New public park
- Site design

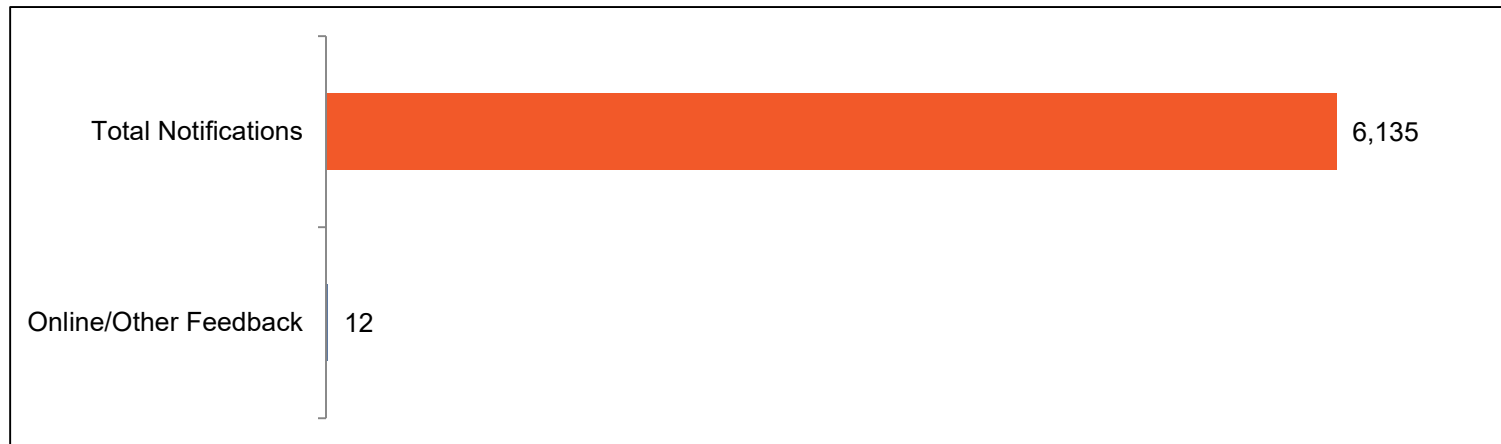
## Concerns

- Transportation and traffic
- Social housing
- Lack of retail space

# Public Consultation

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**Update Postcards Mailed  
May 21, 2020**



## Support

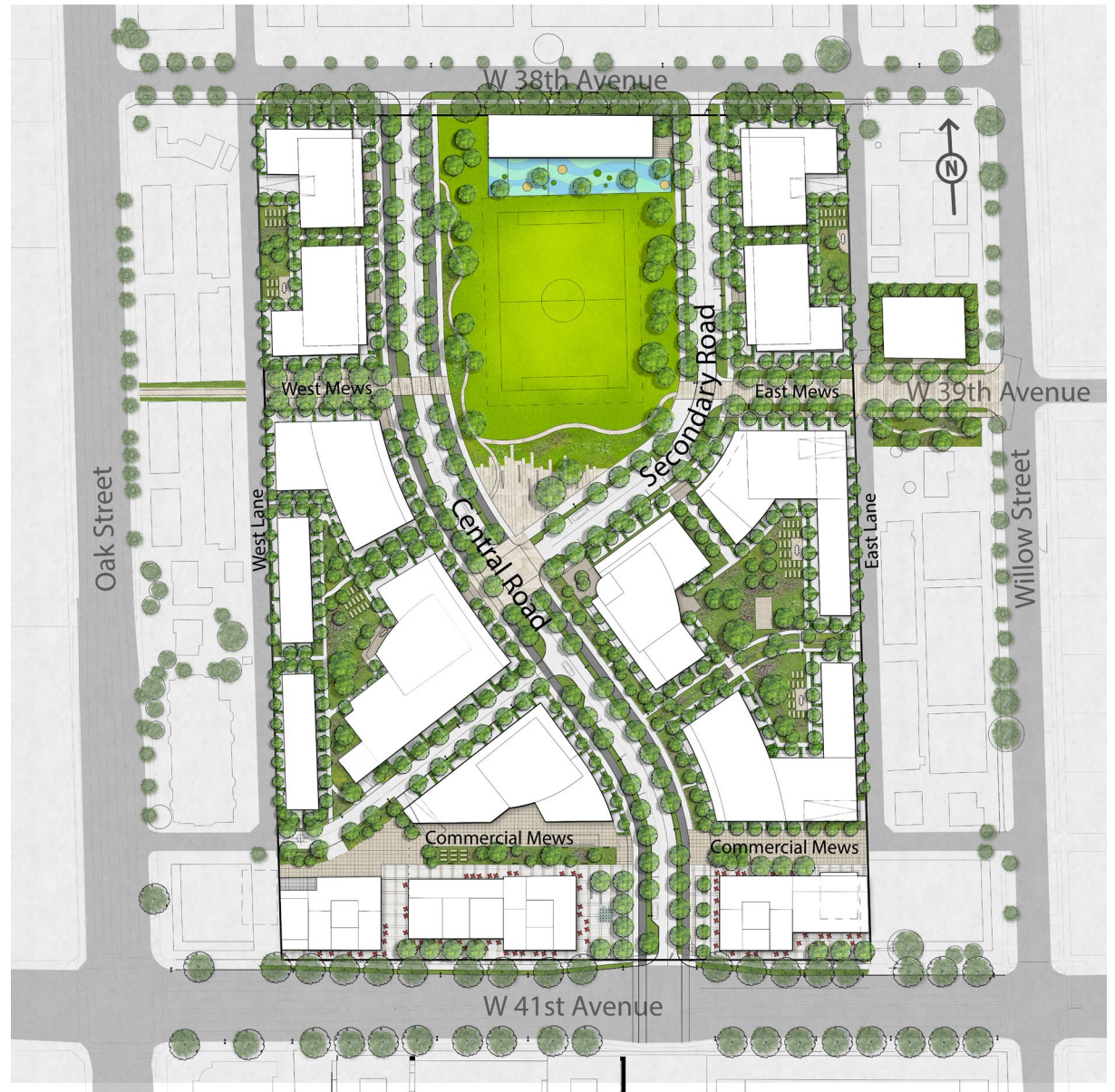
- Increased height
- Increased retail space

## Concerns

- Traffic and transit congestion
- Social housing
- Desire for more retail space

# Public Benefits - Overview

- Connections
- Housing
- Parks and Childcare



# Public Benefits – Connections

## New street and circulation network

- New street network and aligned with JCC
- 39th Avenue extension as pedestrian mews
- Pedestrian Commercial Mews
- Public Plaza

## Community Amenity Contribution (CAC)

- \$1.8 million for safety and comfort enhancements on 41st Avenue



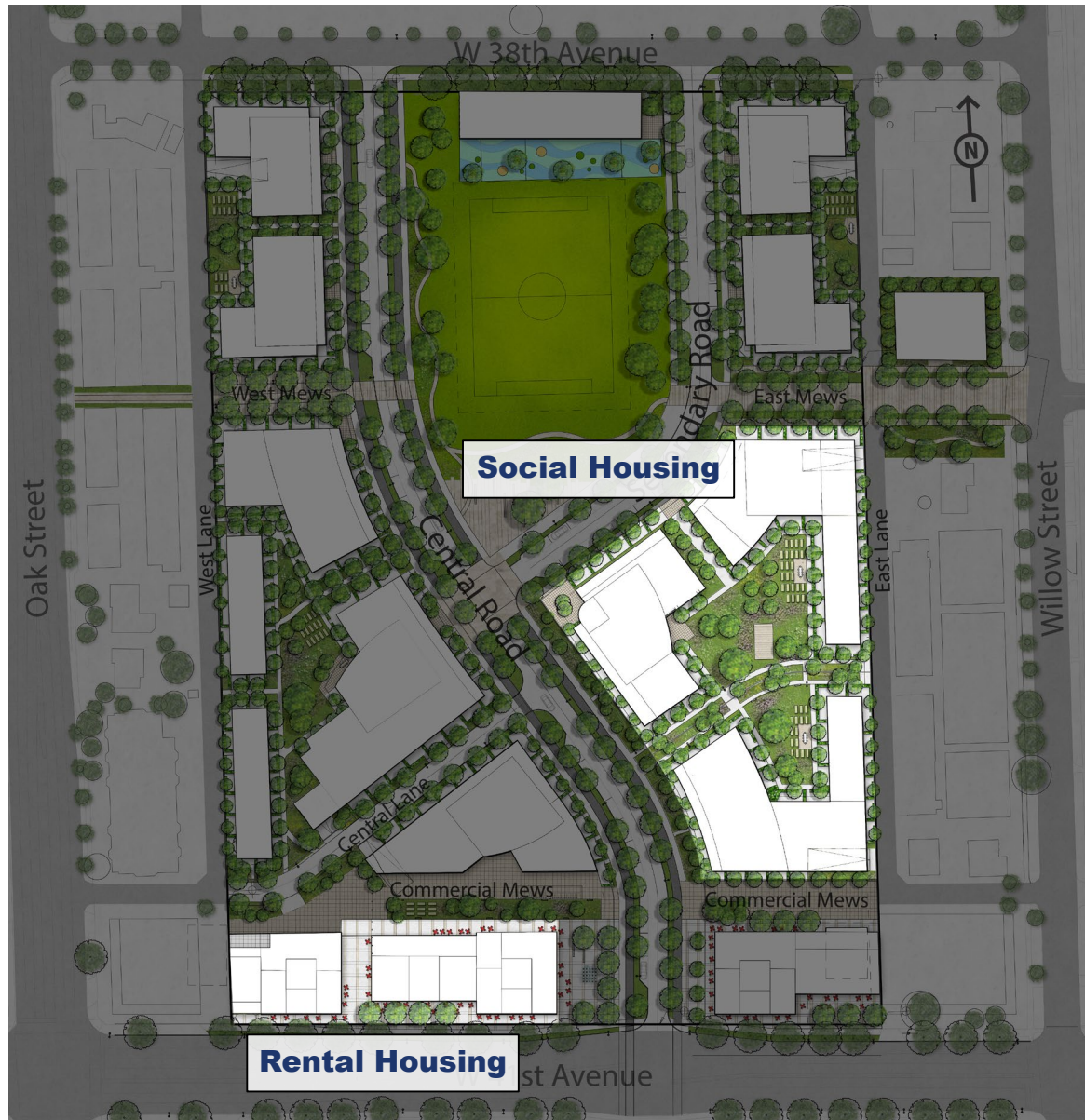
# Public Benefits - Housing

## Social Housing

- Dedication of land for social housing
- 330 total social housing units, including:
- 175 units delivered turnkey by the applicant
- 4-8 licensed family childcare units

## Rental Housing

- 180 secured rental units, including:
- 45 Moderate Income Rental units





# Public Benefits – Parks and Childcare

## 69-space Childcare

- Shared playground

## 2-acre public park

- Two universal public washrooms



# Public Benefits

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	<b>Amount</b>
<b>Social Housing</b>	\$65,911,050
<b>69-space Childcare Facility</b>	\$8,000,000
<b>2-acre Park</b>	\$5,000,000
<b>Cash CAC for Transportation</b>	\$1,800,000
<b>Development Cost Levies (City-wide and Utilities DCLs)</b>	\$31,246,346
<b>Public Art</b>	\$2,357,465
<b>Total Value</b>	\$114,314,861

# Phasing Plan

- Development of the site is anticipated over four phases
- Estimated completion of site buildout is 10-12 years



Phase	Development Details	Parcel
1	Market Housing	C
	Rental Housing	C
	Commercial Space	C
	Commercial Mews and Plaza	C
2	Market Housing	D
	Commercial Space	D
	Commercial Mews	D
	Social Housing (turnkey)	E
	Social Housing (bare parcel)	E
3	Market Housing	B
	Social Housing (turnkey)	E
	Commercial Space (bare parcel)	E
	2-acre Public Park	H
	69-space Childcare Facility	H
4	Market Housing	A, F

# July 2020 Council Motion

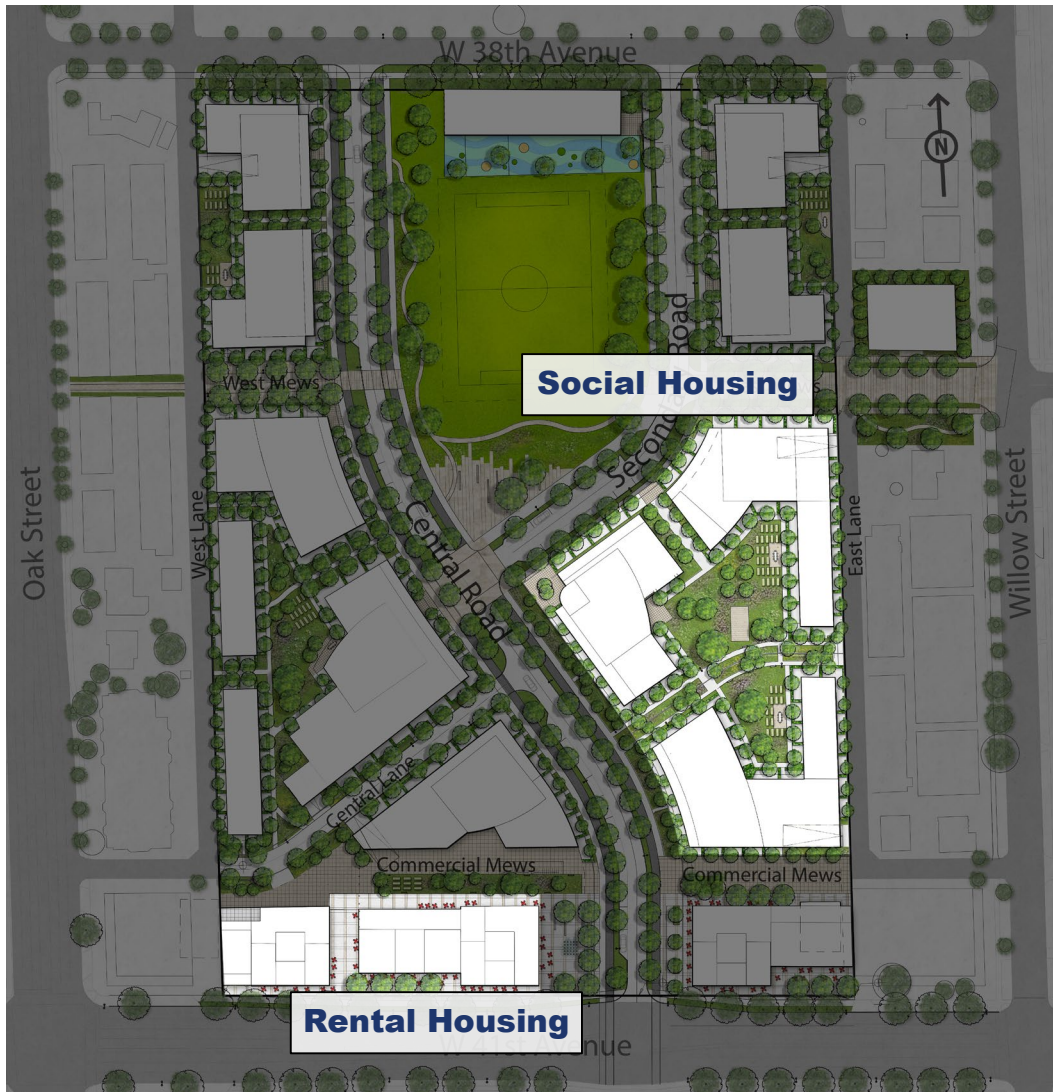
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- At the July 23, 2020, Council meeting, the following motion was approved:

*“THAT Council refer the Referral Report dated June 10, 2020, entitled “CD-1 Rezoning: 949 West 41st Avenue and 5469-5507 Willow Street (Oakridge Transit Centre)”, back to staff to try to find more housing affordability, and ensure plans include measures to achieve climate emergency targets, and report back by October 2020.”*

- Staff have responded to the items in the motion and have included these recommendations as part of this application.

# Motion Response - Housing



- In response to Council's motion, staff recommend a 24,000 sq. ft. increase to the social housing floor space.
- This would create 30 additional social housing units.

Housing Type	Approx. Units
Social Housing	300
Added Social Housing	30
Market Rental Housing	135
Moderate Income Rental	45
<b>Total</b>	<b>510</b>

# Motion Response - Climate Emergency



Walkable Complete Communities



Active Transportation and Transit

**Goal: 90% of residents live within a 5-minute walk or roll of daily amenities.**

- The OTC is near many amenities, and will contribute a new park, childcare facility, and commercial space.

**Goal: Two-thirds of trips by active modes or transit.**

- The OTC will provide TDM measures to support active travel and is directly served by the R4 RapidBus and within a 10-minute walk of the Canada Line.



# Motion Response - Climate Emergency

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*Zero Emissions Vehicles*

***Goal: Half of vehicle kilometres driven will be by electric vehicles (EVs) by 2030.***

- All residential and 10% of commercial parking spaces will be equipped for EV charging.
- Six DC Fast Charging Hub Stations will be provided for public use.



*Zero Emissions Space and Water Heating*

***Goal: Cut carbon emissions from building operations in half by 2030.***

- Future standards updates to the *Green Buildings Policy for Rezonings* will apply as the site buildout proceeds.
- Existing by-law requirements mean new buildings will produce 70% fewer operational carbon emissions.



*Low Carbon Materials and Construction Practices*

***Goal: Reduce embodied carbons emissions for new construction by 40% by 2030.***

- Increasingly rigorous Vancouver Building By-law requirements will apply throughout site buildout.
- All City-owned buildings will be Passive House and LEED Gold certified.

# Motion Response - Climate Emergency



Restored Coasts and Forests

- The bioswale will be the centerpiece of the rainwater management strategy.

**Goal: Restore enough forest and coastal ecosystems to remove one million tonnes of carbon annually by 2060**

- OTC would contribute to restoration of forests through enhanced tree canopy and vegetative cover.
- The site fits into a larger connected green area in the surrounding neighbourhoods.





# Conclusion

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- Proposal complies with OTC Policy Statement, the July 2019 Issues Report and Council's July 2020 motion
- Staff support application subject to the conditions outlined in Appendix B



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## **END OF PRESENTATION**

slides after this are for internal use only,  
please do not post slides beyond this point

# Restart Smart Vancouver

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If approved, the project would generate approximately 1,785 off-site and on-site construction jobs in Phase 1.

# Perspectives

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- Overview from North



# Perspectives

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- Park View from North



# Perspectives

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- View Looking East Along Central Lane to Parcel E



# Perspectives

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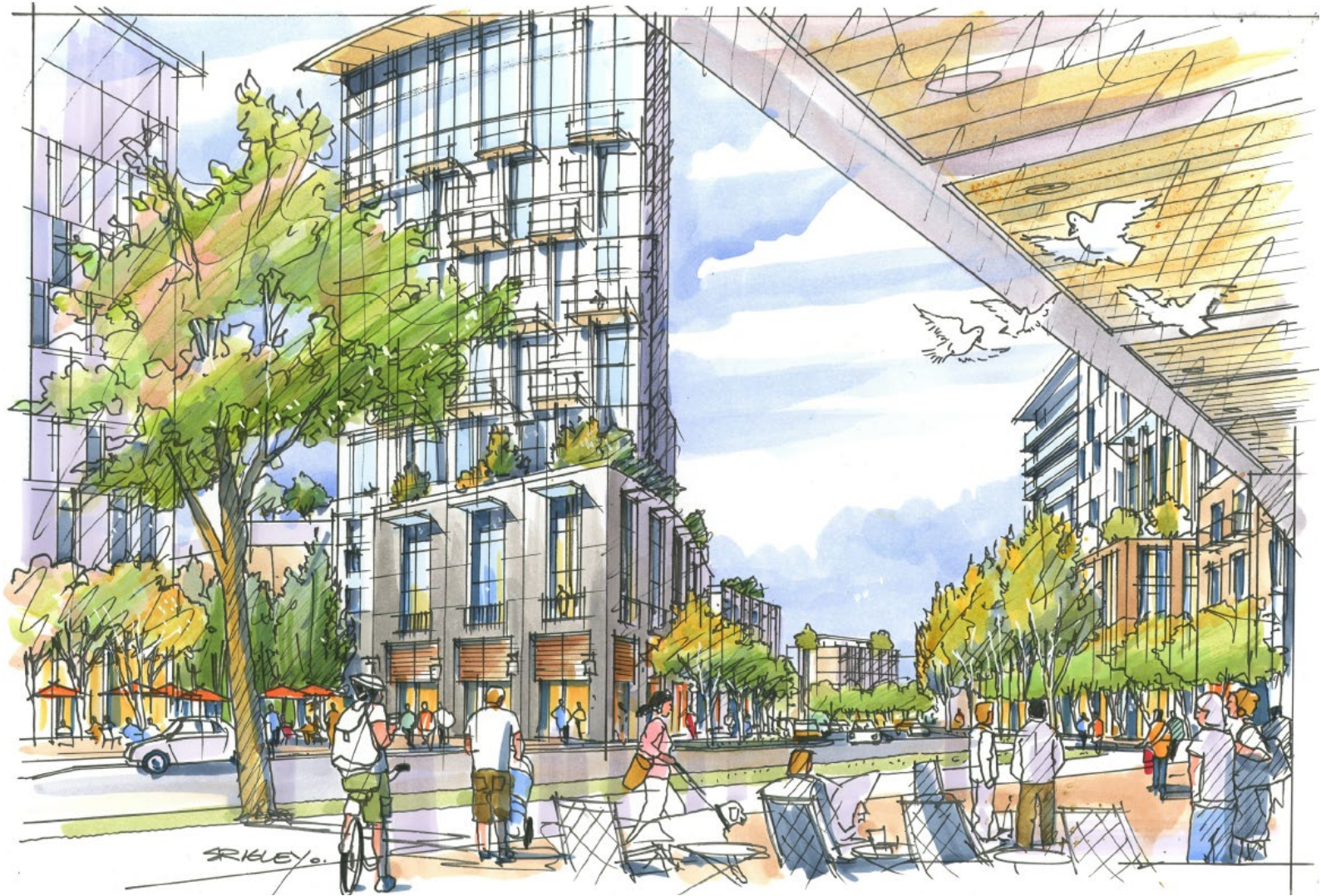
- View Looking East Along Commercial Mews from Existing West Lane



# Perspectives

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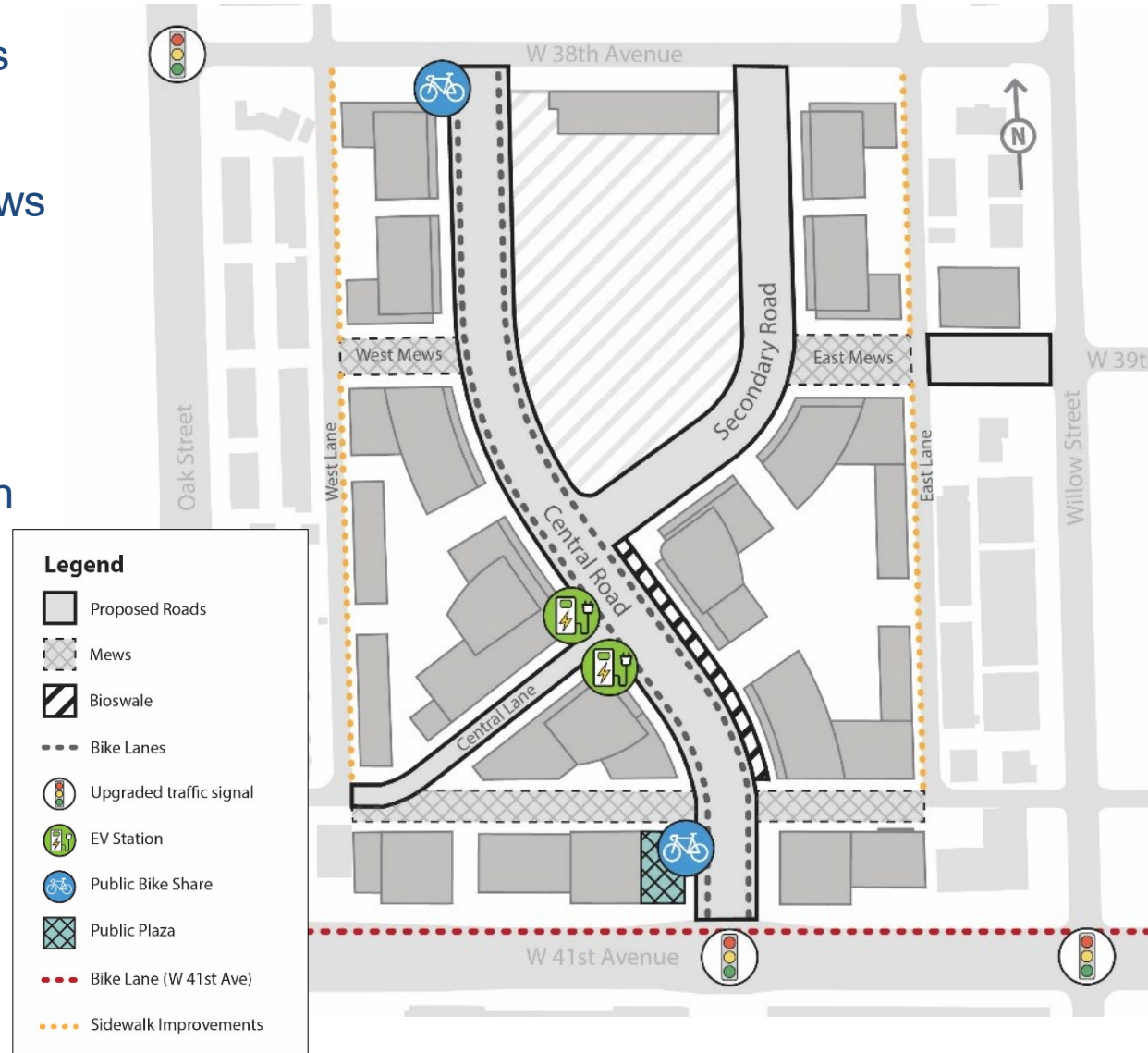
- View Looking North Along Central Road from 41st Avenue





# Transportation

- 2 EV Fast-Charging Hubs
- 2 PBS stations
- East-west pedestrian mews
  - Commercial Mews
  - 39th Avenue Mews
- Traffic signal upgrades
- New street and circulation network
- Sidewalks added to existing lanes
- Enhancements to pedestrian and cycling realm on 41st Avenue



# Shadow Study

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## Fall Equinox



10 am



Noon



2 pm



4 pm

# Shadow Study

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## Spring Equinox



10 am



Noon



2 pm



4 pm

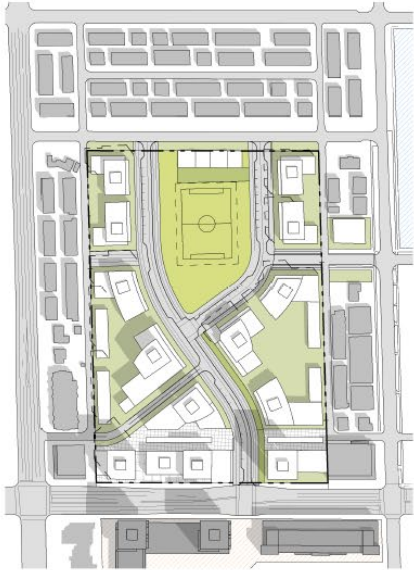
# Shadow Study

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## Summer Solstice



10 am



Noon



2 pm



4 pm

# Shadow Study

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## Winter Solstice



10 am



Noon

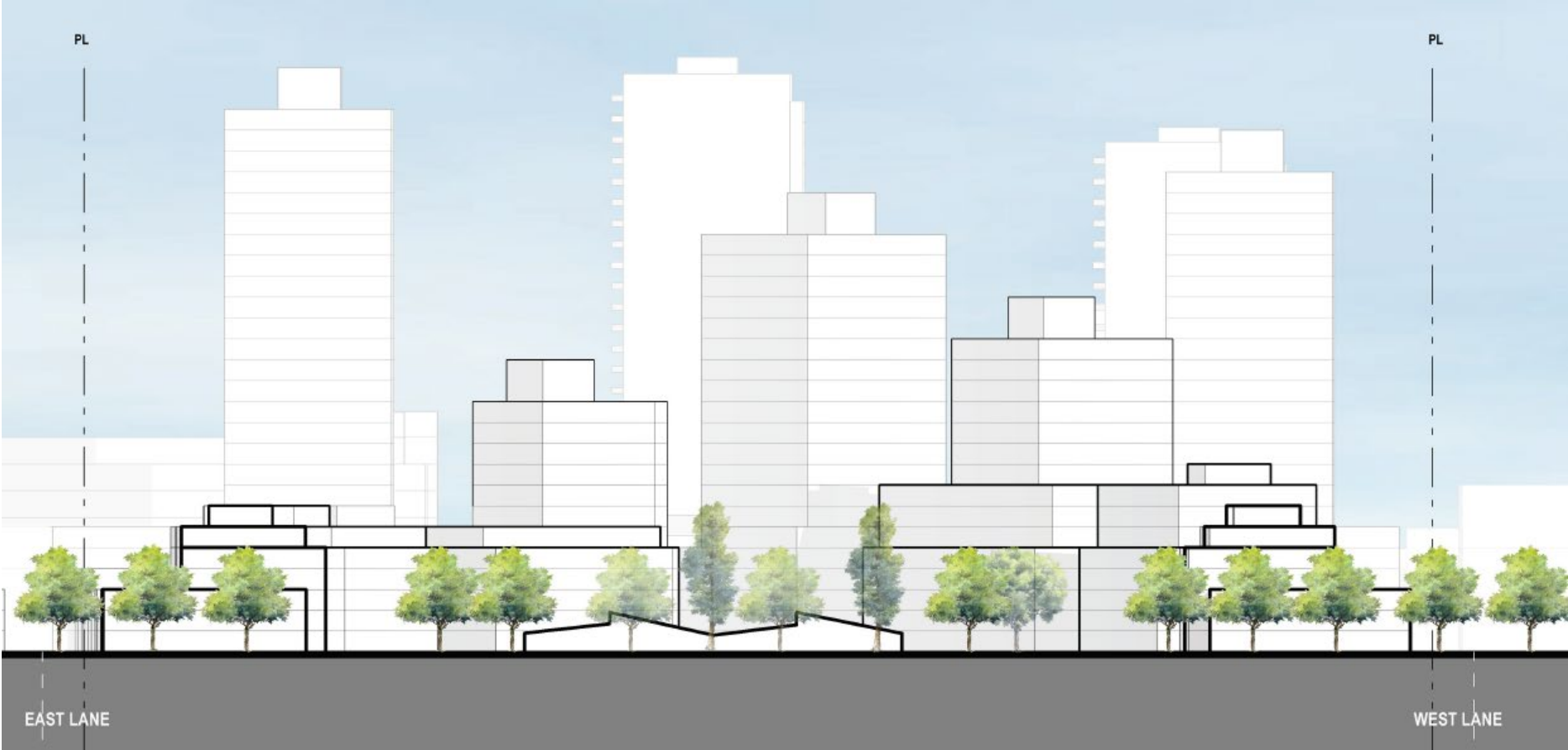


2 pm



4 pm

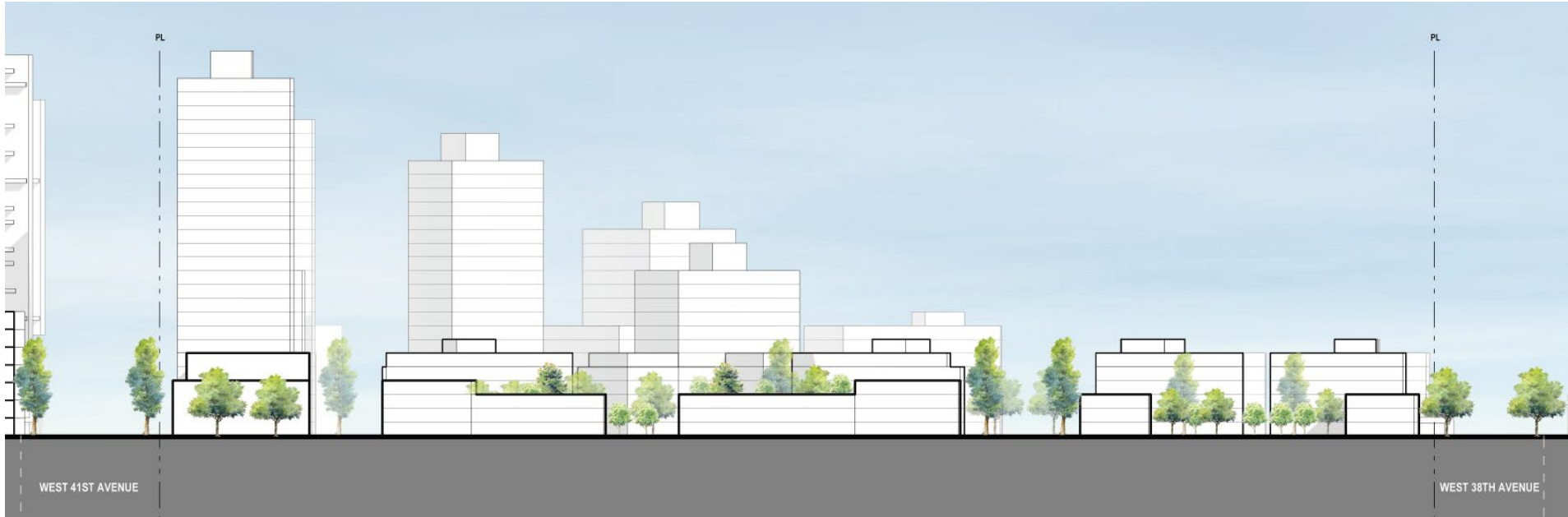
# North Elevation



# South Elevation

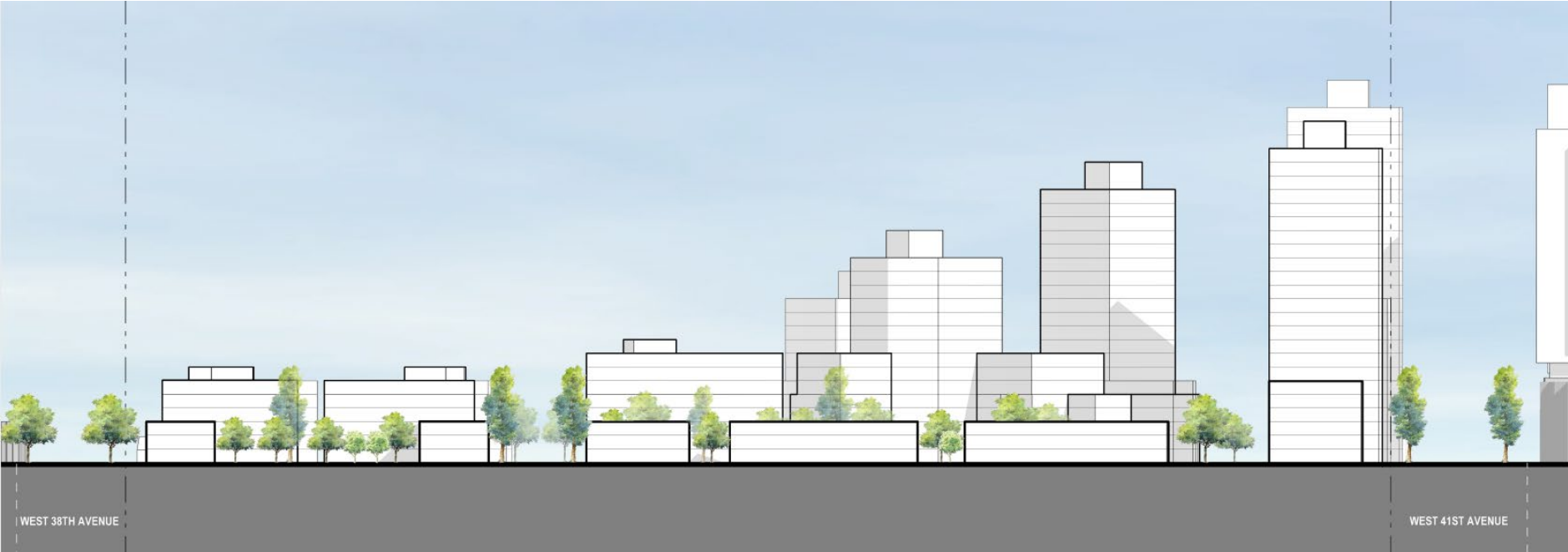


# East Elevation





# West Elevation



# Progress on Housing Targets

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## Progress Towards 10-Year Housing Vancouver Targets for Non-Market and Purpose-Built Market Rental Housing as of September 30, 2020

Housing Type	10-YEAR TARGETS	Units Approved Towards Targets
Social, Supportive, and Co-op Housing Units	12,000	5,286
Purpose-Built Market Rental Housing Units	16,000	4,341
Developer-Owned Below Market Rental	4,000	288

# Renting vs. Ownership

Unit Type	Moderate Income Units		Newer Rental Buildings – Westside <sup>2</sup>		Median-Priced Ownership Unit – Westside <sup>3</sup>	
	Average Starting Rents	Average Household Income required <sup>1</sup>	Average Rent	Average Household Income Served <sup>1</sup>	Monthly Costs of Ownership	Average Household Income Served <sup>1</sup>
Studio	\$950	\$38,000	\$1,804	\$72,160	\$2,819	\$112,760
1 Bedroom	\$1,200	\$48,000	\$1,999	\$79,960	\$3,413	\$136,520
2 Bedroom	\$1,600	\$64,000	\$3,059	\$122,360	\$5,191	\$207,640
3 Bedroom	\$2,000	\$80,000	\$3,876	\$155,040	\$8,571	\$342,840



# Estimated Housing Costs

Unit Type	BC HILS (2021)		MIRHPP		DCL By-Law – Maximum Averages**		CMHC Averages (Zone 6 – Westside/Kerrisdale)		Median Priced Unit West Side***	
	HILs max. monthly rent	House-hold income served*	MIRHPP max. average monthly rent	House-hold income served*	Maximum. Average Rents – Westside (2020)	House-hold income served*	Average Market Rent (CMHC, Oct 2019)	House-hold income served*	Monthly Costs Associated with Purchase	House-hold income served*
Studio	\$1,387	\$55,000	\$950	\$38,000	\$1,641	\$ 65,640	\$1,154	\$46,160	\$2,819	\$112,760
1-bed	\$1,387	\$55,000	\$1,200	\$48,000	\$1,942	\$ 77,680	\$1,486	\$59,440	\$3,413	\$136,520
2-bed	\$1,687	\$67,500	\$1,600	\$64,000	\$2,611	\$ 104,440	\$2,304	\$92,160	\$5,191	\$207,640
3-bed	\$1,838	\$78,000	\$2,000	\$80,000	\$2,977	\$ 119,080	\$3,160	\$126,400	\$8,571	\$342,840

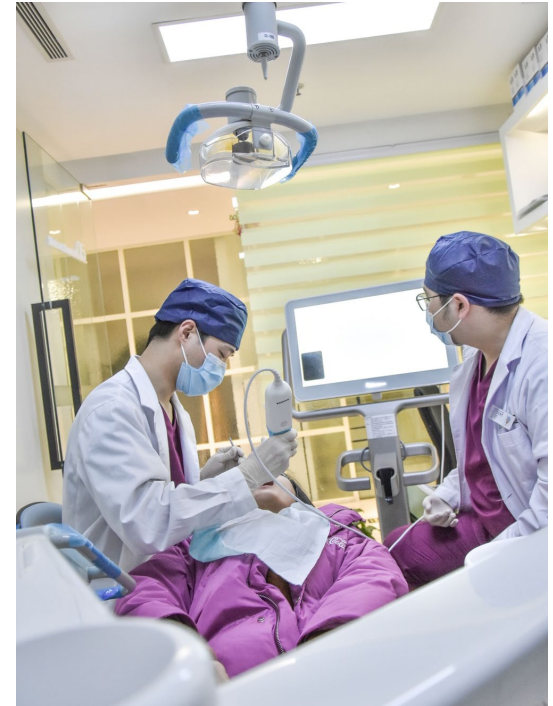
\* As per CMHC, affordable housing is defined as shelter costs equal to less than 30 per cent of total before-tax household income, and these values represent the average minimum household income required for the average unit according to the CMHC definition. The actual rents and income required will be a range.

\*\* For studio, 1-, 2-, and 3-bedroom units, the maximum DCL rents are the average rents for all residential units built since the year 2005 in the City of Vancouver as published by CMHC in the 2019 Rental Market Report, plus 10% released on January 15, 2020.

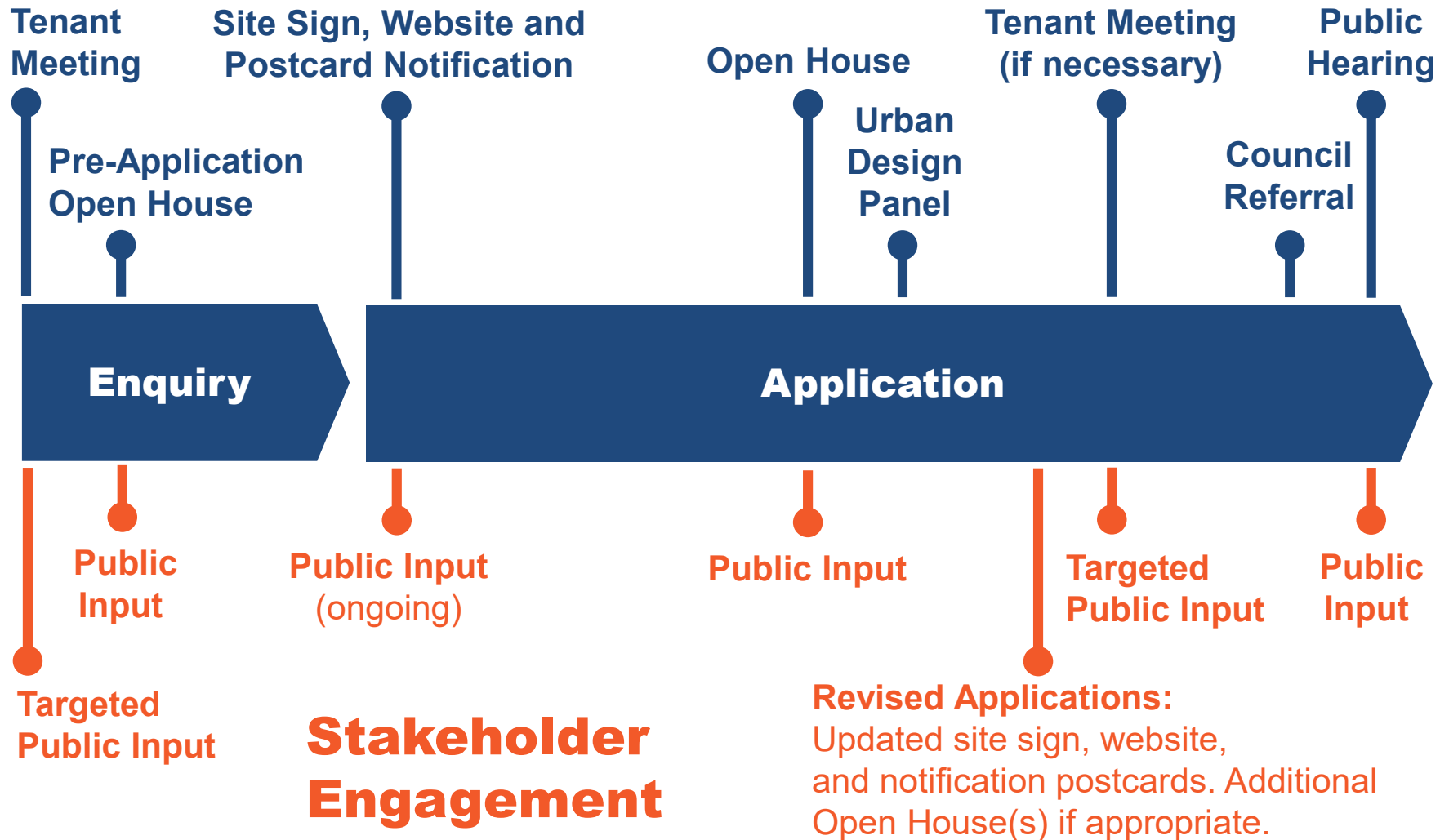
\*\*\* BC Assessment 2019, based on the following assumptions in 2019: median of all BC Assessment recent sales prices in Vancouver Westside by unit type, 10% down payment, 5% mortgage rate, 25-year amortization, \$150 – 250 monthly strata fees and monthly property taxes at \$2.56 per \$1,000 of assessed value.

# MIR Rents

Moderate Income Rental			
	Average Starting Rents	Average Household Income Served	Households By Occupation that may be able to afford the unit <sup>1</sup>
<b>studio</b>	\$950	\$38,000	Graphic Arts Technician or Health Services Assistant
<b>1-bed</b>	\$1,200	\$48,000	Auto Service Technician or Vocational Instructor
<b>2-bed</b>	\$1,600	\$64,000	Two income household: Transit Driver and Admin Assistant
<b>3-bed</b>	\$2,000	\$80,000	Two income household: Maintenance Worker and Carpenter



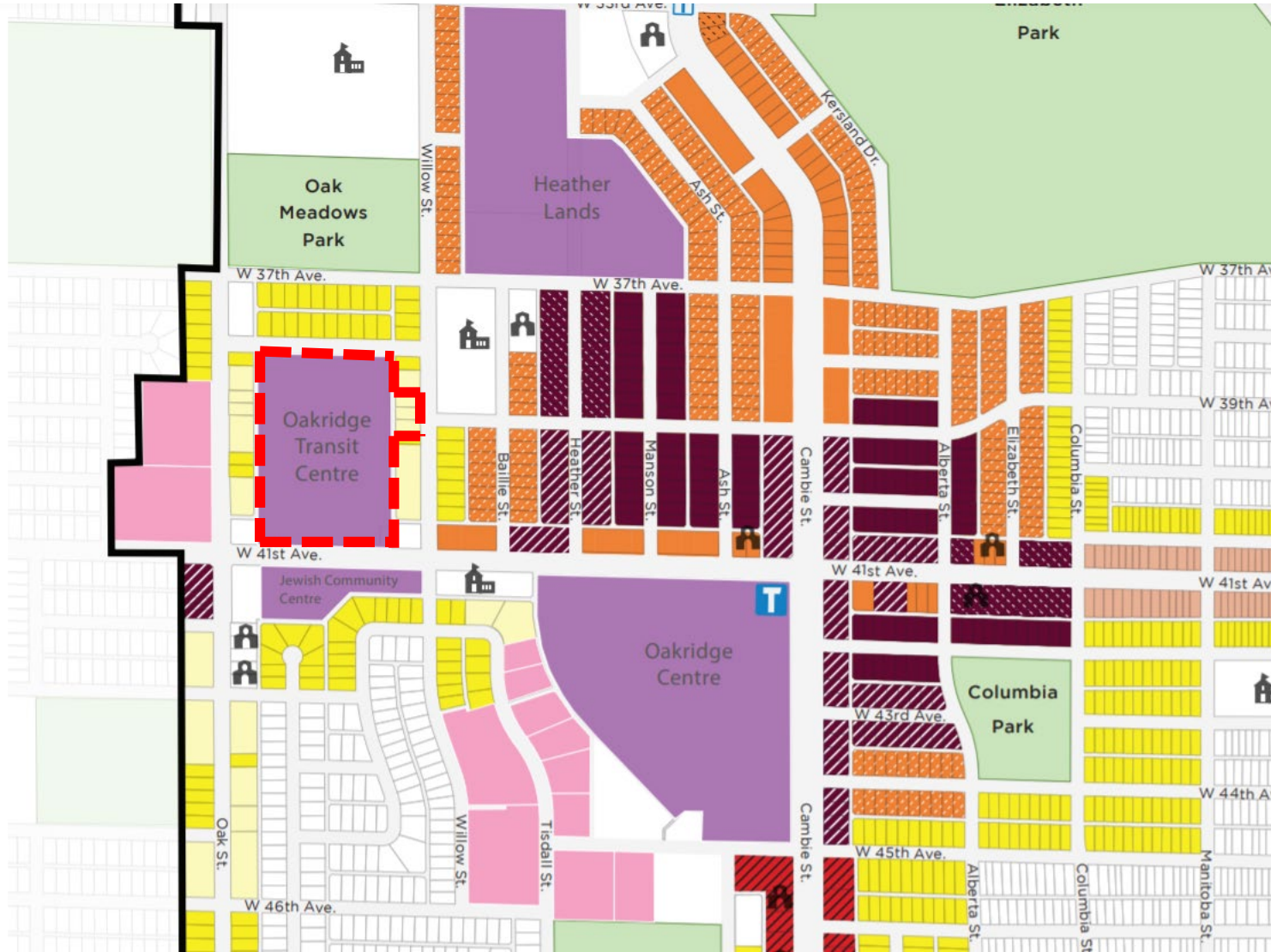
# Rezoning Process



# Landscape Plan



# Oakridge Municipal Town Centre (MTC)





# Cambie Corridor Plan: Goals

Over the next 30 years the corridor will add:

SPACE FOR  
**9,200+**  
NEW JOBS



**1,080**  
NEW  
CHILDCARE  
SPACES



WORK WITH TRANS LINK TO  
**IMPROVE CANADA LINE**  
CAPACITY AND ESTABLISH  
NEW B-LINE SERVICE ON 41ST AVENUE

## NEW, DIVERSE HOUSING OPTIONS



**2,800**  
SOCIAL  
HOUSING UNITS



**5,000+**  
SECURED  
RENTAL UNITS

OPPORTUNITIES  
FOR  
MULTI-FAMILY  
HOUSING  
- ON -  
**2,000**  
SINGLE-FAMILY  
LOTS



**20+**  
ACRES  
OF NEW PARKS

UPGRADE  
& EXPAND  
THE  
**CYCLING  
NETWORK**



NEW & VIBRANT  
**PUBLIC  
SPACES**



ENHANCING  
~ THE ~  
**MUNICIPAL  
TOWN  
CENTRE**  
AT OAKRIDGE

NEW &  
IMPROVED  
**COMMUNITY  
FACILITIES**