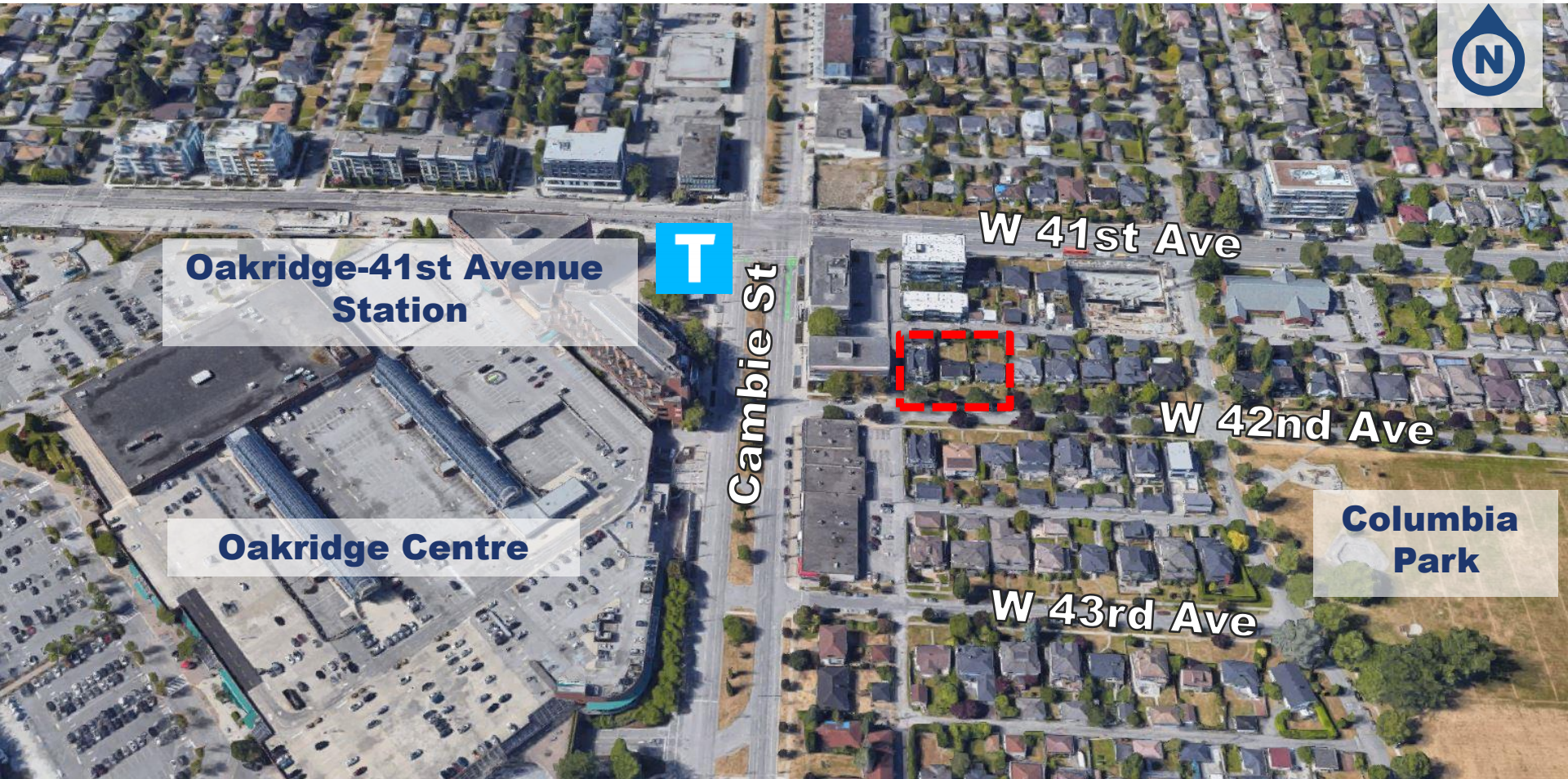




**CD-1 Rezoning: 441-475 West 42nd Avenue**  
Public Hearing – January 19, 2021

# Existing Site and Context



**Oakridge-41st Avenue  
Station**



**Cambie St**

**W 41st Ave**

**W 42nd Ave**

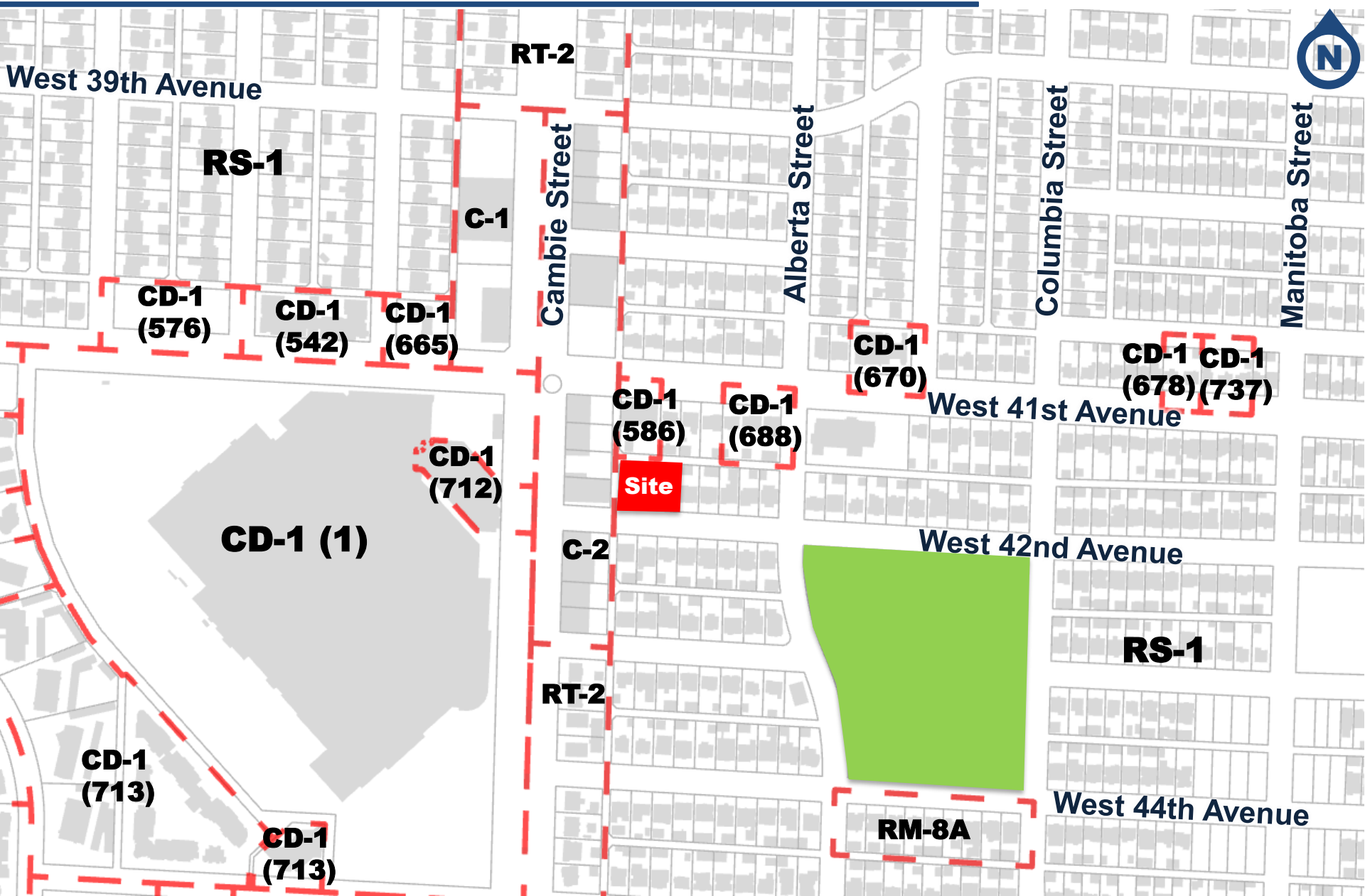
**W 43rd Ave**

**Oakridge Centre**

**Columbia  
Park**



# Site and Surrounding Zone

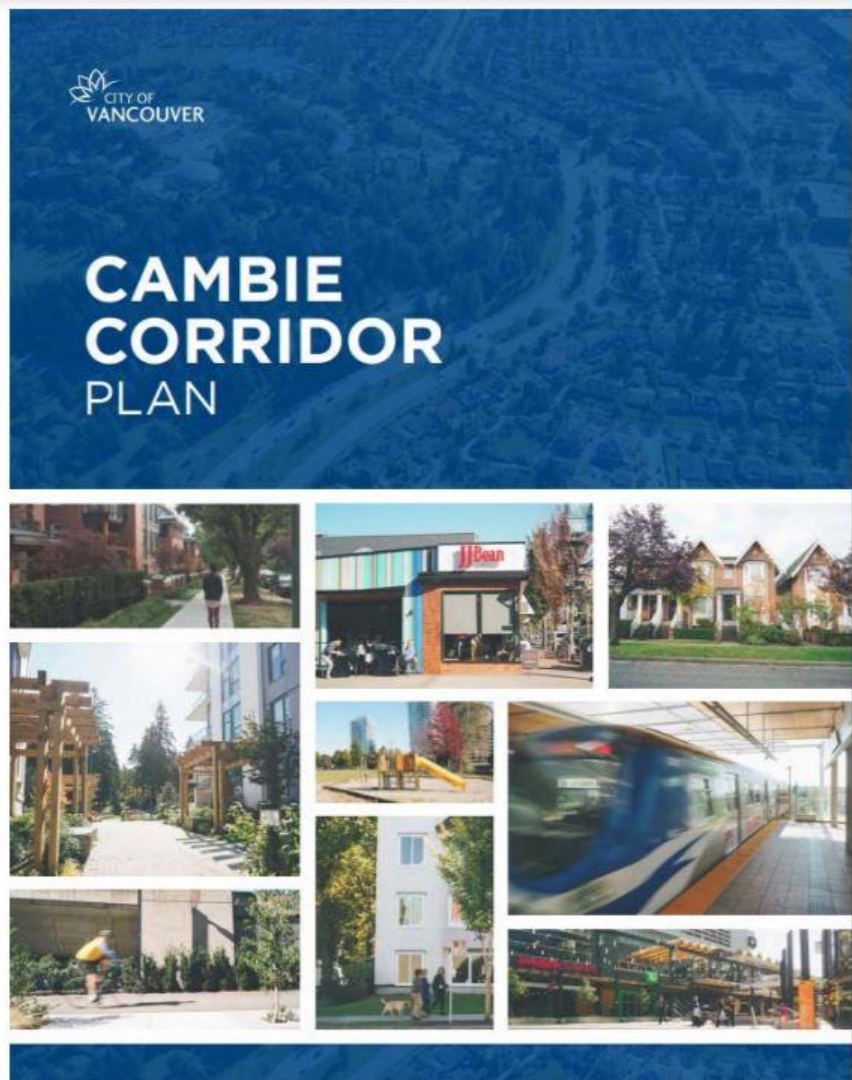


# Local Services and Amenities



# Enabling Policies

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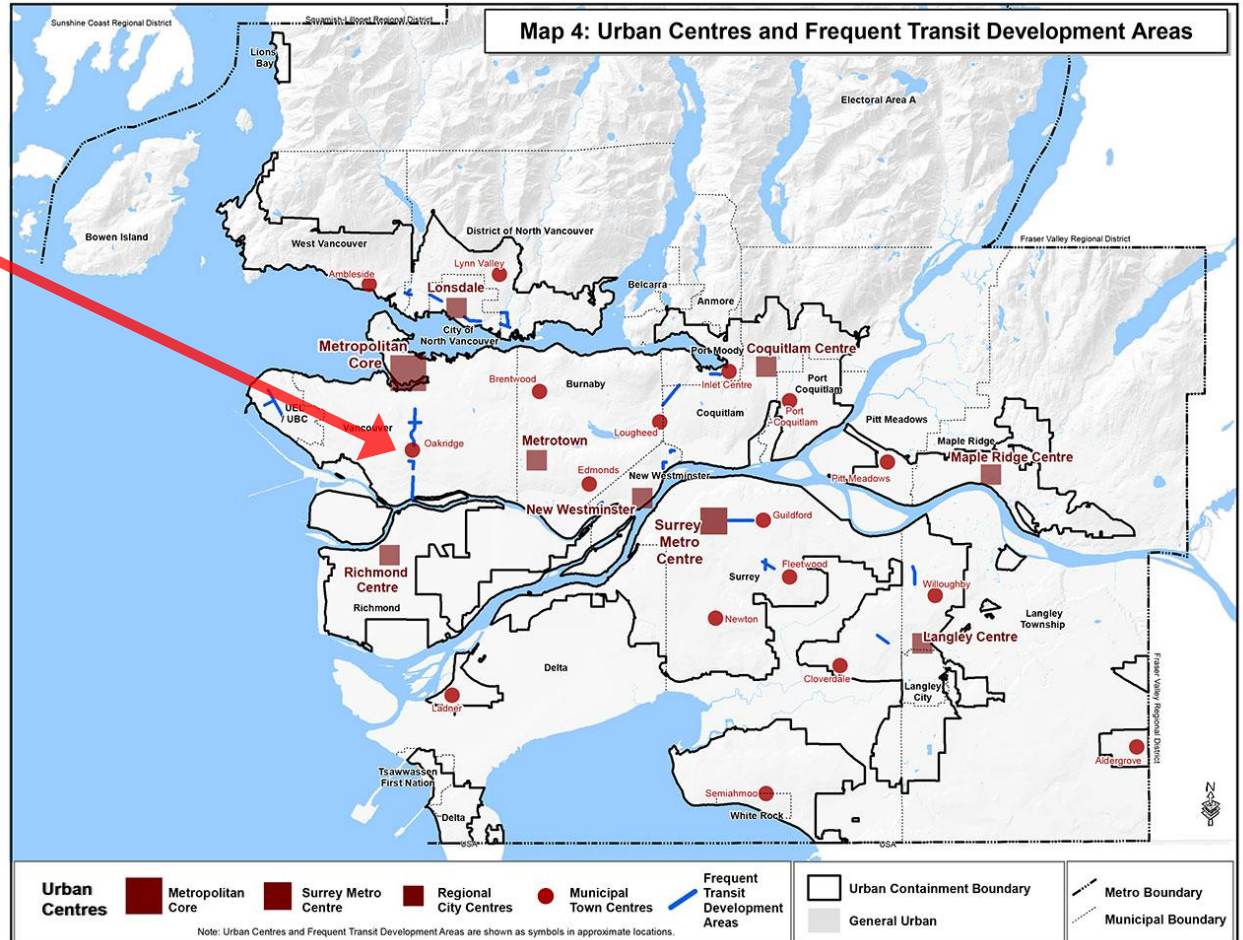


## Cambie Corridor Plan (2018)

- Manages growth over next 30 years
- Developed through three-phase planning program
- Includes
  - Public Benefits Strategy
  - Public Realm Plan
- Aligned with *Housing Vancouver Strategy* to provide a range of housing types and affordability levels

# Policy Context

## Oakridge Municipal Town Centre

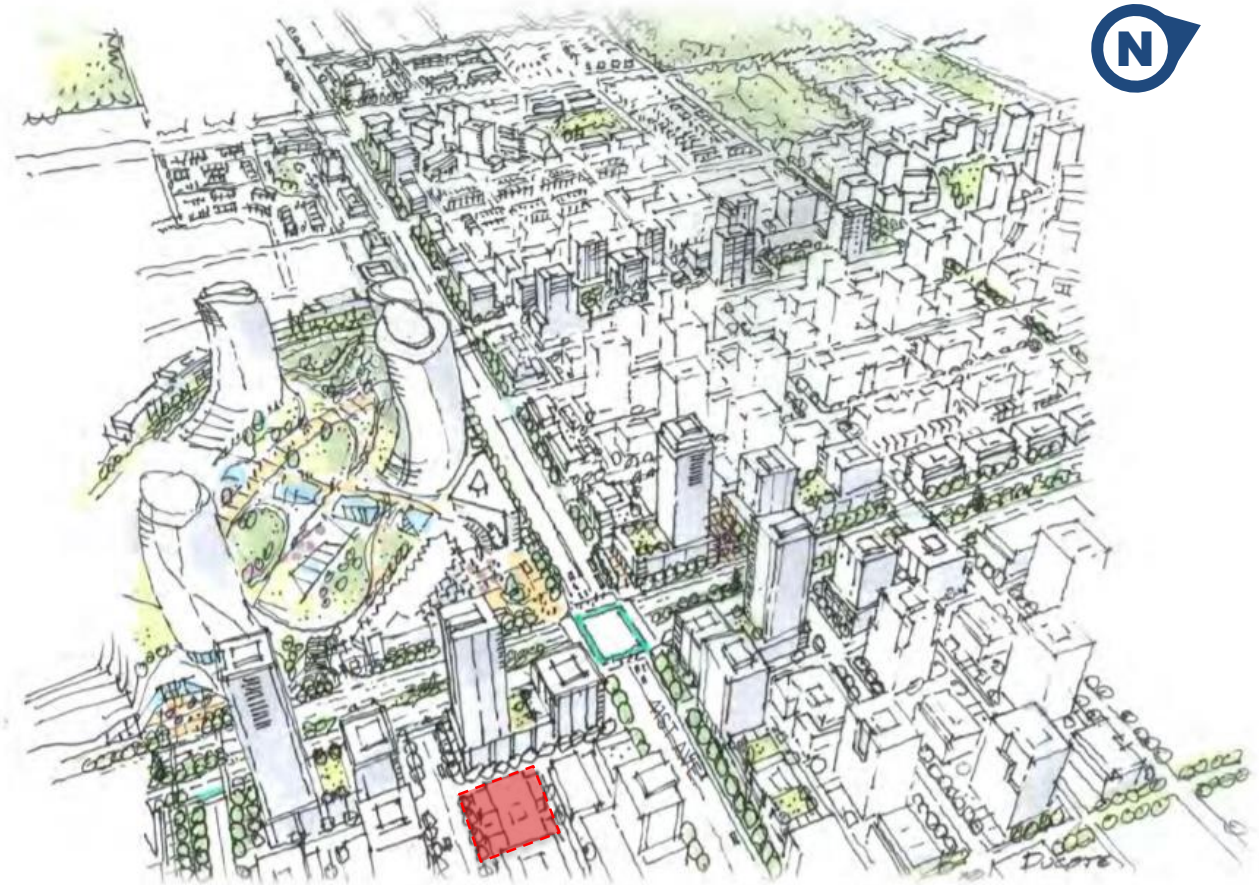


# Policy Context

## Oakridge Municipal Town Centre



Overview of Oakridge Municipal Town Centre



Artist's illustration showing the future of the Oakridge Municipal Town Centre (looking west along 41st Avenue)

# Policy Context

## Section 4.3.6 High-density residential areas



Apartment (up to 18-storey tower with minimum consolidation requirement)

- Deliver a range of affordable housing options and create a diversity of building forms
- Improved streetscapes to connect the neighbourhood to adjacent parks, shops, and services within the MTC
- Residential buildings up to 4 storeys with a minimum 15.2 m (50 ft) frontage
- Increased height and density considered if the following conditions are met:
  - 100% of the residential floor area is secured rental with a minimum of 20% provided as below-market rental, or
  - A minimum of 30% of the residential floor area is provided as social housing



# Policy Context

## Section 4.3.6.2 High-density residential areas (south of 41st Avenue)



 Apartment (up to 18-storey tower with minimum consolidation requirement)

- Height: Up to 18 storeys\*
- Density: Varies with building performance
- Residential use
- “Tower on podium” building form
- Podium depth should not exceed 21.3 m (70 ft.)
- Tower floor plates should not exceed 603.9 sq. m (6,500 sq. ft.)
- Blocks should have a consistent and continuous streetwall

*\*Requires a min. 45.7 m (150 ft.) frontage with either 100% of the residential floor area as secured rental with a min 20% provided as below-market rental; or a min. 30% of the residential floor area as social housing.*

# Proposal

- Received: September 16, 2019
- 18-storey rental residential building
- FSR: 6.70
- Max. building height: 57.7 m (189 ft.)
  - 61.0 m (200 ft.) to top of rooftop amenity space
- 124 secured rental units:
  - 9 one-bedroom (7%)
  - 62 two-bedroom (50%)
  - 7 three-bedroom (6%)
  - 46 four-bedroom (37%)
- Min. 20% floor area secured at below-market rates
- 43 vehicle parking spaces
- 284 bicycle spaces
- Bicycle maintenance and wash up facilities accessible from the rear lane



**Looking Northeast**

# Renting vs Ownership

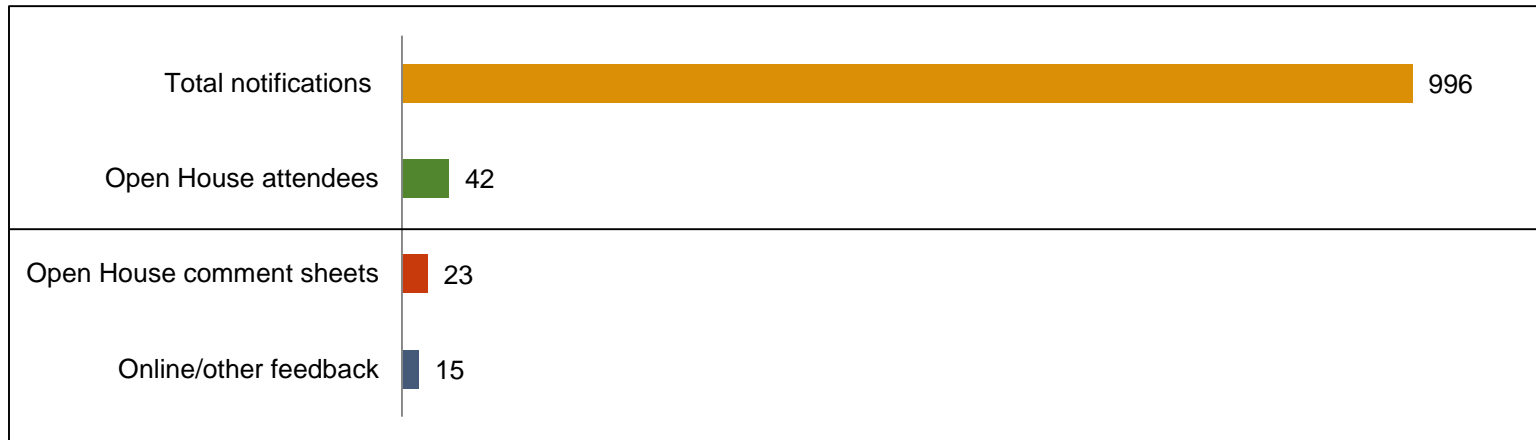
	Below-Market Rental*		Market Rent in Newer Buildings - Westside		Ownership	
	Average Starting Rents	Average Household Income Served	Average Rents	Average Household Income Served	Median-Priced Unit (Westside)	Average Household Income Served
<b>studio</b>	\$950	\$38,000	\$1,804	\$72,160	\$2,819	\$112,760
<b>1-bed</b>	\$1,200	\$48,000	\$1,999	\$79,960	\$3,413	\$135,520
<b>2-bed</b>	\$1,600	\$64,000	\$3,059	\$122,360	\$5,191	\$207,640
<b>3-bed</b>	\$2,000	\$80,000	\$3,876	\$155,040	\$8,571	\$342,840

\* Rental rates and operating requirements in accordance with the City's *Moderate Income Rental Housing Program*

# Public Consultation

**Pre-application  
Open House  
July 24, 2019  
19 attendees**

**City-hosted  
Open House  
November 20, 2019  
42 attendees**



# Public Consultation: What We Heard

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## Support

- Building height, massing, and density
- Building design
- More rental with access to transit
- Parking within development given proximity to transit
- Sustainability
- Bike Parking

## Concern

- Building height, massing, and density
- Transit – concern that Canada Line is at capacity
- Traffic and safety
- Parking within development insufficient
- Building design

# Response to Feedback:

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## Building height, massing, and density

- Proposal complies with the Plan in terms of tenure, building height and density.
- Stepping back of the rooftop amenity space to address apparent height and massing.
- Increase rear setback to improve interface.

## Transit, traffic and safety

- Variety of amenities located within a 5-10 minute walk (parks, schools, childcare, transit, bike route and commercial areas)
- 250 m from Oakridge-41st SkyTrain Station
- \$50,000 contribution towards future traffic calming measures

## Parking

- To be provided in accordance with the Parking By-law

# Public Benefits

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## Community Amenity Contribution (CAC)

- Pre-set affordable housing target
  - 100% Secured rental housing (124 units)
  - 20% of floor area (approx. 29 units) as below-market rental with rates and operating requirements of MIRHP

## Development Cost Levies (DCLs)

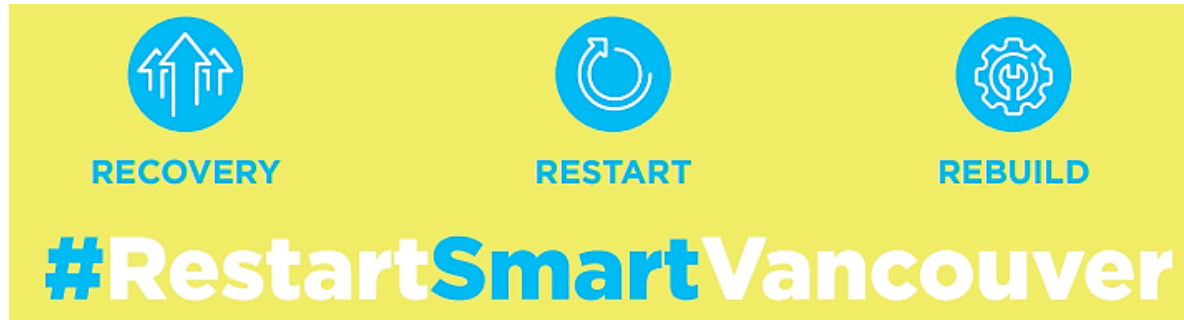
- \$3,529,471
- This includes the City-wide Utilities DCL which helps pay for infrastructure upgrades

## Public Art

- \$249,335

# Restart Smart Vancouver

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## Construction jobs and job space:

- 434 construction jobs





# Conclusion

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- Proposal complies with the Cambie Corridor Plan
- Staff support application subject to conditions outlined in Appendix B



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## **END OF PRESENTATION**

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