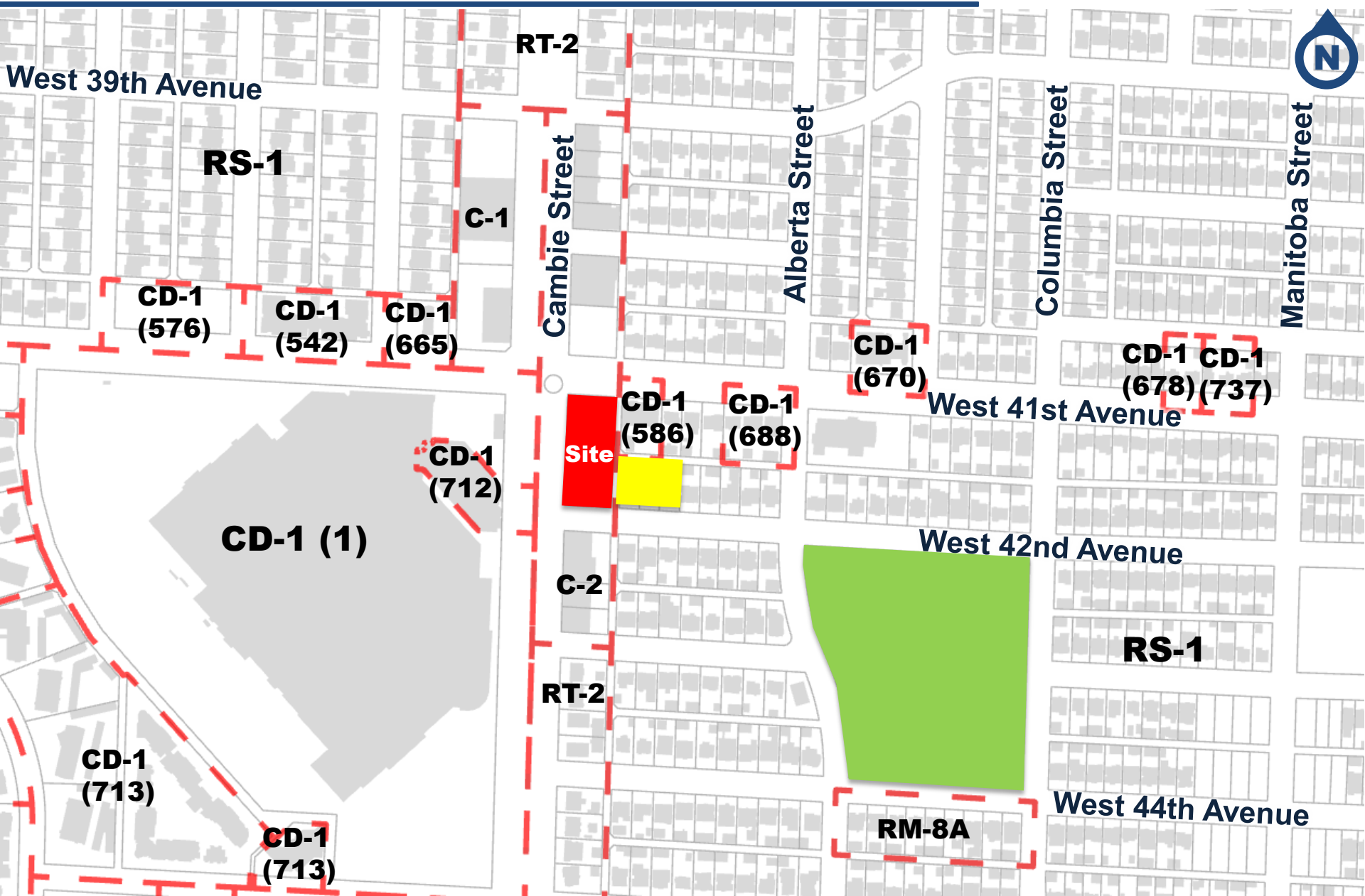




Existing Site and Context



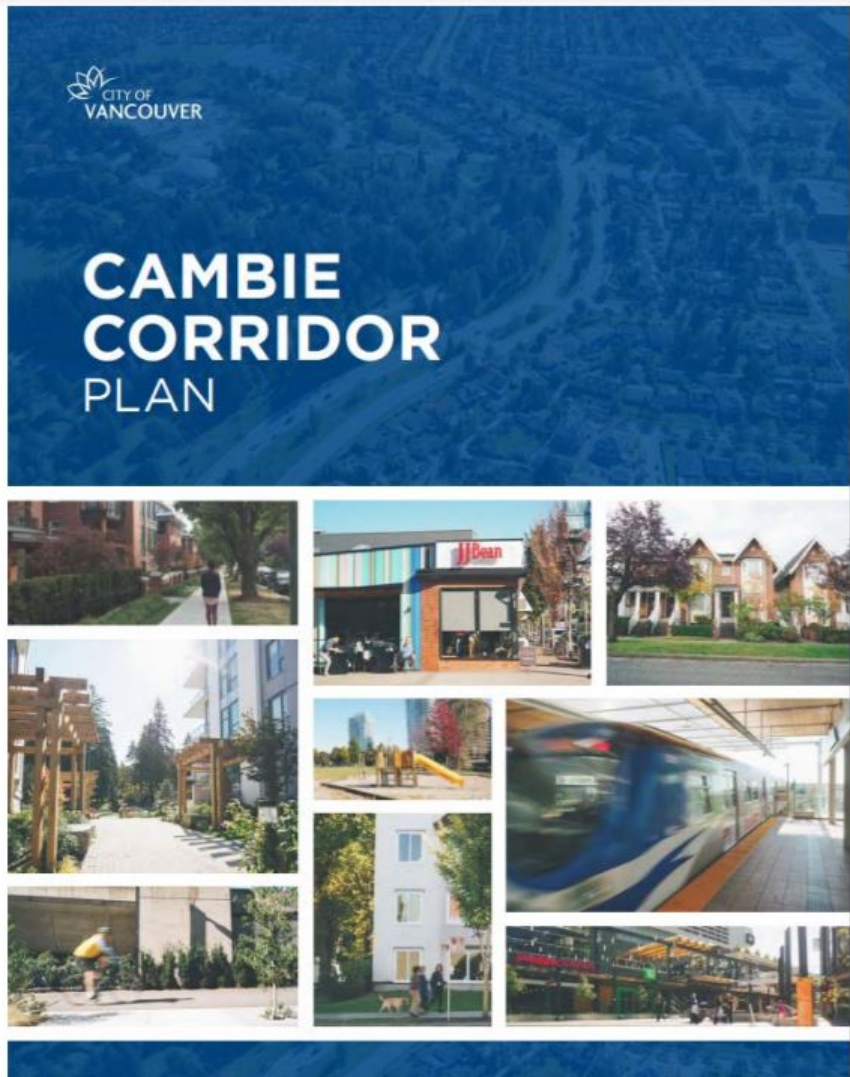
Site and Surrounding Zoning



Local Services and Amenities



Enabling Policies



Cambie Corridor Plan (2018)

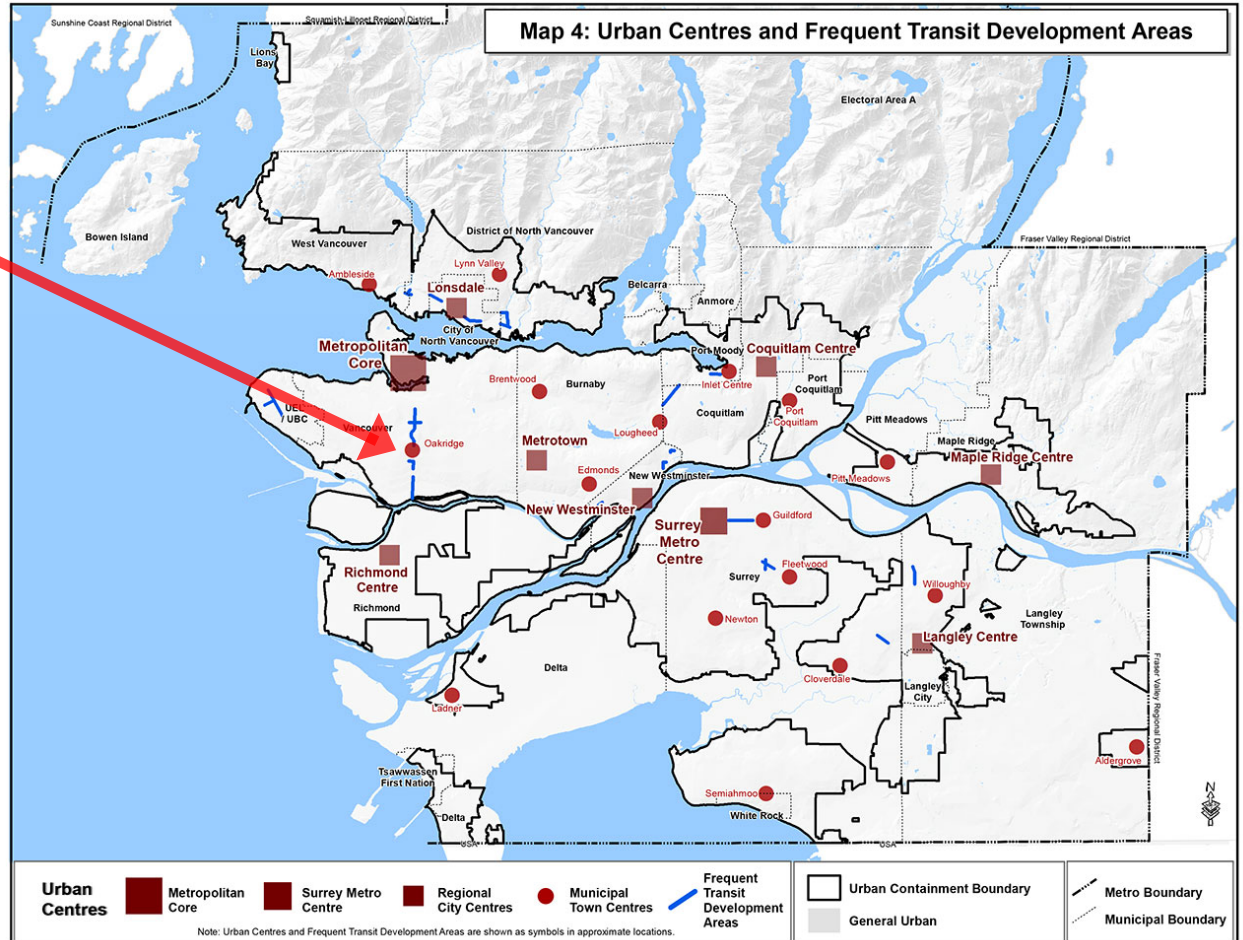
- Manages growth over next 30 years
- Developed through three-phase planning program
- Includes
 - Public Benefits Strategy
 - Public Realm Plan
- Aligned with *Housing Vancouver Strategy* to provide a range of housing types and affordability levels

Policy Context

Oakridge Municipal Town Centre



Overview of Oakridge Municipal Town Centre

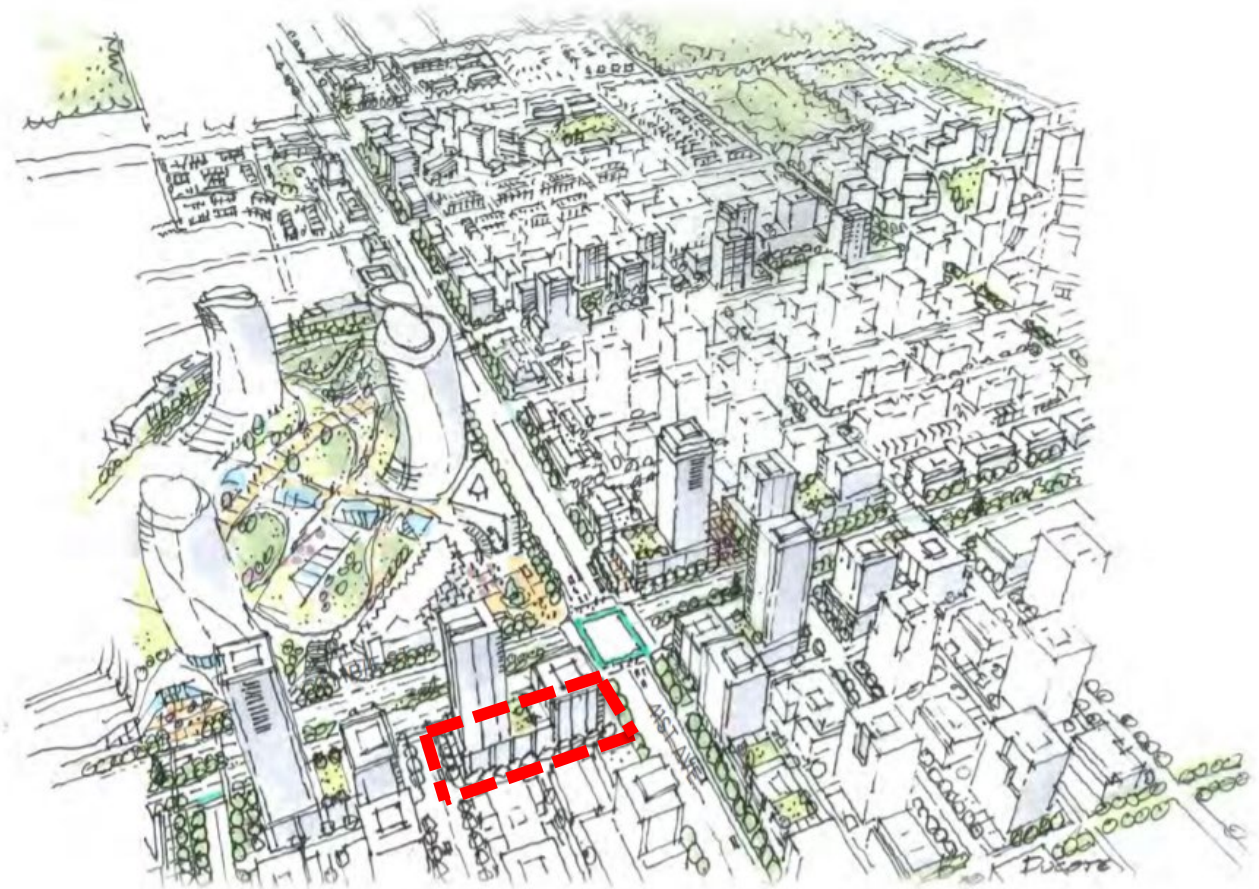


Policy Context

Oakridge Municipal Town Centre



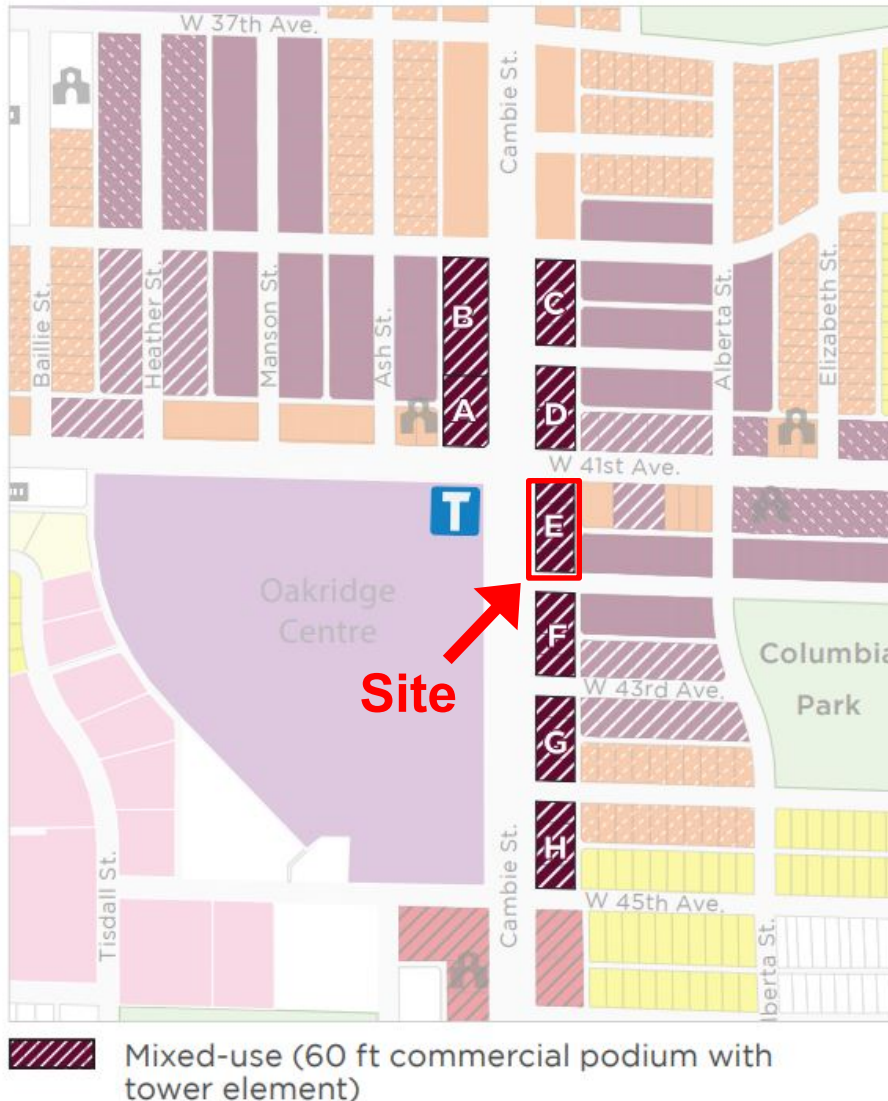
Overview of Oakridge Municipal Town Centre



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

Policy Context

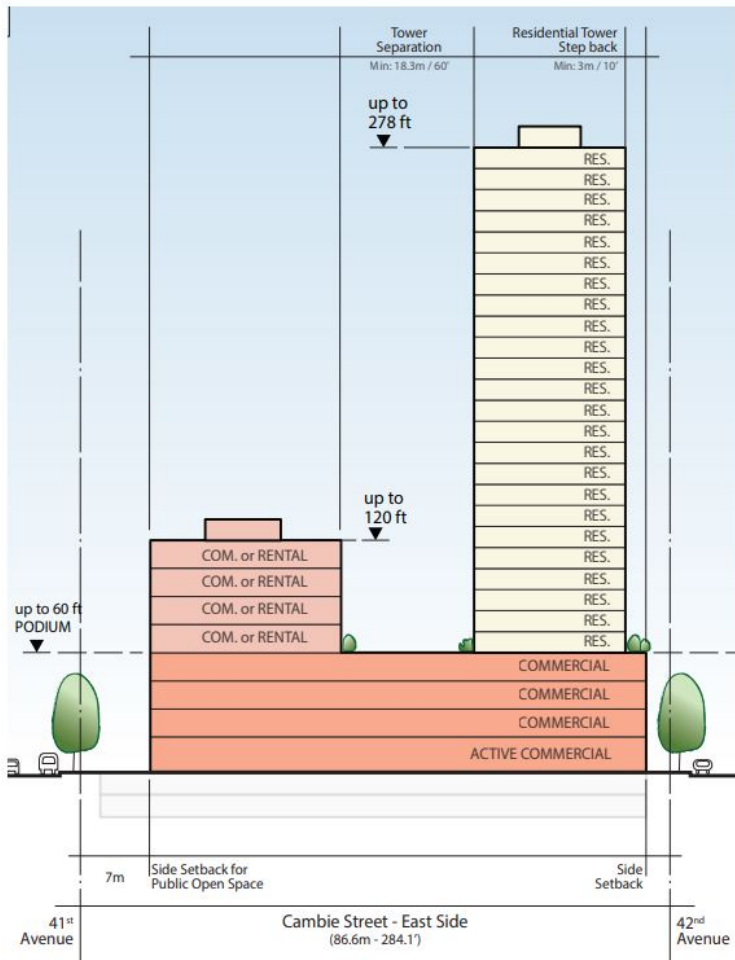
4.3.1 Cambie Street: West 39th-45th Avenue



- Highly urban place, mixed-use, vibrant street life and dynamic public realm
- Density & Height: Site-specific and varies with building performance
- Area E Height: 278 ft.
- Required at-grade active commercial
- Commercial podium height 50-60 ft.
- Public realm features (street trees, landscaped setbacks, etc.) informed by the *Cambie Corridor Public Realm Plan*
- Expected to deliver on-site amenities, negotiated through rezoning: non-profit office space, youth centre, childcare, artist studios

Policy Context

Area E: 41st-42nd Avenue



- Major tower (residential) up to 278 ft. in height
- Minor tower (residential or commercial) up to 120 ft. (150 ft. with setbacks)
- At-grade commercial uses
- Commercial/office in podium
- Additional height for common rooftop amenity spaces can be considered

Representative Section: East side of Cambie Street between 41st and 42nd Avenue

Proposal

- Received April 24, 2019
- 27-storey tower (278 ft.) with 133 strata units
- 14-storey tower (148 ft.) with 80 rental units
- Commercial-office podium with ground-floor retail
- Non-profit office hub turn-key amenity (14,500 sq. ft.)
- 293,334 sq. ft. total floor area
- Mid-block plaza
- 4 levels of parking
- 8.33 FSR



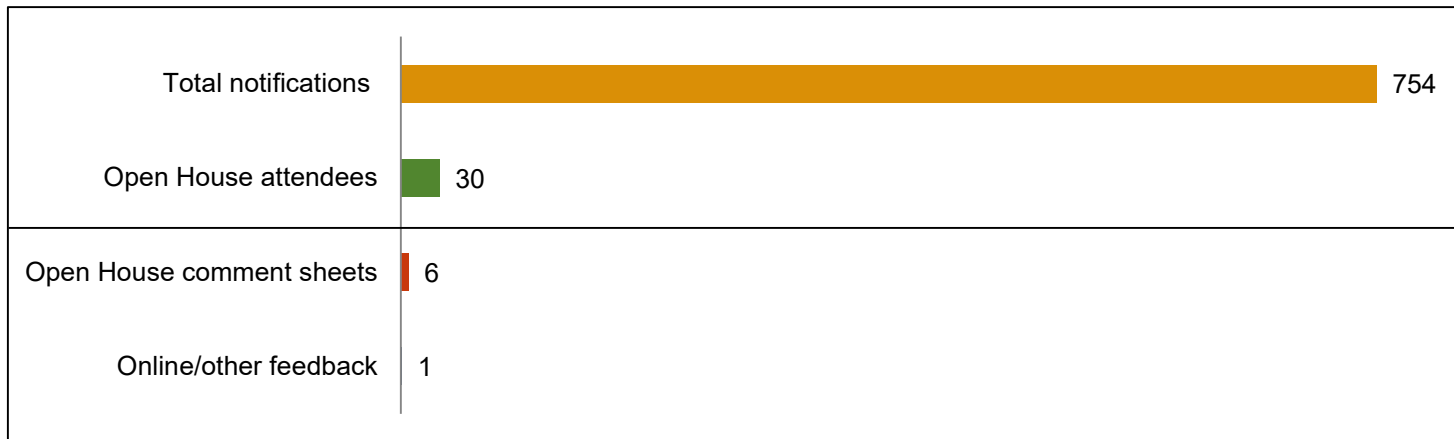
Renting vs Ownership

	Market Rent in Newer Buildings – Westside		Ownership	
	Average Rents	Average Household Income Served	Median-Priced Unit (Westside)	Average Household Income Served
studio	\$1,804	\$72,160	\$2,819	\$112,760
1-bedroom	\$1,999	\$79,960	\$3,413	\$135,520
2-bedroom	\$3,059	\$122,360	\$5,191	\$207,640
3-bedroom	\$3,876	\$155,040	\$8,571	\$342,840

Public Consultation

**Pre-application
Open House
March 14, 2019
~7 attendees**

**City-hosted
Open House
June 20, 2019
~30 attendees**



Support

- Height, density, building design
- Non-profit office space
- Rental housing

Concerns

- Affordable housing
- Height and density
- Too much parking

Public Benefits

Community Amenity Contribution (CAC)

- Non-profit Organization (NPO) office space (14,500 sq. ft.) delivered turn-key to City
- Multi-tenant hub – affordable office/programming space for social and cultural NPOs
- Located in commercial podium
- Value: \$12 million

Development Cost Levies (DCLs)

- \$7,468,695
- This includes the City-wide Utilities DCL which helps pay for infrastructure upgrades

Public Art

- \$562,053

Total Public Benefits Value: \$20,030,748

Restart Smart Vancouver



Construction jobs and job space:

- 750+ construction jobs



Conclusion

- Proposal complies with *Cambie Corridor Plan*
- \$20 million in public benefits, including a 14,500 sq. ft. NPO hub
- 80 secured rental units
- Staff support application subject to conditions outlined in Appendix B



END OF PRESENTATION