



CD-1 Rezoning: 325-341 West 42nd Avenue
Public Hearing – April 13, 2021

Existing Site and Context



Oakridge-41st Avenue Station



Oakridge Centre

Cambie St

Alberta St

Columbia St

W 41st Ave

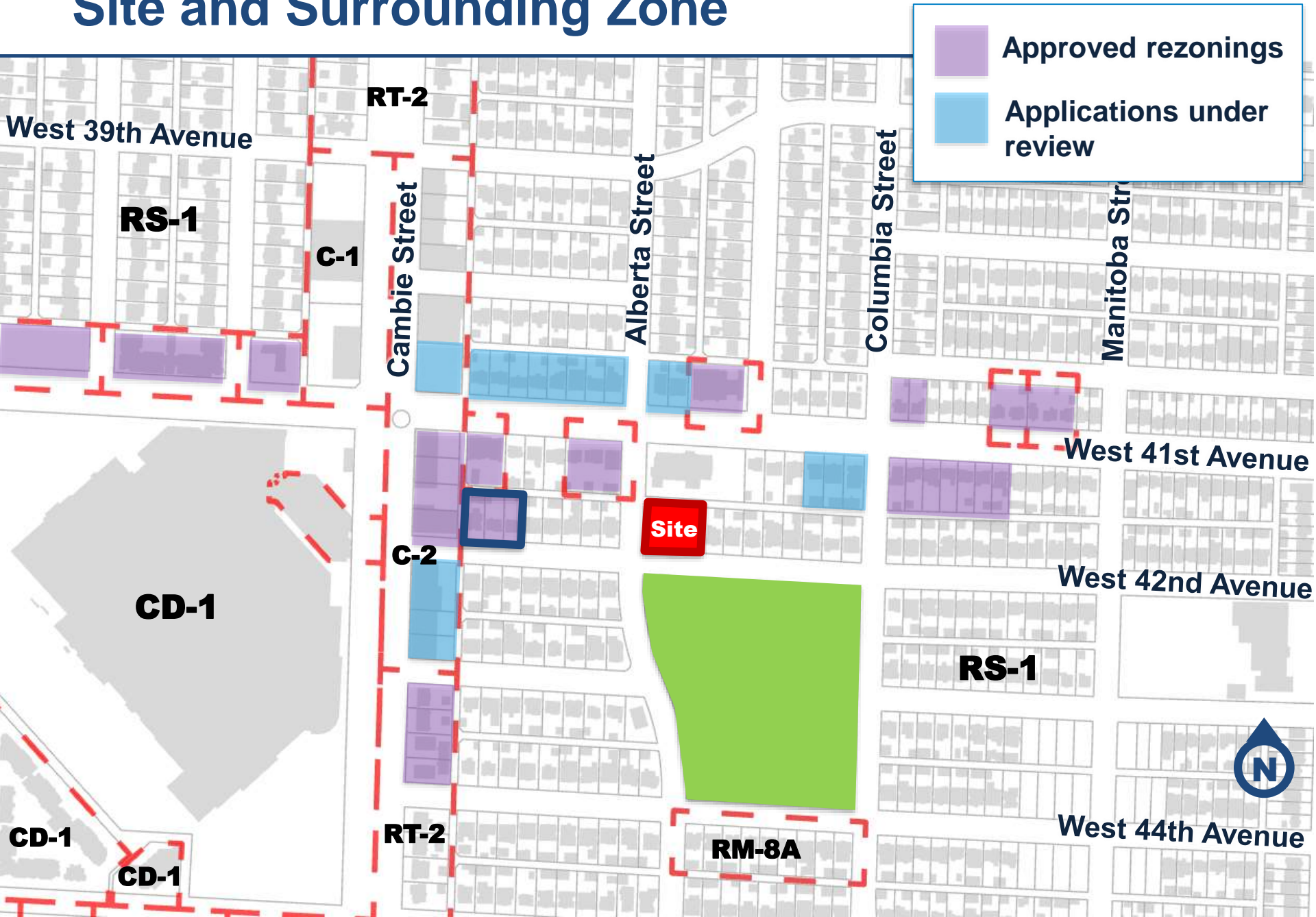
W 42nd Ave

W 43rd Ave

W 44th Ave

Columbia Park

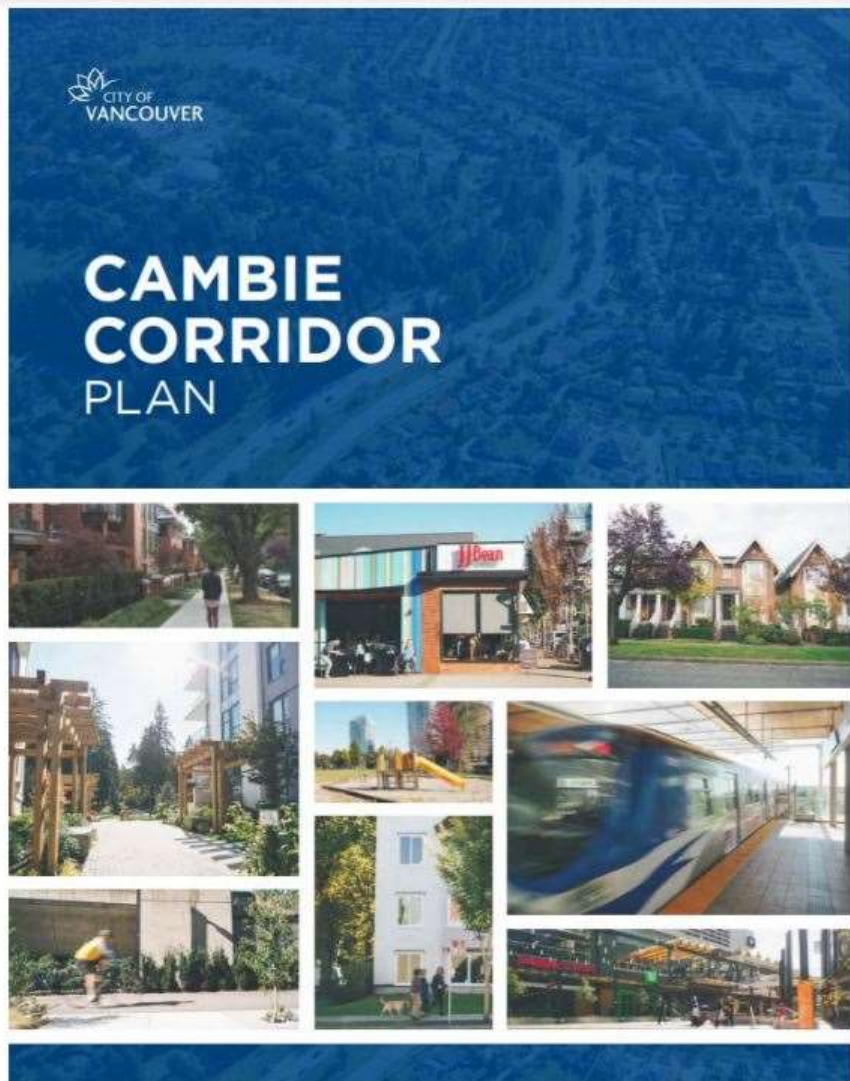
Site and Surrounding Zone



Local Services and Amenities



Enabling Policies



Cambie Corridor Plan (2018)

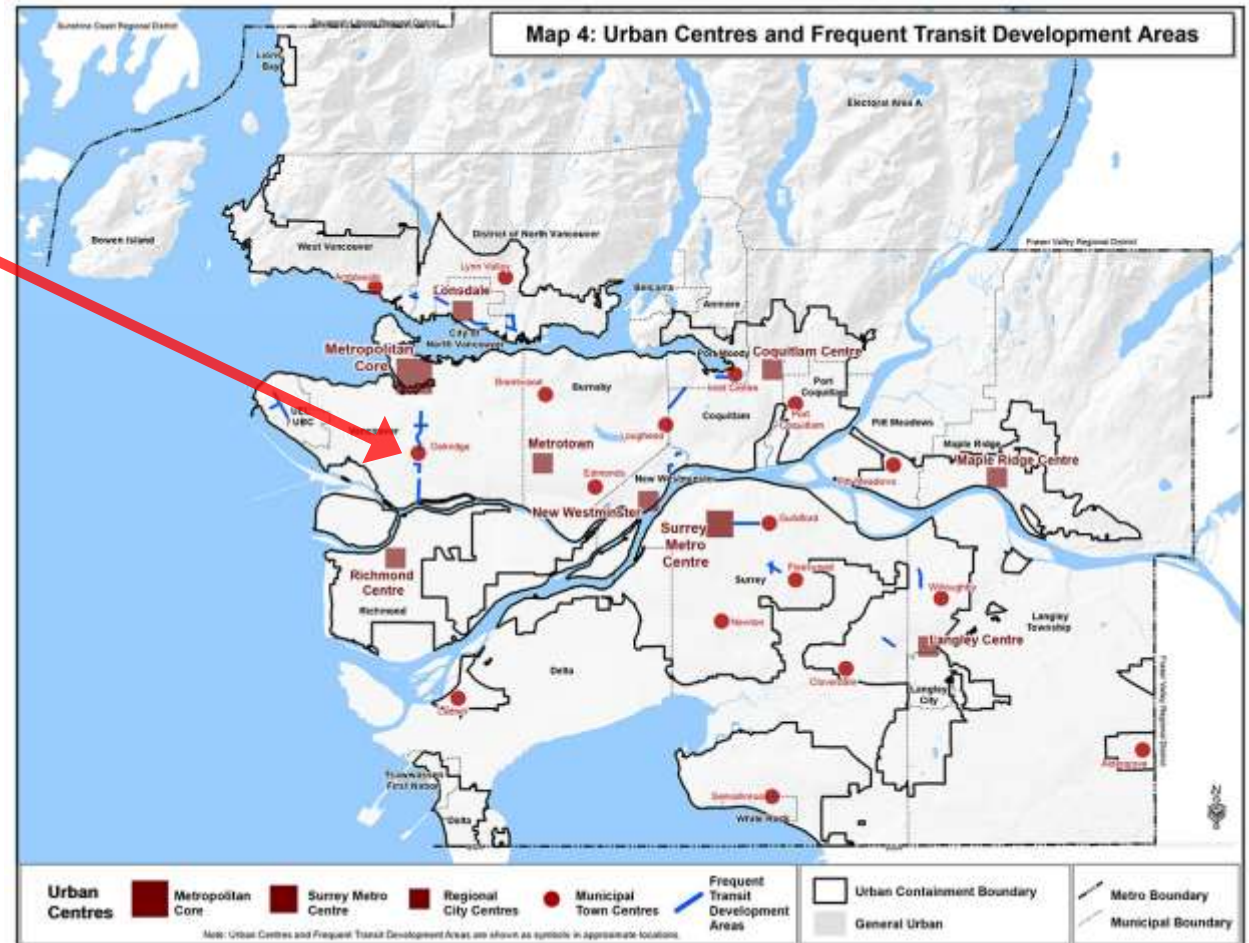
- Manages growth over next 30 years
- Developed through three-phase planning program
- Includes
 - Public Benefits Strategy
 - Public Realm Plan
- Aligned with *Housing Vancouver Strategy* to provide a range of housing types and affordability levels

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

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 High-density residential areas



■ 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
- Tower floor plates should not exceed 603.9 sq. m (6,500 sq. ft.)
- Blocks should have a consistent and continuous streetwall
- Additional height for rooftop amenity space permitted

**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

- 18-storey rental residential building
- FSR: 6.84
- Max. building height: 56.3 m (185 ft.)
 - 60.3 m (198 ft.) to top of rooftop amenity space
- 215 secured rental units:
 - 76 studio units (35.3)
 - 62 one-bedroom (28.8%)
 - 73 two-bedroom (34%)
 - 4 three-bedroom (1.9%)
- Including 40 units at below-market rates
- 97 vehicle parking spaces
- 400 Class A bicycle spaces

Application Submission: June 2020



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
studio	\$ 950	\$38,000	\$1,804	\$72,160	\$2,819	\$112,760
1-bed	\$ 1,200	\$48,000	\$1,999	\$79,960	\$3,413	\$135,520
2-bed	\$ 1,600	\$64,000	\$3,059	\$122,360	\$5,191	\$207,640
3-bed	\$ 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

**Postcards Mailed
September 10, 2020**

**City-hosted
Virtual Open House
September 14 to October 4,
2020**

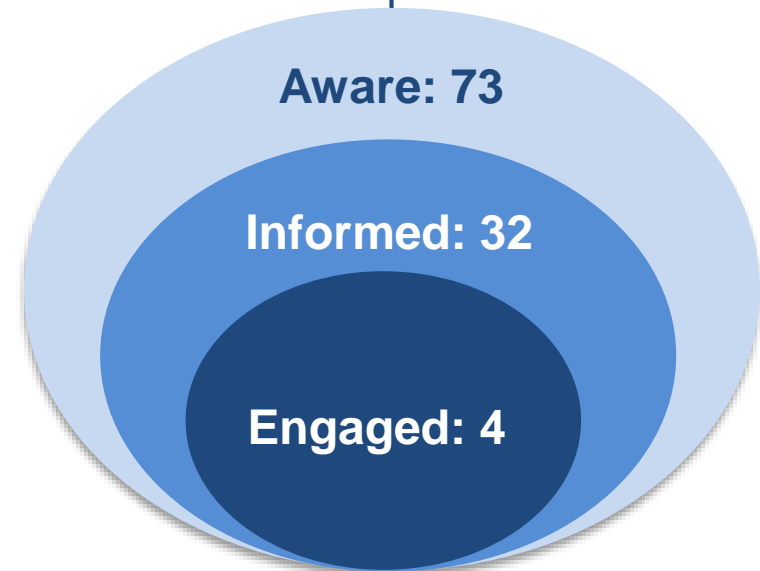
Postcards distributed	964
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Questions	1
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Comment forms	9
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Other input	0
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Total	10
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Public Consultation: What We Heard

Support

- Building height, massing, and density
- Building design
- Additional housing stock
- Bike parking and amenities

Concern

- Building height, massing, and density
- Increased traffic in smaller streets
- Shadowing to surrounding area

Staff response to comments

- Building height, massing, and density complies with *Cambie Corridor Plan*
- Parking to be provided in accordance with Parking By-law
- No shadowing on Columbia Park
- Rezoning condition to reduce the perceived height of the building top

Public Benefits

	Amount
Development Cost Levies (DCLs)	\$3,682,974
Public Art	\$260,160
Total Value	\$3,943,134
Other Benefits	40 below-market rental units

Restart Smart Vancouver



Construction jobs and job space

- 753 construction jobs



Conclusion



- Proposal meets the intent of the *Cambie Corridor Plan* in terms of height and density.
- Staff support application subject to conditions outlined in Appendix B

END OF PRESENTATION

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