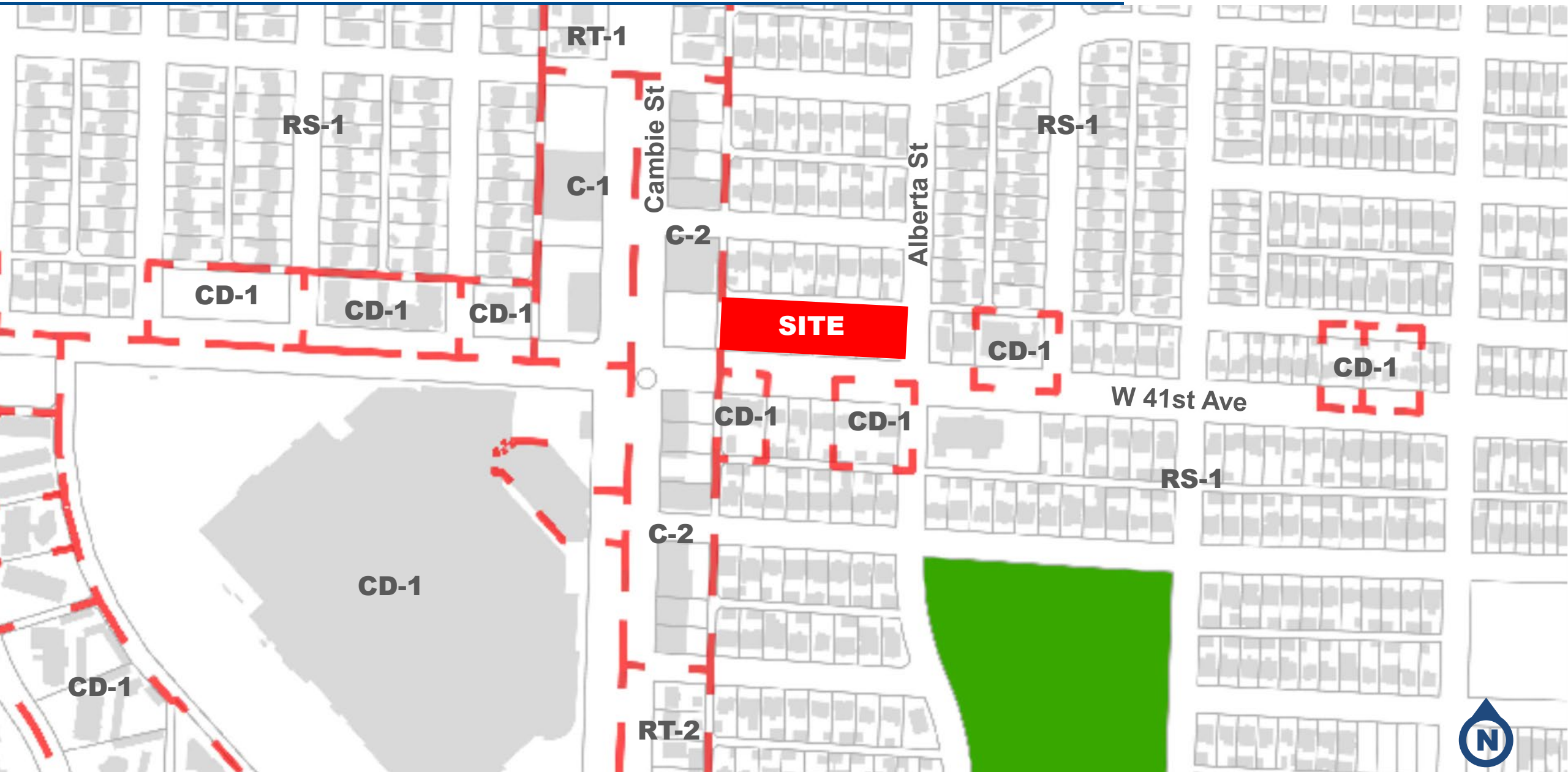




Site and Surrounding Zoning



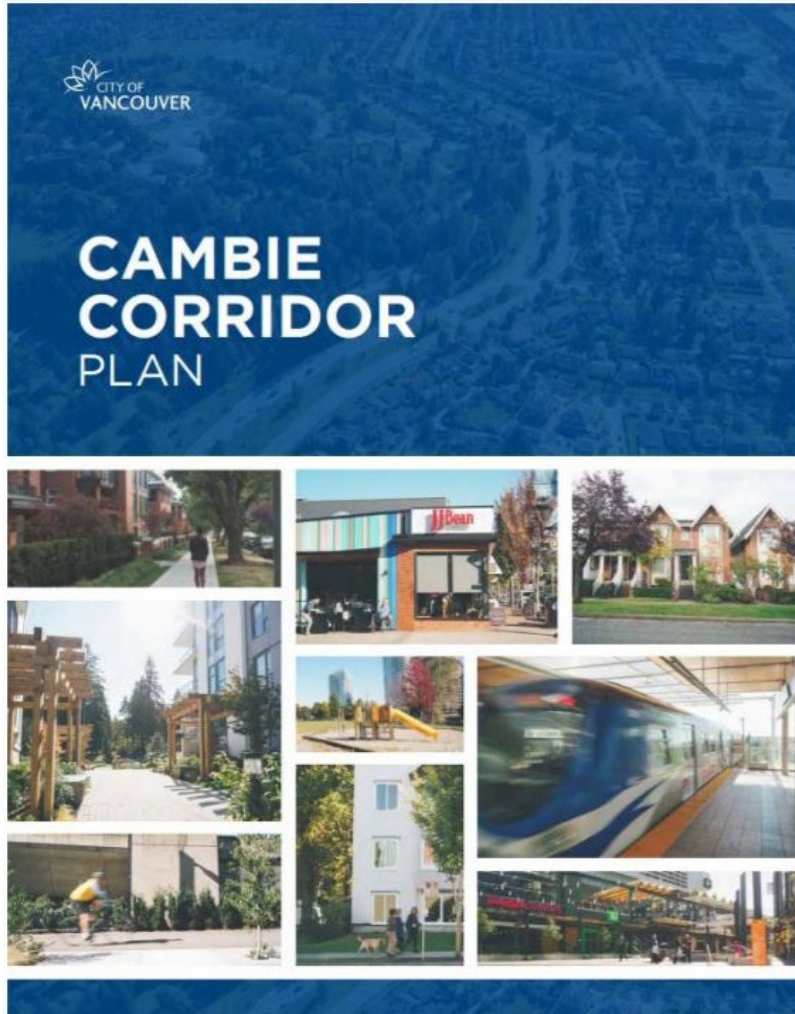
Local Amenities and Services



Existing Site and Context



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

Section 4.3.2 West 41st Avenue: Willow-Columbia Street

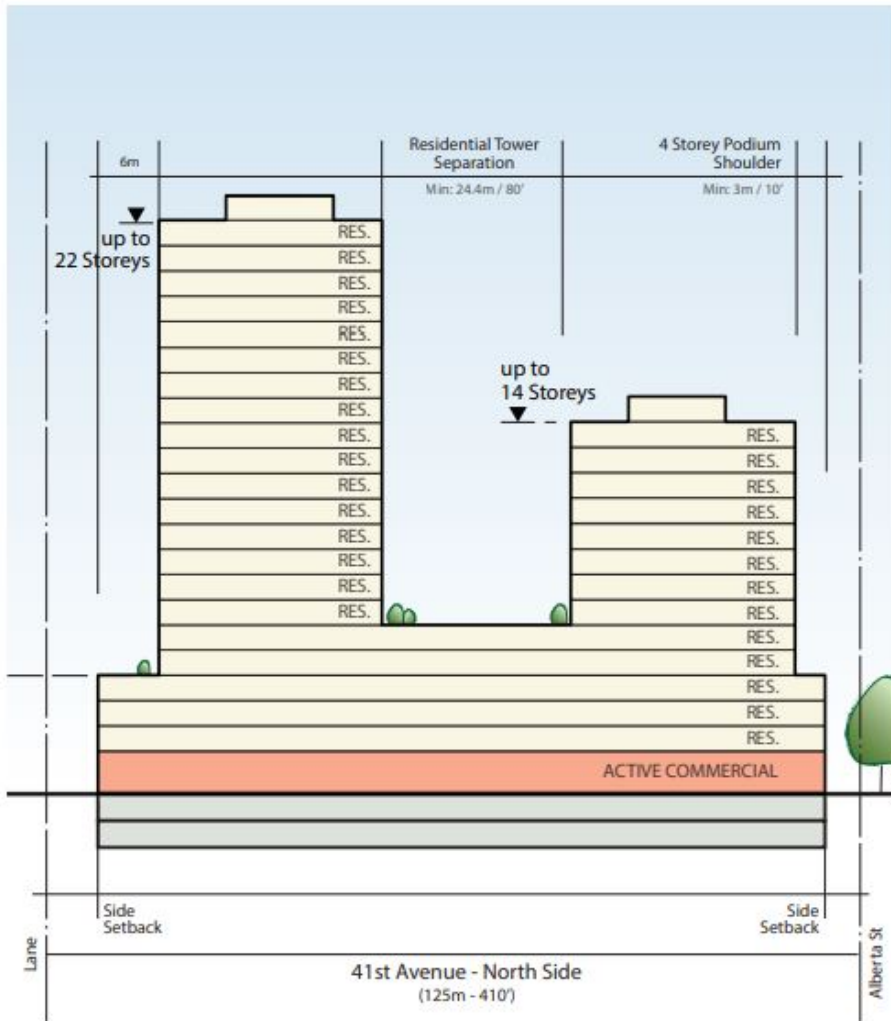


-  Commercial at grade (6-storey podium with tower element)
-  Choice-of-use at grade (6-storey podium with tower element)

- Highly urban place, mixed-use, vibrant street life and dynamic public realm
- Height and Density: Site-specific and varies with urban design performance
- At-grade active commercial
- Residential above (rental or social housing + strata)
- Public realm features (street trees, landscaped setbacks, etc.) informed by the *Cambie Corridor Public Realm Plan*
- Any lift to be redirected into improving affordability

Policy Context

Area B: Cambie to Alberta Street (north)



- Major tower up to 22 storeys (residential)
- Minor tower up to 14 storeys (residential)
- Six-storey podium
- At-grade commercial uses
- Additional height for common rooftop amenity spaces can be considered

Proposal

- 22-storey major tower, 14-storey minor tower, over a six-storey podium
- Active commercial uses at grade
- 419 secured rental residential units
- 18% of the residential floor area secured for MIR units (64 units)
- Meets Family Room requirements
- Floor area: 310,470 sq. ft.
- 6.32 FSR
- Application submitted July 2019, revised in October 2019
- 1,500 construction jobs



Renting vs Ownership

	Below-Market Rental*		Market Rent in Newer Buildings - Westside		Ownership (10% down payment)		
	Average Starting Rents	Average Household Income Served	Average Rents	Average Household Income Served	Median-Priced Unit (Westside)	Average Household Income Served	10% down payment
studio	\$ 950	\$38,000	\$1,832	\$73,280	\$2,857	\$114,280	\$49,525
1-bed	\$ 1,200	\$48,000	\$1,975	\$79,000	\$3,554	\$142,160	\$62,300
2-bed	\$ 1,600	\$64,000	\$2,804	\$112,160	\$5,355	\$214,200	\$93,300
3-bed	\$ 2,000	\$80,000	\$3,349	\$133,960	\$8,707	\$348,280	\$154,500

* Rental rates and operating requirements in accordance with the City's *Moderate Income Rental Housing Program*, following the July 2021 Council amendment.

Public Consultation

**City-hosted
Open House
October 7, 2019**

Postcards distributed	1,056
Attendees	50
Comment forms	5
Other input	0
Total	5

Comments of support

- Building height, massing and density
- Building design
- Increased rental housing stock
- Retail space

Comments of concern

- Building height, massing and density
- Building design
- Parking issues

Public Benefits

Rental Housing

- 419 rental units
- 18% of residential floor area secured for MIR units (approx. 64 units)
- Secured through a Housing Agreement and Section 219 Covenant

Development Cost Levies (DCLs)

- \$3,288,983
- This includes the City-wide Utilities DCL which helps pay for infrastructure upgrades

Public Art

- \$614,736

Conclusion

- Proposal complies with *Cambie Corridor Plan*
- 419 secured rental units, incl. approx. 64 units at MIR rates
- Staff support application subject to conditions in Appendix B

