



Existing Site and Context



Oakridge
Centre

T

Cambie St

W 41st Ave

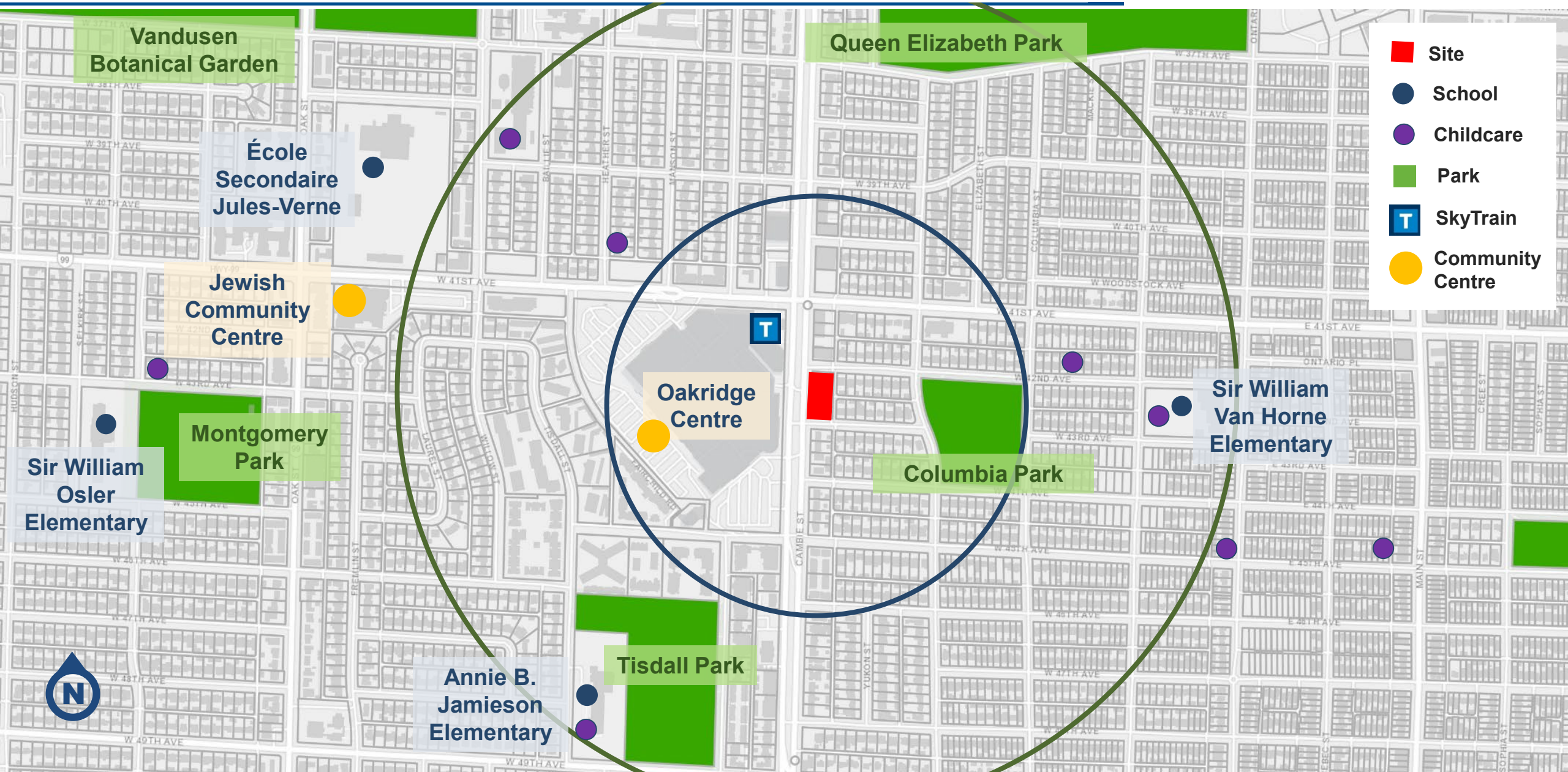
W 42nd Ave

W 43rd Ave

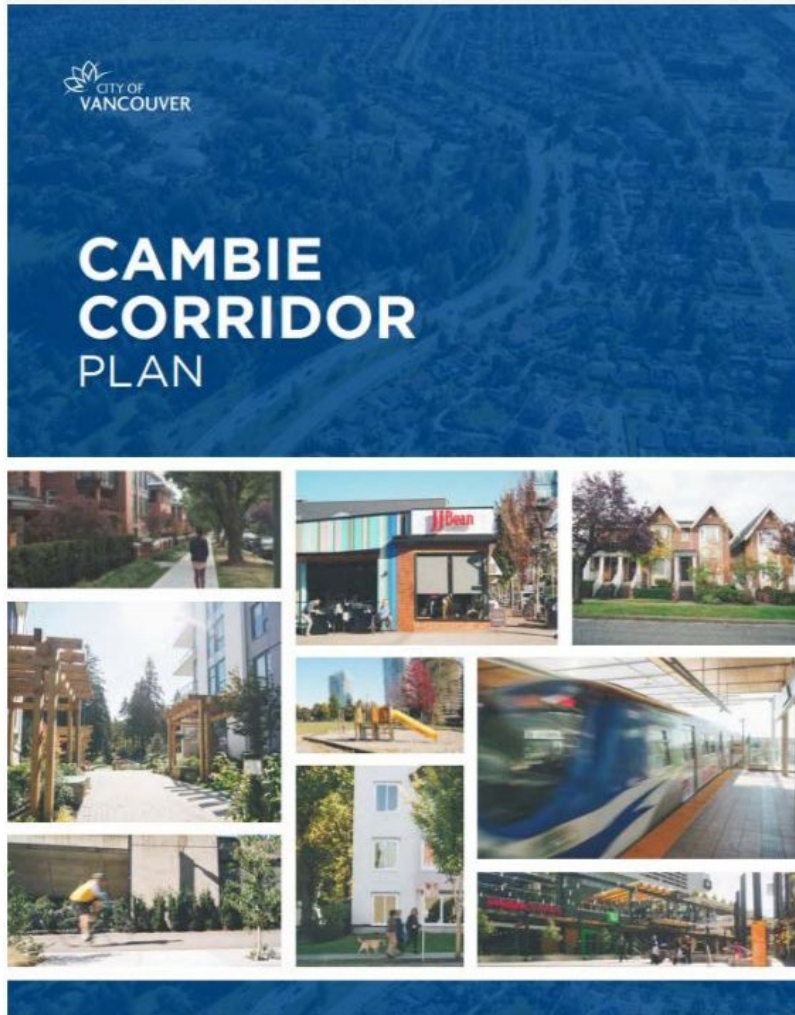
SITE



Local Amenities and Services



Enabling Policies

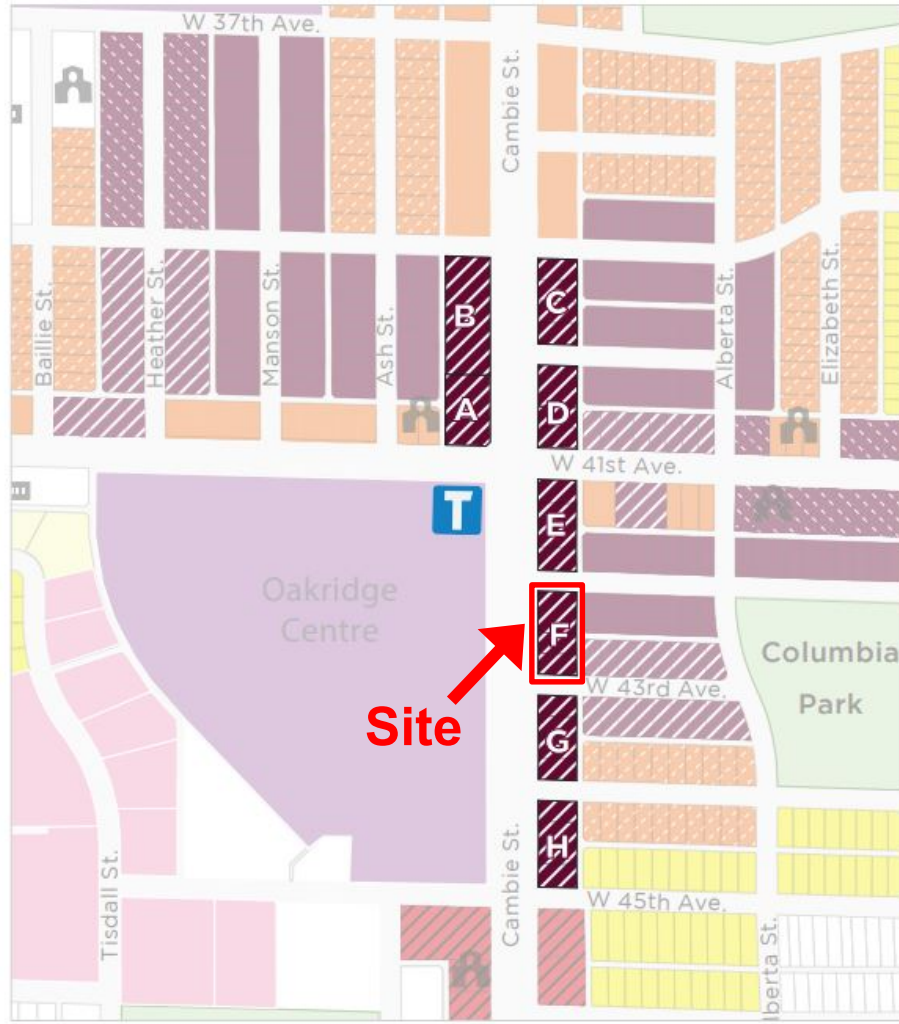



Cambie Corridor Plan (2018)

- 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

4.3.1 Cambie Street: West 39th-45th Avenue

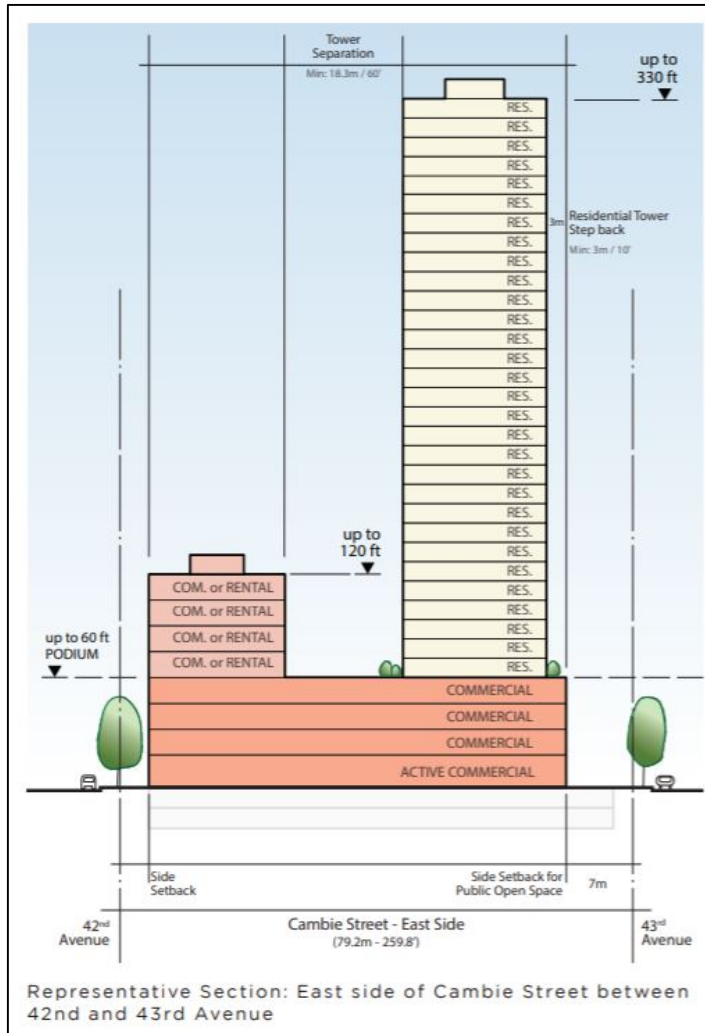


 Mixed-use (60 ft commercial podium with tower element)

- Highly urban place, mixed-use, vibrant street life and dynamic public realm
- Density & Height: Site-specific and varies with building performance
- Area F Height: 330 ft.
- Required at-grade active commercial
- Commercial podium height 50-60 ft.
- Public realm features 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 F: 42nd-43rd Avenue



- Major tower (residential) up to 330 ft. in height
- Minor tower (residential or commercial) up to 120 ft. (150 ft. with setbacks)
- At-grade active commercial uses
- Commercial/office in podium
- Additional height for common rooftop amenity spaces can be considered

Proposal

- 33-storey residential tower (330 ft.) with 268 strata units
- 12-storey office tower (150 ft.)
- 4-storey commercial podium
- 37-space childcare facility
- 5,877 sq. ft. youth centre
- 3,229 sq. ft. public plaza
- Floor area: 317,036 sq. ft.
- 10.16 FSR
- Application submitted October 2019, revised in June and November 2020
- 1,100 construction jobs



In-kind Amenities

37-space Childcare Facility

- Located on Level 5 of the office tower
- Includes outdoor play space on podium roof

Youth Centre

- 5,877 sq. ft.
 - Located on Level 2 in the podium
 - Includes lobby, street-level access next to future plaza
-
- Both delivered turn-key to City



Public Consultation

**City-hosted
Open House
February 2, 2020**

Postcards distributed	743
Attendees	26
Comment forms	5
Other input	0
Total	5

Comments of support

- Building height, massing and density

Comments of concern

- Parking issues
- Building design

Public Benefits

Contribution	Amount
Community Amenity Contribution (CAC) - 37-space childcare facility - 5,877 sq. ft. youth centre - cash	\$6.5 million \$8 million \$2.5 million
Development Cost Levies (DCLs)	\$8,029,355
Public Art	\$627,730
Total Value	\$25,657,085

Conclusion

- Proposal complies with *Cambie Corridor Plan*
- 37-space childcare facility, youth centre, cash CAC
- Staff support application subject to conditions in Appendix B

