



REFERRAL REPORT

Report Date: January 25, 2022
Contact: Yardley McNeill
Contact No.: 604.873.7582
RTS No.: 14924
VanRIMS No.: 08-2000-20
Meeting Date: February 8, 2022

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Text Amendment: 650 West 41st Avenue (Oakridge Centre)

RECOMMENDATION TO REFER

THAT the rezoning application and plans, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary zoning by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by Henriquez Partners Architects, on behalf of 7503059 Canada Inc.¹, the registered owner of the lands located at 650 West 41st Avenue [*Legal Description: PID: 003-128-687, Lot 7 Block 892 District Lot 526 Group 1 New Westminster District Plan 20424 Except Air Space Plan 20425 And Plan EPP85694*] to amend CD-1 (1) Oakridge By-law No. 3568, as amended, to increase the permitted floor area from 424,600.7 sq. m (4,570,356 sq. ft.) to 468,938.9 sq. m (5,047,617 sq. ft.); increase the maximum floor space ratio (FSR) from 3.71 to 4.10; and increase maximum building heights to allow the additional development of 283 market rental units, 130 moderate income rental units and additional office space, be approved in principle;

FURTHER THAT the draft CD-1 By-law amendment, prepared for the Public Hearing in accordance with Appendix A, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Henriquez Architects, received September 4, 2020, provided the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B.

¹ Beneficially owned and controlled by QR OM LTH LP and Westbank Oakridge Holdings Inc.

- B. THAT, if after the Public Hearing, Council approves in principle the rezoning and the Housing Agreements (Social Housing, Secured Rental Housing and Moderate Income Rental) described in Part 2 of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-laws and amendments to the necessary Housing Agreement By-laws for enactment prior to enactment of the amended CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT, at the time of enactment of the amended CD-1 By-law, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for approval the updated Oakridge Centre Design Guidelines.
- D. THAT Recommendations A to C be adopted on the following conditions:
 - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

This report evaluates an application to amend CD-1 (1) (Comprehensive Development) District for 650 West 41st Avenue (Oakridge Centre). Oakridge Mall was the first rezoning in Vancouver and dates back to 1956. The CD-1 (1) By-law has been amended several times over the years. Most significantly, the current vision for the site was approved in principle by Council following a public hearing in 2014, which by-law amendment was enacted in 2018 (the “2014 Rezoning”). This application builds on the 2014 Rezoning by proposing additional office space, reducing the retail space and increasing secured rental units by converting strata-titled residential floor area to secured rental floor area. The overall site plan approved in principle by Council in 2014 does not change.

The proposed rezoning would increase permitted floor area from 424,600.7 sq. m (4,570,356 sq. ft.) to 468,938.9 sq. m (5,047,617 sq. ft.); increase the maximum FSR from 3.71 to 4.10; and increase building heights above those approved in the Oakridge Design Guidelines (2018). The height increases range from 1.1 m (3 ft.) to 30.2 m (97 ft.) in order to accommodate additional residential dwelling units and office floor area. If approved, this application would create an additional 283 market rental units and add 130 moderate income market rental units; reduce strata-titled residential floor area and reduce the retail space by 16,590.7 sq. m (178,581 sq. ft.) and add 35,876.9 sq. m (386,176 sq. ft.) of office space.

The application is being considered under the policy framework of the *Issues Report on Intensification of Large Sites to include Moderate Income Rental Housing*, the *Employment Lands and Economy Review Phase 2 Report: Emerging Directions for Consideration Through Vancouver Plan* and the *Cambie Corridor Plan*. Staff have reviewed the proposal and conclude it meets policy intents to increase secured market and moderate income rental floor area on

large sites and to provide additional job space at the Oakridge Municipal Town Centre. Staff support the application and form of development, subject to design development and other conditions outlined in Appendix B. It is recommended that the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to the conditions outlined in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council policies for this site include:

- CD-1 (1) By-law No. 3568, (enacted 1956 and last amended June 23, 2020)
- Issues Report: Intensification of Large Sites to include Moderate Income Rental Housing (2019)
- Employment Lands and Economy Review Phase 2 Report: Emerging Directions for Consideration Through Vancouver Plan (2020)
- Oakridge Centre Policy Statement (2007)
- Cambie Corridor Plan (2018)
- Rezoning Policy for Sustainable Large Developments (2010, last amended 2018)
- Higher Buildings Policy (1997, last amended 2018)
- Housing Vancouver Strategy (2017)
- Moderate Income Rental Housing Pilot Program
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families with Children Guidelines (1992)
- Green Buildings Policy for Rezoning (2010, last amended 2018)
- Urban Forest Strategy (2014)
- Healthy City Strategy (2014)
- Community Amenity Contributions Policy for Rezoning (1999, last amended 2021)
- Vancouver Development Cost Levy By-law (2008, last amended 2021)
- Vancouver Utilities Development Cost Levy By-law No. 12183 (2018, last amended 2021)
- Public Art Policy and Procedures for Rezoned Developments (2014)

REPORT

Background/Context

1. Site and Context

The subject site (Oakridge Centre) is located at the southwest corner of Cambie Street and 41st Avenue, immediately adjacent to the Oakridge-41st Avenue Canada Line station. The site is 11.45 ha. (28.3 ac.) in size, roughly equivalent to eight city blocks (see Figure 1). The existing zoning is CD-1 (1) and the site was previously developed with approximately 69,677.3 sq. m (750,000 sq. ft.) of retail and office space. Previously, Oakridge Centre housed the Oakridge Branch of the Vancouver Public Library, as well as the Oakridge Seniors Centre. The future Oakridge Centre will include 290 units of social housing, a nine-acre City park, and a Civic Centre containing a new community centre, library, seniors' centre, performance spaces and a 69-space childcare facility, along with retail, office and residential uses. The site is under construction following current zoning and development permits.

Figure 1 — Site and Surrounding Context



The site is located in the Oakridge local area and in the centre of the Oakridge Municipal Town Centre. The surrounding zoning is C-2, RT-2 and a mix of CD-1s. The immediate area consists of high- and medium-density mixed-use buildings with residential, office, and commercial uses. There are also a number of active rezoning applications and recently rezoned lands under the *Cambie Corridor Plan* in the vicinity, with developments ranging from 14 storeys to 29 storeys.

Rezoning Background – Developed in 1956, Oakridge Centre was the first auto-oriented shopping centre in Vancouver and the first site regulated under a Comprehensive Development (CD-1) By-law. In 2007, Council adopted the *Oakridge Centre Policy Statement* which envisioned a mixed-use, sustainable redevelopment of the site, with a greater intensity of housing, retail and office uses that takes advantage of Oakridge Centre’s excellent transit accessibility and adjacency to parks and public amenities.

Pursuant to the 2014 Rezoning, Council approved amendments to CD-1 (1) to enable a substantial redevelopment of the site in accordance with the Policy Statement. The redevelopment would expand retail, service, office and civic uses and add more residential space. Public benefits secured through the 2014 Rezoning included affordable housing (290 social housing units to be conveyed to the City and 290 secured market rental units), a nine-acre City park, and a Civic Centre containing a new community centre, library, seniors’ centre, performance spaces and a 69-space childcare facility.

Following the 2014 Rezoning, the project proceeded through a Preliminary Development Permit (PDP) process to refine the master plan. As the project has since progressed through development permits, a number of minor adjustments were made to the CD-1 (1) By-law with the latest amendment enacted in June 2020. Currently, construction is in progress for the first phase of the redevelopment.

Local School Capacity – The site is located within the catchment areas of Dr. Annie B. Jamieson Elementary School, 600 m to the south, and Eric Hamber Secondary School, 950 m to the north. According to the Vancouver School Board (VSB)’s 2020 Long Range Facilities Plan, Dr. Annie B. Jamieson Elementary School will be operating above capacity in the coming years, with a capacity utilization at 113% by 2029. Eric Hamber Secondary will be operating

under capacity, with a capacity utilization of 86% by 2029. The VSB continues to monitor development and work with City staff to help plan for future growth.

Neighbourhood Amenities – The site will be connected to the Canada Line as part of this redevelopment. The R4 Rapid Bus along 41st Avenue provides access to UBC and Joyce Station. Nearby are several parks (Columbia Park, Tisdall Park and Queen Elizabeth Park), schools, childcare facilities, and other amenities within walking distance.

2. Policy Context

Issues Report: Direction for Intensification of Large Sites to Include Moderate Income Rental Housing – In July 2019, Council directed staff to consider additional height and density on large sites such as Oakridge Centre, for the addition of new market rental and moderate income rental housing units. The intent of the *Issues Report* was to better align existing policy statements for large sites, like Oakridge Centre, with the updated *Rezoning Policy for Sustainable Large Developments*, which includes new rental housing requirements. Any proposed net increase in floor area for affordable rental housing must include at least 25% of the floor area to be rented at moderate income rental housing rates.

Employment Lands and Economy Review (“ELER”) – Launched in 2019, the ELER is a research and stakeholder engagement initiative designed to inform the economic foundations of the Vancouver Plan process. The project includes analysis of the characteristics of Vancouver’s economy, change over time and projections for the future. Council approved the *ELER Phase 2 Report* in October 2020. The report identified emerging directions to help guide future planning and continuing engagement through the Vancouver Plan process. In addition to outlining a series of quick start actions to intensify job space in key areas, the report also provided an update to key forecasts for employment spaces across the city, taking into account the effects of the COVID-19 Pandemic. Through this work, Oakridge was identified as a key area for job space growth over the long term. Oakridge Centre’s central location on the Canada Line provides an opportunity to grow the City’s stock of major employment hubs outside the Downtown peninsula.

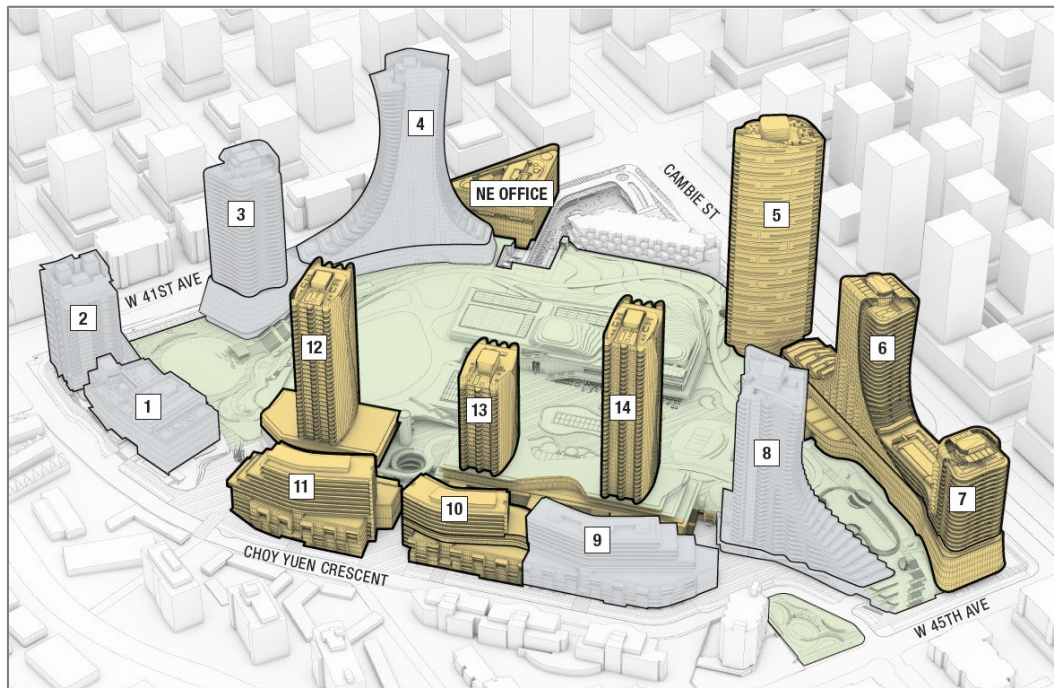
Oakridge Centre Policy Statement – In 2007, Council adopted a Policy Statement for Oakridge Centre which envisioned a vibrant, sustainable redevelopment of the site, with a greater intensity of housing, retail and office uses that capitalize on the Centre’s excellent transit accessibility and proximity to parks and public amenities. The principles contained in Section 2.3 of the Policy Statement were used to shape this rezoning application. In particular, delivery of additional office space is encouraged on the site to serve local and city-wide needs and to support the transit hub.

Cambie Corridor Plan – Oakridge Centre is designated as a ‘Major Project’ site within the Oakridge Municipal Town Centre (MTC), with its own planning process. The Oakridge MTC is designated as a Municipal Town Centre in the Metro Vancouver Regional Growth Strategy (2010). The vision for the Oakridge MTC under the Cambie Corridor Plan is to enable more diverse housing types to meet the housing and affordability needs of a diverse population, to provide job space allowing people the opportunity to live and work within their neighbourhood and to provide a built form that reflects the regional importance of this location.

Strategic Analysis

1. Proposal

The Oakridge Centre development includes 15 buildings of varying heights. Changes proposed in this application affect the following buildings: 5, 6, 7, 10, 11, 12, 13, 14, and the NE Office building (see Figure 2). The remainder of the development is not affected.

Figure 2 – Axonometric view of site looking northeast

Residential Floor Area – As shown in Figure 3 below, the strata-titled residential floor area of the project decreased by 14,054.0 sq. m (151,276 sq. ft.), while the market rental and moderate income rental increased by 24,715.1 sq. m (266,031 sq. ft.) and 10,065.7 sq. m (108,346 sq. ft.) respectively.

Overall, the proposal provides an additional 34,780.8 sq. m (374,377 sq. ft.) of residential rental floor area with a net rental residential change of 20,726.8 sq. m (223,101 sq. ft.) when the conversion of strata-titled residential floor area to rental is considered. The project will now contain a total of 281,593.4 sq. m (3,031,046 sq. ft.) residential floor area. A total of 413 additional secured rental units are proposed (including 130 units of moderate income rental housing).

Further, 4,325.3 sq. m (46,577 sq. ft.) of additional social housing floor area is added in this application to better meet the City's *Housing Design and Technical Guidelines*. There is no proposed increase in the number of social housing units.

Figure 3 – Proposed floor area changes from approved 2014 Rezoning

Uses	2014 Rezoning Floor Area (sq. ft.)	Proposed Floor Area (sq. ft.)	Change in Floor Area (sq. ft.)
Strata-titled Residential	2,350,369 (2,334 units)	2,199,093 (2,330 units)	-151,276 (-4 units)
Market Rental	198,387 (290 units)	464,418 (573 units)	+266,031 (+283 units)
Moderate Income Rental	N/A	108,346 (130 units)	+108,346 (+130 units)
Social Housing	212,632 (290 units)	259,189 (290 units)	+46,557 (no increase in units)
Office	424,260	810,436	+386,176
Retail	1,384,716	1,206,135	-178,581

Non-Residential Floor Area – The proposal includes 35,876.9 sq. m (386,176 sq. ft.) of additional office space (see Figure 3), of which, 16,590.7 sq. m (178,581 sq. ft.) was previously allotted to retail space. The net overall increase in non-residential floor area is 19,286.2 sq. m (207,595 sq. ft.). The overall Oakridge development will now contain 112,053.6 sq. m (1,206,135 sq. ft.) of retail space and 75,291.9 sq. m (810,436 sq. ft.) of office space, for a total of 187,345.6 sq. m (2,016,571 sq. ft.) of non-residential uses.

2. Land Use

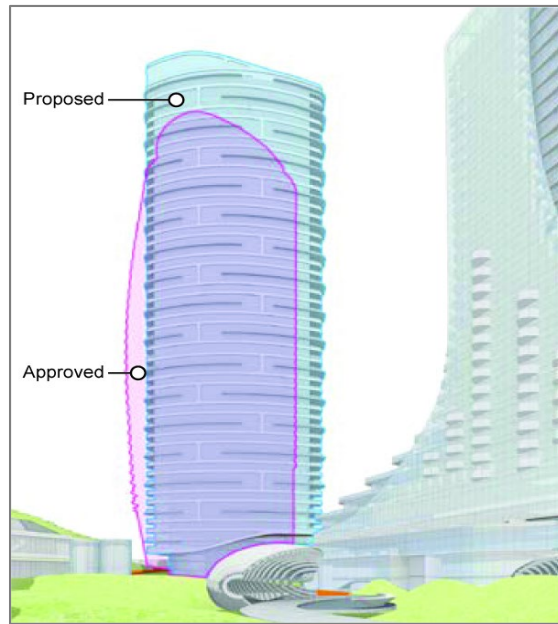
The proposed residential and office uses are consistent with the existing CD-1 By-law. No additional uses are proposed and, except as set out in this report, no additional changes to the CD-1 By-law are proposed. This mix of uses will continue to advance the *Oakridge Centre Policy Statement* and *Cambie Corridor Plan*'s direction to strengthen the area as a vibrant hub with housing, employment and community-serving space. The proposed rental residential and office uses are also consistent with the *Issues Report: Direction for Intensification of Large Sites to include Moderate Income Rental Housing* and the *ELER Phase 2 Report*.

3. Form of Development, Height and Density (refer to application drawings in Appendix E and project statistics in Appendix H)

The most critical urban design considerations at Oakridge Centre remain optimizing access to daylight for the central park space, enhancing the emergent Cambie Corridor skyline, achieving a high level of livability, and establishing a sympathetic relationship with the evolving urban context. The form of development proposed in the previously approved 2014 Rezoning was determined to substantially respond to these objectives, with the *Oakridge Centre Design Guidelines* further reinforcing the importance of atypical architectural forms as a means to achieve a high-performing urban development.

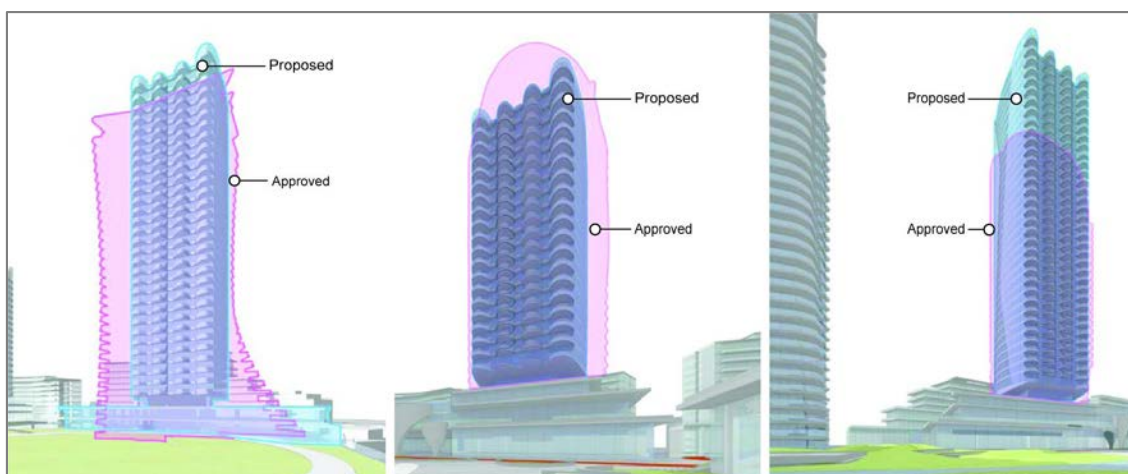
Form of Development – This application proposes changes to architectural form, expression, and massing which, in sum, result in a measurably different urban expression than the previous rezoning. In the case of Buildings 6, 7, 10 and 11, these changes increase building height, as addressed later in this subsection. The NE Office Building, now proposed to be a wholly new building rather than a major renovation, will follow the form previously proposed with a two-storey increase in height. By comparison, Buildings 5, 12, 13, and 14 are substantially simplified in their form and expression, and represent a noticeable departure from the previously approved application and the *Design Guidelines*.

Building 5, the tallest of the proposed towers on the site, was previously expressed as a columnar tower tapering at the base and at the top resulting in an architecturally atypical form (See Figure 4). The proposed revised form is a more typical extrusion with an oval floorplate appearing narrow when viewed from some aspects, and broad from others. Architectural interest is provided by way of opaque and transparent surfaces, and balconies rather than physical articulation. The prominence and height of this building necessitates an elevated quality of architectural design. Staff recommend further design development to enhance the tower's expression through conditions in Appendix B. In keeping with the *Design Guidelines*, Building 5 will be subject to a *Higher Buildings Policy* review at the time of development permit application, including an enhanced session with the Urban Design Panel.

Figure 4 – Building 5 (Proposed vs Approved)

Buildings 12, 13, and 14, are atypical forms shaped from base to crown (see Figure 5). As approved, Building 12 has two masses intertwined and flaring at the lower and upper levels. Buildings 13 and 14 are architecturally related towers with matching triangular floorplates. These three buildings are now proposed as simpler tower forms with scalloped-shaped east and west façades, and minimally articulated north and south façades. The podiums of these towers have been simplified from the “Earthwork Terraces” outlined in the *Design Guidelines* to more typical, although significantly articulated, forms.

While the proposed modifications are generally supportable given the increase in housing and office space, and the marginal commensurate impacts to the public realm, staff have prepared design development conditions outlined in Appendix B to return the distinctive architecture of the previously approved form of development. Further, the applicant is required by way of conditions in Appendix B to prepare revisions to the *Design Guidelines* reflecting the evolved architectural design logic, massing, height, and site design proposed.

Figure 5 – Buildings 12, 13 and 14 (Proposed vs Approved)

Height – All buildings noted in this rezoning are proposed to increase in height (from the approved 2014 Rezoning) in order to accommodate additional residential dwelling units and office floor area. See Figure 6 for modifications to building heights.

Staff have examined the shadow impacts and urban design analysis provided by the applicant and determined the proposed height increases are supportable in exchange for additional rental and office space.

Figure 6 – Existing and Proposed Building Heights

Building	Existing Height (ft.)	Proposed Height (ft.)	Increase in height due to:
5	699 43-storeys	769 52-storeys	Conversion of Strata to Rental Residential
6	611 32-storeys	628 34-storeys	Office (podium)
7	472 17-storeys	532 23-storeys	Strata Residential
10	379 10-storeys	435 13-storeys	Office
11	417 14-storeys	427 14-storeys	Floor-to-Floor dimensions
12	639 34-storeys	648 35-storeys	Conversion of Strata Residential to Office
13	546 24-storeys	555 24-storeys	Strata Residential
14	604 31-storeys	702 40-storeys	Strata Residential
NE Office	388 8-storeys	429 10-storeys	Office

Density – The proposed increase in density from 3.71 FSR to 4.10 FSR results from an increase in total residential and office floor area, achieved through a combination of the proposed increases in building heights as well as increases in tower floorplate size as outlined below:

- Building 12 and 14 are proposed to each have a floorplate size of 836.1 sq. m. (9,000 sq. ft.), or an increase of 46.5 sq. m. (500 sq. ft.) and 92.9 sq. m. (1,000 sq. ft.) respectively over the previously approved application.
- Building 5 floorplate is increased by 65 sq. m. (700 sq. ft.) with a total floorplate size of 924.4 sq.m. (9,950 sq. ft.), generally matching the floorplate sizes of similarly significant towers on the downtown peninsula, including 969 Burrard St (901.0 sq. m. [+/-9,700 sq.ft.]).
- No change in tower floorplate sizes are proposed for the remainder of the buildings.

A floorplate of 603.9 sq. m. (6,500 sq. ft.) is permitted for most typical high-rise residential towers in Vancouver, particularly in neighbourhoods such as the West End where the frequency of towers has the potential to impact sun access to the public realm, livability, and privacy. Variances to this standard floorplate dimension, is generally enabled through comprehensive planning processes such as area plans where the commensurate impacts of all prospective developments can be evaluated together. Additionally, many of the tallest residential buildings in the city have floorplates approaching 929.0 sq. m. (10,000 sq. ft.) resulting from a need for additional elevator cores, exit stairs, and complex structural systems. Approval of larger floor plates, are only supported following a rigorous evaluation to ensure the tower contributes sympathetically to the urban environment.

As with the proposed height increases, staff evaluated the changes in density and tower floorplate size against the shadowing and urban design performance studies provided by the applicant and supplemental policy analysis. Staff determined the resultant impacts are minimal, and in consideration of additional office space, rental housing and the rental tenure, staff support the modifications proposed, subject to design conditions in Appendix B.

Urban Design Panel – The Urban Design Panel supported this application on February 3, 2021. Recommendations were provided to create further individuality through design development for Buildings 12, 13, and 14; that the application consider additional permeability from Cambie Street and 41st Avenue; and the architectural expression of Buildings 5, 6, and 7 be reviewed with the goal of better responding to environmental factors. Comments in this section and Design conditions outlined in Appendix B reflect the changes recommended by the Urban Design Panel.

4. Housing

Social Housing – The 2014 Rezoning of Oakridge Centre addressed the *Rezoning Policy for Sustainable Large Developments* affordable housing requirement by securing 290 units of social Housing and 290 units of secured market rental housing, together comprising 20% of the residential units in the development. The applicant has proposed an increase of 4,325.3 sq. m (46,557 sq. ft.) of social housing floor area bringing the total from 19,754.2 sq. m (212,632 sq. ft.) to 24,079.5 sq. m (259,189 sq. ft.). Although this does not increase the total number of social housing units from the 290 units provided under the CD-1 (1) By-law No. 3568, the floor area increase allows for more livable and efficient units, and facilitates the delivery of licensed family childcare units in Building 9.

As necessary, an amendment to the existing Housing Agreement for Building 2 and a new Housing Agreement for Building 9 will be prepared to secure the social housing floor area in the Project (including the additional social housing floor area), as outlined in conditions of enactment in Appendix B. The applicant will also be required to enter into a Modification Agreement to amend the existing Construction and Transfer Agreement with the City to build the turn-key social housing units and transfer ownership to the City, as outlined in conditions of enactment in Appendix B.

Key priorities for these units include seniors, families with children, and people with disabilities. Delivery of 50% of the social housing units will be family units consisting of two- and three-bedroom units.

The 290 social housing units represented half of the usual affordable housing requirement within the *Rezoning Policy for Sustainable Large Developments*, with the other half secured as privately owned market rental housing. As such, Council previously directed staff to target all 290 social housing units to households with incomes below the Housing Income Limits. These units would target single person households and families with incomes in the range of \$15,000 to \$80,000 per year. The City will seek to include a portion of units at rents set at the shelter rate of Provincial Income Assistance. However, the extent to which shelter rate units can be delivered will depend upon the availability of funding from other sources (e.g. Provincial funding, non-profit equity contributions, etc.).

The social housing component of the project is anticipated to be managed as part of the Vancouver Affordable Housing Endowment Fund (VAHEF) portfolio. Staff will consider opportunities to deepen affordability through partnerships with senior levels of government and non-profit partners. Prior to completion and delivery of each social housing building to the City, a non-profit organization would be selected through a Request for Proposals in line with the City's Procurement Policies to operate the social housing units. Through this process, the project will achieve Council's objective for all 290 units renting to households with incomes below the Housing Income Limits. Recommendations on the operator of the social housing units, along

with the key terms of any related agreements (including rents, operating and capital maintenance costs, and monitoring and reporting requirements) would be presented to Council in a future report for consideration and approval. The ultimate level of affordability achieved in the social housing units would be considered and approved by Council at that time.

Secured Market Rental and Moderate Income Rental Housing – *Housing Vancouver* is the culmination of a year-long process of gathering, synthesizing and testing new ideas and approaches to address affordability in Vancouver. The addition of new below market and market rental units to the City's inventory contributes toward the *Housing Vancouver* targets, shown in Figure 7.

Figure 7 – Progress towards 10 Year Housing Vancouver Targets for Purpose-Built Market and Developer-Owned Below-Market Rental Housing as of September 30, 2021

Housing Type	Category	10-Year Targets*	Units Approved Towards Targets**
Purpose-Built Market Rental Housing Units	Market Rental	16,000	7,138 (45%)
	Developer-Owned Below Market Rental	4,000	600 (15%)
	Total	20,000	7,738 (39%)

Note:

* Tracking progress towards 10-year Housing Vancouver targets began in 2017.

** Unit numbers exclude the units in this proposal, pending Council's approval of this application.

As per the July 2019 *Issues Report: Direction for Intensification of Large Sites to include Moderate Income Rental Housing*, the proposal includes an additional 34,780.8 sq. m (374,377 sq. ft.) of new rental floor area. A total of 413 new secured rental units are proposed, comprised of 283 market units and 130 moderate income units as shown in Figure 8. The secured rental housing will be delivered by the applicant in Buildings 5 and 10.

As the proposal includes a reduction of 14,054.0 sq. m (151,276 sq. ft.) of residential strata-titled floor area from the existing CD-1 (1) By-law, the net additional rental residential floor area is 20,726.8 sq. m (223,101 sq. ft.), of which 49% is for moderate income rental units. Therefore, this application exceeds the *Issues Report* requirement for a minimum 25% of the new floor area to be rented at moderate income rental housing rates.

Of the new rental floor area proposed, the moderate income rental floor area makes up 29% (10,065.7 sq. m (108,346 sq. ft.)), shown in Figure 8. For the entire site, the moderate income rental floor area makes up 19% of the total rental floor area as shown in Figure 9.

Figure 8 – Developer-Owned New Market Rental and Moderate Income Rental Housing Floor Area/ Units

	New Rental Floor area		% of Total	Units
Secured Market Rental	24,715.1 sq. m	266,031 sq. ft.	71%	283
Moderate Income Units	10,065.7 sq. m	108,346 sq. ft.	29%	130
Total New Rental Floor Area	34,780.8 sq. m	374,377 sq. ft.	100%	413

Figure 9 – Developer-Owned Total Market Rental and Moderate Income Rental Housing Floor Area/ Units

	Total Rental Floor Area on Site		% of Total	Units
Secured Market Rental	43,145.8 sq. m	464,418 sq. ft.	81%	573
Moderate Income Units	10,065.7 sq. m	108,346 sq. ft.	19%	130
Total Rental Floor Area	53,211.5 sq. m	572,764 sq. ft.	100%	703

The proposed moderate income rental units will be targeted for individuals with moderate household incomes, which are currently defined as having an annual income between \$30,000 and \$80,000. The moderate income rental units will be subject to the requirements set out in the *Moderate Income Rental Housing Pilot Program*. All market rental and moderate income rental units in the project will be secured as rental through a Housing Agreement and a Section 219 Covenant for the longer of 60 years or the life of the building. A Housing Agreement By-law is to be enacted by Council and the Housing Agreement is to be registered on title to secure starting rents for the moderate income units, and will prohibit the stratification and separate sale of individual moderate income and market rental units. The agreement will also limit the rates at which rents for the moderate income units may be increased, even after a change in tenant. Annual reporting on the operation of the moderate income rental housing units will be required and will contain information including rents and verification of tenant eligibility. The addition of new moderate income rental and secured rental housing units aligns with the *Rezoning Policy for Sustainable Large Developments* and contributes towards the *Housing Vancouver Strategy* targets. Conditions related to securing these units are contained in Appendix B.

As described under the “Public Benefits” section of this report, although the applicant is not currently seeking a DCL waiver, the project could be eligible for a DCL waiver for the rental portion of the overall floor area if it meets the eligibility requirements under the DCL By-law. If the applicant elects to seek a DCL waiver, a further staff review may result in the project returning to Council to amend the Community Amenity Contribution, and the Housing Agreement will be required to include the applicable terms and agreements with respect to the DCL waiver all to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services.

Proposed Rents and Income Thresholds – When compared to home ownership costs, market rents provide a more affordable alternative to home ownership. Average market rents in newer rental buildings on the westside are shown in the in Figure 10. An average market rental studio unit could be affordable to a single person working in occupations in the education sector and industrial sector. A two-bedroom market rental unit could be affordable to a couple employed in occupations such as technical roles in engineering or manufacturing. Market rental housing provides options which are significantly more affordable than average home ownership costs.

Vacancy Rates – Vancouver has exhibited historically low vacancy rates in the last 30 years. Between 2017 and 2019, prior to the COVID-19 pandemic, the average vacancy rate for purpose built apartments in the Oakridge (Westside/Kerrisdale) area, based on the Canadian Mortgage and Housing Corporation (CMHC) Market Rental Survey, was 1.4%. Although the vacancy rate in 2020 for the Oakridge (Westside/Kerrisdale) area was 2.1%, it is anticipated to return to the typical average rate by the time the building is ready for occupancy. A vacancy rate between 3% and 5% is considered to be a balanced rental market.

Figure 10 – Comparable Average Market Rents and Home-Ownership Costs (Westside)

	Project Proposed Rents – MIR Units (2017 rents)¹	Average Market Rent in Newer Buildings – Westside (CMHC, 2020)²	Monthly Costs of Ownership for Median-Priced Unit with 20% Down Payment – Westside (BC Assessment 2020)³	Down-Payment at 20%
Studio	\$950	\$1,832	\$2,569	\$99,050
1-bed	\$1,200	\$1,975	\$3,191	\$124,600
2-bed	\$1,600	\$2,804	\$4,812	\$186,600
3-bed	\$2,000	\$3,349	\$7,809	\$309,000

¹ Following July 2021 amendments to the MIRHPP Policy, MIR starting rents for this project may be increased annually from 2017 until initial occupancy in accordance with the annual maximum increases authorized by the Province of British Columbia as per the *Residential Tenancy Act*.

² Data from the October 2020 CMHC Rental Market Survey for apartments in purpose-built rental buildings completed in the year 2011 or later on the Westside of Vancouver

³ Based on the following assumptions: median of all BC Assessment apartment sales prices in Vancouver Westside in 2020 by unit type, 20% down payment, 5% mortgage rate (in-line with Bank of Canada conventional rate), 25-year amortization, \$150 – 250 monthly strata fees and monthly property taxes at \$2.92 per \$1,000 of assessed value (2020 assessments and property tax rate).

Housing Mix – The *Family Room: Housing Mix Policy for Rezoning Projects* policy sets family housing requirements at 35%, which will be averaged across the whole site. These units are to be designed in accordance with the *High Density Housing for Families with Children Guidelines*.

Security of Tenure – All market rental units in the project, including moderate income rental units, will be secured through a Housing Agreement and a Section 219 Covenant for the longer of 60 years or the life of the building. A Housing Agreement By-law will be enacted by Council and a Housing Agreement will be registered on title to secure starting rents for the privately operated moderate income rental units. The agreement will prohibit the stratification and separate sale of individual units. Annual reporting on the operation of the moderate income rental units will be required and must contain information on rents and verification of tenant eligibility. Conditions related to securing the units are contained in Appendix B.

Existing Tenants – As there are no existing residential units on the site, a Tenant Relocation Plan is not required.

5. Transportation and Parking

Given the site's integration with the Canada Line SkyTrain station and proximity to frequent bus service, the proposal is eligible for vehicle parking reductions. No changes are proposed in this application with regards to access and movement. Conditions include the provision of an updated Transportation Demand Management (TDM) plan and Green Mobility Measures to match the increase in residential units and non-residential floor area. Parking space requirements generated through the additional floor area contemplated in this rezoning will be in accordance with the Parking By-law. Engineering Services has reviewed the rezoning application and have no objections to the proposed rezoning provided the rezoning conditions included in Appendix B are satisfied.

6. Environmental Sustainability and Natural Assets

Green Buildings – The *Green Buildings Policy for Rezoning*s requires that residential rezoning applications satisfy either the near zero emission buildings or low emissions green buildings conditions contained within the policy. This application has opted to satisfy the low emissions green buildings requirements. The applicant has submitted preliminary energy modelling analysis detailing building performance strategies to meet the new energy use intensity, greenhouse gas and thermal demand targets.

Natural Assets – The *Urban Forest Strategy* seeks to preserve, protect and strengthen Vancouver's urban forest and tree canopy for the future. The Protection of Trees By-law aims to maintain a healthy urban forest by requiring permission be sought to remove trees that meet certain conditions. The intent is to retain and protect as many healthy, viable trees as possible, while still meeting the challenges of development, housing priorities, and densification. This is in keeping with City goals to achieve resilient and healthy natural systems in our urban areas.

As this application does not propose any changes to the previously approved site plan, the proposed additional floor area does not have impacts on the landscape plan. A landscape condition to ensure the development maintain the overall high quality landscape treatment and programming for all rooftop amenity areas and private realm adjacent the park is included in Appendix B.

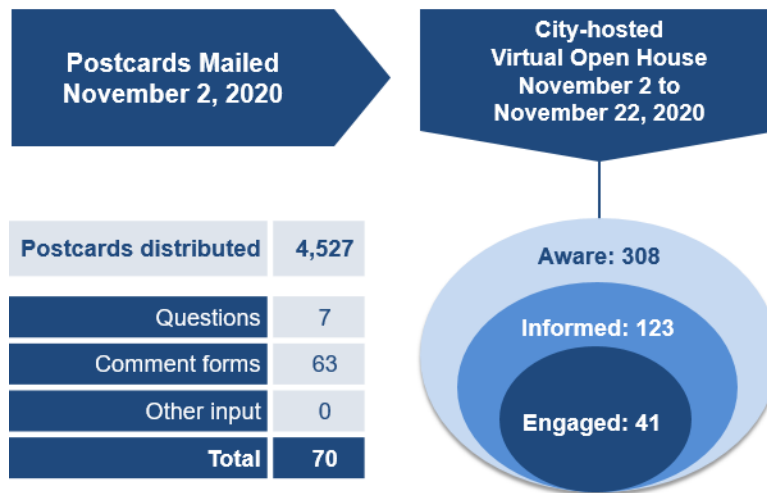
7. Public Input (refer to Appendix D)

Public Notification – A rezoning information sign was installed on the site on October 28, 2020. Approximately 4,527 notification postcards were distributed within the neighbouring area on or about November 2, 2020. Notification and application information, as well as an online comment form, was provided on the City's new digital engagement platform *Shape Your City Vancouver* (shapeyourcity.ca/).

Virtual Open House – A virtual open house was held from November 2 to November 22, 2020 on the Shape Your City platform. The virtual open house consisted of an open-question online event where questions were submitted and posted with a response over a period of three weeks. Digital presentations and a digital model were posted for online viewing.

In response to the pandemic, a virtual engagement strategy was put in place to ensure the City's process for public discussion and obtaining feedback was maintained. This virtual approach allowed people to access materials online and engage at different levels at a time and location of their choosing. An extended virtual open house period allowed people to ask questions regarding the proposal, which staff actively monitored and responded to publicly.

Public Response – Public input was received throughout the application process through online questions and comment forms, and by email and phone. A total of 70 submissions were received. A summary of all public comments may be found in Appendix D.

Figure 11 – Overview of Notification, Responses and Engagement

Below is a summary of feedback received from the public by topic and ordered by frequency. Generally, comments of support fell within the following areas:

- **Building height, massing, density and context:** The proposed increases to the height and density are appropriate given the scale of this project and would create positive changes to the surrounding neighbourhood. Contextually, the increases are also well warranted as the project is directly adjacent to two major transit routes (Canada Line and Rapid Bus).
- **Rental housing:** The increase in rental housing stock is much needed in the City.
- **Building design:** The integration of the green space and common areas creates an aesthetically appealing façade and helps enhance the public realm.
- **Transit:** The underground connections to the SkyTrain station being integrated into this project will benefit the development and allow easier access to the Canada Line for residents and users of the space.
- **Affordable housing:** The additional affordable housing units proposed will be an asset for the City.

Generally, comments of concern fell within the following areas:

- **Building height, massing, density and context:** The original Oakridge redevelopment proposal was already a concern for residents in the area and the new proposed additional increase to height and density is also greatly opposed for that reason. The additional height will further block view cones as well.
- **Transit:** Capacity issues on the Canada Line are already an ongoing issue and having more density will further exacerbate this problem even further. With such a large development going right next to the station there are currently not enough proposed additional entrances to accommodate increased ridership.
- **Traffic and noise:** The construction for the Oakridge redevelopment is causing major traffic issues along Cambie Street and 41st Avenue and will continue well after the project is completed. Traffic on local streets are increasing rapidly due to cars trying to avoid Cambie Street and 41st Avenue.

- **Affordable housing:** The Oakridge redevelopment does not address the housing affordability crisis in Vancouver and the prices for both the rental and strata units will further continue pricing out local residents.
- **Community amenities:** Not enough community amenities in the surrounding area to facilitate additional density such as schools and community centres. Existing facilities that are currently facing capacity issues will have this problem magnified.
- **Process:** The lack of transparency regarding the specific project details such as the constant flip-flopping of the sizes for the proposed community spaces do not create trust between developer and the public. Developers being able to change their minds after a project has gone through the rezoning process and is about to begin or is starting their construction due to the developer's financial oversight creates distrust of City processes.

Response to Public Comments – Staff note that the proposal generally complies with the *Cambie Corridor Plan* and *Oakridge Centre Policy Statement*. Given the use and scale of development, transportation improvements, and the proximity to transit and cycling, the proposal is not expected to impact existing road network operations. With regards to the increase in height and density, the proposal adds significant rental density, including moderate income units, in a location close to transit and amenities. The *Issues Report: Direction for Intensification of Large Sites to include Moderate Income Rental Housing* allowed consideration for the inclusion of new rental and moderate income rental housing as part of the redevelopment. Rezoning conditions seek to refine the form of development and are included in Appendix B.

8. Public Benefits

Community Amenity Contribution (CACs) – Within the context of the City's Financing Growth Policy and the Cambie Corridor Plan, an offer of a community amenity contribution (CAC) to address the impacts of rezoning can be anticipated from the owner of a rezoning site. CAC offers typically include the provision of on-site amenities or a cash contribution based on community needs, area deficiencies and the impact on City services. The Cambie Corridor Public Benefits Strategy (PBS) also identifies the need for short- and long-term public benefits to support growth.

For this site, a CAC was secured as part of the amendments to the CD-1 By-law enacted on September 19, 2018, including in-kind contributions towards social housing, a Civic Centre containing a new Community Centre, Library, Seniors' Centre, Performance Spaces, and a Child Daycare Facility, a nine-acre Park and other needs as identified through the Cambie Corridor Plan.

Real Estate staff have reviewed the development pro forma for the proposed text amendment and have determined that an additional CAC is not warranted from the proposed changes. The reduction in the strata-titled residential floor area and retail floor area fully offset the land value gains from the increased office space and do not produce any land value increase. Further, the addition of market rental floor area is fully offset by the below-market moderate income rental component and the increase in social housing floor area also does not produce any land value increase.

While a CAC is not expected with this rezoning, the proposed residential and office floor area in this application is estimated to generate a need for additional childcare spaces therefore, the applicant has offered a cash contribution of \$1,000,000 to be allocated towards childcare in or around the Cambie Corridor.

Secured Market and Moderate Income Rental Housing – The proposed 413 rental residential units will be secured as rental housing (non-stratified) for the longer of 60 years or the life of the

building, of which 130 units will be secured as moderate income rental units. The public benefit accruing from these uses is the contribution to the City's secured rental housing stock serving a range of income levels.

Development Cost Levies (DCLs) – DCLs collected from new development help pay for facilities made necessary by growth including parks, childcare facilities, replacement housing and various engineering infrastructure.

The site is subject to a City-wide DCL and Utilities DCL which will be calculated on the floor area specified in the development permit. Based on rates in effect as of September 30, 2021, the proposed 20,726.8 sq. m (223,101 sq. ft.) of net new DCL subject residential floor area and 19,286.2 sq. m (207,595 sq. ft.) of net new commercial floor area will generate approximately \$10,630,155 in DCLs.

Under provisions of the Vancouver Charter and the City-wide DCL and City-wide Utilities DCL By-laws, social housing is exempt from DCLs where a minimum of 30% of the dwelling units are occupied by households with incomes below BC Housing Income Limits, as set out in the current "Housing Income Limits" table published by the British Columbia Housing Management Commission, or equivalent publication, for which a Section 219 covenant, Housing Agreement, or other security that restricts the use of such units is registered against title and where the housing is owned by the City or a non-profit organization. The social housing component of the project is expected to meet these criteria; based on the rates in effect as of September 30, 2021, the proposed 4,325.3 sq. m (46,557 sq. ft.) of additional social housing floor area is expected to qualify for a \$1,320,813 exemption.

This application could be eligible to seek a DCL waiver; however, the applicant is not seeking a waiver as part of this proposal. As the project is subject to a Community Amenity Contribution (CAC), should the applicant choose to pursue a DCL waiver at a later stage, the application may be subject to further pro forma review to determine if an additional land lift is generated. If the revised pro forma results in an increase to the CAC such that a CAC is payable, the application will return to Council through a subsequent Public Hearing to amend the CAC rezoning enactment condition and ensure compliance with the DCL By-law waiver requirements..

DCL bylaws are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. A development may qualify for 12 months of in-stream rate protection from DCL rate increases, provided that an application has been received prior to the rate adjustment. See the City's [DCL Bulletin](#) for details.

Public Art Program – The application is subject to the *Public Art Policy and Procedures for Rezoned Developments* as the proposed floor area meets the minimum 9,290 sq. m (100,000 sq. ft.). Residential floor area attributed to social housing is exempt under this policy. Applicants may elect to provide on-site artwork or cash-in-lieu (at 80% of the public art budget). Based on the policy rate (2016), the additional public art budget associated with the 40,012.9 (430,696 sq. ft.) net increase of floor area is estimated to be \$852,776. The public art budget is finalized at the development permit stage and is subject to adjustments to address inflation.

A public art agreement was finalized through the 2014 Rezoning. A new or revised agreement is anticipated to reflect this current rezoning application which includes updated floor area calculations.

Other Public Benefits – An additional 4,325.3 sq. m (46,577 sq. ft.) of social housing floor area is added in this application to better meet the City's *Housing Design and Technical Guidelines*. There is no proposed increase in the number of social housing units.

A summary of the public benefits for this application is provided in Appendix G.

FINANCIAL IMPLICATIONS

The applicant has offered a community amenity contribution in the form of a cash contribution of \$1,000,000 to be allocated towards childcare in or around the Cambie Corridor.

The new secured rental housing, equivalent to 283 units of market rental and 130 units of moderate income rental units, will be privately owned and operated, secured by a Housing Agreement and Section 219 Covenant for 60 years or the life the building.

Based on rates in effect as of September 30, 2021, the net additional floor area is expected to generate \$10,630,155 of DCLs. The additional social housing floor area is expected to qualify for a DCL exemption valued at \$1,320,813. No DCL waiver is being sought on the new secured rental housing component of the project.

The public art contribution associated with the additional rental residential and office floor area is estimated at \$852,776.

CONCLUSION

The application proposes a significant addition of secured market rental, moderate income rental units and office space which would contribute to the City's objectives and targets for affordable housing and complete communities with employment space.

Staff conclude that the proposed form of development is an appropriate urban design response to the site and its context, and that the application, along with the recommended conditions of approval, is consistent with the *Issues Report: Direction for Intensification of Large Sites to include Moderate Income Rental Housing*, the *Employment Lands and Economy Review* and the *Cambie Corridor Plan*.

The General Manager of Planning, Urban Design and Sustainability recommends that the rezoning application be referred to Public Hearing, together with draft amendments to the CD-1 (1) By-law, as generally shown in Appendix A. Further, it is recommended that, subject to the Public Hearing, the application including the form of development, as shown in plans in Appendix E, be approved in principle, subject to the applicant fulfilling conditions of approval in Appendix B.

* * * * *

650 West 41st Avenue (Oakridge Centre)
PROPOSED BY-LAW PROVISIONS
to amend CD-1 (1) By-law No. 3568

Note: A By-law to amend CD-1 (1) By-law No. 3568 will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

1. This By-law amends the indicated provisions of By-law 3568.
2. Council strikes out section 2 and substitutes the following:

“2 Definitions

Words in this by-law have the meanings given to them in the Zoning and Development By-law, except that:

- (a) “Geodetic Datum” means the current vertical reference surface adopted and used by the City of Vancouver; and
- (b) “Moderate Income Rental Housing Units” means dwelling units that meet the requirements of approved Council policies and guidelines for Moderate Income Rental Housing, as secured by a housing agreement registered on title to the property.”.

3. In section 5, Council:

- (a) strikes out section 5.2 and substitutes:

“5.2 The design and layout of at least 35% of the secured market rental dwelling units, and at least 35% of the moderate income rental housing units, must:

- (a) be suitable for family housing;
- (b) include two or more bedrooms; and
- (c) comply with Council’s “High Density Housing for Families with Children Guidelines”.

- (b) renumbers sections 5.3 and 5.4 as 5.4 and 5.5, respectively; and

- (c) adds a new section 5.3 as follows:

“5.3 The design and layout of at least 35% of the strata dwelling units must:

- (a) be suitable for family housing;
- (b) include two or more bedrooms, of which:

- (i) at least 25% of the total dwelling units must be two-bedroom units; and
 - (ii) at least 10% of the total dwelling units must be three-bedroom units; and
 - (c) comply with Council's "High Density Housing for Families with Children Guidelines".
- 4. In section 6.2, Council strikes out "3.71" and substitutes "4.10".
- 5. In section 6.3, Council strikes out "256,541 m²" and substitutes "281,594 m²".
- 6. In section 6.5, Council strikes out "39,000 m²" and substitutes "75,292 m²".
- 7. In section 6.6, Council strikes out "168,059 m²" and substitutes "187,346 m²".
- 8. In section 6.9(a), Council strikes out "2,600 m²" and substitutes "3,000 m²".
- 9. Council strikes out the table in section 7.2 and substitutes the following:

“

Sub-Area	Maximum building heights (in meters)
1	162.3 m
2	169.3 m
3	191.9 m
5	234.3 m
6	191.4 m
7	191.9 m
8	149.0 m
9	116.0 m
10	130.1 m
11	132.8 m
12	197.6 m
13	221.5 m
14	213.9 m
15	112.9 m
16	130.7 m

”.

- 10. In section 7.3, Council strikes out "7.6 m" and substitutes "10.35 m".

* * * * *

**650 West 41st Avenue (Oakridge Centre)
CONDITIONS OF APPROVAL**

Note: If the application is referred to a Public Hearing, these Conditions of Approval will be referenced in the Summary and Recommendations included in the hearing agenda package. Any changes to the conditions approved by Council will be contained in its decision. Applicants are advised to consult the hearing minutes for any changes or additions to these conditions.

PART 1: CONDITIONS OF APPROVAL OF FORM OF DEVELOPMENT

Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans prepared by Henriquez Architects, received September 4, 2020, and provides that the Director of Planning may allow minor alterations to this form of development when considering the detailed scheme of development submitted with the development application.

THAT, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, who shall have particular regard to the following:

Urban Design

- 1.1 Provision of an updated *Oakridge Design Guidelines* that reflect the evolution of site features, form of development, and architectural expression of the development, including response to these conditions. Refer to Urban Design condition 2.1.
- 1.2 Design development to Building 5, as follows:
 - (a) Introducing architectural measures intended to reduce the apparent depth of the tower when viewed from the southwest. Suggested design strategies include, but are not limited to:
 - (i) Introducing an additional rounded edge to the overall enclosed floorplate;
 - (ii) Selectively introducing the scallop-form balconies used on the east façade Buildings 6 and 7 to this façade;
 - (iii) Gradually tapering the size of the floorplates or balcony edges from the base of the building to the top at this side of the building;
 - (iv) Changing the overall form of the typical floorplate to a shape without a distinct “broad” side (ie. a kidney shape, freer-form ellipse, or loose rectangle); and,
 - (v) Noticeably varying opaque and transparent elements up the side of the building.

Note to Applicant: The architectural form indicated in the *Design Guidelines* effectively projects the overall design concept of the site up to the highest point of the development, and acts as a marker on the skyline. While it is understood

there are limitations to achieving this complex form with a secured market rental building, the intent of this original form should inform further design development. Consideration should be given to the legibility of these architectural design strategies from both near and distant aspects.

- (b) Enhancing the prominence of the publically-accessible pedestrian stair leading from Cambie Street to the park space.

Note to Applicant: This stair should read as distinct but hierarchically equal-to or superior-to the adjacent residential and retail entrances, and should be instinctively understood by pedestrians as the entrance to the public park space.

- (c) Provision, at the time of the Development Permit application, of the following:

- (i) An architectural and site lighting strategy, with particular consideration given to the base and the top of the building.

Note to Applicant: The intent of the condition is to ensure that the building contributes to the distinct character of the neighbourhood and the skyline into the evening. Lighting designs must not negatively impact the livability of on-site and neighbouring residences.

- (ii) Architecturally- integral weather protection at the residential and commercial entrances.

- 1.3 When required modifications are made to the form and expression of Building 5 in response to condition 1.2(a), updated shadow analyses must be provided to demonstrate ongoing compliance with criteria for overshadowing of Oakridge and Columbia Park. Refer to Parks condition 1.12.

- 1.4 Design development on the east side of the Building 6 and 7 podium to reduce the apparent mass and breadth of the façade, and to more closely relate to the predominantly four-storey commercial streetwall anticipated for Cambie Street. Design strategies may include introducing more of the scallop-shaped balconies to the façade, particularly under the Building 6 tower, as had been originally proposed, and to the north side of the podium.

- 1.5 Design development to Buildings 12, 13, and 14, to more clearly delineate in architectural expression and form one building from the other. Suggested strategies include, but are not limited to:

- (a) Reorientation and / or reconfiguration of architectural elements common between the towers, such as glazing units, balconies, architectural fixtures, etc.;
 - (b) Moderately but noticeably rotating the buildings on their axis so that each has a different predominant orientation;
 - (c) Variably alternating the orientation of the typical floorplates; and

- (d) Maintaining the expression of Buildings 13 and 14 as proposed, while making notable design changes to the expression of Building 12 such that it reads as a wholly distinct form on the skyline.

Note to Applicant: The architectural forms indicated in the *Oakridge Design Guidelines* effectively project the overall design concept into these tower forms, and better define each as discrete site elements. While the intent of the above design strategies is not to necessitate significant redesign of the towers, the intention of the original forms should inform further design development.

Note to Applicant: When required modifications are made to the form and expression of these buildings, updated shadow analyses must be provided to demonstrate ongoing compliance with criteria for overshadowing of Oakridge and Columbia Park. Refer to Parks condition 1.12.

- 1.6 Design development to relocate private office uses from Building 9 to Building 10.

Note to Applicant: This shift is subject to review of urban design performance, tower separation requirements, and other policies as set out in the *Oakridge Design Guidelines*.

- 1.7 Provision, at the time of the Development Permit application, of a detailed material palette for each of the buildings, including proposed glazing type and tint where large areas of glazing are proposed.

Note to Applicant: Building podiums within the site are shown with large multi-storey panes of glass without intermittent horizontal mullions. Consideration should be given during detailed design development to strategies intended to maintain the proposed clean appearance.

- 1.8 Design development to residential balconies as required to comply with the maximum 12% allowable floor area exclusion for balconies per the CD-1 By-law.

Note to Applicant: Provision of a revised FSR table and overlay drawings required at Development Permit.

- 1.9 Identification on the architectural and landscape drawings of any built features intended to create a bird friendly design.

Note to Applicant: Refer to the *Bird Friendly Design Guidelines* for examples of built features that may be applicable, and provide a design rationale for the features noted. For more information, see the guidelines at <http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>.

Crime Prevention through Environmental Design (CPTED)

- 1.10 Design development to respond to CPTED principles, including:

- (a) Provide natural surveillance throughout pedestrian realm including underground parking, with glazing into publicly accessible areas such as elevator lobbies, and stairs;

- (b) Reduce opportunities for theft in the underground parking and mail theft;
- (c) Reduce opportunities for mischief in alcove and vandalism, such as graffiti; and
- (d) Reduce opportunities for skateboarding in the open spaces.

Landscape Design

- 1.11 Design development to maintain the overall high quality landscape treatment and programming for all rooftop amenity areas and private realm adjacent the park.

Note to Applicant: Further clarification is required of any landscape changes in the private realm, on and around buildings. Further comments may be applicable at the development permit stage.

Parks

- 1.12 Design development to ensure that there are no additional shadowing impacts on both the park at Oakridge and Columbia Park than proposed in this application. Any anticipated additional shadow impact, or change in shadow distribution, is to be reviewed and approved by the General Manager of Parks and Recreation.

Housing

- 1.13 Design and construction of the social housing shall be in accordance with the City's *Housing Design and Technical Guidelines*, including the requirement to deliver a minimum 5% of units within each social housing building or parcel as wheelchair accessible.

Note to Applicant: Applicant to work with City staff to agree on the location and unit type for the accessible units.

- 1.14 The market units of the development should be designed in accordance with the *High-Density Housing for Families with Children Guidelines*, including the provision of:
- (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture, ranging in size from 130 sq. m (1,399 sq. ft.) to 280 sq. m (3,014 sq. ft.) and location to maximize sunlight access (See 3.3.2 and 3.4.3);
 - (b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (See 4.4.2); and
 - (c) A multi-purpose indoor amenity space at least 37 sq. m (398 sq. ft.) with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (See 3.7.3).

- 1.15 Design development to include accessible urban agriculture planters for social housing and market amenity area along with supporting infrastructure including high efficiency irrigation and/or hose bib, potting bench, tool storage and compost box, as per the *Urban Agriculture Guidelines for the Private Realm*, refer to: <https://vancouver.ca/files/cov/urban-agriculture-guidelines.pdf>;
- 1.16 MIRHPP residential rental units to be generally equally distributed between Buildings 5 and 10 and not concentrated in one of the rental buildings. Each building should contain a mix of unit types, including studio, one-bedroom units, two-bedroom units, and three-bedroom units.
- 1.17 The unit mix to be included in the Development Permit drawings, including studio units, one-bedroom units, two-bedroom units, and three-bedroom units, should comply with the unit mix guidelines in the *Moderate Income Rental Housing Pilot Program: Application Process, Project Requirements and Available Incentives*, for both the market rental and below market rental (moderate income) units, and must include 35% family units (two-bedroom and three-bedroom units).

Note to Applicant: Any changes in the unit mix from the rezoning application may only be considered under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the dwelling units designed to be suitable for families with children and meets the intent of the unit mix guidelines in the *Moderate Income Rental Housing Pilot Program*.

- 1.18 Design and layout of at least 35% of the MIRHPP and secured market rental dwelling units to be two or more bedrooms, averaged across the site and all Development Permit applications must:
 - (a) Be suitable for family housing; and
 - (b) Comply with Council's *High-Density Housing for Families with Children Guidelines*.

Note to Applicant: The *High-Density Housing for Families with Children Guidelines* is currently under review. Future development permit applications will be expected to respond to the latest version of the guidelines at that time.

The applicant must supply a general proposal for how units will be distributed throughout the site in the updated *Design Guidelines*. Further, each Development Permit application must include a table which clearly summarizes unit distribution.

- 1.19 Provision of additional outdoor amenity space / outdoor play area for Buildings 6 and 7 is required to accommodate the additional four storeys for Building 7 to comply with the "*High Density Housing for Families with Children Guidelines*".
- 1.20 Design development to relocate proposed office space to ensure Building 9 (Social Housing Building) and the programming remains as previously designed. Refer to Urban Design Condition 1.6.

Sustainability

- 1.21 All buildings under this rezoning will meet the requirements of the *Green Buildings Policy for Rezoning*s (amended 2018), including all requirements for Near Zero Emissions Buildings (i.e. Passive House certified or alternate near zero emissions standard approved by the Director of Sustainability), or Low Emissions Green Buildings. The requirements for Low Emissions Green Buildings are summarized at <http://guidelines.vancouver.ca/G015.pdf>.

Note to Applicant: The applicant will be required to demonstrate that the development is on track to achieve the above requirements at each stage of permit. For more detail on the above requirements and what must be submitted at each stage, refer to the most recent bulletin *Green Buildings Policy for Rezoning*s – *Process and Requirements* (amended 2017 or later)."

- 1.22 Provide an updated Resilience Worksheet as part of each individual development permit submission. Refer to the *Sustainable Large Developments Administrative Bulletin* for the template at <https://bylaws.vancouver.ca/bulletin/S011.pdf>.

Engineering Services

- 1.23 Provision of compliance with the existing Green Mobility and Transportation Demand Management (TDM) Measures Agreement registered against the Lands under numbers CA8512037 to CA8512044 (the "**Green Mobility and TDM Agreement**") to the satisfaction of the General Manager of Engineering Services. TDM and Green Mobility Measures to be updated to match the increase in residential units and non-residential gross floor area. Provide TDM Plan as a separate package (including architectural plans) with complete information on TDM measures proposed, including the following clarifications:
- (a) Residential:
COM-02 – Car Share vehicles and Spaces
 - (i) Provision of confirmation that the social housing units will have access to the private car share as per the Green Mobility and TDM Agreement.
 - Note to Applicant: It appears the social housing residents will need fob access to access the private car share pool in the residential parking area on P3.
 - (b) Non-Residential:
ACT-08 – Shared Bicycle fleet
 - (i) Provision of 1 bicycle and space per 3,000 sq. m of GFA for a total of 62 shared bicycles for the fleet required.
- 1.24 Provision of compliance with the Green Mobility and TDM Agreement and the Agreement for the Future Provision of Parking Spaces and Interim Transportation Demand Management Measures registered against the Lands under numbers CA8512025 to CA8512030 including without limitation:

- (a) Provisions of funding towards long-term TDM monitoring fund in the amount of \$2 per square metre of non-residential gross floor area.
- (b) Provision of funding towards monitoring the TDM measures throughout Vancouver in the amount of \$280 per parking space representing the then-Shortfall in Parking Spaces if at the time the Applicant is seeking an Occupancy Permit for a Building or Buildings there is a Shortfall in the number of Parking Spaces completed for such Building(s).

Note to Applicant: The following information is required for drawing submission at the development permit stage to facilitate a complete Transportation review:

- A complete tech table is required showing the calculations for the minimum required parking, loading, bicycle spaces and the number of spaces being provided.
 - Provision of unit size break down for all units for residential uses by building.
 - All types of parking and loading spaces individually numbered, and labelled on the drawings.
 - Dimension of column encroachments into parking stalls.
 - Show all columns in the parking layouts.
 - Dimensions for typical parking spaces.
 - Dimensions of additional setbacks for parking spaces due to columns and walls
 - Dimensions of manoeuvre aisles and the drive aisles at the parkade entrance and all gates.
 - Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and security gates. These clearances must consider mechanical projections and built obstructions.
 - Areas of minimum vertical clearances labelled on parking levels.
 - Design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, disability spaces, and at all entrances. The slope and length of the ramped sections at all breakpoints to be shown on the submitted drawings.
 - Indicate the stair-free access route from the Class A bicycle spaces to reach the outside. Stair ramps are not generally acceptable.
 - Existing street furniture including bus stops, benches etc. to be shown on plans.
 - The location of all poles and guy wires to be shown on the site plan.
- 1.25 Redesign and reconstruction of the plaza at the southwest corner of West 41st Avenue and Cambie Street, and integration with the existing Canada Line station to accommodate walking, cycling, and transit operations and connections (the Works) to the satisfaction of the General Manager of Engineering Services and Director of Planning.

Note to Applicant: Prior to the DP issuance of the Northeast Office Tower which is anticipated as part of DP3, please ensure that through your engagement with Translink, an area has been defined within the development footprint to accommodate the Works. It is understood that an Integration Agreement with Translink may be required as part of the integration design process.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

THAT, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, the General Manager of Engineering Services and the General Manager of Arts, Culture and Community Services (or successors in function), as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Urban Design

- 2.1 Provision of updated *Oakridge Design Guidelines*, to the satisfaction of the General Manager of Planning, Urban Design and Sustainability in consultation with the Director of Legal Services, which more closely reflects the evolution of site features, form of development, and architectural expression of the development. Refer to Urban Design condition 1.1. The updated *Oakridge Design Guidelines* will be brought forward for approval at Council at the time of By-law Enactment.

Housing

- 2.2 Make arrangements to the satisfaction of the Director of Legal Services in consultation with the General Manager of Planning, Urban Design and Sustainability, the General Manager of Arts, Culture and Community Services, and the Director of Facilities Planning and Development, to secure the applicant's obligation to design, build and deliver to the City an air space parcel containing the social housing units and associated parking and bike storage for such social housing. The agreement or agreements will include, but not be limited to, a Modification Agreement amending the existing Social Housing Construction and Transfer Agreement registered against the Lands under numbers CA7068522 to CA7068533, which shall address issues including, without limitation, the following:
 - (a) Total floor area for the social housing must be at least 24,079.5 sq. m (259,189 sq. ft.);
 - (b) All associated storage lockers, vehicle and bicycle parking to be provided is not included in the above floor area;
 - (c) Breakdown of unit types (i.e. studios, one-bedroom units, two-bedroom units, three-bedroom units, accessible units, etc.), sizes, parking numbers and finish specifications must be as per the City's *Family Room: Housing Mix Policy for Rezoning Projects*, *High Density Housing for Families with Children Guidelines*, and the *Housing Design and Technical Guidelines*;
 - (d) Provision of 5% accessible units is outlined in the *Housing Design and Technical Guidelines*, and should be distributed proportionally across unit types.
 - (e) Unit design and associated storage and amenity space must be as per the City's *Family Room: Housing Mix Policy for Rezoning Projects* and *High Density Housing for Families with Children Guidelines* and *Housing Design and Technical Guidelines*;
 - (f) Design to facilitate the delivery of licensed family childcare units;

- (g) The air space parcel for the social housing must be designed to be as autonomous as possible, with design considerations maximizing the efficiency and minimizing the cost of operations over the life of the project and within the larger development; and
- (h) Grant the City an option to purchase, for a nominal purchase price, the social housing air space parcel, exercisable upon completion of construction of the social housing.

Note to Applicant: All social housing units must be designed and delivered in compliance with the City's *Housing Design and Technical Guidelines*.

2.3 Make arrangements to the satisfaction of the Director of Legal Services and General Manager of Planning, Urban Design and Sustainability, to enter into a Modification to the Housing Agreement for Building 2 and a new Housing Agreement for Building 9, as may be deemed necessary by the City, applicable to the social housing units for 60 years or the life of each building, whichever is greater, which will contain the following terms and conditions:

- (a) A no separate sales covenant;
- (b) A no stratification covenant;
- (c) Clarity on specific building completion dates is required;
- (d) A provision that none of such units will be rented for less than one month at a time;
- (e) A requirement that all units comply with the definition of "social housing" in the applicable DCL By-law; and
- (f) Such other terms and conditions as the Director of Legal Services and General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may in their sole discretion require.

Note to Applicant: This condition will be secured by one or more Housing Agreements to be entered into by the City by by-law enacted pursuant to section 565.2 of the Vancouver Charter.

2.4 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to discharge existing Housing Agreement registered against the Lands under number CA7068534 and enter into a replacement Housing Agreement and/or Section 219 Covenant to secure not less than 53,211.5 sq. m (572,764 sq. ft.) of residential units as secured rental housing units, including at least 10,065.7 sq. m (108,346 sq. ft.) of the residential floor area secured as moderate income rental units subject to the conditions set out below for such units and in accordance with the requirements set out in the *Moderate Income Rental Housing Pilot Program*, for the longer of 60 years or the life of the building, and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require.

The applicant has advised that it is not electing to seek a waiver of the Development Cost Levies (“**DCLs**”) pursuant to Section 3.1A of the Vancouver Development Cost Levy By-law No. 9755 (the “**DCL By-law**”) and the agreement or agreements will include but not be limited to the following terms and conditions:

- (a) A no separate sales covenant;
- (b) A no stratification covenant;
- (c) A provision that none of such units will be rented for less than one month at a time;
- (d) All rental units will be secured as rental for a term of 60 years or the life of the building, whichever is greater;
- (e) That a rent roll be provided indicating the agreed initial monthly rents for each moderate income rental unit, when the Housing Agreement is entered into, prior to development permit issuance and prior to issuance of an Occupancy Permit, to the satisfaction of the General Manager of Planning, Urban Design or Sustainability and the Director of Legal Services;
- (f) That the average initial starting monthly rents for the moderate income rental housing units, which comprise not less than 10,065.7 sq. m (108,346 sq. ft.) of the residential floor area, will be at or below the following rents, subject to the annual maximum adjustment permitted under BC Residential Tenancy Act from 2017, being the base year for when such rents were established, and the year in which the first occupancy permit is issued for the development, as set out in section 2.1 of the *Moderate Income Rental Housing Pilot Program (MIRHPP) Rezoning Policy*:

Unit Type	Average Initial Rents (2017 rates prior to permitted adjustment)
Studio	\$950
1-bed	\$1,200
2-bed	\$1,600
3-bed	\$2,000

- (g) That rent increases for the moderate income rental units after initial occupancy will be capped at the Residential Tenancy Act maximum annual allowable increase, as published by the Province of British Columbia, regardless of a change in occupancy;
- (h) The applicant will verify eligibility of new tenants for the units secured at moderate income rates, based on the following:
 - (i) For new tenants, annual household income cannot exceed 4 times the annual rent for the unit (i.e. at least 25% of household income is spent on rent); and
 - (ii) There should be at least one occupant per bedroom in the unit.

- (i) The applicant will verify the ongoing eligibility of existing tenants in the units secured at moderate income rates every five (5) years after initial occupancy:
 - (i) For such tenants, annual household income cannot exceed 5 times the annual rent for the unit (i.e. at least 20% of income is spent on rent); and
 - (ii) There should be at least one occupant per bedroom in the unit.
- (j) On an annual basis, or at the request of the City, the applicant will report to the City of Vancouver on the operation of the moderate income rental units which will ensure that the City can confirm that the units are being operated as agreed, and will include a rent roll for the moderate income rental units, and a summary of the results of eligibility testing for these units; and
- (k) Such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require in their sole discretion.

Note to Applicant: if the applicant elects to seek a DCL waiver, the applicant will be required to meet the requirements of the DCL By-law and make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to include such additional other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require in their sole discretion, including an amendment of the Housing Agreement if the Housing Agreement has already been registered at the Land Title Office.

Note to Applicant: This condition will be secured by a Housing Agreement to be entered into by the City by by-law enacted pursuant to section 565.2 of the Vancouver Charter.

Environmental Contamination

2.5 If applicable:

- (a) Submit a site disclosure statement to Environmental Services (Environmental Protection);
- (b) As required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and
- (c) If required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements constructed on the site pursuant to this rezoning until separate Certificates of Compliance, satisfactory to the City, for the on-site and

off-site contamination, issued by the BC Ministry of Environment and Climate Change Strategy, have been provided to the City.

Public Art

- 2.6 Execute a new Public Art Agreement (or an amendment to the existing Public Art Agreement) satisfactory to the Director of Legal Services and the Director of Cultural Services for the provision of public art in accordance with the City's Public Art Policy, such agreement to cover all requirements for the additional density and to provide for security in a form and amount satisfactory to the aforesaid officials; and provide the Public Art Checklist with development details to the satisfaction of the Head of Public Art.

Note to Applicant: Please contact Eric Fredericksen, Head of Public Art (604-871-6002), to discuss your application.

Non-stratification Covenant

- 2.7 Enter into a Covenant pursuant to Section 219 of the Land Title Act satisfactory to the Director of Legal Services prohibiting the stratification of 19,286.2 sq. m (207,595 sq. ft.) of net new office floor area.

Cash Community Amenity Contribution - Cash Payment

- 2.8 Pay to the City the Community Amenity Contribution of \$1,000,000, to be allocated towards childcare in or around the Cambie Corridor, which the applicant has offered to the City. Payment is to be made prior to enactment of the CD-1 by-law, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services.

Note to Applicant: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as Covenants pursuant to Section 219 of the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-laws.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

* * * * *

650 West 41st Avenue (Oakridge Centre)
BLACKLINE VERSION OF DRAFT BY-LAW NO. 3568

THIS DOCUMENT IS BEING PROVIDED FOR INFORMATION ONLY AS A REFERENCE TOOL TO HIGHLIGHT THE PROPOSED AMENDMENTS IN APPENDIX A. SHOULD THERE BE ANY DISCREPANCY BETWEEN THIS BLACKLINE VERSION AND THE DRAFT AMENDING BY-LAW, THE DRAFT AMENDING BY-LAW SHALL PREVAIL.

1 Zoning District Plan Amendment

This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-672 (b) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D to By-law No. 3575. [5600; 1982 11 23] [12271; 2018 09 19]

2 Definitions

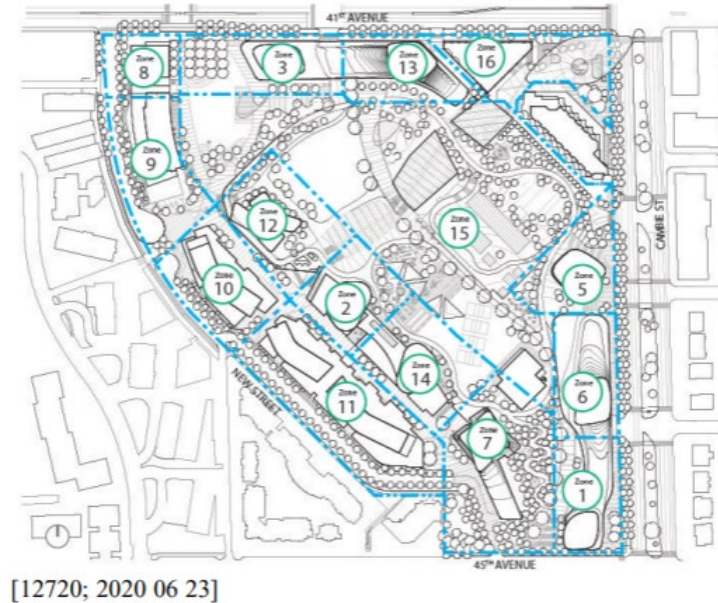
Words in this By-law have the meanings given to them in the Zoning and Development By-law except that:

- (a) “Geodetic Datum”, which means the current vertical reference surface adopted and used by the City of Vancouver;
- (b) “Moderate Income Rental Housing Units” means dwelling units that meet the requirements of approved Council policies and guidelines for Moderate Income Rental Housing, as secured by a housing agreement registered on title to the property.

3 Sub-areas

The site is to consist of 15 sub-areas approximately as illustrated in Figure 1, solely for the purpose of allocating height.

Figure 1 – Sub-Areas



4 Uses

4.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (1).

4.2 Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (1), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (c) Cultural and Recreational Uses, limited to Arcade, Artist Studio, Arts and Culture Indoor Event, Billiard Hall, Bowling Alley, Club, Community Centre or Neighbourhood House, Fitness Centre, Hall, Library, Park or Playground, Swimming Pool or Theatre;
- (d) Dwelling Uses in conjunction with any use listed in this section 4.2;
- (e) Institutional Uses, limited to Child Day Care Facility, Church, Community Care Facility, Public Authority Use, School - Elementary or Secondary, School – University or College or Social Service Centre;
- (f) Manufacturing Uses, limited to Brewing or Distilling;
- (g) Office Uses;
- (h) Parking Uses;

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 3568 or provides an explanatory note.

- (i) Retail Uses, limited to Farmers' Market, Furniture or Appliance Store, Grocery or Drug Store, Liquor Store, Public Bike Share, Retail Store, Secondhand Store, Small-scale Pharmacy or Vehicle Dealer;
- (j) Service Uses, limited to Animal Clinic, Barber Shop or Beauty Salon, Beauty and Wellness Centre, Cabaret, Catering Establishment, Hotel, Laboratory, Laundromat or Dry Cleaning Establishment, Motor Vehicle Wash, Neighbourhood Public House, Photofinishing or Photography Laboratory, Photofinishing or Photography Studio, Print Shop, Production or Rehearsal Studio, Repair Shop – Class B, Restaurant, School – Arts or Self-Improvement, School - Business, School - Vocational or Trade, or Wedding Chapel; and
- (k) Accessory Uses customarily ancillary to the above uses.
[12271; 2018 09 19]

5 Conditions of use

5.1 All commercial uses permitted by this By-law shall be carried on wholly within a completely enclosed building except for:

- (a) Farmer's Market;
- (b) Restaurant;
- (c) Neighbourhood Public House; and
- (d) Display of plants, flowers, fruit and vegetables in conjunction with a permitted use.

~~5.2 The design and layout of at least 35% of the dwelling units not used for social housing must:~~

- ~~(a) be suitable for family housing;~~
 - ~~(b) comply with Council's "Family Room: Housing Mix Policy for Rezoning Projects" requiring:~~
 - ~~(i) a minimum of 35% family units (units having two or more bedrooms) in residential strata housing, including a minimum 25% two-bedroom units and a minimum 10% three-bedroom units; and~~
 - ~~(ii) a minimum of 35% family units with two or more bedrooms in secured market rental housing;~~
 - ~~(c) comply with Council's "High Density Housing for Families with Children Guidelines".~~
- ~~[12720; 2020-06-23]~~

5.2 The design and layout of at least 35% of the secured market rental dwelling units, and at least 35% of the moderate income rental housing units must:

- (a) be suitable for family housing;
- (b) include two or more bedrooms; and
- (c) comply with Council's "High Density Housing for Families with Children Guidelines".

5.3 The design and layout of at least 35% of the strata dwelling units must:

- (a) Be suitable for family housing;
- (b) Include two or more bedrooms, of which:
 - (i) At least 25% of the total dwelling units must be two-bedroom units; and
 - (ii) At least 10% of the total dwelling units must be three-bedroom units; and
- (c) Comply with Council's "High Density Housing for Families with Children Guidelines".

~~5.3~~ 5.4 The design and layout of at least 50% of the dwelling units used for social housing must:

- (a) be suitable for family housing;
- (b) include two or more bedrooms; and
- (c) comply with Council's "High-Density Housing for Families with Children Guidelines".

[12720; 2020 06 23]

~~5.4~~ 5.5 No general office except for entrances thereto shall be located within a depth of 10.7 m of the front wall of the building and extending across its full width on that portion of a storey having an elevation within 2.0 m of street grade on the fronting street.

[12271; 2018 09 19]

6 Floor area and density

6.1 For the purposes of computing floor space ratio, the site is deemed to be 11.45 ha, being the site size at the time of application for rezoning, prior to any dedications.

6.2 The floor space ratio shall not exceed ~~3.71~~ 4.10

6.3 There shall be a maximum of ~~256,541 m²~~ 281,594 m² of floor area for dwelling use.

6.4 There shall be a minimum of 3,716 m² of floor area for grocery or drug store use.

6.5 There shall be a minimum of ~~39,000 m²~~ 75,292 m² of floor area for office use.

- 6.6 There shall be a maximum of ~~168,059 m²~~ **187,346 m²** of floor area for non-residential use.
- 6.7 Computation of floor area shall include all floors having a minimum ceiling height of 1.2 m, including earthen floors and accessory buildings, both above and below ground level, measured to the extreme outer limits of the building.
- 6.8 Computation of floor area shall exclude:
- (a) open residential balconies or sun decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
 - (i) the total area of all such exclusions must not exceed 12% of the residential floor area, and
 - (ii) no enclosure of balconies is permissible for the life of the building;
 - (b) patios and roof gardens, only if the Director of Planning first approves the design of sunroofs and walls;
 - (c) those floors or portions of floors used for heating and mechanical equipment or structural transfer;
 - (d) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below the base surface, except that the exclusion for a parking space must not exceed 7.3 m in length;
 - (e) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² for a dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit; and
 - (f) floor area used for the purpose of a Child Day Care Facility, Library or Community Centre or Neighbourhood House.
- 6.9 Computation of floor area may exclude:
- (a) indoor amenity areas, except that the total exclusion for indoor amenity areas must not exceed ~~2,600 m²~~ **3,000 m²**;
 - (b) interior public space providing access to the Oakridge-41st Canada Line Station, except that:
 - (i) the excluded area must not exceed 3,000 m², and
 - (ii) the Director of Planning must first consider all applicable policies and guidelines adopted by Council;

- (c) outdoor areas underneath building overhangs at grade or park level, except that they must remain unenclosed for the life of the building and the Director of Planning must first approve the design of the building;
- (d) roof-mounted solar panels, and rooftop trellis and glass covered outdoor amenity areas, except that they must remain unenclosed for the life of the building and the Director of Planning must first approve the design of the structure;
- (e) accessory buildings and structures for Park or Playground use, or uses which in the opinion of the Director of Planning are similar to the foregoing, including canopies and mechanical screening, except that the Director of Planning must first approve the design of the accessory building or structure; and
- (f) 8,781 m² of the portion of the Parking Garage above geodetic mall elevation existing as of June 23, 2020, used for off-street parking and loading, except that the rooftop portion may be used for Park or Playground uses.
[12720; 2020 06 23]

6.10 The use of floor area excluded under section 6.8 or 6.9 shall not include any purpose other than that which justified the exclusion.
[12271; 2018 09 19]

7 Height

7.1 Building height on the site must be measured in metres referenced to Geodetic Datum.

7.2 Building height, measured from the top of the roof slab above the uppermost habitable floor, excluding parapet wall, must not exceed the maximum heights set out in the following table:

Sub-Area	Maximum building heights (in meters)
1	143.9 m 162.3 m
2	166.3 m 169.3 m
3	191.9 m
5	213.2 m 234.3 m
6	186.3 m 191.4 m
7	191.9 m
8	149.0 m
9	116.0 m
10	127.2 m 130.1 m
11	115.4 m 132.8 m
12	194.9 m 197.6 m
13	221.5 m
14	184.2 m 213.9 m
15	112.9 m
16	118.2 m 130.7 m

[12720; 2020 06 23]

- 7.3 Despite the provisions of section 7.2, the Director of Planning may permit portions of buildings to exceed the permitted maximum height by no more than ~~7.6~~ **10.35** m, if:
- (a) the Director of Planning first considers the location and sizing of such portions of buildings in relation to views, overlook, shadowing, and noise impacts;
 - (b) the Director of Planning first considers all applicable Council policies and guidelines; and
 - (c) those portions of buildings which exceed the permitted maximum height are:
 - (i) mechanical appurtenances such as elevator machine rooms,
 - (ii) access and infrastructure required to maintain green roofs, urban agriculture, or roof-mounted energy technologies including solar panels and wind turbines,
 - (iii) decorative roof and enclosure treatments if, in the opinion of the Director of Planning, the roof and enclosure treatment enhances the overall appearance of the building and appropriately integrates mechanical appurtenances, or
 - (iv) items similar to any of the above.

[12271; 2018 09 19]

8 Horizontal angle of daylight

- 8.1 Each habitable room must have at least one window on an exterior wall of a building.
- 8.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24 m.
- 8.3 Measurement of the plane or planes referred to in the section above must be horizontally from the centre of the bottom of each window.
- 8.4 If:
- (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
 - (b) the minimum distance of unobstructed view is not less than 3.7 m;
- the Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement.
- 8.5 An obstruction referred to in section 8.4 means:
- (a) any part of the same building including permitted projections; or
 - (b) the largest building permitted under the zoning on any site adjoining CD-1 (1).
- 8.6 A habitable room referred to in section 8.1 does not include:

- (a) a bathroom; or
- (b) a kitchen whose floor area is the lesser of:
 - (i) less than 10% of the total floor area of the dwelling unit, or,
 - (ii) less than 9.3 m².

[12271; 2018 09 19]

9 Acoustics

All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of dwelling units listed below do not exceed the noise level set opposite such portions. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq) sound level and is defined simply as noise level in decibels.

Portions of dwelling units	Noise levels (Decibels)
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

[12271; 2018 09 19]

10 *[Section 5 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signature to pass the by-law and certify the by-law number and date of enactment.]*

[12271; 2018 09 19]

* * * * *

**650 West 41st Avenue (Oakridge Centre)
ADDITIONAL INFORMATION**

1. Urban Design Panel

EVALUATION: SUPPORT with Recommendations (7-1)

Minutes: <https://vancouver.ca/files/cov/udp-minutes-02032021.pdf>

Introduction: Rezoning Planner, Helen Chan, began by describing this is an application to rezone Oakridge Centre. Oakridge Centre is a 28-acre site located on the southwest corner of Cambie and 41st Avenue. The rezoning application is being considered under the *Cambie Corridor Plan* and the *Issues Report on Intensification of Large Sites to include Moderate Income Rental Housing*. Oakridge Centre is within the Oakridge Municipal Town Centre neighborhood under the Cambie Corridor Plan, and it is designated as a Major Project site with its own planning process. The framework of the Intensification of Large Sites policy is to allow an increase in residential floor area for rental housing, where 25% of the increase is targeted for moderate-income households, and where FOD changes are appropriate for the context.

A brief chronology of the project includes:

- The *Oakridge Centre Policy Statement* was adopted by Council in 2007. It envisioned a mixed-use, sustainable redevelopment of the site, with greater intensity of housing, retail and office uses.
- In 2014 Council approved amendments to the CD-1 (1) to enable a substantial redevelopment of the site in accordance with the Policy Statement.
- In 2018 the Development Permit Board approved a 'Preliminary Development Plan' or PDP. The PDP worked out details of the form of development in the different sub-areas of the site.
- The 2014 Rezoning was then enacted in 2018. Public benefits delivered through this rezoning include a 9-acre City park and civic centre. These committed public benefits are not a part of this current rezoning application.
- Since that time, multiple Development Permits have been approved by the Development Permit Board and site preparation has begun.
- These past processes relate to the current application in that, for example, height is regulated by the CD-1(1), whereas maximum floorplate size is set out in the Oakridge Design Guidelines, which was developed through the PDP.

The rezoning proposal includes the addition of 775 new housing units, of which 319 are market rental, 94 are moderate income rental and 362 are strata units. The proposal adds 270,000 sq. ft. new residential floor area and 377,000 sq. ft. of new office space. FSR is proposed to increase from 3.71 to 4.10. The new housing units and floor area will be achieved by increasing maximum building height and floorplate size, and by converting floor area uses

Major changes to the approved PDP form of development include:

- Building 5 will add nine storeys and increase floorplate by 700 sq. ft., for a 52-storey (477 ft.) building with a 9,950 sq. ft. floorplate.
- Building 14 will add nine storeys and increase floorplate by 1,000 sq. ft., for a 40-storey (410 ft.) building with a 9,000 sq. ft. floorplate.

- For Buildings 12 & 13, one storey will be added to Building 13 and 500 sq. ft. added to the floorplate for both buildings.
- Buildings 6 & 7 along Cambie, have an approved DP. The rezoning proposal adds two storeys office in the podium and four storeys of residential to Building 7.
- The NE Office building also has an approved DP. The rezoning application proposes a new building with two additional storeys.

Major changes in use include:

- Form of development changes largely affect residential strata buildings, except possibly for Building 5.
- Building 5 proposes to convert from strata to rental but have a Housing Agreement for an option to relocate the 587 secured market rental units to Buildings 8 and 11.
- Building 10 would change 94 units from market rental to moderate income rental.
- Building 11 would change from market rental to strata (192 units in this building).
- With the proposed Housing Agreement, in effect, Building 5 could stay strata, then Building 11 would stay market rental and Building 8 would convert some floor area from strata to rental.

Before addressing specifics related to Form of Development, Development Planner Kevin Spaans reinforced that the anticipated urban context provided for in the Cambie Corridor Plan is mid-to- high rise tower-form buildings of between ten and twenty-two storeys in height. The context image provided by the applicant, though not necessarily reflective of in-stream applications, approximates with some accuracy what this future build-out will look like.

Mr. Spaans focused the form of development summary to Buildings 5, 6, 7, 12, 13, and 14, all of which depart measurably from the previously approved rezoning applications in terms of architectural expression, mass, and height. Note, while changes are being proposed to the NE Office building as part of this application, staff are comfortable completing their reviews of this particular building without the input of the Panel, in order to focus the Panel's attention on more significant design modifications.

Form of development modifications to each building, not including the NE Office building, were then reviewed with the Panel as follows:

Building 5: With an increase in height from forty-three storeys to fifty-two storeys, Building 5 is the tallest building in the development site, and will be highly visible from multiple distant aspects; it will act as a prominent marker of the Oakridge site. Mr. Spaans therefore sought the Panel's input not just on the changes proposed to the form of the building (demonstrated as being a simpler vertical extrusion rather than the expanding and tapering form originally approved), but of the appropriateness of having a building of this significant height at this location as well.

To provide context, Mr. Spaans noted that, on completion, Building 5 would be the eighth tallest building in the City of Vancouver, and the only one of this list outside of the commercial core. It would be among the fifteen tallest buildings in the Metro region.

In order to assess the visibility of the tower, and its function as an urban-scale marker of the Oakridge site, staff asked that the applicant prepare a series of progressive views transiting north and south along Cambie St. The building will be visible from as far south as the

intersection of SW Marine Dr and Cambie St. From the north, however, the tower should not appear until between W 33rd St and W 37th St.

Buildings 6 and 7: This application proposed an increase in the overall height of the towers and the podium of Building 6 and 7, resulting in a more massive presence along Cambie Street than had been previously approved. Whereas the podium had generally presented an average height of approximately four to five storeys, forming a coordinated street wall with the prospective developments across the street, this latest iteration brings that average height closer to seven or eight storeys.

Despite aforementioned increases in tower height, Buildings 6 and 7, and their common podium retain the curvilinear expression previously proposed and approved.

Buildings 12, 13, and 14: Buildings 12, 13, and 14 present with increases in height, and with significant changes in architectural expression and massing. Whereas each had been designed as architectural coordinated but distinct, they now fall more uniformly into line with each other.

With a height increase of one storey, Building 12 presents as a vertical extrusion with a scalloped floorplate at the northeast and southwest façades. Whereas the original design flared out to an architecturally integral, stepped podium, the proposal now includes a more typical tower plinth.

Building 13, at twenty-four storeys, is two storeys shorter than had been approved previously. The building includes the formal changes as those proposed for Building 12, as does Building 14 which, at a height of forty storeys is nine storeys taller than the previous design.

Park Shadows: Overshadowing remains a critical consideration of the building designs at Oakridge, and the applicant has been required to demonstrate that any prospective changes to the building forms must function as well or better in terms of overall shadowing of the internal park site. The applicants' shadow studies reveal that there is increased shadowing from Buildings 7 and 14 at 10:00 on the equinoxes, but that the more slender floorplates proposed for Buildings 12, 13, and 14 result in shadow conditions that are improved over the former massing at 12:00, 14:00, and 16:00.

Advice from the Panel on this application is sought on the following:

1. Please provide general input on the full scope of the proposed modifications and how they relate to the anticipated concept of the site design.
2. Understanding that Building 5 will be one of the tallest in the region, at a geodetic high point in the city, please provide feedback on the following:
 - a. The general supportability of a building of noteworthy and super-prominent height at a location outside of the downtown core;
 - b. The proposed massing and architectural expression of the tower as it relates both to the anticipated design concept, and its highly-visible nature; and
 - c. The resultant additional shadowing within and outside the boundaries of the Oakridge site.
3. Does the Panel support the proposed increase of the podium height for Buildings 6 and 7, and the resultant relationship with the approved massing across Cambie Street?

4. Please comment on the proposed modifications to Buildings 12, 13, and 14, with particular consideration given the impact of significant increases in height and changes in building massing on the overall performance of the development site.

Applicant's Introductory Comments: The applicant noted the project is a response to current and emergent economic conditions, and keeps the promise of social and CAC expectations, suggesting that there is an increase in housing variety and affordability with the proposed changes. Overall, the changes would reduce the number of market strata units on the site, while increasing the number of market rental housing by double. Further, there would be a 33% increase in the number of affordable housing units.

Per the applicant, the site layout is as follows:

- There are nine towers that are all market strata, making up the center of this site;
- There are two social housing buildings;
- There are two secure market rental buildings;
- There is the civic center building, on top of which is the central park site.

Tower massing and height has changed, but their forms remain responsive to overshadowing consideration of the central park. Some buildings have gone taller; some are shorter. Most buildings are reshaped and reoriented to minimize shadowing.

The applicant noted that retail space is decreased to provide more space for office use, resulting in 300,000 added square feet of office space in response to market demand. The Oakridge site will create over 30,000 construction jobs and over 6,000 fulltime jobs.

Parking layouts, accessibility considerations, and better integration of the park and buildings with the adjacent landscaped areas were highlighted as improvements by the applicant team. Further, the applicant noted that the civic center has been enlarged to include a performance space, an expanded library, and space for seniors. The 'summerhouse' building from the previous iteration has been removed to better open up the park's visibility between the 'commons' and the 'woodlands' areas of the site.

Although outside of the defined area of review for the Urban Design Panel, the applicant noted that the shifting of CACs to phase one represents a significant change.

Panel's Consensus on Key Aspects Needing Improvement: THAT the Panel **SUPPORTS** the project with the following recommendations to be reviewed by City Staff:

- That Buildings 12, 13 and 14 receive design development to further individuality between the buildings;
- That the applicant consider additional permeability from Cambie St and 41st Ave;
- That the architectural expression of Buildings 5, 6 and 7 be reviewed with the goal of better responding to the environmental factors.

Panel Commentary: The majority of the panelists supported the proposed modifications to the previous proposal at the site, noting that the changes respond well to the changing City. The support from the panel primarily stems from the program changes move towards rental housing.

The panel noted the enhancement of transit connections and the adding of office space is a positive development.

Most panel members supported the additional height on Building 5 and noted its contribution to the rental housing supply. The Panel expressed little concern regarding the shadows of Building 5, especially considering the extra height.

The Panel recognized that Building 5 requires an exceptional architectural design response, considering its future landmark status. The Panel noted the architectural form at the time of the first Rezoning application presented a more interesting architecture and some of this reflected in the Development Permit stage.

Regarding the architectural expression of Building 5, the panel noted moving forward more attention to the differentiation between different programs of the residential, offices, commercial and how the building responds to the other environmental factors.

Of Buildings 6 and 7, the panel noted the increase in height is perceivable yet supportable due to the nature of Cambie Street, the development across the street, and how the functional programs have developed and evolved.

A panelist noted the height is significant but recognized that the approach to public realm design makes it accessible.

Of Buildings 12, 13, and 14, the Panel expressed no major concerns, however many noted that the applicant should work to ensure that each building is expressed as an individual entity in the development site.

Along Cambie Street, at Buildings 6 and 7, Panel members noted a common desire for increased permeability from the street into the park. Particularly around the 'moongate' and recommend further design development to achieve this.

2. Public Consultation Summary

List of Engagement Events, Notification, and Responses

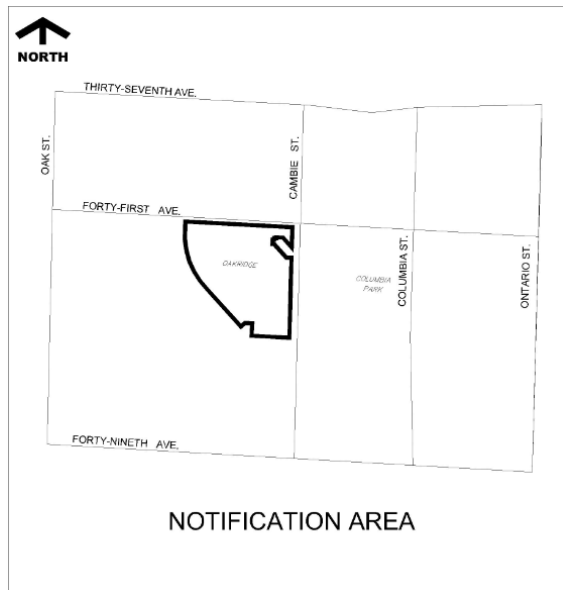
	Date	Results
Event		
Virtual open house (City-led)	November 2 to November 22, 2020	308 participants (aware)* <ul style="list-style-type: none"> • 123 informed • 41 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	November 2, 2020	4,527 notices mailed
Public Responses		
Online questions	November 2 to November 22, 2020	7 submittals
Online comment forms <ul style="list-style-type: none"> • Shape Your City platform 	October, 2020 – November, 2021	63 submittals
Overall position <ul style="list-style-type: none"> • support • opposed • mixed 	October, 2020 – November, 2021	63 submittals <ul style="list-style-type: none"> • 31 responses • 24 responses • 7 response
Other input	October, 2020 – November, 2021	0 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	October, 2020 – November, 2021	1000 participants (aware)* <ul style="list-style-type: none"> • 369 informed • 64 engaged

Note: All reported numbers above are approximate.

* The Shape Your City platform allows staff to capture more nuanced levels of engagement associated with the rezoning application, categorized as:

- **Aware:** Number of unique visitors to the application webpage that viewed only the main page.
- **Informed:** Visitors who viewed documents or the video/photo gallery associated with the application; *informed* participants are a subset of *aware* participants.
- **Engaged:** Visitors that submitted a comment form or asked a question; *engaged* participants are a subset of *informed* and *aware* participants.

Map of Notification Area



Analysis of All Comments Received

Below is an analysis of all public feedback by topic and ordered by frequency.

Generally, comments of support fell within the following areas:

- **Building height, massing, density and context:** The proposed increases to the height and density are appropriate given the scale of this project and would create positive changes to the surrounding neighbourhood. Contextually, the increases are also well warranted as the project is directly adjacent to 2 major transit routes (Canada Line and Rapid Bus).
- **Rental housing:** The increase in rental housing stock is much needed in the City.
- **Building design:** The integration of the green space and common areas creates an aesthetically appealing façade and helps enhance the public realm.
- **Transit:** The underground connections to the SkyTrain station being integrated into this project will benefit the development and allow easier access to the Canada Line for residents and users of the space.
- **Affordable housing:** The additional affordable housing units proposed will be an asset for the City.

Generally, comments of concern fell within the following areas:

- **Building height, massing, density and context:** The original Oakridge redevelopment proposal was already a concern for residents in the area and the newly proposed additional increase to the height and density is greatly opposed for that reason.

The additional height will further block view cones as well.

- **Transit:** Capacity issues on the Canada Line are already an ongoing issue and having more density will further exacerbate this problem even further. With such a large development going right next to the station there are currently not enough proposed additional entrances to accommodate increased ridership.
- **Traffic and noise:** The construction for the Oakridge redevelopment is causing major traffic issues along Cambie Street and 41st Avenue and will continue well after the project is completed. Traffic on local streets are increasing rapidly due to cars trying to avoid Cambie Street and 41st Avenue.
- **Affordable housing:** The Oakridge redevelopment does nothing to address the housing affordability crisis in Vancouver and the prices for both the rental and strata units will further continue pricing local residents.
- **Community amenities:** Not enough community amenities in the surrounding area to facilitate additional density such as schools and community centres. Existing facilities that are currently facing capacity issues will have this problem magnified.
- **Process:** The lack of transparency regarding the specific project details such as the constant flip-flopping of the sizes for the proposed community spaces do not create trust between developer and the public. Developers being able to change their minds after a project has gone through the rezoning process and is about to begin or is starting their construction due to the developer's financial oversight creates distrust of City processes.

The following miscellaneous comments were received from the public (note: these were topics that were not ranked as highly as above).

General comments of support:

- The revised proposal gives better access to the park space.

General comments of concern:

- Insufficient parking to accommodate increased density will create spillage over to neighbouring side streets.
- Inadequate public consultation processes were conducted for this rezoning.

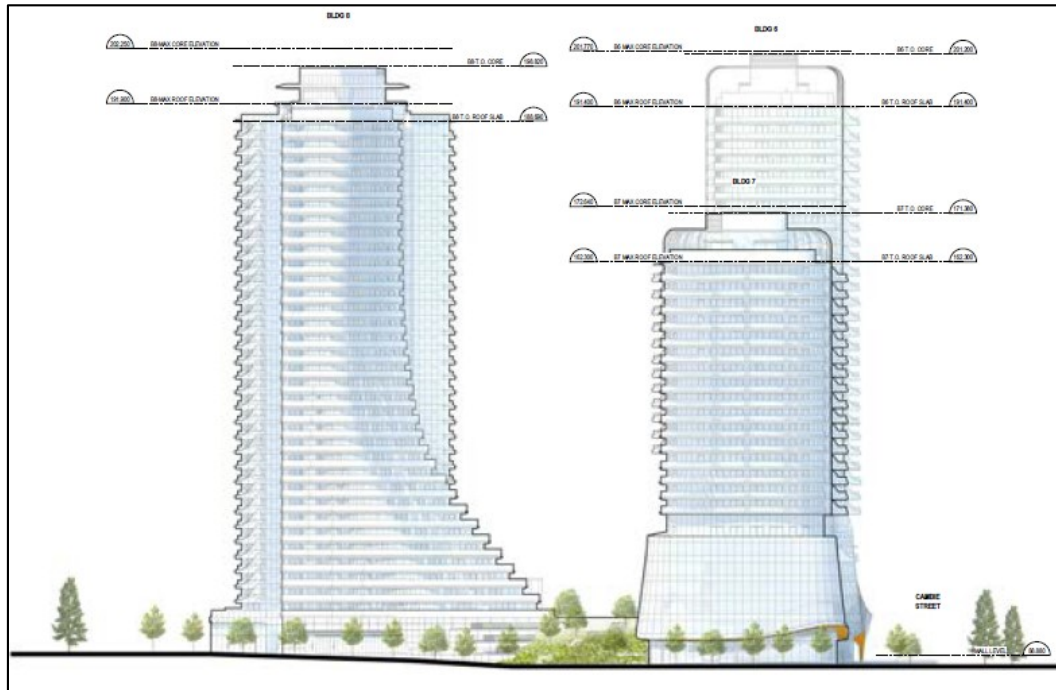
Neutral comments/suggestions/recommendations:

- Should be given more density and height to match neighbouring municipal town centres.
- There should be a higher ratio of affordable housing units in relation to the overall size of this project.
- The developer should be charged an additional fee for shifting the rentals from the higher towers to the lower buildings.
- There should be more bicycle parking and storage spaces available at such a prominent hub.
- Automated secure bike parking should be considered at this location.
- There should be increase in floor area for the grocery store in this development.
- All new buildings built should have net zero carbon emissions.

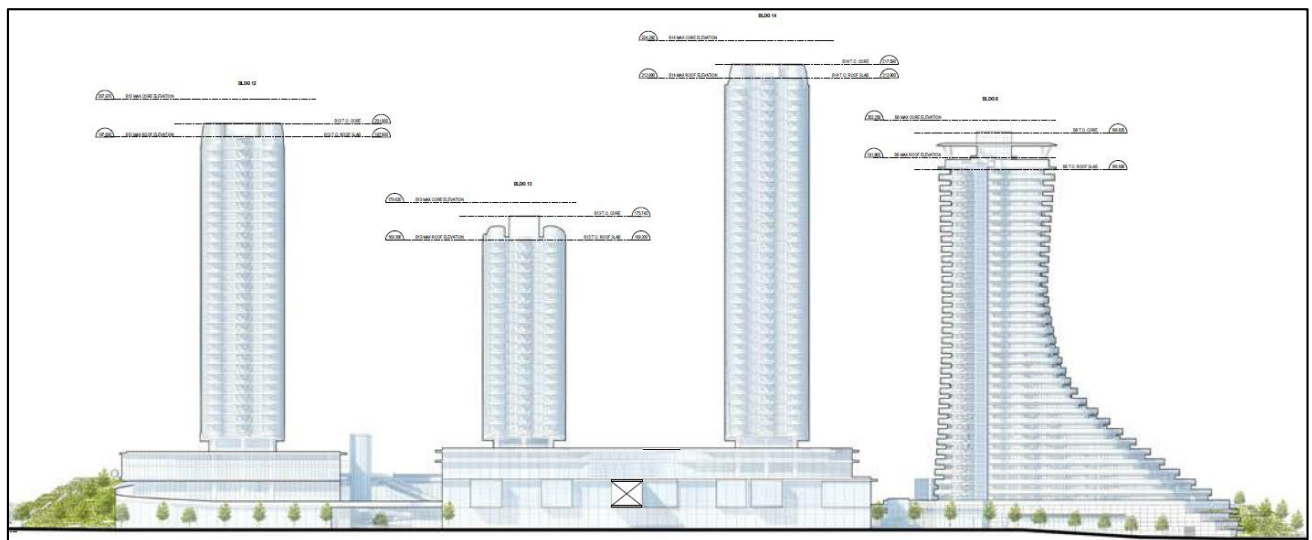
* * * * *

**650 West 41st Avenue (Oakridge Centre)
FORM OF DEVELOPMENT**

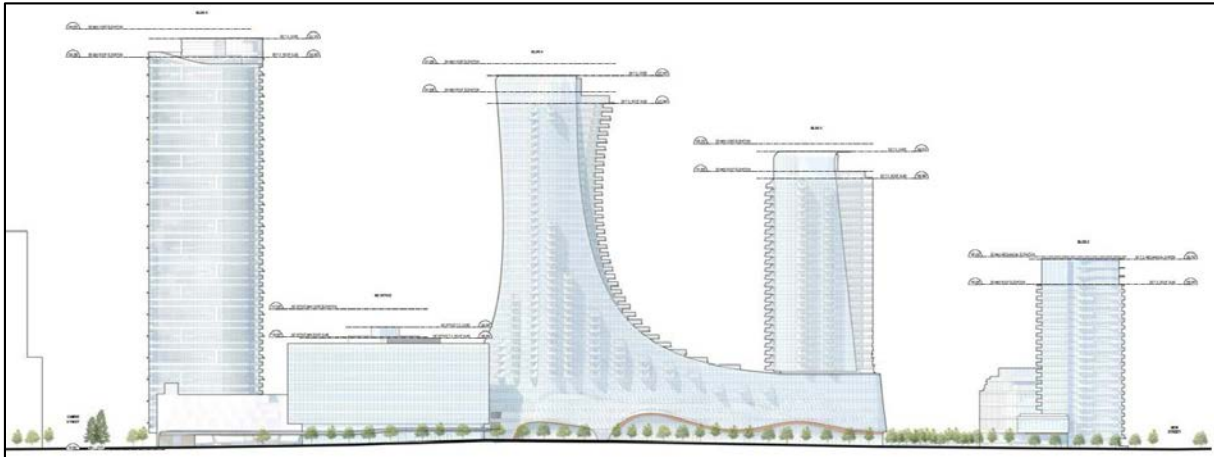
North Elevation (W 45th Avenue)



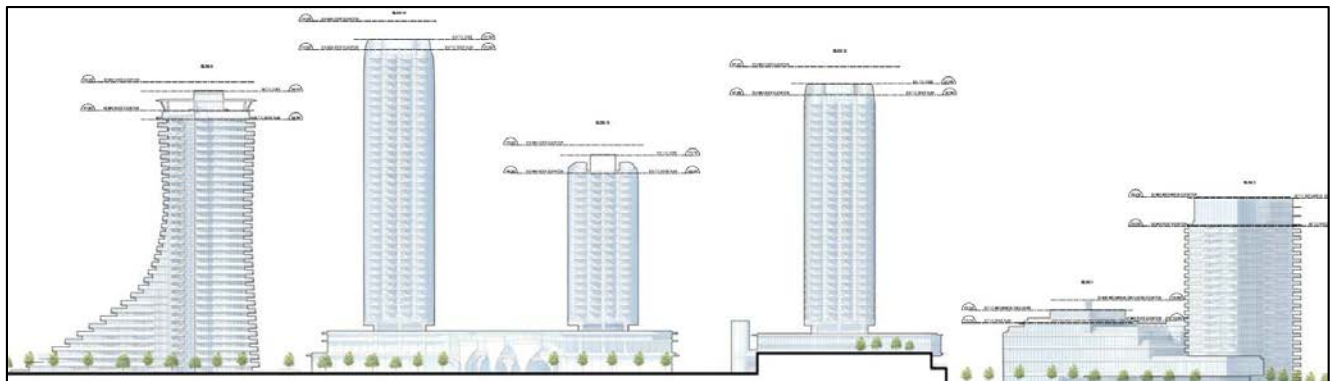
Northeast Elevation (High Street)



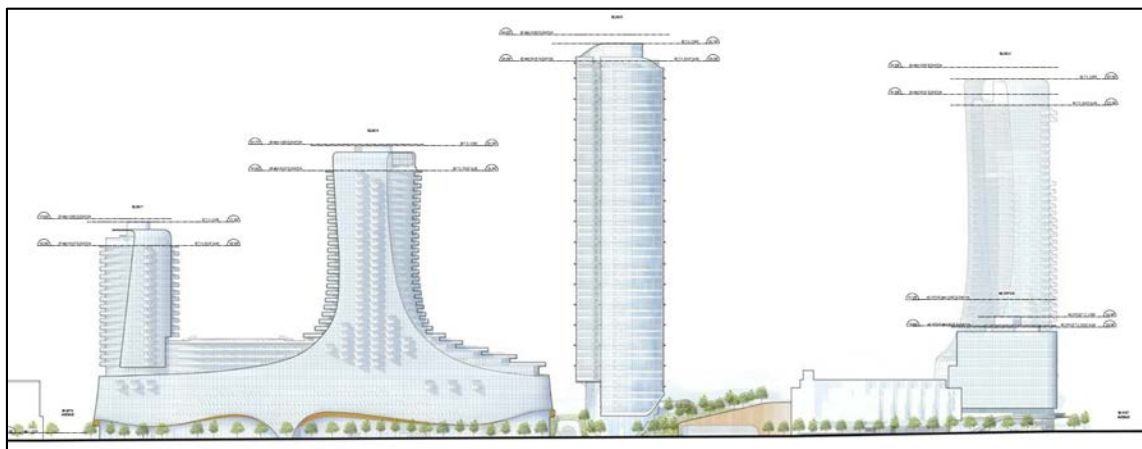
South Elevation (West 41st Ave)



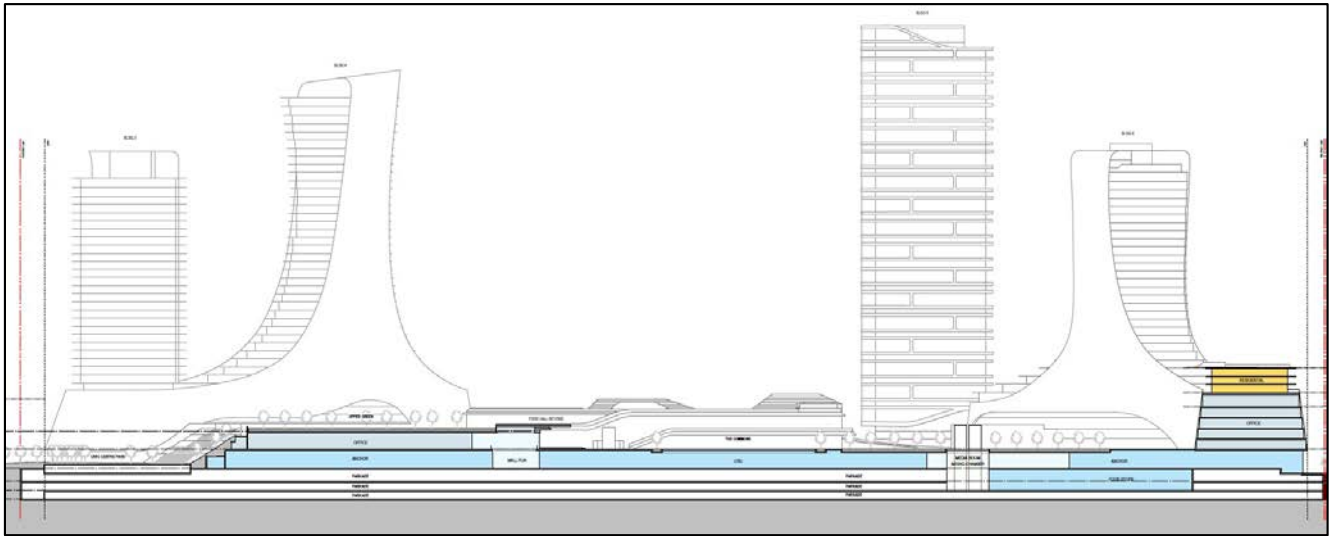
Southwest Elevation (from Park Elevation)



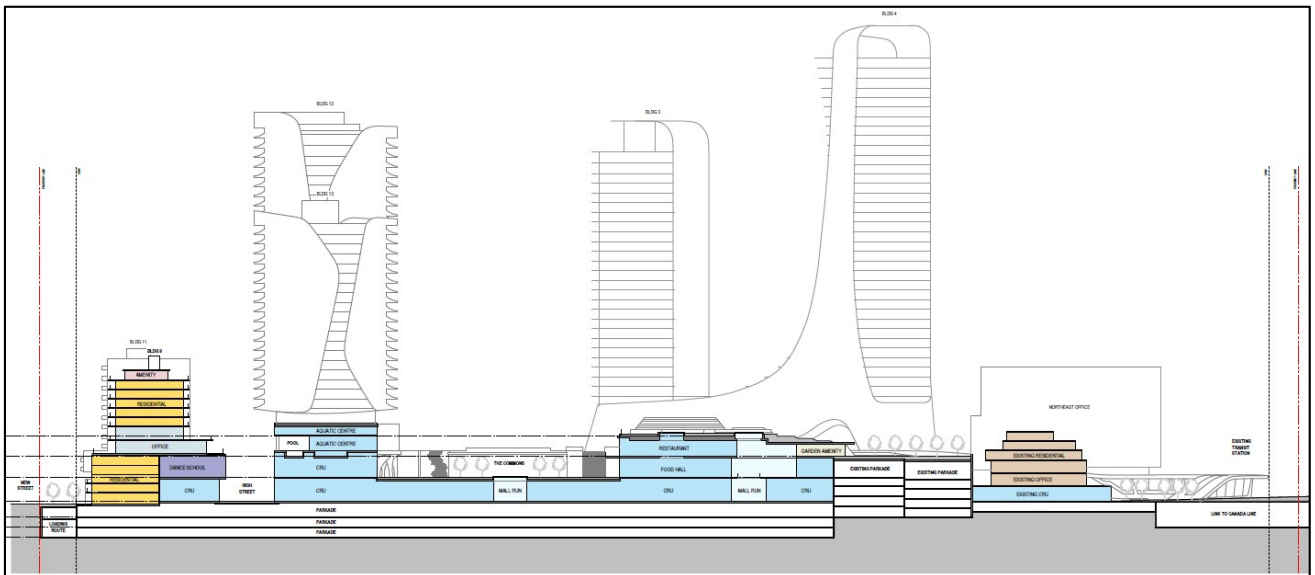
West Elevation (Cambie Street)



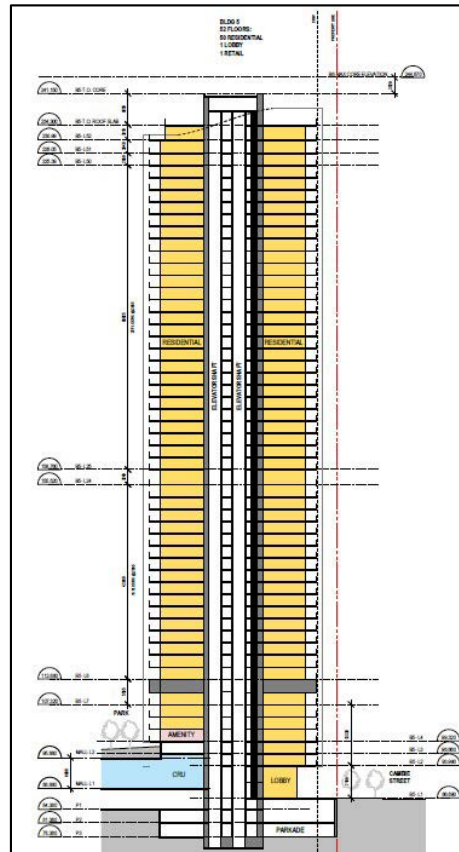
Site Section (Northwest to Southeast)



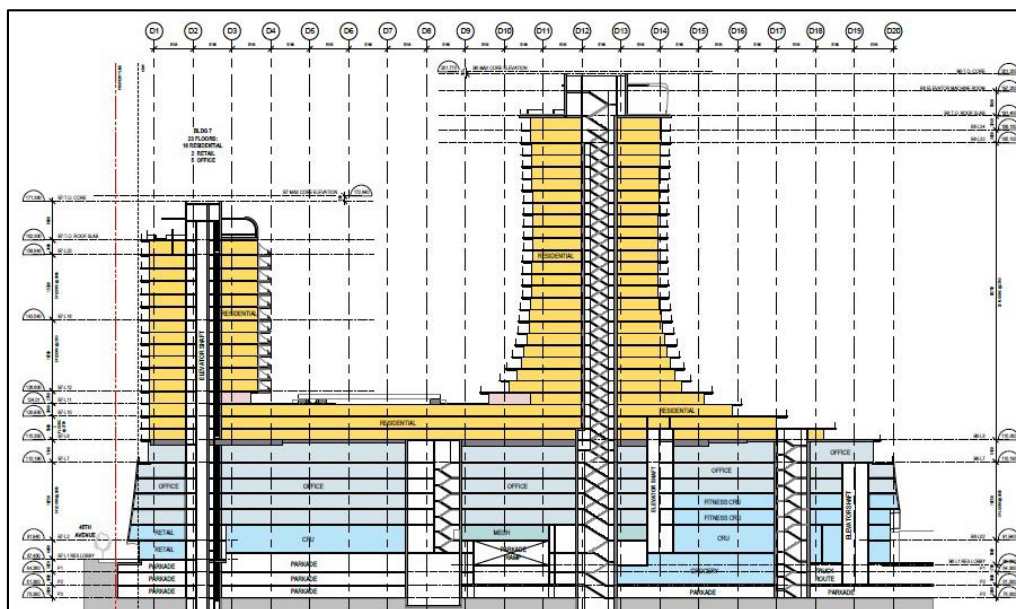
Site Section (Southwest to Northeast)



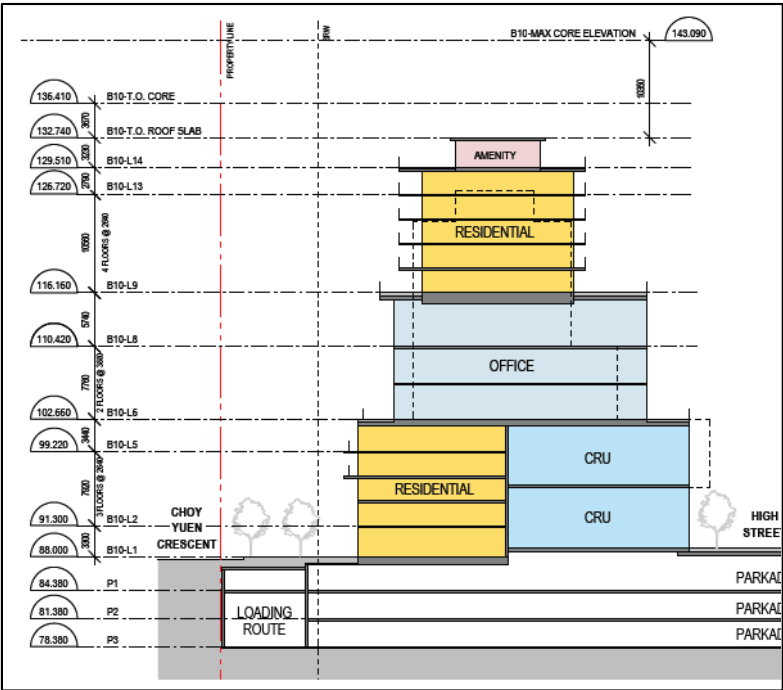
Section (Building 5)



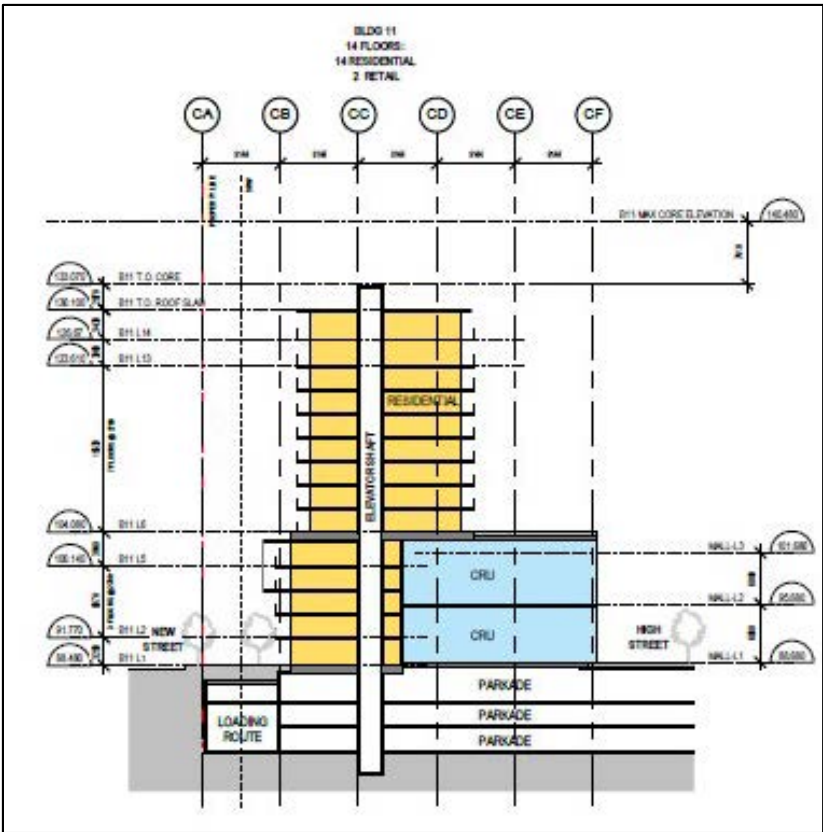
Section (Building 6 and 7)



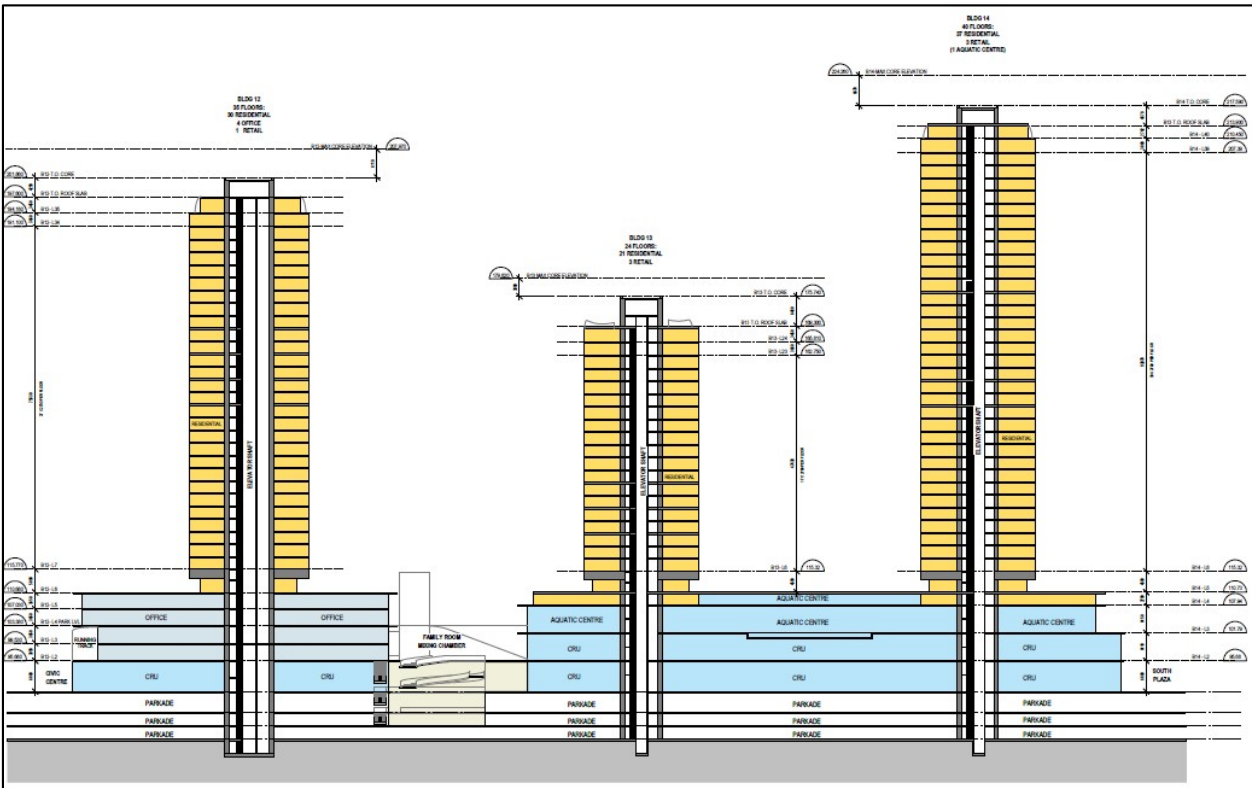
Section (Building 10)



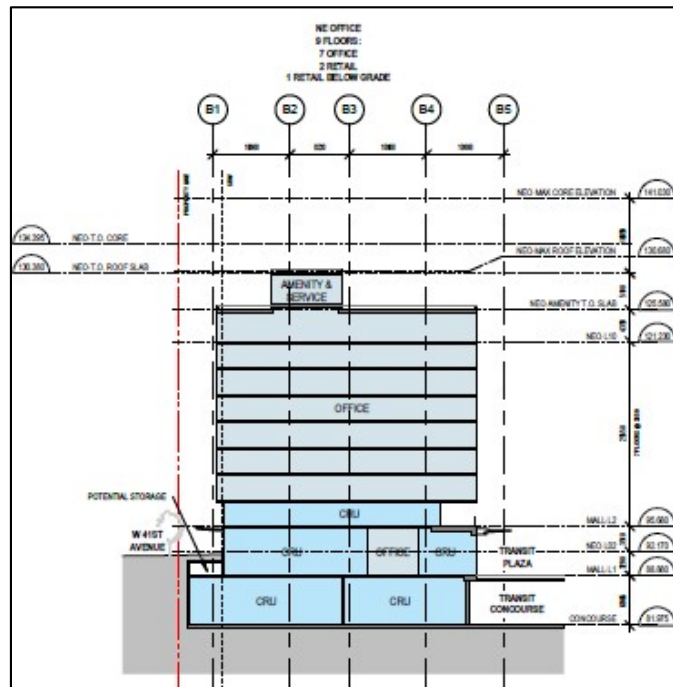
Section (Building 11)



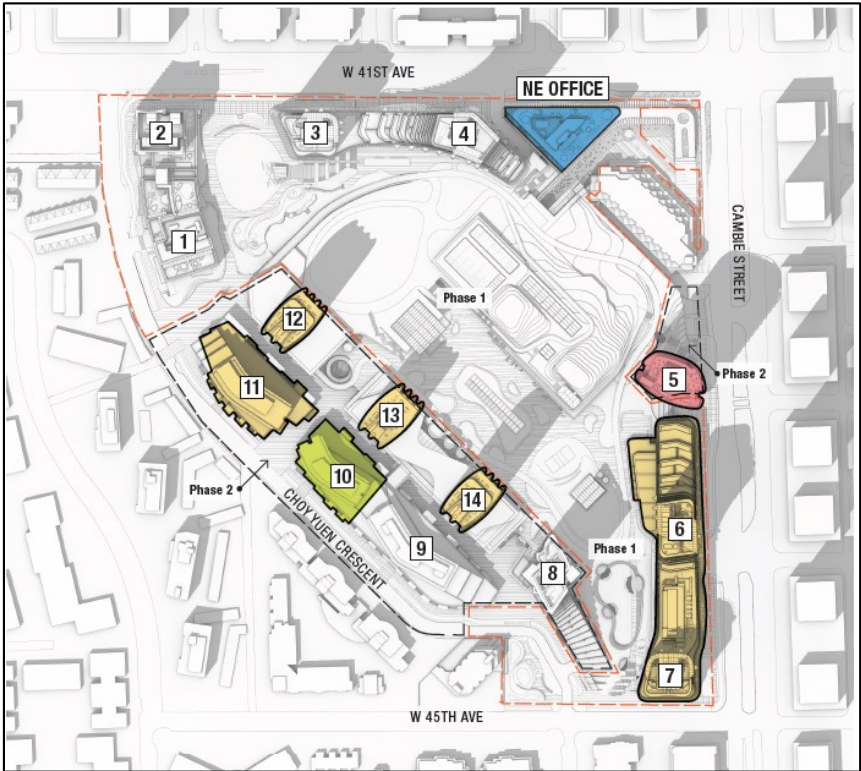
Section (Building 12, 13 and 14)



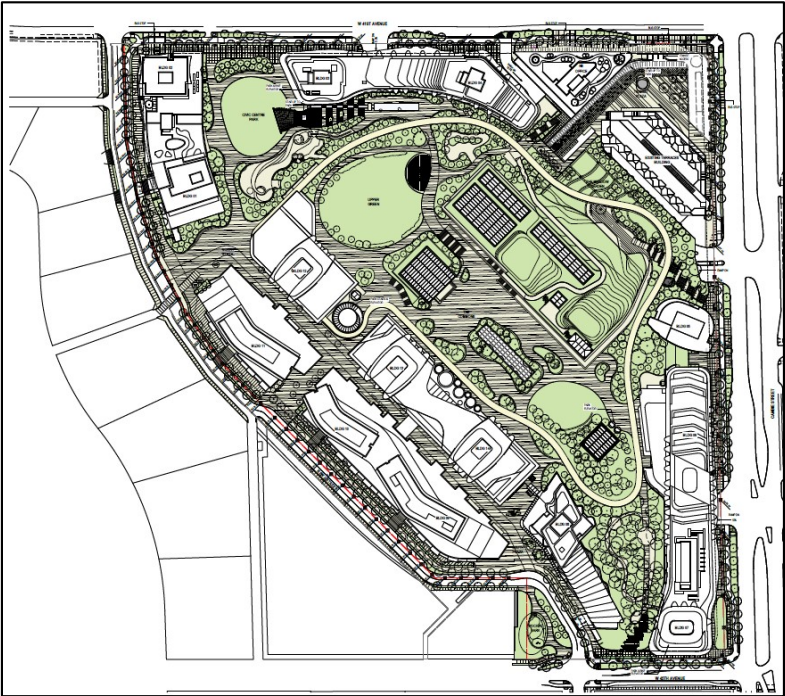
Section (NE Office Building)



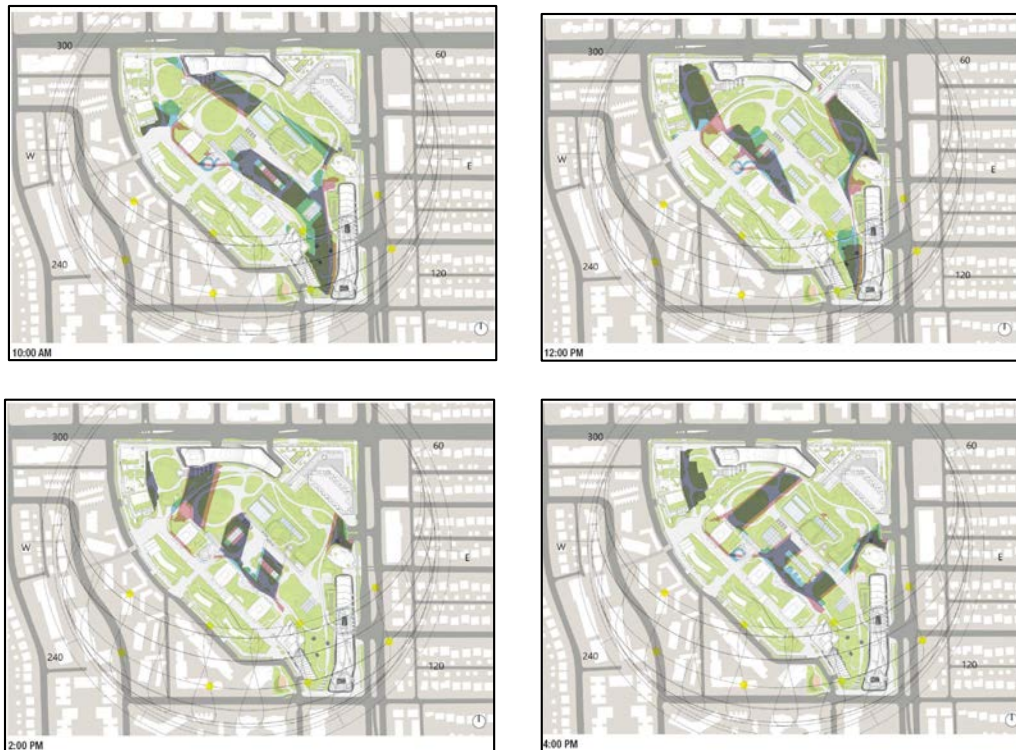
Site Plan



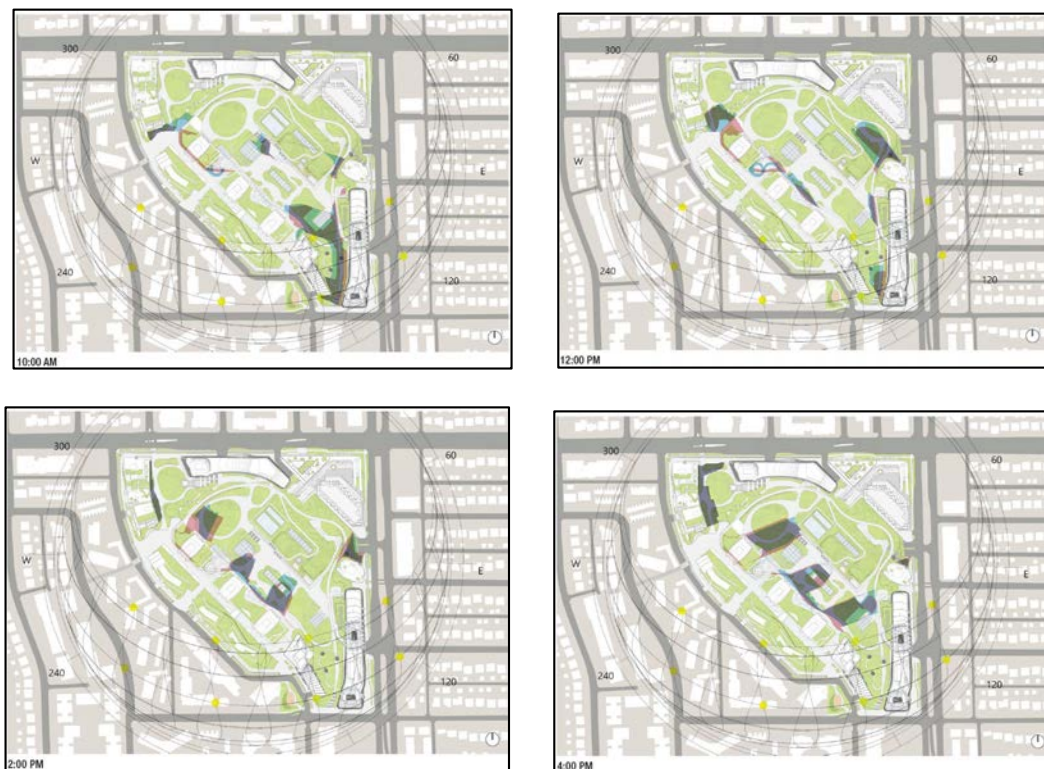
Site Plan (Landscape)



Shadow Studies (Vernal Equinox – March 21)



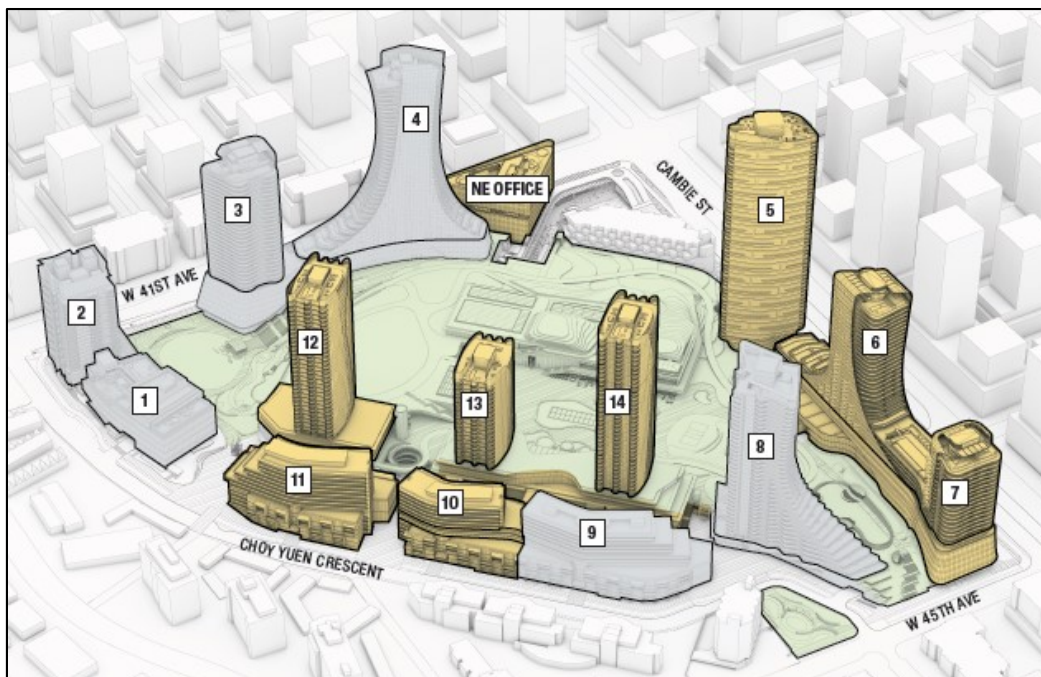
Shadow Studies (Summer Solstice – June 21)



Perspective (looking North)



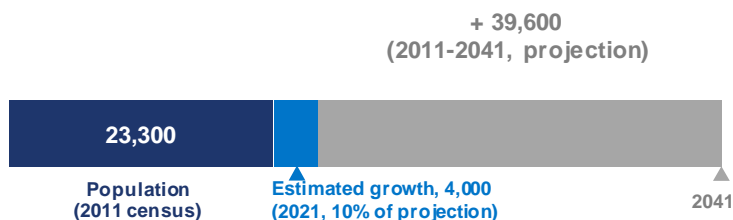
Axonometric view looking Northeast



PUBLIC BENEFITS IMPLEMENTATION TRACKING
CAMBIE CORRIDOR PLAN (2018) – North of 57th Avenue
Updated mid-year 2021

POPULATION GROWTH^a

The Cambie Corridor has grown by approximately **4,000** people since the 2011 census. The plan projects an additional growth of approximately **35,600** people by 2041.

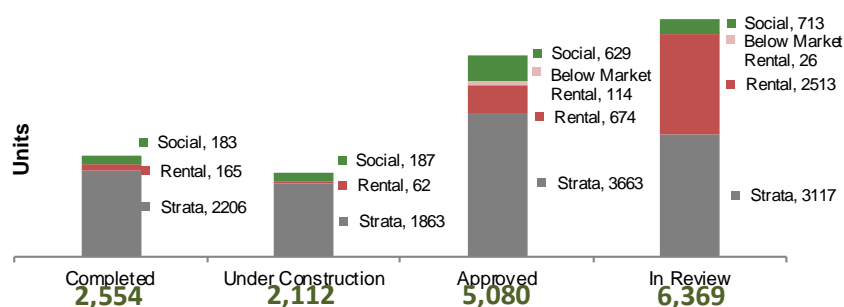


DEVELOPMENT ACTIVITY (UNITS)^b

Recent rezoning approvals:

- [3353 Cambie Street](#)
- [5412 Cambie Street](#)
- [485 W 28th Avenue](#)
- [325-341 W 42nd Avenue](#)
- [5910-5998 Cambie Street](#)
- [4118-4138 Cambie Street](#)
- [5740 Cambie Street](#)
- [441-475 West 42nd Avenue](#)

**This list does not include any townhouse developments under the RM-8A/AN Districts Schedule*



**The number of secured market rental has been adjusted to correct an error in the 2020 year-end tracker.*

PUBLIC BENEFITS ACHIEVED AND IN PROGRESS (North of 57th Avenue)

✓ On track to achieving targets → Some progress toward targets, more work required ○ Targets require attention

TARGETS	Completed	Construction	Planning / Design	Progress
See Chapter 13 of the Cambie Corridor Plan for more details				
HOUSING <ul style="list-style-type: none"> ~ 4,700 additional secured market rental units ~ 2,250 social housing units ~ 400 additional below-market units (Gross numbers of units reported) 	<ul style="list-style-type: none"> 183 social housing units (408-488 W King Edward Avenue, 4899 Heather Street, 5688 Ash Street, 5077 and 5095 Heather Street (TMH)) 165 secured market rental units (210-268 W King Edward Avenue, 408-488 W King Edward Avenue, 452-486 W 41st Avenue, 4867 Cambie Street) 	<ul style="list-style-type: none"> 187 social housing units (Oakridge Centre) 62 secured market rental units (431-455 W King Edward Avenue, 6137 Cambie Street) 		16% of social housing target achieved 3% of secured rental target achieved ○
CHILDCARE <ul style="list-style-type: none"> ~ 1,080 spaces for all age groups 	<ul style="list-style-type: none"> Restoration of 8 Oaks Acorn childcare outdoor area 	<ul style="list-style-type: none"> 218 childcare spaces (Oakridge Civic Centre, Eric Hamber Secondary School) 		20% of childcare spaces target achieved →
TRANSPORTATION / PUBLIC REALM <ul style="list-style-type: none"> Upgrade/expand walking and cycling networks Complete Street design on Cambie St. and major streets "Car-light" greenway on Heather Street. 	<ul style="list-style-type: none"> 45th Avenue Bikeway improvements Interim Plazas (17th and Cambie; 18th and Cambie) Cambie Complete Streets (W 33rd to W 35th; McGuigan to W 35th Avenue) 29th and Cambie Plaza + Public Art 	<ul style="list-style-type: none"> King Edward Avenue Complete Street (Yukon Street to Columbia Street) Complete Street (W 35th Avenue to W 37th Avenue) Oak Street and 27th Avenue pedestrian and bike signal Ontario and 16th Curb Bulge Bioretention 	<ul style="list-style-type: none"> 54th Avenue Curb Bulge Bioretention Upgrade Cambie and 31st Avenue Street Closure 	→

TARGETS See Chapter 13 of the Cambie Corridor Plan for more details	Completed	Construction	Planning / Design	Progress
CULTURE • 5 new artist studios	• Public art from rezonings (29th Avenue and Cambie Street Plaza)	• Cultural space, performance theatre, outdoor performance space at Oakridge Civic Centre		✓
CIVIC / COMMUNITY • Oakridge Civic Centre • Oakridge Library renewal and expansion • Additional library branch • Hillcrest Community Centre (fitness centre expansion) • Firehall #23 • Community Policing Centre		• Oakridge Civic Centre (129-space childcare, library)	• VanDusen & Blodel Strategic Plan	✓
HERITAGE • 5% allocation from cash community amenity contributions in Cambie Corridor	• James Residence (587 King Edward Avenue) • Milton Wong Residence (5010 Cambie Street) • 5% allocation from cash community amenity contributions			✓
SOCIAL FACILITIES • Renewal and expansion of Oakridge Seniors Centre • Youth Hub • Non-profit organization centre • Additional Seniors' Centre		• Renewal and expansion of Seniors Centre and Youth Centre (Oakridge Civic Centre)		➔
PARKS • New parks on large sites • Queen Elizabeth Master Plan and Phase 1 upgrades • 6 plazas and enhanced open spaces • Neighbourhood park improvements	• Upgrades to Riley Park & Hillcrest Park • Lillian To Park (17th Avenue and Yukon Street) • Play ground renewal at Douglas Park • Queen Elizabeth Park tennis court resurfacing	• Oakridge Park	• Alberta Street Blue-Green System and Columbia Park Renewal • Queen Elizabeth Master Plan • Oak Park Schematic Design • Little Mountain Plaza and Wedge Park • Heather Park off-leash dog area	➔

EXPLANATORY NOTES

The Public Benefits Implementation Dashboard assists in monitoring progress toward the delivery of public benefits anticipated from the community plans. Data in this tracker reflects activity within the plan boundaries (and significant public benefits adjacent to the plan area) since Plan approval.

^a **Population Growth:** Growth is calculated by taking the difference between the latest census year and the base population and adding an estimate based on floor area completed between the latest census and the present quarter.

^b **Development Activity:** The Development Activity Chart includes Building Permits, Development Permits, and rezoning applications:

- Completed: Occupancy Permit issuance
- Under Construction: Building Permit issuance
- Approved: Approved Rezoning Applications and Development Permits submitted without a rezoning
- In review: In Review Rezoning Applications and Development Permits submitted without a rezoning

^c **Public Benefits Achieved:** Public benefits in planning/design typically include large City- or partner-led projects or master plans that have begun a public process or have made significant progress in planning or design stages, but have not yet moved to construction.

**650 West 41st Avenue (Oakridge Centre)
PUBLIC BENEFITS SUMMARY**

Project Summary

Amendment to CD-1 (1) By-law to increase the permitted floor area, increase the maximum FSR and increase building heights to allow additional development of 283 market rental units, 130 moderate rental units and 35,876.9 sq. m (386,176 sq. ft.) of office space.

Public Benefit Summary

The proposal would provide an additional 283 market rental units and 130 units dedicated to moderate income rental housing. The project would also generate a \$1 million cash CAC.

	Current Zoning	Proposed Zoning
Zoning District	CD-1 (1)	Amended CD-1 (1)
Floor Space Ratio (site area = 28.3 acres)	3.71	4.10
Floor Area	424,601 sq. m (4,570,364 sq. ft.)	468,939 sq. m (5,047,617 sq. ft.)
Land Use	Mixed-use	No change

Summary of Development Contributions Expected Under Proposed Zoning

City-wide DCL ¹	\$7,264,802
Utilities DCL ¹	\$3,365,352
Public Art ²	\$852,776
Community Amenity Contribution – cash	\$1,000,000
TOTAL VALUE OF PUBLIC BENEFITS	\$12,482,930

Other Benefits (non-quantified components): 283 secured market rental units, 130 units dedicated to moderate income rental housing, 46,557 sq. ft. additional social housing floor area.

¹ Based on rates in effect as of September 30, 2021; DCL rates are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. A development may qualify for 12 months of in-stream rate protection. See the City's [DCL Bulletin](#) for details.

² Based on rates in effect as of 2016; rates are subject to adjustments. See [Public Art Policy and Procedures for Rezoned Developments](#) for details.

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650 West 41st Avenue (Oakridge Centre)
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Property Information

Address	650 West 41st Avenue
Property Identifier (PID)	003-128-687
Legal Description	LOT 7 BLOCK 892 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 20424 EXCEPT AIR SPACE PLAN 20425 AND PLAN EPP85694

Applicant Information

Architect	Henriquez Partners Architects
Beneficial Owners	QR OM LTH LP and Westbank Oakridge Holdings Inc.
Registered Owner	7503059 Canada Inc.

Development Statistics

	Permitted Under Existing Zoning	Proposed Development
Zoning	CD-1	Amended CD-1
Uses	Cultural and Recreational Uses, Dwelling Uses, Institutional Uses, Manufacturing Uses limited to Brewing or Distilling, Office Uses, Parking Uses, Retail Uses, Services Uses	No change
Floor Area	<u>Maximum permitted</u> Dwelling use: 256,541 sq. m Non-residential use: 168,059 sq. m <u>Minimum required</u> Grocery or drug store: 3,716 sq. m Office use: 39,000 sq. m	<u>Maximum permitted</u> Dwelling use: 281,594 sq. m Non-residential use: 187,346 sq. m <u>Minimum required</u> Grocery or drug store: 3,716 sq. m Office use: 75,292 sq. m
FSR	3.71	4.10
Height	<u>Sub-area</u> <u>Height (m)</u>	<u>Sub-area</u> <u>Height (m)</u>
	1 143.9	1 162.3
	2 166.3	2 169.3
	3 191.9	3 no change
	5 213.2	5 234.3
	6 186.3	6 191.4
	7 191.9	7 no change
	8 149	8 no change
	9 116	9 no change
	10 127.2	10 130.1
	11 115.4	11 132.8
	12 194.9	12 197.6
	13 221.5	13 no change
	14 184.2	14 213.9
	15 112.9	15 no change
	16 118.2	16 130.7
	Dwelling Units	Social Housing Units 290 Market Rental Units 290 Moderate Income Rental Units n/a Market Strata Units 2,334 TOTAL Dwelling units 2,914
Parking, Loading and Bicycle Spaces	as per Parking By-law	as per Parking By-law

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