





W 41st Ave

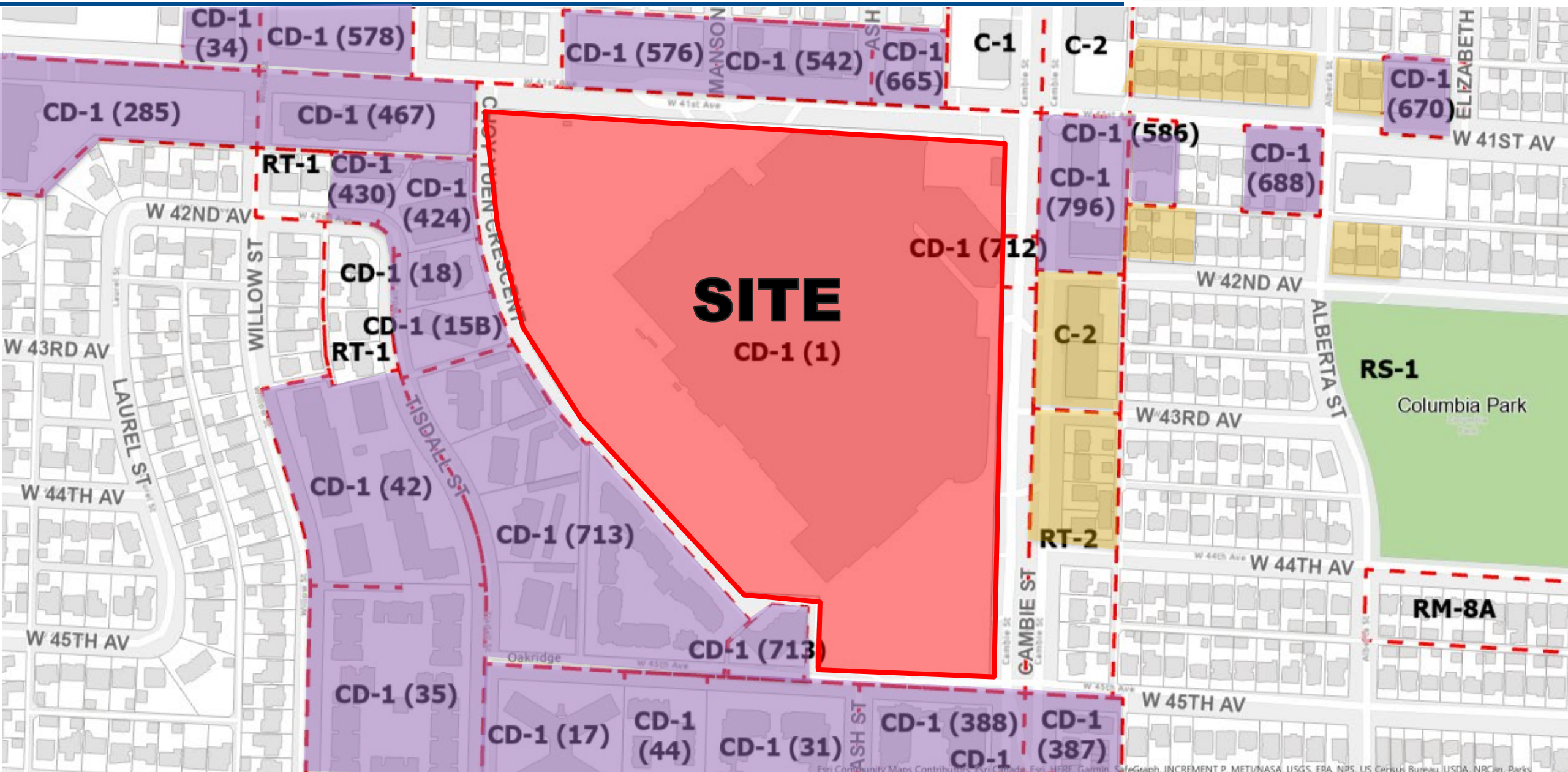

Cambie St



CD-1 Text Amendment: 650 West 41st Avenue (Oakridge)
Public Hearing – March 1, 2022

Site and Surrounding Zoning

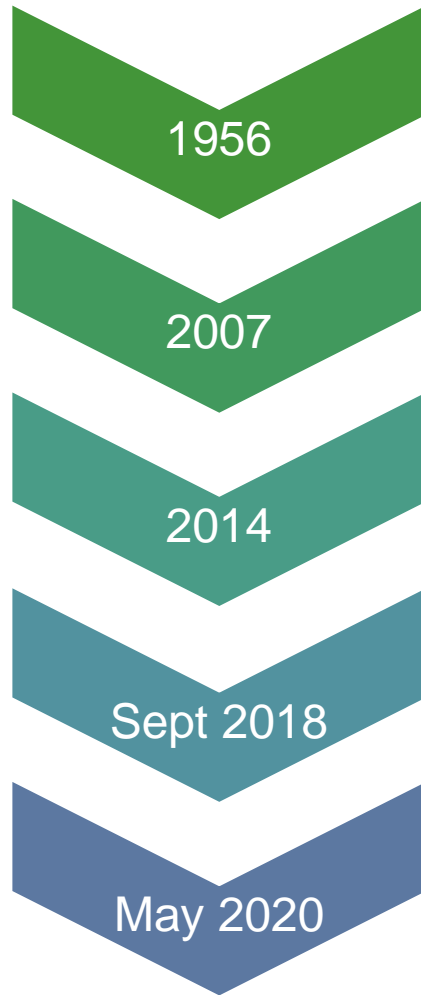
 = CD-1
 = Recently Approved



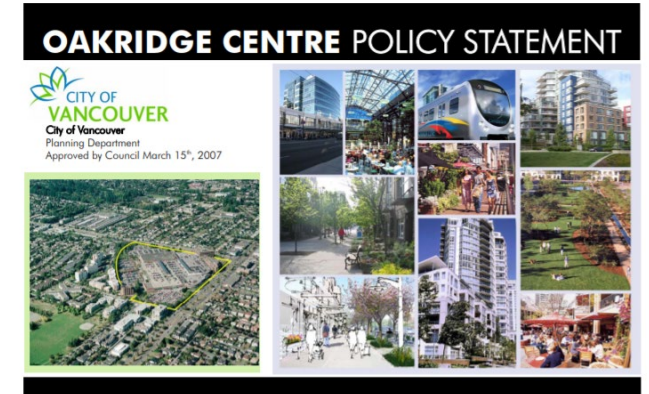
Existing Site and Context



Rezoning Background



- Auto-oriented shopping centre
- Oakridge Centre Policy Statement
- Rezoning approved at Public Hearing
- Rezoning Enacted
- Minor Rezoning Text Amendments

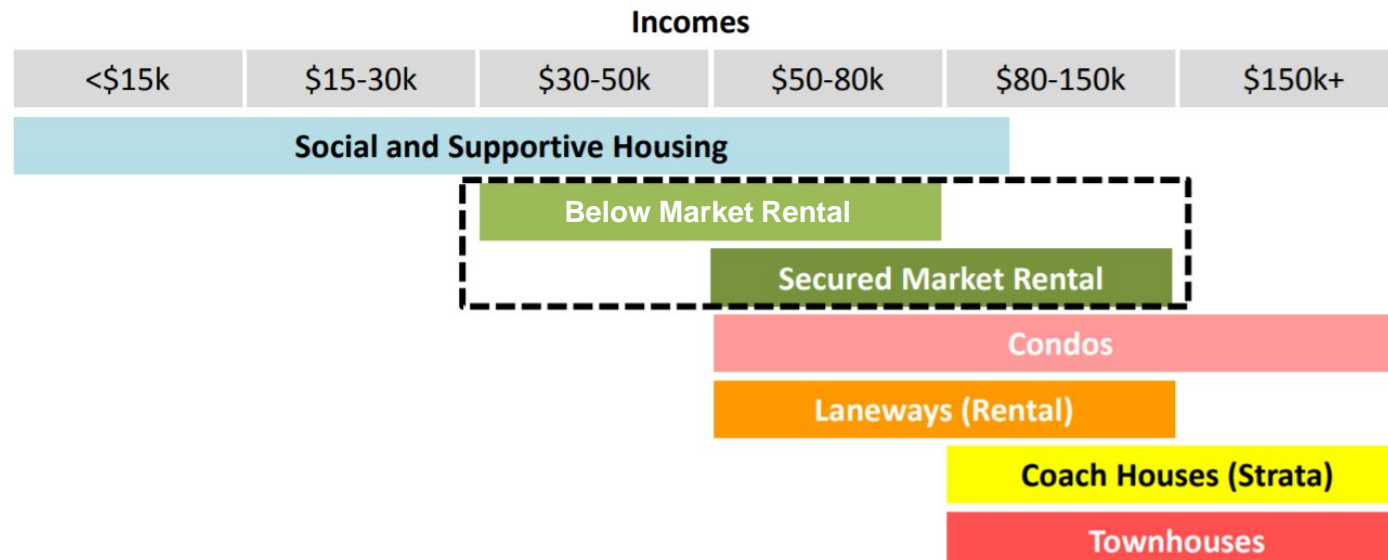


2014 Rezoning – Aerial View looking North

Policy Context

Issues Report: Direction for Intensification of Large Sites to Include Moderate Income Rental Housing (*July 2019 Issues Report*)

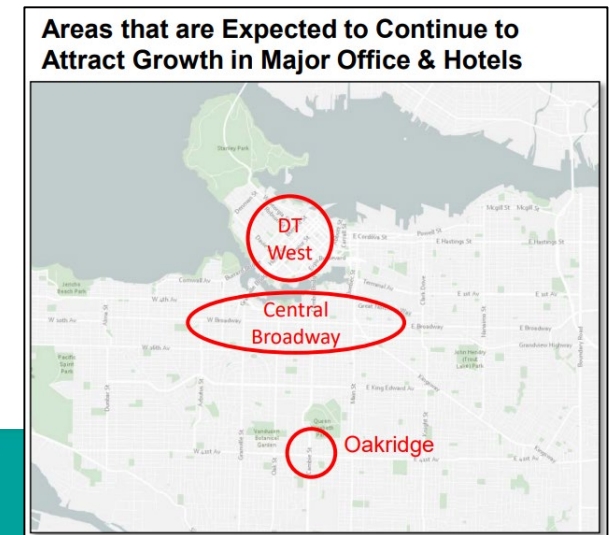
- Consideration of additional height and density for more rental housing
- 25% of the additional rental housing is targeted for moderate income households earning between \$30,000 and \$80,000 per year



Policy Context

Employment Lands and Economy Review (2019)

- Employment Lands and Economy Review (ELER) Phase 2 Report included quick start actions to intensify job space in key areas and forecasts for employment spaces across the city
- Oakridge was identified as a key area for job space growth over the long term



Policy Context

Oakridge Centre Policy Statement (2007)

- Envisioned a mixed use, sustainable redevelopment of the site, with a greater intensity of housing, retail and office uses

Cambie Corridor Plan (2018)

- Oakridge Centre designated as a 'Major Project' site within the Oakridge Municipal Town Centre (MTC)
- Vision for the Oakridge MTC is to:
 - Enable more diverse housing types
 - Provide job space allowing people the opportunity to live and work within their neighbourhood
 - Provide a built form that reflects the regional importance of this location

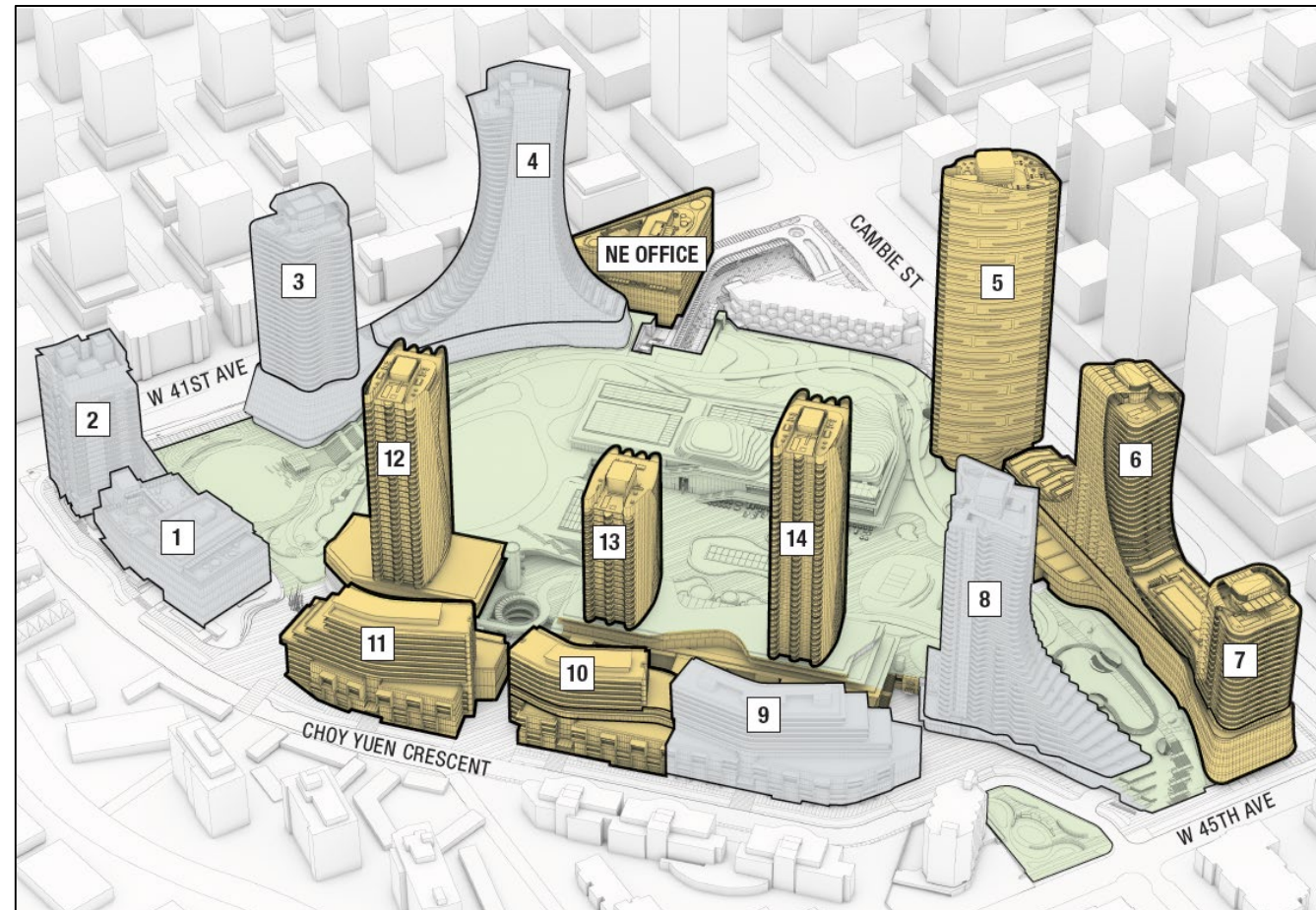


Artist's illustration showing the future of the Oakridge Municipal Town Centre (looking west along 41st Avenue)

Proposal Summary

- New rental housing and office space
- Amendments proposed :
 - Floor Area: increase of 477,253 sq. ft.
 - FSR: 3.71 to 4.10
 - Height: increases up to 97 ft.
- Application submitted September 4, 2020

 = Buildings included in this application



Proposal – Rental Residential

 = Rental

New Rental Residential Floor Area:

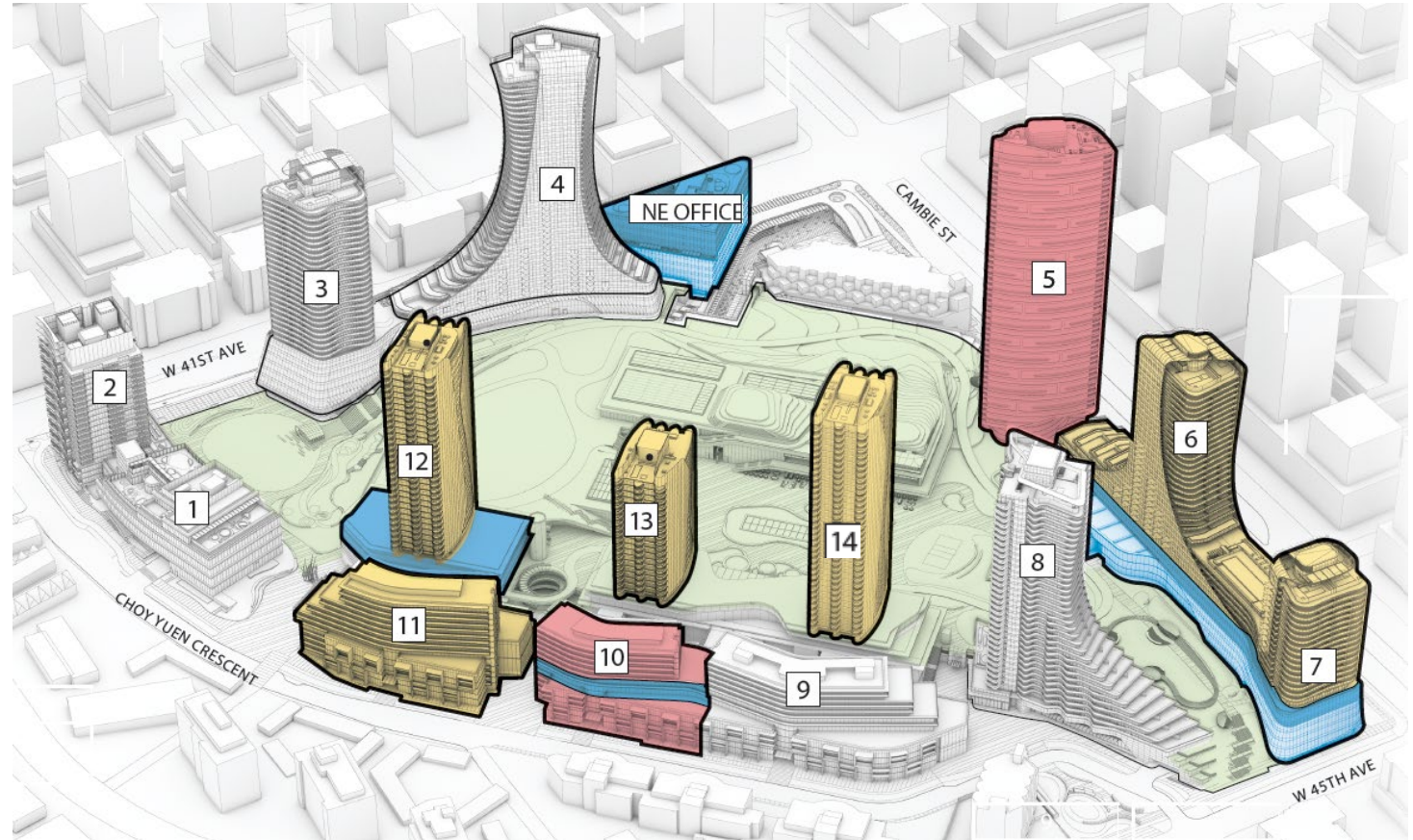
Market Rental (266,031 sq. ft.)

- **283 new rental units**

Below Market Rental (108,346 sq. ft.)

- **130 new below market rental units**

Total Site:
573 Market Rental Units
130 Below Market Rental Units



Below market rental units vs. average market rents and home ownership

	Project Proposed Rents – Below Market		Market Rent in Newer Building - Westside ¹		Ownership	
	Average Below Market Rents	Average Household Income Served	Average Market Rent	Average Household Income Served	Median-Priced Unit (Westside)	Down-Payment at 20%
studio	\$950	\$38,000	\$1,832	\$73,280	\$2,569	\$99,050
1-bed	\$1,200	\$48,000	\$1,975	\$79,000	\$3,191	\$124,600
2-bed	\$1,600	\$64,000	\$2,804	\$112,160	\$4,812	\$186,600
3-bed	\$2,000	\$80,000	\$3,349	\$133,960	\$7,809	\$309,000

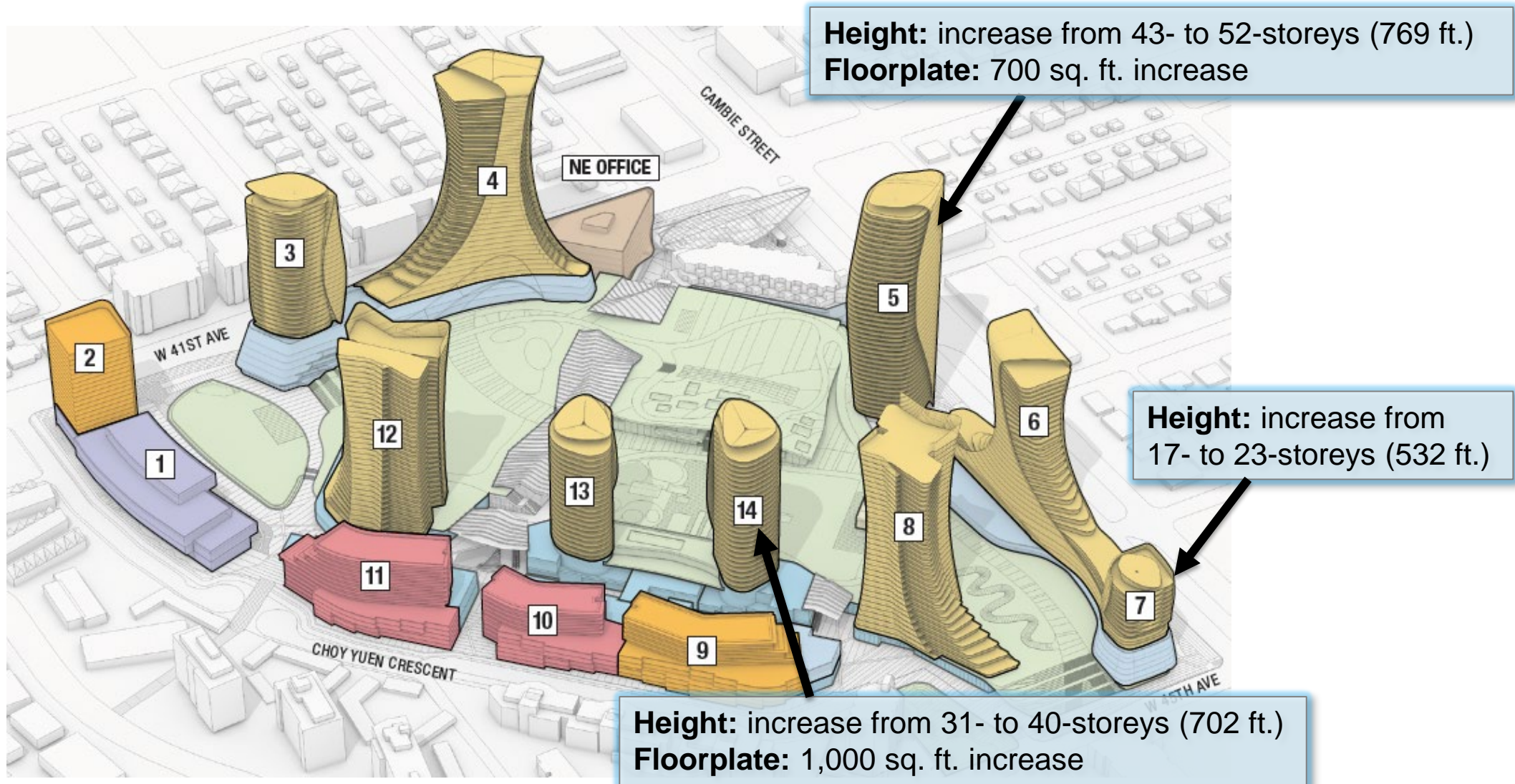
1. Data from the October 2020 CMHC Rental Market Survey for buildings completed in the year 2011 or later on the Westside of Vancouver

Proposal – Office Space

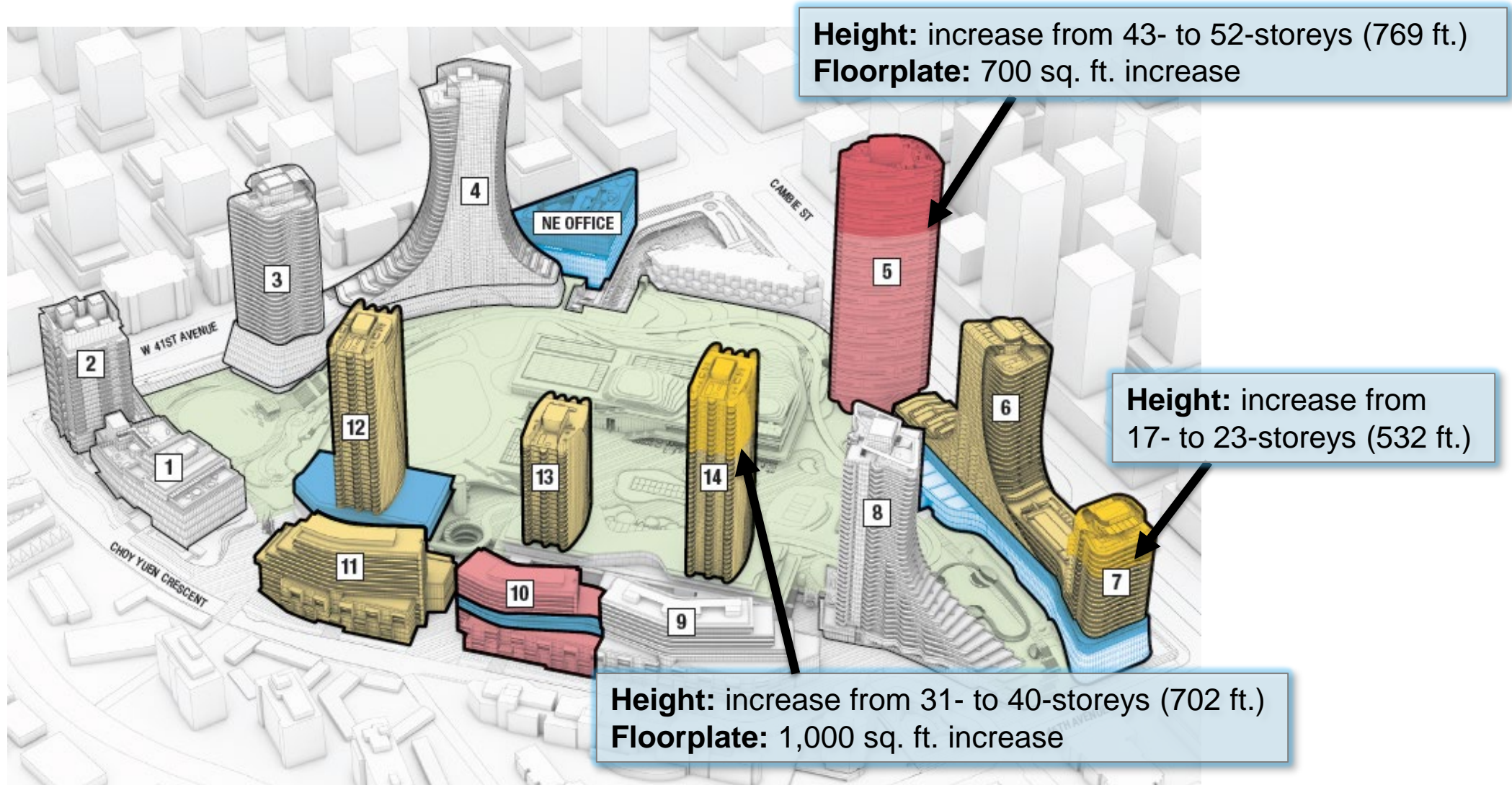
 = Office



Previous Form of Development (Design Guidelines)



Proposal – Form of Development



Public Consultation

**Postcards Mailed
November 2, 2020**

**City-hosted
Virtual Open House
November 2 – 22, 2020**

Postcards distributed	4,527
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Questions	7
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Comment forms	63
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Other input	0
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Total	70
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Aware: 308

Informed: 123

Engaged: 41

Comments of support

- Building height, density & context
- Increased rental housing
- Building design
- Close to transit
- Adds affordable housing units

Comments of concern

- Building height, density & context
- Transit capacity issues
- Increased traffic and noise
- Housing affordability
- Lack of community amenities

Public Benefits

Affordable Housing

- 130 below market rental units
- Additional 46,577 sq. ft. of social housing to meet *Housing Design and Technical Guidelines*

Community Amenity Contribution (CAC)

- \$1.0 million (childcare)

Development Cost Levies (DCLs)

- \$10,630,155

Public Art

- \$852,776

Conclusion



- Proposal complies with:
 - July 2019 Issues Report
 - Employment Lands & Economy Review
 - Oakridge Centre Policy Statement; and
 - Cambie Corridor Plan
- Delivery of 130 below market rental units, 283 market rental units and job space
- Staff support application subject to conditions in Appendix B