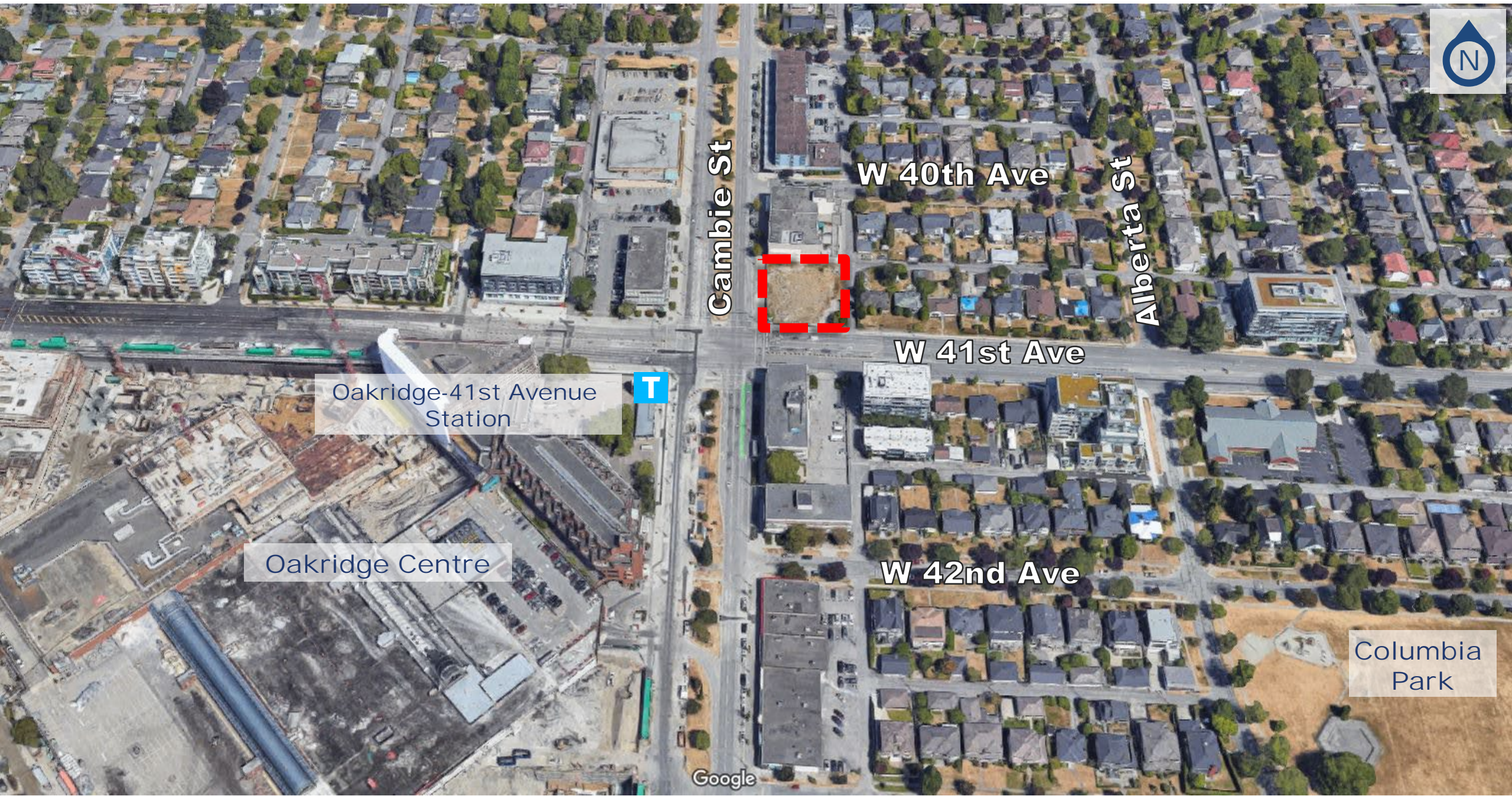




# Existing Site and Context



Cambie St

Alberta St

W 40th Ave

W 41st Ave

W 42nd Ave

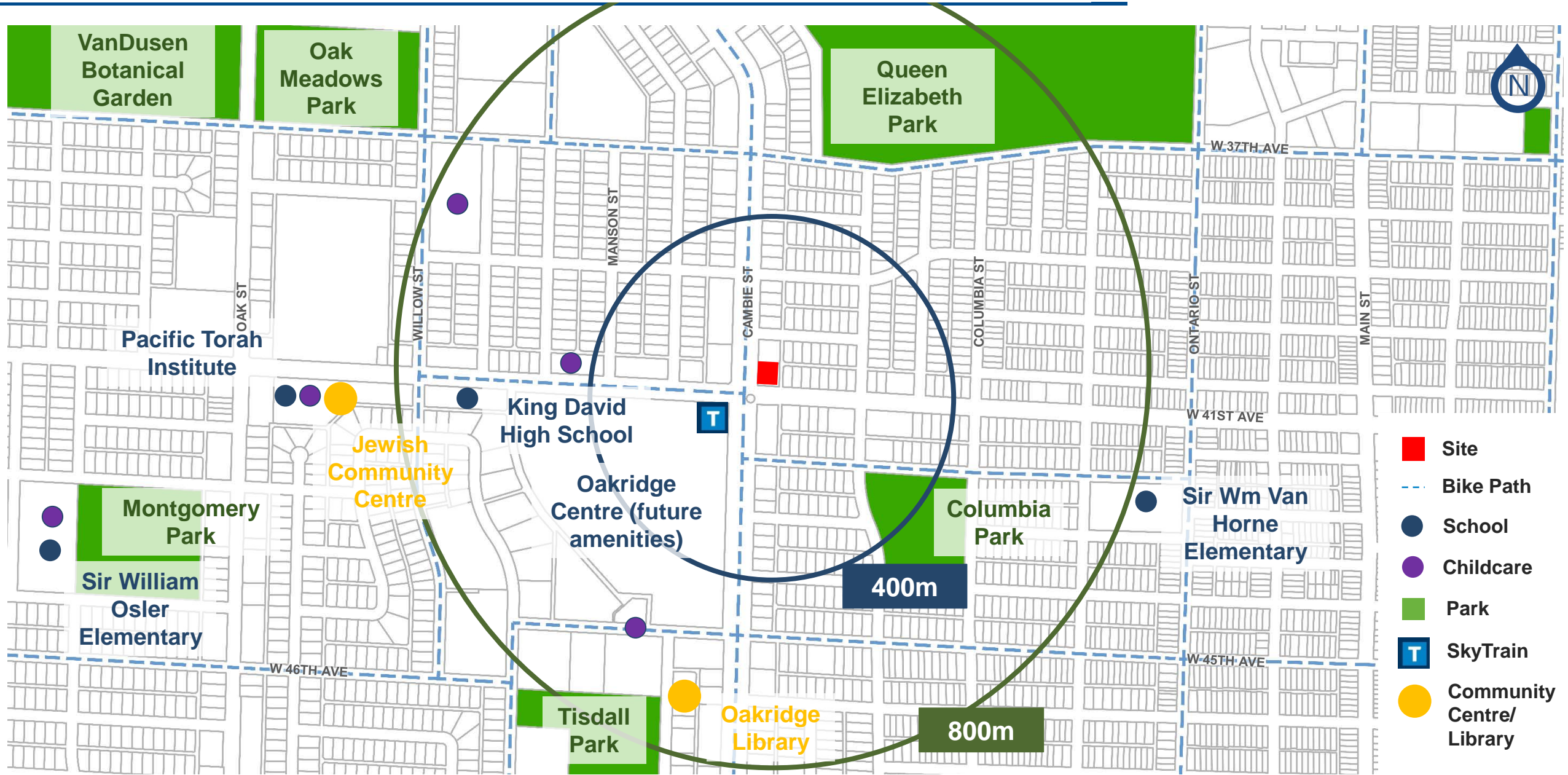
Oakridge-41st Avenue Station



Oakridge Centre

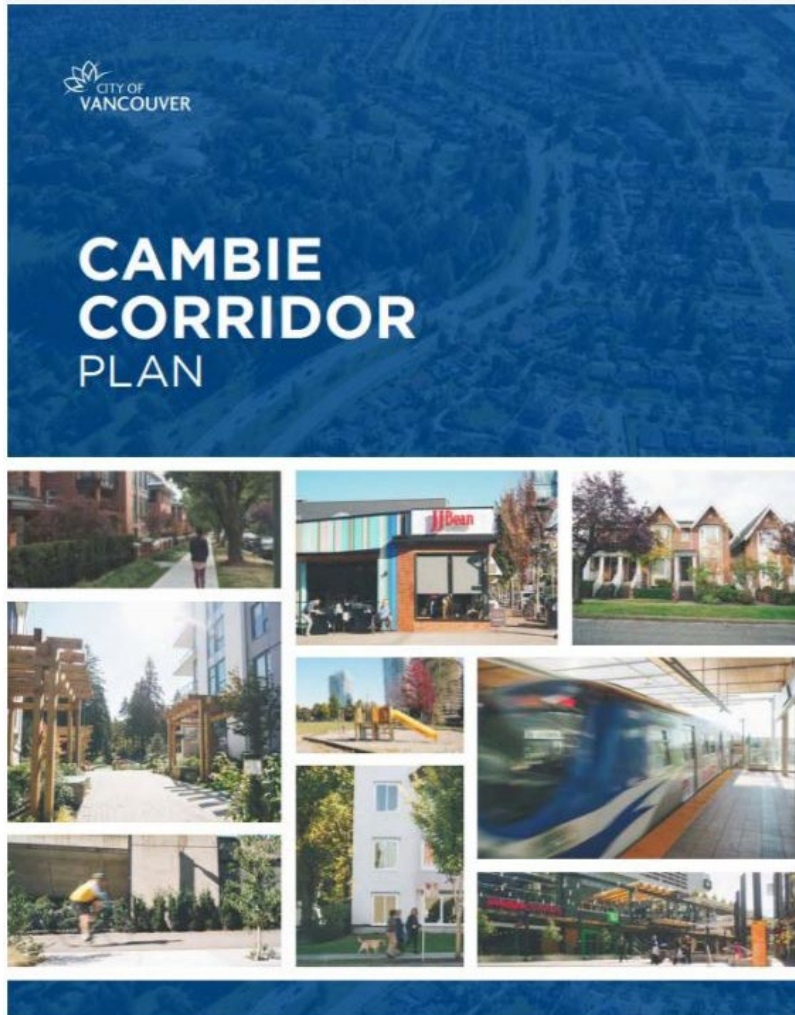
Columbia Park

# Local Amenities and Services



# Enabling Policies

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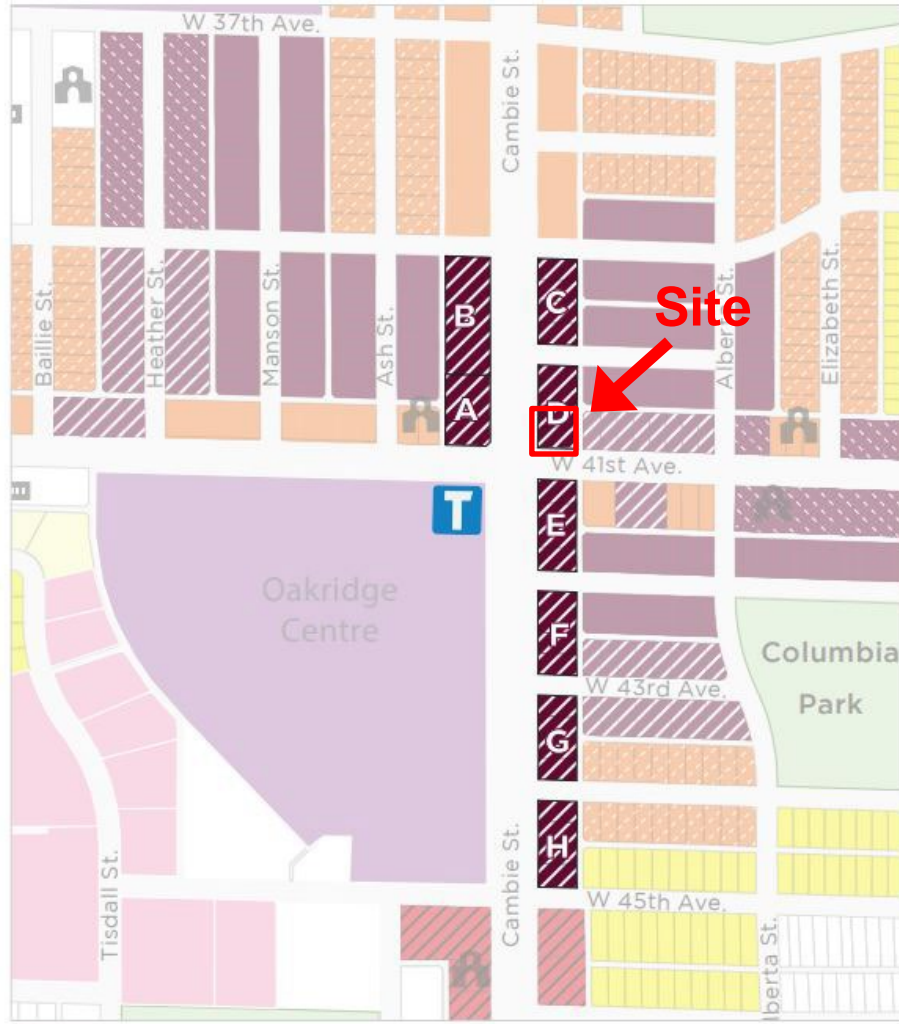


## Cambie Corridor Plan (2018)

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

# Policy Context

## 4.3.1 Cambie Street: West 39th-45th Avenue

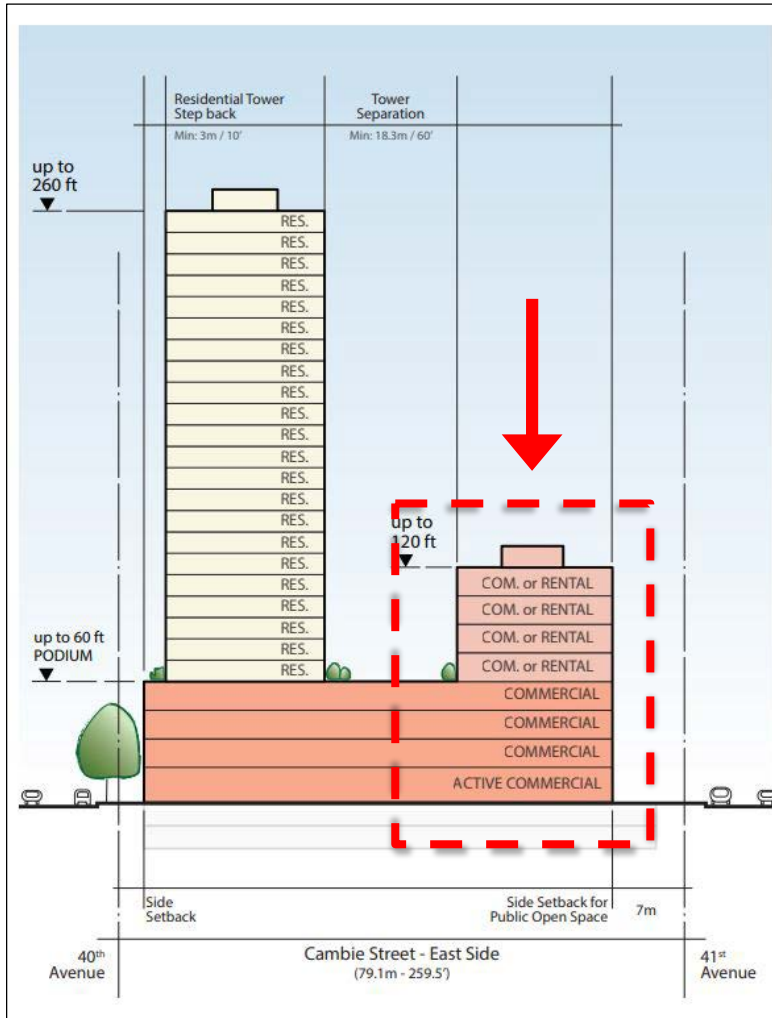


 Mixed-use (60 ft commercial podium with tower element)

- Highly urban place, mixed-use, vibrant street life and dynamic public realm
- Density & Height: Site-specific and varies with building performance
- Area D Height: 260 ft.
- Commercial podium height 50-60 ft.
- Public realm features informed by the *Cambie Corridor Public Realm Plan*
- Expected to deliver on-site amenities, negotiated through rezoning as the CAC

# Policy Context

## Area D: 40th-41st Avenue



- Major tower (residential) up to 260 ft. in height
- Minor tower (residential or commercial) up to 120 ft. (150 ft. with setbacks)
- At-grade active commercial uses
- Commercial/office in podium
- Additional height for common rooftop amenity spaces can be considered

# Proposal

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- 14-storey mixed-use building
- 3-storey commercial podium
- 99 secured-market rental units
- Height: 150 ft.
- Density: 6.37 FSR
- Floor area: 100,868 sq. ft.
- Application submitted December 2020, revised in December 2021
- 194 new jobs



# Renting vs Ownership



|               | Proposed Rents               |                                          | DCL By Law<br>Maximum Averages<br>(Westside) |                                          | Market Rent in<br>Newer Buildings<br>(Westside) |                                          | Ownership<br>(Westside)                                    |                                          |                     |
|---------------|------------------------------|------------------------------------------|----------------------------------------------|------------------------------------------|-------------------------------------------------|------------------------------------------|------------------------------------------------------------|------------------------------------------|---------------------|
|               | Average<br>Starting<br>Rents | Average<br>Household<br>Income<br>Served | Average<br>Rents                             | Average<br>Household<br>Income<br>Served | Average<br>Rents                                | Average<br>Household<br>Income<br>Served | Monthly<br>Cost of<br>Median-<br>Priced Unit<br>(Westside) | Average<br>Household<br>Income<br>Served | 20% down<br>payment |
| <b>studio</b> | --                           | --                                       | \$1,859                                      | \$74,360                                 | \$1,561                                         | \$62,440                                 | \$2,837                                                    | \$113,480                                | \$106,000           |
| <b>1-bed</b>  | \$2,243                      | \$89,729                                 | \$2,243                                      | \$89,716                                 | \$2,073                                         | \$82,920                                 | \$3,473                                                    | \$138,920                                | \$132,000           |
| <b>2-bed</b>  | \$2,996                      | \$119,840                                | \$2,996                                      | \$119,856                                | \$2,997                                         | \$119,880                                | \$5,193                                                    | \$207,720                                | \$198,400           |
| <b>3-bed</b>  | --                           | --                                       | \$4,135                                      | \$165,396                                | \$3,785                                         | \$151,400                                | \$7,982                                                    | \$319,280                                | \$311,890           |



# Public Engagement

**Postcards Mailed  
May 5, 2021**

**City-hosted  
Virtual Open House  
May 10 to May 30, 2021**

|                              |              |
|------------------------------|--------------|
| <b>Postcards distributed</b> | <b>2,440</b> |
|------------------------------|--------------|

|                  |          |
|------------------|----------|
| <b>Questions</b> | <b>1</b> |
|------------------|----------|

|                      |           |
|----------------------|-----------|
| <b>Comment forms</b> | <b>36</b> |
|----------------------|-----------|

|                    |          |
|--------------------|----------|
| <b>Other input</b> | <b>0</b> |
|--------------------|----------|

|              |           |
|--------------|-----------|
| <b>Total</b> | <b>37</b> |
|--------------|-----------|



## Comments of support

- Height, massing, and density
- Rental housing
- Building design
- Retail space

## Comments of concern

- Building design
- Height, massing, and density
- Parking
- Public realm

# Public Benefits

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## Rental Housing

- 99 secured-rental housing units

## Development Cost Levies (DCLs)

- \$1,338,327
- This includes the Utilities DCL which helps pay for infrastructure upgrades

## Public Art

- \$199,694

# Conclusion

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- Proposal meets intent of *Cambie Corridor Plan*
- 99 secured-rental units, commercial podium
- Staff support application subject to conditions in Appendix B



## **END OF PRESENTATION**

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please do not post slides beyond this point

# Site and Surrounding Zoning

