



CD-1 Rezoning: 809 West 41st Avenue
Public Hearing – June 21, 2022

Existing Site and Context



Oak St

W 39th Ave

Oakridge
Transit
Centre

Willow St

Heather St

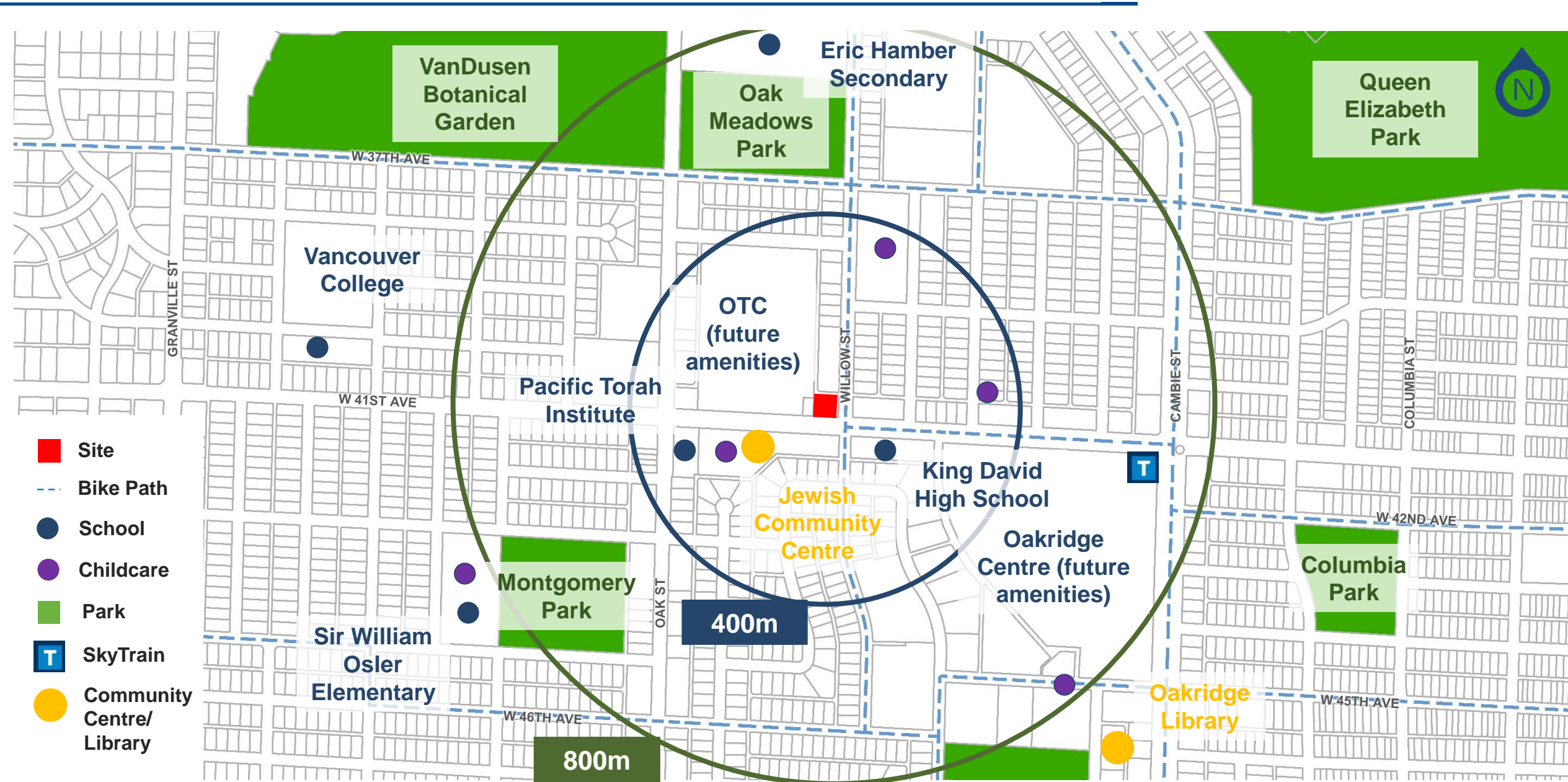
W 41st Ave

Jewish Community Centre

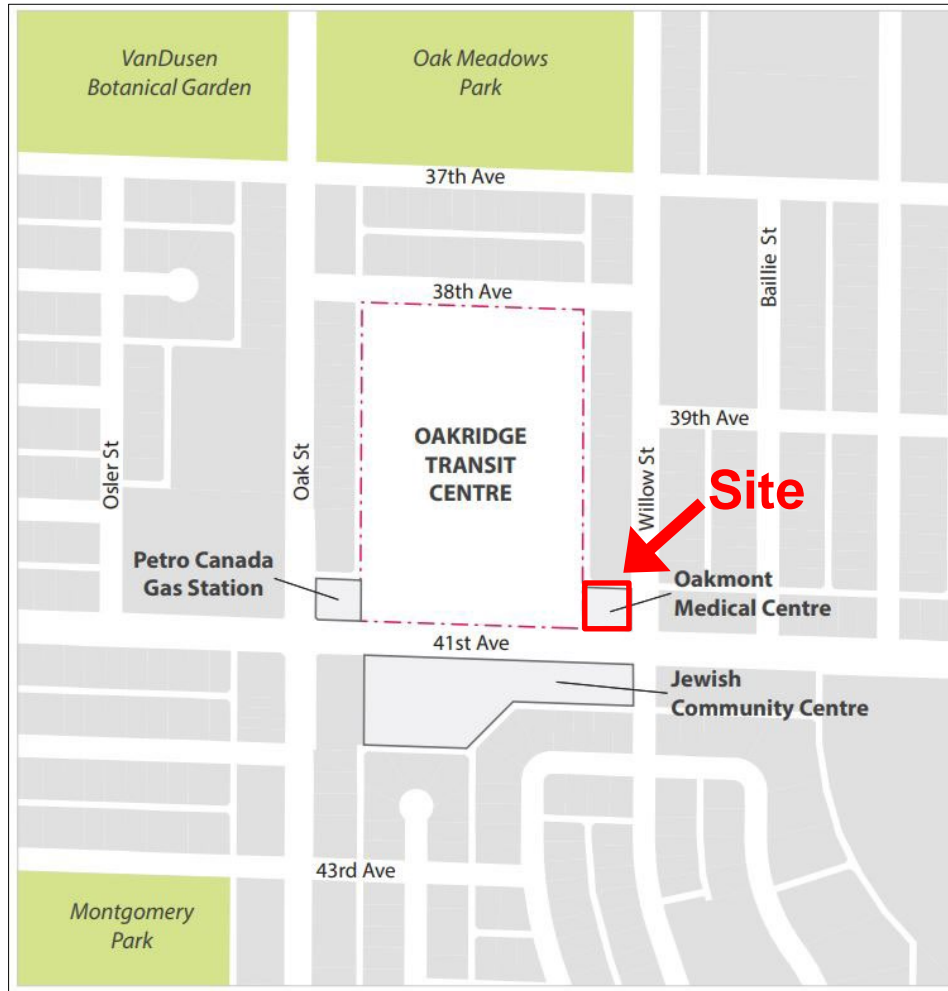
Oakridge Centre



Local Amenities and Services



Enabling Policies



Oakridge Transit Centre and Adjacent Sites Policy Statement (2015)

- Guide redevelopment of the OTC and three adjacent sites, which includes the subject site
- Mixed-use, range of housing, retail, new park and childcare centre

Oakmont Medical Centre

- Mixed-use or residential
- Height: up to 6 storeys
- Density: 2.0 - 2.5 FSR
- Transition between OTC site and blocks to the east

Policy Context



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

- Directed staff to consider additional height and density for proposals with moderate income rental housing
- Final density determined through rezoning process

Proposal

- 18-storey mixed-use building
- Ground floor commercial-retail units
- 131 secured-rental units
- 20% of residential floor area for moderate income rental units (~21 units)
- Height: 199 ft.
- Density: 7.11 FSR
- Application submitted March 2021
- 245 new jobs



Renting vs Ownership



	Below-Market Rental*		Average Market Rent– Westside		Ownership (with 20% down payment)		
	Average Starting Rents	Average Household Income Served	Average Rents	Average Household Income Served	Median-Priced Unit (Westside)	Average Household Income Served	20% down payment
studio	\$ 1,055	\$42,200	\$1,561	\$62,440	\$2,837	\$113,480	\$106,000
1-bed	\$ 1,331	\$53,240	\$2,073	\$82,920	\$3,473	\$138,920	\$132,000
2-bed	\$ 1,776	\$71,040	\$2,997	\$119,880	\$5,193	\$207,720	\$198,400
3-bed	\$ 2,200	\$88,000	\$3,785	\$151,400	\$7,982	\$319,280	\$311,890

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

Public Engagement

Postcards Mailed
April 15, 2021

City-hosted
Virtual Open House
April 19-May 9, 2021

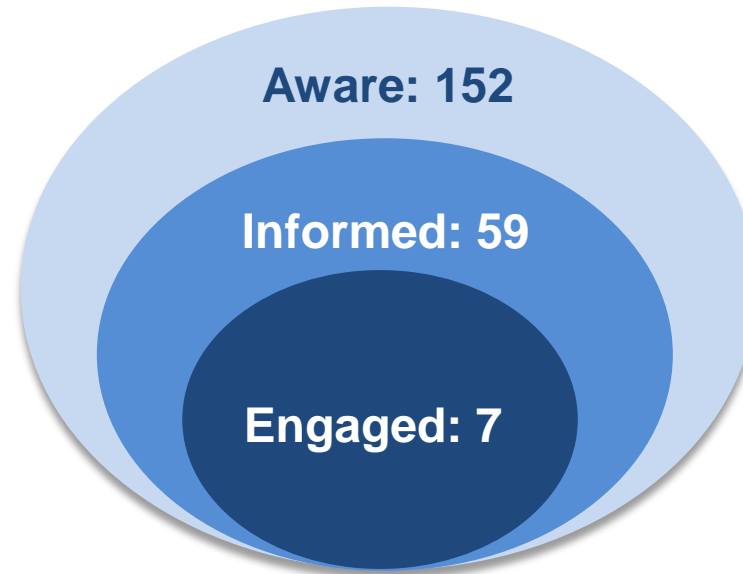
Postcards distributed	1,622
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Questions	1
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Comment forms	15
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Other input	0
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Total	16
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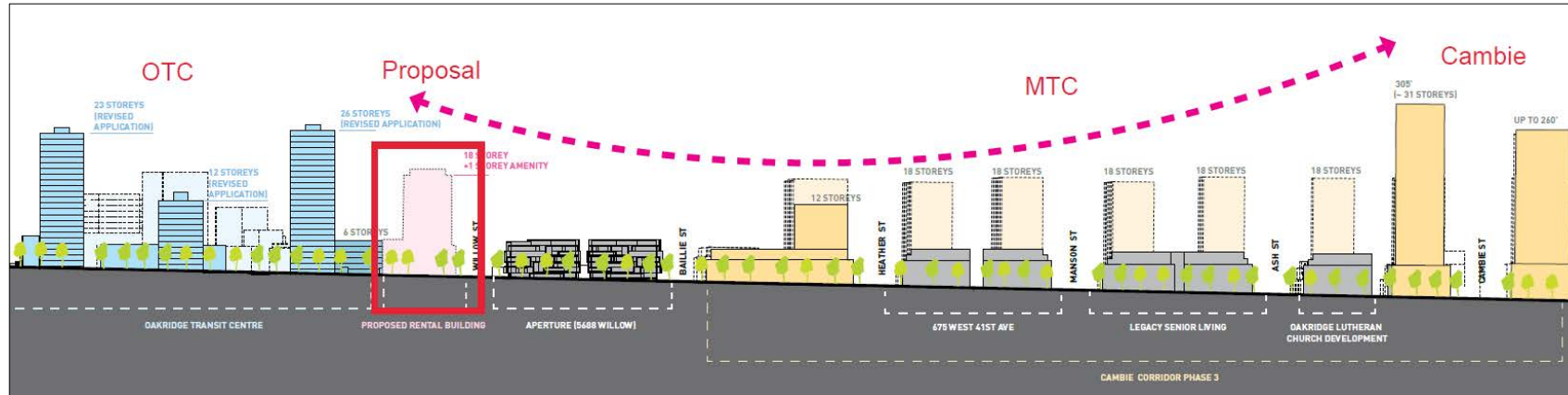
Comments of support

- Height, massing, density, design
- Rental housing
- Below-market units

Comments of concern

- Height, massing, and density
- Parking

Staff Response



- Proposal acts as transition between taller buildings to the west and mid-rise buildings to the east
- Project viability for below-market rental units
- Eligible for parking reductions

Public Benefits

Rental Housing

- 131 secured rental housing units
- 20% of residential floor area for below market rental units (~21 units)

Development Cost Levies (DCLs)

- \$3,338,654
- This includes the Utilities DCL which helps pay for infrastructure upgrades

Public Art

- \$236,392

Conclusion

- Proposal meets intent of *OTC Policy Statement and Issues Report*
- 131 secured-rental units (20% of residential floor area for below market rental units)
- Staff support application subject to conditions in Appendix B



END OF PRESENTATION

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Site and Surrounding Zoning

