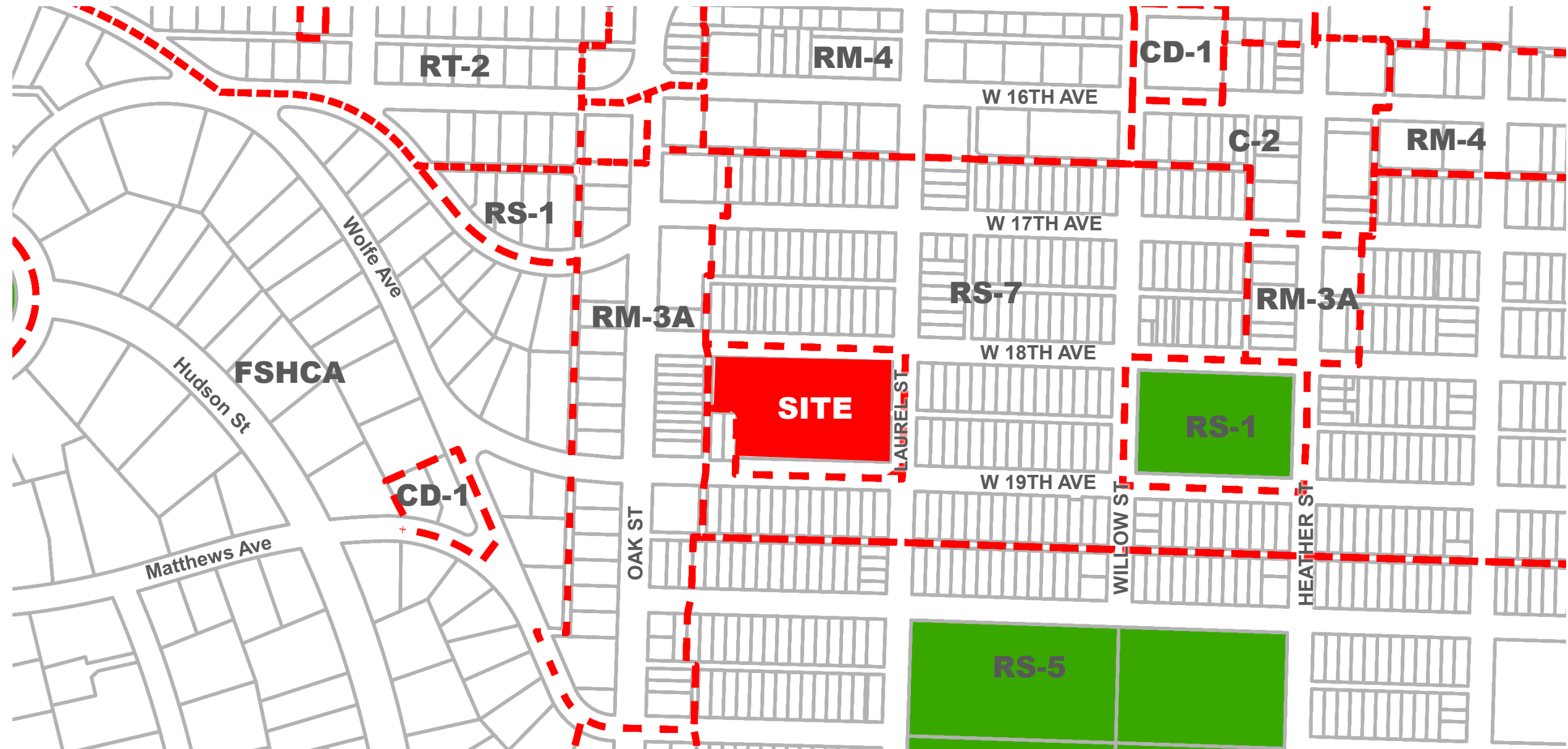




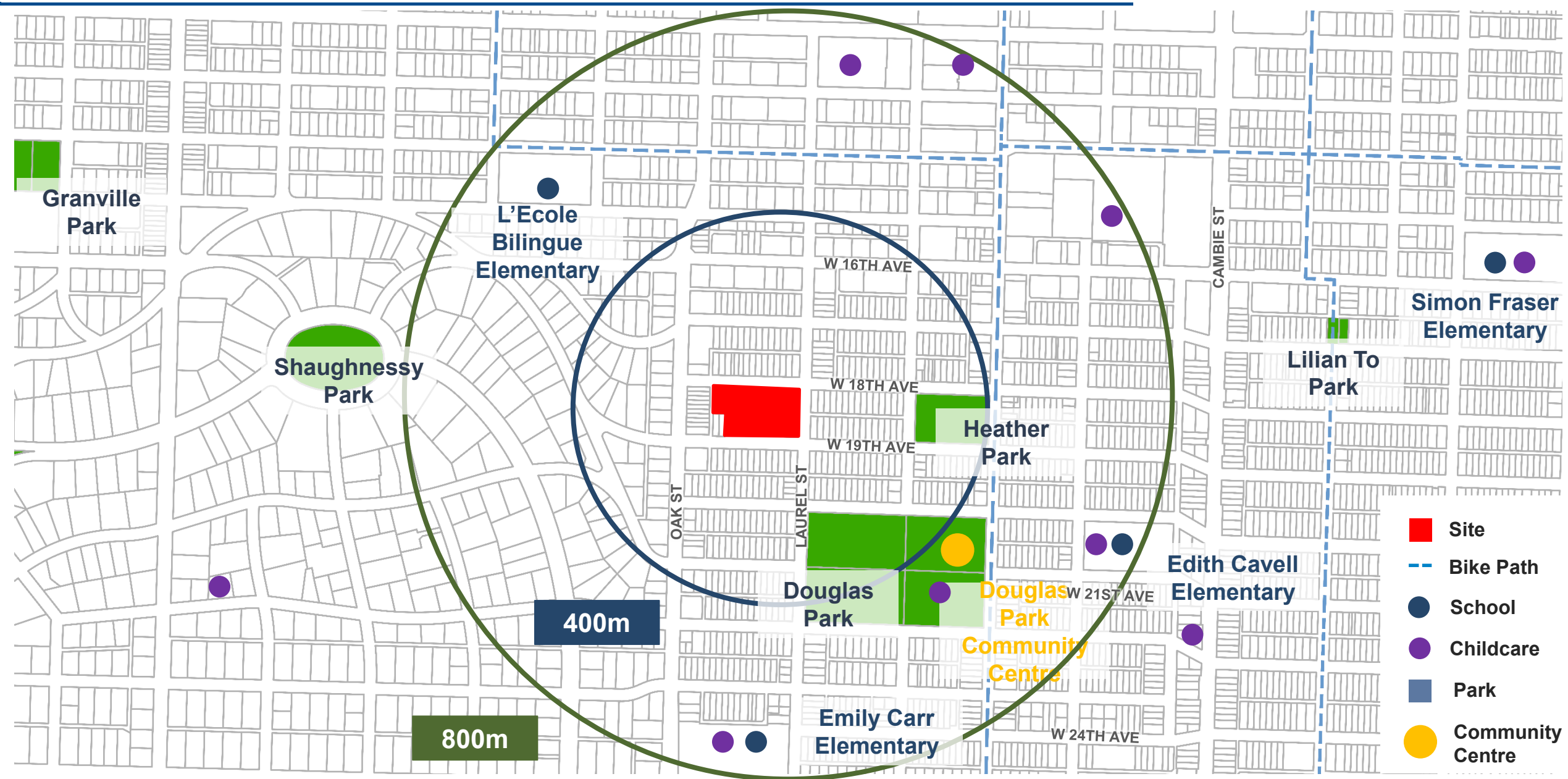
Site and Surrounding Zoning



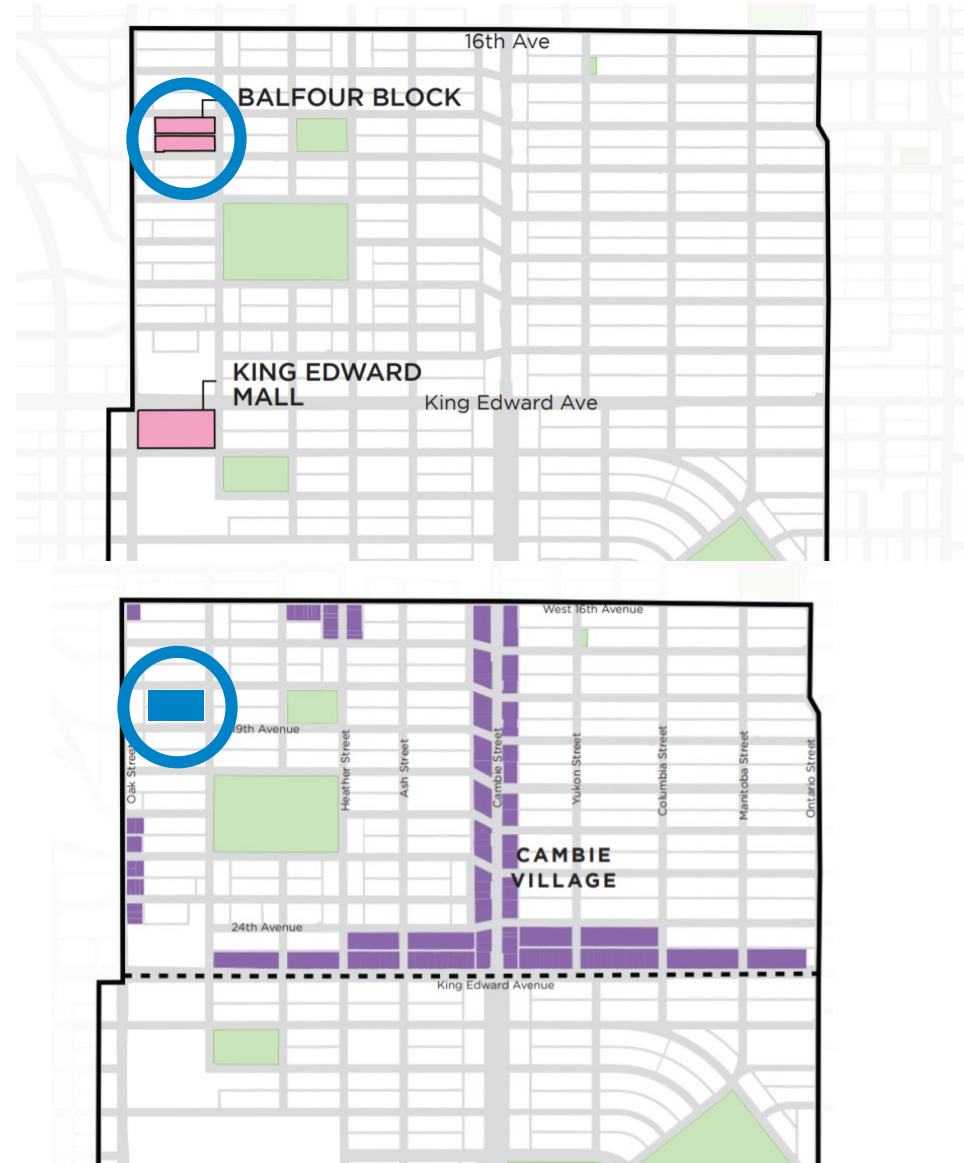
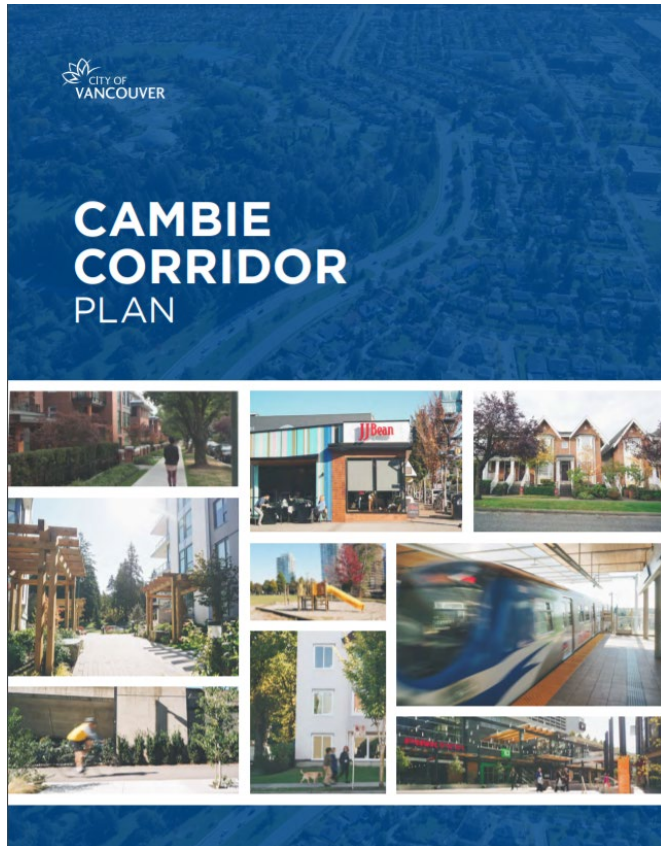
Existing Site and Context



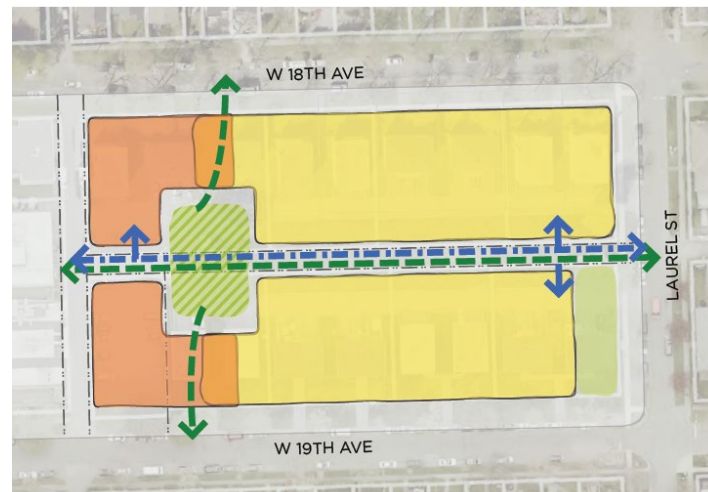
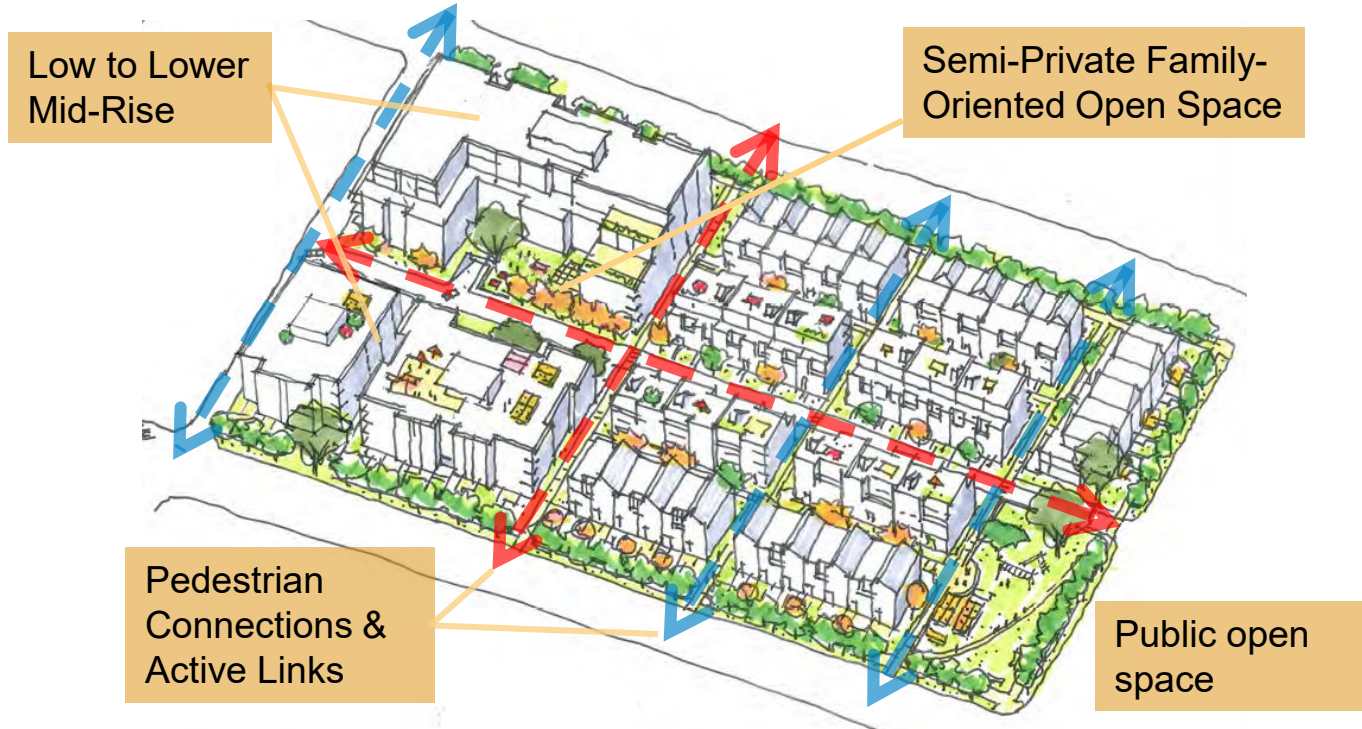
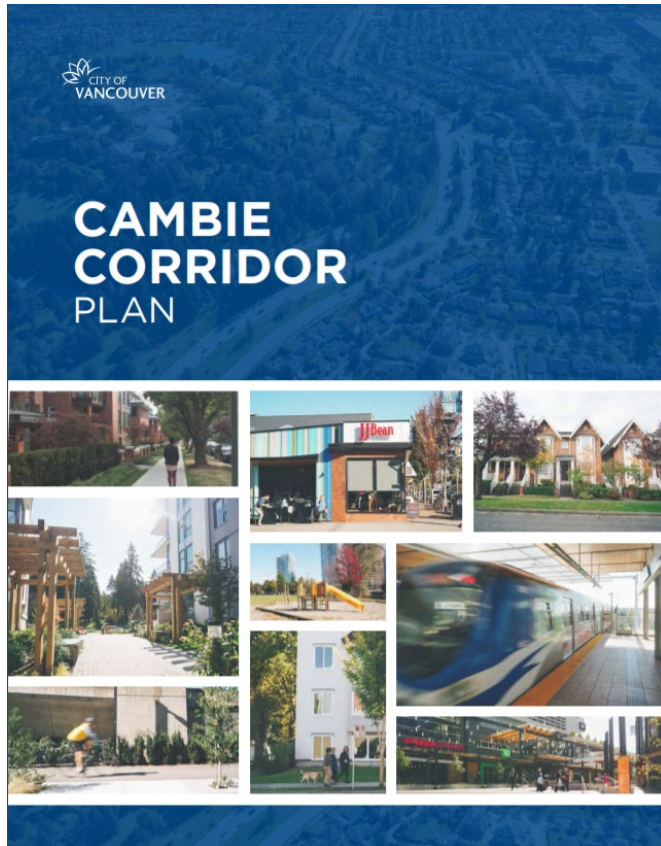
Local Amenities and Services



Policy Context – Cambie Corridor Plan



Policy Context – Cambie Corridor Plan



LEGEND

- Vehicle connection/access
- Pedestrian link/route
- Semi-private open/gathering space
- On-site open space
- Lower mid-rise
- Townhouse

Proposal Summary

**6-storey secured rental building; 6-storey strata residential building with at-grade childcare;
7 townhome buildings**

Residential Units (208): 99 secured rental units (including 25 units at below-market rates); 51 strata units; 58 townhouses

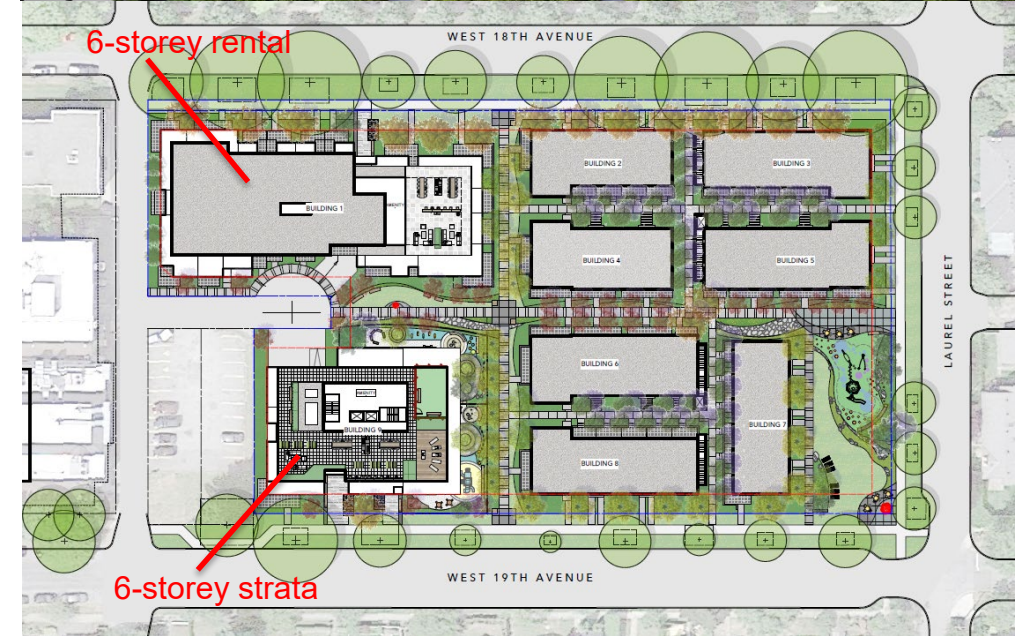
Building Heights:

	Top of Parapet	Building Height w Rooftop Amenity and Appurtenances
6-storey Rental	18.8 m (62 ft.)	23.4 m (77 ft.)
6-Storey Strata	21.0 m (69 ft.)	25.6 m (84 ft.)
Townhomes	14.6 m (48 ft.)	14.6 m (48 ft.)

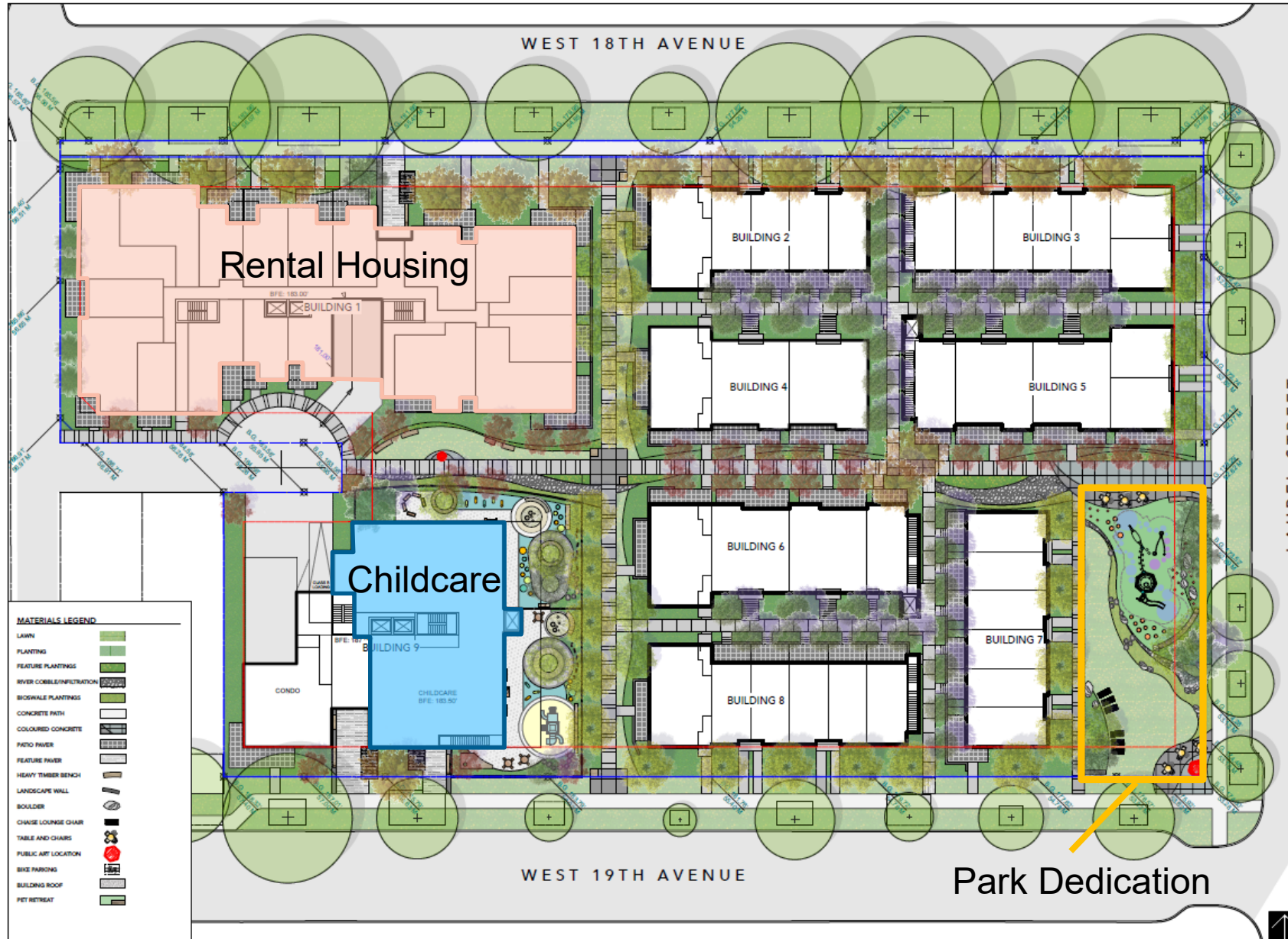
Floor Area: 18,475 sq. m (198,865 sq. ft.)

Density: 1.81 FSR

Parking: 255 vehicle spaces and 512 bicycle spaces



Proposal Summary – Public Benefits



Proposal Summary – Renderings



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

	Project Proposed Rents		Market Rent in Newer Building – Westside		Ownership		
	MIR-style rents as per DCL Bylaw ¹	Average Household Income Served	Average Market Rent ²	Average Household Income Served	Median-Priced Unit (Westside)	Average Household Income Served	Down-Payment at 20%
studio	\$950	\$38,000	\$1,561	\$62,440	\$2,837	\$113,480	\$106,000
1-bed	\$1,200	\$48,000	\$2,073	\$82,920	\$3,473	\$138,920	\$132,000
2-bed	\$1,600	\$64,000	\$2,997	\$119,880	\$5,193	\$207,720	\$198,400
3-bed	\$2,000	\$80,000	\$3,785	\$151,400	\$7,982	\$319,280	\$311,890

1. The applicant has applied for the DCL Waiver for the rental units, based on 20% of rental units at MIR rates, as set out in DCL Bylaw
2. Data from the October 2020 CMHC Rental Market Survey for buildings completed in the year 2011 or later on the Westside of Vancouver

Public Consultation

**Postcards Mailed
September 17, 2021**

**City-hosted
Virtual Open House
September 20 to October 20,
2021**

Postcards distributed	1,895
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Questions	36
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Comment forms	185
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Other input	6
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Total	227
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Comments of support

- Building height, massing, density and context
- Rental and affordable housing
- Green space
- Building design

Comments of concern

- Building height, massing, density and context
- Community amenities
- Traffic and parking
- Lack of green space
- Rental and affordable housing

Response to Feedback

Building height, massing, density and context

- Reduced density to further enhance neighbourliness, and transitions, and visual variety.
- Explore modest reduction in building heights to enhance the project's contextual fit and relationship to the neighbourhood and reduce shadowing.

Community amenities

- Variety of amenities and parks within in proximity to the rezoning site.
- Proposal includes a park dedication.

Traffic and parking

- Site is in proximity to transit, cycling infrastructure and well-sited to encourage reduced vehicle trip demand.
- Meets minimum vehicle requirements of the parking bylaw.

Response to Feedback

Permeable Green Space

- Rainwater Management Plan and flood monitoring required through future permitting and construction phases.

Rental and Affordable Housing

- Proposal includes 99 secured rental units, including 25 at below-market rates.
- Eligible tenants are covered by the *Tenant Relocation and Protection Policy*
- Right of first refusal to return to the site at existing rental rates.

Public Benefits

Affordable Housing

- 99 secured rental housing units including 25 units at Moderate Income Rental rates

In-kind Community Amenity Contribution (CAC) (for City-ownership)

- Delivery of a 37-space childcare facility
- Delivery of a 6,100 sq. ft. “pocket park”

Development Cost Levies (DCLs)

- \$4,333,132
- Rental residential portion is expected to qualify for a City-wide DCL waiver, with an estimated value of \$1,308,671

Public Art

- \$393,753

Conclusion

- Meets intent of the *Cambie Corridor Plan*
- Delivery of a 37-space childcare facility, park dedication, and 99 units of secured rental housing including 25 units and Moderate Income Rates
- Staff support application subject to conditions in Appendix B



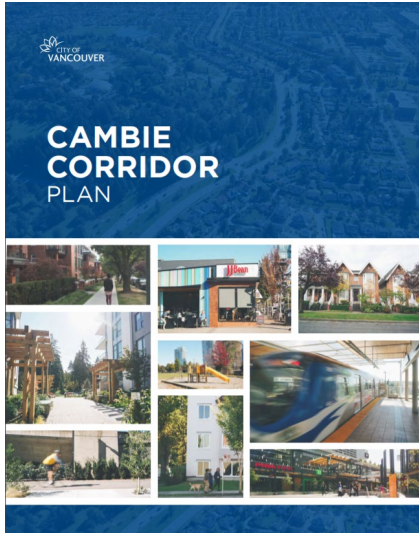
END OF PRESENTATION

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please do not post slides beyond this point

Existing Site and Context



Policy Context – Cambie Corridor Plan



Conceptual Site Diagram



Proposal Summary – Site Plan

