



**CD-1 Rezoning: 5562-5688 Manson Street**  
Public Hearing – January 17, 2023



# Existing Site and Context



**Oak Meadows Park**

**QE Park**



**Oakridge Transit Centre**

*Willow St*

*Baillie St*

*Heather St*

*Manson St*

*Ash St*

W 37th Ave

W 39th Ave

*Cambie St*

**Site**

W 41st Ave

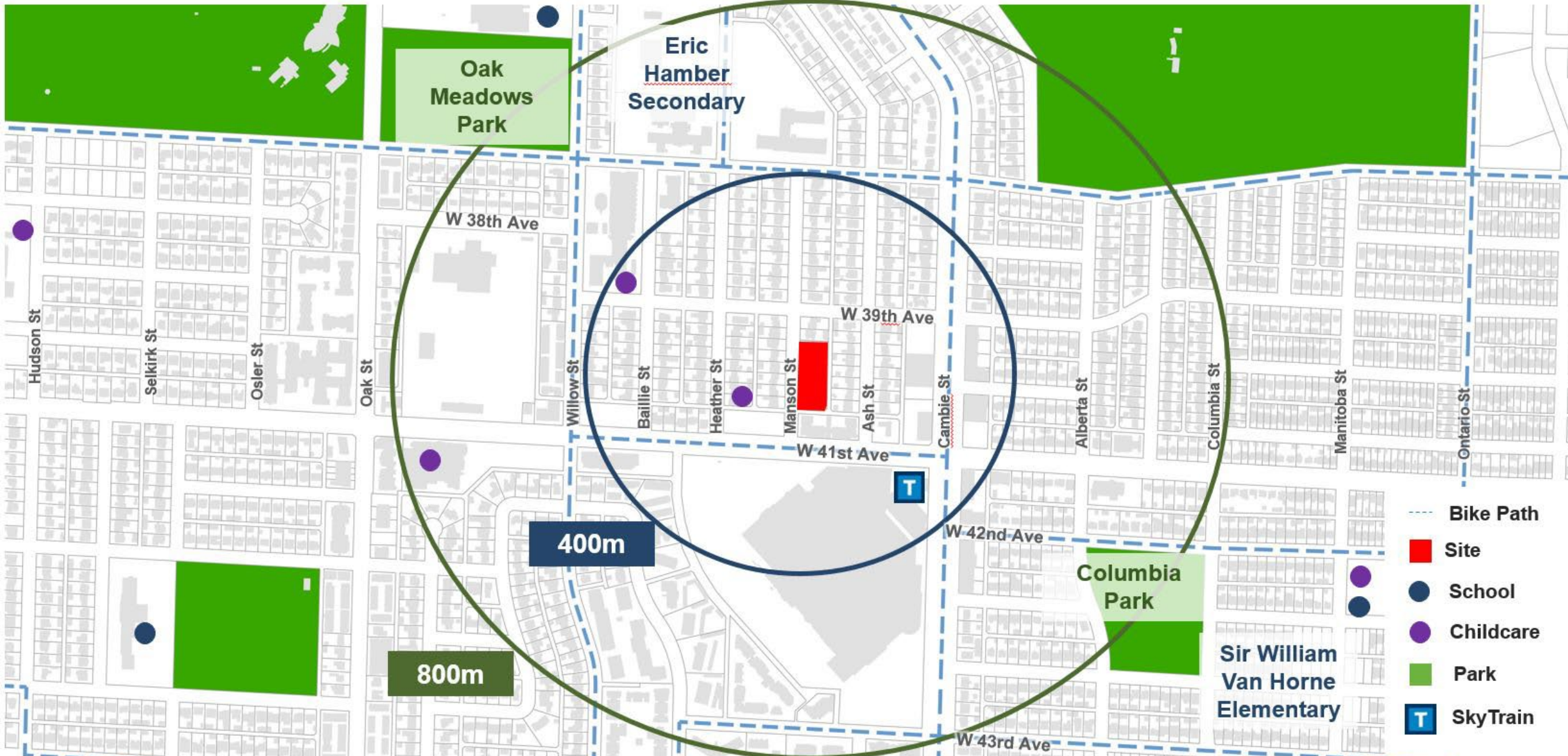
**Oakridge Centre**

**Oakridge-41st Ave Canada Line Station**



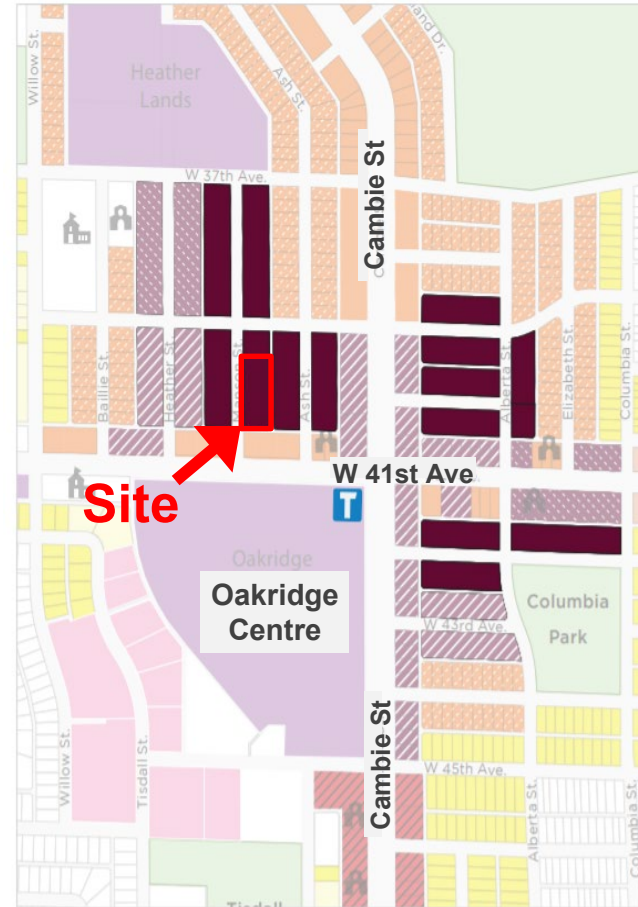
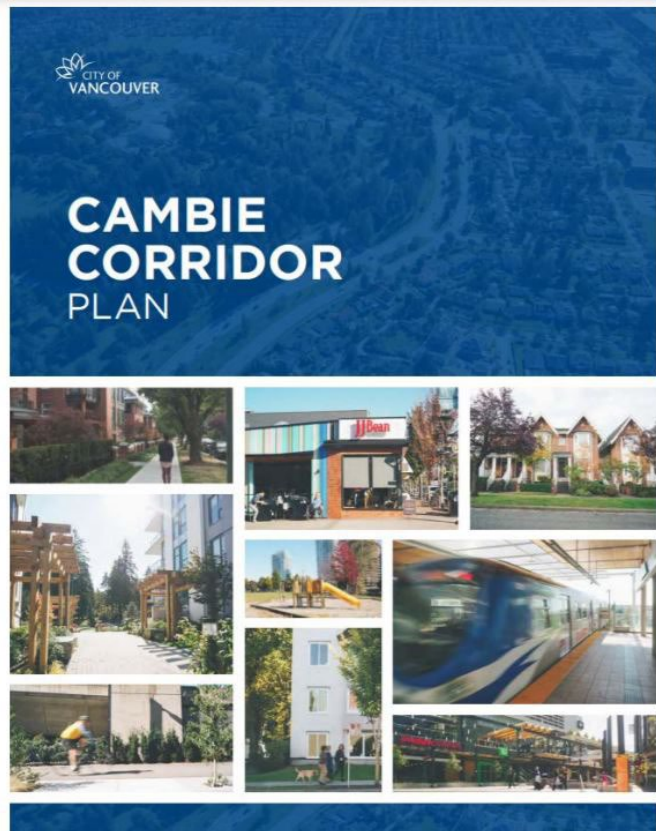


# Local Services and Amenities



# Enabling Policies

## Section 4.3.6.1 High-density residential areas (north of 41st Avenue)



■ Apartment (up to 18-storey tower with minimum consolidation requirement)

- Height and density up to 18 storeys if:
  - 100% of residential floor area is secured rental with 20% as below-market rental
  - “Tower on podium” form and turnkey childcare delivered to City
- Additional height for rooftop amenity
- Mid-block Secondary Active Link per the Public Realm Plan



# Proposal

- **Application Submission:** October 2021
- Two 18-storey buildings and rooftop amenity
- FSR: 6.0
- Maximum height of 183 ft.
- 392 secured rental units with 79 units at below-market rates
- 37-space childcare facility
- Parking and loading from lane



# Proposal: Form of Development

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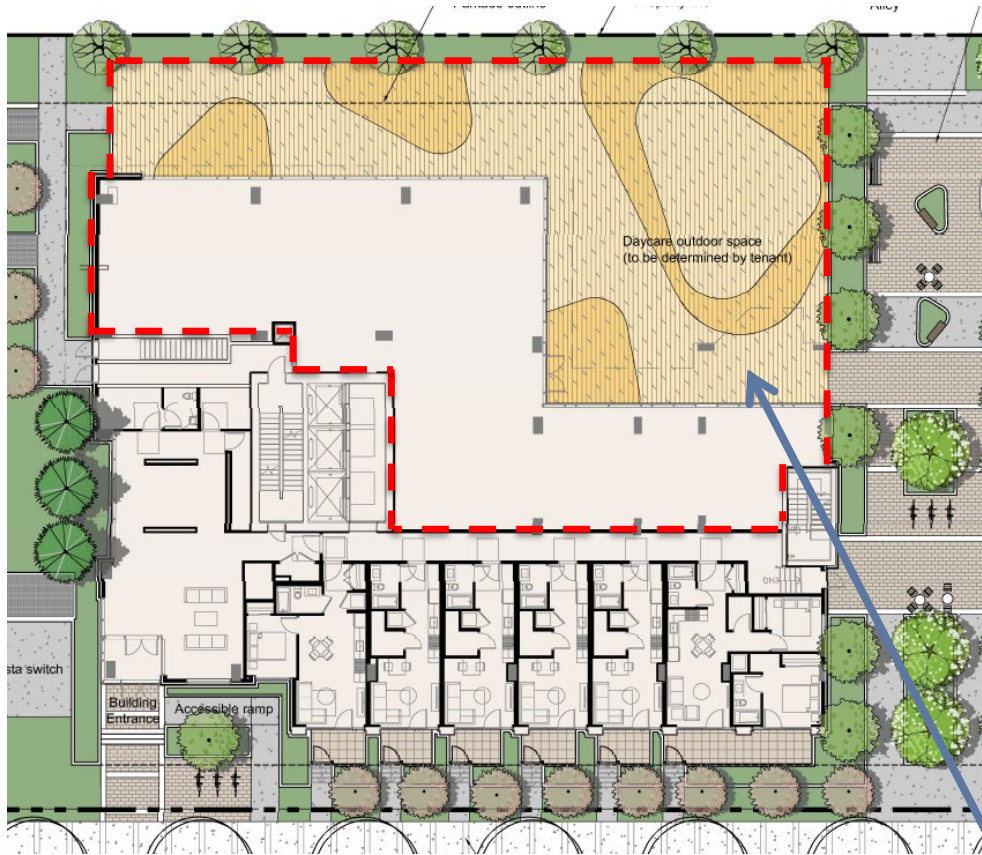


- Compliant with Plan with exception of podiums
- Staff support for podiums:
  - ✓ Viability with childcare and outdoor areas
  - ✓ Consistent with emerging neighbourhood form
  - ✓ Condition requires setback of 5th and 6th floors and podium height to be lowered
  - ✓ Staff and UDP supported podium heights



# Proposal: Chidcare

- City owned 37-space childcare facility
- North Building – Ground level facing east, adjacent to Secondary Active Link



Childcare Facility

# Renting vs. Ownership

	Below-Market Rental*		Market Rent in Newer Buildings on Westside		Ownership Median-Priced Unit on Westside	
	Average Starting Rents (2022)	Average Household Income Served	Average Rents	Average Household Income Served	Monthly Costs of Ownership	Income to Afford Monthly Ownership Costs
studio	\$1,069	\$42,760	\$1,561	\$62,440	\$2,837	\$113,480
1-bed	\$1,351	\$54,040	\$2,073	\$82,920	\$3,473	\$138,920
2-bed	\$1,801	\$72,040	\$2,997	\$119,880	\$5,193	\$207,720
3-bed	\$2,251	\$90,040	\$3,785	\$151,400	\$7,982	\$319,280

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



# Public Consultation

Postcards Mailed  
January 21, 2022

City-hosted  
Virtual Open House  
January 24 to  
February 13, 2022

Postcards distributed	3,092
Questions	9
Comment forms	40
Other input	0
<b>Total</b>	<b>49</b>



## Support

- Density, podium form, and neighbourhood fit
- Support for additional rental, below-market rental, childcare, and bicycle spaces

## Concern

- Building height
- Impacts on shadowing and private views

## Staff response to comments

- Height complies with *Cambie Corridor Plan*
- Tower spacing of 90 ft. and slender tower forms maximizes sunlight and spacing for privacy and views

# Public Benefits

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	Amount
<b>Development Cost Levies (DCLs)</b>	\$3,278,638
<b>Public Art</b>	\$555,188
<b>37-Space Childcare Facility</b> (in-kind contribution value)	\$5,370,000
<b>Total Value</b> (with in-kind contribution)	<b>\$9,203,826</b>

Note: Approximately 79 below-market rental units



# Conclusion

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- Proposal meets the intent of the *Cambie Corridor Plan* in terms of height and density
- Staff support application subject to conditions outlined in Appendix B