

Policy Enquiry Process Directions Report

Shawn Oaks and Louis Brier Unique Sites Precinct – April 26, 2023

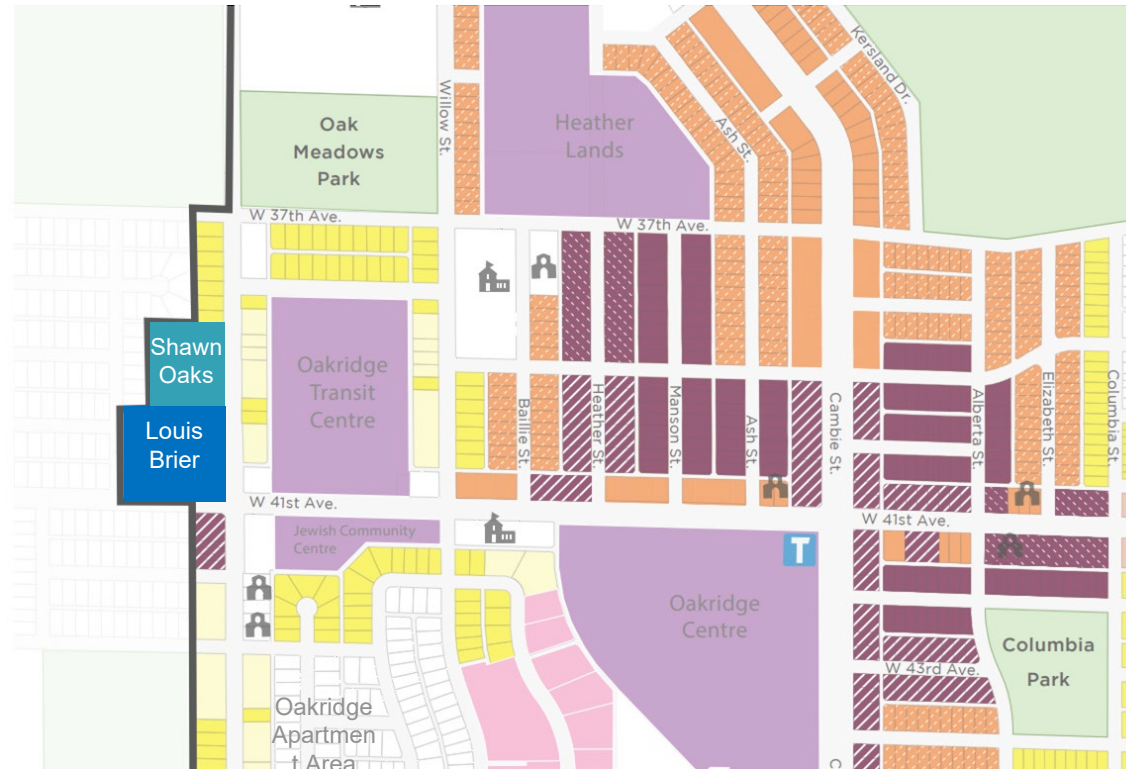


Site Context



Unique Sites

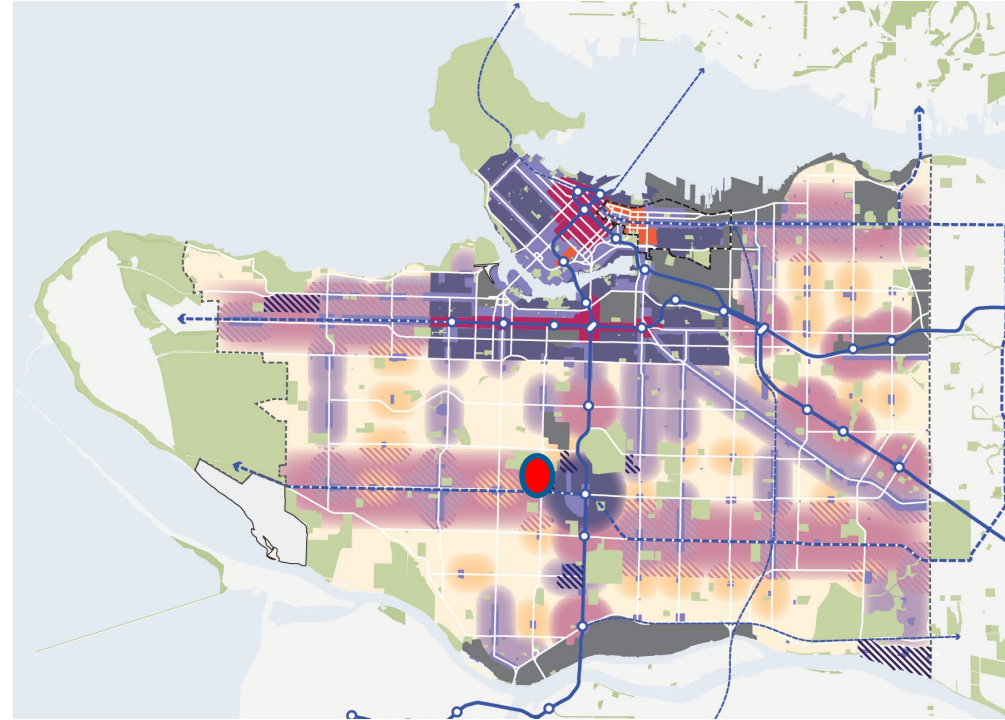
- Large sites that require site-specific policy direction
- Provide opportunities to deliver diverse and affordable housing options and local amenities
- Required to go through enhanced rezoning process



- Does not enable rezonings
- Intended to guide long-term growth

Rapid Transit Neighbourhood

- Mid- to high-rise buildings close to future station could be anticipated
- Consistent with Transport 2050 (TransLink)
- W 41st Avenue/West 49th is a new regional priority in the Major Transit Network.



Proposal – Shawn Oaks

	Proposal	Cambie Corridor Plan
Uses/Tenure	Residential (Strata and social housing); Institutional (Childcare)	Residential (Strata and social housing); Institutional (Childcare)
Height	<ul style="list-style-type: none"> • Two strata towers: 23 and 28 storeys • Two 3-storey buildings (townhome units) • One 6-storey social housing building 	<ul style="list-style-type: none"> • Range of heights with one tower up to 16 storeys

- Proposed amenities: Childcare and public realm improvements as identified in the Cambie Corridor Plan Public Benefits Strategy

Proposal – Louis Brier

	Proposal	Cambie Corridor Plan
Uses/Tenure	Residential (strata, market rental, below market rental and social housing); Institutional (Long-term Care facility; child or adult daycare)	Residential (strata, market rental, below market rental and social housing); Institutional (Long-term Care facility; child or adult daycare); Commercial at grade
Heights	<ul style="list-style-type: none"> • Two strata towers: 28 and 30 storeys • One rental tower (market and below market): 23 storeys • One 6-storey social housing building • One 8-storey long-term care facility 	<ul style="list-style-type: none"> • Range of heights with one tower up to 20 storeys

- Proposed amenities: Space for a child or adult care centre and public realm improvements as identified in the Cambie Corridor Plan PBS

- The enhanced rezoning process is a collaborative planning review focused on a design exercise between the applicant and city staff, to arrive at a preferred land use scheme
- Form of Development options are presented to the public for feedback
- The preferred scheme is reported back to Council for direction, prior to accepting a rezoning application.
- Typically, an enhanced rezoning process occurs over a 7-12 month timeline
- Should Council direct staff to proceed, the applicants would be invited to submit:
 - A preliminary design package, including options on form of development and public benefits
 - A draft financial pro forma

- A. THAT Council direct staff to consider a future rezoning application for 5505-5585 Oak Street (Shawn Oaks), as outlined in this report, through fee-recovered enhanced rezoning processes, for increased height and density which are non-compliant with what is specified in the Cambie Corridor Plan; consistent with the provisions of the Community Amenity Contributions Policy for Rezoning.
- B. THAT Council direct staff to consider a future rezoning application for 1055 W 41st Ave and 5650 Osler Street (Louis Brier Home and Hospital), as outlined in this report, through fee-recovered enhanced rezoning processes, for increased height and density which are non-compliant with what is specified in the Cambie Corridor Plan; consistent with the provisions of the Community Amenity Contributions Policy for Rezoning.

End of Presentation