



REFERRAL REPORT

Report Date: March 12, 2024
Contact: Bryan Wong
Contact No.: 604.707.5420
RTS No.: 16270
VanRIMS No.: 08-2000-20
Meeting Date: April 9, 2024

TO: Vancouver City Council
FROM: Acting General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 5755-5791 Oak Street and 1008 West 41st Avenue

RECOMMENDATION TO REFER

THAT the rezoning application and plans, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

A. THAT the application by Wesgroup Properties, on behalf of:

- 5763 Oak Street Investments Ltd., the registered owner of the lands located at 5755-5791 Oak Street [*Lots E to H of Lots 12 to 15 Block 995 District Lot 526 Plan 8152; PIDs 010-228-471, 010-228-497, 010-228-543, 010-228-560 respectively*]; and
- West 41st Avenue & Oak Street Investments Ltd., the registered owner of the land located at 1008 West 41st Avenue [*PID 006-635-687; Lot 1 (see N8741L) Except Firstly: Part in Plan LMP18850; Secondly: Part Shown on Plan LMP36671; Block 995 District Lot 526 Group 1 NWD Plan 20366*];

to rezone the lands from C-1 (Commercial) District to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 1.20 to 7.59 and the maximum building height from 10.7 m (35 ft.) to 78.7 m (258 ft.) and 54.6 m (179 ft.), to permit the development of a mixed-use development with

25-storey (sub-area A) and 17-storey (sub-area B) buildings connected by a six-storey podium, with 357 secured-rental units, of which 20% of the residential floor area will be secured at below-market rents, and commercial uses on the ground floor, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Arcadis Architects (Canada) Inc., received August 24, 2023, provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B.

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the CD-1, generally as set out in Appendix C, be approved.
- D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include the CD-1, generally as set out in Appendix C;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the CD-1 By-law.

- E. THAT Recommendations A to D be adopted on the following conditions:
 - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City, and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

This report evaluates an application to rezone 5755-5791 Oak Street and 1008 West 41st Avenue to a CD-1 (Comprehensive Development) District for a mixed-use development with 25-storey and 17-storey buildings connected by a six-storey podium, with 357 secured-rental units, of which 20% of the residential floor area will be secured at below-market rents, with commercial use on the ground floor.

Though the application exceeds the anticipated height and density for this site as specified in the *Cambie Corridor Plan* (“Plan”), staff support the proposal based on the changing scale of the surrounding context, the emerging directions within the Vancouver Plan and the delivery of 357 secured rental housing units including a portion of below market units. This application will contribute towards the targets within the *Vancouver Housing Strategy*, and the public benefits strategy in the *Plan*.

Staff recommend that the application be referred to Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it in principle, subject to the Public Hearing, and conditions contained in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Vancouver Plan (2022)
- Cambie Corridor Plan (2018, last amended 2023)
- Cambie Corridor Public Realm Plan (2018)
- Housing Needs Report (2022)
- Housing Vancouver Strategy (2017)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families with Children Guidelines (1992, last amended 2020)
- Community Amenity Contributions Policy for Rezoning (1999, last amended 2023)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183
- Public Art Policy and Procedures for Rezoned Developments (1994, last amended 2014)
- Green Buildings Policy for Rezoning (2010, last amended 2022)
- Urban Forest Strategy (2014, last amended 2018)
- Latecomer Policy (2021)

PROVINCIAL AUTHORITY

Provincial Bill 47 – Housing Statues (Transit Oriented Areas) Amendment Act, adopted November 30, 2023

REPORT

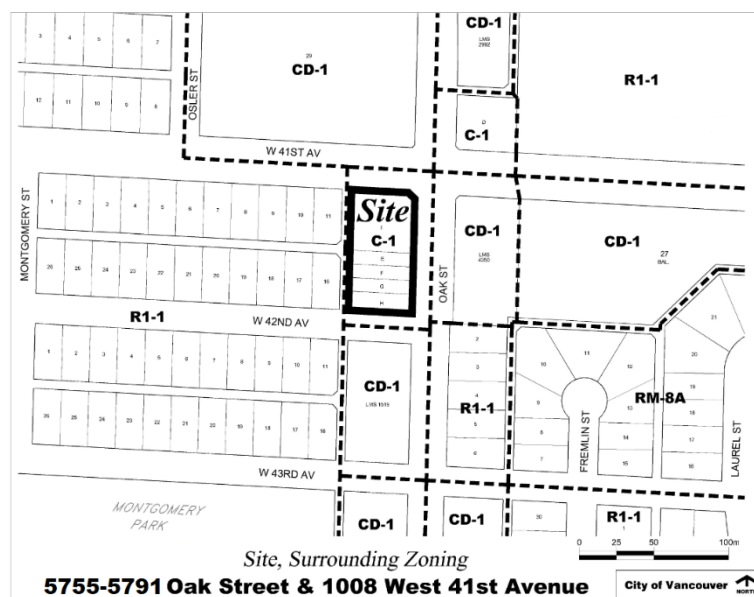
Background/Context

1. Site and Context

The subject site is zoned C-1 and located on the southwest corner of Oak Street and West 41st Avenue (Figure 1). The property consists of a five-lot assembly, with a frontage of 76.7 m (252 ft.) along Oak Street and a depth of 42.7 m (140 ft.) along West 41st Avenue. The total site area is 3,427.4 sq. m (36,892 sq. ft.) and is developed with a two-storey commercial building built in 1959, and a vacant lot which is currently being used as a community garden.

The surrounding area is undergoing significant change, with new buildings approved or under construction. Nearby properties are permitted for heights up to 26 storeys at the Oakridge Transit Centre and Jewish Community Centre sites, located one block away. The site is also one block to the south of the Louis Brier Home and Hospital and Shawn Oaks redevelopment sites with an anticipation that building heights will exceed current local policies in these areas.

Figure 1: Location Map – Site and Context



Neighbourhood Amenities – The following amenities are within close proximity:

- **Parks:** Montgomery Park (200 m), Oak Meadows Park (450 m), and planned new parks at Oakridge Transit Centre (400 m) and Oakridge Centre (700 m).
- **Cultural/Community Spaces:** Jewish Community Centre (170 m), Marpole-Oakridge Community Centre (1.9 km), and new community facilities at Oakridge Centre (600 m).
- **Childcare:** JCC B'Raysheet Toddler Daycare (170 m), JCC Shalom Out of School Care (170 m), Osler YMCA Kids Club (600 m), La Garderie de L'île Aux Enfants (750 m), and Jamieson YMCA Kids Club (1.1 km).

Local School Capacity – The site is within the catchment area of Sir William Osler Elementary School and Eric Hamber Secondary School. According to the Vancouver School Board (VSB)'s *2020 Long Range Facilities Plan*, Osler Elementary and Eric Hamber Secondary will be operating under capacity in the coming years, with a capacity utilization rate at 92% and 79%, respectively by 2031.

The City coordinates with the VSB to inform decision-making and reduce enrolment pressure, recognizing that some schools are full, but there is overall surplus capacity within their system. The VSB continues to monitor development and work with City staff to help plan for future growth.

2. Policy Context

Vancouver Plan – The *Vancouver Plan* was approved by Council on July 22, 2022 and is a land use strategy to guide long-term growth of the City over the next 30 years. The *Vancouver Plan* serves as a framework, with further implementation planning work to follow over the next few years. The site is located within the *Plan*'s "Neighbourhood Centre Area" and also falls within a "Potential Rapid Transit Area". The *Vancouver Plan* notes that where Neighbourhood Centres overlap with Potential Rapid Transit Areas, neighbourhood type will be determined based on transit investment timing and more detail area planning. TransLink's long-term strategy, *Transport 2050*, identifies West 41st Avenue/West 49th Avenue as a new regional priority in the Major Transit Network. Future transit investment, station location, and more detailed area planning will help determine where mid- to high-rise buildings would be appropriate.

Cambie Corridor Plan ("Plan") – The site is within the "Oakridge Municipal Town Centre (MTC)" neighbourhood of the *Plan*. Subsection 4.3.3 considers rezoning for a mixed-use building up to 16 storeys and a floor space ratio (FSR) up to 4.25 based on urban design performance. An additional partial floor for co-located common outdoor and indoor amenity space is also permitted.

Housing Needs Report – On April 27, 2022, Council resolved at a public meeting to receive a [Housing Needs Report](#) (HNR) prepared by staff. Further to the BC Provincial government's requirement, Council must consider the most recent *HNR* when developing a development plan, or when amending a development plan in relation to Council's housing policies respecting affordable housing, rental housing and special needs housing.

This zoning amendment would facilitate the delivery of secured rental housing including a component of below-market rental units and address the data and findings within the *HNR*.

Bill 47, Housing Statutes (Transit-Oriented Areas) Amendment Act (2023) – In November 2023, the Province passed legislation for minimum development objectives around Transit Oriented Areas (TOA). Staff are reviewing the legislation and will report back to Council within the Provincial deadline of June 2024, along with an implementation strategy. The legislation does not limit Council from considering applications within locations designated as a TOA, and Council may continue to consider applications and make decisions as it relates to the application before them at a Public Hearing. The rezoning proposal is just outside of the 800 m TOA boundary from the Cambie and West 41 Avenue Canada Line Station.

Strategic Analysis

1. Proposal

The rezoning proposal is for a mixed-use development with 25-storey and 17-storey buildings connected by a six-storey podium. A total of 357 secured-rental units, of which 20% of the residential floor area will be secured at below-market rents, and commercial uses on the ground floor (Figure 2) are proposed. The building heights are 78.7 m (258 ft.) (sub-area A) and 54.6 m (179 ft.) (sub-area B) with a total floor area of 26,014.0 sq. m (280,012 sq. ft.) and a floor space ratio (FSR) of 7.59. Loading and underground parking access are from the lane. In September 2020, the applicant submitted a rezoning proposal for an eight- and 16-storey building with 31% social and 69% strata-titled housing under the *Plan*. The owner chose not to proceed and withdrew the previous application in June 2023.

2. Land Use

The proposed residential and commercial uses are consistent with the *Plan*.

3. Form of Development, Height and Density (refer to drawings in Appendix F and statistics in Appendix I)

In assessing urban design performance, staff considered the built-form expectations of the *Plan*.

Figure 2: Perspective from Oak Street and West 42nd Avenue Looking Northwest



Form of Development – The proposed form of development meets the *Plan*'s expectations for tower floorplate size, tower separation, street wall, setbacks, transition to the surrounding area, and provision of residential amenities. Staff have prepared a condition to reinforce the street wall in Appendix B.

Height – The *Plan* anticipates building heights of eight- and 16-storeys with a partial floor for residential amenity spaces. The current application proposes heights at 17- and 25-storeys exceeding the *Plan* in order to provide additional secured rental units, while maintaining the *Plan*'s urban design objectives. Further, the proposed building heights are appropriate for an

emerging rapid transit area, including Council-approved projects ranging from 26 to 50+ storeys (Jewish Community Centre, Oakridge Transit Centre, and Oakridge Centre). The CD-1 by-law includes additional height to accommodate a potential partial storey rooftop amenity as per the *Plan*. The partial storey would be set back to limit its visibility.

Density – The *Plan* anticipates a density of 4.25 FSR that is site-specific and can vary with urban design performance per the *Plan*'s built-form guidelines. The proposal meets the general urban design intent of the *Plan*, albeit with greater density than was anticipated for this site, with a density of 7.59 FSR. Staff support this density increase.

Shadowing – The proposal does not introduce additional shadowing onto public open spaces beyond what the *Plan* anticipates.

Public Realm and Interface – The *Cambie Corridor Public Realm Plan* envisions wide sidewalks that accommodate pedestrians along retail frontages and a 75 sq. m public plaza that is open and flexible. The proposal includes setbacks for wider sidewalks and a plaza on the northeast corner (Figure 3). Staff have prepared a condition to further enhance the corner plaza's openness and functionality.

Figure 3: Proposed Northeast Corner Plaza and Wider Sidewalks



Private Amenity Space – The development offers on-site residential common indoor and outdoor amenities within and atop the podium. Conditions in Appendix B seek to augment the size and functionality of the amenities with accessible washrooms, a kitchenette, and co-location with the children's play area to enable parental supervision.

Urban Design Panel – The Urban Design Panel reviewed the project on Oct 11, 2023, and supported this application, including the increased height. The Panel also recommended enhancing the plaza design and programming, refining the architecture, and increasing the amount of amenity space (see Appendix E).

Staff reviewed the recommendations of the Urban Design Panel, as well as the site-specific conditions, and while the proposal exceeds height and density in the *Plan*, conclude that it is appropriate for the context. Staff support the application subject to the urban design conditions in Appendix B.

4. Housing

The *Housing Vancouver Strategy* seeks to deliver a range of housing tenures across the housing continuum. This application, if approved, would add approximately 285 market rental units and 72 below-market rental housing units to the City's inventory of rental housing, which would contribute to the targets set out in the strategy (see Figure 4).

Vacancy Rates – Vancouver has exhibited historically low vacancy rates in the last 30 years. In 2022, the purpose-built apartment vacancy rate was 0.9% in Vancouver. The vacancy rate (based on Canada Mortgage and Housing Corporation (CMHC) Market Rental Survey) for the Westside/Kerrisdale area in which this site is located, is 2.5%. A vacancy rate of between 3% and 5% is considered to represent a balanced market.

Figure 4: Progress Towards 10 Year Housing Vancouver Targets for Secured Market Rental Housing as of December 31, 2023

Housing Type	Category	10-Year Targets	Units Approved Towards Targets
Purpose-Built Market Rental Housing Units	Market Rental	16,000	15,893 (99%)
	Developer-Owned Below Market Rental	4,000	1,525 (38%)
	Total	20,000	17,368 (87%)

**Note that tracking progress towards 10-year Housing Vancouver targets began in 2017.*

**Unit numbers exclude the units in this proposal, pending Council's approval of this application.*

Housing Mix – The *Family Room: Housing Mix Policy for Rezoning Projects* policy requires a minimum of 35% family units. This application proposes 35% family units in a mix of two-bedroom and three-bedroom units, thereby meeting the policy. These units must be designed in accordance with the *High-Density Housing for Families with Children Guidelines*. The application as proposed is consistent with the policy and a provision is included in the CD-1 By-law to meet the minimum unit mix requirements.

Average Rents and Income Thresholds – Below-market average rents and average market rents in newer rental buildings on the westside are shown in Figure 5. Rent increases, over time, are subject to the Residential Tenancy Act. Market rental housing will provide options that are significantly more affordable than average home ownership costs as illustrated in Figure 6.

Figure 5: Below-Market Unit Average Rents, Market Rents in Newer Buildings and Household Incomes Served

	Below-Market Units Average Starting Rents (2023) ¹	Average Household Income Served in Below-Market Unit	Average Market Rent in Newer Buildings – Westside (CMHC, 2022) ²	Average Household Income Required to Afford Market Rent in Newer Building – Westside
Studio	\$1,135	\$45,408	\$1,938	\$77,520
1-bed	\$1,303	\$52,128	\$2,209	\$88,360
2-bed	\$1,818	\$72,704	\$3,411	\$136,440
3-bed	\$2,447	\$97,888	\$4,426	\$177,040

¹Starting rents shown are calculated based on a 20 per cent discount to city-wide average market rents as published by CMHC in the fall 2022 Rental Market Report.

²Data from October 2022 CMHC Rental Market Survey for buildings completed in 2013 or later on the Westside of Vancouver.

To be eligible for a below-market unit, a household's gross annual income must not exceed the income requirements for the unit type, with at least one household member per bedroom. Per the *Cambie Corridor Plan*, eligibility requirements for the below-market units are described in the *Rental Incentive Programs Bulletin*. All residents will have access to common indoor and outdoor amenities.

Figure 6: Cost of Ownership and Household Incomes Served

	Monthly Costs of Ownership for Median-Priced Apartment with 20% down-payment – Westside (BC Assessment 2021) ¹	Annual Income Required to Afford Monthly Costs of Apartment Ownership – Westside	Down-payment at 20% – Westside Apartment
Studio	\$2,837	\$113,480	\$106,000
1-bed	\$3,473	\$138,920	\$132,000
2-bed	\$5,193	\$207,720	\$198,400
3-bed	\$7,982	\$319,280	\$311,890

¹Based on the assumptions: Median of all BC Assessment strata apartment sales prices in Vancouver Westside in 2021 by unit type, 20% down-payment, 5% mortgage rate (in-line with qualifying rate), 25-year amortization, \$250-\$350 monthly strata fees and monthly property taxes at \$2.92 per \$1,000 of assessed value (2021 assessments and property tax rate).

Security of Tenure – Purpose-built rental housing offers permanent rental housing and security of tenure, unlike rented condominiums or basement suites in the secondary rental market. All 357 units in the proposal would be secured through a Housing Agreement and Section 219 Covenant for the longer of 60 years or the life of the building. Covenants will be registered on title to prohibit the stratification and/or separate sale of individual units.

The Housing Agreement will secure no less than 20% of the residential floor area that is counted in the calculation of the floor space ratio for below-market units to be rented at rates targeted to meet the affordability needs of moderate-income households. Between tenancies, the rent for a below-market rental unit will be re-indexed to the current CMHC average rent by

unit type, applying the same discount rate as was secured at the time of occupancy permit issuance. Rent increases during each tenancy are capped at the Residential Tenancy Act (RTA) annual allowable rental increase. Conditions related to securing the units are contained in Appendix B.

Existing Tenants – The rezoning site does not currently have any existing rental residential uses and there are no eligible tenants as defined under the City’s *Tenant Relocation and Protection Policy* (TRPP). If any eligible tenants are identified through the City’s regulatory approvals process, the applicant will be required to provide a Tenant Relocation Plan that meets the City’s TRPP.

5. Transportation and Parking

The site is well-served by transit, located 900 m west of the Oakridge-41st Avenue Canada Line Skytrain station with bus service along Oak Street and R4 Rapid Bus service along 41st Avenue. Nearby bikeways are the 45th Avenue and Midtown/Ridgeway on 37th Avenue, which connect to the Heather Street and Cypress Street bikeways.

Vehicle and bicycle parking are provided over three levels of underground parking, accessed from the lane. The application proposes 224 vehicle spaces, 676 bicycle spaces, and eight loading spaces. Parking and loading are to meet the Parking By-law at the development permit stage. Engineering conditions require public realm improvements, including a dedication along Oak Street to improve pedestrian connections, new street upgrades, intersection lighting, and plazas at the northeast and southeast corners of the site, as set out in Appendix B.

6. Environmental Sustainability and Natural Assets

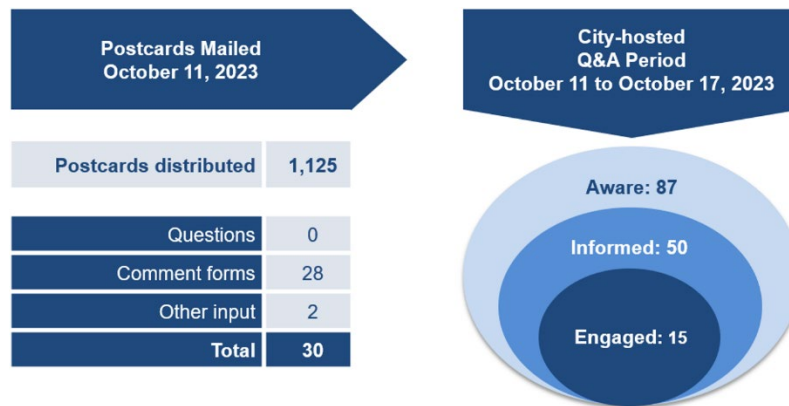
Green Buildings – The *Green Buildings Policy for Rezonings* requires that rezoning applications satisfy the green and resilient building conditions stated within the *Policy*. The Applicant has submitted preliminary modelling analysis detailing design and construction strategies to meet the energy and emissions and embodied carbon targets in the Vancouver Building By-law, a summary of the resilient building measures, and a commitment to fulfil energy system sub-metering and enhanced commissioning requirements.

Natural Assets – The *Urban Forest Strategy* seeks to protect and strengthen Vancouver’s urban forest and tree canopy. The Protection of Trees By-law requires permission to remove trees that meet certain conditions to protect as many healthy, viable trees while still meeting the challenges of development and housing priorities.

The site contains 16 on-site trees, with no off-site street trees along Oak Street and 41st Avenue. The 16 on-site trees are proposed for removal due to poor condition and conflicts with the building footprint. A total of 24 new on-site trees and 13 new off-site trees are proposed, with the proposed removal of the on-site trees subject to a landscape plan and arborist report during the development permit process. See Appendix B for landscape and tree conditions.

7. Public Input

Public Notification – A site sign was installed on September 26, 2023. Approximately 1,125 postcards were distributed within the neighbouring area on or about October 11, 2023. Notification, application information, and an online comment form was provided on the City’s *Shape Your City* platform.

Figure 7: Overview of Notification and Engagement

Question and Answer Period – A Question and Answer Period was held from October 11 to October 17, 2023 on the *Shape Your City* platform. The Question and Answer Period consisted of an open-question online event where questions were submitted and posted with a response over a period of one week. The webpage received a total of 87 visitors during this period. A digital model was posted for online viewing (Figure 7).

Public Response and Comments – Input was received via online questions, comment forms, by email and phone. A total of 30 submissions were received. Below is a summary of feedback and a detailed summary can be found in Appendix D.

Generally, comments of support fell within the following areas:

- *Housing*: An increase in rental and below-market housing stock in the city is needed and welcomed.
- *Density, neighbourhood and location*: The density fits into the future context of the neighbourhood (e.g., Jewish Community Centre and Oakridge Centre). This is a good location for more density given the proximity to public transit.

Generally, comments of concern fell within the following areas:

- *Height and massing*: The height of the proposal is too tall for the area.
- *Local businesses*: The development will disrupt the operation of businesses such as the post office and pharmacy in the area which are important neighbourhood services.

Response to Public Comments

Height and massing: The proposed building heights are appropriate for an emerging rapid transit area, including Council-approved projects nearby, ranging from 26 to 50+ storeys (Jewish Community Centre, Oakridge Transit Centre, and Oakridge Centre).

Local businesses: Staff have developed a series of resource guides to assist commercial tenants with real estate decision making and relocation planning. Staff have recommended that the applicant share these resource guides with the existing commercial tenants.

8. Public Benefits

Community Amenity Contributions (CAC) – The application is subject to the *Community Amenity Contributions Policy for Rezoning*s with CACs based on a negotiated contribution. The proposal includes 100% of the residential floor area as rental housing to be secured for the longer of 60 years and the life of the building. The applicant is proposing that 357 residential units be secured as market rental housing with 20% of the residential floor area (approximately 72 units) be secured as below-market rental housing, at 20% below the CMHC average market rents for the area with rents capped at the RTA annual allowable rental increase regardless of a change in tenancy.

Real Estate Services staff reviewed the application and the costs of securing the 357 rental housing units including the 20% of the residential floor area at below-market rents and have determined no additional CAC is required.

Cambie Corridor Plan Public Benefits Strategy (PBS) – The PBS identifies the need for public benefits and infrastructure to support growth in the area, including affordable housing and community facilities. The PBS establishes targets, including the delivery of 4,700 rental housing units in the Corridor. This application would add 357 new rental units to advance the rental housing targets set out in the PBS (see Appendix G).

Development Cost Levies (DCL) – The site is subject to the City-wide DCL and Utilities DCL, which will be calculated on the floor area proposed at the development permit stage.

This application has requested and is expected to be eligible for a Class A (100%) waiver of the City-wide DCLs applicable to this residential building. This application is therefore subject to the maximum starting rents by unit type applicable to “class A for-profit affordable rental housing” as per the Vancouver Development Cost Levy By-law, if applicable and as may be amended from time to time. These requirements will be secured by a Housing Agreement, and compliance will be assessed through the development permit stage to occupancy permit issuance, ensuring that a final rent roll that sets out the initial monthly rents is submitted.

Based on rates in effect as of September 30, 2023 and the proposed 24,677.3 sq. m (265,624 sq. ft.) of residential floor area and 1,336.7 sq. m (14,388 sq. ft.) of commercial floor area, it is expected that the project will pay DCLs of \$4,040,481. The value of the anticipated City-wide DCL waiver on the residential floor area is estimated to be \$5,790,528.

DCL rates are subject to future adjustment by Council including annual inflationary adjustments. A development may qualify for 12 months of in-stream rate protection from DCL rate increases, provided that an application has been received prior to the rate adjustment. See the City’s [DCL Bulletin](#) for details on DCL rate protection.

Public Art Program – The application is subject to a public art contribution estimated at \$554,423. The final contribution will be calculated based on rate in effect and the floor area at the development permit stage. Applicants may elect to provide on-site artwork or cash-in-lieu (at 80% of the public art budget).

A summary of public benefits associated with this application is included in Appendix H.

Financial Implications

As noted in the Public Benefits section this project is expected to provide secured rental housing, DCLs and a public art contribution. See Appendix H for additional details.

CONCLUSION

Staff review of the application has concluded that it meets the intended uses and general urban design intent of the *Cambie Corridor Plan* and is compatible with this emerging rapid transit area.

The General Manager of Planning, Urban Design and Sustainability recommends that the application be referred to Public Hearing, together with a draft CD-1 By-law as generally shown in Appendix A. Staff recommend that the by-law be approved, subject to the Public Hearing, along with the conditions of approval listed in Appendix B, including approval in principle of the form of development as shown in plans included as Appendix F.

* * * * *

**5755-5791 Oak Street and 1008 West 41st Avenue
PROPOSED CD-1 BY-LAW PROVISIONS**

Note: A By-law to rezone an area to CD-1 will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

Zoning District Plan Amendment

1. This by-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan attached as Schedule A to this by-law, and incorporates Schedule A into Schedule D of By-law No. 3575.

[Note: Schedule A, not attached to this appendix, is a map that amends the City of Vancouver zoning map. Should the rezoning application be referred to Public Hearing, Schedule A will be included with the draft by-law that is prepared for posting.]

Designation of CD-1 District

2. The area shown within the heavy black outline on Schedule A is hereby designated CD-1 (___).

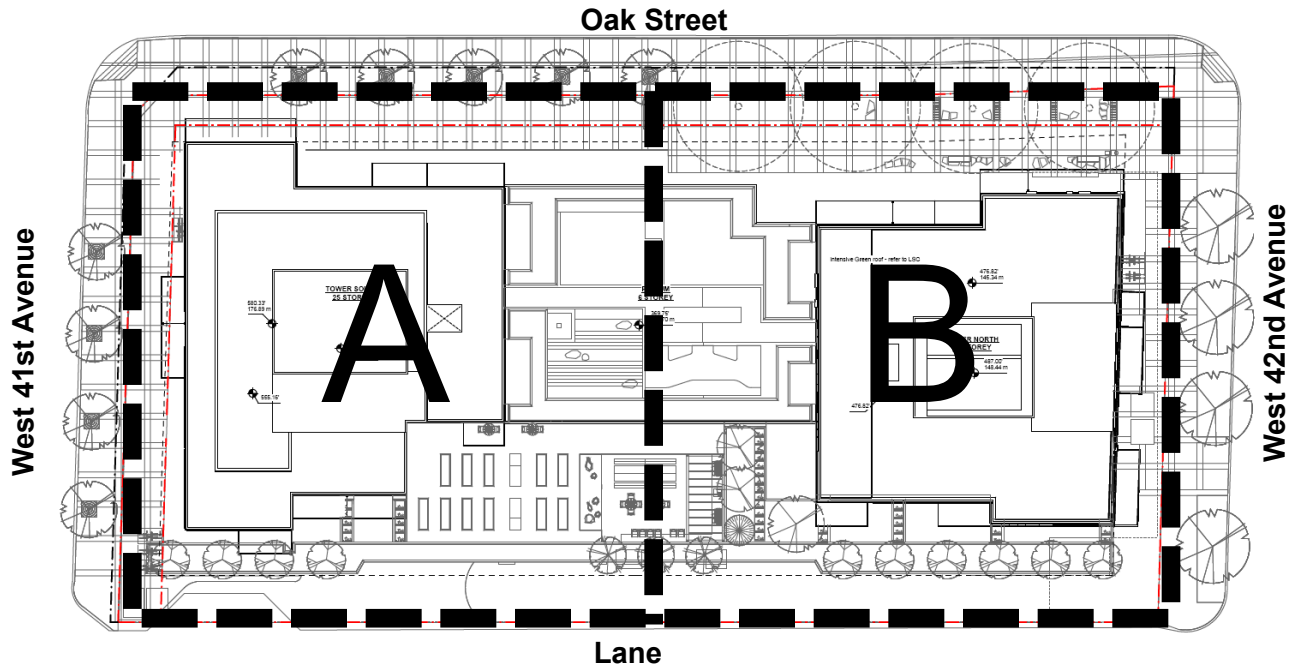
Definitions

3. Words in this by-law have the meaning given to them in the Zoning and Development By-law, except that:
 - (a) for the purposes of calculating the total dwelling unit area for section 6.1 of this by-law, "Dwelling Unit Area" is the floor area of each dwelling unit, measured to the inside of all perimeter walls, excluding any floor area as required by section 7.5 of this by-law; and
 - (b) "Below-market Rental Housing Units" means dwelling units that meet the requirements of approved Council policies and guidelines for below-market rental housing, as secured by a housing agreement registered on title to the property.

Sub-Areas

4. The site is to consist of 2 sub-areas generally as illustrated in Figure 1, solely for the purposes of establishing the maximum permitted building height for each sub-area.

Figure 1: Sub-areas



Uses

5. Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this by-law or in a development permit, the only uses permitted within this CD-1 and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Cultural and Recreational Uses;
 - (b) Dwelling Uses, limited to Mixed-Use Residential Building;
 - (c) Institutional Uses;
 - (d) Live-Work Use;
 - (e) Manufacturing Uses;
 - (f) Office Uses;
 - (g) Retail Uses;
 - (h) Services Uses;

- (i) Utility and Communication Uses; and
- (j) Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of Use

- 6.1 A minimum of 20% of the total dwelling unit area must be below-market rental housing units.
- 6.2 The design and layout of at least 35% of the total number of below-market rental housing units and at least 35% of the total number of other dwelling units must:
 - (a) be suitable for family housing; and
 - (b) have 2 or more bedrooms.
- 6.3 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building, other than the following:
 - (a) display of flowers, plants, fruits and vegetables in conjunction with a permitted use;
 - (b) farmers' market;
 - (c) neighbourhood public house;
 - (d) public bike share; and
 - (e) restaurant,

except that the Director of Planning may vary this regulation to permit the outdoor display of retail goods, and the Director of Planning may impose any conditions the Director of Planning considers necessary, having regard to the types of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this by-law.

Floor Area and Density

- 7.1 Computation of floor area must assume that the site area is 3,427.4 m², being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.
- 7.2 The maximum floor space ratio for all uses combined is 7.59.
- 7.3 The total floor area used for commercial uses must not be less than 1,320.0 m².
- 7.4 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.
- 7.5 Computation of floor area and dwelling unit area must exclude:

- (a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that:
 - (i) the total floor area of these exclusions must not exceed 12% of the permitted floor area, and
 - (ii) the balconies must not be enclosed for the life of the building;
- (b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;
- (c) floors or portions thereof that are used for:
 - (i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,
 - (ii) bicycle storage, and
 - (iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;
- (d) entries, porches and verandahs if the Director of Planning first approves the design;
- (e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and
- (f) all storage area below base surface for non-dwelling uses.

7.6 The Director of Planning or Development Permit Board may exclude from the computation of floor area:

- (a) common amenity areas, to a maximum of 10% of the total permitted floor area; and
- (b) unenclosed outdoor areas underneath the building overhangs at grade, except that such areas must remain unenclosed for the life of the building,

if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.

7.7 Where floor area associated with residential storage area is excluded, a minimum of 20% of excluded floor area above base surface must be located within the below-market rental housing units as storage area.

Building Height

- 8.1 Building height in each sub-area must not exceed the permitted height for that sub-area, as set out in Table 1.
- 8.2 Despite section 8.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, if the Director of Planning permits common rooftop amenity space or mechanical appurtenances including elevator overrun, elevator machine room, mechanical screens, and rooftop access structures in a sub-area, the height of the portions of the building with the permitted common rooftop amenity space or mechanical appurtenances must not exceed the permitted building height for the sub-area, as set out in Table 1.

Table 1: Permitted Building Height

Sub-area	Building Height	Building Height for Portions of the Building with Permitted Common Rooftop Amenity Spaces or Mechanical Appurtenances
A	78.7 m	85.9 m
B	54.6 m	59.8 m

Horizontal Angle of Daylight

- 9.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 9.2 For the purpose of section 9.1 above, habitable room means any room except a bathroom or a kitchen.
- 9.3 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or 2 angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 9.4 The plane or planes referred to in section 9.3 above must be measured horizontally from the centre of the bottom of each window.
- 9.5 An obstruction referred to in section 9.3 above means:
 - (a) any part of the same building excluding permitted projections; or
 - (b) the largest building permitted on any adjoining site.
- 9.6 The Director of Planning or Development Permit Board may vary the horizontal angle of daylight requirement if the Director of Planning or Development Permit Board considers all applicable Council policies and guidelines and:

- (a) the minimum distance of unobstructed view is at least 3.7 m; or
- (b) the habitable room is within a unit assigned to below-market rental housing units containing a minimum of 3 bedrooms, where the horizontal angle of daylight requirement is varied for no greater than 1 of the habitable rooms in the unit.

* * * * *

**5755-5791 Oak Street and 1008 West 41st Avenue
DRAFT CONDITIONS OF APPROVAL**

Note: If the application is referred to a Public Hearing, these Conditions of Approval will be referenced in the Summary and Recommendations included in the hearing agenda package. Any changes to the conditions approved by Council will be contained in its decision. Applicants are advised to consult the hearing minutes for any changes or additions to these conditions.

PART 1: CONDITIONS OF APPROVAL OF FORM OF DEVELOPMENT

Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans prepared by Arcadis Architects (Canada) Inc., received August 24, 2023, and provides that the Director of Planning may allow minor alterations to this form of development when considering the detailed scheme of development submitted with the development application.

THAT, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning who shall have particular regard to the following:

Urban Design

- 1.1 Design development to enhance the openness and functionality of the northeast corner plaza.

Note to Applicant: Suggested strategies include increasing the height of the plaza; and removing pedestrian obstacles (e.g. columns, bicycle racks).

- 1.2 Design development to reinforce the four-storey streetwall.

Note to Applicant: The podium upper two-storey setback should be highlighted. Suggested strategies include shifting the Levels 2 to 4 building face forward and introducing recessed balconies; limiting the framing elements up to Level 4; material and/or tonal change.

- 1.3 Design development to augment the size and functionality of the residential amenities.

Note to Applicant: The amenities should reflect the number of units, especially family ones. Podium top outdoor amenities should be collocated with indoor amenities and include accessible washrooms, a kitchenette and space for children surveillance. Refer to the *High-Density Housing for Families with Children Guidelines*.

- 1.4 Identification on the architectural and landscape drawings of any built features intended to create a bird-friendly design.

Note to Applicant: Refer to the *Bird Friendly Design Guidelines* for examples of built features that may be applicable and provide a design rationale for the features noted.

Crime Prevention through Environmental Design (CPTED)

1.5 Design development to respond to CPTED principles, having particular regard for:

- (a) Limiting opportunities for nuisance activities, mischief in alcoves, and blind corners;
- (b) Limiting unobserved access or activity and encouraging natural visual surveillance;
- (c) Mail theft;
- (d) Site lighting developed with considerations for safety and security; and
- (e) Reduced opportunities for graffiti.

Note to Applicant: Alcoves and other similar, visually hidden areas should be designed to not be covered or have limited cover, and must be well lit. Opportunities for graffiti can be mitigated by reducing areas of exposed wall and by covering with vines, hedges or a rough finish material.

1.6 Design development to improve visibility and security in the underground parking in accordance with the Parking By-law including:

- (a) Overhead lighting and step lights at exit stairs and doors;
- (b) 24-hour lights and walls painted white; and
- (c) Visibility at doors, lobbies, stairs and other access routes.

Landscape

1.7 Adherence to the guidelines set forth in the *Cambie Corridor Public Realm Plan*, in keeping with the general intent of this document, including street tree planting as required, in coordination with Engineering condition 2.5.

Note to Applicant: While the current plans depict the intent to retain four trees along the Oak Street frontage, further technical analysis has concluded this will be prohibitive due to existing constraints and future root zone impacts. The public realm should be normalized with standard curbside street trees.

1.8 Provision of a detailed landscape plan illustrating soft and hard landscaping for the complete site, including rooftops (where applicable).

Note to Applicant: The plans should be at 1/8 inch: 1 ft. scale minimum. The plant list should include the common and botanical name, size and quantity of all existing and proposed plant material. Plant material should be clearly illustrated on the plans and keyed to the plant list. The landscape plan should include the public realm treatment (to the curb) and all existing or proposed street trees, adjoining walkways, surface materials, PMT/Vista transformers and public utilities such as lamp posts, hydro poles, fire hydrants.

- 1.9 Provision of detailed architectural and landscape cross sections (minimum 1/4 inch scale) through common open spaces, semi-private patio areas and planters.

Note to Applicant: The sections should illustrate the slab design and location, the soil profile, tree root ball, tree canopy and any associated landscaping. For private patios and amenity areas, illustrate and dimension planters on slab, planter sizes (inside dimension), soil, root ball, retaining walls, steps, patios and portions of the adjacent building, such as residential units or amenity rooms.

- 1.10 Provision of a vegetative cover calculation sheet, included with the landscape plans.

Note to Applicant: Include a comparison of the percentage vegetative cover as a ratio of the overall site and a separate calculation of the ratio of vegetative coverage to total building roof area.

- 1.11 Provision of a soil depth overlay sheet, included with the landscape plans.

- 1.12 Provision of an outdoor lighting plan.

Note to Applicant: Refer to Dark Night Design Principles. <https://vancouver.ca/files/cov/outdoor-lighting-design-tips.pdf>. Provide dimmers and timers for lights where feasible.

- 1.13 Provision of a high-efficiency automatic irrigation system for all planted areas.

Note to Applicant: Provide a partial irrigation plan demonstrating intent, including notations, legend and symbols to confirm stub out and hose bib locations. Hose bibs to be provided for large private patios (sized 100 sq. ft. or larger). Any limitations to the installation of hose bibs on private decks to be brought to the attention of staff in the written response.

- 1.14 Provision of landscape features intended to create bird friendly design.

Note to Applicant: Bird friendly plants should be included on the plant palette, enabling bird habitat conservation and bird habitat promotion. Refer to the *Bird Friendly Design Guidelines* for examples of landscape features that may be applicable, and provide a design rationale for the features noted. Refer to: <http://council.vancouver.ca/20150120/documents/rr1attachmentB.pdf>
<http://council.vancouver.ca/20150120/documents/rr1attachmentC.pdf>

- 1.15 Coordination of new proposed street trees with Engineering and the Park Board, confirming quantities, species, sizes and locations, and addition of the following note on the plans:

Final location, quantity, tree species to the satisfaction of the General Manager of Engineering. Contact Engineering Services (Streets Design Branch) at 604-871-6131 to confirm planting location. New tree must be of good standard, minimum 6 cm calliper and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches deep. Planting depth of root ball must be below sidewalk grade. New street trees to be confirmed prior to issuance of the building permit.

Call Park Board at 311 for tree species selection and planting requirements. Park Board to inspect and approve after tree planting completion.

Sustainability

- 1.16 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning*s (amended August 17, 2022) located here:
<https://guidelines.vancouver.ca/policy-green-buildings-for-rezonings.pdf>.

Note to Applicant: Refer to the most recent bulletin *Green Buildings Policy for Rezoning*s – *Process and Requirements*.

Housing

- 1.17 The proposed unit mix for the market rental component, including 43 studio units (15%), 149 one-bedroom units (52%), 87 two-bedroom units (30%), and 6 three-bedroom units (2%) is to be included in the Development Permit drawings.

Note to Applicant: Incorporating additional market rental three-bedroom units is highly encouraged.

Note to Applicant: Any changes in the unit mix from the rezoning application may only be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the dwelling units designed to be suitable for families with children.

- 1.18 The proposed unit mix for the below-market rental component, including 8 studio units (11%), 31 one-bedroom units (43%), 25 two-bedroom units (35%), and 8 three-bedroom units (11%) is to be included in the Development Permit drawings.

Note to Applicant: Any changes in the unit mix from the rezoning application may only be varied under the discretion of the Director of Planning or Development Permit Board provided that a minimum of 35% of the below-market units, and a minimum of 35% of all dwelling units, is designed to be suitable for families with children.

- 1.19 The development should be designed in accordance with the *High-Density Housing for Families with Children Guidelines*, including the provision of:

- (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture, appropriate in size for the scale of the project, and situated to maximize sunlight access (Section 3.3.2, 3.4.3).

Note to Applicant: An outdoor children's play area should be situated directly adjacent to a multi-purpose amenity room to allow for adult supervision.

- (b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (Section 4.4.2).

Note to Applicant: In suite storage or storage within easy access of the unit is highly encouraged for all family units.

- (c) A multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (Section 3.7.3).

Note to Applicant: There should be an increase in the amount of indoor amenity spaces, appropriate to the scale of this project and the number of dwelling units proposed.

Note to Applicant: An outdoor children's play area should be situated directly adjacent to a multi-purpose amenity room to allow for adult supervision.

- (d) A balcony for each family-size unit with 1.8 by 2.7 m minimum dimensions (Section 4.3.2).

Note to Applicant: Demonstrate on the Development Permit drawings that balconies meet the minimum dimension requirements.

- 1.20 The below market units should be designed to the same standards of livability as the market rental units.

Note to Applicant: Clearly label the proposed below market units and market rental units on the architectural drawings.

Engineering

- 1.21 Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right-of-way.
- 1.22 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (City of Vancouver Design Guidelines, Construction Standards and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site prior to building permit issuance if shotcrete will be required for the site.

Note to Applicant: Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Please contact Engineering Services at shoringreview@vancouver.ca for details. Refer to:

<https://vancouver.ca/streets-transportation/street-design-construction-resources.aspx>

<https://vancouver.ca/home-property-development/construction-street-use-permits.aspx#shoring-and-excavation>

- 1.23 The owner or representative is advised to contact Engineering Services at StreetUseReview@vancouver.ca to acquire the project's permissible street use after building permit issuance.

Note to Applicant: Prepare a mitigation plan to minimize street use during excavation and construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions. Refer to:
<https://vancouver.ca/home-property-development/construction-street-use-permits.aspx>

- 1.24 Relocate the parkade exhaust vents proposed within the sidewalk statutory right-of-way (SRW) areas along West 41st Avenue (at the lane) and Oak Street (mid-block) to outside of the SRW areas.
- 1.25 Provision of a landscape and site plan that reflect the improvements to be provided as part of the Services Agreement.
- 1.26 Design development to improve access and design of bicycle parking by performing the following:
 - (a) Provision of a dedicated bicycle elevator for all bicycle spaces located in the mezzanine level.

Note to Applicant: The elevator is to have doors on both ends to allow bicycles to easily roll in from one end and roll out the other. The elevator to be a freight style elevator with durable finishes to comfortably accommodate two people with two bicycles and provide minimum interior dimensions of 1.7 m (5.5 ft) x 2.0 m (6.7 ft). A separate bicycle call button is to be provided on all floors requiring bicycle access to allow users to call the bicycle elevator directly. Accommodation of oversized bicycles within this elevator may increase requirements.

- 1.27 Design development to improve access and design of loading spaces and demonstrate compliance with the Parking and Loading Design Supplement by performing the following:
 - (a) Confirmation that the slope of the loading bay does not exceed 5%.
- 1.28 Design development to improve the parkade layout and access design and demonstrate compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services:
 - (a) Mitigate conflicts between parking ramp movements for stalls LA002, R014, and R103.

Note to Applicant: Provision of a separation (eg. a bollard or parking curb) is required at these locations.

- 1.29 Provision of the following information as part of the architectural drawing submission at the development permit stage to facilitate a complete Transportation review:
 - (a) A complete tech table is required showing the calculations for the minimum required end of trip facilities being provided;

- (b) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and security gates;

Note to Applicant: These clearances must consider mechanical projections and built obstructions.

- (c) Areas of minimum vertical clearances labelled on parking levels;

- (d) Design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, accessible spaces, and at all entrances;

Note to Applicant: The slope and length of the ramped sections at all breakpoints to be shown on the submitted drawings.

- (e) Indication of the stair-free access route from the Class A bicycle spaces to reach the outside;

Note to Applicant: Stair ramps are not generally acceptable.

Note to Applicant: Amendments to the Parking By-law and *Transportation Demand Management Administrative Bulletin*, approved by Council on November 15, 2023, will come into effect on January 1, 2024 and apply to all development permits received after this date.

- 1.30 Prior to a development permit, provide a Final Hydrogeological Study which meets the requirements of the *Groundwater Management Bulletin* (<https://bylaws.vancouver.ca/bulletin/bulletin-groundwater-management.pdf>).

- 1.31 This development will be required to provide on-site rainwater management in accordance with Building By-law requirements (Book II, Division B, Article 2.4.2.5) in effect in January 2024.

Note to Applicant: The development will be required to demonstrate compliance with these requirements at the building permit application stage. See [Vancouver.ca/rainwater](https://vancouver.ca/rainwater) for more information.

- 1.32 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.

- 1.33 Developer's Engineer to submit a sewer abandonment plan to the City that details the following:

- (a) The abandonment or removal of all existing storm, sanitary, and combined connections to the development site.

Note to Applicant: The abandonment plan is required to be reviewed and accepted by the City Engineer prior to issuance of the Sewer Permit.

- 1.34 Submission of a Key Plan by the Applicant and approved by the City prior to any third party utility drawing submissions. It is highly recommended that the Applicant submit a Key Plan to the City for review as part of the Building Permit application. Third party

utility service drawings will not be reviewed by the City until the Key Plan is defined and achieves the following objectives:

- (a) The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan <https://vancouver.ca/files/cov/engineering-design-manual.PDF>; and
- (b) All third party service lines to the development is to be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc.) and the Applicant is to provide documented acceptance from the third party utilities prior to submitting to the City.

Note to Applicant: Use of street for temporary power (e.g., temporary pole, pole mounted transformer or ducting) is to be coordinated with the City well in advanced of construction. Requests will be reviewed on a case by case basis with justification provided substantiating need of street space against other alternatives. If street use for temporary power is not approved, alternate means of providing power will need to be proposed. An electrical permit will be required.

- 1.35 Provision of design of the streetscape to comply with the *Cambie Corridor Streetscape Design Guidelines*;

Note to Applicant: The *Streets Design Guidelines* are viewable online at <https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx> and are to be used alongside the City construction and design manuals.

- 1.36 Provision of an updated landscape plan reflecting all of the public realm changes, including demonstration of:

- (a) Display of the following note(s):
 - (i) "This plan is NOT FOR CONSTRUCTION and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development and Major Projects and/or your Engineering, Building Site Inspector for details."
- (b) Inclusion of:
 - (i) City supplied building grades on architectural and landscape drawings; and
 - (ii) All standard street tree notes.
- (c) Deletion of:
 - (i) Encroachments from the City laneway; and
 - (ii) Existing retaining walls and other structures from the new property dedication along Oak Street and dispose offsite.

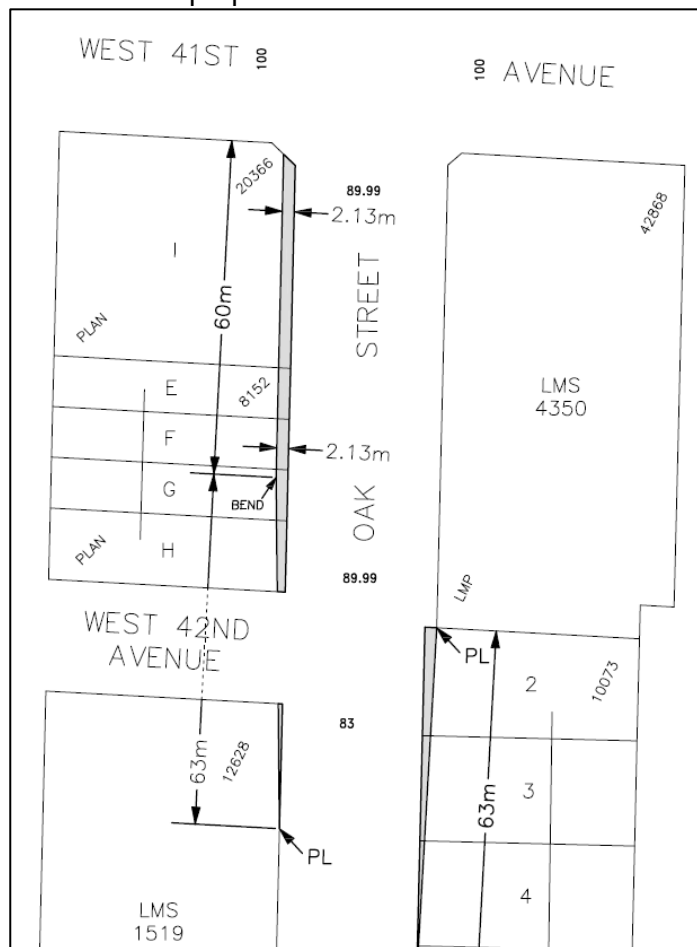
PART 2: CONDITIONS OF BY-LAW ENACTMENT

THAT, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, the General Manager of Engineering Services and the General Manager of Arts, Culture and Community Services, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

2.1 Arrangements are to be made to the satisfaction of the General Manager of Engineering Services, the Approving Officer and the Director of Legal Services for the consolidation of Lot I (See N8741L) Except Firstly: Part in Plan LMP18850; Secondly: Part Shown on Plan LMP36671, Plan 20366; and Lots E, F, G and H, of Lots 12 to 15, Plan 8152; all of Block 995, District Lot 526 to create a single parcel and subdivision of that site to result in:

- (a) The dedication for road purposes of the area at the northern end of the site required to achieve a distance of 3.6 m from the back of the existing curb along West 41st Avenue; and
- (b) The dedication for road purposes of the area shown on the sketch below.



A subdivision plan and application to the Subdivision and Strata Group is required. For general information see the subdivision website at:
<http://vancouver.ca/home-property-development/apply-to-subdivide-or-join-properties.aspx>

- 2.2 Arrangements are to be made to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for release of Easement and Indemnity Agreement 303396M (commercial crossing) and Extension N8740 prior to building occupancy.

Note to Applicant: Arrangements are to be secured prior to zoning enactment, with release to occur prior to issuance of an occupancy permit for the site. Provision of a letter of commitment will satisfactorily address this condition for zoning enactment.

- 2.3 Provision of a building setback and statutory right-of-way (SRW) for public pedestrian use over a portion of the site, adjacent to West 41st Avenue and Oak Street, to achieve a 5.5 m offset distance from the back of the existing curb to the building face. The SRW will be free of any encumbrance such as structure, stairs, planter walls, and mechanical vents at grade and is to accommodate the underground parking structure within the SRW agreement.

Note to Applicant: A survey plan prepared by a British Columbia Land Surveyor showing the existing dimension from the back of the City curb to the existing property line to determine the final setback and SRW width is required.

- 2.4 Provision of a statutory right-of-way (SRW) for public use of the plazas proposed at the northeast and southeast corners of the site.
- 2.5 Provision of a Services Agreement to detail the on- and off-site works and services necessary or incidental to the servicing of the Rezoning Site (collectively called the "Services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights-of-way for the Services are provided all to the satisfaction of the General Manager of Engineering Services. No development permit for the Rezoning Site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit, as security for the Services, is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. Except as explicitly provided for in Condition 2.6(a), the Services are not excess and/or extended services and the Applicant is not entitled to a Latecomer Agreement.

(a) Provision of adequate water service to meet the fire flow demands of the project;

- (i) Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by AME Consulting Group Ltd. dated May 25, 2023, no water main upgrades are required to service the development.

Note to Applicant: Should the development require water service connections larger than water main, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading. The maximum water service connection size is 300 mm.

Note to Applicant: Should the development's Fire Underwriter's Survey Required Fire Flow calculation change as the building design progresses, a resubmission to the City of Vancouver Waterworks Engineer is required for re-evaluation of the Water System.

Note to Applicant: As per the City of Vancouver Building By-law, the principle entrance must be within 90 m of a fire hydrant. Should the final design of the building change such that this requirement is no longer satisfied, provision of a new hydrant to be installed in accordance to the aforementioned by-law will be required. The developer is responsible for 100% of the cost of this upgrade.

- (b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project;

- (i) Implementation of development(s) at 5755-5791 Oak Street and 1008 West 41st Avenue does not require any sewer upgrades.

Note to Applicant: Development to be serviced to the existing 450 mm COMB sewers in West 41st Avenue.

- (c) Provision of improvements at the intersection of Oak Street and West 41st Avenue including:

- (i) Upgrades to the existing traffic signal to an accessible pedestrian signals (APS);
 - (ii) Relocation of the traffic signal controller cabinet; and
 - (iii) Entire intersection lighting upgrade to current City standards and IESNA recommendations.

- (d) Provision of street improvements along Oak Street adjacent to the site and appropriate transitions including the following:

- (i) Minimum 1.2 m wide front boulevard with street trees where space permits;
 - (ii) Minimum 4.0 m wide broom finish saw-cut concrete sidewalk;
 - (iii) Curb ramps; and
 - (iv) Removal of the existing unused driveway crossing and reconstruction of the boulevard, sidewalk, and curb to current standards.

- (e) Provision of street improvements along West 41st Avenue adjacent to the site and appropriate transitions including the following:
 - (i) Minimum 1.2 m wide front boulevard with street trees where space permits;
 - (ii) Minimum 4.0 m wide broom finish saw-cut concrete sidewalk;
 - (iii) Curb ramps;
 - (iv) Removal of the existing unused driveway crossing and reconstruction of the boulevard, sidewalk, and curb to current standards; and
 - (v) A stormwater tree trench to treat and retain 90% of average annual rainfall or a 48 mm – 24 hr event from the right-of-way frontage to the crown of the road to the greatest extent practical. The stormwater tree trench to be designed to provide the minimum soil volume storage for street trees as per the Engineering Design Manual.

- (f) Provision of street improvements along West 42nd Avenue adjacent to the site and appropriate transitions including the following:
 - (i) Minimum 1.2 m wide front boulevard with street trees where space permits;
 - (ii) Minimum 2.4 m wide broom finish saw-cut concrete sidewalk; and
 - (iii) Curb ramps.

- (g) Provision of new pad mounted service cabinet/kiosk on West 42nd Avenue;

- (h) Provision of new or replacement duct banks adjacent the development site that meet current City standards. Duct banks are to consist of electrical and communication ducts sized to meet City needs in a configuration acceptable by the General Manager of Engineering Services and in conformance with applicable electrical codes and regulations. A detailed design will be required prior to the start of any associated street work;

Note to Applicant: The detailed Electrical Design will be required prior to the start of any associated electrical work to the satisfaction of the General Manager of Engineering Services, and, in conformance with current COV Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code and the Master Municipal Construction Documents.

- (i) Provision of upgraded street lighting (roadway and sidewalk) adjacent to the site to current City standards and IESNA recommendations;

Note to Applicant: A lighting simulation is required prior to Development Permit issuance.

- (j) Provision of a new standard concrete lane crossing, new curb returns and curb ramps at the existing lane crossings on West 41st Avenue and West 42nd Avenue adjacent to the site;
- (k) Provision to reconstruct the existing lane to centre valley between West 41st Avenue and West 42nd Avenue with permeable pavement to treat and retain 90% of average annual rainfall or a 48 mm – 24 hr event from laneway surface as specified in the City's [Rain City Strategy](#). Permeable pavement will be installed from edge to edge for the entire length of the laneway. Two new catch basins to be installed at the downstream end of the laneway to remove excess runoff to the drainage system. The proposed permeable laneway pavement structure should provide equal performance and design life as the City "Higher-Zoned Laneway" pavement structure;

For further information, contact Green Infrastructure Implementation Branch, ESRGGIIDL@vancouver.ca

Note to Applicant: The Green Infrastructure (GI) Branch within Engineering Services will provide a draft porous pavement specification for applicant guidance. The applicant is able to explore alternative opportunities to achieve the City's *Rain City Strategy* with an infiltration trench or dry well in the laneway. Refer to the [Standard Green Infrastructure Details \(PDF\)](#) and [Green Rainwater Infrastructure Design and Construction \(DWG\)](#) for further information.

- (l) Provision of lane lighting on standalone poles with underground ducts. The ducts are to be connected to the existing City street lighting infrastructure;
- (m) Provision to construct speed humps in the lane west of Oak Street between West 41st Avenue and West 42nd Avenue;
- (n) Provision of the relocation/removal of the existing bus stop amenities adjacent the site (stop# 50805) including relocation/removal of all associated passenger facilities (shelter, seating, litter can, advertising panels, foundations, drainage, electrical connection, etc) and reinstallation at a new location to be determined by Engineering Services; and

Note to Applicant: All removal/relocation of bus stop street furniture shall be by the City's street furniture contractor, and coordinated with City of Vancouver Street Furniture Coordinator.

- (o) Provision for the installation of parking regulatory signage on streets adjacent to the site.

2.6 Provision of one or more Latecomer Agreements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following works, which constitute excess and/or extended services:

- (a) Intersection improvements per condition 2.5(c).

Note to Applicant: The benefiting area for these works is under review.

Note to Applicant: An administrative recovery charge will be required from the Applicant in order to settle the latecomer agreement. The amount, which will be commensurate with the costs incurred by the City to administer the latecomer scheme, will be provided by the City and specified in the latecomer agreement.

Note to Applicant: For general Latecomer Policy information refer to the website at <https://vancouver.ca/home-property-development/latecomer-policy.aspx#redirect>

- 2.7 Provision of all third party utility services (e.g., BC Hydro, Telus and Shaw) to be underground. BC Hydro service to the site shall be primary.

BC Hydro System Vista, Vista switchgear, pad mounted transformers, low profile transformers and kiosks as well as telecommunications kiosks are to be located on private property with no reliance on public property for placement of these features. Submission of a written confirmation from BC Hydro that all these items will be located on the development property.

For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at umb@vancouver.ca.

Housing

- 2.8 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant securing all residential units as class A for-profit affordable rental housing, excluding Seniors Supportive or Assisted Housing, and including at least 20% of the residential floor area that is counted in the calculation of the dwelling unit area per the CD-1 By-law to be secured as below-market rental housing units, and the remaining units to be secured as market rental units, subject to the conditions set out below for such units and in accordance with the requirements set out in the *Cambie Corridor Plan*, for a term equal to the longer of 60 years and the life of the building and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require. The agreement or agreements will include but not be limited to the following terms and conditions:
- (a) A no separate-sales covenant;
 - (b) A no stratification covenant;
 - (c) A provision that none of the units will be rented for less than one month at a time;
 - (d) That the average initial starting monthly rents by unit type for the below-market rental housing units in the project will be at least 20% below the average market rent for private rental apartment units city-wide as published by the most recent Canada Mortgage and Housing Corporation in the Rental Market Survey Data Tables for Vancouver at the time when the Occupancy Permit is issued;
 - (e) That a rent roll indicating the agreed maximum average initial monthly rents for the below-market rental housing units will be required prior issuance of an Occupancy Permit, to the satisfaction of the General Manager of Planning, Urban

Design or Sustainability (or successor in function) and the Director of Legal Services;

- (f) Following initial occupancy, on a change in tenancy for a below-market rental housing unit, the starting rent for such new tenancy will be at least 20% below the rent for private rental apartment units city-wide as published by the Canada Mortgage and Housing Corporation in the most recent Rental Market Survey Data Tables for Vancouver for that unit type at the time of the change in tenancy;
- (g) That the Applicant will verify eligibility of new tenants for the below-market rental housing units, based on the following:
 - (i) For new tenants, annual household income cannot exceed (4) four times the annual rent for the unit (i.e. at least 25% of household income is spent on rent); and
 - (ii) There should be at least one occupant per bedroom in the unit.
- (h) That the Applicant will verify the ongoing eligibility of existing tenants in below-market rental housing units every five (5) years after initial occupancy:
 - (i) For such tenants, annual household income cannot exceed 5 times the annual rent for the unit (i.e. at least 20% of income is spent on rent); and
 - (ii) There should be at least one occupant per bedroom in the unit.
- (i) On an annual basis, or at the request of the City, the Applicant will report to the City of Vancouver on the operation of the below-market rental housing units which will ensure that the City can confirm that the units are being operated as agreed, and will include a rent roll for the below-market rental housing units, and a summary of the results of eligibility testing for these units; and
- (j) Such other terms and conditions as the General Manager of Planning, Urban Design or Sustainability (or successor in function) and the Director of Legal Services may require in their sole discretion.

Note to Applicant: This condition will be secured by a Section 219 Covenant and a Housing Agreement to be entered into by the City by by-law enacted pursuant to section 565.2 of the Vancouver Charter prior to enactment of the rezoning by-law.

Public Art

- 2.9 Enter into an agreement satisfactory to the Directors of Legal Services and Cultural Services for the provision of public art in accordance with the City's Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide development details to the satisfaction of the Public Art Program manager.

Note to Applicant: Please contact Eric Fredricksen, Head of Public Art (604-871-6002); to discuss your application.

Environmental Contamination

2.10 As applicable:

- (a) Submit a disclosure statement to Environmental Services;
- (b) As required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and
- (c) If required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements constructed on the site pursuant to this rezoning until separate Certificates of Compliance, satisfactory to the City, for the on-site and off-site contamination, issued by the BC Ministry of Environment and Climate Change Strategy, have been provided to the City.

Agreements

Note to Applicant: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as registerable charges pursuant to the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the By-law and at no cost to the City.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

* * * * *

5755-5791 Oak Street and 1008 West 41st Avenue
PROPOSED CONSEQUENTIAL BY-LAW AMENDMENTS

Note: By-laws will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

DRAFT AMENDMENTS TO THE SIGN BY-LAW NO. 11879

Amend Schedule A (Comprehensive Development Areas) by adding the following:

“5755-5791 Oak Street and 1008 West 41st Avenue [CD-1 #] [By-law #] C-1”

DRAFT AMENDMENTS TO THE NOISE CONTROL BY-LAW NO. 6555

Amend Schedule B (Intermediate Zone) by adding the following:

“[CD-1 #] [By-law #] 5755-5791 Oak Street and 1008 West 41st Avenue”

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5755-5791 Oak Street and 1008 West 41st Avenue
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

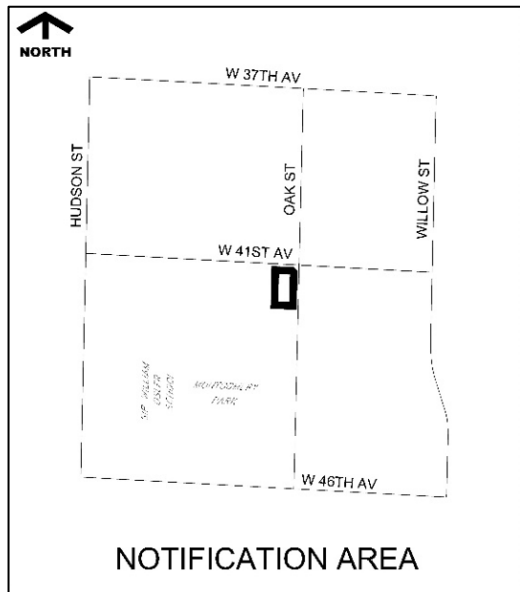
	Date	Results
Event		
Question and Answer Period (City-led)	October 11, 2023 – October 17, 2023	87 participants (aware)* <ul style="list-style-type: none"> • 50 informed • 15 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and Question and Answer Period	October 11, 2023	1,125 notices mailed
Public Responses		
Online questions	June 13 – July 3, 2022	0 submittal
Online comment forms <ul style="list-style-type: none"> • Shape Your City platform 	September 2023 – January 2024	28 submittals
Overall position <ul style="list-style-type: none"> • support • opposed • mixed 	September 2023 – January 2024	28 submittals <ul style="list-style-type: none"> • 16 responses • 11 responses • 1 responses
Other input	September 2023 – January 2024	2 submittal
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	September 2023 – January 2024	426 participants (aware)* <ul style="list-style-type: none"> • 185 informed • 27 engaged

Note: All reported numbers above are approximate.

* The Shape Your City platform allows staff to capture more nuanced levels of engagement associated with the rezoning application, categorized as:

- **Aware:** Number of unique visitors to the application webpage that viewed only the main page.
- **Informed:** Visitors who viewed documents or the video/photo gallery associated with the application; *informed* participants are a subset of *aware* participants.
- **Engaged:** Visitors that submitted a comment form or asked a question; *engaged* participants are a subset of *informed* and *aware* participants.

2. Map of Notification Area



3. Analysis of All Comments Received

Below is an analysis of all public feedback.

Generally, comments of support fell within the following areas:

- **Housing:** An increase in rental and below market housing stock in the City is needed and welcomed.
- **Density, neighbourhood and location:** The density of the application fits in with the future context of the neighbourhood (eg. Jewish Community Centre and Oakridge Centre). This is a good location for more density given the proximity to public transit.

Generally, comments of concern fell within the following areas:

- **Height and massing:** The height of the proposal is too tall for the area.
- **Local businesses:** The development will disrupt the operation of businesses like the post office and pharmacy in the area. These are important services the neighbourhood relies on.

The following miscellaneous comments were received from the public (note: these were topics that were not ranked as highly as above).

General comments of support:

- General support.
- Support for the number of bike parking spots proposed.
- Proposed height, massing and density is good.

- The design (eg. plaza space and broken up massing) is nice but there should be a rooftop amenity space in addition to the amenity space on the podium.
- No displacement of residents.

General comments of concern:

- The building will cast shadows on the surrounding area.
- An increase in residents will make it difficult to find street parking in the area, increase traffic congestion and put pressure on amenities and services (eg. parks and public transit).
- The application does not comply with the Cambie Corridor Plan and information in the rezoning booklet is incorrect (eg. location, height and acreage of the surrounding area).
- The single-family residences next to the application will be undesirable to potential developers.
- The Question and Answer period is too short.
- Loss of the community garden.

General neutral comments/recommendations:

- Application should be denser and taller.
- Retail unit should be leased to small, family-run businesses to create a sense of community (as opposed to a large chain grocery store).
- Housing projects should be fast tracked.
- The amount of parking spaces should be reduced given the proximity to public transit.
- There should be a traffic study that considers the effect of all the developments in the Cambie Corridor.
- There should be an indoor amenity space.
- There should be a right turn lane on 41st Avenue eastbound onto Oak Street southbound.
- There is a need for a larger bus shelter on 41st Avenue and Oak Street.

* * * * *

5755-5791 Oak Street and 1008 West 41st Avenue
URBAN DESIGN PANEL (UDP)

1. URBAN DESIGN PANEL MINUTES

The Urban Design Panel (UDP) reviewed this application on October 11, 2023. A summary of the decision is provided below. The full meeting minutes can be found [online](#):

EVALUATION: Support with Recommendations (7/0)

Introduction: Rezoning Planner Bryan Wong, provided an overview of the policy for this site. Development Planner, Omar Aljebouri then gave an overview of the urban design considerations.

- 1) The increased height and density above what the Cambie Plan prescribes for the delivery of additional rental housing within an emerging high density context.
- 2) The proposed location and overall design of the covered plaza.
- 3) The amount and quality of indoor and outdoor amenities.
- 4) Any preliminary advice for consideration at the Development Permit stage

The Applicant then gave an overview of their rezoning rational for the proposal. Staff and Applicant team then took questions from the panel.

Panel's Consensus:

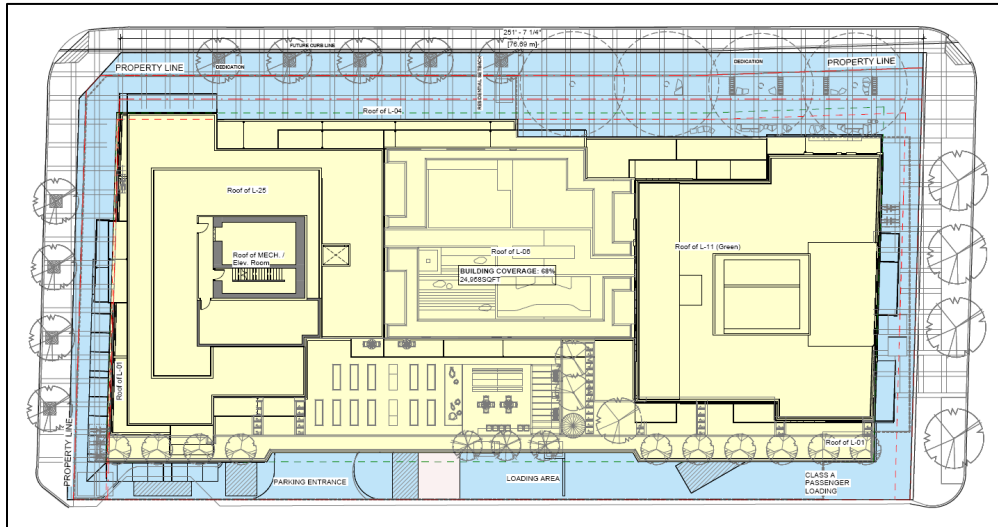
Having reviewed the project, it was moved by MR. AEPLI and seconded by MR. STOVELL and was the decision of the Urban Design Panel:

THAT the Panel Recommend Support with recommendations to the project with the following recommendations to be reviewed by City staff:

1. Further design development of the plaza and programming.
2. Further refinement of the architecture.
3. Consider increasing the amount of amenity space.

5755-5791 Oak Street and 1008 West 41st Avenue
FORM OF DEVELOPMENT DRAWINGS

Site Plan



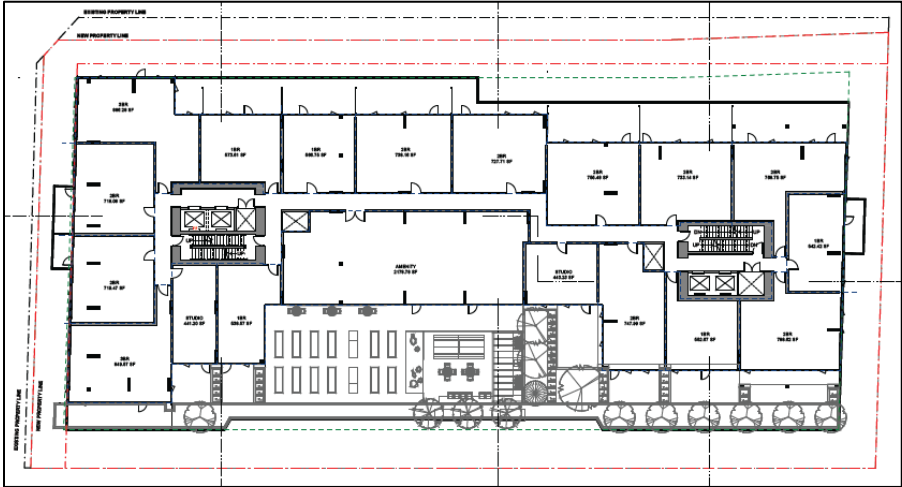
Perspective as Viewed from Oak Street and West 41st Avenue Looking Southwest



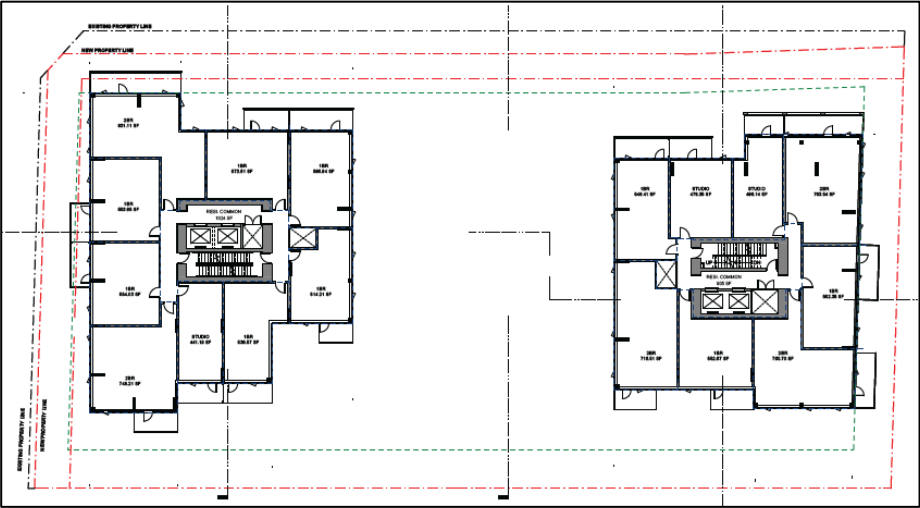
Perspective as Viewed from Lane and West 42nd Avenue Looking Northeast



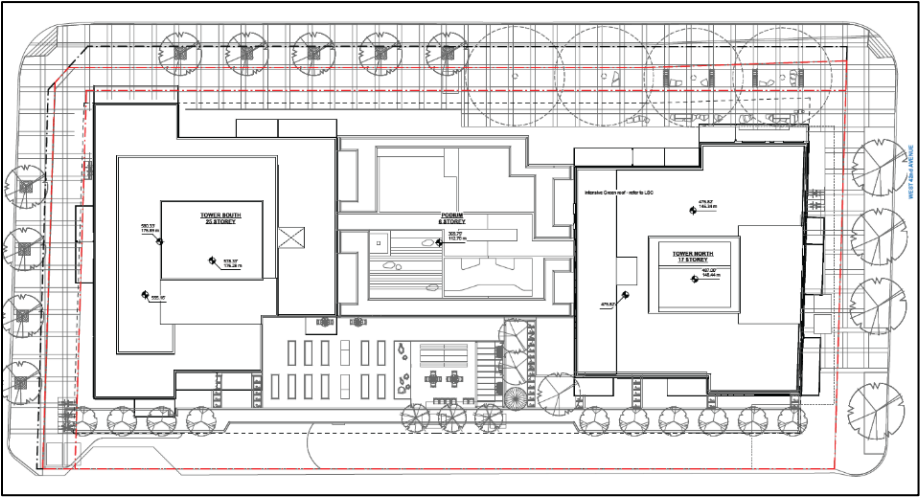
Typical Floor Plan - Podium



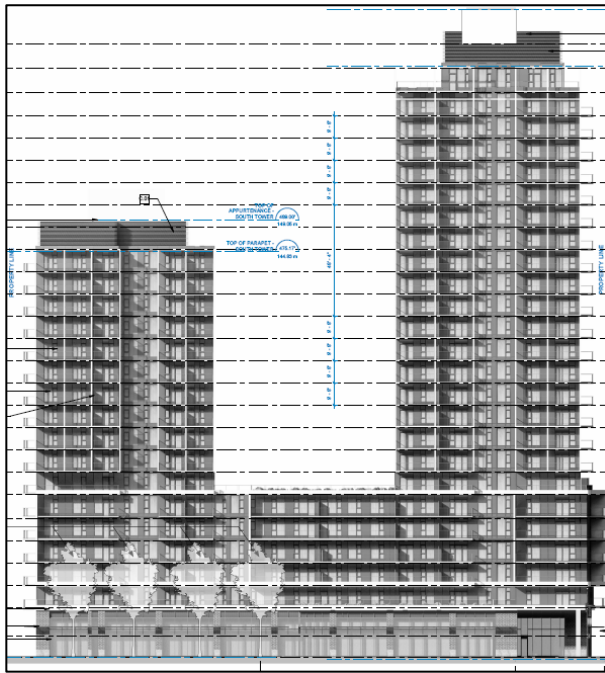
Typical Floor Plan - Tower



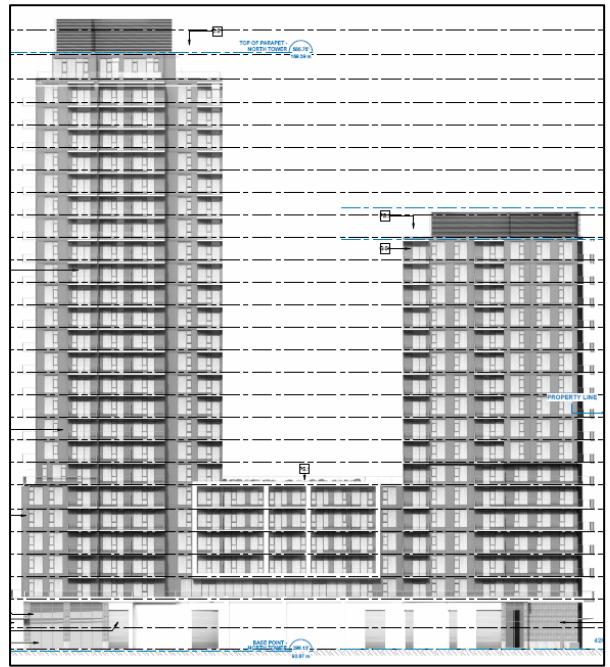
Roof Plan



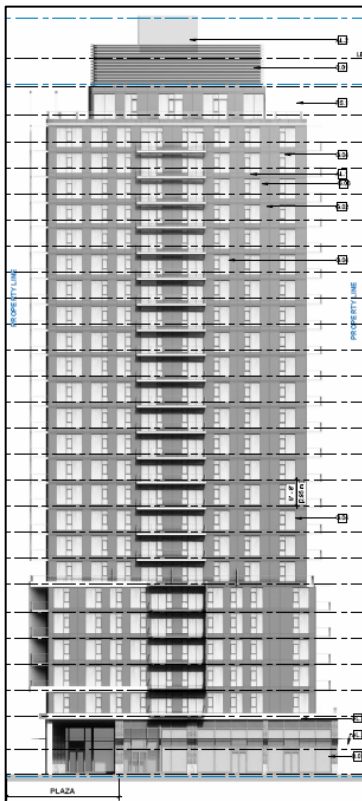
East Elevation



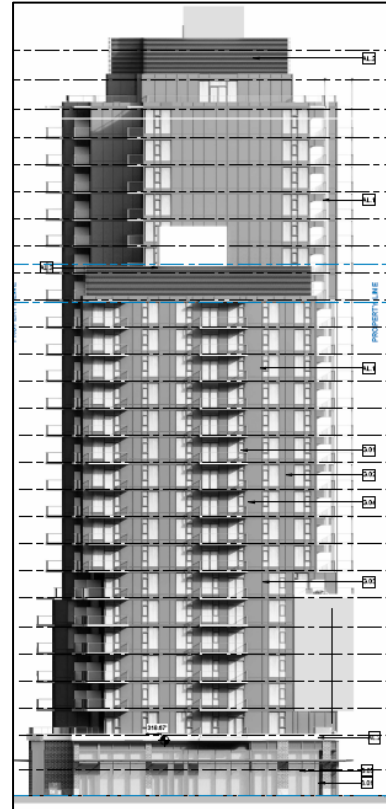
West Elevation



North Elevation



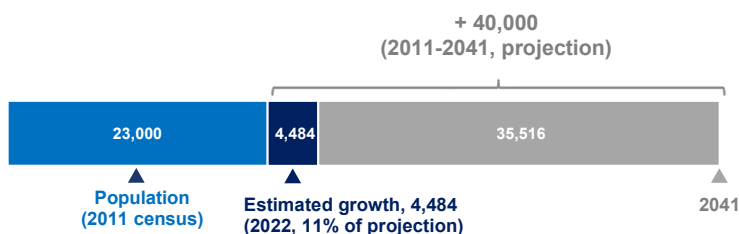
South Elevation



PUBLIC BENEFITS IMPLEMENTATION DASHBOARD
CAMBIE CORRIDOR PLAN (2018) – North of 57th Avenue
Updated 2022 year-end

POPULATION GROWTH^a

The Cambie Corridor has grown by approximately **4,484** people since the 2011 census. The plan projects an additional growth of approximately **35,700** people by 2041.

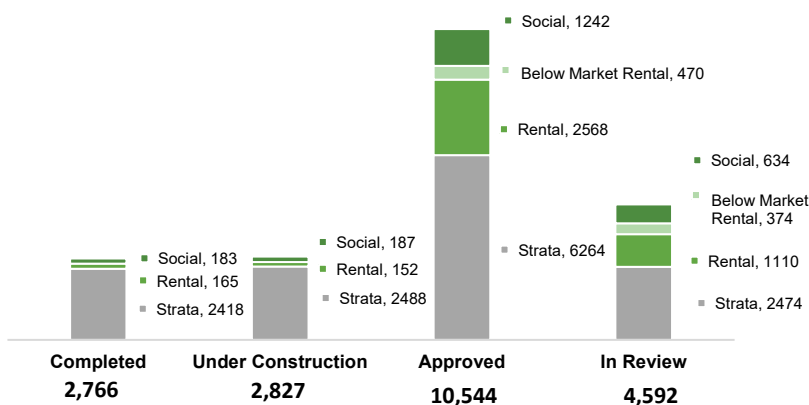


DEVELOPMENT ACTIVITY (UNITS)^b

Recent rezoning approvals:

- [4992 Ash Street](#)
- [277-291 West 42nd Avenue](#)
- [7969-7989 Cambie Street](#)
- [3353 Cambie Street](#)
- [5412 Cambie Street](#)

**This list does not include any townhouse developments under the RM-8A/AN Districts Schedule*



PUBLIC BENEFITS ACHIEVED AND IN PROGRESS (North of 57th Avenue)^c

- ✓ On track to achieving targets
- ➔ Some progress toward targets, more work required
- Targets require attention

TARGETS	COMPLETED	UNDER CONSTRUCTION	PLANNING/ DESIGN	PROGRESS
See Chapter 13 of the Cambie Corridor Plan for more details				
HOUSING^d <ul style="list-style-type: none"> • ~ 4,700 additional secured market rental units • ~ 2,250 social housing units • ~ 400 additional below-market units • (gross numbers of units reported) 	<ul style="list-style-type: none"> • 165 secured market rental units • 85 social housing units • 98 TMH^e 	<ul style="list-style-type: none"> • 152 secured market rental units • 187 social housing units 		<ul style="list-style-type: none"> • 7% of secured rental target achieved • 12% of social housing target achieved <p>○</p>
CHILDCARE <ul style="list-style-type: none"> • ~ 1,080 spaces for all age groups 	<ul style="list-style-type: none"> • Restoration of 8 Oaks Acorn childcare outdoor area 	<ul style="list-style-type: none"> • 138 spaces for 0-4 yrs children (Oakridge Civic Centre, Eric Hamber Secondary School) • 60 spaces for 5-12 yrs children (Oakridge Civic Centre) 		<ul style="list-style-type: none"> • 18% of childcare spaces target achieved <p>➔</p>
TRANSPORTATION / PUBLIC REALM <ul style="list-style-type: none"> • Upgrade/expand walking and cycling networks • Complete Street design on Cambie St and major streets • "Car-light" Heather St Greenway 	<ul style="list-style-type: none"> • 45th Ave bikeway improvements • Interim Plazas (17th Avenue and Cambie Street; 18th Avenue and Cambie Street) • 29th Avenue & Cambie Street Plaza and Public Art • R4 Rapid Bus on 41st Avenue • Cambie Complete Streets (35th Avenue to McGuigan Avenue) 	<ul style="list-style-type: none"> • King Edward Avenue Complete Street (Yukon to Columbia streets) • 49th Avenue transportation upgrades • Slow Streets Installation (Ontario and 33rd Ave) 	<ul style="list-style-type: none"> • 54th Avenue Curb Bulge bio-retention upgrade • Cambie Street and 31st Avenue closure • Cambie Street Complete Streets (30th Ave to 41st Ave) • Alberta St transportation and green rainwater infrastructure upgrades 	<p>✓</p>

	<ul style="list-style-type: none"> Ontario and 16th curb bulge bio-retention Oak Street and 27th Avenue pedestrian and bike signal Eastbound complete street on W King Edward (Yukon to Columbia) & improved crossing at W King Edward Avenue / Yukon Street 			
CULTURE <ul style="list-style-type: none"> 5 new artist studios 	<ul style="list-style-type: none"> Five public art installations 	<ul style="list-style-type: none"> Cultural space, performance theatre, outdoor performance space at Oakridge Civic Centre 	<ul style="list-style-type: none"> 12 public art installations 	✓
CIVIC / COMMUNITY <ul style="list-style-type: none"> Oakridge Civic Centre Oakridge Library renewal and expansion Additional library branch Hillcrest Community Centre (fitness centre expansion) Firehall #23 Community Policing Centre 		<ul style="list-style-type: none"> Oakridge Civic Centre (seniors centre, youth centre, childcare, library, community centre) 	<ul style="list-style-type: none"> VanDusen & Bloedel Strategic Plan 	✓
HERITAGE <ul style="list-style-type: none"> 5% allocation from cash community amenity contributions in Cambie Corridor 	<ul style="list-style-type: none"> James Residence Milton Wong Residence 5% allocation from cash community amenity contributions 	<ul style="list-style-type: none"> Turner Dairy retention 		✓
SOCIAL FACILITIES <ul style="list-style-type: none"> Renewal and expansion of Oakridge Seniors Centre Youth Hub Non-profit organization centre Additional Seniors' Centre 		<ul style="list-style-type: none"> Oakridge Seniors Centre and Youth Centre 		✓
PARKS AND OPEN SPACES <ul style="list-style-type: none"> New parks on large sites Queen Elizabeth Master Plan and Phase 1 upgrades 6 plazas and enhanced open spaces Neighbourhood park improvements 	<ul style="list-style-type: none"> Upgrades to Riley Park and Hillcrest Park Lillian To Park (17th Avenue and Yukon Street) Playground renewal at Douglas Park Queen Elizabeth Park tennis court resurfacing 	<ul style="list-style-type: none"> Oakridge Centre Park 	<ul style="list-style-type: none"> Alberta Street Blue-Green System and Columbia Park Renewal Queen Elizabeth Master Plan Heather Park off-leash dog area Little Mountain Plaza and Wedge Park 	✓

EXPLANATORY NOTES

The Public Benefits Implementation Dashboard assists in monitoring progress toward the delivery of public benefits anticipated from the community plans. Data in this tracker reflects activity within the plan boundaries (and significant public benefits adjacent to the plan area) since Plan approval.

^a **Population Growth:** Growth is calculated by taking the difference between the latest census year and the base population and adding an estimate based on floor area completed between the latest census and the present quarter.

^b **Development Activity:** The Development Activity Chart includes Building Permits, Development Permits, and rezoning applications:

- Completed: Occupancy Permit issuance
- Under Construction: Building Permit issuance
- Approved: Approved Rezoning Applications and Development Permits submitted without a rezoning
- In review: In Review Rezoning Applications and Development Permits submitted without a rezoning

^c **Public Benefits Achieved:** Public benefits in planning/design typically include large City- or partner-led projects or master plans that have begun a public process or have made significant progress in planning or design stages, but have not yet moved to construction. Public benefits secured through developer-initiated applications are not included in the planning/design column and not counted towards public benefits achieved prior to construction as numbers and status may change throughout the permitting process.

^d **Housing - Planning/Design:** Housing units in developer-initiated applications are not included in the planning/design column and not counted towards public benefits achieved prior to construction as numbers and status may change throughout the permitting process.

^e **Temporary Modular Housing (TMH):** are modular homes that provide supportive housing services to residents with low and moderate incomes who have a need for transitional housing. See the [Housing Vancouver webpage](#) for more information. These 98 social housing units are temporary modular housing that were not anticipated in the Cambie Corridor Plan; therefore, they do not count towards the Plan's housing goal.

**5755-5791 Oak Street and 1008 West 41st Avenue
PUBLIC BENEFITS SUMMARY**

Project Summary

A 25-storey and 17-storey building containing 357 secured-rental housing units, of which 20% of the residential floor area secured at below-market rents, and commercial uses on the ground floor.

Public Benefit Summary:

357 secured-rental housing units, of which 20% of the residential floor area at below-market rents, secured with a Housing Agreement for the greater of 60 years and the life of the building, a DCL payment, and a public art contribution.

	Current Zoning	Proposed Zoning
Zoning District	C-1	CD-1
FSR (site area of 3,427.4 sq. m / 36,892 sq. ft.)	1.20	7.59
Buildable Floor Space	4,112.9 sq. m (44,271 sq. ft.)	26,014.0 sq. m (280,012 sq. ft.)
Land Use	Mixed-use	Mixed-use

Summary of Development Contributions Expected Under Proposed Zoning

City-Wide DCL ^{1,2}	\$313,657
City-Wide Utilities DCL ¹	\$3,726,824
Public Art ³	\$554,423
TOTAL	\$4,594,904

Other benefits (non-quantified): 357 secured rental housing units, of which 20% of the residential floor area would be rented at below-market rates, secured for the greater of 60 years and the life of the building.

¹ Based on by-laws in effect as of September 30, 2023; by-laws are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. A development may qualify for 12 months of in-stream rate protection, see the City's [DCL Bulletin](#) for more details.

² This application has requested and is expected to be eligible for a Class A (100%) waiver of the City-wide DCL applicable to the residential portion of the building. The value of the anticipated DCL waiver is estimated at \$5,790,528. The application is therefore subject to the maximum average starting rents and unit sizes by unit type applicable to "class A for-profit affordable rental housing" as per the By-law. These requirements will be secured by a Housing Agreement, and compliance will be assessed through the development permit stage to occupancy permit issuance.

³ Based on rates in effect as of 2016. Rates are subject to adjustments, see [Public Art Policy and Procedures for Rezoned Developments](#) for details.

5755-5791 Oak Street and 1008 West 41st Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Address	Property Identifiers (PIDs)	Legal Description
5755-5791 Oak Street	010-228-471, 010-228-497, 010-228-543, and 010-228-560	Lots E to H of Lots 12 to 15 Block 995 District Lot 526 Plan 8152
1008 West 41st Avenue	006-635-687	Lot I (see N8741L) Except Firstly: Part in Plan LMP18850; Secondly: Part Shown on Plan LMP36671; Block 995 District Lot 526 Group 1 NWD Plan 20366

Applicant Information

Architect	Arcadis Architects (Canada) Inc.
Developer	Wesgroup Properties
Registered Owners	5763 Oak Street Investments Ltd. (owner of Lots E, F, G, and H) and West 41st Avenue & Oak Street Investments Ltd. (owner of Lot I)

Development Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	C-1	CD-1
Site Area	3,427.4 sq. m (36,892 sq. ft.)	3,427.4 sq. m (36,892 sq. ft.)
Land Use	Mixed-use	Mixed-use
Maximum Density	1.20 FSR	7.59 FSR
Floor Area	4,112.9 sq. m (44,271 sq. ft.)	26,014.0 sq. m (280,012 sq. ft.)
Maximum Height	10.7 m (35 ft.)	Sub-area A Top of Parapet: 78.7 m (258 ft.) Sub-area B Top of Parapet: 54.6 m (179 ft.)
Parking, Loading and Bicycle Spaces	Per Parking By-law	Vehicle Parking 224 Bicycle Parking 676 Loading Spaces 8 To be confirmed at development permit stage
Natural Assets	16 existing on-site By-law trees	16 on-site trees to be removed 37 new on- and off-site trees To be confirmed at development permit stage

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