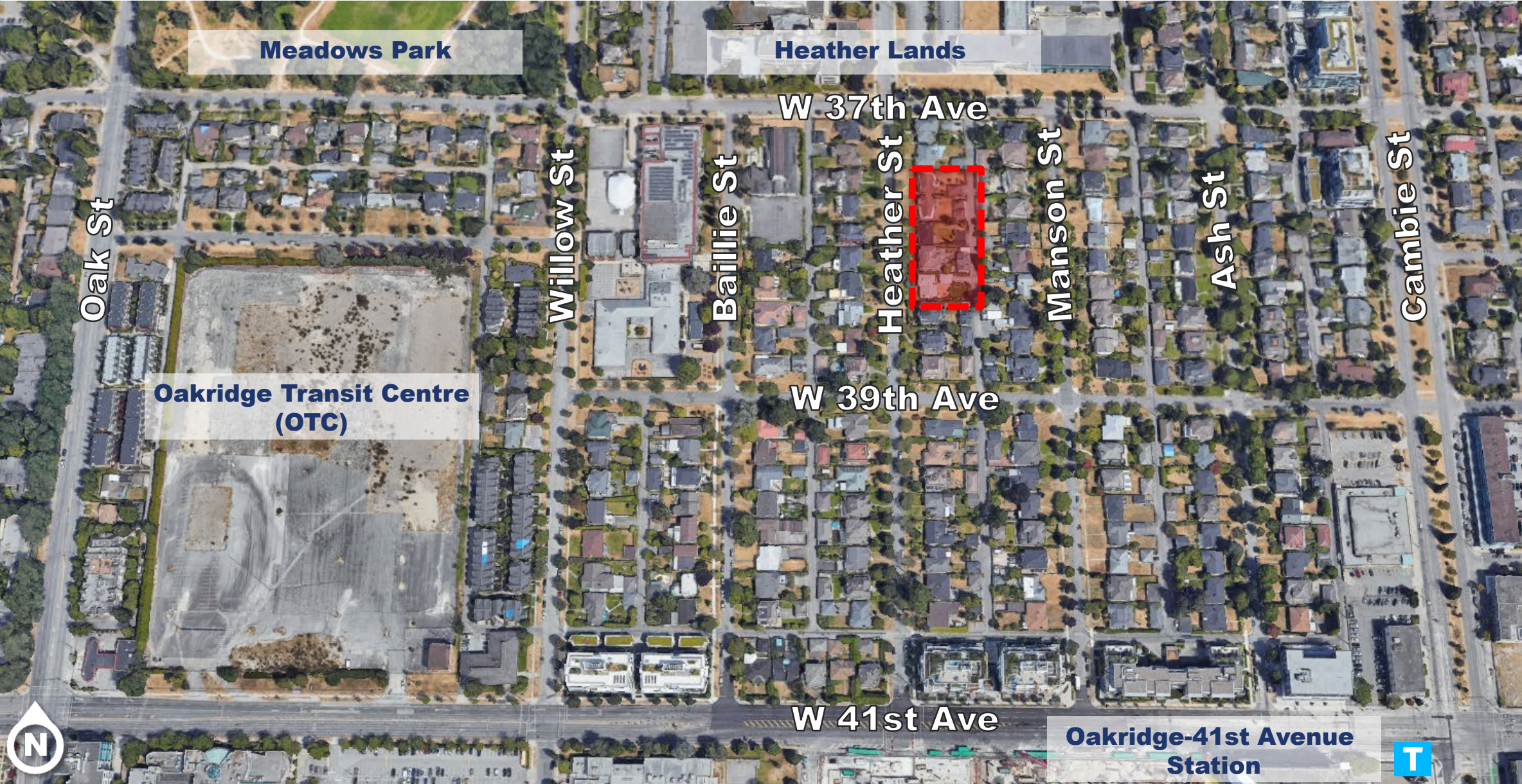




CD-1 Rezoning: 5350-5430 Heather Street

Public Hearing | May 30, 2024

Existing Site and Context



Local Amenities and Services



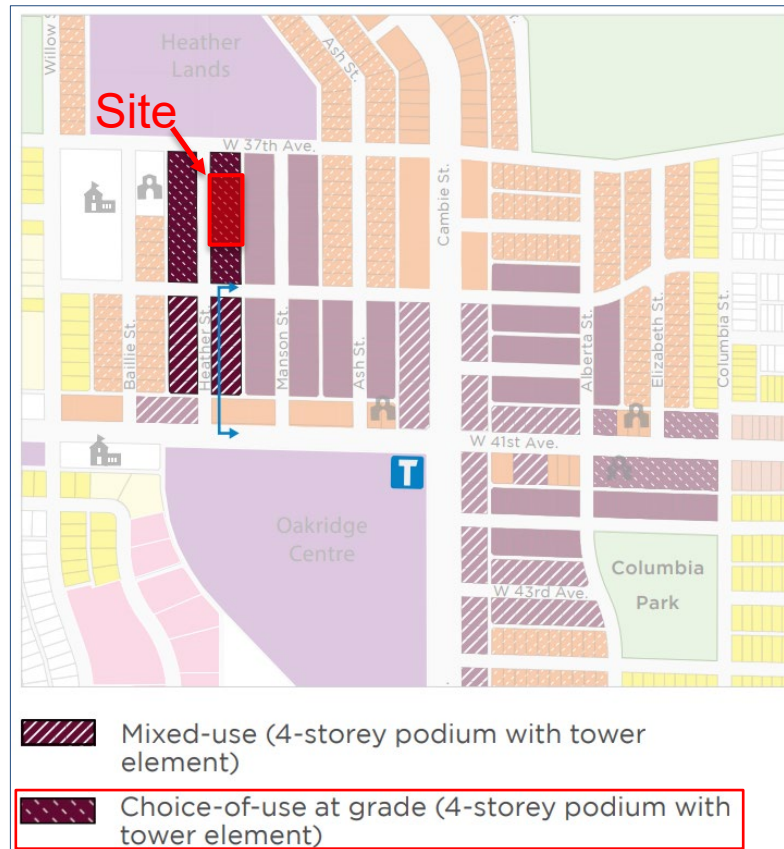
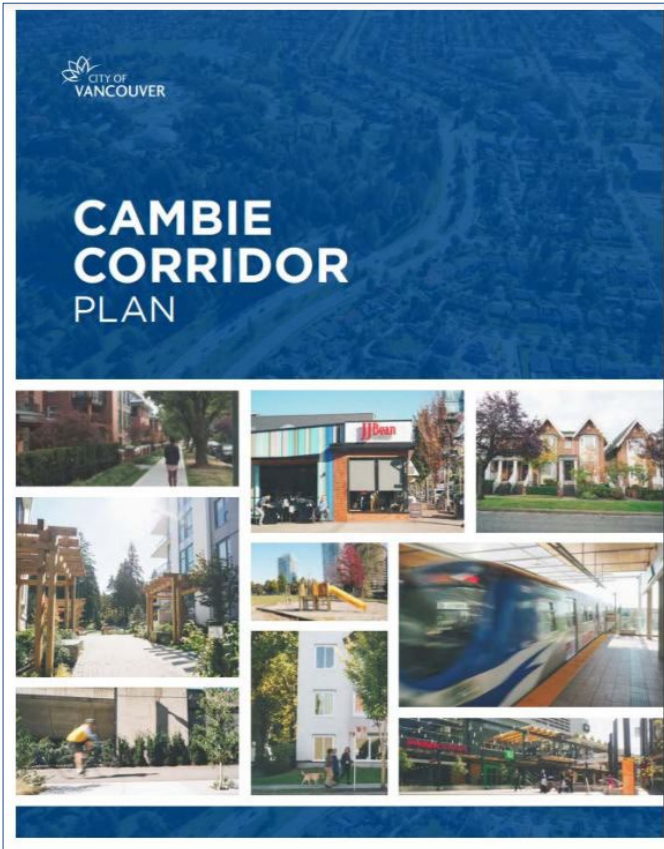
Transit-Oriented Area (TOA) Analysis



- Site
- Tier 1 – 20-storey/5.0 FSR
- Tier 2 – 12-storey/4.0 FSR
- Tier 3 – 8-storey/3.0 FSR
- SkyTrain

Enabling Policies

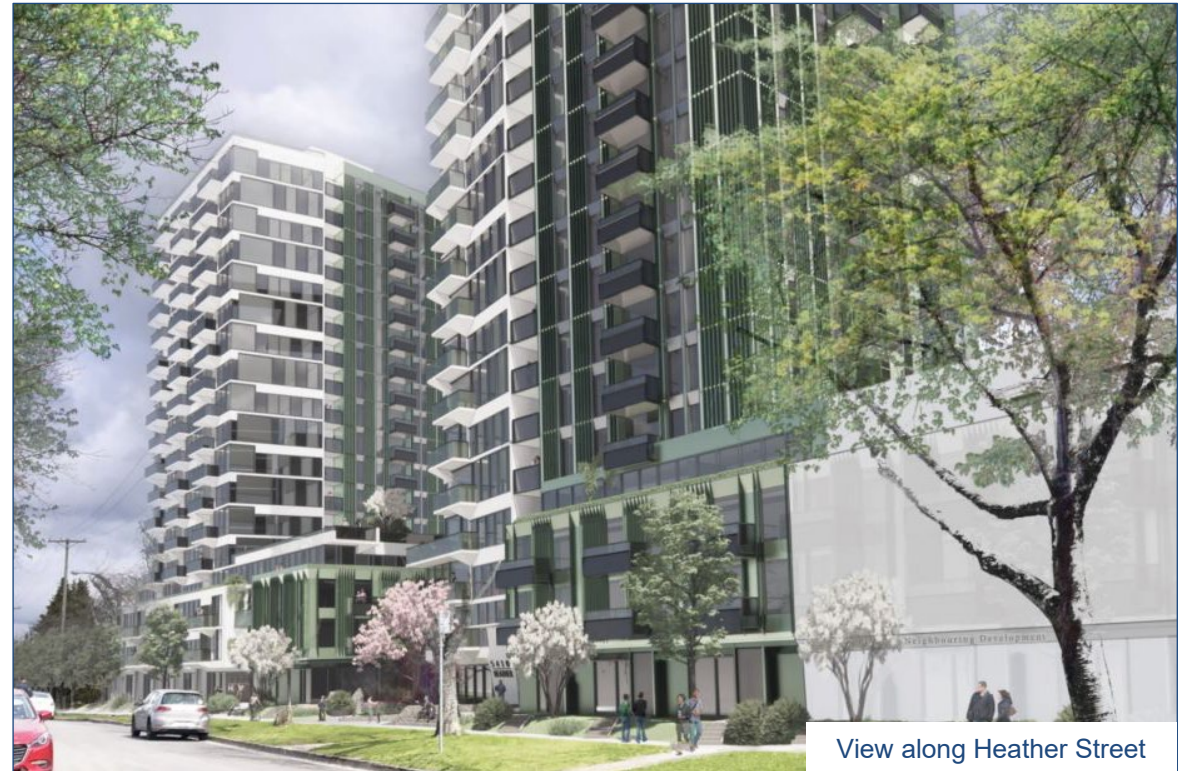
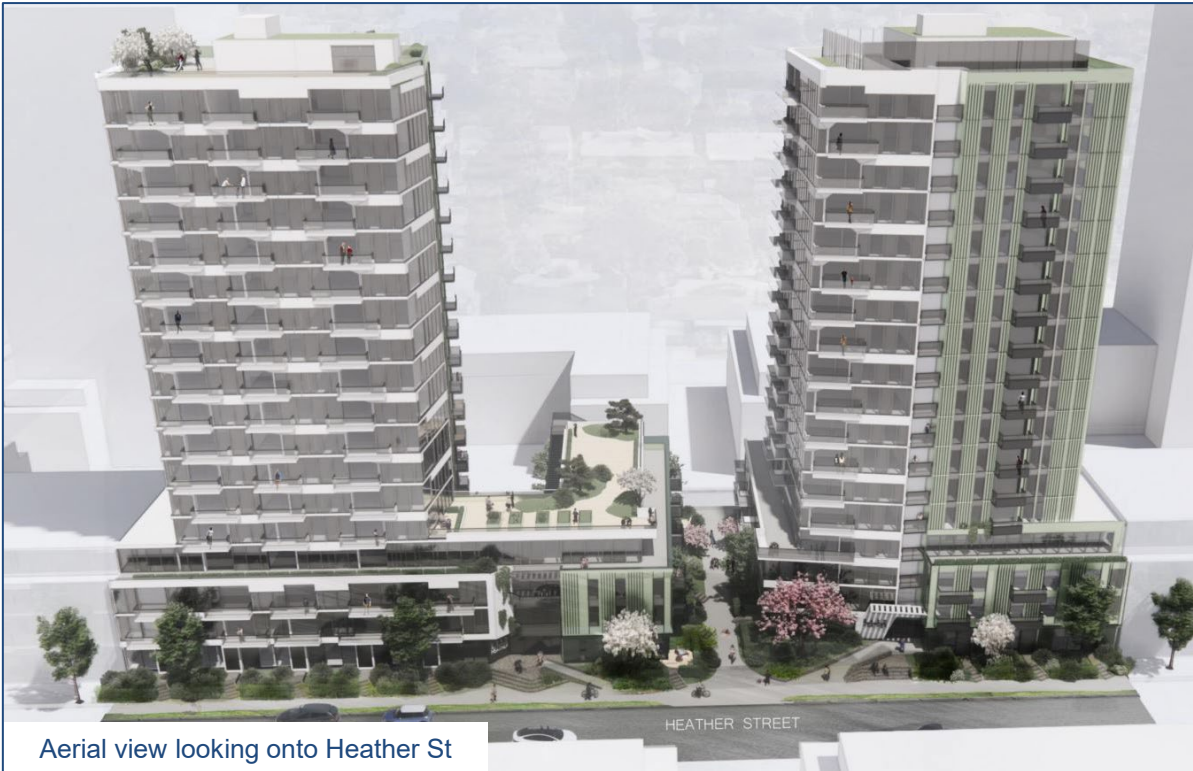
Section 4.3.4 – Heather Street (Local Shopping Street): 37th – 41st Ave



- Oakridge Municipal Town Centre (MTC) neighbourhood of the Plan
- Height and density up to 18 storeys if:
 - 100% of residential floor area is secured rental with 20% as below-market rental
 - Choice-of-use at grade (4-storey podium with tower element)
- Mid-block pedestrian link per the Public Realm Plan

Proposal

- Application Submission: April 2023
- FSR: 6.28
- 18-storey buildings
- Maximum height of 197 ft.
- 344 secured rental units with 69 units at below-market rates
- Parking and loading from lane



Proposal: Form of Development

- Tower on podium building form
- Mid-block pedestrian link to improve connectivity
- Open space at-grade facing the lane



Renting vs. Ownership

	Below-Market Rental*		Market Rent in Newer Buildings on Westside		Ownership Median-Priced Unit on Westside	
	Average Starting Rents (2023)	Average Household Income Served	Average Rents	Average Household Income Served	Monthly Costs of Ownership	Income to Afford Monthly Ownership Costs
studio	\$1,223	\$48,928	\$1,902	\$76,080	\$2,837	\$113,480
1-bed	\$1,429	\$57,152	\$2,306	\$92,240	\$3,473	\$138,920
2-bed	\$1,969	\$78,752	\$3,372	\$134,880	\$5,193	\$207,720
3-bed	\$2,395	\$95,808	\$4,434	\$177,360	\$7,982	\$319,280

* Rents escalated from 2017 *Moderate Income Rental Housing Program* rents by RTA to 2023

Public Consultation

**Postcards Mailed
July 6, 2023**

Postcards distributed	1,860
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Questions	2
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Comment forms	9
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Other input	2
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Total	13
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**City-hosted
Q&A Period
July 12 to 25, 2023**



Comments of support

- Increased density
- New housing stock and proximity to transit

Comments of concern

- Parking and increased traffic
- Lack of affordability

Public Benefits

- 344 market rental units with 20% as below-market rental
- Applicant has requested a Class A (100%) City-wide DCL Waiver

	Amount
Development Cost Levies (DCLs)	\$3,622,646
Public Art	\$525,098
Total Value	\$4,147,744

Conclusion



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