



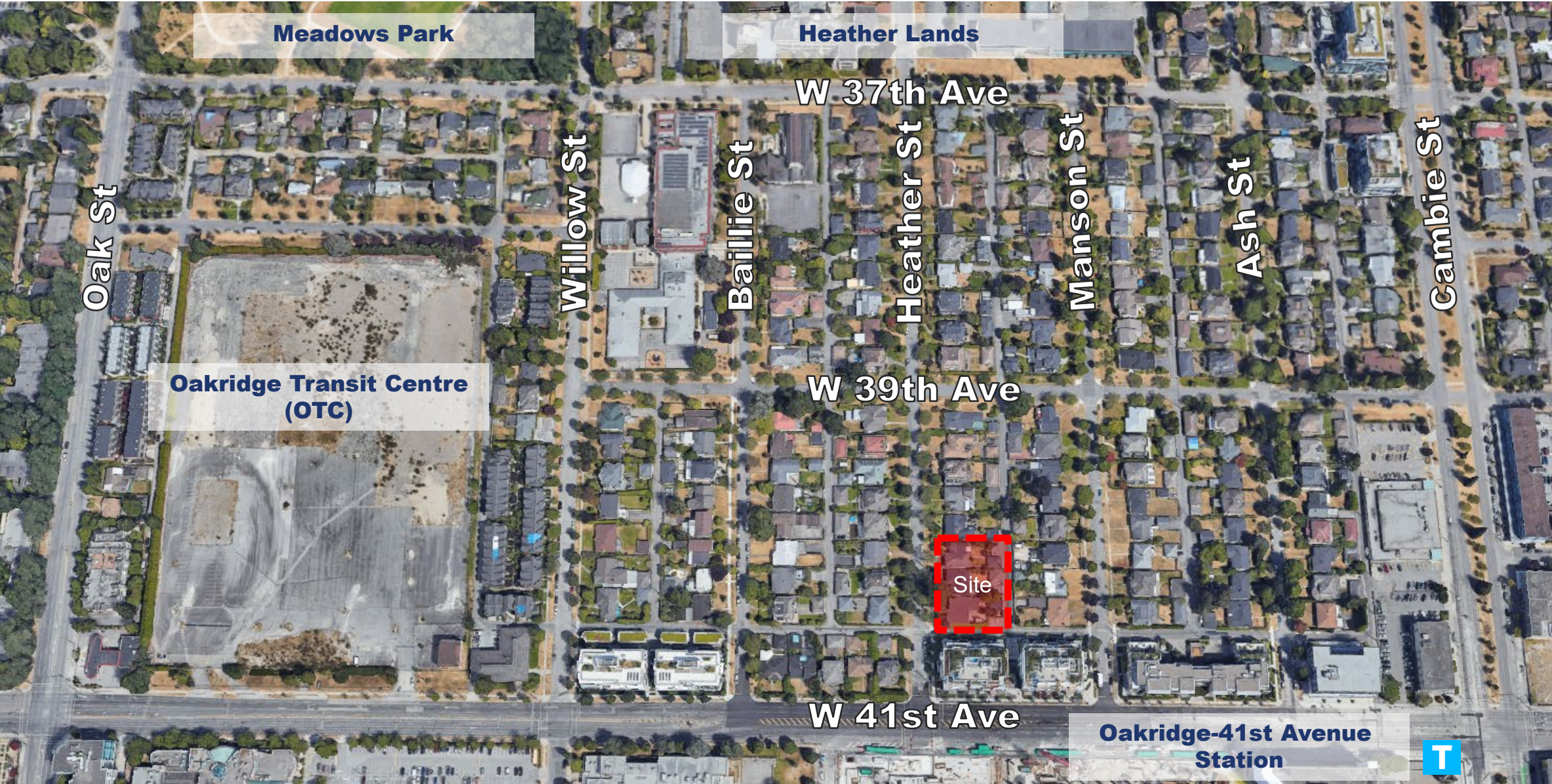
Heather Street

CD-1 Rezoning: 5630-5678 Heather Street

Public Hearing | September 24, 2024



Existing Site and Context



Meadows Park

Heather Lands

Oak St

Willow St

Baillie St

W 37th Ave

Heather St

Manson St

Ash St

Cambie St

Oakridge Transit Centre (OTC)

W 39th Ave

Site

W 41st Ave

Oakridge-41st Avenue Station








Public Amenities and Services



- Site
- School
- Childcare
- Park
- Community Centre/ Library
- - - Bike Path

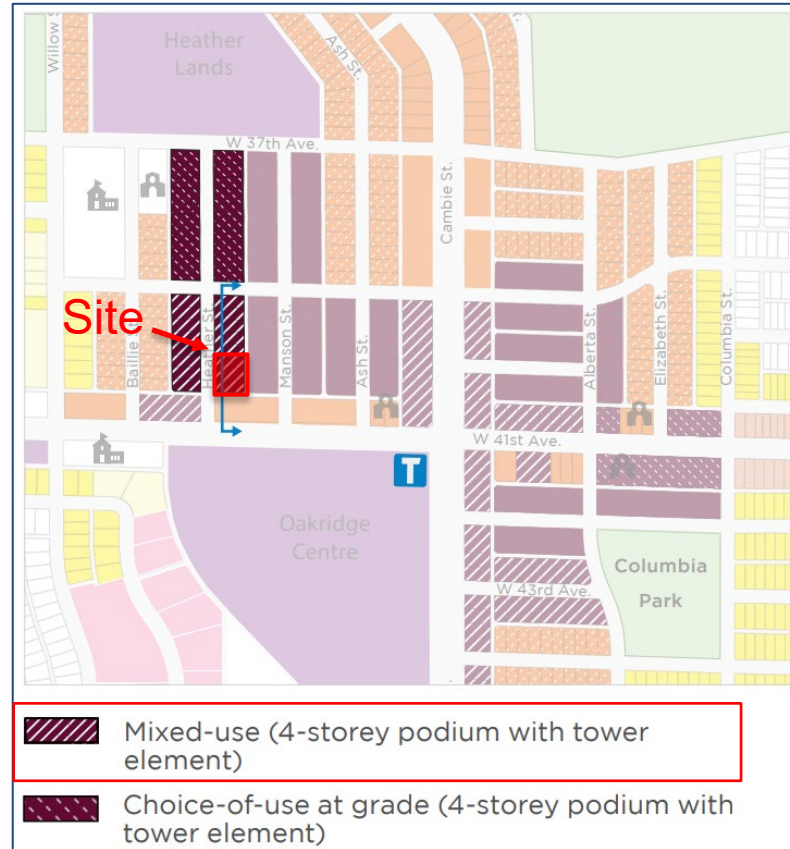
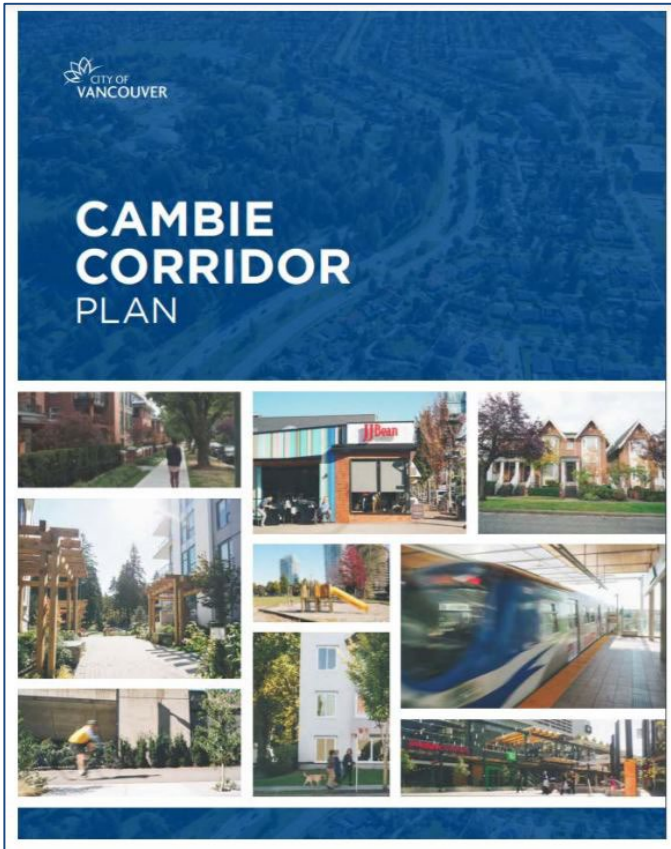
Transit-Oriented Area (TOA) Analysis



-  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)
- Height up to 18 storeys if:
 - 100% of residential floor area is secured rental with 20% as below-market rental
 - Mixed-use (4-storey podium with tower element)
- Mid-block pedestrian link per Public Realm Plan

Proposal

- Application Submission: October 2023
- FSR: 5.74
- 18 storey building

- Height of 183 ft.
- 184 secured rental units with 35 units at below-market rates
- Parking and loading from lane

Southwest corner perspective

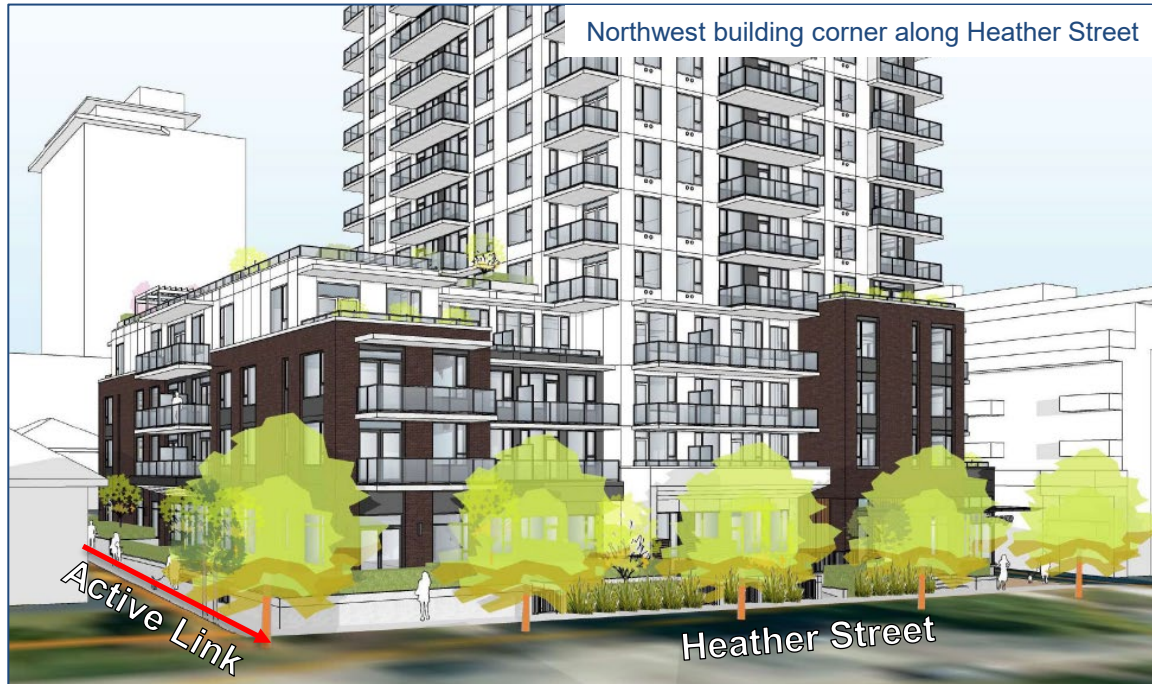


West elevation along Heather Street



Proposal: Form of Development

- Tower on podium building form
- Mid-block pedestrian link to improve connectivity
- Landscaped setbacks and ground-oriented units



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
January 5, 2024**

Postcards distributed	1,869
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Questions	3
Comment forms	10
Other input	0
Total	13

**City-hosted
Q&A Period
January 10 to January 23, 2024**



Comments of support

- Below-market housing
- Proximity to rapid transit

Comments of concern

- Increasing density
- Excessive on-site parking

Public Benefits

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

	Amount
Development Cost Levies (DCLs)	\$1,856,476
Public Art	\$266,556
Total Value	\$2,123,032

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