



REPORT

Report Date: October 8, 2024
Contact: Simon Jay
Contact No.: 604.829.2004
RTS No.: 16578
VanRIMS No.: 08-2000-20
Meeting Date: October 22, 2024
[Submit comments to Council](#)

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: Directions Report: Consideration of Modification to Conditions of Approval for CD-1 Rezoning: 949 West 41st Avenue and 5469-5507 Willow Street (Oakridge Transit Centre)

RECOMMENDATION

THAT certain conditions of by-law enactment for 949 West 41st Avenue and 5469-5507 Willow Street (Oakridge Transit Centre), as set out in Appendix B, Part 2 of the Referral Report dated October 6, 2020 and approved in principle by Council following the Public Hearing held on December 8, 2020, at the Standing Committee of Council on Policy and Strategic Priorities held on December 9, 2020, be amended to, among other things, extend the delivery deadline for the turnkey social housing and amenities by five years, as set out in Appendix A of this report;

FURTHER THAT Council instruct the Director of Legal Services to make any appropriate modifications to the legal agreements and related security to give effect to these modifications, as may be required at the discretion of the Director of Legal Services.

REPORT SUMMARY

The applicant for the rezoning application at 949 West 41st Avenue and 5469-5507 Willow Street (Oakridge Transit Centre) has approached staff to seek modifications to certain conditions of approval relating to Council's approval. The rezoning application was approved in-principle by Council on December 9, 2020 following the Public Hearing on December 8, 2020. The purpose of this report is to amend certain Council approved Conditions of Approval by, among other things, extending the timelines for the delivery of the turnkey social housing and amenities to better align with the overall project timing.

The applicant has requested amendments to the Conditions of Approval due to the change of ownership, the lack of progress made by the original developer and the current economic climate. The specific amendments as recommended by staff reflect the outcome of negotiation with the applicant in consideration of the above factors.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Community Amenity Contributions Policy for Rezoning (1999, last amended 2024)
- Council’s approval in principle of the Rezoning application for 949 West 41st Avenue and 5469-5507 Willow Street (Oakridge Transit Centre) on December 9, 2020 ([RTS 14077](#))
- Oakridge Transit Centre and Adjacent Sites Policy Statement (2015)
- Cambie Corridor Plan (2018, last amended 2023)

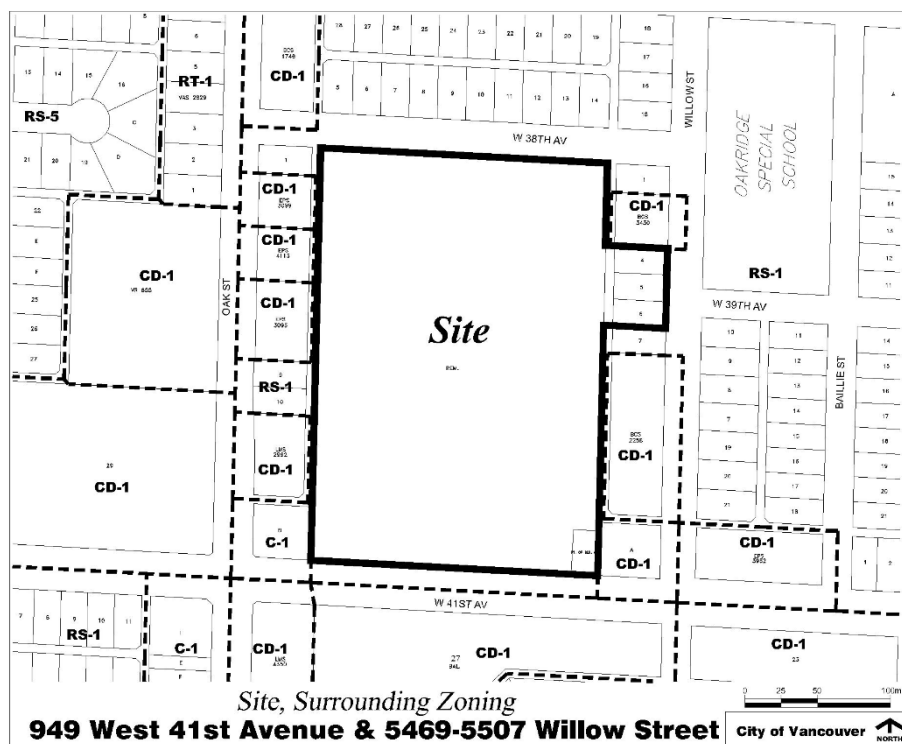
REPORT

Background/Context

1. Background

Council considered and approved in principle the rezoning application for 949 West 41st Avenue and 5469-5507 Willow Street (Oakridge Transit Centre) following Public Hearing in December 2020.

Figure 1: Location Map



The Oakridge Transit Centre is a unique large site in the Cambie Corridor. It is a former bus depot, which operated from 1948 until 2006 when most bus depot activities were transferred to the Vancouver Transit Centre, near the Arthur Laing Bridge. The three residential lots at 5469-5507 Willow Street were also included to allow for the extension of 39th Avenue into the new development.

The approved four phase development includes 17 buildings, ranging in height from one to 26 storeys and with a maximum building height of 83.8 m (275 ft.). The approved floor space ratio (FSR) of 2.36 represents a total of 136,439.4 sq. m (1,468,622 sq. ft.) and consists of:

- 25,788.9 sq. m (277,589 sq. ft.) for social housing, equal to approximately 330 units;
- 11,738.5 sq. m (126,352 sq. ft.) for secured rental housing, including 25% for moderate income rental housing units. This is equal to approximately 180 units, including 45 moderate income rental units;
- 95,856.3 sq. m (1,031,789 sq. ft.) for strata residential housing, which is approximately 1,120 units;
- 2,229.7 sq. m (24,000 sq. ft.) for commercial space;
- 69-space childcare facility; and
- a 2-acre public park.

A subsidiary of Grosvenor Group Limited (“Grosvenor”) became the controlling owner in 2022. The CD-1 By-law has not been enacted by Council, however Grosvenor is actively working on the enactment conditions with staff. Further, there are currently active development permit applications for phase one, as well as a replacement rectifier electrical substation to serve TransLink trolley buses.

2. Policy Context

Community Amenity Contribution (CAC) – In accordance with the City’s *Financing Growth Policy* and the *Oakridge Transit Centre Policy Statement*, an offer of a CAC to address the impacts of rezoning was included as part of the rezoning application. CACs are typically made through the provision of either on-site amenities or a cash contribution towards public benefits and takes into consideration community needs, area deficiencies and the impact of the proposed development on City services. The rezoning that was approved in principle included the following CAC package:

In-kind CAC:

- Transfer of parcel E to the City for social housing, allowing a minimum floor space of 25,788.9 sq. m (277,589 sq. ft.) which is equivalent to approximately 330 units. This includes the construction and delivery of two turnkey social housing buildings of 13,607.4 sq. m (146,469 sq. ft.), which is equivalent to approximately 175 units;
- Construction and delivery of a turnkey purpose-built 69-space childcare facility; and
- Construction and delivery of a two-acre parcel of public park.

Cash CAC:

- \$1,800,000 allocated to public realm and transportation improvements in the area.

Strategic Analysis

The applicant has requested additional time to deliver the in-kind CAC package to better align with the overall project timing. The extension was requested due to the change of ownership, the lack of progress made by the original developer and the current economic climate. Following negotiation with the applicant, staff recommends that a five-year extension for all amenities, which applies to the completion dates for the turn-key social housing, childcare and the dedicated park (see Figure 2), and for provision of letters of credit, as presented in Appendix A. The request changes the delivery timelines to coincide with the development of the lands as well as the value of the letters of credit; however, no changes are contemplated for the proposed in-kind CAC package.

Subject to Council approval of the proposed timeline extensions, staff will work with the applicant to amend or replace the legal agreements, legal covenants and financial security that are contemplated in the Conditions of Approval, to give effect to this direction.

Figure 2: Amended Completion Dates for Approved In-kind CAC

In-kind CAC	New Completion Date
Turnkey social housing building E-3	January 1, 2031 (was 2026)
Turnkey social housing building E-2	July 1, 2033 (was 2028)
69-space childcare facility and public washrooms	December 31, 2033 (was 2028)
2-acre public park	December 31, 2033 (was 2028)

In addition, Appendix A outlines the required modifications to the environmental remediation standards for the development lands. The original numeric remediation standards, as set out in the conditions of rezoning enactment approved in principle by Council in 2020, may not be feasible. After reviewing the environmental reports and other information provided by the Applicant's environmental consultant, staff recommend accepting risk-based remediation standards where necessary or desirable.

Financial Implications

Real Estate Services has confirmed that the delivery extension does not change the previously submitted proforma and the CAC package remains reasonable.

The proposed modifications to the delivery timeline are considered on a case-by-case basis for the reasons set out above. Council's consideration of this request does not constitute a change to the City's CAC Policy.

CONCLUSION

The General Manager of Planning, Urban Design and Sustainability recommends approval of the amendments set out in the Recommendation and enclosed in Appendix A of this report.

* * * * *

949 West 41st Avenue and 5469-5507 Willow Street (Oakridge Transit Centre)
Amendments to Part 2: Conditions of By-Law Enactment

1. In Section 5 Council strikes “numeric standards” and replaces with “numeric or risk-based standards”;
2. In Section 6 Council strikes “numeric standards” and replaces with “numeric or risk-based standards”;
3. In section 30(b) Council strikes “numeric standards” and replaces with “numeric or risk-based standards”;
4. In section 30(g)(i) Council strikes “December 31, 2028” and replaces with “December 31, 2033”;
5. In section 30(h) Council:
 - a. strikes “July 1, 2026” and replaces with “July 1, 2031”; and
 - b. strikes “\$8,000,000” and replaces with “\$10,210,000”;
6. In section 31(c) Council strikes “numeric standards” and replaces with “numeric or risk-based standards”;
7. In section 33(a)(i) Council strikes “January 1, 2026” and replaces with “January 1, 2031”;
8. In section 33(c) Council:
 - a. strikes “January 1, 2024” and replaces with “January 1, 2029”; and
 - b. strikes “\$34,056,000” and replaces with “\$43,465,000”;
9. In section 33(e)(i) Council strikes “July 1, 2028” and replaces with “July 1,2033”;
10. In section 33(g) Council:
 - a. strikes “July 1, 2026” and replaces with “July 1, 2031”; and
 - b. strikes “\$31,855,050” and replaces with “\$40,656,000”;
11. In section 36(b) Council strikes “numeric standards” and replaces with “numeric or risk-based standards”;
12. In section 36(g)(i) Council strikes “December 31, 2028” and replaces with “December 31, 2033”;
13. In section 36(h) Council strikes “December 31, 2028” and replaces with “December 31, 2033”; and
14. In section 36(j) Council:
 - a. strikes “July 1, 2026” and replaces with “July 1, 2031”; and
 - b. Strikes “\$5,000,000” and replaces with “\$6,381,250”.

* * * * *