

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)

OAKRIDGE TRANSIT CENTRE AND ADJACENT SITES POLICY STATEMENT



December 2015



CAMBIE CORRIDOR PLAN

Policy

Community Amenity Contributions Policy
for Rezoning

Approved by Council January 28, 1999
Last amended June 30, 2024

UPDATES:

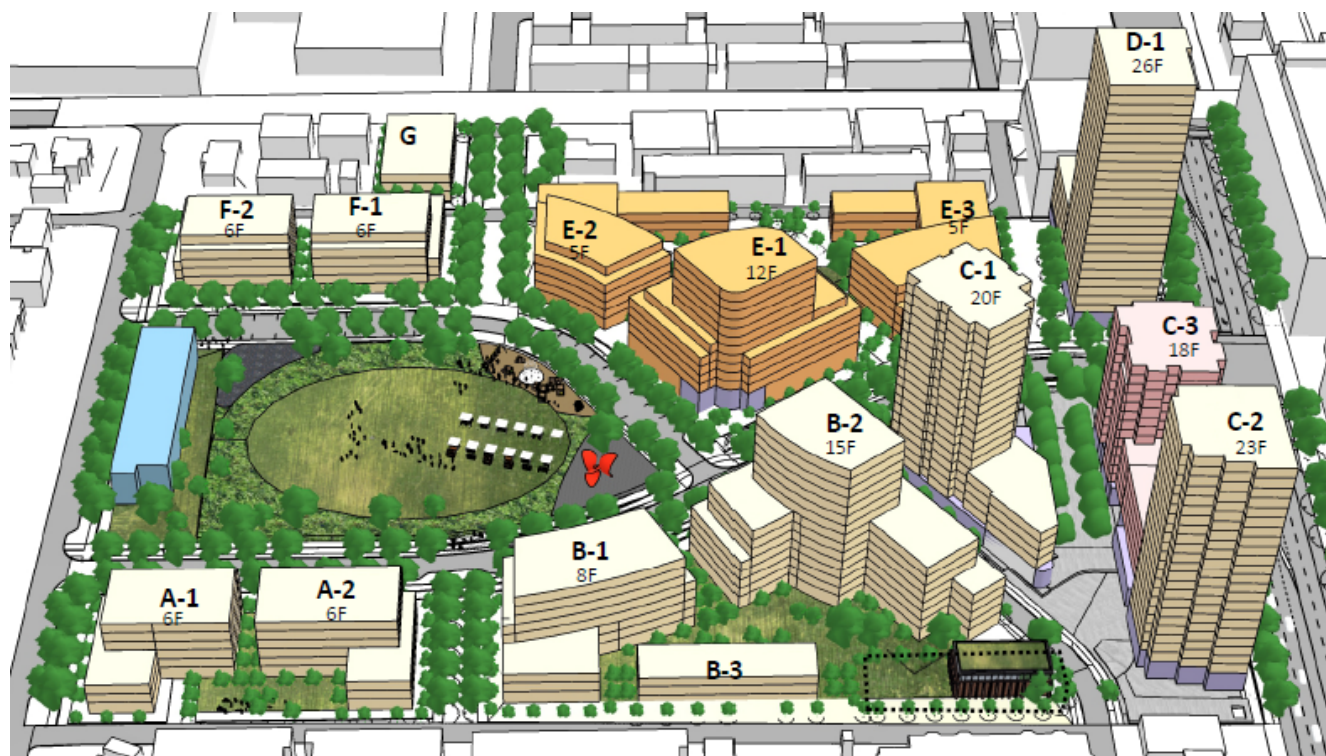
2024 Inflationary Adjustment

On July 10, 2024, Council approved the [2024 inflationary adjustment](#) of 5.7% to be deferred to the 2025 annual inflationary adjustment. If you have any questions or would like more information, please visit [vancouver.ca/financegrowth](mailto:financegrowth@vancouver.ca) or email financegrowth@vancouver.ca.



Approved Application

- Approved following Public Hearing on December 8, 2020
- Four phase development
- 17 buildings, ranging in height from 1-26 storeys
- Max. height of 83.8 m
- 136,439 sq. m
- 2.36 FSR



Approved Rezoning's CAC Package



In-kind CAC:

- Transfer Parcel E to City for social housing, allowing
 - Min. floor space: 25,788.9 sq. m
 - Approx. 330 units
 - Includes two turnkey social housing buildings with approx. 175 units
- Turnkey 69-space childcare facility and
- Two-acre public park

Cash CAC:

- \$1.8 million for public realm and transportation improvements in area

Recommended Amendments



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

- Updated letter of credit dates and amounts for CACs
- Updated environmental remediation standards

Conclusion

- Staff recommend approval of amendments in Appendix A
 - Extending delivery deadline for in-kind CACs by five years
 - Extension does not change proforma

END OF PRESENTATION