1.3 Overview of Guidelines and Policy - Neighbourhood Policy

Cambie Corridor Plan (Phase 3 2018)

The overall intent is to create a sustainable, livable city of neighbourhoods connected to convenient and viable transportation alternatives. Phase 3 of the plan addressed areas off of arterials and the new Municipal Town Centre.

The following principles provide overall direction for the future of the Cambie corridor:

a. Provide land use that optimizes the investment in transit

- The sites are located near Cambie and 41st provides housing located near both Canada Line and major bus routes

b. Provide a complete community

- Generous amenity spaces have been planned to foster community within the building.

c. Create a walkable and cycleable corridor of neighbourhoods seamlessly linked to public transit

- The project follows the Cambie Corridor Public Realm policy for street and site improvements.

d. Focus intensity and community activity at stations and other areas with strategic opportunities for sustainability, renewable energy, and public amenity

- The project is proposing a single tower on site, recessed from setback lines at grade which would provide additional opportunities for lanscaped areas public amenities. The tower also sets back at level 5 and Amenity level providing green roofs and landscaped outdoor amenity improving project sustaibilitiy.

e. Provide a range of housing choices and affordability

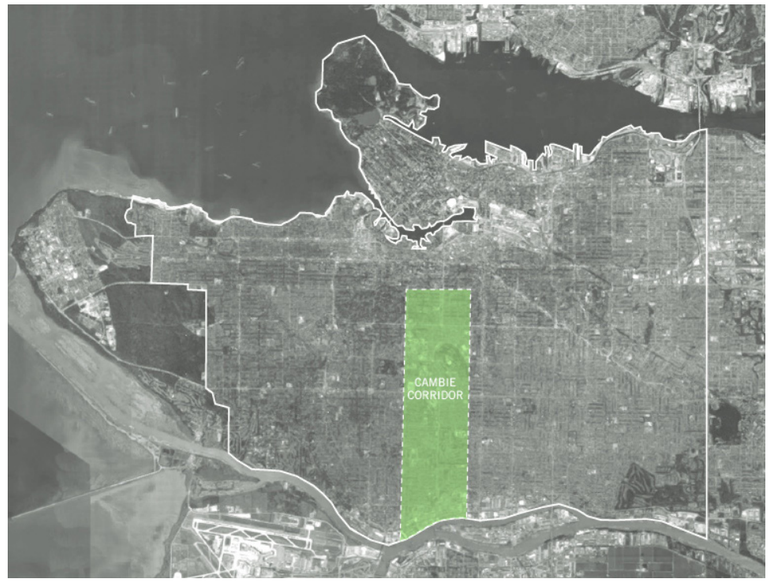
- The project meets the city requirements for family units (as 36% of units are 2 or 3 bedrooms) and provides a range of unit types.

f. Balance city-wide and regional goals with the community and its context

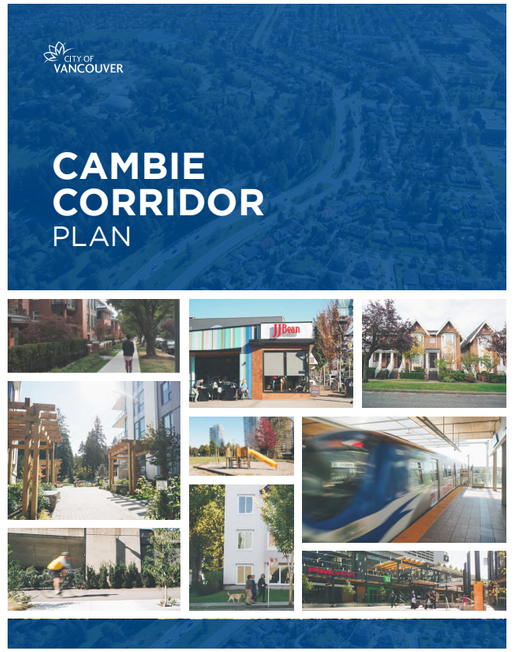
- The project takes into consideration a broad range of city-wide policies

g. Ensure job space and diversity

- The proposal provides significant retail opportunities at grade, adding local shops/ services to the area and providing job opportunities to the neighborhood.



City of Vancouver - Cambie Corridor Location



Oakridge Municipal Town Centre

The site is located next to the Oakridge Town Centre which will have the highest concentration of urban uses and density along the Cambie Corridor with mid to high rise buildings and should share its vision.

Vision for the Area

The Oakridge MTC will be a vibrant hub in the Corridor that meets community, city-wide and regional needs and will provide a significant increase in affordable housing opportunities. The Oakridge MTC will:

Enable more diverse housing types to meet the housing and affordability needs of Vancouver's diverse population

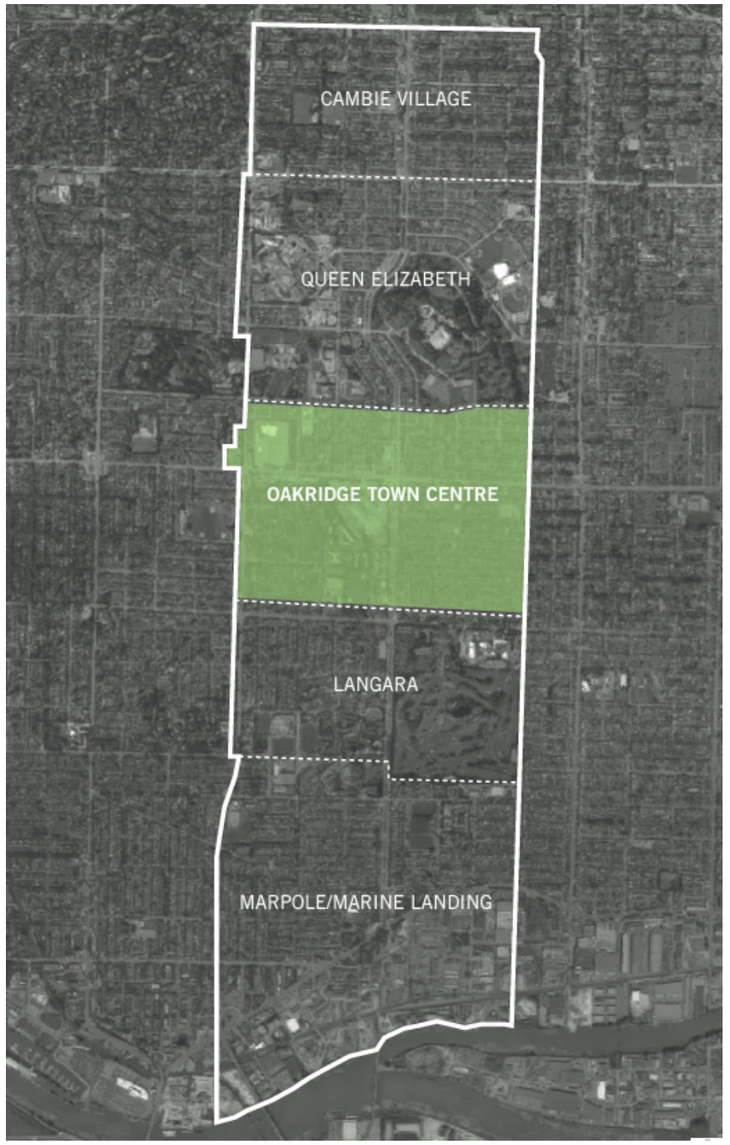
- The project contains a range of unit types

Provide job space allowing people the opportunity to live and work within their neighbourhood and access daily services and needs

- The project's retail component will add amenties, services and shops to the local community.

Provide a built form that reflects the regional importance of this location and takes advantage of proximity to other amenities and services

- The building form follows the guidelines from the Cambie Corridor Plan.



1.4 Overview of Guidelines and Policy - City of Vancouver Policy

Green Buildings Policy for Rezonings (2010)

In order to decrease the energy demands and carbon footprint of Vancouver's building stock the city has implemented and updated a policy that requires all Rezoning Applications to meet either:

a. Near Zero Emissions Buildings (Passive House or Living Building Challenge) OR

b. Low Emissions Green Buildings (LEED Gold) AND meet or exceed performance standards that aim to reduce emissions, improve indoor air quality and decrease water and energy consumption.

The project will be pursuing Path B compliance, Since the project is mainly residential, LEED is not a requirment.

Green Buildings Policy for Rezonings (2010 - Updated 2017)

The three overarching goals of the action plan include zero carbon, zero waste and healthy ecosystems. This means reducing the ecological footprint of Vancouver resident's by 33% as well as reducing greenhouse gas emissions by 80% below 2007 levels by 2050 of which buildings are the largest contributor. The city has been tracking results in order to update policy and measuring progress.



The project will follow city policy requirements for reducing greenhouse gas intensity (GHGI) and thermal energy demand intensity (TEDI) limits.

Renewable City Strategy (2015)

The Renewable City Strategy establishes two targets for all of Vancouver:

- Derive 100% energy used in Vancouver from renewable sources before 2050
- Reduce Greenhouse Gas emissions by at least 80% below 2007 levels before 2050

The strategies to achieve these goals by 2050 include reducing demand, increasing the use of renewable energy and expanding the supply of renewable energy sources. The goals of the Renewable City Strategy guide the goals set in the Green Buildings Policy for Rezonings. The Renewable City Strategy also calls for the expansion of existing Neighbourhood Renewable Energy Systems and the development of new renewable energy systems.

High performance enclosure will lower green house gas emissions associated with the operation of the building

Healthy City Strategy (2015)

This document aims to address the needs of Vancouver's inhabitants. Organized into three themes: Healthy People, Healthy Communities and Healthy Environments with targets that ensure people have access to housing, services, transit, food, culture and green space.

The project aims to create a "complete community" with a variety of housing types located near public transit and a variety of amenity and green spaces.

Transportation 2040 (2012)

Transportation 2040 is aligned with the Greenest City 2020 Action Plan. The three primary goals of the document are connected to Economy, People, and Environment. With a goal of hitting two thirds of all trips on foot, bike, or transit by 2040.

Bike storage facilities will be provided as per Vancouver Parking Bylaw requirements. The property is also located in close proximity to public transit, within a 5-10 minute walk from the Oakridge-41 Avenue SkyTrain Station and major bus routes.

Secured Market Rental Housing

Policy applies to projects where 100% of the residential development is secured market rental. The rents and units sizes must meet city regulated maximums. Projects that meet the qualifications are eligible for a development Cost Levy (DCL) waiver.

The project is proposed to be 100% secured rental housing with 20% provided at below-market rents.

Community Amenity Contributions (CAC) Policies apply to private rezoning applications. Community amenities may be provided through rezonings, to help address growth costs, area deficiencies, and/or other community needs and impacts.

Rezoning in specified areas will be required to provide a specific amount of affordable housing (social housing or below market rental) to achieve the maximum height and floor space specified in the plan.

The proposal falls within the pre-set affordable housing target area of the OCP.

Public Art Policy

The Public Art Policy applies to rezoning developments of 100,000 s.f. or greater. The public art budget is calculated by multiplying all areas contributing to the FSR calculation by the public art rate of $1.98 / s.f.

TO BE DETERMINED

Urban Forest Strategy (2014)

The Urban Forest Strategy provides direction for the retention and regeneration of Vancouver's urban forest. Any street trees will have to be fully protected and maintained during construction. An arborist's report will be required for any of the existing trees on site.

An Arborist report has been included as part of this application.

Cambie Corridor Public Realm Plan (2018)

The Cambie Corridor Public Realm plan contains objectives and targets to guide the design of public and semi-public spaces including plazas, open spaces, pedestrian connections, streets and lanes - and inform the sense of place by establishing a coordinated character along the entire corridor.

Landscaping and paving will follow the guidelines set out in the Cambie Corridor Public Realm Plan

Family Room: Housing Mix Policy for Rezoning Projects (2016)

The City of Vancouver aims to increase housing stock diversity and sustainable long-term housing mix by encouraging the development of Family units of 2 or more bedrooms for 35% of the total units.

The project meets/exceeds the 35% requirement for family units with 2 or more bedrooms

High-Density Housing for Families with Children Guidelines (1992)

As Vancouver's population continues to grow an increasing number of families are living in multi-unit developments. Higher density development requires that adequate access is provided to services and designed with children needs in mind. This includes siting housing within walking distance of childcare, an elementary school, grocery store and outdoor play areas.

The project is well situated in close proximity to the Jewish community centre, where a daycare amenity has been provided. The site is also within a 15 min walking distance of 3 elementary schools and a 10min walk to a secondary school.

The project will be designed following the High-Density Housing for Families with Children Guidelines.

1.5 Rationale / Public Benefits

Cambie Corridor Plan (CCP)

The Cambie Corridor Plan (CCP) targets new social and rental housing supply through opportunities on unique sites and in the Oakridge MTC. The CCP seeks to reduce the need for a car, freeing up household income for residents—particularly for low income residents, who benefit the most from access to transit. The CCP supports continued diversity of form and tenure in the area. The proposal aligns for the most part with the height, density, and built form requirements of the CCP. The proposal includes a mix of market rental housing and retail within the Oakridge MTC area, within a 5-10 minute walk from the Oakridge-41 Avenue SkyTrain Station. The proposal also includes commercial space at grade, which will contribute to the activation of 41 Avenue, enable the establishment of additional shops and services near where people live.

The proposal also addresses several other relevant policies, directions, and goals in the Cambie Corridor Plan including:

- Create a vibrant hub around oak Street and 41 Avenue.
- Provide a significant increase in rental housing.
- Enable more diverse housing types in the Oakridge MTC area.
- Provide a built form that reflects the regional importance of the Oakridge MTC area and takes advantage of proximity to other amenities and services.
- Offer a variety of housing choices within the corridor to attract and retain a vibrant workforce and young families.

Proximity to Transit and Amenities

The property is located in close proximity to one of the most amenity-rich areas in the city, making it suitable for higher-density, transit-oriented development. Nearby parks include Queen Elizabeth Park, Columbia Park, and Oak Meadows Park. The properties are located near a range of public and private primary and secondary schools as well as Langara College, and are on a direct future B-Line route to UBC on 41 Avenue. The property is within a short walking distance of Oakridge Centre, grocery stores, and the future park and community centre associated with the Oakridge redevelopment.

Social Mix

The proposed unit mix in rental housing near the Centre of the Oakridge MTC area will contribute to a diverse and socially mixed community as the Cambie Corridor Plan is implemented. Proposals by Wesgroup and others for market condominium, social housing, below market and market rentals are anticipated for development in the area in the near term. This proposal will contribute to enshrining a wide range of housing tenures within close proximity to each other, in a diverse and accommodating community.

Commerical Activation of 41 Avenue and Oak Street

Wesgroup is proposing to develop a range of housing types in the Oakridge MTC area, which will be a significant step in the implementation of the recently-approved Cambie Corridor Plan. This proposal includes a rental component, as well as contributing significant supply of commercial use.

Conclusion

Wesgroup is proposing to develop a range of rental housing types in the Oakridge MTC area, which will be a significant step in helping to implement the recently-approved Cambie Corridor Plan. The proposal includes a mix of market rental, below market rental and commercial uses at grade. The proposal will contribute to the evolution of the Oakridge MTC as a vibrant, socially diverse community with a wide range of housing options.

Design Rationale

Rezoning Rationale

The proposed complex of buildings will meet Cambie Corridor Guidelines. The project seeks the following variances:

- The outright zoning (C-1) permits 1.2 FAR, we seek an additional 3.82 FAR to reach a total of 5.02 FAR.
- The max height for (RS-1) permits 2 stroey buildings but we seek additional 14 storey plus one amenity level and mechanical penthouse for North tower and 6 storey plus mechanical penthouse for the South tower to reach Cambie Corridor Plan Guidelines max heights

Project Description

Project is a mixed use development adding a significant number of rental units to the neighbourhood and consists of two towers, 16 and 8 storey, sitting on a 6 storey podium. Ground floor retails are provided alongside of W 41st Avenue and Oak street creating a vibrant frontage for the urbanscape. Two floors above the retail are proposed for below market rental use which could promote affordability in the neighbourhood while from Level 4 to top are market rental units and add to the rental supply of the city.

Tower Forms

Architecturally the towers are conceived as a composition of buildings that although sharing a similar material palette and form will each have their own unique identity through the treatment and position of elements. Balconies are mostly inset or framed into the building forming highly usable outdoor spaces for all residents. These balconies have been positioned to keep 70’ apart at all times. As an environmental response the towers will keep glazing to 40% of the façades with soid vertical bands considered for South, East and West faces of the buildings for solar shading. A mix of units are proposed to create a varied community from families to single residents; and each tower will feature common areas both indoor and out to serve them with active spaces for all age groups.Each tower has a unique expression but they all share a similar design language of linear and rectilinear elements, hovering volumes set above high volume glazed lobbies or retail / residential podiums. Metal panel banding highlights key vertical and horizontal features; while amenity level is set in on the North tower to provide extensive roof decks with cantilevered roof for rain coverage.By sculpting the top of the North tower shadow effect on the neighbouring sites is reduced.



Podium

The retail edge along Oak Street and a portion of W 41st Avenuehas been designed to provide a robust streetwall composed of a rhythm of commercial shops with ample glazing and pedestrian weather protection. A row of two pedestrian-friendly edge of street-oriented townhomes punctuated by windows and residential entries along with residential building lobbies completes the remainder of the lane fronting the site on the West. Vehicles can access in only through the lane access point. Loading vehicles will serve the project at grade from the same lane with direct access to elevators and retail units. All residential garbage will be stored underground; while commercial garbage will be handled on garbage rooms behind the retailers at grade on the lane side.

The 6 storey Podium provides a robust 4 storey streetwall as the top 2 floors set in to create visual interest and avoid overwhelming the pedestrians. The ground level includes a rhythm of brick clad columns providing opportunity for a variety of retail unit sizes, including a large retail unit facing Oak Street and smaller retailers on W41st Avenue, while the 3 floors above are broken into peices by metal frames creating a vibrant and various rhythm. Continuous canopy coverage will be provided across the retail public realm and will provide opportunities for lighting and signage.

Materiality

The towers will be clad in window wall which is 40% transparent and 60% opaque. The opaque material will be a blend of insulated aluminum panel and spandrel glass providing an energy efficient exterior that still provides ample daylight and views. Balconies will be painted concrete with clear glass and aluminum balistrades. Lobbies will be high glass volumes with vestibules and aluminum and glass canopies; whilst the retail and residential podium features stone columns with spacing of less than 30’ at grade and metal panel on top for easy break up of stores; continuous rain protection in the form of canopies have been provided in front of entire retail edge.

CPTED

The CPTED strategies considered for this site include locating lobbies, townhomes and other active uses on on prominent corners to provide eyes on streets, using clear glass on lobbies and balcony railings for more visual control, placing visitors bike racks on grade close to entrances, roof gradens and outdoor common area overlooking the lane, adequate lighting for parkings, clear glass vesitubles as well as FOB protected entrances, and parking gates as well as surveillance cameras for additional security.

Landscape Rationale

OVERVIEW

The overall design intent is to integrate this project into its' neighbourhood character and the evolving context of Oak Street within the Oakridge Town Centre. The enduring influence of this neighbourhood is explored and responded to in an integrated manner through the use of community connections, contextual themes and site appropriate materials consistent with the architectural expression. The overall ground plane programming responds to the street presence, arrival sequence, and minor public plaza. The design responds to the project's location within the Oakridge Town Centre Plan, sustainability goals, and to specific solar orientations.

Sustainability strategies have been addressed through plant material selected with a focus on planting adapted to drought and our changing micro-climate due to climate change. The provision of shade through street trees at the ground level will provide some mitigation of the urban heat island effect. Soil volumes are consistent with City of Vancouver standards and have been maximised to assist in storm water management.

STREET FRONTAGES

The eastern frontage of the site runs the length of Oak Street. The streetscape along this active frontage will be augmented by a row of oak trees coordinated with the City of Vancouver Parks, and Engineering Departments so as not to impede this well used transit corridor. The streetscape along Oak street will eventually allow for a future bicycle pathway and the Oak trees are located well back of the roadway to allow for this development. Trees are situated in a continuous soil trench to maximise soil volumes for a healthy urban forest and assist in stormwater management.

A small plaza at the corner of 42nd Ave and Oak has been designated as a minor plaza as part of the Oakridge Town Centre Plan. Hardscape and site furnishings are consistent with planning for this portion of the plan and provide for a range of seating and gathering opportunities. In the shade of a specimen Oak tree, this minor plaza provides a direct connection to this well established and vibrant neighbourhood.

The northern frontage runs along West 41st Avenue and will accommodate a row of columnar Oak trees back of the sidewalk mirroring the rhythm of the mature trees on the north side of 41st Ave.

At 42nd Avenue we propose a row of columnar Oak trees within a grassy boulevard to ease the transition into the neighbourhood. The landscape treatment wraps the corner into the laneway to soften the transition to the commercial lane frontage.

COMMON OPEN SPACE

The level 7 amenity area is composed of a sequence of common spaces to facilitate community building. Spaces bridging the tower and the midrise include a children's play area, urban agriculture, and an informal seating and dining area. There are arbour structures to the east and west for shade as well as climbing vegetation.

The amenity area on the tower rooftop takes full advantage of views to the mountains and glorious sunsets with a series of small spaces including an informal seating and eating area, space for yoga, and provision for bocce or shuffleboard. Catenary lighting that is dark-sky friendly will activate the space in the evening. Planting at the edges of the rooftop amenity facilitate open views and assist in providing a natural separation between the amenity spaces and will soften the transition between the building and the neighbourhood.

BIODIVERSITY

Extensive green roofs on level 2 and level 9 are both Biodiversity Green Roofs providing substitute habitats for flora and fauna. They feature layered and mounded native vegetation and natural elements such as twig bundles, areas of sand and river rock, and pockets for water collection to increase opportunities for birds and pollinators to feed and shelter. The level 9 rooftop will also feature boxes for native bees.

SUSTAINABILITY

• Native and non-native adapted plant material ensures less water demand.

• Increased soil volumes on and off slab that will retain and reduce the release rate of water into the larger system.

• High efficiency irrigation system to further reduce potable water consumption in the landscape.

• Small scale urban agriculture with composting abilities for educational potential.

• Use of durable materials.

• Landscape lighting will be low level and have cutoffs to minimize light spillage into other areas.

1.6 Zoning Analysis

4.3.3 Mixed-use buildings on arterials

1008 41st Avenue & 5763 Oak Street

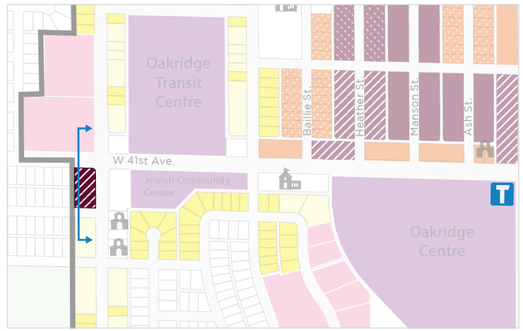
Strengthen this important neighbourhood commercial node through opportunities to enhance and renew existing mixed-use sites. A mix of commercial uses, which may include retail, service, or community-serving uses, is required at grade.

Uses: Mixed-use

Density: Up to 3.0 or 4.25 FSR*

Height: Up to 6 storeys or up to 16 storeys with provision of a sensitive height transition to adjacent residential uses

- Up to 3.0 FSR and 6 storeys for 100% secured market rental
- Up to 4.25 FSR where 100% of residential floor area is secured rental housing with a minimum of 20% provided below market, or
- A minimum of 30% of the residential floor area is provided as social housing
- Office uses are supported above the ground floor and may result in a modest increase in density
- Higher building elements above 4 storeys should be stepped back from the front and side yards
- A higher element up to 16 storeys at 41st Avenue



Mixed-use (mid-rise)

- A higher element up to 8 storeys at 42nd Avenue
- Tower floor plates should not exceed an average of 603.9 sq. m (6,500 sq. ft)
- Minimum tower separation of 24.4 m (80 ft)
- Ensure a sensitive height transition to residential uses to the west and north of the site. Wrap commercial corners with an active street presence on the flanking streets. This may include cafe seating, or other animated features

Setbacks and Public Realm

- 6.7 m (22 ft) setback from curb to building face on 41st Avenue commercial frontage
- 6.7 m (22 ft) setback from curb to building face on Oak Street commercial frontage
- Commercial use should wrap 42nd Avenue and provide transition to residential character
- Residential flanking frontages should provide ground-oriented units and have a 3.6 m (11.8 ft) setback from the property line to include residential patio space
- Podium should provide step back from rear lane, consistent with C-2 guidelines
- A plaza of approximately 75 sq. m primarily oriented towards 42nd Avenue will be required on the northwest corner of Oak Street and 42nd Avenue (similar to a minor plaza—see *Cambie Corridor Public Realm Plan*)
- Development proposals will include required public realm features (i.e., street trees, landscaped setbacks, etc.) See *Cambie Corridor Public Realm Plan*

Refer to the Built Form Guidelines (Section 5.3) for more information.

*The suggested FSR is an estimate based on intended urban design performance. The development potential for each site may fall at or below the FSR. Sites delivering social or below-market rental housing may fall above the given FSR.

