5763-5791 Oak Street and 1008 W 41st Avenue

An overview of the rezoning application and supporting Council-approved policies

November 2 - November 22, 2020

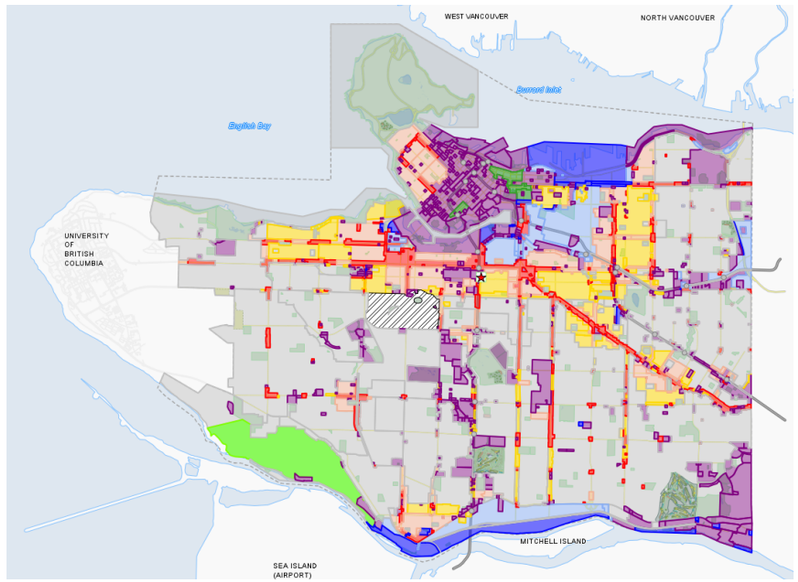


What is Rezoning?

The City of Vancouver is divided into zoning districts. The Zoning and Development By-law sets out the rules for development in each zoning district, including the use (e.g. multiple dwelling) and physical form (e.g. height).

Rezoning changes how a property can be used or developed through a regulation change. It is required when a proposal does not conform with existing zoning. The purpose of rezoning is to:

- change land use regulations to enable development in line with City objectives; and
- secure public benefit contributions to help address increased demand on City facilities resulting from the rezoning.



Site-specific comprehensive development districts (CD-1s)

When a site is rezoned, the site is assigned a site-specific CD district. Each CD district is given a unique number to identify the district (e.g. CD-1 (647)). CD-1 district by-laws have regulations that are specific to the site.

What Guides a Rezoning?

Council-approved plans and policies outline where rezoning applications can be considered and what may be allowed on a site.

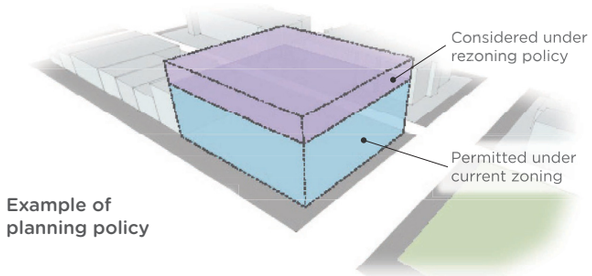
Community and area plans

The City of Vancouver has community and area plans that set out the long-term vision for a community area. These plans provide a framework to guide change and development over a period of approximately 20 to 30 years. They may also work within broader objectives established for the entire city and at regional and provincial levels.

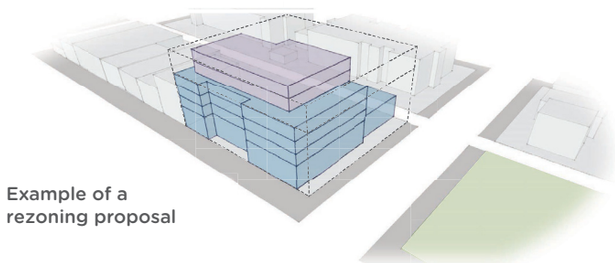
Community and area plans provide guidance and direction on a variety of topics, from land use and urban design, to housing, transportation, and community facilities.

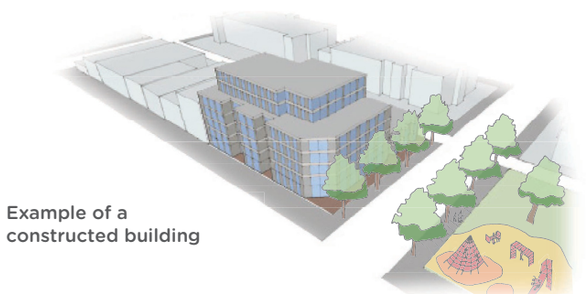
Rezoning policies

Rezoning policies provide guidance for developing or using a property in ways that may not be possible under existing rules or zoning. They provide a framework to achieve City objectives by enabling and incentivizing development across the city.

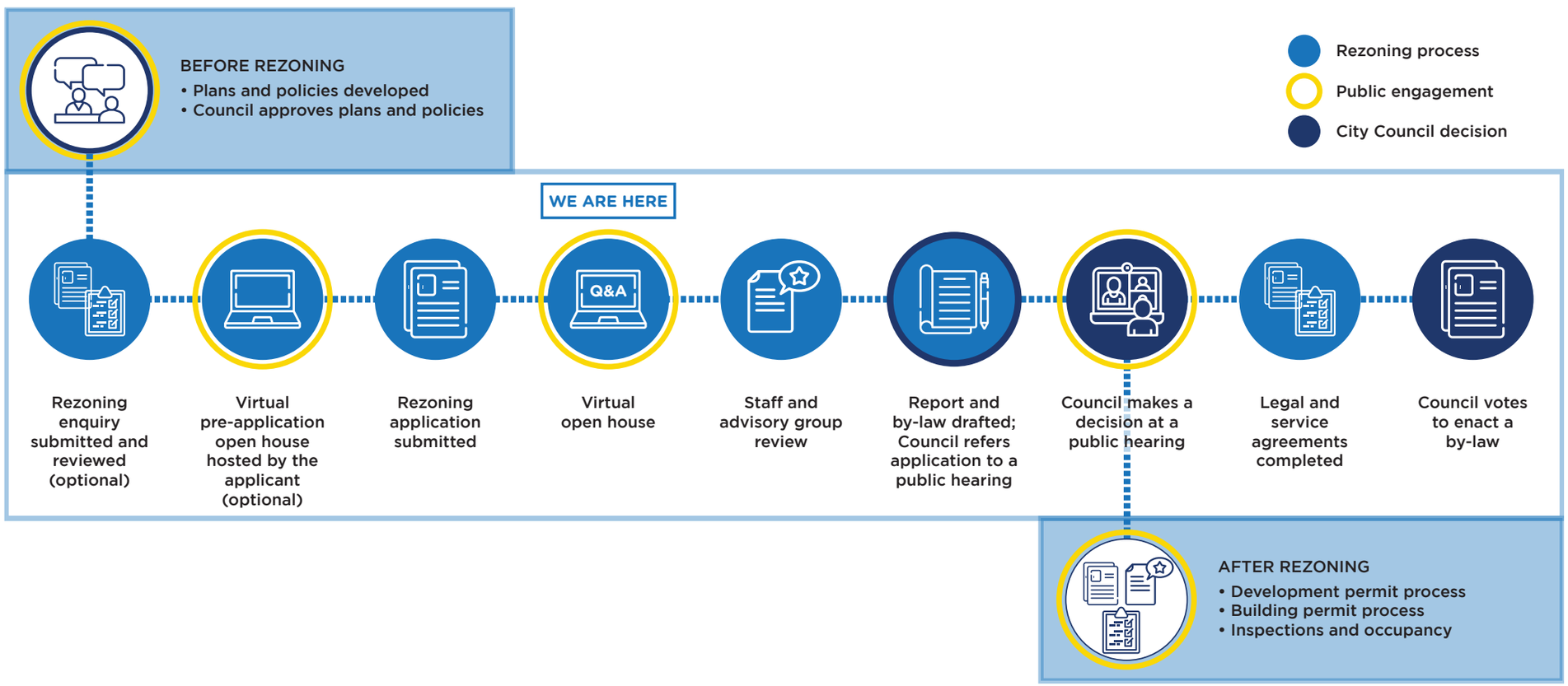


Example of planning policy


Example of a rezoning proposal

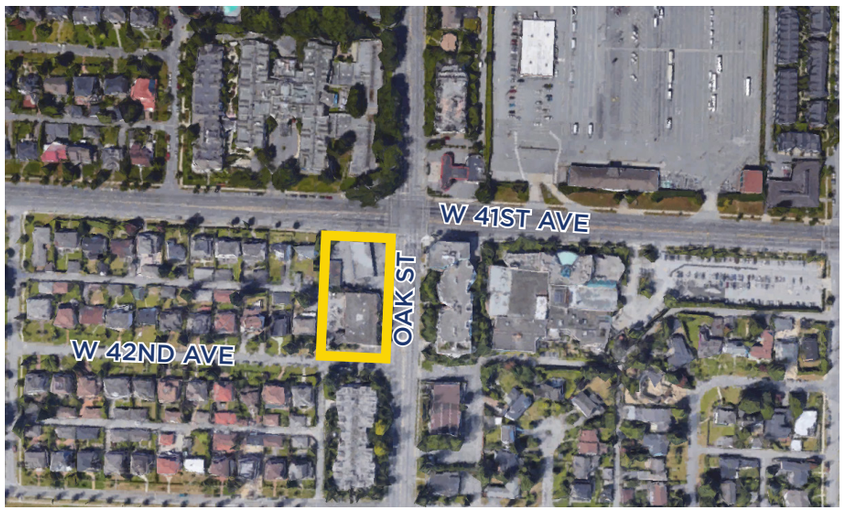

Example of a constructed building

Rezoning Process: Key Steps





PROPOSED REZONING: 5763-5791 Oak St & 1008 W 41st Ave





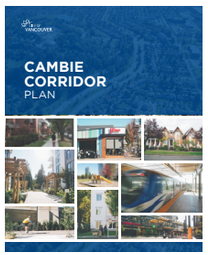
We would like your feedback on a rezoning application

The proposal is to allow for a mixed use development with two towers at 8 and 16 storeys on top of a 6-storey podium. The zoning would change from C-1 (commercial) district to CD-1 (comprehensive development) district. The proposal includes:

- 222 secured market rental units (including 52 below market units)
- Floor space ratio (FSR) of 5.03
- A site area 3,427.4 sq. m (36,892 sq. ft.)
- A building height of 54.6m (179.2 ft.) for the 16-storey tower and 26.3 (89.71 ft) for the 8-storey tower
- Commercial retail space at-grade
- Partial 17th storey common amenity space
- 212 vehicle parking spaces and 492 bicycle parking spaces

The application is being considered under the *Cambie Corridor Plan*.

Cambie Corridor: Plan Overview



The Cambie Corridor Plan is a framework to guide change and growth over the next 30 years. Varying land uses, density, building heights, and building forms will reflect the context and character of the neighbourhoods. Mid-rise building forms will be emphasized for most of the Corridor, with taller towers at key locations such as Marine Drive, Oakridge, and larger unique sites. Every station is considered for appropriate building forms based on its context. Higher buildings along the arterial streets and strategic sites will sensitively transition into the surrounding neighbourhoods, which are characterized by their rich offering of ground-oriented housing.

Over the next 30 years, the Corridor will add:

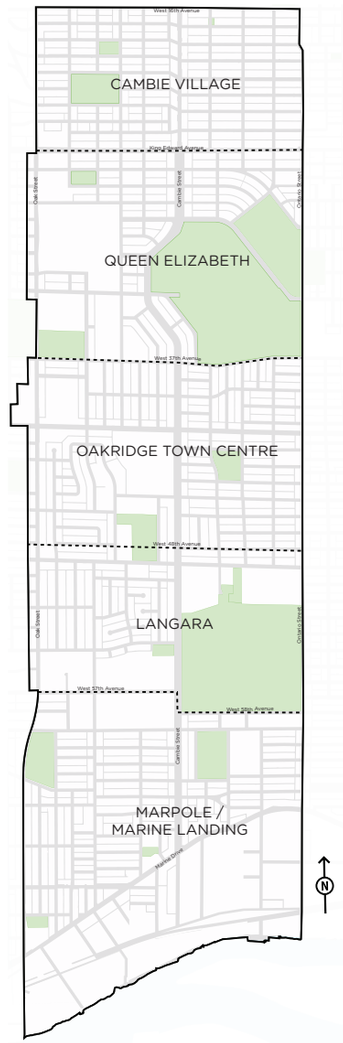
- Space for 9,200+ new jobs
- Opportunities for multi-family housing on 2,000 single-family lots
- New and vibrant public spaces, including 20+ acres of new parks
- More than 5,000 secured rental units and 2,800 social housing units
- A vibrant and enhanced Oakridge Municipal Town Centre

Neighbourhoods

The Corridor has been divided into five neighbourhood areas. The plan builds on the existing character and context in each neighbourhood, strengthening and enhancing the identities while providing a unified Corridor concept with additional housing and employment concentrations close to transit and other amenities.

Plan Highlights

- **Transforming single-family neighbourhoods**
- **Providing housing diversity & affordability**
- **Connecting the corridor**
- **Creating a Municipal Town Centre**
- **Recognizing opportunities on unique sites**
- **Providing amenities & services**





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Cambie Corridor: Neighbourhood Vision

Oakridge Municipal Town Centre

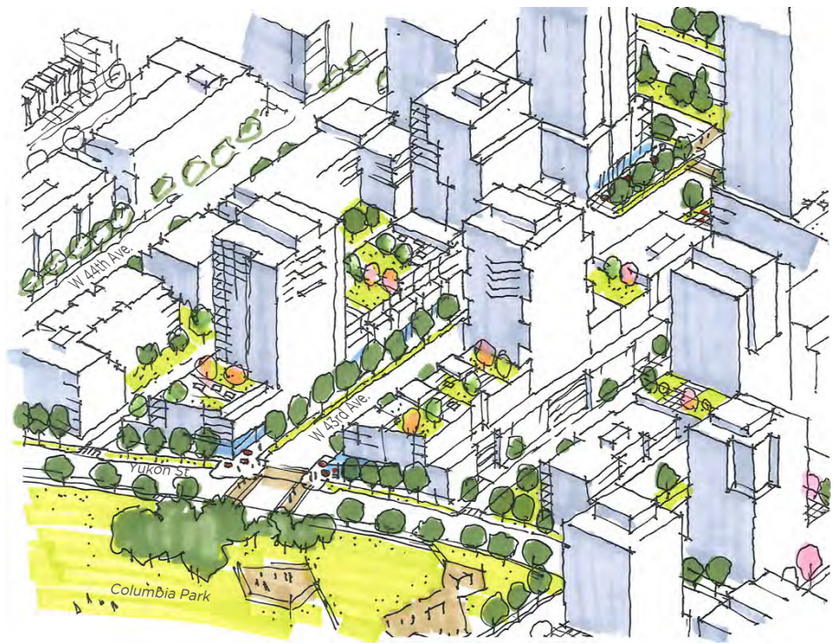
Neighbourhood Character

The Oakridge Municipal Town Centre (MTC) is rich in amenities and services to support existing and future residents. More amenities will be delivered as large sites undergo redevelopment (e.g., Oakridge Centre, Oakridge Transit Centre). The area is serviced by the Canada Line and major bus routes including a future B-line slated for 41st Ave, and provides convenient access to several parks, schools, childcare facilities, and other amenities within walking distance.

Vision for the area

The Oakridge MTC is an exceptional opportunity to deliver housing and jobs in a transit-oriented hub, while continuing to expand amenities and services to create a complete community. The Oakridge MTC will:

- Enable more diverse housing types throughout the area to meet the housing and affordability needs of Vancouver's diverse population
- Provide job space allowing people the opportunity to live and work within their neighbourhood and access daily services and needs
- Provide a built form that reflects the regional importance of this location and takes advantage of proximity to other amenities and services



Key policies and big moves

- Increased height and density for sites off the arterials when:
  - 100% of the residential floor area is secured rental housing with a minimum of 20% provided as below-market rental, or
  - A minimum of 30% of the residential floor area is provided as social housing
- Increased height and density for commercial space along arterial sites and for delivering childcare or other identified community amenities

Cambie Corridor: Land Use Policy

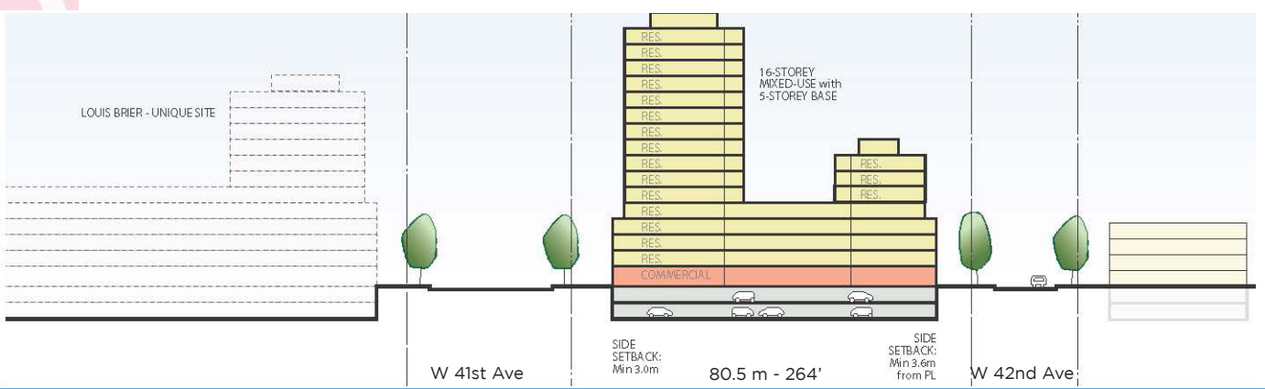
Mixed-use buildings on arterials



Uses: Mixed-use
Density: Up to 3.0 or 4.25 FSR*
Height: Up to 6 storeys or up to to 16 storeys with provision of a sensitive height transiton to adjacent residential uses

- Up to 4.25 FSR where 100% of residential floor area is secured rental housing with a minimum of 20% provided below market
- 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 and 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)
- 6.7 m (22 ft) setback from curb to building face on 41st Avenue and Oak Street commercial frontage
- 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
- Development proposals will include required public realm features (i.e., street trees, landscaped setbacks, etc.) See *Cambie Corridor Public Realm Plan*.

*The suggested FSR range is an estimate based on intended urban design performance. The development potential for each site may fall within, below, or above the FSR range. More information is provided in Chapter 5 of the plan.





Ways to Provide Feedback







There are several ways to provide comments to staff

Staff can receive comments throughout the rezoning process up until City Council votes to refer an application to a public hearing. Feedback directed to staff is summarized in the referral report prepared for City Council.

1. Go online at *Shape Your City Vancouver*

https://shapeyourcity.ca/5763-5791-oak-st-and-1008-w-41-ave

- Submit your comments
- Ask your questions during the Virtual Open House

Note that the content is available in eight languages

2. Send an email to the rezoning planner

joseph.tohill@vancouver.ca

3. Call the rezoning planner

604-829-9506



What Happens Next



Referral report

Staff review all comments received and summarize the feedback into a referral report for City Council. This report contains a recommendation to refer the application to a public hearing, along with a recommendation to approve or refuse the application. Conditions to address public concerns may also be included, where feasible.



Referral and public hearing

If an application is referred to a public hearing, surrounding properties and those who have selected to be contacted about the application will receive a public hearing notification. At that point, all comments regarding the application are to be directed to City Council through the City Clerk's Office for consideration at the public hearing.

Public hearings are held to consider and decide on rezoning applications. At public hearings, City Council's role is to listen to all concerns in order to inform their decision on a rezoning application.

Find out more:

- What happens at public hearings
- Contact City Council about public hearing agenda items



