

Cambie Corridor Phase 3



April 2018

Outline

- 1. Background**
- 2. Success to date**
- 3. Phase 3 objectives and new challenges**
- 4. Public process**
- 5. Growth projections**
- 6. Phase 3 big moves**
- 7. Implementation**



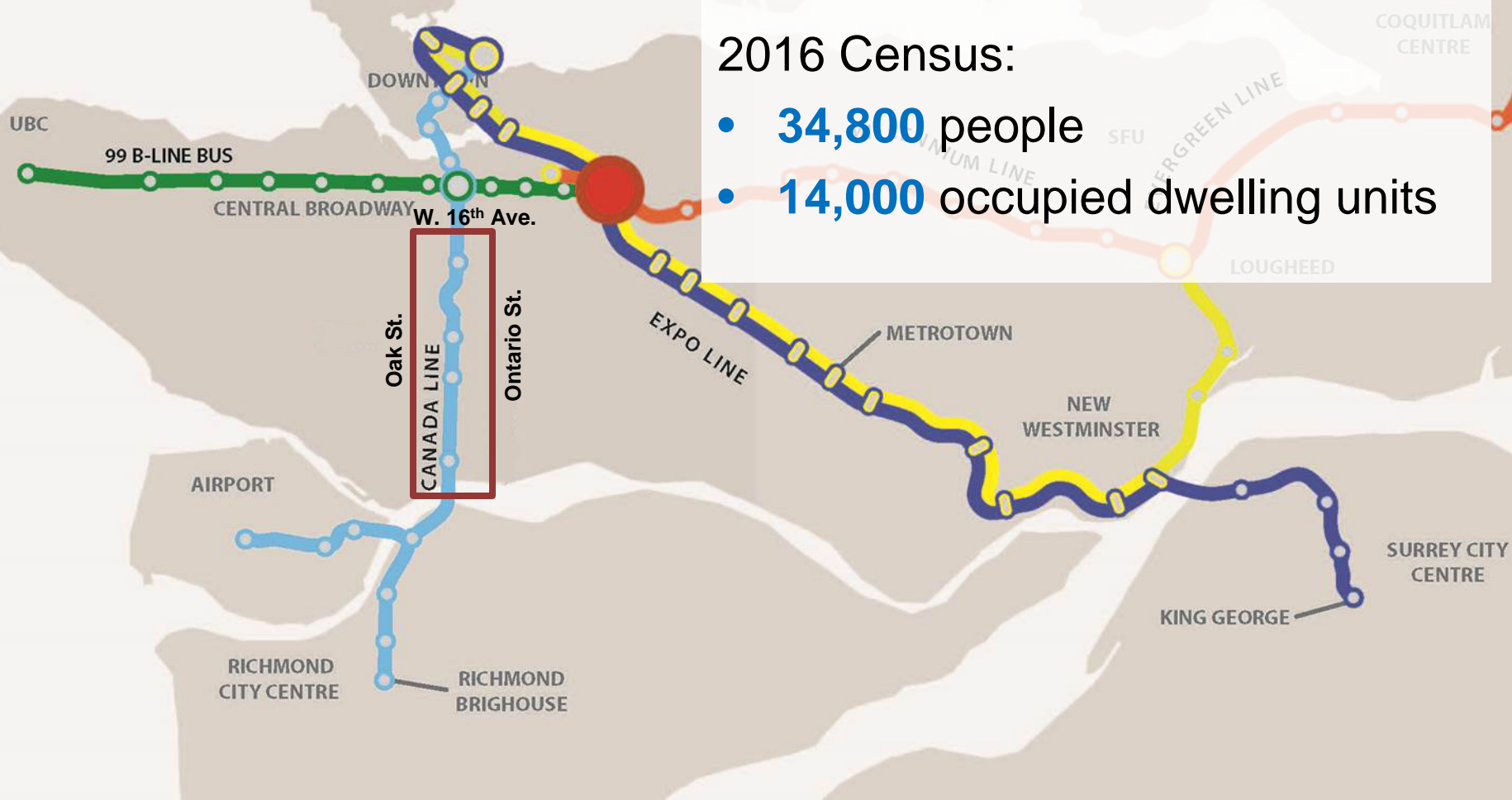
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Background

1,000 hectares, almost 9% of the city's total land area

2016 Census:

- **34,800** people
- **14,000** occupied dwelling units



Planning Phases



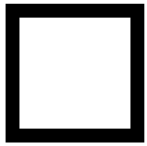
Phase One (Jan 2010)

- Principles
- Interim rezoning



Phase Two (May 2011)

- Arterial sites
- Interim Public Benefits Strategy



Phase Three

- *Marpole complete (2014)*



Planning Phases



Phase One (Jan 2010)

- Principles
- Interim rezoning



Phase Two (May 2011)

- Arterial sites
- Interim Public Benefits Strategy



Phase Three (underway)

- *Marpole complete*
- **Transition areas, off the arterials**
- **Unique sites**
- **Public Benefits Strategy**
- **Public Realm Plan**



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Success to Date

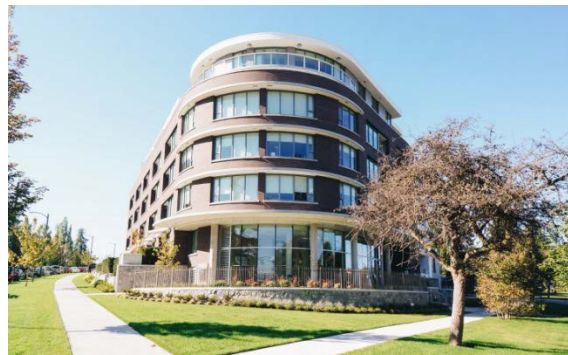
Phase 2 approved projects (excluding Oakridge and Pearson):

5,350 residential units (~1/2 as family units) – rezoned; many in progress

- **630+** rental units
- **45+** social housing units
- **190+** seniors units



5688 Ash Street (Oakridge Lutheran Church) -
46 social housing units



4533-4591 Cambie Street and 510 West
29th Avenue - 175 market residential units



458-476 West 41st Avenue
- 50 secured market rental units

Success to Date

In-kind amenities secured through rezoning in the Cambie Corridor



~700 social / 980 market rental housing units



270 childcare spaces



Family place, seniors centre



Community centre and library



2 new parks



Bicycle mobility centre

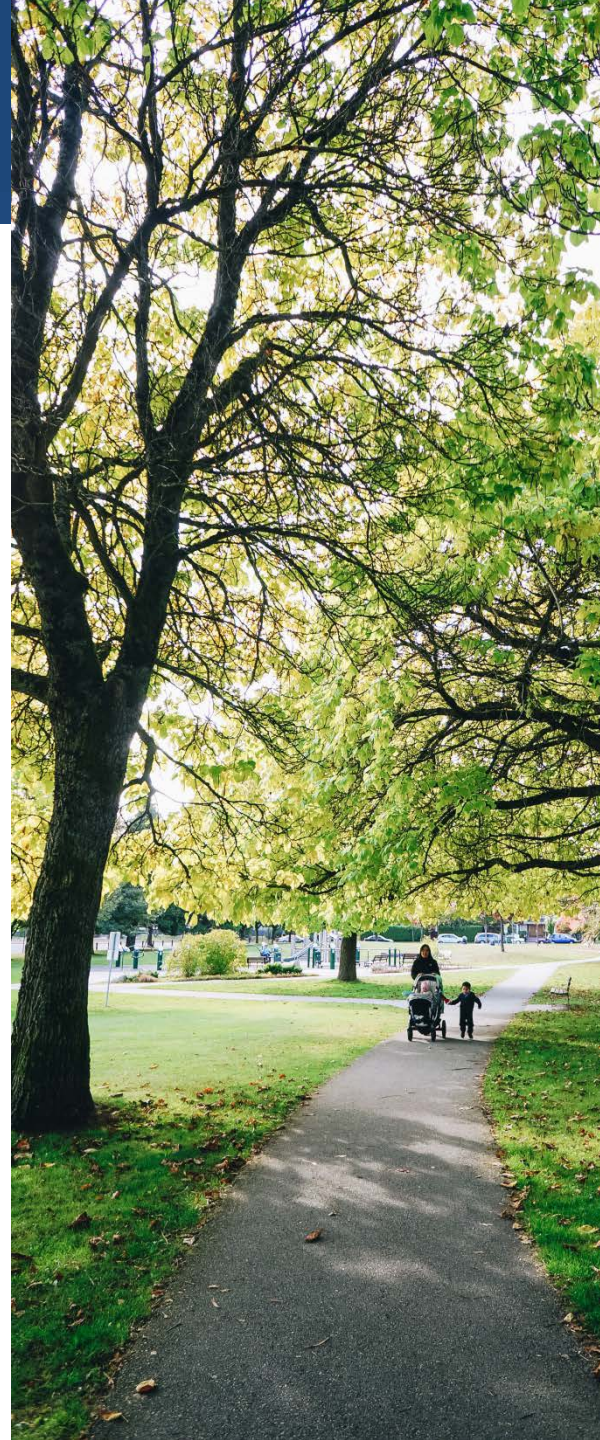


Artist studios, public art



2 heritage retention projects

Cash CACs secured: ~\$157 M (Phase 2 and Major Projects) to be allocated in accordance with PBS



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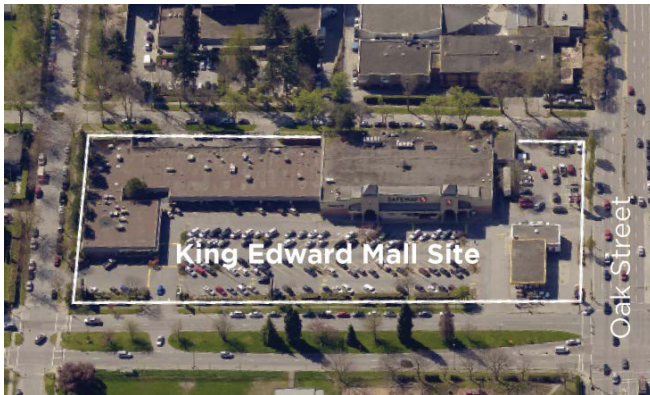
Key Phase 3 Objectives



New family housing



Built-form transition



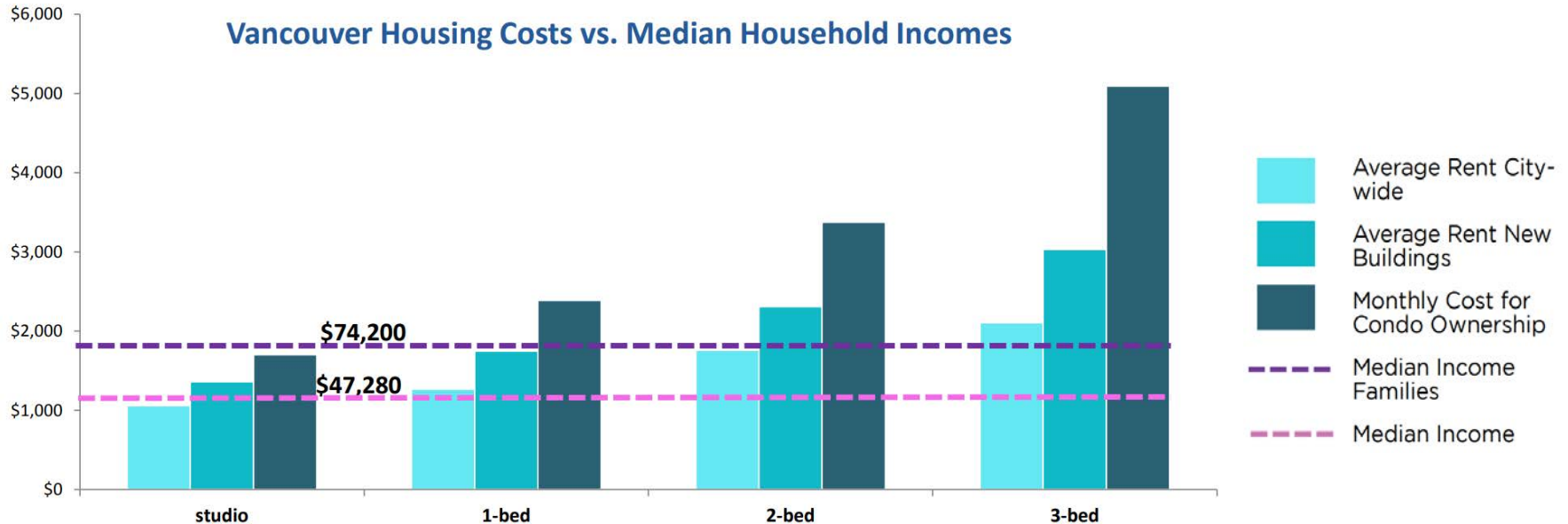
Coordinating Large Sites



Tying it all together

New Challenges

Housing affordability challenges have worsened since approval of the Terms of Reference (2009) and Phase 3 Scope of Work (2015).



Sources: CMHC rental market Survey 2016 Real Estate Board of Greater Vancouver Benchmark Housing Cost of Eastside Condo fall 2016 Taxfiler 2014 Median Incomes

New Challenges

Phase 3 is the first planning program to deliver *Housing Vancouver*

- Provide more of the “Right Supply” of housing
- Protect existing affordable housing
- Protect and support diversity
- **Align City processes with housing targets**



Cambie Corridor



\$2 B rapid transit line

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Cambie Corridor



Schools

Large employment sites

Parks & recreation assets

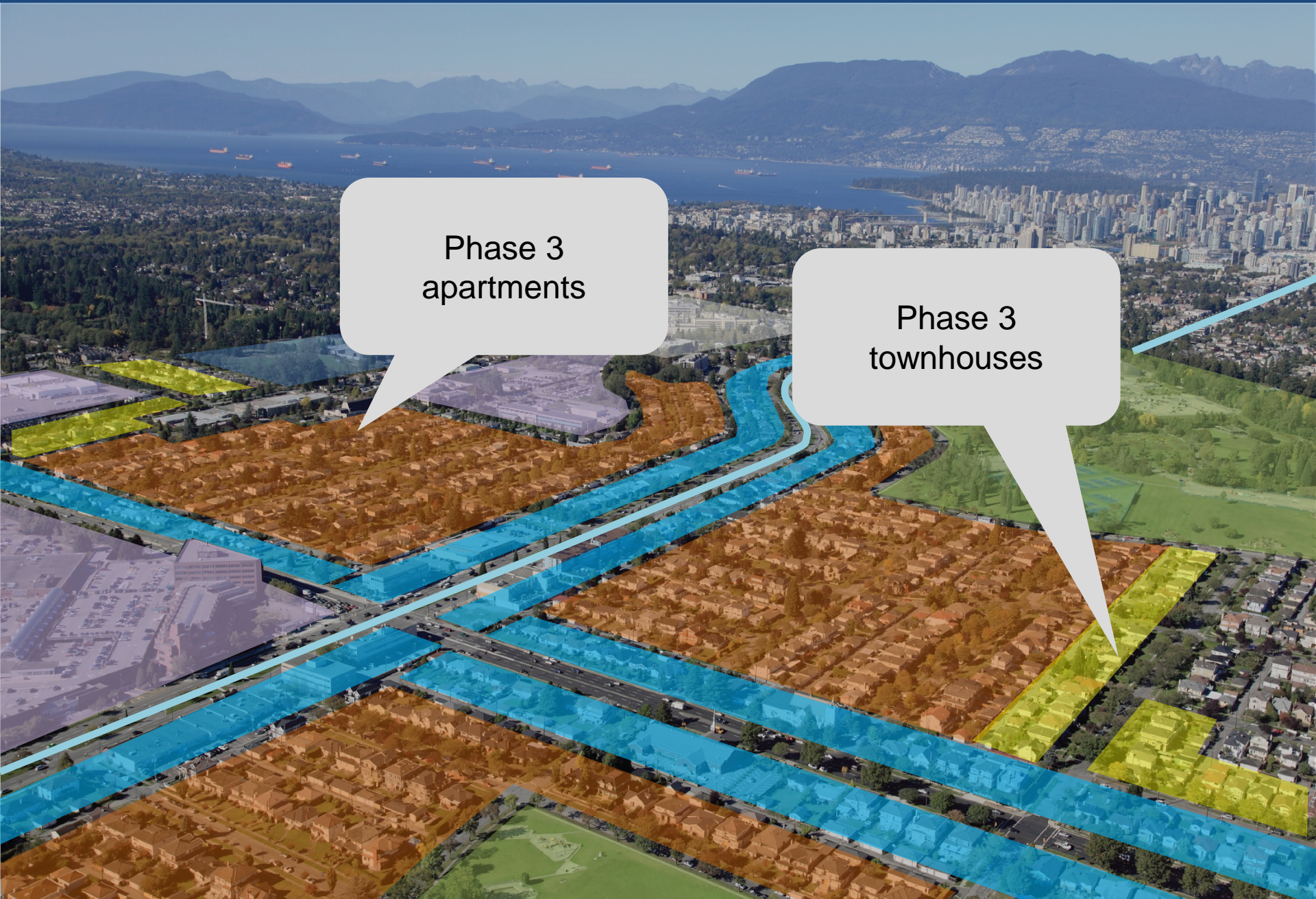
Major Project sites

Cambie Corridor



Phase 2 along
arterials

Cambie Corridor



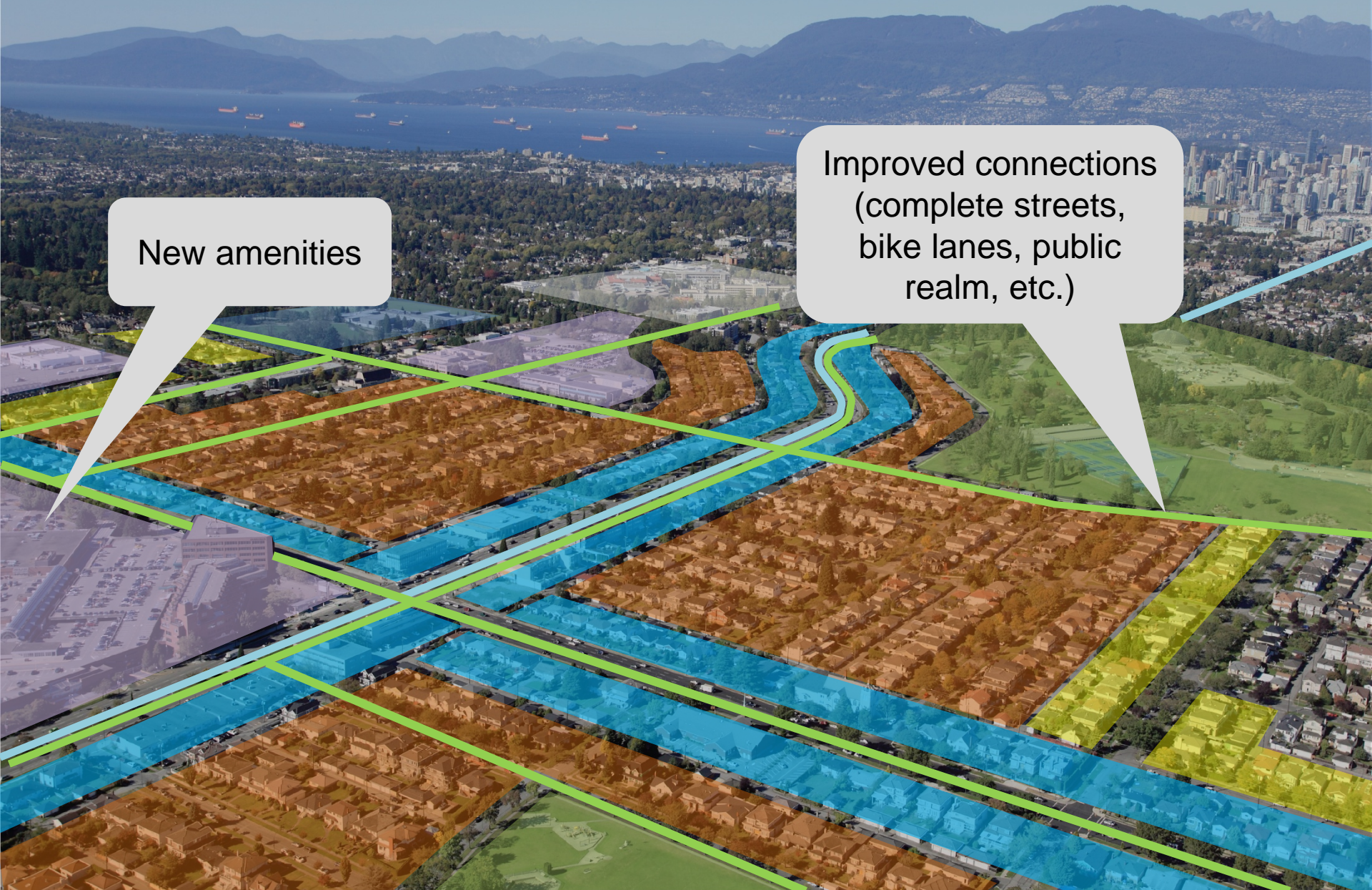
Phase 3
apartments

Phase 3
townhouses

Cambie Corridor

New amenities

Improved connections
(complete streets,
bike lanes, public
realm, etc.)



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Public Process

STEP 1
LAUNCH & EARLY DIALOGUE
SPRING - FALL 2015

STEP 2
POLICY DEVELOPMENT
FALL 2015 - FALL 2016

STEP 3
DRAFT PLAN
FALL 2016 - FALL 2017

STEP 4
FINAL PLAN
LATE 2017 - EARLY 2018

6,000+

in-person interactions with the community

14,000+

Listserv emails

3,000+

completed surveys

88

Events

86,000+

Newsletters sent

5

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Growth Projections

Population and Dwelling units

- Population will **more than double by 2041**
- Biggest growth area outside of Downtown

Category	Corridor Total	
	2011	2041
Population	33,600	79,400 ~ 85,100
Units	13,800	43,800 ~ 47,800

↑ by 45,800 ~ 51,500

↑ by 30,000 ~ 34,000

Jobs

- Employment space for **9,200** additional jobs in the Corridor by 2041

6

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6 BIG MOVES

Transforming Single-Family Areas

Shaping a New Urban Centre

Landing Housing Vancouver

Coordinating Unique Sites

Connecting the Corridor

Creating a Public Benefits Strategy

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Where did we start?

Scope of Work (2015)

Focus on **strategic areas of change**:

- One block off and adjacent to Phase 2
- Adjacent to large sites – Major Projects
- Unique Sites
- Marpole Buffer
- Limit change in heritage character areas

Responsive Process

Early Ideas (2016)

Adjusted focus areas

- Added blocks on arterials
- Around major employment centres

Increased density in strategic areas



Responsive Process

Early Ideas (2016)

Adjusted focus areas

- Added blocks on arterials
- Around major employment centres

Increased density in strategic areas

Draft Directions (2017)

Oakridge MTC

- Significant height and density increases for affordable housing and jobs

Housing Vancouver integration



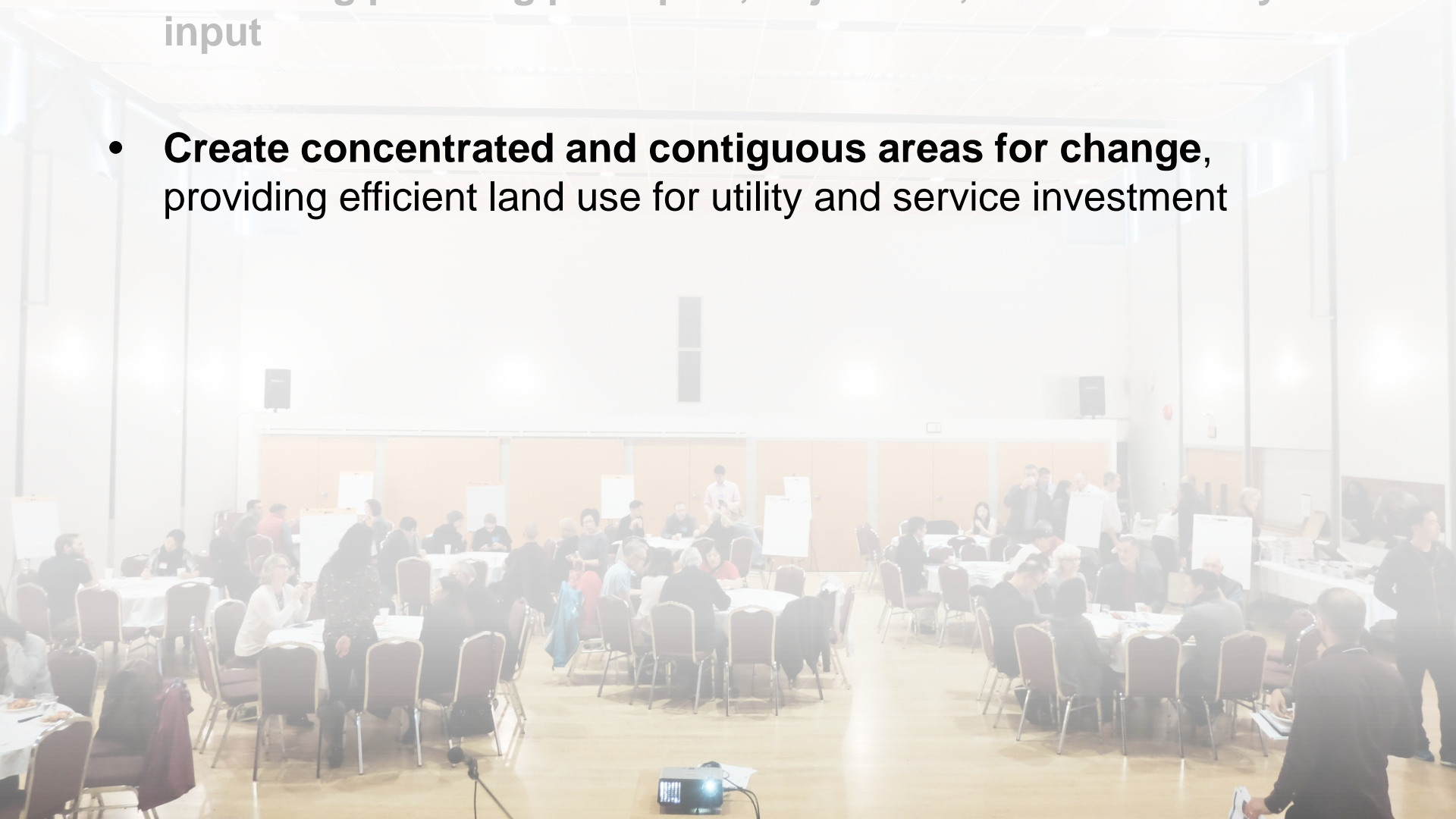
Arriving at our preferred concept

- **Balancing planning principles, objectives, and community input**



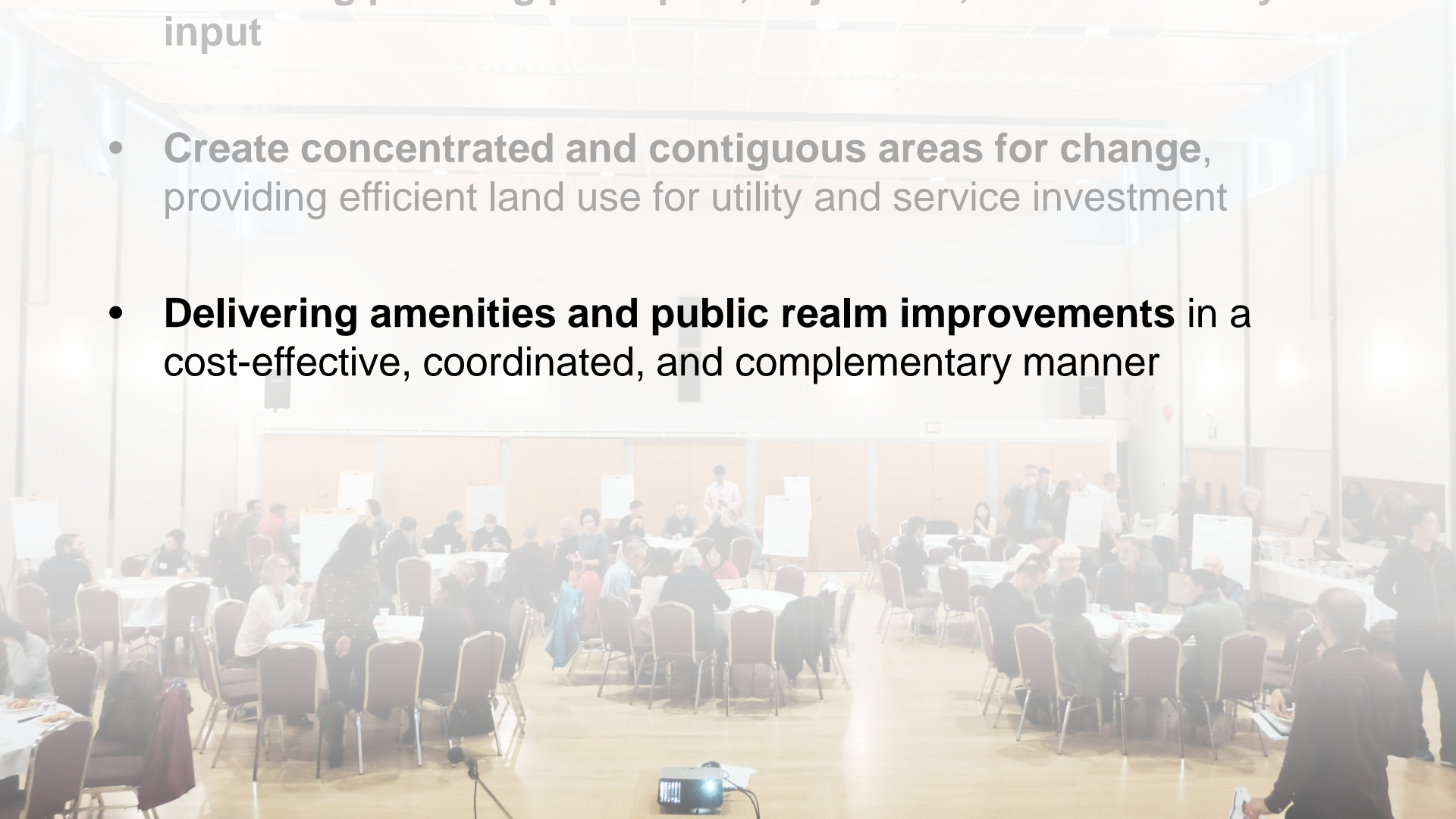
Arriving at our preferred concept

- Balancing planning principles, objectives, and community input
- **Create concentrated and contiguous areas for change,** providing efficient land use for utility and service investment



Arriving at our preferred concept

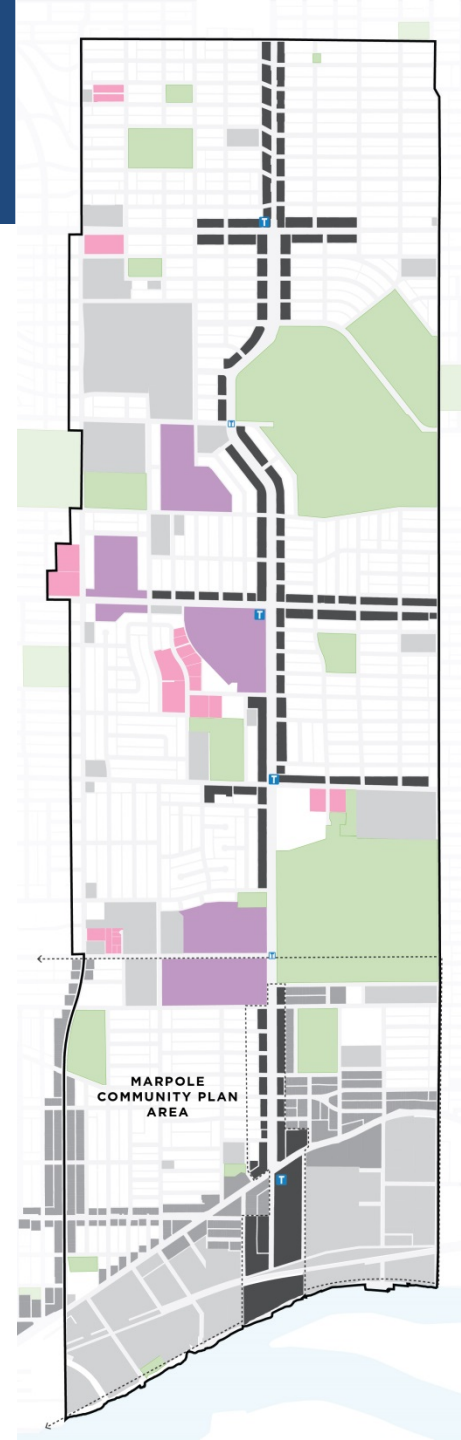
- Balancing planning principles, objectives, and community input
- Create concentrated and contiguous areas for change, providing efficient land use for utility and service investment
- **Delivering amenities and public realm improvements in a cost-effective, coordinated, and complementary manner**



Transforming Single-Family Areas

How are we doing this?

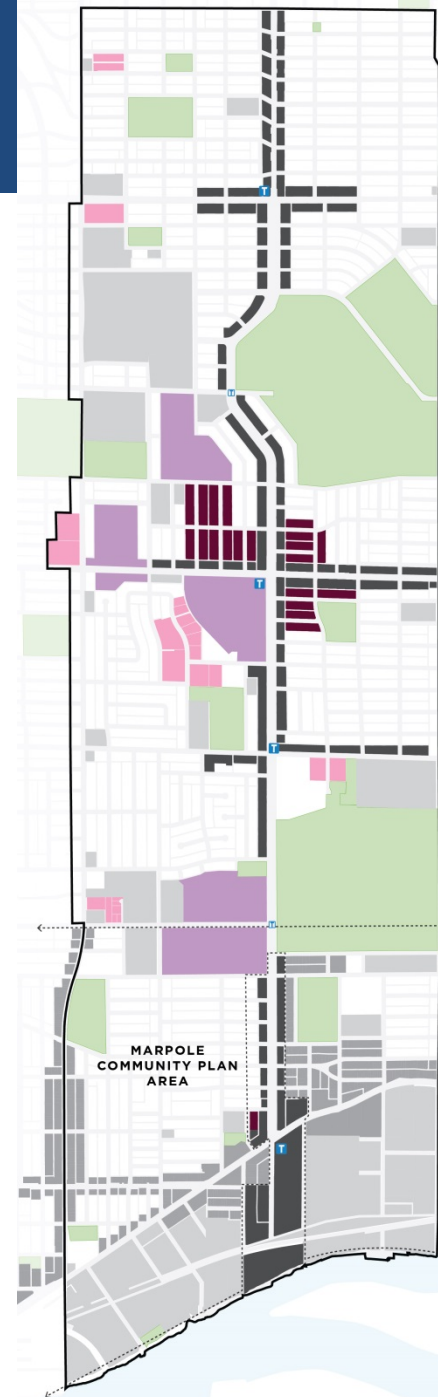
6 BIG MOVES 



Transforming Single-Family Areas

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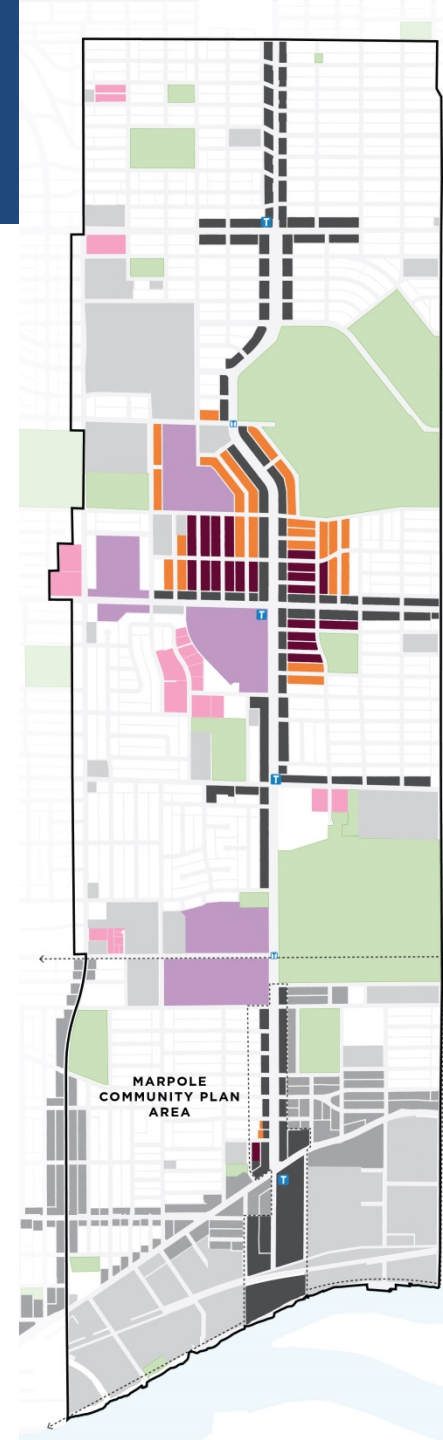
- High-rise apartments for affordable housing



Transforming Single-Family Areas

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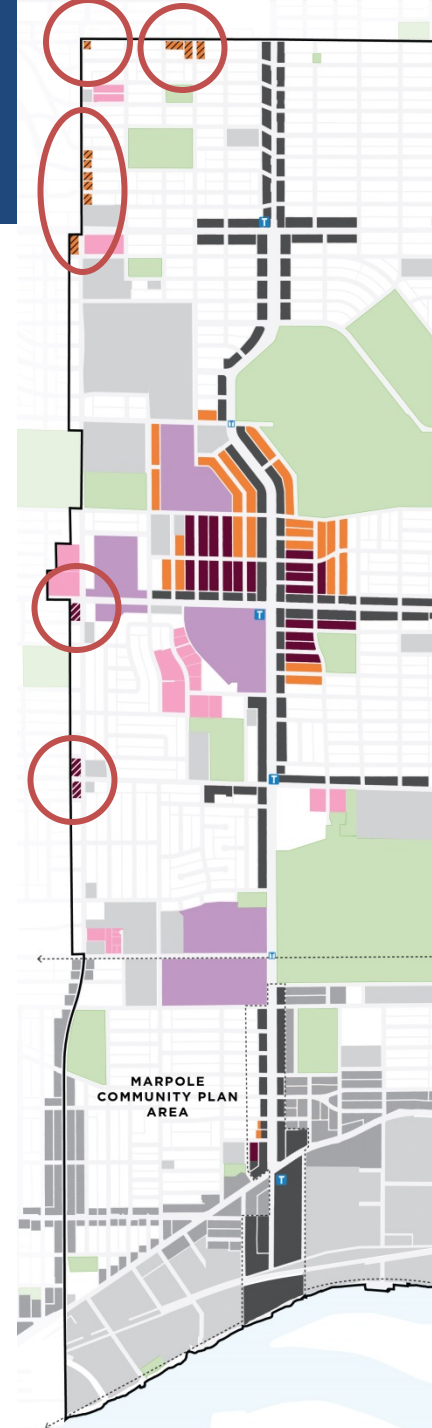
- High-rise apartments for affordable housing
- Strategic locations for mid-rise apartments



Transforming Single-Family Areas

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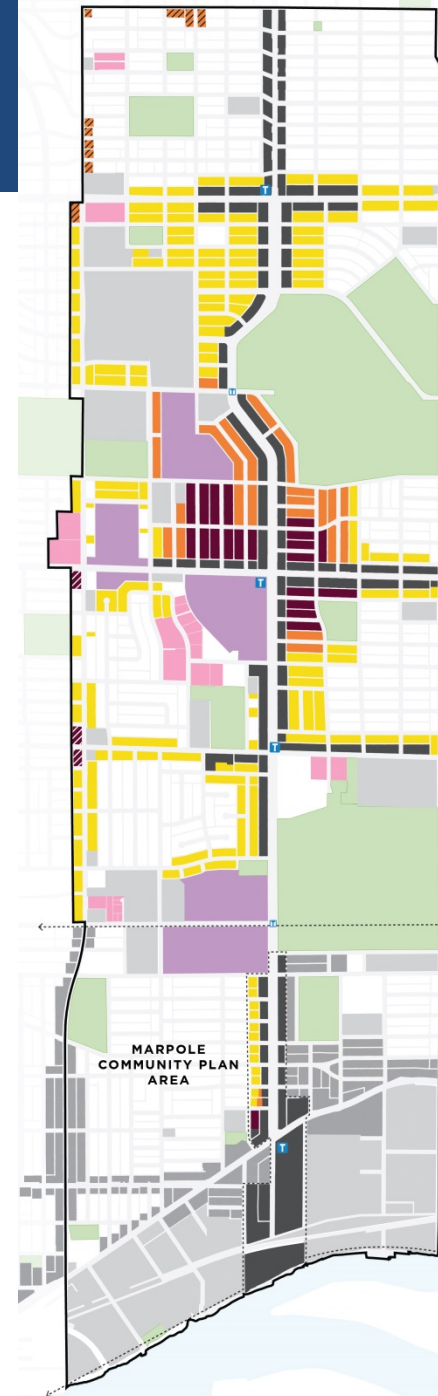
- High-rise apartments for affordable housing
- Strategic locations for mid-rise apartments
- **Strengthening commercial nodes**



Transforming Single-Family Areas

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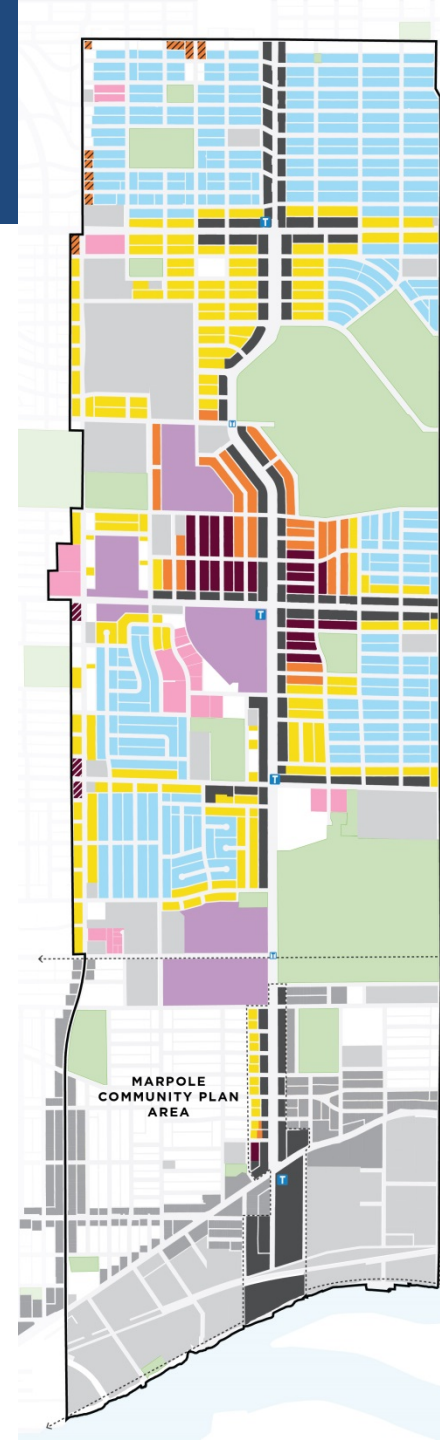
- High-rise apartments for affordable housing
- Strategic locations for mid-rise apartments
- Strengthening commercial nodes
- **Townhouse areas for family housing**
 - **1,000** properties for townhouses
 - Capacity for **7,400** units



Transforming Single-Family Areas

How are we doing this?

- High-rise apartments for affordable housing
- Strategic locations for mid-rise apartments
- Strengthening commercial nodes
- Townhouse areas for family housing
 - 1,000 properties for townhouses
 - Capacity for 7,400 units
- Remaining single-family:
 - New and emerging city-wide policies
 - Character infill (Cambie Village)



6 BIG MOVES

Transforming Single-Family Areas

Shaping a New Urban Centre

Landing Housing Vancouver

Coordinating Unique Sites

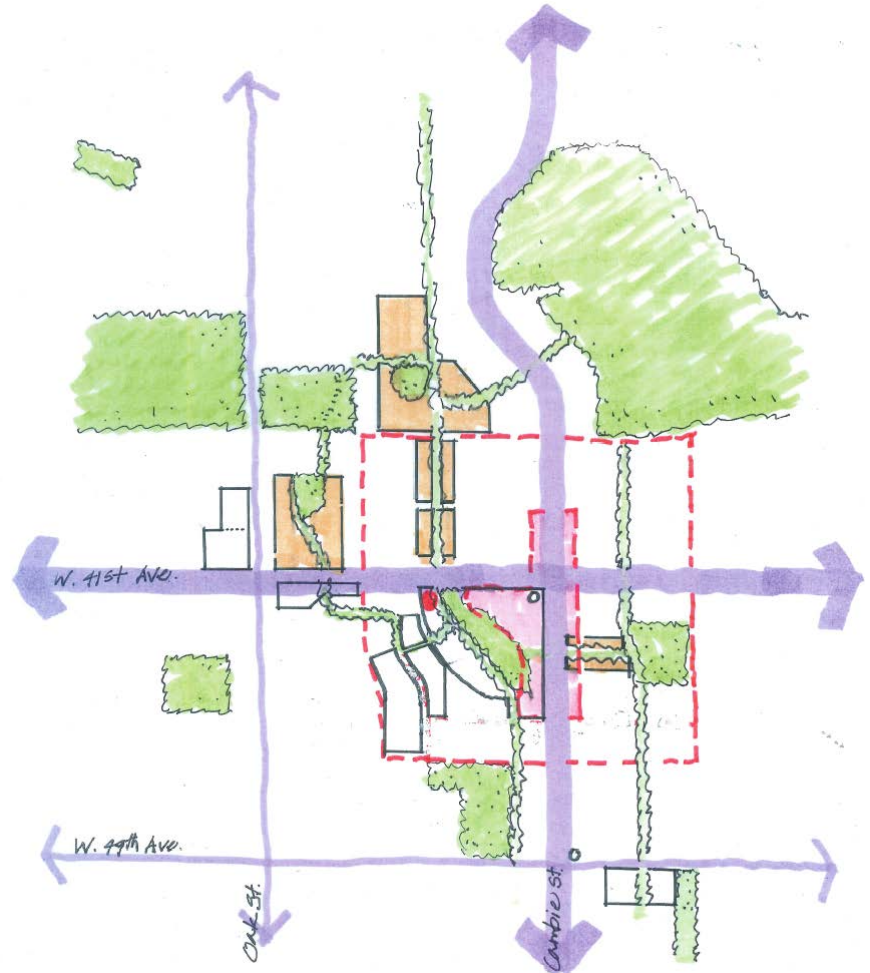
Connecting the Corridor

Creating a Public Benefits Strategy

Shaping a New Urban Centre

Oakridge Municipal Town Centre

- More housing types to meet the **affordability needs** of Vancouver's diverse population
- New **job space** for people to live and work within their neighbourhood
- A **built form** that reflects the regional importance and rich services of this location



Shaping a New Urban Centre

Guiding Principles



Great streets



Local-serving shops



Centre for business



Green connections



Family housing off
arterials



Maximized sunlight



Sensitive & respectful
transitions

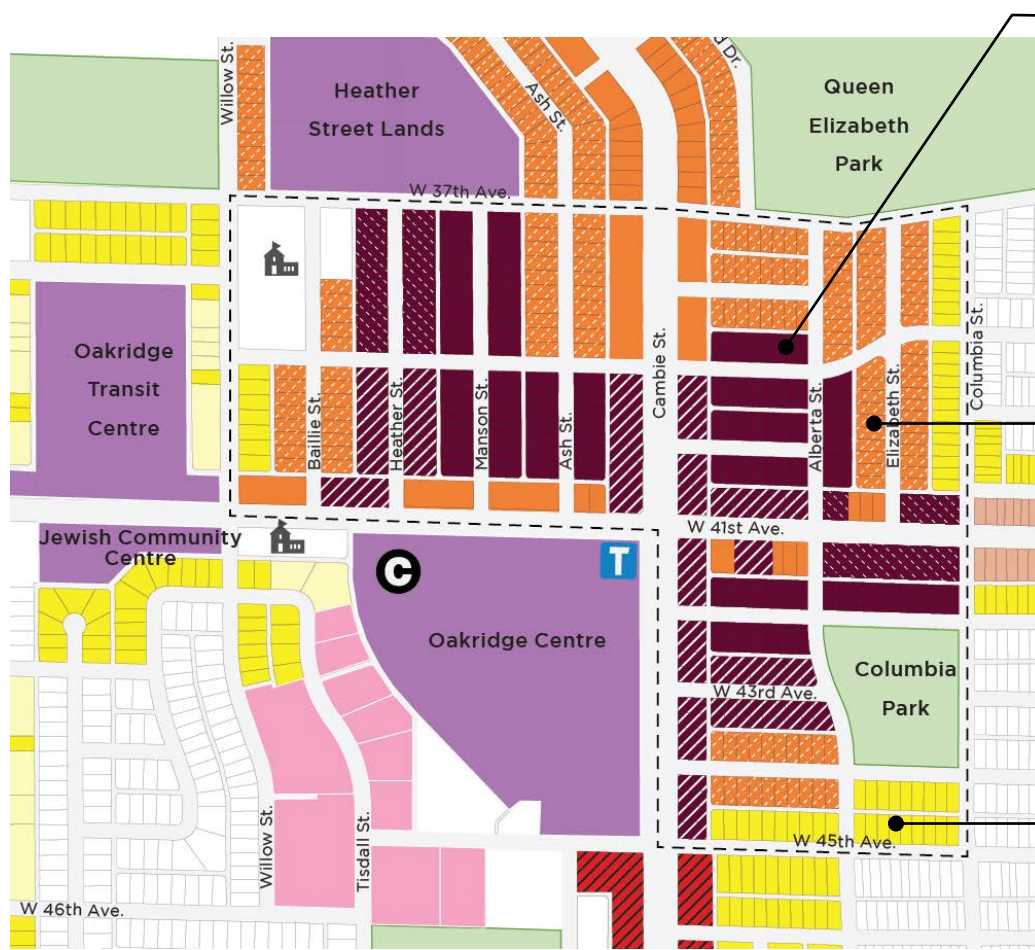


Varied built form

Shaping a New Urban Centre



Shaping a New Urban Centre



Up to 18 storeys
high density forms



4-storey strata or
6-storey rental



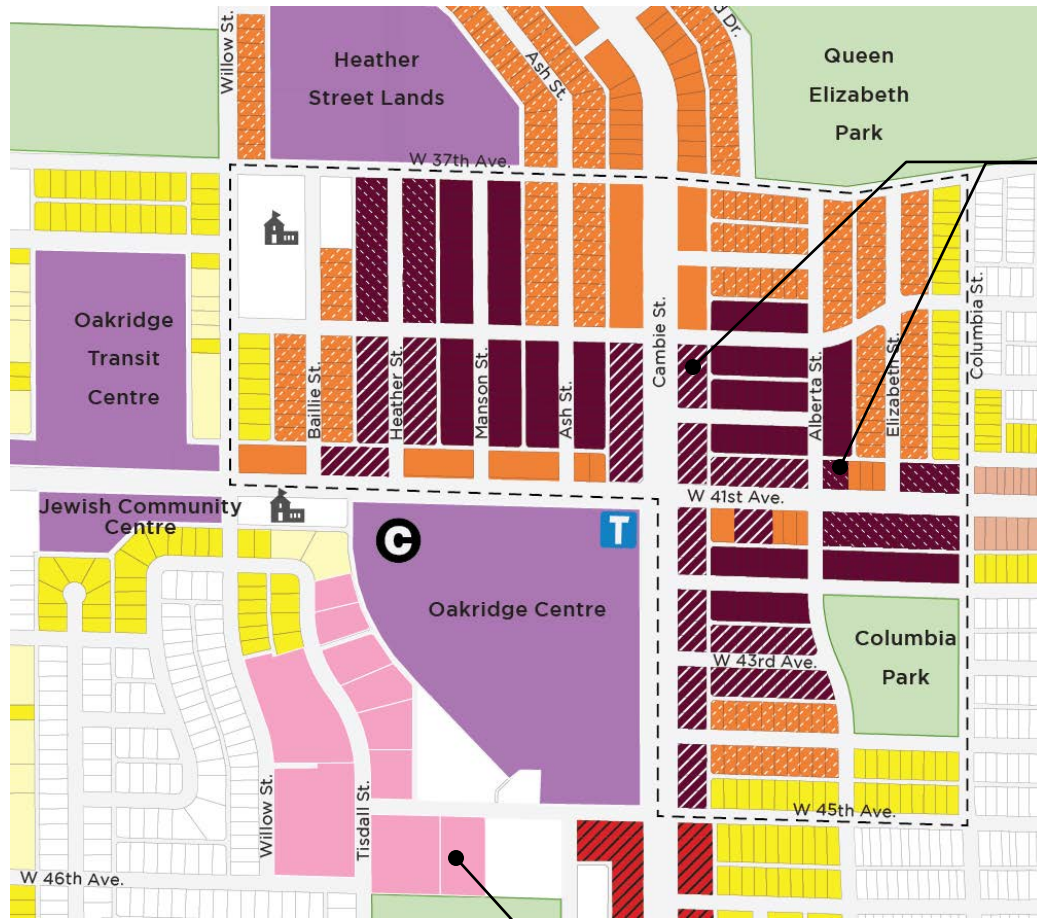
Townhouses



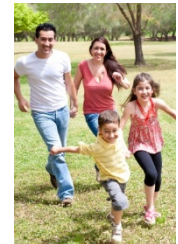
6 BIG MOVES



Shaping a New Urban Centre



Job space, amenities, & rental housing on arterials

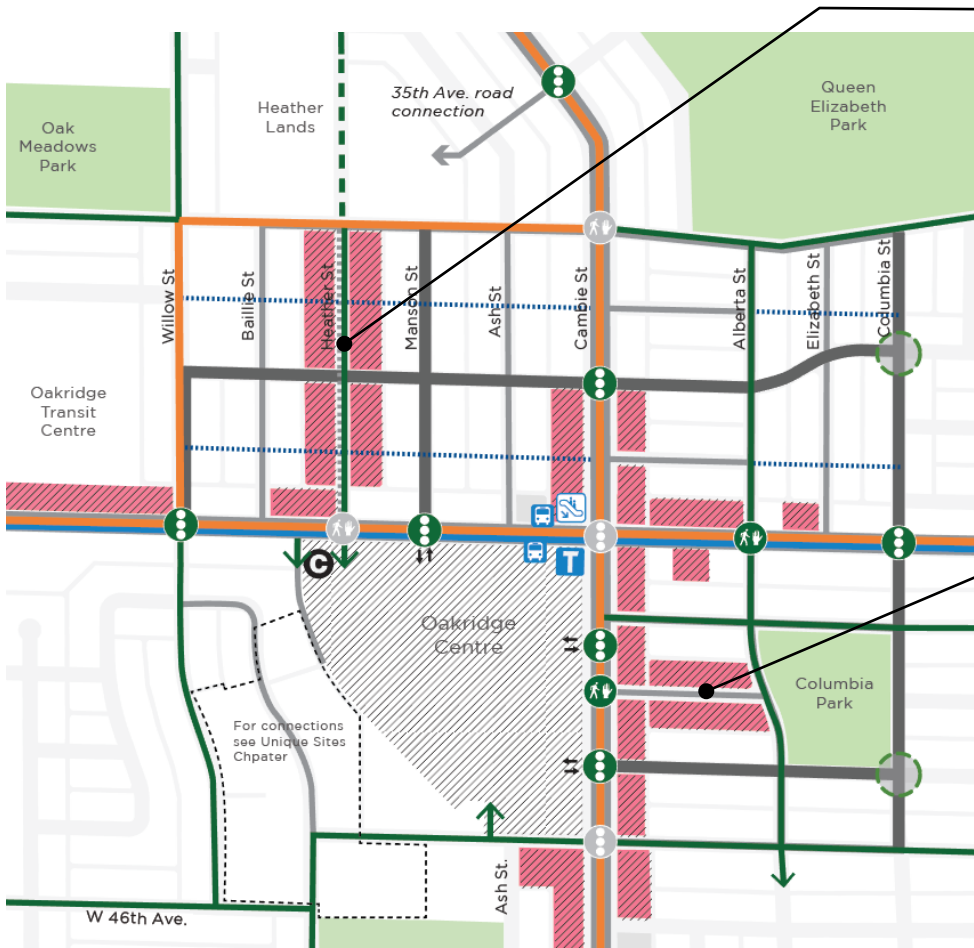


Additional affordable rental housing

6 BIG MOVES



Shaping a New Urban Centre



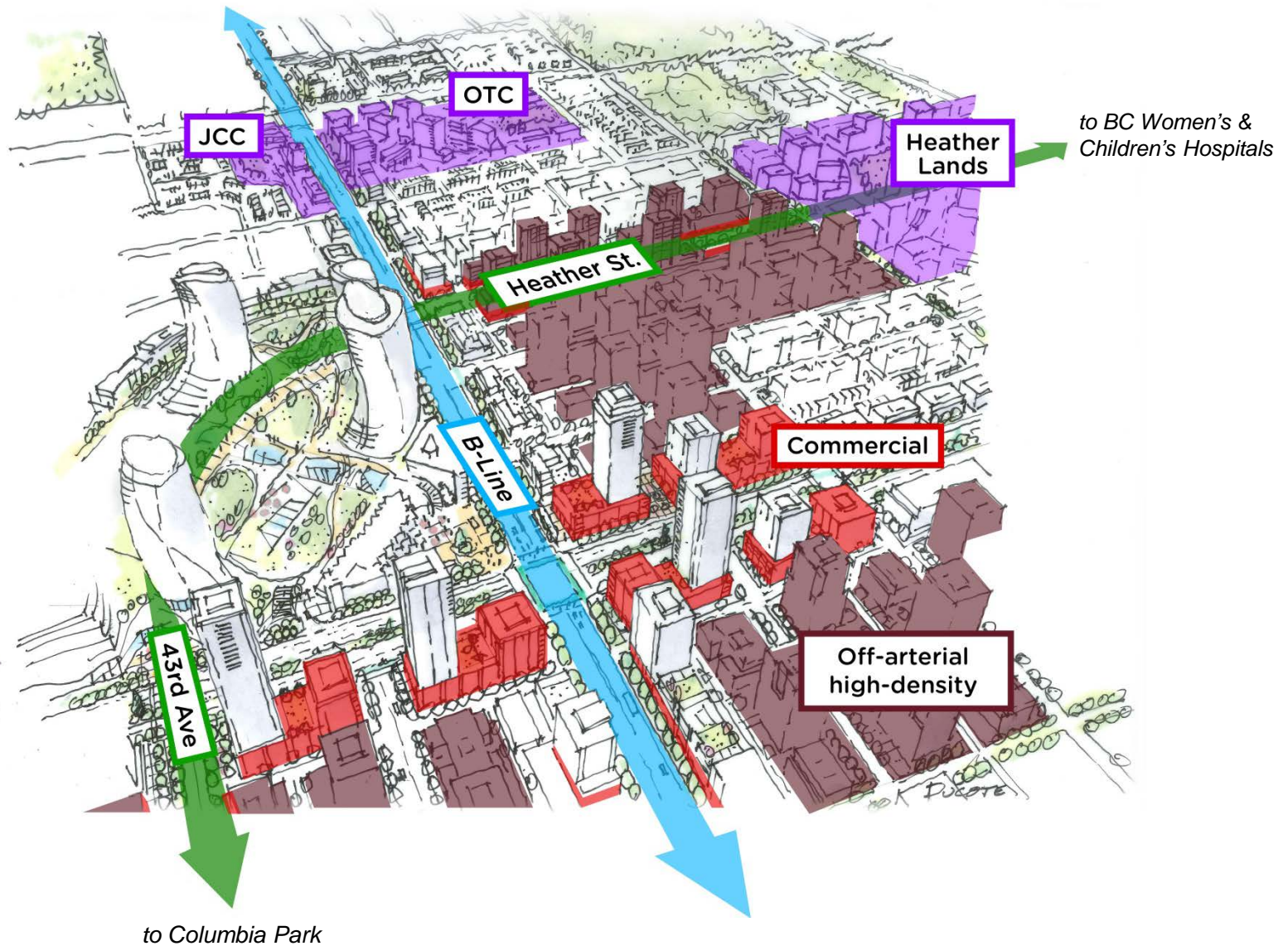
Heather Street: New local shopping street with car-light design connecting to Heather Lands



43rd Ave: New local commercial street connecting Oakridge Centre to Columbia Park

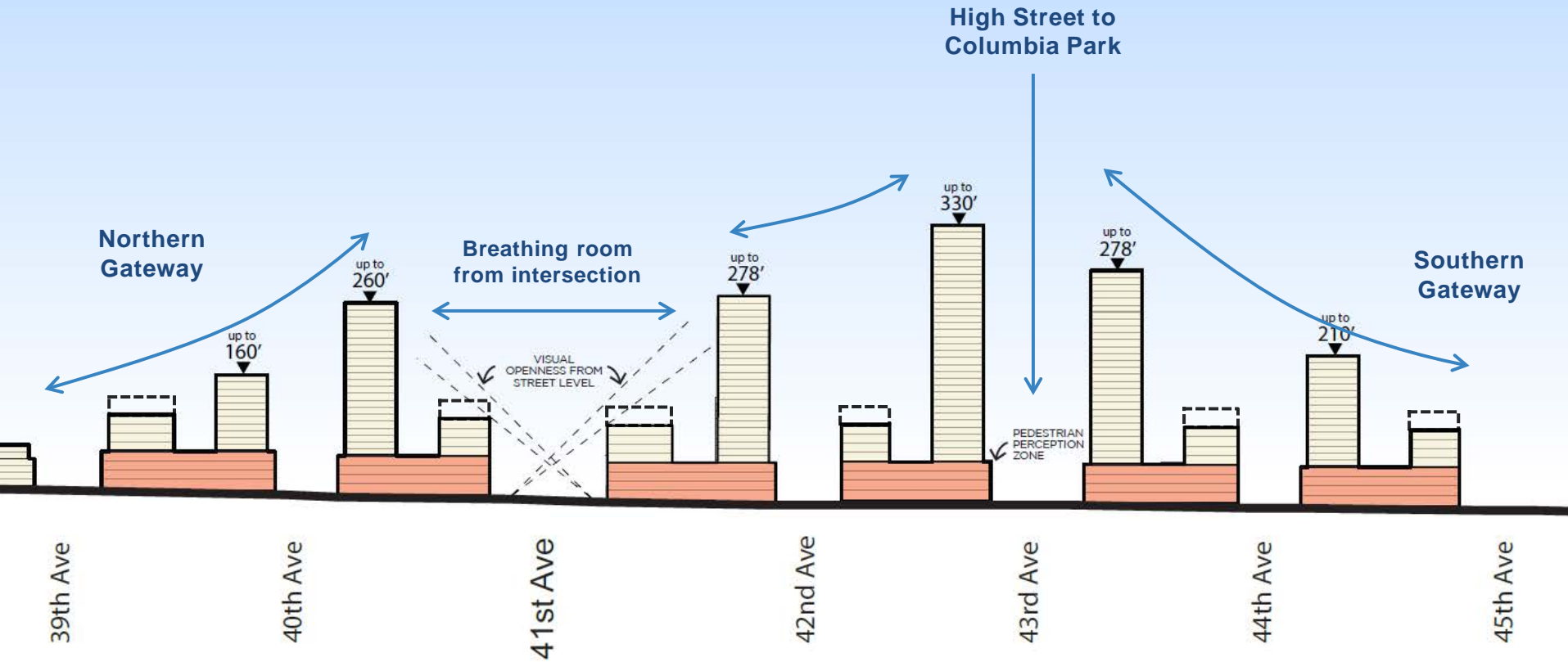


Shaping a New Urban Centre



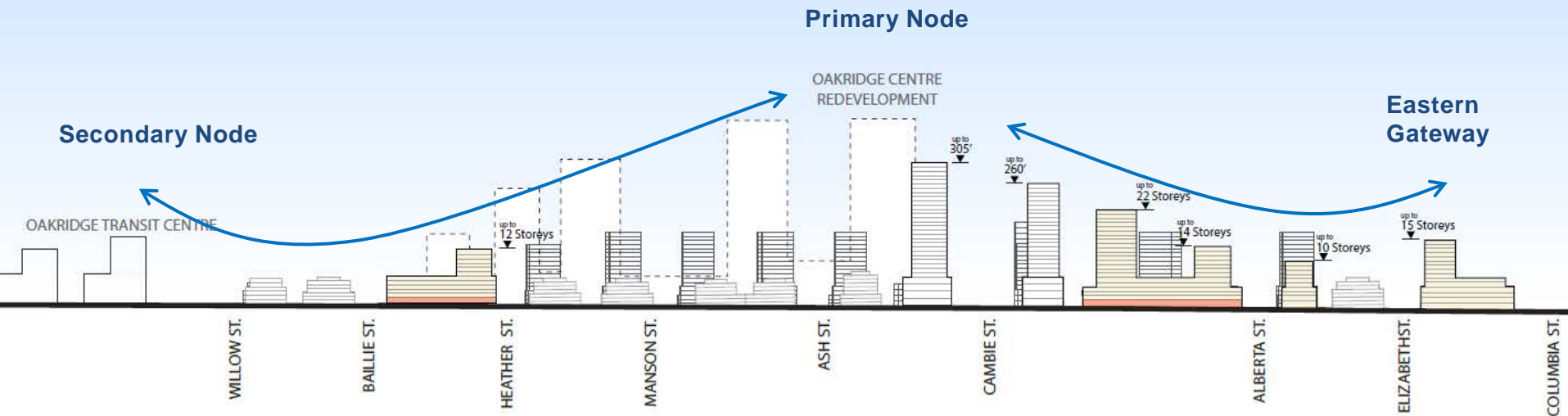
Shaping a New Urban Centre

Cambie Street Section



Shaping a New Urban Centre

41st Avenue Section



6 BIG MOVES



Shaping a New Urban Centre



6 BIG MOVES

Transforming Single-Family Areas

Shaping a New Urban Centre

Landing Housing Vancouver

Coordinating Unique Sites

Connecting the Corridor

Creating a Public Benefits Strategy

Landing Housing Vancouver

Variety of housing tenures:


 Social, below-market, or rental requirement

- Major projects and unique sites

 Bonus density for rental or social housing

- 20% below-market rental, 80% market rental
- 30% social housing, 70% strata
- 4/6 storey bonus rental

 Family-oriented home ownership

 Phase 2 & Marpole
Community Plan






 Institutional / industrial / other

6 BIG MOVES 

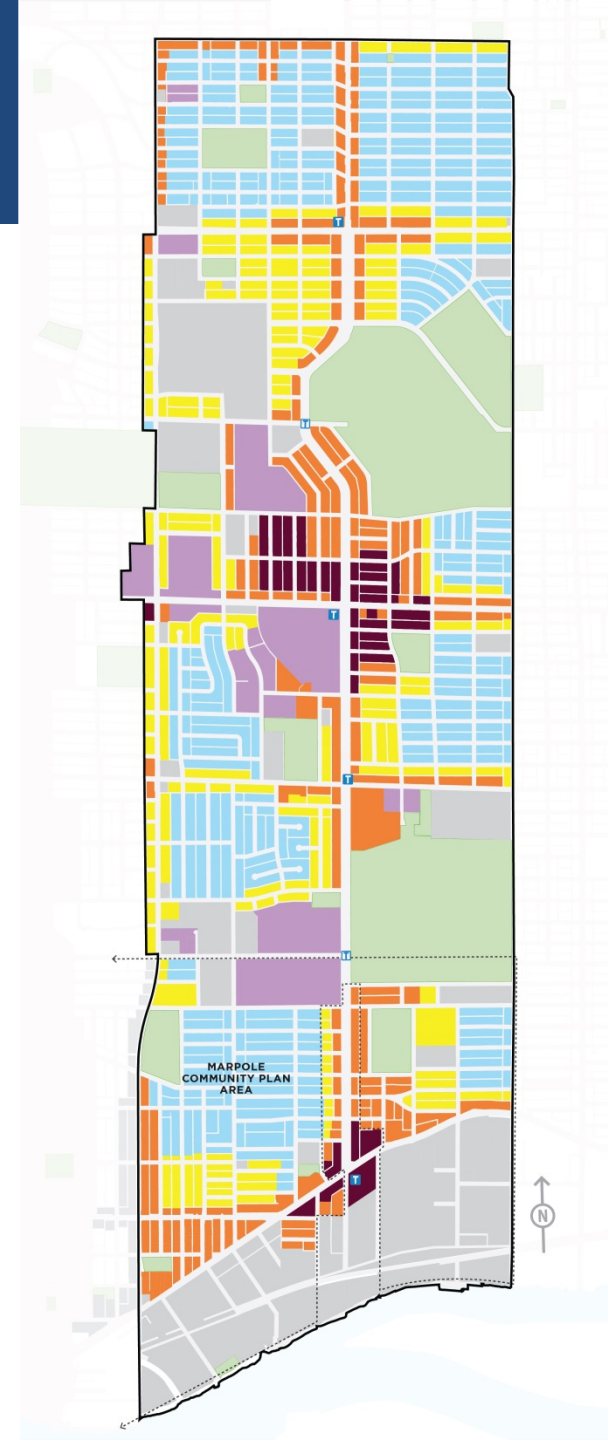


Landing Housing Vancouver

Complete Mix of Housing Options

-  Variety of forms
-  Towers (including family-sized units)
-  Multi-family apartments (low- & mid-rise)
-  Family housing (townhouse)
-  Rethinking single-family neighbourhoods (existing infill options; priority in the Housing Vancouver 3-Year Action Plan for additional intensification opportunities)

 Institutional / industrial / other



Landing Housing Vancouver

Additional Housing Units

Housing Tenure	Corridor Total (to 2041)
Social housing	2,800
Below market rental	400
Secured market rental	5,000
Townhouses	1,800 – 2,700
Other ownership housing	19,500 – 22,400
TOTAL	30,000 – 34,100

**~8,200 units
(~25%)**

Data includes Major Projects, Cambie Phase 2 and 3, and Marpole sites

6 BIG MOVES

Rethinking Single Family Areas

Shaping a New Urban Centre

Landing Housing Vancouver

Coordinating Unique Sites

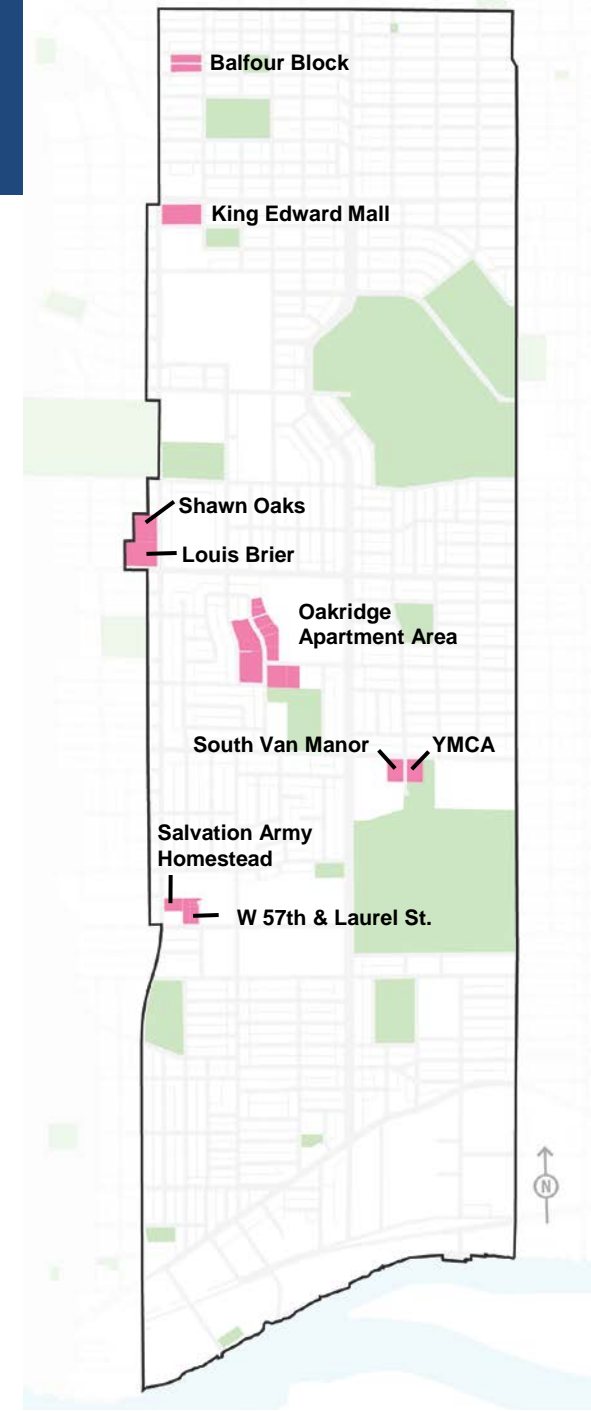
Connecting the Corridor

Creating a Public Benefits Strategy

Coordinating Unique Sites

Unique Sites

- Larger sites in the Corridor
- Variety of existing uses and contexts
- Variety of scales of development



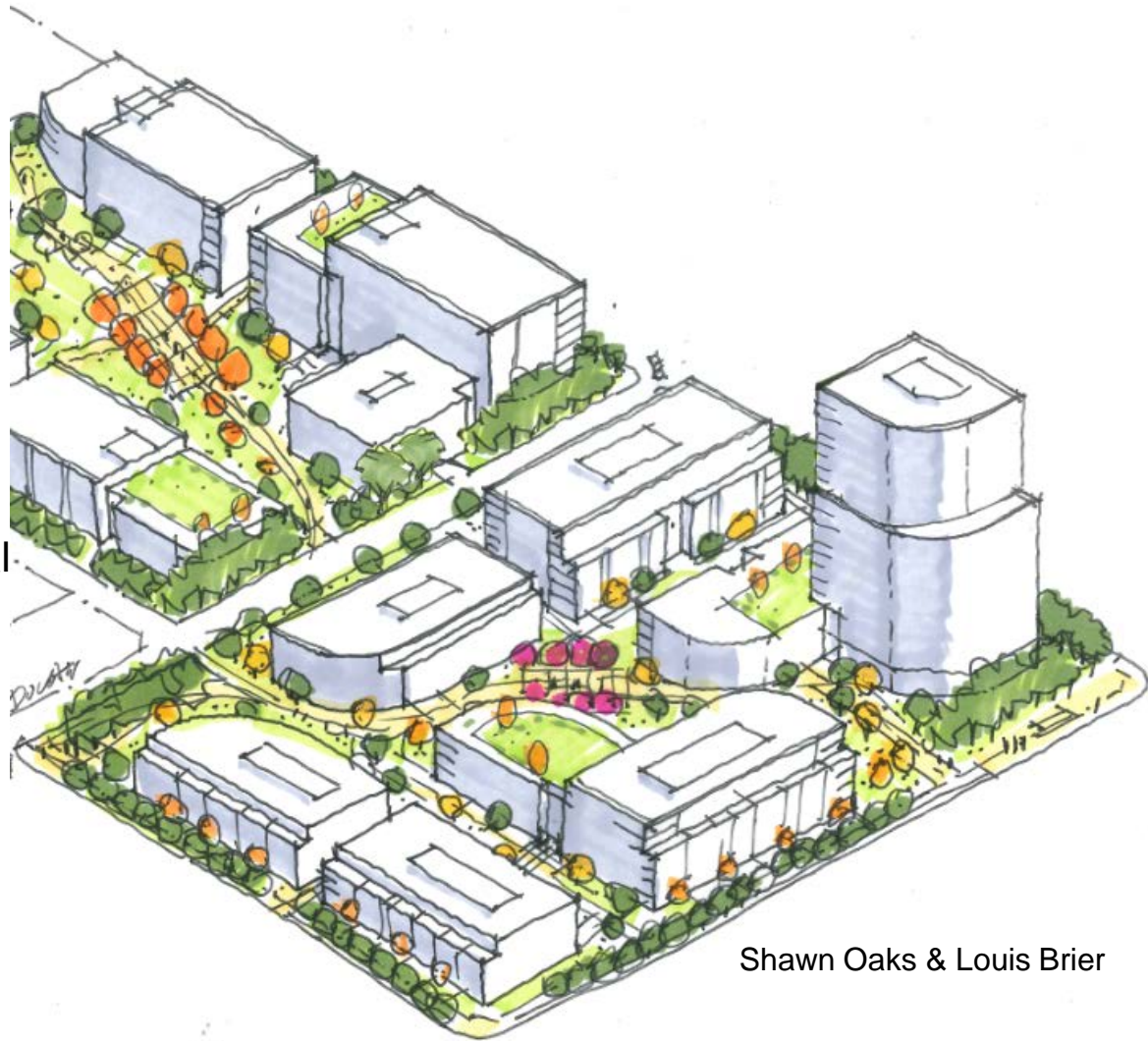
Coordinating Unique Sites

Complete communities
providing housing, amenities,
and services

**Alignment with Housing
Vancouver strategies**

Most sites:

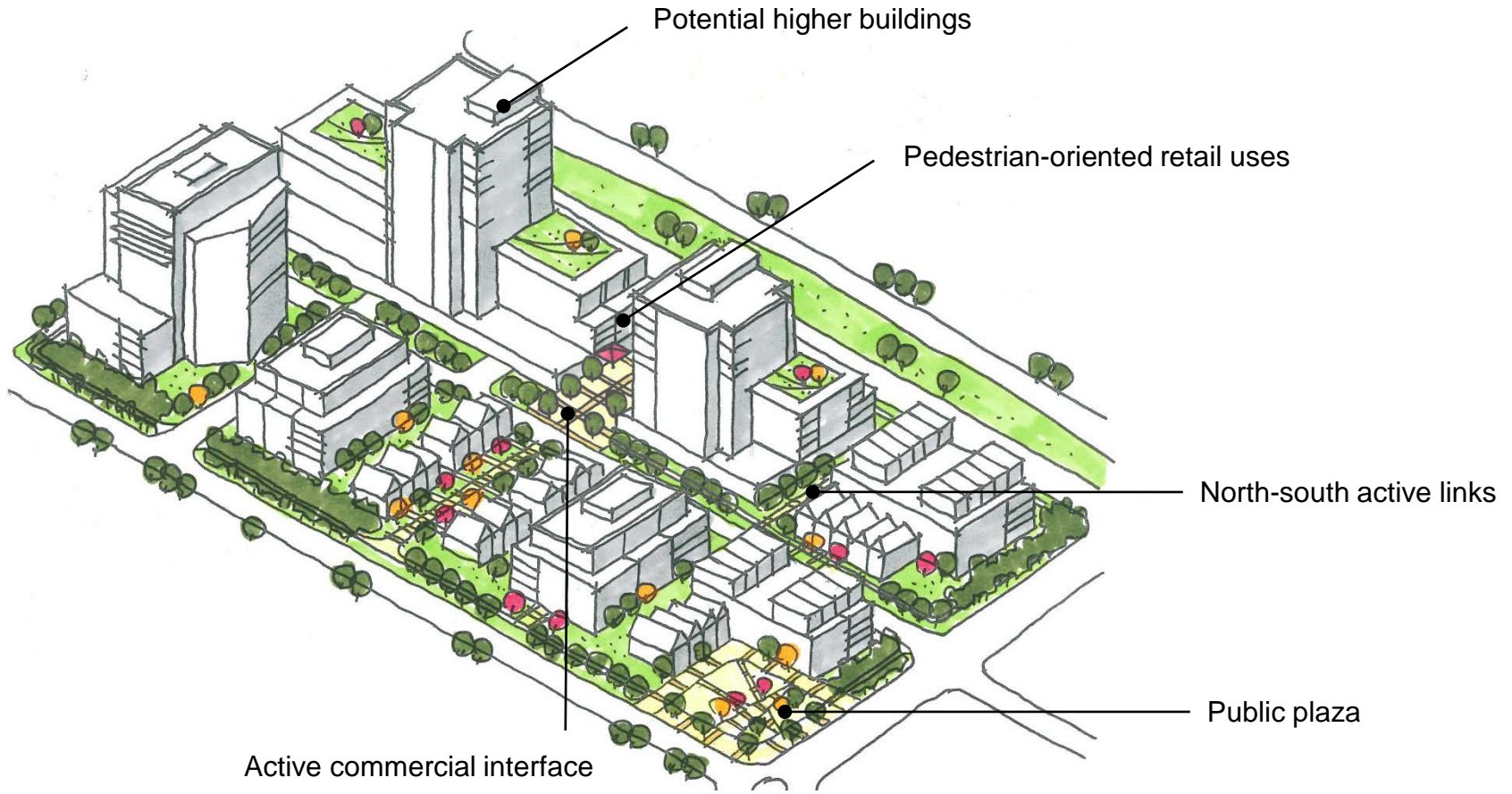
- Target either 20% social housing or 100% secured rental housing with 20-25% below market rental housing
- Local serving commercial
- On-site childcare



Shawn Oaks & Louis Brier

Coordinating Unique Sites

Conceptual Design for King Edward Mall



6 BIG MOVES

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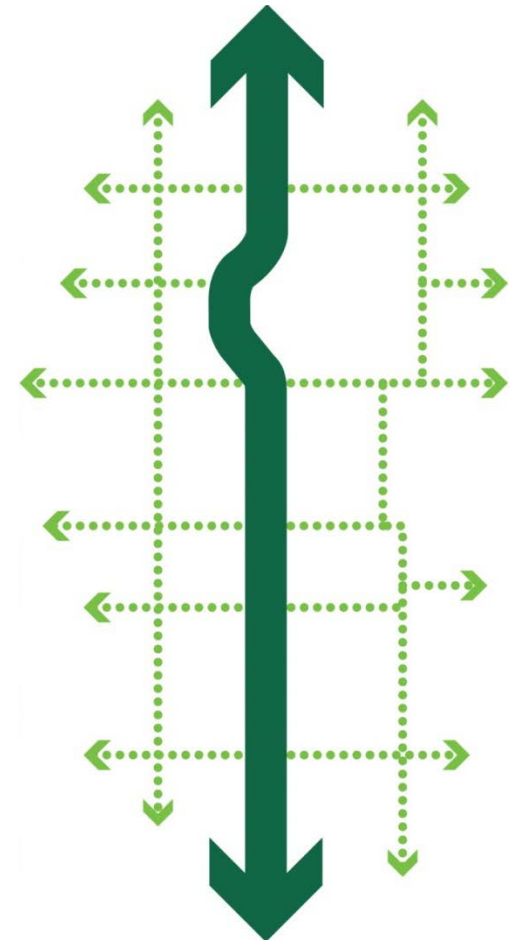
Creating a Public Benefits Strategy

Connecting the Corridor

Public Realm Plan

Streets & lanes, plazas, open space, public art, walking/cycling connections/design

-  Trees in the Corridor
-  Walking & cycling network
-  Public spaces (plazas, links)
-  Signage, lighting, art
-  Green infrastructure
-  Heritage Boulevard



Connecting the Corridor

Complete Streets

- Designed for safe and convenient travel by all ages and abilities
- Provide access to key destinations
- Public realm enhancements
- Create distinct identities for each neighbourhood

6 BIG MOVES 



Public Realm Plan

- New Plaza opportunities
- Comprehensive plan for the Heritage Boulevard
- New planting lists for each neighbourhood
- Active links and multi-modal connections



Cedar of Lebanon



Manna Ash



Coliseum Maple



Sprina Flowering Heather



Rosa Danhna



Snow in Summer



Golden Stonecrop



Red Meidiland Rose



Cotton Lavender



Bird Cherry



Upright Stonecrop



Atlas Blue Cedar

Transportation

Corridor wide improvements

- Improving safety and connectivity
- New signalized crossings
- 41st B-line priority lanes
- Canada Line capacity improvements
- Converting pavement into plazas



6 BIG MOVES

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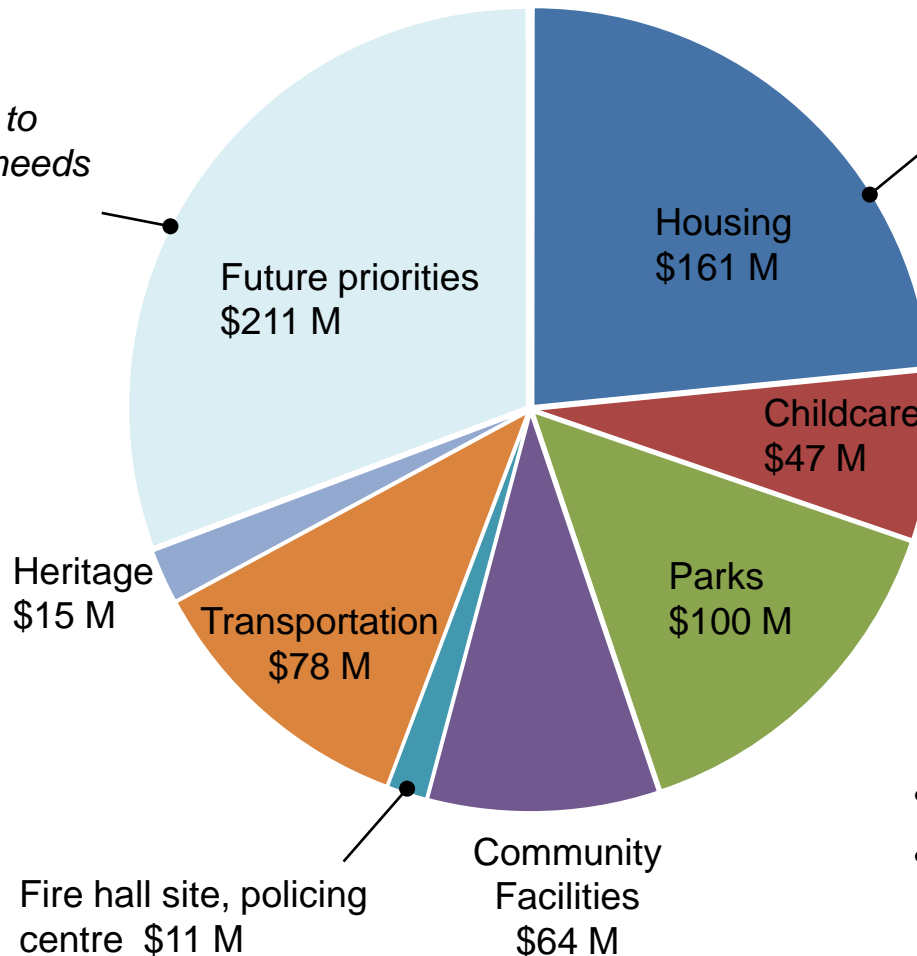
Connecting the Corridor

Creating a Public Benefits Strategy

Public Benefits Strategy

10-year Strategy (north of 57th): Total projected value: \$687 M

For future priority investments crucial to meeting long-term needs



Plus:

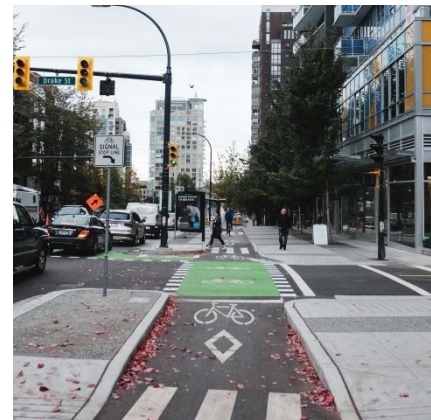
1,500 secured market rental units and **190** below market rental units

- *Includes in-kind and cash*
- *Includes Phase 1, 2, 3 & Major Projects*
- *Excludes utilities*

Public Benefits Strategy

Highlights of 10-year Strategy:

- 550 new **social housing units**
- ~550 new **childcare spaces**
- 1 **Community Policing Centre**
- Site for 1 **new fire hall**
- **Complete Streets** on Cambie & other arterials



Public Benefits Strategy

Highlights of 10-year Strategy:

- **21 acres of new parks:**
 - Oakridge
 - OTC
 - Fraser River Park
- More new parks coming after 10 years
- **Improvements to existing parks**
- **6+ plazas & enhanced open spaces**
 - e.g., Cambie & 31st Ave



Public Benefits Strategy

Highlights of 10-year Strategy:

- **Community facilities**
 - New and expanded **Oakridge civic centre** (community centre, library, seniors' centre, and childcare centre)
 - Youth services hub
 - Not-for-profit Office Centre
 - Hillcrest fitness centre expansion



Public Benefits Strategy

Long-term priorities (post-10 years)

- 1,650+ more **social housing** units
- ~530 new **childcare** spaces
- New **parks** and improvements
- **Community facilities:**
 - library
 - seniors centre
 - more or improved recreation facilities
- Future potential **stations** at 57th and 33rd Ave
- Access point to **41st Ave station**
- Construction of **new fire hall**

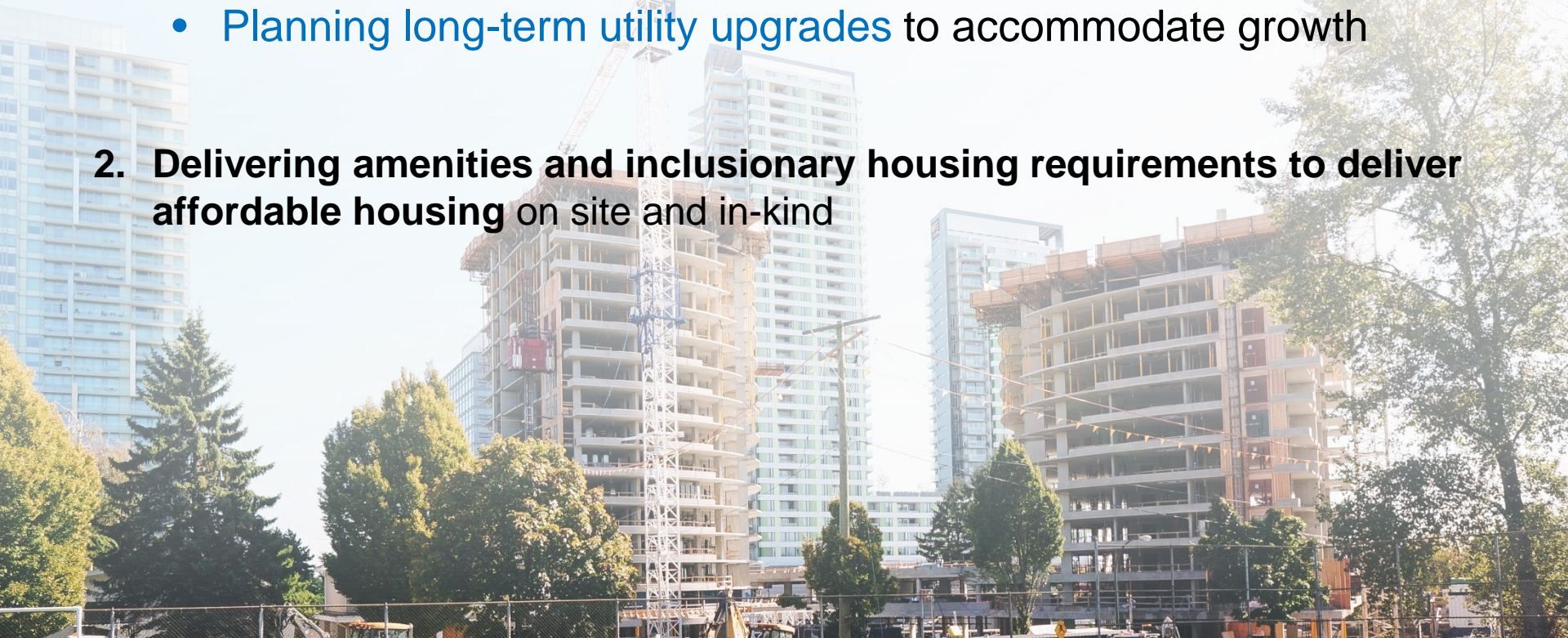


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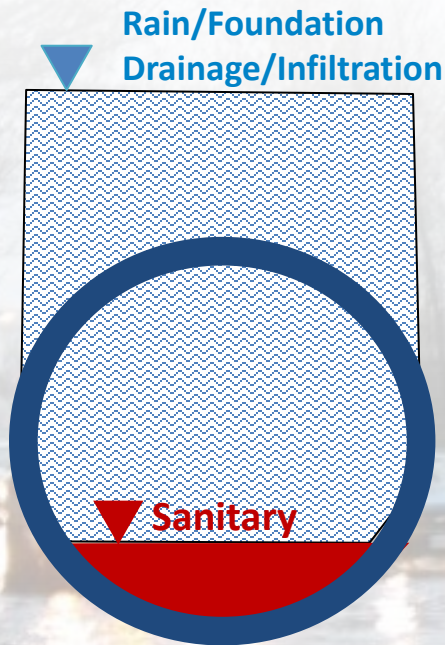
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Implementation

- 1. Improving certainty and streamlining the development process:**
 - Clearly-defined built form guidelines and public realm conditions
 - More fixed rate CACs & preset in-kind contributions (93% of lots)
 - Prezoning townhouses, where feasible
 - Planning long-term utility upgrades to accommodate growth
- 2. Delivering amenities and inclusionary housing requirements to deliver affordable housing on site and in-kind**



Utility Challenge



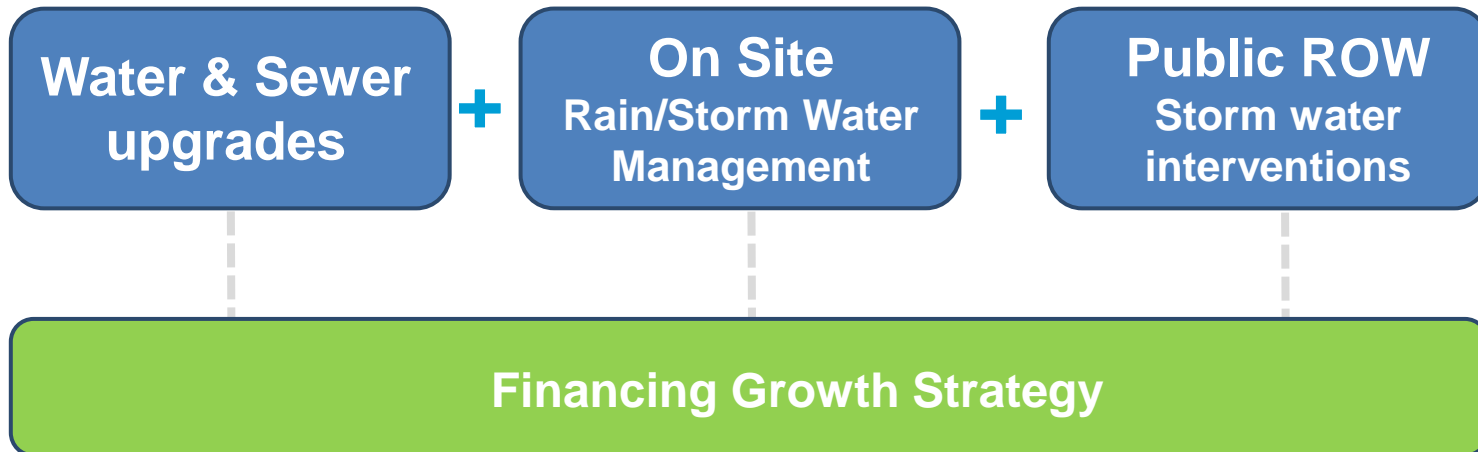
To accommodate the proposed growth in the Corridor, significant portions of the sewer and drainage system, and water pipe network will need to be redesigned and rebuilt.

Growth impacts to existing infrastructure:

1. Sanitary sewer load will double
2. Storm water flows will increase significantly due to less pervious area
3. Foundation drainage due to high groundwater table (aquifer along Corridor, depth varies along Corridor)

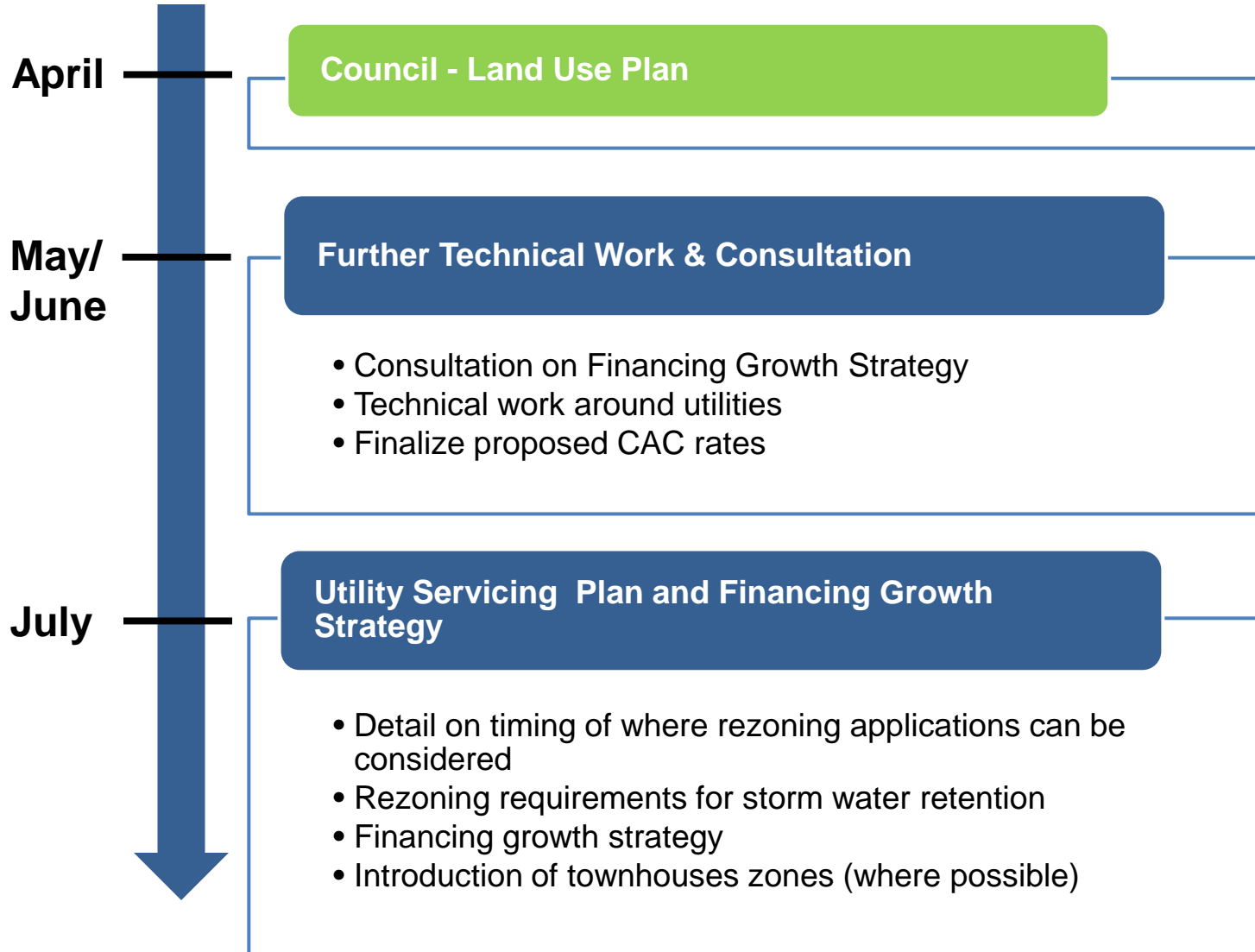
Moving Towards a Strategy

Opportunity to modernize utility design standards & develop a “One Water” strategy with efficient use of water, ground water management, and green infrastructure.



Ensure infrastructure can support growth, intake of development applications will proceed in an area-specific manner.

Utility Strategy and Milestones



Community Feedback

Overall support for the Plan with varied feedback

Concerns:

- Some feel we are proposing **too much**, while others feel it's **not enough**
- General support for the focus on affordable housing, but some local area residents expressed strong opposition to affordable housing requirements

General support for the proposed investments and improvements.

Concerns:

- Capacity of Canada Line & traffic
- Availability of childcare and schools
- Investment in affordable housing - not the right area, or may limit increases in property values

High level of support for the public realm plan.

Recommendations

Proposed Plan reflects sound planning principles, community and stakeholder feedback, and technical analysis including utilities, land use efficiency and design performance

Recommend that Council:

- A. Approve the plan with minor adjustments as outlined in the memo
- B. Repeal Oakridge Langara Policy Statement upon adoption of the Plan
- C. Direct staff to continue to work on *Utilities Servicing Plan and Financing Growth Strategy* to support implementation of the plan
- D. Direct staff to further study the area east of Yukon and south of King Edward





Thank you!

