

MEMORANDUM

April 12, 2018

TO: Mayor and Council

CC: Sadhu Johnston, City Manager
Paul Mochrie, Deputy City Manager
Katrina Leckovic, City Clerk
Lynda Graves, Administration Services Manager, City Manager's Office
Rena Kendall-Craden, Communications Director
Kevin Quinlan, Chief of Staff, Mayor's Office
Naveen Girn, Community Relations Director, Mayor's Office
Grant Murray, Assistant Director, Administration, Legal Department

FROM: Gil Kelley
General Manager, Planning, Urban Design and Sustainability

SUBJECT: Cambie Corridor revisions resulting from community input: policy amendments -
RTS 12276

Dear Mayor and Council,

SUMMARY

This memorandum recommends minor changes to the Cambie Corridor – Phase 3 Administrative Report, dated April 6, 2018 described below as follows: It is recommended that recommendation A in the Administrative Report be replaced with the following: THAT Council approve the revised Cambie Corridor Phase 3 Plan, as appended to this memo. It is further recommended that a recommendation D be added as follows: THAT staff be directed to study the potential inclusion of the area east of Yukon Street south of King Edward Avenue concurrent with technical work underway on the Utilities Servicing Plan and Financing Growth Strategy. The recommended changes to the policies are described below with supporting rationale, as well as the revised plan appended with this memo.

BACKGROUND

The last phase of public consultation for the Cambie Corridor Phase 3 plan took place from March 8 to 14, 2018. Online feedback was available until March 28, 2018. During this time staff received feedback in-person, online, through phone calls and through email correspondence. Meetings were also held with various community and stakeholder groups. The feedback provided to staff highlighted a number of “hot spot” areas where there was notable public and stakeholder response regarding proposed Plan directions. Feedback was varied in most instances. Based on a review of community and stakeholder concerns, staff, the Assistant

Director of Planning and the General Manager of Planning consider the following amendments to meet good planning principles, to align with the plan intent and broader City-wide goals, and to respond to general consensus.

RECOMMENDATION 1

THAT Council approve the revised Cambie Corridor Phase 3 Plan, as appended to this memo, rather than the Plan attached as Appendix A to Staff Report RTS 12276 dated April 17, 2018 and entitled “Cambie Corridor – Phase 3”.

The revised Cambia Corridor Phase 3 Plan attached to this memo includes the following:

- 1) Changes to the proposed land use designation for the 700 and 800 blocks of W 26th Avenue to townhouse, and update all related maps and policy direction in the plan. Relevant sections and maps include;
 - 3.3 Concept Plan map (pg. 30)
 - 4.2.9 Townhouses map (pg. 59)
 - Figure 7.1 map (pg. 186)
 - Figure 14.3 map (pg. 267)

Rationale

- (a) There was significant community feedback after the release of the proposed Plan to support the inclusion of these blocks within the areas of change as townhouse forms (majority of written feedback from the 700 block with some requests in 800 block);
- (b) A total of 35 lots are recommended for addition; and,
- (c) Pertinent background: On September 21st, 2016 staff held a walking tour and workshop with residents of this “hospital adjacent area”. 71 people attended the walking tour and 95 people attended the workshop, which resulted in the inclusion of additional blocks within the areas of change surrounding these blocks. These changes were subsequently presented to the public in June 2017 and in the recent release of the proposed Cambie Phase 3 Plan. The three blocks in question were originally excluded from the townhouse land use designation due to the unique pre-1940s stock of housing in this immediate area whereby 16 properties (46%) were evaluated to have heritage character merit. Recent changes to enable townhouses surrounding these blocks precipitated this change for consistency of land-use and built form.

Based on substantial feedback and consistency of built form, staff recommend inclusion of these blocks.

- 1) Updates to subsection 4.3.1 Cambie Street: 39th – 45th Avenue to accommodate:

Minor tower elements up to 120 ft. for 100% secured rental or 100% commercial on identified sites. Increased height up to 150 ft. may be considered where all applicable stepbacks are achieved

Rationale

- (a) Feedback from the community and members of the development industry expressed the ability to deliver more rental housing if a limited increase in height were to be considered;
- (b) This change aligns with the overall built form intent, design performance and further delivers on the objectives of *Housing Vancouver*,

In response to stakeholder feedback and design review, staff support the allowance for increased height to accommodate further rental housing or commercial space;

- 2) Updates to subsection 4.3.2 41st Avenue: Willow to Columbia Street to accommodate increased height for the areas outlined below. Relevant sections, maps and figures include:

- 4.3.2 Illustrative section (pg. 73)
- 4.3.2 Representative section Area B (pg. 74)
- 4.3.2 Representative section Area C (pg. 75)
- 4.3.2 Representative section Area G (pg. 77)

Increased height for the following areas;

- Area B: North side of 41st Avenue, west of Alberta Street, increased height from 10 storeys to 14 storeys and increased height from 20 storeys to 22 storeys.
- Area C: North side of 41st Avenue directly east of Alberta Street, increased height from 8 storeys to 10 storeys for the site.
- Area G: South side of 41st Avenue west of Alberta Street, increased height from 15 storeys to 18 storeys

Rationale

- (a) Feedback from landowners expressed that an increase in height would further enable rental, and opportunities for social housing and below market rental housing;
- (b) This change aligns with the overall built form intent, design performance and further delivers on the objectives of *Housing Vancouver*,

Based on the above feedback and analysis, staff supports the allowance for increase height to accommodate *Housing Vancouver* objectives;

RECOMMENDATION 2

THAT staff be directed to study the potential inclusion of the area east of Yukon Street south of King Edward Avenue concurrent with technical work underway on the *Utilities Servicing Plan and Financing Growth Strategy*.

Rational

- (a) One of the areas of concern was the land use direction for the area east of Yukon Street and south of King Edward Avenue. In order to explore the land use in this area further, staff are also seeking a recommendation to further study this area concurrent with the Utilities Servicing Plan and Financing Growth Strategy (anticipated in July 2018) to evaluate any impact a land use change may have on existing and planned utilities;
- (b) Inclusion of the blocks may be considered based on further community input and technical analysis regarding the ability to provide utility service upgrades to these blocks.

SUMMARY

Overall, these minor and limited adjustments recommended by staff during the completion of the proposed plan are based on sound planning principles, public consultation, effective urban design performance and are aligned with the current utilities service planning work.

Sincerely,

A handwritten signature in black ink, appearing to read 'Gil Kelley', with a long horizontal flourish extending to the right.

Gil Kelley, FAICP
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