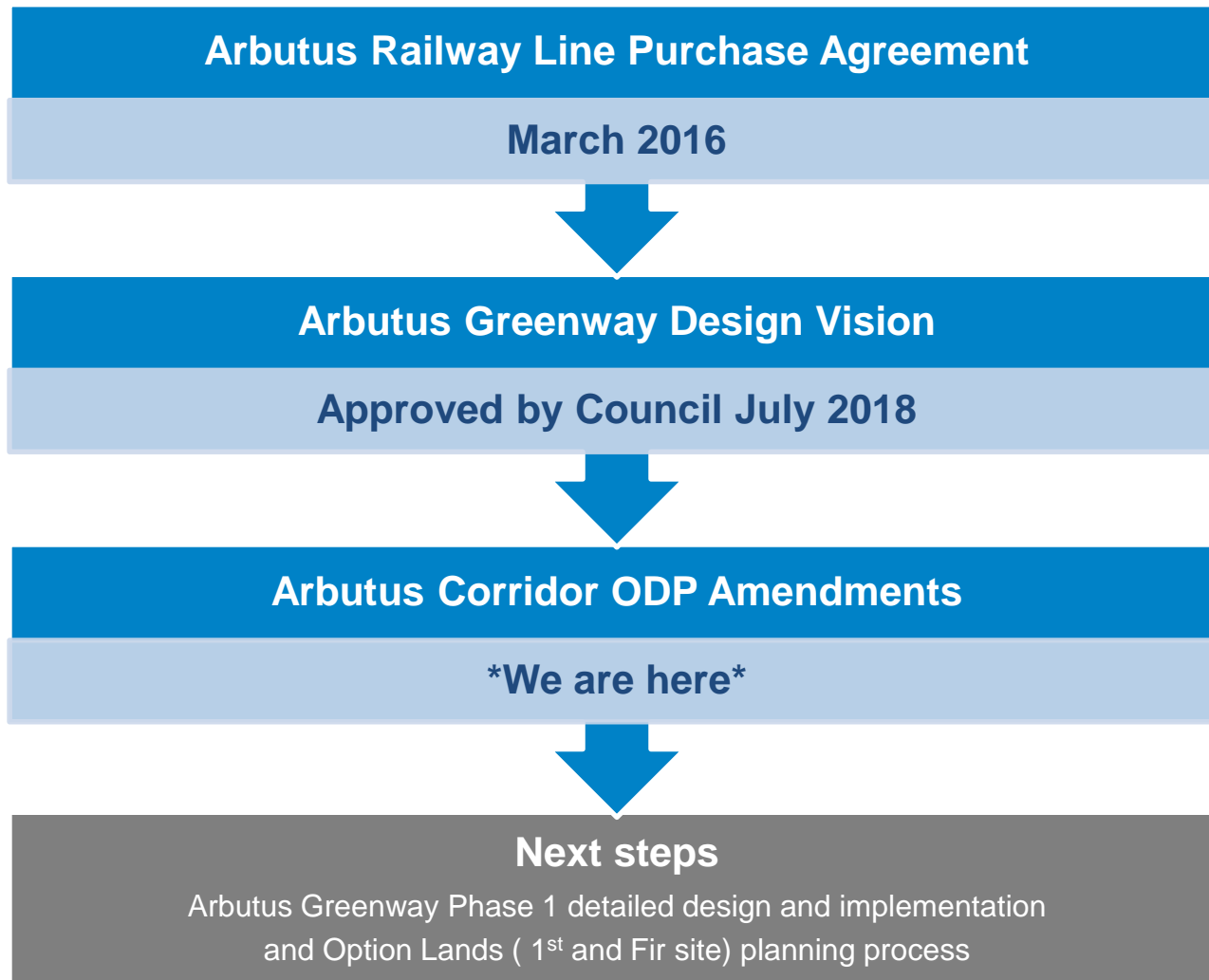


Arbutus Corridor Official Development Plan Amendments





Arbutus Railway Line Purchase Agreement

- When the City purchased the corridor from CP Rail, the agreement required the City to identify portions of the corridor not required for transportation purposes.
- Due to engineering and safety constraints the lands between 1st and 5th Avenue were identified as not being required for transportation purposes and these formed the “Option Lands” in the purchase agreement.
- CPR has the option to repurchase these lands from the City, provided that Council approves: Removing these lands from the Arbutus Corridor ODP, and subdividing and rezoning the portion of lands that are removed, as applicable.

Arbutus Greenway Design Vision

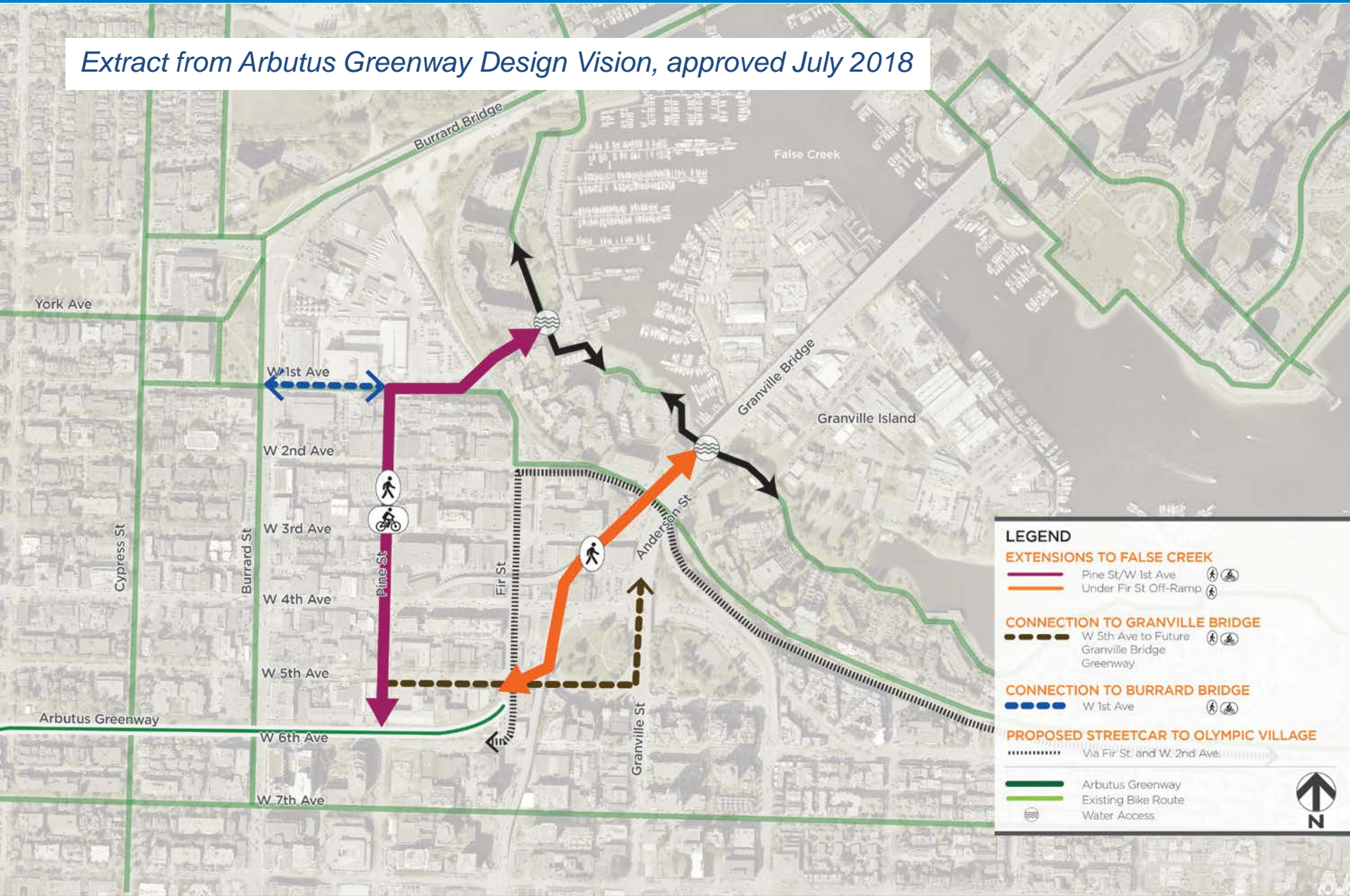
- Project Objective 1: Enable safe and comfortable travel between False Creek and the Fraser River for all ages and abilities.



Illustrations from Arbutus Greenway Design Vision, approved July 2018

Connections to False Creek and Granville Island

Extract from Arbutus Greenway Design Vision, approved July 2018

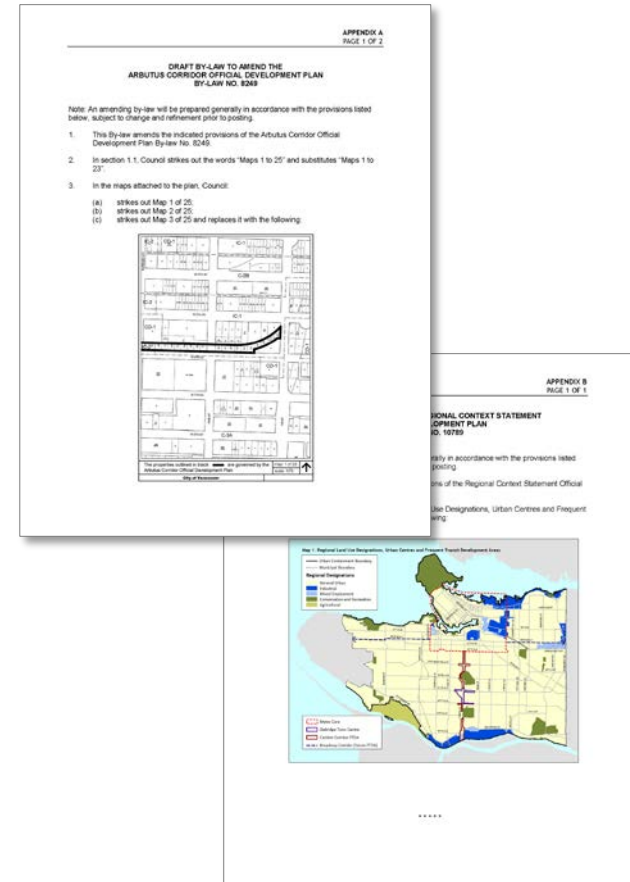


Arbutus Greenway Design Vision (approved by Council July 11, 2018)

- Included a recommendation for staff to prepare amendments to the Arbutus Corridor Official Development Plan (ODP) to remove lands that are not required for transportation or greenway purposes

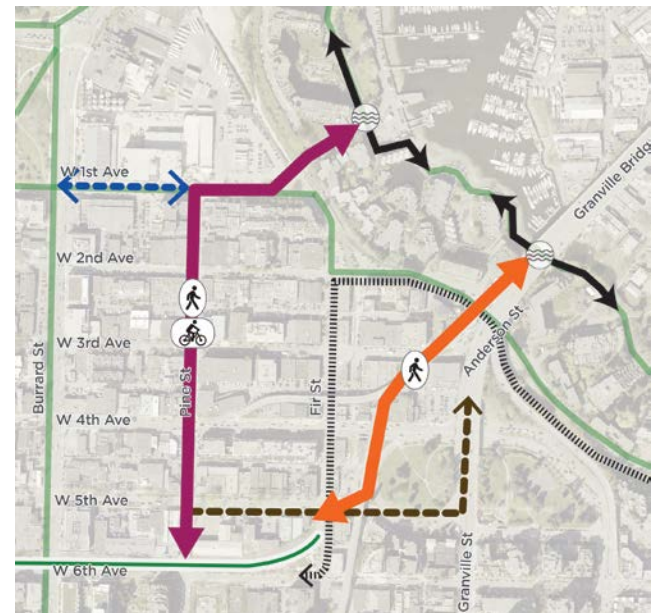
As such, this application proposes to:

- amend the Arbutus Corridor Official Development Plan, to remove lands not required for greenway purposes;
- and to subsequently bring forward a by-law to amend the Regional Context Statement Official Development Plan to reflect the proposed changes to allow non-transportation uses





The lands in yellow (opposite) form the portion of the corridor between West 1st Avenue and West 5th Avenue that are not required for the greenway due to engineering and safety constraints. The diagram below shows the alternative greenway connections.





The Option Lands are currently zoned:

- FCCDD
- C-2B
- IC-1

The proposed amendments will not change the existing zoning. Any potential rezoning would be considered in a future public process.

Note: Removal of the Squamish Lands from the ODP is proposed as a housekeeping amendment, because the ODP does not apply to these lands.

-  Option Lands
-  Squamish Nation Lands

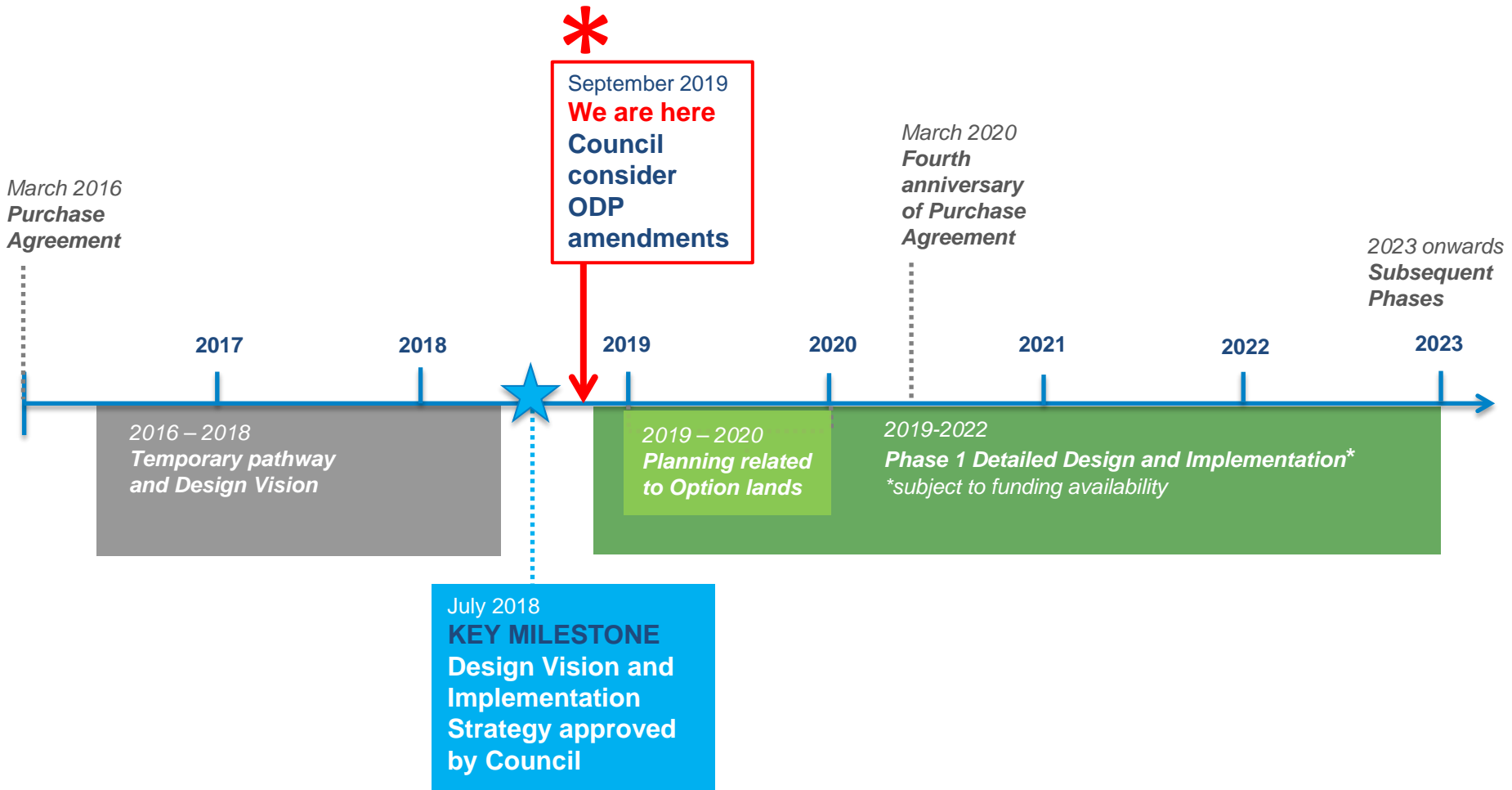


- **Triangular-shaped site** between 1st and 2nd Avenue, east of Fir Street:
 - ↳ Detailed planning work in False Creek South is generally deferred until greater clarity is reached on lease negotiations, with exception of this one site
 - ↳ City staff will undertake a process to explore future land use and density options for this parcel and future streetcar connections to Vanier Park
 - ↳ Anticipate bringing forward a proposed amendment to the False Creek ODP in 2019

□ The remaining Option Land sites (shown in white) come under the Broadway Corridor Planning Program focus area.

There will be a public engagement process around any proposed changes.

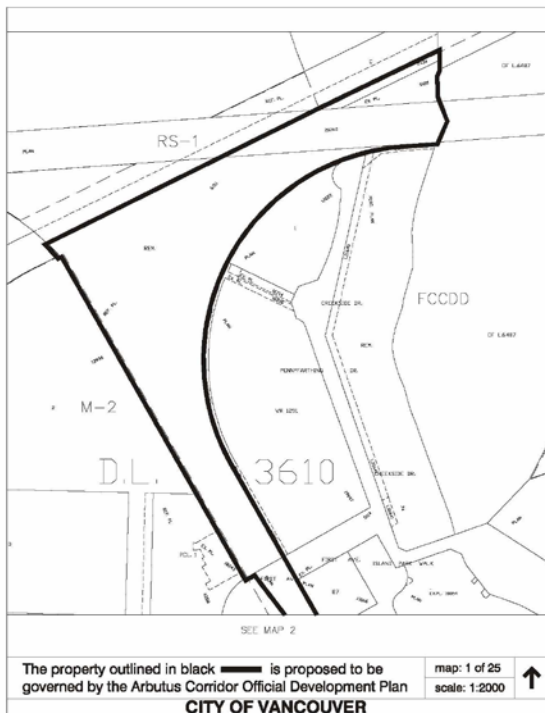




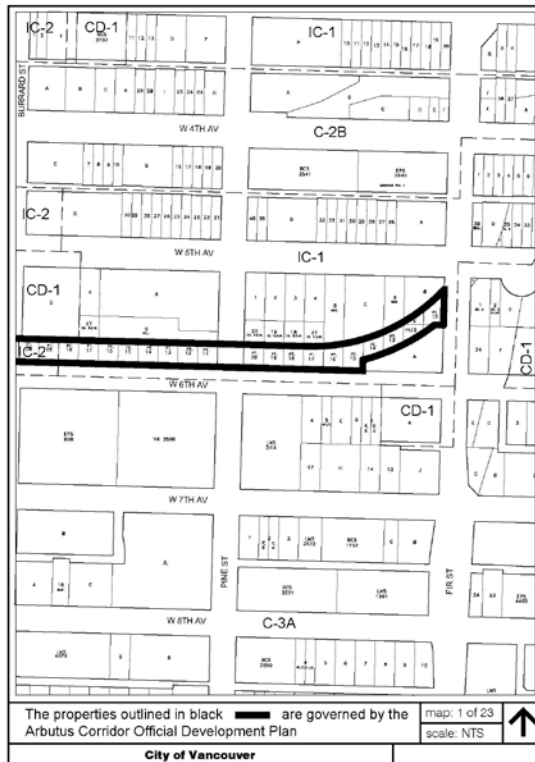


Q & A

- Remove Maps 1, 2 and 3 (below) from the Arbutus Corridor ODP



- Replace with the following:



- Renumber maps accordingly, as Maps 1 of 23 through 23 of 23

The Purchase Agreement between the City and CPR includes a number of requirements on how the Arbutus Corridor must be planned and criteria for how Excess Land will be used. Key sections include the following:

- **Section 9.1:** The City will expedite the planning process for greenway components: Walking, cycling, and future light rail.
- **Section 9.2:** After the greenway design is complete, the City will commence a separate planning process to determine future uses of any “Excess Lands” on the Arbutus Corridor. Council’s approval will be required for any changes in land use.
- **Section 11.1:** The City has already determined that the area between West 1st Avenue and West 5th Avenue will not be used for the future greenway. CPR has the option to repurchase these lands from the City, provided that Council approves:
 - Removing these lands from the *Arbutus Corridor Official Development Plan*
 - Subdividing and rezoning the portion of lands that are removed, as applicable.
- **Section 10:** If CPR does not exercise its option to repurchase the lands between West 1st Avenue and West 5th Avenue, then CPR will share in the proceeds of any sale of Excess Lands.

A copy of the Purchase Agreement can be found at vancouver.ca/arbutusgreenway.

TERMS USED IN THE PURCHASE AGREEMENT

Excess Lands: Any portion of the Arbutus Corridor that is not needed for walking, cycling, or future streetcar (light rail) uses as determined by the City.

Option Lands: The portion of the corridor between West 1st Avenue and West 5th Avenue. CPR has the option to repurchase these lands.

Map 1. Regional Land Use Designations, Urban Centres and Frequent Transit Development Areas

Urban Containment Boundary
 Municipal Boundary
Regional Designations
 General Urban
 Industrial
 Mixed Employment
 Conservation and Recreation
 Agricultural

Metro Core
 Oakridge Town Centre
 Cambie Corridor FTDA
 Broadway Corridor (future FTDA)

