

Refers to Item #10, Policy Reports

MEMORANDUM

April 30, 2019

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
Anita Zaenker, Chief of Staff, Mayor's Office
Neil Monckton, Chief of Staff, Mayor's Office
Alvin Singh, Community Relations Director, Mayor's Office

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

SUBJECT: Rezoning Application: 188-198 King Edward – RTS 13079 – Additional background information regarding the Cambie Corridor Plan

At the Regular Council meeting held on April 23rd, 2019, while considering referral of a rezoning for 188-198 King Edward, there was a request for background information by Council on the development of the Cambie Corridor Plan. This communication is in response to that request for information. Mr. Jack Sandhu sent the City Council an email on April 22nd asking Council to reconsider the land use designation for the '100-199' block of West King Edward Avenue for similar mid-rise zoning as the block to the immediate east which is designated as four storeys.

The properties identified in Mr. Sandhu's email are located within Phase 3 of the Cambie Corridor Plan. This planning process began in spring 2015 and the final Cambie Corridor Plan was approved by City Council in May of 2018. One of the main objectives of Phase 3 was to provide a built form transition from the height and density established in Phase 2 for sites closer to the Canada Line Station and to open areas for new townhouse development throughout the neighbourhood. Resident input received at workshops during the development of the plan supported ground-oriented housing on King Edward Avenue.

The adjacent block of King Edward (00-99) was added to the transition area in spring of 2016 for primarily two reasons: the public support demonstrated for the additional height and density and the unsuitability of low density, single family detached housing on a major road. Sometime after this change was made, Mr. Sandhu initiated a request to consider four storey heights in the 100 block of King Edward. Residents in the 100 blocks of West 23rd and West 26th avenues expressed opposition to densities or heights greater than townhouses for this section of King Edward. Staff did not endorse the increased heights and it was not included in the final staff recommendation.

Mr. Sandhu addressed the City Council in April 2018 when the Cambie Corridor Plan was under consideration to again put forward this request to increase the height on this particular block.

Staff presented the following rationale against the increase:

- Townhouses provide an appropriate transition of height and density, with eight storeys at the station, four to six storeys closer to Cambie, and stepping down to three storey townhouses in these blocks. This same land use pattern exists west of Cambie.
- Townhouses on King Edward are an appropriate housing type, compatible with the activity on the street. This can be seen further to the west, where townhouses have been built next to the James Residence (aka Hobbit House).
- King Edward will become a “Complete Street” with public realm improvements in the future.

Moving forward, City Council did instruct staff to monitor and report back annually on the implementation of the Cambie Corridor Plan, including any recommended adjustments, and with respect to affordability and new building starts achievements so as to ensure the plan is effectively generating housing for families, seniors and lower income people. The first annual monitoring report for Cambie will be submitted to Council this fall. Furthermore, staff will explore alternative housing forms on arterials throughout the city through upcoming initiatives, such as the city-wide plan and the Making Room housing program.

Please let me know if you have additional questions or concerns.

A handwritten signature in black ink, consisting of a large, stylized 'G' followed by a horizontal line that extends to the right and then loops back under the 'G'.

Gil Kelley, FAICP
General Manager, Planning, Urban Design and Sustainability

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Areas of Change

Why are townhouses proposed on some sections of arterial streets?

King Edward Avenue – built form:

- Transition in height and density from station into adjacent neighbourhoods (8-3 storeys) established in Phase 2
- Townhouse are appropriate on some arterial blocks, with less intensity further away from the stations
- Future public realm improvements on King Edward (Complete Street setbacks)



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