



## REPORT

Report Date: February 25, 2020  
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Meeting Date: March 11, 2020  
[Submit comments to Council](#)

TO: Standing Committee on Policy and Strategic Priorities  
FROM: General Manager of Planning, Urban Design and Sustainability  
SUBJECT: Monitoring Report on Implementation of Cambie Corridor Plan

## RECOMMENDATION

THAT Council receive this report for information.

## REPORT SUMMARY

On May 1, 2018, Council approved the *Cambie Corridor Plan* ('the Plan'). The Plan is an updated framework from the original *Cambie Corridor Plan* from 2011, and it will guide change and growth in the Cambie Corridor over the next 30 years.

As part of the implementation of the Plan, Council directed staff to monitor and report back annually, including information on affordability and new building starts to ensure the plan is effectively generating housing for families, seniors and people with lower incomes.<sup>1</sup>

This is the first monitoring report which provides an update on implementation since May 2018, including overall development activity, progress on public benefit planning, design and delivery, and updates on various infrastructure initiatives. A summary of development outcomes of the earlier phases of the Plan and an update on the Cambie and Marpole Public Benefits Strategies are also included. Key highlights since Plan approval in 2018 include:

- Rezoning activity in the Oakridge Municipal Town Centre (MTC) proposing on-site amenities and job space;
- Secured market rental and social housing under review at rezoning stage;
- Approval of 800-850 townhouse units; and
- Planning and design for Complete Street improvements along King Edward Avenue

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<sup>1</sup> Regular Council Meeting Minutes (May 1, 2018):  
<https://council.vancouver.ca/20180501/documents/regu20180501min.pdf>

As reflected in this monitoring report, the Plan overall is achieving a diversity of housing types and tenures, with increased affordability in projects that are currently in stream, as well as a mix of retail and office space, all in close proximity to the Canada Line. Good progress is being made on public benefits, with several larger-scale projects currently in the planning or design phase.

## **COUNCIL AUTHORITY/PREVIOUS DECISIONS**

On May 1, 2018, Council approved the final *Cambie Corridor Plan* and associated *Cambie Corridor Public Realm Plan*. The Plan builds on the first *Cambie Corridor Plan*, which was approved in 2011.

Other related City policies include:

- *Cambie Corridor Utilities Servicing Plan* (2018)
- *Cambie Corridor Public Realm Plan* (2018)
- *Housing Vancouver Strategy* (2017)
- *Financing Growth* (2004)

## **CITY MANAGER'S/GENERAL MANAGER'S COMMENTS**

Periodic progress reports on implementation of community and area plans help to track and monitor how policy goals and objectives for a specific area are being met. These progress reports will become a more regular function of the newly formed Implementation Group in the Planning, Urban Design and Sustainability (PDS) department. The Implementation Group will continue to examine recently adopted community and area plans to evaluate progress on reporting commitments and how to best coordinate long-term reporting schedules for all community and area plans. This work will feed into the overall monitoring and reporting structure that will be developed as part of the Vancouver Plan.

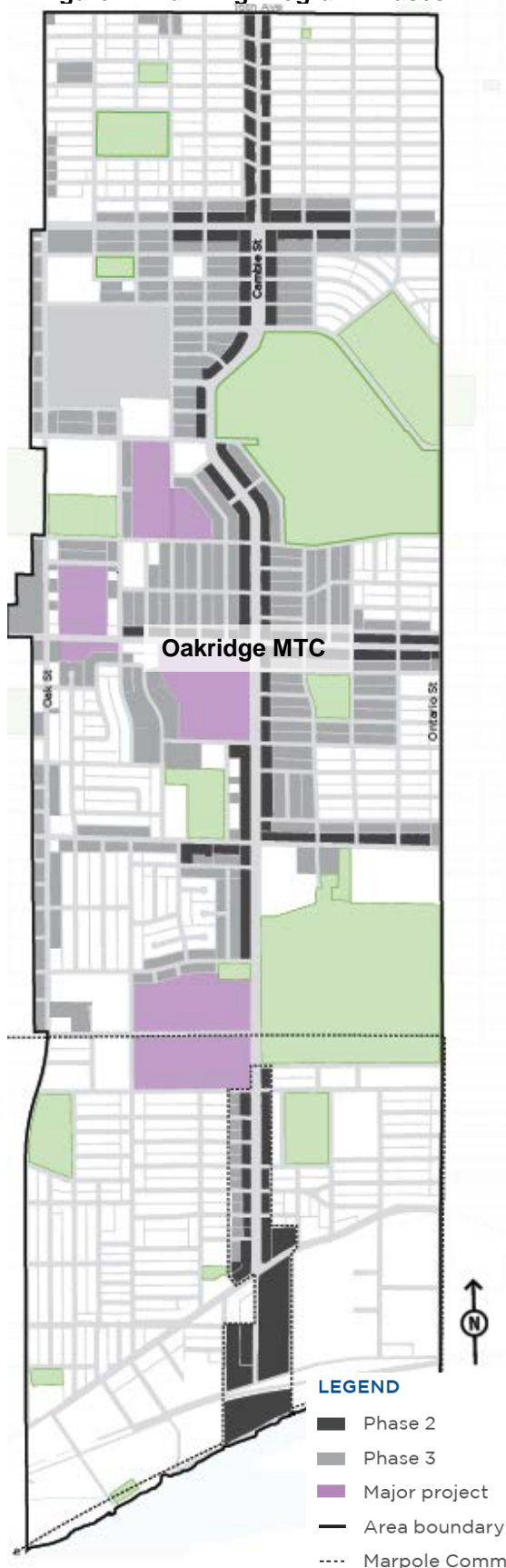
## **REPORT**

### ***Background/Context***

#### **1. Overview of the Cambie Planning Program**

On May 1, 2018, Council approved the final *Cambie Corridor Plan*, which was created through a comprehensive three-phase planning program between 2009 and 2018 (see Figure 1). Each phase provided key deliverables at distinct milestones:

- **Phase 1 (2010):** *Cambie Corridor Planning Principles* and the *Interim Rezoning Policy*
- **Phase 2 (2011):** Original *Cambie Corridor Plan* providing land use policy for arterial sites.
- **Phase 3 (2018):** Final Plan expanding upon the broader Corridor strategy to provide land use policy for surrounding neighbourhoods that are within convenient distance to Canada Line stations.

**Figure 1: Planning Program Phases**Phase 3 of the Plan includes:

- A comprehensive Public Benefits Strategy and *Public Realm Plan* to support growth and reinvestment in the Corridor (see Appendix A);
- Policy for the Oakridge MTC to create an urban centre with a diverse mix of job space, amenities and housing types, including opportunities for affordable housing in off-arterial locations; and
- Designation of over 1,100 single-family lots for future townhouses.

To respond to increasing housing affordability challenges, Phase 3 policy maximizes opportunities for social and below market rental housing on large sites and in the Oakridge MTC. The final Plan enables a significant amount of growth to increase housing choices and affordability in the Corridor, to ensure that Vancouver's diverse population can live and work within walking distance of high-quality rapid transit.

It is estimated that an additional 30,000 homes will be constructed in the Corridor by 2041 (including on Major Project sites, i.e. Heather Lands, Oakridge Transit Centre, Oakridge Centre, Langara Gardens and Pearson Dogwood). Approximately 25% of these will be secured market rental, below market rental or social housing (see Table 1 and '*Housing Affordability*' section below). With an estimated population growth of around 50,000 people by 2041, the Cambie Corridor is the biggest growth area outside of Downtown Vancouver.

**Table 1: Additional Housing Unit Estimates (2011-2041)**

\*includes Phases 1, 2, 3 and Major Projects

Housing Tenure	Additional Units*
Social	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

## 2. Summary of Phases 1 and 2

Phases 1 and 2 of the Cambie Corridor planning process resulted in significant transformation of the Corridor, with more people choosing to live close to rapid transit and the many amenities in the area. The following table shows a summary of housing units and job space approved as part of the first two phases of the Plan:

**Table 2: Cambie Corridor Phase 1 and 2 – Approved Developments\***

	<i><b>Description</b></i>
<b>Housing</b>	<ul style="list-style-type: none"> <li>• 5,300 new residential units, including:               <ul style="list-style-type: none"> <li>○ 630 net new secured market rental units</li> <li>○ 46 net new social housing units</li> <li>○ 190 net new seniors housing units</li> </ul> </li> <li>• Approximately 50% of the units are two- and three-bedroom units</li> </ul>
<b>Job Space</b>	<ul style="list-style-type: none"> <li>• 327,800 square feet of commercial space</li> <li>• 272,300 square feet of office space</li> </ul>

\* Phase 2 Cambie sites only, does not include Major Projects sites. Units secured on Major Project sites include 290 secured market rental units and 290 social housing units at Oakridge Centre, and 361 social housing units and land to construct an additional 179 social housing units on the Pearson Dogwood site.

### **Strategic Analysis**

The *Cambie Corridor Plan* guides the transformation of the Corridor into an area where people can live, work, shop, play and learn – all within walking distance to rapid transit. Building on the opening of the Canada Line, the Plan promotes transit-oriented development to meet the needs of a growing population. The Plan introduces a strategically denser mix of housing and employment space in the Oakridge MTC and areas close to stations, while adding new townhouses to provide additional housing types for families and a sensitive transition to lower-density areas. The housing policies specifically focus on enabling the “right supply”, including housing type and tenure. This also includes social housing and below-market rental housing.

This section provides an overview of *Cambie Corridor Plan* implementation since 2018, including rezoning activity and 0020a summary of key initiatives underway. It also contains information on population and job growth to date, as well as an update on the Cambie Corridor and Marpole Public Benefits Strategies.

### **1. Progress Since 2018**

Applicants were able to begin submitting rezoning enquiries for sites identified for change on July 11, 2018, following Council's approval of the City-Wide Utilities Financing Growth Strategy and endorsement of the *Cambie Corridor Utilities Servicing Plan*. Given that a typical rezoning application process is approximately 12 months, few applications received under new Plan policy have progressed past the rezoning stage at this time. Longer reporting timeframes are needed to provide a comprehensive overview of the entire development approval cycle from rezoning to building occupancy.

## Development Activity Overview

The Cambie Corridor has been experiencing a steady increase in development activity in the past year (see maps in Appendix B). This follows a slower start in 2018, as the industry adjusted to new and revised policies and developed schemes through the rezoning enquiry stage. Some highlights in the past year include:

- Oakridge MTC

This neighbourhood represents the most significant concentration of urban uses and density in the Corridor. Sites within this key node are expected to deliver on-site amenities or affordable housing (see *'Public Benefits Projects under Review'* below). Six sites in proximity to the major intersection of 41st Avenue and Cambie Street have active rezoning applications (see Appendix B) proposing rental housing, office/retail space, hotel use, and amenities such as non-profit office space, childcare and a youth centre.



- Townhouses in the Cambie Corridor

One of the objectives of the Plan was to introduce more opportunities for ground-oriented family housing in the form of townhouses. The Plan identifies over 1,100 single-family lots for this housing type, creating opportunity for up to 8,200 units. 32 applications have been processed so far under a new simplified process, for a total of 103 parcels and the delivery of approximately 800-850 townhouses. 18 Development Permits are currently being reviewed (including two in “prezoned” townhouse areas), for about 600 townhouse units. These will significantly contribute towards achieving the *Housing Vancouver Strategy* 10-year target of 5,000 new townhouse units by 2027, and will help deliver this much-needed, missing housing type in the Corridor.

## Residential Rezoning since 2018

Six rezoning applications submitted since Plan adoption have been approved at Public Hearing, in addition to the townhouse rezonings mentioned above. The majority have been low-rise and lower mid-rise market residential or mixed-use projects on arterials, for a total of 229 strata units (see Appendix B). A rezoning application for the Jewish Community Centre (JCC) redevelopment was also submitted concurrently with Phase 3 policy development, and approved in September 2018 with 299 non-City owned social housing units.

Rezoning activity has increased significantly in the last year, with 18 active rezoning applications in-stream as of early 2020. The largest concentration of rezonings is in the Oakridge MTC, followed by projects along 49th Avenue in the Langara neighbourhood. These applications range from four-storey market residential buildings to 32-storey mixed-use tower sites delivering significant on-site public benefits and rental housing.

## Housing Tenure

A strong rental market over the past year and enabling policy in the Plan has contributed to a recent shift away from market units to more projects proposing rental housing components. Many of these sites are mixed-use projects in the Oakridge MTC area, including one off-arterial inclusionary housing site with below market rental units. 70 social housing units are being

proposed as part of the Langara YMCA redevelopment proposal on 49th Avenue. This is a change from past projects, which have largely delivered strata units.

### Housing Affordability

Specific information regarding the affordability of in-stream secured market rental and strata units is not yet available. For developer-owned below market rental housing units, affordability will be based on specified rent levels, which are set to be affordable to singles earning \$30,000-\$50,000, and families earning \$50,000-\$80,000, assuming 30% of gross income is spent on rent. Social and supportive housing provides a mix of rents at varying affordability levels, depending on partnership and funding opportunities and regulatory requirements. As per City requirements, a minimum of 30% of the social housing units will be rented at rents affordable (i.e. no more than 30% of income) to households whose incomes fall below the Housing Income Limits (HILs), published annually by BC Housing. HILs rates for 2019 are affordable to incomes of \$15,000-\$51,500 for singles and \$30,000-\$83,500 for families. Strata condominium housing is generally considered to be affordable to households with incomes over \$150,000.

### Family Units

The Plan contains policy to ensure that the housing stock supports a diverse population and workforce with a broad range of incomes, occupations and households at all life stages, including families. Strata and secured market rental housing is required to include 35% family-sized units in accordance with the City's *Family Room: Housing Mix Policy for Rezoning Projects*. The Plan also contains policy to target 50% of social housing units as family units, and recent townhouse projects are generally providing at least two-thirds of units as two bedrooms are larger. Overall, it is anticipated that approximately 650 of the units (~60%) approved since 2018 could be suitable for families, and an additional 229 family-sized units on the JCC site.

### ***Non-Residential Rezoning since 2018***

Much of the growth in the Cambie Corridor over the last decade has been residential in nature. Through updated policy in Phase 3, opportunities to incorporate commercial or retail components, job space and amenities in certain locations were introduced to support vibrant, mixed-use communities close to transit. Recent rezoning approvals include redevelopment of sites such as the JCC and Alliance Francaise, which contain various non-residential components, and at-grade retail units on 49th Avenue. Several large mixed-use projects in the Oakridge MTC neighbourhood at the rezoning stage also contain substantial commercial, office, and institutional uses (see details below).

## **2. Population and Job Growth Update**

The *Cambie Corridor Plan* enables a significant amount of change in the neighbourhoods along the Canada Line. Together with Major Project sites with approved policy statements and the parts of the Cambie Corridor within the approved Marpole Community Plan (2014) area, the Corridor is estimated to grow by approximately 50,000 residents and 9,000 jobs by 2041 (see Table 3).

**Table 3: Cambie Corridor Area Growth Estimates (2011-2041)\***

	<b>2011</b>	<b>Change to 2026</b>	<b>Change 2011 - 2041</b>
Population	33,600	+21,300	+45,800-51,500
Job Space	20,720 jobs	Space for additional 3,800 jobs	Space for additional 9,200 jobs

*\*Includes entire Cambie Corridor study area: West 16th Avenue to the Fraser River, Oak Street to Ontario Street, and Major Project sites. Growth estimates are generated from a 2011 baseline.*

Since 2011, the population has increased by 5,300 people, from 33,600 to 38,900. More significant population growth is expected to occur within the coming years based on large developments currently in progress, including on Major Project sites like Oakridge Centre and Pearson Dogwood.

Since 2011, approximately 600,000 square feet of employment space has been added in the Corridor, providing space for approximately 2,000 jobs<sup>2</sup>. A large proportion of this space is located at Marine Gateway, an office and retail hub adjacent to the Marine Drive SkyTrain station. Jobs space will continue to grow if the significant office, commercial and hotel floor areas currently under review at the rezoning stage get built.

### **3. Public Benefits in the Cambie Corridor and Marpole**

The Cambie Corridor Public Benefits Strategy (PBS) provides strategic direction for future capital investment into public amenities and infrastructure in the Corridor north of 57th Avenue. The area south of 57th Avenue falls within the scope of the *Marpole Community Plan* and the associated PBS, which was approved in 2014 (see Appendix C). Both PBS factor in the anticipated growth and associated public benefits on all Major Project sites in the Corridor.

The Cambie and Marpole PBS include short- and long-term goals and directions to serve the neighbourhoods in the Corridor and in Marpole. The two public benefits strategies also identify district-, city- and regional-serving amenities which provide a demonstrable benefit to communities beyond their respective Plan boundaries. These include not only new infrastructure and amenities, but also renewal of aging facilities. Given the integrated delivery strategy of amenities, progress within the Cambie and Marpole plan areas will be tracked together for the purposes of reporting back on outcomes and service delivery.

#### ***Completed and Upcoming Public Benefits Projects***

Significant progress has been made towards achieving the short- and medium-term priorities identified in the Cambie Corridor and Marpole PBS. This sections highlight progress towards achieving the plans' targets for affordable housing, childcare and community facilities. For a complete summary and location of all completed and in-progress public benefits, refer to Appendices D and E.

#### **Affordable Housing**

The Marpole and Cambie PBS combined target the delivery of 950 social housing units by 2024-2026 (see Table 4). With over 190 social housing units completed or under construction, approximately 20% of this social housing target is being achieved. An additional 512 units are in the Development Permit stage. For secured market rental housing, 32% of the combined targets

<sup>2</sup> Based on 300 sq. ft. per job, consistent with the assumption built into the *Cambie Corridor Plan* projections. More detailed projections will be developed in alignment with the Employment Lands and Economy Review findings.



for Cambie and Marpole will soon be achieved, with approximately 633 units completed or under construction.

**Table 4: Affordable Housing Targets in Cambie Corridor and Marpole (net new units)**

Category	10 to 15-year PBS Targets	Completed	Under Construction	% of target	Development Permit Stage
<b>Social Housing</b>	950 units	55 units*	138 units	20%	512
<b>Below Market Rental</b>	190 units	0 units	0 units	0%	0
<b>Secured Market Rental</b>	2,000 units	483 units	150 units	32%	242

*\*78 additional social housing units provided as Temporary Modular Housing on the Pearson Dogwood site. These are not counted towards the target.*

### Childcare



Securing new childcare facilities supports a growing population in Cambie and Marpole, and emerging employment centres in the Oakridge MTC and in Marine Landing. The two plans set a combined target of 10-12 new facilities as part of their short- and medium-term strategies (see Table 5).

Two childcare facilities have been completed in Marine Landing (74 spaces). Four are at the planning/design stage, including two facilities at Vancouver School Board schools (138 spaces) and two on Major Project sites (138 spaces). One after school care facility has been completed at Sexsmith Elementary School. An additional childcare has been secured through rezoning of the JCC site but has not yet proceeded to the development permit stage.

**Table 5: Childcare Targets in Cambie Corridor and Marpole**

Category	10 to 15-year PBS Targets	Completed	Under Construction	% of target	Development Permit Stage
<b>0-4 years</b>	10-12 facilities	2*	0	17-20%	4
<b>5-12 years</b>	4 facilities (school sites/Major Project sites)	1	0	25%	1

*\*An additional childcare facility has been completed at BC Women's Hospital. It was not factored into the PBS and is therefore not counted towards the childcare target.*

### Community Facilities

Two significant community facilities – the new Marpole Oakridge Family Place and the renovated Marpole Neighbourhood House – have been completed in Marpole. The area at Marine Landing has experienced a significant addition of new housing and job space since 2011, and these facilities help to support a growing population within both community plan areas.



Several other important community facilities are included in the City's 2019-2022 Capital Plan and are currently in the planning/design phase. These include the Oakridge Civic Centre (an in-kind project that includes community centre, library and cultural facility), the Marpole Oakridge Community Centre renewal and expansion (including an outdoor pool) and the Marpole library renewal. Additional affordable housing, childcare spaces (including after school care), park space, and cultural spaces will also be delivered through these projects.

#### Other Public Benefits

Significant completed heritage and cultural projects since 2011 include the James and Wong Residences, the acquisition and renovation of the historic Joy Kogawa House, and two artist studios in Marine Landing. Parks and Open Space improvements included a new park (Lilian To Park), two new plazas, and parks and playground upgrades in existing parks.

Other notable public benefits in progress include the launch of Complete Street improvements on King Edward Avenue (see below), the Bicycle Mobility Centre at Marine Gateway (space secured, design in progress), the Queen Elizabeth Park Master Plan project (Request for Proposal stage), and various park renewals and upgrades primarily in Marpole.

#### ***Public Benefits Projects under Review***

A number of major development projects in the Oakridge MTC and Langara neighbourhoods which are currently at the rezoning stage include significant on-site amenities. Approval of these projects would help expand the public amenities already secured and constructed in the area and significantly contribute towards achieving short to medium-targets for delivery of public amenities. Public benefits in-stream include:

- Non-profit organization office space
- Youth Centre
- Two childcare facilities
- 10 artist live-work studios
- Expanded aquatics facility (Langara YMCA)
- Secured market rental housing – approximately 674 units and 29 below market units on four sites in the Oakridge MTC

#### ***Funding Framework***

A combination of funding sources may be utilized to deliver projects, including priority projects identified in the City's Capital Plan. City contributions are primarily funded through property taxes and utility fees, and used to renew existing amenities and infrastructure. Public benefits triggered by growth in the two communities will largely get funded through Community Amenity Contributions (CACs) and Density Bonus Zone contributions (DBZs). Allocation of CACs in accordance with approved public benefit strategies continue to be the priority in and around the neighbourhoods where rezonings take place and/or serve specific sites. For a detailed breakdown of CACs and DBZs, see Appendix F.

## **4. Servicing and Transportation Initiatives**

Since 2018, various infrastructure and transportation initiatives have been underway which help service growth in the Cambie Corridor and Marpole.

### ***Cambie Corridor Utilities Servicing Plan***

At time of Plan adoption, Council directed staff to develop a Financing Growth Strategy and Utilities Servicing Plan to address infrastructure upgrades required in the Corridor to accommodate the population and jobs growth enabled by the Plan. The approved land uses, policy objectives and utility systems were analyzed to establish a staged plan for the utility buildout (see Appendix G). As part of this work, the City created a City-wide Utilities Infrastructure Upgrade List (which includes the Cambie Corridor), and introduced a new City-wide Utilities Development Cost Levy (UDCL) to fund growth-related sewer, water and drainage projects on this list. The prioritization of upgrades was based on the existing system capacity, anticipated densities in each area, development activity and ability to efficiently deliver the infrastructure.

Additional staff have been hired to support the utilities work plan in the Corridor and track development city-wide. The City is on track for delivering staged utilities upgrades; however, some adjustments to specific project delivery and timing have been made to respond to areas which are experiencing the largest volume of applications. Locations of UDCL-funded projects to be delivered over the next few years are included in Appendix G. DCL projects in Cambie Corridor in the 2019-2026 Utilities Capital Program currently include:

- 9 sewer-related projects (\$250,336,644);
- 13 green infrastructure projects (\$37,793,072); and
- 2 priority water projects (\$17,346,000)

The Utilities DCL will be comprehensively updated in 2021.

### ***Integrated Water Management Plan***



Engineering Services is working collaboratively with the Park Board, Planning, and other City departments to develop an Integrated Water Management Plan (IWM Plan) for delivering “one water” services to the Cambie Corridor. This work is aligned with *the Rain City Strategy* principles approved by Council in November 2019.

The IWMP will outline innovative and integrated strategies that provide services to a growing area in a way that maximizes benefits for other community

objectives around resilience, natural systems, equity, and livability. Some of the potential tools include green infrastructure, water re-use, potable water conservation, and rainwater management. The project consists of two phases: 1) visioning and an opportunities assessment and 2) testing and evaluation of various water servicing strategies. At the end of Phase 2 (Q4 2020), the IWMP will guide implementation of projects, programs, and policies that enable delivery of water-related utility services to the Corridor.

### **Alberta Street and Columbia Park**

One early opportunity of the Cambie Corridor IWMP work is the launch of a joint planning program between the Park Board and Engineering Services to develop a master plan and conceptual design for the Columbia Park drainage catchment.

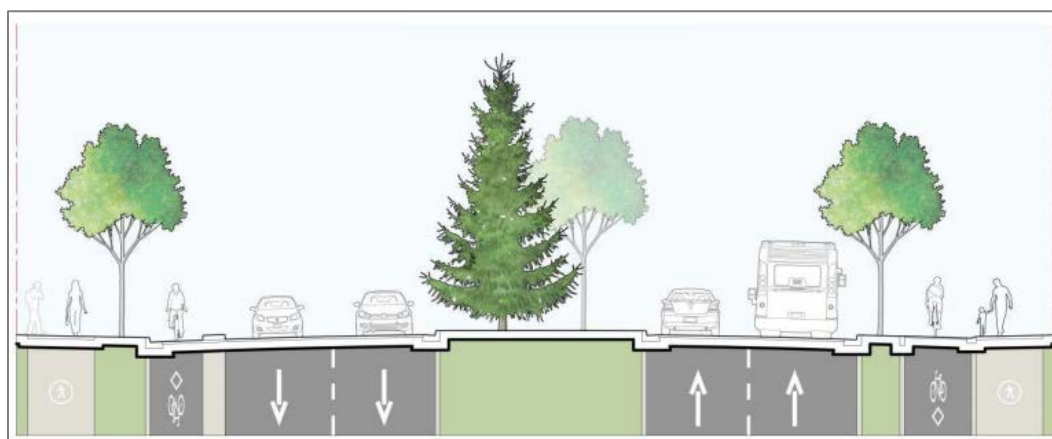
This joint project will consider how Alberta Street and Columbia Park can be redesigned in a way that enhances the park and public realm, celebrates the natural water cycle, incorporates green infrastructure, maximizes social and environmental benefits, and meets IWM and Park Board objectives. A Request for Proposals is currently being drafted and design completion is expected in 2021, with construction targeted for completion in 2022.

### ***Transportation Updates***

The City engaged a wide range of citizens throughout the development of the Plan to generate a set of principles which would guide planning along the Corridor. The principles focus on providing land use that optimizes the investment in transit, creating walkable and cycleable neighbourhoods linked to public transit, and providing community activity at transit stations. In addition to completed transportation projects such as 45th Avenue bikeway and Oak Street improvements, the transportation initiatives below help further the intent of the Plan, and serve to enhance existing transportation and transit infrastructure in the Corridor.

#### Complete Streets – King Edward Avenue

Since 2018, the City has completed planning and design for the King Edward Avenue Complete Streets improvements project between Heather and Ontario Streets. Complete Street improvements are a key component of the *Cambie Corridor Public Realm Plan* and will be built in conjunction with new developments along the corridor. The project is phased over several years, and will improve access and safety for all road users. When completed, the improvements will include all ages and abilities cycling facilities, wider sidewalks, an enhanced public realm and safer intersections. Construction is scheduled to begin this spring.



King Edward Avenue - future condition (facing east)

#### R4 Rapid Bus on 41st Avenue

As part of the 10-year Vision for Transportation in Metro Vancouver, the City partnered with TransLink to facilitate a new RapidBus bus service along 41st Avenue connecting Joyce-Collingwood Station to UBC. The RapidBus has capacity to move up to 4,400 people per hour during rush hour, and provides connections to and from the Expo and Canada Lines, Oakridge Centre, Kerrisdale and UBC. Buses began operating on January 6, 2020, substantially increasing the east-west carrying capacity of the corridor and strengthening the importance of the Oakridge Municipal Town Centre (MTC) as a significant transit hub. The RapidBus will decrease travel times and increase reliability along the corridor.

### Canada Line – New Trains

Last year, Translink announced the delivery of 12 new trains to service the Canada Line by 2020. The new two-car trains will increase the Canada Line's train fleet to 32 trains. Once operational, the trains will result in one-minute increases in frequency during peak hours, and a 25 per cent increase in passenger capacity to carry nearly 1,400 more people per hour. The first four trains were added in January 2020.

## **5. Priorities for the remainder of 2020**

Staff will continue tracking and monitoring Plan implementation, with a focus on securing and prioritizing the delivery of significant public benefits on major project sites and key sites within the Oakridge MTC neighbourhood. It is anticipated that more work will be completed with regard to the design and construction of other Complete Street and public realm improvements around the Corridor, as well as continued progress on the One Water Strategy and utilities upgrades.

With the approval of the Plan in May 2018, Council also directed staff to explore opportunities for city-initiated rezoning (or “prezoning”) of sites that could generate social, below market rental and market rental housing. This would enable easier delivery of affordable housing, while reducing processing and review times. Staff will report back to Council on this implementation initiative later this year.

## ***FINANCIAL IMPLICATIONS***

The City incorporates priorities identified in Public Benefits Strategies into its capital planning process: 10-year Capital Strategic Outlook, 4-year Capital Plan and 1-year Capital Budget. The renewal of existing amenities and infrastructure is primarily funded from City contributions (e.g. property tax and utility fees) and the provision of new/expanded amenities and infrastructure is primarily funded from development contributions (e.g. DCLs, CACs and DBZs).

The 2019-2022 Capital Plan includes three large-scale facilities in the Cambie/Marpole area:

- a new community facility at Oakridge Centre that includes a community centre, an expanded library, a cultural facility, a childcare and affordable housing (delivered as an in-kind project);
- the renewal and expansion of Marpole-Oakridge Community Centre in Oak Park, which will also include a new outdoor pool and expanded childcare; and
- a new Marpole Civic Centre at Granville and 67th Avenue that includes an expanded library, childcare and affordable housing.

These facilities represent an investment of more than \$300 million in affordable housing, childcare and community facilities. In-kind projects (delivered as part of development) are approved by Council at public hearing as part of rezoning process. Projects funded with cash (delivered by the City) are approved by Council via the annual Budget process. The Capital Plan also includes other projects, such as the Queen Elizabeth Park renewal and upgrade and Cambie Corridor Complete Street (between King Edward Avenue and 37th Avenue).

## **CONCLUSION**

Since 2010, the Cambie Corridor has been transforming from a low-density residential area to more urbanized mixed-use neighbourhoods with expanded housing choices, commercial and retail spaces, and new community amenities. The first two phases of the Plan have enabled significant change at some of the station areas and along Cambie Street and other arterials in the Corridor. The approval of the final plan in 2018 signalled a shift of policy to target the “right supply” of housing, with more affordable choices geared to moderate incomes between \$30,000 to \$80,000 and BC Housing Income Limits (HILs), as well as more jobs space and amenities throughout the Corridor. Notable highlights since 2018 include development activity in the Oakridge MTC neighbourhood, approval of a large number of townhouses, progress towards the City’s social and secured market rental housing targets, significant public amenities in the development or design stage, and development and implementation of a new strategy for financing growth-related utilities upgrades.

The Cambie Corridor has been experiencing significant and on-going transformation over the last 10 years, and progress to date is helping further the Plan’s long-term vision of creating a successful, resilient and sustainable community.

\* \* \* \* \*

## Cambie Corridor Plan Overview

# CAMBIE CORRIDOR



OVER THE NEXT 30 YEARS THE CORRIDOR WILL ADD



**1,080**  
NEW  
CHILDCARE  
SPACES

**NEW, DIVERSE HOUSING OPTIONS**



**2,800**  
SOCIAL  
HOUSING UNITS



**5,000+**  
SECURED  
RENTAL UNITS

OPPORTUNITIES  
FOR  
MULTI-FAMILY  
HOUSING  
~ ON ~  
**2,000**  
SINGLE-FAMILY  
LOTS




ENHANCEMENTS  
~ TO THE ~  
**MUNICIPAL  
TOWN  
CENTRE**  
AT OAKRIDGE

## CONNECTING THE CORRIDOR



WORK WITH TRANS LINK TO  
**IMPROVE CANADA LINE**  
CAPACITY AND ESTABLISH  
NEW B-LINE SERVICE ON 41ST AVENUE

UPGRADE  
& EXPAND  
THE  
**CYCLING  
NETWORK**



NEW &  
IMPROVED  
**COMMUNITY  
FACILITIES**

SPACE FOR  
**9,200+**  
NEW JOBS

**INVESTING  
IN THE  
CORRIDOR**

**\$450+**  
MILLION  
OVER THE NEXT  
10 YEARS

**YOUR INPUT HELPED  
SHAPE PHASE 3 WITH**

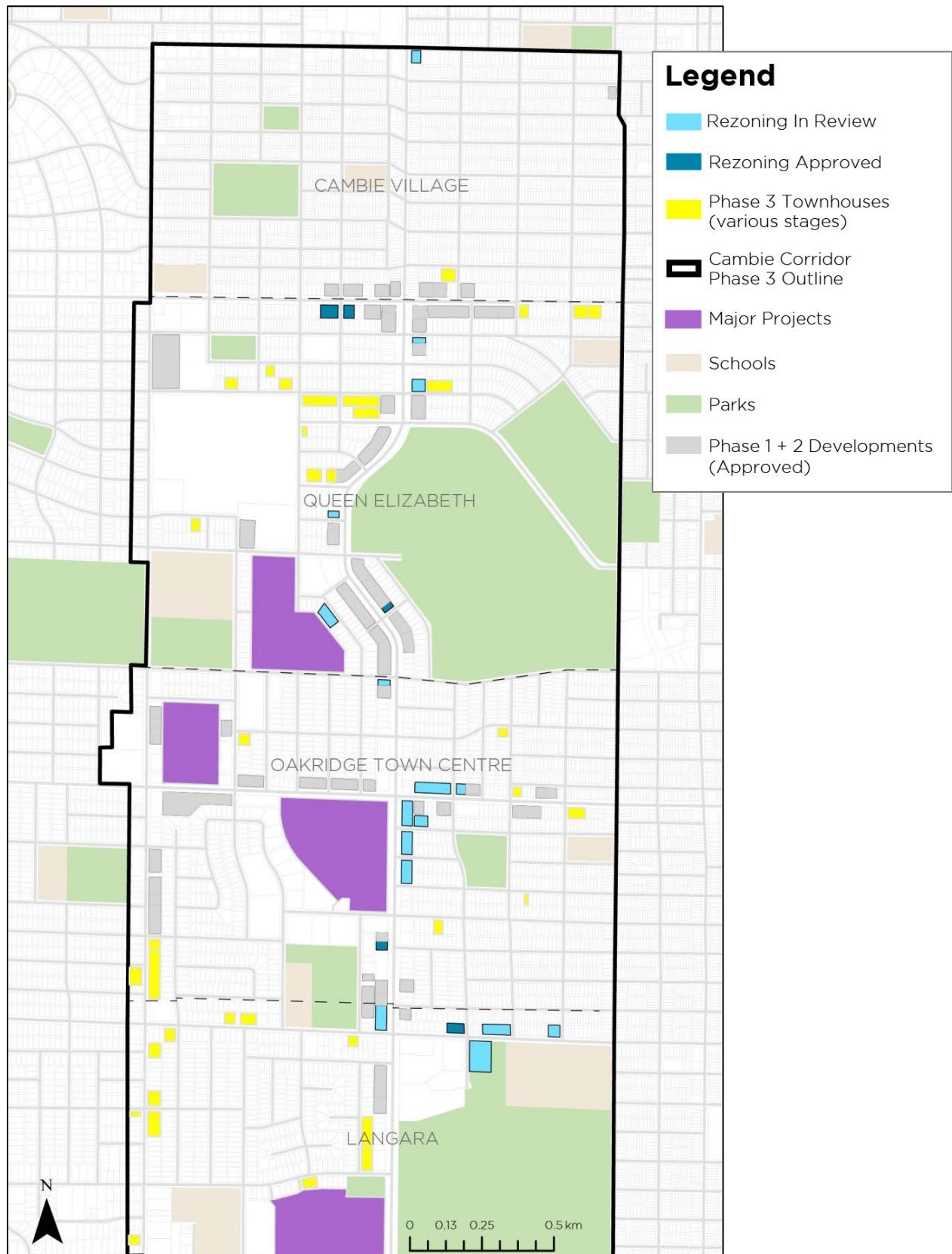
**60**  
PUBLIC EVENTS  
**7,400+**  
INTERACTIONS



**NEW & VIBRANT  
PUBLIC  
SPACES**

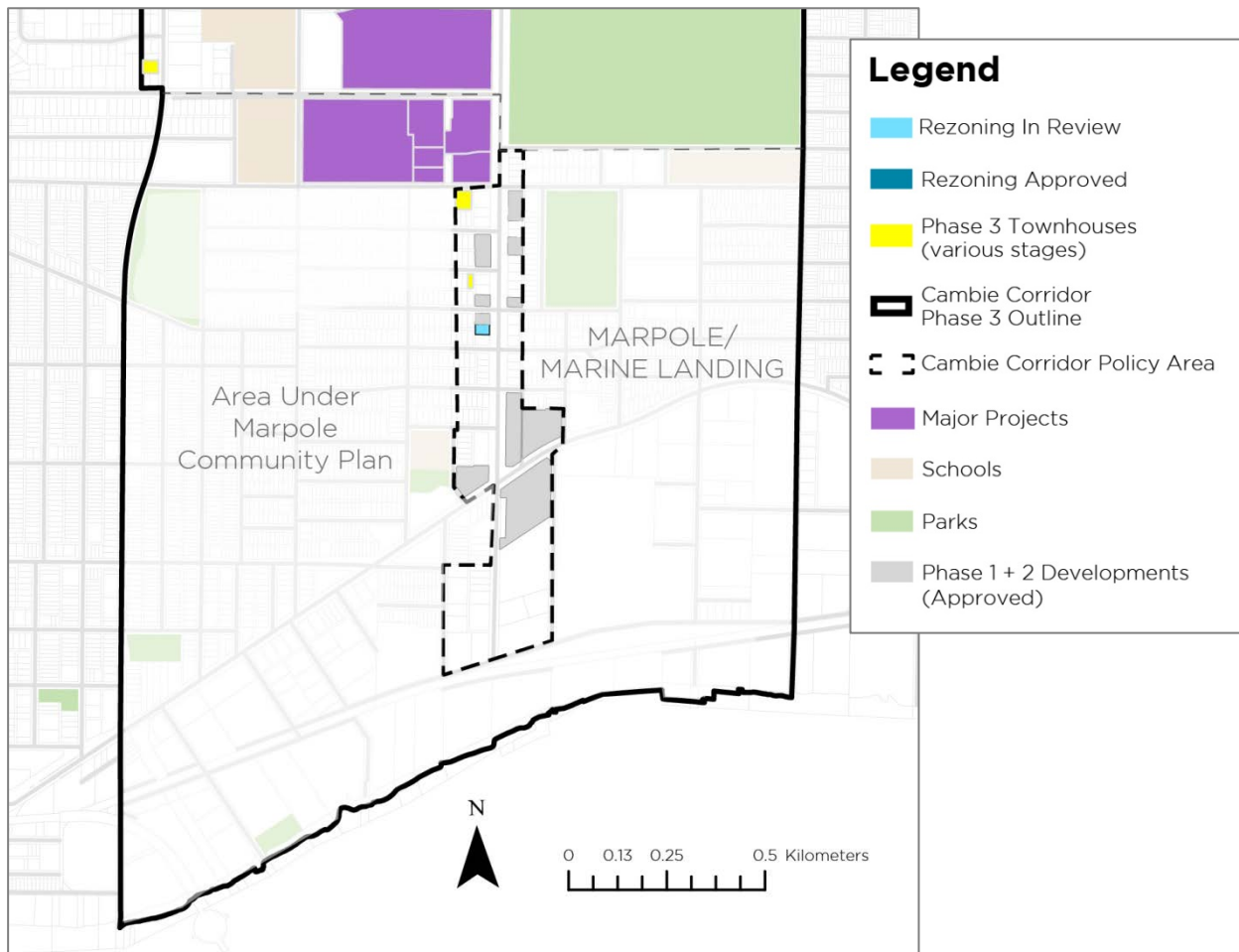


## 1. Cambie Corridor: Development Since July 2018

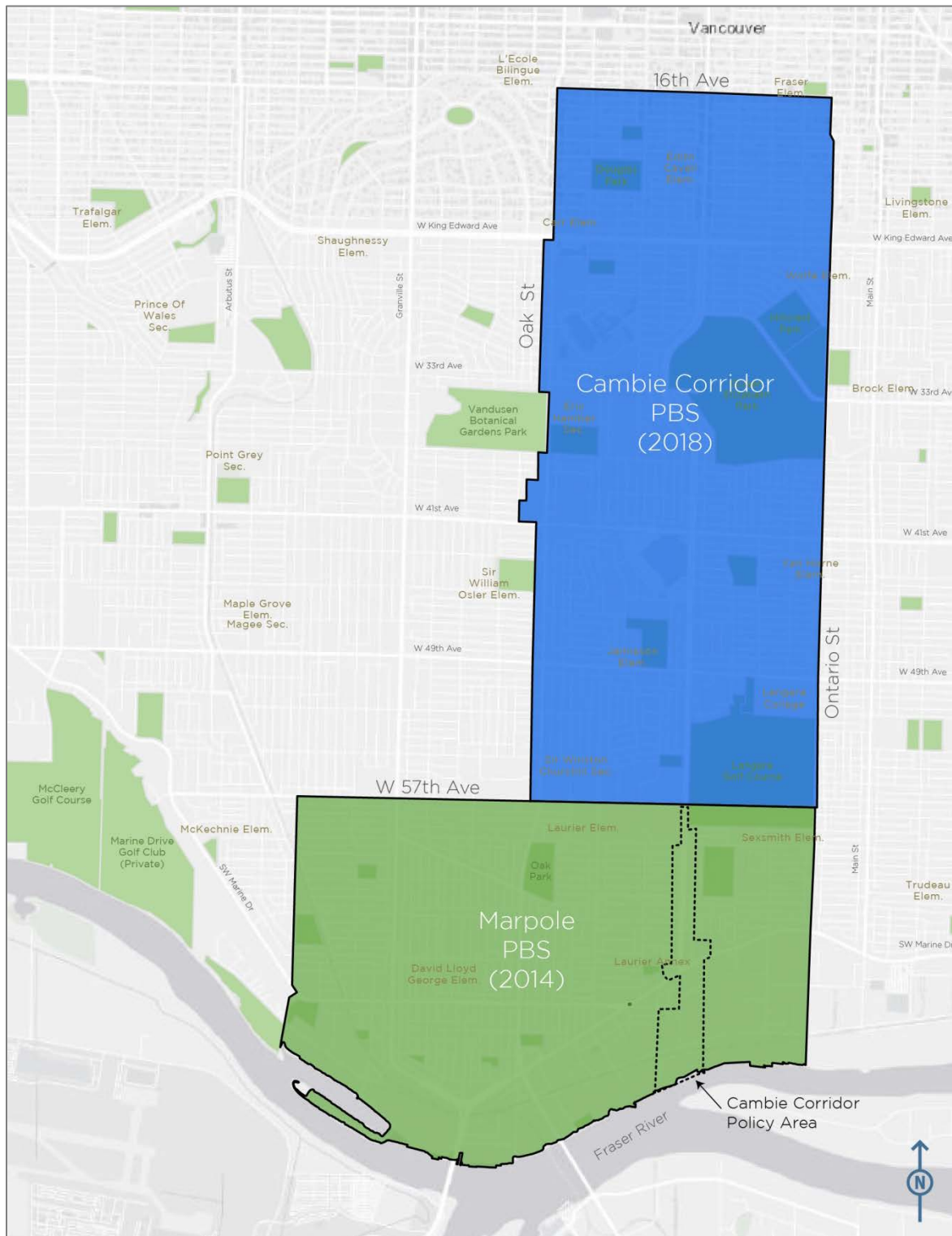




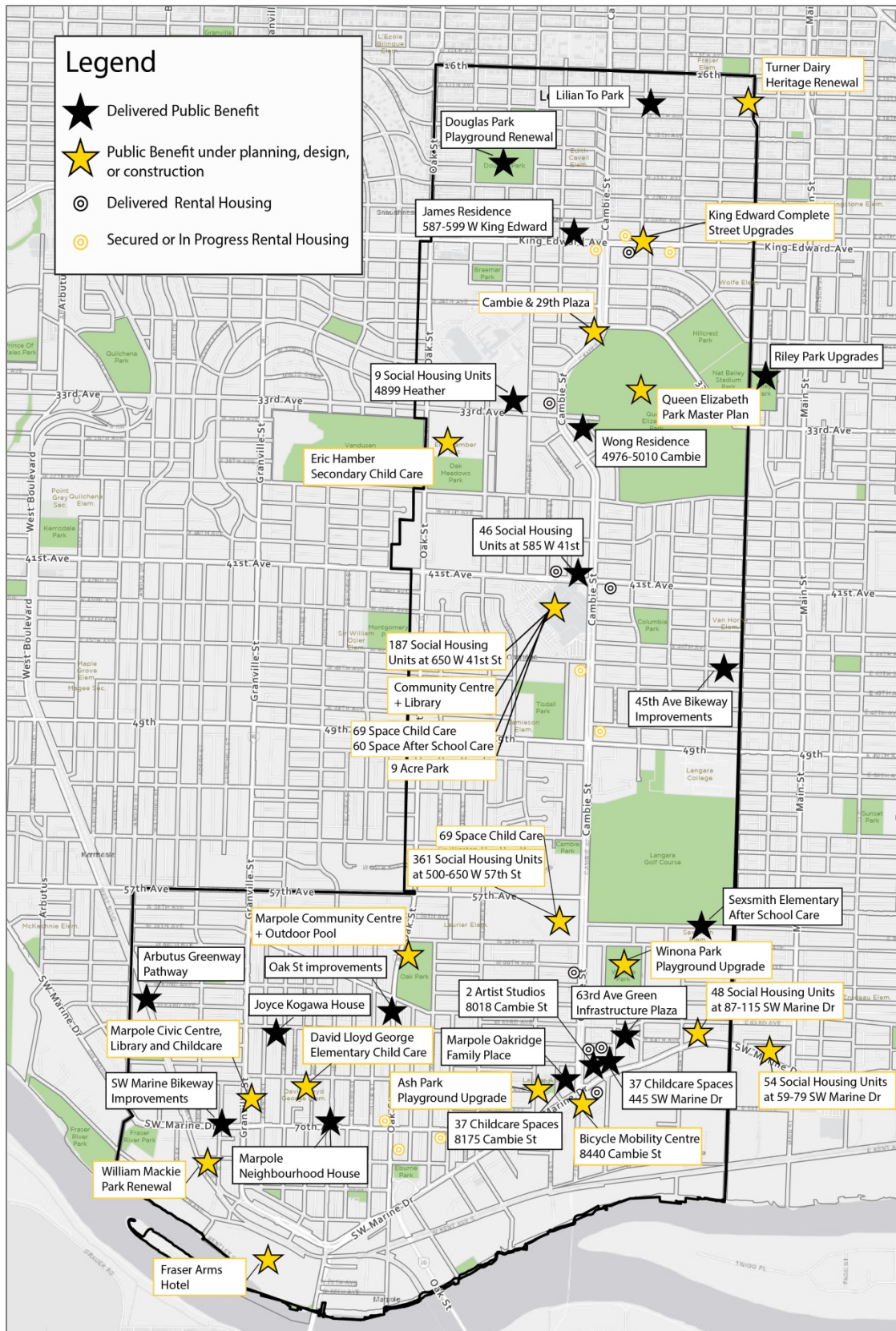
## 2. Cambie Corridor (continued): Development Since July 2018



## Public Benefits Strategy (PBS) Boundaries









## Cambie and Marpole Public Benefits Tracking





### Amenities in Cambie Corridor and Marpole Completed since 2011

Category	10 to 15-year PBS Targets	<ul style="list-style-type: none"> <li>Completed Projects</li> <li>In Progress Projects</li> </ul>
 Affordable Housing	<ul style="list-style-type: none"> <li>950 social housing units (including Major Project sites and in Oakridge MTC area)</li> <li>190 below-market units</li> <li>2,000 secured market rental units</li> </ul>	<ul style="list-style-type: none"> <li>55 social housing units (additional 78 units as Temporary Modular Housing)</li> <li>483 secured market rental units</li> <li>Land acquisition of two affordable housing sites               <ul style="list-style-type: none"> <li>650 social housing units</li> <li>392 net new secured market rental units</li> <li>Social housing on Marpole Civic Centre site</li> </ul> </li> </ul>
 Childcare	<ul style="list-style-type: none"> <li>10-12 facilities for 0-4 year olds</li> <li>4 facilities for 5-12 year olds</li> </ul>	<ul style="list-style-type: none"> <li>2 facilities in Marine Landing (Marine Gardens, Marpole Oakridge Family Place)</li> <li>Restoration of outdoor play area at 8 Oaks Acorn childcare</li> <li>After School Care at Sexsmith Elementary School               <ul style="list-style-type: none"> <li>Oakridge Centre</li> <li>Pearson Dogwood</li> <li>2 facilities at VSB schools</li> </ul> </li> </ul>
 Parks and Open Spaces	<ul style="list-style-type: none"> <li>New parks on large sites</li> <li>Fraser River Park</li> <li>Pearson Dogwood Park</li> <li>Queen Elizabeth Park Master Plan and Phase 1 Upgrades</li> <li>Park improvements and upgrades (minimum 2 in Marpole)</li> <li>7-8 new plazas/enhanced open spaces</li> <li>Improve public access to/from Fraser River</li> </ul>	<ul style="list-style-type: none"> <li>Upgrades to Riley Park</li> <li>Lillian To Park (17th and Yukon)</li> <li>Playground renewal at Douglas Park</li> <li>Green infrastructure plaza at 63rd Avenue and Yukon Street               <ul style="list-style-type: none"> <li>Plaza at West 29th Avenue and Cambie Street</li> <li>Oakridge Centre Park (9 acres)</li> <li>Queen Elizabeth Park Master Plan project</li> <li>Park upgrades (Winona and Ash Parks playground upgrades)</li> <li>Park renewal (William Mackie Park)</li> </ul> </li> </ul>
 Arts, Culture and Heritage	<ul style="list-style-type: none"> <li>5 new artist studios</li> <li>Preserve and stabilize cultural assets</li> <li>Retain/create multi-use neighbourhood creative spaces</li> <li>5% allocation from cash CAC in both Cambie and Marpole found city-wide and local on-site conservation</li> </ul>	<ul style="list-style-type: none"> <li>2 Artist Studios</li> <li>Joy Kogawa House acquisition and renovation</li> <li>2 heritage projects (James House, Wong Residence)               <ul style="list-style-type: none"> <li>On-going efforts for Fraser Arms Hotel &amp; protection of c̓əsnaʔəm site</li> <li>Marpole Civic Centre social/cultural non-profit space</li> <li>Turner Dairy Heritage Redevelopment Project</li> </ul> </li> </ul>
 Community Facilities	<ul style="list-style-type: none"> <li>Oakridge Civic Centre (Seniors' Centre, library renewal)</li> <li>Hillcrest Community Centre – fitness centre expansion</li> <li>Marpole Library renewal</li> </ul>	<ul style="list-style-type: none"> <li>Marpole Civic Centre land acquisition</li> <li>Marpole Oakridge Family Place</li> <li>Marpole Neighbourhood House restoration</li> </ul>

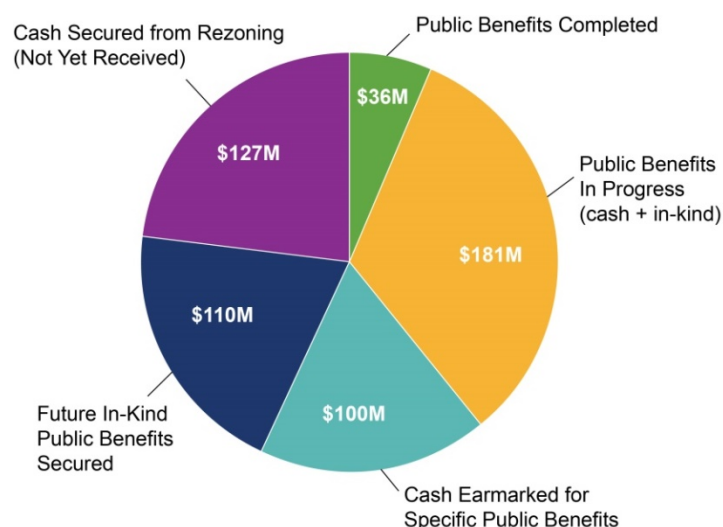
	<ul style="list-style-type: none"> <li>• Marpole Community Centre renewal</li> <li>• Partnerships with other agencies for aquatic facilities</li> <li>• Youth Hub</li> <li>• Non-Profit Organization Centre</li> <li>• Marpole Oakridge Family Place relocation and expansion</li> <li>• Marpole Neighbourhood House renewal and expansion</li> <li>• Fire Hall #23</li> <li>• Community Policing Centre</li> </ul>	<ul style="list-style-type: none"> <li>○ <i>Oakridge Civic Centre (community centre, library)</i></li> <li>○ <i>Marpole Library renewal and civic centre expansion</i></li> <li>○ <i>Marpole Community Centre renewal (including outdoor pool)</i></li> </ul>
 Transportation and Street Use	<ul style="list-style-type: none"> <li>• Upgrade/expand walking and cycling networks</li> <li>• Complete Street design on Cambie Street and major streets</li> <li>• 'Car-light' greenway (Heather Street)</li> <li>• Safety improvements</li> <li>• Preserve Arbutus Corridor as future transportation corridor</li> </ul>	<ul style="list-style-type: none"> <li>• <b>45th Avenue and SW Marine Drive bikeway improvements</b></li> <li>• <b>Arbutus Greenway temporary pathway and removable bollards</b></li> <li>• <b>Oak Street improvements</b></li> <li>• <b>Various traffic calming</b></li> <li>○ <i>Transportation improvements including Complete Streets on King Edward Avenue</i></li> <li>○ <i>Bicycle Mobility Centre at Marine Gateway</i></li> </ul>

## Developer Contributions in the Cambie Corridor and Marpole since 2011

Amenities and infrastructure are delivered through a variety of funding sources, including property taxes and user fees, contributions from development (Development Cost Levies – DCLs, Community Amenity Contributions – CACs, and Density Bonus Zone contributions – DBZs), conditions of development and contributions from other levels of government and non-profit partners.

### ***CACs and DBZs in since 2011***

Since 2011, approximately \$554 million of amenity contributions have been secured through rezonings and development permits in the Cambie Corridor and Marpole through CACs and DBZs (see figure below)<sup>1</sup>. The contributions are almost evenly split between in-kind and cash contributions. While some amenities have been completed (approximately 6%, or \$36 million), a larger proportion are either in progress (\$181 million)<sup>2</sup> or have been earmarked for spending on future affordable housing (\$57 million), childcare and community facilities (\$24 million), as well as other public benefits, such as land acquisition for the Fraser River Park and various transportation improvements. Another \$110 million is expected through future in-kind amenities on the Pearson Dogwood and Oakridge Centre sites. Finally, \$127 million (23%) of cash CACs/DBZs have been secured but have yet to be received by the City.



Since approval of the final Plan in 2018, approximately \$11 million has been secured as cash CACs from rezoning applications. A number of in-kind amenities are currently in review through active rezoning applications. If approved, these amenities will play a significant part towards helping the City meet its priority short-term public benefits goals.

<sup>1</sup> These numbers do not reflect secured market rental and non-city owned social housing units, Development Cost Levies (DCLs), public art or funds secured through rezoning conditions for off-site improvements. \$30 million of the Cash CACs have also been captured as DBZs secured in rezoned areas of the Cambie Corridor and Marpole. It should be noted that in-kind amenities are delivered turnkey to the City once a project has been completed and building occupancy is obtained. Likewise, cash CACs are not received by the City until developers satisfy their rezoning enactment conditions. Should a project not proceed to the development or building permit stage, the secured public benefits may ultimately not be delivered.

<sup>2</sup> In progress means under construction or at the development permit stage.

## Public Utility Infrastructure Upgrades: Staging of Upgrades

