



Monitoring Report on Implementation Cambie Corridor Plan

Standing Committee on Policy and Strategic Priorities | March 11, 2020

Overview

- First progress report (Plan adopted in 2018)
- Update on:
 - recent development activity
 - public benefits delivery
- Future timing and reporting structure - new Implementation Group



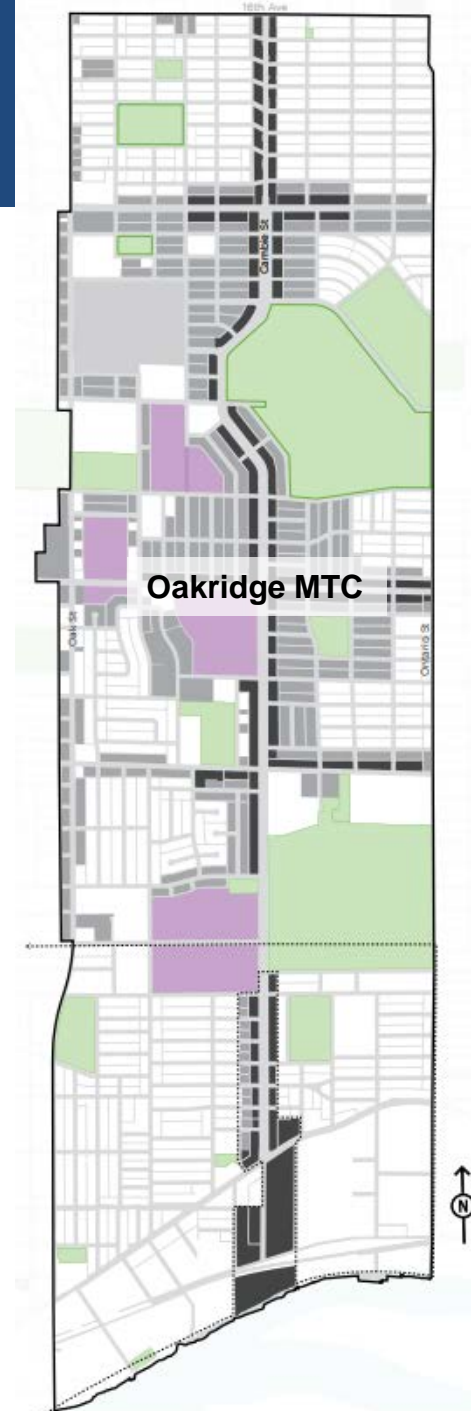
Cambie Planning Process

Cambie Corridor Plan (2011)

- Principles for a complete community along rapid transit
- **Phases 1 & 2:** Land use policy for station areas and arterial sites
- Interim Public Benefits Strategy

Final Cambie Corridor Plan (2018)

- **Phase 3** policy for a high-density mixed use urban centre at Oakridge
- Policy to achieve “missing middle” (over 1,100 lots for townhouses)
- Public Benefits Strategy
- Public Realm Plan

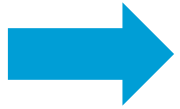


Highlights since Plan approval in 2018

- Development activity in Oakridge Municipal Town Centre (MTC) for rental housing and jobs space
- Public benefits in progress and under review
- Over 800 townhouse units already approved
- Progress on planning and design for utilities and Complete Street improvements



Development Activity since 2018



New rezoning enquiries accepted following Council endorsement of *Cambie Corridor Utilities Servicing Plan* (July 2018)

6 approved applications

- 230 strata units
- Institutional and commercial floor space

30+ townhouse rezoning applications

- ~800 townhouse units enabled
- More than half have moved to Development Permit stage

18 rezoning applications under review, including rental housing and jobs space



Housing Diversity + Affordability

Phases 1 & 2 (2010/11) initiated significant transformation of the Corridor from a low-density neighbourhood to denser, multi-family housing close to rapid transit

- Higher densities at Marine Gateway, mid-rise throughout
- Mostly strata, with some secured market rental and social housing

Phase 3 (2018) increases housing choices and affordability, maximizing opportunities for social and below market rental housing on large sites and in the Oakridge MTC:

- Large focus on townhouse developments in 2019
- Recent shift in uptake of affordable housing sites and mixed-use projects delivering in-kind amenities





Housing Completed and In Progress (since 2011)

Secured Market Rental:

- 29% of target completed or under construction (~580 net new units)
- Completed projects primarily in Marine Landing and Oakridge MTC
- 290 additional units approved through rezoning

Social Housing:

- 20% of target completed or under construction (~190 net new units)
- 500+ units at development permit stage (Major Project sites)
- 400 additional units approved through rezoning

Below Market Rental (since 2018):

- New opportunities created on off-arterial MTC sites and Unique Sites - one application in-stream
- Work underway towards “prezoning” or streamlined rezoning process for faster delivery

Public Benefits Completed (since 2011)

- **Childcare:** Two 0-5 yrs facilities and one after-school care
- **Social facilities:** New Family Place, renovated Neighbourhood House
- **Culture and Heritage:** Joy Kogawa House, James Residence, two artist studios
- **Parks and Open Space:** New park and plazas, parks and playground updates
- **Transportation:** Cycling upgrades, Arbutus Corridor improvements



Public Benefits In Progress

Projects in planning or design phase:

- Oakridge Civic Centre - community centre, library, childcare, cultural space
- Marpole-Oakridge Community Centre – childcare, outdoor pool
- Marpole Civic Centre – library, cultural space, childcare
- Two childcare facilities at school sites
- Complete Streets improvements
- Queen Elizabeth Park Master Plan, park renewal/upgrades

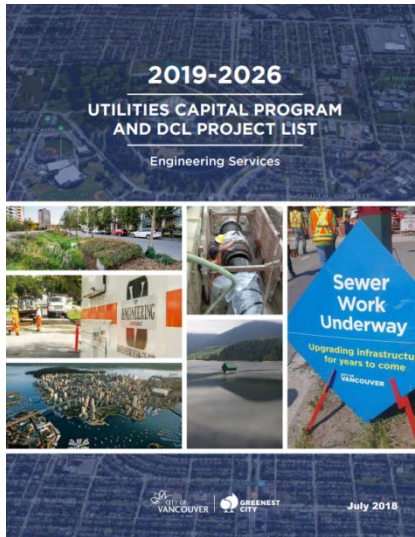
Amenities under review through in-stream rezonings:

- Youth Centre
- Non-profit office space
- 2 childcares
- 10 artist live-work studios

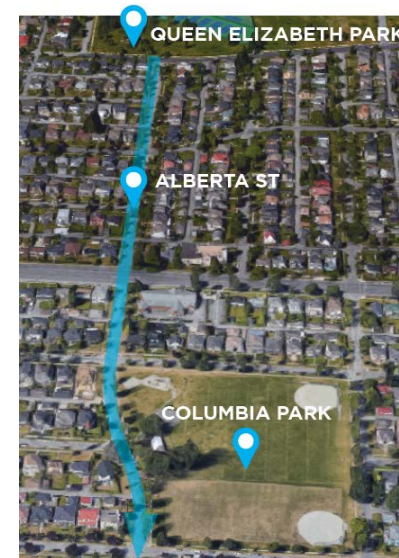


Utilities and Transportation Updates

Utilities Upgrades (Corridor-wide)



Integrated Water Management Plan



Transit Improvements



Complete Streets improvements (King Edward Ave)



Upcoming Priorities

- Exploring “prezoning” of affordable housing sites in MTC to enable faster delivery
- Monitor Plan implementation, with priority on delivery of public benefits through development process
- Implementation of integrated water management plan and utilities upgrades
- All community and area plans: Future coordination of long-term reporting schedules



Conclusion

- Recent shift towards more rental and affordable housing and greater variety of housing types
- Progress towards social and secured market rental housing targets – other below market rental is just starting
- Significant public benefits in progress and under review



The image features a modern, multi-story building with a mix of light-colored panels and large glass windows. The upper portion of the building is highlighted with a semi-transparent blue overlay. Below this, a street scene is visible, showing cars at a traffic light, a 'Cambie St' street sign, and a 'T' transit stop sign. In the background, a city skyline and mountains are visible under a cloudy sky.

Thank you!