

# Principle 1

## Provide land use that optimizes the investment in transit

Land uses along the Cambie Corridor will optimize a shift in travel choice to walking, biking and taking transit.



The highest densities and mix of uses will be focused at stations as well as other areas with opportunities for sustainability.

Strategically locating higher density and a mix of uses along Cambie Street can help address sustainability in the City by:

- Land uses that optimize investment in transit:**
- Employment Areas/Offices
  - High Density Residential
  - Institutional Uses (colleges, schools and hospitals)
  - Entertainment Uses

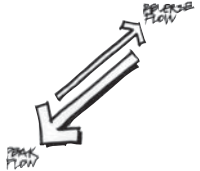


Ensuring adequate job space

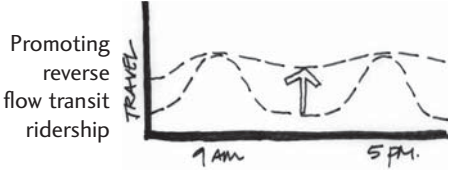


Promoting cycling and walking

Higher densities and mixed uses in strategic locations can also help increase transit ridership by:



Encouraging travel outside of peak periods



Promoting reverse flow transit ridership

# Principle 2

## Provide a complete community

Living close to where you work, shop, play and learn – that is the essence of a complete community. Along the Cambie Corridor, land use mix and higher intensity of activity can help create even more vibrant, complete communities.



The concept of a complete community should apply around each station as well as throughout the Corridor.



Shop



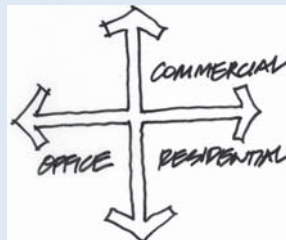
Play



Live



Work



Land uses may be mixed both horizontally, within several buildings close to each other, or vertically, with different uses within the same building, particularly in the more urban areas along the Corridor.

## Provide a complete community

### Public benefits and amenities

Public benefits and amenities are a key component in livable, complete communities. The specific type and timing of amenities will depend on future population growth and development. As part of this planning process, we are seeking input on what public amenities are important for the Cambie Corridor, including the prioritization of their delivery.

#### How are Public Amenities Delivered?

##### Municipally:

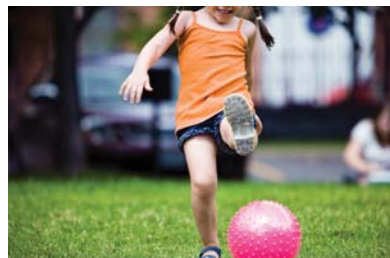
Includes daycare facilities, parks, community centres, libraries, cultural facilities, affordable housing and street improvements. These are paid through property taxes, capital funds, and revenue raised from new development.

##### Community Partnerships

Includes community gardens and neighbourhood greenways.

##### Regional

Includes schools, health care and transit.



#### Recent City Facility Improvements Around the Cambie Corridor Include:

##### Cambie Street Restoration and Improvements, 2008

Cambie Street between 16th and 24th Avenues restored after Canada Line construction, and improved to include pavers, benches, landscaping, and new street light bases.

##### Queen Elizabeth Park View Management

Ongoing maintenance of important views to downtown and North Shore mountains from viewpoints in the park through careful, selective pruning.

##### Tisdall Park (49th and Cambie), Oak Park (Oak and Park Drive), Shaughnessy Park Site (on Fraser River)

Substantial park improvements within the last twelve years, including the addition of walkways, benches, and playgrounds. A seniors' wellness circuit opened in Tisdall Park in 2009.

#### Upcoming Improvements in the Vicinity Include:

##### Hillcrest and Riley Park Community Centre Renewal

Target opening date for Hillcrest Pool and Riley Park 'Legacy' Community Centre is Summer 2010.

##### Little Mountain Neighbourhood House (3981 Main St.)

Redevelopment of Little Mountain Neighbourhood House, including childcare, expected as part of redevelopment of Little Mountain site.

##### North Arm Trail Greenway (59th Avenue)

Public consultation on final design in 2010; cycling infrastructure to be constructed shortly after.

#### Affordable Housing Policies

Non-market, rental, family and seniors housing will be achieved in accordance with site specific Council housing policies, as part of redevelopment.

What amenities are important, now and in the future along the Cambie Corridor?

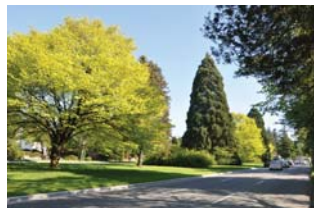
# Principle 3

## Create a walkable and cycleable corridor of neighbourhoods seamlessly linked to public transit

Bikeways and greenways currently exist along the Corridor and can help increase accessibility to transit. Remembering that every transit trip starts and ends on your feet, as the Corridor develops, walking and cycling routes will be further integrated with the transit system.



What walking and cycling infrastructure would you like to see in the Corridor?



### Cambie Boulevard

The Cambie Boulevard is located on a central median along Cambie Street, between King Edward Avenue and Marine Drive. It is a unique feature in the city, and was dedicated as a municipal heritage site in 1993.

What do you think about including a walking and/or cycling path in the median of the Cambie Heritage Boulevard?



# Principle 4

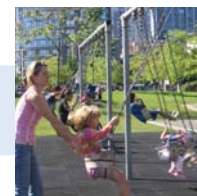
## Focus intensity and community activity at stations and other areas with strategic opportunities for sustainability, renewable energy and public amenity

Areas close to stations (existing and future), transit arterials, large sites and areas close to public amenities all offer opportunities to focus intensity and activity.



### Transitions

Creative and sensitive transitions in scale between higher density buildings and the evolving neighbourhood are expected.



New developments will respect the context and character of the neighbourhood.

# Principle 5

## Provide a range of housing choices and affordability

There should be a variety of housing forms, tenures, unit types and sizes throughout the Cambie Corridor to provide for diversity and resiliency. Options and mechanisms will be provided that ensure a broad range of incomes can live within the corridor.

**Having a full range of housing throughout the Corridor will help achieve social diversity and resilience. Examples include:**



Adequate housing for seniors who may require barrier free design, services or assistance.



A range of housing to accommodate all income levels.



Housing for single people, couples, and families.



A range of housing tenure, including market and non-market rental.



A variety of housing sizes as families expand or downsize as children leave the home.

The City has taken a number of steps to encourage a healthy rental housing market. This includes the Rate of Change policy, which requires rental property owners to replace, on a one-for-one basis, existing rental housing, where a development of six or more units is proposed.

Examples of “Rate of Change” sites include:



Cambie Street between 19th and 24th Avenues



Marine Gardens SW Marine Drive



Tiffany Gardens West 45th Avenue

Other City initiatives to encourage rental housing include: the Rental Housing Strategy, Short Term Incentives for Rental Housing (STIR), and secondary suites within apartments.

**Having less parking can also help address housing affordability.**

Underground parkades are costly to build. Reducing the number of parking stalls at sites close to transit can lower the costs of construction – resulting in lower costs for dwelling units.

Having a full range of housing is important to achieving a complete community.

## Balance city-wide and regional goals with the existing community and its context

The Emerging Plan for the Cambie Corridor will help address broader goals of sustainability while encouraging varied urban design responses based on the context of the surrounding community.

### The Cambie Corridor Plan will address sustainability by:



#### Environmental

- Emphasizing walking, cycling and transit as preferred transportation options
- Focussing activity and intensity close to transit, allowing people to drive less and reduce greenhouse gas emissions
- Requiring passive design approaches for new/existing development, district energy/heating and urban agriculture



#### Social

- Providing housing choice and diversity, including more affordable housing
- Creating complete communities, including amenities for both existing and new residents



#### Economic

- Providing a diversity of job space, including industrial
- Providing housing and facilities to attract and retain mobile talent.



#### Governance

- Working with residents, citizens of all ages, property owners, workers, volunteers, and business owners to achieve a plan for the Corridor that reflects local aspirations as well as city-wide and regional goals.

### Vancouver 2020: A Bright Green Future

Vancouver plans on earning the title of becoming the greenest city on earth by 2020.

The Cambie Corridor Emerging Plan is consistent with targets set out to achieve this goal, including:

- Create 20,000 new green jobs
- Reduce greenhouse gas emissions 33 per cent from 2007 levels
- Make the majority of trips on foot, bicycle, and public transit



VANCOUVER 2020 A BRIGHT GREEN FUTURE  
AN ACTION PLAN FOR BECOMING THE WORLD'S GREENEST CITY BY 2020



# Principle 7

## Ensure job space and diversity

The Cambie Corridor represents a special opportunity in providing high levels of employment density, or job space. There will be a diversity of job space along the Corridor, including retail, service, office and industrial space. Retail frontages in particular help create active, vibrant streets. The closer a development is to a station, the more job space should be included.



The Corridor provides an opportunity to provide job space in the form of industrial, office, entertainment, creative incubators, educational facilities, live work spaces and retail.

Bringing more people into an area for work can help support the economic vitality of local businesses by increasing demand for shops and services. This in turn can add vibrancy to a neighbourhood.

Locating jobs along the Corridor, and outside the downtown, can increase transit ridership by attracting

“reverse flow travel” and helping to manage peak period rushes.



### Industrial lands

Industrial lands provide important space for employment, including green jobs.

Locating industrial uses within close proximity to suppliers, customers and workers contributes to sustainability by reducing traffic congestion and greenhouse gas emissions.