

From: ["Mochrie, Paul" <Paul.Mochrie@vancouver.ca>](mailto:Paul.Mochrie@vancouver.ca)  
To: ["Direct to Mayor and Council - DL"](#)  
Date: 7/7/2022 5:21:11 PM  
Subject: [Cambie Corridor Plan Implementation Update \(Year-End 2021\)](#)

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Dear Mayor and Council,

Please see the attached memo from Theresa O'Donnell regarding the Cambie Corridor Public Benefit Strategy Implementation - Progress Update (Year-End 2021). A brief summary is as follows:

- This memo provides an overall update on development activity in the Cambie Corridor, and progress on delivering the Cambie Corridor and Marpole Public Benefits Strategies (PBS).
- Generally, the Cambie Corridor is continuing to experience steady increases in development activity since 2018 through rezoning approvals for Major Project sites, as well as arterial and off-arterial sites, especially in the Oakridge Municipal Town Centre.
- The two PBS are on track and have already delivered some much-needed amenities in Marpole (e.g. Marpole Oakridge Family Place, Marpole Neighbourhood House restoration ), with more substantial projects in the planning/design phase (such as the Marpole Oakridge Community Centre, Oakridge Civic Centre and Alberta Street Blue-Green System and Columbia Park Renewal).
- For public reporting purposes, the content of this memo has been integrated into a graphic brochure for public audiences (Appendix F), which will be posted and made publically available on the Cambie Corridor Plan and Marpole Community Plan webpages and shared via the two email lists.
- Staff will continue to monitor, evaluate, and respond to success and challenges in implementing the Cambie and Marpole PBS.

Should you have any questions, please contact Theresa O'Donnell ([Theresa.O'Donnell@vancouver.ca](mailto:Theresa.O'Donnell@vancouver.ca)).

Best,  
Paul

**Paul Mochrie** (he/him)  
City Manager  
City of Vancouver  
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The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səliwətał (Tsleil-Waututh) Nations.

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## MEMORANDUM

July 7, 2022

TO: Mayor and Council

CC: Paul Mochrie, City Manager  
Karen Levitt, Deputy City Manager  
Armin Amrolia, Deputy City Manager  
Katrina Leckovic, City Clerk  
Lynda Graves, Administration Services Manager, City Manager's Office  
Maria Pontikis, Director, Civic Engagement and Communications  
Anita Zaenker, Chief of Staff, Mayor's Office  
Neil Monckton, Chief of Staff, Mayor's Office  
Alvin Singh, Communications Director, Mayor's Office  
Grace Cheng, Director, Long-term Financial Strategy & Planning  
Neil Hrushowy, Assistant Director, Community Planning  
Dan Garrison, Assistant Director, Housing Policy and Regulation

FROM: Theresa O'Donnell  
General Manager, Planning, Urban Design and Sustainability

SUBJECT: Cambie Corridor Plan Implementation Update (Year-End 2021)

RTS #: n/a

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## SUMMARY

On May 1, 2018, Council approved the Cambie Corridor Plan ('the Plan') and associated Public Benefits Strategy. 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.

This is the second monitoring report providing an update on implementation since Plan approval. This memo responds to Council's direction, and includes the following sections:

1. Housing Update
2. Development Activity Update
3. Public Benefits Strategy (PBS) Implementation

4. Public Benefits Implementation Progress Summary
5. Future Priorities

Given the integrated delivery strategy of amenities in the Cambie Corridor and Marpole, public benefits progress within the *Cambie Corridor Plan* and *Marpole Community Plan* areas is being tracked together for the purposes of reporting back on outcomes and service delivery.

Overall, the Plan is starting to deliver a diversity of housing types and tenures, with increased affordability proposed in numerous projects under review or recently approved, especially in off-arterial locations within the Oakridge Municipal Town Centre (MTC), on Major Project sites (Oakridge Transit Centre, Pearson Dogwood), and in Marine Landing. Good progress is also being made on public benefits, including: Oakridge Civic Centre and nine-acre park (under construction); amenities such as non-profit office space, childcare and a youth centre secured through rezoning in several large-scale projects in the Oakridge MTC; various large civic amenities (e.g. Marpole Oakridge Community Centre) in the planning and design phase; and the launch of master planning processes (e.g. Alberta Street Blue Green System and Columbia Park Renewal, and Queen Elizabeth Park Master Plan).

## PROGRESS REPORT

### 1. Housing Update

In November 2021, staff prepared a [memo](#) responding to Council's motion "*Working for More Housing Affordability in the Cambie Corridor*". The memo reported that there has been a shift from predominantly strata developments delivered under Phase 2 of the Plan, towards more inclusionary housing and "missing middle" housing typologies, which are well aligned with the anticipated housing supply in the Plan. While the progress report shows that we need more focused attention on our affordable housing targets in the Cambie Corridor, the City is actively working to address that, and already seeing results through the types of recent housing applications approved through rezonings as noted in the November 2021 housing memo.

Phase 3 of the Plan (2018) increased targets and opportunities for new rental housing affordable to households earning under \$80,000 per year. Many of these affordable housing opportunities are in the Oakridge MTC area, which has been seeing significant uptake in rezoning activity in the last couple years. Following Council direction, staff also worked on implementing a number of initiatives to better align housing delivery in the Cambie Corridor with local incomes, focusing on housing affordable to households earning under \$80,000 per year:

- **Moderate Income Rental Housing on Large Sites (2019):** Council approved consideration of additional below-market and market rental housing on Major Project sites, including the Oakridge Transit Centre (OTC), Pearson Dogwood, Heather Lands and Oakridge Centre sites. Applications for these changes were in progress at time of the memo, and included approximately 950 additional secured market rental units beyond what was originally contemplated under policy. A minimum of 25% of the net increase in residential floor area for rental housing on each of these projects was expected to be at moderate-income rates affordable to households earning \$30,000 to \$80,000 per year.
- **Ashley Mar Issues Report (2020):** Separate to the Large/Major Projects sites noted above, Council approved a recommendation allowing staff to consider rezoning enquiries and applications for additional height and/or density on nine social and inclusionary housing sites in Marine Landing. Although these sites are technically covered by Marpole Plan policy, they are geographically located within the Cambie Corridor boundary and therefore help to meet

housing needs within the Plan area. Two rezoning applications in the area have already been approved, for a total of 980 secured market rental, 117 below-market rental, 71 non-market and 54 replacement co-op housing units (Denny's and Ashley Mar Co-Op sites). This is in addition to the various social and secured market rental housing units already completed in the Marine Landing area in the last decade, including two Vancouver Affordable Housing Agency (VAHA) sites on Marine Drive currently with 102 social housing units under construction.

## **2. Development Activity Update**

### **Progress Since 2018 (to Dec 2021)**

The Cambie Corridor has continued experiencing steady increases in development activity in the past four years through rezoning approvals for Major Project sites, arterial, and off-arterial sites. Townhouse approvals have also created more opportunities for ground-oriented family housing throughout the area. Plan policy to incentivize rental housing, coupled with strong market demand, has contributed towards a shift away from condo units to more rental projects. Some highlights include:

#### ***Oakridge MTC***

The majority of recent rezoning approvals have been in the Oakridge MTC (11 applications). Significant on-site public benefits have been secured through rezonings in this area. For housing, this includes 78 approved below-market rental housing units. Various public benefits are also being delivered turnkey to the City, including 10 artist live-work studios, 37-space childcare, youth centre and 1,347 sq. m (14,500 sq. ft.) of non-profit organization (NPO) office space. A hotel was also included on one of the Cambie Street sites. These public benefits supplement those being delivered on the Oakridge Centre Major Project site.

#### ***Marine Landing***

As noted above, Marine Landing is another area where large housing developments have recently included significant amounts of social and rental housing approved or in progress. This increase was enabled through the *Ashley Mar Issues Report* (2020) and the *Marine Landing Policy Updates* (2021), through which Council approved greater heights and densities for identified housing and intensive employment sites beyond those envisioned under the *Cambie Corridor Plan* and *Marpole Community Plan*. So far, four rezonings applications have come in under the revised policy, two of which are for housing projects and two for jobs-only projects.

#### ***Major Project Sites***

Since 2018, the amount of affordable housing proposed at Oakridge Centre and Pearson Dogwood has increased through recent text amendments, compared to what was originally approved through past rezoning applications. Other large rezonings approved include the Jewish Community Centre, Oakridge Transit Centre and Heather Lands. At time of writing this report, these Major Project sites combined are estimated to deliver 10,991 housing units, including 7,186 strata, 1,399 secured market rental, 244 below market rental, and 2,048 social housing units, as well as replacement of 114 supportive units. Construction of the social housing component has already started as part of the initial phases of Oakridge Centre and Pearson Dogwood developments. Other amenities under construction also include childcares, a seniors centre, two new parks, and the Oakridge Civic Centre. For information on amenities in these projects, see the '*Public Benefits Strategy (PBS) Implementation*' section and Appendix E.

## Townhouses

The plan identifies over 1,100 single-family lots for this missing middle housing type, creating opportunity for up to 8,200 units. In total, 53 townhouse applications have been processed under the simplified rezoning process to the RM-8A/AN Districts Schedule, created to facilitate townhouse developments. Five townhouse projects have also been received in areas of the Cambie Corridor previously rezoned by the City to the same district schedule. In these areas, projects can proceed directly under a Development Permit, bypassing the rezoning stage.

So far, 34 Development Permits have been issued for a total of 964 townhouse units. This contributes to approximately half of the 1,913 townhouse units approved citywide since 2017. 111 more townhouse units are also currently under review at the Development Permit stage. Progress in this category is contributing to the *Housing Vancouver Strategy's* 10-year target of 5,000 new townhouse units by 2027, helping deliver missing housing typology in the Corridor.

## Residential Rezoning since 2018

25 rezoning applications have been approved at Public Hearing since Plan adoption in 2018 to year-end 2021 (excluding townhouse rezonings and Major Project sites). This includes a total of 2,700 units: 1,511 strata, 1,025 secured market rental, and 78 below market rental housing units. Of the approved applications, 16 have progressed to the Development Permit stage. At year-end 2021, 16 applications were also in the rezoning review stage and include 2,113 units (778 strata, 1,185 secured market rental, 93 below market rental and 57 social housing units).

## Non-Residential Rezoning since 2018

Approximately 59,890 sq. m (644,669 sq.ft.) of employment space (commercial, office, retail and institutional) has been approved under the *Cambie Corridor Plan*, generating approximately 1,600-2,000 jobs. The majority of job space was approved through rezoning applications for sites in the Oakridge MTC and the Langara neighbourhoods in several large mixed-use projects (see Table 1 below).

**Table 1: Total Employment Space In Cambie Corridor Since 2018<sup>1</sup>**

	Approved Floor Area (sq. ft.)	Estimated Number of Jobs	In Review Floor Area (sq. ft.)	Estimated Number of Jobs
Office	241,267	965-1,005	13,287	55
Hotel	166,235	165-170	0	-
Commercial / Retail	147,308	360-375	42,391	105
Institutional	89,859	235-245	0	-

## 3. Public Benefits Strategy (PBS) Implementation

### Cambie Corridor and Marpole PBS Overview

The *Cambie Corridor Plan* and *Public Benefits Strategy (PBS)* was approved by Council in May 2018. The PBS provides strategic direction for future capital investment into public amenities and infrastructure in the Cambie Corridor north of 57th Avenue. The area south of 57th Avenue falls within the scope of the Marpole PBS (see Appendix B), which was previously approved by Council as part of the *Marpole Community Plan* in 2014. Given the integrated delivery strategy

<sup>1</sup> Excludes employment space on Major Project sites, such as Oakridge Centre.

of amenities in the Cambie Corridor, progress within the Cambie and Marpole plan areas are being tracked together for the purposes of reporting back on outcomes and service delivery. Both PBS also factor in anticipated growth and associated public benefits on all Major Project sites in the Cambie Corridor.

### **Funding Framework and Update**

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. A combination of funding sources may be utilized to deliver projects, including those 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 supporting growth in the two communities will largely get funded through developer contributions, including Community Amenity Contributions (CACs), Density Bonus Zone contributions (DBZs) and Development Cost Levies (DCLs). Funding for infrastructure renewal largely comes from property taxes and utility fees. Allocation of CACs in accordance with approved public benefit strategies continues to be the priority in and around the neighbourhoods where rezonings take place and/or serve specific sites.

CACs and DBZs will greatly support growth-funded public benefits within the two communities. The total amount of CACs and DBZs secured since 2011 to the end of 2021 for the Cambie Plan and Marpole Plan is \$787 million, consisting of:

- Cash CACs: \$280 million
- In-Kind CACs: \$489 million
- DBZ: \$18 million

For a detailed breakdown of CACs and DBZs, see Appendix D.

## 4. Public Benefits Implementation Progress Summary

### Population Growth

#### ***Cambie Corridor (north of 57th Avenue)***

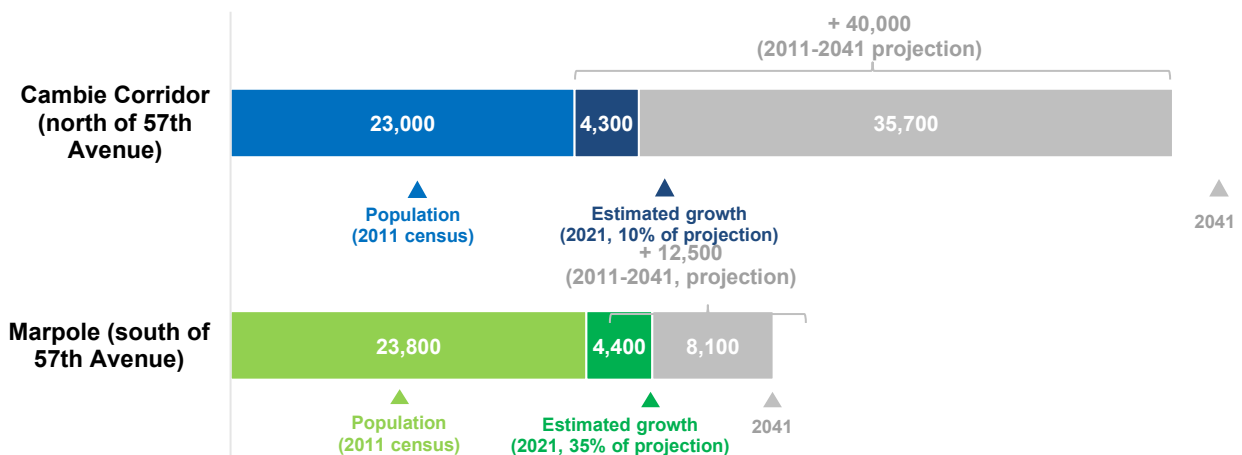
The *Cambie Corridor Plan* anticipated population growth of approximately 40,000 residents over a 30-year Plan period starting in 2011. Approximately 10% of this growth was expected to occur in the first 10 years. As of the end of 2021, it is estimated that the population grew by 4,300 residents, which is on track for the first 10 years (see *Figure 1*).

#### ***Marpole (south of 57th Avenue)***

The *Marpole Community Plan* anticipated the population to grow by 12,500 residents from 2011 over a 30-year Plan period, with approximately 35% of this growth in the first 10 years. As of the end of 2021, it is estimated that the population grew by 4,400 residents, on track in the first 10 years (see *Figure 1*).

**Figure 1: Cambie Corridor and Marpole Population**

**Population: Estimated (2021) and Projected (2041)**



## Public Benefits Completed and Under Construction

Table 2 below outlines the public benefits achieved along Cambie Corridor, either built or under construction and near completion (see Appendix E for more detailed descriptions of projects).

**Table 2: Cambie Corridor Public Benefits Completed and Under Construction (North of 57th Ave)**

✓ On track to achieving targets    → Some progress toward targets, more work required    ○ Targets require attention

CAMBIE CORRIDOR				
Category		Completed	Under Construction	% of 10-yr Target Achieved
Affordable Housing	Secured market rental housing	<ul style="list-style-type: none"> <li>165 secured market rental units</li> </ul>	<ul style="list-style-type: none"> <li>221 secured market rental units</li> </ul>	8% of secured rental target achieved
	Social housing	<ul style="list-style-type: none"> <li>85 social housing units</li> <li>98 Temporary Modular Housing units<sup>a</sup></li> </ul>	<ul style="list-style-type: none"> <li>187 social housing units</li> </ul>	12% of social housing target achieved ○
Child Care		<ul style="list-style-type: none"> <li>Restoration of 8 Oaks Acorn childcare outdoor area</li> </ul>	<ul style="list-style-type: none"> <li>138 spaces for 0-4 yrs children (Oakridge Civic Centre, Eric Hamber Secondary School)</li> <li>60 spaces for 5-12 children (Oakridge Civic Centre)</li> </ul>	18% of childcare spaces target achieved →
Transportation/Public Realm <sup>b</sup>		<ul style="list-style-type: none"> <li>45th Avenue Bikeway improvements</li> <li>Interim Plazas (Cambie Street and 17th Avenue, Cambie Street and 18th Avenue)</li> <li>29th Avenue and Cambie Street Plaza and Public Art</li> <li>R4 Rapid Bus on 41st Avenue</li> <li>Cambie Complete Streets (35th Avenue to McGuigan Avenue)</li> <li>Ontario Street and 16th Avenue curb bulge bio-retention</li> <li>Oak Street and 27th Avenue pedestrian and bike signal</li> <li>Eastbound Complete Street on W King Edward Avenue and improved crossing at W King Edward Avenue / Yukon Street</li> </ul>	<ul style="list-style-type: none"> <li>King Edward Avenue Complete Street (Yukon to Columbia streets)</li> </ul>	✓
Arts and Culture		<ul style="list-style-type: none"> <li>Five public art installations</li> </ul>	<ul style="list-style-type: none"> <li>Cultural space, performance theatre, outdoor performance space at Oakridge Civic Centre</li> </ul>	✓
Community and Social Facilities			<ul style="list-style-type: none"> <li>Oakridge Civic Centre (seniors centre, youth centre, childcare, library, community centre)</li> </ul>	✓
Heritage		<ul style="list-style-type: none"> <li>James Residence</li> <li>Milton Wong Residence</li> <li>5% allocation from cash community amenity contributions</li> </ul>	<ul style="list-style-type: none"> <li>Turner Dairy retention</li> </ul>	✓
Parks and Open Spaces		<ul style="list-style-type: none"> <li>Upgrades to Riley Park and Hillcrest Park</li> <li>Lillian To Park (17th Avenue and Yukon Street)</li> <li>Playground renewal at Douglas Park</li> <li>Queen Elizabeth Park tennis court resurfacing</li> </ul>	<ul style="list-style-type: none"> <li>Oakridge Centre Park</li> </ul>	✓

<sup>a</sup> These social housing units are temporary modular housing that were not anticipated; therefore, they do not count towards the Plan's housing goal.

<sup>b</sup> In addition to the specific public space and transportation improvements noted, new development has also delivered other onsite and adjacent improvements on the City right-of-way, including wider sidewalks and public realm improvements.



Table 3 below outlines the public benefits achieved in Marpole area, either built or under construction and near completion (see Appendix E for more detailed descriptions of projects).

**Table 3: Marpole Public Benefits Completed and Under Construction  
(South of 57<sup>th</sup> Avenue)**

✓ On track to achieving targets    ➔ Some progress toward targets, more work required    ○ Targets require attention

MARPOLE				
Category		Completed	Under Construction	% of 30-yr Target Achieved
Affordable Housing	Secured market rental housing	<ul style="list-style-type: none"> <li>363 secured market rental units</li> </ul>	<ul style="list-style-type: none"> <li>424 secured market rental units</li> <li>99 below market rental units</li> </ul>	104% of secured rental target achieved (with BMR)
	Social housing	<ul style="list-style-type: none"> <li>78 Temporary Modular Housing units<sup>a</sup></li> </ul>	<ul style="list-style-type: none"> <li>313 social housing units</li> </ul>	28% of social housing target achieved
Child Care		<ul style="list-style-type: none"> <li>74 spaces for 0-4 yrs children (Marpole Family Place, Kids at Marine Drive)</li> <li>24 spaces for 5-12 yrs children (Sexsmith Elementary School)</li> </ul>	<ul style="list-style-type: none"> <li>69 spaces for 0-4 yrs children (David Lloyd George Elementary)</li> </ul>	42% of childcare spaces (0-4) target achieved 10% of childcare spaces (5-12) target achieved
Transportation/Public Realm <sup>b</sup>		<ul style="list-style-type: none"> <li>SW Marine Drive bikeway improvements (Granville Street to Camosun Street)</li> <li>North Arm Trail/ Greenway: SW Marine Drive to Vivian Street along 59th Avenue</li> <li>Arbutus Corridor temporary pathway and removable bollards</li> <li>Plaza at 67th Avenue and Yukon Street</li> </ul>		
Arts and Culture		<ul style="list-style-type: none"> <li>Joy Kogawa House acquired and renovated</li> <li>Six public art installations</li> <li>MC2 artist studios (2 units)</li> </ul>		
Community and Social Facilities		<ul style="list-style-type: none"> <li>Land acquired for Marpole Civic Centre (MCC)</li> <li>Marpole Oakridge Family Place</li> <li>Marpole Neighbourhood House restoration</li> </ul>		
Heritage		<ul style="list-style-type: none"> <li>5% allocation from cash community amenity contributions in Marpole</li> </ul>		
Parks and Open Spaces		<ul style="list-style-type: none"> <li>63rd Avenue and Yukon Street green rainwater infrastructure plaza</li> <li>Ash Park Playground replacement</li> <li>Winona Park Playground replacement</li> </ul>		

<sup>a</sup> These social housing units are temporary modular housing that were not anticipated; therefore, they do not count towards the Plan's housing goal.

<sup>b</sup> In addition to the specific public space and transportation improvements noted, new development has also delivered other on-site and adjacent improvements on the City right-of-way, including wider sidewalks and public realm improvements.

## **Public Benefits in Progress**

Tables 4 and 5 below outline public benefits that are in progress (e.g. planning, scoping, or detailed design stages).

**Table 4: Cambie Corridor Public Benefits in Progress\***

<b>CAMBIE CORRIDOR</b>		
<b>Category</b>	<b>Public Benefit in progress</b>	<b>Project Stage</b>
<b>Transportation/ Public Realm</b>	54th Avenue Curb Bulge bio-retention upgrade	Planning/Design
	Cambie Street and 31st Avenue closure	Planning/Design
	49th Avenue transportation upgrades	Planning/Scoping
	Alberta Street transportation and green rainwater infrastructure upgrades	Engagement/ Design
<b>Culture</b>	12 public art installations	Planning/Scoping
<b>Community and Social Facilities</b>	VanDusen and Bloedel Strategic Plan	Planning/Scoping
<b>Parks and Open Spaces</b>	Alberta Street Blue-Green System and Columbia Park Renewal	Engagement/ Design
	Queen Elizabeth Master Plan	Planning/Scoping
	Heather Park off-leash dog area	Engagement/ Design
	Little Mountain Plaza and Wedge Park	Planning/Scoping

\*Housing units and childcare secured through developer-initiated applications are not included in the planning/design column and not counted towards public benefits achieved prior to construction as numbers and status may change throughout the permitting process.

**Table 5: Marpole Public Benefits in Progress\***

<b>MARPOLE</b>		
<b>Category</b>	<b>Public Benefit in progress</b>	<b>Project Stage</b>
<b>Transportation/Public Realm</b>	Walking and cycling infrastructure improvements (sidewalks/bike lanes/curb bulges) in Langara neighbourhood	Planning/Design
	Four bio-retention/rain gardens curb bulges (54th Avenue from Neal to Cambie Streets) and bike lane improvements	Planning/Design
<b>Community and Social Facilities</b>	Marpole Oakridge Community Centre renewal (youth centre, seniors centre, childcare, park fieldhouse)	Planning/Design
<b>Heritage</b>	Ongoing efforts for Fraser Arms Hotel and protection of c�sna?�m site	Planning/Scoping
<b>Parks and Open Spaces</b>	William Mackie Park renewal Oak Park playground upgrades	Planning/Scoping

\*Housing units and childcare secured through developer-initiated applications are not included in the planning/design column and not counted towards public benefits achieved prior to construction as numbers and status may change throughout the permitting process.

## **Key Projects**

There are various major implementation initiatives in various stages in the Cambie Corridor and Marpole plan areas. Some notable highlights include:

### ***Alberta Street Blue Green System and Columbia Park Renewal***

The project is exploring innovative ways to make changes to Columbia Park, Alberta Street, and 43rd Avenue to address critical drainage services, park space, and transportation needs in a growing neighbourhood. The project also aims to strengthen connections between Columbia Park, Oakridge Centre, and Queen Elizabeth Park for both people and wildlife.

A multi-phased engagement process is taking place throughout fall 2021 and fall 2023 to help inform final concept design and master plan. Staff are currently working on Phase 2 – Concept Options. More information can be found at <https://shapeyourcity.ca/alberta-columbia>.

### ***Oakridge Civic Centre and Park***

In 2014, Council approved the rezoning of Oakridge Centre to transform the 28-acre mall site into an urban, mixed-use development appropriate to its location at a major rapid transit station in a regionally-designated Municipal Town Centre. The project provides a mix of office, retail, residential and community amenities, including a new civic centre and a nine-acre public park, over two phases.

The current construction phase includes:

- a) a five-storey civic centre comprising of a fitness centre, Vancouver Public Library branch, childcare, seniors hub, performance space, artist studios, and ancillary cultural/recreational space;
- b) the first secured social housing building (187 units);
- c) majority of the future 9-acre park, including a dog run and a walking/running loop; and
- d) four strata residential towers with new retail, a two-storey food hall, north office tower, and transit plaza.

A rezoning text amendment was under review year-end 2021. Proposed changes include: revised built form (e.g. tower floor plate sizes); conversion of strata to rental floor area; and addition of new office space. The amendment includes an additional 283 market rental units and 130 moderate income market rental units. More information can be found at <https://shapeyourcity.ca/650-w-41-ave>.

### ***Marpole Oakridge Community Centre***

In 2019, after multi-layered public consultation, the Vancouver Park Board developed a schematic master plan for Oak Park with a proposed location for the new Marpole Community Centre and full-sized outdoor pool. In response to recent construction market escalation and its anticipated impact on project cost, implementation of the outdoor pool will be phased, with construction deferred to phase 2 once additional funding is available.

The Park Board, City of Vancouver and the consultant design team are now working on detailed planning and design of the community centre (community centre, childcare and park fieldhouse) in collaboration with partners at the Marpole Community Centre Association. The first phase of construction will also include a new, upgraded playground at Oak Park, while a new spray park will be phased in with the outdoor pool. Further consultation related to detailed design of the facilities will be upcoming this year. More information can be found at [vancouver.ca/parks-recreation-culture/marpole-community-centre-renewal](https://vancouver.ca/parks-recreation-culture/marpole-community-centre-renewal).

### ***Marpole Library and Civic Centre***

The Marpole Civic Centre will be a multi-use community facility at the corner of Granville Street and 67th Avenue that will include an expanded branch library, a new social-cultural space and a new childcare centre, with non-market housing above the community uses. The City has committed to closely collaborating with the Musqueam Indian Band as a project partner. City is exploring options to expand the Marpole Library on an interim basis, as construction of the Civic Centre is still years away.

## **5. Future Priorities**

### **2023-2026 Capital Plan**

The City is currently working on a four-year Capital Plan that establishes the financial and debt capacity, as well as the overall funding strategy, for the capital investment priorities over the term of the plan. Staff will present the Final Capital Plan to Council in July 2022.

Key priorities/highlights identified for the Cambie Corridor and Marpole include:

- New affordable housing units delivered through development;
- New childcare facilities were created through in-kind development, such as a full-day 0-4 years facility at 5812-5844 Cambie Street;
- Parks and public open spaces focused on growth areas along the Cambie Corridor, including new parkland at the Pearson-Dogwood site (in-kind), at Oakridge Centre (in-kind); and at Little Mountain (in-kind);
- Historic Joy Kogawa House renewal to make the facility accessible, address code upgrades required to bring the zoning in compliance with its use through an HRA, and restore heritage aspects of the original house to reflect its historical and cultural significance;
- Nine new artist studios at 5910-5998 Cambie (in-kind);
- Public art at Oakridge Centre;
- Youth Centre at 5812 Cambie Street (in-kind);
- New non-profit office space at 5740 Cambie Street (in-kind);
- Upgrade and construct new active transportation corridors, including Kent Avenue;
- Implement transit priority and reliability improvements for RapidBus and other bus routes across the City;
- New and upgraded water and sewer mains, green rainwater infrastructure to serve growth areas (e.g. Cambie Corridor); and
- Continue to plan and construct major blue-green system projects, including the Alberta Street and Columbia Park Project.

## **6. Public Reporting**

The content of this Memo has been integrated into a graphic brochure for public audiences (Appendix F), which will be posted and made publicly available on the Cambie Corridor Plan webpage (<https://vancouver.ca/home-property-development/cambie-corridor-plan.aspx>). The information will also be shared via the Cambie Corridor Plan email list. The City also provides a regularly updated snapshot of the progress of the Cambie Corridor and Marpole PBS through the PBS Dashboards (see Appendix E). These dashboards are available as appendices in all rezoning reports within community plan areas.

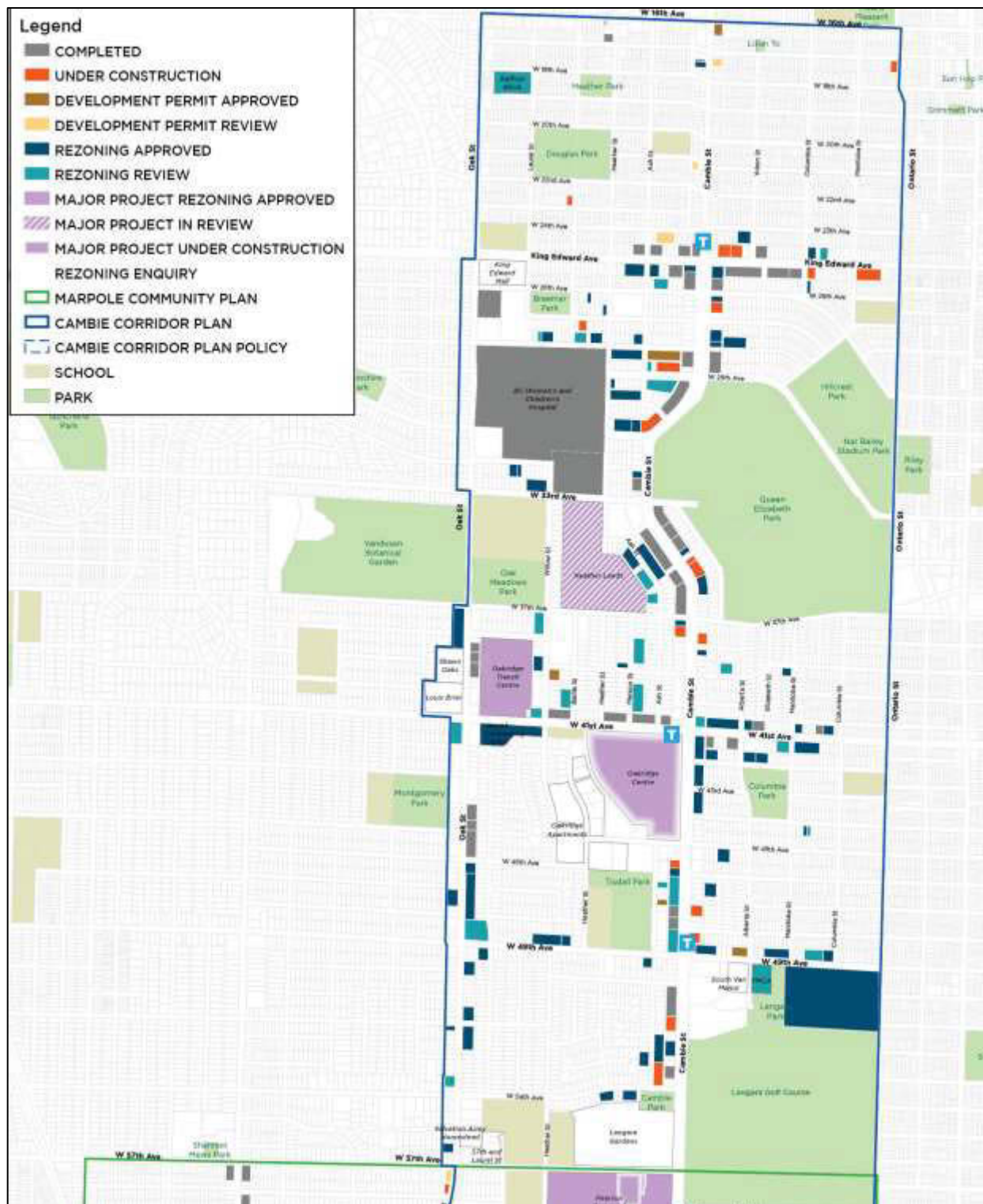
## 7. Conclusion

Progress to date is helping further the Plan's long-term vision of creating a successful, resilient and sustainable community. Since the adoption of the *Cambie Corridor Plan* (2018), *Marpole Community Plan* (2014), and associated public benefits strategies, the two plan areas have seen steady progress on the delivery of numerous public amenities. Notable highlights include significant progress towards social and secured market rental housing in Marpole, and transportation/public realm improvements throughout the Cambie Corridor. Some of the more substantive projects, including the Marpole-Oakridge Community Centre and Alberta Street Blue-Green System and Columbia Park Renewal, are in the planning and design phase and will be delivered over multi-year planning, design, funding, and development phases. Other significant public benefits on Major Project sites (e.g. Oakridge Centre and Pearson Dogwood), are already under construction and will serve a growing population in the entire Cambie Corridor upon completion.

A handwritten signature in black ink, reading "Theresa O'Donnell". The signature is written in a cursive, flowing style. The first name "Theresa" is written in a larger, more prominent script, and "O'Donnell" follows in a similar but slightly smaller script. The signature is contained within a light gray rectangular border.

Theresa O'Donnell  
General Manager, Planning, Urban Design and Sustainability  
604.673.8434 | [theresa.o'donnell@vancouver.ca](mailto:theresa.o'donnell@vancouver.ca)

## APPENDIX A: Development Activity Map (Updated April 2022)







The map displays the Cambie Corridor Policy Area in Vancouver. The Cambie Corridor PBS (2018) is highlighted in blue, and the Marpole PBS (2014) is highlighted in green. The map shows the Fraser River at the bottom, with the Cambie Corridor running along its north bank. Key streets include 16th Ave, Oak St, and Ontario St. Various parks and landmarks are labeled, such as Trafalgar Park, Prince of Wales Park, Point Grey Park, Maple Grove Elementary, and Marpole Drive Golf Club. The Cambie Corridor Policy Area is indicated by a dashed line along the riverbank.



The map displays the City of Vancouver with various public benefits and housing projects marked. A legend in the bottom right corner defines the symbols used:

- Public Benefits Under Planning, Design or Construction:** Represented by a yellow star.
- Delivered Public Benefits:** Represented by a black star.
- Secured or in Progress Rental Housing:** Represented by a red circle.
- Delivered Rental Housing:** Represented by a green circle.

Key locations and projects marked on the map include:

- Public Parks and Recreation:** Heather Park, Douglas Park, Queen Elizabeth Park, Stanley Park, and various smaller parks like Ash Park and Sully Park.
- Community Centres and Social Housing:** Marmora Community Centre, Jilly King House, Marmora Civic Centre, and various social housing units (e.g., 208 Social Housing Units at 950 W 4th Ave).
- Housing Projects:** Various residential developments and renovations, including the Jilly King House and the Marmora Civic Centre.
- Other Projects:** Artistic Greenway Improvement, Marmora Park Playground Renovation, and various street upgrades.

## APPENDIX D: Developer Contributions in the Cambie Corridor and Marpole Areas 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.

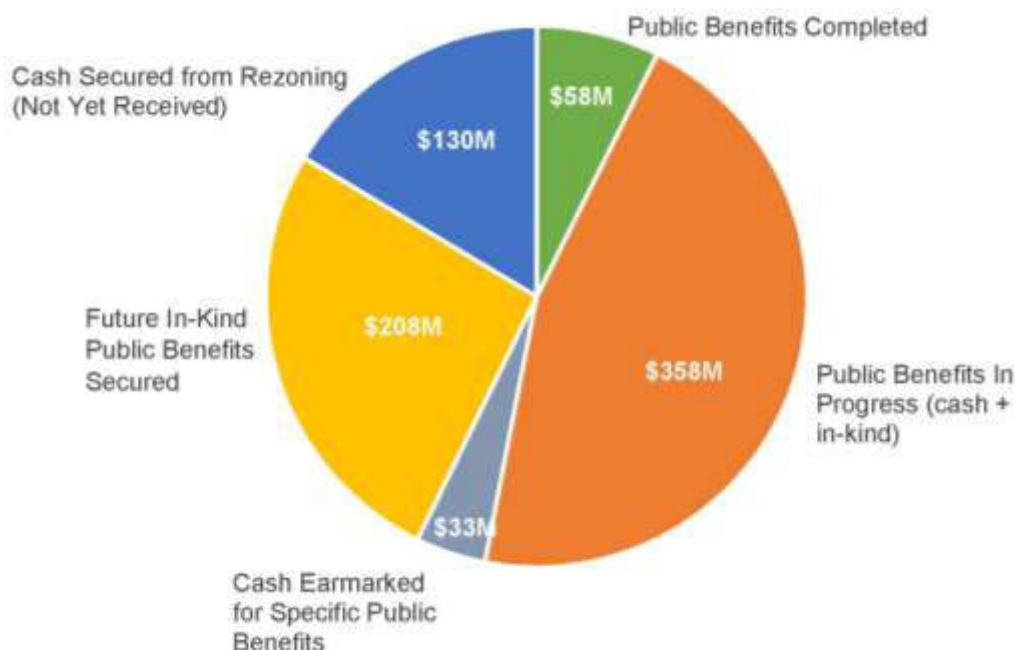
### **CACs and DBZs from 2011 to 2021 year-end**

Between 2011 and year-end 2021, a total of approximately \$787 million of amenity contributions have been secured through rezonings and development permits in the Cambie Corridor and Marpole through CACs and DBZs. Cash CAC contributions made up \$298 million, while in-kind totalled \$489 million.

So far, \$168 million of the secured cash CACs have been received, and \$19 million cash CACs have been spent on completed public benefits. Amenities completed to date are valued at \$58 million (cash and in-kind), and include the Marpole Family Place and artist studios among others. Of the \$358 million of public benefits in progress, \$209 million are in-kind amenities. These are largely social housing, childcare and parks on the Pearson Dogwood and Oakridge Centre Major Project sites. The remaining \$149 million cash CACs are reserved for affordable housing (\$76 million), childcare and community facilities (\$24 million), culture (\$7 million), parks (\$9 million), transportation (\$4 million), and other initiatives (\$29 million).

The \$33 million cash earmarked includes projects such as Marpole-Oakridge Community Centre and land acquisition for affordable housing. Future in-kind public benefits secured are valued at \$208 million and include amenities and affordable housing on sites such as Oakridge Transit Centre, Ashley Mar Co-Op, and various developments in the Oakridge MTC. \$130 million of cash CACs have been secured through approved rezonings but not yet received.

**Figure 2: Distribution of CACs (cash + in-kind) and DBZ since 2011**

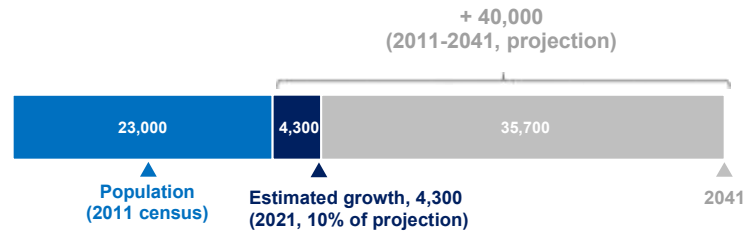


## APPENDIX E: Public Benefits Implementation Dashboard

### CAMBIE CORRIDOR PLAN (2018) – North of 57th Avenue Updated 2021 year-end

#### POPULATION GROWTH<sup>a</sup>

The Cambie Corridor has grown by approximately **4,300** people since the 2011 census. The plan projects an additional growth of approximately **35,700** people by 2041.

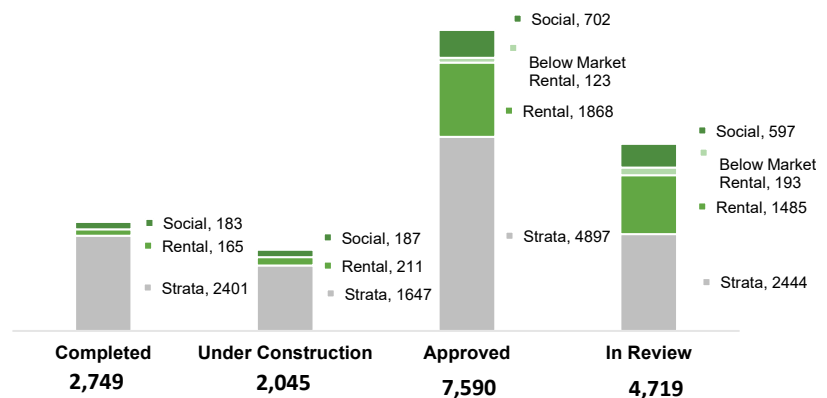


#### DEVELOPMENT ACTIVITY (UNITS)<sup>b</sup>

Recent rezoning approvals:

- [277-291 West 42nd Avenue](#)
- [7969-7989 Cambie Street](#)
- [3353 Cambie Street](#)
- [5412 Cambie Street](#)
- [485 W 28th Avenue](#)
- [325-341 West 42nd Avenue](#)

*\*This list does not include any townhouse developments under the RM-8A/AN Districts Schedule*



#### PUBLIC BENEFITS ACHIEVED AND IN PROGRESS (North of 57th Avenue)<sup>c</sup>

✓ On track to achieving targets

➔ Some progress toward targets, more work required

○ Targets require attention

TARGETS <small>See Chapter 13 of the <a href="#">Cambie Corridor Plan</a> for more details</small>	COMPLETED	UNDER CONSTRUCTION	PLANNING/ DESIGN	PROGRESS
<b>HOUSING<sup>d</sup></b> <ul style="list-style-type: none"> <li>~ 4,700 additional secured market rental units</li> <li>~ 2,250 social housing units</li> <li>~ 400 additional below-market units</li> </ul> <small>(gross numbers of units reported)</small>	<ul style="list-style-type: none"> <li>165 secured market rental units</li> <li>85 social housing units</li> <li>98 TMH<sup>e</sup></li> </ul>	<ul style="list-style-type: none"> <li>221 secured market rental units</li> <li>187 social housing units</li> </ul>		8% of secured rental target achieved 12% of social housing target achieved ○
<b>CHILDCARE</b> <ul style="list-style-type: none"> <li>~ 1,080 spaces for all age groups</li> </ul>	<ul style="list-style-type: none"> <li>Restoration of 8 Oaks Acorn childcare outdoor area</li> </ul>	<ul style="list-style-type: none"> <li>138 spaces for 0-4 yrs children (Oakridge Civic Centre, Eric Hamber Secondary School)</li> <li>60 spaces for 5-12 yrs children (Oakridge Civic Centre)</li> </ul>		18% of childcare spaces target achieved ➔
<b>TRANSPORTATION / PUBLIC REALM</b> <ul style="list-style-type: none"> <li>Upgrade/expand walking and cycling networks</li> <li>Complete Street design on Cambie St and major streets</li> <li>"Car-light" Heather St Greenway</li> </ul>	<ul style="list-style-type: none"> <li>45th Avenue Bikeway improvements</li> <li>Interim Plazas (Cambie Street and 17th Avenue, Cambie Street and 18th Avenue)</li> <li>29th Avenue and Cambie Street Plaza and Public Art</li> <li>R4 Rapid Bus on 41st Avenue</li> <li>Cambie Complete Streets (35th Avenue to McGuigan Avenue)</li> <li>Ontario and 16th curb bulge bio-retention</li> <li>Oak Street and 27th Avenue pedestrian and bike signal</li> </ul>	<ul style="list-style-type: none"> <li>King Edward Avenue Complete Street (Yukon to Columbia streets)</li> </ul>	<ul style="list-style-type: none"> <li>54th Avenue Curb Bulge bio-retention upgrade</li> <li>Cambie Street and 31st Avenue closure</li> <li>Alberta St transportation and green rainwater infrastructure upgrades</li> <li>49th Avenue transportation upgrades</li> </ul>	✓

	<ul style="list-style-type: none"> <li>Eastbound Complete Street on W King Edward (Yukon to Columbia) and improved crossing at W King Edward Avenue / Yukon Street</li> </ul>			
TARGETS <small>See Chapter 13 of the <a href="#">Cambie Corridor Plan</a> for more details</small>	COMPLETED	UNDER CONSTRUCTION	PLANNING/ DESIGN	PROGRESS
<b>CULTURE</b> <ul style="list-style-type: none"> <li>5 new artist studios</li> </ul>	<ul style="list-style-type: none"> <li>Five public art installations</li> </ul>	<ul style="list-style-type: none"> <li>Cultural space, performance theatre, outdoor performance space at Oakridge Civic Centre</li> </ul>	<ul style="list-style-type: none"> <li>12 public art installations</li> </ul>	✓
<b>CIVIC / COMMUNITY</b> <ul style="list-style-type: none"> <li>Oakridge Civic Centre</li> <li>Oakridge Library renewal and expansion</li> <li>Additional library branch</li> <li>Hillcrest Community Centre (fitness centre expansion)</li> <li>Firehall #23</li> <li>Community Policing Centre</li> </ul>		<ul style="list-style-type: none"> <li>Oakridge Civic Centre (seniors centre, youth centre, childcare, library, community centre)</li> </ul>	<ul style="list-style-type: none"> <li>VanDusen and Bloedel Strategic Plan</li> </ul>	✓
<b>HERITAGE</b> <ul style="list-style-type: none"> <li>5% allocation from cash community amenity contributions in Cambie Corridor</li> </ul>	<ul style="list-style-type: none"> <li>James Residence</li> <li>Milton Wong Residence</li> <li>5% allocation from cash community amenity contributions</li> </ul>	<ul style="list-style-type: none"> <li>Turner Dairy retention</li> </ul>		✓
<b>SOCIAL FACILITIES</b> <ul style="list-style-type: none"> <li>Renewal and expansion of Oakridge Seniors Centre</li> <li>Youth Hub</li> <li>Non-profit organization centre</li> <li>Additional Seniors' Centre</li> </ul>		<ul style="list-style-type: none"> <li>Oakridge Seniors Centre and Youth Centre</li> </ul>		✓
<b>PARKS AND OPEN SPACES</b> <ul style="list-style-type: none"> <li>New parks on large sites</li> <li>Queen Elizabeth Master Plan and Phase 1 upgrades</li> <li>6 plazas and enhanced open spaces</li> <li>Neighbourhood park improvements</li> </ul>	<ul style="list-style-type: none"> <li>Upgrades to Riley Park and Hillcrest Park</li> <li>Lillian To Park (17th Avenue and Yukon Street)</li> <li>Playground renewal at Douglas Park</li> <li>Queen Elizabeth Park tennis court resurfacing</li> </ul>	<ul style="list-style-type: none"> <li>Oakridge Centre Park</li> </ul>	<ul style="list-style-type: none"> <li>Alberta Street Blue-Green System and Columbia Park Renewal</li> <li>Queen Elizabeth Master Plan</li> <li>Heather Park off-leash dog area</li> <li>Little Mountain Plaza and Wedge Park</li> </ul>	✓

## EXPLANATORY NOTES

The Public Benefits Implementation Dashboard assists in monitoring progress toward the delivery of public benefits anticipated from the community plans. Data in this tracker reflects activity within the plan boundaries (and significant public benefits adjacent to the plan area) since Plan approval.

<sup>a</sup> **Population Growth:** Growth is calculated by taking the difference between the latest census year and the base population and adding an estimate based on floor area completed between the latest census and the present quarter.

<sup>b</sup> **Development Activity:** The Development Activity Chart includes Building Permits, Development Permits, and rezoning applications:

- Completed: Occupancy Permit issuance
- Under Construction: Building Permit issuance
- Approved: Approved Rezoning Applications and Development Permits submitted without a rezoning
- In review: In Review Rezoning Applications and Development Permits submitted without a rezoning

<sup>c</sup> **Public Benefits Achieved:** Public benefits in planning/design typically include large City- or partner-led projects or master plans that have begun a public process or have made significant progress in planning or design stages, but have not yet moved to construction. Public benefits secured through developer-initiated applications are not included in the planning/design column and not counted towards public benefits achieved prior to construction as numbers and status may change throughout the permitting process.

<sup>d</sup> **Housing - Planning/Design:** Housing units in developer-initiated applications are not included in the planning/design column and not counted towards public benefits achieved prior to construction as numbers and status may change throughout the permitting process.

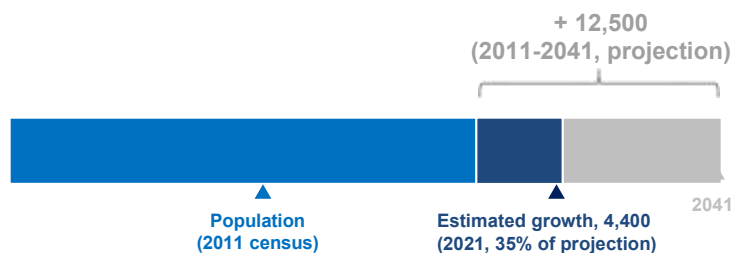
<sup>e</sup> **Temporary Modular Housing (TMH):** are modular homes that provide supportive housing services to residents with low and moderate incomes who have a need for transitional housing. See the [Housing Vancouver webpage](#) for more information. These 98 social housing units are temporary modular housing that were not anticipated in the Cambie Corridor Plan; therefore, they do not count towards the Plan's housing goal.

## MARPOLE COMMUNITY PLAN (2014)

Updated 2021 year-end

### POPULATION GROWTH<sup>a</sup>

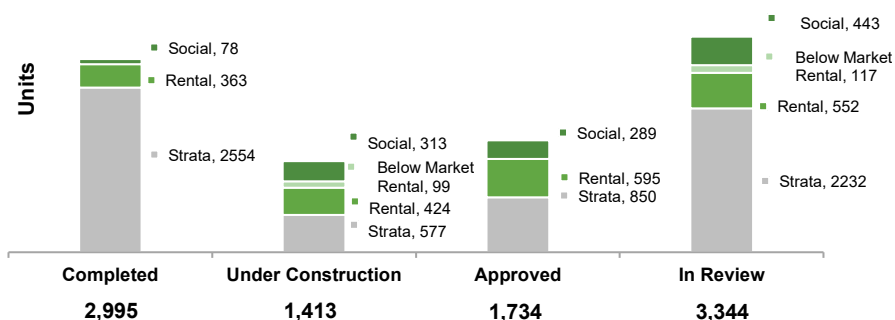
Marpole has grown by approximately **4,400** people since the 2011 census. The plan projects a total population of approximately **36,300** people by 2041.



### DEVELOPMENT ACTIVITY (UNITS)<sup>b</sup>

Recent rezoning approvals:

- [750 SW Marine Dr](#)
- [8804 Osler Street](#)
- [8460 Ash St and 8495 Cambie St \(Ashley Mar Co-op Site\)](#)
- [7730-7772 Cambie Street](#)
- [8725 French Street](#)



## PUBLIC BENEFITS ACHIEVED AND IN PROGRESS SINCE 2014<sup>c</sup>



On track to achieving targets



Some progress toward targets, more work required



Targets require attention

TARGETS See Chapter 17 of the <a href="#">Marpole Community Plan</a> for more details	COMPLETED	UNDER CONSTRUCTION	PLANNING/ DESIGN	PROGRESS
<b>HOUSING</b> <ul style="list-style-type: none"> <li>~ 1,100 units of social housing (approx. 285 units at Pearson Dogwood)</li> <li>~ 835 secured market rental units (gross numbers of units reported)</li> </ul>	<ul style="list-style-type: none"> <li>363 secured market rental units</li> <li>78 TMH social housing units<sup>d</sup></li> </ul>	<ul style="list-style-type: none"> <li>424 secured market rental units</li> <li>99 below market rental units</li> <li>313 social housing units</li> </ul>		<b>104%</b> of secured rental target achieved (with BMR) <b>28%</b> of social housing target achieved
<b>CHILDCARE</b> <ul style="list-style-type: none"> <li>~ 234 spaces for children 0-4</li> <li>~ 244 spaces for children 5-12</li> </ul>	<ul style="list-style-type: none"> <li>74 spaces for 0-4 yrs children (Marpole Family Place, Kids at Marine Drive)</li> <li>24 spaces for 5-12 yrs children (Sexsmith Elementary School)</li> </ul>	<ul style="list-style-type: none"> <li>69 spaces for 0-4 yrs children (David Lloyd George Elementary)</li> </ul>		<b>42%</b> of childcare spaces (0-4) target achieved <b>10%</b> of childcare spaces (5-12) target achieved
<b>TRANSPORTATION / PUBLIC REALM</b> <ul style="list-style-type: none"> <li>Pursue improvements to the public realm and secure walking/cycling connections through sites as development occurs</li> <li>Renew sidewalks as required and improve accessibility</li> <li>Provide more and better walking/cycling access to the Fraser River</li> <li>Work with TransLink and Coast Mountain Bus Company to maintain and enhance the existing transit network in Marpole</li> <li>Pursue the construction of a new Canada Line station at West 57th Avenue</li> </ul>	<ul style="list-style-type: none"> <li>SW Marine Drive bikeway improvements (Granville Street to Camosun Street)</li> <li>North Arm Trail/Greenway: SW Marine Drive to Vivian Street along 59th Avenue</li> <li>Arbutus Corridor temporary pathway and removable bollards</li> <li>Plaza at 67th Avenue and Yukon Street</li> </ul>		<ul style="list-style-type: none"> <li>Four bio-retention/rain gardens curb bulges (54th Avenue from Neal to Cambie streets) and bike lane improvements</li> <li>Walking and cycling infrastructure improvements (sidewalks/bike lanes/curb bulges) in Langara neighbourhood</li> </ul>	



<b>TARGETS</b> <small>See Chapter 17 of the <a href="#">Marpole Community Plan</a> for more details</small>	COMPLETED	UNDER CONSTRUCTION	PLANNING/ DESIGN	PROGRESS
<b>CULTURE</b> <ul style="list-style-type: none"> <li>• Preserve and stabilize cultural assets</li> <li>• Retain/create multi-use neighbourhood creative spaces</li> <li>• Reflect significant heritage themes (e.g. Musqueam presence) in public realm, public art and other opportunities as they arise.</li> </ul>	<ul style="list-style-type: none"> <li>• Joy Kogawa House acquired and renovated</li> <li>• Six completed artwork</li> <li>• MC2 artist studios (2 units)</li> </ul>			✓
<b>CIVIC / COMMUNITY</b> <ul style="list-style-type: none"> <li>• Renew the Marpole Library</li> <li>• Replace or renew the existing Marpole-Oakridge Community Centre</li> <li>• Work with YMCA as potential partner to deliver aquatic services.</li> </ul>	<ul style="list-style-type: none"> <li>• Land acquired for Marpole Civic Centre</li> </ul>		<ul style="list-style-type: none"> <li>• Marpole Oakridge Community Centre renewal (youth centre, seniors centre, childcare, park fieldhouse)</li> </ul>	✓
<b>HERITAGE</b> <ul style="list-style-type: none"> <li>• Explore opportunities with Musqueam and other partners for funding to recognize historical and cultural importance of the Marpole Midden and čəsnaʔəm sites</li> <li>• 5% allocation from cash community amenity contributions in Marpole</li> </ul>	<ul style="list-style-type: none"> <li>• 5% allocation from cash community amenity contributions in Marpole</li> </ul>		<ul style="list-style-type: none"> <li>• Ongoing efforts for Fraser Arms Hotel and protection of čəsnaʔəm site</li> </ul>	✓
<b>SOCIAL FACILITIES</b> <ul style="list-style-type: none"> <li>• Marpole Oakridge Family Place relocation and expansion</li> <li>• Neighbourhood House renewal and expansion</li> <li>• Explore opportunities for affordable office space for community-based non-profit organizations</li> </ul>	<ul style="list-style-type: none"> <li>• Marpole Oakridge Family Place</li> <li>• Marpole Neighbourhood House restoration</li> </ul>		<ul style="list-style-type: none"> <li>• Non-profit space at Marpole Civic Centre</li> <li>• Youth and Seniors Centre at Marpole Oakridge Community Centre</li> </ul>	✓
<b>PARKS AND OPEN SPACES</b> <ul style="list-style-type: none"> <li>• New Park Space/Access to Fraser River</li> <li>• Pearson Dogwood park</li> <li>• 1-2 plazas through redevelopment</li> <li>• Upgrade 2 parks</li> </ul>	<ul style="list-style-type: none"> <li>• 63rd Avenue and Yukon Street green rainwater infrastructure plaza</li> <li>• Ash Park Playground replacement</li> <li>• Winona Park Playground replacement</li> </ul>		<ul style="list-style-type: none"> <li>• William Mackie Park renewal</li> <li>• Oak Park playground upgrades</li> </ul>	➔

## EXPLANATORY NOTES

The Public Benefits Implementation Dashboard assists in monitoring progress toward the delivery of public benefits anticipated from the community plans. Data in this tracker reflects activity within the plan boundaries (and significant public benefits adjacent to the plan area) since Plan approval.

<sup>a</sup> **Population Growth:** Growth is calculated by taking the difference between the latest census year and the base population and adding an estimate based on floor area completed between the latest census and the end of the most recent reporting period.

<sup>b</sup> **Development Activity:** Development Activity reports on gross new units. The Development Activity Chart includes Building Permits, Development Permits, and rezoning applications:

- Completed: Occupancy Permit issuance
- Under Construction: Building Permit issuance
- Approved: Approved Rezoning Applications and Development Permits submitted without a rezoning
- In review: In Review Rezoning Applications and Development Permits submitted without a rezoning

<sup>c</sup> **Public Benefits Achieved:** Public benefits in planning/design typically include City-or partner-led projects that have begun a public process or have made significant progress in planning or design stages, but have not yet moved to construction. Housing units and public benefits secured through developer-initiated applications are not included in the planning/design column and not counted towards public benefits achieved prior to construction as numbers and status may change throughout the permitting process.

<sup>d</sup> **Temporary Modular Housing (TMH):** Modular homes that provide supportive housing services to residents with low and moderate incomes who have a need for transitional housing. See the [Housing Vancouver webpage](#) for more information. Note that TMH units do not count towards the affordable housing targets in the *Marpole Community Plan*.

## APPENDIX F: Public Benefits Strategy Infographic

### Cambie Corridor and Marpole Public Benefits Strategy

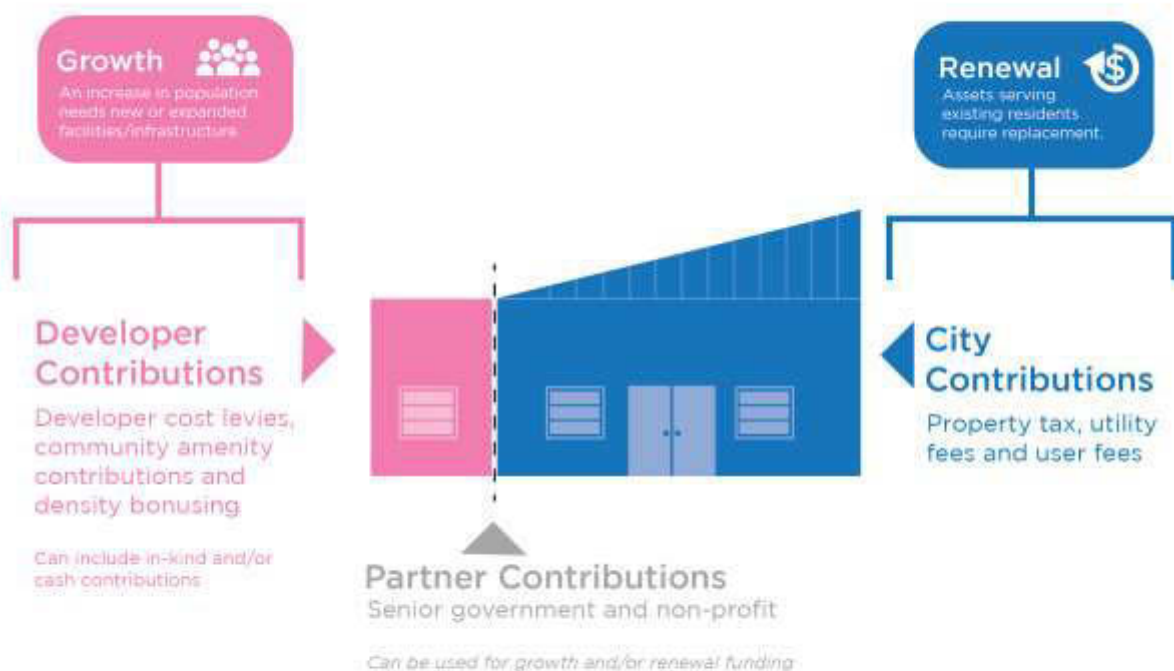


#### Progress Report: Public Benefits Completed and Under Construction

Since the adoption of the Cambie Corridor and Marpole Community Plans, both areas have seen significant progress on the delivery of a number of community amenities.

The City will continue to work closely with the community and stakeholders to deliver the plans and the Public Benefit Strategies, to foster a great community for all – to live, work, learn and play.

### How Public Benefits Get Funded



Although growth funding (CACs) may be available and can be allocated for specific projects, renewal funding may take longer to secure, as renewal projects are prioritized on a city-wide basis as part of the Capital Plan process. Given the City's aim to limit property tax increases, there is limited renewal funding available relative to the number and scale of renewal projects and programs that require funding city-wide.

# Cambie Corridor Public Benefits Strategy



## Progress Report: Public Benefits Completed and Under Construction

The Public Benefits Implementation Dashboard assists in monitoring progress toward the delivery of public benefits anticipated from the community plans. Data in this tracker reflects activity within the plan boundaries (and significant public benefits adjacent to the plan area) since plan approval.

### Cambie Corridor Population



### Improving Ways to Get Around



- 45th Avenue Bikeway improvement
- Interim Plazas (Cambie Street & 17th Avenue, Cambie Street & 18th Avenue)
- 29th Avenue and Cambie Street Plaza and Public Art
- R4 Rapid Bus on 41st Avenue
- Cambie Complete Streets (35th Avenue to McGuigan Avenue)
- Ontario Street & 16th Avenue curb bulge bio-retention
- Oak Street and 27th Avenue pedestrian and bike signal
- Eastbound Complete Street on W King Edward Avenue & improved crossing at W King Edward Avenue / Yukon Street

### Parks

- Upgrades to Riley Park and Hillcrest Park
- Lillian To Park (17th Avenue and Yukon Street)
- Playground renewal at Douglas Park
- Queen Elizabeth Park tennis court resurfacing
- Oakridge Centre Park





# Marpole Public Benefits Strategy



## Progress Report: Public Benefits Completed and Under Construction

The Public Benefits Implementation Dashboard assists in monitoring progress toward the delivery of public benefits anticipated from the community plans. Data in this tracker reflects activity within the plan boundaries, (and significant public benefits adjacent to the plan area) since plan approval.

### Marpole Population



#### Community, Social, Cultural Facilities

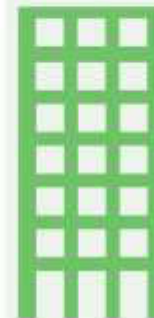


- Land acquired for Marpole Civic Centre
- Marpole Oakridge Family Place
- Marpole Neighbourhood House restoration
- Joy Kogawa House acquired and renovated
- 6 completed artworks
- MC2 artist studios (2 units)

#### Heritage Facilities

- 5% allocation from cash community amenity contributions in Marpole

#### Increasing Housing Options



- Secured Rental**  
787 units
- Below market rental**  
99 units  
(104% of target achieved)
- Social Housing**  
313 units  
(28% of target achieved)
- Temporary Modular Housing units**  
78 units

#### New Child Care Facilities



- 143 spaces for 0-4 yrs children (Marpole Family Place, Kids at Marine Drive, David Lloyd George Elementary School)
- 24 spaces for 5-12 yrs children (Sexsmith Elementary School)

#### Improving Ways to Get Around



- SW Marine Drive Bikeway improvements (Granville Street to Camosun Street)
- North Arm Trail/ Greenway: SW Marine Drive to Vivian Street along 59th Avenue
- Arbutus Corridor temporary pathway and removable bollards
- Plaza at 67th Avenue and Yukon Street

#### Parks

- 63rd Avenue and Yukon Street green rainwater infrastructure plaza
- Ash Park Playground replacement
- Winona Park Playground replacement



# What's Next?



## Ongoing and upcoming projects

There are several public benefits and master planning processes along the Cambie Corridor and in Marpole that are underway in the planning and design stages, including large and complex facilities like the Oakridge Civic Centre and Marpole Oakridge Community Centre. These projects will be delivered over multi-year planning, design, funding and development phases.

### On-going Engagement 2021-2022



#### 1. Alberta Street Blue-Green System & Columbia Park Renewal Project

The project is exploring innovative ways to make changes to Columbia Park, Alberta Street, and 43rd Avenue to address critical drainage services, park space, and transportation needs in a growing neighbourhood. The project also aims to strengthen connections between Columbia Park, Oakridge Centre, and Queen Elizabeth Park for both people and wildlife. A multi-phased engagement process is taking place throughout fall 2021 and fall 2022 to help inform final concept design and master plan. Staff are currently working on Phase 2 – Concept Options.

Webpage: [shapeyourcity.ca/alberta-columbia](https://shapeyourcity.ca/alberta-columbia)

### Engagement Launch 2022



#### 2. Marpole Oakridge Community Centre

In 2019, the Vancouver Park Board developed a schematic master plan for Oak Park with a proposed location for the new Marpole Community Centre and outdoor pool.

The Park Board, City of Vancouver and the consultant design team are now working on detailed planning and design of the community centre (including childcare, park fieldhouse and new playground in Oak Park) in collaboration with partners at the Marpole Community Centre Association.

A new spray park will be phased in with the outdoor pool in Phase 2, once additional funding is available. Further consultation related to detailed design of the facilities will be upcoming this year.

Webpage: [vancouver.ca/parks-recreation-culture/marpole-community-centre-renewal](https://vancouver.ca/parks-recreation-culture/marpole-community-centre-renewal)

### Under Construction



#### 3. Oakridge Civic Centre

In 2014, Council approved the rezoning of Oakridge Centre to transform the 28-acre mall site into an urban, mixed-use development appropriate to its location at a major rapid transit station in a regionally-designated Municipal Town Centre.

A five-storey civic centre, comprising of a recreation centre, Vancouver Public Library branch, childcare, seniors hub, performance space, artist studios and cultural space is currently under construction. The initial phase of construction also includes the first social housing tower, nine-acre park, four strata residential towers, and retail space.

Webpage: [shapeyourcity.ca/650-w-41-ave](https://shapeyourcity.ca/650-w-41-ave)

### Engagement Launch 2022



#### 4. Heather Park proposed dog off-leash area

Heather Park upgrades will increase access for off-leash dog activities in two priority neighbourhoods that are currently underserved. Heather Park is large enough that a small, fenced off-leash area could be added with minimal impact to other activity spaces in the park.

Staff are now compiling feedback from Phase 2 engagement and will be presenting the recommended concept plan to Park Board for decision in fall 2022.

Webpage: [shapeyourcity.ca/heather-park-ala](https://shapeyourcity.ca/heather-park-ala)