Cambie Corridor Plan

The Canada Line, and the land uses around it, play a pivotal role in Vancouver’s future. Already well-positioned in terms of amenities and services, the Cambie Corridor is a key component of a sustainable, livable city of neighbourhoods connected to convenient, viable transportation alternatives.

The Cambie Corridor Plan is a framework to guide change and growth over the next 30 years in a way which meets the needs of local neighbourhoods, the City of Vancouver as a whole and the region. The Plan recognizes and builds on the distinct character and context of the Corridor’s neighbourhoods to create complete communities with places for current and future residents to live, work, shop, play and feel part of a community.

The plan policies enable significant change in the Corridor over the coming decades and will, together with growth on Major Project sites, more than double the population and add over 30,000 new homes. This makes the Cambie Corridor the biggest growth area outside of Downtown.

Through open houses, coffee chats, walking tours and workshops we heard from over 7,000 people during the planning process. The feedback received was integrated into land use and other policies contained in the proposed plan.

THANK YOU to all participants who provided input helping to shape the proposed plan!

How to read the plan

The draft plan is a comprehensive document - the result of almost a decade of work with the input of thousands of community members. To help you find the information you need quickly, below is a reference guide to the full plan.

The full plan can be viewed online at: vancouver.ca/cambiecorridor

CONTENTS

1 INTRODUCTION 2
2 PLANNING PRINCIPLES 13
3 PLAN SUMMARY 24
4 NEIGHBOURHOODS 32
5 BUILT FORM GUIDELINES 120
6 UNIQUE SITES 148
7 HOUSING 176
8 TRANSPORTATION & MOBILITY 184
9 PARKS & OPEN SPACE 204
10 COMMUNITY WELL-BEING 210
11 ENERGY & CLIMATE CHANGE 218
12 UTILITIES 224
13 PUBLIC BENEFITS STRATEGY 226
14 IMPLEMENTATION 238

Overview of how the plan was created including the timeline, public consultation events and overarching principles.

Plan vision and a land use map for the entire Corridor and key policies for housing, transportation and amenities.

Specific policy for each area of change and Unique Site including:
- Land use
- Density
- Height
- Housing requirements
- Built form
- Public realm improvements

Policies and planned improvements for:
- transportation infrastructure, multi-modal priorities and parking (e.g., streets, sidewalks, bike lanes)
- parks and open spaces (e.g., plazas, playgrounds, naturalized areas)
- community amenities (e.g., recreation centres, libraries and childcare)
- energy and climate change (e.g., low and zero-emission buildings)

Direction for public amenity priorities.

Direction for different building types (e.g., residential, mixed-use commercial and high-density), includes information on:
- Lot depth
- Setbacks
- Building form
- Character

Landing Housing Vancouver
- Policies for affordable housing:
  - social, below-market rental and secured market rental housing
  - protection and tenant relocation requirements.

Utilities Servicing & Implementation
- Direction for how development will be managed and regulated, including site size and application requirements for rezonings.
- Development of a utilities servicing and financing strategy is underway to support new development in an equitable and sustainable way.
- This work will determine the timing of plan implementation and potential development phasing in the Corridor.
- Direction on development contributions.

The Community

The Cambie Corridor plan area includes five neighbourhoods: Cambie Village, Queen Elizabeth, Oakridge, Langara, Marpole.
- Age: 17% of residents are over 65 and 13% are under 15 years, higher than the city as whole (15% and 11% respectively).
- Tenure: 53% of households are owners and 47% are renters (vs. 53% renters citywide)
- The Corridor includes 17 neighbourhood scale and city serving parks and open spaces totaling 150 ha.

The Corridor today

Population: 34,800
Average household size: 2.5
% of Vancouver Land Area: 9% / 1000 hectares

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Plan overview and highlights

Transforming single-family neighbourhoods
The Plan enables new forms of housing to be introduced throughout the Corridor in close proximity to transit, amenities, jobs, space, and services. Over time, these single-family neighbourhoods will be transformed into walkable communities where more people will be able to live, work, shop, learn, and play.
- Opportunities for multi-family development on 1,700 single-family properties.
- Strategic locations for mid-rise apartments off of arterials.
- Strengthening local commercial nodes with new rental and below-market rental opportunities.

Recognizing opportunities on Unique Sites
The Plan contains detailed site-specific policy for nine Unique Sites within the Corridor. Due to their size and unique contexts these sites provide opportunity to land a variety of amenities within new complete communities. Most sites include policy for:
- Either 20% social housing housing with the remainder strata or 100% secured rental housing with 25% below market rental housing
- Local serving commercial spaces
- On-site childcare spaces

Creating a Municipal Town Centre (MTC)
The area around Cambie Street and 41st Avenue is one of 17 regionally designated Municipal Town Centres. As the geographic “centre” of the city and the Canada Line, this area will represent the greatest concentration of urban uses and density in the Corridor, and provide significant opportunities to deliver rental and social housing through a diverse range of housing forms.
- Space for 3,000+ jobs in the MTC in addition to the 3,000 jobs at Oakridge
- Social, below-market rental and secured market rental housing units
- New plazas, parks and public spaces
- New amenities (e.g. childcare, youth centre, non-profit office space)

Connecting the Corridor
The Plan identifies a number of improvements that will enhance access, safety, and support sustainable modes of travel in the Corridor. These improvements are complemented by the comprehensive Cambie Corridor Public Realm Plan, which identifies new public spaces that will take advantage of key connections and further enhance the vibrancy of the Corridor and its neighbourhoods.
- Canada Line capacity improvements.
- Complete streets designed for safe and convenient travel by all users.
- Active links and multi-modal connections.

Providing amenities & services
Policies provided in the Plan support the improvement of existing facilities, such as renewals of key parks and expansions of community facilities. The Plan also provides directions for the creation of new amenities and facilities, including new childcare, youth, and senior spaces to support the growing population.
- 20+ acres of new parks (including a new 10 acre Fraser River park)
- 1,080 new childcare spaces
- New and improved community facilities (e.g. New Oakridge Community Centre)

Providing housing diversity & affordability
The Challenge
- Vancouver’s diversity and vibrancy are at risk as housing is increasingly unaffordable for Vancouverites of all incomes.
- The City is experiencing a rental housing crisis, with a near-zero vacancy rate and rapid escalation of rents.
- Families who need more space have difficulty finding rentals with two and three bedrooms.

The Proposal: Retain existing and deliver new rental and social housing
- Bonus density for social and below market rental housing in high-density building forms.
- Bonus density for rental housing in medium-density building forms.
- Require affordable housing on Unique Sites and Major Projects
- Enable new townhouses for families with opportunities for lock-off suites.
- Protect existing rental housing covered by the Rental Housing Stock Official Development Plan.
- 2,800 social housing units and
- 3,000 secured rental units throughout the Corridor and on Major Project sites.
MARCH 2018
PROPOSED PLAN
CAMBIE CORRIDOR
PLANNING PROGRAM

buildings
- 4-Storey and 6-Storey
- Towers

4-STOREY STRATA / 6-STOREY RENTAL
- 4 Storey 2.0 FSR Strata with proposed fixed CAC target $80
- 6 Storey 2.5 FSR 100% secured rental housing (no CAC)

15-STOREY AND 18-STOREY TOWERS
- 4 storey strata with proposed fixed CAC target $80
- High-density form to encourage the delivery of affordable housing (no CAC)
- Opportunities for commercial space in strategic areas
- “Tower in open space” or “tower on podium” building types
- Amenity delivered as:
  - 100% secured rental with 20% below market rental or
  - 30% social and 70% strata

4-STOREY AND 6-STOREY BUILDINGS
- Multi-family housing with ground-oriented units at the base of buildings and opportunities for commercial space in strategic areas.
- 4 storey proposed fixed CAC target $80
- 6 storey proposed fixed CAC target $115
- 6 storey mixed-use proposed fixed CAC target $125

TOWNHOUSE
- Generally 2.5 to 3 storeys
- 1.2 FSR
- Proposed Density Bonus share or fixed CAC target $65
- 50% of floor space for units less than 1,130 sf to enhance affordability

LAND USE MAP
This map provides an overall concept for the Cambie Corridor, describing the proposed land use mix and building heights for sites in the Corridor. Refer to the Neighbourhoods Chapter of the proposed plan for more details.

REMAINING SINGLE FAMILY AREAS
- Retention of pre-1940s character homes
- Opportunities for infill development and strata title dwelling units
- Refer to citywide policy for further details

CORRIDOR HOUSING TYPES AT A GLANCE

As the Cambie Corridor grows, new public amenities and services will be needed (e.g., affordable housing, parks, childcare)

New developments will make contributions to help fund growth needs

CONTRIBUTIONS TOWARDS AMENITIES & AFFORDABLE HOUSING (CAC)

As the Cambie Corridor grows, new public amenities and services will be needed (e.g., affordable housing, parks, childcare)

New developments will make contributions to help fund growth needs
The Cambie Corridor Public Realm Plan provides direction for outdoor public spaces such as sidewalks, lanes and plazas to create a vibrant experience that fosters opportunities for connection, culture and activity.

Property owners, developers, design consultants and City staff will use this document to ensure distinct neighbourhood character is respected.

**Character Areas**
The plan recognizes distinct character areas along the Corridor, enhancing the unique feel of each area while maintaining common elements between them to knit the Corridor together.

### Frequently asked questions

**Will I have to move if my home is included in the areas of change?**
The Plan gives new development options to a land owner; however, it does not direct development to occur. The decision to sell or redevelop land remains with the land owner. If you rent your residence, then your landlord may decide to sell and redevelop, however they will be required to give you notice in accordance with the Residential Tenancy Act. You may also be eligible for additional support through the City of Vancouver Tenant Relocation and Protection Policy.

**How will new development happen in the Cambie Corridor?**
New land uses will be implemented through the use of zoning, which directs what can be built on the property. This will happen through two rezoning processes:
1. City-initiated rezonings: The City, following a change in policy for an area, will rezone areas identified for change. A land owner or developer may then submit a development application to construct a building in accordance with the bylaws and Plan.
2. Developer-initiated rezonings: Once the Plan is adopted, land owners or developers may submit applications to rezone and develop land in accordance with the Plan and citywide policy.

**How will new development contribute to needed amenities?**
New development will make contributions (either cash or in-kind) to help fund growth needs in the Corridor. The Public Benefits Strategy outlines amenity priorities such as affordable housing, parks and childcare.