Welcome

Please show us where you live and if you:

- Own
- Rent

If you live outside the Corridor place a dot here:

Step 1 Events

Spring Community Sessions
Saturday, May 23, 10 am - 2 pm
Oakridge Centre Auditorium
650 West 41st Avenue (at Cambie Street)

Thursday, May 28, 5:30 - 9:30 pm
Oakridge Centre Auditorium
650 West 41st Avenue (at Cambie Street)

Thursday, June 4, 5:30 - 9:30 pm
Chown Memorial and Chinese United Church
3519 Cambie Street (at W. 19th Avenue)

Fall Events
Please stay tuned for information on events occurring in the fall.
In 2009, Vancouver launched a three-phase planning program to guide long-term growth in the Cambie Corridor. The first two phases produced the Cambie Corridor Plan (2011), which established planning principles for the overall Corridor and direction for properties along major streets and near Canada Line Stations.

We’ve now launched Phase 3 to build on the approved Cambie Corridor Plan and look at the nearby neighbourhoods.

### What is the Cambie Corridor Plan?

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### Phase 3 Process

Over the next two years, we’ll be working with the community to prepare a Plan for Phase 3 areas.

**Today’s session provides an overview of what Phase 3 is about and the key steps moving forward.**

This fall, we will be hosting community workshops to discuss key areas of focus for Phase 3 and explore ideas for the future.

**Step 1: May/June 2015**

**Step 2: May/June 2015**

**Step 3: May/June 2015**

**Step 4: May/June 2015**

**Public Consultation Process**

**We are here**

-vancouver.ca/cambiecorridor
So what is Phase 3 about?

- More ground-oriented housing
- More housing options for families
- Transition from apartment areas
- Tying the Corridor together
- Exploring directions for unique sites
The Canada Line

The Canada Line and surrounding land uses play a vital role in Vancouver's future and in supporting growth in the distinct neighbourhoods along the Cambie Corridor.

The 19 km Canada Line links the Cambie Corridor to Richmond, YVR, existing rapid transit lines in downtown Vancouver, and other east-west transit services across the city. These connections provide a significant locational advantage to support sustainable growth.

Rapid transit is a stimulus for change in the city and region, providing meaningful transportation choice. It provides an efficient and convenient alternative to the car, connecting residents to jobs, amenities, services, and housing.

Cambie Corridor within the City: the Opportunity

- **Greenhouse gas emissions**
  - Compact housing forms near quality transit reduce need for a private car.
  - Denser housing forms offer energy gains through building construction technology, and through better use of public infrastructure in the area.

- **Family housing**
  - Escalating housing costs make it challenging for families to find affordable housing in the city, in large part due to high land costs and limited housing choice.
  - Making better use of the low density single-family land in the Corridor, by introducing more ground-oriented housing such as townhomes and rowhomes, will allow more families to stay in the city.
  - These housing types can offer a more affordable alternative to single-family homes, and offer many features that are attractive to families with children.

- **Aging population**
  - Housing needs and preferences are changing as Baby Boomers continue to age.
  - Boomers have aspirations to downsize from single-family homes with fewer “hands-on” maintenance responsibilities.
  - More compact, complete communities allow for ‘aging-in-place’, maintaining social connections, combatting social isolation.

- **Public health issues**
  - Connecting more people to sustainable transportation modes - including walking, cycling and using public transit - allows residents to build physical activities into each day.
  - These actions not only improve health by increasing activity, but also decrease air pollution that may contribute to premature deaths, heart disease and respiratory conditions.

New growth and investment in the Corridor provides an opportunity to address broader citywide challenges.

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City Policies: Highlights

City Council has approved a number of policies and initiatives that will apply to the Corridor and help shape the Plan.

Regional Policies
Metro Vancouver 2040: Shaping Our Future (2011)
The Regional Growth Strategy provides a framework for all municipalities in the Lower Mainland to accommodate projected growth – for over one million people and 600,000 new jobs – by 2040.

Citywide Policies
A Healthy City for All: Vancouver’s Healthy City Strategy (2014)
This strategy sets out a vision, principles, long-term goals, targets, and indicators in a long-term integrated plan for a healthy city for all.

Transportation 2040 Plan (2012)
Transportation 2040 is a long-term strategic vision for the city that will help guide decisions on transportation, land use, and public investments.

Greenest City 2020 Action Plan (2011)
The plan outlines actions required for Vancouver to be healthy, prosperous and resilient, with the goal of becoming the world’s greenest city by 2020.

Housing and Homelessness Strategy 2012-2021 (2011)
This strategy identifies the different kinds of housing necessary to meet the needs of all residents.

Mayor’s Taskforce on Housing Affordability (2011)
This document recommends a range of actions for the creation of affordable rental and ownership housing for households with middle and moderate incomes.

Neighbourhood Plans, Policies and Visions
Marpole Community Plan (2014)
This comprehensive Plan provides direction on land use, housing, transportation, parks and open space, local economy, arts and culture, and the environment.

Cambie Corridor Plan (2011)
The plan provides opportunities to integrate development with transit, outlining land use and design policies for key sites along major streets.

Riley Park/ South Cambie Vision (2005)
The RPSC Community Vision sets out broad direction for the future of the community.

The ARKS Community Vision sets out broad direction for the future of the community.

The OLPS describes planning principles and provides policies that guide future development and neighbourhood character in the area.

Other Relevant Policies
Heritage Action Plan (2013, with on-going implementation)
The Plan is a Council-approved set of actions to update the Heritage Conservation Program and improve the way in which we manage, protect and celebrate heritage resources.

Rezoning Policy for Sustainable Large Developments (2013)
This policy requires plans and studies to achieve a higher level of sustainability on large sites.

Neighbourhood Energy Strategy (2012)
This policy outlines a strategic approach to neighbourhood energy and recommends further work on implementation strategies.

Green Building Rezoning Policy (2010)
This policy requires all rezoning proposals to achieve a minimum rating of LEED Gold.

Rate of Change Guidelines (2007)
This policy regulates the replacement of rental housing in RM, FM and CD-1 zoning districts.
Cambie Corridor Plan Principles

Seven overarching principles were developed to guide planning in the Cambie Corridor and approved by Council in 2010.

**Principle 1:** Provide land use that optimizes the investment in transit.

**Principle 2:** Provide a complete community.

**Principle 3:** Create a walkable and cycleable Corridor of neighbourhoods seamlessly linked to public transit.

**Principle 4:** Focus intensity, mix and community activity at stations and other areas with strategic opportunities for sustainability, renewable energy and public amenity.

**Principle 5:** Provide a range of housing choices and affordability.

**Principle 6:** Balance citywide and regional goals with the existing community and its context.

**Principle 7:** Ensure job space and diversity.

Vision

The Cambie Corridor Plan will give residents a variety of opportunities to live, work, shop and learn. The plan also reflects the City’s commitment to social diversity and addresses affordable housing issues.

To accomplish these goals, the Corridor will integrate a denser mix of housing and workspace with transit and cleaner energy sources. There will be a focus on key amenities, such as shopping, local gathering places, improved parks, community facilities, and civic spaces.

Job space will be focused strategically in neighbourhood centres, existing shopping areas, and areas located close to transit stations.
The Cambie Corridor is an important area of growth over the next 30 years. Major developments and planning programs include the following:

**Corridor Context**

**Planning Highlights in the Corridor**

**The Cambie Corridor Plan**
- Phase 2 (2011)
  - The Cambie Corridor Plan provides direction for new development along Cambie and other major streets.
  - [vancouver.ca/cambiecorridor](http://vancouver.ca/cambiecorridor)

**BC Women’s and Children’s Hospital (2012)**
- The recently approved 30-year master plan provides an additional 650,000 sq ft of health care services, including an Acute Care Centre which is currently under construction.

**RCMP Fairmont Complex (anticipated)**
- A policy planning program for the RCMP site is anticipated in the near future.

**OTC Site (ongoing)**
- A policy planning program for the Oakridge Transit Centre (OTC site) started in June 2014. Open houses are planned for June 2015 to gather feedback on the draft concept and emerging policies.
  - [vancouver.ca/OTC](http://vancouver.ca/OTC)

**Pearson Dogwood (2014)**
- The Policy Statement includes approximately 3.1 million sq ft of development and public amenities. Rezoning of the site will take 1-2 years to complete once an application is received, and will include enhanced public consultation.
  - [vancouver.ca/pearson](http://vancouver.ca/pearson)

**Langara Gardens (ongoing)**
- A policy planning program for Langara Gardens was launched in April 2015. Feedback gathered from the launch events will be used to develop guiding principles and preliminary development concepts. Refer to the website for updates on future events.
  - [vancouver.ca/langaragardens](http://vancouver.ca/langaragardens)

**Little Mountain (2012)**
- The Policy Statement supports redevelopment of the site to include residential buildings up to 12 storeys with commercial and civic uses, as well as a 20% goal for social housing. Rezoning of the site will take 1-2 years to complete once an application is received, and will include enhanced public consultation.
  - [vancouver.ca/littlemountain](http://vancouver.ca/littlemountain)

**Oakridge Centre (2014)**
- Council approved expansion of Oakridge Centre to increase the amount of retail and office space, and to add 2,900 residential units (including 290 social housing units and 290 secured market rental units). Public amenities on the site will include a 3.6 hectare (9 acre) rooftop park and 70,000 sq ft civic centre with a library, community centre, 69-space childcare facility and seniors’ centre.
  - [vancouver.ca/oakridge](http://vancouver.ca/oakridge)

**Marpole Community Plan (2014)**
- The plan includes directions on land use, housing, transportation, parks, community amenities, arts and culture, and the local economy.
  - [vancouver.ca/marpole](http://vancouver.ca/marpole)
Amenities Highlights

Recent and upcoming improvements in and around Cambie Corridor:

1. New park at 17th Avenue and Yukon Street, construction to start summer 2015
2. New park at 18th and Main, completed in 2013
3. Burn Fund Centre - 8 units of transitional housing for burn victims and their families, under construction
4. Nat Bailey Stadium spectator seating upgrades, under construction
5. Hillcrest and Riley Park upgrades, starting late summer 2015
6. New social housing for seniors, opened in 2015
7. New artist studies, under construction
8. Relocation of Marpole-Oakridge Family Place and 37-space childcare facility (anticipated completion 2017-18)
9. 37-space childcare facility at Marine Gardens, rezoning application approved in February 2015
10. Acquisition of site for future affordable housing project (purchased by the City in March 2015)

Also through approved rezoning and policy work:

11. Oakridge Centre redevelopment, rezoning application approved in March 2014:
   - New civic centre, including community centre, library, seniors centre and childcare
   - Rooftop park (9 acres)
   - 290 social housing units & 290 market rental units

12. Pearson-Dogwood redevelopment, policy statement adopted in February 2015:
   - New 2.5 acre park
   - Childcare facility with 69 spaces
   - Relocation of YMCAs recreation facility

13. Little Mountain redevelopment, policy statement adopted in June 2012:
   - New Neighbourhood House
   - Childcare facility with 69 spaces
   - up to 20% social housing units

14. Waterfront park of approximately 10 acres (4 ha) at the foot of Cambie Street

Marpole-Oakridge Community Centre (MOCC) renewal

The MOCC is planned to be renewed, the future location has not yet been determined. There will be a thorough consultation process involving all key stakeholders to assess the best plan for the future. Co-location with other community services is a City-priority and there will be a full exploration of options through the consultation process, that is anticipated to start by the end of 2015.