Introduction
The approach of this Plan considers the context and character of the different neighbourhoods. Recognizing that a “one size fits all” approach is not appropriate, the Corridor has been divided into five neighbourhood areas. This Plan builds on the existing character and context in each neighbourhood, strengthening and enhancing the identities while providing a unified Corridor concept with additional housing and employment concentrations close to transit and other amenities.

How this chapter works
For each neighbourhood the following information is provided:

- A high-level description of the neighbourhood’s character, including public realm and built form elements
- Street-level illustrations of selected area(s) in the neighbourhood
- Specific heights, densities, and land uses for proposed buildings
- Affordable housing requirements
- Section drawings of selected representative areas in the neighbourhood showing the massing and height of possible new development—including the interface to adjacent properties

For additional guidance with respect to building form and public realm improvements, please see Chapter 5 (Built Form Guidelines) and the Cambie Corridor Public Realm Plan, respectively.
4.1 CAMBIE VILLAGE

Neighbourhood character

The Cambie Village will be strengthened and enhanced as a walkable, mixed-use urban village with local-serving shops and services, and a mix of housing types and tenures. The King Edward Station area and Cambie Village shopping area (between 16th and 19th Avenue) will provide active pedestrian environments that include quality public realm features like public art, benches, lighting, landscaping, public plazas, and weather protection.

New mid-rise buildings along Cambie Street will have small-scale store fronts to provide local serving retail and interesting pedestrian streetscapes. Additional residential and office space above commercial will add to the vitality of the area. Along King Edward Avenue, new low- to mid-rise residential buildings are proposed with green front yard setbacks and wide sidewalks. The existing low-rise rental buildings along Cambie Street between 19th and 24th Avenue will be retained. Townhouses will be introduced in the transition areas around King Edward Avenue and will provide additional family-oriented housing opportunities in the neighbourhood.
Artist’s illustration of what Cambie Village could look like in the future (view northwest looking towards King Edward Station and along King Edward Avenue)
### 4.1.1 Cambie Street: 16th–19th Avenue

The shopping area of Cambie Village has a strong local identity and currently serves a local shopping function—complete with a grocery store, local movie theatre, restaurants, and other services that serve the local area. The new built form should continue to build upon this identity through consideration of building materials, massing and articulation, first floor treatment, and public realm improvements that support this area.

**Uses:** Mixed-use  
**Density:** 2.5–3.0 FSR*  
**Height:** Up to 6 storeys

- Retail at grade with residential or commercial / institutional above will be allowed  
- Above 4 storeys, upper floors will be stepped back from Cambie Street  
- Buildings will activate and enhance the adjacent lane or Tupper Street by providing townhouses or active uses on the rear  
- Second floor job space is strongly encouraged where feasible  
- Flexibility in form and density will be considered for retention of the Park Theatre with existing theatre uses, located at 3404 Cambie Street. This site is listed on the Vancouver Heritage Register, and is a key community anchor contributing to the vibrancy and soul of the Cambie Village neighbourhood.  
- Development proposals will include required public realm features (i.e., street trees, landscaped setbacks, etc.) See Cambie Corridor Public Realm Plan

Refer to the Built Form Guidelines (Chapter 5) for more information.
4.1.2 Mixed-use buildings on arterials

Area A: 3208 Oak Street

Strengthen this important neighbourhood commercial node through opportunities to enhance and renew this mixed-use site.

**Uses:** Mixed-use  
**Density:** Up to 3.3 FSR*  
**Height:** Up to 6 storeys with provision of a sensitive height transition to adjacent residential uses

- A mix of commercial uses, which may include retail, service, or community-serving uses, is required at grade
- 100% rental residential required above grade (unless office uses are above grade)
- Office uses are supported above the ground floor and an increase in density if a minimum of 0.5 FSR of commercial floor area is included above the first floor will be considered
- C-2 zoning and guideline provisions will generally guide the form of development for this site, but also acknowledge the surrounding multi-family residential context when evaluating neighbourhood fit responses
- Development proposals will include required public realm features (i.e., street trees, landscaped setbacks, etc.) See Cambie Corridor Public Realm Plan

Refer to the Built Form Guidelines (Chapter 5) for more information.

*The suggested FSR range is an estimate based on intended urban design performance. The development potential for each site may fall within, below, or above the FSR range. More information is provided in Chapter 5.*
Area B: Oak Street, 21st-24th Avenue

Strengthen this important neighbourhood commercial node through opportunities to enhance and renew existing mixed-use sites.

**Uses:** Mixed-use

**Density:** Up to 3.0 or 3.3 FSR (dependent on site per below)*

**Height:** 5–6 storeys with provision of a sensitive transition to adjacent residential uses

- Up to 3.0 FSR for sites with a width greater than 36.6 m (120 ft) and sites without a residential lane
- Up to 3.3 FSR for sites with a depth less than or equal to 36.6 m (120 ft) with a north-south residential lane
- Sites must be fronting on or flanking Oak Street and have lane access
- A mix of commercial uses, which may include retail, service, or community-serving uses, is required at grade
- 100% rental residential required above grade (unless office uses above grade)
- Office uses are supported above the ground floor and an increase in density if a minimum of 0.5 FSR of commercial floor area is included above the first floor will be considered
- C-2 zoning and guideline provisions will generally guide the form of development for this site
- Development proposals will include required public realm features (i.e., street trees, landscaped setbacks, etc.) See Cambie Corridor Public Realm Plan

Refer to the Built Form Guidelines (Chapter 5) for more information.

*The suggested FSR is an estimate based on intended urban design performance. The development potential for each site may fall at or below the FSR. Sites delivering social or below-market rental housing may fall above the given FSR.
Area C: Heather Street at 16th Avenue

Strengthen this important neighbourhood commercial node through opportunities to enhance and renew these mixed-use sites.

**Uses:** Mixed-use  
**Density:** Up to 2.5 FSR*  
**Height:** 4 storeys or 5 storeys with provision of a sensitive transition to adjacent residential uses

- Existing site conditions (e.g., narrow local streets) and local surrounding context limit development potential beyond existing C-2 zoning. However, applications for 100% secured rental housing will be considered with provision of a contextual height and sensitive height transition to adjacent residential uses.
- A mix of commercial uses, which may include retail, service, or community-serving uses, is required at grade.
- On existing purpose-built rental housing sites (750 16th Avenue, 711 17th Avenue, 3217 and 3255 Heather Street), existing tenants will be entitled to compensation and assistance in accordance with the City’s *Tenant Relocation and Protection Policy* and its guidelines.
- Any existing childcare will be retained or replaced to meet community and city-wide need, should a site currently accommodating a childcare centre be redeveloped. When considering replacement, proposals that meet community needs for full-time licensed group care and school age care will be prioritized.
- Development proposals will include required public realm features (i.e., street trees, landscaped setbacks, etc.) See *Cambie Corridor Public Realm Plan*

Refer to the Built Form Guidelines (Chapter 5) for more information.

*The suggested FSR is an estimate based on intended urban design performance. The development potential for each site may fall at or below the FSR. Sites delivering social or below-market rental housing may fall above the given FSR.*
4.1.3 Cambie Street: 19th–24th Avenue

The existing RM-3A zoning will be retained to preserve this stable rental housing.
4.1.4 Cambie Street: 24th–25th Avenue

**Uses:** Mixed-use  
**Density:** 2.5–3.0 FSR*  
**Height:** Up to 6 or 8 storeys

- Retail at grade with residential or commercial/institutional above will be allowed up to 6 storeys, with consideration for up to 8 storeys in close proximity to King Edward Avenue
- Above 4 storeys, upper floors will be stepped back from Cambie Street
- Buildings will activate and enhance the adjacent lane by providing active uses on the rear
- Second-floor job space is strongly encouraged where feasible
- Development proposals will include required public realm features (i.e., street trees, landscaped setbacks, etc.) See Cambie Corridor Public Realm Plan

Refer to the Built Form Guidelines (Chapter 5) for more information.

*The suggested FSR range is an estimate based on intended urban design performance. The development potential for each site may fall within, below, or above the FSR range. More information is provided in Chapter 5.*
### 4.1.5 King Edward Avenue: Heather–Columbia Street

**Uses:** Residential  
**Density:** 1.25–1.75 FSR*  
**Height:** Up to 4 or 6 storeys

- Residential buildings will be allowed up to 4 storeys, with consideration for up to 6 storeys in close proximity to Cambie Street (i.e., within 2 lots).
- Above 3 storeys, the upper floor(s) will be stepped back from King Edward Avenue.
- Buildings will include front doors onto the street and will seek to activate and enhance the adjacent lane by providing townhouses or active uses on the rear.
- An approximate 0.75 m (2.5 ft) dedication along King Edward Avenue from the property line will be required to accommodate Complete Street improvements.
- Development proposals will include required public realm features (i.e., street trees, landscaped setbacks, etc.) See Cambie Corridor Public Realm Plan

Refer to the Built Form Guidelines (Chapter 5) for more information.

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*The suggested FSR range is an estimate based on intended urban design performance. The development potential for each site may fall within, below, or above the FSR range. More information is provided in Chapter 5*
4.1.6 Townhouses

**Uses:** Residential  
**Density:** Up to 1.20 FSR  
**Height:** Up to 3 storeys*

- Townhouses can be stacked, back-to-back, or side-by-side. Units will generally be arranged along the street and the lane around a courtyard.
- A portion of smaller townhouse units will be required.
- Lock-off units, which may be rented, are permitted and encouraged.
- Smaller ground-oriented housing types, such as triplexes and duplexes, are allowed on individual sites.
- Properties fronting King Edward Avenue will require an approximate 3.3 m (10.8 ft) dedication from property line to accommodate Complete Street improvements.

- Development proposals will include required public realm features including increased sidewalk widths on arterials (i.e., landscaped setbacks, wide sidewalks, etc.). Refer to *Cambie Corridor Public Realm Plan.*
- For built form guidelines refer to townhouse zone and associated design guidelines at the time of implementation

*On sites of sufficient size, townhouses will be allowed up to 3 storeys at the street and up to 2 and a partial third storey at the lane.*
4.2 QUEEN ELIZABETH

Neighbourhood Character

The Queen Elizabeth area’s existing residential character, with its green park-like setting, will be strengthened and enhanced. The area is also characterized by its proximity to several large institutional sites including B.C. Women’s and Children’s Hospitals, St. Vincent’s Campus of Care site, the Heather Lands (former RCMP Barracks), and Eric Hamber Secondary School. Most of these institutional sites will stay and serve existing and future populations while the Heather Lands will redevelop with new uses and buildings.

New mid-rise residential buildings will be introduced along Cambie Street with special design consideration for buildings directly across from Queen Elizabeth Park (north of 33rd Avenue) to reflect the unique siting conditions and public view opportunities. Sidewalks and setbacks will respond to the park edge, and include green buffers and edges that contribute to this unique area of the community and city. New family-oriented housing opportunities, in the form of townhouses, will be introduced in transition areas surrounding Cambie Street and other large sites and will complement the existing residential character of the neighbourhood.

New development along Oak street will provide a continuous urban interface and improved public realm. A strengthened local shopping area at Oak Street and King Edward Avenue will provide more housing, shops and services within walking distance to nearby residents.
Artist’s illustration of what the Queen Elizabeth neighbourhood could look like in the future (looking north on Cambie Street at 31st Avenue). This image shows the closure of 31st Avenue with new public open space.
4.2.1 Mixed-use buildings on arterials

1010 King Edward Avenue, 4141, 4157, 4175
Oak Street & 1007 26th Avenue

Strengthen this important neighbourhood commercial node through opportunities to enhance and renew existing mixed-use sites and neighbouring sites within the same block.

**Uses:** Mixed-use  
**Density:** Up to 3.0 FSR*  
**Height:** Up to 6 storeys with provision of a sensitive height transition to adjacent residential uses

- A mix of commercial uses, which may include retail, service, or community-serving uses, is required at grade
- 100% rental residential required above grade (unless office uses above grade)
- Office uses are supported above the ground floor and an increase in density if a minimum of 0.5 FSR of commercial floor area is included above the first floor will be considered
- On the existing purpose-built rental housing site (4141 Oak Street), existing tenants will be entitled to compensation and assistance in accordance with the City’s Tenant Relocation and Protection Policy and its guidelines
- C-2 zoning and guideline provisions will generally guide the form of development for this site and should provide stepping of upper storeys to reduce massing to adjacent residential
- Proposals are encouraged to involve all parcels on the block to ensure a cohesive and contiguous development response. Projects involving only a portion of the block will be required to demonstrate that the remaining portion can reasonably be developed to meet the intent of the Plan and may not be able to achieve maximum allowable density
- Increase in density to 3.3 FSR may be considered for the replacement of childcare, provided the childcare is a public benefit and owned by or leased long-term to the City of Vancouver
- Integrate a small plaza of approximately 75 sq. m on southeast corner. See minor plazas in the Cambie Corridor Public Realm Plan for design guidance

Development proposals will include required public realm features (i.e., street trees, landscaped setbacks, etc.) See Cambie Corridor Public Realm Plan

Refer to the Built Form Guidelines (Chapter 5) for more information.

*The suggested FSR range is an estimate based on intended urban design performance. The development potential for each site may fall within, below, or above the FSR range. More information is provided in Chapter 5*
4.2.2 Cambie Street: King Edward–29th Avenue

**Uses:** Residential  
**Density:** 2.0–2.5 FSR*  
**Height:** Up to 6 storeys

- Above 4 storeys, upper floors will be stepped back from Cambie Street.
- Buildings will provide front doors onto the street and will seek to activate and enhance the adjacent lane by providing townhouses at the rear.
- Development proposals will include required public realm features (i.e., street trees, landscaped setbacks, etc.) See **Cambie Corridor Public Realm Plan**

Refer to the Built Form Guidelines (Chapter 5) for more information.

*The suggested FSR range is an estimate based on intended urban design performance. The development potential for each site may fall within, below, or above the FSR range. More information is provided in Chapter 5
4.2.3 King Edward Avenue: Heather–Columbia Street

**Uses:** Residential  
**Density:** 1.25–1.75 FSR*  
**Height:** Up to 4 or 6 storeys

- Residential buildings will be allowed up to 4 storeys, with consideration for up to 6 storeys in close proximity to Cambie Street (i.e., within 2 lots)
- Above 3 storeys, the upper floor will be stepped back from King Edward Avenue
- Buildings will include front doors onto the street and will seek to activate and enhance the adjacent lane by providing townhouses or active uses on the rear
- An approximate 0.75 m (2.5 ft) dedication along King Edward Avenue from the property line will be required to accommodate Complete Street improvements
- Development proposals will include required public realm features (i.e., street trees, landscaped setbacks, etc.) See Cambie Corridor Public Realm Plan

Refer to the Built Form Guidelines (Chapter 5) for more information.

*The suggested FSR range is an estimate based on intended urban design performance. The development potential for each site may fall within, below, or above the FSR range. More information is provided in Chapter 5.
4.2.4 Cambie Street: 29th-33rd Avenue

This portion of the Corridor sweeps around Queen Elizabeth Park, with buildings on the west side creating an edge boundary against the park lands to the east. The built form response to this unique location should acknowledge the “openness” that results from the current rhythm of existing houses. Larger openings between new buildings, for example, and shorter building frontages will help to highlight the special features of this area.

**Uses:** Varies  
**Density:** 1.75-2.25 FSR*  
**Height:** Up to 6 storeys

- Residential buildings up to 6 storeys with choice of use at-grade  
- Above 4 storeys, upper floors will be stepped back from Cambie Street  
- Consider opportunities to integrate small-scale locally serving commercial space focused around a future potential station at 33rd Avenue, considering the relationship to the park and surrounding neighbourhood  
- Buildings will provide front doors onto the street and will seek to activate and enhance the adjacent lane by providing active uses on the rear  
- Development proposals will include required public realm features (i.e., street trees, landscaped setbacks, etc.) See Cambie Corridor Public Realm Plan

Refer to the Built Form Guidelines (Chapter 5) for more information.

*The suggested FSR range is an estimate based on intended urban design performance. The development potential for each site may fall within, below, or above the FSR range. More information is provided in Chapter 5.
4.2.5 Mixed-use (4 storeys)

**Uses:** Mixed-use  
**Density:** Up to 2.0 FSR  
**Height:** Up to 4 storeys

- A mix of commercial uses, which may include retail, service, or community-serving uses, is required at grade
- C-2 zoning and guideline provisions will generally guide the form of development for this site
- Full block assembly is encouraged
- Smaller assemblies will be considered with the provision of:
  - shared parking access for future developments
  - zero-lot line adjacent to future development
- Careful consideration should be given to the eastern lane to create a positive interface with adjacent residential area
- Grade changes should be carefully considered for loading purposes
- Development proposals will include required public realm features (i.e., street trees, wide setbacks and flexible space in front of retail). See Cambie Corridor Public Realm Plan.

Refer to the Built Form Guidelines (Chapter 5) for more information.

*The suggested FSR range is an estimate based on intended urban design performance. The development potential for each site may fall within, below, or above the FSR range. More information is provided in Chapter 5.*
4.2.6 Cambie Street: 33rd–37th Avenue

**Uses:** Residential  
**Density:** 1.75–2.25 FSR*  
**Height:** Up to 6 storeys

- Above 4 storeys, upper floors will be stepped back from Cambie Street
- Consider opportunities to integrate small-scale locally serving commercial space focused around a future potential station at 33rd Avenue, considering the relationship to the park and surrounding neighbourhood
- Buildings will provide front doors onto the street and will seek to activate and enhance the adjacent lane by providing townhouses or active uses on the rear
- Opportunities will be explored to develop unique and notable buildings that respond to and reinforce viewlines and perspectives created by the unique alignment of Cambie Street
- Development proposals will include required public realm features (i.e., street trees, landscaped setbacks, etc.) See Cambie Corridor Public Realm Plan

Refer to the Built Form Guidelines (Chapter 5) for more information.

*The suggested FSR range is an estimate based on intended urban design performance. The development potential for each site may fall within, below, or above the FSR range. More information is provided in Chapter 5*
4.2.7 35th Avenue connection

A new 35th Avenue extension will connect from Queen Elizabeth Park to the future development on the Heather Lands. This connection will serve local area traffic and be a key pedestrian connection through the neighbourhood.

**Uses:** Residential
**Density:** Up to 2.0 or 2.5 FSR*
**Height:** Up to 4/6 or 6/8 storeys

Residential buildings will be allowed up to 4 storeys for strata and up to 6 storeys for 100% secured rental, consistent with adjacent building forms. However, for sites adjacent to the future 35th Avenue, increased height up to 6 storeys for strata and up to 8 storeys for rental will be considered to facilitate road dedication.

**Required Consolidations**

Minimum consolidations will be required to achieve the road connection. 5138, 5162, and 5161 Ash Street will be required to consolidate with adjacent assemblies and those assemblies will dedicate land to achieve a 15.2 m (50 ft) right-of-way for the 35th Avenue connection. Assemblies will retain the proposed density of up to 2.0 FSR for strata or up to 2.5 FSR for rental.

The following Ash Street properties are required for individual consolidations:

- Consolidation A: 5070, 5090, 5120, 5138
- Consolidation B: 5162, 5188, 5210
- Consolidation C: 5079, 5111, 5137, 5161*
- Consolidation E: 5161* 5187, 5229, 5249

* Property D - 5161 Ash Street must be part of the first application for either consolidation C or E in order for a rezoning to be considered

*The suggested FSR is an estimate based on intended urban design performance. The development potential for each site may fall at or below the FSR. Sites delivering social or below-market rental housing may exceed the given FSR.
Height and Density

Additional height of up to 6 storeys for strata, and up to 8 storeys for rental will be considered adjacent to the future 35th Avenue connection:

- Height above 6 storeys should be limited in width, acting as a minor component and not as a continuous podium element
- Buildings proposing additional height should be massed to reinforce unique viewlines or perspectives and highlight the key connection to Queen Elizabeth Park

Built Form

Building forms should be generally consistent with adjacent developments:

- Above 4 storeys, upper floors will be stepped back from Ash Street and 35th Avenue
- Alphabet forms are acceptable and may further provide architectural variety
- Building widths beyond 45.7 m (150 ft) will be considered in these locations, but should provide recessed areas so they do not appear as one long streetwall
- Special attention should be paid to the bend of Ash Street and opportunities to frame the corner

Some flexibility should be exercised in applying Chapter 5 Built Form Guidelines to ensure building massing that compliments the adjacent development and provides a sensitive placement of additional height.

Dedication

- A 15.2 m (50 ft) dedicated right-of-way will be required to accommodate the 35th Avenue connection
- Dedications will be established in alignment with the existing 35th Avenue right-of-way on the west side of Cambie Street
- No curve or bend in 35th Avenue will be accepted within the subject consolidations
- Typical front yard setbacks will be required beyond the 15.2 m (50 ft) right-of-way
- Development proposals will include required public realm features (i.e., street trees, landscaped setbacks, etc.) See Cambie Corridor Public Realm Plan

Refer to housing policy (Chapter 7) for further details on 100% rental bonus.
4.2.8 4-storey strata apartments or 6-storey rental

**Uses:** Residential  
**Density:** Up to 2.0 or 2.5 FSR*  
**Height:** Up to 4 or 6 storeys

- Residential buildings will be allowed up to 4 storeys for strata and up to 6 storeys for 100% secured rental. Refer to Housing Policy (Chapter 7) for further details on 100% rental bonus.
- 4- and 6-storey residential buildings will create built form diversity and support a variety of housing tenures.
- Incremental and smaller lot development is supported; excessive building widths are strongly discouraged.
- Alphabet forms (characterized by an articulated frontage often featuring two wings connected by a central core) are encouraged to provide architectural variety, diversity of street frontages, and units with more than one exterior wall.
- Development proposals will include required public realm features (i.e., street trees, landscaped setbacks, etc.) See Cambie Corridor Public Realm Plan.

Refer to the Built Form Guidelines (Chapter 5) for more information.

*The suggested FSR is an estimate based on intended urban design performance. The development potential for each site may fall at or below the FSR. Sites delivering social or below-market rental housing may exceed the given FSR.
### 4.2.9 Townhouses

**Uses:** Residential  
**Density:** Up to 1.20 FSR  
**Height:** Up to 3 storeys*

- Townhouses can be stacked, back-to-back, or side-by-side. Units will generally be arranged along the street and the lane around a courtyard.
- A portion of smaller townhouse units will be required.
- Lock-off units, which may be rented, are permitted and encouraged.
- Smaller ground-oriented housing types, such as triplexes and duplexes, are allowed on individual sites.
- Properties fronting King Edward Avenue will require an approximate 2.7 m (8.9 ft) dedication from property line to accommodate Complete Street improvements.
- Development proposals will include required public realm features, including increased sidewalk width on arterials. Refer to *Cambie Corridor Public Realm Plan* for further details.
- For built form guidelines refer to townhouse zone and associated design guidelines at the time of implementation.

*On sites of sufficient size, townhouses will be allowed up to 3 storeys at the street and up to 2 and a partial third storey at the lane.*

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Representative Section: 29th Avenue between Heather Street and Ash Street
4.3 OAKRIDGE MUNICIPAL TOWN CENTRE

Neighbourhood Character

The area around 41st Avenue and Cambie Street is one of 17 designated Municipal Town Centres (MTCs) and a Frequent Transit Development Area in the Metro Vancouver Regional Growth Strategy.

MTCs are regionally-significant urban centres that serve as activity hubs for municipal populations—accommodating a range of job, retail, cultural, and public spaces, and a variety of housing options. The Oakridge MTC is also part of a Frequent Transit Development Area (FTDA), which makes it a priority location for more concentrated growth in higher-density forms.

The Oakridge MTC is rich in amenities and services to support existing and future residents. More amenities will be delivered as large sites undergo redevelopment (e.g., Oakridge Centre, Oakridge Transit Centre). The area is serviced by the Canada Line and major bus routes including future B-line slated for 41st Avenue, and provides convenient access to several parks, schools, childcare facilities, and other amenities within walking distance.

The area will be strengthened and enhanced as a walkable mixed-use urban centre with a diverse mix of job space, housing types and tenures. As the geographic “centre” of the city and Canada Line, this area, along with Marine Landing and the emerging dense, mixed-use node at 57th Avenue, represents the most significant concentration of urban uses and density in the Corridor.

Along Cambie Street from 39th to 48th Avenue, mid-rise and tower buildings will be introduced with retail uses at street level. Wide sidewalks with streetscape elements—like benches, bollards and a continuous weather protected edge—will create a walkable and attractive urban environment. Cambie Street will have new public plazas, gathering spaces, and restaurant seating. Along 41st Avenue, new residential and mixed-use buildings will offer opportunities for enhancing the public realm with wide green setbacks and additional landscaping.

In the surrounding areas off the arterials, a variety of new affordable housing types and tenures will allow more people to live in this vibrant urban area. Retail space along Heather Street and 43rd Avenue will enable new shops and services to be integrated into the neighbourhood. These are ideal locations for cafés with outdoor seating where neighbours can meet and socialize.
Vision for the area

The Oakridge MTC will be a vibrant hub in the Corridor that meets community, city-wide and regional needs and will provide a significant increase in affordable housing opportunities. The Oakridge MTC will:

• Enable more diverse housing types to meet the housing and affordability needs of Vancouver’s diverse population
• Provide job space allowing people the opportunity to live and work within their neighbourhood and access daily services and needs
• Provide a built form that reflects the regional importance of this location and takes advantage of proximity to other amenities and services

To address the housing needs within the Corridor and for residents city-wide, a variety of forms are proposed to achieve these objectives. The Oakridge MTC is an exceptional opportunity to deliver housing and jobs in a transit-oriented hub, while continuing to expand amenities and services to create a complete community.

Key policies and big moves

• Increased height and density for sites off the arterials when:
  • 100% of the residential floor area is secured rental housing with a minimum of 20% provided as below-market rental, or
  • A minimum of 30% of the residential floor area is provided as social housing
• Increased height and density for commercial space along arterial sites and for delivering childcare or other identified community amenities
Oakridge MTC Principles

The following principles provide structure and guidance to the new Municipal Town Centre vision.

Great streets
*Cambie Street and 41st Avenue:* Building design and massing will signal a strong commercial presence on Cambie Street as the main MTC “High Street” with enhanced public realm to support an animated and enjoyable shopping, dining, entertainment experience. 41st Avenue will play a connecting role to a secondary energy node at Oak Street.

A centre for business
Integrate and incentivize commercial development along the arterials (Cambie Street and 41st Avenue) to support more jobs, services, and contribute to overall vibrancy and vitality in the town centre core.

Family housing off the arterials
Allow more people to enjoy living in the quiet character of the MTC neighbourhoods through densifying local streets.

Sensitive and respectful transitions
Newer developments in higher density areas will provide transitions in scale to adjacent lower density neighbourhoods.

Local-serving shops
Provide active commercial uses at the ground level (e.g., retail, restaurants, personal services), wrapping (with patios) onto local streets, and integrate new small-scale commercial spaces into “neighbourhood” developments. These are perfect spots for off-arterial local-serving coffee shops, bistros, bakeries, etc., and add to the vibrancy of the neighbourhood.

Green connections
The MTC is surrounded by a ring of park spaces, which will be connected through enhanced walking routes that are pleasant, comfortable, and safe for all. “Priority routes” will be defined through supportive built form and an active street edge. New urban plazas and key community facilities will become the life and soul of the MTC. They will become places to gather, socialize, eat, play, and meet.

Maximized sunlight
Heights and densities are distributed to strategically maximize sunlight and minimize impacts of new development on public spaces (e.g., plazas, parks, schools, etc.). Towers are located to limit shadows on parks including Queen Elizabeth and Columbia Park.

Varied built form
A variety of forms and heights are enabled to contribute to a varied and “organic” evolution of built form (this could be on and off the arterial).
Creating a place for people

The Oakridge MTC focuses density around this key transit hub within the City. This density enables new housing options including the delivery of affordable housing. However, key to the success of this node is the structure and urban form that will support residents and create a sense of place.

Height will be located along the arterials, in close proximity to the station, and along key connections to parks and open space to the east and the future development of the Heather Lands to the north. Although Cambie Street will form the spine of the commercial core, 43rd Avenue and Heather Street will provide opportunities for local-serving retail along these pedestrian-oriented key connections.

Park Connector streets with planted boulevards, corner bulges, and integrated rainwater management will connect Columbia and Queen Elizabeth Parks, while improved cycling facilities will be integrated east-west along W 39th and W 42nd Avenues.

A new car-light design of Heather Street will prioritize pedestrian movement and connect the Heather Lands into the surrounding MTC neighbourhood—knitting these two areas together.

Active links supporting pedestrian movement will break up long north-south blocks, while new plazas and public spaces will provide space for gathering and enjoyment.

This hierarchy of streets and spaces will provide vibrant and enjoyable connections that enable people to walk to and from destinations, socialise, and feel part of a new urban Town Centre.
Artist’s illustration showing the future of the Oakridge MTC (looking northeast toward the Cambie Street and 41st Avenue intersection)

Illustrative section of Cambie Street (East side)
4.3.1 Cambie Street: 39th-45th Avenue

Cambie Street between 39th and 45th Avenue represents a unique, highly urban place within the Corridor, with a mix of uses, vibrant street life, and a dynamic public realm. The area provides ample opportunities for the creation of high-quality, engaging architectural forms signifying this “High Street” commercial core with accompanying public plazas, active streets, and at-grade shops and services.

To enhance the sense of arrival at the “heart” of this key node, towers will be stepped back from the Cambie and 41st intersection allowing wider views from the transit plaza and a sense of openness at this key juncture.

A major tower per block of varying heights will provide diversity in form and a sense of sequence along Cambie Street. These towers signify the importance of this connection between Cambie Street and Columbia Park, and mark the entry to his local, off-arterial shopping street. The highest tower is equal in height with the second highest tower on the Oakridge Centre site.

**Uses:** Mixed-use
**Density:** Site-specific and varies with building performance
**Height:** Site-specific and varies with building performance

<table>
<thead>
<tr>
<th>Area</th>
<th>Height (ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area A</td>
<td>305</td>
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<tr>
<td>Area B</td>
<td>178</td>
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<tr>
<td>Area C</td>
<td>160</td>
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<td>Area D</td>
<td>260</td>
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<td>Area E</td>
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<td>Area F</td>
<td>330</td>
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<tr>
<td>Area G</td>
<td>278</td>
</tr>
<tr>
<td>Area H</td>
<td>210</td>
</tr>
</tbody>
</table>

Height and density will be considered for the delivery of increased commercial space, rental housing, and the delivery of on-site community amenities. This height and density will be performance based.

Consistent guidance for all areas includes:

- Required at-grade active commercial
- A commercial podium no less than 15.2 m (50 ft) and no more than 18.3 m (60 ft) in height
- Tower elements above 18.3 m (60 ft) must have a minimum 18.3 m (60 ft) separation, with 80 ft separation between residential towers
- Minor tower elements up to 120 ft. for 100% secured rental or 100% commercial on identified sites. Increased height up to 150 ft. may be considered where all applicable stepbacks are achieved
- Podium-level residential outdoor space is required

Refer to the Built Form Guidelines (Chapter 5) for more information.
Artist’s illustration showing the future of the Oakridge Municipal Town Centre (looking south along Cambie Street from the 39th Avenue intersection)
4.3.1.1 On-site community amenities

Sites on Cambie Street between 39th and 45th Avenue, in Areas A through H, will be expected to deliver on-site amenities to service growth in the MTC area. Amenities will be negotiated as part of the rezoning process. Amenities to be delivered include:

- A minimum of 2787.1 sq. m (30,000 sq. ft) of non-profit organization space, which includes affordable office and related programming space, delivered to the City, to be located within the podium floors, above the retail space at grade and with some street-level presence.
- A minimum 511 sq. m (5,500 sq. ft) turnkey space for a dedicated youth centre delivered to the City to be located at grade with clear visual presence on Cambie Street.
- 69-space turnkey childcare facilities delivered to the City located on the podium level with associated outdoor space* (Area A is especially well-suited for this with its large podium level to accommodate outdoor space)
- 37-space turnkey childcare facilities delivered to the City to be located on the podium level with associated outdoor space*
- A minimum of 5 turnkey artist studios equivalent to 101.3 sq. m (1,090 sq. ft) each, granted to the City, located within the residential or commercial floor space of the consolidation.

*Note: At a minimum, it is anticipated that most developments will be expected to deliver childcare depending on need determined by the City at the time of rezoning. This may be in addition to any of the other priority amenities outlined above.

Alternatively, sites may be required to contribute to other services and amenities identified in the Public Benefits Strategy (Chapter 13) that support the overall success of the Oakridge Municipal Town Centre.
Area A: Mid-block-41st Avenue (west)
- Active commercial at grade
- Maximum 18.3 m (60 ft) commercial podium; minimum 15.2 m (50 ft)
- Major tower element up to 93.0 m (305 ft)—approximately 31 storeys total—to be located towards the northern edge of Area B (residential or commercial)
- A 7.0 m (23.0 ft) setback will be required from the southern property line, to accommodate pedestrian space associated with B-line bus platforms and other future street requirements
- Space will be required on the ground floor and below-grade levels for the provision of a future Canada Line access. This space will be in conjunction with the adjacent lane and accommodate circulation needs and access to below-grade level

Area B: 39th Avenue-mid-block (west)
- Active commercial at grade
- Maximum 18.3 m (60 ft) commercial podium; minimum 15.2 m (50 ft)
- Major tower element up to 54.2 m (178 ft)—approximately 15 storeys total—to be located towards the south end of Area A (residential)
- Minor building element up to 36.6 m (120 ft) or 45.7 m (150 ft) to be located towards the north end of Area A (commercial or 100% secured rental)
- Major tower should be offset across Cambie Street from existing or identified locations of major tower element in Area C
- A 15.0 m (49.2 ft) setback from the southern property line will be required, equivalent to a minimum 600.0 sq. m (6,458 sq. ft) public space to accommodate an active link through the block and a public plaza
Area C: 39th to 40th Avenue (east)
- Active commercial at grade
- Maximum 18.3 m (60 ft) commercial podium; minimum 15.2 m (50 ft)
- Major tower element up to 48.8 m (160 ft)—approximately 15 storeys total—fronting 40th Avenue (residential)
- Minor building element up to 36.6 m (120 ft) or 45.7 m (150 ft) adjacent to 39th Avenue (commercial or 100% secured rental)

Area D: 40th to 41st Avenue (east)
- Active commercial at grade
- Maximum 18.3 m (60 ft) commercial podium; minimum 15.2 m (50 ft)
- Major tower element up to 79.2 m (260 ft)—approximately 26 storeys total—fronting 40th Avenue (residential)
- Minor building element up to 36.6 m (120 ft) or 45.7 m (150 ft) adjacent to 41st Avenue (commercial or 100% secured rental)
- A 7.0 m (23.0 ft) setback will be required from the southern property line to accommodate significant pedestrian space and other future street requirements
Area E: 41st to 42nd Avenue (east)

- Active commercial at grade
- Maximum 18.3 m (60 ft) commercial podium; minimum 15.2 m (50 ft)
- Major tower element up to 84.7 m (278 ft)—approximately 28 storeys total—adjacent 42nd Avenue (residential)
- Minor element up to 36.6 m (120 ft) or 45.7 m (150 ft) adjacent to 41st Avenue (commercial or 100% secured rental)
- A 7.0 m (23.0 ft) setback will be required from the northern property line to accommodate significant pedestrian space and other future street requirements
- Explore direct access to Canada Line station

Area F: 42nd to 43rd Avenue (east)

- Active commercial at grade
- Maximum 18.3 m (60 ft) commercial podium; minimum 15.2 m (50 ft)
- Major tower element up to 100.6 m (330 ft)—approximately 34 storeys total—fronting 43rd Avenue (residential)
- Minor element up to 36.6 m (120 ft) or 45.7 m (150 ft) adjacent to 42nd Avenue (commercial or 100% secured rental)
- A 7.0 m (23.0 ft) setback or a space equal to a minimum 300 sq. m (3,229.2 sq. ft) will be required from the southern property line to accommodate a public plaza
Area G: 43rd to 44th Avenue (east)

- Active commercial at grade
- Maximum 18.3 m (60 ft) commercial podium; minimum 15.2 m (50 ft)
- Major tower element up to 84.7 m (278 ft)—approximately 28 storeys total—fronting 43rd Avenue (residential)
- Minor element up to 36.6 m (120 ft) or 45.7 m (150 ft) adjacent to 44th Avenue (commercial or 100% rental residential)
- A 7.0 m (23.0 ft) setback or a space equal to a minimum 300 sq. m (3,229.2 sq. ft) will be required from the northern property line to accommodate a public plaza

Area H: 44th to 45th Avenue (east)

- Active commercial at grade
- Maximum 18.3 m (60 ft) commercial podium; minimum 15.2 m (50 ft)
- Major tower element up to 64 m (210 ft)—approximately 20 storeys total—fronting 44th Avenue (residential)
- Minor element up to 36.6 m (120 ft) or 45.7 m (150 ft) adjacent to 45th Avenue (commercial or 100% secured rental)
- A 7.0 m (23.0 ft) setback or a space equal to a minimum 300 sq. m (3,229.2 sq. ft) will be required from the southern property line to accommodate a public plaza at 45th Ave
4.3.2 41st Avenue: Willow–Columbia Street

**Uses:** Mixed-use  
**Density:** Varies with building performance*  
**Height:** Up to 6 storeys with consideration for additional height increasing up to 22 storeys at Cambie Street

Consideration for height and density

For these areas, additional height and density (to maximums described in the following sections) will be considered for the delivery of active commercial at grade, and where buildings are 100% secured rental or a combination of social housing and strata. Any lift in land value will be redirected into delivering improved affordability.

**Base Density**
- Willow to Columbia Street: 2.5 FSR and up to 6 storeys
- Additional height and density will be performance-based.
- Consistent policy and guidance for all areas includes:
  - Required at-grade active commercial for sites west of Alberta Street
  - Choice-of-use at grade for sites east of Alberta Street
  - A 6 storey (18.2 m/60 ft) residential podium with active commercial at-grade
  - Above 4 storeys, upper floors will be stepped back from 41st Avenue to be compatible with the existing streetscape

Illustrative section of 41st Avenue (North side with both Oakridge Centre outlined in the foreground for context)
• Residential tower floor plate to be an average of 603.9 sq. m (6,500 sq. ft) and any single storey up to a maximum of 929 sq. m (10,000 sq. ft) to allow for building terracing

• Podium-level residential outdoor space is required

• Development proposals will include required public realm features (i.e., street trees, landscaped setbacks, etc.) See Cambie Corridor Public Realm Plan

• At-grade retail with a minimum 4.6 m (15 ft) floor-to-floor height

Refer to the Built Form Guidelines (Chapter 5) for more information.

*The suggested FSR range is an estimate based on intended urban design performance. The development potential for each site may fall within, below, or above the FSR range. More information is provided in Chapter 5
Area A: Baillie to Heather Street (north)
- A 6-storey podium with active commercial at grade
- Above 13.7 m (45 ft)—approximately 4 storeys—upper floors will be stepped back from 41st Avenue and Heather Street
- A higher element of up to 12 storeys fronting Heather Street

Area B: Cambie to Alberta Street (north)
- A 6-storey podium with active commercial at grade
- Above 13.7 m (45 ft)—approximately 4 storeys—upper floors will be stepped back from 41st Avenue and Alberta Street
- A tower element of up to 22 storeys located towards the western end of Area B
- A minor element of 14 storeys fronting Alberta Street
- A continuous streetwall should be provided with the major tower residential lobby being well-integrated into the active commercial frontage
Area C: Alberta to Elizabeth Street (north)
- A 6- to 10-storey mid-rise with choice of use at grade
- Above 13.7 m (45 ft)—approximately 4 storeys—upper floors will be stepped back from 41st Avenue
- Should consolidation occur, a continuous building face may be considered

Area D: Elizabeth to Columbia Street (north)
- A 6-storey podium with choice-of-use at grade
- Above 13.7 m (45 ft)—approximately 4 storeys—upper floors will be stepped back from 41st Avenue
- A tower element of up to 15 storeys fronting Elizabeth Street

Representative Section: North side of Cambie Street between Alberta and Elizabeth Street

Representative Section: North side of Cambie Street between Elizabeth and Columbia Street
Area E: Columbia Street to Mid-block (south)

- A 6-storey podium with choice of use at grade
- Above 13.7 m (45 ft)—approximately 4 storeys—upper floors will be stepped back from 41st Avenue
- A half block consolidation is encouraged, with a minimum 45 m (150 ft) property frontage to achieve a higher element. For partial consolidations an interior zero-lot-line should be provided
- A tower element of up to 15 storeys located towards the western end of Area F
- A minor element of up to 10 storeys located towards the eastern end of Area F
- Blocks should have a consistent and continuous streetwall without breaks except for one mid-block active link

Area F: Mid-block to Alberta Street (south)

- A 6-storey podium with choice of use at grade
- Above 13.7 m (45 ft)—approximately 4 storeys—upper floors will be stepped back from 41st Avenue
- A tower element of up to 12 storeys located towards the western end of Area F
- Block should have a consistent and continuous streetwall without breaks except for one mid-block active link
- See Section 14.1.18 - 14.1.24 for further details for institutional sites

Representative Section: South side of Cambie Street between Alberta Street and Columbia Street (looking north)
Area G: Cambie to Alberta Street (south)

- A 6-storey podium with active commercial at grade
- Above 13.7 m (45 ft)—approximately 4 storeys—upper floors will be stepped back from 41st Avenue
- A tower element of up to 18 storeys located in the centre of the block
- Should consolidation occur, a continuous building face may be considered
4.3.3 Mixed-use buildings on arterials

1008 41st Avenue & 5763 Oak Street

Strengthen this important neighbourhood commercial node through opportunities to enhance and renew existing mixed-use sites. A mix of commercial uses, which may include retail, service, or community-serving uses, is required at grade.

**Uses:** Mixed-use  
**Density:** Up to 3.0 or 4.25 FSR*  
**Height:** Up to 6 storeys or up to 16 storeys with provision of a sensitive height transition to adjacent residential uses

- Up to 3.0 FSR and 6 storeys for 100% secured market rental  
- Up to 4.25 FSR where 100% of residential floor area is secured rental housing with a minimum of 20% provided below market, or  
- A minimum of 30% of the residential floor area is provided as social housing  
- Office uses are supported above the ground floor and may result in a modest increase in density  
- Higher building elements above 4 storeys should be stepped back from the front and side yards  
- A higher element up to 16 storeys at 41st Avenue

- A higher element up to 8 storeys at 42nd Avenue  
- Tower floor plates should not exceed an average of 603.9 sq. m (6,500 sq. ft)  
- Minimum tower separation of 24.4 m (80 ft)  
- Ensure a sensitive height transition to residential uses to the west and north of the site. Wrap commercial corners with an active street presence on the flanking streets. This may include cafe seating, or other animated features

Representative Section: Oak Street between 41st and 42nd Avenue
Setbacks and Public Realm

- 6.7 m (22 ft) setback from curb to building face on 41st Avenue commercial frontage
- 6.7 m (22 ft) setback from curb to building face on Oak Street commercial frontage
- Commercial use should wrap 42nd Avenue and provide transition to residential character
- Residential flanking frontages should provide ground-oriented units and have a 3.6 m (11.8 ft) setback from the property line to include residential patio space
- Podium should provide step back from rear lane, consistent with C-2 guidelines
- A plaza of approximately 75 sq. m primarily oriented towards 42nd Avenue will be required on the northwest corner of Oak Street and 42nd Avenue (similar to a minor plaza—see Cambie Corridor Public Realm Plan)
- Development proposals will include required public realm features (i.e., street trees, landscaped setbacks, etc.) See Cambie Corridor Public Realm Plan

Refer to the Built Form Guidelines (Section 5.3) for more information.

*The suggested FSR is an estimate based on intended urban design performance. The development potential for each site may fall at or below the FSR. Sites delivering social or below-market rental housing may fall above the given FSR.
4.3.4 Heather Street (local shopping street): 37th–41st Ave

Heather Street is envisioned as a key connection between Oakridge Centre and the Heather Lands. This unique connection will have a “car-light” design with a focus on pedestrian and cycling integration with local serving commercial at-grade in areas.

**Uses:** Mixed-use  
**Density:** Varies with building performance  
**Height:** Up to 18 storeys with site frontage requirement  
**Building type:** Tower on podium

- Mixed-use buildings will be allowed up to 4 storeys with a minimum 15.2 m (50 ft) property frontage - see guidelines for high-density buildings in Section 5.6
- Mixed-use buildings will be allowed up to 18 storeys with a minimum 45 m (150 ft) property frontage, up to a maximum two towers per block, when either of the following conditions are met:
  - 100% of the residential floor area is secured rental with a minimum of 20% provided as below-market rental, or
  - A minimum of 30% of the residential floor area is provided as social housing

Refer to housing policy (Chapter 7) for further details.
• A minimum of 111.5 sq. m (1,200 sq. ft) of active commercial shall be required at grade from 39th to 41st Avenue, with all consolidations.

• Choice-of-use will be considered at grade between 37th and 39th Avenue.

• Tower forms in this area will be “tower on podium.”

• Towers will be up to 18 storeys in height.

• Podiums will be allowed up to 4 storeys in height with the 4th storey stepped back from the street.

• Residential podium depths should not exceed 21.3 m (70 ft).

• Courtyard forms with townhouses at the lane are not supported with a tower.

• Buildings up to 18 storeys may be considered with less than 45 m (150 ft) property frontage if adjacent properties have developed with a 4 storey form and provided an interior zero-lot-line.

• Blocks should have a consistent and continuous streetwall without breaks except for one mid-block active link within each block.

• Tower floor plates should not exceed an average of 603.9 sq. m (6,500 sq. ft).

• Minimum tower separation of 27.4 m (90 ft).

• An approximate 1.5 m (4.9 ft) dedication from property line on 37th Avenue will be required to accommodate Complete Street improvements.

• Development proposals will include required public realm features (i.e., street trees, landscaped setbacks, etc.) See Cambie Corridor Public Realm Plan.
4.3.5 43rd Avenue (local shopping street): Lane east of Cambie to Alberta St

43rd Avenue will be a key connection between Cambie Street, public plazas, and Columbia Park. This area is envisioned as a new local commercial street with active shops and services at grade and a lower pedestrian-scale streetwall.

**Uses:** Mixed-use  
**Density:** Varies with building performance  
**Height:** Up to 18 storeys  
**Building type:** Tower on podium

- Mixed-use buildings with active commercial at grade will be allowed up to 4 storeys with a minimum 15.2 m (50 ft) property frontage. See guidelines for high density buildings in section 5.6
- Mixed-use buildings will be allowed up to 18 storeys with a minimum 45.7 m (150 ft) property frontage, up to a maximum of two towers per block, when either of the following conditions are met:
  - 100% of the residential floor area is secured rental with a minimum of 20% provided as below-market rental, or
• A minimum of 30% of the residential floor area is provided as social housing
  Refer to housing policy (Chapter 7) for further details.
• Active commercial at grade will be required and should wrap from 43rd Avenue onto Alberta Street
• Towers will be up to 18 storeys in height
• Podiums will be allowed up to 4 storeys in height with the 4th storey stepped back from the street
• Residential podium depths should not exceed 21.3 m (70 ft)
• Courtyard forms with townhouses at the lane are not supported
• Blocks should have a consistent and continuous streetwall with zero-lot lines at adjoining sideyard
• Minimum tower separation of 27.4 m (90 ft)
• Tower shadows should not impact adjacent Columbia Park at the Spring equinox during the hours of 10 a.m., 12 p.m. and 2 p.m.
• Tower floor plates should not exceed an average of 603.9 sq. m (6,500 sq. ft)
• Careful consideration of lane interface to the west to ensure visibility and friendly pedestrian access
• Development proposals will include required public realm features (i.e., street trees, landscaped setbacks, etc.) See Cambie Corridor Public Realm Plan
4.3.6 High-density residential areas

Areas off the arterials identified for high-density residential will deliver a range of affordable housing options and create a diversity of building forms. These urban areas will integrate improved streetscapes to connect the neighbourhood to adjacent parks, shops, and services within the MTC.

- Residential buildings will be allowed up to 4 storeys with a minimum 15.2 m (50 ft) property frontage—see guidelines residential buildings off arterials - mid-rise

Increased height and density will be considered if the following conditions are met:

- 100% of the residential floor area is secured rental with a minimum of 20% provided as below-market rental, or
- A minimum of 30% of the residential floor area is provided as social housing

Refer to housing policy (Chapter 7) for further details.

Tower separation and block configuration

A minimum 90 ft tower separation will be required in all areas of the MTC (see diagram) with a maximum of two towers per block. Future tower placement will be determined by the first tower in the block or within the adjacent blocks.

- Tower placement within a block must ensure future tower spacing of 90 ft within the same block, across the street and across the lane
- Consolidations that are precluded from tower forms because of tower separation should follow the guidance for 4- and 6-storey mid-rise buildings in Chapter 5

General tower guidance:

- Towers should be accessed at grade and provide entries and active uses adjacent to the streets
- Open space should provide visual amenity from the street allowing filtered views to and out of the private shared space
- Solid walls and hedged areas limiting visual porosity are discouraged
- Development proposals will include required public realm features (i.e., landscaped setbacks, wide sidewalks etc.). See Cambie Corridor Public Realm Plan

Tower typologies:

Area will have two types of towers:

- Tower on podium - urban edge at parks and shopping streets
- Tower in open space - creating more open character
Towers on podiums

Towers on podiums should create an urban street edge, with active entries to dwelling units and engaging private space adjacent to street.

- Ground-oriented units should provide visual interest and eyes on the street
- Ground-oriented units should face the street edge and lane, providing windows, patio space, and an appropriate planting edge
- Hedges or planting should provide privacy without creating a solid wall defining the property edge
- Patios should be elevated from the sidewalk, but not create a visual barrier between the two spaces

Towers in open space

Towers in open space should provide substantial usable shared space for residents, while creating an active street edge that is engaging and provides visual amenity for the street.

- Building entrances should have a strong connection to the street
- Canopy or other elements extending from the tower towards the street are encouraged to signify the building entrance
### 4.3.6.1 High-density residential areas (north of 41st Avenue)

**Uses:** Residential  
**Density:** Varies with building performance  
**Height:** Up to 15 or 18 storeys with site frontage requirement  
**Building type:** Tower on podium or ‘tower in open space’

- Residential buildings will be allowed up to 4 storeys with a minimum 15.2 m (50 ft) property frontage.
- Residential buildings will be allowed up to 6 storeys on sites precluded from towers, with a minimum frontage of 30.5 m (100 ft) and with the provision of 100% secured rental.
- Residential buildings will be allowed up to 15 or 18 storeys (dependent on typology) with a minimum 45.7 m (150 ft) property frontage when either of the following conditions are met:
  - 100% of the residential floor area is secured rental with a minimum of 20% provided as below-market rental, or
  - A minimum of 30% of the residential floor area is provided as social housing.

Refer to housing policy (Chapter 7) for further details.
**Tower design:**

Towers will be up to 18 storeys in height for ‘towers in open space’. Towers will be up to 15 storeys in height for ‘towers on podiums’.

- For podium forms, an increase in height up to 3 storeys will be considered for inclusion of turnkey childcare and associated outdoor childcare space or
- Allow exclusion of childcare floor space with the opportunity for City contribution to facility, provided that it is delivered as a public benefit and owned by the City of Vancouver

- In general, building widths should not exceed 140 ft.
- Podium depths should not exceed 21.3 m (70 ft)
- Courtyard forms with townhouses at the lane are not supported for tower forms
- Tower floor plates should not exceed an average of 603.9 sq. m (6,500 sq. ft)

- Separation of housing tenures (including social, rental and below market rental, and strata) for tower in open space forms will be considered
- Separation of tenures should not reduce the open space associated with the “tower in open space” form
- Housing (social housing or below-market rental) proportions will be evaluated for complete property consolidations
- Height and density will be based on the guidance of the proposed forms (e.g., an 18-storey strata tower in open space and a 6-storey social housing building)
- An approximate 1.5 m (4.9 ft) dedication from the property line on 37th Avenue will be required to accommodate Complete Street improvements
- Development proposals will include required public realm features (i.e., street trees, landscaped setbacks, etc.) See *Cambie Corridor Public Realm Plan*
4.3.6.2 High-density residential areas (south of 41st Avenue)

Residential buildings fronting 42nd Avenue are adjacent to towers fronting Cambie Street, 41st Avenue and 43rd Avenue. Increased tower heights for the ‘tower on podium’ forms in this area is a response to it’s urban context within this quadrant of the MTC.

**Uses:** Residential  
**Density:** Varies with building performance  
**Height:** Up to 18 storeys with site frontage requirement  
**Building type:** Tower on podium

- Residential buildings will be allowed up to 4 storeys with a minimum 15.2 m (50 ft) property frontage
- Residential buildings will be allowed up to 6 storeys on sites precluded from towers, with a minimum frontage of 30.5 m (100 ft) and with the provision of 100% secured rental
- Residential buildings will be allowed up to 18 storeys with a minimum 45.7 m (150 ft) property frontage when either of the following conditions are met:
  - 100% of the residential floor area is secured rental with a minimum of 20% provided as below-market rental, or
  - A minimum of 30% of the residential floor area is provided as social housing

Refer to housing policy (Chapter 7) for further details.

- Tower forms in this area will be “tower on podium”
- Towers will be up to 18 storeys in height
- Podium depths should not exceed 21.3 m (70 ft)
- Courtyard forms with townhouses at the lane are not supported for tower forms
- Tower floor plates should not exceed an average of 603.9 sq. m (6,500 sq. ft)
- Blocks should have a consistent and continuous streetwall without breaks except where identified for mid-block active links
- Development proposals will include required public realm features (i.e., street trees, landscaped setbacks, etc.) See Cambie Corridor Public Realm Plan
4.3.7 41st Avenue: Willow–Columbia Street

Residential buildings fronting W 41st Avenue were established with a predominantly mid-rise built form as part of the Phase 2 planning.

**Uses:** Residential  
**Density:** 2.0–2.5*  
**Height:** Up to 6 or 8 storeys

- Residential buildings will be allowed up to 6 storeys with consideration for up to 8 storeys in close proximity to Cambie Street (i.e., within two lots)
- Above 4 storeys, upper floors will be stepped back from 41st Avenue
- Buildings provide front doors onto the street and will activate and enhance the adjacent lane by providing active uses or townhouses on the rear
- Development proposals will include required public realm features (i.e., street trees, landscaped setbacks, etc.) See *Cambie Corridor Public Realm Plan*

Refer to the Built Form Guidelines (Chapter 5) for more information.

*The suggested FSR range is an estimate based on intended urban design performance. The development potential for each site may fall within, below, or above the FSR range. More information is provided in Chapter 5.*
### 4.3.8 Cambie Street: 37th-39th Avenue

**Uses:** Residential  
**Density:** 1.75 - 2.25 FSR*  
**Height:** Up to 6 storeys

- Residential buildings will be allowed up to 6 storeys  
- Above 4 storeys, upper floors will be stepped back from Cambie Street  
- Buildings will provide front doors onto the street and will seek to activate and enhance the adjacent lane by providing townhouses or active uses on the rear  
- Development proposals will include required public realm features (i.e., street trees, landscaped setbacks etc.). See Cambie Corridor Public Realm Plan

Refer to the Built Form Guidelines (Chapter 5) for more information.

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*The suggested FSR range is an estimate based on intended urban design performance. The development potential for each site may fall within, below, or above the FSR range. More information is provided in Chapter 5*
4.3.9 4-storey strata apartments or 6-storey rental

**Uses:** Residential  
**Density:** Up to 2.0 or 2.5 FSR*  
**Height:** Up to 4 or 6 storeys

Residential buildings will be allowed up to 4 storeys (2.0 FSR) for strata and up to 6 storeys (2.5 FSR) for 100% secured rental. Refer to housing policy (Chapter 7) for further details on 100% secured rental.

4-storey and 6-storey residential buildings will create built form diversity and allow for a variety of housing tenures.

- Guidelines for 4- and 6-storey buildings are found in the following section and further built form guidelines are included in Chapter 5
- Incremental and smaller lot development is supported; excessive building widths are strongly discouraged
- Alphabet forms are encouraged to provide architectural variety, diversity of street frontages, and units with more than one exterior wall
- An approximate 1.5 m (4.9 ft) dedication from the property line on 37th Avenue west of Cambie Street will be required to accommodate Complete Street improvements
- Residential buildings will be allowed up to 6 storeys for purpose-built rental. Refer to housing policy (Chapter 7) for further details on 100% rental bonus.
- Development proposals will include required public realm features (i.e., street trees, landscaped setbacks etc.). See Cambie Corridor Public Realm Plan

Refer to the Built Form Guidelines (Chapter 5) for more information.

*The suggested FSR is an estimate based on intended urban design performance. The development potential for each site may fall at or below the FSR. Sites delivering social or below-market rental housing may exceed the given FSR.
4.3.10 41st Avenue: Columbia-Ontario Street

**Uses:** Residential  
**Density:** 1.25-1.75 FSR*  
**Height:** Up to 4 storeys

- Above 3 storeys, the upper floor will be stepped back from 41st Avenue and flanking streets  
- Buildings will provide front doors onto the street and will activate and enhance the adjacent lane or Woodstock Avenue by providing active uses or townhouses on the rear  
- Development proposals will include required public realm features (i.e., street trees, landscaped setbacks, etc.). See Cambie Corridor Public Realm Plan

Refer to the Built Form Guidelines (Chapter 5) for more information.

*The suggested FSR range is an estimate based on intended urban design performance. The development potential for each site may fall within, below, or above the FSR range. More information is provided in Chapter 5
4.3.11 Cambie Street: 45th–48th Avenue

**Uses:** Mixed-use

**Density:** 2.25-3.25 FSR*

**Height:** Up to 6 or 8 storeys

- Mixed-use buildings with active commercial at grade will be allowed up to 6 storeys with height increasing up to 8 storeys at 48th Avenue
- Above 5 storeys, upper floors will be stepped back from Cambie Street
- Buildings will activate and enhance the adjacent lane by providing townhouses or active uses at the rear
- Second floor job space will be strongly encouraged where feasible
- Development proposals will include required public realm features (i.e., street trees, weather protection, public plazas, seating areas, etc.). See *Cambie Corridor Public Realm Plan*

Refer to the Built Form Guidelines (Chapter 5) for more information.

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*The suggested FSR range is an estimate based on intended urban design performance. The development potential for each site may fall within, below, or above the FSR range. More information is provided in Chapter 5.*
### 4.3.12 Townhouses

**Uses:** Residential  
**Density:** Up to 1.20 FSR  
**Height:** Up to 3 storeys*

- Townhouses can be stacked, back-to-back, or side-by-side. Units will generally be arranged along the street and the lane around a courtyard
- A portion of smaller townhouse units will be required
- Lock-off units, which may be rented, are permitted and encouraged
- Smaller ground-oriented housing types, such as triplexes and duplexes, are allowed on individual sites
- Development proposals will include required public realm features. Refer to the **Cambie Corridor Public Realm Plan** for details
- For built form guidelines refer to townhouse zone and associated design guidelines at the time of implementation
- Refer to Chapter 14 (Implementation) for further details

*On sites of sufficient size, townhouses will be allowed up to 3 storeys at the street and up to 2 and a partial third storey at the lane.*
4.3.13 Jewish Community Centre (JCC) adjacent precinct

With a new facility envisioned on the JCC site, future development south of the JCC provides an opportunity for an improved built form transition to remaining single family areas. Townhouses are enabled. Low-rise buildings may be enabled with a minimum 30.5 m (100 ft) property frontage.

**Uses:** Residential

**Density:** Up to 1.20* or 2.0 FSR depending on site frontage**

**Height:** Up to 3, or 4 storeys depending on site frontage

- Townhouses up to 1.2 FSR that can be stacked, back-to-back, or side-by-side. Units will generally be arranged along the street and the lane around a courtyard; a portion of smaller townhouse units will be required
- Increased height up to 4 storeys for residential buildings may be considered with a minimum 30.5 m (100 ft) property frontage:
  - Up to 4 storeys and 2.0 FSR for strata or rental apartment forms
- Street alignment and connectivity will be considered as part of the development proposal along with required public realm features. See Cambie Corridor Public Realm Plan for further details.
- Refer to Chapter 14 (Implementation) for further details.

*On sites of sufficient size, townhouses will be allowed up to 3 storeys at the street and up to 2 and a partial third storey at the lane.

**The suggested FSR is an estimate based on intended urban design performance. The development potential for each site may fall at or below the FSR. Sites delivering social or below-market rental housing may exceed the given FSR.
4.4 LANGARA

Neighbourhood character
The area adjacent to the Langara - 49th Avenue Station and Langara College will become a walkable, mixed-use urban environment. Along Cambie Street at the W 49th Avenue Station, mixed-use mid-rise buildings will be introduced and will include quality public realm features including public art, street furniture, benches, lighting, landscaping, and public plazas.

Along 49th Avenue east of Cambie Street, new mid-rise buildings will be introduced with opportunities for at-grade commercial and institutional uses that complement Langara College. These buildings will offer additional housing opportunities while enhancing the public realm with wide sidewalks, landscaped setbacks and active uses. Along Cambie Street south of the station, new mid-rise residential buildings will enhance the green park-like setting. Sidewalks and setbacks will respond to the golf course edge as well as Tisdall, Langara and Cambie Parks, and include green buffers and areas for pedestrian enjoyment and recreation. Townhouses will be introduced along Oak Street, 49th Avenue, and west of Cambie Street in many areas adjacent to taller building forms and will provide an important housing type in this neighbourhood.

Mixed-use development at Oak Street and 49th Avenue will strengthen this local shopping node and provide new rental housing.
Artist’s illustration of future townhouses on 54th Avenue looking east
4.4.1 Cambie Street: 48th-49th Avenue

**Uses:** Mixed-use  
**Density:** 2.5-3.5 FSR*  
**Height:** Up to 8 or 10 storeys

- Mixed-use buildings will be allowed up to 8 storeys with height increasing up to 10 storeys to the south towards 49th Avenue
- Above 5 storeys, upper floors will be stepped back from Cambie Street
- Buildings will activate and enhance the adjacent lane by providing active uses on the rear
- Second-floor job space will be strongly encouraged where feasible
- Development proposals will include required public realm features (i.e., street trees, weather protection, public plazas, seating areas, etc.). See Cambie Corridor Public Realm Plan

Refer to the Built Form Guidelines (Chapter 5) for more information.

*The suggested FSR range is an estimate based on intended urban design performance. The development potential for each site may fall within, below, or above the FSR range. More information is provided in Chapter 5.
4.4.2 49th Avenue: Cambie–Active link

**Uses:** Mixed-use  
**Density:** 2.5–3.5 FSR*  
**Height:** Up to 8 or 10 storeys

- Mixed-use buildings will be allowed up to 10 storeys immediately adjacent to Langara Station with at-grade active commercial
- A second mid-rise building of 8 storeys will be allowed adjacent to the active link in alignment with Yukon Street to the north
- Above 3 storeys, upper floors will be stepped back from 49th Avenue and sideyards
- Buildings will activate and enhance the adjacent lane by providing active uses on the rear
- A 3.0 m (9.8 ft) dedication from the property line will be required to accommodate Complete Street improvements
- A further 0.6 m (2 ft) setback to the building face consistent with C-2 guidelines should be provided
- Building faces at interior property lines should be consistent and continuous
- Development proposals will include required public realm features (i.e., street trees, weather protection, public plazas, seating areas, etc.) See Cambie Corridor Public Realm Plan

Refer to the Built Form Guidelines (Chapter 5) for more information.

*The suggested FSR range is an estimate based on intended urban design performance. The development potential for each site may fall within, below, or above the FSR range. More information is provided in Chapter 5.
4.4.3 49th Avenue: Active link-Ontario Street

**Uses:** Mixed-use  
**Density:** Up to 2.5 FSR*  
**Height:** Up to 4 storeys

- C-2 zoning and guidelines will generally guide the form of development for sites between Yukon Street alignment and Ontario Street
- Active commercial including institutional, service, cultural or recreational uses will be required at grade
- Above 3 storeys, the upper floor will be stepped back from 49th Avenue and flanking streets
- A continuous streetwall is preferred with the exception of an identified mid-block active link in alignment with Yukon Street
- A 3.0 m (9.8 ft) dedication from the property line will be required to accommodate Complete Street improvements
- A further 0.6 m (2 ft) setback to the building face consistent with C-2 guidelines should be provided
- Building faces at interior property lines should be consistent and continuous
- Development proposals will include required public realm features (i.e., street trees, landscaped setbacks, etc.). See Cambie Corridor Public Realm Plan

Refer to the Built Form Guidelines (Chapter 5) for more information.

*The suggested FSR range is an estimate based on intended urban design performance. The development potential for each site may fall at or below the FSR range. Sites delivering market rental, below-market rental, or social housing may exceed the given FSR range.
4.4.4 Local Commercial Areas

Strengthen this important neighbourhood commercial node through opportunities to enhance and renew existing mixed-use and residential sites. A mix of commercial uses is required at grade, which may include retail, service, or community-serving uses. Proposals are encouraged to involve all parcels on the block to ensure a cohesive and contiguous development response. Office uses are supported above the ground floor and may result in a modest increase in density.

**Area A**

**Uses:** Mixed-use with rental housing  
**Density:** Up to 3.0 or 3.7 FSR depending on site assembly and affordable housing requirements*  
**Height:** Up to 6 or 12 storeys with the provision of a sensitive height transition to adjacent residential uses

- Up to 6 storeys and 3.0 FSR for 100% secured rental of the residential component
- Up to 12 storeys and 3.7 FSR with a full block assembly and where 100% of residential floor area is secured rental housing with a minimum of 20% provided below market, or
- A minimum of 30% of the residential floor area is provided as social housing
- In a situation where a full block consolidation is not achieved, the northern site may be considered for up to 12 storeys and 4.75 FSR where 100% of residential floor area is secured rental housing with a minimum of 20% provided below market (unless office uses are above grade). Full block assembly is preferred.

**Area B**

**Uses:** Mixed-use with rental housing  
**Density:** Up to 3.0 or 4.0 FSR depending on site assembly and affordable housing requirements*  
**Height:** Up to 6 or 12 storeys with the provision of a sensitive height transition to adjacent residential uses

- In a situation where a full block consolidation is not achieved, the northern site may be considered for up to 12 storeys and 4.75 FSR where 100% of residential floor area is secured rental housing with a minimum of 20% provided below market (unless office uses are above grade). Full block assembly is preferred.

*The suggested FSR is an estimate based on intended urban design performance. The development potential for each site may fall at or below the FSR. Sites delivering social or below-market rental housing may fall above the given FSR.
For Area A and Area B

- Only one 12 storey element per block and should be located adjacent to 49th Avenue
- Partial block consolidations will be considered, but will require a minimum frontage of 30.5 m (100 ft) and should meet the desired urban design intent
- Projects involving only a portion of the block may not be able to maximize height and density and will be required to demonstrate that the remaining portion can reasonably be developed to meet the intent of the Plan
- Tower floor plates should not exceed 603.9 sq. m (6,500 sq. ft)
- Tower elements above 5 storeys should be stepped back from the front and sideyards
- Ensure a sensitive transition to residential uses north of 48th Avenue and south of 50th Avenue. Wrap commercial around corners with an active street presence on the flanking streets. This may include café seating, or other animated features.

Setbacks and Public Realm

- 5.5 m (18 ft) setback from curb to building face on 49th Avenue commercial frontage
- 6.7 m (21.9 ft) setback from curb to building face on Oak Street commercial frontage
- Commercial should wrap flanking streets and provide transition to residential character
- Residential flanking frontages should provide ground-oriented units and have a 3.6 m (11.8 ft) setback from the property line to include residential patio space
- Include a small public plaza of approximately 75 sq. m on the southeast corner of both blocks —See Minor Plaza in Cambie Corridor Public Realm Plan for design guidance
- The plaza should primarily be oriented towards the south
- Podiums should step back from flanking residential streets to provide a transition
- Podiums should provide step back from rear lane, consistent with C-2 guidelines
- Lanes may include townhouse elements to activate lane and provide residential transition
- Refer to Cambie Corridor Public Realm Plan for open space, connection, and street interface requirements

Refer to the Built Form Guidelines (Chapter 5) for more information.
4.4.5 49th Avenue: Tisdall-Cambie Street

**Uses:** Residential  
**Density:** 1.5–2.0 FSR*  
**Height:** Up to 4 storeys

- Residential buildings will be allowed up to 4 storeys  
- Above 3 storeys, the upper floor will be stepped back from 49th Avenue  
- Buildings will provide front doors onto the street and will activate and enhance the adjacent lane by providing townhouses or active uses on the rear  
- Development proposals will include required public realm features (i.e., street trees, landscaped setbacks, etc.). See *Cambie Corridor Public Realm Plan*

Refer to the Built Form Guidelines (Chapter 5) for more information.

*The suggested FSR range is an estimate based on intended urban design performance. The development potential for each site may fall within, below, or above the FSR range. More information is provided in Chapter 5.*
4.4.6 Cambie Street: 49th-54th Avenue

**Uses:** Residential

**Density:** 1.75-2.25 FSR*

**Height:** Up to 6 storeys with consideration for up to 8 storey in close proximity to 49th Avenue (i.e., within two lots)

- Above 4 storeys, upper floors will be stepped back from Cambie Street
- Buildings will activate and enhance the adjacent lane by providing townhouses or active uses on the rear
- Development proposals will include required public realm features (i.e., street trees, landscaped setbacks, etc.). See Cambie Corridor Public Realm Plan

Refer to the Built Form Guidelines (Chapter 5) for more information.

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*The suggested FSR range is an estimate based on intended urban design performance. The development potential for each site may fall within, below, or above the FSR range. More information is provided in Chapter 5.*
### 4.4.7 Townhouses

**Uses:** Residential  
**Density:** Up to 1.20 FSR  
**Height:** Up to 3 storeys*

- Townhouses can be stacked, back-to-back, or side-by-side. Units will generally be arranged along the street and the lane around a courtyard
- A portion of smaller townhouse units will be required
- Lock-off units, which may be rented, are permitted and encouraged
- Smaller ground-oriented housing types, such as triplexes and duplexes, are allowed on individual sites
- Development proposals will include required public realm features, including increased sidewalk width on Oak Street. Refer to Cambie Corridor Public Realm Plan
- For built form guidelines refer to townhouse zone and associated design guidelines at the time of implementation
- Refer to Implementation (Chapter 14) for further details

*On sites of sufficient size, townhouses will be allowed up to 3 storeys at the street and up to 2 and a partial third storey at the lane.*
4.5 MARPOLE

Neighbourhood character

At present, this is a predominantly single-family area interspersed with affordable rental housing and institutional uses. South of Marine Drive, the area is mostly industrial with limited residential and commercial uses.

Through both this plan and the Marpole Community Plan (2014), the area will transform to a walkable, vibrant, high-density urban area that responds to its connections to an evolving residential community, adjacent industrial area, and historical relationship to the Fraser River.

Recognizing the area’s prominence as an entranceway to the City, plans for Marpole will strive to balance local character and functions with significant new opportunities for job space and mixed-uses that will infuse the area with an enhanced sense of vibrancy.
Artist's illustration showing the future of Marpole (looking south along Cambie Street from 64th Avenue)
4.5.1 Cambie Street: 58th–59th Avenue

**Uses:** Residential  
**Density:** 1.75–2.5 FSR*  
**Height:** Up to 6 storeys

- Above 4 storeys, upper floors will be stepped back from Cambie Street  
- Buildings will activate and enhance the adjacent lane by providing townhouses or active uses on the rear  
- Development proposals will include required public realm features (i.e., street trees, landscaped setbacks, etc.). See Cambie Corridor Public Realm Plan

Refer to the Built Form Guidelines (Chapter 5) for more information.

*The suggested FSR range is an estimate based on intended urban design performance. The development potential for each site may fall within, below, or above the FSR range. More information is provided in Chapter 5*
4.5.2 Cambie Street: 59th–64th Avenue

**Uses:** Varies
**Density:** 2.0–2.5 or 2.5 - 3.0 FSR* depending on use
**Height:** Up to 6 storeys

- Residential buildings will be allowed up to 6 storeys and 2.0 - 2.5 FSR
- Mixed use buildings with active commercial at grade will be allowed up to 6 storeys and 2.5 - 3.0 FSR
- Above 4 storeys, upper floors will be stepped back from Cambie Street
- Buildings will include front doors onto the street and will activate and enhance the adjacent lane by providing active uses on the rear
- Development proposals will include required public realm features (i.e., street trees, landscaped setbacks, etc.). See Cambie Corridor Public Realm Plan

Refer to the Built Form Guidelines (Chapter 5) for more information.

*The suggested FSR range is an estimate based on intended urban design performance. The development potential for each site may fall within, below, or above the FSR range. More information is provided in Chapter 5.
4.5.3 Cambie Street: 64th–65th Avenue

<table>
<thead>
<tr>
<th>Uses:</th>
<th>Mixed-use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Density:</td>
<td>2.5 FSR* (up to 1.2 FSR for B)</td>
</tr>
<tr>
<td>Height:</td>
<td>Up to 6 storeys (up to 8 storeys at 65th) (up to 3 storeys for B)</td>
</tr>
</tbody>
</table>

- Residential at grade will be considered for consolidation B and active commercial at grade will be required at grade for consolidations A, C and D with ground-floor space designed to accommodate a variety of future uses, including retail (i.e., higher ceilings)
- Above 4 storeys, upper floors will be stepped back from Cambie Street
- An increase in height up to 8 storeys adjacent to 65th Avenue will be considered to achieve a north-south lane connection in alignment with the lane to the south of 65th Avenue
- Closure of the east-west lane connecting to Cambie Street, and integration into the site assemblies, will be required to ensure a continuous streetwall for the length of the block
- Larger consolidations are encouraged; however, the following minimum consolidations are required:
  - Consolidation A: 522, 518, 512 64th Avenue
  - Consolidation B: 541, 537, 533 65th Avenue**
  - Consolidation D: 533, 529, 519, 511 65th Avenue**
  **Property C - 533 65th Avenue must be part of Consolidation D with the remaining portion west of the new lane as part of Consolidation B. Should Consolidation B proceed prior to D, the lane would be required at that time
- Assemblies will retain the proposed density of up to 2.5 FSR for the gross site assembly prior to lane dedications
- Building stepping at the lane should follow C-2 form of development
- Consolidation B will follow a townhouse form of development and guidance consistent with Section 4.5.4 (Townhouses)
- Development proposals will include required public realm features (i.e., street trees, landscaped setbacks, etc.). See Cambie Corridor Public Realm Plan

Refer to Built Form Guidelines (Chapter 5) for more information.

*The suggested FSR range is an estimate based on intended urban design performance. The development potential for each site may fall within, below, or above the FSR range. More information is provided in Chapter 5
Representative Section: 64th Avenue between mid-block and Cambie Street

Representative Section: 65th Avenue between mid-block and Cambie Street
4.5.4 Townhouses

**Uses:** Residential

**Density:** Up to 1.20 FSR

**Height:** Up to 3 storeys*

- Townhouses can be stacked, back-to-back, or side-by-side. Units will generally be arranged along the street and the lane around a courtyard
- A portion of smaller townhouse units will be required
- Lock-off units, which may be rented, are permitted and encouraged
- Smaller ground-oriented housing types, such as triplexes and duplexes, are allowed on individual sites
- Development proposals will include required public realm features. See Cambie Corridor Public Realm Plan
- For built form guidelines refer to townhouse zone and associated design guidelines at the time of implementation
- Refer to Chapter 14 (Implementation) for further details

*On sites of sufficient size, townhouses will be allowed up to 3 storeys at the street and up to 2 and a partial third storey at the lane.*
4.5.5 Marine Landing

Sub-area character

Marine Landing is the southernmost node in the Corridor. Focused around Marine Drive Station and stretching to the Fraser River, Marine Landing functions as a key entranceway to the City of Vancouver. Over time, Marine Landing will evolve into a vibrant urban hub with a mix of retail, residential, and industrial uses.

Buildings at the intersection of Marine Drive and Cambie Street are expected to take the form of high-rise towers, with the highest tower located at the station-site. Ground-oriented forms and tower bases will activate a lively and walkable public realm at eye level. Reflecting the importance of industrial lands preservation, residential land uses will be sited and organized to minimize the conflict with adjacent industrial uses. With the intersection acting as a high point, townhouses and mid-rise buildings will serve as transitions to the surrounding neighbourhoods.

Marine Landing will:

• Create a social heart and focused hub at the southern tip of the Corridor with a mix of uses, spaces, and residents
• Become a locally authentic area in the city, with buildings that reflect the area’s context, character, and history
• Function as a place of welcome to the city

This section provides policy and direction to ensure Marine Landing grows into a highly livable urban area.
Artist's illustration of what the pedestrian plaza could look like in the future (south of Marine Drive looking south)

Artist's illustration of Cambie Street looking south to the Mixed Employment area
Placemaking in the public realm

Recognizing that the Marine Landing area is part of the larger idea of the Cambie Corridor and Marpole neighbourhood, this section provides greater detail on directions to guide the evolution of the public realm. The following directions will apply:

A focused hub

- Focus intensity and activity at a vibrant central neighbourhood at the Marine Drive and Cambie Street intersection, bringing more people close to shopping, community services, and transit
- Create a social heart (focused at Marine Drive and Cambie Street) that recognizes and enhances the community’s history and local identity within a taller building context
  - Locally relevant themes to be explored in the development of the public realm experience include the historical connection to the Fraser River as well as the role and influence of industry, transportation, and First Nations culture

Enhance pedestrian and cycling connectivity

A clear hierarchy of movement is to emphasize walking, cycling, transit, and goods movement while providing appropriate and reasonable vehicle access to businesses and industrial lands.

- Improve intersection safety for all modes at Marine Drive and Cambie Street
- Provide green and sidewalk plazas along Cambie Street, south of Marine Drive
- Provide for a continuous pedestrian and potential bicycle connection along the Fraser River, balancing the needs of existing and future industrial uses
- Provide and enhance a bike route on Kent Avenue
- Connect Cambie Street to Ash Park
- Improve and enhance the connection to the pedestrian/bike bridge over the Fraser River
- Improve and expand the permeability of the street and sidewalk system south of Marine Drive, between Manitoba and Ash Street
- Reduce parking provisions to the lowest responsible level. Consider the type and use of related developments, both existing and proposed, and allow flexibility for changing uses in future
- Develop a process to explore circulation options on Cambie Street south of Marine Drive

Towards the river

- Provide a direct walking/cycling connection to the Fraser River along Cambie Street using the elevated guideway as weather protection, wherever possible
- A mixed-employment zone centered along Cambie Street between Yukon and Ash Street will include active and interesting frontages that enhance the public realm experience towards the river
- Provide a waterfront destination at the foot of Cambie Street
- Provide significant park space as close to the Fraser River as possible, linked to a waterfront pathway and existing and potential greenways

Public benefits and amenities

Provide new and enhanced public benefits in the neighbourhood that support the development of a complete community.

Public benefits priorities include:

- Enhanced and new public realm elements, including pedestrian and cycling connections and a public riverfront destination
- A bicycle mobility centre located on the station site
- Daycares, located north of Marine Drive (northwest corner, adjacent to Ash Park and on the Marine Gardens site)
- Affordable housing—see Chapter 7 (Housing)
- Contributions to new and improved community facilities (i.e., Marpole Library, Marpole Oakridge Community Centre renewal, Marpole Place renewal)
- Non-profit space
Marine Landing principles

The following will guide the built form and programs of the key sites at the intersection of Marine Drive and Cambie.

1. **A place of welcome and introduction**
The sites will act as a place of welcome and introduction to the city and will work together to provide a south-slope landmark.

2. **Locally authentic**
The sites will reflect the local character and context of the area, acknowledging its unique and historical connection to the Fraser River, industrial lands, and the evolving context of a surrounding residential neighbourhood.

3. **Marking the intersection**
Buildings are expected to take the form of high-rise towers that frame the intersection, prominently marking Cambie Street and Marine Drive.

4. **Slimness and vertical emphasis**
Tower forms at the intersection may be tall, but they must also be slim and well separated, emphasizing a sense of verticality.

5. **Minimizing apparent scale**
Strategies will be used to offset the sense of scale in tower forms including masking (i.e., offsetting horizontal elements) and providing lightness in the primary vertical elements of buildings.

6. **Hierarchy**
Within the overall pattern of the station area intersection, there is a general hierarchy of height and density associated with the four corners, starting at the southeast corner of the intersection where the station is located and moving counterclockwise in descending order.

7. **Variety**
Distinct building strategies that provide uniqueness and variety in form are welcomed, and diversity of architectural expression expected, while allowing for a coherent idea of Marine Landing. Monotony of architecture should be avoided.

8. **Shadow performance**
Buildings will be designed and located to minimize adverse shadow impacts on surrounding public space (i.e., Ash Park and Laurier Annex) as well as the surrounding neighbourhood.

9. **Building siting**
Buildings will be designed and located to maximize privacy, livability, opportunities for public views through sites, and equitable views from sites.

10. **Transitions**
Buildings will be designed and located to provide creative and sensitive transitions in scale between the intersection hierarchy and the adjacent evolving neighbourhoods.

11. **Industrial lands protection**
New development will use distance, intervening land uses/buildings, and other techniques to minimize the impact of residential complaints and expectations on surrounding industrial uses and corresponding impacts to residential livability from existing and expected expanded industrial operations. Industrial land use protection and expansion is a top priority in this area.

12. **Design performance improvements**
The drawings that follow provide urban design detail and can be altered to improve design performance in conjunction with community concern.
4.5.5.1 Lord Street: 65th Avenue south to lane

**Uses:** Residential

**Density:** Up to 2.0, 2.5 or 3.5 FSR depending on site assembly and affordable housing requirements*

**Height:** Up to 4 storeys, 6 storeys or 12 storeys depending on site assembly and affordable housing requirements

- Residential buildings will be allowed up to 4 storeys and 2.0 FSR for strata apartments
- Residential buildings will be allowed up to 6 storeys and 2.5 FSR with the provision of 100% secured rental
- Residential buildings will be allowed up to 12 storeys and 3.5 FSR when 100% of the residential floor area is secured rental with a minimum of 20% provided as below-market rental
- Guidelines for 4- and 6-storey buildings are provided in Chapter 5: Built Form Guidelines
- Full block consolidations are encouraged
- One taller mid-rise building up to 12 storeys will be considered, located approximately mid-block and with a podium width not exceeding 48.8 m (160 ft)
- Shadows on neighbouring school site as well as the properties on the north of 65th Avenue should be minimized
- The taller mid-rise building should not further shadow the Laurier Annex School site
- Floor plates above the podium level should not exceed an average of 603.9 sq. m (6,500 sq. ft) and should meet minimum tower separation requirements of 80 ft

*The suggested FSR is an estimate based on intended urban design performance. The development potential for each site may fall at or below the FSR. Sites delivering social or below-market rental housing may fall above the given FSR.

Representative Section: Lord Street between 65th Avenue and Marine Drive
4.5.5.2 Cambie Street: 8100 Block

In the context of the performance expectations established by the urban design principles and public realm elements described in this section, the following could be considered on this site.

Recognizing the site’s location adjacent to Marine Drive Station, new development will accommodate a mix of uses and provide an appropriate building transition that responds to the surrounding neighbourhood context.

Design responses deemed to be equal or better in addressing the principles of urban design and public realm described in this Plan may also be considered.

- Pedestrian connections
  Building design should support an active pedestrian connection along the lanes.

- Mix of uses
  While residential use is permitted, encourage a mix of transit-supportive uses including institutional, service, medical, and retail.

- Public open spaces
  Integrate small on-site public plazas to serve as gathering and socializing spaces that help activate the active pedestrian link and lane. Ensure frontage improvements provide an enhanced pedestrian experience, as generally guided by the Cambie Corridor Public Realm Plan.

- Tower element
  Concentrate building height towards the south of the site to provide an appropriate transition. Specific building heights will be evaluated through the rezoning process in consideration of factors such as adjacent context, the Marine Landing Principles, overall site design, and amenity provision.

- Active hub
  Animate the Cambie Street frontage with active commercial and other active spaces at grade. Frontages should create a strong relationship with surrounding sidewalks and pedestrian connections.

- Community facilities
  Explore opportunities to integrate a community-supporting facility on site, if feasible (e.g., childcare, seniors day centre).
4.5.5.3 Cambie and Marine intersection site: northwest corner (8175 Cambie Street)

In the context of the performance expectations established by the urban design principles and public realm elements described in this section, the following could be considered on this site. Suggested heights for this corner of Cambie Street and Marine Drive were derived from detailed shadow impact analysis on Ash Park and Laurier Annex, and based on the proposed buildings not shadowing the soccer field during the morning school recess period.

Design responses deemed to be equal or better in addressing the principles of urban design and public realm described in this Plan may also be considered.

- **Mixed-use (tower)**
- **Low-rise**
  - Low-rise building facing Ash Park.
- **Community facilities**
  - Daycare/community facilities facing and integrated into Ash Park.
- **Pedestrian mews**
  - Connecting Ash Park to Cambie Street.
- **Residential tower**
  - Tower height should not exceed 86.9 m (285 ft)*
  - Floor plate should not exceed 585.3 sq. m (6,300 sq. ft)**
  - Commercial considered at grade.
- **Mixed-use building**
  - Mid-rise building up to 6 storeys fronting on Marine Drive, commercial at grade, residential above.

*measured from Marine Drive to top of uppermost floor, excluding mechanical penthouses.

**the calculation of floor plate size includes elevator cores, storage, stairs, enclosed balconies, etc. but excludes open balconies.
4.5.5.4 Cambie and Marine intersection site: southeast corner (8430 Cambie Street)

In the context of the performance expectations established by the urban design principles and public realm elements described in this section, the following could be considered on this site. Suggested heights for this corner of Cambie Street and Marine Drive were derived from detailed shadow impact analysis on Ash Park and Laurier Annex. Proposed buildings should not shadow the soccer field during morning school recess period.

Design responses deemed to be equal or better in addressing the principles of urban design and public realm described in this Plan may also be considered.

**Retail**
Retail uses will be predominantly non-auto oriented, but may include other uses such as a large-scale anchor grocery store. Small-scale retail units will front on Marine Drive and an internalized pedestrian mall and wrap around the northwest corner of the project, down Cambie Street. Medical/dental is also expected. The design and location of the retail space will be organized to support a vibrant day and night pedestrian experience.

**Commercial building**
Tower form to optimize job space. Includes ground-floor retail, and office space. Height should not exceed 70.1 m (230 ft)*
Office floor plate expected to be approximately 1,951 sq. m (21,000 sq. ft).

**Pedestrian mall**
A highly animated at-grade pedestrian mall will connect through the project, linking Marine Drive to the bus loop and Marine Drive Station at the southern portion of the site.

**Entertainment**
A large scale movie theatre providing night time activity is expected on the second level of the commercial podium, with the box office, theatre service, and marquee located on the ground floor.

**Residential tower**
Tower height should not exceed 102.1 m (335 ft)*
Floor plate should be between 501.7–511.0 sq. m (5,400–5,500 sq. ft)**

**Residential tower**
Tower height should not exceed 77.7 m (255 ft)
Floor plate should be between 501.7–511.0 sq. m (5,400–5,500 sq. ft)**

* measured from Marine Drive to top of uppermost floor, excluding mechanical penthouses.

** the calculation of floor plate size includes elevator cores, storage, stairs, enclosed balconies, etc. but excludes open balconies.
4.5.5.5 Cambie and Marine intersection-site: northeast corner (8018–8150 Cambie Street)

In the context of the performance expectations established by the urban design principles and public realm elements described in this section, the following could be considered on this site. Design responses deemed to be equal or better in addressing the principles of urban design and public realm described in this Plan may also be considered.

**Residential tower**
Tower height should not exceed 71.7 m (235 ft)*
Floor plate should not exceed 585.3 sq. m (6,300 sq. ft)**

**Live/work units**
Ground-oriented, live/work units (generally 4 storeys).

**Urban rooms**
Providing activity and interaction.

**Retail units**
Café or community meeting place.

**Residential tower**
Tower height should not exceed 86.9 m (285 ft)*
Floor plate should not exceed 585.3 sq. m (6,300 sq. ft)**

**Commercial podium**
Includes small-scale, at-grade retail that supports a vibrant pedestrian experience.

**Plaza**
Corner plaza with design elements that respond to and address noise from intersection.

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* measured from Marine Drive to top of uppermost floor, excluding mechanical penthouses.

** the calculation of floor plate size includes elevator cores, storage, stairs, enclosed balconies, etc. but excludes open balconies.
4.5.5.6 445 Marine Drive (Marine Gardens)

In the context of the performance expectations established by the urban design principles and public realm elements described in this section, the following could be considered on this site. Design responses deemed to be equal or better in addressing the principles of urban design and public realm described in this Plan may also be considered.

Any new development would be required to replace the existing childcare facility. The site will transition from the adjacent site to the west. Rental housing must be replaced.
4.5.5.7 Intensive employment zone

The intent for these properties is to encourage high-intensity employment uses such as office or institutional uses that are transit-trip generating, while continuing to permit traditional industrial use. Other non-industrial uses, including large format, may be supported only in combination with high-intensity employment uses.

- Height: up to 30.5 m (100 ft)
- FSR: up to 3.0
- Employment uses that are transit-trip generating are encouraged (e.g., office, community college)
- Residential use is not permitted
- Large format and non-industrial uses, including grocery and drug store, not supported unless in combination with high-intensity transit-trip generating job uses (e.g., retail at grade with office use above). Grocery or drug store may be considered only in a location fronting on Marine Drive, with a supporting Retail Impact Analysis for grocery store use (as specified in the Marpole Community Plan)
- Surface parking is generally discouraged and is not supported in front of a building. Locate parking below grade or at rear of site
- Large floor plates are permitted to accommodate a variety of employment uses
- Visual interest and transparent treatment required at street-facing elevations
- Vehicle access points must balance pedestrian and cyclist safety with site function
- Provide mid-block and through-site connections to Canada Line station for walking and cycling
- Other industrial area zoning and policies to remain unchanged