The City of Vancouver has received an application to rezone 5740 Cambie Street from C-2 (Commercial) District to CD-1 (Comprehensive Development) District. The proposal consists of a mixed-use development with a 14-storey market rental tower and a 27-storey market strata tower and includes:

- commercial retail space at grade;
- office space (including non-profit office space) above;
- 80 market rental units and 133 market strata units;
- a floor area of 29,495 sq. m (317,101 sq. ft.);
- a floor space ratio (FSR) of 8.61;
- a maximum building height of 84.7 m (278 ft.); and
- 288 underground parking spaces and 559 bicycle spaces.

The application is being considered under the Cambie Corridor Plan.

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Rezoning Planner:
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Creating a welcoming environment

Success today means **hearing from everyone** in a safe manner.

- Show respect. **Every participant brings information, points of view and ideas to contribute.**
- Treat everyone here with the same respect and tone you would want for yourself, your child or your parent.
- Threats, insults, intimidation and abusive language will not be tolerated.
- Photography and video recording are limited to the presentation materials. The photographing and/or recording of participants or conversations are not permitted (without advance permission).

This event is hosted by the City of Vancouver Department of Planning, Urban Design, and Sustainability which is responsible for its conduct.
Why We Are Here

We want to hear from you

We are here to listen to community feedback about this proposal. Your input informs staff’s recommendations to Council as part of the review process for this rezoning.

1. Review the material on display.
2. Ask questions to City staff or the applicant.
3. Share your feedback.

Fill out a written comment sheet

Submit online feedback at vancouver.ca/rezapps
The Rezoning Process

Planning comes first

The City consults with the public to develop community plans and policies that define what can be considered through rezoning.

Policy and public input guide the review

Staff from various departments review each rezoning application to see if it meets the policies and goals previously set by Council. Feedback from the public is an important part of this review.

Implementation

After Council approves a rezoning application, the proposal becomes a development application. This process finalizes the project design, as well as the delivery of public benefits.

What guides development?
Community plans and policies are developed by City staff with public input, and are adopted by Council. They lay out the long-term vision of the community and direct future growth and associated amenities. These plans and policies outline where rezoning applications can be considered and what may be allowed on a site.

What is a rezoning application?
Zoning regulates what can be developed, including the use (e.g. office) and physical form (e.g. height). A rezoning application is required when a proposal does not conform with the existing zoning. An application must conform to the rezoning policy for an area and other applicable City policies. A rezoning does not mean there are no restrictions on what can be built.

How is my feedback used?
Staff read every comment we receive. Feedback from the public and advisory groups informs the review of the application. Applicants may be required to re-submit their proposal based on the feedback. Staff make a recommendation to Council. Council makes the final decision on whether to approve, modify, or refuse a rezoning application.

What are the benefits to the community?
Development, including rezoning, can support community benefits, including parks, community facilities, social housing, street upgrades and more.
Cambie Corridor Plan
Planning Principles

These principles, generated with the community, provide overall direction for the future of the Cambie Corridor. They are intended to inform comprehensive planning along the Corridor, as well as shape and inform individual land use change and future detailed development. Planning for the Cambie Corridor will facilitate progress toward an environmentally sustainable city that responsibly responds to climate change and fosters livability and affordability through integration of land use, sustainable mobility, and renewable energy.

1. Provide land use that optimizes the investment in transit
2. Provide a complete community
3. Create a walkable and cycleable Corridor of neighbourhoods seamlessly linked to public transit
4. Focus intensity and community activity at stations and other areas with strategic opportunities for sustainability, renewable energy and public amenity
5. Provide a range of housing choices and affordability
6. Balance city-wide and regional goals with the community and its context
7. Ensure job space and diversity

Housing for Families
The housing strategy for the Cambie Corridor Plan encourages the inclusion of family housing. The target for family housing is set at 35% of units. Family units will be 2 or more bedrooms designed to meet the Council-adopted guidelines for High-Density Housing for Families with Children.
The Canada Line, and the land uses around it, play a pivotal role in Vancouver’s future. Already well-positioned in terms of amenities and services, the Cambie Corridor is a key component of a sustainable, livable city of neighbourhoods connected to convenient transportation alternatives.

**The Cambie Corridor Plan is a framework to guide change and growth over the next 30 years.**

The Plan builds on the distinct character and context of the Corridor’s neighbourhoods to create complete communities with places for current and future residents to live, work, shop, play, and feel part of a community.

**Over the next 30 years, the Corridor will add:**
- Space for 9,200+ new jobs
- Opportunities for multi-family housing on 2,000 single-family lots
- New and vibrant public spaces, including 20+ acres of new parks
- More than 5,000 secured rental units and 2,800 social housing units
- A vibrant and enhanced Oakridge Municipal Town Centre
Cambie Corridor Plan

Neighbourhood highlights and Corridor-wide improvements

- Complete street improvements
  - Wider sidewalks & new crosswalks
  - All ages & abilities (AAA) cycling infrastructure
- Future B-Line service (express bus service)

Existing station
- 22 new vehicles & additional station upgrades

Future potential station
- New park
- Renewal/upgrade of existing park/facility
- Future plaza
- Oakridge Civic centre (recreation centre, library, seniors centre)
- Hillcrest fitness centre addition
- Marpole-Oakridge Community Centre (future renewal) and proposed pool
- Community health centre
- Childcare

There are also other facilities and improvements planned throughout the Corridor (exact locations to be determined).

Neighbourhood Overview

- Retain existing rental housing between 19th & 24th Ave.
- New mid-rise buildings along Cambie St with small-scale storefronts.
- Introduce new low- to mid-rise buildings along King Edward Ave, transitioning to townhouses.

- Strengthen & enhance the existing park-like setting with green sidewalk buffers and edges.
- New mid-rise residential buildings along Cambie St.
- Strengthen the local shopping area at Oak St with more housing, shops and services.

- Enhance the Municipal Town Centre as a walkable, mixed-use urban centre.
- Introduce new job space and amenities to support a growing population.
- Provide opportunities for social and below-market rental housing.

- New mid-rise buildings along 49th Ave with at-grade commercial & institutional uses.
- Include quality public realm features along Cambie St at the Langara-49th Ave Station.
- New mixed-use development, including rental housing, at Oak St and 49th Ave to enhance the local shopping node.

- Recognize the area’s prominence as an entrance to the city with significant new opportunities for job space and mixed-use buildings.
- Support the transformation of the station area into a walkable, vibrant urban area.
- Strengthen connections to the Fraser River.

Public Realm Plan

The Cambie Corridor Public Realm Plan provides direction for outdoor public spaces such as sidewalks, lanes and plazas to create a vibrant experience that fosters opportunities for connection, culture and activity.

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

Character Areas

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

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.
Cambie Corridor Plan
Oakridge MTC Principles

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).
Cambie Corridor Plan
Cambie Street: 39th-45th Avenue

**Uses:** Mixed-use

**Density:** Site-specific and varies with building performance

**Height:** Site-specific and varies with building performance

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<td>278 ft</td>
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<tr>
<td>Area H</td>
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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
- Tower floor plates must not exceed:
  - An average residential floor plate of 603.9 sq. m (6,500 sq. ft)
  - An average commercial floor plate of 789.7 sq. m (8,500 sq. ft)
  - In instances where a residential tower is not pursued, a signature commercial tower with a maximum floor plate of 929 sq. m (10,000 sq. ft) may be permitted up to the same maximum height of the major tower height

- Development proposals will include required public realm features (i.e., street trees, landscaped setbacks, etc.) See **Cambie Corridor Public Realm Plan**
- All buildings fronting Cambie Street will require a 3.0 m (10 ft) dedication from the property line for improved streetscape
- A 2.7 m (9 ft) floor-to-floor height is assumed for residential tower forms, but not required. Increased residential floor-to-floor height is encouraged, but will not increase the overall identified tower heights

Refer to the Built Form Guidelines (Chapter 5) for more information.
Cambie Corridor Plan
Area E: 41st to 42nd Avenue (east)

Uses: Mixed-use
Density: Site-specific and varies with building performance
Height: 278 ft

- 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
 Cambie Corridor Plan
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.
Thank you for coming!

Staff read and record every comment we receive and present a summary to City Council. Public comments can be submitted any time throughout the rezoning process.

Please share your feedback.

Fill out a written comment sheet

Submit online feedback at vancouver.ca/rezapps

Thank you for coming!