

Purpose of Rezoning

On behalf of our client, Wesgroup Properties Ltd, Bluetree Homes is submitting this Rezoning Application for the redevelopment of the following properties:

8175 Cambie Street – The site area is 24,786 Sq.Ft and is currently zoned C-1 Commercial. The property is vacant. A single storey gas station formerly occupied the site.

Legal description : Lot 7AMD, BLK. X, D.L 311, PLAN 20305

519 SW Marine Drive – The site area is 11,733 Sq.Ft and is currently zoned C-1 Commercial. A two storey commercial building currently occupies the site.

Legal description : Lot A, BLK. X, D.L 311, PLAN 20305

8192 & 8180 Lord Street – The sites areas measure 7,782 Sq.ft and 5,520 Sq.ft respectively and they are currently zoned RS-1. Single family homes currently occupy the properties.

Legal description : Lot 11 & 12, BLK 1 and 2, D.L 311, PLAN 8548

The project proposes to rezone the four properties from C-1 and RS-1 to CD-1 to permit a high density residential development consisting of a 285 foot, 31 storey high rise tower and a 12 storey high rise tower both containing market residential suites which sit above a 2-storey base podium. Ground level commercial space, of close to 15000sf is located along the Marine Drive and Cambie Street frontages, wrapping the west corner at Lord Street. An indoor and outdoor amenity space serving both towers is proposed for the second and third storeys of the podium. The project will also deliver a separate three storey community amenity facility at the northwest corner. Adjacent to Ash Park, the facility is proposed to contain a 37 space daycare facility and a 4500 sf community facility, which is anticipated to accommodate a relocated Marpole Oakridge Family Place. All parking stalls and bicycle stalls, together with mechanical and electrical services are located within parkade levels below grade.

Relevant Planning Policies and Guidelines

- Marpole Plan, 1979
- Child Care Design Guidelines, 1993
- Public Art Policies and Guidelines, 1994 as updated
- Oakridge/Langara Policy Statement, 1995
- Industrial Lands Policies, 1995
- City Plan, 1995
- Transportation Plan, 1997
- High Density Housing for Families and Children, 1992
- Passive Design Tool Kit - 2009
- Cambie Corridor – Terms of Reference and Interim Rezoning Policy, 2010
- Cambie Corridor Planning Principles, 2010
- Cambie Corridor Plan, 2011
- Green Building Policy for Rezoning, 2010
- Cambie and Marine Node Transportation Study, 2011
- Cambie Corridor Design Principles, 2012
- Other current city policies including the Greenest City Initiative, Housing Strategy and Metro Vancouver Regional Growth Strategy supportive of increased density along transit corridors.

Job Space Review

The Marine Landing hub is envisioned as a job space provider, with the majority of employment space focused south of SW Marine Drive. The Marine Gateway project has planned close to 475,000sf of commercial, office and retail space, including a grocery store, pharmacy, medical and dental services, financial institutions, a fitness centre, food services, and a theatre complex. The MC2 property east of Cambie Street is providing flex employment spaces and close to 10,000sf of retail fronting Cambie Street, SW Marine Drive and 64th Avenue.

The redevelopment of the subject site will replace and enhance its existing commercial space, which includes a smaller C-1 zoned commercial building which holds three occupants in close to 2800sf of ground floor space, and the now demolished service station, which provided a small kiosk and gas pumps. Both former commercial sites will have been remediated from the historic service station uses to suit the new land uses.

New job space will be provided in over 15,000sf of grade level retail in the podium fronting Cambie Street and SW Marine Drive, with the most westerly space wrapping to Lord Street. The new commercial space will be bright, with ceilings ranging from about 14' to 20' high. It will host a variety of retail uses envisioned to include an anchor use of up to 5000sf, food related retail, and several smaller CRUs suited to local serving uses and owner operated businesses. The community facilities, including the 37 space daycare and 4500 sf family place will also generate employment on the site.

Wesgroup, an established commercial developer and asset manager in the region, has taken care in the preliminary design stage to conceptualize retail spaces that will function well in support of long term, stable and desirable commercial occupants. Wesgroup will use its in-house expertise, and will continue to work with brokers and potential occupants to refine a mix of retail and services that support the neighbourhood needs and goals for a vibrant hub. In all, the retail uses at grade at this key intersection will benefit from the highly visible and accessible location and will contribute to the overall goals for job space development in the Marine Landing hub.

Public Benefits Strategy

The public benefit strategy for developments within the Cambie Corridor are intended to support identified public benefit needs, meeting the goals and objectives of the City in a way that is appropriate to the neighbourhood context. The City has established a community amenity contribution guideline which provides for a negotiated contribution to public amenity for this site. Specifically, the Cambie Corridor Plan identifies a 37 space daycare as a desirable public benefit to be located on this site. Daycare demand is driven both by new residents from onsite redevelopment, as well as from the neighbouring new developments in the hub, and from the surrounding neighbourhoods. In addition, it has been recognized that Marpole Oakridge Family Place is in need of improved facilities in which to offer its highly subscribed and successful programs. 4500sf has been provided in the plan for the relocation of this community program.

In order to come to a final determination on the public benefits for the site, the public will be invited to comment on the proposed concept at an open house. In addition, a negotiated proforma based analysis must be concluded with the City to confirm the final amenity contribution amount.

Other public benefits provided through the project include:

- Mid-block access on a new pedestrian/bicycle connection between Cambie Street to Lord Street and Ash Park.
- Public art, to be incorporated into the publicly accessible areas
- Job creation through the inclusion of close to 15,000sf of employment space
- Sustainable design with potential for future connectivity to a district energy facility
- Contribution of more housing choice at a variety of price points in proximity to transit, parks and school
- Contribution of DCLs and tax revenues from the new development to the City.