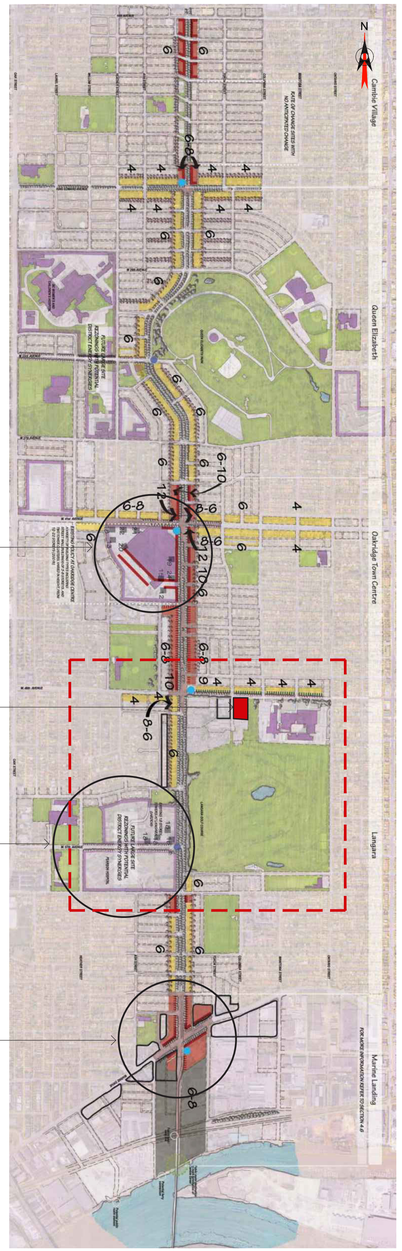
Neighbourhood Context Description



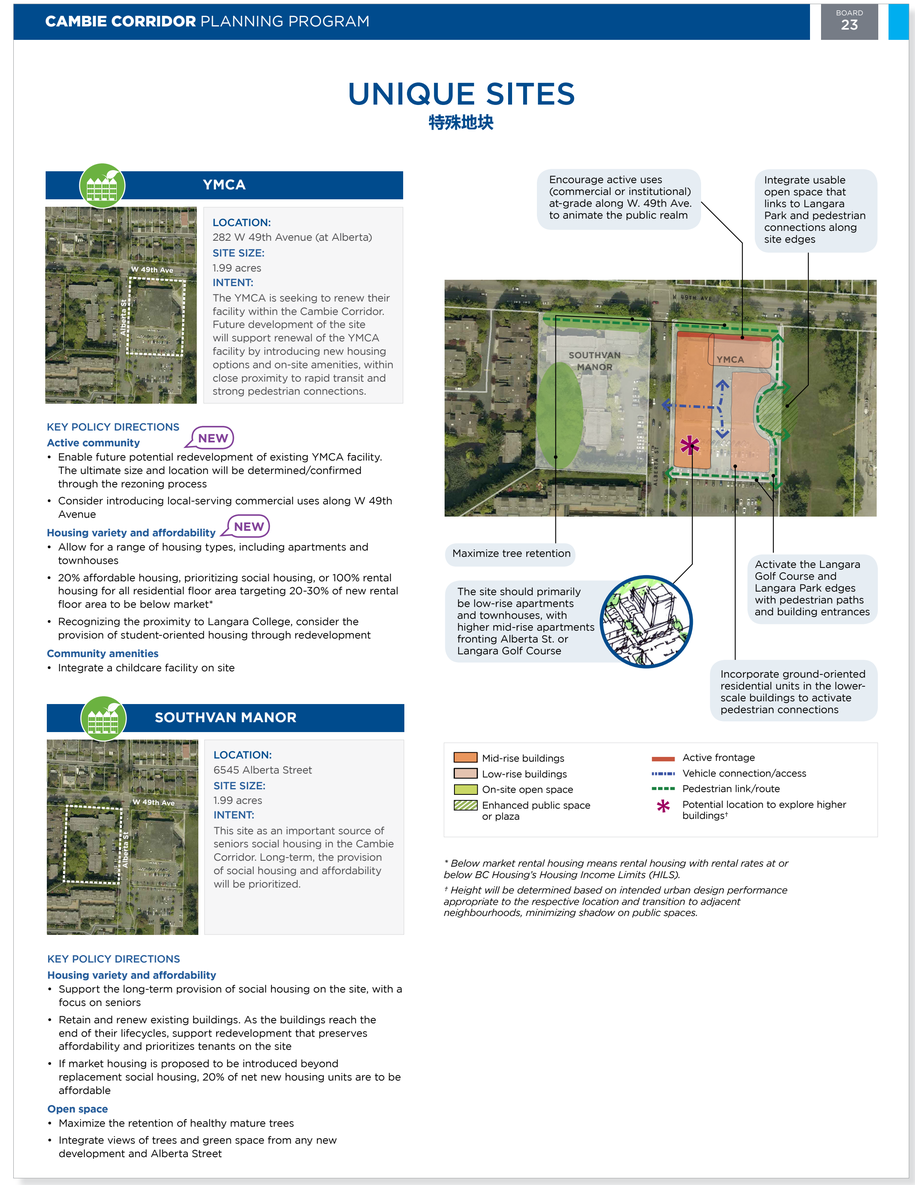
Neighbourhood Context Description

The Langara / South Vancouver YMCA Site is in the densifying Cambie Corridor, and approximately midway between the Oakridge Centre and Langara Gardens / Pearson Dogwood high density, mixed use redevelopment sites. The Site is approximately 2 acres (87,103 SF) in area and situated on the south side of 49th Avenue, one block east of the existing Langara-49th Avenue Canada Line station at the corner of Cambie Street and 49th Avenue. Langara Park lies immediately to the east, and between the Site and Langara College beyond. The Langara Golf Course, clubhouse and surface parking areas are situated immediately to the south of the Site and an assortment of 2 - 3 storey multifamily residential developments are located to the west on the opposite side of Alberta Street, including BC Housing's South Van Manor Site. The north side of 49th Avenue is currently occupied by predominantly single family residential houses and is anticipated to be redeveloped as apartment residential up to 4 storeys with "choice of use" at grade.

Under the current CD-1 zoning the site is permitted to accommodate apartment or townhouse residential uses to a maximum of 0.75 FSR. Local retail, park or playground, golf course, recreational facilities, or comprehensive educational development uses are permitted to a maximum of 0.5 FSR.

Although not directly applicable to this Site, phase 1 and 2 of the Cambie Corridor Plan is relevant to this rezoning application in that it establishes directions for policy, process, and guidelines for other sites in the neighbourhood, including sites directly opposite the Site on 49th Avenue.

The YMCA Site has also been identified as a "Unique Site" as part of the Cambie Corridor Phase 3 Plan. As part of that process, input from the community has begun to suggest early ideas and guiding principles regarding use, neighbourhood integration, built form and place making that will inform the design of the redevelopment as it proceeds through the rezoning process.



CAMBIE CORRIDOR PLANNING PROGRAM

BOARD 23

UNIQUE SITES
特殊地块

YMCA

LOCATION:
282 W 49th Avenue (at Alberta)
SITE SIZE:
1.99 acres
INTENT:
The YMCA is seeking to renew their facility within the Cambie Corridor. Future development of the site will support renewal of the YMCA facility by introducing new housing options and on-site amenities, within close proximity to rapid transit and strong pedestrian connections.

KEY POLICY DIRECTIONS

Active community NEW
- Enable future potential redevelopment of existing YMCA facility. The ultimate size and location will be determined/confirmed through the rezoning process
- Consider introducing local-serving commercial uses along W 49th Avenue

Housing variety and affordability NEW
- Allow for a range of housing types, including apartments and townhouses
- 20% affordable housing, prioritizing social housing, or 100% rental housing for all residential floor area targeting 20-30% of new rental floor area to be below market*
- Recognizing the proximity to Langara College, consider the provision of student-oriented housing through redevelopment

Community amenities
- Integrate a childcare facility on site

SOUTHVAN MANOR

LOCATION:
6545 Alberta Street
SITE SIZE:
1.99 acres
INTENT:
This site as an important source of seniors social housing in the Cambie Corridor. Long-term, the provision of social housing and affordability will be prioritized.

KEY POLICY DIRECTIONS

Housing variety and affordability
- Support the long-term provision of social housing on the site, with a focus on seniors
- Retain and renew existing buildings. As the buildings reach the end of their lifecycles, support redevelopment that preserves affordability and prioritizes tenants on the site
- If market housing is proposed to be introduced beyond replacement social housing, 20% of net new housing units are to be affordable

Open space
- Maximize the retention of healthy mature trees
- Integrate views of trees and green space from any new development and Alberta Street

** Below market rental housing means rental housing with rental rates at or below BC Housing's Housing Income Limits (HILS).*

† Height will be determined based on intended urban design performance appropriate to the respective location and transition to adjacent neighbourhoods, minimizing shadow on public spaces.

Neighbourhood Context Description

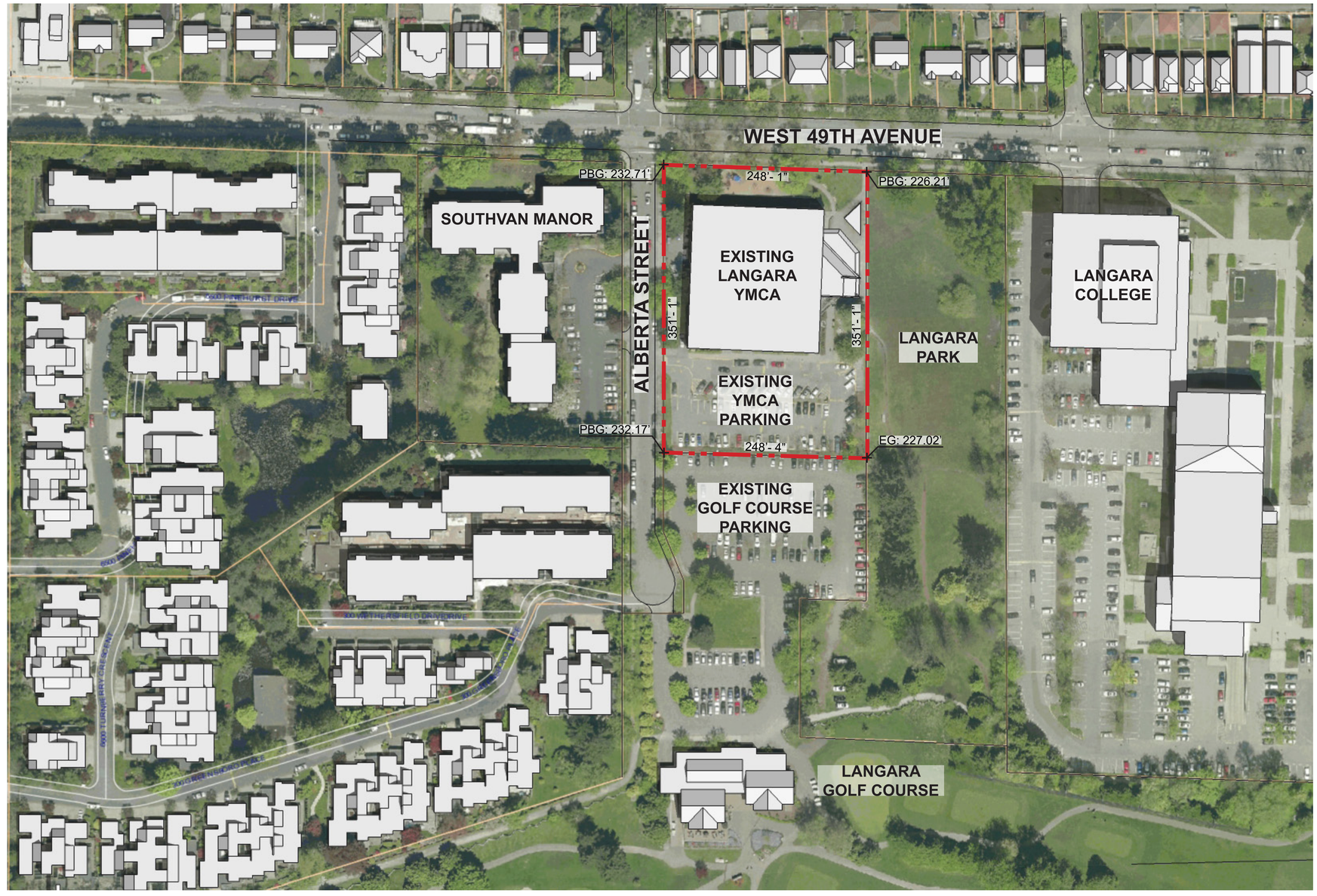
Existing Site Description

The slightly irregular site has approximately 248' of frontage on the north and south boundaries and 351' on the east and west. It is currently occupied by a YMCA community recreation facility of approximately 44,000 square feet. The facility includes a swimming pool with change areas, gymnasium, courts, youth space, child minding and other recreational spaces. Surface parking is provided to the south of the building adjacent to the Langara Golf Course parking area.

The existing facility is outdated and needs extensive repairs, but renovation is not cost effective. The facility should be replaced and expanded to better serve the needs of the growing population in the Marpole and Oakridge communities.

West 49th Avenue is a tree lined two way arterial street that accommodates vehicular, bicycle and pedestrian traffic and forms the dominant frontage for the Site. Alberta Street which provides vehicular access to the Site, South Van Manor (BC Housing site), Langara Estates and as well as the Langara Golf Course Club. The Site is also linked to Langara Park and the Langara Golf Course by way of public pedestrian pathways.

The Site slopes approximately 6' from the west property line to Langara Park on the east, and enjoys good solar exposure throughout the course of the day.

As identified in the Tree Management Report accompanying this submission, there are a number of existing trees on and around the Site that warrant consideration for retention.

Existing rows of mature trees along Cambie Street to the west and West 49th Avenue play a key role in establishing the character of those streets, and also screen street level views to the Site as one approaches from a distance.