

# Townhouse Zone for Cambie Corridor and Grandview-Woodland





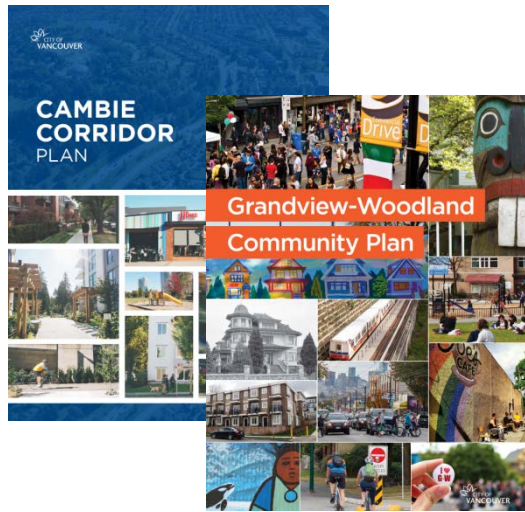
# Outline

- 1. Background and Policy Context**
- 2. Areas Proposed for Rezoning**
- 3. RM-8A Zone**
- 4. RM-8A Guidelines**
- 5. Groundwater and Rainwater Requirements**
- 6. Public and Industry Input**
- 7. Conclusion**

# 1

- **Background and Policy Context**
- Areas Proposed for Rezoning
- RM-8A Zone
- RM-8A Guidelines
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# Background & Policy Context



## Cambie Corridor Plan (2018) and Grandview-Woodland Community Plan (2016)

- Frameworks to guide change for the next 30 years
- Both plans identify significant land use changes for variety of housing types, including townhouses:
  - Cambie: Over 1,100 lots
  - G-W: Over 300 lots



# Background & Policy Context

## Townhouse areas – implementation

### **Cambie**

- City-initiated rezoning of townhouse areas in Stage 1 of utilities upgrades – 167 lots
  - More city-initiated rezoning to follow based on sewer upgrades

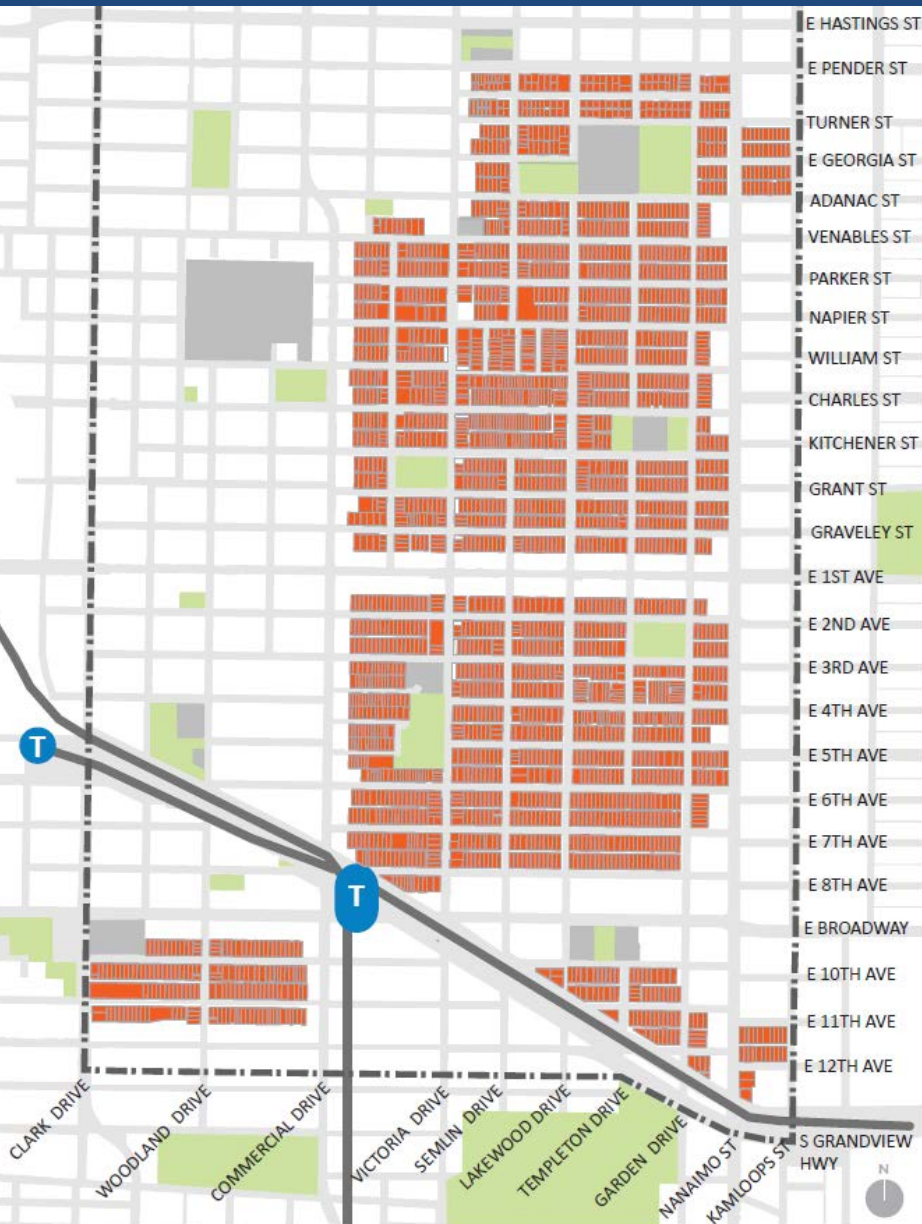
### **Grandview-Woodland**

- New townhouse zone on arterials – RT-12/N approved in July 2018
- Remaining 112 lots proposed for RM-8A

# 2







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# Grandview-Woodland: Prezoning



## Grandview-Woodland

### Legend

-  Plan area boundary
-  SkyTrain station
-  SkyTrain line
-  Park
-  School / Institutional
-  Duplex (RT)




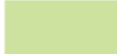








# Grandview-Woodland: Prezoning



## Grandview-Woodland

### Legend

-  Plan area boundary
-  SkyTrain station
-  SkyTrain line
-  Park
-  School / Institutional
-  Courtyard stacked townhouse
-  Courtyard stacked townhouse (with at grade choice of use)
-  4-storey apartment
-  4-storey apartment (mixed-use)
-  Duplex (RT)














# Grandview-Woodland: Prezoning

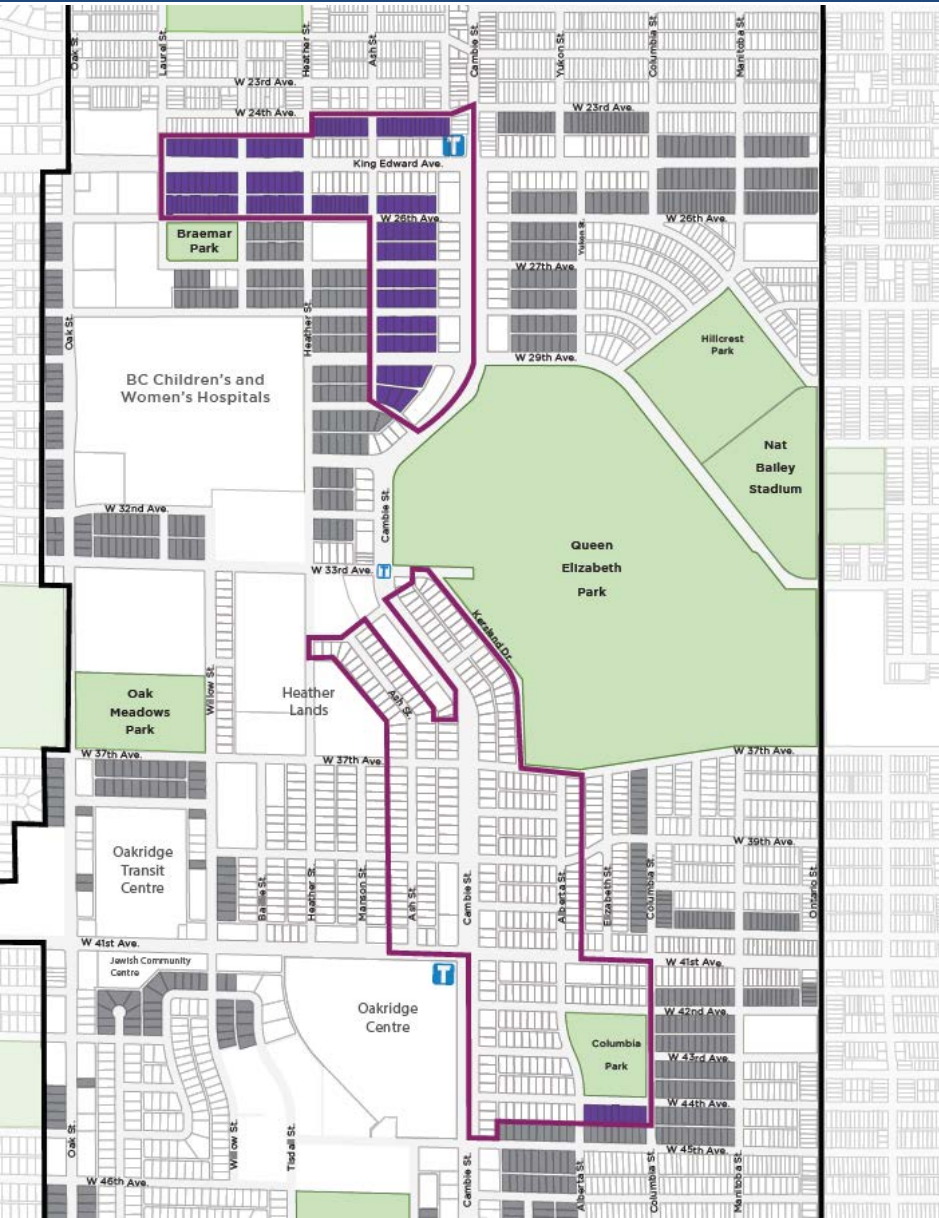


## Grandview-Woodland

### Legend







-  Plan area boundary
-  SkyTrain station
-  SkyTrain line
-  Park
-  School / Institutional
-  Proposed RM-8A/RM-8AN
-  Courtyard stacked townhouse
-  Courtyard stacked townhouse (with at grade choice of use)
-  4-storey apartment
-  4-storey apartment (mixed-use)
-  Duplex (RT)

# Cambie Corridor: Prezoning



## Cambie Corridor

### Legend

-  Proposed **RM-8A/RM-8AN**
-  Areas identified for townhouses in Cambie Corridor Plan (developer-initiated rezoning)
-  Utilities Servicing Plan (Stage 1)
-  Park
-  Canada Line station
-  Future potential station



# 3

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# RM-8A Zone

## Why a new zone?

- Existing RM-8 is a low-density townhouse zone at 1.2 FSR
- Market delivering large, expensive townhouses

## Key features of the new RM-8A

- Unit size requirement: Min. 45% of units must be between 900 – 1,200 sf
- Full third storey at the street to allow for more livable stacked townhouses
- Larger setback at the lane for better landscaping and lane conditions
- New amenity share (density bonus rates) for Cambie and G-W





# RM-8A Zone

## New features that will apply to the existing RM-8 and the new RM-8A, including:

- More options for larger single sites to achieve more townhouses units in small developments
- Reduce the front yard setback to reflect what has been achieved in actual developments
- Increase the maximum Dwelling Unit Density to enable same unit mix in both zones
- Allow two-unit infills, in addition to the existing house, on special sites



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# RM-8A Guidelines

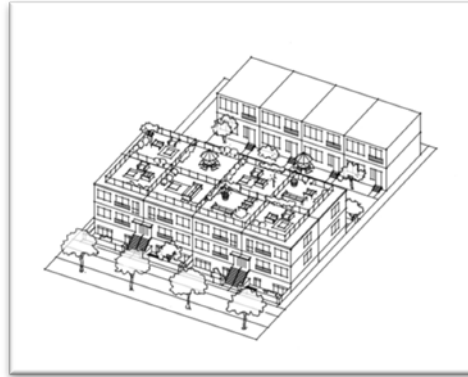
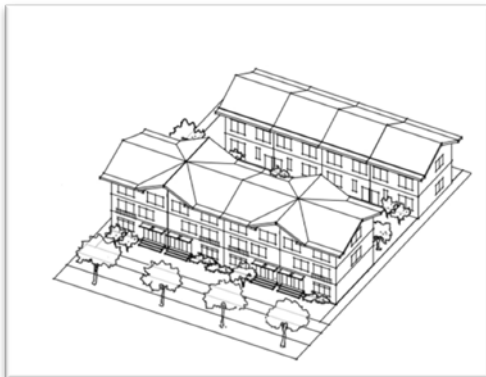
## Separate RM-8A Guidelines

New:

- Clarification on unit size requirement
- Boulevard landscaping and sidewalk requirements
- Section on Groundwater and Rainwater management

Additional guidance on:

- Building width
- Height at the lane
- Entrances to stacked and back-to-back townhouses



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# Groundwater and Rainwater Requirements

## Cambie Utilities Servicing Plan (USP) endorsed July 2018

Groundwater and rainwater management requirements for Development Permits in “pre-zoned” areas in Cambie Corridor

### Zoning and Development By-law amendments:

- Add definitions for groundwater and rainwater management-related terminology
- Revise existing sections to clarify requirements and Director of Planning authority



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# Public and Industry Input

## **Cambie Corridor Phase 3**

- Significant public consultation on the areas proposed for townhouses and the housing types permitted within these areas over the course of Phase 3 (2015 – 2018)

## **Grandview-Woodland**

- Consultation on new zones in early 2018 – support for proposed zoning changes

## **Industry input**

- Focus group of townhouse developers and external testing of unit size requirement

## **Groundwater and Rainwater requirements**

- Industry workshop, information session, newsletter

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# Conclusion

## **New zone responds to city-wide challenges**

- Provide mix of unit sizes to achieve varying price points
- Help deliver much-needed “Missing Middle” housing and reach Housing Vancouver targets

## **City-initiated “pre-zoning” of townhouse areas**

- Implements Cambie Corridor and Grandview-Woodland Plans
- More efficient for applicants and staff - using the same zone for the same housing type in two neighbourhoods

## **Groundwater and Rainwater requirements**

- Aligned with best practices and further city-wide goals towards sustainability and climate change resilience

**Thank you!**

