

SUMMARY AND RECOMMENDATION

4. REZONING: Amendments to the Zoning and Development By-law Regarding the RM-8A/8AN Districts for Townhouse Areas in Cambie Corridor and Grandview-Woodland

Summary: To amend the Zoning and Development By-law to establish new zoning districts, RM-8A/RM-8AN, as part of the RM-8 and RM-8N District Schedules, and to rezone specified areas in Grandview-Woodland and Cambie Corridor to RM-8A/RM-8AN to enable the development of townhouses as identified in the Grandview-Woodland Community Plan and the Cambie Corridor Plan.

Applicant: General Manager of Planning, Urban Design and Sustainability

Referral: This item was referred to Public Hearing at the Regular Council Meeting of July 24, 2018.

Recommended Approval: By the General Manager of Planning, Urban Design and Sustainability:

- A. THAT Council approve the application by the General Manager of Planning, Urban Design and Sustainability to amend the Zoning and Development By-law generally as set out in Appendix A of the Policy Report dated July 6, 2018, entitled “Amendments to the Zoning and Development By-law Regarding the RM-8A/8AN Districts for Townhouse Areas in Cambie Corridor and Grandview-Woodland” to:
- (i) Create new zoning districts, RM-8A and RM-8AN, as part of the RM-8 and RM-8N Districts Schedule;
 - (ii) Revise Schedule F;
 - (iii) Rezone those areas shown outlined in bold on Schedule A of Appendix A from RS-1, RS-7, RT-4, RT-5, and RT-5N to RM-8A and RM-8AN; and
 - (iv) Amend Section 3 to revise and detail the requirements for ensuring adequate drainage of development sites and to better manage stormwater and groundwater issues.
- B. THAT the application to amend the Sign By-law to establish regulations for the new RM-8A and RM-8AN districts, generally as set out in Appendix B of the Policy Report dated July 6, 2018, entitled “Amendments to the Zoning and Development By-law Regarding the RM-8A/8AN Districts for Townhouse Areas in Cambie Corridor and Grandview-Woodland”, be approved.
- C. THAT, subject to the enactment of the by-law to amend the Zoning and Development By-law, the Director of Legal Services be instructed to bring forward for Council

approval, at the time of enactment of such amending by-law, related amendments to the Parking By-law, generally in accordance with Appendix B of the Policy Report dated July 6, 2018, entitled “Amendments to the Zoning and Development By-law Regarding the RM-8A/8AN Districts for Townhouse Areas in Cambie Corridor and Grandview-Woodland”.

- D. THAT, subject to the enactment of the by-law to amend the Zoning and Development By-law, the Director of Legal Services be instructed to bring forward for Council approval, at the time of enactment of such amending by-law, related amendments to the Subdivision By-law, generally in accordance with Appendix B of the Policy Report dated July 6, 2018, entitled “Amendments to the Zoning and Development By-law Regarding the RM-8A/8AN Districts for Townhouse Areas in Cambie Corridor and Grandview-Woodland”.
- E. THAT, subject to the enactment of the by-law to amend the Zoning and Development By-law, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward, at the time of enactment of such amending by-law, RM-8A and RM-8AN Guidelines, generally in accordance with Appendix C of the Policy Report dated July 6, 2018, entitled “Amendments to the Zoning and Development By-law Regarding the RM-8A/8AN Districts for Townhouse Areas in Cambie Corridor and Grandview-Woodland”, for Council adoption.
- F. THAT A through E be adopted on the following conditions:
 - (i) THAT passage of the above resolutions creates no legal rights for any person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact any rezoning by-laws; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

[RZ – Amendments to the Zoning and Development By-law Regarding the RM-8A/8AN Districts for townhouse areas in Cambie Corridor and Grandview-Woodland]