



**RM-8A/AN Rezoning:**  
Cambie Corridor Townhouses

**PUBLIC HEARING – APRIL 4, 2019**

- 76-96 W King Edward Ave
- 628-682 W 28th Ave and 4435 Ash St
- 6250-6410 Oak St
- 976 W 52nd Ave and 6822-6868 Oak St



## Cambie Corridor Plan implementation

- Council consideration for **4 townhouse rezoning applications**
- Introduction of **new, simplified rezoning process** for townhouses
- Responds to utilities infrastructure challenges in the Cambie Corridor
- **No form of development**; focus on infrastructure upgrades
- Rezoning to existing RM-8A/AN district schedule (**not CD-1**)
- **14 more in-stream** applications under this process



## 1. POLICY CONTEXT

2. Cambie Corridor Utilities
3. Townhouse Rezoning
4. New Rezoning Process
5. Subject Sites



## Phase One (Jan 2010)

- Principles
- Interim rezoning

## Phase Two (May 2011)

- Arterial sites
- Interim Public Benefits Strategy

## Phase Three (approved May 1, 2018)

- Transition areas, off the arterials  
+ Unique sites
- Public Benefits Strategy
- Public Realm Plan

# Phase 3 Public Engagement



## 6 BIG MOVES

**Transforming Single-Family Areas**

**Shaping a New Urban Centre**

**Landing Housing Vancouver**

**Integrating Unique Sites**

**Connecting the Corridor**

**Creating a Public Benefits Strategy**

1. Policy Context
- 2. CAMBIE CORRIDOR UTILITIES**
3. Townhouse Rezoning
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# Utility Challenge



To accommodate the proposed growth in the Corridor, significant portions of the sewer and drainage system, and water pipe network will need to be redesigned and rebuilt.

## Growth impacts to existing infrastructure:

- Sanitary sewer load will double
- Storm water flows will increase significantly due to less pervious area
- Foundation drainage due to high groundwater table (aquifer along Corridor, depth varies)



# Financing Utilities Upgrades

## New framework for financing growth-related utilities upgrades:

1. **City-wide Utilities Infrastructure Upgrade List** (includes upgrades in the Cambie Corridor)
2. **City-wide Utilities Development Cost Levy (DCL)** to fund growth-related projects identified on the list
3. **Integrated Water Management Plan** to implement efficient, resilient, and cost-effective water management measures

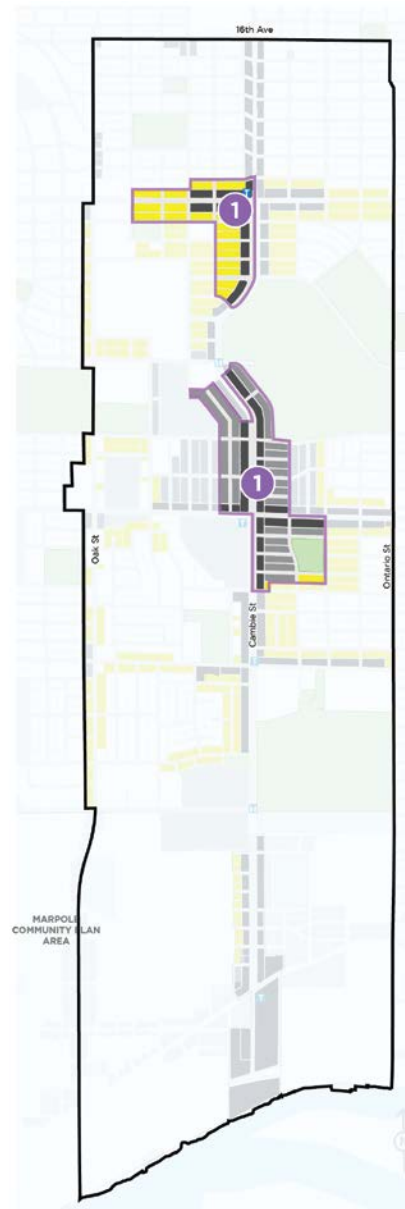


# Utilities Servicing Plan (2018)

## SEQUENCING OF CITY- DELIVERED UTILITIES UPGRADES





Stage 1: 2019-2022




**Growth-triggered  
upgrades providing  
neighbourhood-  
serving capacity**

### CAMBIE CORRIDOR PLAN

-  Phase 2 (2011)
-  Phase 3 (2018)
-  Townhouses (Phase 3)

### OTHER

-  Major Project (separate planning program underway or approved)

# Utilities Servicing Plan (2018)

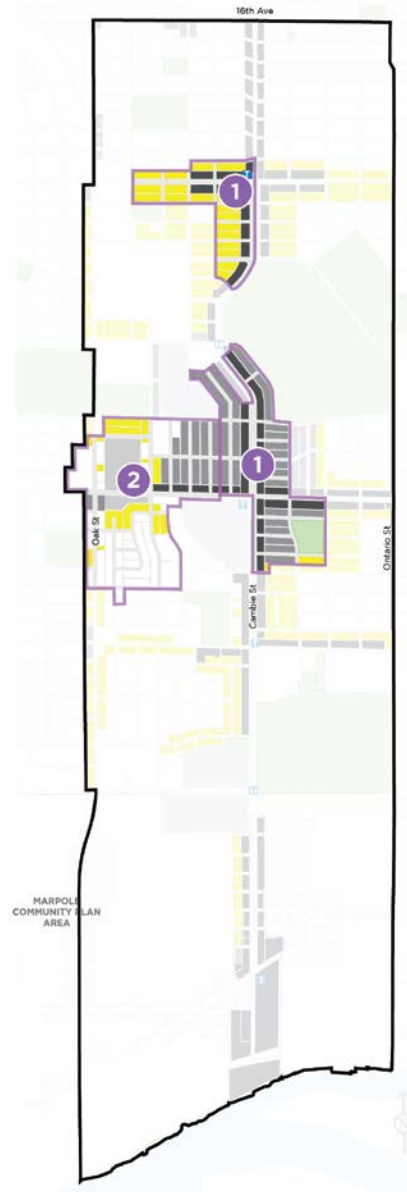
## SEQUENCING OF CITY-DELIVERED UTILITIES UPGRADES



Stage 1: 2019-2022





Stage 2: 2023-2026




Growth-triggered upgrades providing neighbourhood-serving capacity

### CAMBIE CORRIDOR PLAN

-  Phase 2 (2011)
-  Phase 3 (2018)
-  Townhouses (Phase 3)

### OTHER

-  Major Project (separate planning program underway or approved)

# Utilities Servicing Plan (2018)

## SEQUENCING OF CITY-DELIVERED UTILITIES UPGRADES

- [1]** Stage 1: 2019-2022
- [2]** Stage 2: 2023-2026
- [3]** Future (to be determined)




**Growth-triggered upgrades providing neighbourhood-serving capacity**

### CAMBIE CORRIDOR PLAN

-  Phase 2 (2011)
-  Phase 3 (2018)
-  Townhouses (Phase 3)

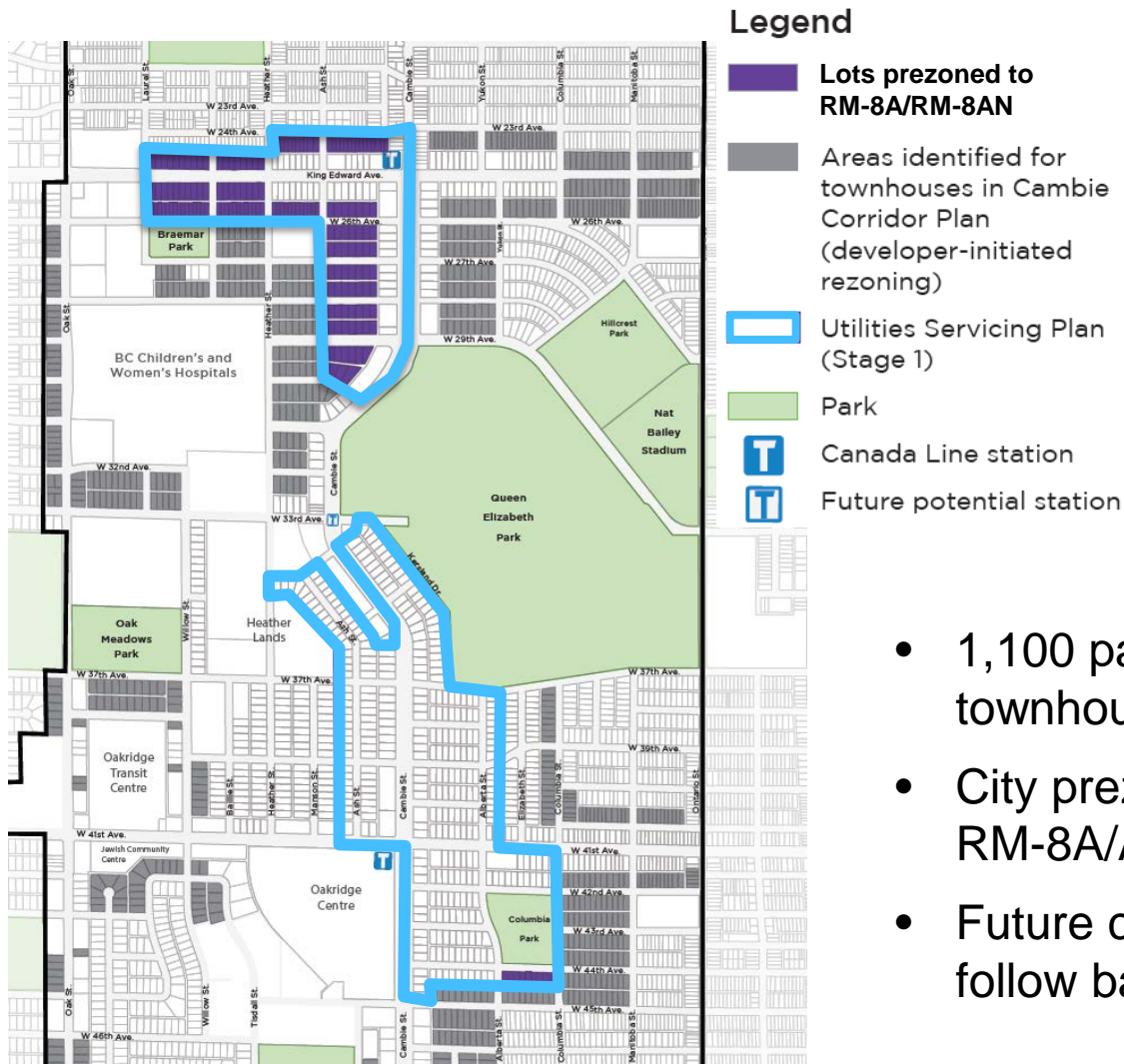
### OTHER

-  Major Project (separate planning program underway or approved)

1. Policy Context
2. Cambie Corridor Utilities
- 3. TOWNHOUSE PREZONING**
4. New Rezoning Process
5. Subject Sites



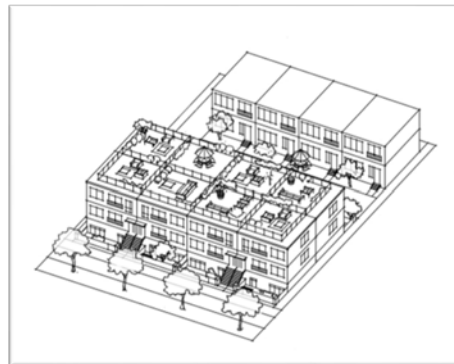
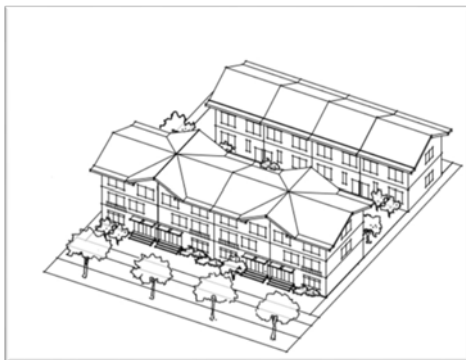
# Townhouse Prezoning



- 1,100 parcels designated for townhouses
- City prezoned 167 lots to new RM-8A/AN zone (Sept 2018)
- Future city-initiated rezonings to follow based on sewer upgrades

# RM-8A/AN Districts Schedule

- Various **townhouse** unit arrangements
- **Unit size** requirement: min. 45% of units must be between 900 – 1,200 sq. ft.
- **3 storeys** at the street to allow for more livable stacked townhouses
- 2.5 storeys at lane with increased setback
- Permitted **density** up to 1.2 FSR



1. Policy Context
2. Cambie Corridor Utilities
3. Townhouse Rezoning
- 4. NEW REZONING PROCESS**
5. Subject Sites

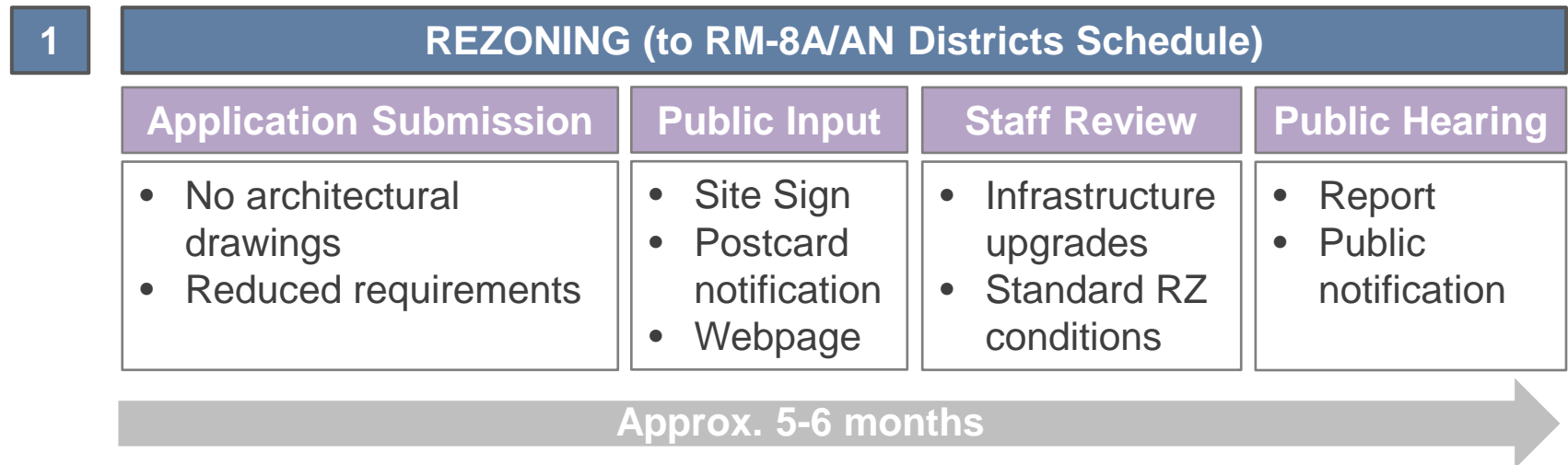


# NEW! Townhouse Rezoning Process



## Developer-initiated rezoning required for:

- Stage 2 area: Prior to 2023
  - Stage 3 area: All sites
- } **Approx. 930 townhouse lots**



**2 DEVELOPMENT PERMIT**

Standard process with opportunity for public input on specific form of development

## Q. WHO PAYS FOR UPGRADES?

## DEVELOPER

### SEWER

- Developer required to design and build the sewer infrastructure per City specifications

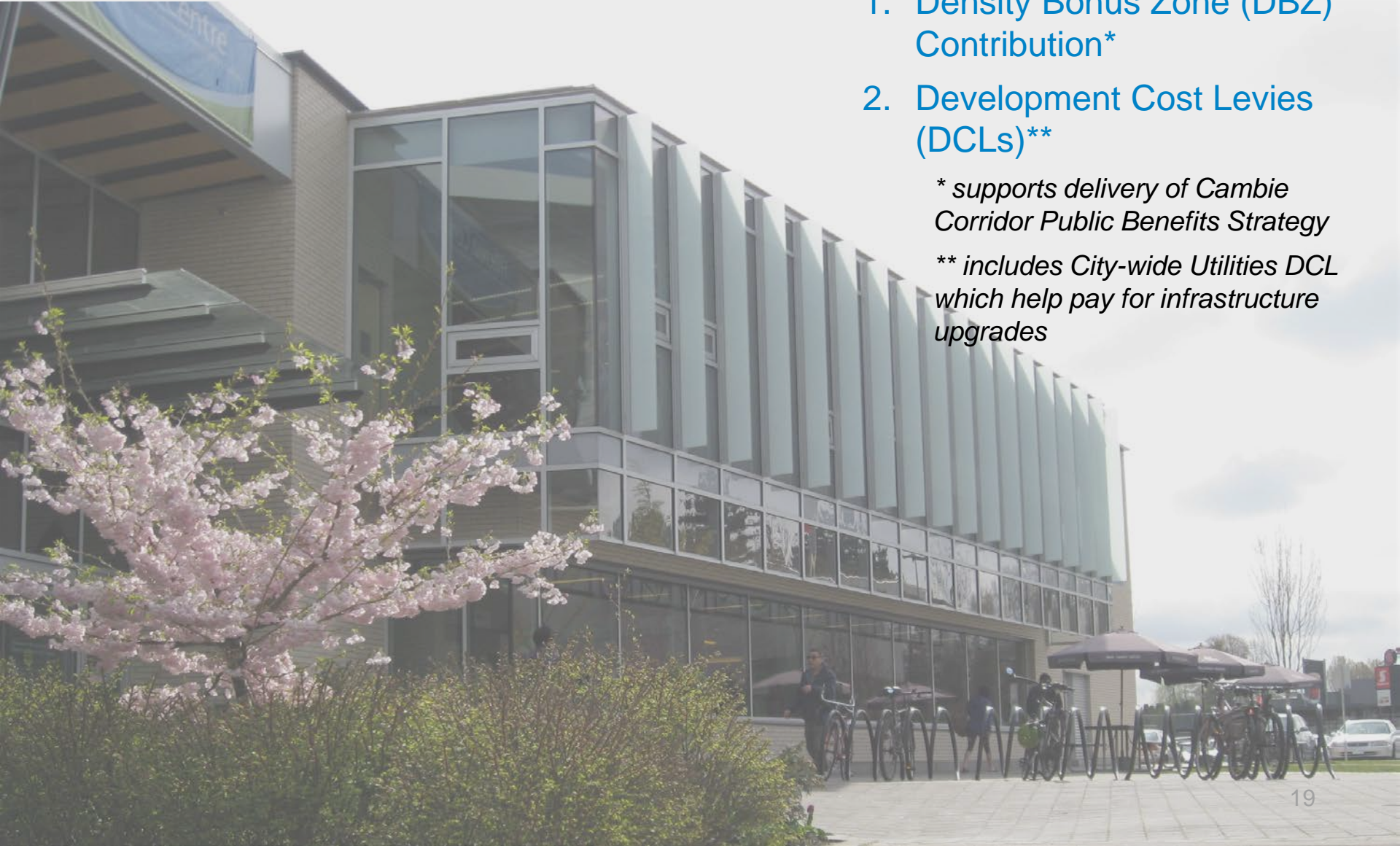
### WATER

- Upgrades designed and constructed by the City
- Completed at owner's cost

### TRANSPORTATION

- City secures funding for cycling improvements
- Developer generally installs other items

# Public Benefits



1. Density Bonus Zone (DBZ) Contribution\*
2. Development Cost Levies (DCLs)\*\*

*\* supports delivery of Cambie Corridor Public Benefits Strategy*

*\*\* includes City-wide Utilities DCL which help pay for infrastructure upgrades*

1. Policy Context
2. Cambie Corridor Utilities
3. Prezoning
4. New Rezoning Process
- 5. SUBJECT SITES**

# Rezoning Applications

1. 76-96 W King Edward Ave
2. 628-682 W 28th Ave and 4435 Ash St
3. 6250-6410 Oak St
4. 976 W 52nd Ave and 6822-6868 Oak St



# Existing Site Contexts



76-96 W King Edward Ave



628-682 W 28th Ave and 4435 Ash St

## Residential Units

- Single family homes, some secondary suites
- Mix of occupied and vacant
- Tenant Relocation Plan not required




976 W 52nd Ave and 6822-6868 Oak St



6250-6410 Oak St

# Public Notification



**~3,170** notifications (combined)  
**~10** responses (combined)

## Key themes:

- Process information
- Infrastructure upgrades and impacts on neighbours
- How to provide input on form of development under RM-8A/AN Districts Schedule

# Conclusion

## **STAFF RECOMMENDATION: To approve four townhouse rezoning applications**

- Follow new simplified rezoning process
- Form of development based on RM-8A/AN Districts Schedule to be reviewed through Development Permit process
- Respond to staging of utilities upgrades