



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

**PUBLIC HEARING – May 16, 2019**

- 188-198 W King Edward Ave
- 6750-6770 Oak St and 975 W 52nd Ave
- 514-530 W 59th Ave
- 847-867 W 28th Ave
- 717-743 W 28th Ave
- 653-683 W 31st Ave



# Overview

- Consideration for 6 townhouse rezoning applications under the simplified rezoning process
- Necessary to secure utilities infrastructure requirements
- No form of development review because rezoning is to RM-8A/AN District Schedule with associated design guidelines (not CD-1)
- 19 more in-stream applications under this process





## Cambie Corridor Plan

- 6000+ in-person interactions
- 3000+ completed surveys
- 86,000+ newsletters sent
- 14,000+ Listserv emails
- 88 events

## Phase III approved May 1, 2018

- Alignment with the Housing Vancouver Strategy
- Provision of a range of housing choices and affordability
- Transformation of off-arterial and transition areas
- Delivery of a needed housing typology

# Housing Vancouver Strategy

## *“Shift towards the right supply of housing”*

- Ground-oriented forms
- 10-year target for 5,000 townhouse units throughout the City
- Approved 275 townhouse units - 6% of the 10-year Housing Vancouver target



## Townhouses

**275** units  
approved

**6%** progress

Target: **5,000** units



## Impact of growth on 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

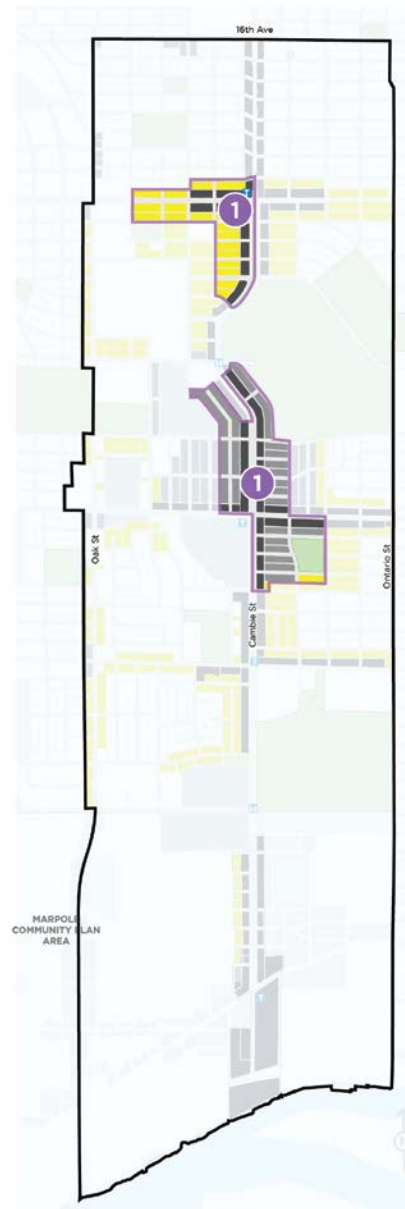
**To accommodate growth in the Corridor, significant portions of the sewer and water pipe network will need to be replaced.**

# Utilities Servicing Plan (2018)

## SEQUENCING OF CITY- DELIVERED UTILITIES UPGRADES

**1**

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)

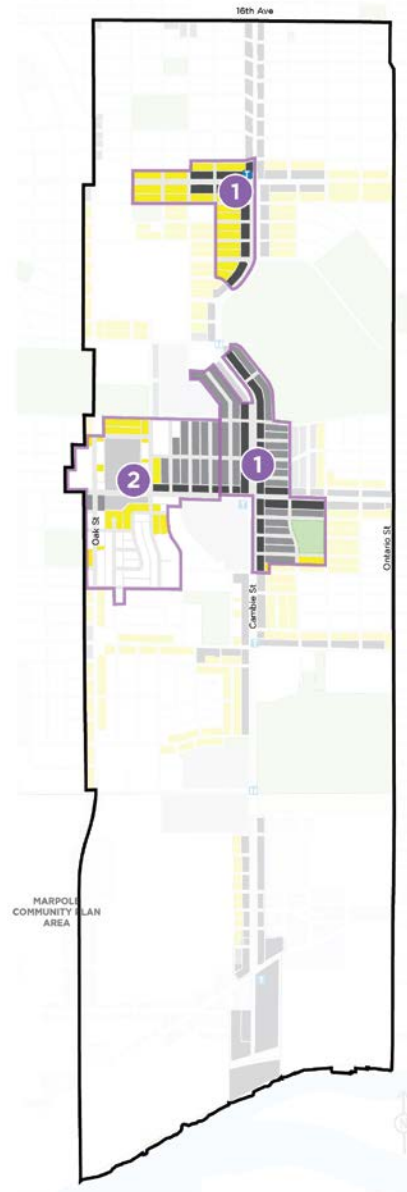
## SEQUENCING OF CITY- DELIVERED UTILITIES UPGRADES



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  
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# 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

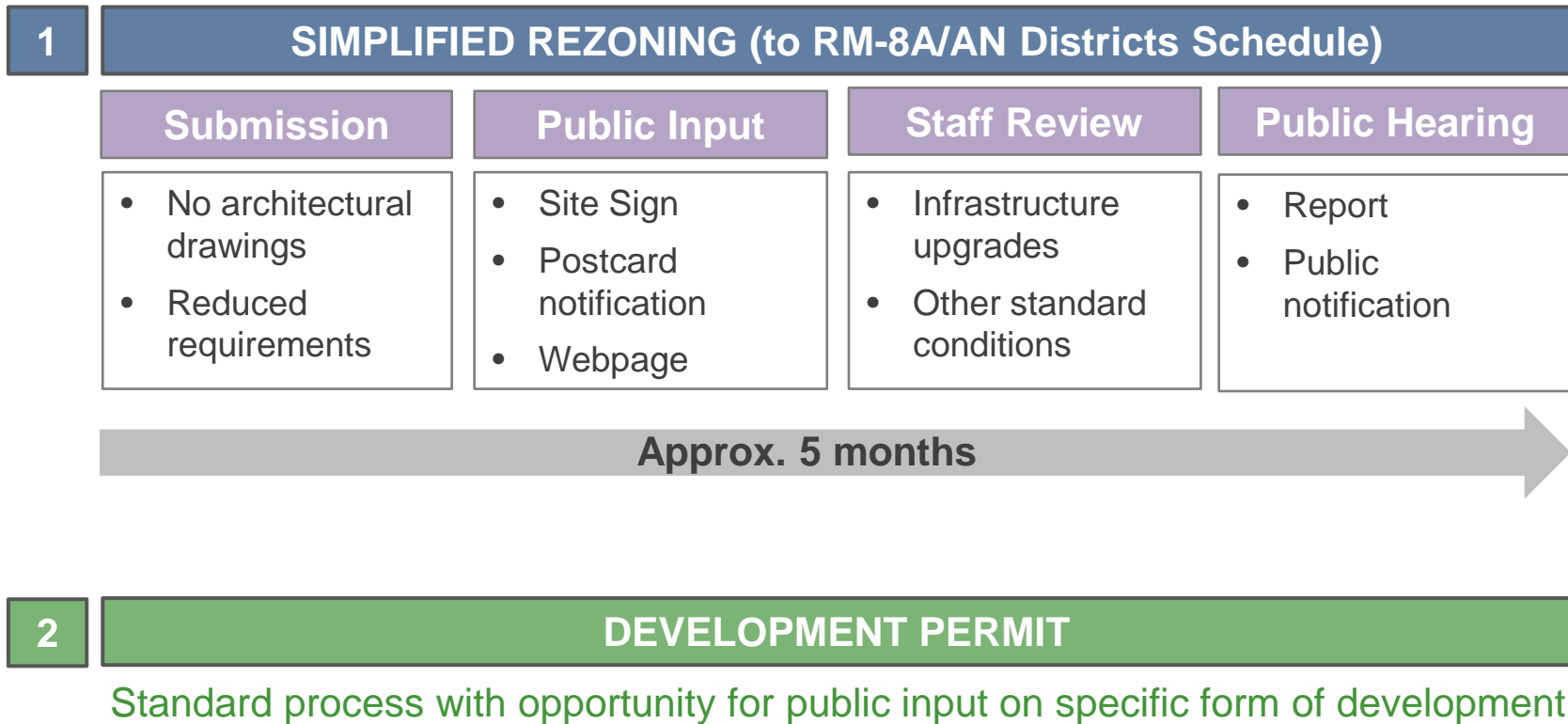
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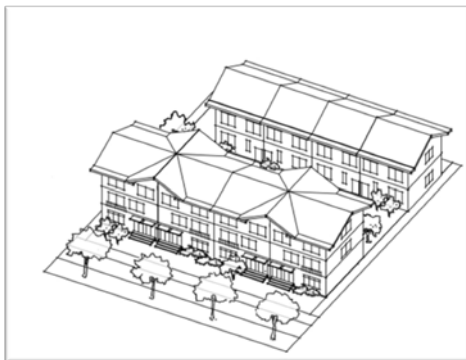


# Townhouse Rezoning Process



# 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. Density Bonus Zone (DBZ) Contribution

*Supports delivery of Cambie Corridor  
Public Benefits Strategy*

## 2. Development Cost Levies (DCLs)

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

# Rezoning Applications

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# Existing Site Contexts



188-198 W King Edward Ave



6750-6770 Oak St and 975 W 52nd Ave



514-530 W 59th Ave

## Residential Units

- 17 single family homes without secondary suites
- 16 units tenanted
- Tenant Relocation Plan not required



847-867 W 28th Ave




717-743 W 28th Ave



653-683 W 31st Ave



# Public Notification



**~2,617** notifications (combined)  
**~5** 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 six townhouse rezoning applications

- Follows the simplified rezoning process
- Form of development based on RM-8A/AN Districts Schedule to be reviewed through Development Permit process
- Complies with the *Cambie Corridor Plan* and *Public Realm Plan*
- Assists with utilities upgrades in the area while delivering needed housing types

