

RM-8A/AN Rezonings:

Cambie Corridor Townhouses

PUBLIC HEARING - June 11, 2019

- 1008 West 52nd Avenue
- 6218-6230 Oak Street
- 404-434 West 23rd Avenue

Overview



- Consideration for 3 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)
- 14 more in-stream applications under this process



Rezoning Applications

- 1. 1008 West 52nd Avenue
- 2. 6218-6230 Oak Street
- 3. 404-434 West 23rd Avenue



Existing Site Contexts





1008 West 52nd Avenue

Residential Units

- 8 single family homes
- 6 units tenanted
- Tenant Relocation Plan not required



6218-6230 Oak Street

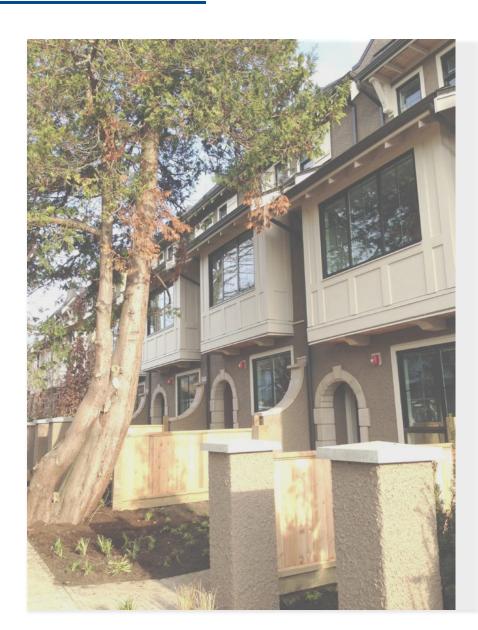


404-434 West 23rd Avenue

Natural Assets



- Green Sites
 - Urban Forest Strategy
 - Protection of Trees By-law
- Enhanced tree review at Development Permit stage



Public Realm - Species of Trees



- Street and boulevard trees selected from the lists in the Cambie Corridor Public Realm Plan.
- Tree species vary depending on neighborhoods.

Queen Elizabeth Park Neighbourhood







Bird Cherry Upright Stonecrop Atlas Blue Cedar

Public Notification





Conclusion



STAFF RECOMMENDATION: To approve three 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

