



RM-8A/AN Rezoning:
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

- 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



~2,815 notifications (combined)
~7 responses (combined)

Concerns:

- Increased density
- Traffic

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

