

## **RM-8A Rezoning:**

Cambie Corridor Townhouses

PUBLIC HEARING – July 23, 2020

809-889 West 33rd Avenue



# Overview

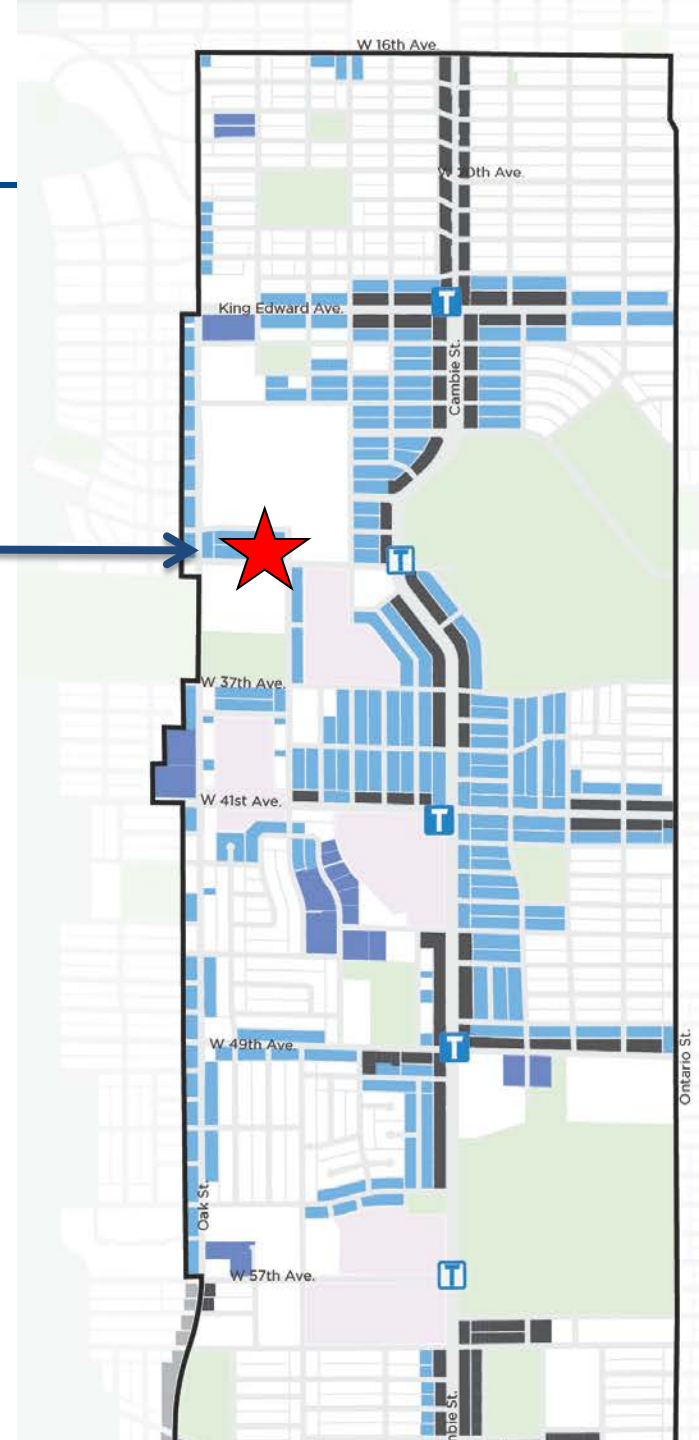
- Consideration for a townhouse rezoning applications under the simplified rezoning process
- Necessary to secure utilities infrastructure requirements
- No form of development review because rezoning is to RM-8A District Schedule with associated design guidelines (not CD-1)



# Location & Proposal

809-889 W 33rd Ave

- Stacked townhouses or rowhouses up to three storeys fronting the street
- A floor space ratio (FSR) up to 1.2





# Existing Site Contexts

## 5 Single Family Detached Homes No rental tenants on site



BC Children's Hospital

Laurel St

West 33rd Ave

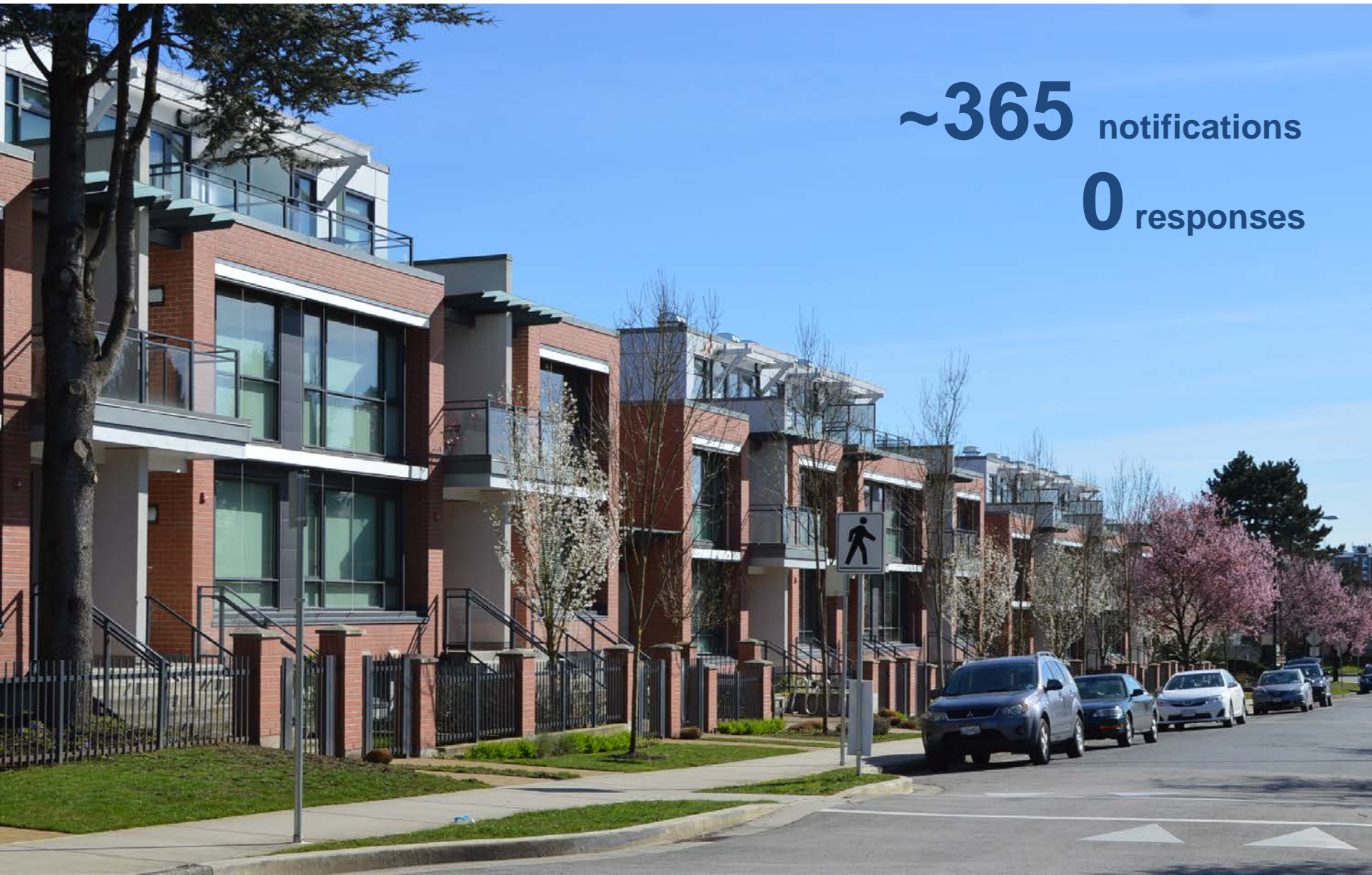
Willow St

Eric Hamber School Field



# Public Notification

**~365** notifications  
**0** responses

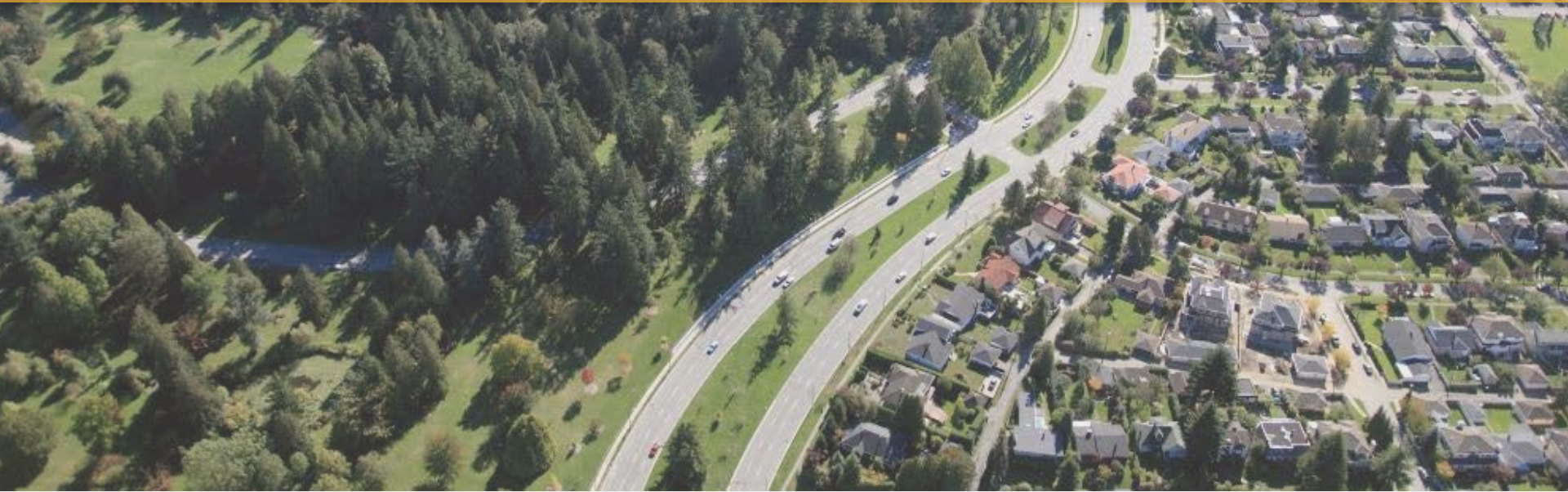






## STAFF RECOMMENDATION: To approve townhouse rezoning applications

- Follows the simplified rezoning process
- Form of development based on RM-8A 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



# End of Presentation

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