

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)





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





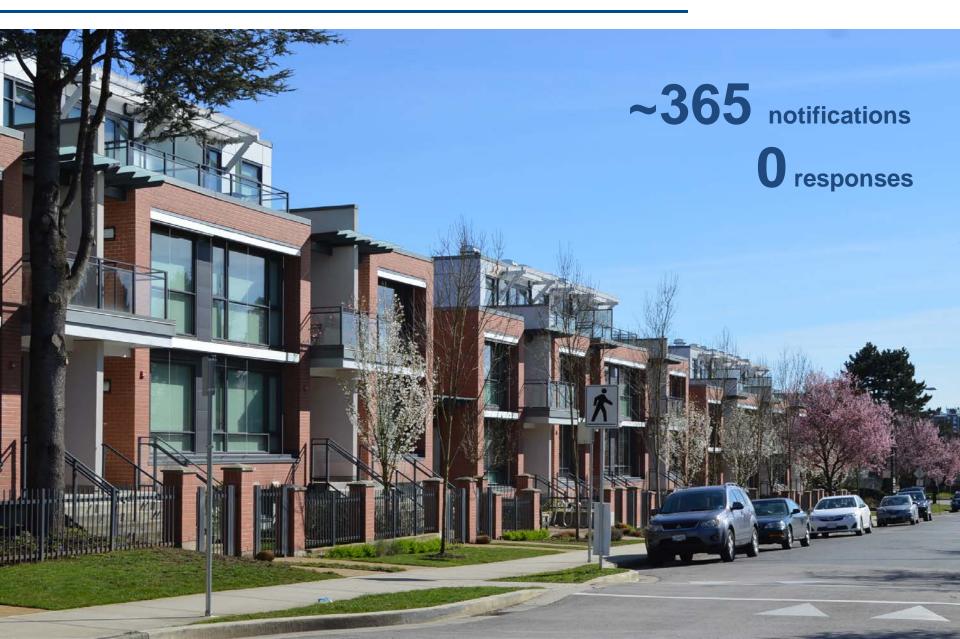
5 Single Family Detached Homes

No rental tenants on site



Public Notification





Cambie Townhouse Rezonings

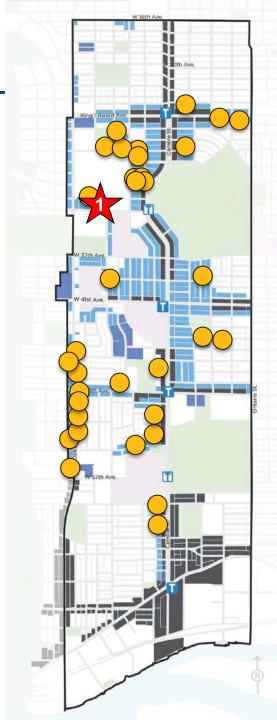
Under Consideration:

★ 809-889 W 33rd Ave

Approved:

- 1008 W 47th Ave & 6335-6363 Oak St 404-434 W 23rd Ave
- 628-682 W 28th Ave & 4435 Ash St
- 976 W 52nd Ave & 6822-6868 Oak St
- 930 W 49th Ave & 6525 Fremlin St
- 6908-6968 Ash St & 575 W 54th Ave
- 749-815 W 49th Ave
- 6808-6888 Ash St
- 6250-6410 Oak St
- 847-867 W 28th Ave
- 514-530 W 59th Ave
- 5507-5521 Columbia St
- 6750-6770 Oak St & 975 W 52nd Ave
- 653-683 W 31st Ave
- 717-743 W 28th Ave
- 188-198 King Edward Ave
- 916-926 W 32nd Ave

- - 1008 W 52nd Ave
 - 6218-6230 Oak St
 - 768-780 W 27th Ave
 - 6538-6568 Oak St
 - 692 W 29th Ave
 - 668-692 W 54th Ave
 - 46-96 W King Edward Ave
 - 435-475 W 28th Ave
 - 7239-7255 Oak St
 - 168 W 44th Ave
 - 6288-6290 Ash St
 - 376-392 W 45th Ave
 - 615-623 W 31st Ave
 - 643-683 W 31st Ave
 - 5512-5538 Willow St
 - 514 W 61st Ave

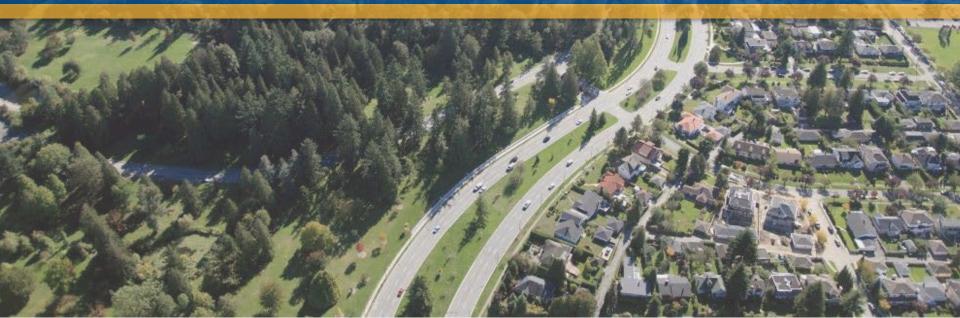


Conclusion



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