



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

Public Hearing – March 9, 2021

183 West King Edward Avenue  
and 4088 Columbia Street

# Overview

- Consideration for a townhouse rezoning applications under the simplified rezoning process
- Necessary to secure utilities infrastructure requirements
- No form of development submitted at the rezoning stage for the RM-8A or RM-8AN District Schedule because it has associated design guidelines
- Public feedback continued at Development Permit stage



# Location and Proposal

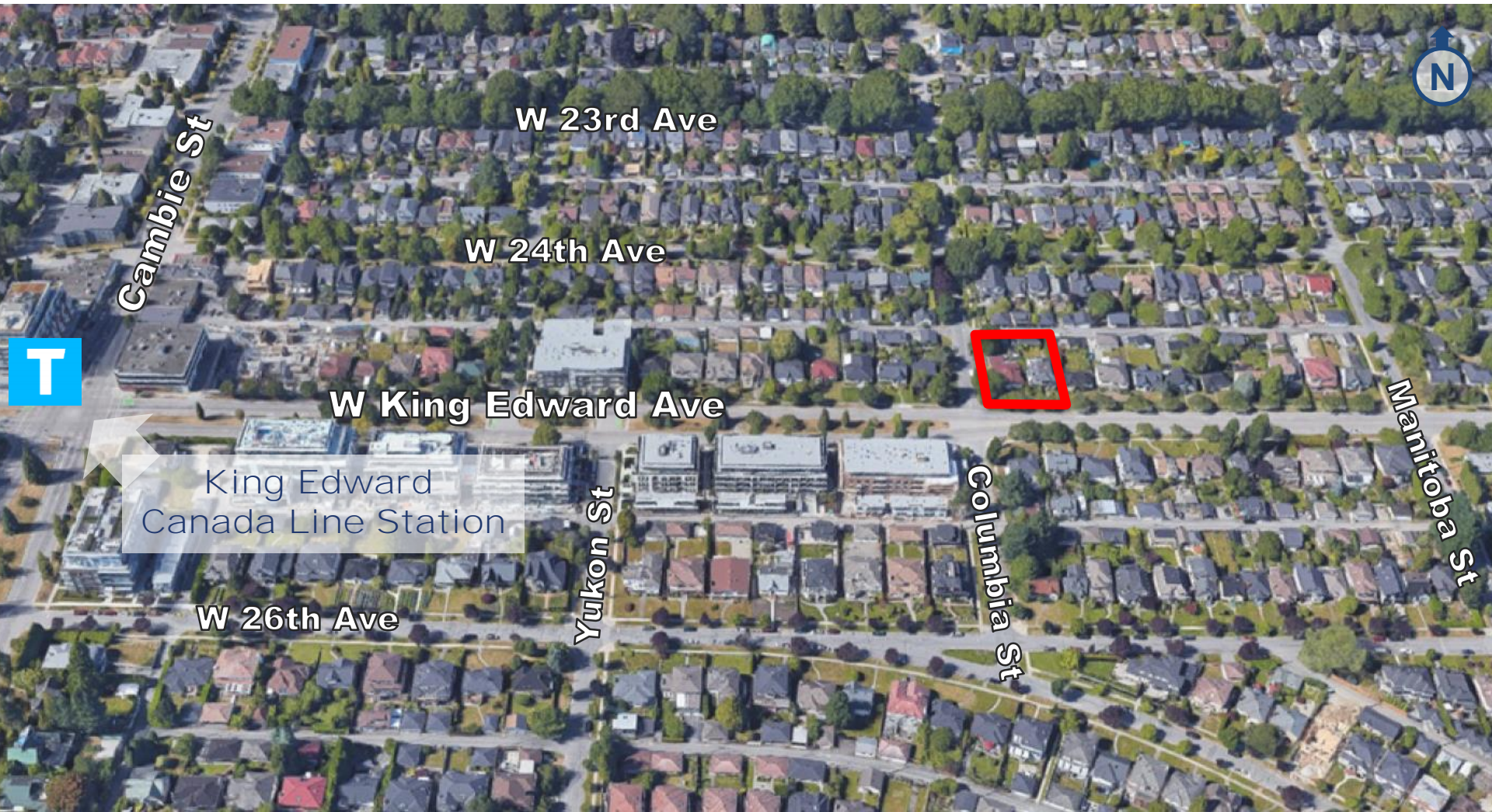
183 West King Edward Avenue  
and 4088 Columbia Street

- Stacked townhouses or rowhouses up to three storeys fronting the street
- A floor space ratio (FSR) up to 1.20



# Existing Site and Context

**2 Single Family Detached Homes**  
Two tenants eligible for Tenant Relocation Plan



# Public Notification

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**Postcards Mailed**  
October 6, 2020

**Postcards Distributed**

**939**

**Comment Forms**

**7**

## **Feedback:**

- Respect views for privacy
- Setbacks desired from alleyway
- Replacement housing wouldn't be affordable
- New housing will increase transportation congestion and safety concerns

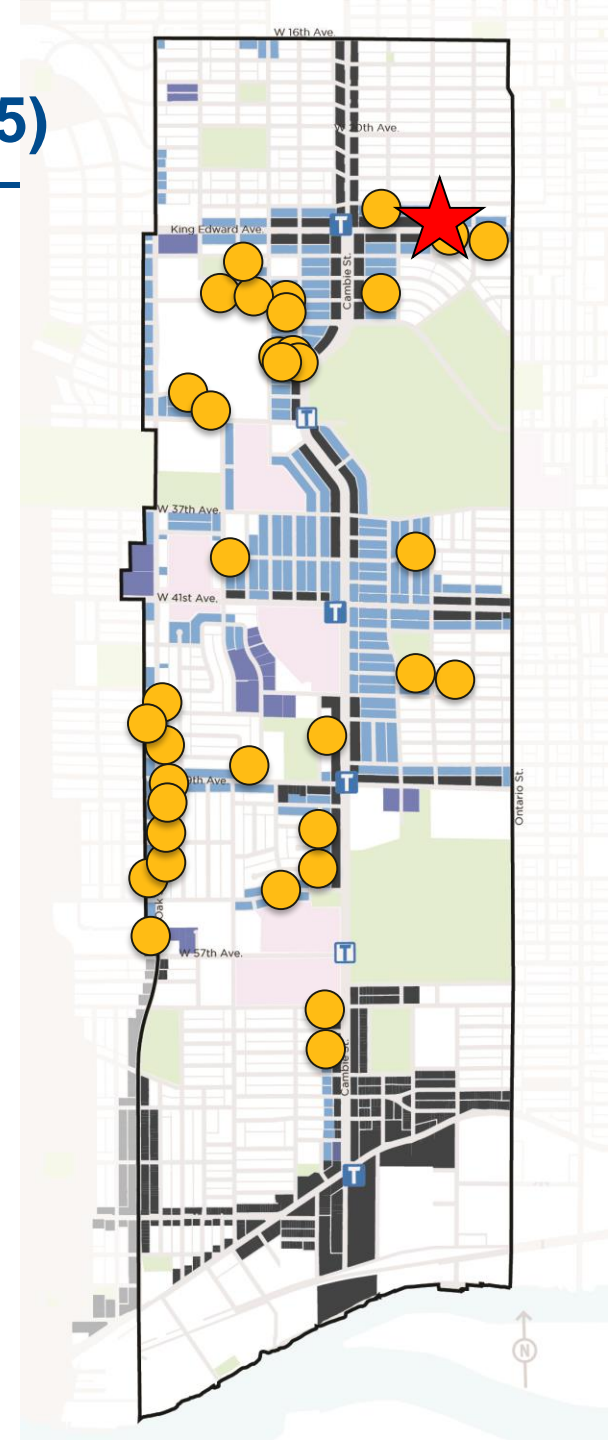
# Cambie Townhouse Rezoning (Approx 35)

## Under Consideration:

- ★ 183 West King Edward Avenue & 4088 Columbia Street

## Approved:

- 1008 W 47th Ave & 6335-6363 Oak St
- 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
- 809-889 W 33rd Ave
- 404-434 W 23rd 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
- 376-406 W 45th Ave



# Conclusion

## STAFF RECOMMENDATION: To approve rezoning application

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