

RM-8A/RM-8AN Rezoning:
Cambie Corridor Townhouses

Public Hearing – Nov 16, 2021

756 West 26th Avenue

Townhouse Application Process

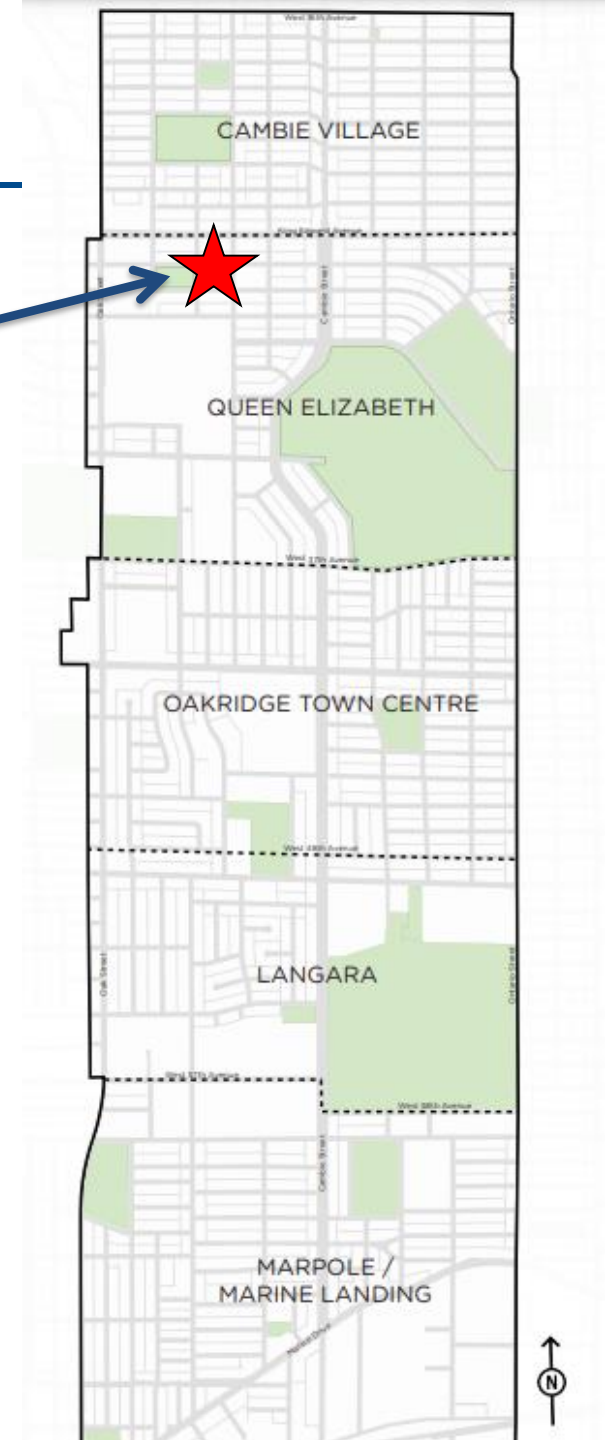
- Consideration for townhouse rezoning applications under the simplified rezoning process
- Necessary to secure utilities infrastructure requirements
- No form of development submitted at the rezoning stage for the RM-8A or RM-8AN District Schedule because it has associated design guidelines
- Public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



Location and Proposal

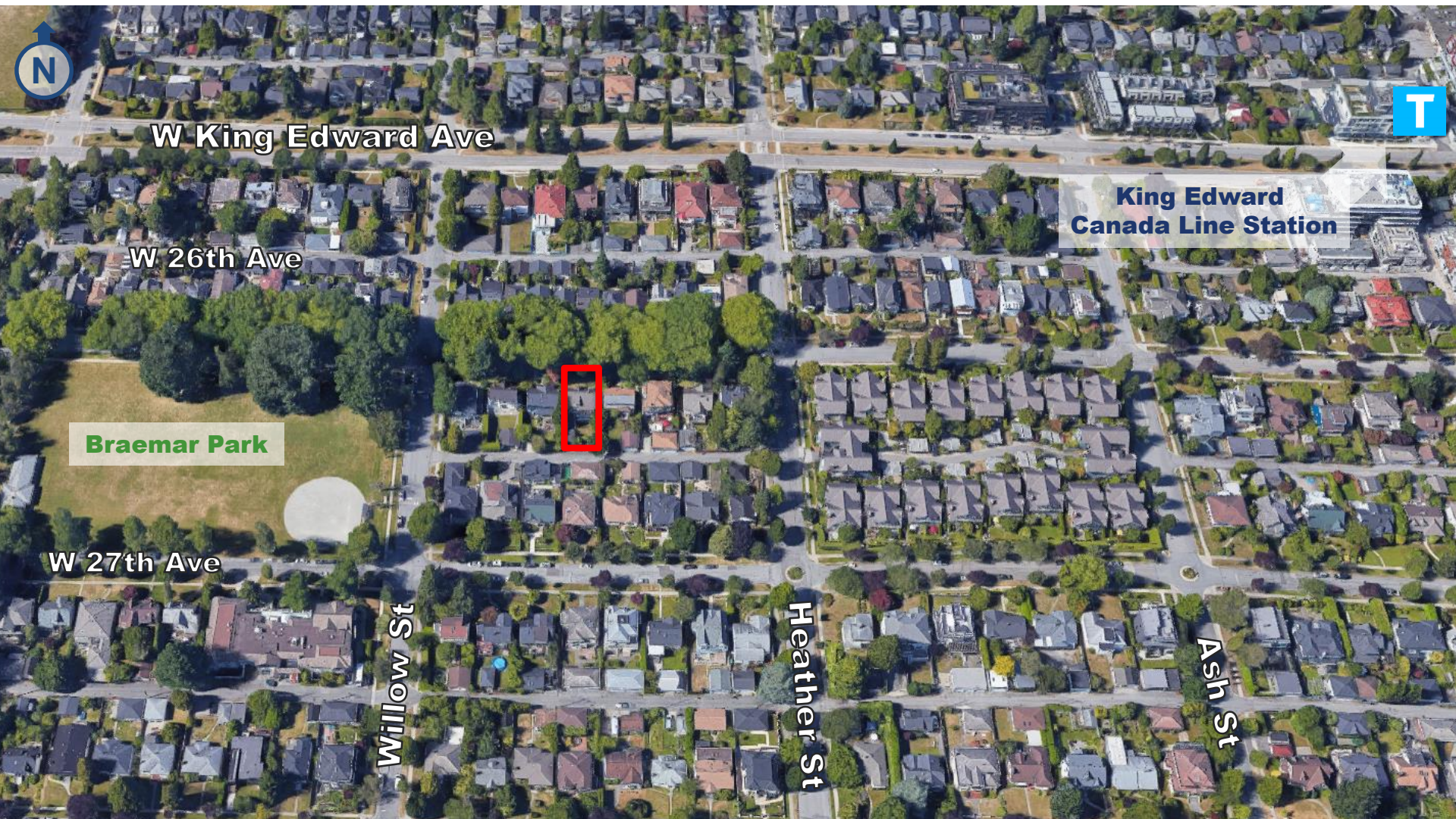
756 West 26th Avenue

- Stacked townhouses or rowhouses at three storeys fronting the street
- A floor space ratio (FSR) maximum of 1.20



Existing Site and Context

1 Single Family Detached Home



W King Edward Ave

King Edward
Canada Line Station

W 26th Ave

Braemar Park

W 27th Ave

Willow St

Heather St

Ash St

Public Notification

Postcards Mailed

April 19, 2021

Postcards Distributed

735

Comment Forms

5

Feedback:

- Support:
 - Additional density in neighbourhood
- Concern:
 - Surrounding neighbourhood consists of single-detached houses.
 - Disruption from construction.
 - New strata housing may not be affordable.

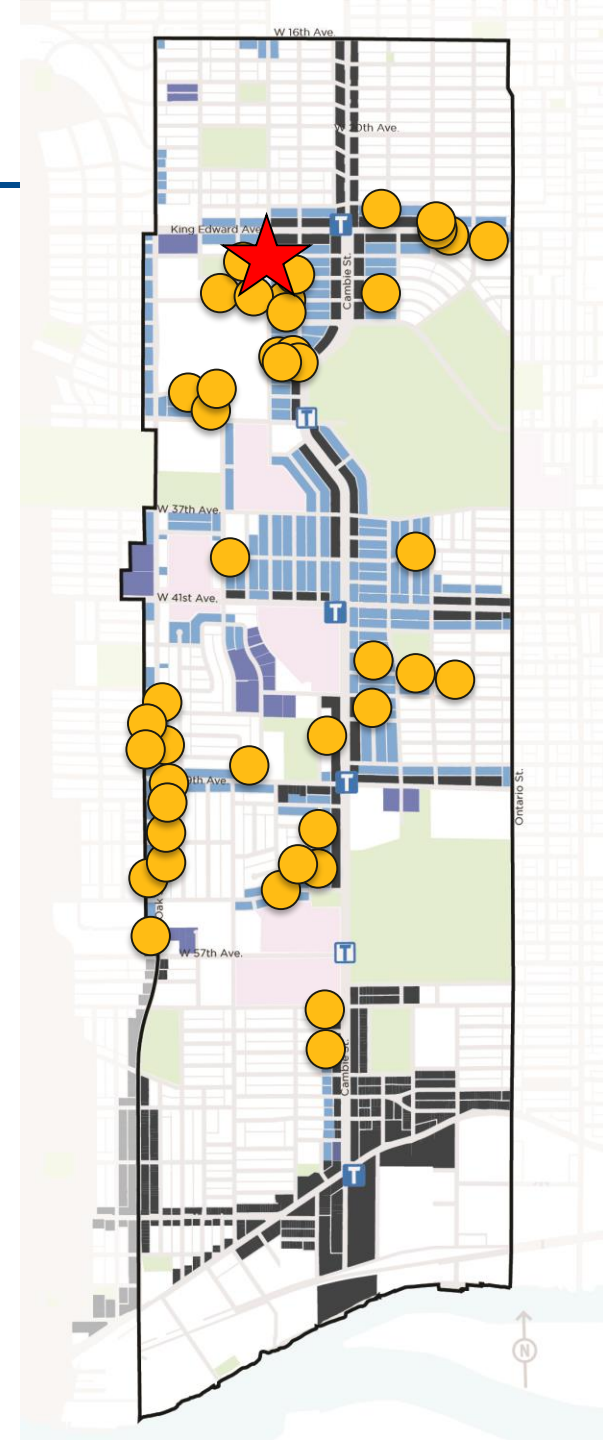
Cambie Townhouse Rezoning

Proposed:

- ★ 756 West 26th Avenue

Approved (est. 45):

- 1008 W 47th Ave & 6335-6363 Oak St
- 6869-6909 Ash Street
- 4825 Laurel St
- 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
- 607-621 W 28th Ave
- 183 W King Edward Ave & 4088 Columbia St



Conclusion

- Complies with the *Cambie Corridor Plan* and *Public Realm Plan*.
- Recommend approval to rezone the site to RM-8A District Schedule, form of development to be reviewed through Development Permit process.



End of Presentation
