



RM-8AN Rezoning:

Cambie Corridor Townhouses

Public Hearing – January 19, 2023

7057-7075 Oak Street and
1015 West 54th Avenue

Townhouse Application Process

- Townhouse rezonings under a simplified rezoning process
- Form of development at development permit stage with design guidelines
- Public feedback continued at development permit stage

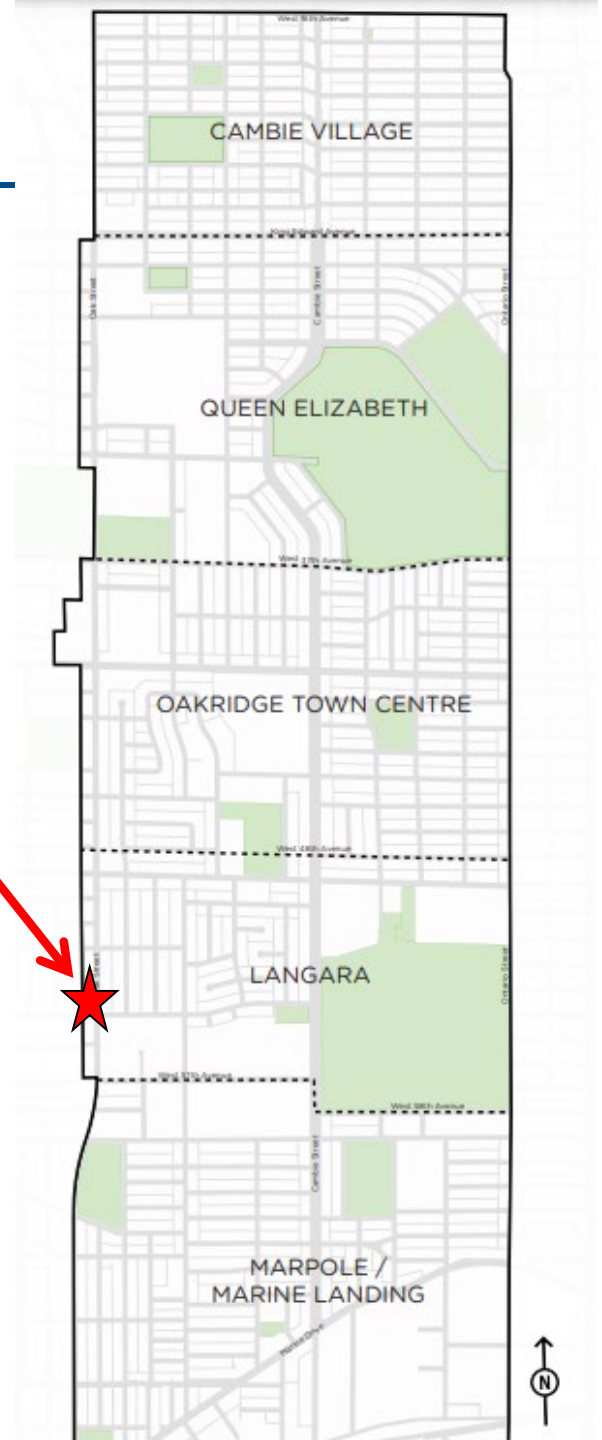


Location and Proposal

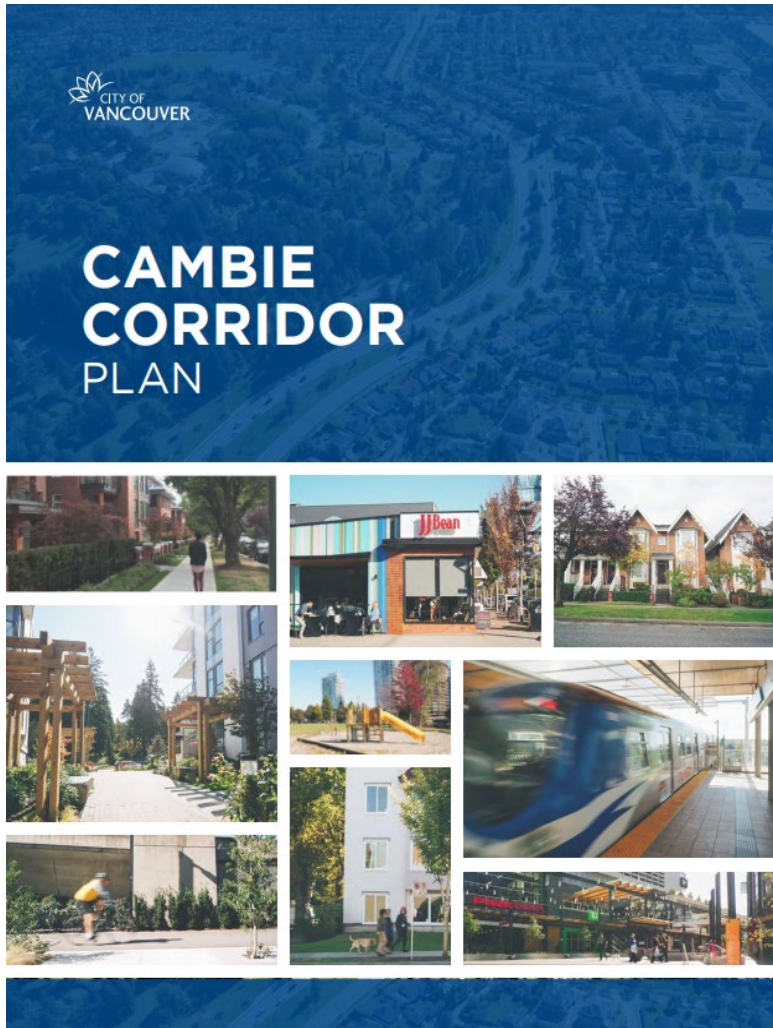
7057-7075 Oak Street and 1015 West 54th Avenue

- RS-1 to RM-8AN
- Stacked townhouses or rowhouses at three storeys fronting the street
- A maximum floor space ratio (FSR) of 1.20

Map of Cambie Corridor boundaries



Supporting Policies



- Housing type aligns by adding to the diversity of Vancouver's housing stock
- Provides ground-oriented, missing middle homes with outdoor space for families

Existing Site and Context

Three Single-Detached Homes



Public Notification



Postcards Mailed February 18, 2022

Postcards Distributed

324

Comment Forms

2

Public Benefits

	Amount
Density Bonus Zone Contribution (DBZ)	\$675,788
City-wide and Utilities DCL	\$222,000
Total Value of Public Benefits	\$897,788

Conclusion

- Complies with the *Cambie Corridor Plan*
- Recommend approval to rezone to RM-8AN District Schedule, with the form of development reviewed through development permit process



End of Presentation
