



REFERRAL REPORT

Report Date: March 28, 2023
Contact: Yardley McNeill
Contact No.: 604.873.7582
RTS No.: 15437
VanRIMS No.: 08-2000-20
Meeting Date: April 11, 2023

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: City-Initiated Zoning Changes for Townhouses and Rowhouses in the Cambie Corridor

RECOMMENDATION TO REFER

THAT the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward the application as described below and that the application be referred to Public Hearing together with the recommendations set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary Zoning and Development By-law amendments, generally in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT Council approve, in principle, the application to amend the Zoning and Development By-law No. 3575, generally as set out in Appendix A, to rezone specific areas as outlined in the *Cambie Corridor Plan* from RS-1 (Residential) District or RT-1 (Residential) District to RM-8A or RM-8AN (Residential) District;

FURTHER THAT the draft zoning amendment by-law, prepared for the Public Hearing in accordance with Appendix A, be approved in principle.

- B. THAT, subject to enactment of the amending by-law described in Recommendation A, the Director of Legal Services be instructed to bring forward, at the time of enactment of such amending by-law, related amendments to the Subdivision By-law, generally in accordance with Appendix B.
- C. THAT, subject to enactment of the amending by-law described in Recommendation A, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward the updated *Cambie Corridor Plan*, generally in accordance with Appendix C.
- D. THAT Recommendations A to C be adopted on the following conditions:

- (i) THAT passage of the above resolutions creates no legal rights for any person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
- (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact any rezoning by-laws; and
- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

This recommendation is to simplify the process of developing stacked townhouses and rowhouses in the *Cambie Corridor Plan* (“Plan”) area. The proposal is for a City-initiated rezoning of 220 parcels from RS-1 and RT-1 to the RM-8A/AN zone, expediting the development of potentially 1,600 townhouse/rowhouse housing units for home ownership.

If approved, this initiative would eliminate the need for owners to apply for a rezoning on each individual parcel. Instead, applicants could proceed directly to a development permit application. This proposal would reduce approximately 10-12 months of processing time with associated fees and streamline the delivery of family-oriented, missing-middle housing. Recommendation A implements the direction to expand the number of eligible City rezoning sites in the townhouse areas of the *Plan* as possible, where off-site utility improvements would not be required.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Vancouver Plan (2022) – *Vancouver Plan* was approved by Council on July 22, 2022 and is a land use strategy to guide long-term growth of the City over the next 30 years. The *Vancouver Plan* serves as a framework with further implementation planning work to follow over the next two to four years. This proposal advances the *Vancouver Plan*’s priorities to streamline the regulatory approval processes to create complete communities.

Housing Vancouver (2017) – *Housing Vancouver* establishes 10-year targets along a housing continuum, including 10,000 new ground-oriented homes and home ownership opportunities.

Cambie Corridor Plan (2018) – The *Plan* is a framework to guide change and growth in the Corridor until 2041. With an expected 40,000 new residents and 30,000 new homes, policy directions aim to foster complete communities for people to live, work, shop, and play.

Over 1,100 lots were identified for townhouses and rowhouses to support a mix of housing options for families. These lots have the capacity to generate up to 8,200 units of ground-oriented, missing-middle housing, creating new home ownership opportunities.

Council also directed staff to report back with infrastructure requirements that were needed to accommodate growth in the Corridor. Recommendation A is a result of that work and aligns with that direction.

RM-8A/AN Zones and Guidelines (2018) – The RM-8A/AN zones were created to address the need for new housing forms. These zones permit townhouse and rowhouse developments with a maximum floor space ratio (FSR) of 1.20 and height limit of 11.5 m (37.5 ft.). Minimum family units and size requirements are specified, allowing a diversity of housing type, choice, and affordability. These districts are also accompanied by built form design guidelines, providing certainty for applicants. RM-8AN zones are located along arterials and therefore contain more robust acoustic requirements than the RM-8A zones.

A density bonus provision is applied to the zone, for which applicants are to provide a cash contribution for additional density gained between 0.75 FSR and 1.20 FSR.

REPORT

Background/Context

Phases of City-Initiated Rezoning for RM-8A/AN

As explained in the “Council Authority” section above, the *Cambie Corridor Plan* guides this City-initiated rezoning. During the *Plan*’s adoption in 2018, utility capacity modelling revealed that additional sewer upgrades may be required to meet growth. To accurately determine the extent of the infrastructure improvements and the mechanism to secure them, Council approved a phased approach to City-initiated rezoning in the townhouse eligible area.

For Phase 1 in 2018, the City rezoned 167 lots in the *Plan* area to RM-8A/AN, or 15% of the total townhouse eligible areas. It was determined that these areas did not require off-site sewer enhancements. Owners in Phase 1 could proceed directly to a development permit. For the interim, areas outside of Phase 1 could rezone under a simplified rezoning process to the RM-8A/AN district, for which sewer improvements could be secured, if required.

Staff then undertook additional analysis to determine which of the remaining townhouse areas would qualify for City rezoning based on where off-site utility improvements would not be required.

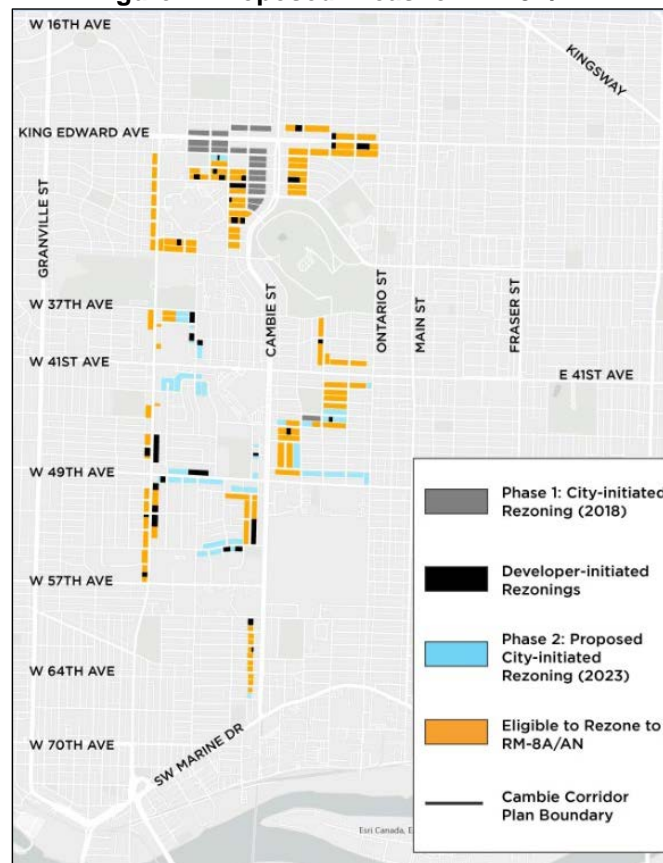
Strategic Analysis

All areas identified for townhouses and rowhouses in the *Plan* are shown in Figure 1 below. The grey parcels represent Phase 1 of the City-initiated rezonings in 2018.

Recommendation A is focused on the blue parcels, labelled “Phase 2: Proposed City-initiated Rezoning,” consisting of 220 lots. The recommendation is based on an infrastructure capacity analysis, which revealed that certain lots do not trigger off-site sewer improvements. As such, these properties are not required to provide significant utility enhancements that are typically captured through a rezoning process. Additional details are provided in Appendix A and C.

The remaining orange parcels require further analysis to confirm if utility upgrades will be required. These sites continue to be eligible for developer-initiated rezonings to RM-8A/AN.

The combination of all parcels in Phase 1, Phase 2, and developer-initiated rezonings (black parcels), represents approximately 50% of the area identified for townhouses in the *Plan*.

Figure 1: Proposed Areas for RM-8A/AN

Benefits of City-Initiated Rezoning

Since 2018, the RM-8A/AN zones in the Cambie Corridor have attracted significant interest with 625 units approved, under construction or completed. Council has approved almost 60 developer-initiated RM-8A/AN rezoning applications, which represent approximately 20% of all Public Hearing items in one year. By eliminating the rezoning requirement for Phase 2 sites, Council's Public Hearing agenda can be re-allocated towards other rezoning proposals.

City-initiated rezoning in the Cambie Corridor aligns with other community plans for which the City rezoned areas for townhouses, including *Marpole*, *Grandview-Woodland*, and *Norquay Village* plan areas.

Upgrades Secured through the Development Permit Process

Applicants in Phase 1 or 2 may still be required by the General Manager of Engineering to deliver any of the following infrastructure improvements as a condition to a development permit:

- Paving of City lane abutting a new development
- Green infrastructure requirements, such as infiltration trenches, aimed at capturing rainwater on site and on City land fronting a new development.
- New sidewalk or reconstruction of a sidewalk, which may require a statutory right-of-way fronting a new development.
- Secondary active links, across or adjacent to a site, to provide pedestrian pathways.

Consultation

The public consultation for this initiative began in January 2023 and included:

- (1) *Broad public notification:* The *Cambie Corridor Plan* [website](#) was updated to inform the public of the proposed changes. This website provided a policy rationale, scope of work, map of affected areas, and staff contact information.
- (2) *Focussed communication:* Information was communicated to owners and tenants of the impacted properties in Phase 2. Notification was also sent to the Riley Park-South Cambie (RPSC) Community Vision group, a City advisory committee. Approximately 330 information postcards were distributed on or about January 17, 2023, offering project information, staff contact, and project webpage for further details.
- (3) *Industry outreach:* Staff informed the development community, including the Homebuilders Association Vancouver, the Urban Development Institute and BC Assessment.

Seven questions and comments were received from the public, summarized into themes below:

- Concerns about increased density and impacts to traffic congestion.
- Questions about the redevelopment potential of existing and surrounding properties.
- General requests for more information, including clarification about housing tenure.

Financial Implications

City-initiated rezonings minimize the need for individual site-specific rezoning applications. This approach streamlines the development process, provides certainty for future applicants, and helps reduce the costs and risks associated with developer-initiated rezoning. While the City's ability to negotiate and secure infrastructure and other improvements to support growth is more limited under the City-initiated rezoning approach, staff analysis indicates that off-site utility infrastructure upgrades are not required in the areas proposed for City-initiated rezoning.

Given the relatively limited areas proposed for City-initiated rezoning, significant increase to the overall permit applications or staffing resource is not anticipated.

The RM-8A/AN zone contains a density bonus provision, attributed to the additional floor area above the base density permitted (up to 1.20 FSR), in exchange for a cash contribution. This density bonus is available at the development permit stage, and applies to both City-initiated and developer-initiated rezonings, detailed in the [Bulletin](#). Contributions are allocated towards the Cambie Corridor Public Benefits Strategy to support amenities and affordable housing.

An analysis of the 2018 City-initiated rezoning to RM-8A/AN in the Corridor showed no material difference in land value when compared to the surrounding properties eligible for developer-initiated rezoning to RM-8A/AN.

CONCLUSION

This report recommends a City-initiated rezoning of 220 lots in the *Cambie Corridor Plan* area, from RS-1 or RT-1 to RM-8A/AN, in accordance with Council's 2018 directions. This recommendation implements the *Plan* to simplify and expedite the development process for ground-oriented, missing-middle housing.

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**A By-law to amend
Zoning and Development By-law No. 3575
to rezone areas from RS-1 and RT-1 to RM-8A and RM-8AN**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This by-law amends the indicated provisions of the Zoning and Development By-law No. 3575.
2. This by-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plans attached as Schedules A, B, C and D to this by-law, and incorporates Schedules A, B, C and D into Schedule D of By-law No. 3575.
3. The areas shown within the heavy black outline on:
 - (a) Schedule A are rezoned and moved from the RS-1 district to the RM-8A district;
 - (b) Schedule B are rezoned and moved from the RT-1 district to the RM-8A district;
 - (c) Schedule C are rezoned and moved from the RS-1 district to the RM-8AN district; and
 - (d) Schedule D are rezoned and moved from the RT-1 district to the RM-8AN district.
4. This by-law is to come into force and take effect on the date of its enactment.

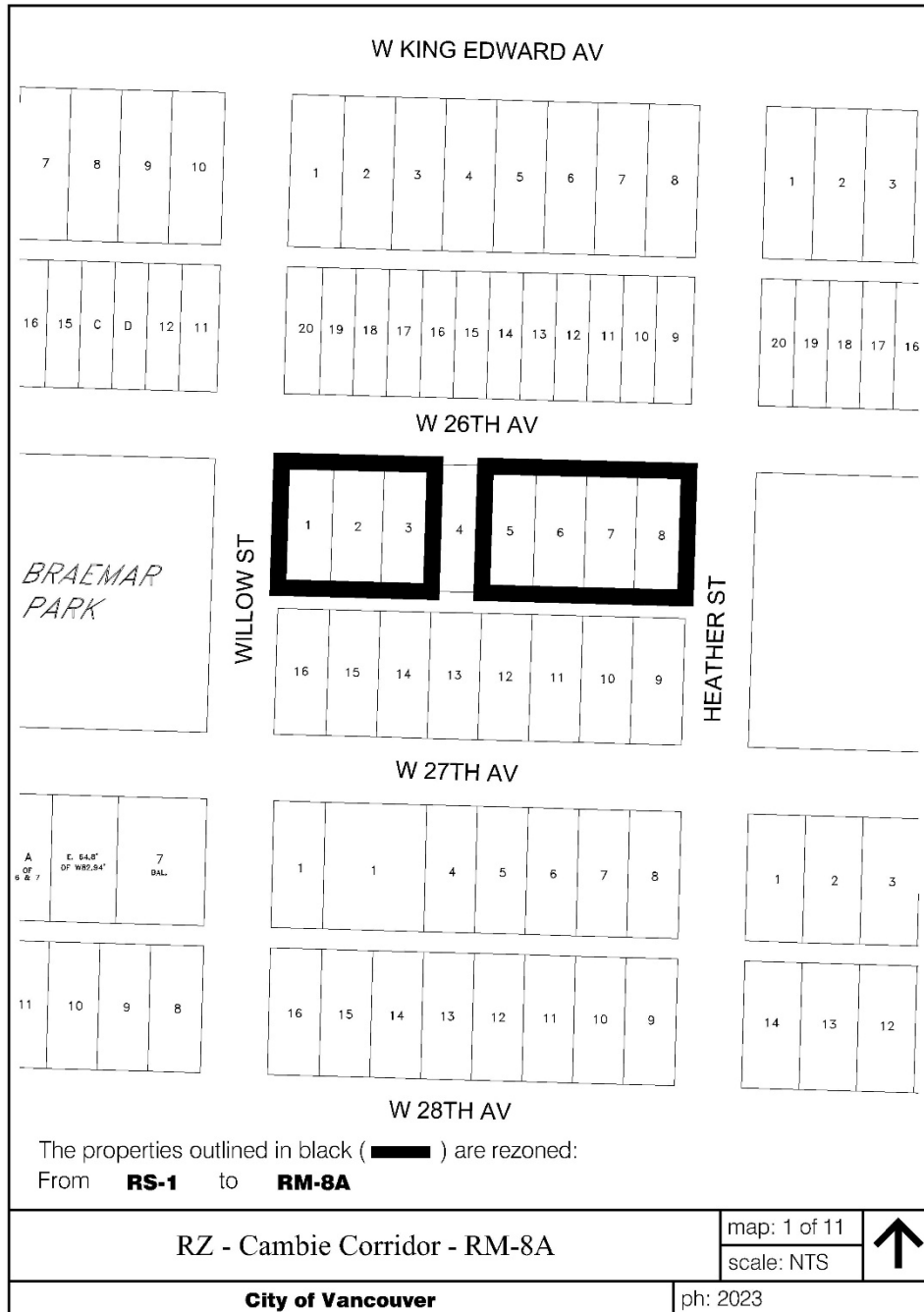
ENACTED by Council this day of , 2023

Mayor

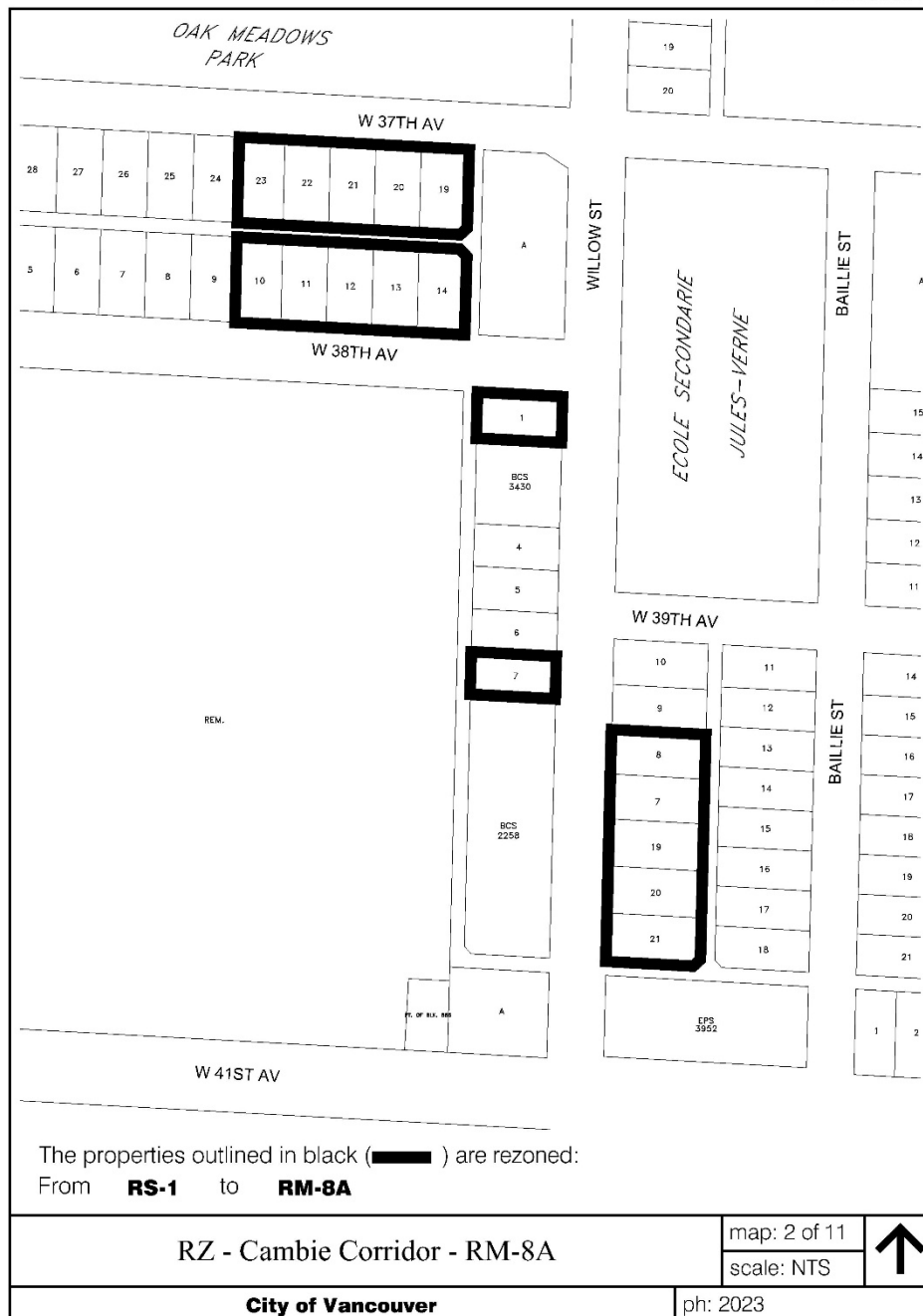
City Clerk

Schedule A

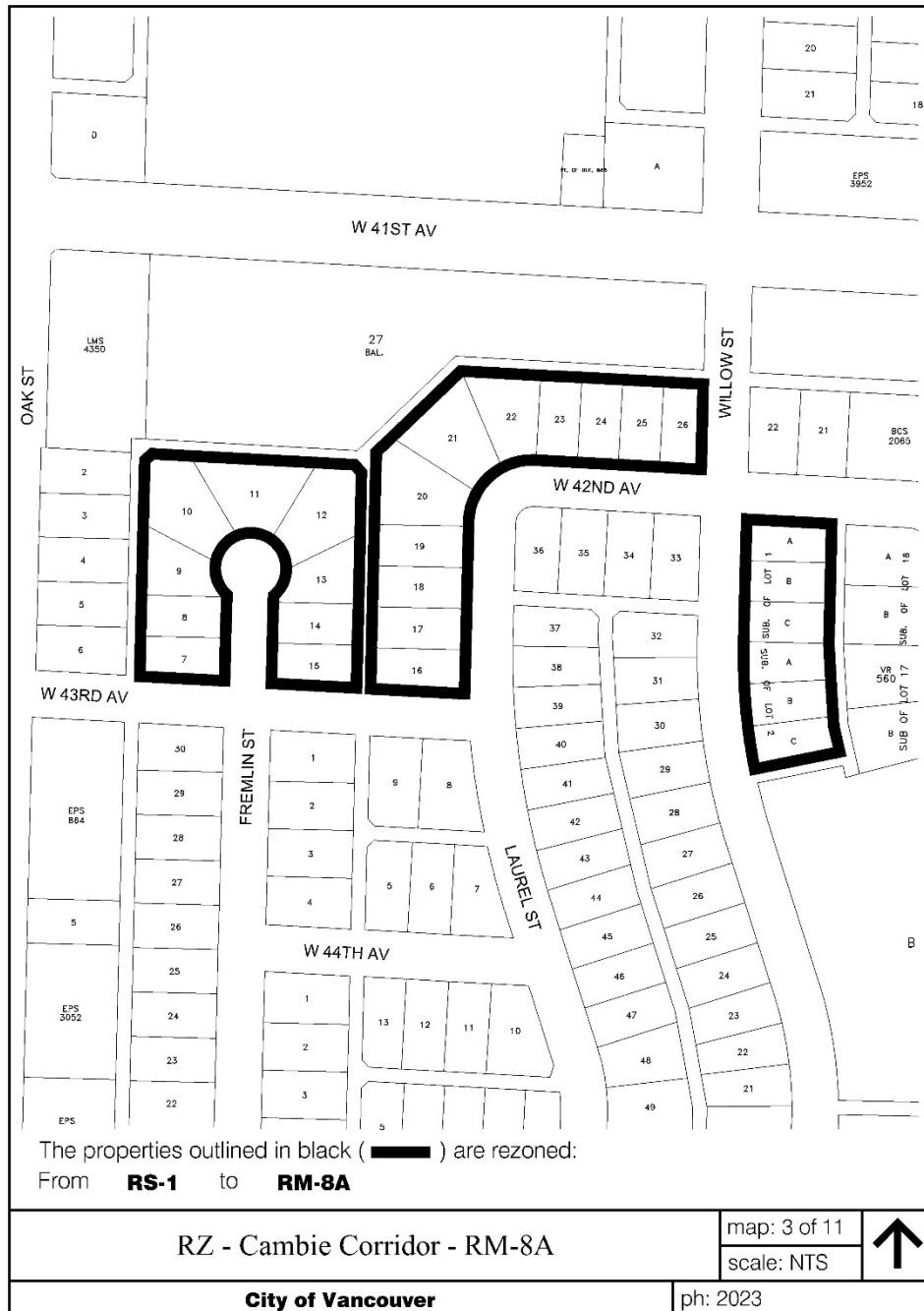
Schedule A



Schedule A



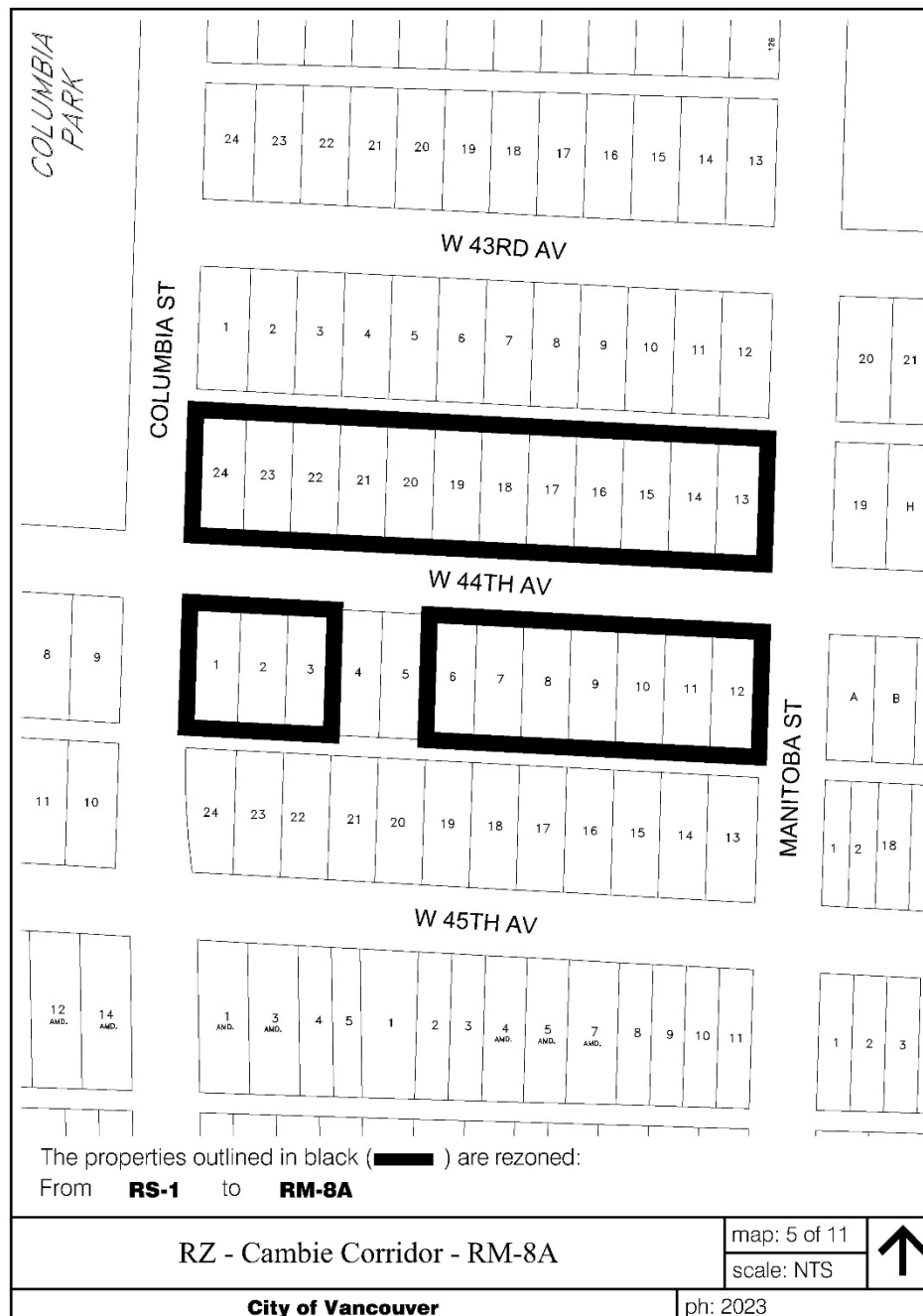
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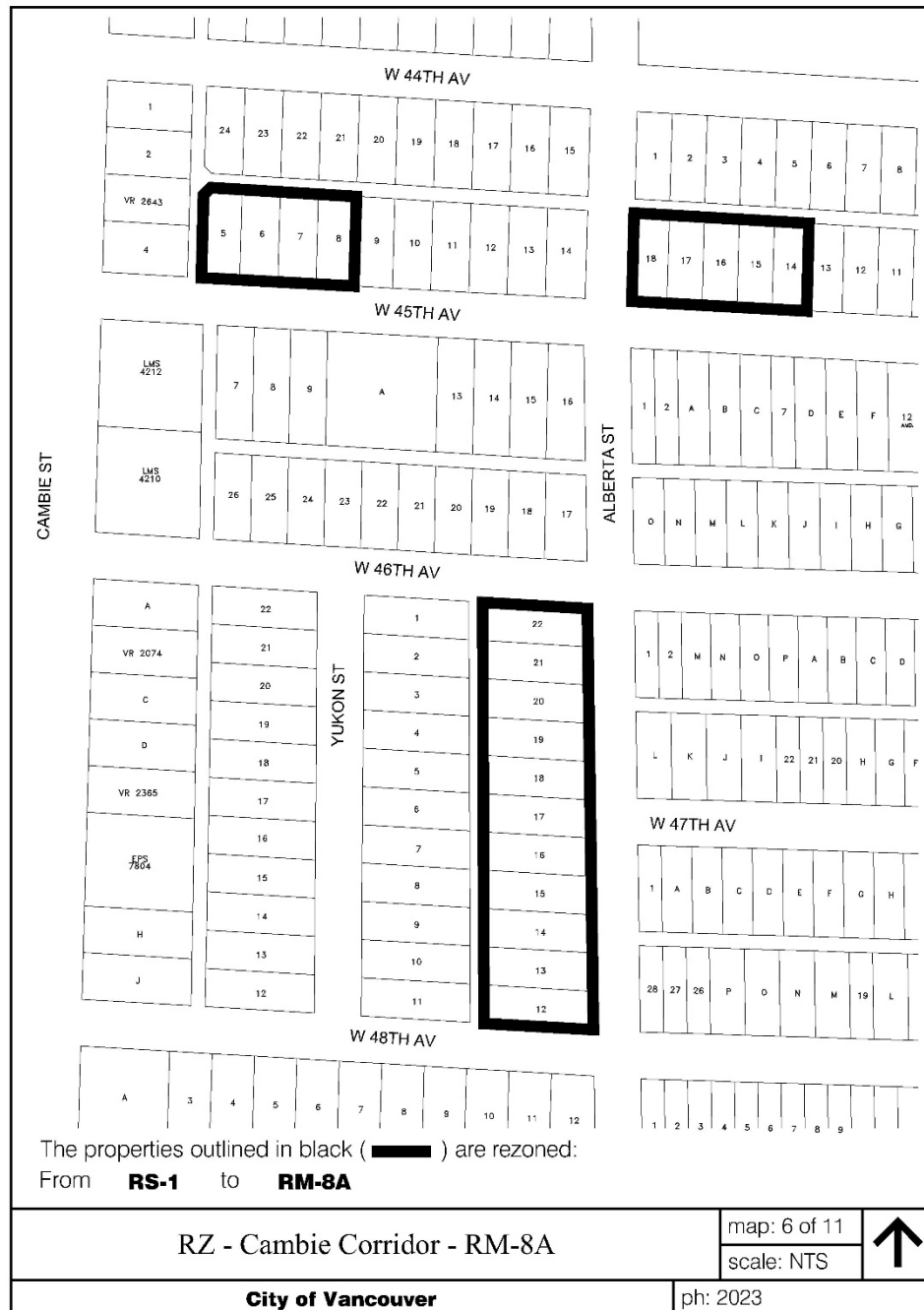
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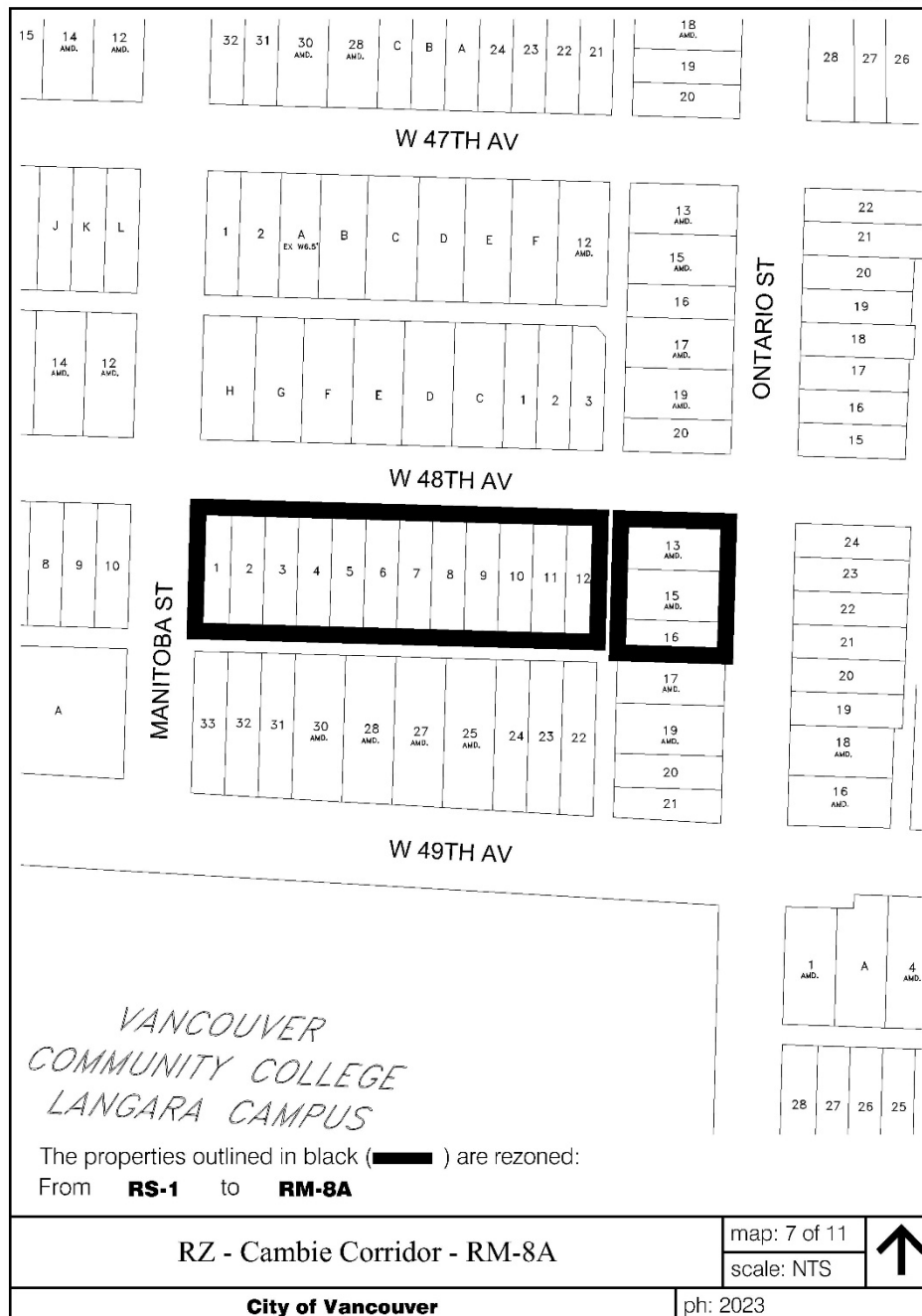
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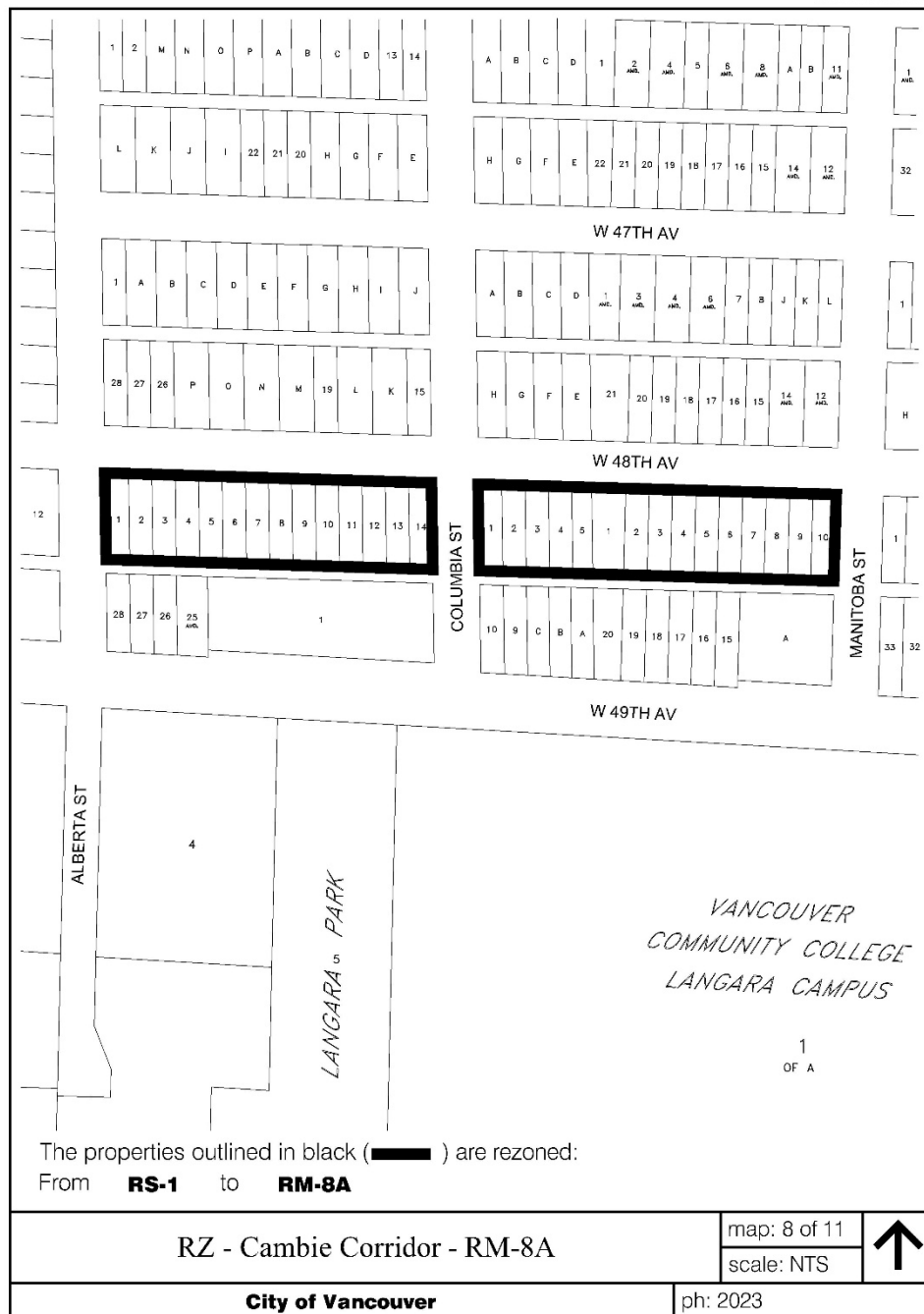
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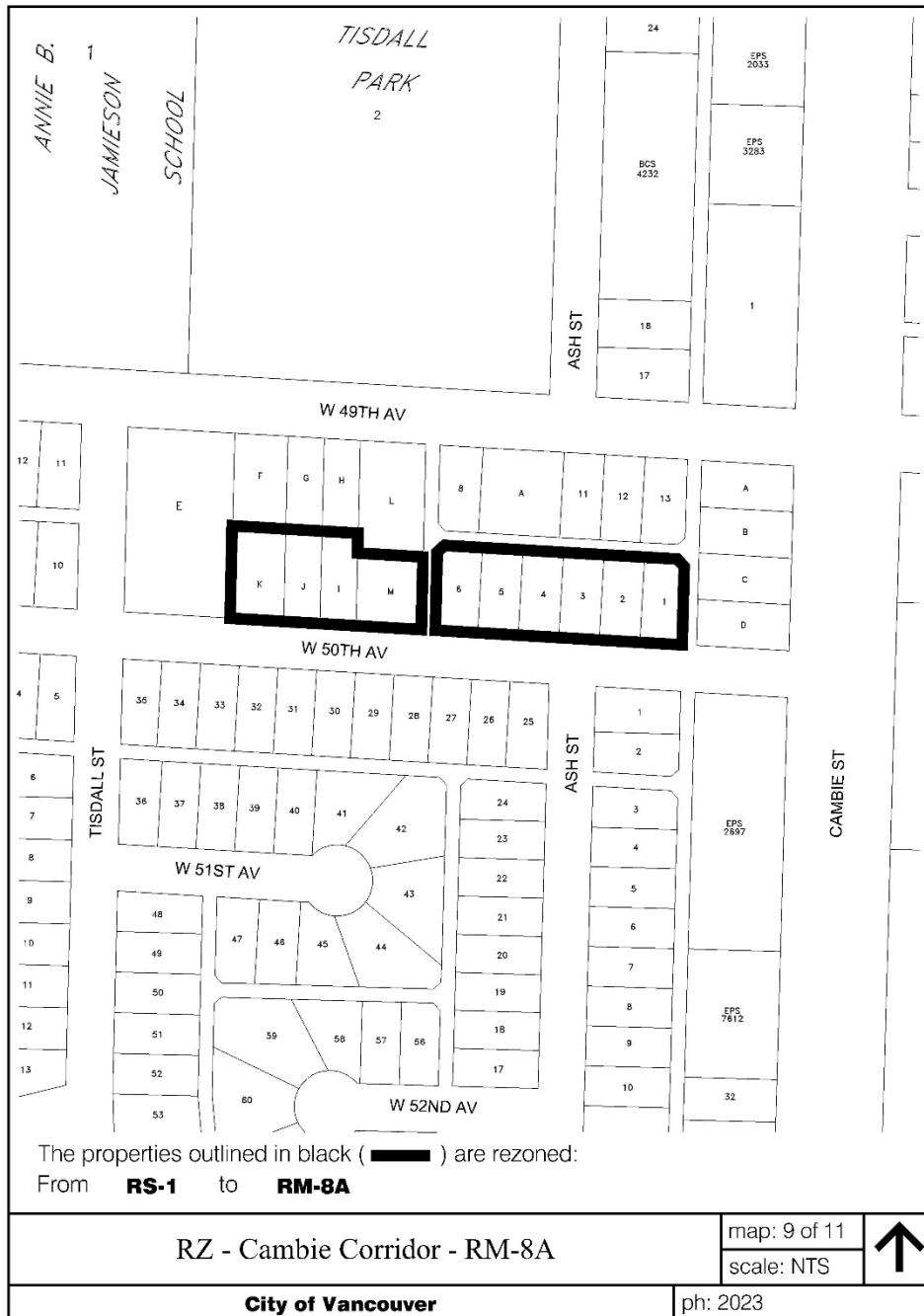
Schedule A



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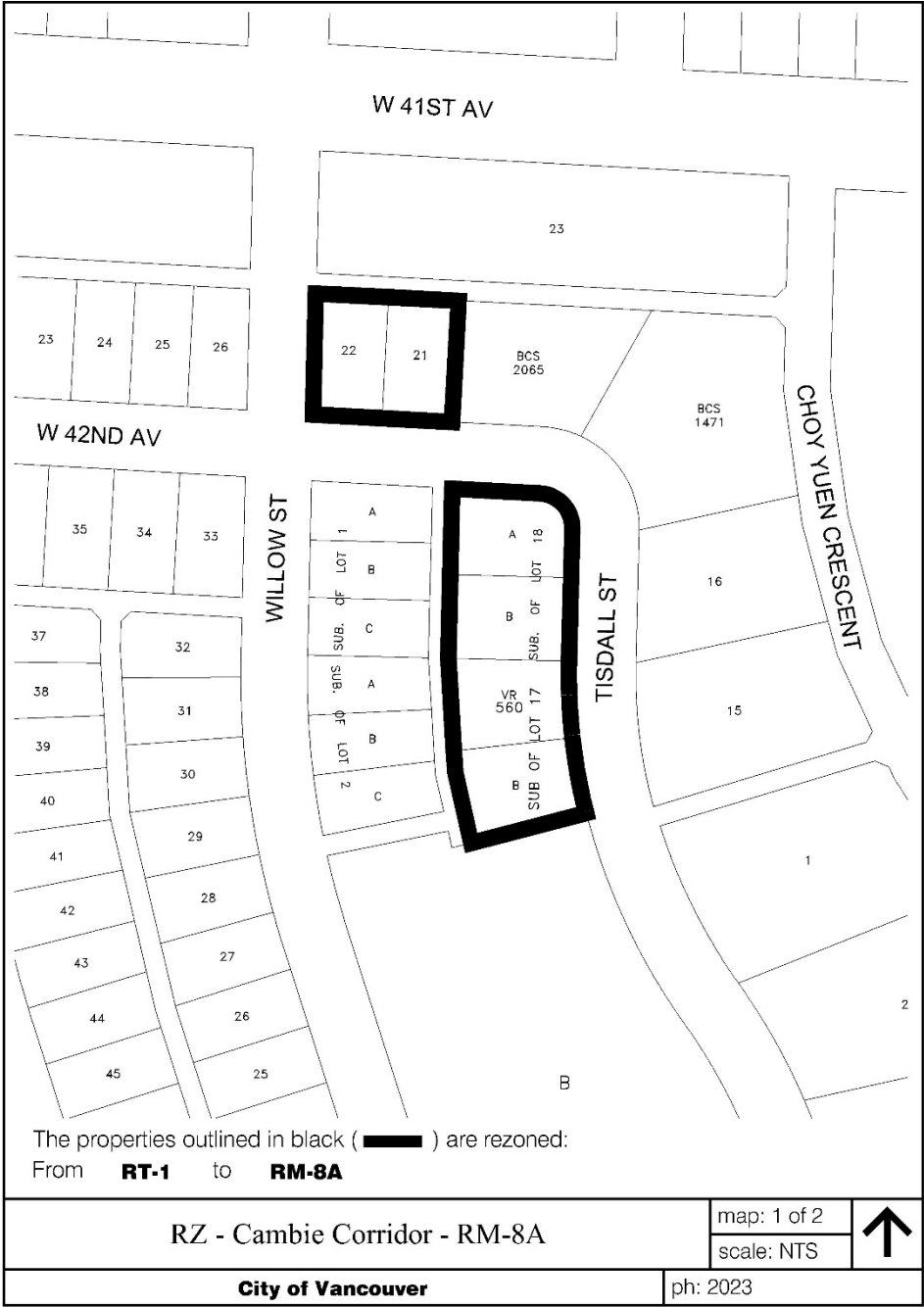


Schedule A



Schedule B

Schedule B

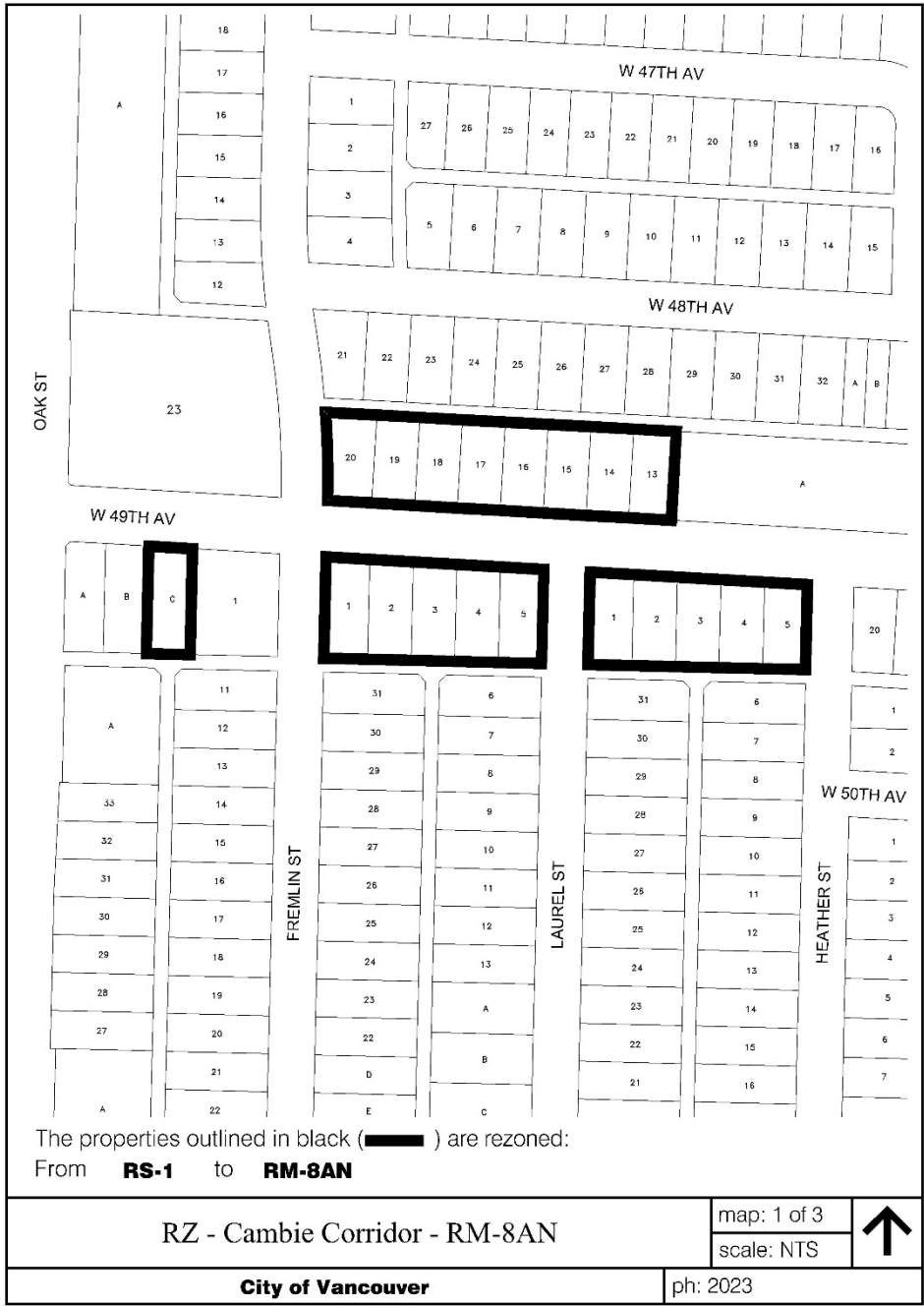


Schedule B

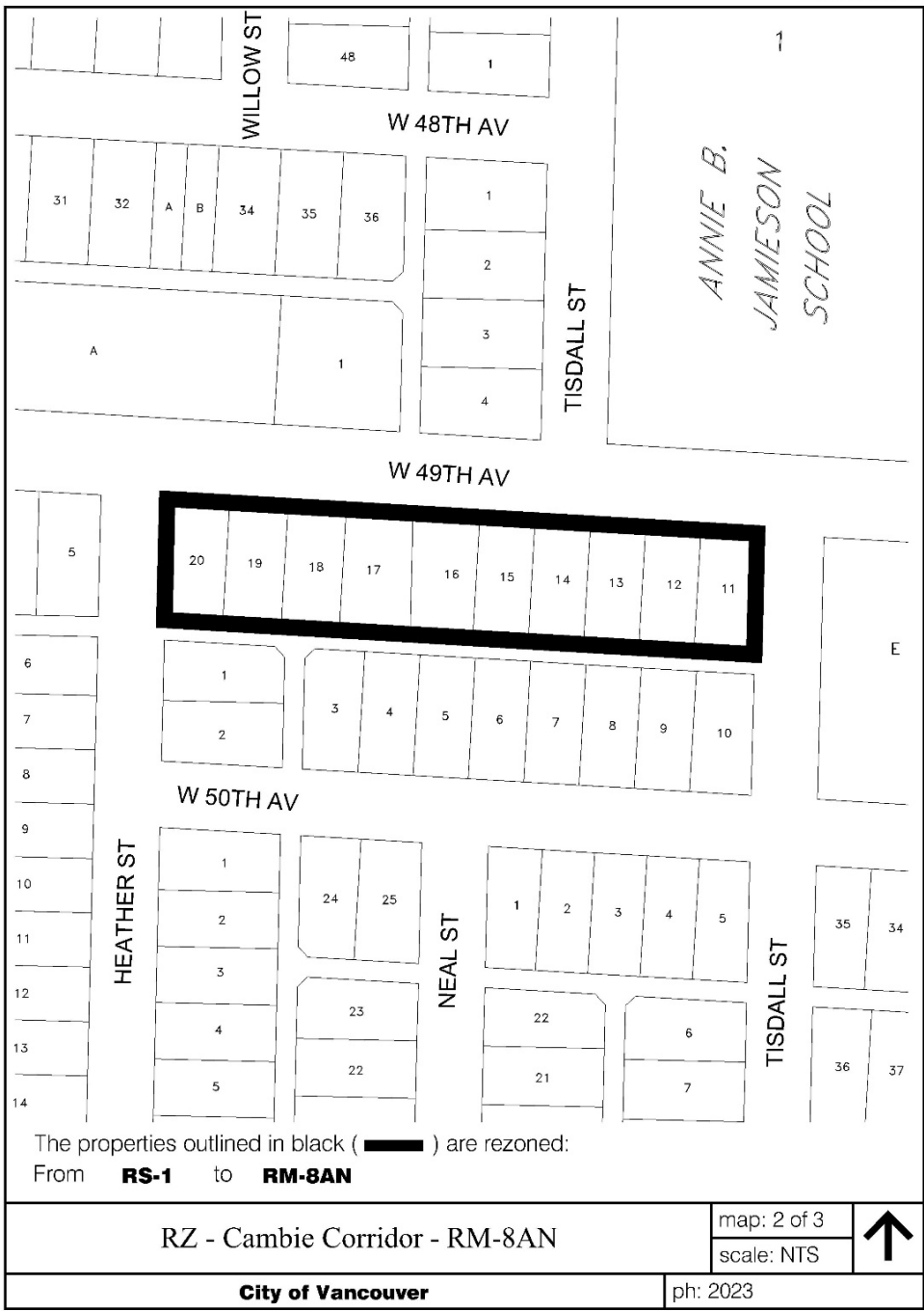


Schedule C

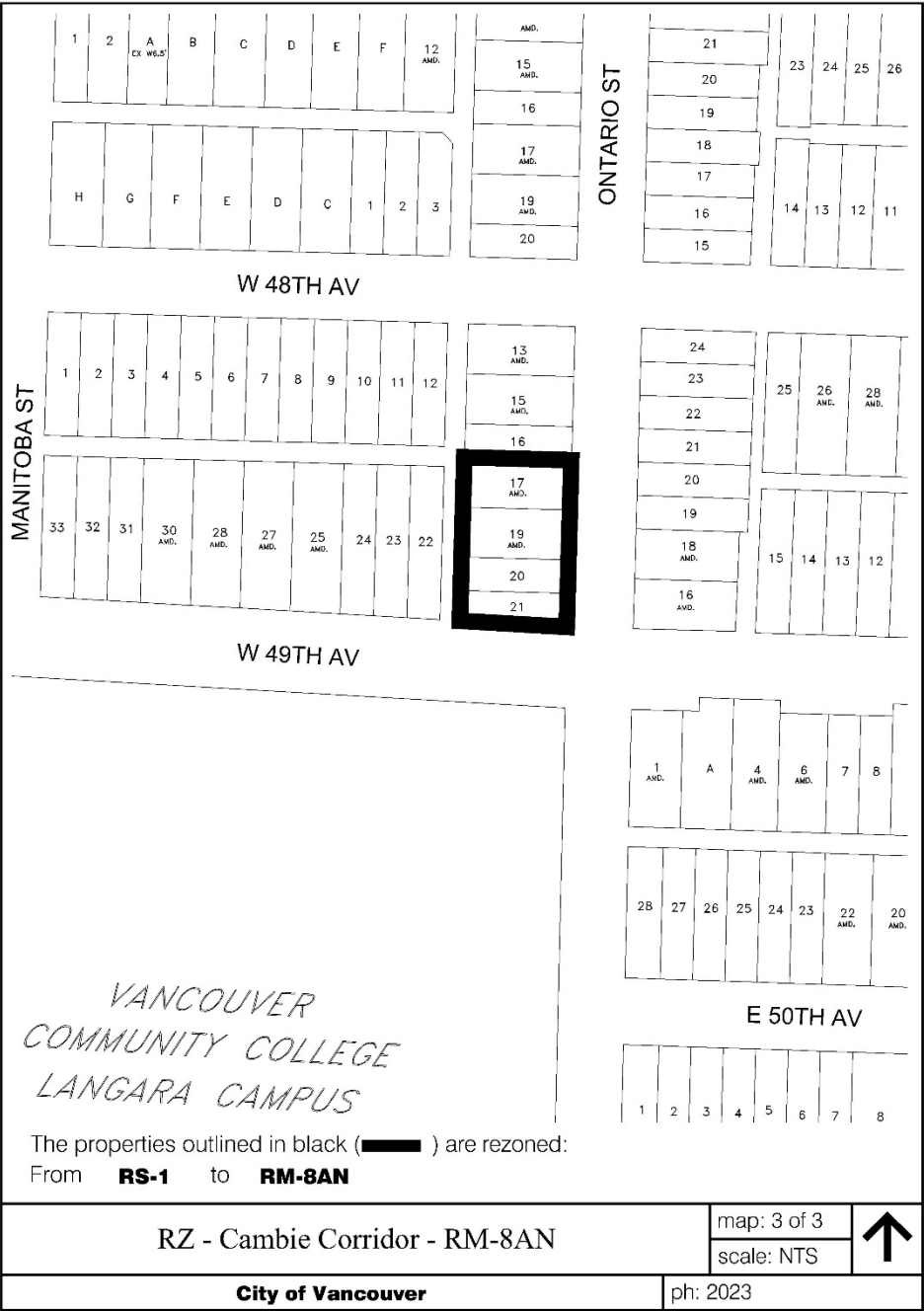
Schedule C



Schedule C

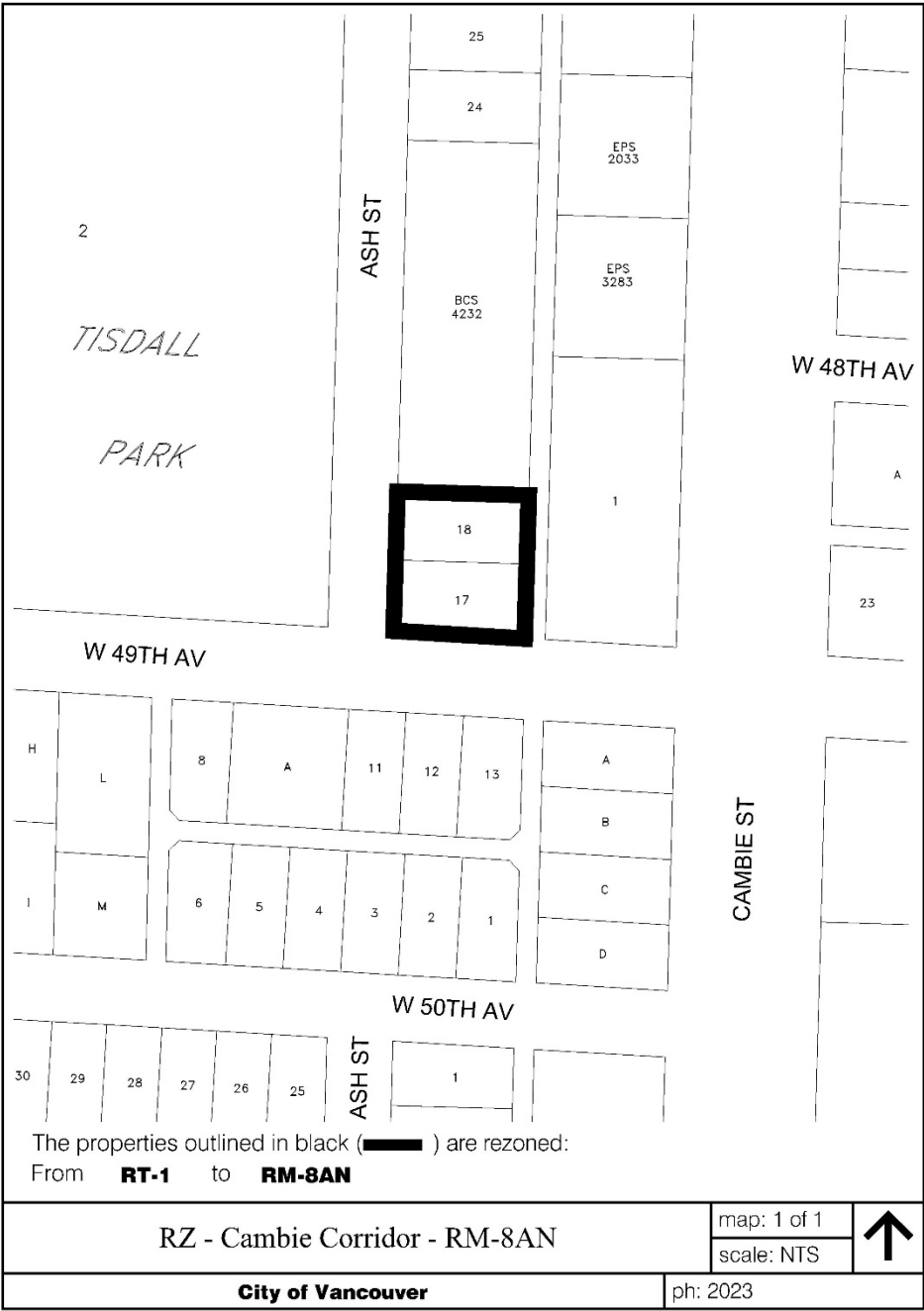


Schedule C



Schedule D

Schedule D



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BY-LAW NO. 5208

**PROPOSED BY-LAW TO AMEND SUBDIVISION BY-LAW NO. 5208
REGARDING THE RM-8A AND RM-8AN DISTRICTS**

Note: A by-law to amend the Subdivision By-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

1. Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A and attached to and forming part of this By-law by deleting the following properties from the RS-1 maps forming part of Schedule A of the Subdivision By-law:

- 1) PID: 009-677-267, Lot C, Block 78, District Lot 526, Plan VAP9388;
- 2) PID: 008-139-148, Lot 14, Block 999, District Lot 526, Plan VAP5531;
- 3) PID: 009-326-456, Lot 23, Block 1008, District Lot 526, Plan VAP10622;
- 4) PID: 009-445-226, Lot 11, Block 887, District Lot 526, Plan VAP9858;
- 5) PID: 009-446-265, Lot 4, Block 886, District Lot 526, Plan VAP9858;
- 6) PID: 009-595-902, Lot 3, Block 895, District Lot 526, Plan VAP9908;
- 7) PID: 009-446-516, Lot 3, Block 883, District Lot 526, Plan VAP9858;
- 8) PID: 006-613-764, Lot 14, Block F, District Lot 526, Plan VAP10991;
- 9) PID: 011-322-209, Lot 17, Block 1164, District Lot 526, Plan VAP4757;
- 10) PID: 009-446-222, Lot 1, Block 886, District Lot 526, Plan VAP9858;
- 11) PID: 004-422-546, Lot 5, Block 80, District Lot 526, Plan VAP8550;
- 12) PID: 010-645-373, Lot 1, Block 1083, District Lot 526, Plan VAP7386;
- 13) PID: 010-285-229, Lot 13, Block 864, District Lot 526, Plan VAP8070;
- 14) PID: 015-506-720, Lot 3, Block 1000, District Lot 526, Plan VAP2063;
- 15) PID: 009-596-135, Lot 15, Block 894, District Lot 526, Plan VAP9908;
- 16) PID: 014-075-369, Lot 12, Block 1000, District Lot 526, Plan VAP2063;
- 17) PID: 009-596-178, Lot 16, Block 894, District Lot 526, Plan VAP9908;
- 18) PID: 011-322-128, Lot 3, Block 1164, District Lot 526, Plan VAP4757;
- 19) PID: 014-075-253, Lot 8, Block 1000, District Lot 526, Plan VAP2063;
- 20) PID: 009-445-285, Lot 15, Block 887, District Lot 526, Plan VAP9858;
- 21) PID: 008-399-395, Lot 14, Block 1063, District Lot 526, Plan VAP7386;
- 22) PID: 010-285-334, Lot 19, Block 864, District Lot 526, Plan VAP8070;
- 23) PID: 010-645-420, Lot 6, Block 1083, District Lot 526, Plan VAP7386;
- 24) PID: 009-445-293, Lot 17, Block 887, District Lot 526, Plan VAP9858;
- 25) PID: 009-430-423, Lot 7, Block 998, District Lot 526, Plan VAP9894;
- 26) PID: 005-128-307, Lot J, Block , District Lot 323, Plan VAP11251;
- 27) PID: 004-534-735, Lot 5, Block 1000, District Lot 526, Plan VAP2063;
- 28) PID: 009-445-269, Lot 14, Block 887, District Lot 526, Plan VAP9858;
- 29) PID: 002-707-756, Lot 16, Block 1164, District Lot 526, Plan VAP4757;
- 30) PID: 011-322-187, Lot 13, Block 1164, District Lot 526, Plan VAP4757;
- 31) PID: 009-326-413, Lot 18, Block 1008, District Lot 526, Plan VAP10622;
- 32) PID: 025-701-061, Lot C, Block 1024, District Lot 526, Plan BCP6559;
- 33) PID: 008-182-574, Lot 8, Block 698, District Lot 526, Plan VAP6309;
- 34) PID: 011-138-572, Lot 19, Block 999, District Lot 526, Plan VAP5531;
- 35) PID: 010-645-462, Lot 11, Block 1083, District Lot 526, Plan VAP7386;
- 36) PID: 025-701-053, Lot B, Block 1024, District Lot 526, Plan BCP6559;
- 37) PID: 014-075-237, Lot 6, Block 1000, District Lot 526, Plan VAP2063;
- 38) PID: 009-212-566, Lot 10, Block 1164, District Lot 526, Plan VAP4757;
- 39) PID: 010-546-545, Lot 8, Block 862, District Lot 526, Plan VAP7737;

- 40) PID: 006-269-575, Lot 17, Block 1008, District Lot 526, Plan VAP10622;
- 41) PID: 010-920-994, Lot 5, Block 698, District Lot 526, Plan VAP6309;
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- 43) PID: 010-075-721, Lot 7, Block 867, District Lot 526, Plan 8454;
- 44) PID: 009-446-494, Lot 2, Block 883, District Lot 526, Plan VAP9858;
- 45) PID: 005-218-004, Lot 6, Block 895, District Lot 526, Plan VAP9908;
- 46) PID: 009-309-438, Lot A, Block D, District Lot 526, Plan VAP10698;
- 47) PID: 011-138-581, Lot 20, Block 999, District Lot 526, Plan VAP5531;
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- 55) PID: 011-322-161, Lot 9, Block 1164, District Lot 526, Plan VAP4757;
- 56) PID: 010-921-010, Lot 6, Block 698, District Lot 526, Plan VAP6309;
- 57) PID: 010-285-148, Lot 10, Block 864, District Lot 526, Plan VAP8070;
- 58) PID: 010-645-381, Lot 2, Block 1083, District Lot 526, Plan VAP7386;
- 59) PID: 009-221-638, Lot 19, Block , District Lot 526, Plan VAP10991;
- 60) PID: 011-138-530, Lot 12, Block 999, District Lot 526, Plan VAP5531;
- 61) PID: 010-034-617, Lot 2, Block 80, District Lot 526, Plan VAP8550;
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- 63) PID: 009-221-620, Lot 18, Block F, District Lot 526, Plan VAP10991;
- 64) PID: 009-446-451, Lot 3, Block 884, District Lot 526, Plan VAP9858;
- 65) PID: 007-876-530, Lot K, Block 895, District Lot 526, Plan VAP14246;
- 66) PID: 025-701-045, Lot A, Block 1024, District Lot 526, Plan BCP6559;
- 67) PID: 010-645-683, Lot 22, Block 1063, District Lot 526, Plan VAP7386;
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- 69) PID: 010-285-377, Lot 21, Block 864, District Lot 526, Plan VAP8070;
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- 82) PID: 009-446-478, Lot 4, Block 884, District Lot 526, Plan VAP9858;
- 83) PID: 010-645-641, Lot 18, Block 1063, District Lot 526, Plan VAP7386;
- 84) PID: 003-486-788, Lot 8, Block A, District Lot 526, Plan VAP10622;
- 85) PID: 011-322-152, Lot 6, Block 1164, District Lot 526, Plan VAP4757;
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- 89) PID: 011-322-217, Lot 19, Block 1164, District Lot 526, Plan VAP4757;
- 90) PID: 009-326-359, Lot 11, Block 1008, District Lot 526, Plan VAP10622;

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- 91) PID: 009-596-208, Lot 17, Block 894, District Lot 526, Plan VAP9908;
 - 92) PID: 009-430-440, Lot 8, Block 998, District Lot 526, Plan VAP9894;
 - 93) PID: 009-221-590, Lot 17, Block F, District Lot 526, Plan VAP10991;
 - 94) PID: 009-595-899, Lot 1, Block 895, District Lot 526, Plan VAP9908;
 - 95) PID: 007-447-604, Lot 1, Block 1164, District Lot 526, Plan VAP4757;
 - 96) PID: 009-445-234, Lot 12, Block 887, District Lot 526, Plan VAP9858;
 - 97) PID: 011-322-195, Lot 15, Block 1164, District Lot 526, Plan VAP4757;
 - 98) PID: 011-324-023, Lot 6, Block 1163, District Lot 526, Plan VAP4757;
 - 99) PID: 009-326-430, Lot 21, Block 1008, District Lot 526, Plan VAP10622;
 - 100) PID: 010-285-172, Lot 12, Block 864, District Lot 526, Plan VAP8070;
 - 101) PID: 010-546-502, Lot 5, Block 862, District Lot 526, Plan VAP7737;
 - 102) PID: 009-309-527, Lot A, Block D, District Lot 526, Plan VAP10698;
 - 103) PID: 011-595-752, Lot 17, Block 1024, District Lot 526, Plan VAP4361;
 - 104) PID: 010-920-919, Lot 3, Block 698, District Lot 526, Plan VAP6309;
 - 105) PID: 010-645-691, Lot 24, Block 1063, District Lot 526, Plan VAP7386;
 - 106) PID: 010-089-969, Lot 3, Block 1000, District Lot 526, Plan VAP2063;
 - 107) PID: 009-446-443, Lot 2, Block 884, District Lot 526, Plan VAP9858;
 - 108) PID: 005-509-548, Lot 4, Block 895, District Lot 526, Plan VAP9908;
 - 109) PID: 007-447-647, Lot 1, Block 883, District Lot 526, Plan VAP9858;
 - 110) PID: 015-791-254, Lot 1, Block 1000, District Lot 526, Plan VAP2063;
 - 111) PID: 009-446-303, Lot 6, Block 886, District Lot 526, Plan VAP9858;
 - 112) PID: 010-645-659, Lot 19, Block 1063, District Lot 526, Plan VAP7386;
 - 113) PID: 010-645-616, Lot 13, Block 1063, District Lot 526, Plan VAP7386;
 - 114) PID: 010-645-454, Lot 10, Block 1083, District Lot 526, Plan VAP7386;
 - 115) PID: 002-637-324, Lot 7, Block 1000, District Lot 526, Plan VAP2063;
 - 116) PID: 009-596-119, Lot 12, Block 894, District Lot 526, Plan VAP9908;
 - 117) PID: 011-323-973, Lot 5, Block 1163, District Lot 526, Plan VAP4757;
 - 118) PID: 014-075-482, Lot 14, Block 1000, District Lot 526, Plan VAP2063;
 - 119) PID: 010-035-800, Lot 3, Block 79, District Lot 526, Plan VAP8550;
 - 120) PID: 010-645-667, Lot 20, Block 1063, District Lot 526, Plan VAP7386;
 - 121) PID: 009-445-579, Lot 19, Block 887, District Lot 526, Plan VAP9858;
 - 122) PID: 010-645-446, Lot 8, Block 1083, District Lot 526, Plan VAP7386;
 - 123) PID: 002-667-347, Lot 13, Block 894, District Lot 526, Plan VAP9908;
 - 124) PID: 011-322-179, Lot 12, Block 1164, District Lot 526, Plan VAP4757;
 - 125) PID: 009-446-231, Lot 3, Block 886, District Lot 526, Plan VAP9858;
 - 126) PID: 011-324-066, Lot 8, Block 1163, District Lot 526, Plan VAP4757;
 - 127) PID: 004-712-242, Lot 10, Block 1163, District Lot 526, Plan VAP4757;
 - 128) PID: 010-645-438, Lot 7, Block 1083, District Lot 526, Plan VAP7386;
 - 129) PID: 010-285-385, Lot 22, Block 864, District Lot 526, Plan VAP8070;
 - 130) PID: 011-138-548, Lot 15, Block 999, District Lot 526, Plan VAP5531;
 - 131) PID: 010-546-278, Lot 14, Block 863, District Lot 526, Plan VAP7737;
 - 132) PID: 011-322-233, Lot 21, Block 1164, District Lot 526, Plan VAP4757;
 - 133) PID: 003-422-933, Lot 10, Block 1000, District Lot 526, Plan VAP2063;
 - 134) PID: 011-323-850, Lot 1, Block 1163, District Lot 526, Plan VAP4757;
 - 135) PID: 008-107-947, Lot 7, Block 1164, District Lot 526, Plan VAP4757;
 - 136) PID: 009-326-332, Lot 9, Block 1008, District Lot 526, Plan VAP10622;
 - 137) PID: 009-221-573, Lot 16, Block F, District Lot 526, Plan VAP10991;
 - 138) PID: 010-035-851, Lot 5, Block 79, District Lot 526, Plan VAP8550;
 - 139) PID: 010-034-633, Lot 3, Block 80, District Lot 526, Plan VAP8550;
 - 140) PID: 009-596-241, Lot 20, Block 894, District Lot 526, Plan VAP9908;
 - 141) PID: 010-285-415, Lot 23, Block 864, District Lot 526, Plan VAP8070;

- 142) PID: 009-258-850, Lot 17, Block 999, District Lot 526, Plan VAP5531;
- 143) PID: 008-116-733, Lot 1, Block 884, District Lot 526, Plan VAP9858;
- 144) PID: 010-645-471, Lot 12, Block 1083, District Lot 526, Plan VAP7386;
- 145) PID: 014-075-377, Lot 13, Block 1000, District Lot 526, Plan VAP2063;
- 146) PID: 010-034-595, Lot 1, Block 80, District Lot 526, Plan VAP8550;
- 147) PID: 011-322-144, Lot 5, Block 1164, District Lot 526, Plan VAP4757;
- 148) PID: 009-309-497, Lot C, Block D, District Lot 526, Plan VAP10698;
- 149) PID: 010-546-529, Lot 7, Block 862, District Lot 526, Plan VAP7737;
- 150) PID: 004-792-521, Lot 2, Block 895, District Lot 526, Plan VAP9908;
- 151) PID: 008-508-755, Lot K, Block , District Lot 323, Plan VAP11251;
- 152) PID: 005-082-463, Lot 18, Block 863, District Lot 526, Plan VAP7737;
- 153) PID: 010-645-675, Lot 21, Block 1063, District Lot 526, Plan VAP7386;
- 154) PID: 010-035-770, Lot 2, Block 79, District Lot 526, Plan VAP8550;
- 155) PID: 008-244-588, Lot 2, Block 886, District Lot 526, Plan VAP9858;
- 156) PID: 010-546-316, Lot 15, Block 863, District Lot 526, Plan VAP7737;
- 157) PID: 009-309-462, Lot B, Block D, District Lot 526, Plan VAP10698;
- 158) PID: 006-295-177, Lot 17, Block 1063, District Lot 526, Plan VAP7386;
- 159) PID: 005-242-819, Lot 16, Block 887, District Lot 526, Plan VAP9858;
- 160) PID: 004-333-357, Lot 20, Block F, District Lot 526, Plan VAP10991;
- 161) PID: 009-445-544, Lot 18, Block 887, District Lot 526, Plan VAP9858;
- 162) PID: 002-694-905, Lot 22, Block 999, District Lot 526, Plan VAP5531;
- 163) PID: 002-515-644, Lot 9, Block 1000, District Lot 526, Plan VAP2063;
- 164) PID: 010-285-156, Lot 11, Block 864, District Lot 526, Plan VAP8070;
- 165) PID: 009-596-216, Lot 18, Block 894, District Lot 526, Plan VAP9908;
- 166) PID: 009-309-560, Lot C, Block D, District Lot 526, Plan VAP10698;
- 167) PID: 015-791-271, Lot 4, Block 1000, District Lot 526, Plan VAP2063;
- 168) PID: 010-988-505, Lot 1, Block 8, District Lot 526, Plan VAP2063;
- 169) PID: 009-326-375, Lot 13, Block 1008, District Lot 526, Plan VAP10622;
- 170) PID: 009-326-391, Lot 15, Block 1008, District Lot 526, Plan VAP10622;
- 171) PID: 009-130-187, Lot 19, Block 998, District Lot 526, Plan VAP11186;
- 172) PID: 007-876-483, Lot I, Block 895, District Lot 526, Plan VAP14246;
- 173) PID: 011-138-556, Lot 16, Block 999, District Lot 526, Plan VAP5531;
- 174) PID: 010-988-513, Lot 2, Block 8, District Lot 526, Plan VAP2063;
- 175) PID: 009-326-324, Lot 7, Block 1008, District Lot 526, Plan VAP10622;
- 176) PID: 010-035-737, Lot 1, Block 79, District Lot 526, Plan VAP8550;
- 177) PID: 010-920-803, Lot 1, Block 698, District Lot 526, Plan VAP6309;
- 178) PID: 009-017-224, Lot 14, Block 894, District Lot 526, Plan VAP9908;
- 179) PID: 009-326-367, Lot 12, Block 1008, District Lot 526, Plan VAP10622;
- 180) PID: 009-326-341, Lot 10, Block 1008, District Lot 526, Plan VAP10622;
- 181) PID: 011-323-957, Lot 4, Block 1163, District Lot 526, Plan VAP4757;
- 182) PID: 007-507-011, Lot 8, Block 1164, District Lot 526, Plan VAP4757;
- 183) PID: 014-075-211, Lot 4, Block 1000, District Lot 526, Plan VAP2063;
- 184) PID: 009-309-543, Lot B, Block D, District Lot 526, Plan VAP10698;
- 185) PID: 009-326-448, Lot 22, Block 1008, District Lot 526, Plan VAP10622;
- 186) PID: 009-130-217, Lot 20, Block 998, District Lot 526, Plan VAP11186;
- 187) PID: 009-326-464, Lot 25, Block 1008, District Lot 526, Plan VAP10622;
- 188) PID: 009-595-911, Lot 5, Block 895, District Lot 526, Plan VAP9908;
- 189) PID: 009-326-383, Lot 14, Block 1008, District Lot 526, Plan VAP10622;
- 190) PID: 010-285-237, Lot 14, Block 864, District Lot 526, Plan VAP8070;
- 191) PID: 002-622-459, Lot 15, Block F, District Lot 526, Plan VAP10991;
- 192) PID: 007-865-341, Lot M, Block 895, District Lot 526, Plan VAP14334;

- 193) PID: 011-322-136, Lot 4, Block 1164, District Lot 526, Plan VAP4757;
- 194) PID: 010-075-496, Lot 1, Block 867, District Lot 526, Plan 8454;
- 195) PID: 007-968-361, Lot 5, Block 886, District Lot 526, Plan VAP9858;
- 196) PID: 010-546-324, Lot 16, Block 863, District Lot 526, Plan VAP7737;
- 197) PID: 010-546-359, Lot 17, Block 863, District Lot 526, Plan VAP7737;
- 198) PID: 009-326-405, Lot 16, Block 1008, District Lot 526, Plan VAP10622;
- 199) PID: 010-546-511, Lot 6, Block 862, District Lot 526, Plan VAP7737;
- 200) PID: 009-326-421, Lot 20, Block 1008, District Lot 526, Plan VAP10622;
- 201) PID: 008-201-111, Lot 23, Block 1063, District Lot 526, Plan VAP7386;
- 202) PID: 011-322-110, Lot 2, Block 1164, District Lot 526, Plan VAP4757;
- 203) PID: 007-876-505, Lot J, Block 895, District Lot 526, Plan VAP14246;
- 204) PID: 004-628-691, Lot 26, Block A, District Lot 526, Plan VAP10622;
- 205) PID: 011-324-236, Lot 9, Block 1163, District Lot 526, Plan VAP4757;
- 206) PID: 011-323-922, Lot 3, Block 1163, District Lot 526, Plan VAP4757;
- 207) PID: 009-144-129, Lot 13, Block 999, District Lot 526, Plan VAP5531;
- 208) PID: 009-221-557, Lot 13, Block F, District Lot 526, Plan VAP10991;
- 209) PID: 009-596-071, Lot 11, Block 894, District Lot 526, Plan VAP9908; and
- 210) PID: 011-138-564, Lot 18, Block 999, District Lot 526, Plan VAP5531;

2. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this day of , 2023

Mayor

* * * * *

PROPOSED DRAFT AMENDMENTS TO THE CAMBIE CORRIDOR PLAN (CHANGES IN RED)

14.1.2 City-initiated rezonings

14.1.2.1 Bylaws and Guidelines

It is anticipated that the areas identified for townhouses in Section 3.3 and Chapter 4, and as shown in Figure 14.4 (City-initiated Rezonings), will be rezoned by the City to new RM-8A/8AN zoning districts with accompanying guidelines. The timing of City-initiated rezoning will be dependent on utility infrastructure upgrades.

The first phase of City-initiated rezoning consists of townhouse areas in Stage 1 upgrades of the Utilities Servicing Plan.

The second phase of City-initiated rezoning in 2023 consists of townhouse areas where no significant off-site sewer improvements are required.

For the remaining townhouse areas outside the Stage 1 upgrade area of the rezoned areas, privately-initiated rezoning applications may be submitted to rezone into the RM-8A/RM-8AN zoning districts.

As implementation continues, further areas may be identified for City-initiated rezonings in the future.

14.1.2.2 Amenity Contributions

The by-laws for townhouse areas will include a density bonus provision where projects will contribute a per square foot value on the approved net increase in density towards



Note: Parcels proposed for rezoning are identified in red outline

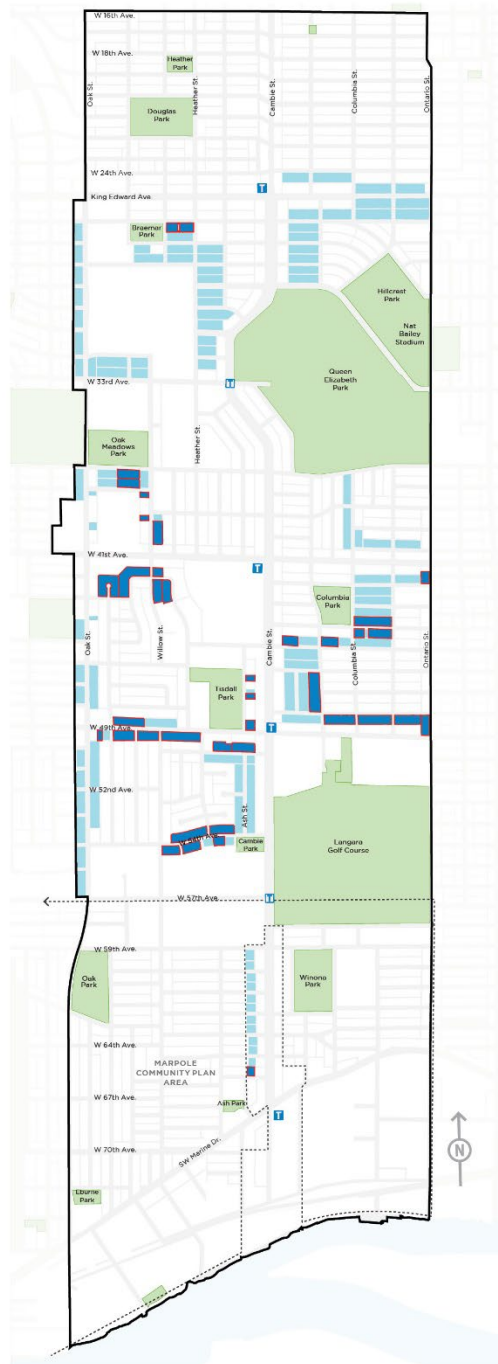
Figure 14.2:
Privately-initiated Rezonings

LEGEND

- Area where privately-initiated rezonings will be considered ^{1,2}
- Park
- Area boundary
- Marpole Community Plan (2014)
- T Existing Station
- T Future Potential Station

¹ Areas identified in the Plan for townhouses are anticipated to be rezoned by the City in coordination with utility infrastructure upgrades (see Figure 14.4). In the interim, privately-initiated rezoning applications for townhouse areas may be submitted to rezone into the RM-8A/RM-8AN District.

² A detailed assessment of the proposal and utilities system will take place during the rezoning process, and may identify off-site utility infrastructure upgrades that will be required to service the site (depending on the location of the site and timing of redevelopment with respect to the staged upgrades of the Utilities Servicing Plan).



Note: Parcels proposed for rezoning are identified in red outline

Figure 14.4:
City-initiated Rezoning

LEGEND

- Rezoned by the City (in alignment with Stage 1 upgrades of the Utilities Servicing Plan)
- Area anticipated for future rezoning by the City (timing to be coordinated with future utilities infrastructure upgrades)*
- Park
- Area boundary
- Marpole Community Plan (2014)
- T Existing Station
- T+ Future Potential Station

* Privately-initiated rezonings can be considered in the interim, in accordance with Figure 14.2. Any rezoning application in these areas will rezone to RM-8A or RM-8AN in alignment with the RM-8A/RM-8AN District Schedules and Guidelines.