

SUMMARY AND RECOMMENDATION

1. City-Initiated Zoning Changes for Townhouses and Rowhouses in the Cambie Corridor

Summary: The proposal is for a City-initiated rezoning of 220 parcels from RS-1 and RT-1 to the RM-8A or RM-8AN zones for specified sites in the *Cambie Corridor Plan* area.

Applicant: General Manager of Planning, Urban Design and Sustainability

Referral: This relates to the report entitled “City-Initiated Zoning Changes for Townhouses and Rowhouses in the Cambie Corridor”, dated March 28, 2023, (“Report”), referred to Public Hearing at the Council Meeting of April 11, 2023.

Recommended Approval: By the General Manager of Planning, Urban Design and Sustainability:

- 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 of the Report, 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 of the Report, 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 of the Report.
- 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 of the Report.
- 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.

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