

City-Initiated Rezoning for Townhouses and Rowhouses in the Cambie Corridor: Streamlining the Process



Public Hearing

May 9, 2023

Recommendation



Staff recommend City-initiated rezoning of 220 parcels from RS-1/RT-1 to RM-8A/AN to streamline the delivery of townhouses in Cambie Corridor

Efficiency

Simplify

Expedite



Outline

1. Background and Context

2. Analysis

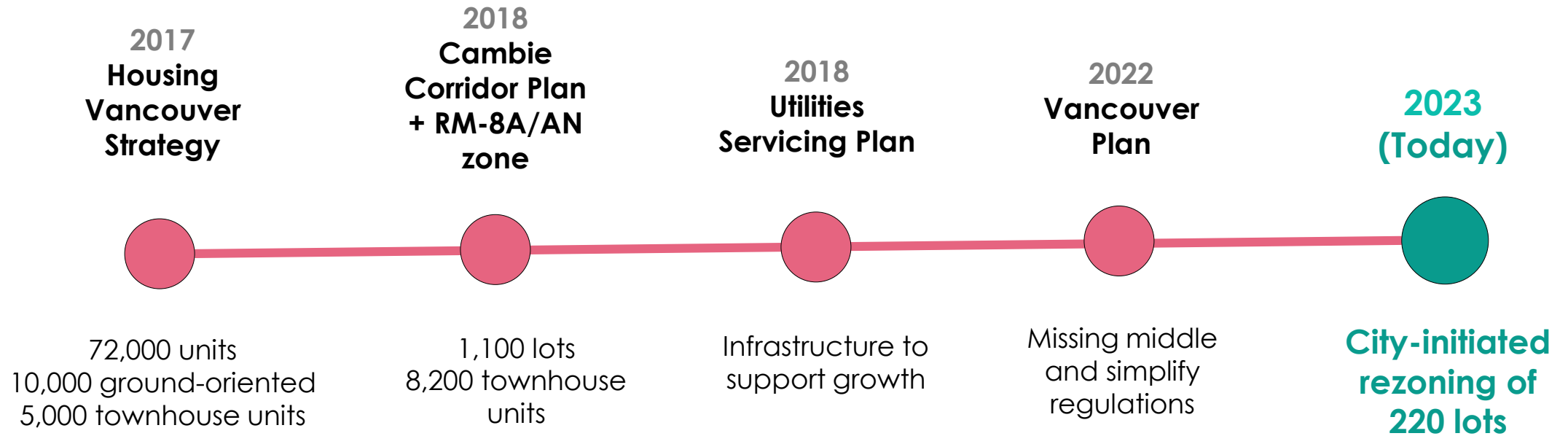
3. Recommendation

4. Engagement and Benefits



1. Background and Context

Council Direction



1. Background and Context

RM-8A/AN, Guidelines and What Can Be Built

3 storeys at 37.5 ft.

1.2 floor space ratio (FSR)

Family housing + unit size

Fixed-rate density bonus

RM-8, RM-8N, RM-8A and RM-8AN

Districts Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to encourage the development of 3-storey townhouses and the retention of character buildings, while permitting lower intensity residential development. Building placement and massing of new developments are intended to be compatible with pre-existing residential development.

In the RM-8A and RM-8AN districts, a certain percentage of units must be within a specific size range to improve housing choices and affordability. In the RM-8N and RM-8AN districts, acoustic regulations in [Section 10](#) of this by-law apply to dwelling units close to arterial streets.

Without limitation, applicable Council policies and guidelines for consideration include the [RM-8 and RM-8N Guidelines](#) and [RM-8A and RM-8AN Guidelines](#).

1.2 Overview

The table below provides an overview of the outright and conditional approval uses in the RM-8, RM-8A, RM-8N and RM-8AN districts, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section 3 of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
445 m ²	Townhouse	3.1
	Mixed-Use Residential Building	3.1
	Freehold Rowhouse	3.2
	Seniors Supportive or Assisted Housing	3.9



2. Analysis

Phased Approach

Existing and future sewer capacity



Phase 1 (2018):
City rezoning,
sewer upgrades
not required



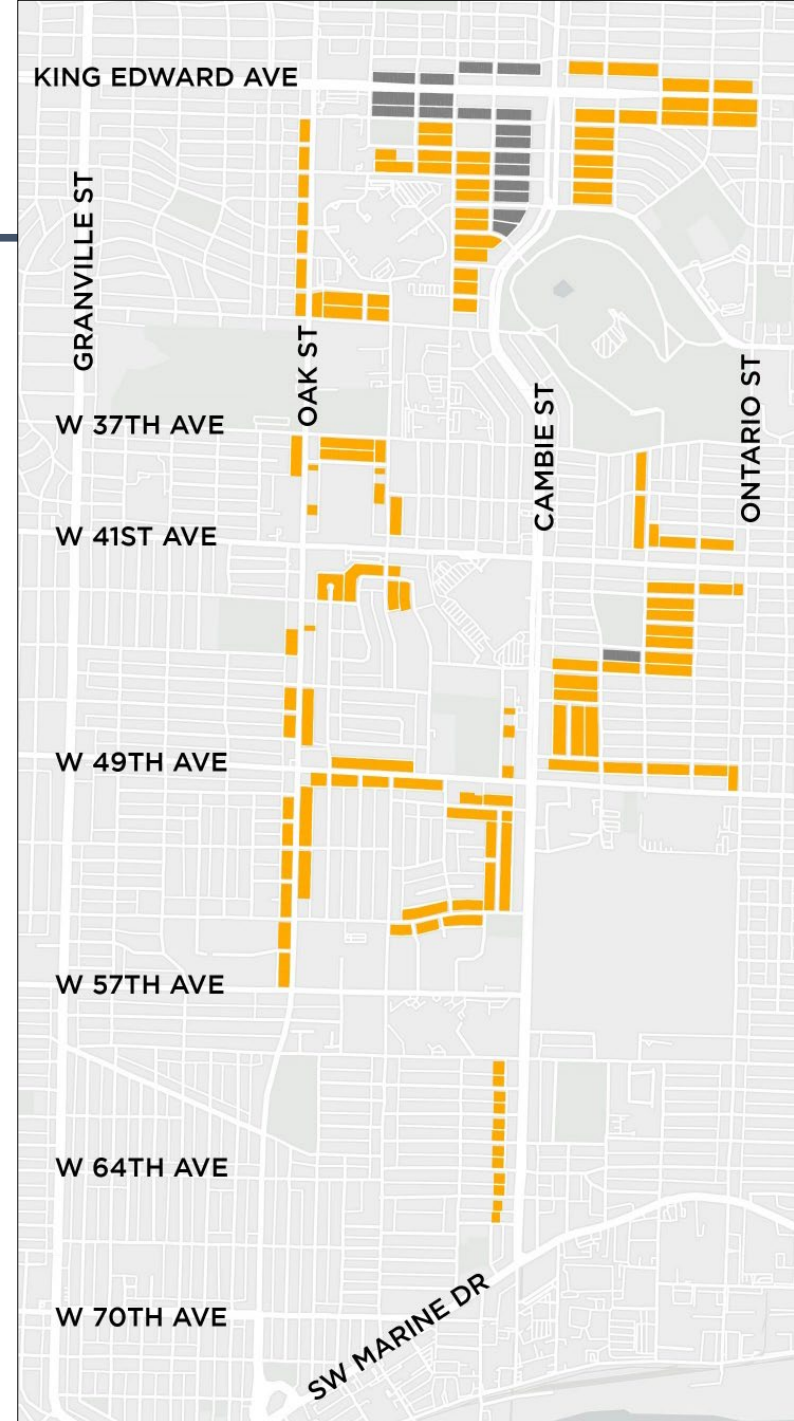
167 lots to proceed
to development
permit



Future Phases:
Analysis to
determine
upgrades



Interim, simplified
rezoning to RM-8A/AN



3. Recommendation

Streamline the Process

Phase 1
2018

City-initiated Rezoning:
167 lots

Private
2018-2023

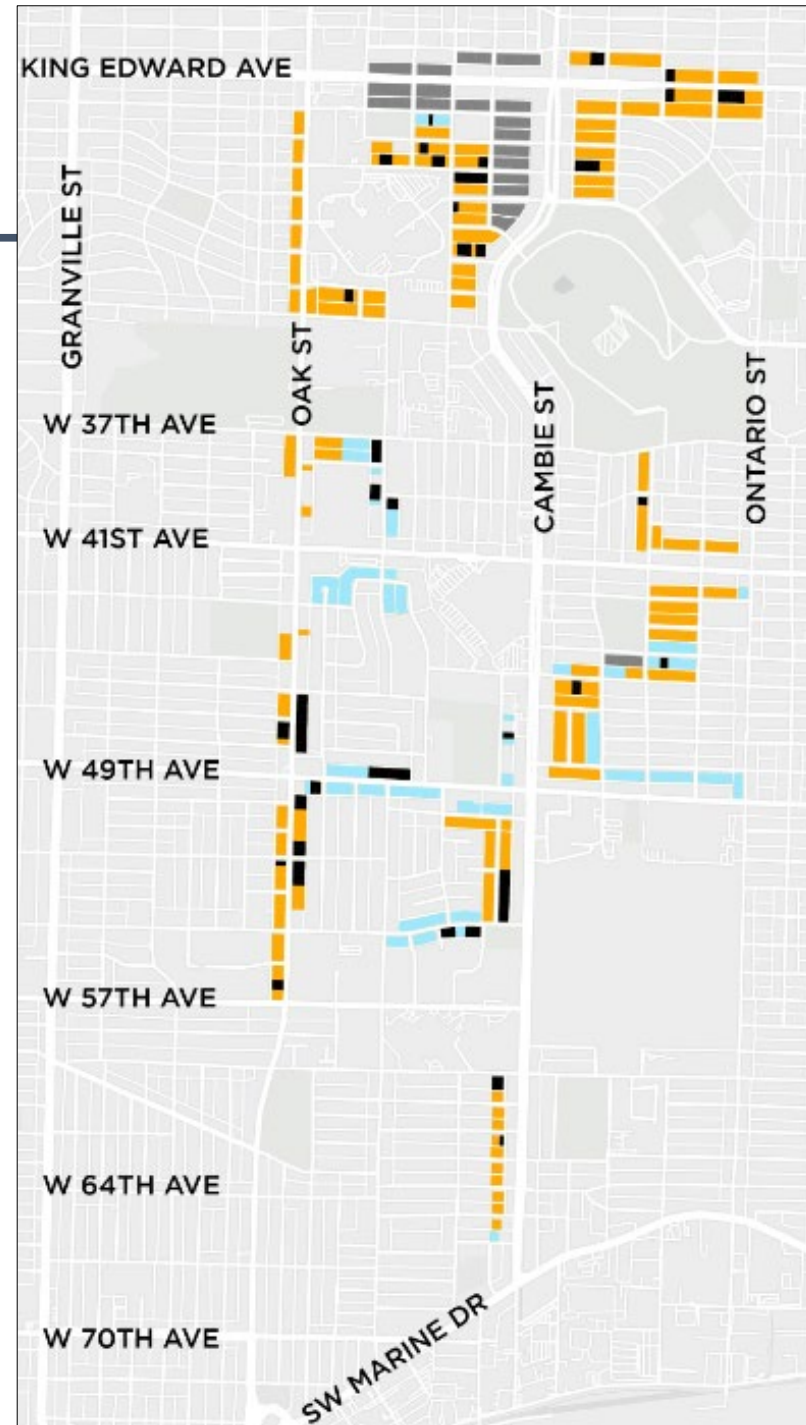
Developer-initiated Rezoning:
110 lots

Phase 2
2023

City-initiated Rezoning:
220 lots

Remaining
Future

Future:
579 lots remaining



3. Public Engagement

Since January 2023

Broad Public Notification

Cambie Corridor Plan website update

Focused Communication

Owners, tenants, advisory group

Industry Stakeholder Outreach


Urban Development Institute, HAVAN, BC Assessment



Proposed zoning changes for townhouse and rowhouse areas

On April 11, 2023, Council will consider amendments to the Zoning and Development By-law. This initiative is to convert the existing RS-1/RT-1 zone in [specified areas of the Cambie Corridor Plan \(7.3 MB\)](#) to RM-8A/AN zone.

Currently, the development of a townhouse or rowhouse in [specified areas of the Cambie Corridor Plan \(7.3 MB\)](#) is considered through a development application under the [Cambie Corridor Plan \(81 MB\)](#). The zoning changes in April will simplify the development process for the construction of a townhouse or rowhouse.



Proposed Zoning Changes for Townhouse and Rowhouse Areas

Cambie Corridor Plan Implementation

You are receiving this notification because you are a resident or property owner within an area intended for zoning changes in Spring 2023, shown in blue on the map.

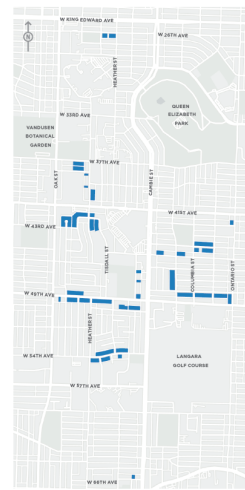

As directed in the Cambie Corridor Plan (2018), the City is proposing zoning changes that would convert your existing RS-1 zone to an RM-8A/AN zone. This initiative would simplify the development process if you choose to construct a townhouse or rowhouse on the property.

The intention is to streamline the delivery of ground-oriented housing that is suitable for families, increase homeownership options, and provide current and future residents with greater housing diversity.

If you would like to provide feedback, have questions, or want to learn more about the proposed zoning changes please email belinda.liu@vancouver.ca

vancouver.ca/home-property-development/proposed-changes-for-townhouse-and-rowhouse-areas.aspx

belinda.liu@vancouver.ca



4. Benefits

Numerous

Eliminates 10-12 months and fees

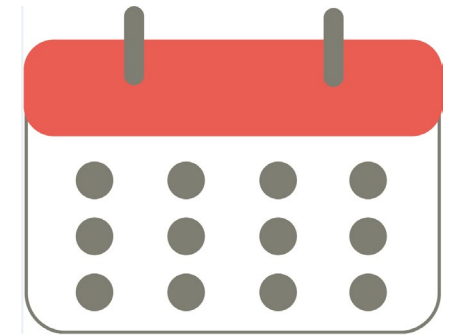
Simplifies regulations, process, money and time

Streamlines and simplifies missing-middle housing

Delivers up to 1,600 housing units faster

Fixed rate density bonus

Cash contribution for public benefits



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Thank You

