

A.1

MOTION

1. **Zoning and Development By-law Amendments to Rezone Areas from RS-1 and RT-1 to RM-8A and RM-8AN**

WHEREAS on May 9, 2023 Council approved, in principle, amendments to the Zoning and Development By-law 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 (the “Zoning and Development By-law Amendments”).

WHEREAS on May 9, 2023 Council also directed staff to bring forward consequential amendments to section 14.1.2, Figure 14.2 and Figure 14.4 of the Cambie Corridor Plan, (the “Consequential Policy Amendments”) to be adopted by Council after the Zoning and Development By-law Amendments are enacted;

AND WHEREAS the Zoning and Development By-law Amendments have been enacted and will come into force and take effect on May 30, 2023.

THEREFORE BE IT RESOLVED THAT the attached Consequential Policy Amendments are hereby adopted to form part of the Cambie Corridor Plan, and are to come into effect on May 30, 2023, the same date as the Zoning and Development By-law Amendments.

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

1. Section 14.1.2 of the Cambie Corridor Plan is amended as follows:

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

2. Figure 14.2 of the Cambie Corridor Plan is amended as follows:



Note: Parcels proposed for rezoning are identified in red outline

Figure 14.2:
Privately-initiated Rezonings

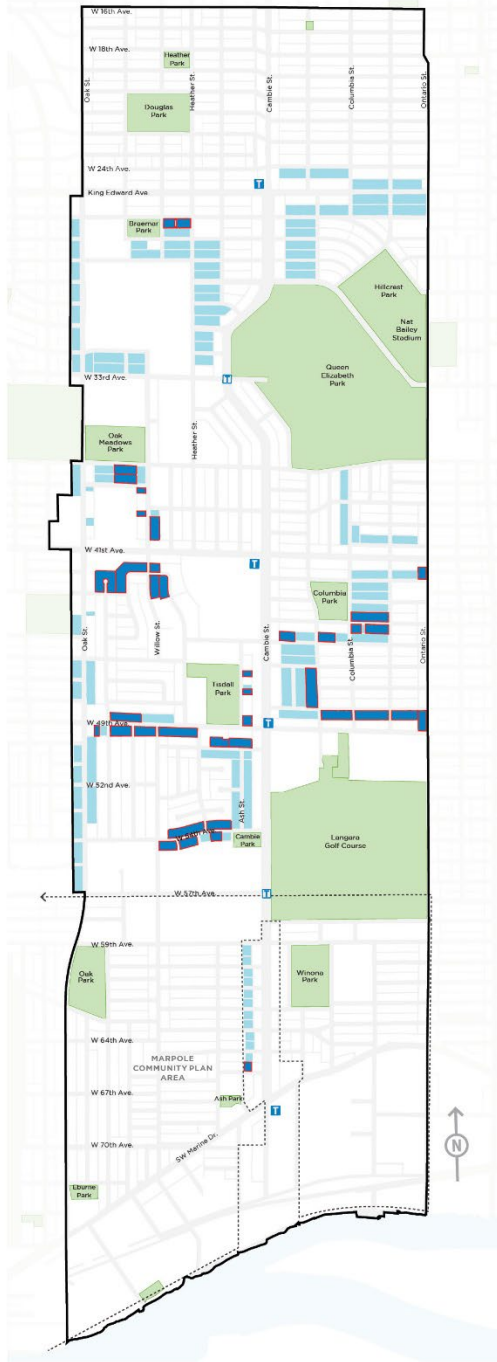
LEGEND

- 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).

3. Figure 14.4 of the Cambie Corridor Plan is amended as follows:



Note: Parcels proposed for rezoning are identified in red outline

Figure 14.4:
City-initiated Rezoning

LEGEND

- Prezoned 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)
- Existing Station
- 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.