



RM-8A Rezoning: Cambie Corridor Townhouses

Public Hearing – October 21, 2025

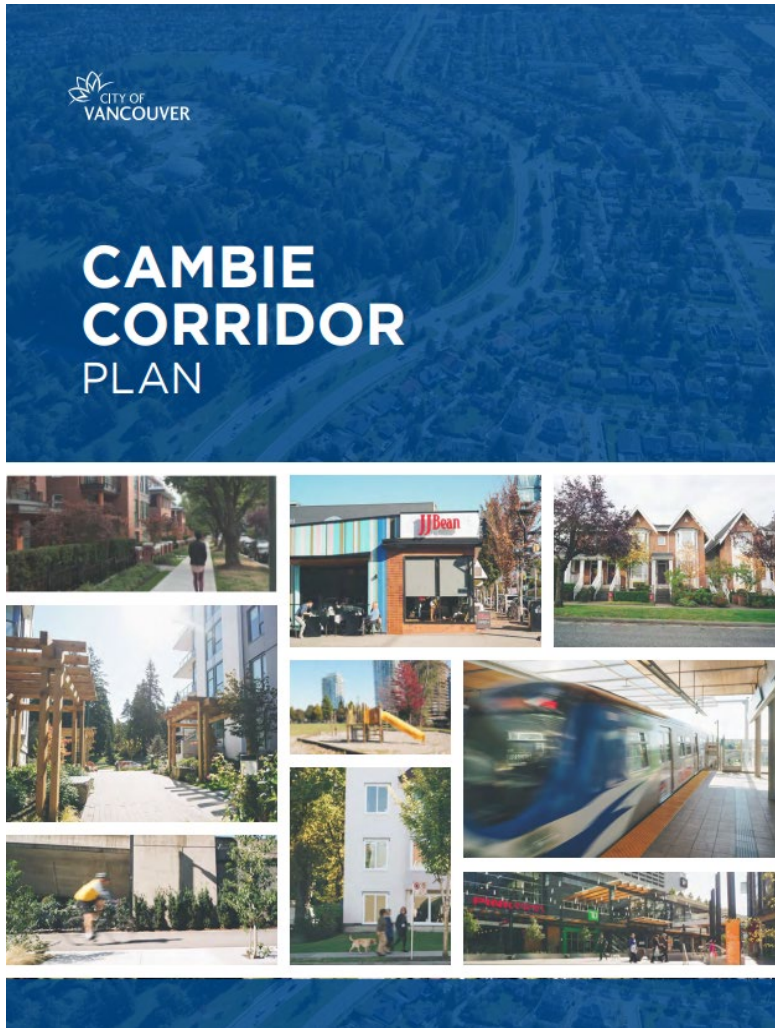
678 West 30th Avenue

Townhouse Application Process

- Simplified rezoning process
- Form of development at development permit stage with design guidelines

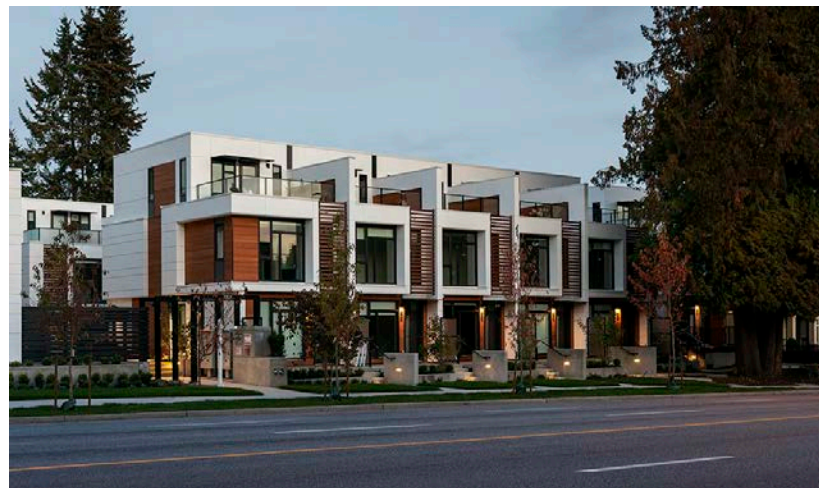


Supporting Policies

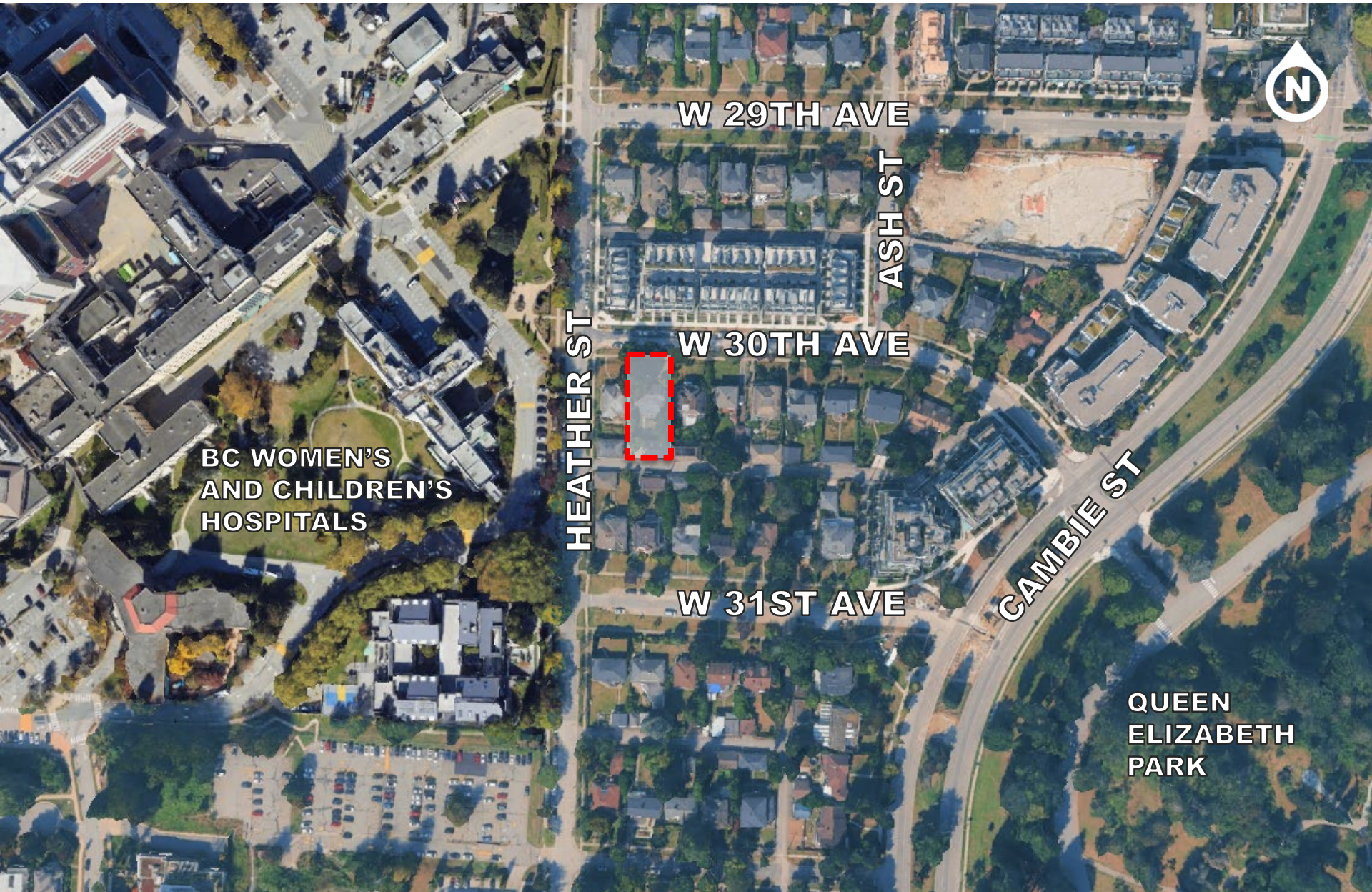


- Housing type aligns by adding to the diversity of Vancouver's housing stock
- Provides ground-oriented, missing middle homes with outdoor space for families

Townhouse Examples



Existing Site and Context



Proposal

- Rezone from R1-1 to RM-8A
- Townhouses or rowhouses at three storeys fronting the street
- A maximum floor space ratio (FSR) of 1.20

Map of Cambie Corridor boundaries



Public Notification



Postcards Mailed
January 14, 2025

Postcards Distributed	274
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Comment Forms	5
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Comments of support

- Densification
- Affordability
- Proximity to transit and green spaces

No comments of concern

Public Benefits

Contribution	Amount
Density Bonus Zone Contribution (DBZ)	\$308,625
City-wide and Utilities Development Cost Levies (DCLs)	\$86,268
Total	\$394,893

Conclusion

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

