

## **CAMBIE CORRIDOR PLAN**

### **Townhouse Rezoning Guide**

April 27, 2020

The [Cambie Corridor Plan](#) is a framework to guide change and growth in the area over the next 30 years. It identifies over 1,100 single-family lots for townhouses, creating opportunities for up to 8,200 units of ground-oriented housing units. Due to limitations in infrastructure capacity in the Corridor, City-initiated rezonings for townhouses will be phased to align with infrastructure upgrades. The areas that have been pre-zoned to RM-8A/AN consists of blocks located in Stage 1 of City utilities upgrades, as identified in the [Utilities Servicing Plan](#) (Appendix H) for the Cambie Corridor. Further phases of City-initiated rezoning of townhouse areas will be coordinated with the timing of future infrastructure upgrades.

In the interim, to help facilitate the delivery of much needed “missing middle” townhouse forms, developer-initiated rezonings may be considered in areas identified in the Cambie Corridor Plan. Applicants may be required to provide sewer upgrades and road dedications as conditions of rezoning. Further phases of City-initiated rezoning of townhouse areas will be coordinated with the timing of future infrastructure upgrades.

#### **Rezoning to RM-8A/8AN Districts Schedule**

The RM-8A/RM-8AN Districts Schedule applies to all developer-initiated rezoning applications for townhouses in the Cambie Corridor. Rather than rezoning these sites to a site-specific Comprehensive Development (CD) district, they are being rezoned to RM-8A/RM-8AN zone with associated guidelines. This will provides certainty with the built form for residents and applicants and simplifies the rezoning process. More information about this process can be found in the policy report.

- [Policy Report](#)
- [RM-8 District Schedule](#)
- [RM-8 Design Guideline](#)
- [Rezoning Report Example](#)

#### **Rezoning Enquiry Process**

The City’s standard rezoning enquiry process is waived for townhouses in the Cambie Corridor.

#### **Rezoning Application Fee**

The rezoning application fee for sites being rezoned from one zoning district to another (excluding CD-1 districts) is based on site area, and is payable at time of application. The 2020 fee for developments with a site area up to 2,000 sq. m is \$40,394 with \$363 for each additional 100 sq. m of site area or part thereof. A complete list of fees can be found in Schedule 2 of the [Zoning and Development Fee By-Law](#) under section 1. Application fees are updated annually.

#### **Community Open House and Urban Design Panel**

No open house or Urban Design Panel will be scheduled for townhouse rezoning applications, but staff will prepare a site sign, project webpage, and postcard notification for residents within an approximately two-block radius.

#### **Application Submission Requirements**

Submission requirements are listed the next page and with additional clarification for certain items on the last page. A specific townhouse *Rezoning Application Form* and *Application Checklist* contains further information and will be completed at rezoning intake. As you are prepare to submit your rezoning application, you can request the form

and checklist by contacting Lecia Desjarlais at [lecia.desjarlais@vancouver.ca](mailto:lecia.desjarlais@vancouver.ca). At this point, applications are limited to a maximum of four per month. The City requires an in-person meeting and will not accept applications dropped off without prior coordination with the rezoning centre.

**Drawings are not required as part of the rezoning submission**; however, other policies, guidelines and requirements will apply to the rezoning process and will be reviewed as part of the application. Note that preliminary drawings will be needed to complete the analyses required for these materials.

### **Development Permit Application**

Applicants may contact the [Service Center](#) for general questions on the expected form of development outlined in the RM-8A/RM-8AN Guidelines. To discuss the preliminary design of a particular project, please log into City of Vancouver [Permits](#) to request a meeting with a development planner.

Further into the rezoning process, a development planner will be available to work with you on preparing your Development Permit enquiry submission. Application for a Development Permit may only occur after approval at Public Hearing. Applicants can prepare for this by reviewing the [Development Permit Checklist](#) which outlines the requirements for submission.

### **Application Timeline**

The average review time for a typical townhouse rezoning application is approximately 5 months from date of submission to the Public Hearing. Review times are subject to change due to application volumes and may be adjusted over time.

During the review process, the rezoning planner will share with you draft rezoning conditions and estimated sewer servicing costs. These conditions will help inform your decision whether to proceed with the application.

### **For Further Information:**

Rezoning Process: [lecia.desjarlais@vancouver.ca](mailto:lecia.desjarlais@vancouver.ca)  
Engineering/Utilities: [utilities.servicing@vancouver.ca](mailto:utilities.servicing@vancouver.ca)  
Green Buildings: [green.buildings@vancouver.ca](mailto:green.buildings@vancouver.ca)

**These items are required for submission and are described in further detail on the *Rezoning Checklist*:**

- Application form (to be provided by the Rezoning Centre)
- Checklist (to be provided by the Rezoning Centre and be completed at intake)
- Application fee payment
- Charge Summary and Title Search
- BC Company Summary
- Rezoning consent by all owners (if applicable)
- Site Profile (or exemption declaration)
- Phase 1 Environmental Site Assessment (if applicable)
- Letter of Commitment to Green Buildings Policy for Rezoning
- Development Water Demands and Fire Underwriters Survey
- Rental Tenant Inventory
- Preliminary Rainwater Management Plan
- Preliminary Geotechnical Study
- Digital versions of all documents

## Additional Clarification

### Preliminary Rainwater Management Plan and Preliminary Geotechnical Study

All developments will need to meet rainwater management requirements for retention, rate control, cleaning and safe conveyance. For more information, review the [Rainwater Management Bulletin](#). At time of rezoning application, submissions will need to include a preliminary Rainwater Management Plan (RWMP), describing the proposed approach to rainwater management; and a preliminary geotechnical study supporting assumptions in the preliminary RWMP.

### Sewer Upgrades

As the City does not complete a detailed analysis of required sewer upgrades until the rezoning application stage, applicants are strongly encouraged to hire a Civil Engineer to prepare an estimate of potential utilities upgrades and costing prior to submitting a formal rezoning application. Upon request, staff can send a guidance document to help consultants assess whether an upgrade is required on their site.

### Green Building Policy for Rezoning

All developments must follow the [Green Buildings Policy for Rezonings](#). To streamline rezoning submissions, applicants need only submit a Letter of Commitment with their rezoning application, indicating their intent to comply with the provisions of the policy and identifying their chosen pathway to compliance. Applications consisting entirely of townhouses or small residential may follow modified requirements as outlined in the Administration section of the document (page 20). Near zero-emissions buildings may be eligible for a 5% increase in floor space. More information can be found at [Zero Emissions Buildings](#), and by contacting [green.buildings@vancouver.ca](mailto:green.buildings@vancouver.ca).

### Hydrogeological Study

Standard rezoning submission requirements of groundwater management are waived for the townhouse rezoning process, but applicants will be expected to produce a complete Hydrogeological Study, signed and sealed by a Registered Professional, for their Development Permit application. Applicants are advised to begin their study as early as possible to ensure adequate time for data collection and groundwater management planning. See [Groundwater Management Bulletin](#) for more information.

### Lot Assembly

Before applying, ensure that you do not intend to add additional sites to your project. It is **not** possible to amend your application with additional lots after submitting your rezoning application. As these sites will be consolidated, ownership is required to be under one entity.

### Tenant Relocation

The [Tenant Relocation Protection Policies](#) may affect existing tenants in your building(s). Provide a table with the following information by each parcel address: date of ownership of parcel, number of units per building (including basements and laneways), start date of tenancies and length of tenancies. Additional information will be available on the application checklist.