

# Cambie Corridor Townhouse Information for Rezoning Applicants

*February 8, 2021*

## Background and Context

The [Cambie Corridor Plan](#) is a framework to guide change and growth in the area over the next 30 years. By 2041, the Corridor's population is anticipated to more than double, with over 30,000 new homes, making it the biggest growth area outside of the downtown core.

The plan identifies over 1,100 single-family lots for future townhouses, creating opportunities for up to 8,200 units of this much-needed ground-oriented housing type. Due to limitations in infrastructure capacity in the Corridor, City-initiated rezonings for townhouses will be phased to align with scheduled infrastructure upgrades as identified in the Cambie Corridor [Utilities Servicing Plan](#) (USP), which was endorsed by City Council in July 2018. Council approved the first phase of City-initiated rezonings (in the Stage 1 area) in September 2018.

- [Policy Report regarding the RM-8A/8AN Districts for Townhouse Areas](#)

The sequencing of City-delivered utility design and construction will occur between 2019-2022 (Stage 1) and 2023-2026 (Stage 2). The specific timing of Stage 3 upgrades is undetermined at present. Future phases of City-initiated rezonings of townhouse areas will be coordinated with the timing of future infrastructure upgrades. In the meantime, townhouse developments outside of Stage 1 can be considered through privately-initiated rezonings, which will allow a case-by-case determination of required off-site utility upgrades.

## Intent

This summary provides information on the implementation of the townhouse sites in the Cambie Corridor (see Figure 1), where a simplified rezoning process will be applied.

## Simplified Rezoning Process

To facilitate the delivery of family-friendly townhouse units to the market while the phased rollout of the USP is taking place, the City has implemented a simplified process for privately-initiated rezonings for townhouses using a district schedule as opposed to a site-specific Comprehensive Development (CD) District. This process provides the same certainty on the built form for residents and applicants as the City-initiated rezonings and streamlines the review process.

### 1 District Schedule and Guidelines

Council approved the RM-8A and RM-8AN districts in 2018, along with associated design guidelines, which apply specifically to the Cambie Corridor and Grandview-Woodland neighbourhoods. The zoning regulations include a unit size requirement to ensure greater unit size mix, as well as more flexible development options for smaller lots. The RM-8AN district differs from the RM-8A district in that it requires noise mitigation for dwelling units close to arterial streets.

- [RM-8, RM-8A, RM-8N and RM-8AN Districts Schedule](#)
- [RM-8A and RM-8AN Guidelines](#)

### 2 Rezoning for a Zoning District Change

Since the intent of the rezoning is primarily to secure servicing upgrades and minor and/or specific transportation upgrades identified in the plan, no architectural drawings are required at the rezoning stage. The form of development will be reviewed through a subsequent development permit process.

For information on the process and submission requirements, refer to:

- [Apply to rezone your property to RM-8A, RM-8AN, or I-1C](#)
- [Rezoning Report Example](#)

Figure 1: RM-8A/AN Townhouse Sites and Stages of Utilities Upgrades

