Overview of Proposed Zoning Changes

This board provides an overview of the proposed City-initiated rezonings for rowhouse, townhouse, 4-storey apartment, and 4-storey mixed-use areas. For more information on each of these areas, see boards 6 to 10.

**Townhouse/Rowhouse: Local Streets**
(E Pender Street, E 8th Avenue, and E 10th Avenue)

Proposed zoning change: Rezone RM-8A*  
- 3-storey townhouses / rowhouses  
- 1.2 FSR  
- 12.8 m (42 ft.) minimum frontage  
- Requires a percentage of smaller units to improve affordability

*Was incorrectly displayed at March 14 open house as RM-8, instead of RM-8A

**Townhouse/Rowhouse: Arterial Streets**
(Along Nanaimo Street and E 1st Avenue)

Proposed zoning change: Rezone to new zone  
- 3.5-storey townhouses and rowhouses  
- 1.5 FSR  
- 27.4 m (90 ft.) minimum frontage for townhouse/rowhouses  
- Option of 4-storey apartments on larger sites - 36.6 m (120 ft.) minimum frontage

**4-Storey Residential**
(Garden Drive, E 1st Avenue, and E 12th Avenue)

Proposed zoning change: Rezone to new zone  
- 4-storey apartments  
- 1.7 FSR  
- 36.6 m (120 ft.) minimum frontage for apartments  
- T-shaped building form required, except for:  
  - corner sites where L-shaped building form is required  
  - simpler building shapes permitted for buildings achieving Passive House standard

**4-Storey Mixed-Use**
(Nanaimo Street)

Proposed zoning change: Rezone to C-2  
- Commercial uses at-grade, 3 floors of residential (apartments) above  
- 2.5 FSR  
- Expanded shopping node area to include 4.5 additional blocks along Nanaimo