

Rezoning Guide

Cambie Corridor Townhouse

June 20, 2022

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.

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

Eligibility for Rezoning

The **Cambie Corridor Townhouse Eligibility Map** on Page 3 of this guide identifies the eligible sites for rezoning. Assembly with adjacent properties may be needed to meet the minimum site frontage requirement of 42 ft. (12.8 m).

Rezoning Process

Eligible sites will be rezoned to RM-8A or RM-8AN zoning district. 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.

Rezoning applications should reflect the regulations set out in the relevant district schedule, and respond to the accompanying design guidelines.

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

These 'zoning district change' rezonings will undergo a simplified process, which provides certainty for residents and applicants on the building type that could be developed, and streamlines the City's review process.

Contact staff with any questions about eligibility, site shape or the rezoning process at rezoning@vancouver.ca.

CAMBIE CORRIDOR TOWNHOUSE ELIGIBILITY MAP

FOR REZONING TO RM-8A OR RM-8AN

