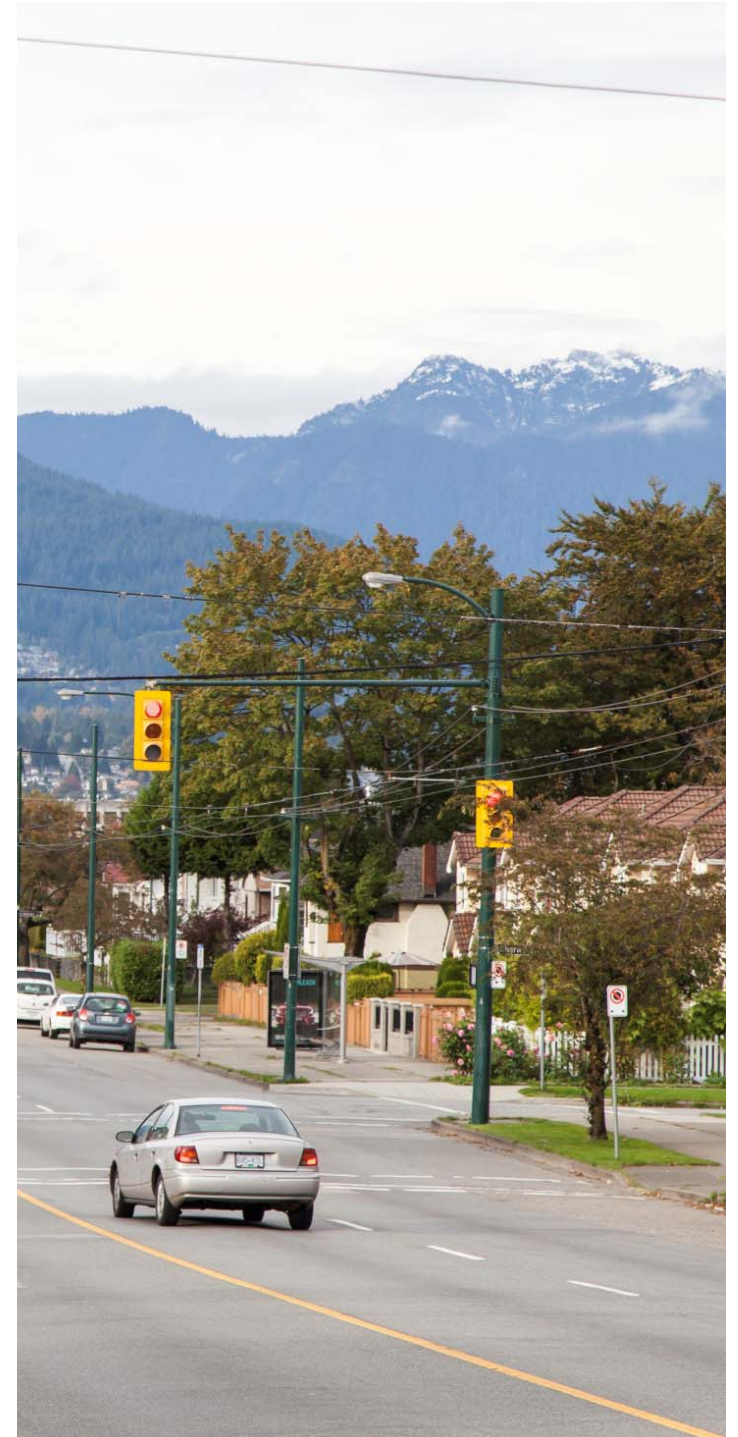


Increasing Housing Choice in Grandview-Woodland

Proposed Amendments to the Zoning & Development By-law
June 26, 2018

Presentation Outline

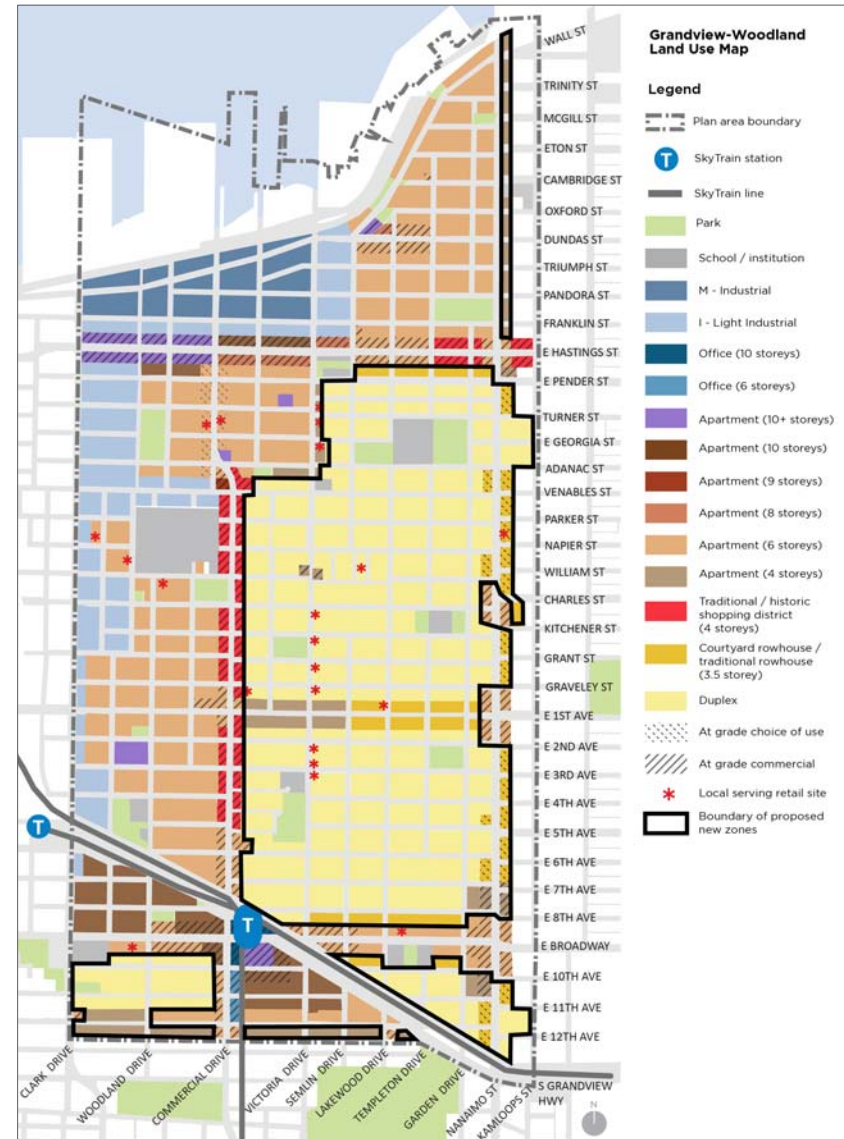
1. Background and Context
2. Objectives and Approach
3. Proposed Zoning Amendments
 - i. RM-11/RM-11N
 - ii. RM-12N
 - iii. C-2
4. Public Consultation Summary
5. Plan Implementation - Next Steps



Background and Context

Grandview-Woodland Community Plan

- Housing & Land Use
- Transportation
- Amenities



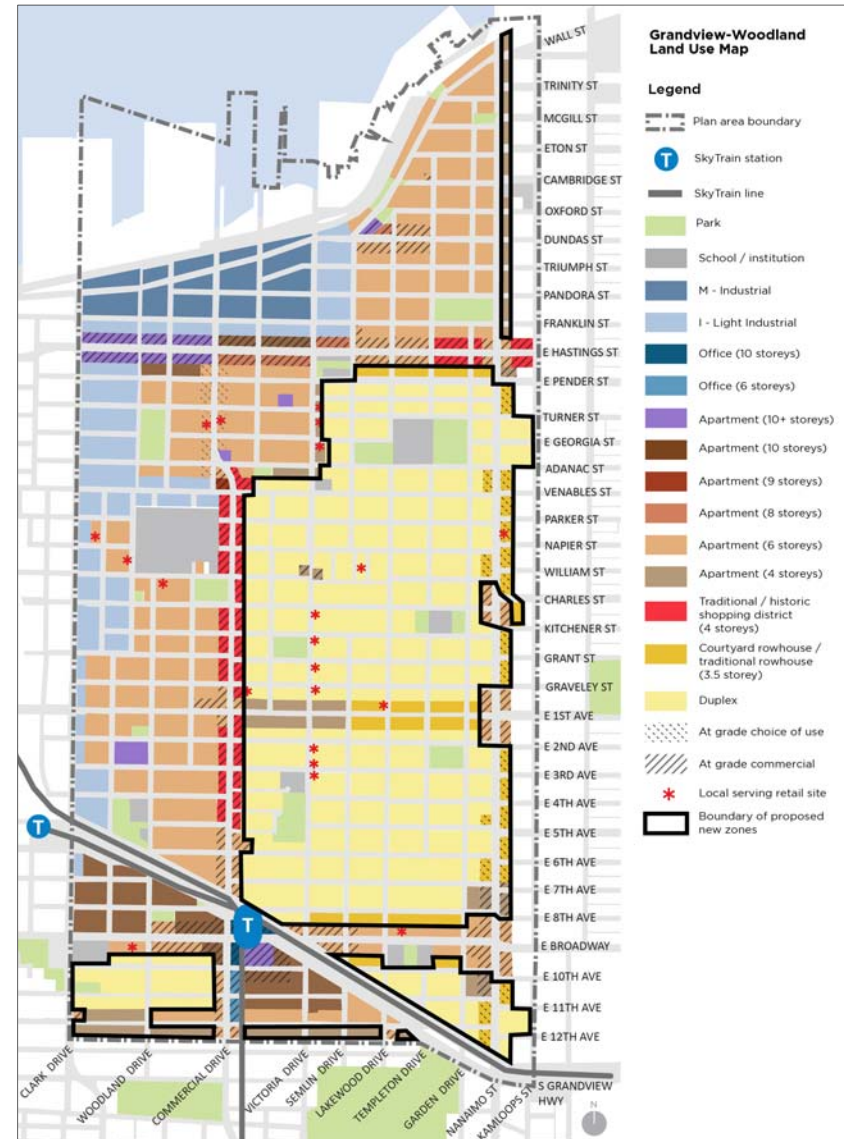
Background and Context

Grandview-Woodland Community Plan

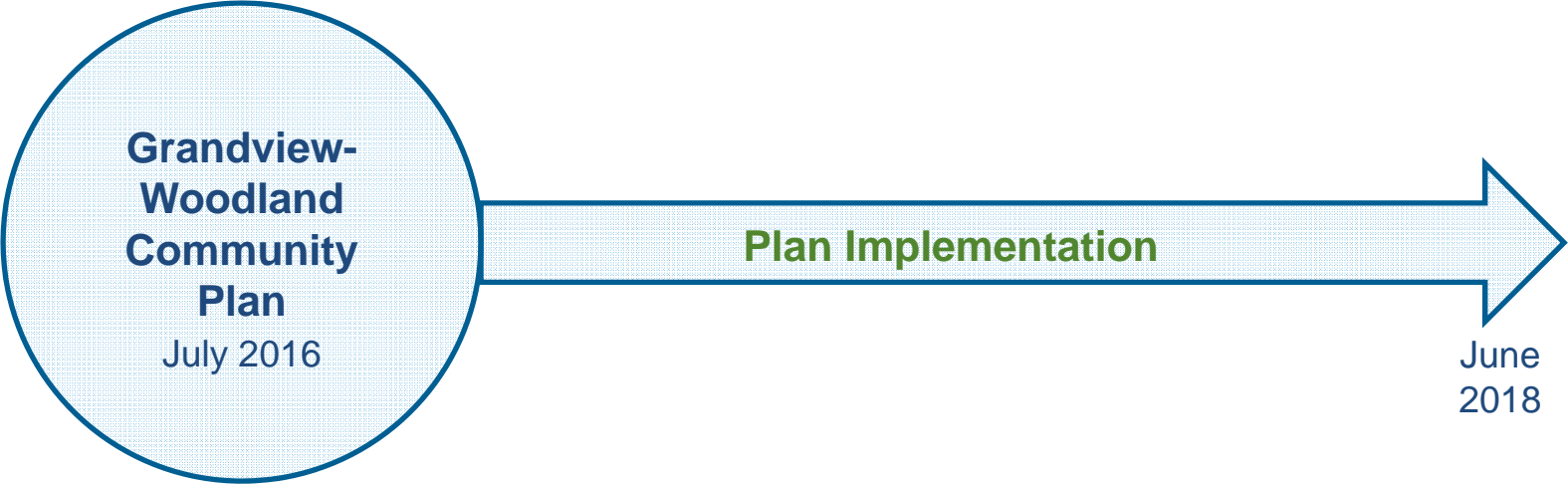
- Housing & Land Use
- Transportation
- Amenities

Implementation

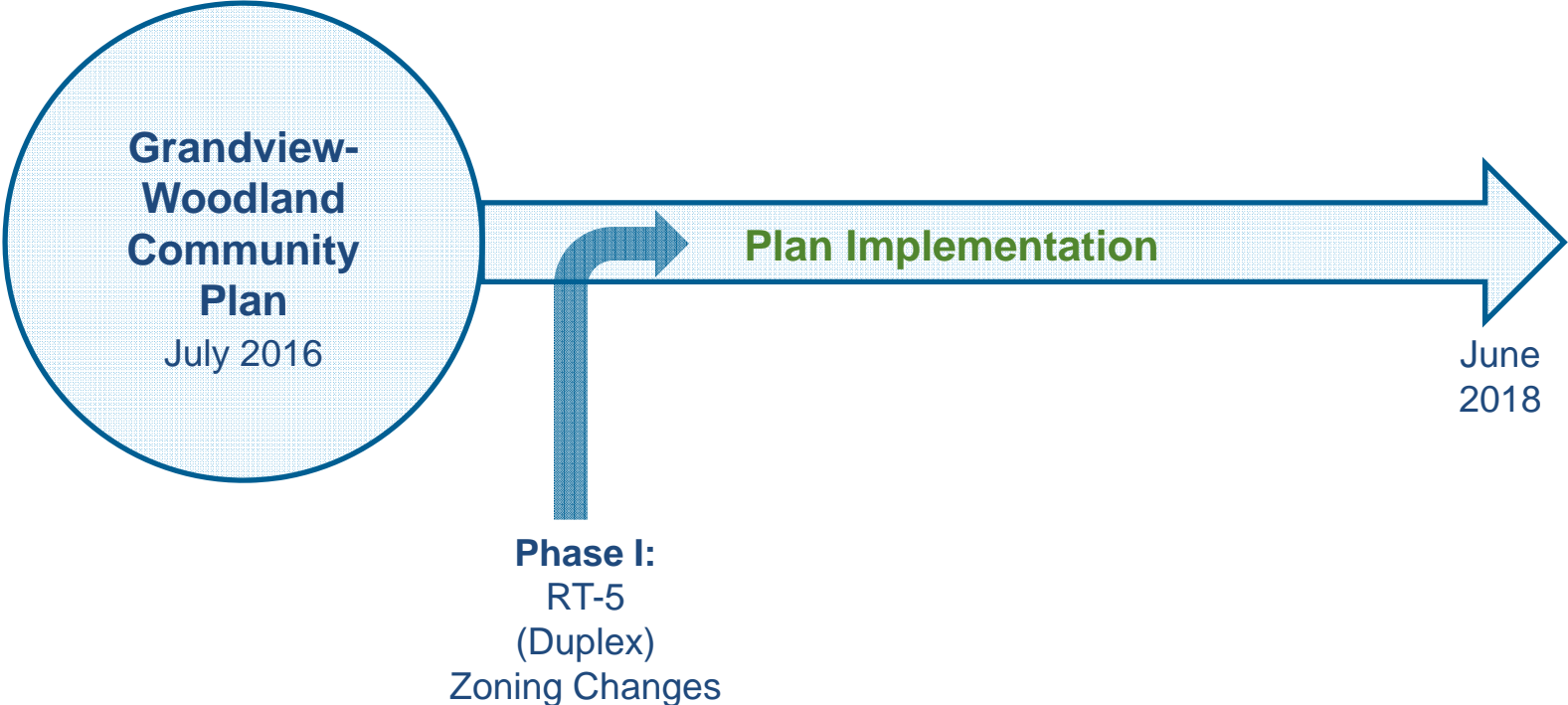
- Privately-initiated rezoning
 - Higher than 4-storeys
- City-initiated rezoning
 - Less than 4-storeys



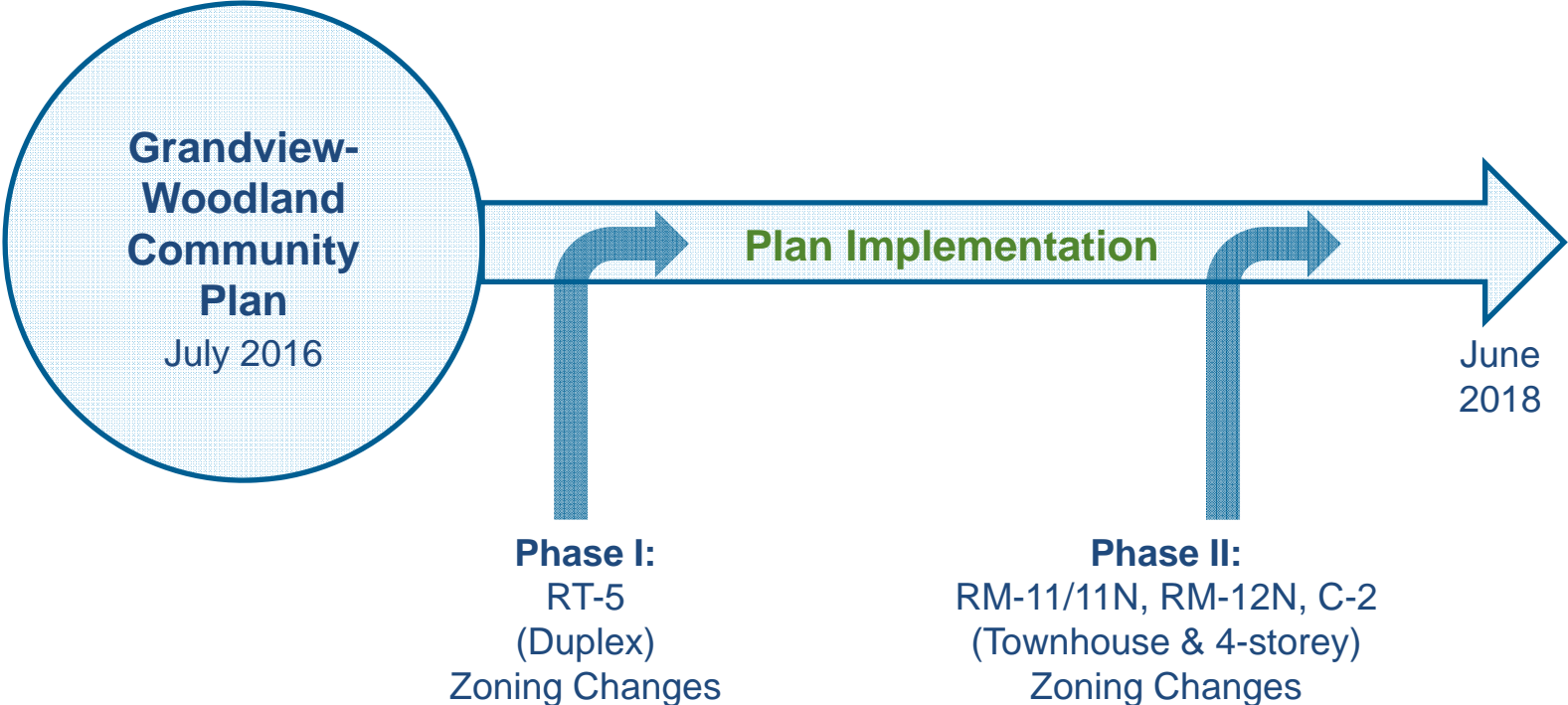
Background and Context



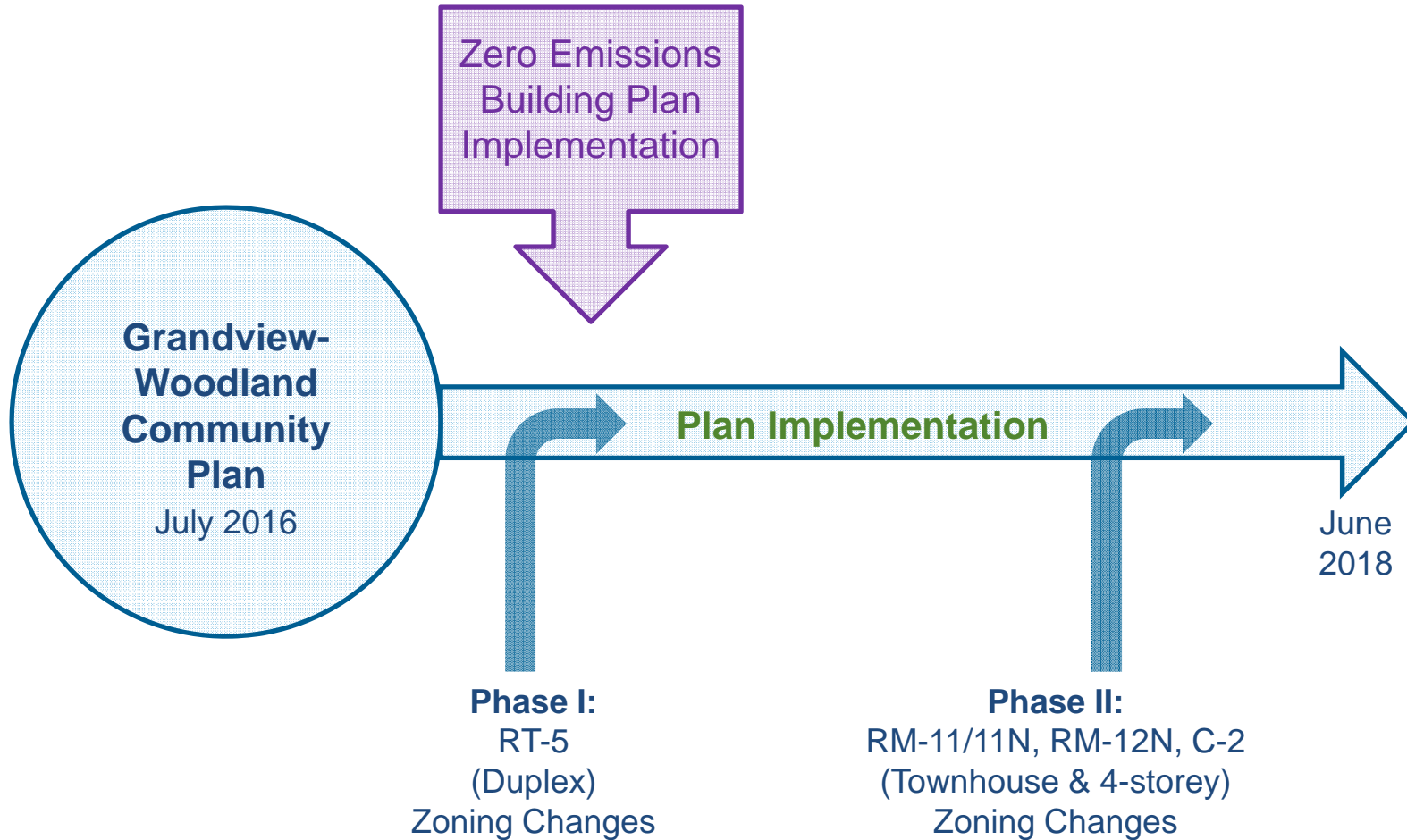
Background and Context



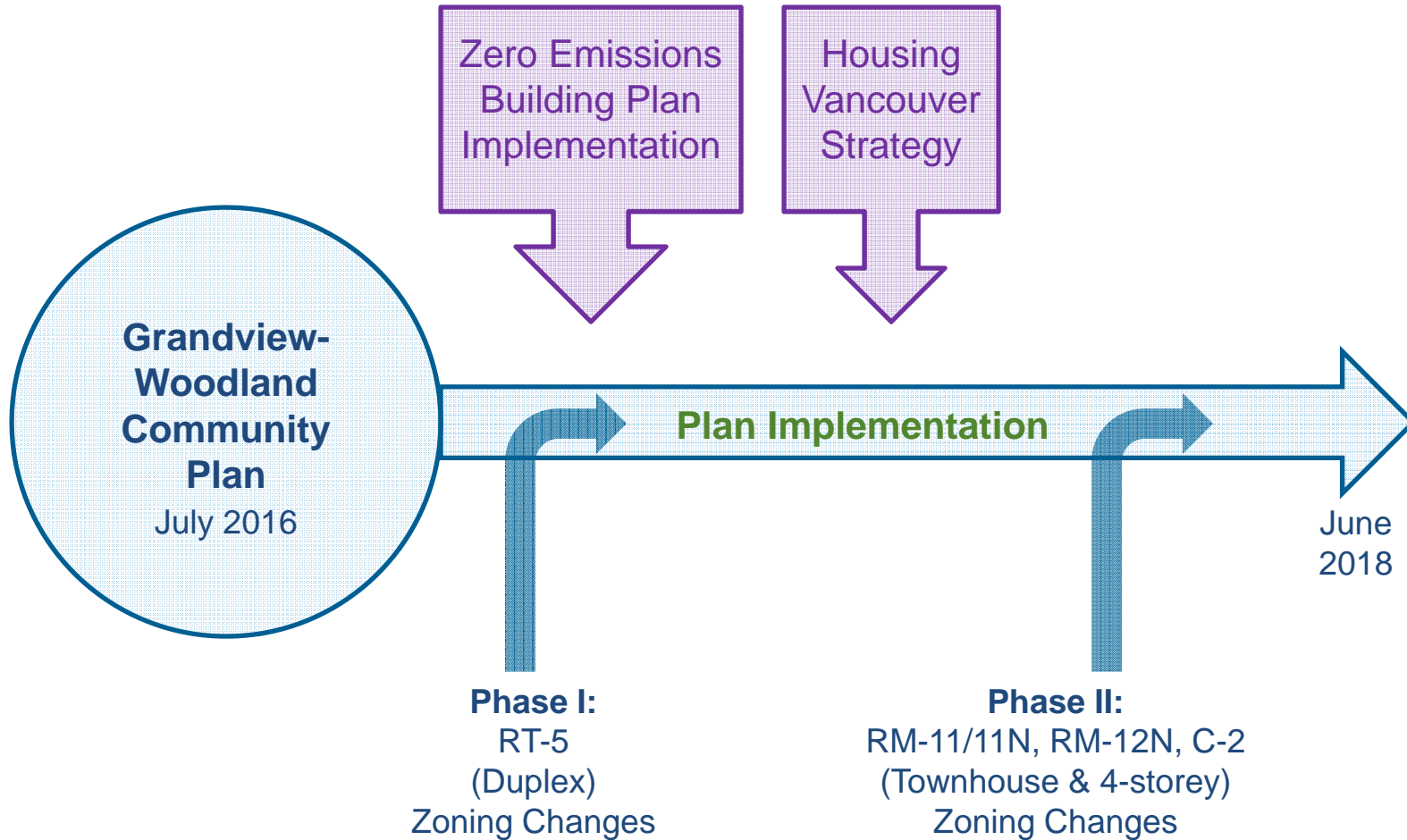
Background and Context



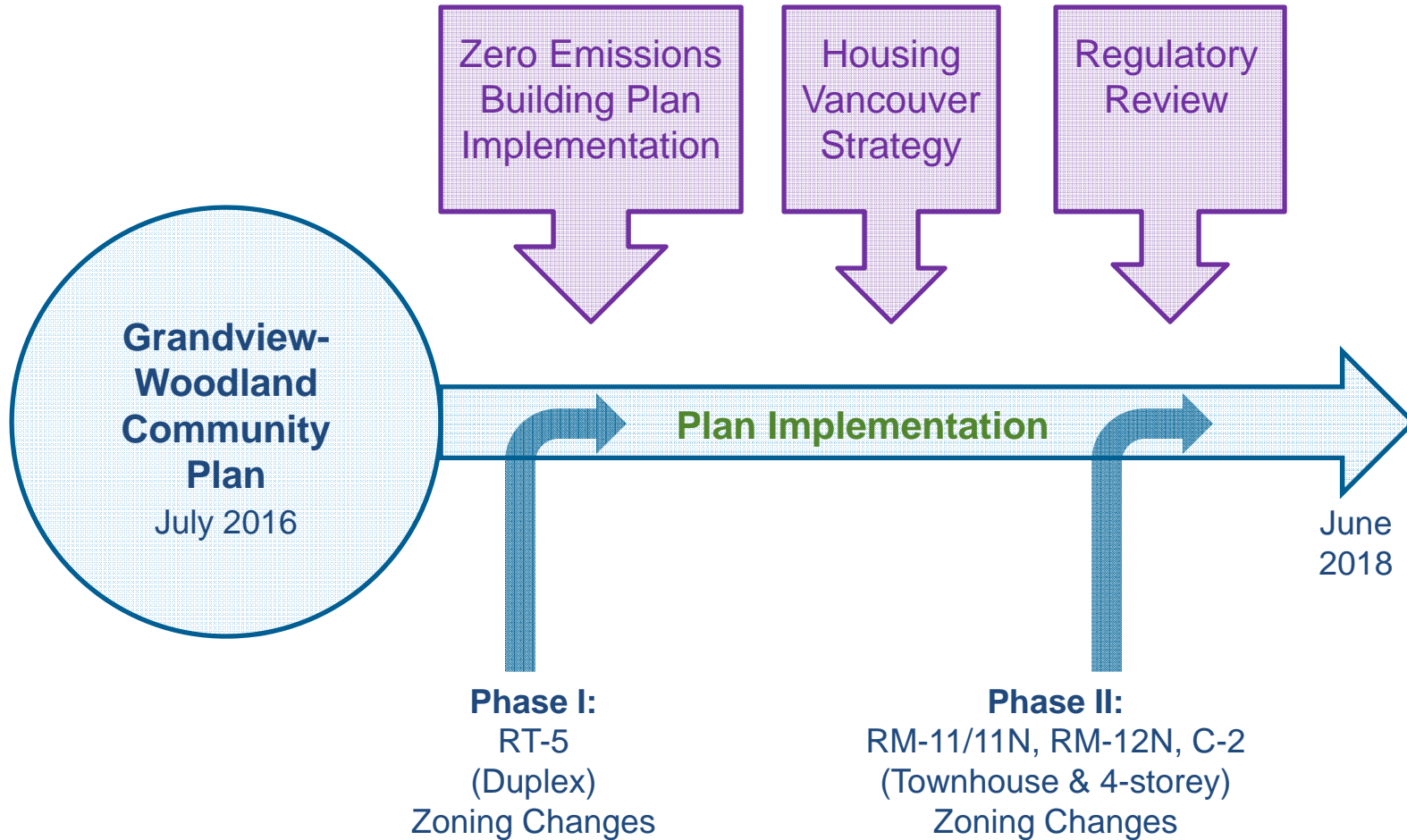
Background and Context



Background and Context



Background and Context



Objectives and Approach

Objectives

- Implement the G-W Community Plan
- Provide more housing opportunity + choice
- Strengthen Nanaimo Shopping Nodes



Objectives and Approach

Objectives

- Implement the G-W Community Plan
- Provide more housing opportunity + choice
- Strengthen Nanaimo Shopping Nodes










Approach

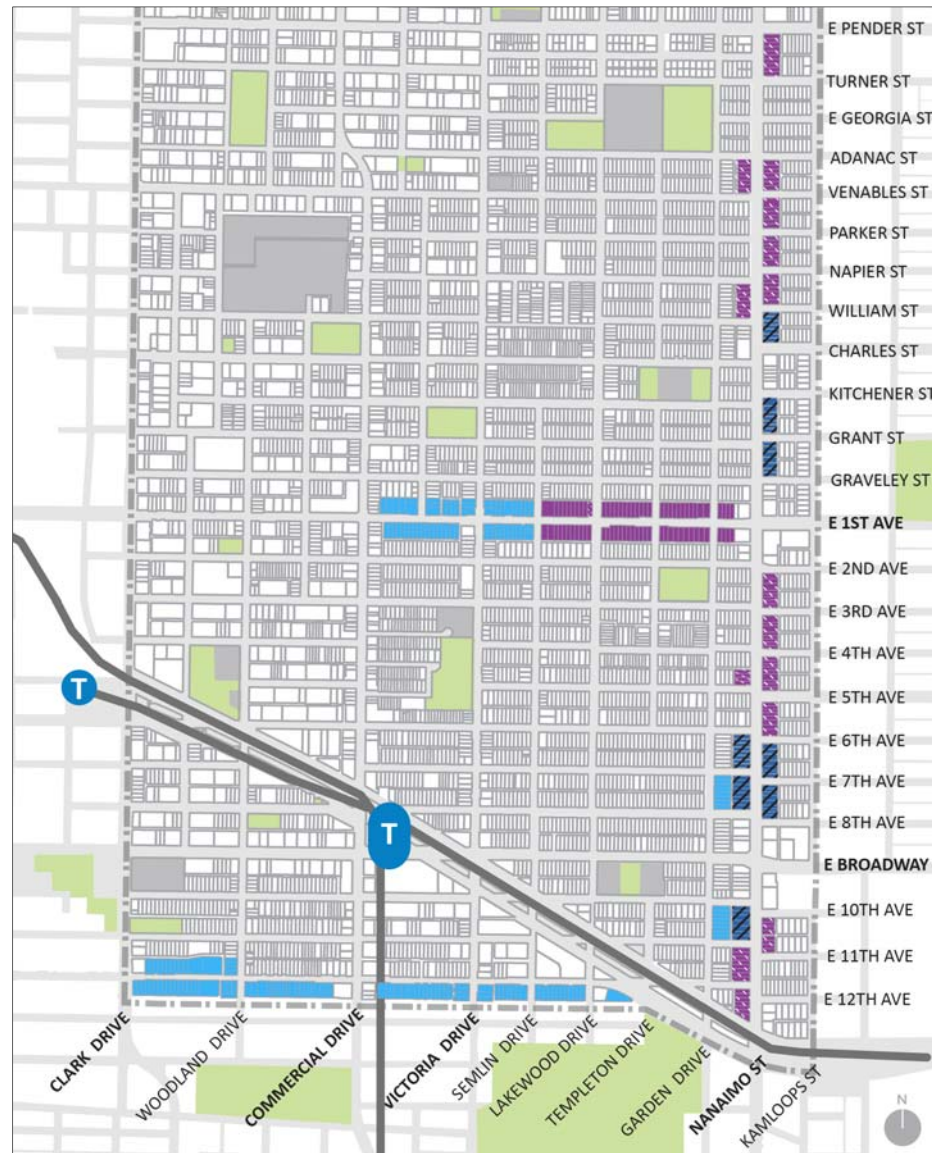
- Minimize new regulations
- Support Housing Vancouver Strategy
- Support Zero Emissions Building Plan



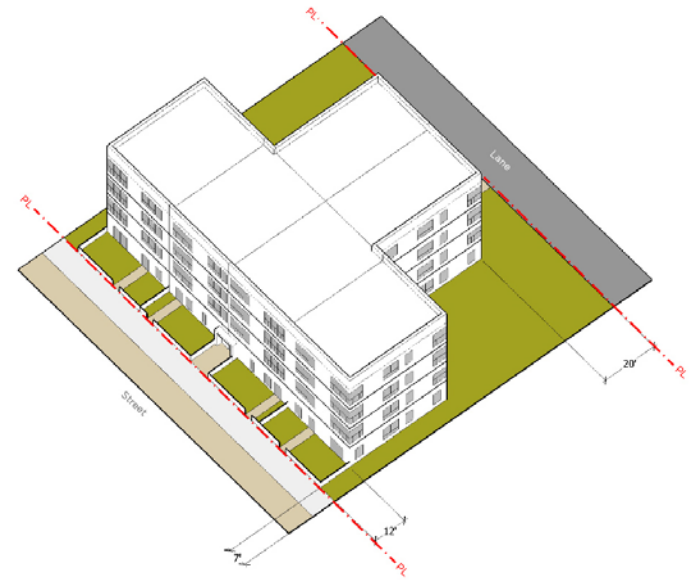
Proposed Zoning Amendments

Legend

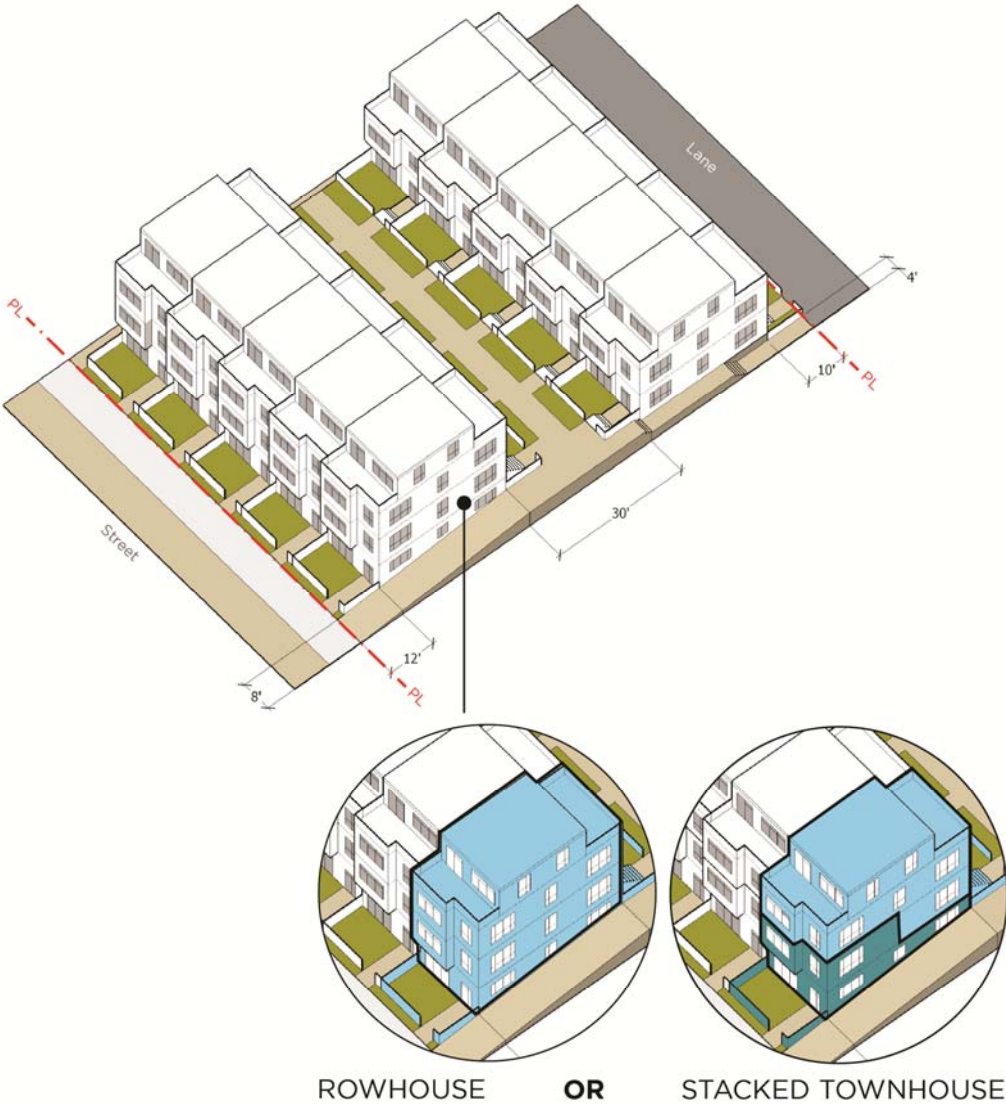
-  Plan area boundary
-  SkyTrain station
-  SkyTrain line
-  Park
-  School / Institutional
-  Arterial Townhouse Zone (RM-12N - with choice-of-use at-grade)
-  Arterial Townhouse Zone (RM-12N)
-  Four-storey Apartment Zone (RM-11/11N)
-  Four-storey Mixed-Use Zone (C-2)



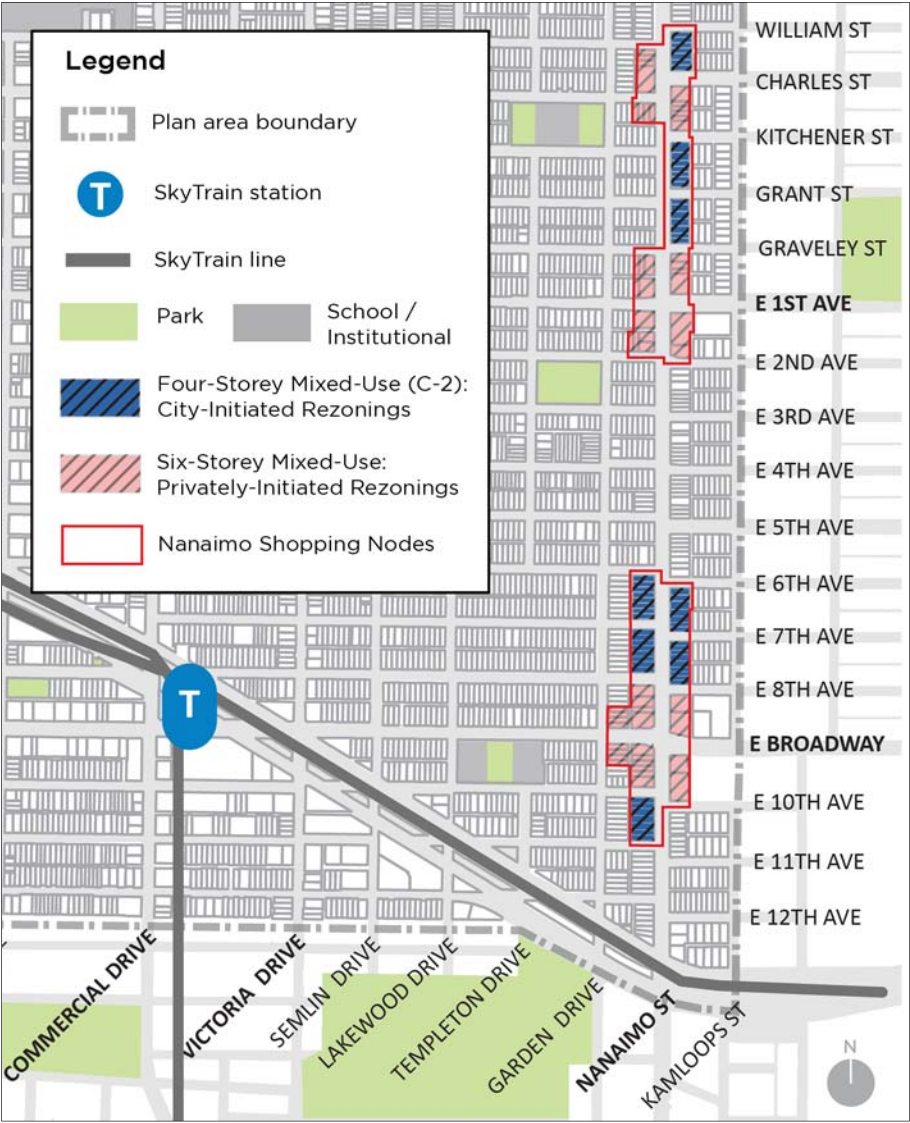
4-storey Apartment Zone (RM-11/RM-11N)



Arterial Townhouse Zone (RM-12N)



4-storey Mixed-Use (C-2)



Example of C-2 building.



Smaller-scale store frontages.

Public Consultation Summary

January - April 2018

- Over 8500 notifications
- 2 online surveys
- Over 700 attendees
- Over 770 feedback forms received



Key comments

- Density too low
- Height/density too high

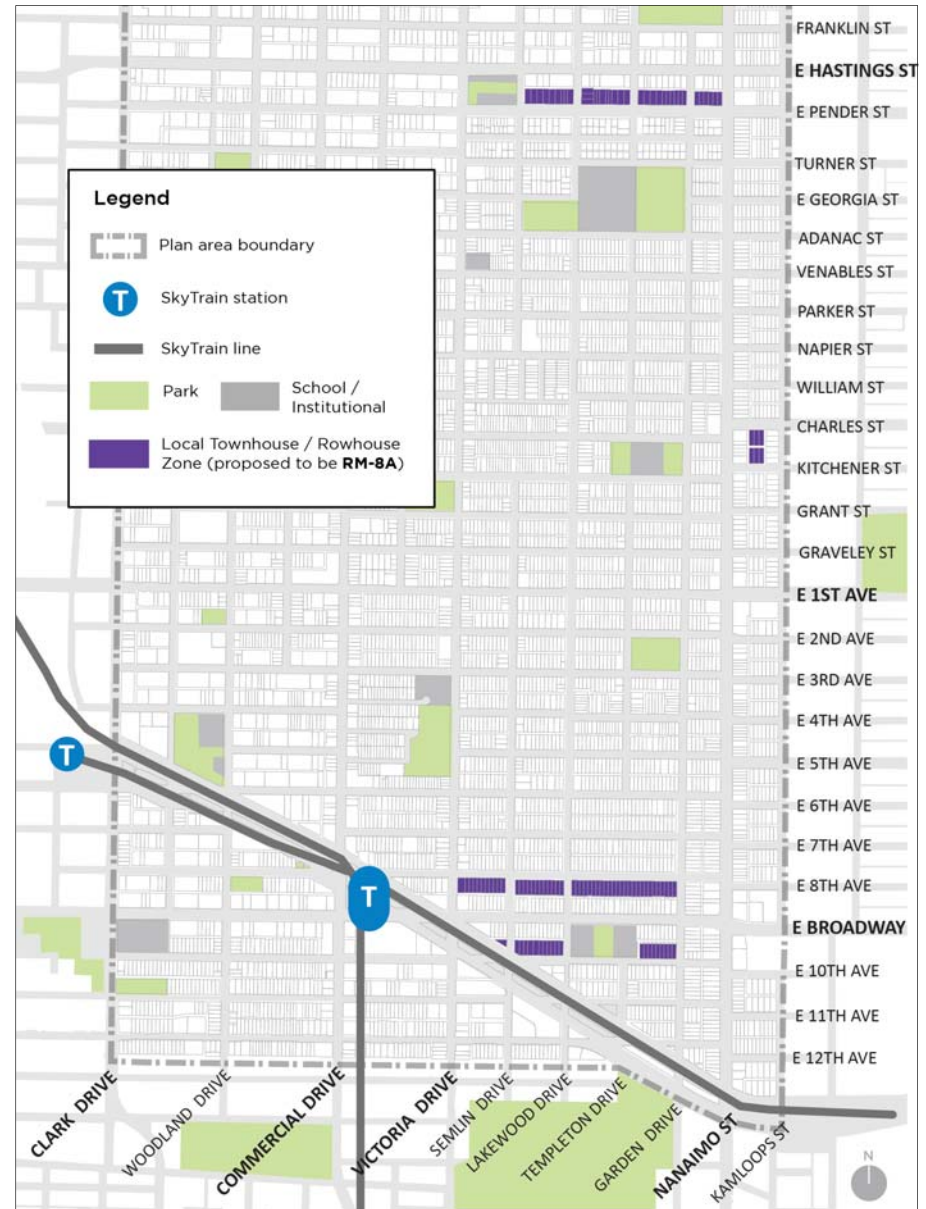


Plan Implementation - Next Steps



July Report to Council

- Local Streets Townhouse Zone (RM-8A)



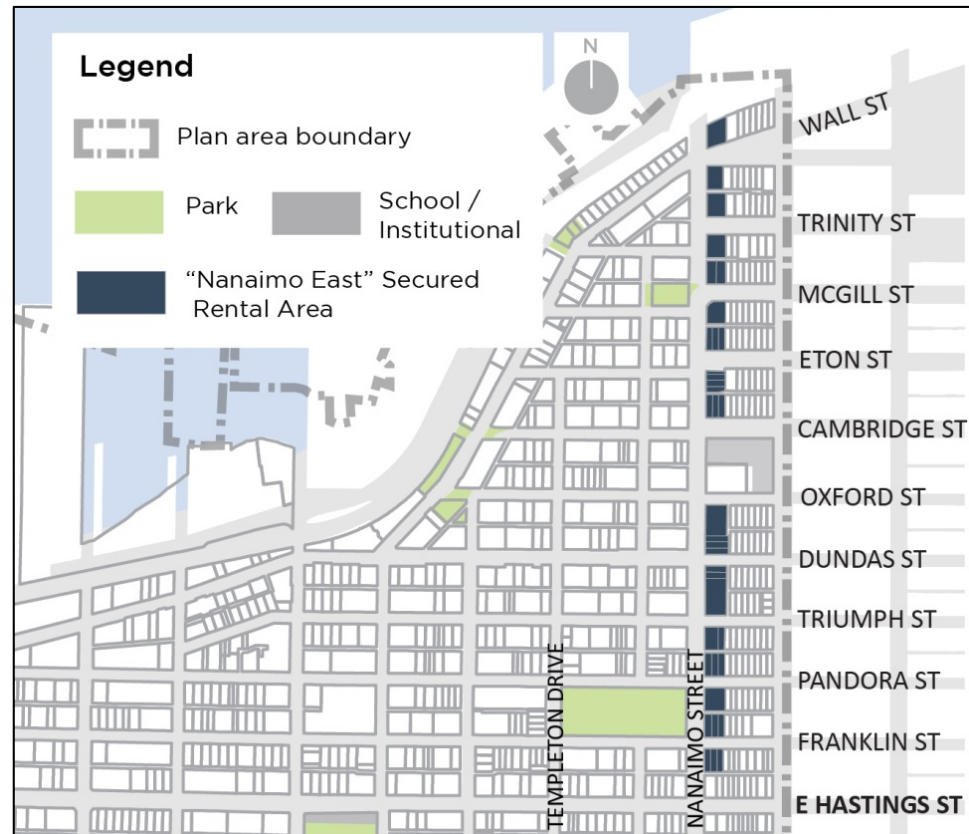
Plan Implementation - Next Steps

Nanaimo East

- Existing affordable rental housing
- Rezoning not recommended at this time
- More specific rezoning policy needed



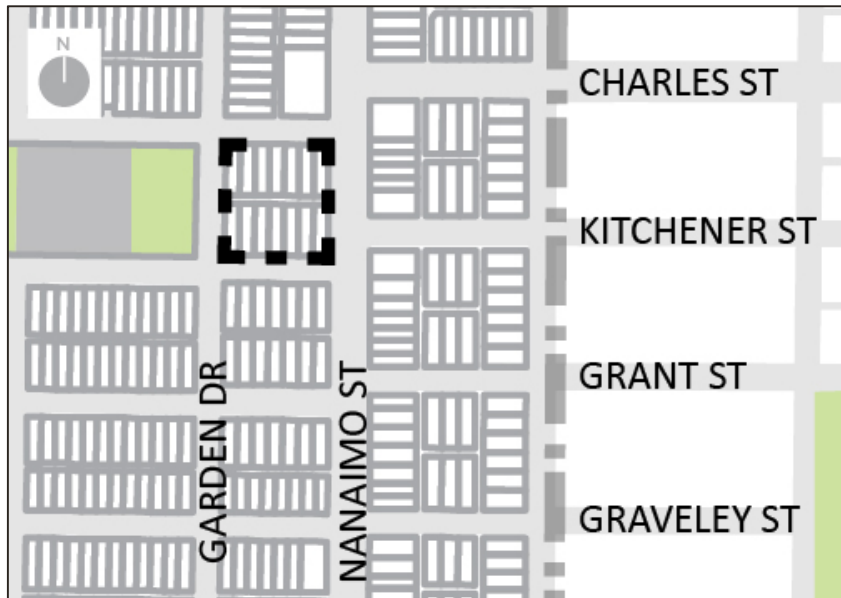
Rental building in Nanaimo East area.



Plan Implementation - Next Steps



Blocks Under Review



Legend

- Plan area boundary
- Park
- School / Institutional
- Blocks Under Review

Conclusion

Proposed zoning changes:

- Follow the policies of the G-W Community Plan
- Include adjustments to support:
 - Housing Vancouver Strategy
 - Zero Emissions Building Plan
 - Regulatory Review
- Rezone 438 properties to enable more housing, shops, services
- Help to deliver on “missing middle” townhouse/apartment targets in Housing Vancouver Strategy



Questions and Discussion

