

June 26, 2018

Name: Ron Anstey

Recommendation: Against

**PUBLIC HEARING
INCREASED HOUSING CHOICE IN GRANDVIEW-WOODLANDS
PROPOSED NANAIMO STREET ZONING AMENDMENTS**

Preamble:

The Grandview-Woodlands Community Plan covers a huge area from Grandview Highway to the Waterfront, and from Clark Drive to Nanaimo. Urban planners have been challenged by the needs of this diverse community and we commend City staff for their initiative to make a comprehensive Plan that will serve the community in the future. This Plan as accepted by Council, has been amended in the Policy Report dated May 22, 2018 (aka "Staff Report"). We would like to point out that:

1. **G-W Community Plan and Policy Report have significant differences** that are not clear and understood by the community.
2. **G-W Community Plan, and Policy Report amendments, have a significant effect on the adjacent Hastings-Sunrise community;** the impacts of which are not understood by the Hastings-Sunrise community.

1. **G-W Community Plan and Policy Report have significant differences** that are not understood by the community.

For example:

- a. East side of Nanaimo properties between Graveley and Kitchener were Ground-oriented residential (**RT**)-zoned in the G-W Community Plan; but the Policy Report amends this to **C-2** zoning (4 storey-mixed use as per Board 11).
 - i. **C-2** zoning between Nanaimo Shopping nodes, far exceeds the need of the local community, and by definition serves the city-wide community.
 - ii. **C-1** zoning has a recommended height of 9.8M (30'), and is limited to a maximum of 10.7M (35' or 3-storey) allowable upon application to the Director of Planning.
 - iii. **C-2** zoning, by comparison, has a recommended height of 13.8M (45' or 4-storey), and has no height limits when application is submitted to the Director of Planning.
 - iv. No transition has been allowed for, as was allowed for in the 1300-blk.

In the view of many community members:

- a) *Properties on the east side of Nanaimo between Graveley & Kitchener should remain residential RT-zoned as set out in the G-W Community Plan, with no allowance for C-2 zoning.*

- b. **C-1 zoning (6-storey)** is proposed in the G-W Community Plan for the 1300-blk Nanaimo.

- i. The **C-1** zoning as defined by the District Schedule allows for 3-storey development with commercial at grade (not greater than 10.7M). In contravention with the District Schedule for C-2, the G-W Plan calls for **C-1** with a **6-storey** maximum.
- ii. The Policy Report indicates that the "City-initiated" **C-1** zoning has been removed in favour of a "Developer-Initiated" re-zoning.

In the view of many community members:

- a) *The C-1 (3-storey) maximum should be maintained, as set out in the C-1 District Schedule.*
- b) *The C-1 (6-storey) proposal is not compliant with C-1 guidelines and is not appropriate for a lesser node on the Nanaimo corridor.*
- c) *Further to this, the "Developer Initiated" re-zoning will potentially allow even greater heights, and thus will not have blend favorably with the RS-5 neighbourhood.*

2. G-W Community Plan has a significant effect on the adjacent Hastings-Sunrise community.

- a. the G-W Plan does not allow an appropriate buffer between commercial developments and the Hastings-Sunrise residential community.
- b. Ironically, the G-W Plan places a high proportion of the multifamily and commercial development on the Hastings-Sunrise (east) side of Nanaimo, and preserves the residential nature on the G-W (west) side.
- c. It is understood that development should be balanced on both sides of an arterial. However:
 - i. The G-W Community Plan and the Policy Report show that development is not balanced, and is heavily weighted to the East-side of Nanaimo, and directly affecting the Hasting-Sunrise community.
 - ii. The proposed **6-storey C-1** zoning at the Nanaimo Shopping Nodes do not adequately transition into the adjacent Hastings-Sunrise neighbourhood.
 1. A limited transition RT-8A zoning is being considered for the 2400-blk of Charles and Kitchener. 6-storeys to 2.5 storeys to 1.5 storeys along Kamloops St. is not an appropriate transition.
 2. The 1600-blk has no transition from 6-storey C-1 into the RS-5 neighbourhood.
 3. The 1500-blk & 1400 blk have no transition from 4-storey C-2 to RS-5 in the neighbourhood.
- d. Proposed Grandview-Woodlands zoning changes border on Hastings-Sunrise and adversely affect a close knit Hasting-Sunrise RS-5 community in the NW sector of 1st and Nanaimo. A similar condition exists between Broadway and 1st Avenue.

In the view of many community members:

- a) *Development on Nanaimo St. should be balanced, and if weighted, the greater development should be on the Grandview-Woodlands (west) side, with Townhouse and Rowhouse development only on the Hastings Sunrise (east) side.*
- b) *An appropriate buffer is required between C-1 developments at the Nanaimo Shopping Nodes and the adjacent Hasting-Sunrise community.*
- c) *C-2 development on the east side of Nanaimo is simply not acceptable.*

CONCLUSION:

1. The differences between the G-W Community Plan and staff report are not understood by the community.

In the view of many community members:

- a. *Properties on the east side of Nanaimo between Graveley & Kitchener should remain residential RT-zoned as set out in the G-W Community Plan, with no allowance for C-2 zoning.*
 - b. *The C-1 (3-storey) maximum should be maintained, as set out in the District Schedule. The C-1 (6-storey) proposal is not compliant with C-1 guidelines and is not appropriate for a lesser node on the Nanaimo corridor. Further to this, the "Developer Initiated" re-zoning will potentially allow even greater heights, and thus will not blend favorably with the RS-5 neighbourhood.*
2. **G-W Community Plan has a significant effect on the adjacent Hastings-Sunrise community.**

In the view of many community members:

- a) *Development on Nanaimo St. should be balanced, and if weighted, the greater development should be on the Grandview-Woodlands (west) side, with Townhouse and Rowhouse development only on the Hastings Sunrise (east) side.*
- b) *An appropriate buffer is required between C-1 developments at the Nanaimo Shopping Nodes and the adjacent Hasting-Sunrise community.*
- c) *C-2 development on the east side of Nanaimo is simply not acceptable.*

With respect to the Nanaimo corridor re-zonings, we find the intent and implications of the zoning changes are generally and specifically not understood. We request that ratification of the zoning by-laws be deferred until the community has received adequate consultation and opportunity for input.

PETITION

Increasing Housing Choice in Grandview-Woodland Proposed Amendments to the Zoning and Development By-law

Action Petitioned for:

I do not adequately understand the amendments to the zoning proposals that will affect me, my family, my neighbourhood and my community. I need to be properly consulted with regards to the process

Date:

June 27, 2010

s.22(1) Personal and Confidential

Signature

[Redacted Signature]

Printed Name:

WALTER MURKIN

s.22(1) Personal and Confidential

Address

[Redacted Address]

Email:

Comment: _____

PETITION

Increasing Housing Choice in Grandview-Woodland Proposed Amendments to the Zoning and Development By-law

Action Petitioned for:

I do not adequately understand the amendments to the zoning proposals that will affect me, my family, my neighbourhood and my community. I need to be properly consulted with regards to the process

Date:

JUNE 26 / 18

s.22(1) Personal and Confidential

Signature:

Printed Name:

JOHN DUNDEE

s.22(1) Personal and Confidential

Address:

Email:

Comment:

PETITION

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I do not adequately understand the amendments to the zoning proposals that will affect me, my family, my neighbourhood and my community. I need to be properly consulted with regards to the process

Date: 26/06/18.

s.22(1) Personal and Confidential

Signature

Printed Name:

LAUREE FAY

s.22(1) Personal and Confidential

Address

Email:

Comment: _____

PETITION

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I do not adequately understand the amendments to the zoning proposals that will affect me, my family, my neighbourhood and my community. I need to be properly consulted with regards to the process.

Date: June 26, 2018

s.22(1) Personal and Confidential
[Redacted Signature]

Signature: _____

Printed Name: RON ANSTEY

s.22(1) Personal and Confidential
[Redacted Address, Email, and Comment]

Address: _____

Email: _____

Comment: _____

PETITION

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I do not adequately understand the amendments to the zoning proposals that will affect me, my family, my neighbourhood and my community. I need to be properly consulted with regards to the process.

Date: June 26, 2018

Signature: _____

s.22(1) Personal and Confidential

Printed Name: _____

ALICE TO

Address: _____

s.22(1) Personal and Confidential

Email: _____

Comment: *The proposed amendments to the zoning and development by-law is not acceptable and detrimental to our neighbourhood character and to our community. Further discussions and consultation are needed to mitigate the increased density to our community, especially on Nanaimo Street.*

PETITION

Increasing Housing Choice in Grandview-Woodland Proposed Amendments to the Zoning and Development By-law

Action Petitioned for:

I do not adequately understand the amendments to the zoning proposals that will affect me, my family, my neighbourhood and my community. I need to be properly consulted with regards to the process.

Date: June 24, 2018

Signature:

s.22(1) Personal and Confidential

Printed Name:

Antonio Mobilio

Vincenzina Mobilio

Address:

s.22(1) Personal and Confidential

s.22(1) Personal and Confidential

Email:

Comment:

PETITION

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I do not adequately understand the amendments to the zoning proposals that will affect me, my family, my neighbourhood and my community. I need to be properly consulted with regards to the process.

Date: JUNE 26, 18

s.22(1) Personal and Confidential

Signature: _____

Printed Name: LORE POPADINUK

s.22(1) Personal and Confidential

Address: _____

s.22(1) Personal and Confidential

Email: _____

Comment: _____

PETITION

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I do not adequately understand the amendments to the zoning proposals that will affect me, my family, my neighbourhood and my community. I need to be properly consulted with regards to the process.

Date: June 26 2018

s.22(1) Personal and Confidential

Signature: _____

Printed Name: _____

PERRY CHUA

s.22(1) Personal and Confidential

Address: _____

s.22(1) Personal and Confidential

Email: _____

Comment: _____

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Date: June 26, 2018

s.22(1) Personal and Confidential

Signature: _____

Printed Name: _____

Maria Freeman

s.22(1) Personal and Confidential

Address: _____

s.22(1) Personal and Confidential

Email: _____

Comment: _____

PETITION

Increasing Housing Choice in Grandview-Woodland Proposed Amendments to the Zoning and Development By-law

Action Petitioned for:

to not adequately understand the amendments to the zoning proposals that will affect me, my family, my neighbourhood and my community. I need to be properly consulted with regards to the process.

Date: 25 June 2018

s.22(1) Personal and Confidential

Signature:

Printed Name: WAYNE BROX

s.22(1) Personal and Confidential

Address:

s.22(1) Personal and Confidential

Email:

Comment: _____

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I do not adequately understand the amendments to the zoning proposals that will affect me, my family, my neighbourhood and my community. I need to be properly consulted with regards to the process.

Date: June 26th / 2018

Signature: s.22(1) Personal and Confidential

Printed Name: Ben Mitchell

Address: s.22(1) Personal and Confidential

Email: s.22(1) Personal and Confidential

Comment: _____

PETITION

Increasing Housing Choice in Grandview-Woodland Proposed Amendments to the Zoning and Development By-law

Action Petitioned for:

I do not adequately understand the amendments to the zoning proposals that will affect me, my family, my neighbourhood and my community. I need to be properly consulted with regards to the process.

Date: 25 JUNE 2018 / 2

s.22(1) Personal and Confidential

Signature: _____

Printed Name: CARLO NIGRO

s.22(1) Personal and Confidential

Address: _____

s.22(1) Personal and Confidential

Email: _____

Comment: _____

PETITION

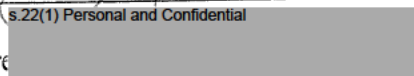
Increasing Housing Choice in Grandview-Woodland Proposed Amendments to the Zoning and Development By-law

Action Petitioned for:

I do not adequately understand the amendments to the zoning proposals that will affect me, my family, my neighbourhood and my community. I need to be properly consulted with regards to the process.

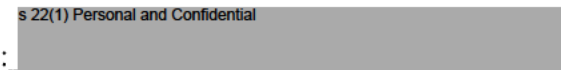
Date: 25 JUNE 2018

s.22(1) Personal and Confidential

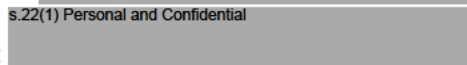
Signature: 

Printed Name: LEILA NIGRO

s.22(1) Personal and Confidential

Address: 

s.22(1) Personal and Confidential

Email: 

Comment: _____

PETITION

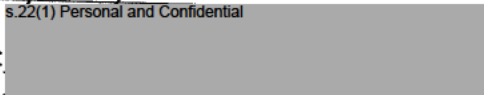
Increasing Housing Choice in Grandview-Woodland Proposed Amendments to the Zoning and Development By-law

Action Petitioned for:

I do not adequately understand the amendments to the zoning proposals that will affect me, my family, my neighbourhood and my community. I need to be properly consulted with regards to the process.

Date: 6/25/18

s.22(1) Personal and Confidential

Signature: 

Printed Name: Steve Forstman

s.22(1) Personal and Confidential

Address: 

Email: 

Comment: No C₂ zoning in our neighbourhood and more concise height restrictions with new zoning proposals.

PETITION

Increasing Housing Choice in Grandview-Woodland Proposed Amendments to the Zoning and Development By-law

Action Petitioned for:

I do not adequately understand the amendments to the zoning proposals that will affect me, my family, my neighbourhood and my community. I need to be properly consulted with regards to the process.

Date: 6/25/18

s.22(1) Personal and Confidential

Signature: _____

Printed Name: ANTONELLA SALARIS

s.22(1) Personal and Confidential

Address: _____

s.22(1) Personal and Confidential

Email: _____

Comment: No C2 zoning along Nanaimo St. (G.W)
and more concise height restrictions -
No 4, 5 and 6 storey buildings - Townhouses ok.

PETITION

Increasing Housing Choice in Grandview-Woodland Proposed Amendments to the Zoning and Development By-law

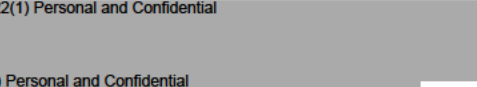
Action Petitioned for:

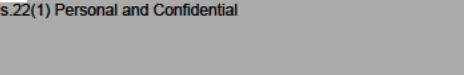
I do not adequately understand the amendments to the zoning proposals that will affect me, my family, my neighbourhood and my community. I need to be properly consulted with regards to the process.

Date: June 25, 2018
s.22(1) Personal and Confidential

Signature: 

Printed Name: Andrew LEONARD
s.22(1) Personal and Confidential

Address: 

Email: 

Comment: _____

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Date: June 25, 2018

s.22(1) Personal and Confidential

Signature: _____

Printed Name: J. Daigneault

s.22(1) Personal and Confidential

Address: _____

s.22(1) Personal and Confidential

Email: _____

Comment: _____

PETITION

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Action Petitioned for:

I do not adequately understand the amendments to the zoning proposals that will affect me, my family, my neighbourhood and my community. I need to be properly consulted with regards to the process.

Date: June 24/18

s.22(1) Personal and Confidential

Signature: _____

Printed Name: _____

GRACIANO JUGONAC

s.22(1) Personal and Confidential

Address: _____

Email: _____

Comment: _____

You need to be transparent. Please explain in layman's terms!

PETITION

Increasing Housing Choice in Grandview-Woodland Proposed Amendments to the Zoning and Development By-law

Action Petitioned for:

I do not adequately understand the amendments to the zoning proposals that will affect me, my family, my neighbourhood and my community. I need to be properly consulted with regards to the process.

Date: June 24/18

s.22(1) Personal and Confidential

Signature: _____

Printed Name: _____

PATRIZIA JUGOVAC

s.22(1) Personal and Confidential

Address: _____

s.22(1) Personal and Confidential

Email: _____

Comment: _____

You need to be transparent. Please explain in layman's terms!

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Action Petitioned for:

I do not adequately understand the amendments to the zoning proposals that will affect me, my family, my neighbourhood and my community. I need to be properly consulted with regards to the process.

Date: June 25/18

s.22(1) Personal and Confidential

Signature _____

Printed Name: Kristina Sarteri

s.22(1) Personal and Confidential

Address: _____

s.22(1) Personal and Confidential

Email _____

Comment: _____

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Date:

June 26 / 2018

Signature

s.22(1) Personal and Confidential

Printed Name:

Michele Arnesen

s.22(1) Personal and Confidential

Address:

s.22(1) Personal and Confidential

Email:

Comment:

opposed to 6 storey building in this area.
opposed to commercial/4 storey townhome beyond
bordering on Nanaimo st.

PETITION

Increasing Housing Choice in Grandview-Woodland Proposed Amendments to the Zoning and Development By-law

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I do not adequately understand the amendments to the zoning proposals that will affect me, my family, my neighbourhood and my community. I need to be properly consulted with regards to the process.

Date: 2018-06-25

s.22(1) Personal and Confidential

Signature: _____

Printed Name: George Sartori

s.22(1) Personal and Confidential

Address _____

s.22(1) Personal and Confidential

Email: _____

Comment: _____

An examination of the City of Vancouver's Proposed 4-storey zones in the Grandview-Woodland Community Plan Area

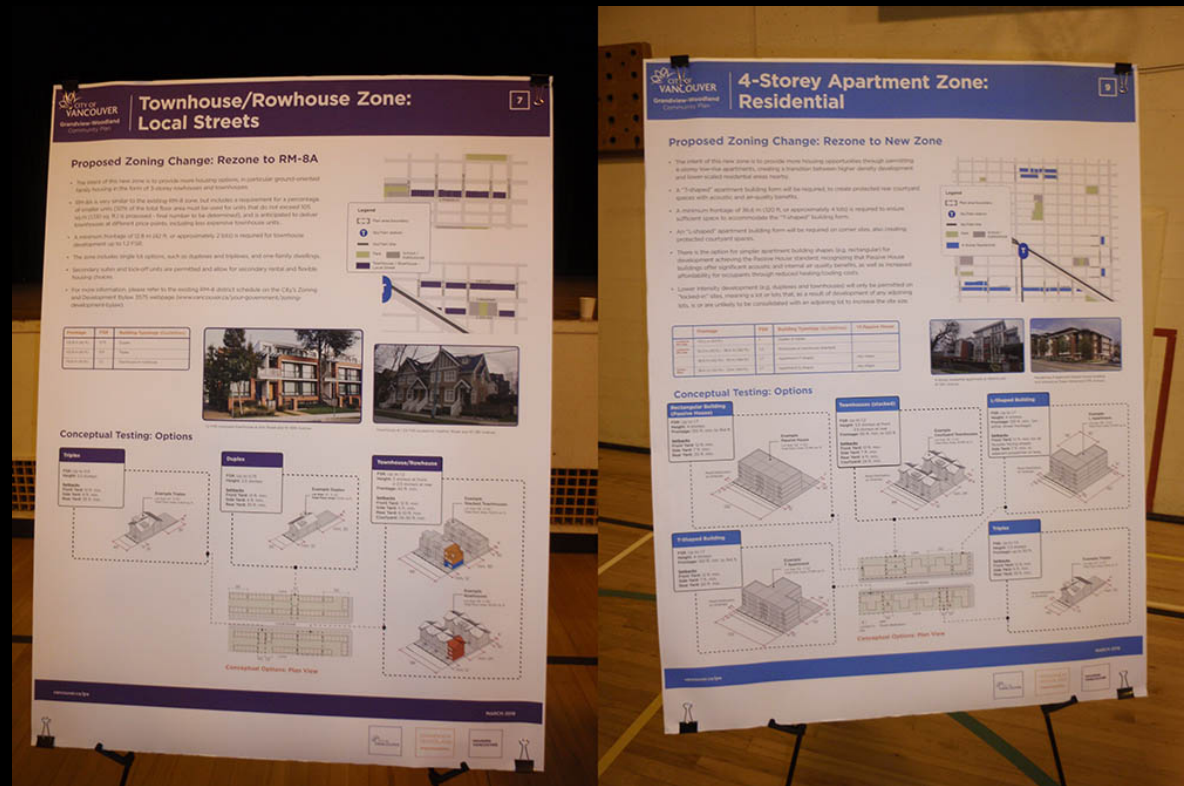


Stephen Bohus, BLA

Area wide rezoning ('City initiated rezoning')

Open Houses
January 2018
March 2018

Timeline



Proposed Timeline

July 2016



Grandview-Woodland
Community Plan
adopted by Council

Fall 2016



Initial development
of new zones:
Information and
feedback

Winter 2016 -
Fall 2017



Focused work on
regulations and
guidelines for the
Two-Family (RT) Zone

January 2018



Council approves
changes to the RT-5
and RT-6 Zoning and
Development Bylaw

Winter 2018



Continued progress
on regulations
and guidelines
for the rowhouse,
townhouse and
4-storey zones

WE ARE HERE



Spring 2018



Recommendations
to Council

Insufficient Opportunity for input Timeline: Draft District Schedules not presented before referral

Winter 2018

Open house events
and opportunities for
input



WE ARE HERE



**Continued progress on
regulations and guidelines for
the Rowhouse, Townhouse
and 4-Storey Apartment and
Mixed-use Zones**

Spring 2018

Write to Council
and/or speak at
Public Hearing



Recommendations to Council

Prepare report for Council and
present recommendations for
the Rowhouse, Townhouse and
4-Storey Apartment and Mixed-
use Zones



Opportunities for input

Insufficient Notification: 2 days before (March 12) Open House on March 14th (GW Plan mailing list)

From grandview-woodland-community-plan@list.vancouver.ca★

Subject **Grandview-Woodland Community Plan Implementation: Open Houses March 14 & 17**

2018-03-12, 1:59 PM

Reply to grandviewplan@vancouver.ca★

To Me★

Hi,

As part of implementing the Grandview-Woodland Community Plan, the City of Vancouver is proposing zoning changes to allow for new housing choices in the Grandview-Woodland community. The changes would allow for rowhouses, townhouses, 4-storey apartments, and 4-storey mixed-use in specified locations.

We want to hear from you!

Join us at an upcoming open house to learn more about the proposed zoning changes, ask questions, and provide feedback.

These meetings will be drop-in open house format. City staff will be available to discuss the proposals, answer questions, and gather your feedback.

Wednesday, March 14, 5:30 - 8:30 pm


Lord Nelson Elementary School Gym, 2235 Kitchener Street

Saturday, March 17, 12 noon - 3 pm

WISE Hall, 1882 Adanac Street (this building is not fully accessible)

Insufficient Notification (2 days before)

Venues were booked by February 15, 2018.
Why didn't email notification go out on time?

 Vancouver Board of Education
School District No. 39
RENTALS
1580 West Broadway
Vancouver, B.C. V6J 5K8
Telephone: 604-713-5088
Fax: 604-713-5077
Email: rentals@vsb.bc.ca

Printed: February 15, 2018

Contract Date: February 15, 2018 Contract No: 121646

Rental Contract

Firm

Vancouver Board of Education (School District No. 39) hereby grants City of Vancouver (hereinafter called the "Licensee") represented by [redacted] permission to use the Facilities as outlined, subject to the Terms and Conditions of this Agreement contained herein and attached hereto all of which form part of this Agreement.

Complex: NELSON ELEMENTARY Estimated Attendance: Start: Mar 14, 18 End: Mar 14, 18

Booking Details:

Facility	Day	Start Date	Start Time	End Date	End Time	Fee	Extra Fee	Tax	Total
Foyer	Wed	Mar 14, 18	05:00 PM	Mar 14, 18	09:00 PM	\$149.12	\$25.00	\$8.71	\$182.83
Gymnasium	Wed	Mar 14, 18	05:00 PM	Mar 14, 18	09:00 PM	\$147.72	\$157.01	\$15.24	\$319.97

This accommodation is granted for the purpose of Special Event, Open House for Grandview-Woodland Com Plan only.

(second venue, The Wise Hall was booked prior to Feb 15, 2018)

FOI request on May 4th. Here's the response

May 15, 2018

RE: Request for Access to Records under the **Freedom of Information** and Protection of Privacy Act (the "Act")

I am responding to your request of **May 4, 2018** under the *Freedom of Information and Protection of Privacy Act* for:

Copies of the **draft District Schedules** as well as draft Design Guidelines for the proposed Grandview-Woodland 4-storey zones (Townhouse/Rowhouse: Local Streets, Townhouse/Rowhouse: Arterial Streets, 4-Storey Residential Apartment Zone, 4-Storey Mixed Use and Nanaimo Shopping Nodes).

For reference, the City webpage <http://vancouver.ca/home-property-development/grandview-woodland-community-plan.aspx> contains links to the March 14 and March 17 Open House events, but it does not provide the draft District Schedules or the draft Design Guidelines that are being proposed by City Staff.

Date Range: January 1, 2017 to May 4, 2018

Senior Planning staff from Vancouver Midtown Division confirms that these records do not exist to date as the schedules will not be drafted until the consultation program advances.

“these records do not exist to date as the schedules will not be drafted until the consultation program advances” (as of May 4, 2018)

FOI:

May 15, 2018

RE: Request for Access to Records under the **Freedom of Information** and Protection of Privacy Act (the "Act")

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Date Range: January 1, 2017 to May 4, 2018

Senior Planning staff from Vancouver Midtown Division confirms that these records do not exist to date as the schedules will not be drafted until the consultation program advances.

Report Date (May 22, 2018)

Were new District Schedules drafted under 3 weeks?

POLICY REPORT

Report Date: May 22, 2018

Contact: Paula Huber

Contact No.: 604-871-6013

RTS No.: 12513

VanRIMS No.: 08-2000-20

Meeting Date: June 5, 2018

Affected
Parcels:

376 parcels with new District Schedules, 62 as C-2 (existing)

Table 2: Number of Parcels Affected by Proposed Zoning Changes

Zone	Number of Parcels Affected
RM-11/RM-11N	181
RM-12N	195
C-2	62
Total	438

Report Date May 22, 2018

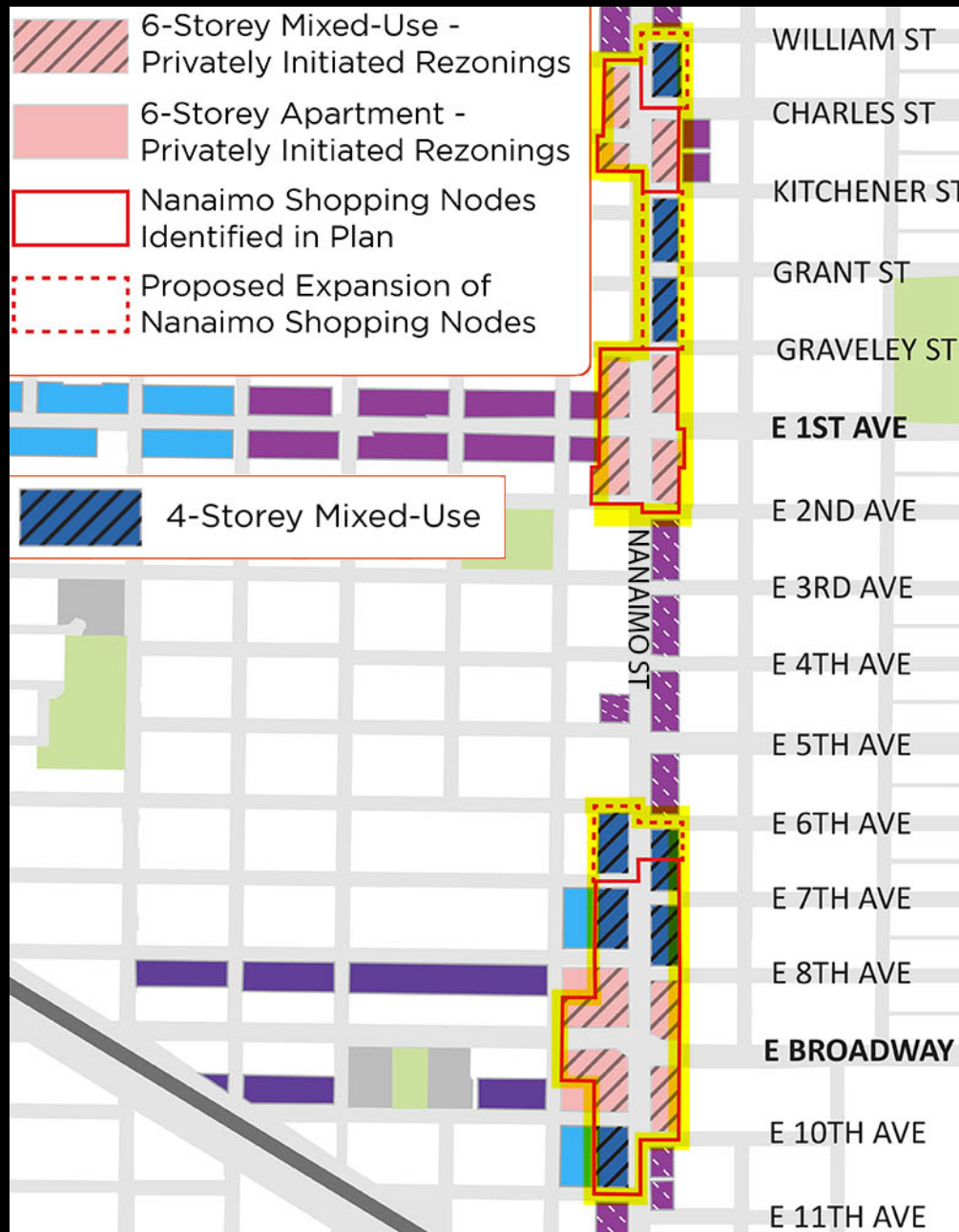
Were new District Schedules drafted under
3 weeks?

POLICY REPORT

Report Date: May 22, 2018
Contact: Paula Huber
Contact No.: 604-871-6013
RTS No.: 12513
VanRIMS No.: 08-2000-20
Meeting Date: June 5, 2018

(for 376 parcels)

Nanaimo Shopping Nodes (C-2 Zones 4-Storey Mixed-Use)



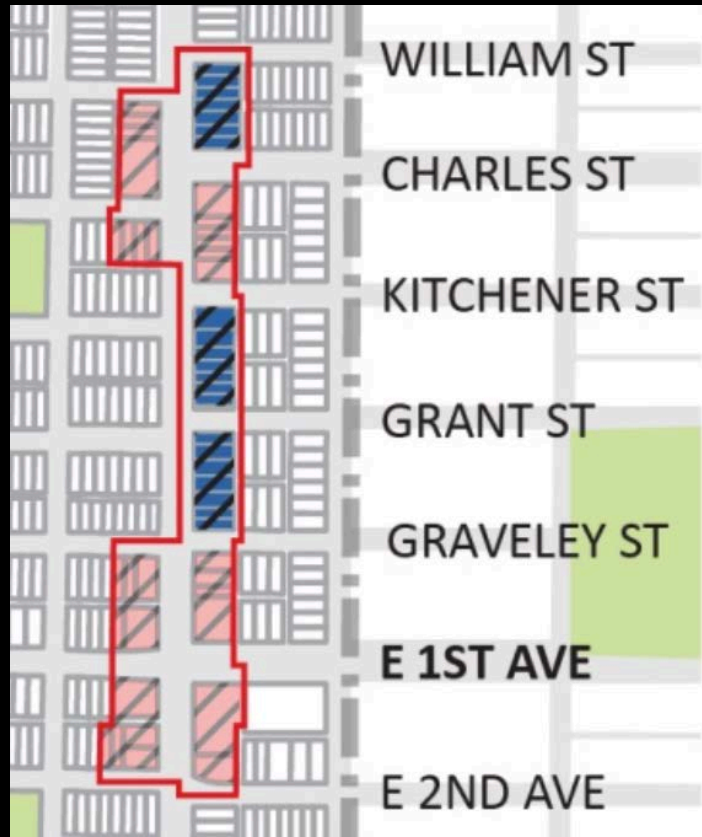
Source: March 2018
Open House Panel
(highlight added)

Former Safeway location. Nanaimo and Charles



How much mixed commercial/residential (C-2) can Nanaimo Street really support?

Shopping Nodes along Nanaimo Street have C-1 cores* (not rezoned), with C-2 Zones adjacent to core



*CD-1 at Nanaimo &
East Broadway (SE)

Shopping Nodes have C-1 Cores* (not rezoned), C-2 Zones adjacent
Nanaimo Street and East 8th Avenue



Rezoned to C-2

Stays as C-1
(Rezoning Policy for
6-storeys)

Question: Why no rezone entire Nanaimo Shopping District to C-2?

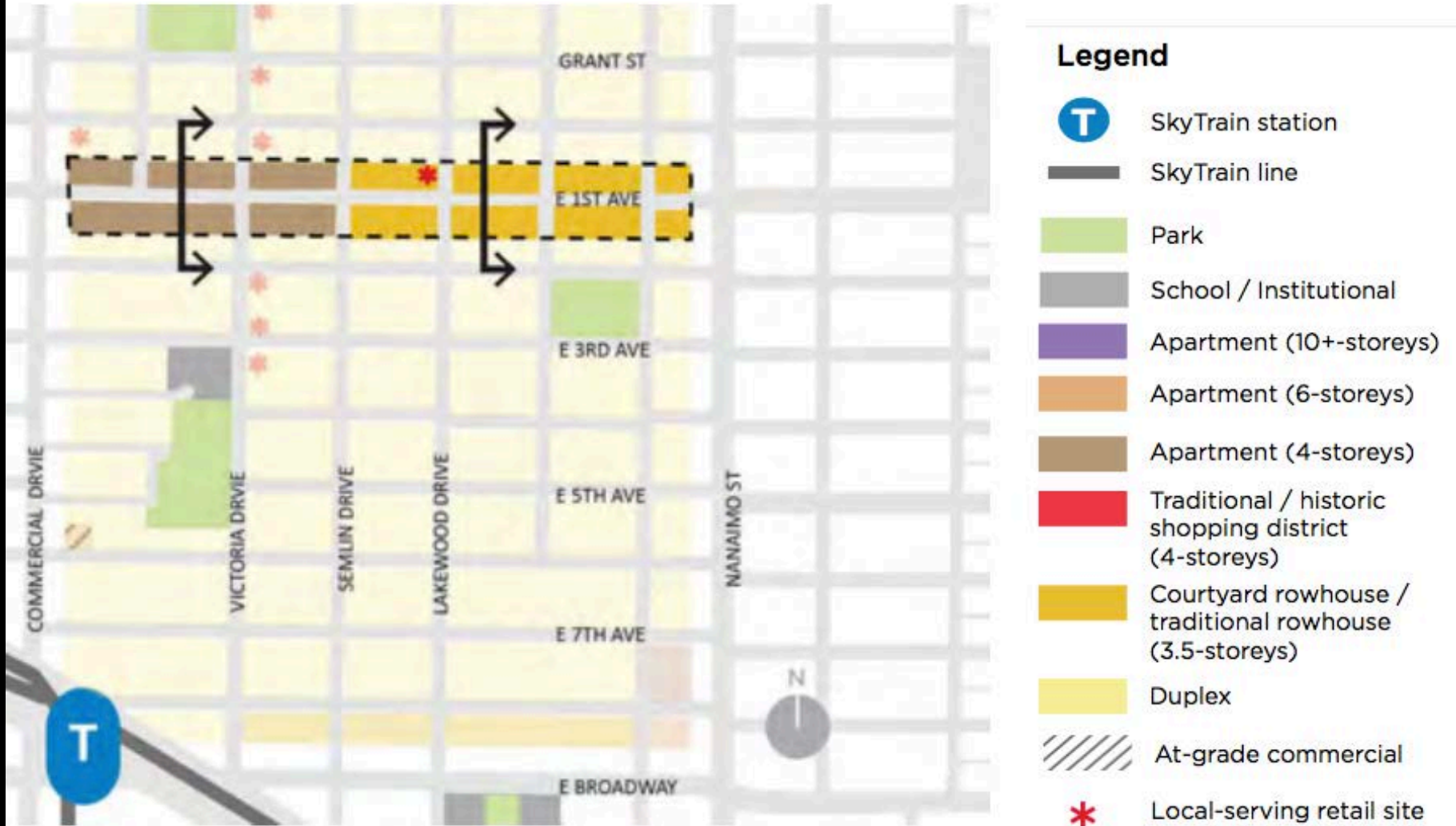


Stays as C-1 (Rezoning
Policy for 6-storeys)

Rezoned to C-2

3.5-storeys in Plan (East 1st Ave Semlin to Garden)

Figure 6.34: Grandview East 1st Avenue Land Use

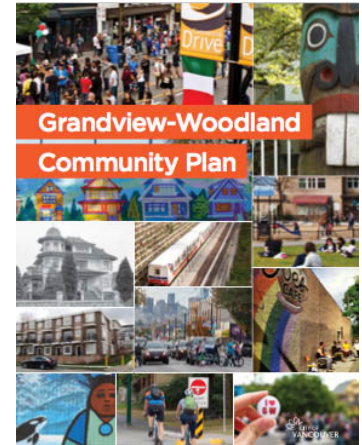


3.5-storeys, 1.3 FSR in Plan (not 1.7)

Policies

East 1st Avenue, between Commercial Drive and Semlin Drive

- Consider applications for apartments (residential) as follows:
 - Height: up to 13.7 m (45 ft.) (4 storeys).
 - Density: up to 1.7 FSR
 - Site frontage: 40 m (132 ft.) (minimum) is required to achieve the 'T' typology.



East 1st Avenue, between Semlin Drive and Nanaimo Street

- Consider applications courtyard rowhouses (residential), as follows:
 - Height: up to 12.2 m (40 ft.) (3.5 storeys).
 - Density: up to 1.3 FSR.
- Allow the ground floor rowhouses to have rental lock-off suites.
- Require a minimum three-lot consolidation (90' minimum frontage).
- Provide public realm improvements that could include increased sidewalk width, street trees and amenities such as seating, bike racks.

3.5-storeys, 1.3 FSR in Plan vs 1.7

Arterial Townhouse Zone (RM-12N)

The Plan identifies areas along East 1st Avenue and Nanaimo Street for ground-oriented family housing in the form of 3.5-storey townhouses. The Plan policy for these areas differed sufficiently from the City's existing district schedules such that staff are recommending the adoption of a new 3.5-storey townhouse district schedule, and related design guidelines, with the following key features:

- 1.45 maximum FSR;
- Townhouses, triplexes, and duplexes permitted;
- Minimum frontage of 27.4 m (90 ft.) for townhouses;
- Requirement for townhouse projects to include 25% three-bedroom units;

4 lot assembly changed to 1.7 FSR

Not intent of the GW Plan

Increasing Housing Choice in Grandview-Woodland – Proposed Amendments to the Zoning and Development By-law – RTS 12513

10

- Option to build "T"-shaped four-storey apartments (as per RM-11) on larger sites, with minimum frontage of 36.6 m (120 ft.);
- Option for at-grade choice-of-use along Nanaimo Street; and
- Secondary suites and some lock-off units are permitted to allow for rental opportunities and provide flexible housing choices.

This new arterial townhouse zone includes a minimum frontage requirement to achieve 1.45 FSR. On large sites with a minimum frontage of 36.6 m (approximately four lots), there is the option to build four-storey "T"-shaped apartments at 1.7 FSR. This is also a density bonus zone, where an amenity share or affordable housing share contribution is offered in exchange for additional density over the base density of 0.75 FSR, up to 1.45 FSR for townhouses, or 1.7 FSR for apartments. This zone includes an option for choice-of-use of commercial or residential

East 1st Avenue
Have recent changes
fueled speculation?
Will many buildings
be derelict for years?



METRO EDGE
壹品地產 REALTY

House For Sale

Zina Wong
小燕

604-618-7218



METRO EDGE
壹品地產 REALTY

House For Sale

Zina Wong
小燕

604-618-7218



FOR SALE

NINA CHAN
604.788.3900

Nanaimo Street
and Venables

Role of Director of Planning

- Larger sites should have consideration for review under the Development Permit Board (for 4-lot and larger assemblies)

Director of Planning should not have full control over all decisions in new schedules.

Proposed zoning changes should go back (further review & feedback)

- Residents never saw the draft bylaws before referral
- Opportunity to improve brand new District Schedules, no need to rush (get it right)
- Raitown zoning was referred back (precedent)
- Significant changes from Grandview-Woodland Community Plan
- Should be done in conjunction with E8th/10th/E Pender zoning changes

Open House (Density), compare increases with lot assembly (Nanaimo & Venables)

Frontage	FSR	Building Typology (Guidelines)
<12.2 m (40 ft.)	0.75	Duplex
12.2 m (40 ft.) - 27.4 m (90 ft.)	0.9	Triplex
27.4 m (90 ft.) - 50 m (164 ft.)	1.5	Rowhouse or townhouse (stacked)
36.6 m (120 ft.) - 50m (164 ft.)	1.7	Apartment (T-shaped)

Number of lots (33' / 10m wide lots)	Current Zoning Density (FSR) RS-1*	Proposed Zoning Floor Space Ratio
1	0.6	0.75
2	0.6	0.9
3	0.6	1.5
4 or more	0.6	1.7

RS-1 FSR range is from 0.60 FSR to 0.85 FSR (value in table is 4.7.1 / not a character house):

4.7.1 The floor space ratio shall not exceed 0.60, subject to the following:....

(f) the Director of Planning may increase the maximum permitted floor space ratio to 0.75 to facilitate an addition to a character house, if the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council; and

(g) the Director of Planning may increase the maximum permitted floor space ratio to 0.85 for infill in conjunction with retention of a character house

E12th Ave

Lakewood

Gas
Stn

E13th Ave

Templeton

Trout Lake (John Hendry Park)



New housing
beside Husky
Gas Station
(in proposed
4-storey zone)
Is there a need
to rezone here?



East 1st Avenue



East 1st Avenue





C-2 Zoning (4-storeys) proposed

East 12th Avenue Consideration for Heritage?



C-2 Zoning (4-storeys)



Secured Rental Zone is no longer pursued by the City. Why? (east side of Nanaimo St north of East Hastings)

Source: <http://vancouver.ca/files/cov/grandview-woodland-open-house-boards-180129.pdf>

4-Storey Secured Rental (Nanaimo Street and North Nanaimo Street)

Recommendation: No City-Initiated Rezoning at this Time

The Grandview-Woodland Community Plan proposed rezoning to 4-storey apartments in this area, for secured market rental only. Analysis indicates rezoning to 4-storey would result in significant loss of existing affordable market rental housing, with limited benefit in terms of additional rental units.

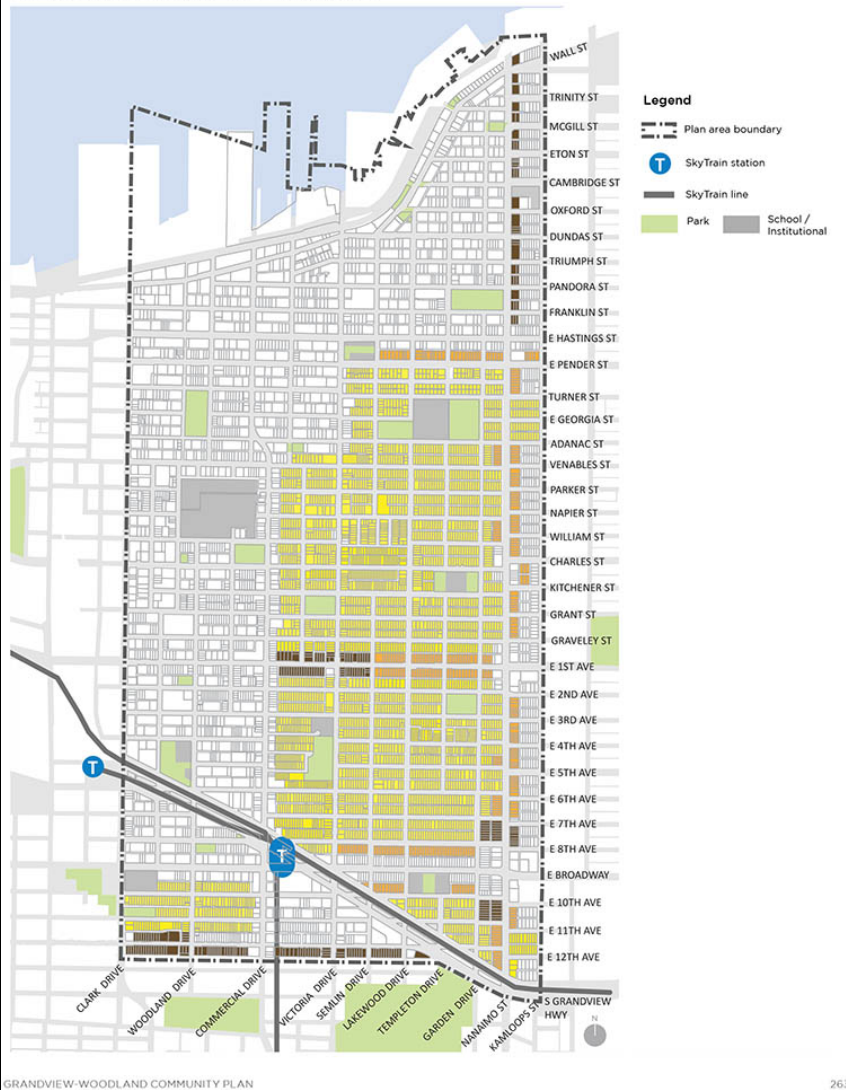
-
- Townhouse / Rowhouse - Local Street
 - 4-Storey Secured Rental
 - 4-Storey Mixed-Use

January 2018 City of Vancouver Open House Panel

Analysis: "significant loss of existing affordable market rental", "limited benefits"

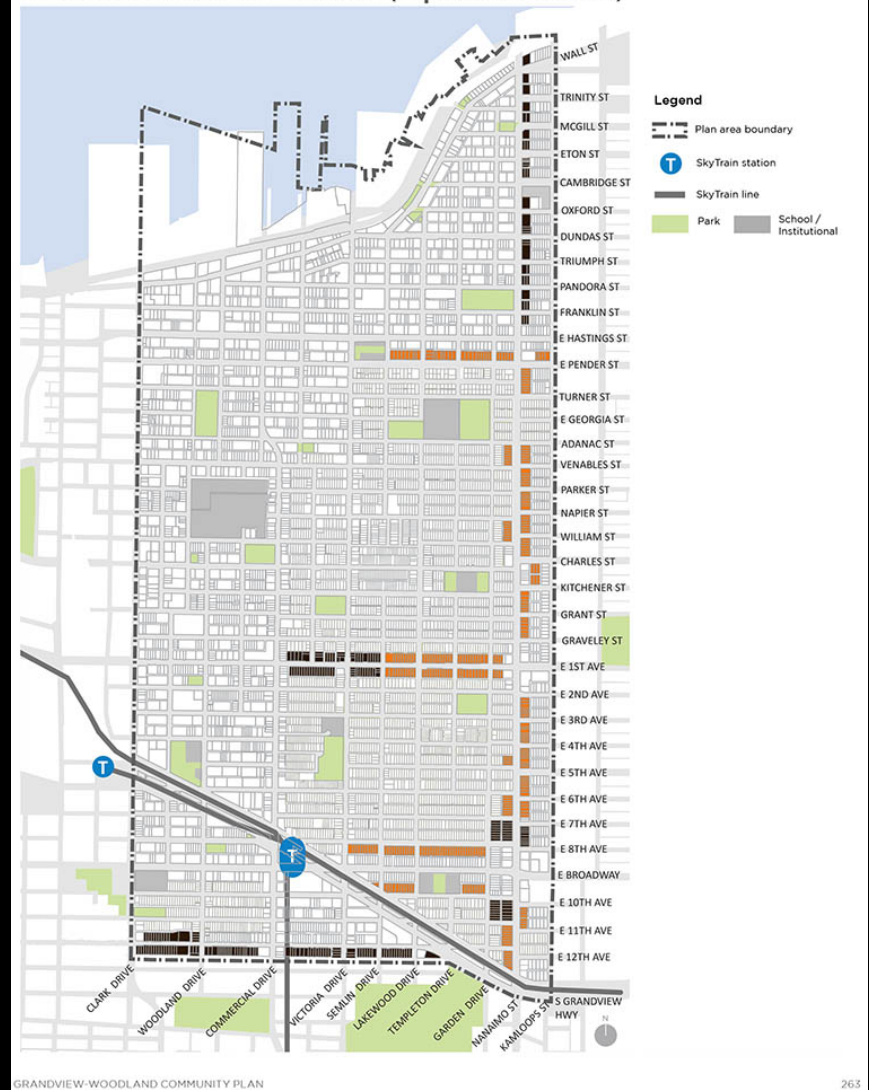
Area-wide rezoning initiated by the City of Vancouver (GW Plan)

Figure 17.6: City-initiated Rezoning Areas



The yellow areas (RT / duplex)
rezoned October 3, 2017

Figure 17.6: City-initiated Rezoning Areas (Duplex zones removed)



Remaining areas 4-storey residential &
mixed, 3.5-storey townhouses / rowhouses