

Kennett, Bonnie

From: Grandview-Woodland
Sent: Wednesday, June 13, 2018 4:44 PM
To: Public Hearing
Subject: FW: SUPPORT and Feedback: Housing Choice in Grandview-Woodland (June 2018)

Hello,

Please see the email correspondence/comments below. It was sent to the Grandview-Woodland email today, in response to the Public Hearing notification that was circulated yesterday.

Regards,
Grandview-Woodland planning team

From: terry sidhu s.22(1) Personal and Confidential
Sent: Wednesday, June 13, 2018 2:22 AM
To: Grandview-Woodland
Cc: Mayor and Council Correspondence
Subject: SUPPORT and Feedback: Housing Choice in Grandview-Woodland (June 2018)

Hi Andrew and GVW Team:

I am writing in general to SUPPORT the efforts to increase density in the Grandview Woodlands area. I understand the team has done detailed analysis to this point to reach your conclusions and I appreciate your work.

In general, I strongly support the following strongly:

- Increased shopping areas along Nanaimo Street
- Apartment zoning along the arterial roads.
- Increased Density for Townhouses and Apartments along Nanaimo, 1st, and 12th Avenue
- Adding Passive House Standards

I find the following problems with the proposal

1. Infill in Single-Family- The majority of the changes will add density to arterial roads and not in local roads. This is a problem because if older people want to downsize, they do not want to live along busy, noisy, and polluted roads. The proposal as it stands does not add ENOUGH choice in GVW. More effort is needed to have flexible infill forms that promote walking and biking.
2. RM-8 Zoning : After summoning all my brainpower to read and review the RM-8 Zone, I see that this zone is not really workable and able to for someone to develop. A two storey townhouse, with stringent parking regulations is not a good infill model and will likely not get any take up. This is also a problem because there are only 6 parcels proposed to permit this zoning. All in all, I do not foresee success here. I do not support the below from the report:

3	Six parcels mid-block, between two north-south lanes of 2400-block of Charles St. (south side) / Kitchener St. (north side), moved from arterial townhouse zone to local streets townhouse zone (RM-8A)	These parcels front onto a local street, not an arterial street, so have been shifted to the local streets townhouse zone.
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3. Rental Only Zoning - I have not seen mention of this tool. Will this tool be used in GVW? I think this neighbourhood, with a high number of renters is an excellent area to utilize Rental only zoning.

Thanks for your time,

Terry

s.22(1) Personal and Confidential

Kennett, Bonnie

From: Ditrie Sanchez s.22(1) Personal and Confidential
Sent: Sunday, June 17, 2018 3:41 PM
To: Public Hearing
Subject: Increased Housing in Grandview-Woodland

Hi,

My husband and I won't be able to attend the public hearing, but we support the zoning amendments. Our neighborhood would benefit greatly from increased and affordable housing.

Thank you so much for your time!

Best,
Ditrie Sanchez

Kennett, Bonnie

From: Richard Merik s.22(1) Personal and Confidential
Sent: Wednesday, June 20, 2018 12:17 PM
To: Public Hearing
Subject: Rezoning Grandview Woodlands

Hello. I am writing to give my support for the proposed rezoning for Grandview woodlands. I am currently renting in the Nanaimo Street area between Grant and Kitchener and am hoping to jump into the housing market. My children go to school in the area and I would dearly love to purchase around here. As you know, single detached homes in these parts are unaffordable. I'm hoping the City of Vancouver's plan to address this housing crisis for young families will help. This rezoning is a huge step forward. We are in desperate need for townhomes or row housing. It would be a massive benefit to the community. Thank you.

Sincerely;

Richard.

Kennett, Bonnie

From: Karen Segaric s.22(1) Personal and Confidential
Sent: Wednesday, June 20, 2018 1:38 PM
To: Public Hearing
Subject: Re: Public Hearing Grandview/Woodlands

From: Karen Segaric s.22(1) Personal and Confidential
Sent: Wednesday, June 20, 2018 1:34 PM
To: publichearing@vancouver.ca
Subject: Public Hearing Grandview/Woodlands

Hello. I've been following the proposed rezoning of the Grandview/Woodlands area for the past year or so. I work in the Railtown area and find this location perfect for its proximity to transit and the Hastings Street shopping area. I hope council votes to pass the zoning changes. I've just noticed that your current proposal has removed some of the increased density just off of Nanaimo Street. I was hoping we would see more apartments or townhomes on some of these streets. It is extremely difficult to find a decent rental. I would encourage council to consider increasing the density along some of these secondary streets and hopefully address this ridiculous housing issue.

Cheers!

Karen

Kennett, Bonnie

From: Rob Lagambina s.22(1) Personal and Confidential
Sent: Wednesday, June 20, 2018 1:06 PM
To: Public Hearing
Subject: Grandview-Woodlands Rezoning

Hello. I would like to throw my support in favour of the proposed zoning for Grandview/Woodlands. I grew up in the area of Nanaimo and Charles Street. I moved away when I got married and started a family because I could not afford the price of a detached home in that area. I hoped one day to eventually move back to the neighbourhood. I am excited to see the City of Vancouver consider the rezoning of the Nanaimo corridor to accommodate housing for young families. This is very much needed.

This particular area is ideal for young families. It's close to transit, has a shopping node and an elementary and high school within walking distance. The only unfortunate part is that many families cannot afford or find housing in these parts. A townhouse complex, row housing and even apartments would revitalize the area tremendously. That is why I am in favour of increased density.

I know this area very well having grown up there. My mother still owns a home there. The block she lives on, for example, has 6 lots. All of them are 5000 square feet. That is a grand total of 30,000 square feet of land. Amazingly, only **15 people** occupy this space. This is not the exception to the rule. This is common throughout the neighbourhood.

There is a glaring need for increased density along the Nanaimo corridor, especially for young families. I read a few weeks ago that even former mayor Mike Harcourt agrees the city of Vancouver should adopt a more liberal approach to rezoning. This is from the Times Colonist a few weeks ago.

He has maintained an interest in urban development and said single-family homes are a thing of the past. The zoning should be rescinded throughout the Lower Mainland, in favour of duplexes, townhouses, laneway homes and condos.

<http://www.timescolonist.com/opinion/columnists/les-leyne-two-former-premiers-rail-against-housing-taxes-1.23333783>

I would hope council approves of the rezoning of Grandview/Woodlands and implements higher density along the corridor to accommodate the ever increasing need for affordable family housing. Thank you.

Regards;

RLagambina
Sent from [Outlook](#)

Kennett, Bonnie

From: Josie Lagambina s.22(1) Personal and Confidential
Sent: Wednesday, June 20, 2018 1:17 PM
To: Public Hearing
Subject: Grandview/Woodlands

Hello. I am a resident in the s.22(1) Personal and Confidential of Charles Street in the Grandview/Woodlands area which has been proposed for rezoning. I am in favour of the city's plan to rezone this area.

My concern is the increased FSR for the shopping nodes along Nanaimo Street. These are currently proposed at 1.4 FSR. My home shares a laneway with this node.

Recently the home owners 2400 Kitchener and Charles Streets agreed to assemble their lots and had a potential sale in place. At the time the proposed FSR for the lots was 1.5. That has since been removed from your zoning proposal by the COV planners because they don't consider Charles Street as an arterial street. I absolutely disagree with that notion. Charles Street and the laneway behind my home, which service the shopping node, has a continuous flow of traffic each day. Delivery trucks, service vehicles and customers looking for parking spaces clog up this 'residential' street. It is absurd to draw the conclusion that Charles is a 'local' street and not 'arterial'.

My concern is that if the shopping nodes receive 1.4 FSR, where does that leave the neighbours of 2400 Kitchener and Charles Streets?

This will potentially mean more traffic and congestion in an already congested neighbourhood.

I am all for the increase in density but I would like to see an increased FSR for 2400 Charles and Kitchener Streets as well. It would be a planning disaster to have these homes back on to such a busy arterial street without a sensible zoning strategy for the long term.

Thank you.

JL

June 19, 2018

Re: Grandview Woodlands Re-zoning

To whom it may concern:

This email is sent in support of my parents Mr. Giuseppe and Mrs. Giuseppina Modicamore. Now senior citizens, my parents have lived in their home at s.22(1) Personal and Confidential for well over 25 years.

Creating more housing options by increasing the F.S.R. would be beneficial for them and others looking for a home in the neighbourhood. My parents would like to continue to live in the city and are therefore in favour of increasing the F.S.R./density to 1.3 or higher for their street for the following reasons:

- The city would benefit with more townhouses w/suites, suites can help w/mortgage payments and provide opportunities for children and families to continue to live in the neighborhood.
- The townhouses are close to transit, shopping, schools, and community centres and are in a central location. These would all be helpful for my parents and other seniors that will be impacted.
- Higher density close to shopping nodes on Nanaimo St. will create less congestion, less need for a vehicle, which reduces pollution.
- Provides more housing options, by providing housing for owners and renters.
- The higher the density the more units can be built, which should bring down the cost.
- More density can create diversification, opportunity for younger working generations to purchase homes in the city, increased diversification of the neighbourhood.
- Higher density off main arterial streets would allow children to play in a quieter and safer environment on a local street.
- We are recommending a zone for higher density for townhouses with in-law suites to be built, not 4 story apartments.
- Young families and in-laws can live in the neighbourhood and create diverse neighbourhoods.
- Higher density will allow the developers to use economies of scale to build and sell.
- With more affordable housing options, it would create opportunities for my family (i.e. purchase a townhouse with in-law suite for my elder parents which would allow me to provide assistance to them and avoid having to displace them from the neighbourhood they have enjoyed living in for over 25 years.

For many of the owners being impacted, including my parents, this is an emotional and distressing time. We are requesting City Council and planning staff consider these points noted above.

Sincerely,



Nanzi Modicamore

(in support of Mr. and Mrs. Giuseppe Modicamore)

s.22(1) Personal and Confidential

Hi, I am forwarding this email to you in regards to my parent's property at s.22(1) Personal and Confidential
St. My parents are seniors and have lived on Kitchener Street for over 25 years. They want to continue to live in the city & creating more housing options, increasing the F.S.R. would be beneficial for them & anyone looking for a home in the neighbourhood. My parents are in favour of increasing F.S.R./density to 1.3 or higher for their street for the following reasons:

1. The city would benefit with more townhouses w/suites, suites can help w/mortgage payments, provide opportunities for kids & family to continue to live in the neighborhood.
2. Townhouses would be close to transit, central location, shopping, schools, and community center, these would all be helpful for my parents & other seniors that will be impacted.
3. Higher density close to shopping nodes on Nanaimo St. will create less congestion, less need for a car, which reduces pollution.
4. Provides more housing options, by providing housing for owners and renters.
5. The higher the density the more units can be built, which should bring down the cost.
6. More density can create diversification, opportunity for younger working generation to purchase homes in the city, increased diversification of the neighbourhood.
7. Higher density off main arterial street allows children to play in a quieter and safer environment on a local street.
8. We are recommending a zone for higher density for townhouses with in-law suites to be built not 4 story apartments.
9. Younger people with kids and in-laws can live in the neighbourhood & creates diversified neighbourhoods.
10. Higher density will allow the developers to use economies of scale to build and sell.
11. This is an opportunity for my family & myself to have a more affordable housing option. If I could purchase a townhouse, my parents could move into the suite as they get older & require more assistance. They will not have to be displaced from the neighbourhood they enjoy living in for over 25 years.

We are requesting that City Council & planning staff considers these points noted. For many of the owners that are being impacted including my parents this a highly emotional and distressing time for them.

Sincerely,

Rino Modicamore (on behalf of my parents Joe & Giuseppina Modicamore)

s.22(1) Personal and Confidential

To Whom This May Concern,

I am forwarding this email to you in regards to my parent's property at s.22(1) Personal and Confidential Street. My parents are seniors and have lived on Kitchener Street for over 25 years. They want to continue to live in the city and create more housing options. Increasing the F.S.R. would be beneficial for them & anyone looking for a home in the neighbourhood. My parents are in favour of increasing the F.S.R./density to 1.3 or higher for their street for the following reasons:

1. The City would benefit with more townhouses with suites; suites can help with mortgage payments, provide opportunities for families to continue to live in the neighborhood.
2. Townhouses would be close to transit, central location, shopping, schools, and community center. These would all be beneficial for my parents and many other seniors who will be impacted.
3. Higher density, close to shopping on Nanaimo Street will create less congestion, less need for a car, which reduces pollution.
4. Provides more housing options by providing housing for owners and renters.
5. The higher the density the more units can be built, which should bring down the cost.
6. More density can create diversification, opportunity for the younger working generation to purchase homes in the city, increased diversification of the neighbourhood.
7. Higher density of main arterial street allows children to play in a quieter and a safer environment on a local street.
8. We are recommending a zone for higher density for townhouses with in-law suites to be built not 4 story apartments.
9. Younger people with children and in-laws can live in the neighbourhood and create diversified neighbourhoods.
10. Higher density will allow the developers to use economies of scale to build and sell.
11. This is an opportunity for my family and myself to have a more affordable housing option. If I could purchase a townhouse, my parents could move into the suite as they get older and require more assistance. They will not have to be displaced from the neighbourhood they have enjoyed living in for over 25 years.

We are requesting that City Council & Planning staff consider these points noted. For many of the owners that are being impacted, including my parents, this a highly emotional and distressing time for them.

Sincerely,



Tina DiTosto,

on behalf of my parents Joe & Giuseppina Modicamore

s.22(1) Personal and Confidential

Kennett, Bonnie

From: Tara Go s.22(1) Personal and Confidential
Sent: Monday, June 18, 2018 7:38 PM
To: Public Hearing; Affleck, George; Ball, Elizabeth; Bremner, Hector; Carr, Adriane; De Genova, Melissa; Deal, Heather; Jang, Kerry; Reimer, Andrea; Stevenson, Tim; Louie, Raymond
Subject: Zoning Grandview- Woodlands
Attachments: grandview-woodland-consultation-summary-2018-03-14.pdf; grandview-woodland-open-house-information-display-march-2018.pdf

Re: Zoning changes for Grandview-woodlands

It has to come to our attention that the city will be voting on the Grandview-woodland proposal to change Kitchener/Charles Street zoning to be considered as a local street which would lower the density allowed to be built on the six parcels of land backing the shopping nodes. As a resident in the Grandview-woodland area I know what a desirable location these homes are, as they are convenient to shopping and transit but still quiet and residential. I know the city is looking at increasing density, what I don't understand is why there is a push to decrease the density for these lots, especially when we are in a middle of housing shortage. As a non-owner, I would like to see more homes in Vancouver catered to a family dynamic where an extended family can live together (in-law suite or secondary suite for elderly parents). With the proposed changes, which decreases the FSR from 1.5 to 1.2, the option to build the units with secondary or in-law suites is lost. As a non-owner I would hate the city to loose what it makes it great, which is diversity. With the new proposed zoning you are limiting the types of individuals and families that are willing to live within the city limits. As a business woman, and knowledge of economy, the economies of scale show that building more costs less for the developer and provides additional housing to those that need it most and within their price range and mine. I was hoping that with changes in density occurring in the Grandview-woodlands area I would be able to afford a townhouse with in-law suite especially these ones as they are just off an arterial street and shopping node making it convenient for my parents to get around but still a quiet neighbourhood for my kids and pets. I do not understand why the proposed planning is being decreased for these properties when all the information I can find online through the city of Vancouver open houses shows positive feedback regarding density. I have enclosed some documents for your review regarding the open houses.

I ask the city to re-exam the change to zoning for these properties as we all desperately need a relief sooner than later.

Concerned citizen

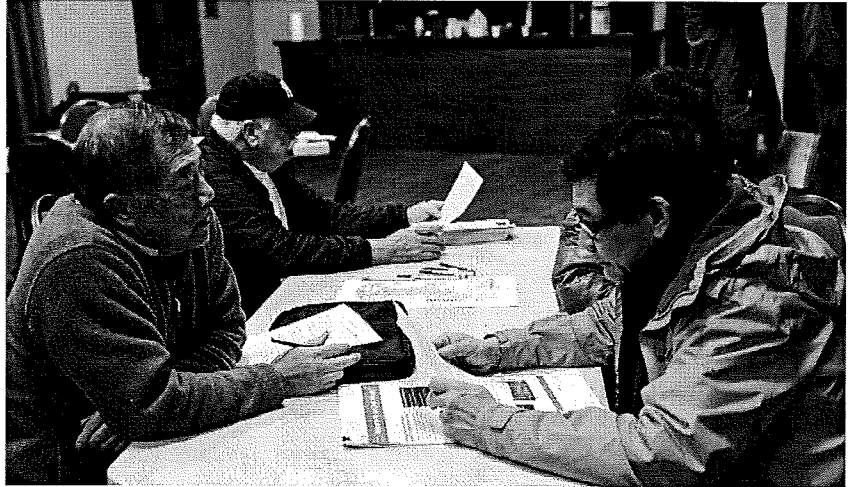
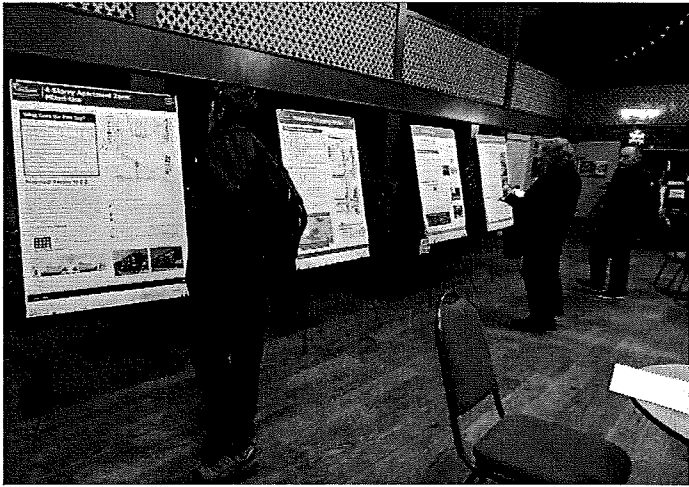
Tara G.

WHAT WE HEARD

Grandview-Woodland Community Plan implementation



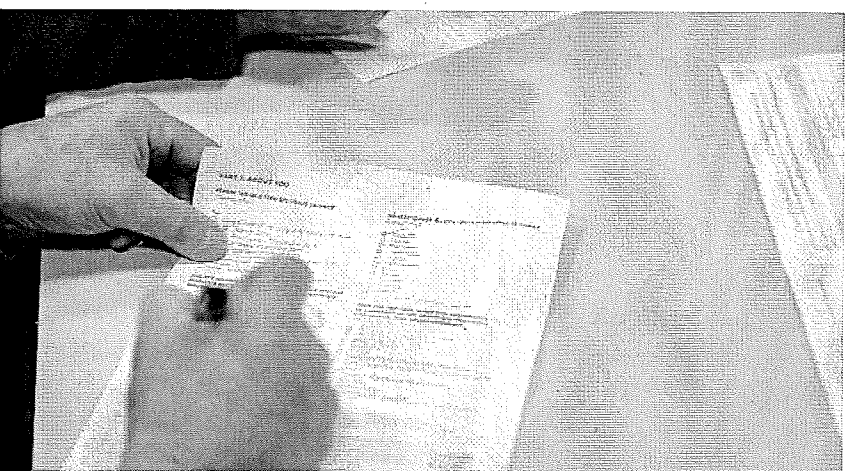
January/ February 2018



350+
people attended

400+
forms submitted

In January 2018, staff held two open house events to share information about proposed City-initiated zoning changes to allow new housing choices in parts of Grandview-Woodland. During the consultation period, 420 feedback forms were received, including those completed at the open house events, as well as online through the City's website (survey closed February 22, 2018).



GENERAL COMMENTS: Proposed Zoning Changes Grandview-Woodland Community Plan

68% either agreed or strongly agreed in general with the proposed zoning changes described in the January open house boards.

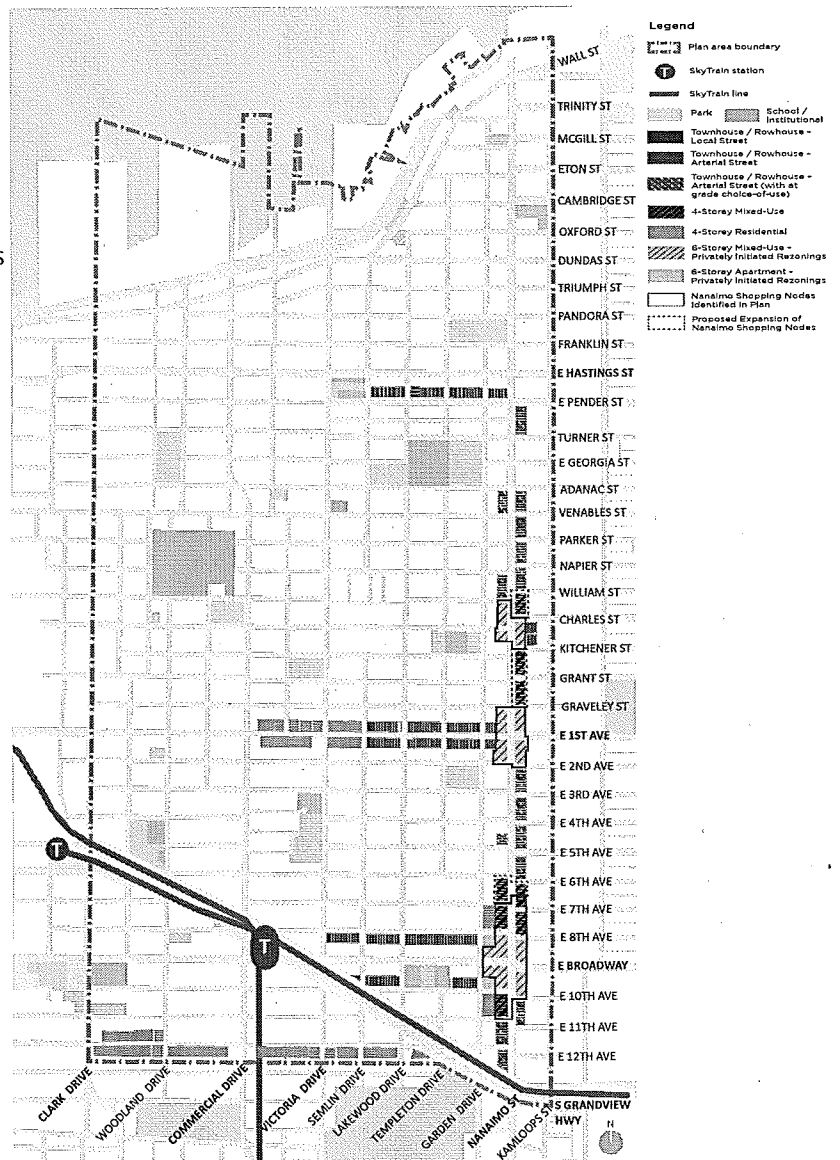
Generally there was a desire for increased density in the proposed zones to address concerns about housing supply and affordability. However, some responses indicated that the proposed density seemed too high, causing concerns related to shadowing, views and privacy for adjacent homes. There was a strong desire for new units to be affordable, especially for renters and families. Opinions on the proposed location of the new zones on arterial streets were split evenly with some in favour and others not.

Support

- For increased density (townhouses and 4-storey apartments)
- For new local-serving commercial at shopping nodes, especially commercial at grade
- For more affordable housing options for renters and families

Concerns

- Density proposed not high enough on arterial streets
- Proposed height too high
- Affordability of new units compared to existing housing in area (displacement of existing residents)
- Adjacency issues for homes located behind proposed buildings on arterials (shadows, privacy, view obstruction)
- Displacement of small, independent businesses
- Overseas interest and speculation



TOWNHOUSE/4-STORY ZONE: ARTERIAL STREETS

Grandview-Woodland Community Plan

Respondents were asked two questions about the new townhouse zone along arterial streets:

- 75% either agreed or strongly agreed to increase the floor area of the new townhouse zone to 1.5 FSR
- 77% either agreed or strongly agreed with adding the option for 4-storey apartments on larger sites (sites with a minimum 120' frontage)

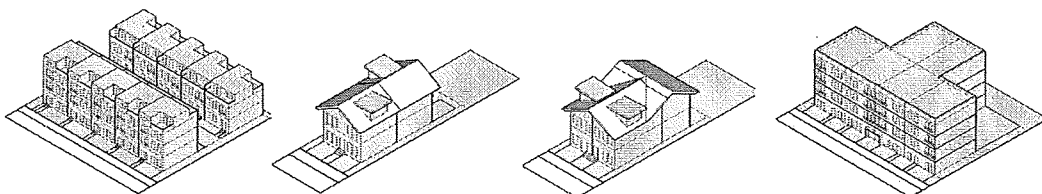
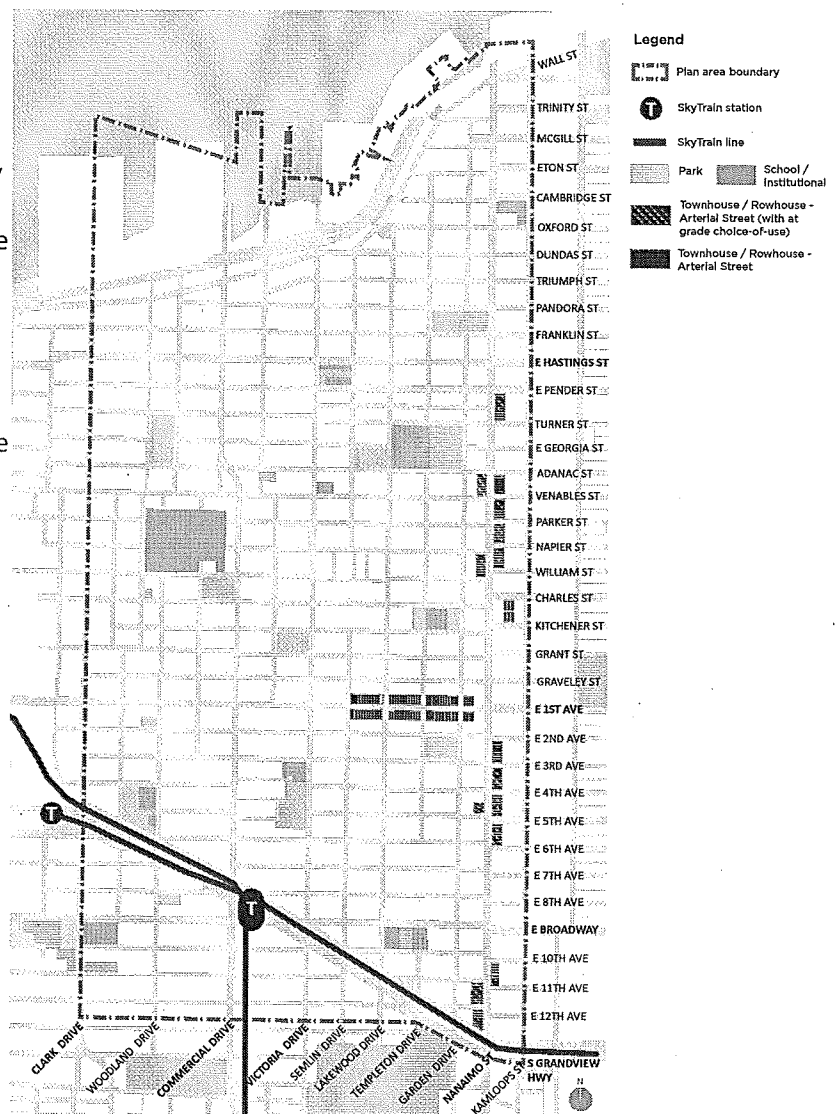
Comments regarding updates to this zone to allow greater floor area for townhomes and 4-story apartments on larger sites were evenly split on support and concerns. A slightly greater number of respondents favoured more density, while others thought the proposed height was too high.

Support

- For increased density, to increase housing supply and provide greater housing choice
- For increased density on arterial streets
- For apartments with commercial at grade

Concerns

- Density is not high enough (missed opportunity)
- Prefer 3-storey max
- Increased traffic and parking issues
- Housing inappropriately placed on main arterials; pollution and noise will have negative impacts on families
- Allow higher density on local streets
- Adjacency issues for homes located close to arterials (shadowing, privacy, view obstruction)



Examples from conceptual testing of development options for this zone (refer to open house boards for more detail).

4-STOREY APARTMENT ZONE: PASSIVE HOUSE

Grandview-Woodland Community Plan

62% either agreed or strongly agreed with the option for simpler building shapes (e.g. rectangles) for passive house construction.

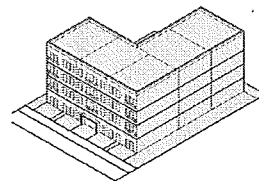
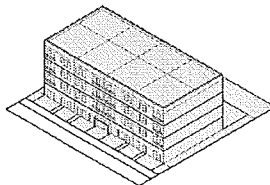
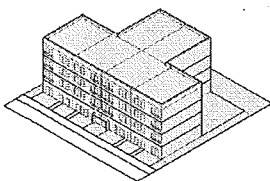
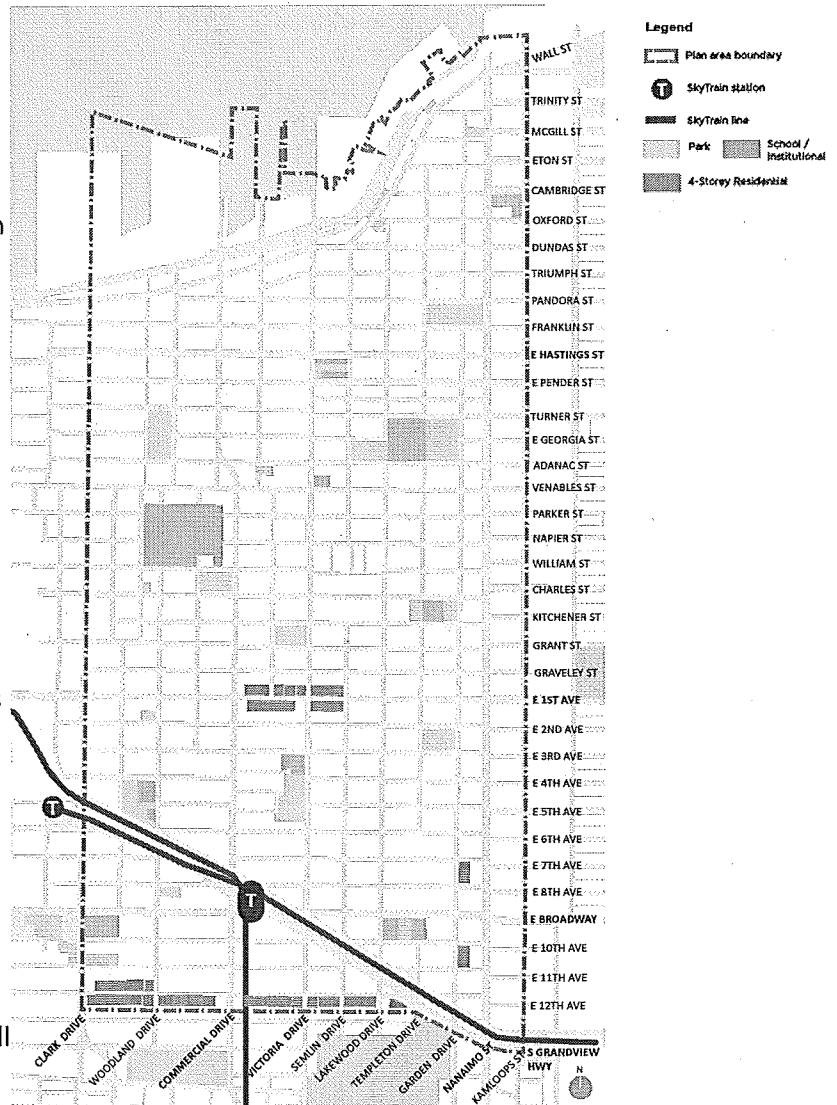
There was general support for Passive House buildings, citing increased livability, acoustic and air quality benefits, and that this form maximizes density. Many respondents were concerned that allowing simpler building shapes for Passive House buildings will compromise the quality of design and result in a loss of green space.

Support

- For the addition of courtyards, gardens and green space
- For environmentally sound sustainable building practices

Concerns

- Preference for maximum 2.5 FSR (instead of 1.7 FSR)
- Simpler shape of Passive House buildings won't allow for green space; strong preference for green space and courtyards associated with "T-shape" apartment buildings
- Simpler building shapes (rectangle box) for Passive House means unattractive building design, adding to the loss of neighbourhood character
- Proposed locations on arterials are not appropriate (noise, pollution)
- Builders don't have experience with Passive House; high construction costs will lead to less affordability



Examples from conceptual testing of development options for this zone (refer to open house boards for more detail).

NANAIMO SHOPPING NODES

Grandview-Woodland Community Plan

73% either agreed or strongly agreed with the expansion of the Nanaimo shopping nodes and more mixed-use buildings.

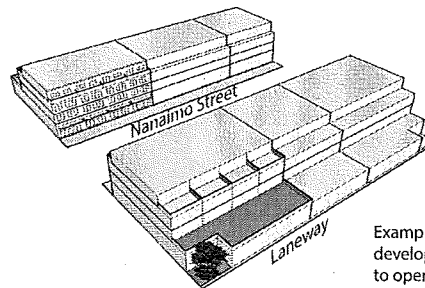
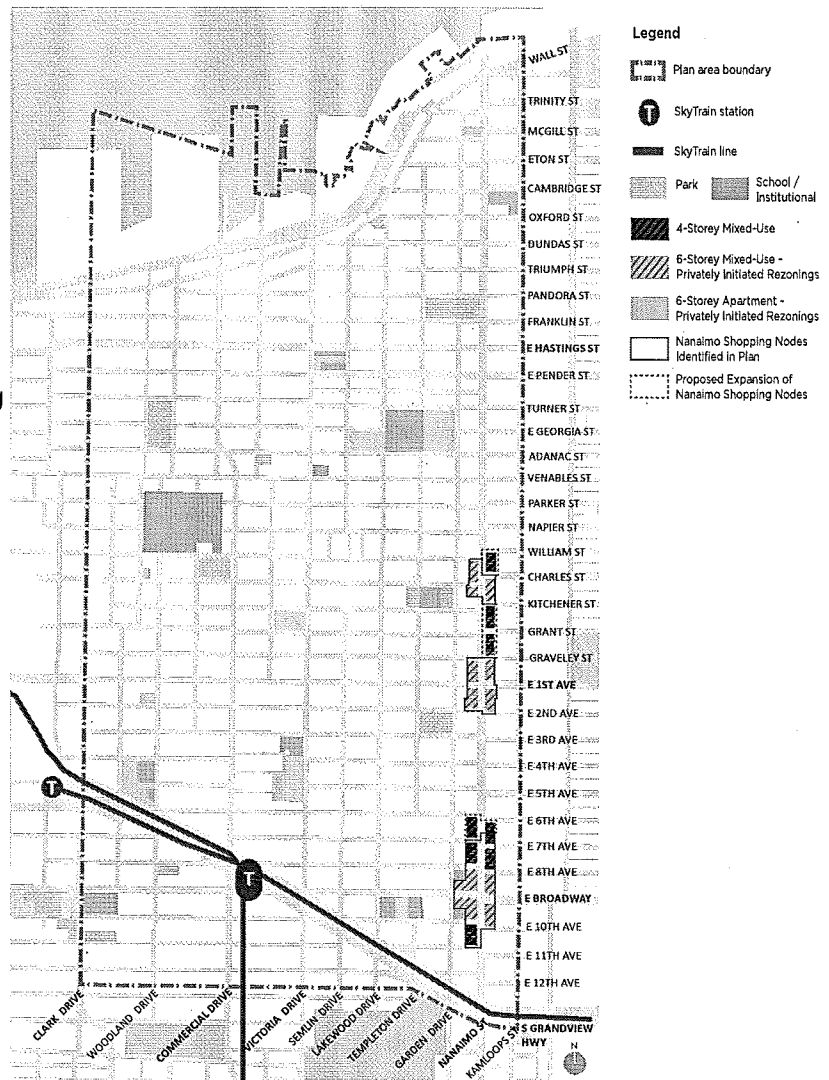
There was a significant number of respondents who generally supported the expansion of the Nanaimo shopping nodes, particularly favouring the addition of new local-serving, small scale businesses. With the addition of new commercial space, concerns about parking and increased traffic were also highlighted.

Support

- For small spaces, allowing local entrepreneurs and neighbourhood-serving businesses to thrive at the proposed shopping nodes
- For expanding commercial areas beyond proposed shopping nodes (e.g. greater small-scale commercial presence on local streets and outside of plan area up to skytrain)
- For increased walkability of neighbourhood

Concerns

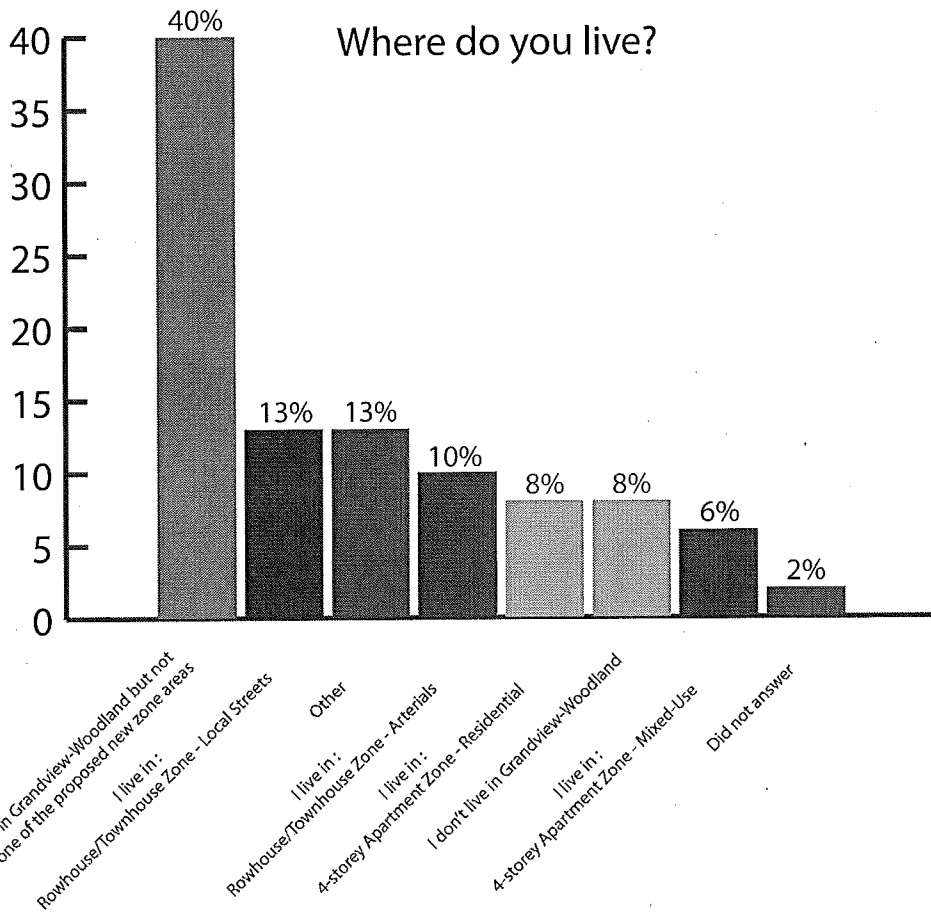
- Affordability of rent for small, local businesses
- Commercial space will be occupied by undesirable retail (ex. dispensaries) or chain stores
- Shopping needs already fulfilled by Commercial Drive and Hastings Street
- 6-storey too high for mixed-use; prefer townhouse or up to 4-storey
- Infrastructure concerns, including parking and safe pedestrian crossings on Nanaimo Street



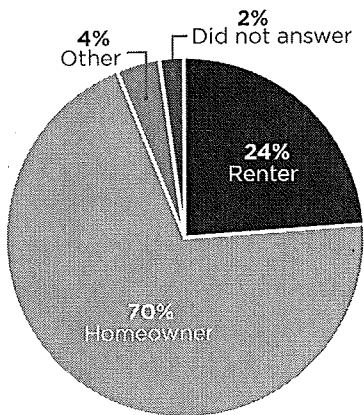
Example from conceptual testing of development options for this zone (refer to open house boards for more detail).

RESPONDENT PROFILE

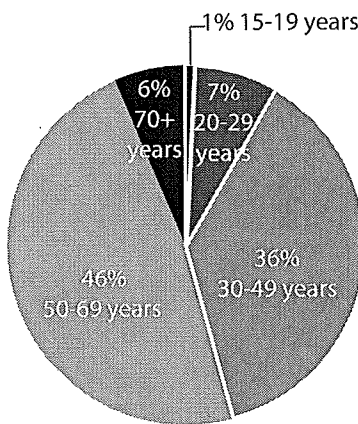
Grandview-Woodland Community Plan



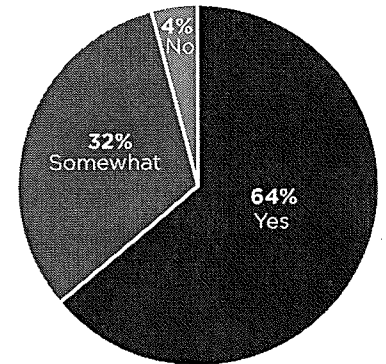
Do you rent or own your home?



How old are you?



Are you familiar with the Grandview-Woodland Community Plan?



Proposed New Zones and Design Guidelines in Grandview-Woodland

The Grandview-Woodland Community Plan was approved by City Council on July 28, 2016. One of the key goals of the plan is to add more housing options to the neighbourhood and to protect and increase the number of rental homes. As part of the implementation of the plan, we're looking at rezoning certain areas to provide a mix of housing types, deliver new rental homes, and add more housing suitable for families, including townhouses and rowhouses.

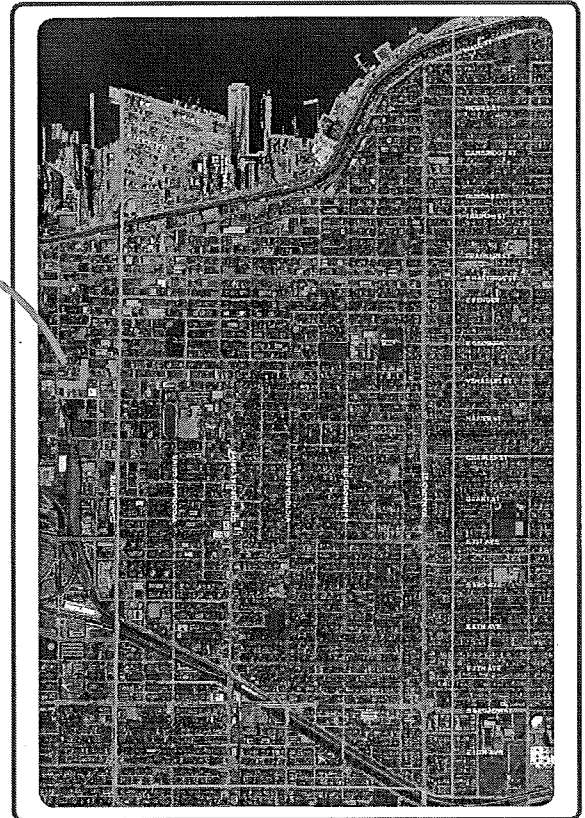
Today's open house focuses on rowhouse, townhouse, 4-storey apartment, and 4-storey mixed-use areas. Proposed zoning changes for these areas were shared with the community at open houses in January 2018. Today's open house display materials provide more detail and show options for redevelopment under the new proposed zoning. The material presented at today's open house was informed by community feedback provided at the January open houses and further technical work.

Today's open house is an opportunity to:

- ✔ Learn about the proposed zoning changes for rowhouse, townhouse, 4-storey apartment, and 4-storey mixed use areas.
- ✔ Get a better understanding of what sites will be affected and how
- ✔ Ask questions and provide feedback

The zoning schedules and guidelines will be presented to Council for approval. You are welcome to write or speak to Council when a meeting date is scheduled.

Please show us where you live:



We want your feedback!

Please fill out a comment sheet once you've had a chance to review the boards.

Thank you!

More information

- 📄 vancouver.ca/gw
- ✉ grandviewplan@vancouver.ca
- ☎ 3-1-1
- 📍 @GWPlan

Please place a dot in this box, if you live outside of the identified area:

The Grandview-Woodland Community Plan

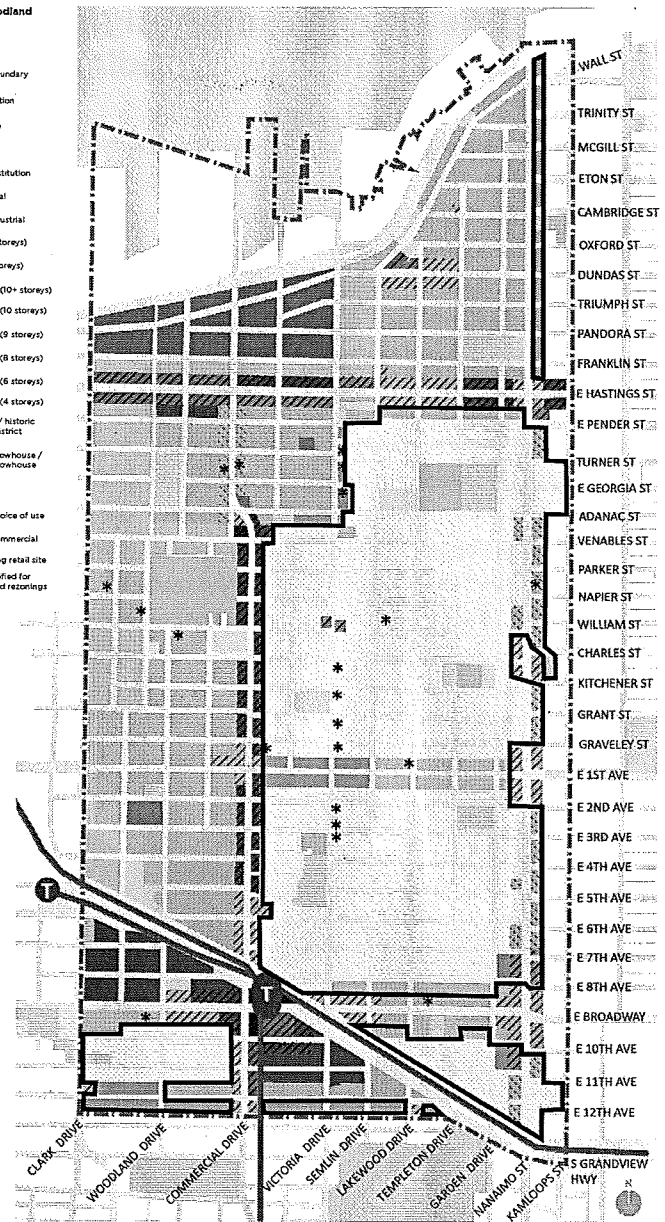
sets out a thoughtfully-managed framework for future change and anticipated population growth of about 10,000 people over the next three decades. Staff worked with the community over several years to develop the plan and explore:

- Housing, land use, density and building forms;
- Transportation - improved safety and connections for people walking, cycling, driving and taking transit; and
- Amenities needed to support additional population.

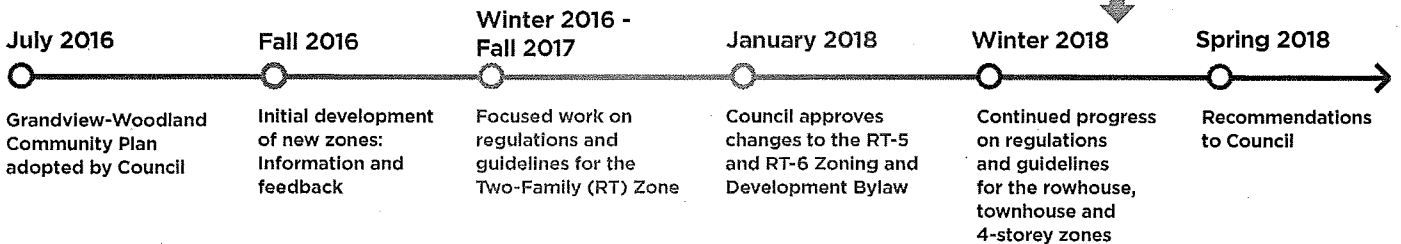
Top 5 Things to Know About the Plan

- 1 Protects and provides a diversity of housing opportunities
- 2 Renews social infrastructure such as Britannia Community Centre
- 3 Enriches community public spaces and public life
- 4 Affirms neighbourhood heritage and character
- 5 Keeps "the vibe of The Drive" and invigorates the local economy

Today's event focuses on the areas where new regulations will be put in place to allow for more housing types, as well as new shops and services. Other areas in Grandview-Woodland already have policies in place that allow for site specific rezoning applications if certain criteria are met (e.g. site location, site size, building type, height).



Proposed Timeline



What is a Rezoning?

A rezoning is a legal change to the Zoning and Development Bylaw to allow for a type of land use and/or building type that is not currently permitted.

Rezoning is either initiated by the City following a change in policy for an area, or through a rezoning application submitted by a land owner.

The Grandview-Woodland Community Plan will be implemented by:

- 1 Privately-initiated rezonings
- 2 City-initiated rezonings

Zoning in Vancouver

Vancouver regulates the use and development of property in the city through zoning.

The city is divided up into many zoning districts. Each district has its own set of regulations and guidelines that specify:

- The City's objectives
- Development potential (land use, heights, setbacks, floor areas, etc.)

This Open House is focused on City-initiated rezonings

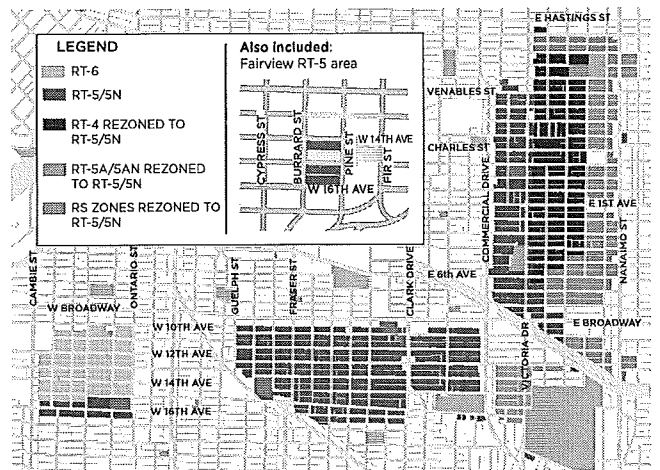
Grandview-Woodland Community Plan Implementation: RT-5 Zone Changes Approved

Since the plan was approved in 2016, changes have been made to two-family home zoning (RT-5) in Grandview-Woodland to add more housing choices in the community, which aligns with the recently approved Housing Vancouver Strategy.

The changes, which were approved January 16, 2018, also incentivize and improve the feasibility of character home (pre-1940s) retention by making small lots eligible for infill development and increasing the FSR (floor space ratio) for infill development. The changes also simplify and streamline the process to make it easier to renovate a character home.

These RT zoning changes also included areas of Mount Pleasant, another historic, inner-city neighbourhood with character home retention and housing objectives similar to those in Grandview-Woodland.

For full details on the development options for lots **with and without character homes** visit the Grandview-Woodland web page at vancouver.ca/gw.



Map showing areas located in Mount Pleasant and Grandview-Woodland affected by the zoning changes and amendments.

i **Floor Space Ratio** - The ratio of the floor area of a building to its site area.

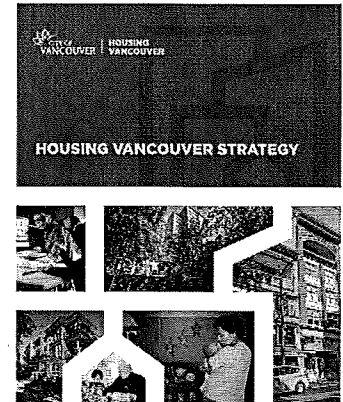
$$FSR = \frac{\text{Total Floor Area}}{\text{Site Area}}$$

Vancouver continues to grow and change as a city. To ensure we keep our city livable and sustainable, we're addressing various issues on housing affordability, development regulations and reducing greenhouse gas emissions, which will also have an impact on City-initiated rezonings in all community planning areas.

Housing Vancouver Strategy

In November 2017, Council approved the Housing Vancouver Strategy (2018 - 2027) and 3-Year Action Plan (2018-2020). The strategy recognizes our city is home to a diverse population - with a broad range of backgrounds, household types, incomes, and occupations. It aims to build the right types of housing for families, key workers, young residents, and seniors, providing the kinds of homes they need and can afford. The core goals of the strategy also include: protecting and renewing affordable rental housing across Vancouver; providing housing and support for our most vulnerable residents; and streamlining City processes for faster housing development.

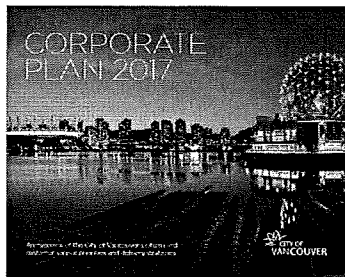
The City-initiated rezonings that form part of this current phase of implementation of the Grandview-Woodland Community Plan support the Housing Vancouver Strategy by adding a greater diversity of housing to the neighbourhood, including family-oriented housing, and working to preserve existing affordable market rental housing.



City-Wide Development and Building Regulatory Review

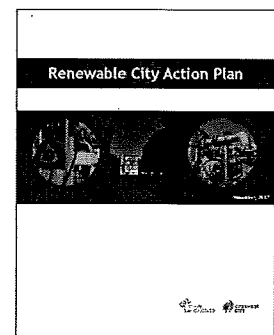
In 2018-2019, the City is undertaking a major review of land use regulations and policies as part of our commitment to providing excellent service and regulatory innovation. Recognizing that the City's Zoning and Development Bylaw is complex, one of the goals of this review is to streamline and simplify the City's zoning district schedules to make it easier to use and administer.

How does this relate to the implementation of the Grandview-Woodland Community Plan? To align with this regulatory review process, existing zones will be employed wherever possible for the City-initiated rezonings in Grandview-Woodland, as opposed to creating new zones that are only slightly different.



Green Building Standards

Since the adoption of the Grandview-Woodland Community Plan, the City has updated its green building standards, with adoption of the Renewable City Action Plan, changes to the Green Buildings Policy for Rezoning, and the ongoing implementation of the **Zero Emissions Building Plan**. Vancouver is using the Passive House (high energy efficiency) standard as one tool in working towards achieving zero-emissions buildings by 2030. The Grandview-Woodland Community Plan looks to improve the environmental performance of all new buildings in the neighbourhood, and opportunities to encourage Passive House construction are being explored as part of this current phase of implementation.



In January 2018, two open houses were held to share information about proposed zoning changes in parts of Grandview-Woodland. The community was asked to consider several questions regarding different aspects of the proposed new zones. Responses were collected through feedback forms available at the events, and via an online survey on the City of Vancouver's website. A total of **371 people** attended the open houses events and **420 survey responses** were received. **68% the respondents either agreed or strongly agreed** in general with the proposed zoning changes described on the January open house boards.

350+
people attended

400+
surveys received

New Townhouse Zone (Arterials)

Respondents were asked two questions about the new townhouse zone along arterials.

- **75% either agreed or strongly agreed** to increase the floor area of the new townhouse zone to 1.5 FSR
- **77% either agreed or strongly agreed** with adding the option for 4-storey apartments on larger sites (with a minimum 120 ft. frontage).

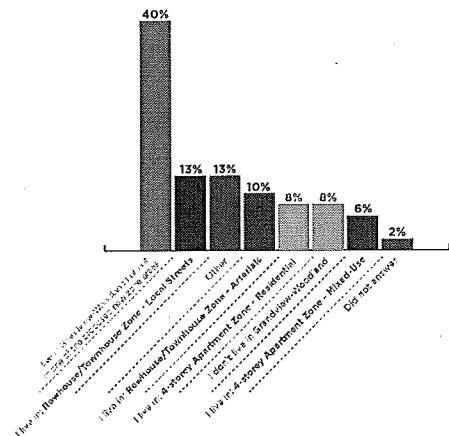
4-storey Apartment Zone (Residential)

62% either agreed or strongly agreed with the option for simpler building shapes (e.g. rectangles) for passive house construction.

4-storey Mixed-Use (C-2)

72% either agreed or strongly agreed with the expansion of the Nanaimo shopping nodes and more mixed-use buildings.

The majority of respondents either lived in the proposed new zone areas OR within Grandview-Woodland (77%)



Respondents noted a variety of **concerns** and **comments in support** of the proposed zoning changes, which focused on the following topics:

Density

- Concern regarding height; preference for a 3-storey maximum height
- Concern that the density proposed was not high enough
- More concern that the proposed density was too low, than too high

Affordability

- Concern that new units would be expensive in comparison to existing housing
- Support for the provision of more affordable housing choices for families and renters through the proposed zoning changes

Location

- Adjacency concerns (e.g. shadowing, privacy impacts, obstruction of views) were noted for single-family homes located behind apartment buildings on arterial streets
- Concern that most new housing options are proposed on busy, polluted arterial streets; more should be located on quieter streets

Traffic & Demand on Services

- Concern that the increase in density may lead to increased traffic and parking issues
- Concern about increased demand on services such as community centres, library and childcare

Passive House

- Concern about the loss of protected rear courtyards that the "T-shape" building form provides
- Concern that Passive house buildings could be less attractive and more expensive
- Interest in encouraging more environmentally sound building practices

Shopping Nodes

- Strong interest in small spaces for local entrepreneurs and neighbourhood-serving businesses
- Concern that small, local businesses might not be able to afford rent in new buildings
- Concern that Commercial Drive and Hastings Street already fulfilled shopping needs

This feedback has guided further technical work on the more detailed proposed zoning changes, presented on the following boards.

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 to RM-8A*

See board 7

- 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

See board 8

- 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

Proposed zoning change: Rezone to new zone

See board 9

- 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

See board 10

- Commercial uses at-grade, 3 floors of residential (apartments) above

• 2.5 FSR

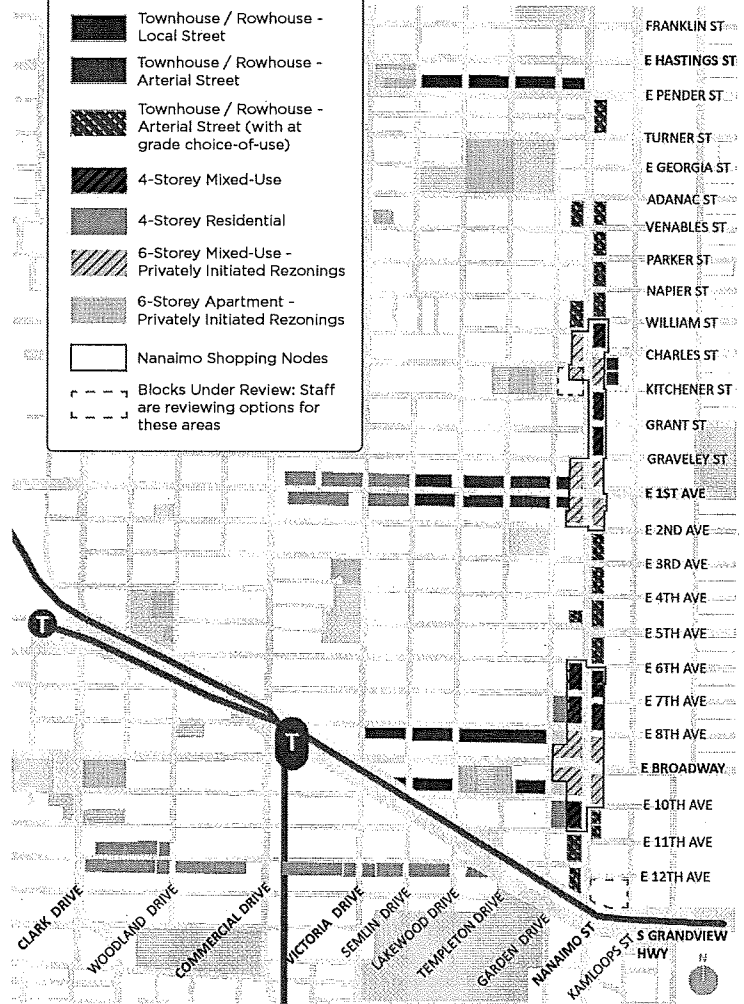
- Expanded shopping node area to include 4.5 additional blocks along Nanaimo

See board 11

Legend

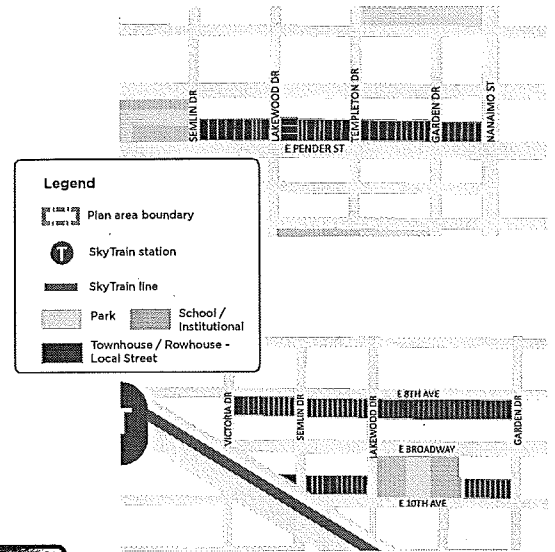
- Plan area boundary
- SkyTrain station
- SkyTrain line
- Park
- School / Institutional
- Townhouse / Rowhouse - Local Street
- Townhouse / Rowhouse - Arterial Street
- Townhouse / Rowhouse - Arterial Street (with at grade choice-of-use)
- 4-Storey Mixed-Use
- 4-Storey Residential
- 6-Storey Mixed-Use - Privately Initiated Rezonings
- 6-Storey Apartment - Privately Initiated Rezonings
- Nanaimo Shopping Nodes
- Blocks Under Review: Staff are reviewing options for these areas

This map includes slight variations from maps in the Grandview-Woodland Community Plan due to boundary refinement for the proposed new zones.

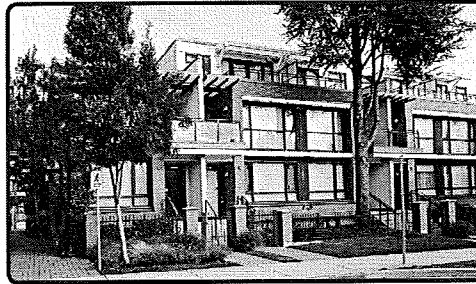


Proposed Zoning Change: Rezone to RM-8A

- The intent of this new zone is to provide more housing options, in particular ground-oriented family housing in the form of 3-storey rowhouses and townhouses.
- RM-8A is very similar to the existing RM-8 zone, but includes a requirement for a percentage of smaller units [50% of the total floor area must be used for units that do not exceed 105 sq.m (1,130 sq. ft.) is proposed - final number to be determined], and is anticipated to deliver townhouses at different price points, including less expensive townhouse units.
- A minimum frontage of 12.8 m (42 ft. or approximately 2 lots) is required for townhouse development up to 1.2 FSR.
- The zone includes single lot options, such as duplexes and triplexes, and one-family dwellings.
- Secondary suites and lock-off units are permitted and allow for secondary rental and flexible housing choices.
- For more information, please refer to the existing RM-8 district schedule on the City's Zoning and Development Bylaw 3575 webpage (www.vancouver.ca/your-government/zoning-development-bylaw).



Frontage	FSR	Building Typology (Guidelines)
<12.8 m (42 ft.)	0.75	Duplex
<12.8 m (42 ft.)	0.9	Triplex
>12.8 m (42 ft.)	1.2	Townhouse or rowhouse

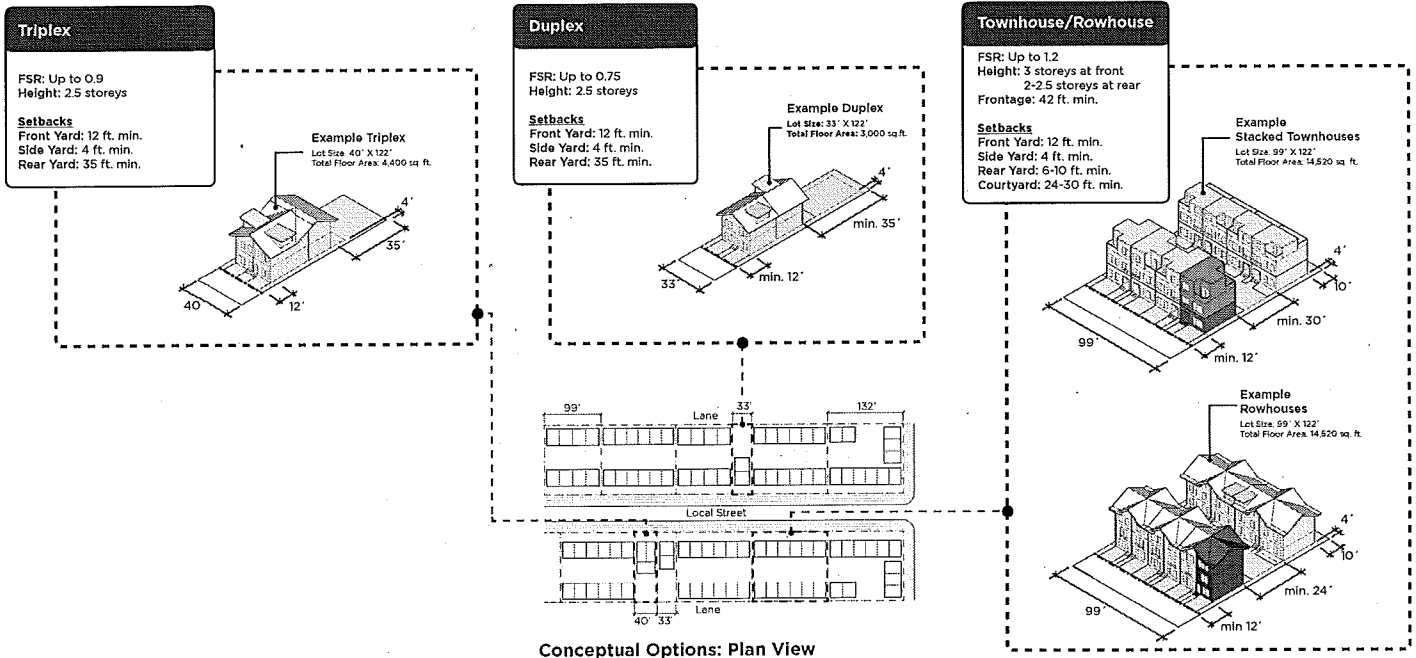


12 FSR courtyard townhouse at Ash Street and W 49th Avenue



Townhouse at 124 FSR located on Heather Street and W 13th Avenue.

Conceptual Testing: Options



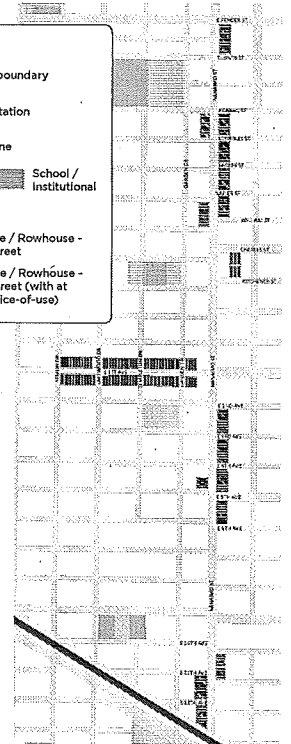
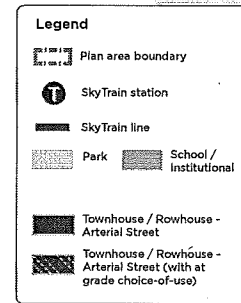
Proposed Zoning Change: Rezone to New Zone

- The intent of this new zone is to provide more housing options, in particular ground-oriented family housing in the form of 3.5-storey rowhouses and townhouses.
- A minimum frontage of 27.4 m (90 ft. or approximately 3 lots) is included to encourage lot consolidation for townhouse development, and minimize "left over" sideyard space.
- The zone will include lower intensity development options, such as duplexes and triplexes.
- On large sites with a minimum frontage of 36.6 m (120 ft. or approximately 4 lots), there is the option to build 4-storey apartments.
- Secondary suites and lock-off units are permitted and allow for rental opportunities and flexible housing choices.

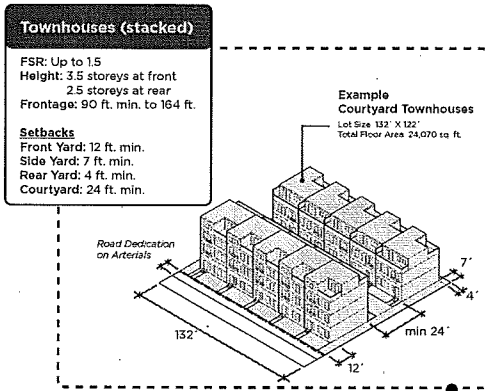
Frontage	FSR	Building Typology (Guidelines)
<12.2 m (40 ft.)	0.75	Duplex
12.2 m (40 ft.) - 27.4 m (90 ft.)	0.9	Triplex
27.4 m (90 ft.) - 50 m (164 ft.)	1.5	Rowhouse or townhouse (stacked)
36.6 m (120 ft.) - 50m (164 ft.)	1.7	Apartment (T-shaped)



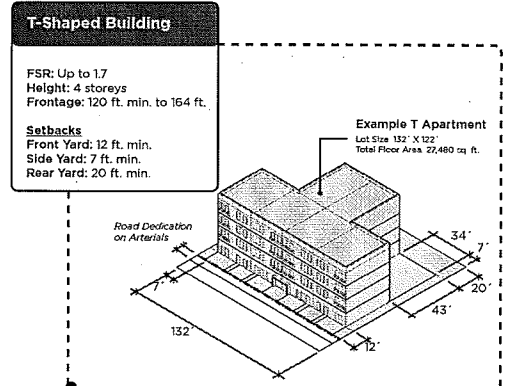
Stacked townhouses at Quebec Street and E 16th Avenue.



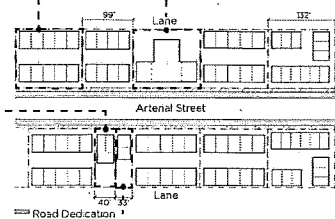
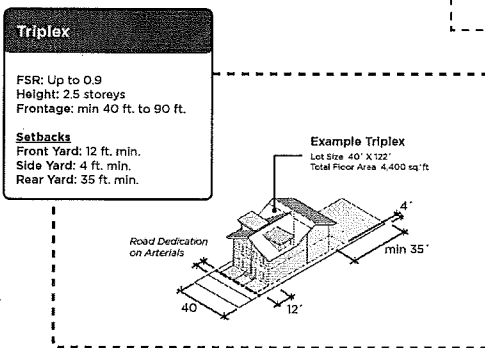
Conceptual Testing: Options



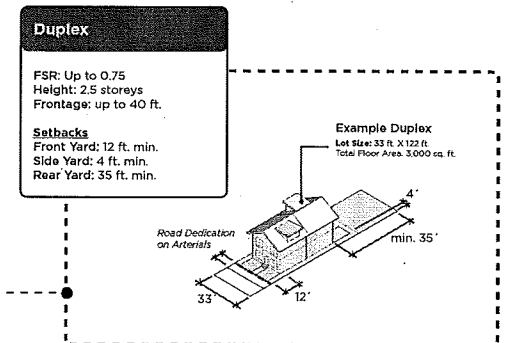
Townhouses at 1.5 FSR on Commercial Street



3.5-storey townhomes at 1.42 FSR Quebec St. and E 10th Ave.

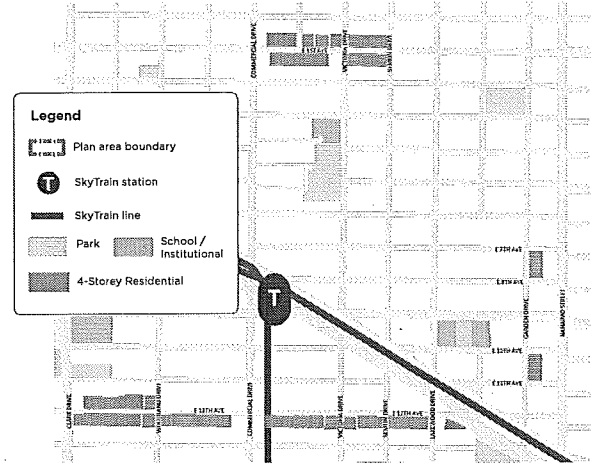


Conceptual Options: Plan View

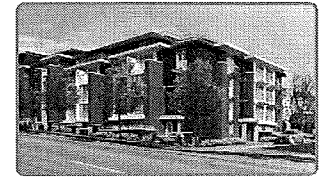


Proposed Zoning Change: Rezone to New Zone

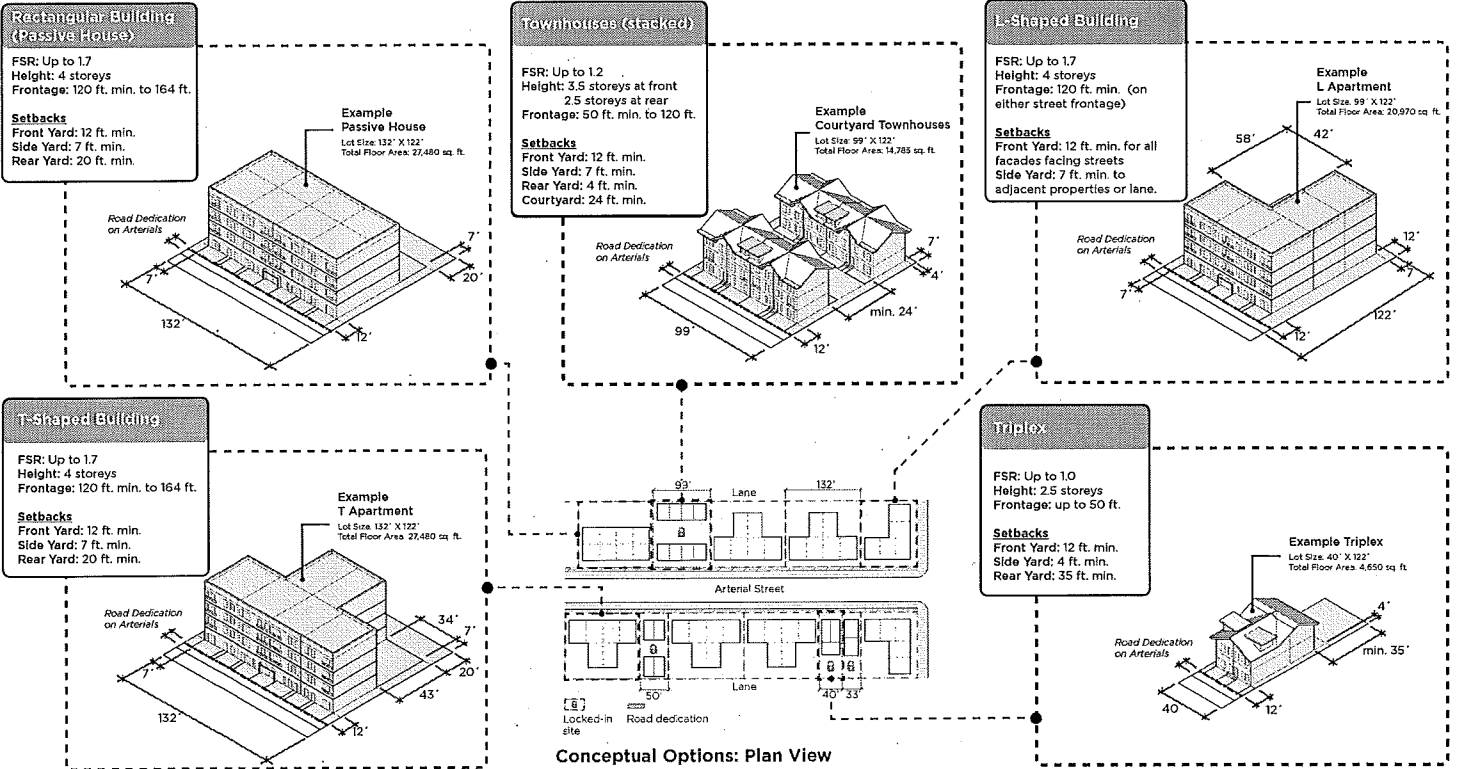
- The intent of this new zone is to provide more housing opportunities through permitting 4-storey low-rise apartments, creating a transition between higher density development and lower-scaled residential areas nearby.
- A "T-shaped" apartment building form will be required, to create protected rear courtyard spaces with acoustic and air-quality benefits.
- A minimum frontage of 36.6 m (120 ft. or approximately 4 lots) is required to ensure sufficient space to accommodate the "T-shaped" building form.
- An "L-shaped" apartment building form will be required on corner sites, also creating protected courtyard spaces.
- There is the option for simpler apartment building shapes (e.g. rectangular) for development achieving the Passive House standard, recognizing that Passive House buildings offer significant acoustic and internal air quality benefits, as well as increased affordability for occupants through reduced heating/cooling costs.
- Lower intensity development (e.g. duplexes and townhouses) will only be permitted on "locked-in" sites, meaning a lot or lots that, as a result of development of any adjoining lots, is or are unlikely to be consolidated with an adjoining lot to increase the site size.



	Frontage	FSR	Building Typology (Guidelines)	'If Passive House
Locked-in site only	<15.2 m (50 ft)	1	Duplex or triplex	
Locked-in site only	15.2 m (50 ft) - 36.6 m (120 ft)	1.2	Rowhouse or townhouse (stacked)	
	36.6 m (120 ft) - 50 m (164 ft)	1.7	Apartment (T-shape)	Any shape
Corner sites	36.6 m (120 ft) - 50m (164 ft)	1.7	Apartment (L-shape)	Any shape

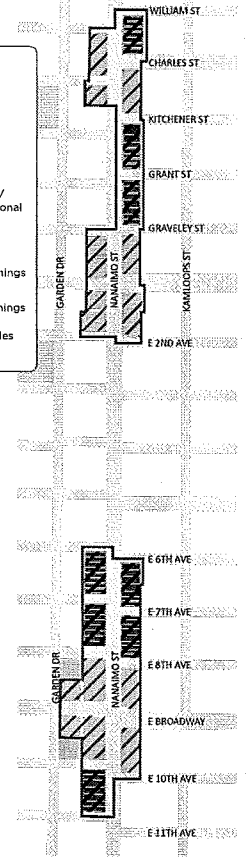
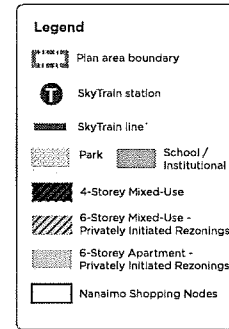


Conceptual Testing: Options

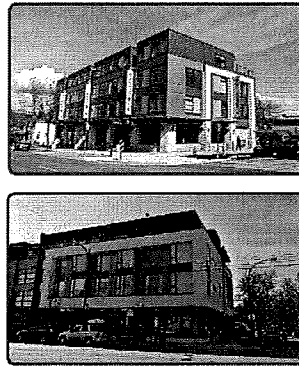


Proposed Zoning Changes: Rezone to C-2

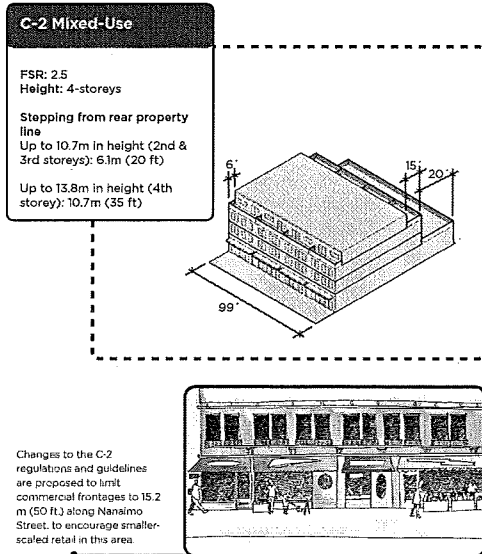
- The intent of the existing C-2 zone is to provide a wide range of commercial uses as well as residential uses, along arterial streets.
- Permits 4-storey mixed-use apartment buildings (commercial uses at-grade and residential above) with a maximum 2.5 FSR.
- Emphasizes building design that furthers compatibility among uses, ensures livability, limits impact on adjacent residential sites, and contributes to pedestrian interest and amenity.
- Does not have minimum frontages, however underground parking typically requires about 30 m (100 ft. or approximately 3-4 lots).
- Sideyards are not required, creating a continuous building frontage and better pedestrian experience.
- For more information, please refer to the existing C-2 district schedule on the City's Zoning and Development Bylaw 3575 webpage (www.vancouver.ca/your-government/zoning-development-bylaw).



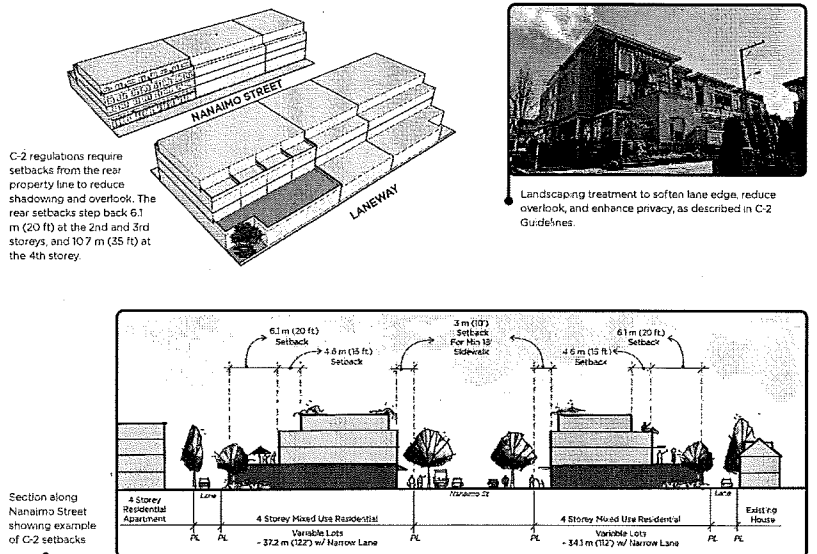
Examples of C-2 mixed-use development



Conceptual Testing: Option



Requirements for Rear Setbacks

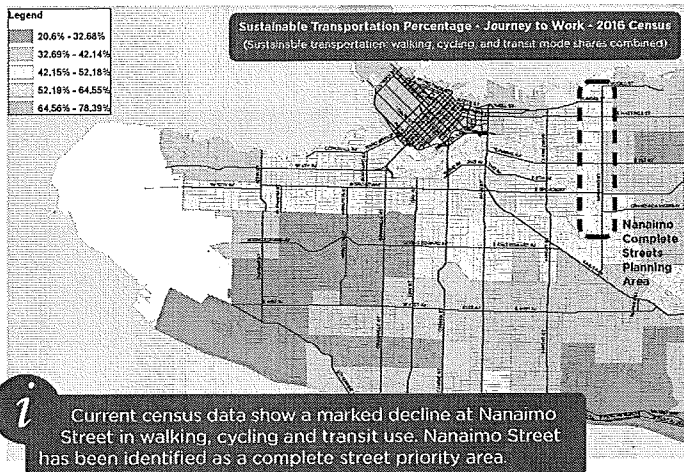
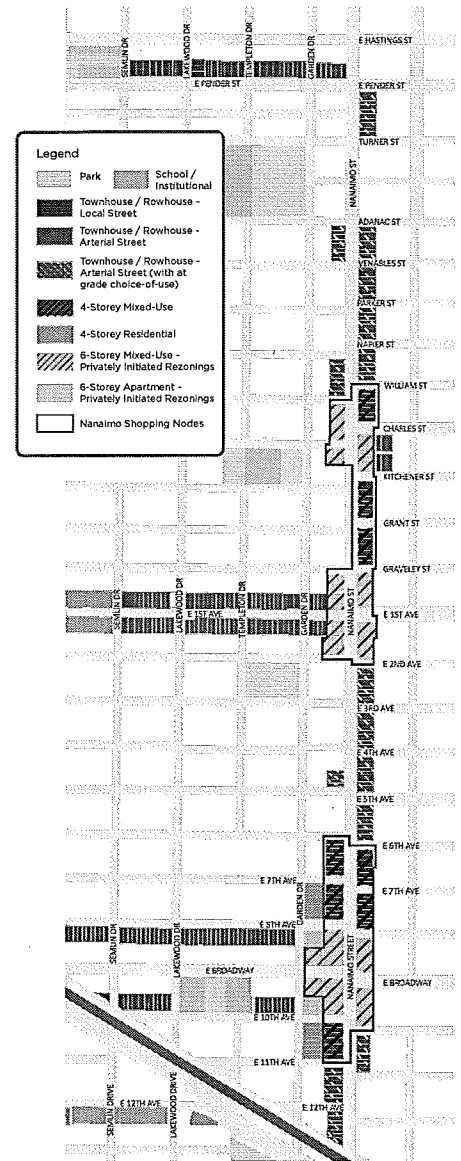


What Does the Plan Say?

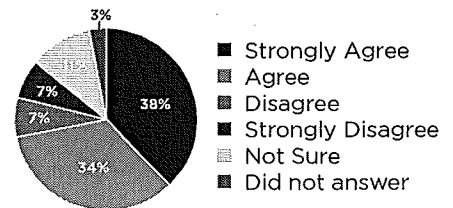
- Enhance the vitality of the small, locally-serving retail and service nodes along Nanaimo Street, to provide better services closer to home
- Some blocks are oriented parallel to the street while others are perpendicular and face onto the flanking residential streets; only parcels that front onto Nanaimo Street will see future changes
- For townhouse areas along Nanaimo Street, permit choice-of-use (between commercial uses or residential) for ground floor spaces facing Nanaimo Street

What is Being Proposed?

- The zoning changes proposed along Nanaimo Street include an expansion of the Nanaimo shopping nodes, from a choice-of-use townhouse zone to the mixed-use C-2 zone, to require ground floor commercial in these areas
- Expansion of Nanaimo shopping nodes includes 4.5 additional blocks:
 - 1.5 blocks at 7th Avenue, to strengthen the shopping node and avoid partial blocks of mixed-use buildings
 - 3 blocks at Grant Street/Charles Street, to connect and strengthen the 1st Avenue and Charles Street shopping nodes
- Expansion of Nanaimo shopping nodes ensures more shops and services are provided over the long-term, improving neighbourhood walkability



72% of respondents agree or strongly agree with the expansion of the Nanaimo shopping nodes and more mixed-use buildings



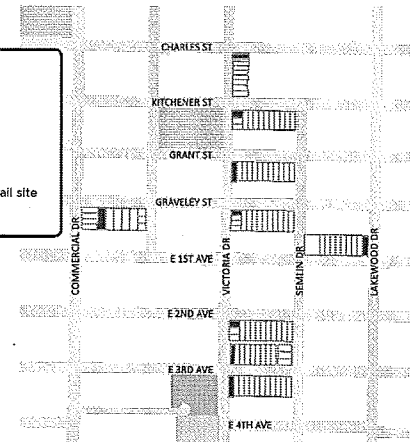
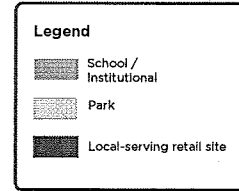
Future Work: Local-Serving Retail

Nine lots that contain either existing non-conforming small-scale retail spaces or deactivated retail spaces are proposed to be rezoned to allow for mixed-use and local-serving commercial development.

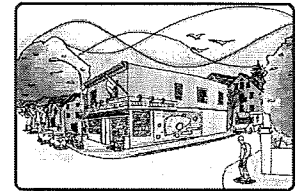
What Does the Plan Say?

- Preserve the small-scale local serving shops and historic storefronts in RT areas
- Maintain neighbourhood character and retain an eclectic mix of uses including the local “mom and pop” shops
- Reintroduce opportunities for local-serving retail

We are continuing to explore options to ensure the continued local retail and service uses on these lots. Options need to provide adequate incentives to include commercial use. The size of buildings will need to fit within a range of contexts.



Existing corner store



Encourage local-serving retail

Development Contributions

New development brings new residents and employees into an area, increasing the demand on City facilities.

Development Cost Levies (DCLs) are required and payable on all floor area (DCLs range from \$3.63 per square foot to \$15.62 per square foot, depending on the scale of the development). DCLs partially fund parks, childcare facilities, replacement housing, and engineering infrastructure.

Density Bonus Zoning is another tool that may be used to achieve amenities or affordable housing. The zoning bylaw may establish different density regulations within a zone. An ‘outright’ or ‘base’ density can be achieved without any contribution towards amenities. Extra density may be achieved, to a maximum set out in the bylaw, with provision of a specified contribution.

In Grandview-Woodland, a Density Bonus Contribution will be required in the rowhouse/ townhouse and residential apartment zones, for additional density above the base density for condominium units (strata). These contributions will be used to fund amenities such as park improvements, childcare, and libraries, as set out in the Grandview-Woodland Community Plan.



Park Improvements



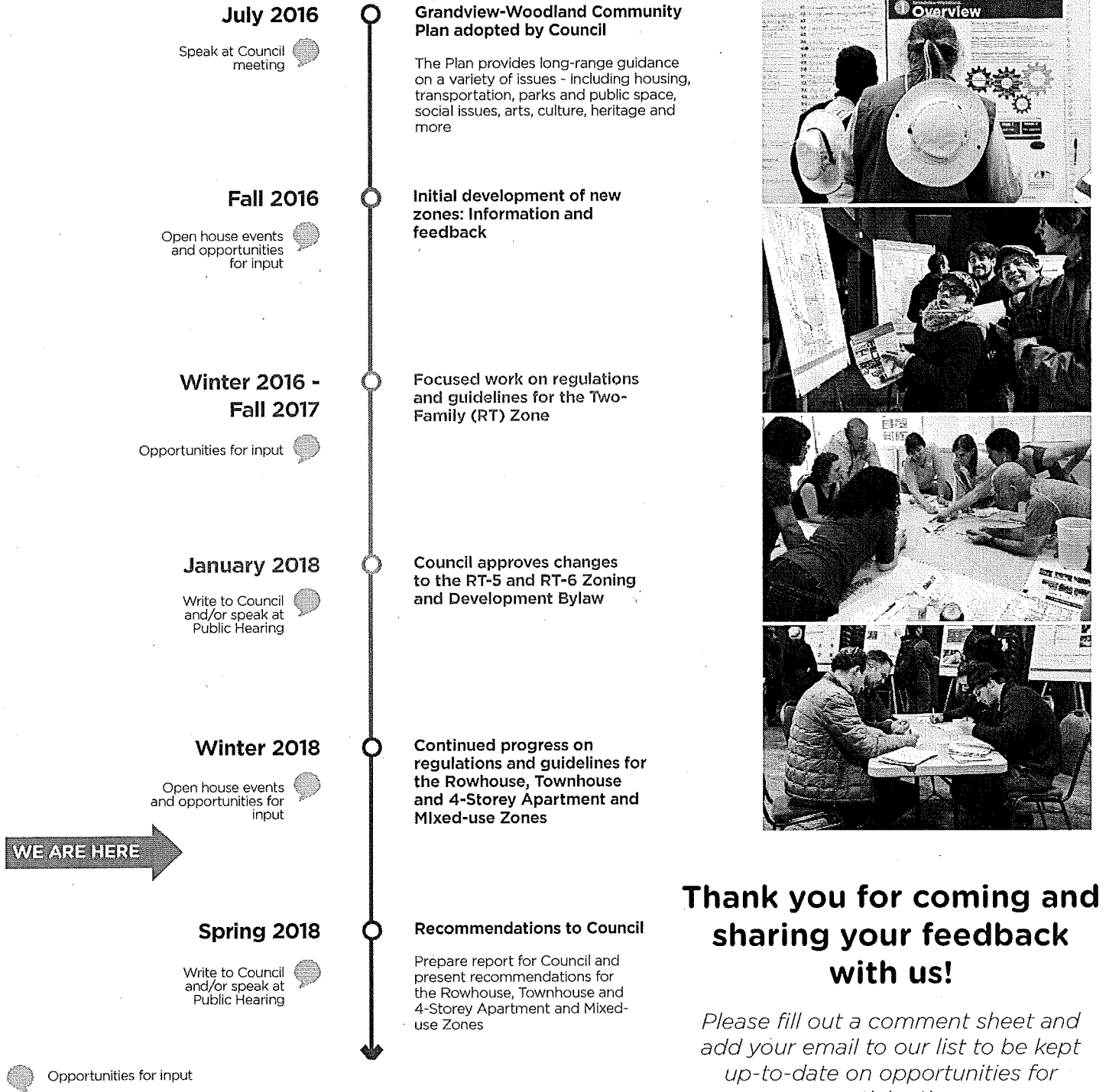
Childcare

Density Bonus Contribution Rates in Proposed New Zones

Density	Zone	Rate (Calculated on net additional floor area)
Over 0.5 FSR to 1.5 FSR	Rowhouse / Townhouse	\$36.13 per square metre (\$3.36 per square foot) for multiple dwelling
Over 0.5 FSR to 1.7 FSR	Apartment	\$36.13 per square metre (\$3.36 per square foot) for multiple dwelling

*Properties that are 100% secured market rental/social housing are not subject to density bonus contributions.

Process Timeline and Opportunities for Input



Thank you for coming and sharing your feedback with us!

Please fill out a comment sheet and add your email to our list to be kept up-to-date on opportunities for participation

Kennett, Bonnie

From: Bijan Pourkarimi s 22(1) Personal and Confidential
Sent: Sunday, June 17, 2018 8:29 PM
To: Public Hearing
Cc: Jang, Kerry; Reimer, Andrea; Louie, Raymond; Carr, Adriane; Affleck, George; Deal, Heather; Bremner, Hector
Subject: Grandview-Woodland zoning

I understand that the City has reduced the proposed density for the Grandview-Woodland area on the 2400 block of Kitchener and Charles Streets. I am very surprised and disappointed to hear this, as the reduced density completely contradicts the City's desire to offer more affordable housing options for Vancouverites and higher density near commercial centres.

The City has allowed higher density near commercial centres in many areas of the City and I support higher density for the 2400 block of Kitchener and Charles Streets behind the retail buildings on Nanaimo. The higher density would offer townhouses with secondary suites, which would allow our family of 4 to move to a quieter street in a vibrant but less expensive part of Vancouver, which is close to schools, parks, and other amenities as well as bike routes and public transit. This type of development in the area would allow us to rent the suite to generate additional income to support the high cost of housing in Vancouver and provide affordable rental options for others. It would allow us to live and raise our children in a diverse community in Vancouver. It would also reduce my commute time and allow me to bike to work or take transit rather than drive to work.

But now that the City is proposing to reduce the density to allow for regular townhomes with no legal secondary suites, the cost of owning a home in Vancouver will be out of our reach even though as an engineer, I have high paying job. This change will mean we have move further away from Vancouver and commute by car everyday. It also means we have to rely on our cars for day to day tasks, such as taking the kids to school and parks.

I would therefore urge the City and Council to reconsider reducing the density for the 2400 block of Charles and Kitchener street.

Bijan Pourkarimi, P.Eng.

s 22(1) Personal and Confidential



Virus-free. www.avast.com

Kennett, Bonnie

From: kamal singh s.22(1) Personal and Confidential
Sent: Monday, June 18, 2018 9:43 PM
To: Public Hearing
Subject: June 26, 2018 Public Hearing Grandview-Woodland zoning

Hi,

I am writing this email to voice my concern about a recent proposal to decrease the zoning of a group on 2400 block of Kitchener and Charles Street.

We have been looking for such place mainly because it was near to schools, parks, shopping and transit. Now if the density is decreased it would become less affordable and out of reach for us.

Please reconsider changing the designation of the houses on 2400 block of Charles and Kitchener Street.

Yours sincerely,
Kamal Singh

Kennett, Bonnie

From: David Maloon § 22(1) Personal and Confidential
Sent: Wednesday, June 20, 2018 10:44 PM
To: Public Hearing
Subject: June 26, 2018 Public Hearing Grandview-Woodland zoning

Hi,

My partner and I have been looking for a property in East Vancouver off and on over the last year. We have spent considerable time looking in the Grandview-Woodland area for its central location, optimal transit/biking routes, and community vibe. It was recently brought to my attention that houses on the 2400-block of Charles and Kitchener St. are being resized which would not allow enough space for secondary suites. For such a great location, it's disappointing that the new townhouses are unlikely to include a mortgage-helper to assist with their affordability. Is there any chance this zoning can be reconsidered?

Regards,
David