



REFERRAL REPORT

Report Date: November 14, 2019
Contact: Neil Hrushowy
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RTS No.: 13414
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Meeting Date: December 10, 2019

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: Rezoning of Certain Properties in the Nanaimo Sub-area of the Grandview-Woodland Community Plan, and Related Plan Amendments

RECOMMENDATION

- A. THAT Council approve amendments to the Grandview-Woodland Community Plan to:
 - i. Revise policies for the Nanaimo Street sub-area as outlined in Appendix A to add housing choice and reflect Plan implementation work currently being undertaken; and
 - ii. Revise miscellaneous policies in the Grandview, and Broadway-Commercial Station Area Plans as outlined in Appendix B to reflect previously approved implementation work.
- B. THAT, subject to Council approval of the items in Recommendation A, the General Manager of Planning, Urban Design and Sustainability be instructed to make application to amend the Zoning and Development By-law, generally as set out in Appendix C in order to:
 - i. Rezone portions of the 2300-block of Charles Street and the 2300-block of Kitchener Street, as identified in Schedule A of Appendix C, from RT-5 to the RM8-A District Schedule;
 - ii. Rezone portions of the 2300-block of Kitchener Street, as identified in Schedule A of Appendix C, from RT-5 to the C-2 District Schedule;
 - iii. Rezone portions of the 2300-block of Kitchener Street, as identified in Schedule A of Appendix C, from RT-5N to the C-2 District Schedule;

- iv. Rezone portions of the 2400-block of E 12th Avenue, as identified in Schedule A of Appendix C, from RS-1 to the RM8-A District Schedule;
- v. Rezone lands portions of the 2800-Block of Nanaimo Street, as identified in Schedule A of Appendix C, from RT-5N to the RM-12N District Schedule; and
- vi. Rezone lands portions of the 2400-block of North Grandview Highway, as identified in Schedule A of Appendix C, from RS-1 to the RM-12N District Schedule;

FURTHER THAT the application be referred to a Public Hearing;

AND FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-laws, generally as set out in Appendix C, for consideration at the Public Hearing.

- C. THAT, subject to the enactment of the amending by-laws described in Recommendation B, the Director of Legal Services be instructed to bring forward, at the time of enactment of such amending by-laws, related amendments to the Subdivision By-law, generally in accordance with Appendix D.
- D. THAT Recommendations A, B and C be adopted on the following conditions:
 - i. THAT passage of the above resolutions creates no legal rights for any person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - ii. THAT any approval that may be granted following the public hearing shall not obligate the City to enact any rezoning by-laws; and
 - iii. THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.
- E. THAT Council direct staff to defer future land-use changes on:
 - i. 2300-block between Kitchener St (south side) and Graveley St (south side); and
 - ii. “Nanaimo East” area, along Nanaimo Street/North Nanaimo Street from East Hastings Street to Wall Street, until work on the Vancouver Plan has been sufficiently advanced to inform this work.

REPORT SUMMARY

In June 2016, Council approved the Grandview-Woodland Community Plan. In 2018, while plan implementation work was underway in the Nanaimo Street sub-area, residents on two blocks (2300-block Charles Street/Kitchener Street, and 2400-block Grandview Highway/East 12th Avenue) requested reconsideration of recent land use changes and housing policy implementation work. An initial staff assessment suggested that this reconsideration could be supported on a number of grounds, and this information was reported to Council in July 2018.

Following the completion of technical work and public engagement over the past year, staff are recommending that the Grandview Woodland Community Plan be amended to revise the sub-area policy for these two blocks and that these areas be rezoned to allow a mix of townhouse and mixed-use multi-family housing. If approved, these changes will:

- Support the creation of additional housing choice on the two blocks, including opportunities for ground-oriented family-friendly housing, multifamily housing, and secondary rental with ownership options that provide less expensive alternatives to the existing single-family and two-family homes
- Allow for a modest expansion to the existing Charles/Nanaimo commercial node, enhancing the array of local-serving shops and services and contributing to the overall walkability of the area
- Introduce an urban design response that is more consistent with overall sub-area directions, providing better transitions between arterial-facing and off-arterial areas of the neighbourhood
- Locate approximately an estimated 75-165 net new units of housing and 6 units of new commercial space close to a bus route and other amenities, further optimizing land-use next to Nanaimo Street

COUNCIL AUTHORITY/PREVIOUS DECISIONS

In July 2016, Council approved the Grandview-Woodland Community Plan, which set out long-term (25 year) directions for the area bounded by Kamloops, East 12th Avenue/Grandview Highway, Clark Drive, and the Burrard Inlet. Following the approval of the plan, several implementation actions have been completed and are described below.

On July 10, 2018, as part of the next phase of Grandview-Woodland Community Plan implementation, Council passed a motion directing staff to “undertake additional technical analysis and public consultation on potential land use changes in the following areas,

- 2300-block of Charles Street (south side) / Kitchener Street (north side);
- 2400-block of East 12th Avenue (south side) / Grandview Highway North; and
- ‘Nanaimo East’ area, along Nanaimo Street/North Nanaimo Street from East Hastings Street to Wall Street.”

This report deals with the first two items. Initial technical analysis of the Nanaimo East, area between East Hastings Avenue and Wall Street (conducted in summer 2018) suggested that a more comprehensive exploration of this area will be required, and staff anticipate returning to this work when the Vancouver Plan has been sufficiently advanced to inform this process. Other related city-wide policies include:

- Greenest City: 2020 Action Plan (2011)
- Healthy City Strategy (2014)
- Renewable City Strategy (2015)
- Renewable City Action Plan (2017)
- Housing Vancouver Strategy (2017)
- Housing Vancouver 3-Year Action Plan (2017)
- Climate Emergency Response (2019)

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

The City Manager supports the recommendations as presented, noting that they are in keeping with the approach taken with housing policy in the Grandview-Woodland Community Plan, and are aligned with over-arching goals of the Housing Vancouver Strategy to increase the supply and diversity of housing. Further, the recommendations, if approved, would provide more housing in walking distance to daily needs, a key action of the Climate Emergency Response.

REPORT

Background/Context

Grandview-Woodland Community Plan

In July 2016, Council approved the Grandview-Woodland Community Plan (GWCP). The approved Plan followed a four-year long consultation process, and sets out broad directions to manage growth and change in the neighbourhood over the next 25 years. The Plan contains a mix of community-wide and sub-area specific policies covering land-use, housing, transportation, local economy, public realm and more. The Nanaimo Street sub-area provides focused planning direction for the area on and around Nanaimo Street - a large multilane arterial (30m/100 ft. right-of-way) that used to form part of the eastern boundary of the pre-amalgamation city.

Specifically with regard to housing, the GWCP sets out policies that aim to deliver an array of dwelling types to meet the diverse needs of present and future residents. A significant portion of the Plan focusses on the protection and renewal of existing purpose-built rental, and the delivery of new non-market and secured market rental housing. Other areas of Plan policy create opportunities for new ownership housing and secondary rental in the form of duplexes, townhouses, and multi-family strata housing. Alongside these policies, the GWCP sets out directions to conserve and enhance the large number of pre-1940s character and heritage buildings located in the neighbourhood.

The Plan also include a \$795m Public Benefits Strategy that outlines key investments to be made in new and renewed civic assets, including non-market housing, transportation infrastructure, parks and public spaces, social and cultural facilities and more.

Housing Vancouver Strategy

In November 2017, Council approved the Housing Vancouver Strategy (2018–2027) and 3-Year Action Plan (2018-2020). The zoning changes proposed in this report support the Housing

Vancouver Strategy by providing new housing opportunities in the form of townhouses and four-storey apartments. These ground-oriented housing and apartment ownership opportunities address key gaps in Vancouver's current housing supply and respond to Housing Vancouver's 10-year housing targets (Table 1).

10-Year Housing Targets (2018-2027)

Building Type	Renters				Renters & Owners		Owners	Total	% of Total
	<\$15k/yr.	<\$15-30k/yr.	\$30-50k/yr.	\$50-80k/yr.	\$80-150k/yr.	>\$150k/yr.			
Apartment	5,200	1,600	2,000	3,000	200			12,000	17%
			2,500	12,000	5,500			20,000	28%
				6,500	16,500	7,000		30,000	42%
Infill				2,000	2,000			4,000	5%
					300	700		1,000	1%
Townhouse					1,700	3,300		5,000	7%
Total	5,200	1,600	4,500	23,500	26,200	11,000		72,000	100%
% of Total	7%	2%	6%	33%	37%	15%		100%	

Supportive and Social Housing	Purpose-Built Rental	Condos	Laneways (Rental)	Coach Houses (Strata)	Townhouses
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While the GWCP was approved in 2016, it is important to note that implementation work associated with the Plan is consistent with the directions set out in the Strategy.

Climate Emergency Response

In April 2019, Council approved the Climate Emergency Response report, which contains Six Big Moves designed to boost the City's efforts to tackle climate change. The intent is to amplify on-going work to reduce carbon pollution, improve energy efficiency, and transition to renewable energy. Implementation work outlined in the present GWCP report supports the goals of the Climate Emergency Response, in particular Big Move #1 that outlines a goal wherein 90% of people live within an easy walk and roll of their daily needs by 2030. By focusing new growth along a transit route and around key commercial nodes, the implementation work further supports Big Move #2 - which anticipates that, by 2030, two thirds of trips in Vancouver will be by active transportation and transit.

Grandview-Woodland Community Plan Implementation

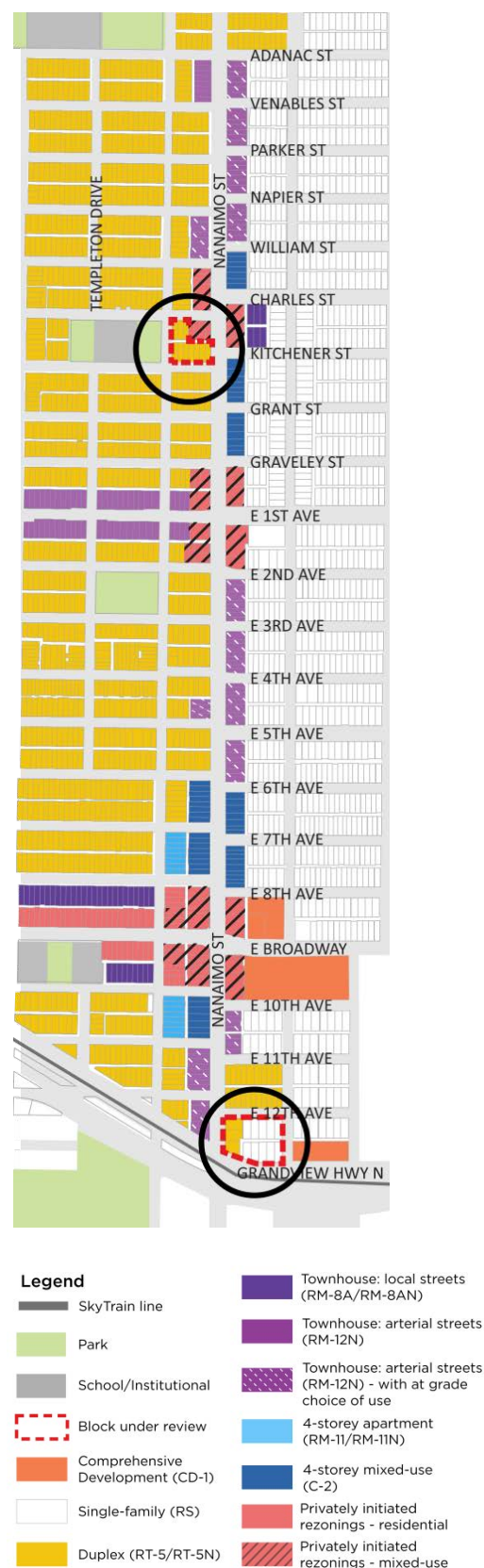
Staff have been implementing the GWCP over the past three years. In particular, with regard to the Nanaimo Street sub-area, this work has included the following City-initiated rezoning processes:

- **October 2017 - RT-5 and RT-5N** – updated zoning and expansion of opportunities available for character retention and new two-family housing, including the two blocks currently under consideration in this report.
- **July 2018 - RM-11** – new 4-storey apartment zoning for portions of the Nanaimo & Broadway area, and East 1st Avenue; **RM-12N** – new 3.5-storey arterial-street townhouse zoning for blocks along Nanaimo Street and East 1st Avenue. The zone also allows ground-floor choice of use in selected areas; **C-2** – mixed use apartment zoning – introduced for selected blocks along Nanaimo Street to support the expansion and enhancement of smaller commercial nodes at Charles Street, East 1st Avenue, and Broadway
- **September 2018 - RM-8A** – new 3-storey residential-street townhouse zoning – to support improved transition between arterial forms and the residential ‘interior’ areas of the neighbourhood

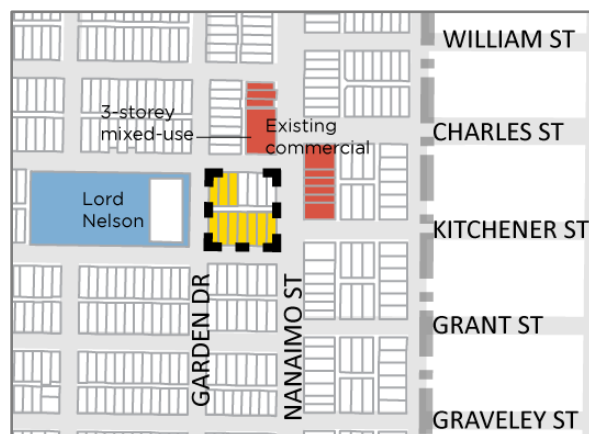
During early community consultations for the RM-11, RM-12N and C-2 zoning updates, staff were approached, independently, by a number of residents of the two blocks in question. In both instances, the residents requested that the City consider allowing additional housing options over and above those set out in the RT-5 zone in order to respond to specific conditions that they identified for each of the blocks.

Earlier draft policy work for the Community Plan in 2013 had actually proposed extending opportunities for townhouses into the neighbourhood on both Charles Street and Kitchener Street in order to flank Lord Nelson Elementary school with new ground-oriented family housing. Following initial community feedback, this approach was revisited, and duplex options were introduced instead. At the time, it was noted that this would result in more abrupt transitions between the higher buildings proposed for the commercial node and the other properties on the block. The current request by area residents to revisit the land use for this block was therefore an opportunity to reconsider previous land use advice.

In April 2018, City staff held separate meetings with the residents of the two blocks to better understand their concerns, as well as their desire for additional land-use options. Information gleaned from these meetings was reported to Council as part of the July 2018 staff report. Following this, Council passed a motion directing staff to undertake additional work on the blocks in question.



Block A - 2300-Charles Street (south side) and 2300-block Kitchener Street (north side)



Overview and Context

This block is oriented north/south and runs perpendicular to the Nanaimo/Charles commercial node. It is comprised of a total of 14 lots. Four of the lots, located on the NE portion of the block, are zoned C-1 (three lots) and RT-5 (one lot) and are identified in the GW plan rezoning policy for consideration for new a new mixed-use commercial building up to six-storeys in height. Policy advice for the NE portion of the block is not part of the proposed changes

The balance of the block (10 lots to the west and south currently zoned a mix of RT-5 and RT-5N) is the focus of this review. These properties are comprised of one to two storey houses¹ (five of which are pre-1940s). Other relevant contextual features include the three-storey mixed-use development to the north (facing Nanaimo Street), and the newly re-developed Lord Nelson Elementary school at the west end of the block, across Garden Drive.

GW Plan Advice

The Community Plan sets out a number of key directions for the smaller commercial nodes along Nanaimo Street, including:

- Focus on commercial nodes as key centres of community life on the street, with higher buildings at the heart surrounded by a mix of medium and low density buildings.
- Expansion and enhancement of existing “C” zoned areas, with an allowance for new mixed-use buildings up to 6-storeys in height, with heights transitioning to lower forms.
- Additional commercial zoned buildings along Nanaimo Street to the north and south to provide improved shopping and service offerings.
- A mix of housing types that includes multifamily apartments, townhouses, duplex and detached housing.

Together, the policy advice provides a coherent context through which future change will take place on and around the 2300-block of Charles/Kitchener.

¹ The 10 houses include eight secondary suites and one laneway house

Block B - 2400-E 12th Avenue (south side), 2400-block North Grandview Highway (north side), 2800-block Nanaimo Street (east side)



Overview and Context

The 2400-block is oriented both east-west and north-south, with the south-block fronting onto the Grandview Cut. The block is characterized by an L-shaped laneway and a number of irregularly shaped lots.

The three Nanaimo-facing lots are currently zoned RT-5N, and were rezoned by the City from RS-1 to RT-5 as part of the first stage of GWCP implementation. One of these lots is currently vacant. The remaining 10 lots, oriented north-south, are zoned RS-1. The full block is comprised of 1-2 storey houses including five secondary suites, and all buildings were constructed post-1940.² Other relevant contextual features include a two-storey non-market townhouse complex immediately to the east on the 2500-block.

GW Plan Advice

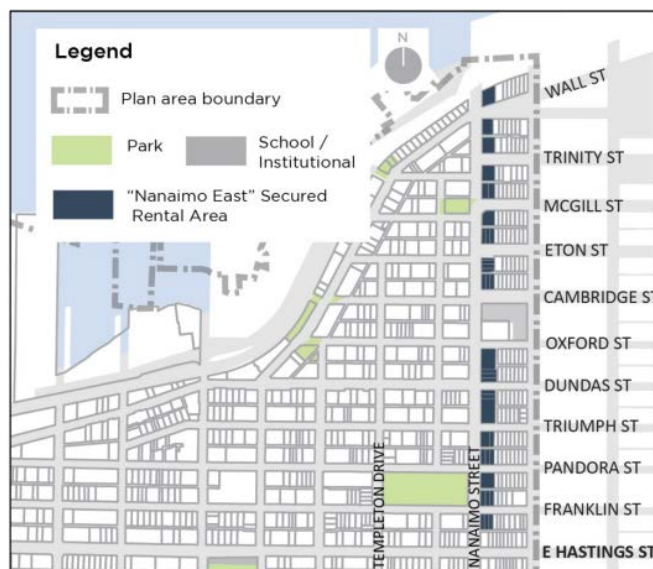
The Community Plan sets out a number of key directions for arterial-fronting and residential-fronting blocks. The approach generally follows a pattern where:

- Higher density, 3.5-storey townhouses are located on east-west facing blocks (i.e. those fronting Nanaimo Street) – *where a complete lane exists*.
- Lower density RT-5 duplex forms are located on north-south facing blocks, except in a limited number of areas, typically near commercial nodes, where lower density, 3-storey townhouses are used.
- East of Nanaimo, east/west facing blocks typically have land-use changes introduced to the intervening lane – *where a complete lane exists*.

The block in question is oriented in three directions, and has an incomplete lane, which makes it irregular in the Nanaimo Street sub-area. The initial implementation work undertaken in 2017 rezoned the three Nanaimo-facing lots to RT-5N, and left the remaining north-south facing blocks unchanged.

² One building dates to 1946, while the majority date to the 1960s and 1970s

Nanaimo East- East Hastings Street to Wall Street



The June 2018 Council motion that directed staff to undertake the work on the two blocks presently being discussed also identified the “Nanaimo East” area for the next phase of Community Plan implementation. This area, located on the east side of Nanaimo Street/North Nanaimo Street from East Hastings Street to Wall Street, was identified in the GWCP for future four-storey secured market rental zoning.

At the time of the report, staff noted:

The existing zoning in this area is three-storey RM-3A zoning, with numerous existing purpose-built market rental buildings, as well as non-market housing, and includes some of the most affordable rental housing in the city. A staff analysis of the proposed change indicated that the potential increase in rental units achievable through rezoning to a four-storey zone was not sufficient to outweigh the impact of the anticipated rent increases associated with replacing older buildings with new (Appendix E). For this reason, staff are not recommending rezoning for this area at this time. Staff recommend undertaking additional technical analysis and public consultation to develop a more specific policy to enable rezoning for sites in this area that do not currently have rental housing.

Technical analysis conducted in 2018 suggested that the development of a rezoning policy for this area would best be undertaken following further work on the Vancouver Plan. Postponing this consideration, could then allow the Nanaimo East sites to be looked at in the context of both:

- Future land-use changes that might be considered for the Hastings-Sunrise neighbourhood to the east of Nanaimo Street; and
- Rezoning policies for secured rental buildings in the Cedar Cove sub-area of Grandview-Woodland (immediately to the west of the Nanaimo sub-area).

At this time, staff are not recommending any changes to the existing Grandview-Woodland policies for the Nanaimo East area.

STRATEGIC ANALYSIS

Block A - 2300-Charles Street (south side) and 2300-block Kitchener Street (north side)

Issues Identified

During the GWCP implementation work, a number of residents of this block approached City staff and noted concerns about:

- The redevelopment of Lord Nelson School with a new seismically upgraded facility situated adjacent to Garden Avenue which, they felt changed the context of the western portion of the block; and
- The desire for a better interface between the proposed mixed-use building (to be located on the four NE lots on the block) and the adjacent properties.

Staff agreed that these factors warranted a closer look, as well as a broader conversation with other residents on the same block. In response, in April 2018, City staff held a meeting with residents of the 2300-block to better understand the desire for land-use changes. Of those attending the meeting, a majority concurred with the issues that had been identified and indicated that they would support the City exploring options to deliver more housing choice.

Preliminary technical analysis by staff identified potential approaches that could respond to the concerns while delivering an approach to land-use and urban design that was consistent with the GWCP. Staff determined that additional technical work, as well as engagement with the residents of the surrounding blocks, would be necessary to properly assess these options. These recommendations were reported to Council staff were directed to undertake the additional work.

Identification of Options & Technical Analysis

Initial urban design analysis indicated that the block could accommodate a number of additional medium-density options, principally in the form of townhouse or low-rise apartment buildings. These building types could support overall plan goals related to the provision of additional housing choice and the enhancement and expansion of the commercial node, while introducing ground oriented building types that had been used elsewhere in the sub-area and neighbourhood as a whole. Additional testing was done to ensure an appropriate fit with the buildings on neighbouring blocks, as well as minimal impact from shadowing and overlook. Further, the building types responded to the key concerns that had been identified during the earlier engagement work, offering a building scale that relates better to the to the future 6-storey mixed use building to the east on Nanaimo Street and the new Lord Nelson Elementary building to the west on Garden Avenue.

Community Engagement – November 2018

Staff held two events to explore options for land-use change. The first was a public meeting held in November 2018 to discuss the potential options for land-use change. For residents unable to attend the session, an information package and questionnaire were hand-delivered to dwellings in the area.

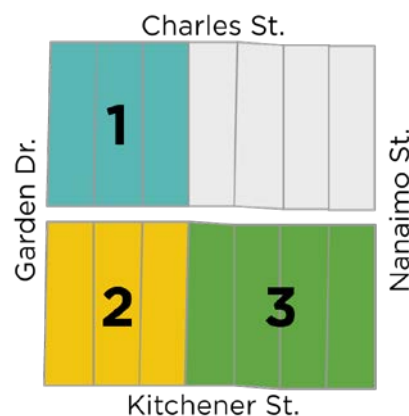
To provide an opportunity for more nuanced response, the 10 lots under consideration were subdivided into three areas (labelled Area 1, Area 2, and Area 3) and participants could identify their preference for the following options in each area:

Existing zoning:

- RT-5/RT-5N – Duplex

Alternative options:

- RM-8A – Residential street townhouse – up to 3-storeys, and up to 1.2 FSR
- RM-12N – Arterial townhouse – up to 3.5 storeys, and up to 1.5 FSR (with the option of a 4-storey apartment form with larger frontage)
- RM-11 – Apartment – up to 4-storeys, and up to 1.7 FSR
- C-2 – Mixed-use – up to 4-storeys with ground-floor retail/commercial uses



Both the staff presentation and related materials indicated that not all of the options were recommended for each of the areas (for example, because C-2 is intended for mixed-use apartment buildings, it was not recommended for Areas 1 and 2, which are located in the residential interior of the block).

Of the 32 responses received from within the notification boundaries, the results indicated that a greater proportion of residents are open to considering alternative land use in all three areas, although the specific options selected showed some variability. For respondents who prefer one of the new land-use options, RM-8A was the most popular choice for Areas 1 and 2. For Area 3, respondents indicated an equal preference for C-2 and RM-11.

A complete summary of the November 2018 Engagement Activities for the 2300-block of Charles/Kitchener can be found in Appendix E.

As part of the consultation, several other issues were identified which are outlined and responded to in Appendix E; however, two items warrant further discussion as part of the strategic analysis:

1. The 6-storey rezoning policy (which was raised by some community members, but not part of the review); and
2. The desire for an “equitable approach” to additional housing options between Kitchener Street (south side) and Graveley Street (north side).

6-storey rezoning policy for Nanaimo Commercial Nodes

Some community members identified concerns with approved rezoning policy that allows for consideration will be given to for mixed-use buildings up to 6-storeys and up to 3.2 FSR on Nanaimo. The specific concerns identified relate to the proposed redevelopment of the four lots on the NE corner of the 2300-block. The policy applies primarily to sites zoned C-1, and is

intended to support the enhancement and expansion of both the retail nodes and multi-family housing choice in the area.

This policy was approved in 2016. Throughout the planning process, there were significant discussions around the location and nature of change in the Nanaimo sub-area. Within the general community support for more housing choice and expansion and enhancement of retail nodes, there was little consistency in specific responses about matters of built-form and divergent opinions around questions of building types and height. The final GWCP sought to balance a variety of considerations, including growth centred around the commercial nodes, with higher density forms at the heart, transitioning to lower density forms. In practice, this has resulted in policy that allows higher-buildings (up to 6-storeys) in a limited number of instances, while the majority of new buildings will be in lower 2-4 storey forms.

Staff are not recommending any changes to the 6-storey rezoning policies outlined in the GWCP and further note that this scale of building reflects a typology of new housing that that can be considered in many comparable areas of the city.

Request for additional land-use review / equitable approach

A number of respondents in the November 2018 engagement process indicated that they felt that the potential options for change should be explored “equitably” with other blocks between Kitchener Street and Graveley Street. Commentary here was based around two inter-related considerations:

- The desire to see a more consistent and comprehensive approach to Nanaimo Street planning – including additional housing and retail opportunities
- Providing property owners in the broader area with similar redevelopment opportunities

Related to this, was a further desire to see the impact of future construction distributed more evenly through the neighbourhood – noting that in addition to the potential redevelopment activity on the 2300-block, the 2300-block has also been in close proximity to the recent redevelopment of Lord Nelson school.

Importantly, work on the Grandview-Woodland Plan, undertaken in 2012-2016 was designed to provide the comprehensive approach that some respondents requested in their feedback. Early planning work (2013) had actually proposed the introduction of townhouse forms in this area, roughly between Nanaimo Street and Garden Drive. At the time, a number of residents had raised concerns about the uniformity of this approach. After further review and community engagement (2014-16), a more nuanced approach was taken that introduced a combination of duplex and arterial townhouse zoning, with an application that was driven by the prevailing orientation of the blocks – with townhouses on Nanaimo-facing (east-west oriented) blocks, and duplexes on residential-facing (north-south oriented blocks).

Nevertheless, while the blocks between Kitchener Street (south) and Graveley Street (north) are outside of the area identified in the July 2018 Council direction, staff tested support for this idea as part of the October 2019 engagement work in order to be able to get a clear picture of neighbourhood sentiment. The results of this engagement are discussed below.

Recommended Zoning Amendments and October 2019 Engagement

Following the November-December 2018 consultation, staff undertook additional technical analysis and presented the following recommended approach at an open house held on October 2, 2019:

- **Areas 1 + 2:** Allow additional housing opportunities in the form of residential townhouses; rezone 6 lots from RT-5 to RM-8A
- **Area 3:** Allow additional housing in the form of a low-rise, mixed-use apartment with commercial uses on the ground floor; rezone 4 lots from RT-5 and RT-5N to C-2

The rationale for this approach includes considerations related to urban design, opportunities to improve housing choice and enhance the commercial node, and the results of the community engagement work.

Urban design:	<ul style="list-style-type: none"> • Locates housing and retail close to a bus route and other amenities • A mix of housing types would soften the transition from the commercial node into the surrounding neighbourhood • Responds to concerns about the relationship of the block to the new Lord Nelson school, and the proposed changes at the commercial node • The RM-8A townhouse zone was introduced elsewhere (including on Charles Street, east of Nanaimo) as a low-medium density housing form appropriate for residential streets
Additional housing choice:	<ul style="list-style-type: none"> • Assuming full build-out, the proposed changes will add housing choice (approx. 50-70 new units/30-50 net new), introducing more family-friendly housing, ownership, and secondary rental opportunities • The area around the Charles & Nanaimo intersection will feature an increased diversity of housing types including single-family homes, laneway houses, duplexes, townhouses, and apartment buildings
Enhanced commercial node:	<ul style="list-style-type: none"> • The introduction of up to 6 units of additional commercial space will further strengthen the retail node, allowing a wider variety of goods and services to be accessed in the area
Community support for change:	<ul style="list-style-type: none"> • Results from the feedback forms show that there is public support for these housing types

Community feedback indicates that approximately 60% of respondents are supportive or very supportive of the recommended approach outlined above.

With regard to retail and commercial opportunities, community members indicated interest in a number of different types of business, with strongest support noted for additional commercial offerings in the following categories:

- Restaurant, pub, or café
- Food retail, grocery, green grocer, bakery, butcher
- Retail (incl. clothing, artisanal shops)
- Professional services, banks, etc.
- Offices

While the City can't actively control the final use associated with new commercial space, this information nevertheless provides useful insight into the sorts of shops and services that existing residents feel would be most useful in the area.

As noted above, staff also tested general support for the idea of additional planning work for the blocks between Kitchener Street (south) and Graveley Street. Approximately 55% of respondents “support” or “somewhat support” further work in this regard. Staff are therefore recommending further engagement and planning in this area be undertaken when the Vancouver Plan is sufficiently advanced to inform this work.

A summary of the November 2019 engagement can be found in Appendix F.

Block B - 2400-E 12th Avenue (south side), 2400-block Grandview Hwy (north side), 2800-block Nanaimo Street (east side)

Issues Identified

Community members approached City staff in April 2018 and identified concerns with what they felt was an inconsistent approach to urban design and housing policy in implementation of the GWCP. In particular, they identified

- The L-shaped laneway means the existing laneway is partially continuous - which could allow for a similar treatment to other townhouse blocks in the sub-area - while also allowing the addition of further housing opportunities on the easterly (north and south facing) portions of the block
- Interest in housing choice and housing types that are consistent with other changes being introduced on Nanaimo Street

An initial assessment by staff supported the residents' perspective and further noted that the adjacency to both the townhouse complex to the east and Grandview Cut to the south provided additional rationale to revisit the approach to land use changes taken thus far.

Identification of Options & Technical Analysis

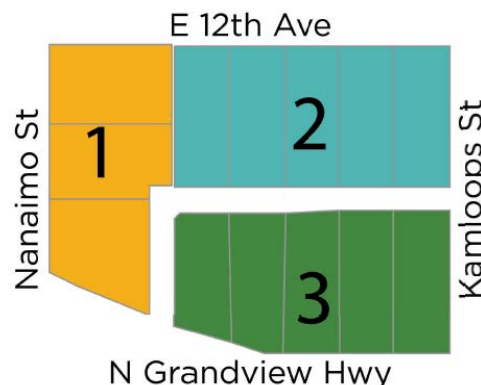
Further staff assessment of the site indicated that the block could accommodate a number of additional medium-density options, principally in the form of townhouse or low-rise apartment forms. The irregular lots on the Nanaimo-facing portion of the block would make apartment forms more challenging here, though not impossible. Similarly, shallower lots on the East 12th facing portion of the block suggested a greater efficiency with residential townhouse forms.

Overall, the provision of additional medium density housing options also offered the potential for delivering additional housing choice and greater consistency with the overall urban design framework and principles set-out of the GWCP.

Community Engagement – November 2018

As with the 2300-block, staff held a community event to explore options for land-use change. Information packages were also delivered to area residents.

The 13 lots of the 2400-block were subdivided into three areas (labelled Area 1, Area 2, Area 3), and participants could identify their preference from the same list of options for Block A above.



The 10 responses received from within the notification boundaries indicated unanimous support for considering alternative land use – with RM-12 (arterial townhouse) being the preferred choice in all three areas. As with the 2300-block, staff noted that not all options were recommended for each of the areas.

A complete summary of the November 2018 Engagement Activities for the 2400-block Charles/Kitchener can be found in Appendix E.

Recommended Approach and September 2019 Engagement

An open house was held on September 26, 2019, where staff presented a recommended approach, as follows:

- **Areas 1:** Allow additional housing opportunities in the form of arterial townhouses/4-storey residential apartments; rezone 3 lots from RT-5N to RM-12N
- **Area 2:** Allow additional housing opportunities in the form of arterial townhouses/4-storey residential apartments; rezone 5 lots from RS-1 to RM-12N
- **Area 3:** Allow additional housing in the form of residential street townhouses; rezone 5 lots from RS-1 to RM-8A.

The rationale for this approach is as follows:

Urban design:	<ul style="list-style-type: none"> • Multi-family forms of housing will transition into the surrounding neighbourhood. The change in building height will help respond to concerns about building massing • Locates additional housing along a bus route and close to other amenities, supporting goals of improved walkability and complete communities • Proposed townhouse forms and orientation creates consistency with other townhouse blocks on Nanaimo Street and to the east (for example, its adjacency to 2500-block townhouse forms creates a more consistent urban pattern) • RM-8A zoning provides an opportunity for ground-oriented townhouse forms at a scale (3-storey) appropriate for a residential-fronting street • The RM-12N zone allows at-grade choice of use at the ground floor (meaning local-serving commercial uses are
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	<p>possible)</p> <ul style="list-style-type: none"> The RM-12N zone allows for small 4-storey apartments as well as (3.5-storey) townhouses. However, the apartment option is less viable on the Nanaimo Street-facing portion of the block (Area 1) due to the irregular shape of the lots
Additional housing choice:	<ul style="list-style-type: none"> The proposed changes will add housing choice, introducing additional family-friendly housing, ownership, and secondary rental opportunities. Assuming full-buildout, this would result in a net increase of approximately 60-155 housing units (approx. 45-125 net new units, depending on building type).
Community support for change:	<ul style="list-style-type: none"> Results from the feedback forms show that there is public support for these housing types

Community feedback to the recommended approach in October 2019 indicates that over 85% of respondents indicated that they “support: or “somewhat support” the recommended approach.

In addition to general supportive feedback on the recommended approach, staff received some specific comments from residents on the 2400-block of East 12th Avenue (Area 2) who suggested that this portion of the block also be considered for RM-12N zoning.

As noted earlier, implementation work in Grandview-Woodland resulted in the development of two new types of townhouse zoning. RM-12N zoning, which allows 3.5 storey townhouses (as well as the option of 4-storey apartments provided sufficient frontage), is intended for arterial-fronting streets (e.g. Nanaimo St, Area 1). RM-8A, which allows 3-storey townhouses, is intended for use on residential streets - and in particular to support goals of neighbourliness related to the allowable building height enabled under the GWCP and adjacency to lower-height building types on narrower width streets.

Strictly speaking, this approach would have resulted in RM-8A being proposed for both Area 2 and Area 3; however, staff considered RM-12N a viable approach for Area 3 because this portion of the block fronts onto the Grandview Cut.

Staff undertook additional analysis of this block in October 2019 and confirmed that the introduction of the higher-density (4-storey) townhouse form into Area 2 would result in building heights and massing that could still negatively impact the south side of the block. Because Area 2 will continue to front RT-5/RT-5N and RS-zoned housing forms for the foreseeable future, the recommended approach establishes this portion of the block as a transition area to the lower density housing to the north and north east.

Summary of Proposed Changes – Block A and B

The recommended changes outlined in the report will have the potential to create a net increase of between 80-170 units of housing (assuming full build-out), contributing to the target of 7,150 new homes set out in the Community Plan. The units introduce additional housing diversity into a sub-area that is, at present, primarily characterized by its single-family and duplex housing.

In sum, the changes proposed for the two blocks involve:

Proposed Rezoning	Number of Parcels	Estimated Redevelopment potential
RM-8A	11	50-90 units (net increase: 30-70 units)*
RM-12N	8	40-90 units (net increase: 30-80 units)*
C-2	4	22 residential units (net increase: 14 units) 6 commercial units
TOTAL	23	112-202 units (net: 74-164 units) 6 commercial units

** Note Low/high development range occurs because RM-8A-RM-12 zones each allow a diversity of options to be pursued – e.g. stacked townhouse, courtyard rowhouse, apartment forms, presence of lock-off-suites, etc. Figures assume 100% build-out.*

The approach identified herein is consistent with earlier phases of implementation work undertaken in the past two years, and is part of a larger array of changes that the Community Plan envisions for Nanaimo Street. Specific sub-area policy in the plan has attempted to balance a wide variety of objectives – and community-generated ideas - related to housing, local economy, public realm and more.

The Community Plan policy sets out directions for both residential areas and commercial nodes. Commercial nodes are seen as centres of walkable neighbourhood life, with higher density housing (up to 6-storeys) at the centre, and transitioning to lower density forms. The ultimate goal is to see a mixed scale area that provides a variety of housing options, shops and services, street improvements, and amenities. In addition to supporting GWCP goals related to the creation of compact, walkable neighbourhoods, these objectives and were also recently affirmed through the Climate Emergency Response (in particular Big Moves #1 and #2). Further, the Charles Street node is currently being upgraded with active transportation, roadway and infrastructure upgrades as part of a broader array of Nanaimo Street improvements. Future redevelopment at the Nanaimo/Charles intersection will also deliver a new neighbourhood-scale plaza, street trees and other public realm improvements.

Residential areas along the street are envisioned as opportunities for increased housing choice in the area, particularly for ground-oriented family-friendly housing, multifamily housing, and secondary rental. The options proposed will deliver an array of housing options with less expensive alternatives to the existing single-family and two-family homes. Housing options on key areas of Nanaimo Street are further supplemented with ground-floor (residential or commercial) choice-of-use opportunities as a way to support a community-identified aspiration for a greater array of shops and services along the street.

Combined, these approaches provide a further opportunity to advance the Housing Vancouver Strategy and 3-Year Action Plan and some of the Big Moves identified in the Climate Emergency Response.

To ensure that the Grandview-Woodland Community Plan document is consistent with the recommended land-use and zoning changes outlined herein, staff are recommending that GWCP policy (and related graphics) identified in Appendix A be amended in alignment with the zoning changes proposed in this report.

Further Miscellaneous Policy Updates

As noted earlier in the report, previous Council-approved implementation work resulted in the introduction of RT-5/N, RM-8A, RM-11/N, RM-12N and C-2 zoning in the Nanaimo sub-area, as well as other sub-areas in the GWCP. In order to ensure that the text and graphics contained in the GWCP are up-to-date and consistent with the results of this earlier implementation work, staff recommending that GWCP policy (and graphics) in Appendix B also be updated at this time.

Financial

City-initiated rezoning minimizes the need for individual site-specific rezoning applications. This streamlines the development process, provides certainty for the community and future applicants, and helps reduce the costs and risk of development. While certainty for external stakeholders is increased through this approach, the City does limit its ability to negotiate and secure infrastructure improvements, among other things, resulting from projected growth that might otherwise be achieved through a rezoning process. New development brings new residents and employees into an area, increasing demand on City infrastructure and amenities. City-wide Development Cost Levies (DCLs), including the recently approved City-wide Utility DCL, help pay for facilities made necessary by growth, including parks, childcare facilities, social and non-profit housing, engineering infrastructure, and neighbourhood-serving water, sewer and drainage/green infrastructure projects. Local serving water, sewer and drainage/green infrastructure will likely be required as a condition, subject to a detailed engineering capacity analysis upon receipt of a development permit application.

The proposed zoning changes include two district schedules – RM-8A, and RM-12N – that contain density bonus provisions. This provides an opportunity for amenity share or affordable housing share contributions to be offered in exchange for additional density. The density bonus zone contributions in these new zones would be offered at a rate of \$36.13m² per square metre (\$3.36 per square foot), subject to annual updates and adjustments. These density bonus contributions are expected to support the delivery of the Grandview-Woodland Public Benefit Strategy.

Developed as part of the GWCP, the Public Benefit Strategy provides strategic direction to guide the City (including City Council, Park Board, and Library Board) in making an estimated \$795m in investments into public amenities and infrastructure in Grandview-Woodland over the next three decades. The City's fiscal capacity, emerging opportunities and evolving needs across the city and in this neighbourhood, including the effects of the additional development in the Nanaimo sub-area, will determine the actual amenity package that will be delivered incrementally over the long-term. As such, the Public Benefit Strategy will be reviewed and refined periodically and integrated into the City's 10-year Capital Strategic Outlook, 4-year Capital Plan and annual Capital Budget for prioritization and funding consideration on a citywide level.

CONCLUSION

This report seeks Council approval to amend the Nanaimo Street sub-areas policy of the Grandview-Woodland Community Plan and to initiate land-use changes on two blocks. This will allow for the creation of additional housing diversity including multi-family and ground-oriented

townhouses. A modest amount of additional commercial space will also be introduced to expand and enhance the Charles Street node.

This report provides details on rezoning for two blocks from existing zoning (a mix of RS-1 and RT-5) to a mix of RM-8A, RM-12N and C-2, and refers the proposed amendments to the Zoning and Development By-law to Public Hearing.

The proposed changes and new housing opportunities will support the overall goals of the Grandview-Woodland Community Plan and provides next step with Community Plan implementation work.

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Amended Policy Language - Blocks Under Review:

1) 2300-block Charles Street (south side), 2300-block Kitchener Street (north side), and

2) 2400-block of E 12th Ave (south side), 2800-Block of Nanaimo Street (east side), 2400-block of N Grandview Hwy

The following changes to policy wording will be required ensure the Grandview-Woodland Community Plan is consistent with the updated land-use and zoning changes proposed as part of this report.

Policy or Guideline No. (Page)	Existing Text	Revised policy/guideline
p.98 Policy 6.6	Figure 6.41: Nanaimo Land Use Map and Character Areas	<i>Update to reflect implementation changes undertaken between 2017-19</i>
p.100	Figure 6.42: Nanaimo Ground-Oriented Residential Areas Land-Use	<i>Update to reflect implementation changes undertaken between 2017-19</i>
p.101	Figure 6.43: Nanaimo Ground-Oriented Residential Areas Typical Section	<i>Update to reflect implementation changes undertaken between 2017-19</i>
p.102 Policy 6.6.1	<p>Policies:</p> <p>Consider applications for courtyard rowhouses (residential) in specified locations, unless noted otherwise:</p> <ul style="list-style-type: none"> ○ Permit choice of use between commercial uses (which may include retail or service) or residential for ground floor spaces directly facing Nanaimo Street. ○ Allow the ground floor of rowhouses to be built as lock-off suites. ○ Height: up to 12.2m (40 ft.) (3.5 storeys). ○ Density: up to 1.3 FSR. ○ Require a minimum three-lot consolidation (27.4 m/90 ft. minimum frontage). ○ Provide public realm improvements that could include achieving a minimum sidewalk width 5.5 m (18 ft.), street trees, and amenities such as seating, feature lighting, bike racks. 	<p>Policies:</p> <p>In specified locations (see Figure 6.42), consider applications for ground-oriented stacked townhouses or rowhouses (residential), including courtyard stacked townhouses and rowhouses, with the opportunity for secondary suites and lock-off units, as set out in the RM-12N district schedule. As part of this:</p> <ul style="list-style-type: none"> ○ Ensure applications account for RM-12N Guidelines ○ Permit choice of use between commercial uses (which may include retail or service) or residential for ground floor spaces directly facing Nanaimo Street.
p.102	ADD	<p>Policies:</p> <p>Consider applications for ground-oriented stacked townhouses or</p>

		<p>rowhouses, including courtyard stacked townhouses and rowhouses (residential) in specified locations (see Figure 6.42), as set out in the RM-8A district schedule. As part of this:</p> <ul style="list-style-type: none"> ○ Ensure applications account for RM-8A and RM-8AN Guidelines
p.102	<ul style="list-style-type: none"> ● Consider applications for duplexes (two-family residential) unless noted otherwise. As part of this: <ul style="list-style-type: none"> ○ Reduce the outright permitted density to 0.50 FSR to discourage demolition of pre1940s houses that are deemed to have character merit. ○ Provide increased conditional density (up to 0.75 FSR) for two-family dwellings and multiple-family dwellings, as follows: <ul style="list-style-type: none"> ◆ For sites with a minimum 10 m (33 ft.) frontage, with a building constructed pre1940 and determined to have character merit: <ul style="list-style-type: none"> ◆ Allow infill housing, to incentivize the retention and restoration of the character merit building. ◆ Allow Multiple Conversion Dwellings (strata-titling) within the character building, with potential additions where infill is not possible. ◆ For sites with a building constructed pre-1940, and without character merit, OR constructed post-1940, allow duplex buildings (two-family dwellings), with up to two lock-off suites. 	<ul style="list-style-type: none"> ● Consider applications for duplexes (two-family residential) in specified locations (see Figure 6.42), as set out in the RT-5 and RT-5N District Schedule, unless noted otherwise. As part of this: <ul style="list-style-type: none"> ○ Ensure applications account for ◆ Opportunities to encourage the retention and renovation of existing character houses ◆ RT-4, RT-4A, RT-4N, RT-4AN, RT-5, RT-5N & RT-6 Guidelines
p.103 Policy 6.6.2	Figure 6.44: Nanaimo Shopping Nodes Land Use	<i>Update to reflect implementation changes undertaken between 2017-19</i>
p.104	<p>Nanaimo Street (west and east sides, between East 8th and East 7th Avenues, and between East 10th and East 11th Avenues)</p> <ul style="list-style-type: none"> ● Provide transitions to adjacent ground-oriented housing. ● Height: up to 4 storeys. ● Density: up to 2.0 FSR. ● Site frontage: 36.6 m (120 ft.) minimum. 	<p>Nanaimo Street EAST side, between</p> <ul style="list-style-type: none"> ● William St and Charles St ● Kitchener St and Graveley St <p>Nanaimo Street WEST side, between</p> <ul style="list-style-type: none"> ● East 10th and East 11th Avenues

	<ul style="list-style-type: none"> ● Setbacks: Front sufficient to achieve a minimum 5.5 m (18 ft.) sidewalk / Side 2.1 m (7 ft.) / Rear setback for residential use: 9.1 m (30 ft.). 	<p>Nanaimo Street EAST and WEST side, between</p> <ul style="list-style-type: none"> ● East 6th and East 8th Avenues <p>Consider applications for mixed-use buildings in specified locations (see Figure 6.44), as set out in the C-2 District Schedule, unless noted otherwise. As part of this:</p> <ul style="list-style-type: none"> ○ Ensure applications account for C-2 guidelines
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Minor modifications to the above wording may be undertaken to ensure clarity; however, the intent of all wording and graphic changes will be to ensure an accurate and consistent reflection of Council-approved implementation work.

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Amended Policy Language – Previously Approved Implementation Work

The following changes to policy wording will be required ensure the Grandview-Woodland Community Plan wording is consistent with previously approved implementation work completed between 2017-2018.

p.87 Policy 6.5	Figure 6.32 Grandview Land Use Map and Character Areas	<i>Update to reflect implementation changes undertaken between 2017-18</i>
p.88	Figure 6.33 Grandview Residential Core Land Use	<i>Update to reflect implementation changes undertaken between 2017-18</i>
p.89 Policy 6.5.1	<p>Residential Core</p> <p>Consider applications for duplexes (two-family residential) in areas currently zoned for single-family (RS-1, RS-4, RS-5 and RS-7) and two-family (RT-4 and RT-5), unless noted otherwise. As part of this:</p> <ul style="list-style-type: none"> ○ Reduce the outright permitted density to 0.50 FSR to discourage demolition of pre1940s houses that are deemed to have character merit. ○ Provide increased conditional density (up to 0.75 FSR) for two-family dwellings and multiple-family dwellings, as follows: <ul style="list-style-type: none"> ◆ For sites with a minimum 10 m (33 ft.) frontage, with a building constructed pre1940 and determined to have character merit: <ul style="list-style-type: none"> ◆ Allow infill housing, to incentivize the retention and restoration of the character merit building. ◆ Allow Multiple Conversion Dwellings (strata-titling) within the character building, with potential additions where infill is not possible. ◆ For sites with a building constructed pre-1940, and without character merit, OR constructed post-1940, allow duplex buildings (two-family dwellings), with up to two lock-off suites. 	<p>Residential Core</p> <ul style="list-style-type: none"> ● Consider applications for duplexes (two-family residential) in specified locations (see Figure 6.33), as set out in the RT-5 and RT-5N District Schedule, unless noted otherwise. As part of this: <ul style="list-style-type: none"> ○ Ensure applications account for ◆ Opportunities to encourage the retention and renovation of existing character houses ◆ RT-4, RT-4A, RT-4N, RT-4AN, RT-5, RT-5N & RT-6 Guidelines
p.90	Figure 6.34: Grandview East 1 st Avenue Land Use	<i>Update to reflect implementation changes undertaken between 2017-18</i>
p.91 Policy 6.5.2	<p>East 1st Avenue, between Commercial Drive and Semlin Drive</p> <ul style="list-style-type: none"> ● Consider applications for apartments 	East 1st Avenue, between Commercial Drive and Semlin Drive

	(residential) as follows: <ul style="list-style-type: none"> ○ 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. 	<ul style="list-style-type: none"> ● Consider applications for four-storey "T"-shaped apartments (residential), with opportunity for lock-off units, as set out in the RM-11/RM-11N District Schedule. As part of this: ○ Ensure applications account for RM-11/RM-11-N Guidelines
p.91	East 1st Avenue, between Semlin Drive and Nanaimo Street <ul style="list-style-type: none"> ● 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). 	East 1st Avenue, between Semlin Drive and Nanaimo Street In specified locations (see Figure 6.34), consider applications for ground-oriented stacked townhouses or rowhouses (residential), including courtyard stacked townhouses and rowhouses, with the opportunity for secondary suites and lock-off units, as set out in the RM-12N district schedule. As part of this: <ul style="list-style-type: none"> ○ Ensure applications account for RM-12N Guidelines
p.91	Figure 6.35: 4-Storey "T" Typology on a 4-Lot Assembly	<i>Update to reflect implementation changes undertaken between 2017-18</i>
p.92	Figure 6.36: Grandview East 1 st Avenue Typical Section (4-Storey Apartment Segment)	<i>Update to reflect implementation changes undertaken between 2017-18</i>
p.92	Figure 6.37: Grandview East 1 st Avenue Typical Section (Courtyard Rowhouse Segment)	<i>Update to reflect implementation changes undertaken between 2017-18</i>
p.93	Figure 6.38: Grandview Transition Areas Land Use	<i>Update to reflect implementation changes undertaken between 2017-18</i>
p.94 Policy 6.5.3	East Pender Street (Semlin Drive to Nanaimo Street) and East 8th Avenue (Victoria Drive to Garden Street) <ul style="list-style-type: none"> ● Consider applications for traditional rowhouses (residential) in areas currently zoned for single-family (RS-7 and RS-1) and two-family (RT-4), as follows: ○ Height: up to 12.2 m (40 ft.) (3.5 storeys). ○ Density: up to 1.2 FSR. ● Allow the ground floor rowhouses to have rental lock-off suites. 	East Pender Street (Semlin Drive to Nanaimo Street) and East 8th Avenue (Victoria Drive to Garden Street) <ul style="list-style-type: none"> ● Consider applications for ground-oriented stacked townhouses or rowhouses, including courtyard stacked townhouses and rowhouses (residential) in specified locations (see Figure 6.38), as set out in the RM-8A district schedule. As part of this: ○ Ensure applications account for RM-8A and RM-8AN Guidelines

	<ul style="list-style-type: none"> • Require a minimum three-lot consolidation (27.4 m/90 ft. minimum frontage). • Provide public realm improvements that could include increased sidewalk width, street trees and amenities such as seating, feature lighting, bike racks. 	
p.94	<p>Garden Drive, East 7th to East 8th Avenues</p> <ul style="list-style-type: none"> • Consider applications for apartment buildings (residential) between East 7th and East 8th Avenues, as follows: <ul style="list-style-type: none"> ◦ 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. ◦ Building forms will include "T-shaped" developments for sites with a rear lane. ◦ Provide public realm improvements that could include increased sidewalk width, street trees and amenities such as seating, bike racks feature lighting. 	<p>Garden Drive, East 7th to East 8th Avenues</p> <ul style="list-style-type: none"> • Consider applications for four-storey "T"-shaped apartments (residential), with opportunity for lock-off units, as set out in the RM-11/RM-11N District Schedule (see Figure 6.38). As part of this: <ul style="list-style-type: none"> ◦ Ensure applications account for RM-11/RM-11-N Guidelines
p.94	Figure 6.39: Traditional Rowhouse Development on a 4-Lot Assembly	<i>Update to reflect implementation changes undertaken between 2017-18</i>
p.106	Figure 6.46: Commercial-Broadway Station Precinct (CBSP) Land Use Map and Character Areas	<i>Update to reflect implementation changes undertaken between 2017-18</i>
p.107	Figure 6.47: CBSP Station Mixed-use and Employment Land Use	<i>Update to reflect implementation changes undertaken between 2017-18</i>
p.110	Figure 6.49: CBSP Grandview Cut to Semlin Drive Typical Section	<i>Update to reflect implementation changes undertaken between 2017-18</i>
p.114	Figure 6.51: CBSP Station Residential Land Use	<i>Update to reflect implementation changes undertaken between 2017-18</i>
p.116	Figure 6.53: CBSP Residential Area Typical Section	<i>Update to reflect implementation changes undertaken between 2017-18</i>
p.117 Policy 6.7.2	<p>East 12th Avenue (North side of E 12th Avenue between Clark Drive and Woodland; South side of East 12th Avenue between Clark Drive and Lakewood Drive)</p> <ul style="list-style-type: none"> • Consider applications for apartments (residential) as follows: <ul style="list-style-type: none"> ◦ Height: up to 4 storeys 13.7 m (45 ft.). ◦ Density: up to 1.7 FSR. ◦ Site frontage: 40 m (132 ft.) (minimum) is required to achieve the 'T' typology. 	<p>East 12th Avenue (North side of E 12th Avenue between Clark Drive and Woodland; South side of East 12th Avenue between Clark Drive and Lakewood Drive)</p> <ul style="list-style-type: none"> • Consider applications for four-storey "T"-shaped apartments (residential), with opportunity for lock-off units, as set out in the RM-11/RM-11N District Schedule. As part of this:

	<ul style="list-style-type: none"> ○ Building forms may include “T-shaped” building forms for sites with a rear lane; “L-shaped” developments for sites directly adjacent to single-family (RS-1 zoning). 	<ul style="list-style-type: none"> ○ Ensure applications account for RM-11/RM-11-N Guidelines
p.117	Figure 6.5.4: 4-Storey “T” Typology on a 4-Lot Assembly	<i>Update to reflect implementation changes undertaken between 2017-18</i>
p.118	Figure 6.55: CBSP Broadway East Multi-Family Land Use	<i>Update to reflect implementation changes undertaken between 2017-18</i>
p.118	Figure 6.56: Traditional Rowhouse Development on a 4-Lot Assembly	<i>Update to reflect implementation changes undertaken between 2017-18</i>
p.119 Policy 6.7.3	<p>North side of East 10th Avenue between Semlin Drive and Garden Drive</p> <ul style="list-style-type: none"> ● Consider applications for traditional rowhouses (residential). Allow optional first floor construction as a lock-off suite ○ Height: up to 3.5 storeys (12.2 m or 40 ft.). ○ Density: up to 1.2 FSR. ○ Minimum frontage requirement: 27.4 m (90 ft.) (three lots). 	<p>North side of East 10th Avenue between Semlin Drive and Garden Drive</p> <ul style="list-style-type: none"> ● Consider applications for ground-oriented stacked townhouses or rowhouses, including courtyard stacked townhouses and rowhouses (residential) in specified locations (see Figure 6.55), as set out in the RM-8A district schedule. As part of this: ○ Ensure applications account for RM-8A and RM-8AN Guidelines
p.119	Figure 6.57: CBSP Broadway East Multi-Family Typical Section	<i>Update to reflect implementation changes undertaken between 2017-18</i>
p.120	Figure 6.58: CBSP Transition Area Land Use Map	<i>Update to reflect implementation changes undertaken between 2017-18</i>
p.121 Policy 6.7.4	<p>East side of Garden Drive between East 10th and 11th Avenues</p> <ul style="list-style-type: none"> ● Consider applications for apartments (residential). Allow orphaned lots to be permitted to develop at a smaller rowhouse scale (as outlined in Broadway East Multi-family). ● Heights: up to 4 storeys (13.7 m/ 45 ft.). ● Density: up to 1.7 FSR. ● Site frontage: 40 m (132 ft.) (minimum) is required to achieve the ‘T’ typology. ● Provide public realm improvements that could include increased sidewalk width, street trees, and amenities such as bike racks, feature lighting. 	<p>East side of Garden Drive between East 10th and 11th Avenues</p> <ul style="list-style-type: none"> ● Consider applications for four-storey “T”-shaped apartments (residential), with opportunity for lock-off units, as set out in the RM-11/RM-11N District Schedule. As part of this: ○ Ensure applications account for RM-11/RM-11-N Guidelines
p.122	Figure 6.59: CBSP Residential Character Area Land Use	<i>Update to reflect implementation changes undertaken between 2017-18</i>
p.123	Consider applications for duplexes	Consider applications for duplexes

<p>Policy 6.7.5</p>	<p>(residential) in areas currently zoned for single-family (RS-1) and two-family (RT-5), unless noted otherwise.</p> <ul style="list-style-type: none"> ● Reduce the outright permitted density to 0.50 FSR to discourage demolition of pre1940s houses that are deemed to have character merit. ○ Provide increased conditional density (up to 0.75 FSR) for two-family dwellings and multiple-family dwellings, as follows: <ul style="list-style-type: none"> ◆ For sites with a minimum 10 m (33 ft.) frontage, with a building constructed pre1940 and determined to have character merit: ◆ Allow infill housing, to incentivize the retention and restoration of the character merit building. ◆ Allow Multiple Conversion Dwellings (strata-titling) within the character building, with potential additions where infill is not possible. ◆ For sites with a building constructed pre-1940, and without character merit, OR constructed post-1940, allow duplex buildings (two-family dwellings), with up to two lock-off suites. 	<p>(two-family residential) in specified locations (see Figure 6.59), as set out in the RT-5 and RT-5N District Schedule, unless noted otherwise. As part of this:</p> <ul style="list-style-type: none"> ○ Ensure applications account for ◆ Opportunities to encourage the retention and renovation of existing character houses. ◆ RT-4, RT-4A, RT-4N, RT-4AN, RT-5, RT-5N & RT-6 Guidelines.
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Minor modifications to the above wording may be undertaken to ensure clarity; however, the intent of all wording and graphic changes will be to ensure an accurate and consistent reflection of Council-approved implementation work.

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**DRAFT By-law to amend
Zoning and Development By-law No. 3575
to rezone an area from RT-5N to RM-12N
in accordance with the amended Grandview-Woodland Community Plan**

Note: A By-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

1. This By-law amends the indicated provisions of the Zoning and Development By-law No. 3575.
2. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z- () attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D of By-law No. 3575.

[Note: Schedule A, not attached to this appendix, is a map that amends the City of Vancouver zoning map. Should the rezoning application be referred to a public hearing, Schedule A will be included with the draft by-law that is prepared for posting.]

3. The area shown within the heavy black outline on Schedule A is rezoned and moved from the RT-5N District Schedule to the RM-12N District Schedule.

Schedule A



**DRAFT By-law to amend
Zoning and Development By-law No. 3575
to rezone an area from RS-1 to RM-12N
in accordance with the amended Grandview-Woodland Community Plan**

Note: A By-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

1. This By-law amends the indicated provisions of the Zoning and Development By-law No. 3575.
2. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z- () attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D of By-law No. 3575.

[Note: Schedule A, not attached to this appendix, is a map that amends the City of Vancouver zoning map. Should the rezoning application be referred to a public hearing, Schedule A will be included with the draft by-law that is prepared for posting.]

3. The area shown within the heavy black outline on Schedule A is rezoned and moved from the RS-1 District Schedule to the RM-12N District Schedule.

Schedule A



**DRAFT By-law to amend
Zoning and Development By-law No. 3575
to rezone an area from RT-5 to RM-8A
in accordance with the amended Grandview-Woodland Community Plan**

Note: A By-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

1. This By-law amends the indicated provisions of the Zoning and Development By-law No. 3575.
2. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z- () attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D of By-law No. 3575.

[Note: Schedule A, not attached to this appendix, is a map that amends the City of Vancouver zoning map. Should the rezoning application be referred to a public hearing, Schedule A will be included with the draft by-law that is prepared for posting.]

3. The area shown within the heavy black outline on Schedule A is rezoned and moved from the RT-5 District Schedule to the RM-8A District Schedule.

Schedule A



**DRAFT By-law to amend
Zoning and Development By-law No. 3575
to rezone an area from RS-1 to RM-8A
in accordance with the amended Grandview-Woodland Community Plan**

Note: A By-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

1. This By-law amends the indicated provisions of the Zoning and Development By-law No. 3575.
2. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z- () attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D of By-law No. 3575.

[Note: Schedule A, not attached to this appendix, is a map that amends the City of Vancouver zoning map. Should the rezoning application be referred to a public hearing, Schedule A will be included with the draft by-law that is prepared for posting.]

3. The area shown within the heavy black outline on Schedule A is rezoned and moved from the RS-1 District Schedule to the RM-8A District Schedule.

Schedule A



**DRAFT By-law to amend
Zoning and Development By-law No. 3575
to rezone an area from RT-5N to C-2
in accordance with the amended Grandview-Woodland Community Plan**

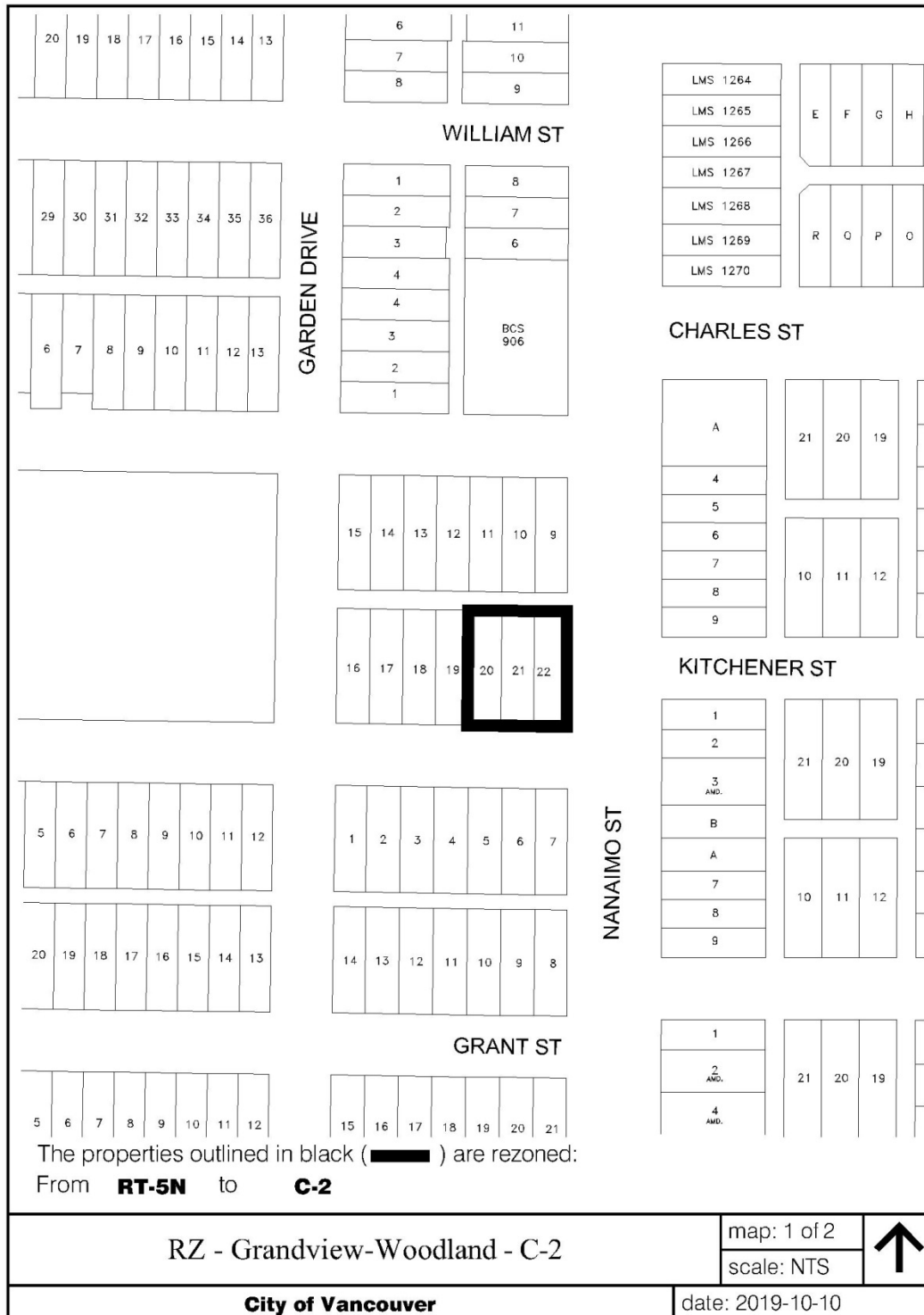
Note: A By-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

1. This By-law amends the indicated provisions of the Zoning and Development By-law No. 3575.
2. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z- () attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D of By-law No. 3575.

[Note: Schedule A, not attached to this appendix, is a map that amends the City of Vancouver zoning map. Should the rezoning application be referred to a public hearing, Schedule A will be included with the draft by-law that is prepared for posting.]

3. The area shown within the heavy black outline on Schedule A is rezoned and moved from the RT-5N District Schedule to the C-2 District Schedule.

Schedule A



**DRAFT By-law to amend
Zoning and Development By-law No. 3575
to rezone an area from RT-5 to C-2
in accordance with the amended Grandview-Woodland Community Plan**

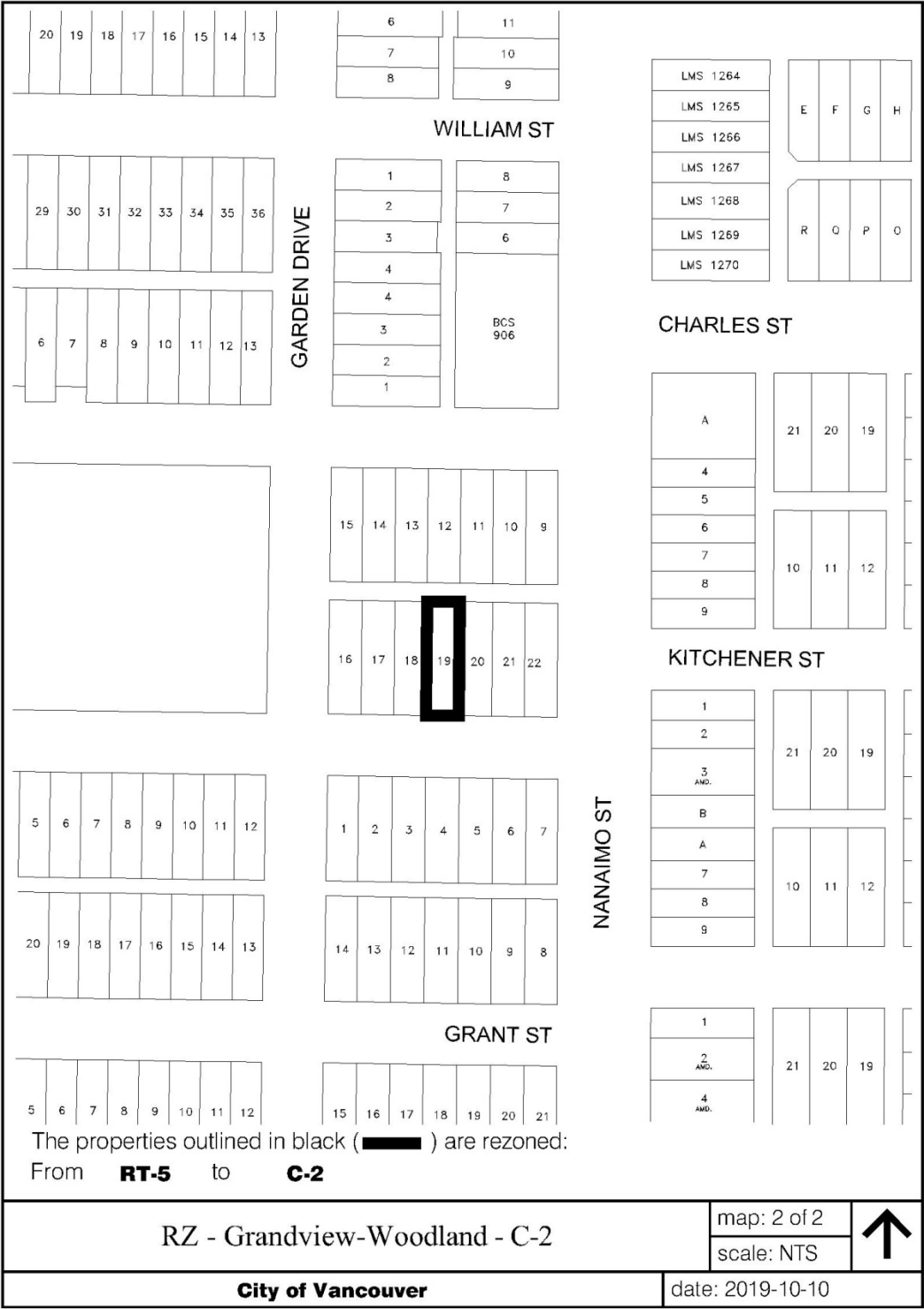
Note: A By-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

1. This By-law amends the indicated provisions of the Zoning and Development By-law No. 3575.
2. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z- () attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D of By-law No. 3575.

[Note: Schedule A, not attached to this appendix, is a map that amends the City of Vancouver zoning map. Should the rezoning application be referred to a public hearing, Schedule A will be included with the draft by-law that is prepared for posting.]

3. The area shown within the heavy black outline on Schedule A is rezoned and moved from the RT-5 District Schedule to the C-2 District Schedule.

Schedule A



**DRAFT By-law to amend Subdivision By-law No. 5208
regarding proposed rezonings**

Note: A By-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

1. This By-law amends the indicated provisions of Subdivision By-law No. 5208.
2. Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A, and attached to and forming part of this By-law, by deleting the following properties from the RS-1 maps forming part of Schedule A of the Subdivision By-law:
 - (a) 2436 E 12th Ave: Lot 3, Block 8, Plan VAP1187, New Westminster District Lot SEC34 SW QT R THSL. PID: 014-942-577;
 - (b) 2448 E 12th Ave: Lot 4, Block 8, Section 34, Plan VA P1187, District Lot THSL NWD PART SW 1/4, Except S 2 FT Now Lane; PID: 014-942-585;
 - (c) 2460 E 12th Ave: Lot 5, Block 8, Section 34, Plan VA P1187, District Lot THSL NWD PART SW 1/4; PID: 007667400;
 - (d) 2472 E 12th Ave: Lot 6, Block 8, Section 34, Plan VA P1187, District Lot THSL NWD PART SW 1/4; PID: 014942607;
 - (e) 2825 Kamloops Street: Lot 7, Block 8, Section 34, Plan VA P1187, District Lot THSL NWD Part SW 1/4. PID: 014942615;
 - (f) 2421 Grandview Hwy North: Lot 12, Block 8, Plan VAP1187, District Lot THSL New Westminster Section 34, SW QTR, Except Plan 14485. PID: 014942674;
 - (g) 2441 Grandview Hwy North: Lot 11, Block 8, Plan VAP1187, District Lot THSL New Westminster Section 34, SW QTR. PID: 015765725;
 - (h) 2455 Grandview Hwy North: Lot 10, Block 8, Section 34, Plan V AP1187, District Lot THSL New Westminster OF SW 1/4, Except the N 2 FT Now Lane. PID: 014942640;
 - (i) 2473 Grandview Hwy North: Lot 9, Block 8, Plan VAP1187, District Lot THSL New Westminster Section 34, SW QTR. PID: 014942631; and,
 - (j) 2835 Kamloops Street: Lot 8, Block 8, Plan VAP1187, District Lot THSL New Westminster Section 34, SW QTR, Except the Nth 2 Feet Now Lane. PID: 014942623.

Schedule A

By-law No. _____ being a By-law to amend By-law No. 5208
being the Subdivision By-law

The properties outlined in black (**3** and **4**) are deleted from the RS-1/RS-3/RS-3A/RS-5/RS-6 maps forming part of Schedule A of the Subdivision By-law

Grandview-Woodland

City of Vancouver

scale: NTS

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Consultation Overview – November-December 2018

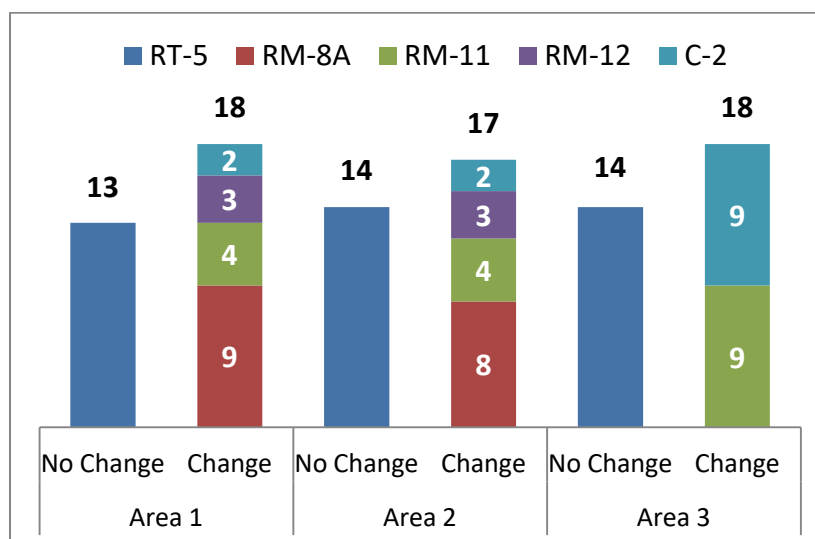
Public Meetings & Questionnaires

City staff held two community events in November 2018; one for each of the two blocks under review. Both events were advertised by a notification letter that was hand-delivered to residents on the blocks in question and surrounding vicinity. A questionnaire was produced for each of the events and was hand-delivered to residents. The deadline for providing feedback was December 21, 2018.

Block A – 2300-block Charles Street (south side) and 2300-block Kitchener Street (north side)

2300-block Charles St. / 2300-block Kitchener St.	Metric
November 27, 2018 - Attendees	29
Questionnaires distributed	140
Responses	32 responses (notification area) 37 responses (total)
Rate of response	23% (notification area) 25% (total)

Question1: Options for Land-use Change. Respondents were able to indicate their preference(s) for land-use options in three different sub-areas of the block, identified as Area 1, 2, and 3. The results indicate that a greater proportion of residents are open to considering alternative land uses in all three areas. For respondents who prefer one of the new land-use options, RM-8A was the most popular choice for Areas 1 and 2. For Area 3, respondents indicated an equal preference for C-2 and RM-11.



* For question 1, an additional 5 responses were received from residents living outside the notification area. Overall levels of support still favored

change in Area 1 and 3 (with a margin of difference of approximately 5%), and was evenly split in Area 2.

Question 2: Additional comments: Participants were able to provide additional feedback and comments about the three sub-areas in the 2300-block. A number of consistent themes were noted.

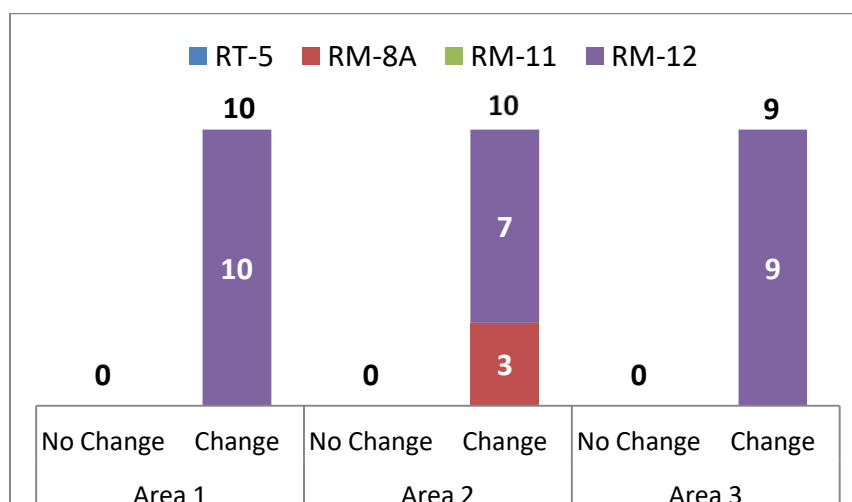
Topic	City Response
Parking There were concerns about inadequate street parking.	Higher density housing forms typically have on-site parking for residents. No major parking removals are planned for the area around the Charles St. & Nanaimo St. area.
Traffic, noise & safety There were concerns that the addition of people and traffic in the area would increase the noise and congestion. The safety of the children attending Lord Nelson school was also mentioned as a concern related to an increase in traffic.	The City's Transportation 2040 Plan and Climate Emergency Response encourage trips within the City to be made by sustainable travel modes such as walking, biking and transit. Staff anticipate that gradual development in this area will be supported by ongoing work to shift trips to sustainable modes and reduce traffic. Regarding safety, the intersection at Charles St. and Nanaimo St. has been redesigned to reduce confusion and the distance pedestrians need to cross. Recent changes to Nanaimo Street aim to reduce speeding which will reduce noise from vehicles.
Affordability Some residents were concerned that new housing will likely be more expensive than existing, older houses.	Adding more, smaller units on a lot can provide housing options that typically cost less than a new single-family home would.
Inadequate amenities and transit for new growth proposed on this block. Including public transit; not enough capacity for addition of people/density.	The Grandview-Woodland Community Plan includes a \$795m Public Benefits Strategy. The PBS addresses the renewal, replacement, and improvement of public facilities and community amenities – addressing both current needs in the community and responding to anticipated neighbourhood growth. Recent investments include street upgrades on Nanaimo Street. In addition, the Mayors 10- Year Vision (Regional Transit Plan) sets directions for service improvements on higher volume transit routes across the region.
Displacement of renters The existing homes provide secondary rental suites, which are often affordable. Current tenants will have to relocate.	The City's Tenant Relocation Policy provides measures to offset the impact of redevelopment on projects involving a new multiple dwelling of 5 or more units and involving consolidation of two or more lots. Eligible tenants affected by redevelopment can receive compensation, moving expenses, assistance providing alternate

	accommodations, and the right of first refusal (should they wish to consider moving into the new redevelopment).
Proposed 6-storey rezoning Some participants voiced concerns about the proposed rezoning at 2336-2366 Charles St. Concerns related to the height & scale of the building (with a desire for a maximum height of three storeys), its transition to the surrounding neighbourhood, impacts on character, affordability, and traffic and safety concerns.	The building is being proposed under a separate site specific rezoning policy. A change in land-use for the remainder of the block would create a smoother transition between the proposed building and the surrounding neighbourhood
Geography of land-use changes	<i>This consideration was explored via follow-up question during the 2019 engagement work.</i>

Block B – 2400-block Grandview Hwy (north side) / 2400-block East 12th Ave (south side)

2400-block Grandview Hwy / 2400-block E 12th Ave.	Metric
November 27, 2018 - Attendees	12
Questionnaires distributed	66
Responses	10
Rate of response	15%

Question1: Options for Land-use Change. Respondents were able to indicate their preference(s) for land-use options in three different sub-areas of the block, identified as Area 1, 2, and 3.



Question 2: Additional comments: Participants were able to provide additional feedback and comments about the three sub-areas in the 2400-block. A number of consistent themes were noted.

Topic	City Response
Additional Density Several comments suggested that additional density could better serve families who need housing (detached units are becoming too expensive).	Staff support introducing additional opportunities, consistent with the urban design pattern outlined in the Grandview-Woodland Community Plan.
Elevation Respondents noted that the elevation on the north side of 12th Ave has a higher grade than the south side (N Grandview Hwy), so a higher density form would work for Area 2.	Notwithstanding grade changes, staff support the use of a residential townhouse form for streets where residential units are facing one another. Lot dimensions also make RM-8A a more efficient form in these areas.
Commercial Opportunities There was discussion at the event about the potential for the block to incorporate C-zoning to allow commercial spaces. Some comments suggested that Area 1 of the block under review is already close to commercially-zoned areas, so the addition of a C-zone could make sense.	The RM-12N zone allows at-grade choice of use at the ground floor (meaning local-serving commercial uses are possible). RM-12N also allows for small 4-storey apartments as well as townhouses. The apartment option is less viable on the Nanaimo Street-facing portion of the block (Area 1) due to the irregular shape of the lots.

A synopsis of the feedback was prepared in January and delivered, posted to the vancouver.ca/gw website and delivered to residents and home owners in the notification areas.

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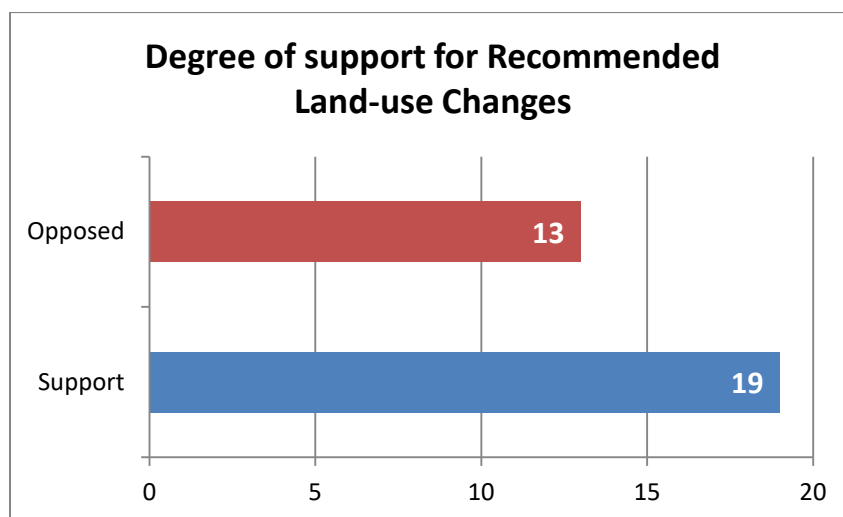
Consultation Overview – September and October 2019 Open House Events & Questionnaires

City staff held two open house events in September and October 2019; one for each of the two blocks under review. Both events were advertised by a notification letter that was hand-delivered to residents on the blocks in question and surrounding vicinity. A questionnaire and information package was produced for each of the blocks and was hand-delivered to residents. The deadline for providing feedback was Friday, October 18, 2019.

Block A – 2300-block Charles Street (south side) and 2300-block Kitchener Street (north side)

2300-block Charles St. / 2300-block Kitchener St.	Metric
October 2 nd , 2019 - Attendees	28
Questionnaires distributed	197
Responses	33 (notification area) 48 (total)
Rate of response	17% (notification area) 24% (total)

Question1: Recommended Option for Land-use Change. Respondents were able to indicate their level of support for the recommended land-use option for the block. A total of 18 (59%) people were supportive or somewhat supportive, while 13 (41%) were opposed or somewhat opposed.



** For question 1, an additional 16 responses were received from residents living outside the notification area, including 10 who "support" or "somewhat support", 2 that are "neutral", and 4 that are "opposed" or*

"somewhat opposed". When these comments are factored in, the overall margin of support increases slightly, to 60.4%.

Question 2: Additional comments: Participants were able to provide additional feedback and comments about the changes proposed for the 2300-block. A number of consistent themes were noted. (*Note:* several of these items had also been identified during the 2018 engagement process, and responded to via the 2019 open house materials).

Housing

- Support for more housing choices (i.e. 'missing middle' and multi-family housing) that would provide more opportunities for people with a variety of incomes (i.e. young professionals, singles, young families) to move into the area, as well as housing that would be affordable for people with lower incomes
- Support for rental housing, and recognition that it supports goals of affordability
- Mixed opinion on whether or not additional density and height is appropriate for the area. Where several comments indicated support for the recommended land use option, others indicated that they felt no change is necessary
- Some respondents indicated support for additional housing options along Nanaimo St. but not on residential streets

Proposed 6-storey rezoning at 2336-2366 Charles Street (NE section of the 2300-block)

- A number of participants noted concerns about the proposed rezoning at 2336-2366 Charles (the four lots on the NE corner of the block are covered by a separate site-specific rezoning policy allowing consideration for a building up to six-storeys in height). Comments related to the height/scale of the building, its transition to the surrounding neighbourhood, potential impacts on character, the affordability of the proposed development, traffic and safety concerns, and the rezoning process

Transportation

- Support for additional retail to support a more walkable community
- Concerns noted around potential impact of the changes on the availability of street parking (*Note:* new housing proposed would locate parking on-site or underground).
- Concerns about additional traffic having congestion and safety implications for children attending nearby Lord Nelson elementary school.

Lord Nelson School

- Some concern that the elementary school is already at capacity, and that residents will have to send their children to schools that are further away than Lord Nelson

Local Economy

- A number of respondents indicated support for creating additional retail space, with some noting the importance of affordable retail space in this area. Others expressed mixed opinions about additional shops and services in the study area (see Question 3)

Neighbourhood Character

- Residents who indicated support for the recommended land-use change noted that the addition of townhouses and an apartment building would soften the transition from the potential 6-storey building at the NE corner of Charles St. & Nanaimo St. into the rest of the neighbourhood

- Other respondents expressed concerns about the potential loss of the existing neighbourhood character and liveability

Consistency with the Grandview-Woodland Plan

- Some residents indicated uncertainty about how this aspect of community plan implementation work aligns with the original Grandview-Woodland Community Plan

Question 3. Suggestions for additional shops and services on proposed 2300-block commercial sites.

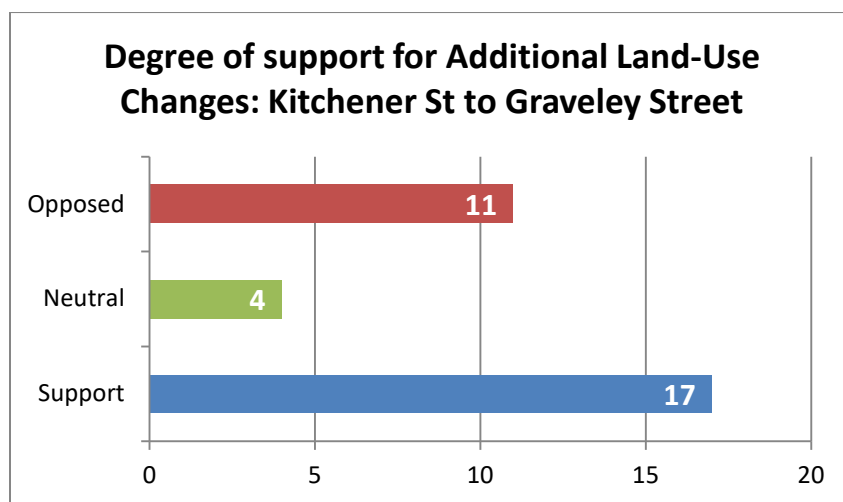
Respondents were invited to share the types of shops and services that they felt would be useful in the commercial area.

Type of Commercial	In notification area	Outside of notification Area
Restaurant, pub, or café	12	9
Food retail, grocery, green grocer, bakery, butcher	12	6
Retail (incl. clothing, artisanal shops)	7	8
Professional services, banks, etc	5	3
Offices	3	1
Community services – childcare, NGO space	2	1
Health and wellness	2	1
Other	2	

Question 4. Support for the exploration of additional land-use change from Kitchener St. to Graveley St.

In the 2018 engagement process, some respondents had expressed a desire to see additional land-use changes explored “more equitably” on the 2300-block between Kitchener St (south side) and Graveley St (north side). In the 2019 engagement follow-up, respondents were invited to indicate their level of support for further work in this regard – with the caveat that it was out of scope for the present work and would need to take place at some future point.

Respondents were able to indicate their level of support for the exploration of additional land-use change from Kitchener St. to 1st Ave. A total of 17 (53%) people were supportive or somewhat supportive, while 11 (34%) were opposed or somewhat opposed. 4 (13%) people were neutral.



** For question 4, an additional 14 responses were received from residents living outside the notification area, including 8.5 who "support" or "somewhat support", 1 that is "neutral", and 4.5 that are "opposed" or "somewhat opposed". When these comments are factored in, the overall margin of support increases slightly, to 55.4%.*

Question 5. Additional comments regarding the exploration of additional land-use changes

Participants were able to provide additional comments about Recommendation #2. Where comments were provided, the following themes were noted.

Geography of change

- Further consideration of land-use changes should be considered for both east and west sides of Nanaimo, holistically, to achieve balance and to avoid block-by-block or site-specific land-use changes

Housing and retail uses

- Support for more housing, (including affordable rental housing, as well as family-housing)
- Some respondents noted support for additional retail uses on Nanaimo St.

Building height and form

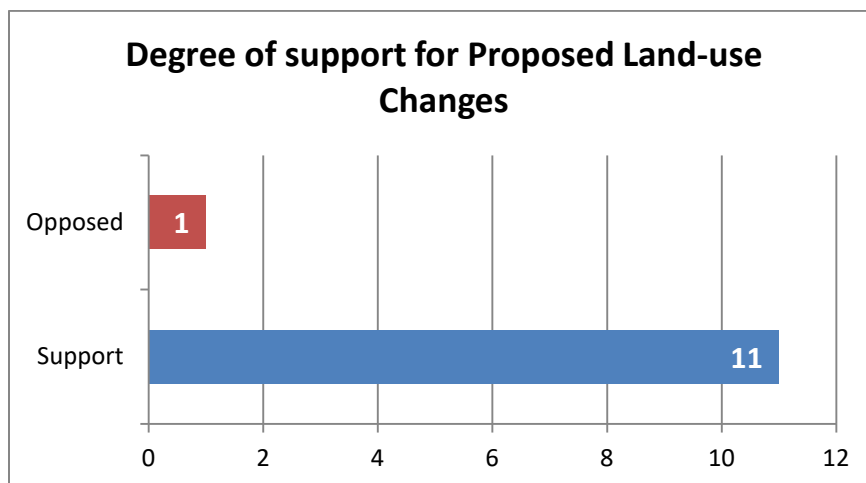
- Respondents expressed mixed opinions on building height. Some noted that 3-storey buildings were acceptable in the area, but felt that 6-storeys was not appropriate. Others felt that buildings up to 6-storeys were acceptable
- Some respondents felt that their response to this was dependent on the outcome of the proposed 6-storey rezoning on the NE corner of Charles St. and Nanaimo St.

Block B – 2400-block Grandview Hwy (north side) / 2400-block East 12th Ave (south side)

2400-block Grandview Hwy / 2400-block E 12 th Ave.	Metric
September 26 th , 2019 - Attendees	13
Questionnaires distributed	87
Responses	12 (notification area) 20 (total)
Rate of response	14% (notification area) 23% (total)

Question1: Recommended Option for Land-use Change.

Respondents were able to indicate their level of support for the recommended land-use option for the block. A total of 11 (92%) people were supportive, while 1 (8%) was opposed.



** For question 1, an additional 8 responses were received from residents living outside the notification area; each of these respondents "support" or "somewhat support" land-use change. When these comments are factored in, the overall margin of support increases slightly, to 95%.*

Question 2: Additional comments: Participants were able to provide additional feedback and comments about the proposed changes for the 2400-block. A number of consistent themes were noted. (Note: several of these items had also been identified during the 2018 engagement process, and responded to via the 2019 open house materials).

Housing

- Support for more housing choices (i.e. 'missing middle' and multi-family housing) that would provide more opportunities for people with a variety of incomes (i.e. young professionals, singles, young families) to move into the area
- Respondents expressed a desire for higher density housing forms in Area 2 (i.e. RM-12N instead of RM-8A), suggesting that they felt the grade change on the street would support the increased height and density

- Support for rental housing, and recognition that it supports goals of affordability

Walkability

- Residents noted that there are some amenities near this area; this proposal would improve walkability to these amenities

Commercial spaces

- Some support for the addition of more commercial spaces in this area

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