

Grandview-Woodland

Community Plan Implementation

Nanaimo Street Blocks Under Review:
2300-Charles St/Kitchener St
2400-N Grandview Hwy/E 12th Ave

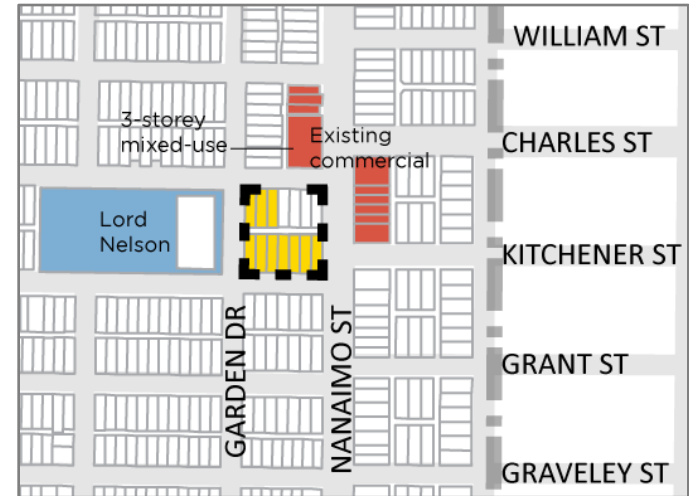
Public Hearing | Tuesday, January 28, 2020



Public Hearing

Summary of Recommendations

- **Land-use changes on two blocks in the Nanaimo-sub-area**
- **Miscellaneous updates to GW Plan policy**



Grandview-Woodland Plan

Overview of Presentation

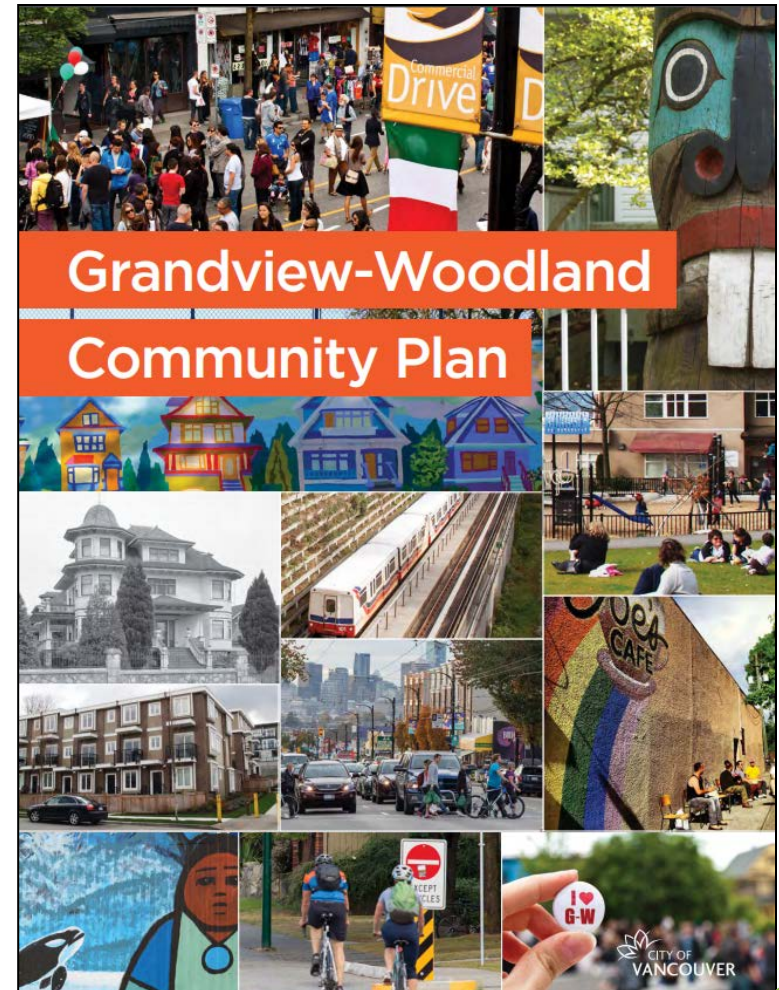


- Grandview-Woodland Plan Background
- Nanaimo Street Sub-Area Directions
- Blocks Under Review
- Engagement Summary
- Recommended Approach

G-W Background

Community Plan

- Sets out long-term directions on a range of policy areas + scales
 - Neighbourhood-wide directions
 - Sub-Area policies
- Plan approved July 2016



G-W Background

Planning Engagement Process

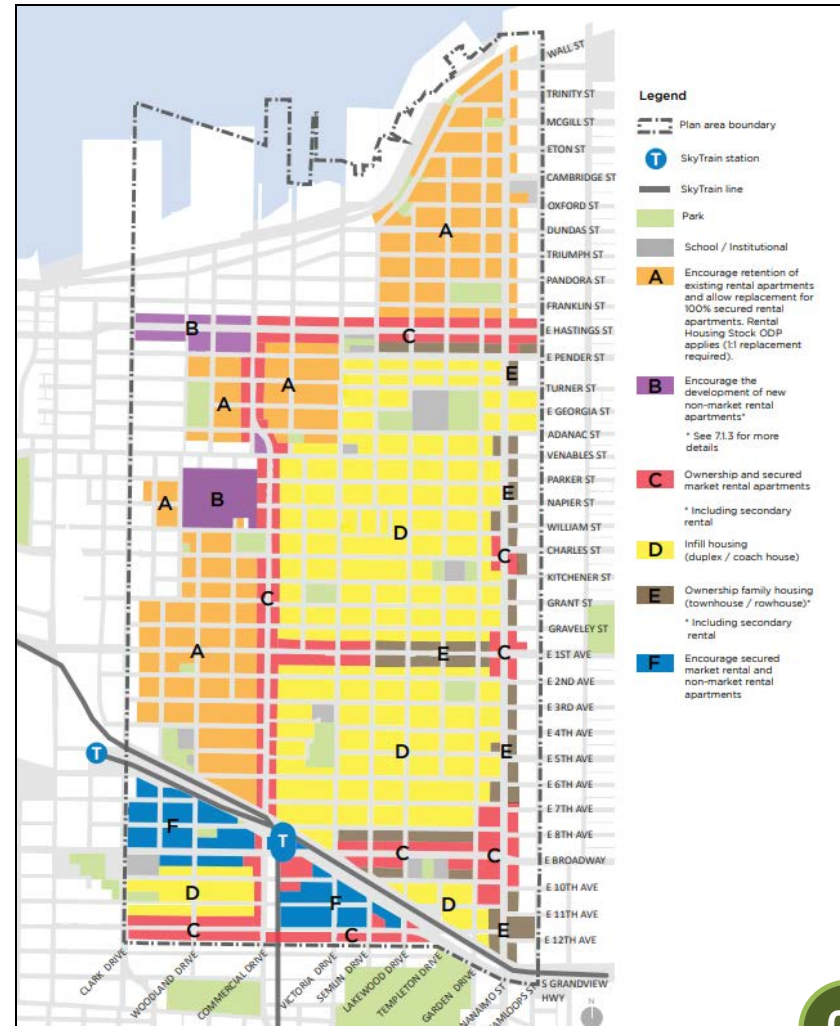
- Methods included:
 - Asset & Opportunity Mapping
 - Questionnaires
 - Walkshops
 - Thematic & Sub-Area Workshops
 - Citizens' Assembly
 - Policy Testing



G-W Background

Plan Housing Policies

- **Area contains significant purpose-built rental**
- **Plan policy** delivers a diverse array of housing:
 - Secured rental and secondary rental
 - Non-market housing
 - Ownership opportunities via duplex, townhouse and multifamily
- **Implementation**
 - City-initiated pre-zoning
 - RZ policy (privately initiated)



G-W Background

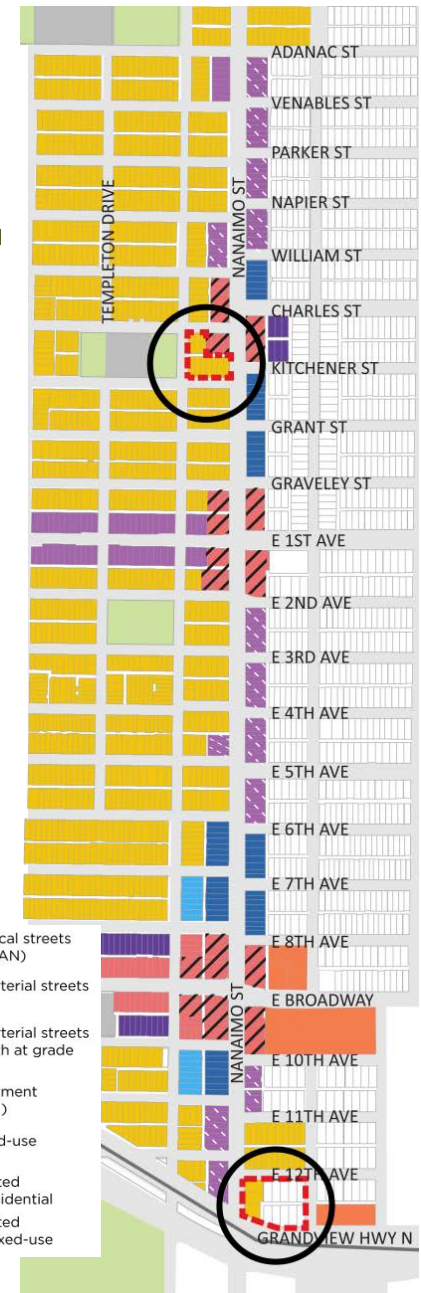
Nanaimo Sub-Area

- Focus on new ground-oriented & multi-family housing
- Enhanced commercial nodes
- Planning area from Garden to Kamloops
- Urban design
 - Medium density around commercial nodes
 - Transition to lower-density forms
 - Block-orientation

Legend

- SkyTrain line
- Park
- School/Institutional
- Block under review
- Comprehensive Development (CD-1)
- Single-family (RS)
- Duplex (RT-5/RT-5N)

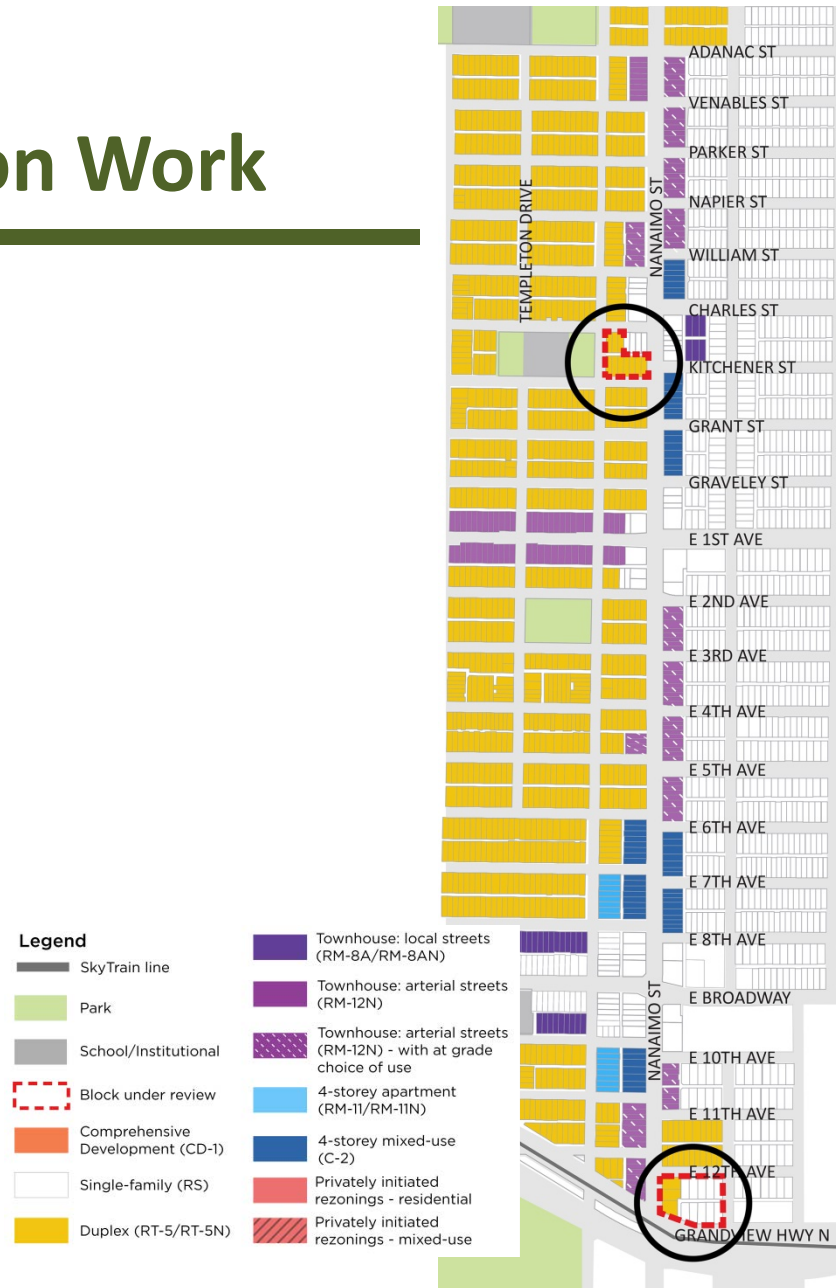
- Townhouse: local streets (RM-8A/RM-8AN)
- Townhouse: arterial streets (RM-12N)
- Townhouse: arterial streets (RM-12N) - with at grade choice of use
- 4-storey apartment (RM-11/RM-11N)
- 4-storey mixed-use (C-2)
- Privately initiated rezonings - residential
- Privately initiated rezonings - mixed-use



Background

Nanaimo Implementation Work

- City-initiated implementation work on-going since 2016
 - **Duplex** - RT-5/N
 - **Townhouse** – RM-12/N + RM-8A
 - **4-Storey** - RM-11/N
 - **Mixed use** - C-2



Nanaimo Sub-Area

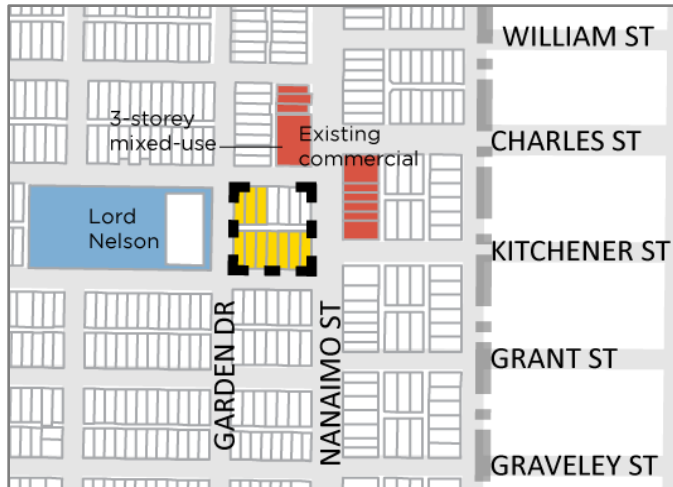
Blocks Under Review

- During 2018 implementation work, residents approached staff with request for reconsideration of land-use options for two blocks
- April 2018 – Meeting with residents of each block



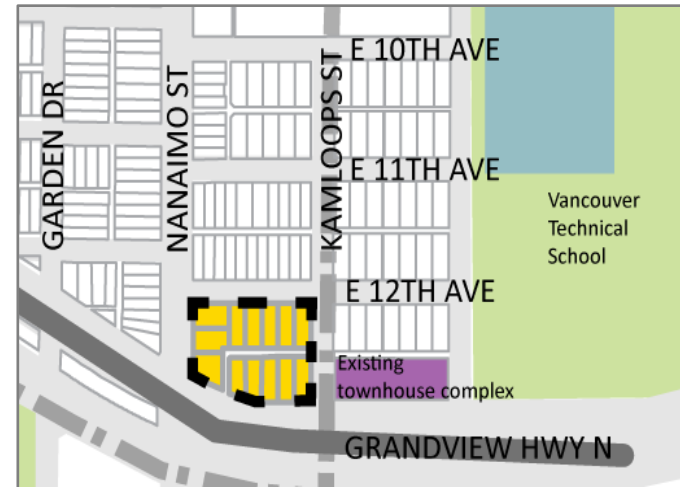
Nanaimo Sub-Area

Blocks Under Review – Community Concerns



A: 2300-Charles/Kitchener

- **Redevelopment of Lord Nelson School** changes the context
- Desire for a **better interface between the proposed mixed-use building** and the adjacent properties.



B: 2400-N Grandview Hwy/E 12th

- **L-shaped laneway** allows for different urban design response
- **Interest in housing choice and housing types** that are consistent with other changes

Nanaimo St Sub-Area:

Council Direction (July 2018)

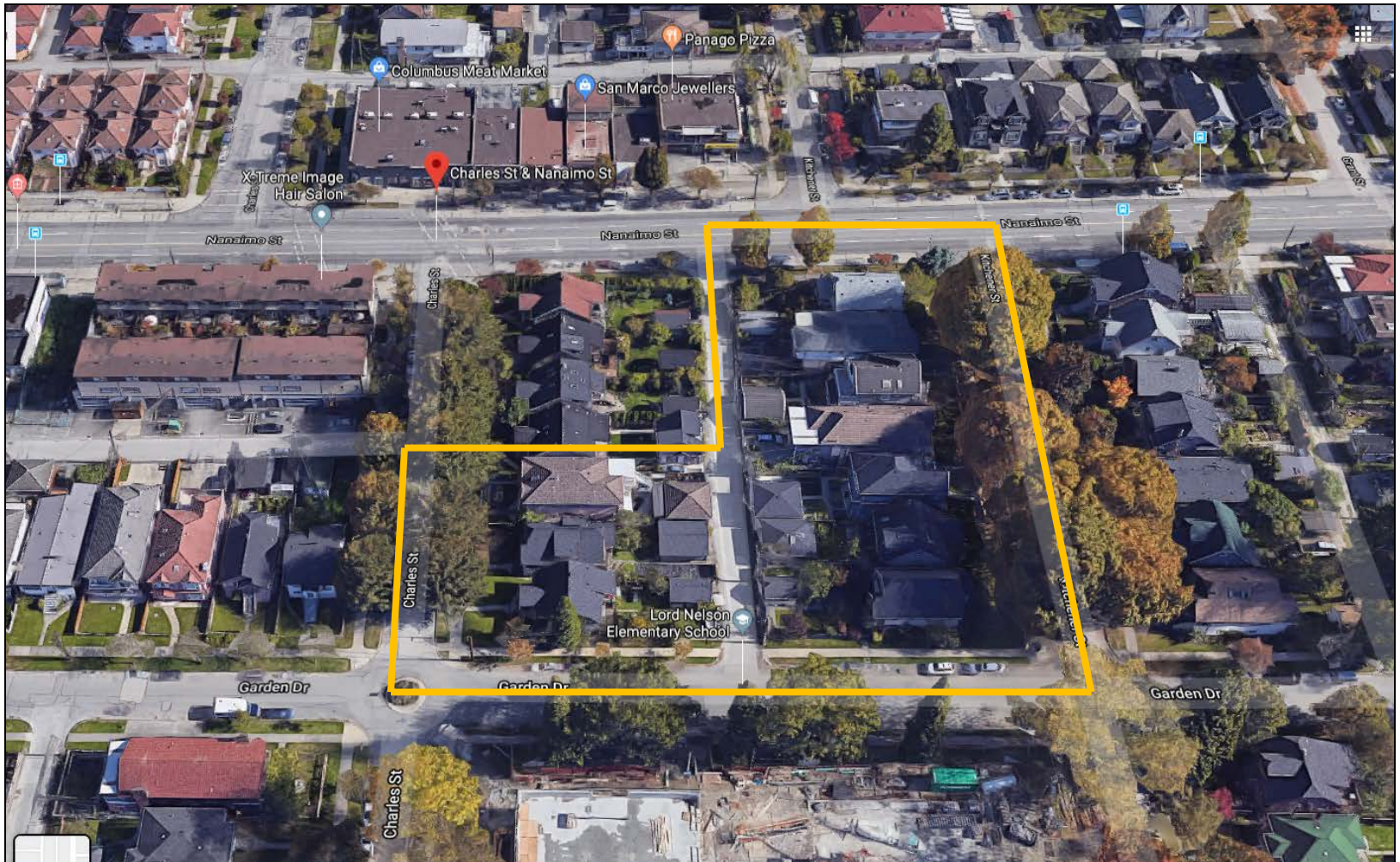
On July 18, 2018, Council approved townhouse and apartment zoning for portions of Nanaimo St, and also provided the following direction to staff:

“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.”*

Block A: 2300-Charles St / Kitchener St

Context – Aerial Photo *(Looking East)*



Block A: 2300-Charles St/Kitchener St

Context – Block Characteristics

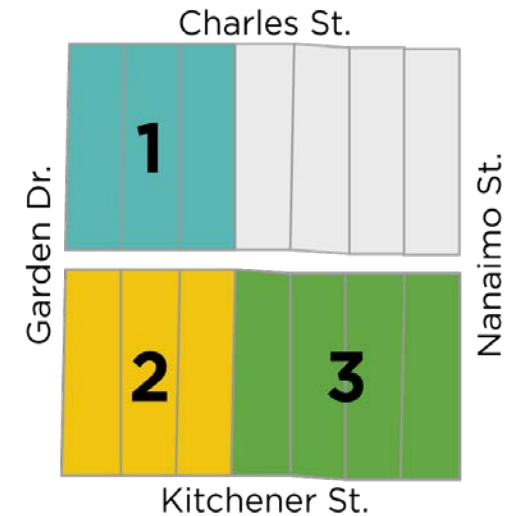
- North/south oriented block
- 10 of 14 lots zoned RT-5/N
- 4 lots (NE corner) zoned C-1 + RT-5
 - 6-storey rezoning policy
 - Not part of present review
- Other contextual features:
 - North: 3-storey mixed-use development to the north (facing Nanaimo Street),
 - West: Newly re-developed Lord Nelson Elementary across Garden Drive



Block A: 2300-Charles St/Kitchener St

November/December 2018 Engagement

- Staff presentation on potential options & initial technical analysis
- Explored different building types
- Information package and questionnaire
 - 23% response rate
 - 55-58% support change



Buildout under existing policy and zoning

Block A: 2300-Charles St/Kitchener St

Recommended Zoning Amendments - October 2019

Recommended Changes:

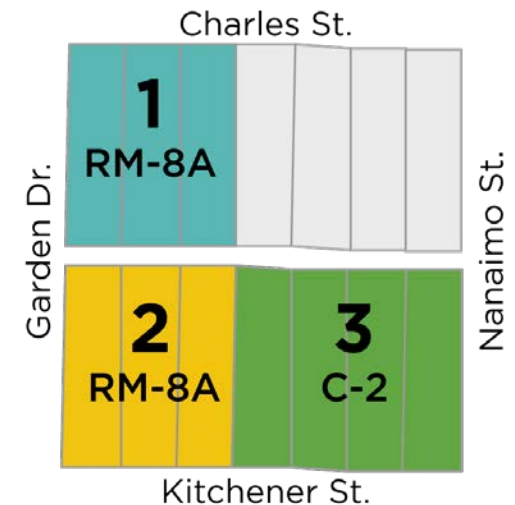
- **Area 1 and 2** - RT-5 to RM-8 Townhouse
- **Area 3** - RT-5/N to C-2 Mixed use

Planning rationale:

- Urban design fit
- Adding housing choice
- Enhancing retail + walkability

Open House (Oct/Nov 2019):

- 59% support



Buildout under recommended policy and zoning

Block A: 2300-Charles St/Kitchener St

Recommended Approach



*Buildout under recommended policy and zoning
View NW from Kitchener St & Nanaimo St*

Block B: 2400-N Grandview Hwy/E 12th Ave

Context – Aerial Image *(Looking North)*



Block B: 2400-N Grandview Hwy/E 12th Ave

Context – Block Characteristics

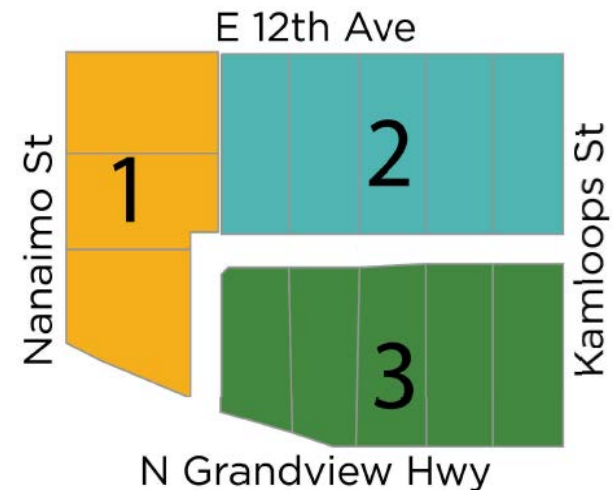
- North/south + East/west oriented lots
- L-shaped laneway and some irregular lots sizes
- Mix of RT-5N and RS-1 zoning
- Comprised of 1-2 storey houses



Block B: Engagement

November/December 2018

- Staff presentation on potential options & initial technical analysis
- Explored different building types
- Information package and questionnaire
 - 15% response rate
 - 70-100% support



Buildout under existing policy and zoning

Block B: 2400-Block Grandview Hwy/E 12th Ave

Recommended Zoning Amendments – October 2019

Recommended Changes

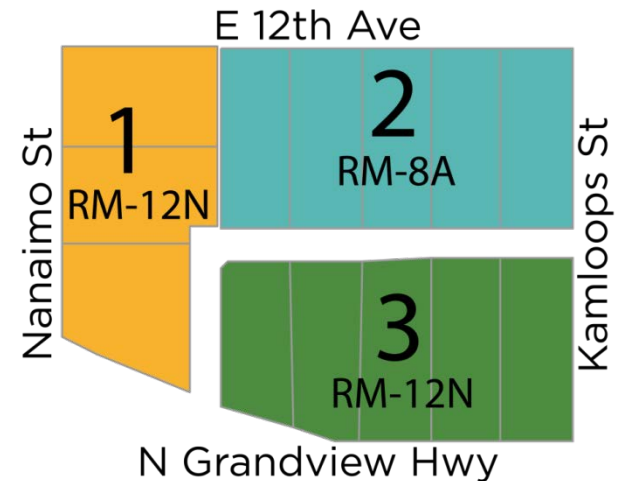
- **Area 1** - RT-5N to RM-12N
- **Area 2** - RS-1 to RM-8A
- **Area 3** - RS-1 to RM-12N

Planning Rationale:

- Improved urban design
- Additional housing choice

Open House (Oct/Nov 2019):

- 92% support

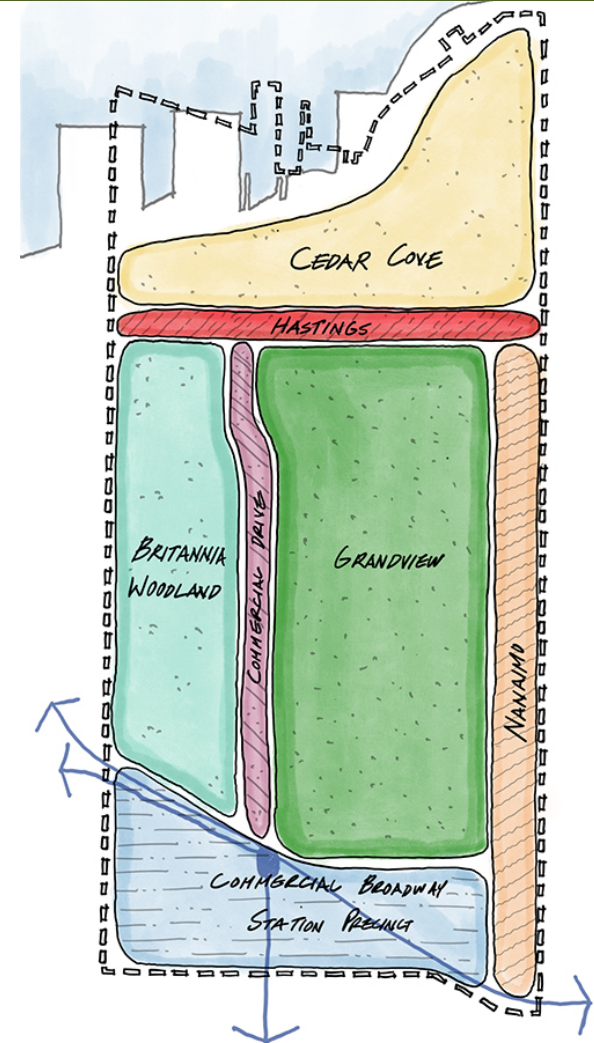


Buildout under recommended policy and zoning

G-W Community Plan

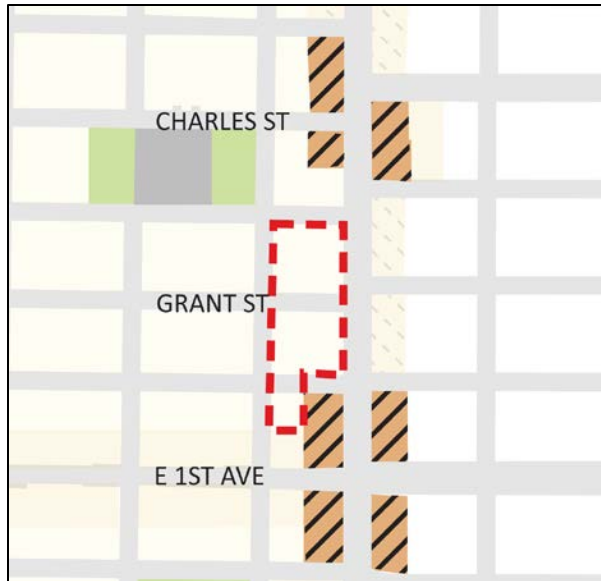
Other Recommendations

- Update GW Plan policy to account for current and previously approved implementation work:
 - Nanaimo Sub-Area
 - Grandview Sub-Area
 - Commercial-Broadway Station Precinct Sub-Area

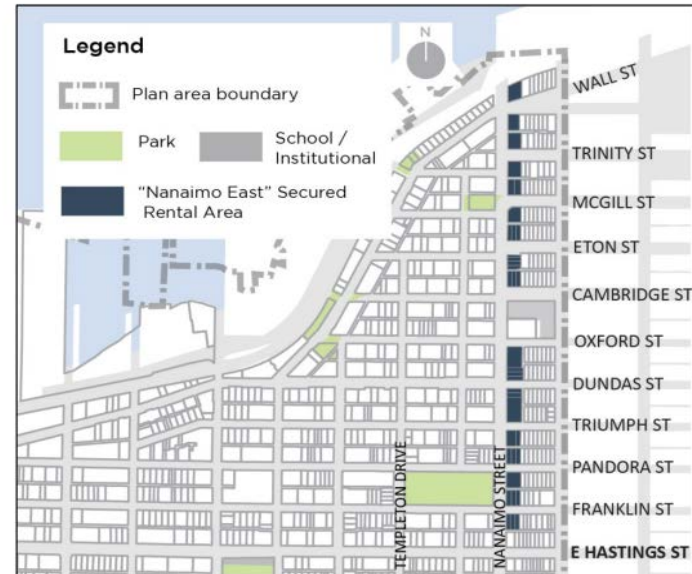


Blocks Under Review:

Considered But Not Advanced



Kitcheners St to Graveley St



Nanaimo East

- Defer exploration of land-use changes pending the Vancouver Plan.