

## SUMMARY AND RECOMMENDATION

**6. Rezoning of Certain Properties in the Nanaimo Sub-area of the Grandview-Woodland Community Plan, and Related Plan Amendments**

**Summary:** To rezone portions of the 2300-block of Charles Street and the 2300-block of Kitchener Street from RT-5 and RT-5N (Duplex and Multiple Dwelling) Districts to C-2 (Commercial) and RM-8A (Multiple Dwelling) Districts, and to rezone portions of the 2400-block of East 12th Avenue, the 2800-block of Nanaimo Street and the 2400-block of North Grandview Highway from RS-1 (One-Family Dwelling) and RT-5N Districts to RM-8A and RM-12N Districts. And to make related Referral amendments to the Grandview, Broadway-Commercial and Nanaimo sub-areas of the Grandview-Woodland Community Plan.

**Applicant:** General Manager of Planning, Urban Design and Sustainability

**Referral:** This item was referred to Public Hearing at the Regular Council Meeting of December 10, 2019.

**Recommended Approval:** By the General Manager of Planning, Urban Design and Sustainability:

- 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 of the Referral Report dated November 14, 2019, entitled “Rezoning of Certain Properties in the Nanaimo Sub-area of the Grandview-Woodland Community Plan, and Related Plan Amendments”, to add housing choice and to reflect Plan implementation work currently being undertaken; and
  - (ii) Revise miscellaneous policies in the Grandview and Commercial-Broadway Station Precinct sub-areas of the Grandview-Woodland Community Plan, as outlined in Appendix B of the above Referral Report to reflect previously approved implementation work.
- B. THAT, subject to approval of the amendments to the Grandview-Woodland Community Plan, Council approves the application to amend the Zoning and Development By-law, generally as set out in Appendix C of the Referral Report dated November 14, 2019, entitled “Rezoning of Certain Properties in the Nanaimo Sub-area of the Grandview-Woodland Community Plan, and Related Plan Amendments”, in order to:
- (i) Rezone the lands in portions of the 2300-block of Charles Street and of 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 the lands in 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 the lands in 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 the lands in portions of the 2400-block of East 12th Avenue, as identified in Schedule A of Appendix C, from RS-1 to the RM-8A District Schedule;
  - (v) Rezone the lands in 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 the lands in 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.
- C. THAT, subject to the enactment of the by-laws to amend the Zoning and Development By-law, the Director of Legal Services be instructed to bring forward for Council approval amendments to the Subdivision By-law, generally as set out in Appendix D of the Referral Report dated November 14, 2019, entitled “Rezoning of Certain Properties in the Nanaimo Sub-area of the Grandview-Woodland Community Plan, and Related Plan Amendments”.
- D. THAT A through 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 to:
- (i) the 2300-block between Kitchener Street (south side) and Graveley Street (south side); and
  - (ii) the “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.

**[RZ – Rezoning of Certain Properties in the Nanaimo Sub-area of the Grandview-Woodland Community Plan, and Related Plan Amendments]**