

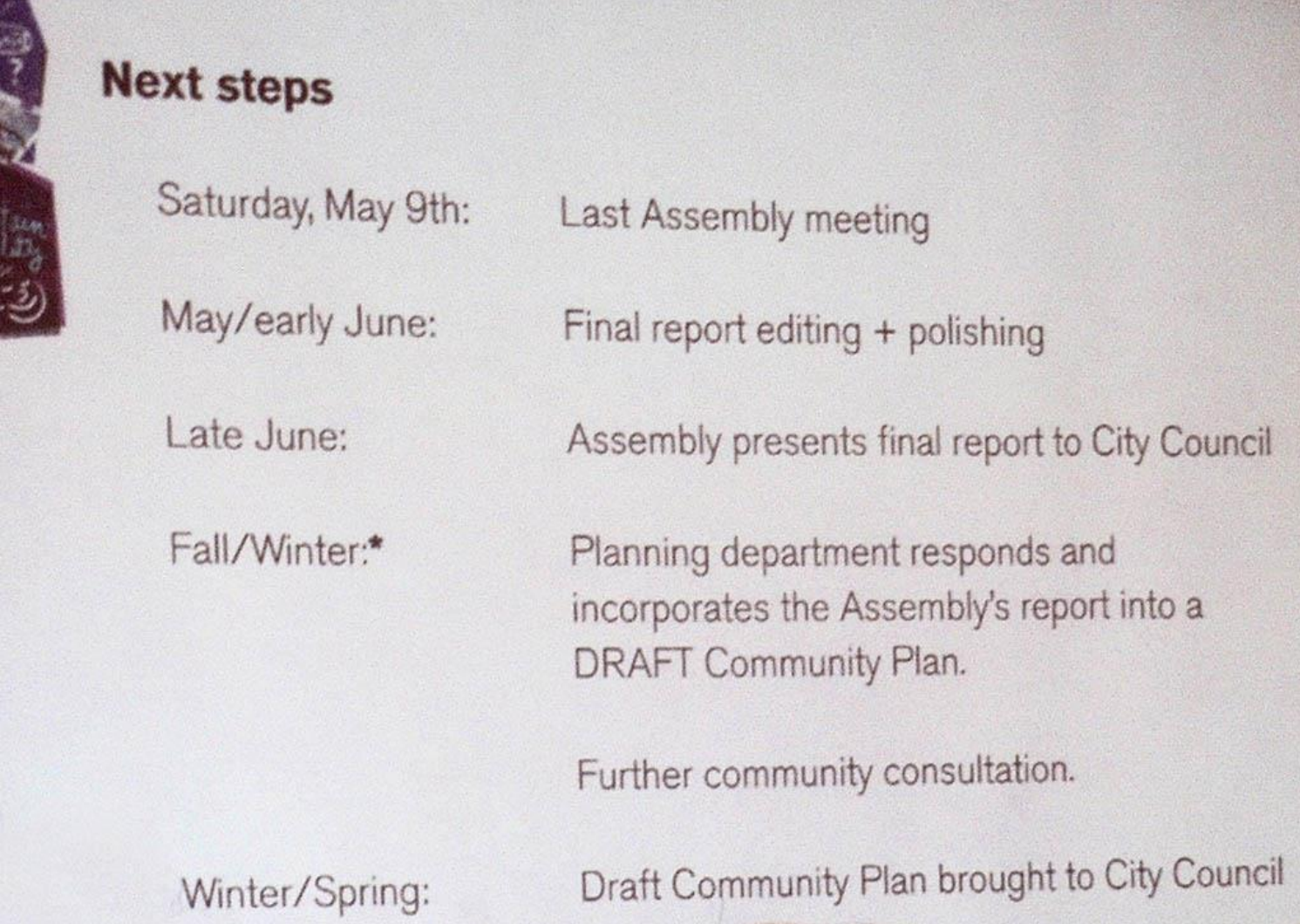
1766 Frances Street rezoning



Pictured: May 5, 2015 Final Citizens' Assembly Public Roundtable

Stephen Bohus, BLA, Grandview-Woodland renter living in RM-4 zone

Timetable shown at CA Roundtable




Next steps	
Saturday, May 9th:	Last Assembly meeting
May/early June:	Final report editing + polishing
Late June:	Assembly presents final report to City Council
Fall/Winter:*	Planning department responds and incorporates the Assembly's report into a DRAFT Community Plan. Further community consultation.
Winter/Spring:	Draft Community Plan brought to City Council

Pictured: Slide May 5, 2015 Final Citizens' Assembly Public Roundtable

Fall / Winter for Draft Community Plan (vs. actual late June 2016)






City Website February 10, 2021, 7:30pm

 <https://council.vancouver.ca/20210211/phea20210211ag.htm>

Questions about this agenda?

- Email speaker.request@vancouver.ca
- Phone 604-829-4238

1. CD-1 Rezoning: 1766 Frances Street

- Summary and Recommendation 
- Draft By-law - Zoning and Development 
- Referral Report dated January 5, 2021 
- Graphic Boards 
- Model Rendering 

Screenshot Feb 10, 2021 7:30pm

This is state of the information provided by the City.

Note: I wrote the rezoning planner a few days ago and asked for their position on **why planning believes this application meets the GWCP** (Grandview-Woodland Community Plan). I did not receive this requested information, but was told to wait until the Public Hearing.

Citizens' Assembly Final Report



The CA Process was put in place by the City, in response to the backlash against “Emerging Directions”

Councillor Carr’s leadership role in this area (motion)

Grandview-Woodland Citizens' Assembly

Citizens' Assembly Members

Keith Anderson, Larissa Ardis, Sam Bailey, Simon Baker, Dorothy Barkley, Larissa Blokhuis, David Bouc, Eric Buchanan, Hilda Castillo, Ken Ciochon, Elisa Coelho, Lawrence Cofield, Guillaume Colley, Lawrence Cotnoir, Erin Crisfield, Monica Dare, Asher DeGroot, Carl Desbiens, Dirk Duivestein, Terry Fuller, Marina Glass, Riley Godard, Tracy Hoskin, Rory Johnson, Jennifer Kassimatis, Karen Li, Marcia Macdonald, Mark Matthews, Christine McCallum, Levente Mihalik, Faith Moosang, Monica Morgan, Jen Moses, Gene Nagy, Apidi Onyalo, Shawn Preus, Dylan Rawlyk, Mandy Scanga, Rasmus Storjohann, Edward Stringer, Betty Tronson, Amy Turton, Walter Van Der Kamp, Heather Williams

Citizens Assembly (CA) Final Report presented in June 2015

complete silence from staff for a year (refused to give any updates)

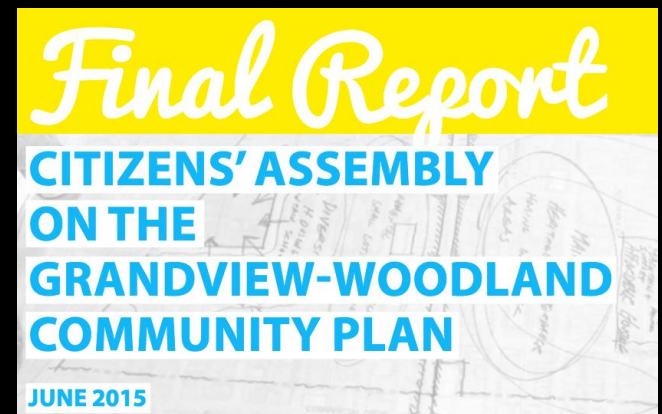
FOI department stonewalled requests for draft plan updates.

Draft Plan released in **June 25, 2016** (see vancouver.ca/grandviewplan)

Plan passed on **July 28, 2016** by Vision majority (referral motion defeated)

Staff went against key recommendations by Citizens' Assembly.

The reality is that the
'Community Plan' is a staff plan
for Grandview-Woodland.



Citizens' Assembly recommendations 2015

Citizens' Assembly Final Report vs. GWCP

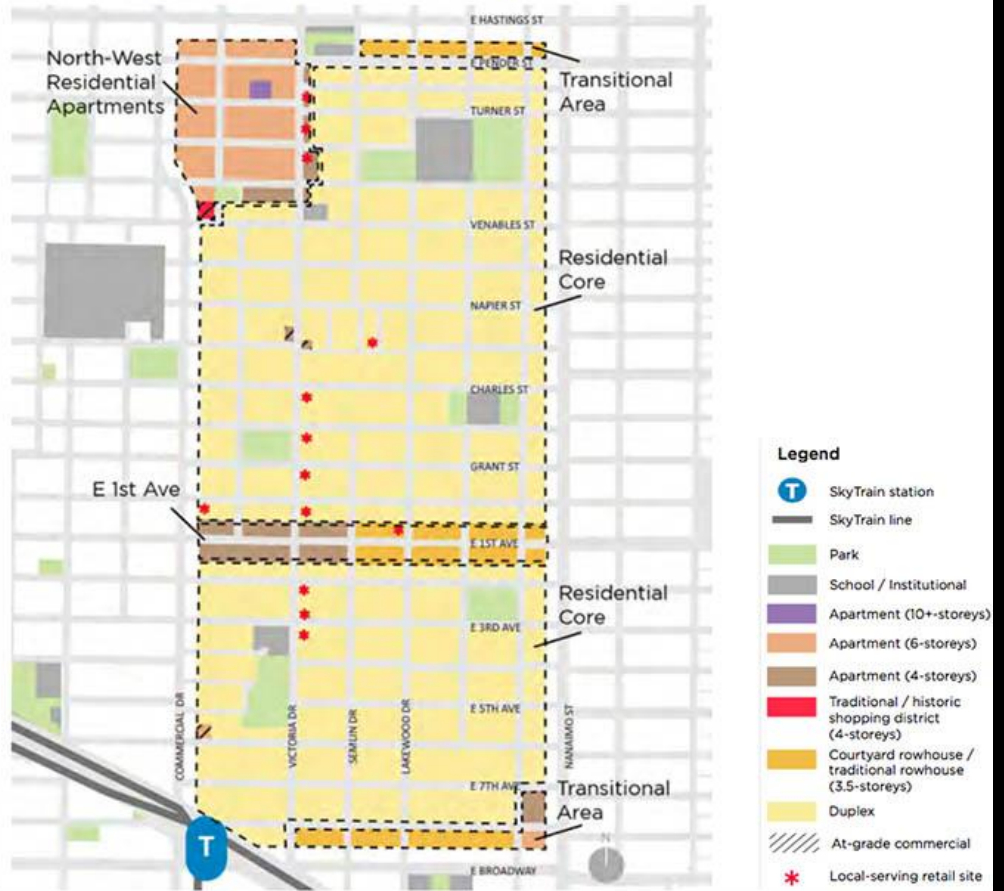
Grandview Land Use Map from Citizens' Assembly Final Report

Does not contain a North-West Residential Apartment zone



Figure 6.32: Grandview Land Use Map and Character Areas

Map from GWCP



The members' draft map for the Grandview sub-area.

There was no North-West Residential Apartment zone in the 'Grandview Subarea' (June 2015 CA Report). It was not discussed by the CA.

Citizens' Assembly Final Report

https://council.vancouver.ca/20150624/documents/ptec5_AppB.PDF

HOUSING & BUILT FORM

13.12: To maintain the neighbourhood character and preserve heritage assets, we recommend that the City keep the current zoning.

13.13: We suggest that the City study the opportunity to have additional density with the following conditions: no more than three storeys and no land assembly to avoid too drastic a change to the neighbourhood character.

13.14: We recommend that the City look at potential modifications to single-family and duplex zoning in Grandview with a view to:

- Retaining heritage assets
- Enabling laneway, coach house or infill housing
- Expanding ownership opportunities to create an array of housing opportunities that respects the character of the neighbourhood.

13.15: We recommend additional density along East 1st Avenue, east of Commercial Drive given the following criteria:

- Between Commercial Drive and Semlin Drive, a maximum height of four storeys with consideration of shadowing adjacent properties on the north side of 1st to ensure height consistency with the rest of the neighbourhood. Building form should be mostly townhouses and, if appropriate, apartments to ensure a building form that fits with the neighbourhood character;
- Between Semlin Drive and Nanaimo Street, a maximum height of three storeys with consideration of shadowing adjacent properties on the north side of East 1st Avenue to ensure height-consistency with the rest of the neighbourhood. Building form should be ground-oriented three-storey townhouses;
- The development in both areas should include a minimum of 30-percent rental units to ensure the cultural and economic diversity of the community;

- Development permits should be restricted to maintain existing heritage buildings, in order to ensure the preservation of the character of the community;
- To ensure visual diversity in housing types along East 1st Avenue, the City should use tools such as limits on land assembly and design guidelines that reflect the neighbourhood character.

13.16: Assuming a maximum height of six storeys along Hastings Street between Templeton Drive and Kamloops Street, we want to ensure a proper transition in scale. We thus recommend transitional density:

- Along the north block of Pender Street between Victoria Drive and Nanaimo Street in the form of stacked rowhouse townhouses, up to four storeys
- Along the south block of Pender Street between Victoria Drive and Nanaimo Street in the form of three storey townhouses.

To ensure visual diversity in housing types on Pender Street between Victoria Drive and Nanaimo Street, the City should use tools such as limits on land assembly and design guidelines that reflect the neighbourhood character.

13.17: In order to allow additional rental and ownership opportunities close to a major traffic hub and in consideration of a maximum height of four storeys along Broadway between Victoria Drive and Garden Drive, we recommend a transitional density along the south side of East 8th Avenue:

- For a maximum height of four storeys rowhouses or townhouses between Commercial and half a block East of Victoria.
- For a maximum of three storeys ground-oriented rowhouses or townhouses between half a block west of Semlin Drive and Garden Drive.

For 'Grandview subarea': "we recommend that the City keep the current zoning"
See section 13.12

Trace Document (planning)

<https://vancouver.ca/files/cov/grandview-woodland-community-plan-trace-document.pdf>

GRANDVIEW-WOODLAND COMMUNITY PLAN TRACE DOCUMENT – HOW THE PLAN RESPONDS TO THE CITIZENS' ASSEMBLY RECOMMENDATIONS

Citizens' Assembly Recommendation	Proposed Policy Response (includes specific policy if applicable)	Incorporated in draft plan	Incorporated w/ modifications	Not incorporated	Outside scope
HOUSING & BUILT FORM					
13.12: To maintain the neighbourhood character and preserve heritage assets, we recommend that the City keep the current zoning.	The plan will preserve the low-scale, traditional character of the sub-area yet allow for sensitive infill to add housing and to retain heritage resources (see 6.5: Grandview). In the Residential Core, new RT zoning will allow duplexes in areas currently zoned for single-family (RS-1, RS-4 and RS-7) and two-family (RT-4 and RT-5). The zoning will incentivize the retention of character/heritage resources.		<input checked="" type="checkbox"/>		

For 'Grandview subarea': "we recommend that the City keep the current zoning"

See section 13.12 vs. planning's own trace document

"Incorporated w / modifications"

Same issues elsewhere: 4-storeys in CA document vs. 6-storeys (parts of E. Broadway), see presentation by speaker #10 July 27, 2016 at 11:26:00am

<https://csg001-harmony.sliq.net/00317/Harmony/en/PowerBrowser/PowerBrowserV2?fk=3494969,000&startposition=2074>.

Planning should not be in the position to evaluate their own work. This is where household surveys were used (WPG CityPlan 2010). Need for independent review.

Battleground: Grandview



A real trace document, available in bookstores.

This 288 page book is a detailed “trace document” about the planning process in Grandview-Woodland.

City's own policies

Policies

- Consider applications for 100% secured rental housing (unless otherwise noted), as follows:
 - Height: up to 6 storeys.
 - Density: up to 2.4 FSR (*may not be achievable on all sites).
 - Site frontage: 15.1 m (49.5 ft.) (minimum) to 60.9 (200 ft.) (maximum).
 - Setbacks: Front 3 m (10 ft.) / Rear 6 m (20 ft.) / Side yards 2.1 m (7 ft.).

For considering applications

- up to 6-storeys (going to 9-storeys is not a modest increase, it's significant)
- density: up to 2.4 FSR (4.06 FSR is a major jump, not a modest increase)

Blockbusting nature: very negative impacts on affordability in area, as this area has some of the most affordable rental units.

Demovictions and displacement if precedent set (contrary to stated goals)

“Social housing” not welfare rate, Vision’s definition (mixed with market rental)

Other issues: does not fit with neighbourhood (scale and density)

Brought forward during pandemic (June 2020), no in-person Open House

Pace of change policy (not covered by Policy Report), 24 parking stalls

Population (CoV projection), Housing Vancouver Strategy figures and reality

<https://council.vancouver.ca/20210209/documents/rr3.pdf>

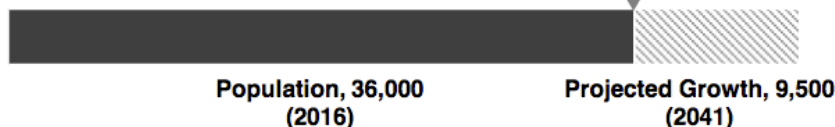
APPENDIX F PAGE 1 OF 2

PUBLIC BENEFITS IMPLEMENTATION TRACKING GRANDVIEW-WOODLAND COMMUNITY PLAN (2016) Updated Q2 2020

POPULATION GROWTH

Grandview-Woodland has grown by approximately 30 people since the 2016 census.

Growth, 30 (0% of projection)

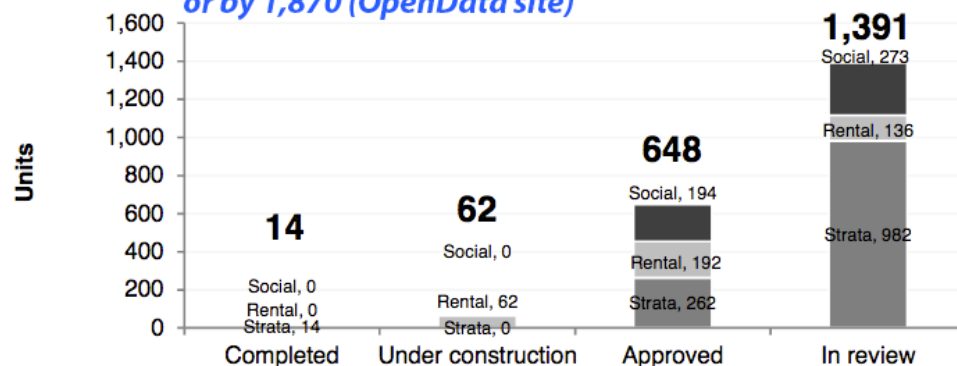


*Note: GWCP started with 2011 Census figures (moving goalposts)
Grandview-Woodland proper grew at a 6.4% rate 2011 to 2016
or by 1,870 (OpenData site)*

DEVELOPMENT ACTIVITY (UNITS)^a

Recent rezoning approvals:

- 2025 E. 12th Ave and 2776 Semlin Dr. (104 social)
- 1535-1557 Grant St. (35 secured market rental)
- 815-825 Commercial Dr & 1680 Adanac St. (38 secured market rental)
- 1636 Clark Dr. and 1321-1395 E 1st Ave. (90 social)



Planning staff recently claimed that the population grew by 30 people since the 2016 census. GWCP started with 2011 Census, 1,870 growth to 2016 (at a 6.4% rate). 72,000 new units over 10 years claim in Policy Report (still used, data not released)

Victoria Drive: 27 rental units



A single building at Victoria and Frances completed a few years ago, added 27 rental units that were not in the 2016 Census (this building was under construction on Census Day May 10, 2016)

Over 30 new residents in this building alone.

Victoria Drive



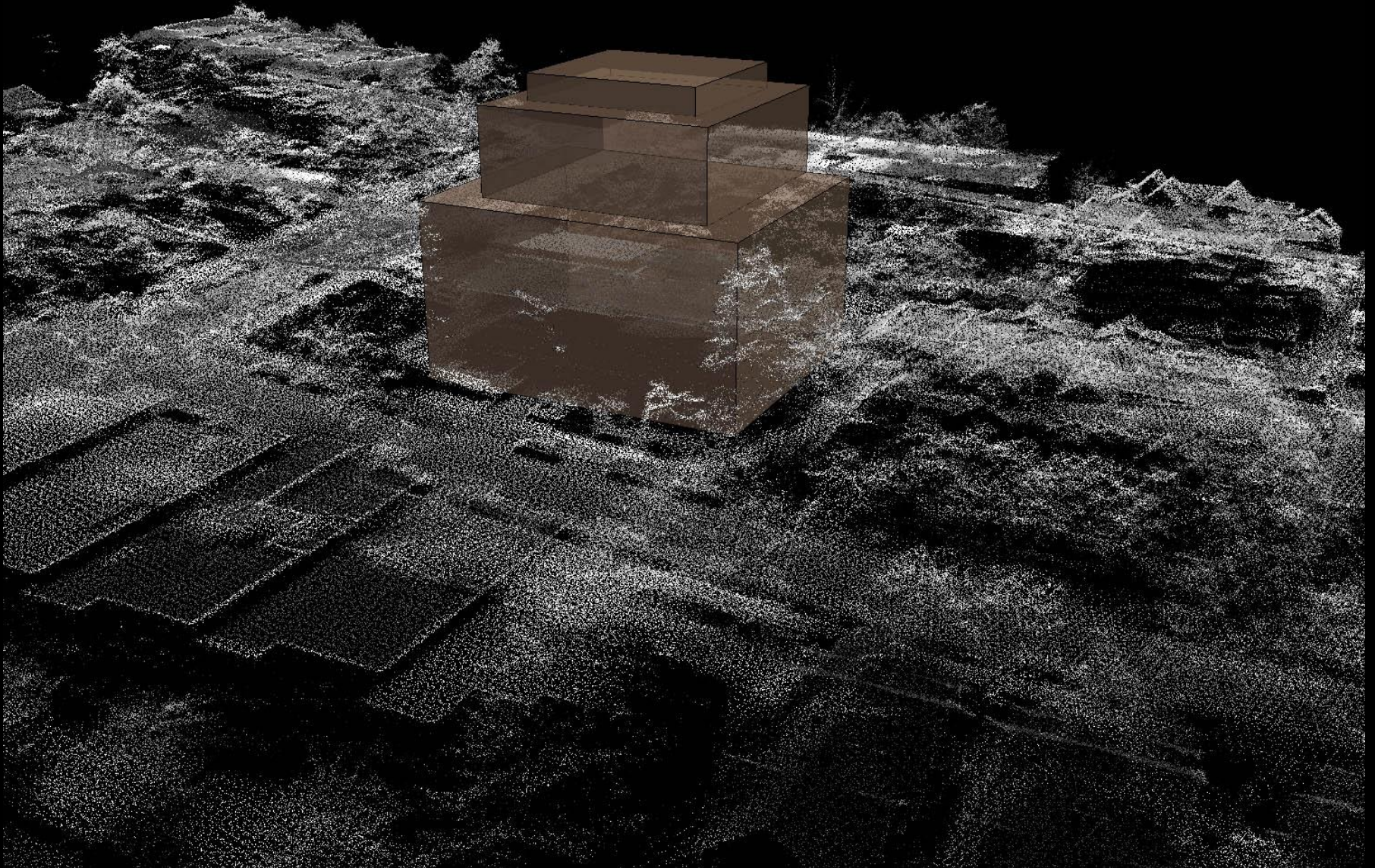
Recently completed projects and infill on Victoria (1,870 new residents over last census cycle)

Frances Street



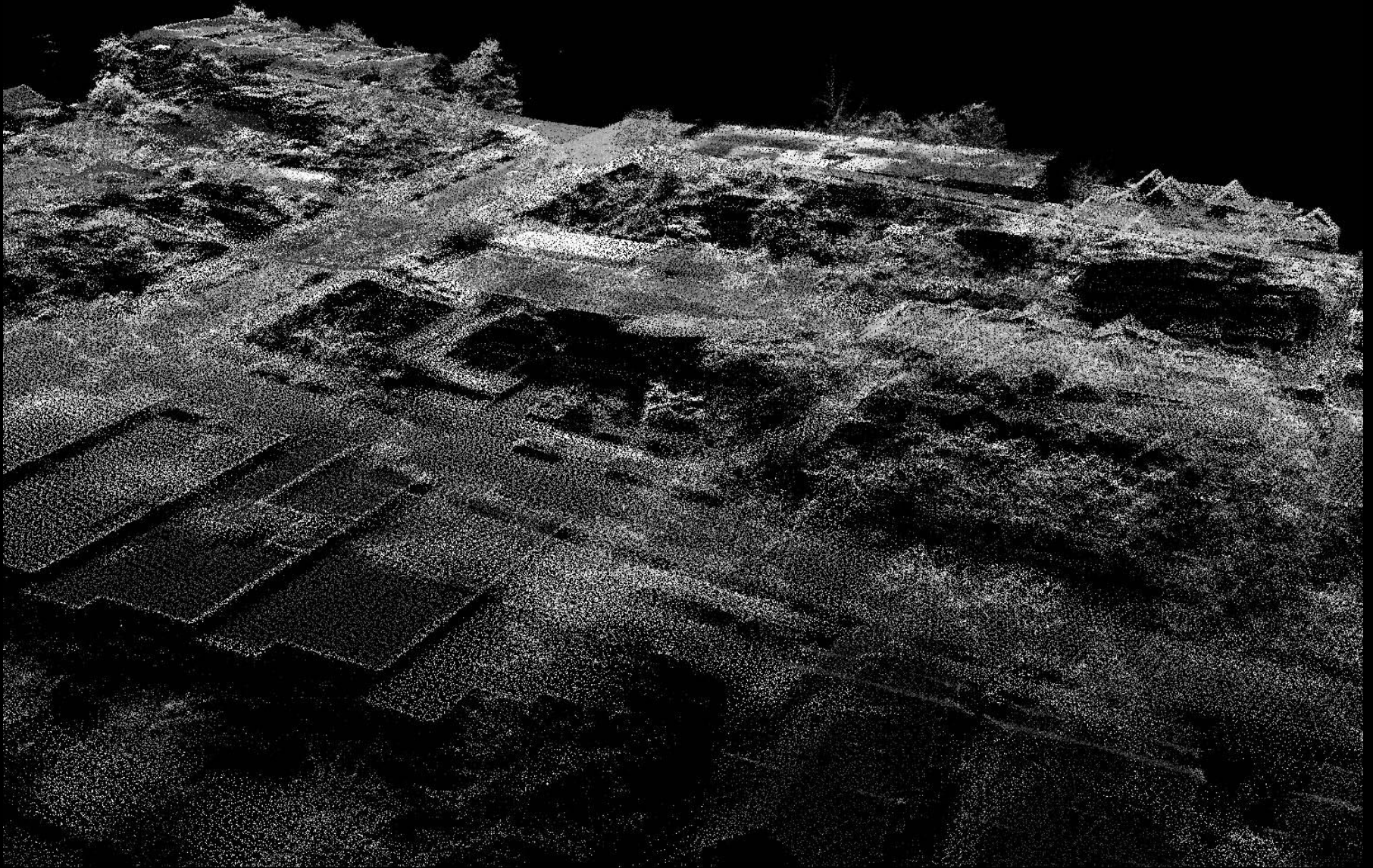
50mm lens, scale of current building and street

Proposed scale and density do not fit neighbourhood context



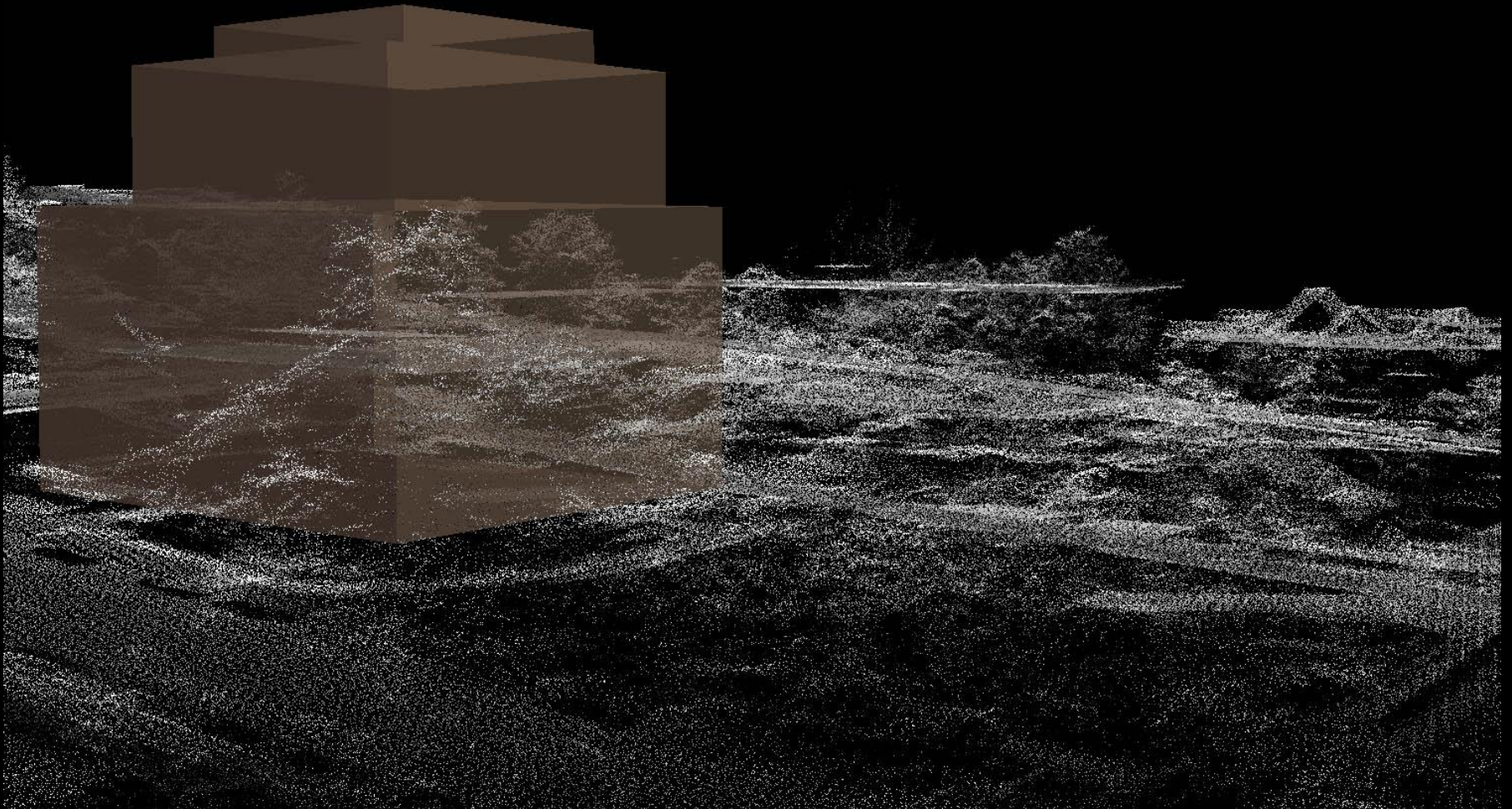
LiDAR data 2018 (CoV) and massing model

Proposed scale and density do not fit neighbourhood context



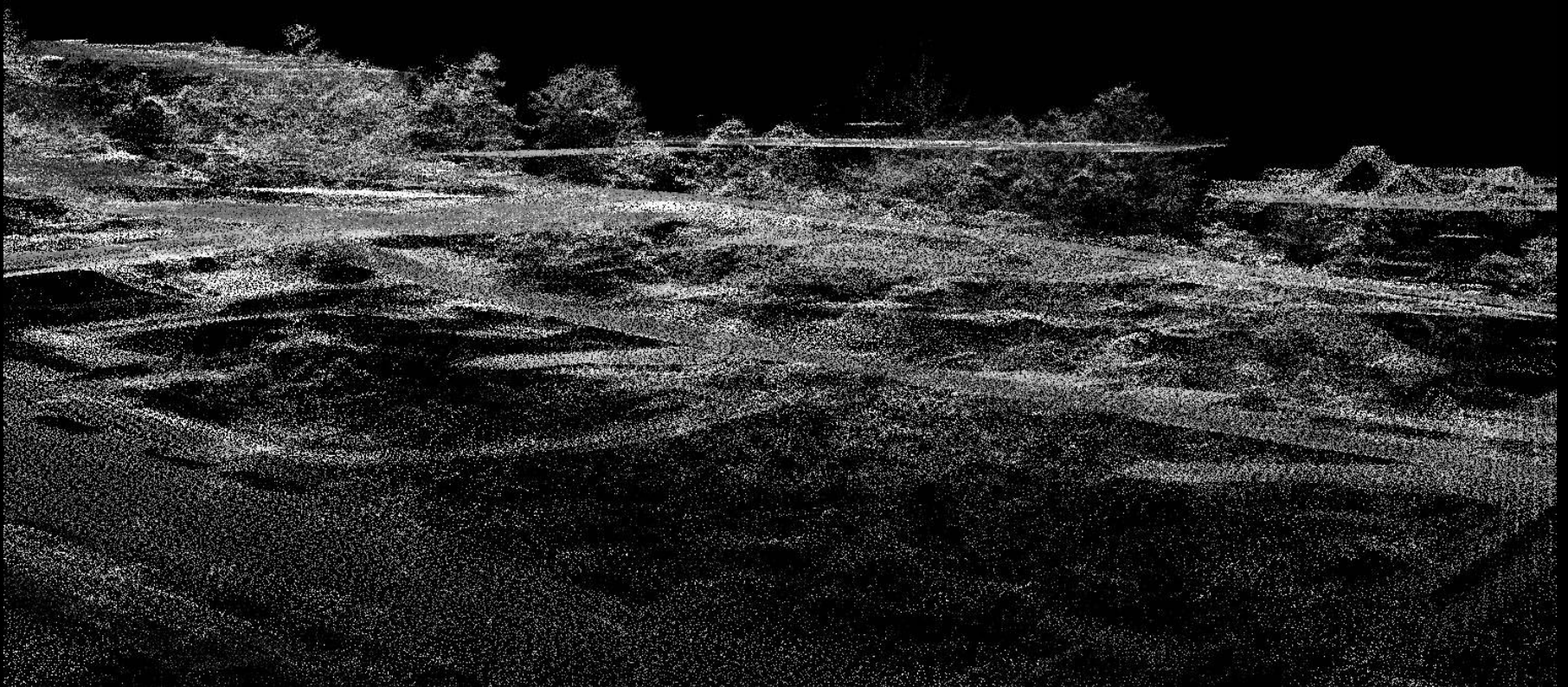
LiDAR data 2018 (CoV) only (note height of roof of existing building at 1766 Frances)

Proposed scale and density do not fit neighbourhood context



LiDAR data 2018 (CoV) and massing model

Proposed scale and density do not fit neighbourhood context



LiDAR data 2018 (CoV) only (note height of roof of existing building at 1766 Frances)

Frances Street and block context



Prevailing scale and density

Projects approved and underway in Plan area



GWCP population targets are being met (or are being exceeded)

Pictured: 1649 East Broadway

Fires: compare with building north of Marpole Park (West 72nd Avenue & Cartier). People are living in this building now.



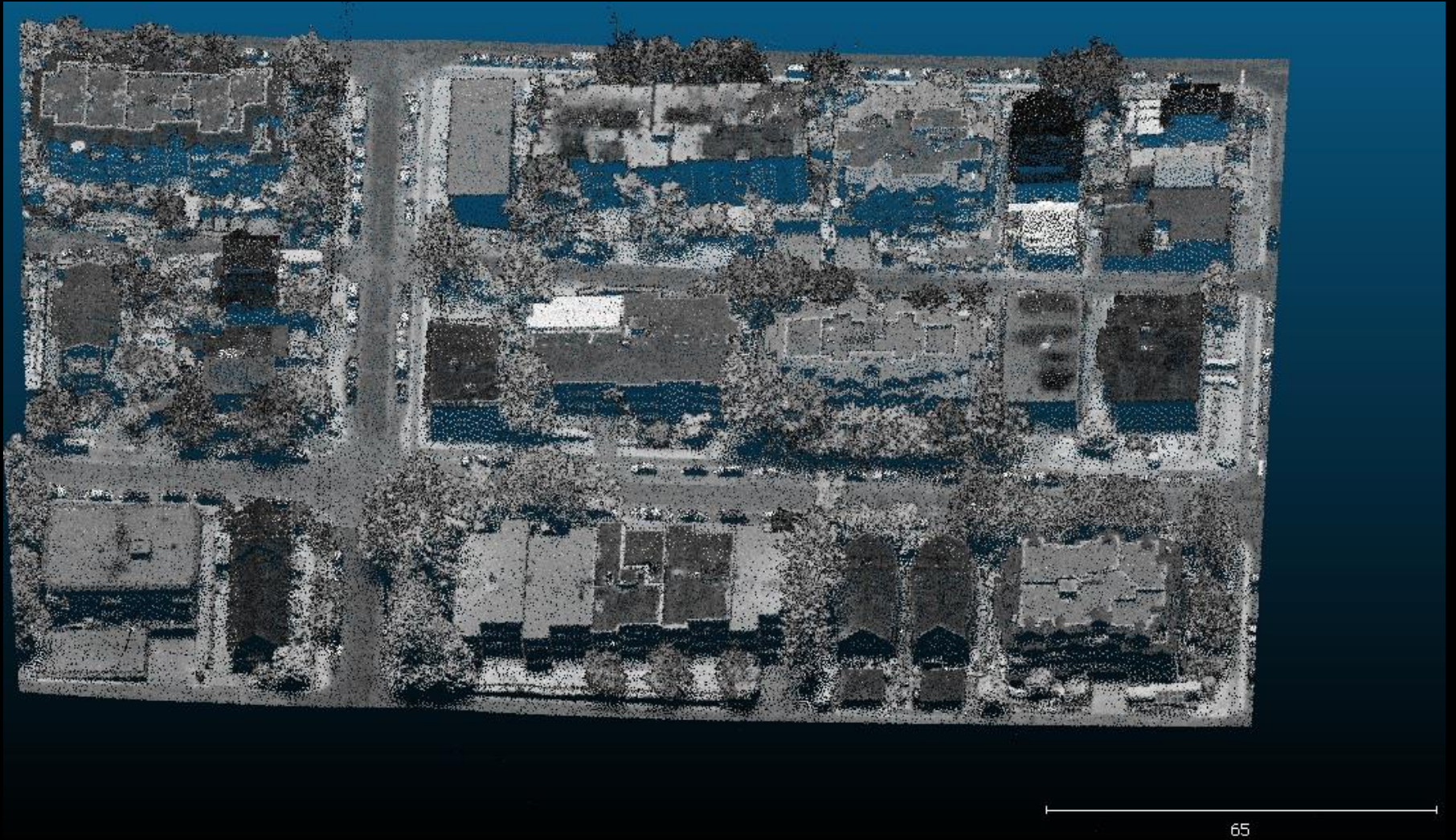
Some buildings can be repaired after a fire.

Compare with laneway view of 1766 Frances (right)

Note: Pace of change policy



LiDAR model CoV 2018



LiDAR data 2018 (CoV) only (note height of roof of existing building at 1766 Frances)

Plan passed July 28, 2016

Four years later: no review as promised

Section 7.1.5 GWCP:

grandview-woodland-community-plan.pdf (page 137 of 272) ~

7.1.5 In order to manage the initial take up (“pace of change”) of policies involving redevelopment of existing market rental housing, limit approvals of projects that involve demolition of existing market rental housing covered by the Rental Housing Stock ODP, to no more than 5 new developments in the first 3 years of the plan, or a maximum of 150 existing market rental units (i.e. renewed/redeveloped as a component of the 5 sites). Following 3 years, report back on the rate of development and the outcomes of that activity.

No review done by July 28, 2019

A review needs to be done by an independent 3rd party (not staff) with full participation by the community

Pace of change (will there be an update as per the plan?).

Code of conduct

Accountability; includes acts of
commission & omission



CITY OF VANCOUVER
CORPORATE POLICY

SUBJECT: Code of Conduct

CATEGORY: Employment

POLICY NUMBER: AE-028-01

1.2 **Accountability:** Council officials, staff, and advisory body members are obligated to answer for a responsibility that has been entrusted to them. They are responsible for the decisions that they make. This responsibility includes acts of commission and acts of omission. In turn, decision-making processes must be transparent and subject to public scrutiny; and proper records are kept and audit trails are in place

FSR and open space (vs. building a covering most of a site)
Example of non-conforming existing building (open spaces on either side)



New addition to GWCP after CA final report

Figure 6.40: Grandview Northwest Apartment Area Land Use



6.5.4 Northwest Apartment Area

In the northwestern corner of the Grandview sub-area (generally bounded by Commercial Drive, East Hastings Street, Victoria Drive, and Adanac Street), a small area of low-rise apartment buildings interspersed with some detached houses and townhouses exists. The area also contains additional non-market housing for seniors and members of the urban Aboriginal community.

New secured rental housing will gradually be introduced, while retaining existing heritage resources and most of the existing, relatively affordable rental stock. Where significant clusters of pre-1940 buildings are present, a representative selection of important character house streetscapes and individual houses will be preserved, with opportunity for infill.

Policies

- Consider applications for 100% secured rental housing (unless otherwise noted), as follows:
 - Height: up to 6 storeys.
 - Density: up to 2.4 FSR (*may not be achievable on all sites).
 - Site frontage: 15.1 m (49.5 ft.) (minimum) to 60.9 (200 ft.) (maximum).
 - Setbacks: Front 3 m (10 ft.) / Rear 6 m (20 ft.) / Side yards 2.1 m (7 ft.).

This is 6 storeys at street level. Imagine 9 storeys.



Kingsway has wider a street right of way than Frances Street