RM-3A and RM-4/4N area-wide rezoning



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

Stephen Bohus, BLA, Grandview-Woodland renter

Citizens' Assembly Final Report vs. GWCP



The CA Process was put in place by the City, in response to the backlash against **"Emerging Directions"** Grandview-Woodland Citizens

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 Clochon, Elisa Coelho, Lawrence Cofield, Guillaume Colley, Lawrence Cothoir, Erin Crisfield, Monica Dare, Asher DeGroot, Carl Desbiens, Dirk Duivestein, Terry Fuller, Marina Glass, Riley Godard, Tracy Hoskin, Rory Johnson, Jennfer Kassimätis, Karen J Marcia Macdonald, Mark Matthews, Christine McCallum, Levente Mihalik, Faith Moosang, Monica Morgan, Jen Moses, Gene Nagy, Apild Oryalo, Shawn Preus, Dylan Rawlyk, Mandy Scanga, Rasmus Storjohann, Edward Stringer, Betty Tronson, Amy Turton, Walter Van Der Kamp, Heather Williams

Should people participate in the Broadway Plan? What message does it send if the GWCP is not followed, after the CA report was not followed and after planning imposed this plan?



A look at the Citizens Assembly (CA) Final Report June 2015

Staff went against key recommendations by Citizens' Assembly:

Citizens' Assembly Recommendation

12.13: We strongly recommend that the City maintain the existing RM4 height restrictions throughout the Britannia-Woodland sub-area. (Exceptions: 12.18 and 12.19).

12.12: We expect the City to retain existing ratios of rental, co-op, and ownership units in the subarea, as well as maintain the stock of low-cost rental units.

Other background:

Complete silence from staff for a year (refused to give any updates, FOI blocked). Draft Plan released in **June 25, 2016** see (vancouver.ca/grandviewplan) Plan passed on **July 28, 2016** by Vision majority (referral motion defeated)

Citizens Assembly (CA) Final Report June 2015

Fact checking

Staff went against key recommendations by Citizens' Assembly:

Grandview-Woodland Community Plan Trace Document

● grandview-woodland-community-plan-trace-document.pdf (page 56 of 86) ∨ ✓ Q Q C C C C C C Search 	
Citizens' Assembly Recommendation	Proposed Policy Response (includes specific policy if applicable)
12.13: We strongly recommend that the City maintain the existing RM4 height restrictions throughout the Britannia-Woodland sub-area. (Exceptions: 12.18 and 12.19).	The existing RM-4 zoning will be maintained, however, the plan allows consideration of rezonings for additional height up to six storeys provided existing units are replaced and all new units are secured as rental.

In case you haven't seen this document, this is what staff say that their response to the Citizens' Assembly process were. In particular, see pp. 55-57 (Section 12.11 and onward, Housing and Built Form) https://vancouver.ca/files/cov/grandview-woodland-community-plan-trace-document.pdf

Fact checking: Plan passed July 28, 2016 Five 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 (within 3 years)

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

No mention of "pace of change" in referral.

CA clearly stated maximum 4-storeys (not 6) in the final report. Overwritten by staff.

Open House March 11, 2020

POLICY IMPLEMENTATION: LOW-DENSITY AREAS (RS/RT ZONES)

What Sites Are Eligible For Rezoning?

Sites in low density (RS and some RT zoned) areas that are within short walk or roll of daily needs including public transit, shops and services and parks or schools may be

eligible for rezoning under the new Secured Rental Policy.

Sites must meet all of the following requirements: 1. On an arterial road OR on the first block off an arterial road (approx 150m) 2. Within a five minute walk (400m) of a park or public school 3 Within a five minute walk (400m) of shopping opportunities

The Secured Rental Policy applies in low density areas city-wide, except in those with recently approved community plans or that are undergoing community planning programs (e.g. Broadway). In the community plan areas, opportunities for new secured rental projects are set by each plan policy.

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Draft Map Of Eligible Locations In The New Secured Rental Policy

NOTE: Map has been simplified since

POLICY IMPLEMENTATION: LOCAL COMMERCIAL AREAS

Implementation of Council Direction

One of the key directions approved by Council in the Secured Rental Policy is to amend the zoning in select commercial areas so that building rental housing is simpler and faster.

Specifically, Council directed Staff to make amendments to the C-2 Commercial zoning districts* using new Provincial authority for residential rental tenure zoning to:

- Enable additional height and density (up to 6-storeys) for mixed-use development where 100% of residential floor space is secured rental housing
- Simplify building design requirements to help remove barriers to rental housing construction and improve building livability and sustainability
- Include provisions for green building requirements, energy efficiency, and sustainability

Where Proposed Changes Will Apply

The areas being considered include C-2 zoning districts' outside of recently approved community plans and in areas with in-progress community planning processes.

Legend C-2 zoning districts include C-2, C-2B, C-2C, and C-2C1 districts. 13 er ca/rentalhousing

At one of the last public open houses hosted by City of Vancouver staff regarding the Housing Vancouver Strategy, there was a recognition that recent plans would be respected. New policies would NOT apply to Grandview-Woodland, Marpole, etc.

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- No notification to residents
- Major change to GWCP without discussion
- 65 feet / 19.9m may equal 7-storeys
- Huge environmental impacts (30-50 year buildings to landfill) vs. keeping mature rental stock
- Not building 100% shelter rate housing, very misleading definition of "social housing"
- **Demovictions / displacement / uncertainty**
- Higher rents possible in redeveloped sites
- Can build 2.5 FSR in 4-storey form (6 not needed)
- New starting point for rezoning

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. See the background on the desire to keep RM zones at 4-storeys.

Victoria Drive: 27 rental units, C-2 zoning



A single building at Victoria and Ferndale was 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)

This C-2 form allows for a Floor Space Ratio of 2.5 in four storeys.

New addition to GWCP after CA final report 6-storey rezoning policy added (never discussed before)

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.).

Dwelling units per Acre

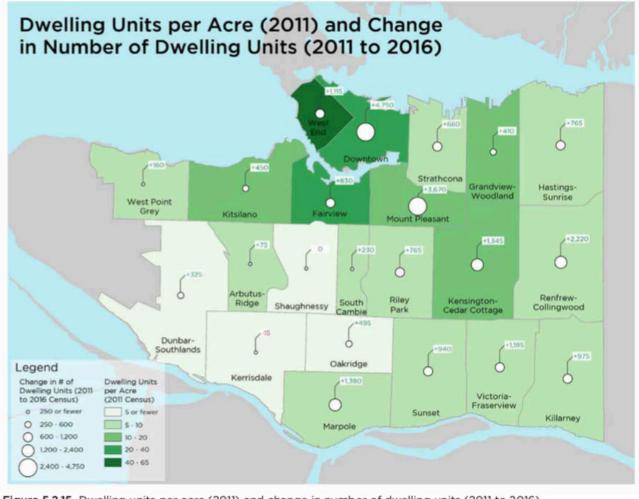


Figure 5.2.15. Dwelling units per acre (2011) and change in number of dwelling units (2011 to 2016)

Dwelling units per acre map (and please note some neighbourhoods have significant tracks of industrial land). Would it be better to add new housing but keep mature rental stock?