

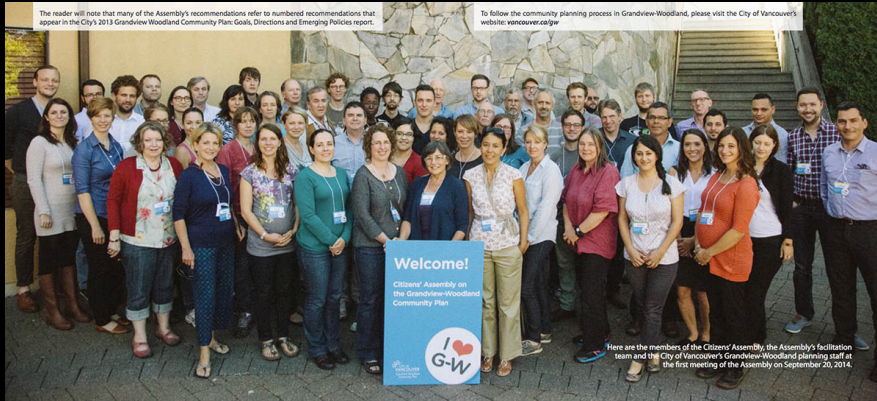
RM-3A and RM-4/4N area-wide rezoning



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

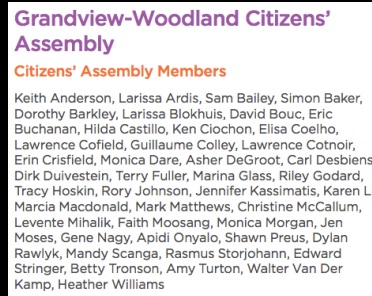
Stephen Bohus, BLA, Grandview-Woodland renter

Citizens' Assembly Final Report vs. GWCP



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

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



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 sub-area, 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) ▾	
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)

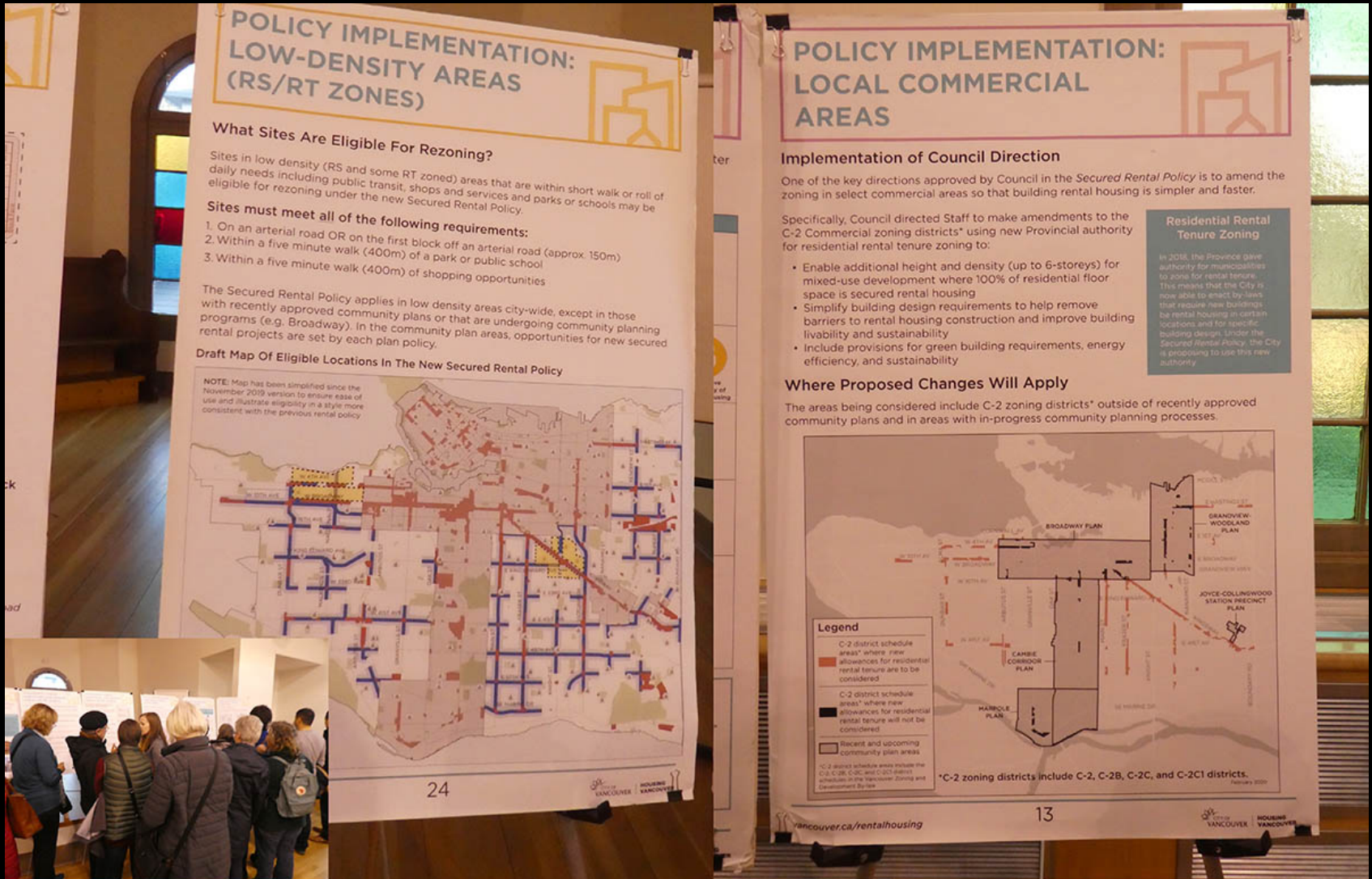
A review needs to be done by an independent 3rd party (not staff) with full participation by the community

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



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.

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

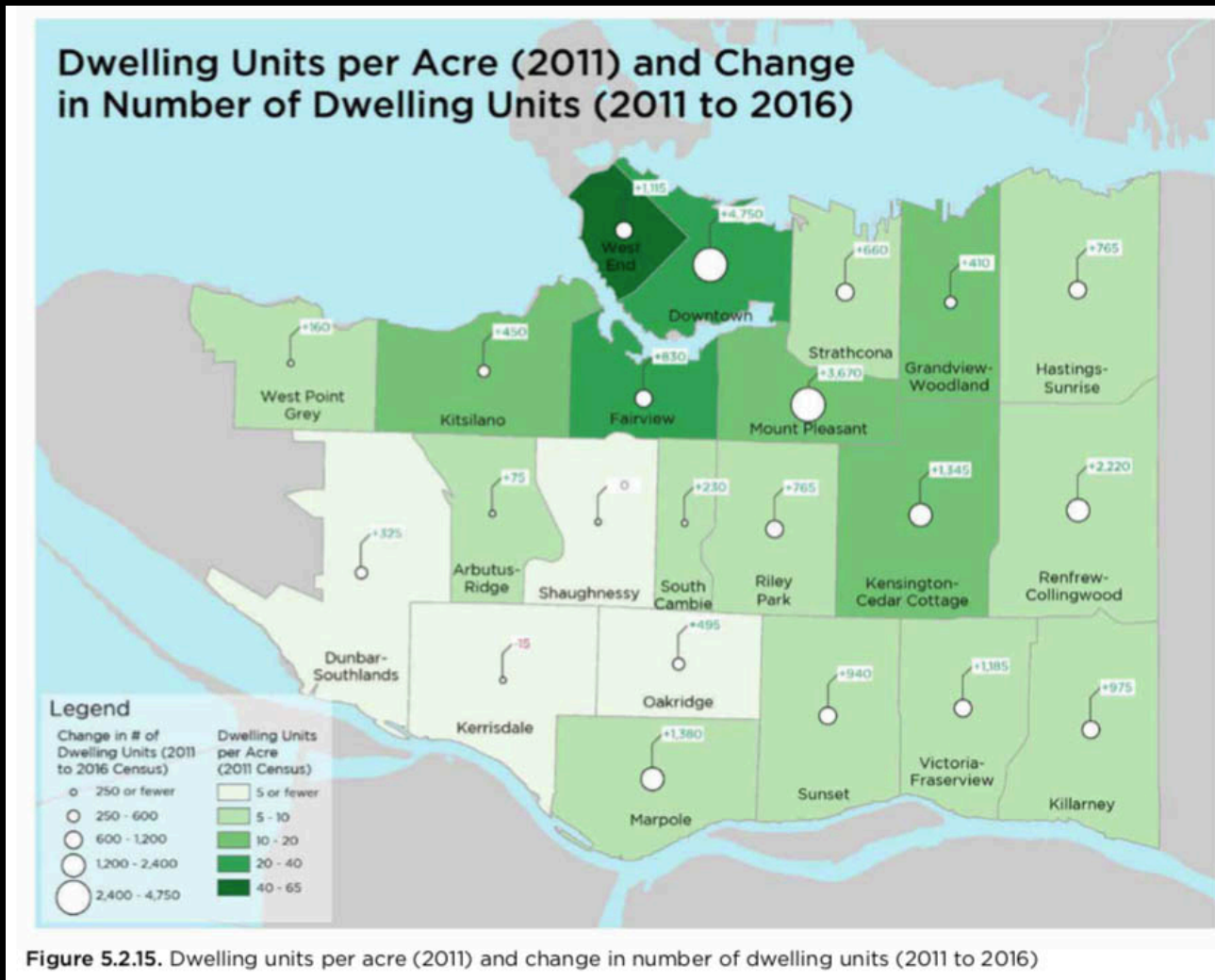


Figure 5.2.15. Dwelling units per acre (2011) and change in number of dwelling units (2011 to 2016)

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?