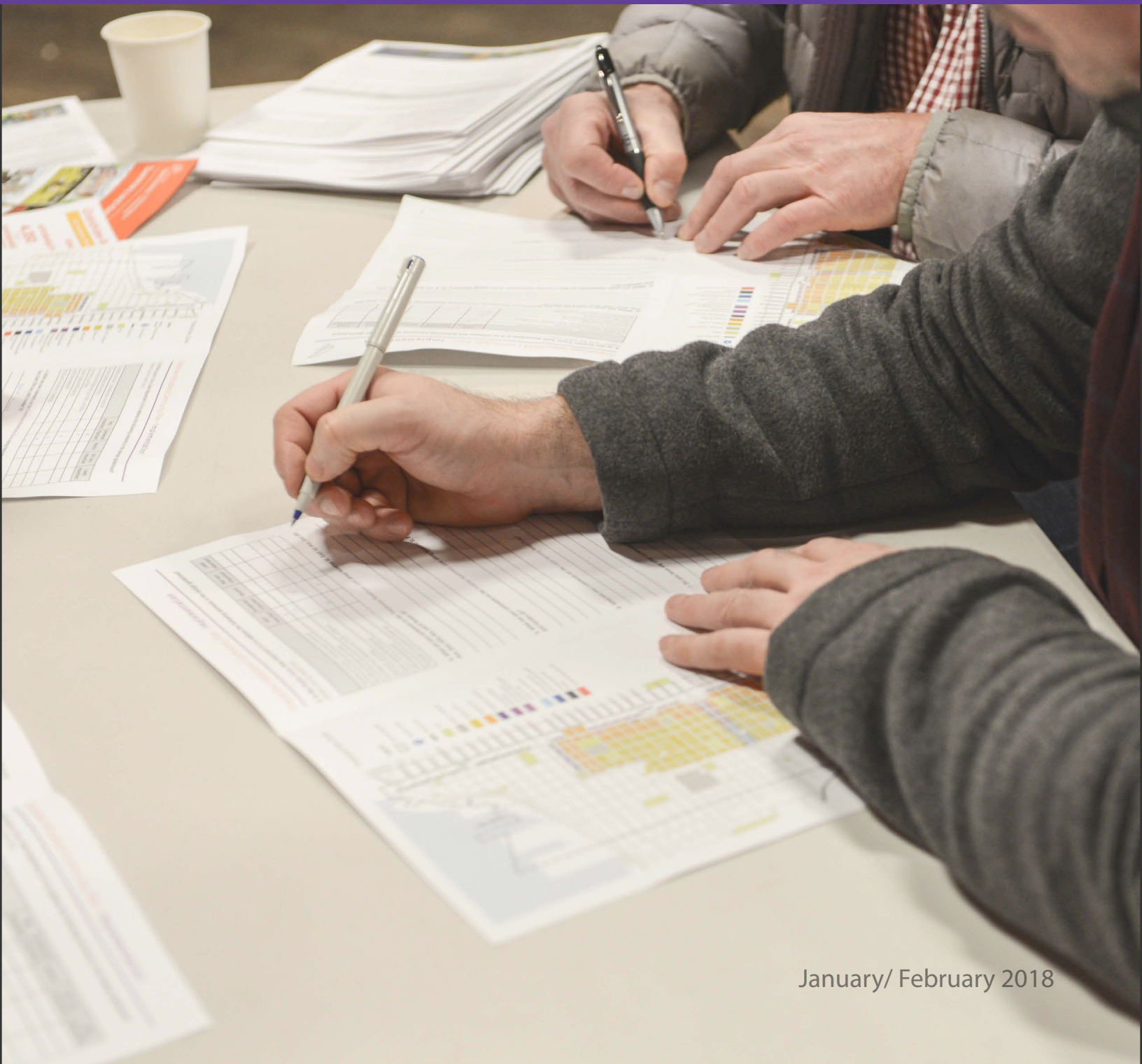


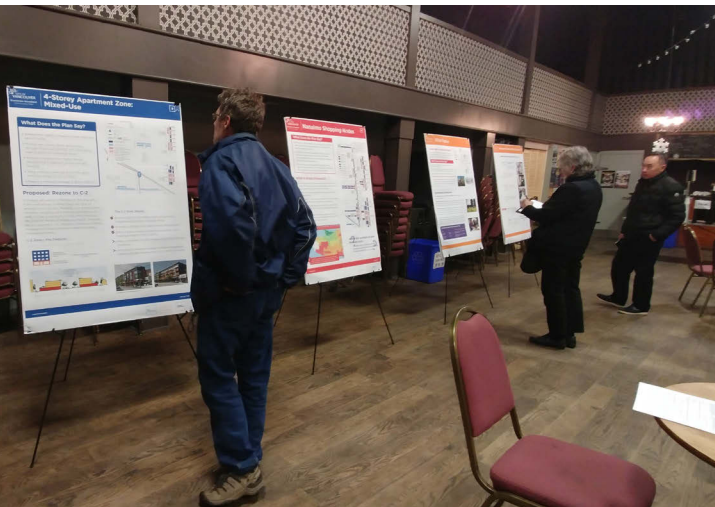
WHAT WE HEARD

Grandview-Woodland Community Plan

implementation



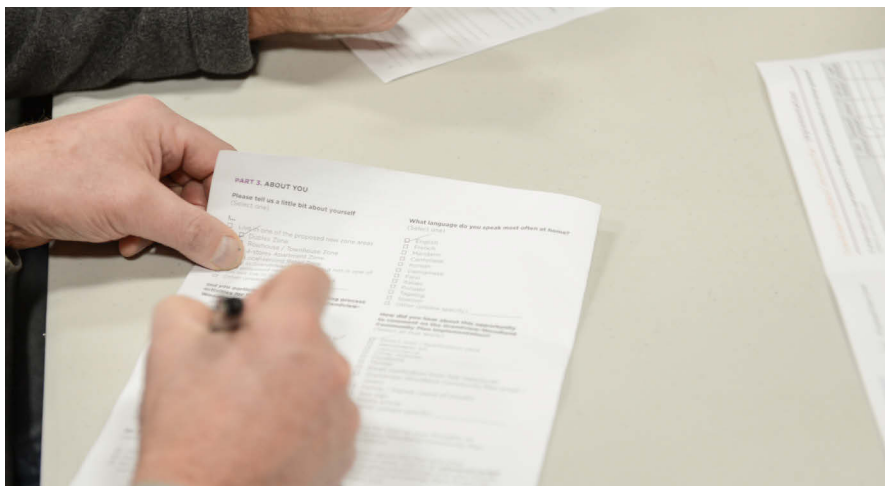
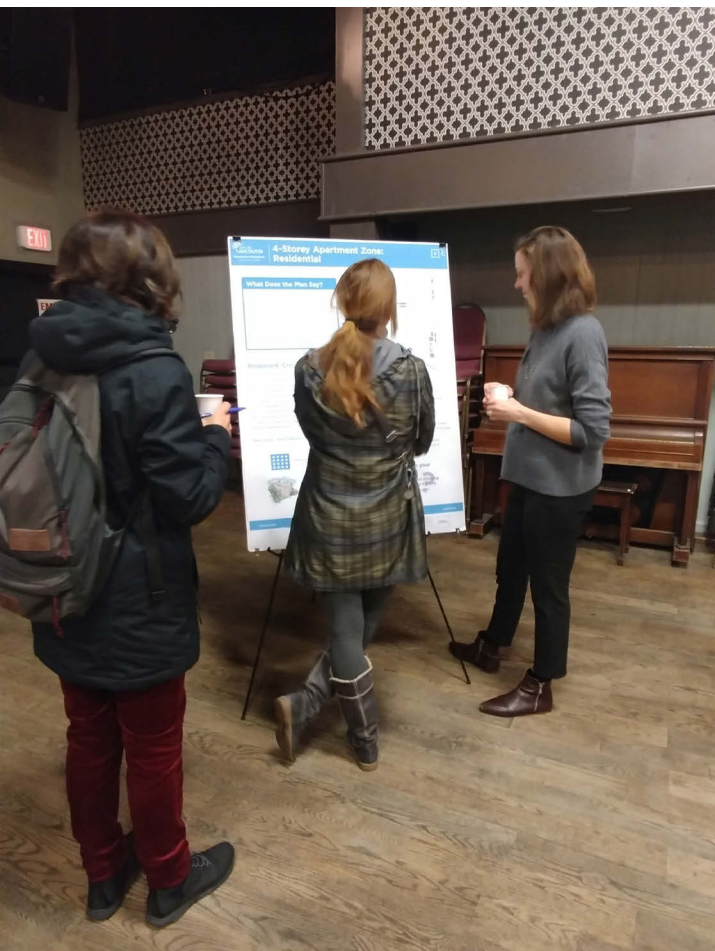
January/ February 2018



350+
people attended

400+
forms submitted

In January 2018, staff held two open house events to share information about proposed City-initiated zoning changes to allow new housing choices in parts of Grandview-Woodland. During the consultation period, 420 feedback forms were received, including those completed at the open house events, as well as online through the City's website (survey closed February 22, 2018).



GENERAL COMMENTS: Proposed Zoning Changes Grandview-Woodland Community Plan

68% either agreed or strongly agreed in general with the proposed zoning changes described in the January open house boards.

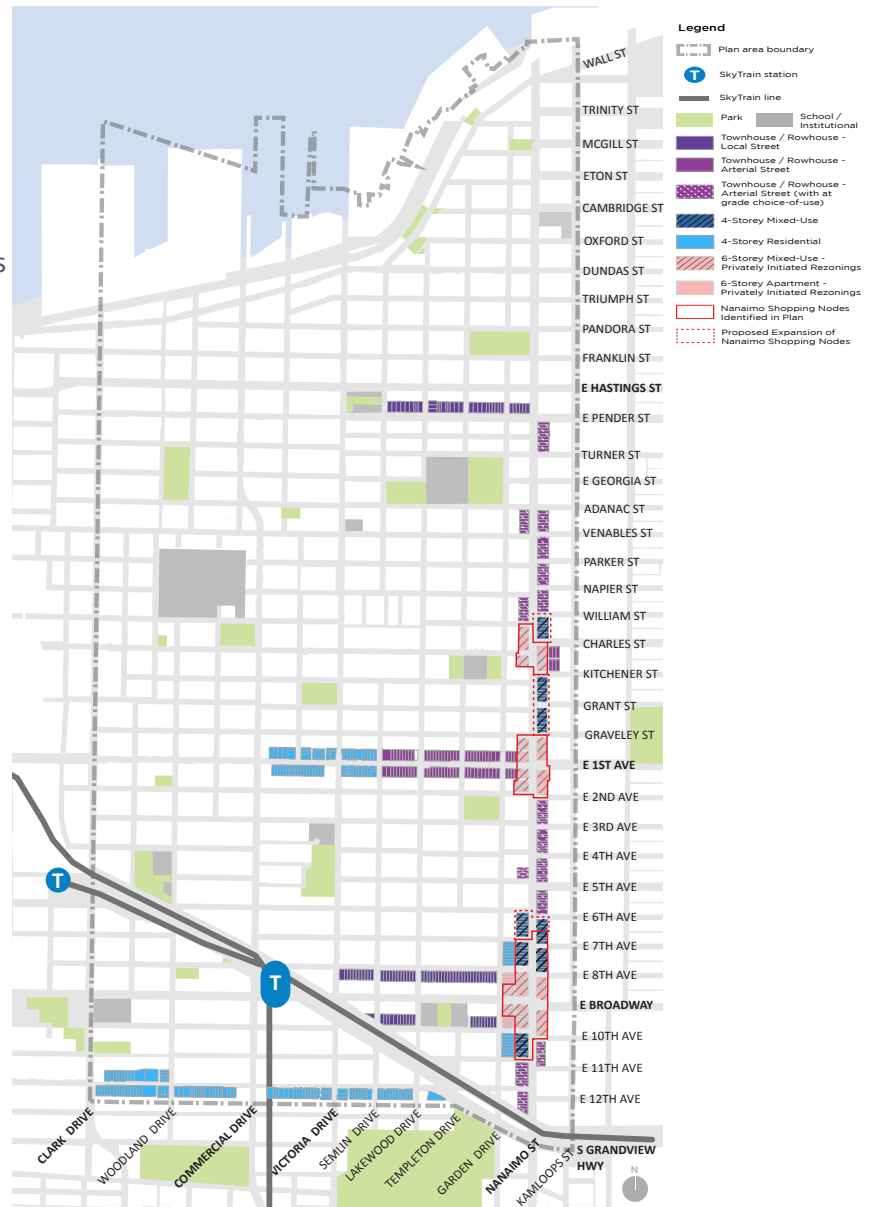
Generally there was a desire for increased density in the proposed zones to address concerns about housing supply and affordability. However, some responses indicated that the proposed density seemed too high, causing concerns related to shadowing, views and privacy for adjacent homes. There was a strong desire for new units to be affordable, especially for renters and families. Opinions on the proposed location of the new zones on arterial streets were split evenly with some in favour and others not.

Support

- For increased density (townhouses and 4-storey apartments)
- For new local-serving commercial at shopping nodes, especially commercial at grade
- For more affordable housing options for renters and families

Concerns

- Density proposed not high enough on arterial streets
- Proposed height too high
- Affordability of new units compared to existing housing in area (displacement of existing residents)
- Adjacency issues for homes located behind proposed buildings on arterials (shadows, privacy, view obstruction)
- Displacement of small, independent businesses
- Overseas interest and speculation



TOWNHOUSE/4-STORY ZONE: ARTERIAL STREETS

Grandview-Woodland Community Plan

Respondents were asked two questions about the new townhouse zone along arterial streets:

- 75% either agreed or strongly agreed to increase the floor area of the new townhouse zone to 1.5 FSR
- 77% either agreed or strongly agreed with adding the option for 4-storey apartments on larger sites (sites with a minimum 120' frontage)

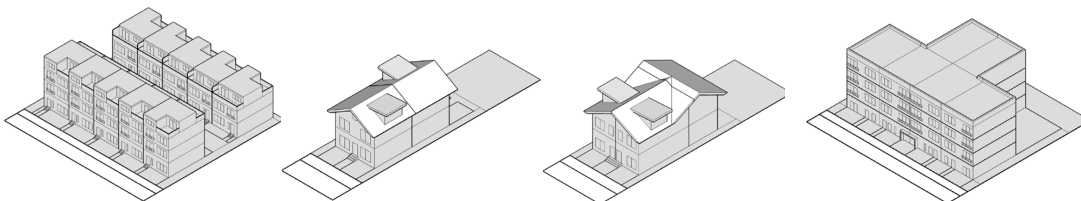
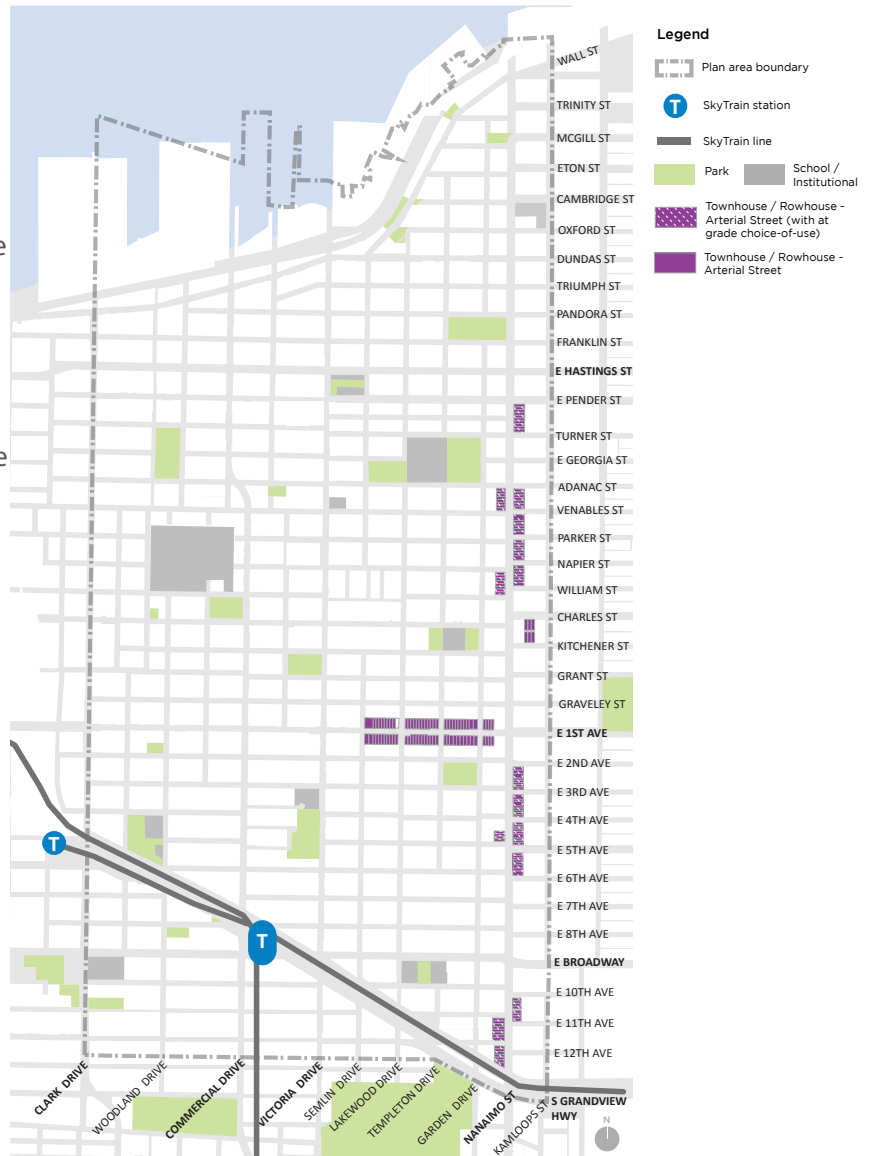
Comments regarding updates to this zone to allow greater floor area for townhomes and 4-story apartments on larger sites were evenly split on support and concerns. A slightly greater number of respondents favoured more density, while others thought the proposed height was too high.

Support

- For increased density, to increase housing supply and provide greater housing choice
- For increased density on arterial streets
- For apartments with commercial at grade

Concerns

- Density is not high enough (missed opportunity)
- Prefer 3-storey max
- Increased traffic and parking issues
- Housing inappropriately placed on main arterials; pollution and noise will have negative impacts on families
- Allow higher density on local streets
- Adjacency issues for homes located close to arterials (shadowing, privacy, view obstruction)



Examples from conceptual testing of development options for this zone (refer to open house boards for more detail).

4-STOREY APARTMENT ZONE: PASSIVE HOUSE

Grandview-Woodland Community Plan

62% either agreed or strongly agreed with the option for simpler building shapes (e.g. rectangles) for passive house construction.

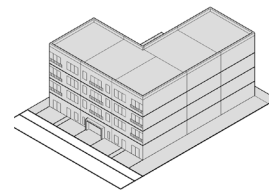
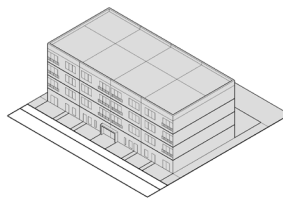
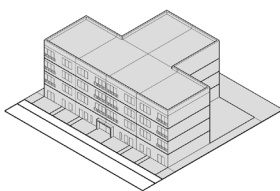
There was general support for Passive House buildings, citing increased livability, acoustic and air quality benefits, and that this form maximizes density. Many respondents were concerned that allowing simpler building shapes for Passive House buildings will compromise the quality of design and result in a loss of green space.

Support

- For the addition of courtyards, gardens and green space
- For environmentally sound sustainable building practices

Concerns

- Preference for maximum 2.5 FSR (instead of 1.7 FSR)
- Simpler shape of Passive House buildings won't allow for green space; strong preference for green space and courtyards associated with "T-shape" apartment buildings
- Simpler building shapes (rectangle box) for Passive House means unattractive building design, adding to the loss of neighbourhood character
- Proposed locations on arterials are not appropriate (noise, pollution)
- Builders don't have experience with Passive House; high construction costs will lead to less affordability



Examples from conceptual testing of development options for this zone (refer to open house boards for more detail).

NANAIMO SHOPPING NODES

Grandview-Woodland Community Plan

73% either agreed or strongly agreed with the expansion of the Nanaimo shopping nodes and more mixed-use buildings.

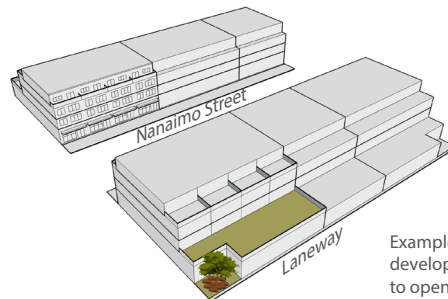
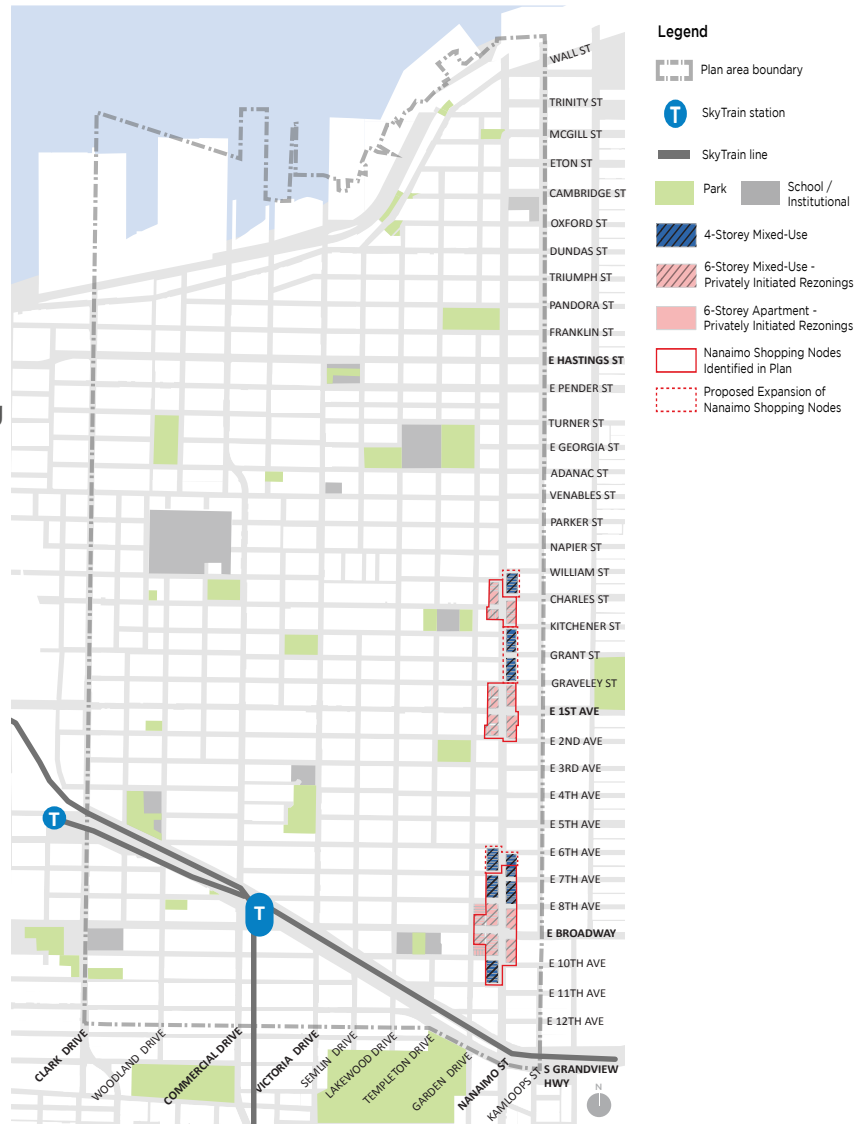
There was a significant number of respondents who generally supported the expansion of the Nanaimo shopping nodes, particularly favouring the addition of new local-serving, small scale businesses. With the addition of new commercial space, concerns about parking and increased traffic were also highlighted.

Support

- For small spaces, allowing local entrepreneurs and neighbourhood-serving businesses to thrive at the proposed shopping nodes
- For expanding commercial areas beyond proposed shopping nodes (e.g. greater small-scale commercial presence on local streets and outside of plan area up to skytrain)
- For increased walkability of neighbourhood

Concerns

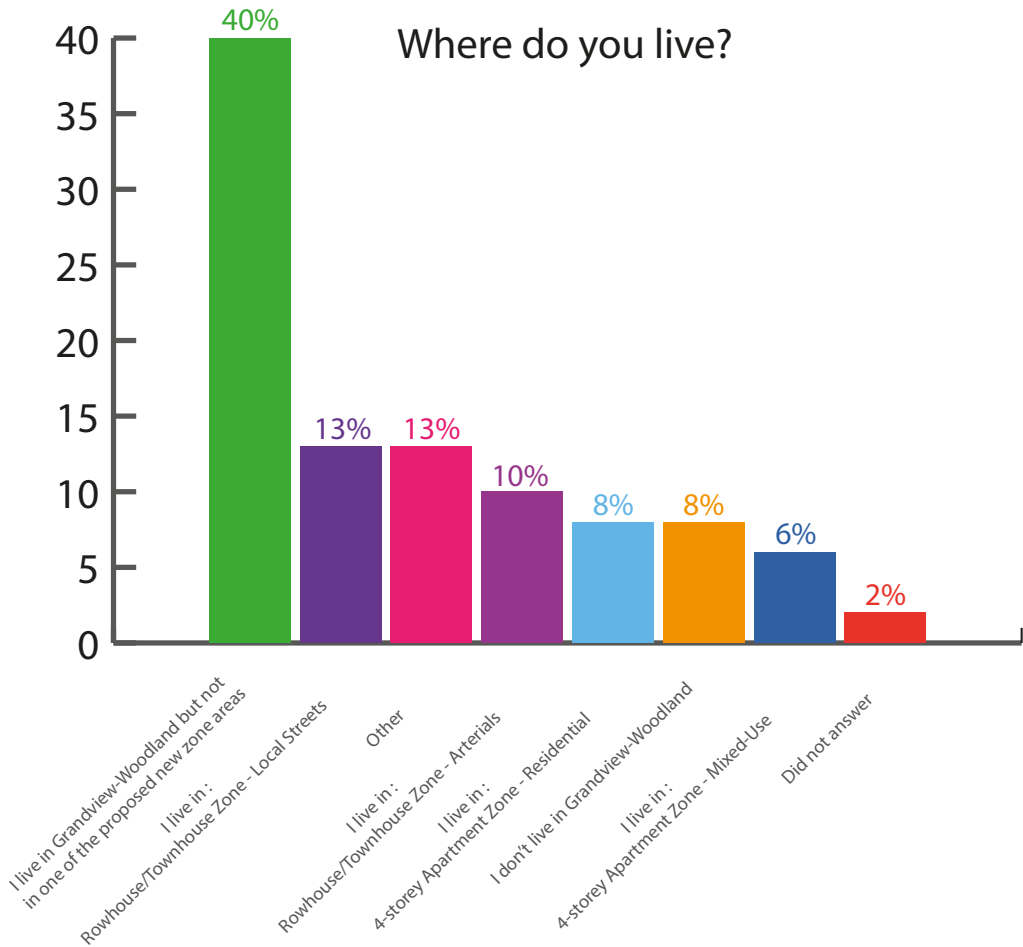
- Affordability of rent for small, local businesses
- Commercial space will be occupied by undesirable retail (ex. dispensaries) or chain stores
- Shopping needs already fulfilled by Commercial Drive and Hastings Street
- 6-storey too high for mixed-use; prefer townhouse or up to 4-storey
- Infrastructure concerns, including parking and safe pedestrian crossings on Nanaimo Street



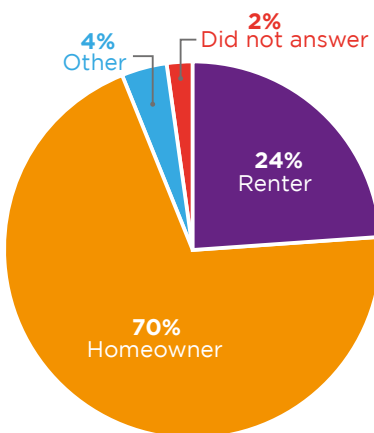
Example from conceptual testing of development options for this zone (refer to open house boards for more detail).

RESPONDENT PROFILE

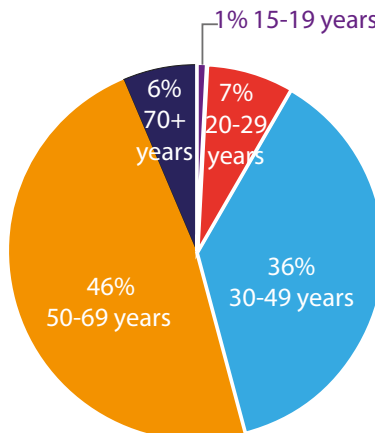
Grandview-Woodland Community Plan



Do you rent or own your home?



How old are you?



Are you familiar with the Grandview-Woodland Community Plan?

