

## Proposed New Zones and Design Guidelines in Grandview-Woodland

**The Grandview-Woodland Community Plan** was approved by City Council on July 28, 2016. One of the key goals of the plan is to add more housing options to the neighbourhood and to protect and increase the number of rental homes. As part of the implementation of the plan, we're looking at rezoning certain areas to help maintain a mix of housing types, deliver new rental homes, and add more housing suitable for families, including townhouses and rowhouses. The first phase of Grandview-Woodland Community Plan implementation addressed duplex areas through amendments to the RT-5 zone.

**Today's open house** focuses on the next phase of implementation: rowhouse, townhouse, 4-storey apartment, and 4-storey mixed-use areas. Proposed new zones for these areas were first shared with the community at open houses in November 2016. Today's open house display materials outline the proposed City-initiated rezonings for these areas and show options for redevelopment under the new proposed zoning.

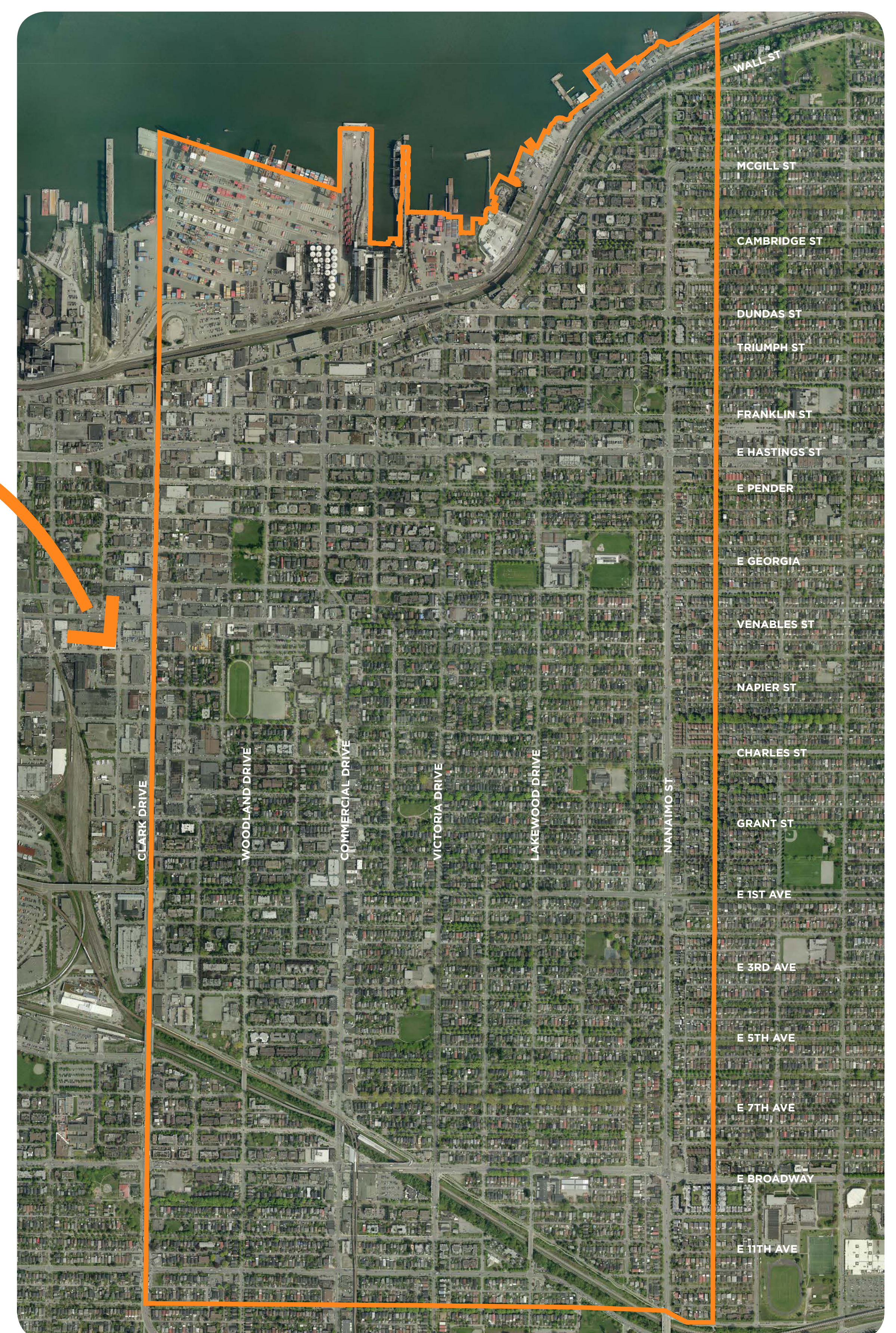


### Today's open house is an opportunity to:

- ✓ Learn about the proposed new rowhouse, townhouse, 4-storey apartment, and 4-storey mixed use areas, including some new ideas
- ✓ Get a better understanding of what sites will be affected and how
- ✓ Ask questions and provide feedback

The zoning schedules and guidelines will be presented to Council for approval. You are welcome to write or speak to Council when a meeting date is scheduled.

### Please show us where you live:



### We want your feedback!

Please fill out a comment sheet once you've had a chance to review the boards.

Thank you!

### More information

- [vancouver.ca/gw](http://vancouver.ca/gw)
- [grandviewplan@vancouver.ca](mailto:grandviewplan@vancouver.ca)
- 3-1-1
- @GWPlan

**Please place a dot in this box, if you live outside of the identified area:**

## The Grandview-Woodland Community Plan

sets out a thoughtfully-managed framework for future change and anticipated population growth of about 10,000 people over the next three decades. Staff worked with the community over several years to develop the plan and explore:

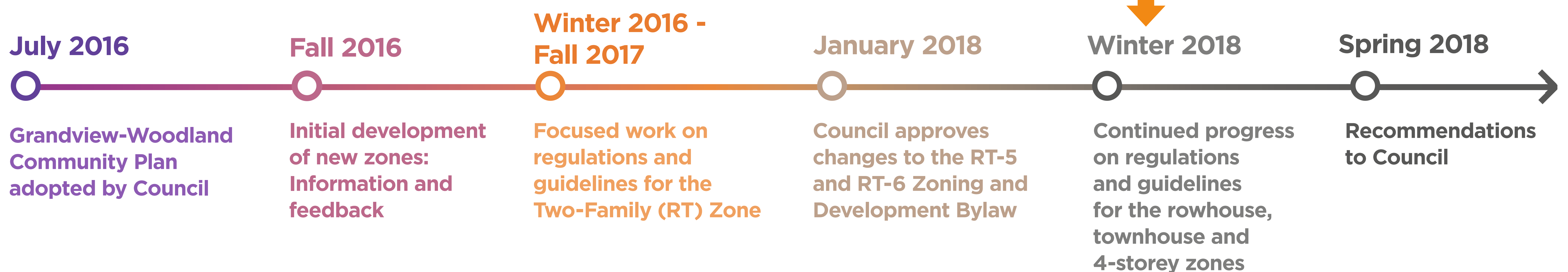
- Housing, land use, density and building forms;
- Transportation - improved safety and connections for people walking, cycling, driving and taking transit; and
- Amenities needed to support additional population.

## Top 5 Things to Know About the Plan

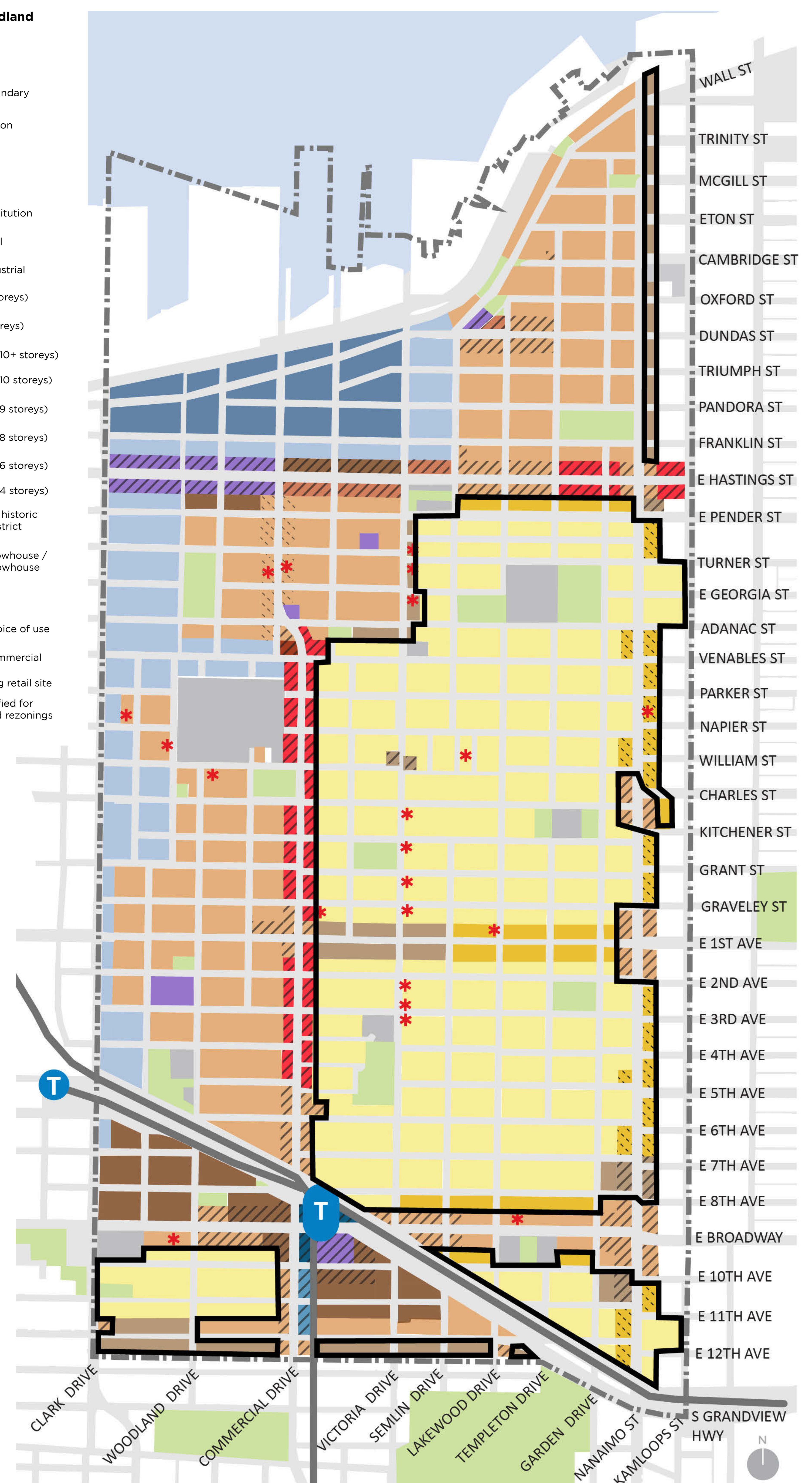
- 1 Protects and provides a diversity of housing opportunities
- 2 Renews social infrastructure such as Britannia Community Centre
- 3 Enriches community public spaces and public life
- 4 Affirms neighbourhood heritage and character
- 5 Keeps “the vibe of The Drive” and invigorates the local economy

**Today’s event focuses on** the areas where new regulations will be put in place to allow for more housing types, as well as new shops and services. Other areas in Grandview-Woodland already have policies in place that allow for rezoning applications if certain criteria are met (e.g. site location, site size, building type, height).

## Proposed Timeline



Grandview-Woodland Land Use Map



# Land Use Implementation

## What is a Rezoning?

A rezoning is a legal change to the Zoning and Development Bylaw to allow for a type of land use and/or building type that is not currently permitted.

Rezoning is either initiated by the City following a change in policy for an area, or through a rezoning application submitted by a land owner.

The Grandview-Woodland Community Plan will be implemented by:

### 1 Privately-initiated rezonings

### 2 City-initiated rezonings

## Zoning in Vancouver

Vancouver regulates the use and development of property in the city through zoning.

The city is divided up into many zoning districts. Each district has its own set of regulations and guidelines that specify:

- The City's objectives
- Development potential (land use, heights, setbacks, floor areas, etc.)

This Open House is  
focused on **City-initiated**  
rezonings

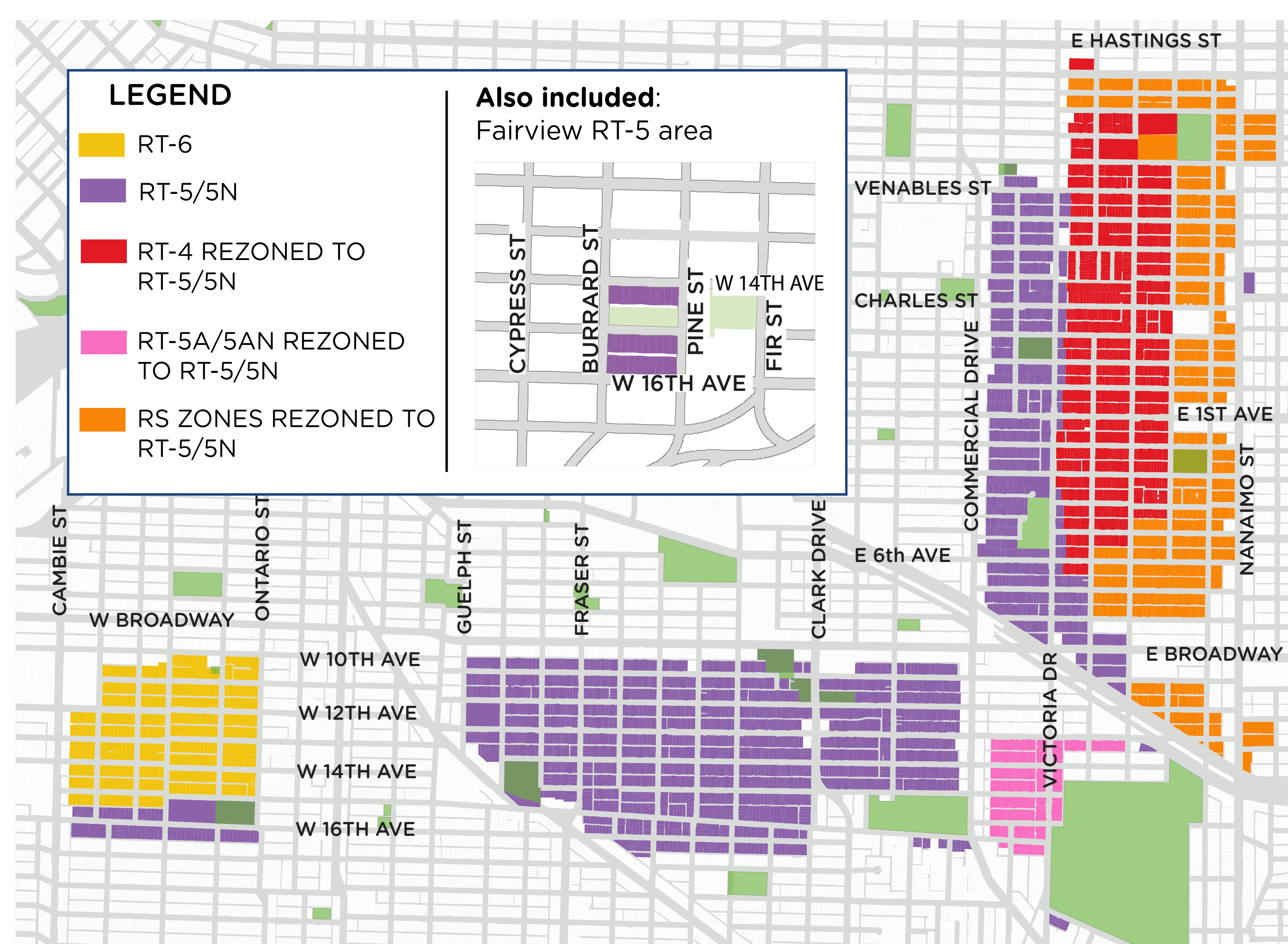
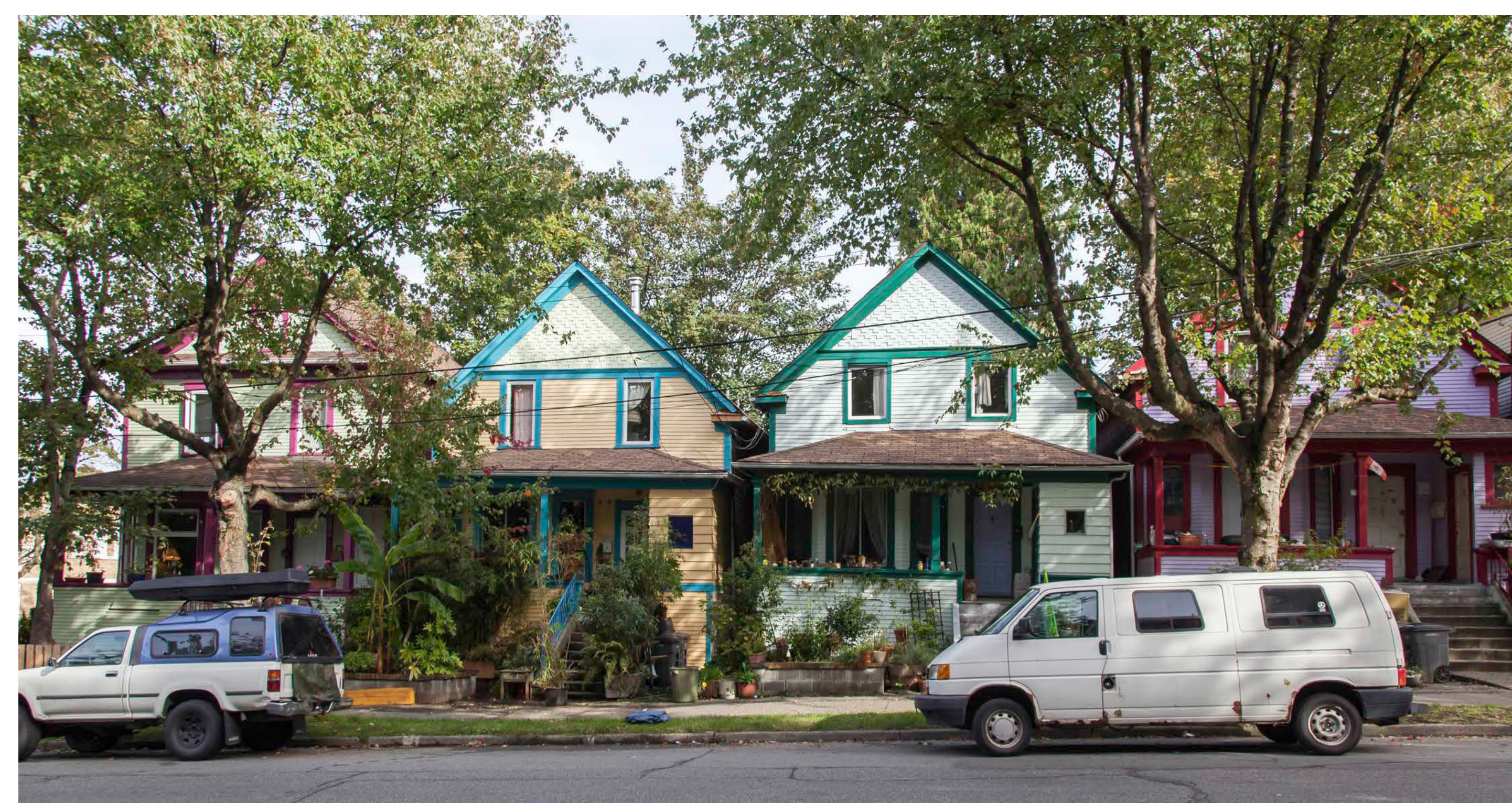
## Grandview-Woodland Community Plan Implementation

Since the plan was approved in 2016, changes have been made to two-family home zoning (RT-5) in Grandview-Woodland to add more housing choices in the community, which aligns with the recently approved Housing Vancouver Strategy.

The changes, which were approved January 16, 2018, also incentivize and improve the feasibility of character home (pre-1940s) retention by making small lots eligible for infill development and increasing the FSR (floor space ratio) for infill development. The changes also simplify and streamline the process to make it easier to renovate a character home.

These RT zoning changes also included areas of Mount Pleasant, another historic, inner-city neighbourhood with character home retention and housing objectives similar to those in Grandview-Woodland.

For full details on the development options for lots **with and without character homes** visit the Grandview-Woodland web page at [vancouver.ca/gw](http://vancouver.ca/gw).



Map showing areas located in Mount Pleasant and Grandview-Woodland affected by the zoning changes and amendments.



**Floor Space Ratio** - The ratio of the floor area of a building to its site area.

$$\text{FSR} = \frac{\text{Total Floor Area}}{\text{Site Area}}$$

Vancouver continues to grow and change as a city. To ensure we keep our city livable and sustainable, we're addressing various issues on housing affordability, development regulations and reducing greenhouse gas emissions, which will also have an impact on City-initiated rezonings in all community planning areas.

## Housing Vancouver Strategy

In November 2017, Council approved the Housing Vancouver Strategy (2018 – 2027) and 3-Year Action Plan (2018-2020). The strategy recognizes our city is home to a diverse population - with a broad range of backgrounds, household types, incomes, and occupations. It aims to build the right types of housing for families, key workers, young residents, and seniors, providing the kinds of homes they need and can afford. The core goals of the strategy also include: protecting and renewing affordable rental housing across Vancouver; providing housing and support for our most vulnerable residents; and streamlining City processes for faster housing development.

The City-initiated rezonings that form part of this current phase of implementation of the Grandview-Woodland Community Plan support the Housing Vancouver Strategy by adding a greater diversity of housing to the neighbourhood, including family-oriented housing, and working to preserve existing affordable market rental housing.



## City-Wide Development and Building Regulatory Review

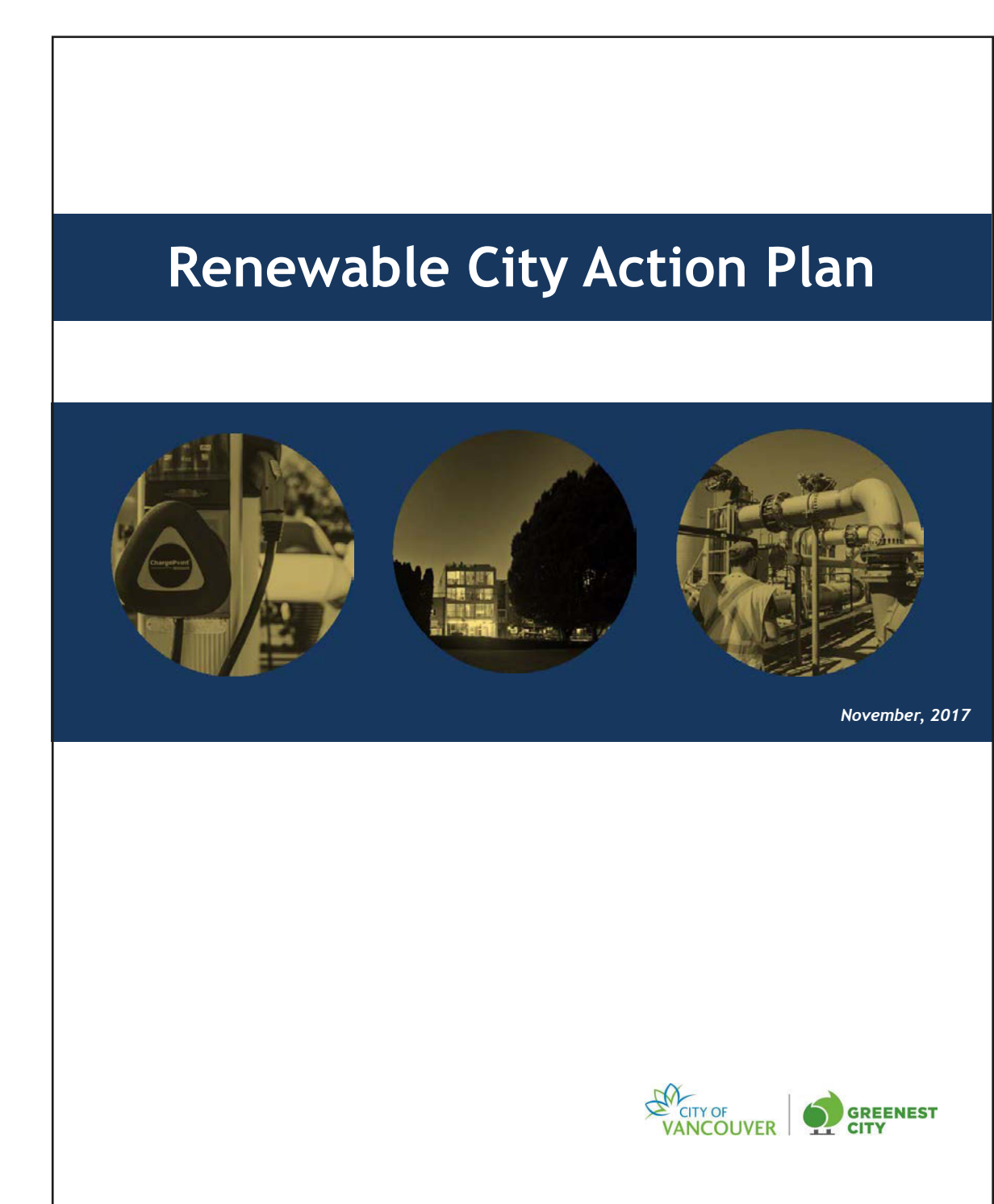
In 2018-2019, the City is undertaking a major review of land use regulations and policies as part of our commitment to providing excellent service and regulatory innovation. Recognizing that the City's Zoning and Development Bylaw is complex, one of the goals of this review is to streamline and simplify the City's zoning district schedules to make it easier to use and administer.

How does this relate to the implementation of the Grandview-Woodland Community Plan? To align with this regulatory review process, existing zones will be employed wherever possible for the City-initiated rezonings in Grandview-Woodland, as opposed to creating new zones that are only slightly different.



## Green Building Standards

Since the adoption of the Grandview-Woodland Community Plan, the City has updated its green building standards, with adoption of the Renewable City Action Plan, changes to the Green Buildings Policy for Rezonings, and the ongoing implementation of the Zero Emissions Building Plan. Vancouver is using the Passive House standard as one tool in working towards achieving zero-emissions buildings by 2030. The Grandview-Woodland Community Plan looks to improve the environmental performance of all new buildings in the neighbourhood, and opportunities to encourage Passive House construction are being explored as part of this current phase of implementation.



# Overview of Proposed Zoning Changes

## Townhouse/Rowhouse: Local Streets

(E Pender Street, E 8th Avenue, and E 10th Avenue)

**Recommendation:** Rezone to RM-8

See board 6

- 3-storey townhouses and rowhouses
- 1.2 FSR
- 12.8 m (42 ft.) minimum frontage
- Maximum height of 11.5 m (37.7 ft.)

## Townhouse/Rowhouse: Arterial Streets

(Along Nanaimo Street and E 1st Avenue)

**Recommendation:** Create new zone

See board 7

- 3.5-storey townhouses and rowhouses
- 1.5 FSR
- 27.4 m (90 ft.) minimum frontage
- Maximum height of 12.2 m (40 ft.)

**Consider:** Increase floor area for townhouses and allow 4-storey apartments on large sites - 36.6 m (120 ft.) min frontage

## 4-Storey Secured Rental

(Nanaimo Street and North Nanaimo Street)

**Recommendation:** No City-Initiated Rezoning at this Time

The Grandview-Woodland Community Plan proposed rezoning to 4-storey apartments in this area, for secured market rental only. Analysis indicates rezoning to 4-storey would result in significant loss of existing affordable market rental housing, with limited benefit in terms of additional rental units.

## 4-Storey Mixed-Use

(Nanaimo Street)

**Recommendation:** Rezone to C-2

See board 9

- Commercial uses at-grade, 3 floors of residential (apartments) above
- 2.5 FSR

**Consider:** Expansion of Nanaimo Shopping Nodes

See board 10

## 4-Storey Residential

(Garden Drive, E 1st Avenue, and E 12th Avenue)

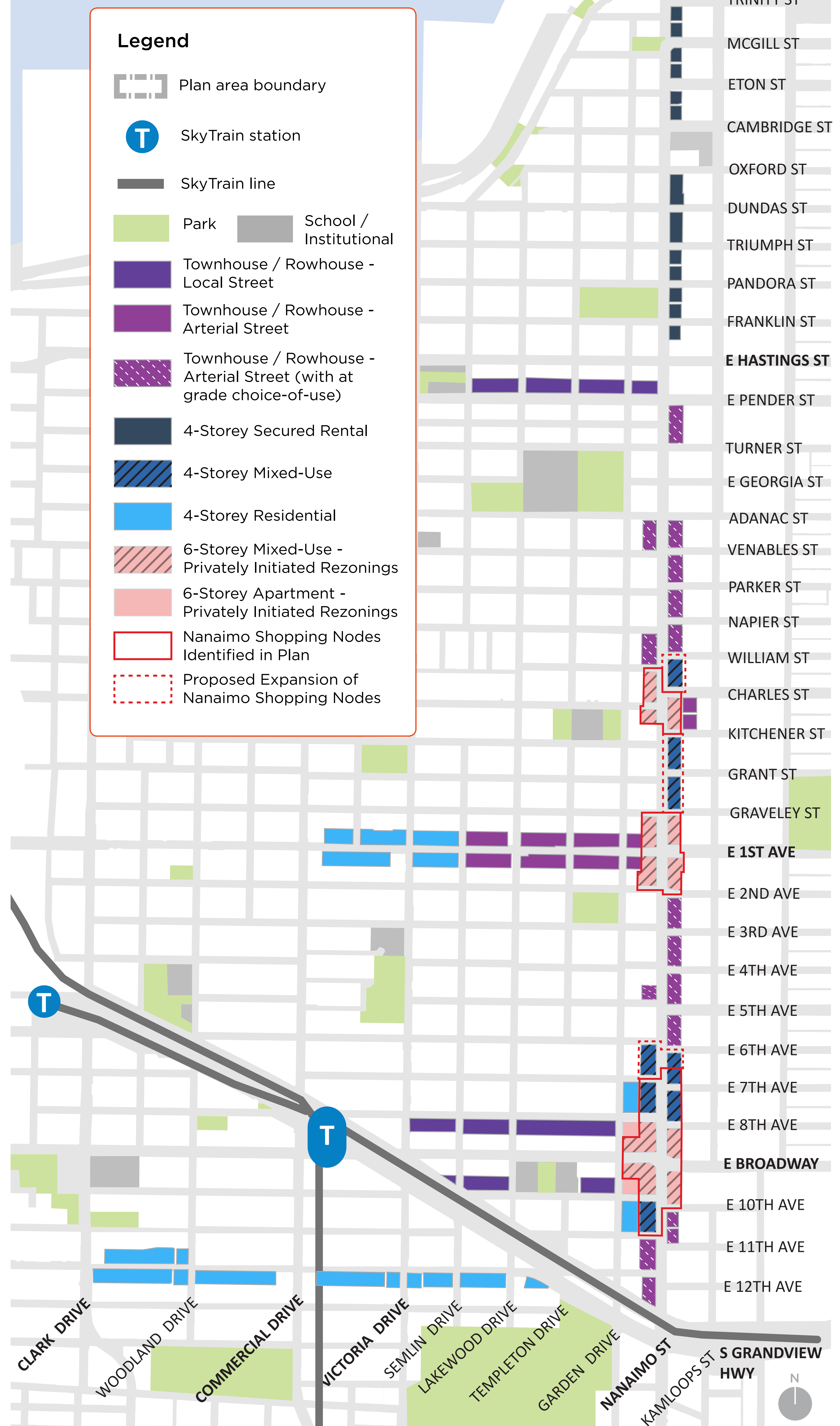
**Recommendation:** Create new zone

See board 8

- 4-storey apartments
- 1.7 FSR
- 36.6 m (120 ft.) minimum frontage (4 lots)
- T-shaped building form required

**Consider:** Alternate building shape for Passive House

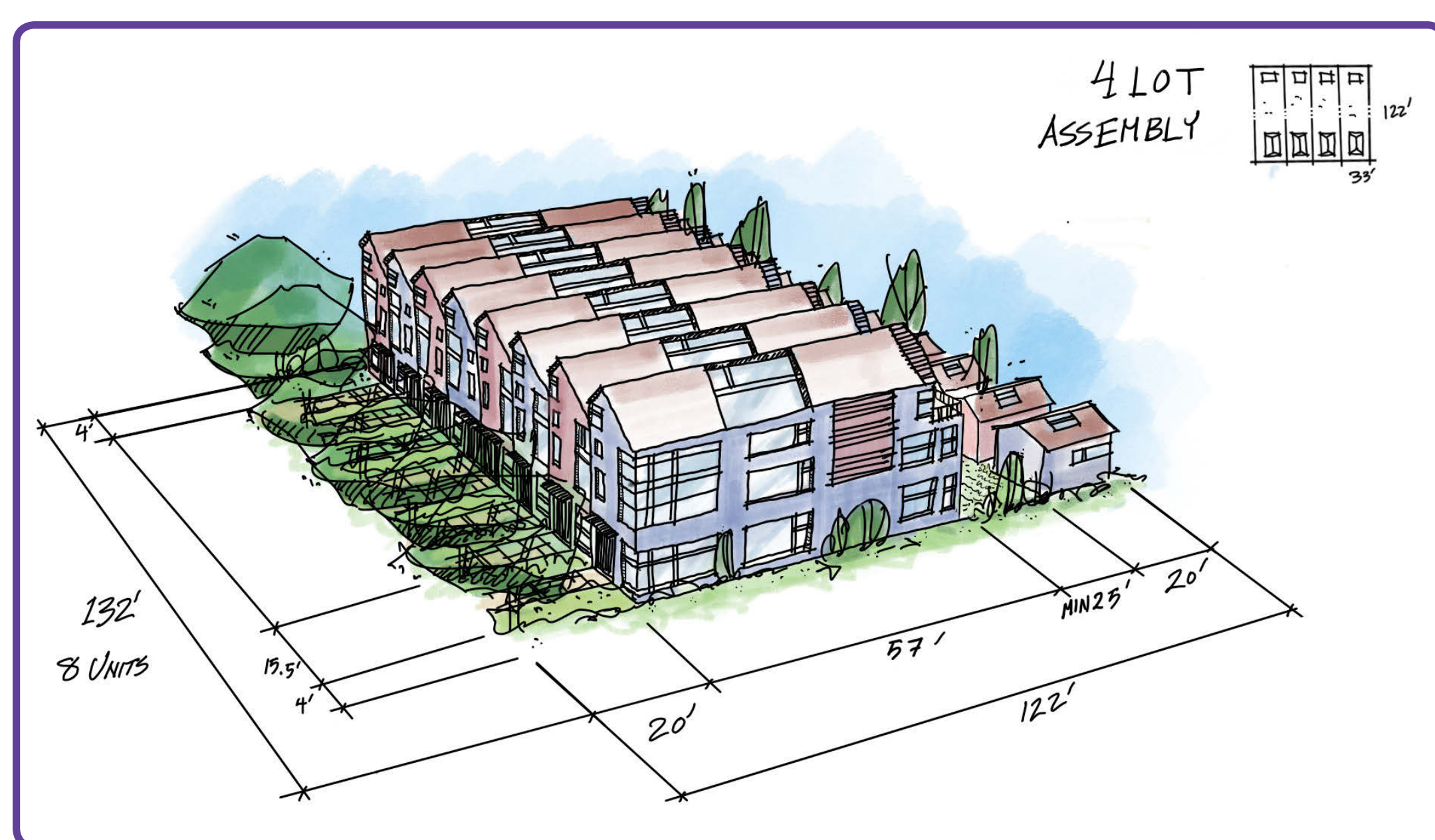
This board provides an overview of the proposed City-initiated rezonings for rowhouse, townhouse, 4-storey apartment, and 4-storey mixed-use areas. For more information on each of these areas, see boards 6 to 10.



This map includes slight variations from maps in the Grandview-Woodland Community Plan due to boundary refinement for the proposed new zones.

## What Does the Plan Say?

- Provide new ground-oriented family housing forms
- Allow 3.5-storey rowhouses at 1.2 FSR, with a maximum height of 12.2 m (40 ft.)
- Require a minimum frontage of 27.4 m (90 ft.) (3 lots)
- Allow secondary rental in the form of lock-off suites



Example of traditional rowhouse development on a 4-lot assembly

## Proposed: Rezone to RM-8

RM-8 aligns with advice in the Plan for this area. Rezoning to an existing zone simplifies regulations and improves consistency city-wide. Including duplexes, rowhouse, and courtyard stacked townhouses better supports the Housing Vancouver Strategy through providing a greater diversity of ground-oriented housing options.

### RM-8 Zone - Key Features

1 Lot (e.g. 33 ft. width)



1 One-family dwelling  
1 Secondary suite  
0.75 FSR

OR



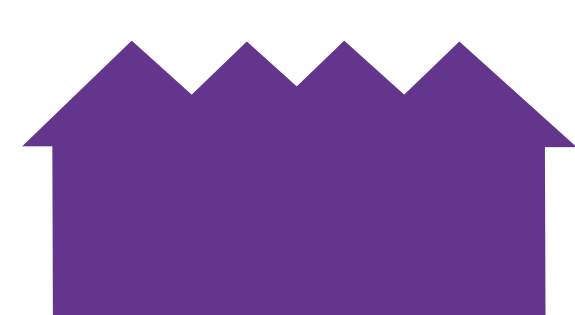
2 One-family dwellings  
2 Secondary suites  
0.75 FSR

OR

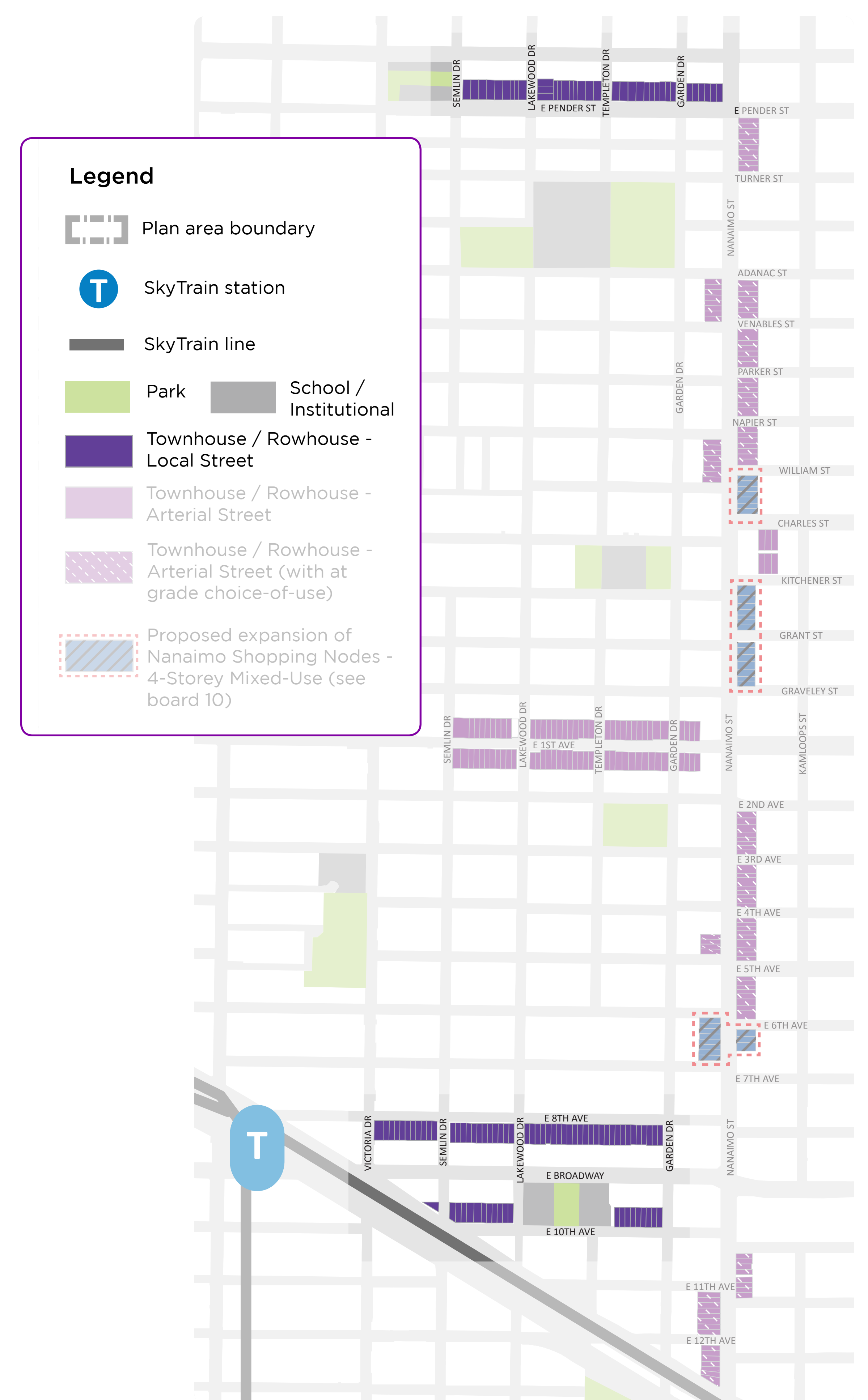


1 Multiple dwelling (3 units)  
0.75 FSR

2 or More Lots (42 ft. minimum width)



3-storey townhouse/rowhouse  
1.2 FSR  
(maximum height of 11.5 m)



### The RM-8 Zone Would:

- ✓ Allow rowhouses at 1.2 FSR
- ✓ Allow lock-off suites
- Allow a maximum height of 11.5 m (37.7 ft.) instead of 12.2 m (40 ft.)
- Allow courtyard stacked townhouses in addition to rowhouses
- Require a minimum frontage of 12.8 m (42 ft.) instead of 27.4 m (90 ft.)



Example of townhouse at 1.2 FSR

## What Does the Plan Say?

- Provide ground-oriented and family housing at an appropriate scale for arterials
- Allow 3.5-storey rowhouses and courtyard stacked townhouses at 1.3 FSR, with a maximum height of 12.2 m (40 ft.)
- Require a minimum frontage of 27.4 m (90 ft.) (3 lots)
- Allow secondary rental in the form of lock-off suites
- Permit choice-of-use between commercial uses (which may include retail or service) or residential for ground floor spaces directly facing Nanaimo Street

## Proposed: Create a New Zone

A new zone (district schedule) for these areas is proposed as no existing zone aligns with the Plan advice for this area. This zone would allow 3.5-storey townhouses/rowhouses, with additional options for consideration:

- Increasing the FSR for townhouses/rowhouses from 1.3 to 1.5 supports the Housing Vancouver Strategy through providing additional ground-oriented housing units, and is a more appropriate scale for arterial streets.
- Including an option for 4-storey apartments on large sites would provide additional housing units and housing choice, and the apartment form is a better building type for at-grade choice-of-use on Nanaimo Street.

### New Zone - Key Features (For Consideration)

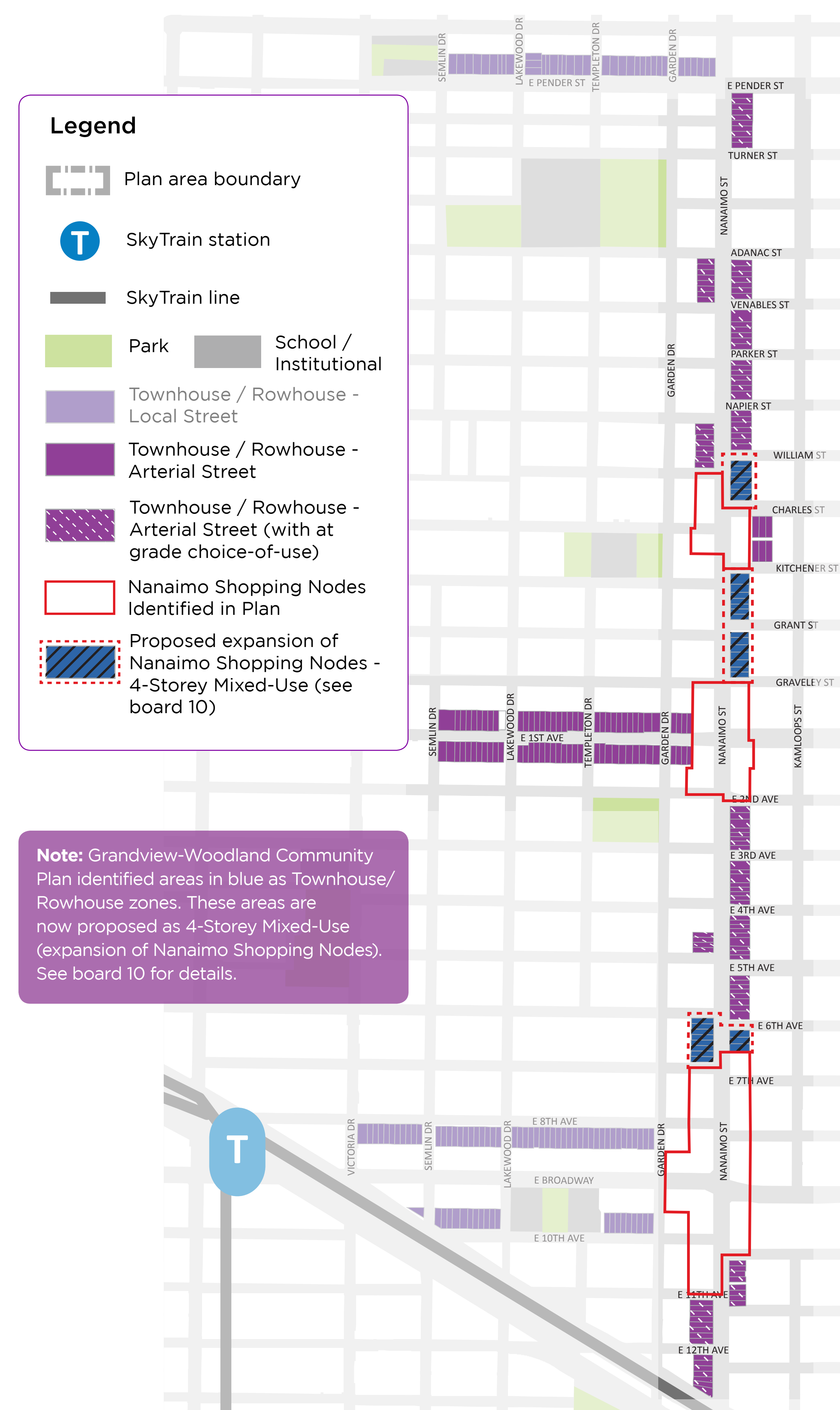
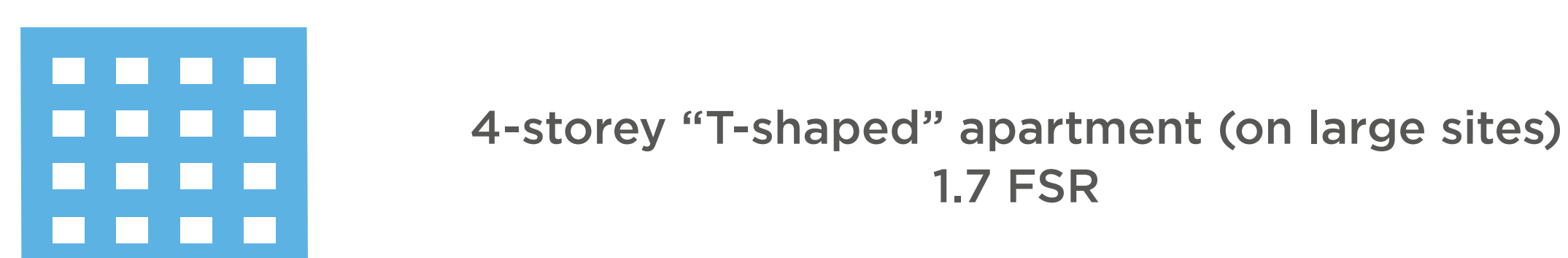
1 Lot (e.g. 33 ft. width)



3 Lots (90 ft. minimum width)

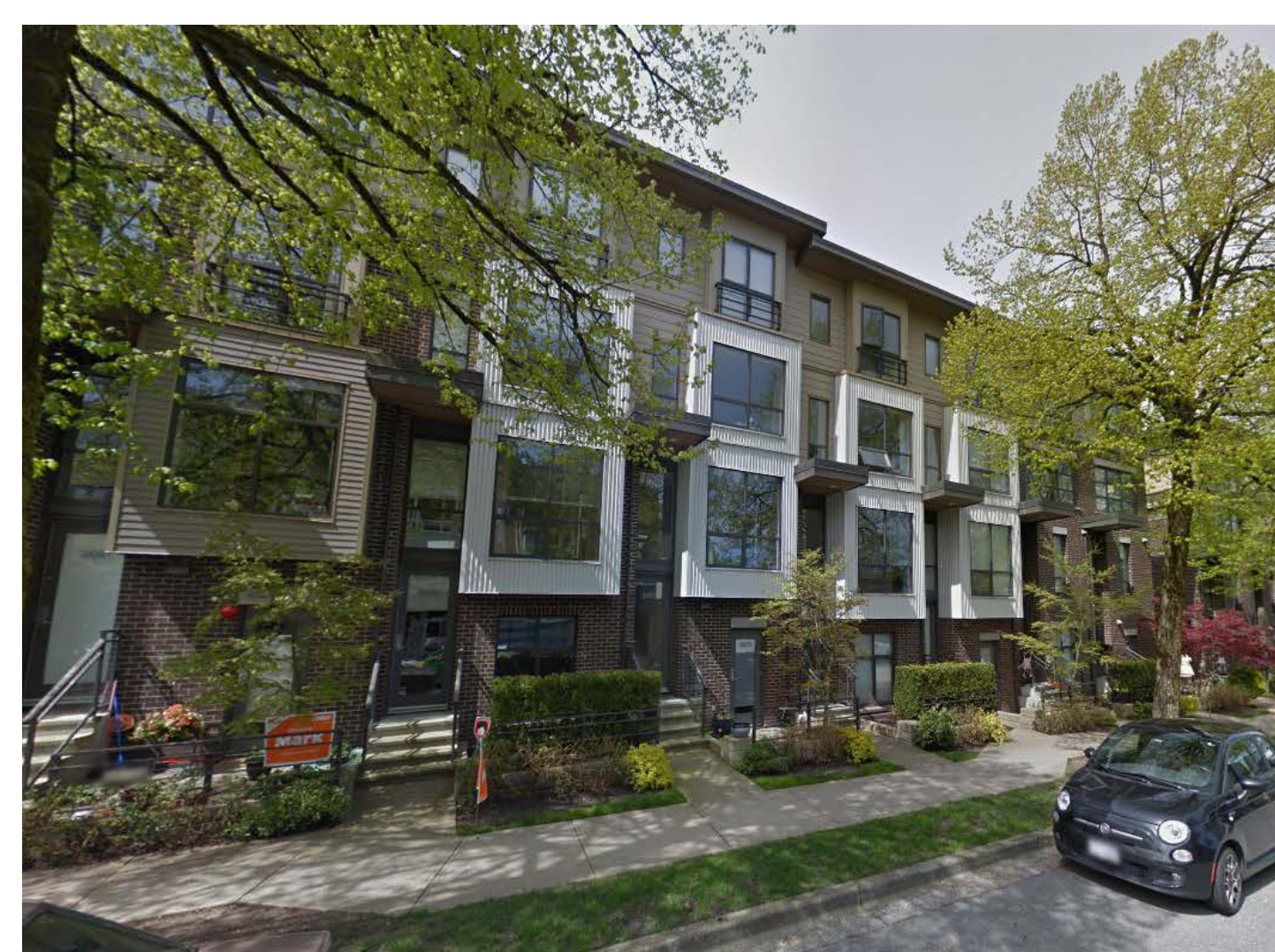


4 Lots (120 ft. minimum width)



### The New Townhouse/Rowhouse Zone Would:

- ✓ Provide a diverse range of ground-oriented family housing opportunities
- ✓ Allow 3.5-storey courtyard rowhouses, with a maximum height of 12.2 m (40 ft.)
- ✓ Require a minimum frontage of 27.4 m (90 ft.) (3 lots)
- ✓ Allow secondary rental in the form of lock-off suites
- For consideration: Increase the FSR for townhouses/rowhouses from 1.3 to 1.5
- For consideration: Allow 4-storey apartments at 1.7 FSR on large sites (minimum 4 lots)



Answer a question about this on your feedback form.

Example of townhouse at 1.5 FSR

## What Does the Plan Say?

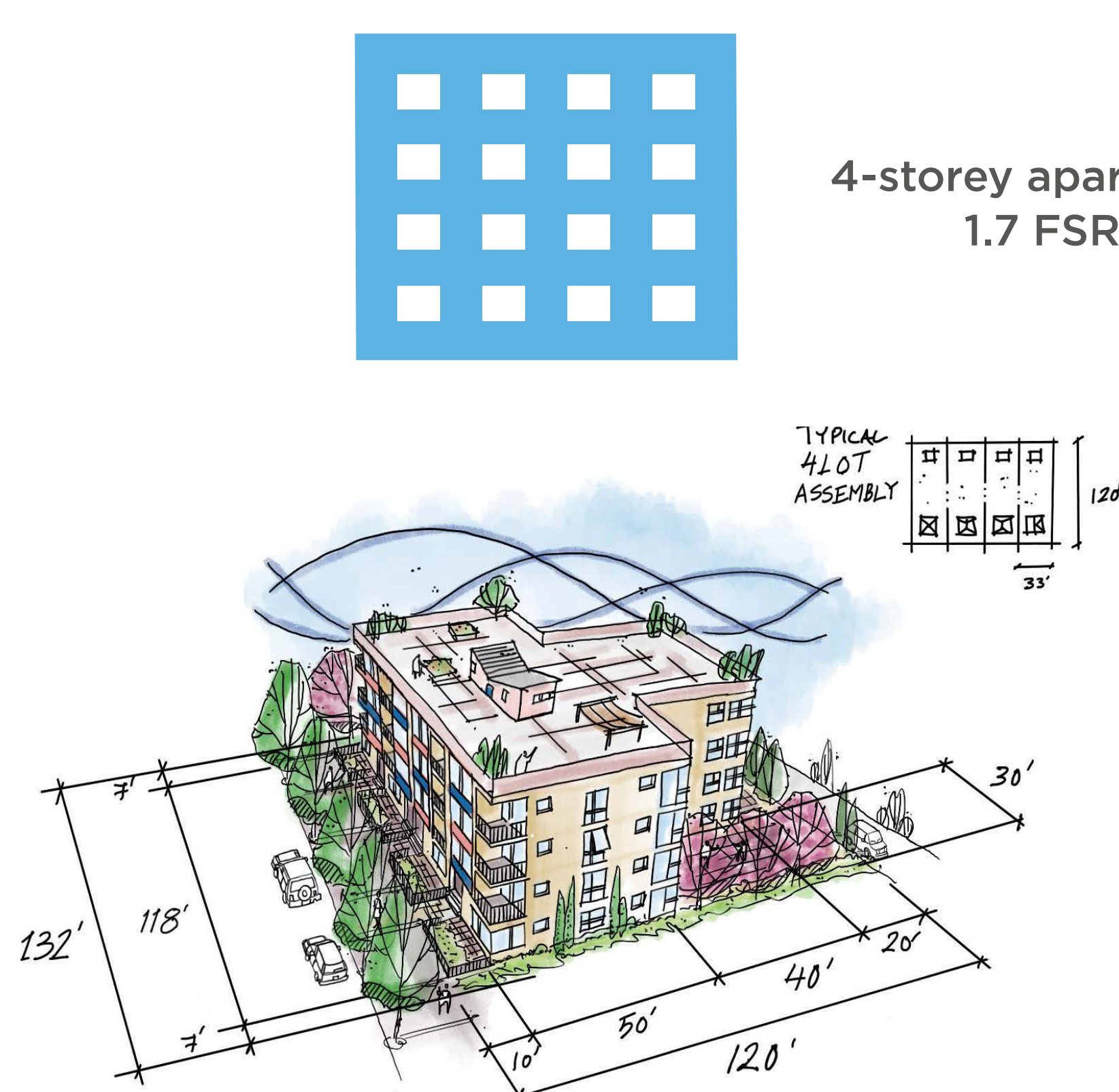
- Provide a transition from higher density development to lower-scaled residential areas
- Provide more housing opportunities in mid-rise building forms
- Allow 4-storey apartments at 1.7 FSR, with a maximum height of 13.7 m (45 ft.)
- Require a minimum frontage of 40 m (132 ft.)
- Building form should be “T-shaped”

## Proposed: Create a New Zone

A new zone (district schedule) is proposed as no existing zone aligns with the Plan advice for this area. This new zone would permit 4-storey “T-shaped” apartment buildings, creating protected rear courtyard spaces with acoustic and air-quality benefits. An option for consideration is to permit simpler building shapes (e.g. rectangular) for development achieving the Passive House standard, recognizing that Passive House buildings offer significant acoustic and internal air quality benefits, as well as increased affordability for occupants through reduced heating/cooling costs.

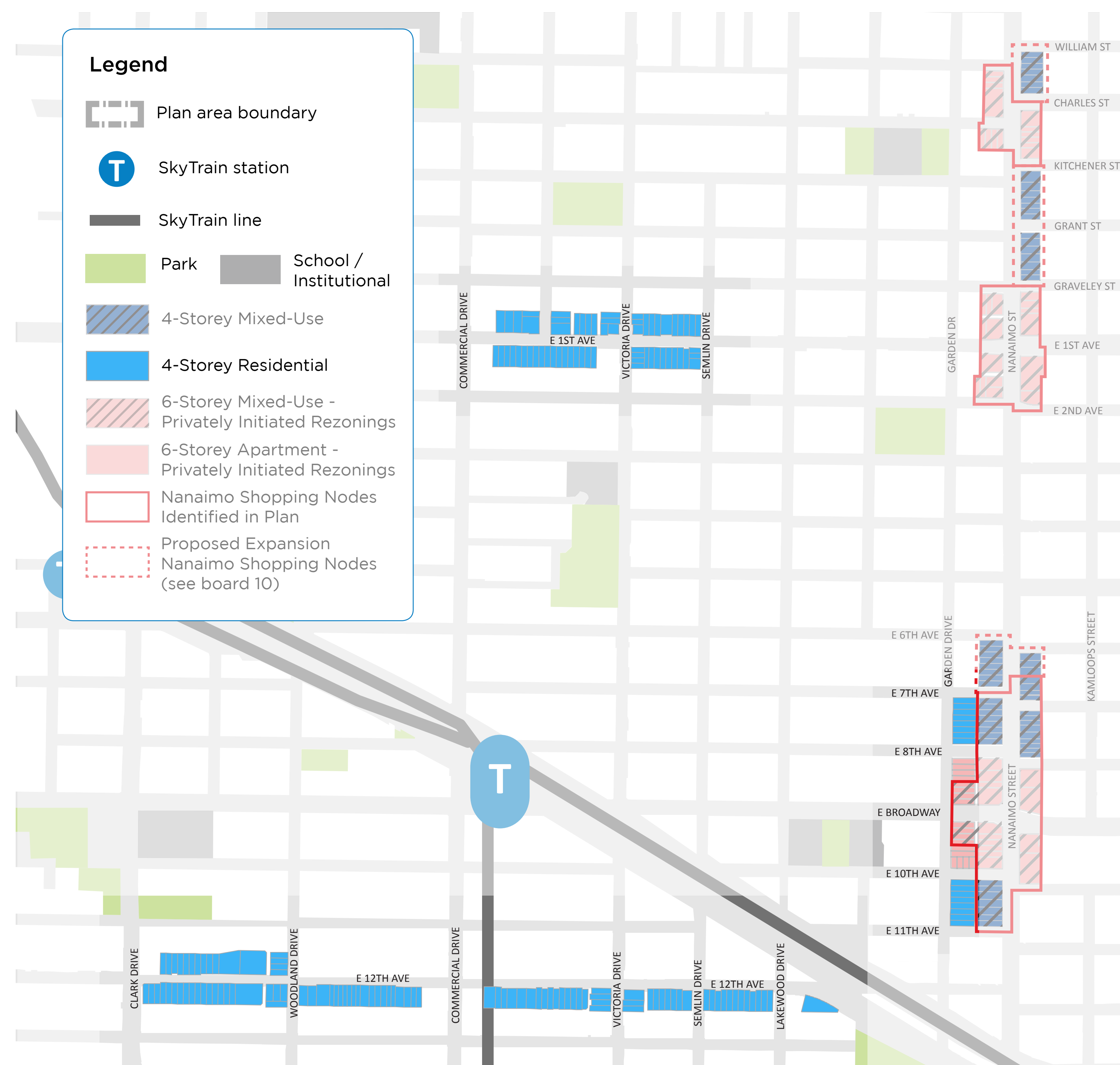
### New Zone - Key Features

4 Lots (120 ft. minimum width)



4-storey apartment  
1.7 FSR

“T-shaped” building provides protected rear courtyard spaces (underground parking is accessed from the lane through the base of the “T”)



### The New Residential Apartment Zone Would:

- ✓ Provide a transition from higher density development
- ✓ Provide more housing opportunities
- ✓ Allow 4-storey “T-shaped” apartment buildings at 1.7 FSR, with a maximum height of 13.7 m (45 ft.)
- Require a minimum frontage of 36.6 m (120 ft.) instead of 40 m (132 ft.), to accommodate the diversity of lot size combinations possible in this area
- For consideration: Permit simpler building shapes (rectangular) if achieving Passive House standard

## Answer this question on your feedback form:

*What are your comments on allowing a simpler building shape for Passive House construction?* (See question #4)

## What Does the Plan Say?

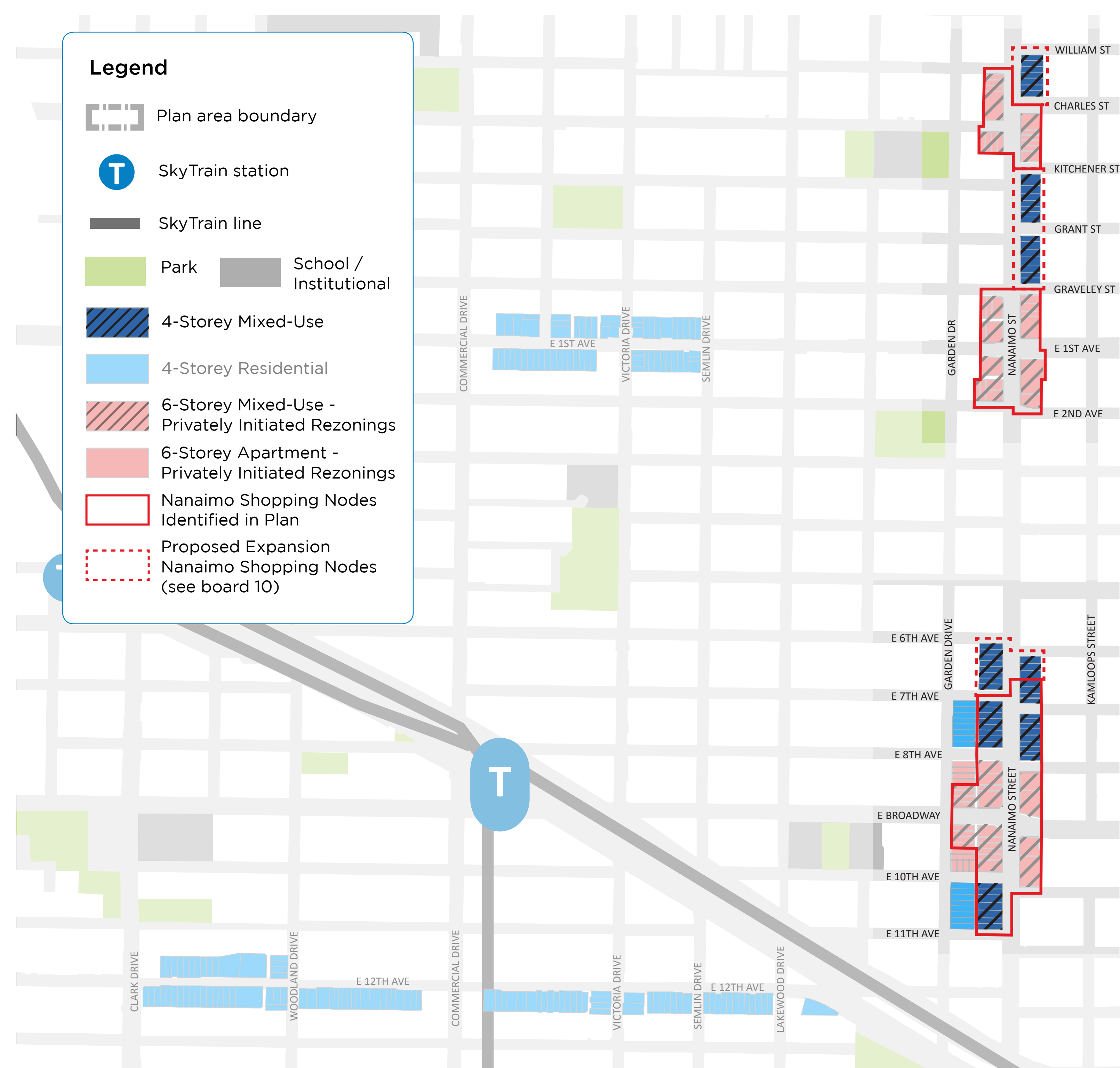
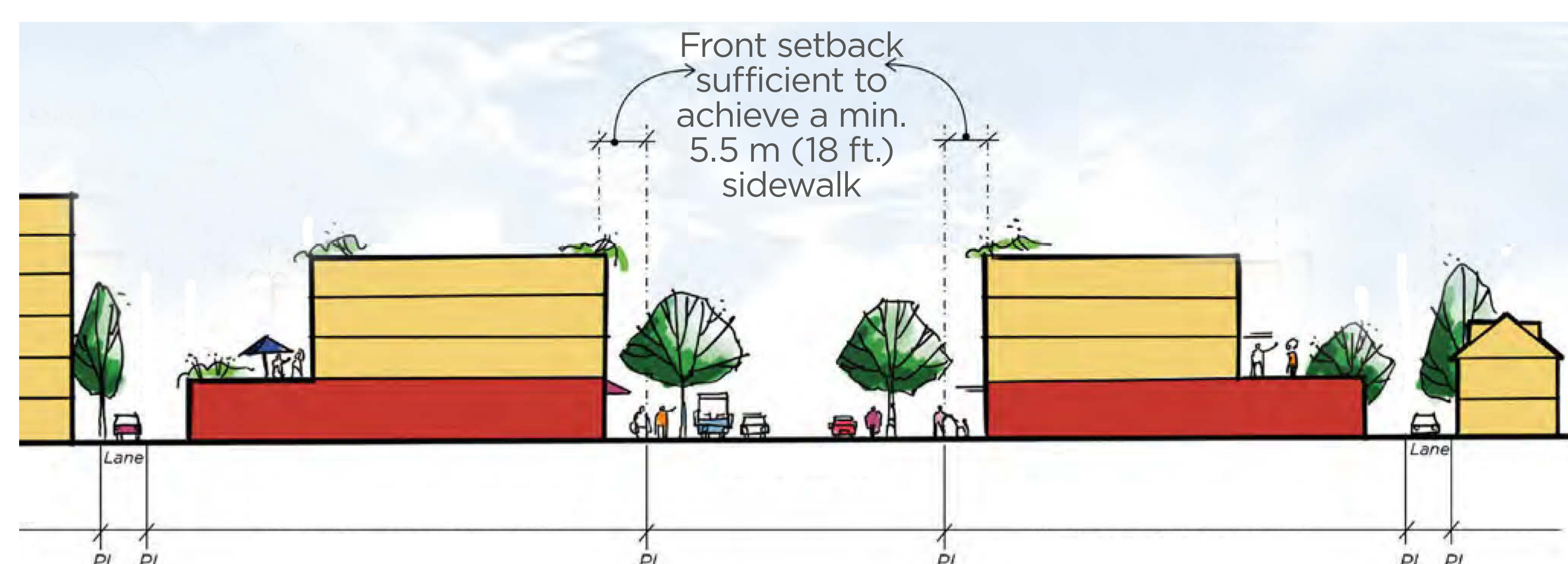
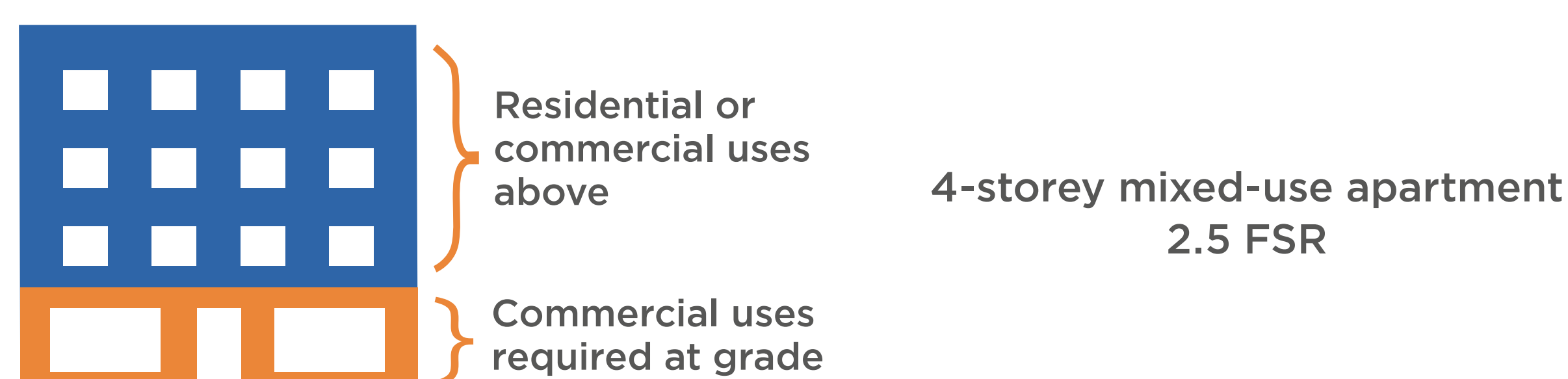
- Enhance the vitality of Nanaimo Street retail and service nodes
- Provide new homes, shops, and services through mixed-use buildings, with commercial uses at-grade and residential above
- Provide a transition from higher density development to adjacent ground-oriented housing
- Allow 4-storey mixed-use at 2.0 FSR, with a maximum height of 13.7 m (45 ft.)
- Require a minimum frontage of 36.6 m (120 ft.)

## Proposed: Rezone to C-2

C-2 aligns with advice in the Plan for this area, and is the predominant 4-storey mixed-use zone on arterials across the city. Rezoning to an existing zone simplifies regulations and improves consistency city-wide. C-2 has a maximum 2.5 FSR, which improves the financial viability of mixed-use projects. Sideyards are not required in C-2, creating a continuous building frontage and better pedestrian experience along commercial streets.

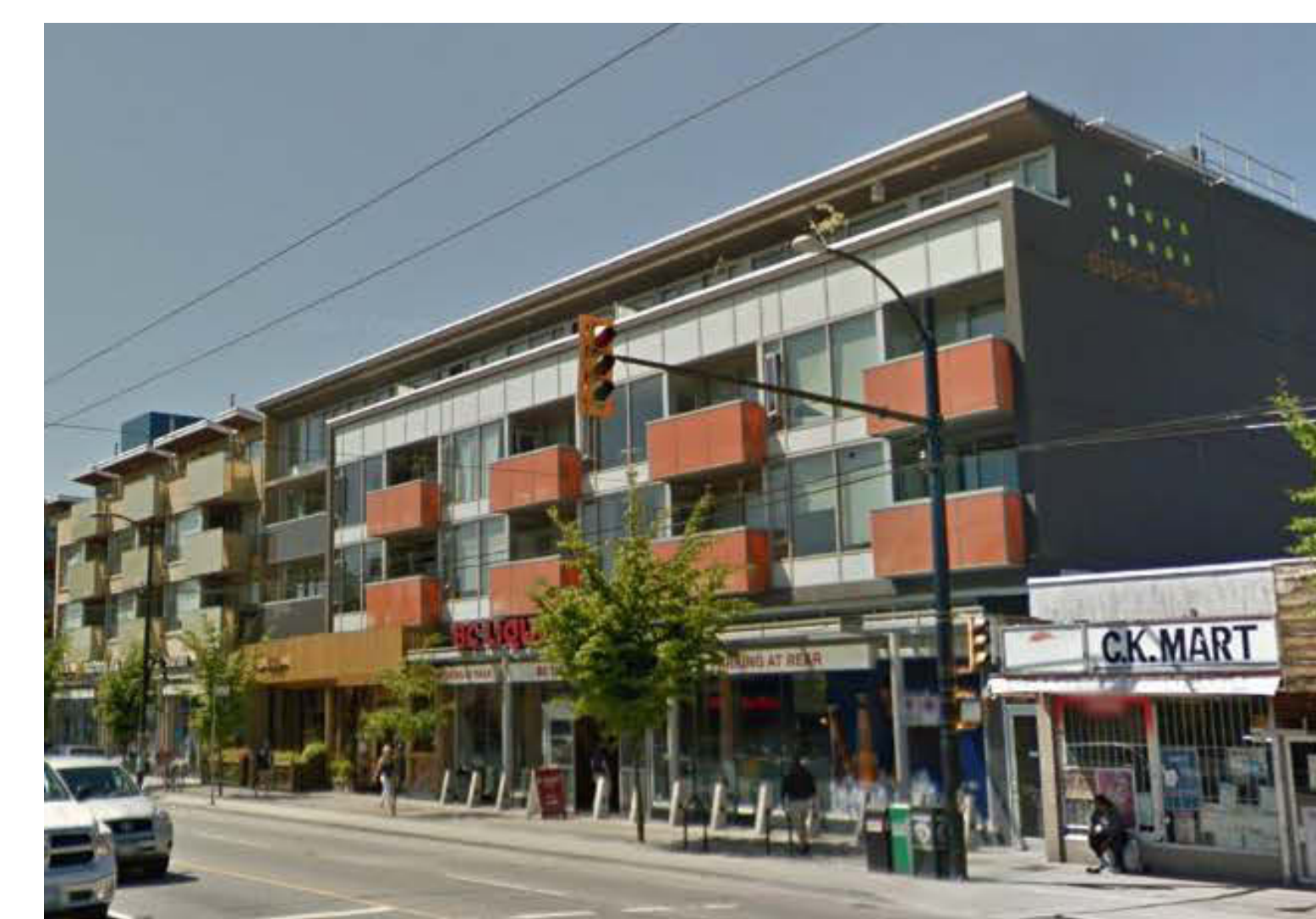
### C-2 Zone - Key Features

Typically 3-4 Lots (100 ft. typical width)



### The C-2 Zone Would:

- ✓ Provide a mix of new homes, shops, and services, strengthening Nanaimo shopping nodes
- ✓ Provide a transition from higher density development
- ✓ Allow 4-storey mixed-use apartment buildings with a maximum height of 13.8 m (45 ft.)
- Allow a maximum 2.5 FSR, instead of 2.0 FSR, for all uses combined
- Not require a minimum frontage, however underground parking typically requires about 30 m (100 ft.) (3-4 lots)



Examples of C-2 development

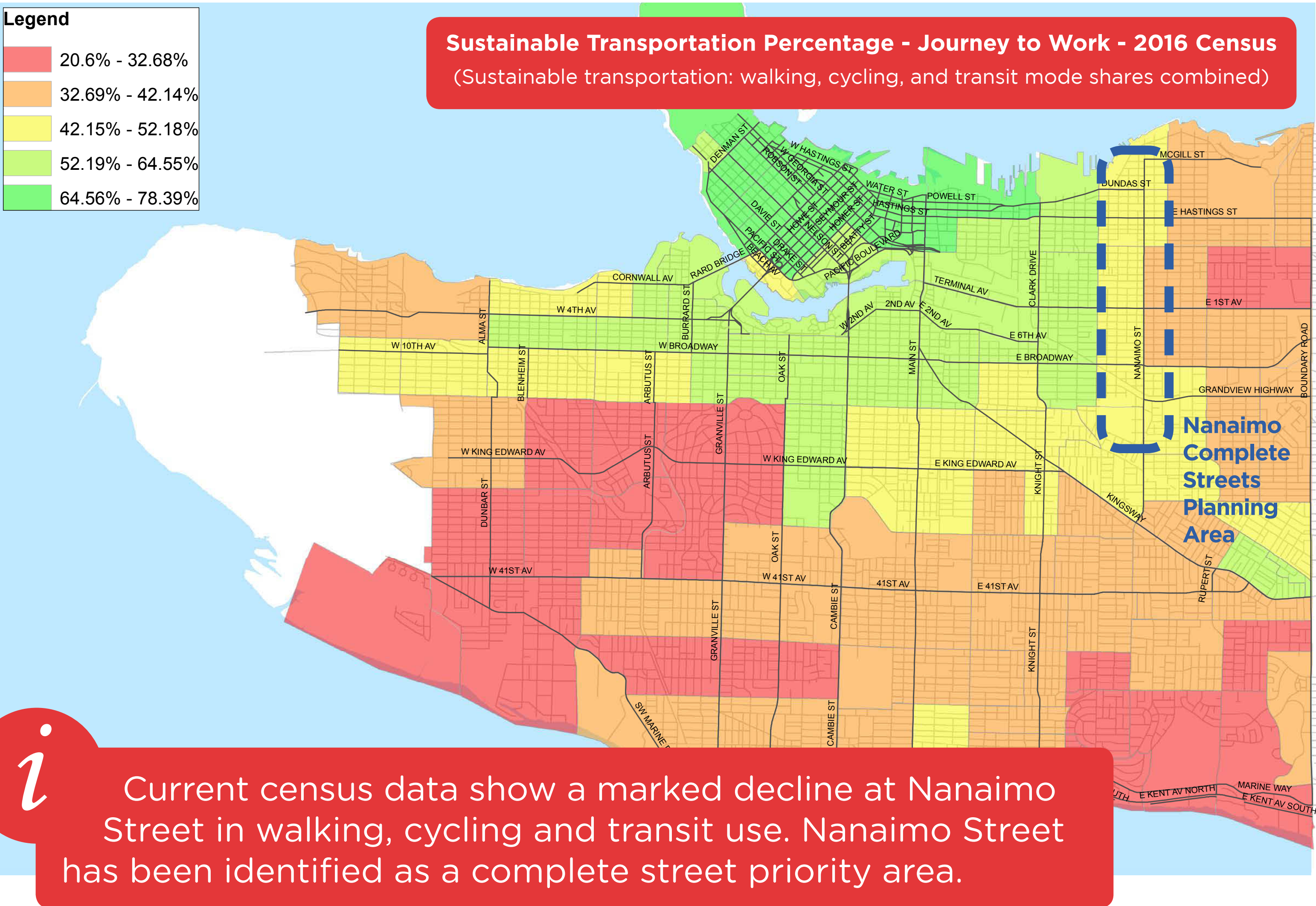
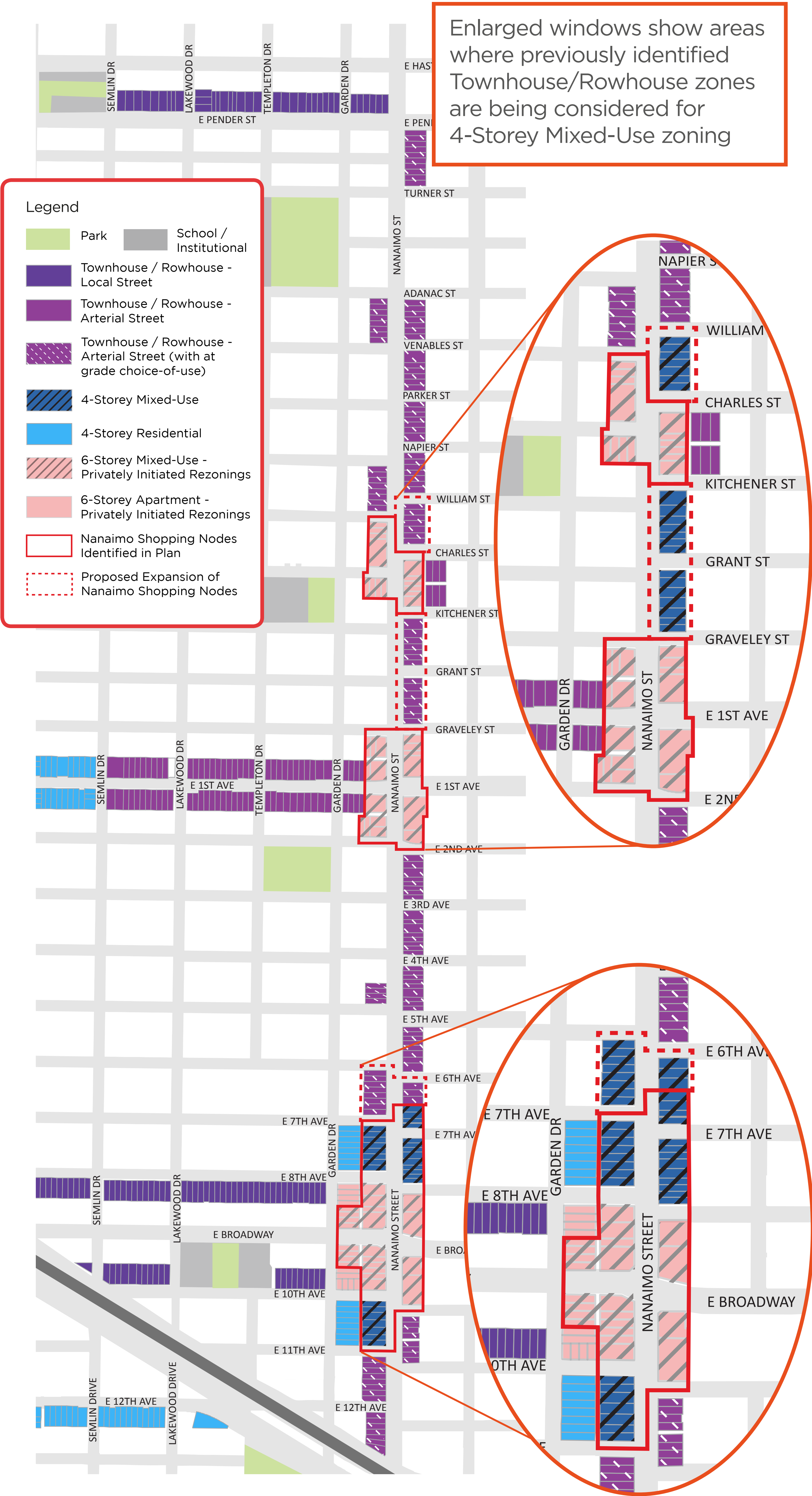
# Nanaimo Shopping Nodes

## What Does the Plan Say?

- Enhance the vitality of the small, locally-serving retail and service nodes along Nanaimo Street, to provide better services closer to home
- Some blocks are oriented parallel to the street while others are perpendicular and face onto the flanking residential streets; only parcels that front onto Nanaimo Street will see future changes
- For townhouse areas along Nanaimo Street, permit choice-of-use (between commercial uses or residential) for ground floor spaces facing Nanaimo Street

## What is Being Proposed?

- Consider expanding the Nanaimo shopping nodes from a choice-of-use townhouse zone to the mixed-use C-2 zone, to require ground floor commercial in these areas
- Expansion of Nanaimo shopping nodes would include 4.5 additional blocks:
  - 1.5 blocks at 7th Avenue, to strengthen the shopping node and avoid partial blocks of mixed-use buildings
  - 3 blocks at Grant Street/Charles Street, to connect and strengthen the 1st Avenue and Charles Street shopping nodes
- Expansion of Nanaimo shopping nodes would ensure more shops and services are provided over the long-term, improving neighbourhood walkability



**Answer this question on your feedback form:**

*What are your comments on the proposed expansion of the Nanaimo Shopping Nodes? (See question #5)*

## Future Work: Local-Serving Retail

Nine lots that contain either existing non-conforming small-scale retail spaces or deactivated retail spaces are proposed to be rezoned to allow for mixed-use and local-serving commercial development.

### What Does the Plan Say?

- Preserve the small-scale local serving shops and historic storefronts in RT areas
- Maintain neighbourhood character and retain an eclectic mix of uses including the local “mom and pop” shops
- Reintroduce opportunities for local-serving retail

**We are continuing to explore** options to ensure the continued local retail and service uses on these lots. Options need to provide adequate incentives to include commercial use. The size of buildings will need to fit within a range of contexts.



Existing corner store



Encourage local-serving retail

## Development Contributions

**New development brings new residents and employees** into an area, increasing the demand on City facilities.

**Development Cost Levies (DCLs)** are required and payable on all floor area (DCLs range from \$3.63 per square foot to \$15.62 per square foot, depending on the scale of the development). DCLs partially fund parks, childcare facilities, replacement housing, and engineering infrastructure.

**Density Bonus Zoning** is another tool that may be used to achieve amenities or affordable housing. The zoning bylaw may establish different density regulations within a zone. An ‘outright’ or ‘base’ density can be achieved without any contribution towards amenities. Extra density may be achieved, to a maximum set out in the bylaw, with provision of a specified contribution.

In Grandview-Woodland, a Density Bonus Contribution will be required in the **rowhouse/ townhouse and residential apartment zones**, for additional density above the base density for condominium units (strata). These contributions will be used to fund amenities such as park improvements, childcare, and libraries, as set out in the Grandview-Woodland Community Plan.



Park Improvements



Childcare

### Density Bonus Contribution Rates in Proposed New Zones

Density	Zone	Rate (Calculated on net additional floor area)
Over 0.5 FSR to 1.5 FSR	Rowhouse / Townhouse	\$36.13 per square metre (\$3.36 per square foot) for multiple dwelling
Over 0.5 FSR to 1.7 FSR	Apartment	\$36.13 per square metre (\$3.36 per square foot) for multiple dwelling

*\*Properties that are 100% secured market rental/social housing are not subject to density bonus contributions.*

## Process Timeline and Opportunities for Input

**July 2016**

Speak at Council meeting

**Grandview-Woodland Community Plan adopted by Council**

The Plan provides long-range guidance on a variety of issues - including housing, transportation, parks and public space, social issues, arts, culture, heritage and more

**Fall 2016**

Open house events and opportunities for input

**Initial development of new zones: Information and feedback**

**Winter 2016 - Fall 2017**

Opportunities for input

**Focused work on regulations and guidelines for the Two-Family (RT) Zone**

**January 2018**

Write to Council and/or speak at Public Hearing

**Council approves changes to the RT-5 and RT-6 Zoning and Development Bylaw**

**WE ARE HERE**

**Winter 2018**

Open house events and opportunities for input

**Continued progress on regulations and guidelines for the Rowhouse, Townhouse and 4-Storey Apartment and Mixed-use Zones**

**Spring 2018**

Write to Council and/or speak at Public Hearing

**Recommendations to Council**

Prepare report for Council and present recommendations for the Rowhouse, Townhouse and 4-Storey Apartment and Mixed-use Zones



**Thank you for coming and sharing your feedback with us!**

*Please fill out a comment sheet and sign up to stay informed about next steps.*

Opportunities for input