

# WHAT WE HEARD

## Grandview-Woodland Community Plan implementation



November 2016 - January 2017





**200+**  
people attended

**400+**  
forms submitted

In November 2016, 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, 442 feedback forms were received, including those completed at the open house events, as well as online through the City's website.



# DUPLEX ZONE

## Grandview-Woodland Community Plan

Respondents largely felt that new development in this zone should reflect a mix of historic and modern character, and that “modern” interpretations of historic design features should be permitted. However, responses were also mixed about the value of character home preservation and what constitutes “character”. There was a desire for the Character Merit Checklist to be used in a meaningful way.

Some respondents were concerned about the proposed density in this zone, specifically:

- The proposed reduction in allowable floor space ratio (FSR) to 0.75 FSR in the existing single-family zone, including concerns about not being able to construct infill or a laneway house within this figure.
- The incentive for retaining character houses (i.e. up to 0.75 FSR with infill or addition) is not sufficient due to substantial costs associated with character restoration.

Some also expressed concerns about the loss of single-family homes as an affordable rental option for families, and had general concerns about single-family homeowners being pushed out.





# ROWHOUSE/TOWNHOUSE ZONE

## Grandview-Woodland Community Plan

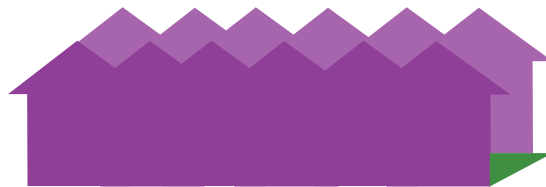
Comments regarding this zone were evenly split on support and concerns, particularly regarding scale (height and density), neighbourhood fit, and proposed locations.

### Support

- This is an appropriate form and amount of density, would provide more housing options, and would fit within the neighbourhood character.
- Proposed locations are reasonable; this form should be allowed in more/other locations.
- Improve the public realm/streetscape with redevelopment.

### Concerns

- Redevelopment may displace current renters/residents and would not improve housing affordability.
- Increased traffic and parking issues.
- Proposed height is too high (3 storeys preferred) or too low (greater height and density suggested).



# 4-STOREY APARTMENT ZONE

## Grandview-Woodland Community Plan

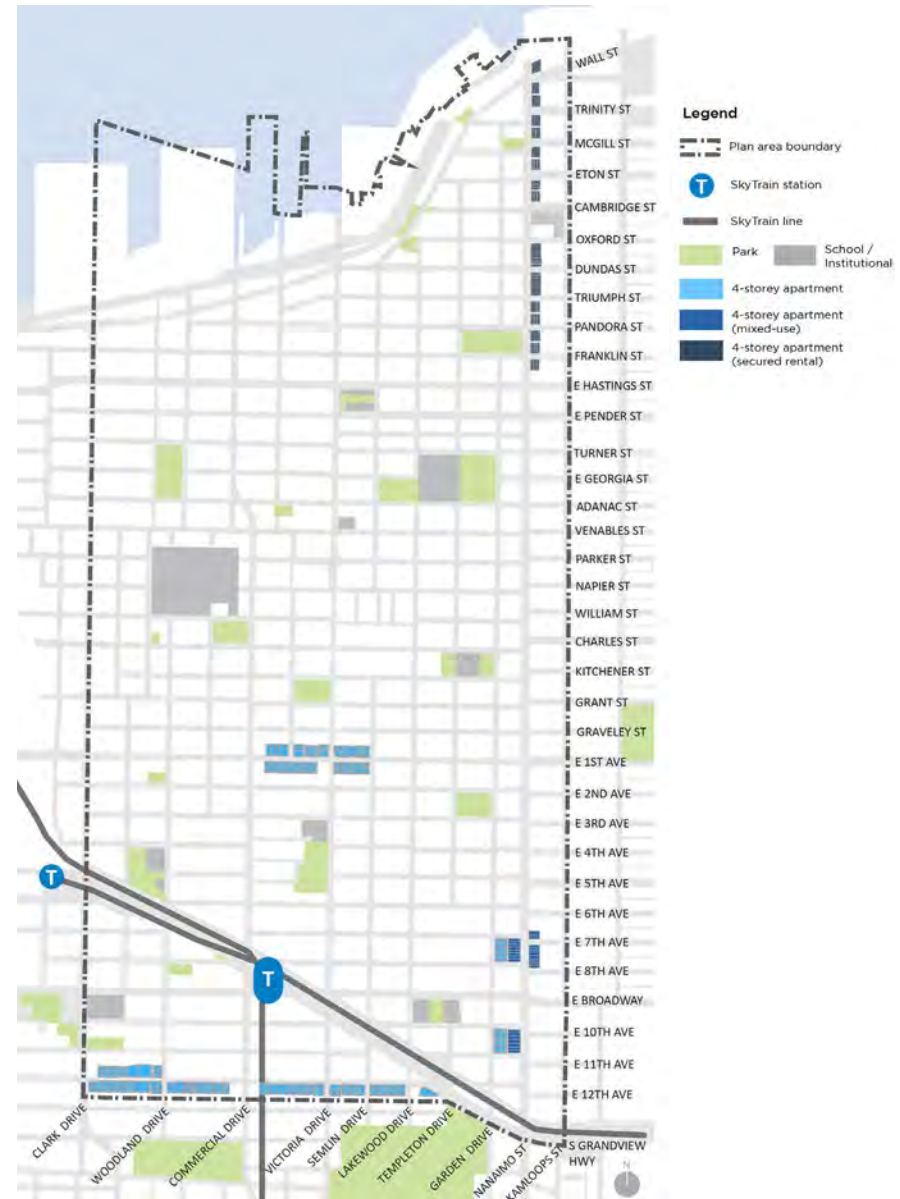
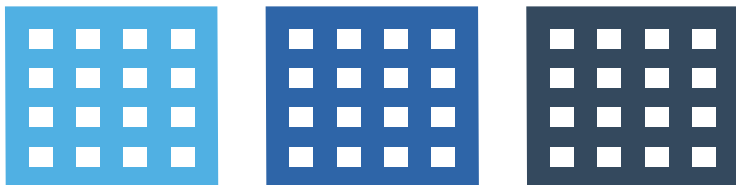
Comments regarding this zone were evenly split on support and concerns. In addition to the comments below, responses were generally mixed regarding scale (height and density), the inclusion of commercial uses at grade, and typology (e.g. preference for townhouses vs. apartments).

### Support

- This is an appropriate form and amount of density, would provide more housing options, and would fit within the neighbourhood character.
- Proposed locations are reasonable; this form should be allowed in more/other locations, and at greater scales (6 to 10 storeys).
- This would help revitalize the neighbourhood.
- Ensure quality design and construction.
- Improve the public realm/streetscape with redevelopment.

### Concerns

- Proposed height is too high; concerned about transition to lower-density areas.
- Increased traffic, parking, and safety issues.
- Redevelopment may displace current renters/residents, and would not improve housing affordability. Speculation and land assemblies may contribute to greater unaffordability.
- Proposed locations are not appropriate, particularly along Garden Drive.



# LOCAL-SERVING RETAIL ZONE

## Grandview-Woodland Community Plan

There was general **support** for this zone, citing importance of retail uses toward neighbourhood livability and vibrancy, and appropriate fit within the neighbourhood character.

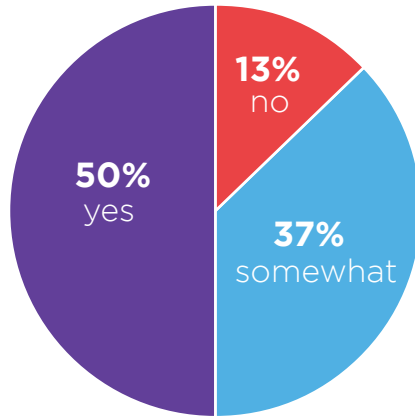
**Concerns** focused on the nature of future retail in this zone (e.g. no big box, retail chains or dispensaries), displacement of existing residents and businesses, and the need to create a new zone for such a limited area.



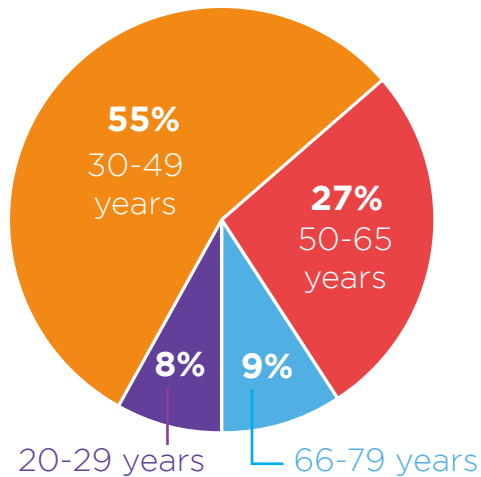
# RESPONDENT PROFILE

## Grandview-Woodland Community Plan

Are you familiar with the Grandview-Woodland Community Plan?



Which age group do you belong to?



Where do you live?

