This is an annotated version of the presentation given by City staff at the November 27, 2018 workshop.

Unapproved land use options shown for the 2300 block of Charles St. / Kitchener St. are for discussion purposes only.

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Agenda

7:30 – 8:00  Presentation

8:30 – 8:45  Q&A Period

8:45 – 9:00  Group Dialogue

Feedback Forms
<table>
<thead>
<tr>
<th>Year</th>
<th>Event Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>2012 – 2016</td>
<td>Grandview-Woodland Planning Process</td>
</tr>
<tr>
<td>July 2016</td>
<td>G-W Community Plan Approved</td>
</tr>
<tr>
<td>Nov 2016</td>
<td>Open House – Plan Implementation</td>
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<td>2016-2017</td>
<td>Open Houses – Duplex</td>
</tr>
<tr>
<td>Sept 2017</td>
<td>RT-5 (Duplex) Zoning approved</td>
</tr>
<tr>
<td>Winter 2018</td>
<td>Arterial Townhouse + 4-Storey – Open Houses</td>
</tr>
<tr>
<td>April 2018</td>
<td>Blocks Under Review - Identified</td>
</tr>
<tr>
<td>July 2018</td>
<td>RM-11, RM-11N, RM-12N &amp; C-2 zoning approved</td>
</tr>
<tr>
<td>Sept 2018</td>
<td>RM-8A (Residential townhouse zoning) approved</td>
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</tbody>
</table>
Community Plan - Implementation Process

Implementing land-use changes typically takes place through one of two key means:

Privately-initiated rezonings
- Site specific (results in custom “CD-1” zone)
- Typically used for building types greater than 4-storeys
- Triggers separate engagement and Public Hearing process
- Nanaimo Street - applies to commercial nodes in defined areas where policy allows consideration for up to 6-storey buildings

City-initiated rezonings
- Introduces new “district schedule” (or zone) which applies broadly to all properties in a defined area
- Typically used for building types up to (and including) 4-storeys
- Nanaimo Street – applies to areas where new RT-5/N (duplex), RM-8A (residential townhouse); RM-12N (arterial townhouse); RM-11 (4-storey apartment); and, C-2 (4-storey mixed use) has been introduced as part of Plan Implementation.
City-initiated rezoning: RT-5 (Duplex)

In October 2017, City Council approved new RT-5 zoning for the areas coloured purple, red, and orange. Previously, these had been a mix of RS (single-family) and RT (duplex) zoning. The new RT-5 zoning increased opportunities for new housing choice, while introducing character retention incentives.
City-initiated rezoning:
RM-12N (TH)
RM-11 (Apt)
C-2 (Mixed Use)

In July 2018, City Council approved three additional zones for use on Nanaimo Street:

**RM-12/12N** - Arterial rowhouse/townhouse

**RM-11/11N** - 4-storey apartment

**C-2** - 4-storey mixed use

RM-11/N and RM-12/N are new zones created as part of the Community Plan implementation. C-2 is a widely used commercial zone in the city.
City-initiated rezoning: Commercial Node C-2 (Mixed Use) Changes

This map shows blocks with C-2 zoning (4-storey mixed use), as well as areas identified for privately initiated rezonings – allowing consideration for up to 6-storeys and up to 3.2 FSR.

Reference: Grandview-Woodland Community Plan, policy 6.6.2 (Nanaimo Street Shopping Nodes), page 103-104.
City-initiated rezoning: RM-8A - TH

In September 2018, City Council approved a new RM-8A residential townhouse zone for use in Grandview-Woodland.

Unlike RM-12/N, the RM-8 zone is intended to provide the opportunities for additional housing on quieter, residential (i.e. non-arterial) streets.
Implementation Process – Blocks Under Review

- During engagement activities for the City-initiated rezonings on Nanaimo Street, staff were approached by residents of the 2300-block.

- Residents noted both the redesign of Lord Nelson School, as well as the approved rezoning policy for 6-storey buildings at Nanaimo, and requested that staff consider other land-use options for the remainder of the block.

- City Council approved further review of the 2300-block in July 2018.
Implementation Process – Blocks Under Review

• Staff have developed a number of options for the 10-lots of the 2300-block not covered by a rezoning policy.

• For ease of review, the 10-lots block is divided into three areas, with various options available for each.

• The options, in sum, allow for
  – Additional housing choice – via townhouse or multi-family apartment
  – Improved transition between 6-storey building and adjacent properties
  – Additional commercial opportunities and an improved commercial node at Charles (in some options)

• Options are presented for discussion purposes only.
Map shows allowable land-use under (a) existing zoning (RT-5, RM-8A, RM-12, and C-2), and (b) approved policies for site-specific, privately-initiated rezonings (i.e. 6-storey mixed use areas, approved in 2016 as part of the Grandview-Woodland Community Plan).
* Mid-block lot Kitchener - could be consolidated with Area 2 or 3, depending on the option.
Analysis Options: **Areas 1 & 2**

* Mid-block lot Kitchener - could be consolidated with Area 2 or 3, depending on the option.
Analysis Options: **Areas 1 & 2**

- Duplex (RT-5)
- Townhouse (RM-8A)
- 4-storey (RM-11)

Options shown are for Discussion Purposes ONLY.
Analysis Options: **Areas 1 and 2**

**Duplex**

Zone: RT-5
Density: 0.75
Max. Height: 10.7 m (35 ft)
Amenity share: No
Secondary/Lock-off: Yes
Design Guidelines: Yes
Analysis Options: **Areas 1 and 2**

**Residential Townhouse**

- Zone: RM-8A
- Density: 1.2 FSR
- Max. Height: 11.5 m (38 ft)
- Frontage: 12.8m (42 ft)
- Amenity share: Yes
- Suites/Lock-offs: Yes
- Design Guidelines: Yes
Analysis Options: Areas 1 and 2

4-storey Apartment

Zone: RM-11
Density: 1.7 FSR
Max. Height: 14.7 m (48 ft)
Frontage: 36.6m (120 ft)
Amenity share: Yes
Suites / Lock-offs: Lock-off
Design Guidelines: Yes
Analysis Options: **Area 3**

* Mid-block lot Kitchener - could be consolidated with Area 2 or 3, depending on the option.
Analysis Options: **Area 3**

Options shown are for discussion purposes only.

- **Duplex (RT-5)**
- **Arterial Townhouse* (RM-12N)**

*RM-12N zoning allows row or stacked townhouses or a 4-storey apartment*
Analysis Options: **Area 3**

- **4-storey Apartment (RM-11)**
- **4-storey Mixed Use (C-2)**

Options shown are for discussion purposes only.
Analysis Options: **Area 3**

**Arterial Townhouse**

- **Zone:** RM-12N
- **Density:** 1.45 FSR
- **Max. Height:** 12.2 m (40 ft)
- **Frontage:** 27.4 m (90 ft)*
- **Amenity share:** Yes
- **Suites/Lock-offs:** Yes
- **Design Guidelines:** Yes

* Under RM-12N zoning, sites with a frontage of 36.6 m (120 ft) can also be developed as 4-storey apartments, up to 1.7 FSR. (Similar to RM-11)
Analysis Options: Area 3

4-storey Apartment

Zone: RM-11N
Density: 1.7 FSR
Max. Height: 14.7 m (48 ft)
Frontage: 36.6m (120 ft)
Amenity share: Yes
Suites / Lock-offs: Lock-off
Design Guidelines: Yes
Analysis Options: Area 3

4-storey Mixed Use

Zone: C-2
Density: 2.5 FSR
Max. Height: 13.8m (45 ft)
Frontage: 15.3m (50 ft)
Amenity share: No
Suites / Lock-offs: Lock-off
Design Guidelines: Yes

* C-2 zoning has a higher FSR because there are no side-yard or front-yard setbacks. Rear-yards set-backs are tapered to support a transition to residential neighbourhoods
Analysis Options: **Context + 6-Storey**

Drawing illustrates development potential of Areas 1, 2, 3 under existing RT-5 (duplex) zoning (approved in 2017), as well as development potential for 6-storey rezoning at 2336-2366 Charles St – showing a development modelled on C-2 mixed use guidelines (tapered in height on the west side of the building). View N/W from Kitchener & Nanaimo. Illustration is for discussion purposes only.
Analysis Options: 6-Storey with Envelope

Drawing illustrates development potential of Areas 1, 2, 3 under existing RT-5 (duplex) zoning (approved in 2017), as well as development potential for 6-storey rezoning at 2336-2366 Charles St - showing the maximum allowable building envelope. Illustration is for discussion purposes only.
Analysis Options: Residential (Area 1&2) + Arterial Townhouse (Area 3)

Drawing illustrates development potential of Areas 1 and 2 with RM-8A (residential street townhouse zoning), and Area 3 with RM-12N (arterial street townhouse zoning), as well as development potential for 6-storey rezoning at 2336-2366 Charles St – showing the maximum allowable building envelope. *Illustration is for discussion purposes only.*
Analysis Options: **Residential (Area 1&2) + Mixed Use (Area 3)**

Drawing illustrates development potential of Areas 1 and 2 with RM-8A (residential street townhouse zoning), and Area 3 with C-2 (4-storey mixed use zoning), as well as development potential for 6-storey rezoning at 2336-2366 Charles St – showing the maximum allowable building envelope. *Illustration is for discussion purposes only.*
Analysis Options: **4-storey Mixed-Use (Area 3)**

Drawing illustrates street-level view of development potential - Area 3 with C-2 (4-storey mixed use zoning), Area 2 with RM-8A (residential townhouse zoning), and for 6-storey rezoning at 2336-2366 Charles St. *Illustration is for discussion purposes only.*
Analysis Options: Residential (Area 1&2) + 4-storey Apartment (Area 3)

Drawing illustrates development potential of Areas 1 and 2 with RM-8A (residential street townhouse zoning), and Area 3 with RM-11 (4-storey residential-only apartment), as well as development potential for 6-storey rezoning at 2336-2366 Charles St - showing the maximum allowable building envelope. Illustration is for discussion purposes only.
Analysis Options: 4-Storey Apartment (Area 1&2) + Mixed-Use (Area 3)

Drawing illustrates development potential of Areas 1 and 2 with RM-11 (4-storey residential apartment zoning), and Area 3 with C-2 (4-storey mixed use zoning), as well as development potential for 6-storey rezoning at 2336-2366 Charles St – showing the maximum allowable building envelope. *Illustration is for discussion purposes only.*
# Zoning Summary

<table>
<thead>
<tr>
<th></th>
<th>RT-5</th>
<th>RM-8A</th>
<th>RM-12N</th>
<th>RM-11</th>
<th>C-2</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Built Form</strong></td>
<td>Duplex, Single Family</td>
<td>Residential Townhouse</td>
<td>Arterial Townhouse OR 4-storey apartment</td>
<td>4-storey apartment</td>
<td>4-storey mixed-use</td>
</tr>
<tr>
<td><strong>Density</strong></td>
<td>0.75</td>
<td>1.2 FSR</td>
<td>1.45 / 1.7 FSR</td>
<td>1.7 FSR</td>
<td>2.5 FSR</td>
</tr>
<tr>
<td><strong>Height</strong></td>
<td>10.7 (35 ft)</td>
<td>11.5 (38 ft)</td>
<td>12.2m (40 ft)</td>
<td>14.7m (48 ft)</td>
<td>13.8m (45 ft)</td>
</tr>
<tr>
<td><strong>Frontage</strong></td>
<td>10m (33 ft)</td>
<td>12.8m (42 ft)</td>
<td>27.4m / 36.6m (90 ft / 120 ft)</td>
<td>36.6m (120 ft)</td>
<td>15.3m (50 ft)</td>
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<tr>
<td><strong>Suite/Lockoff</strong></td>
<td>Both</td>
<td>Both</td>
<td>Both / Lock-off</td>
<td>Both</td>
<td>Lock-off</td>
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<tr>
<td><strong>Amenity Share</strong></td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>No</td>
</tr>
</tbody>
</table>
Next Steps

- Review feedback
- Report back
- Open houses – Early 2019 (TBD)
Thank you!
Questions?
Feedback Forms:

• Provide your name and address
• **Discuss** the options with your neighbours
• Let us know which analysis option you prefer for each of the 3 areas
• Provide any other comments you wish to share