

Grandview-Woodland Community Plan

2300-block Charles St./Kitchener St.



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



Background/Context

2012 – 2016 July 2016		Grandview-Woodland Planning Process G-W Community Plan Approved
Nov 2016		Open House – Plan Implementation
2016-2017		Open Houses – Duplex
Sept 2017		RT-5 (Duplex) Zoning approved
Winter 2018		Arterial Townhouse + 4-Storey – Open Houses
April 2018		Blocks Under Review - Identified
July 2018		RM-11, RM-11N, RM-12N & C-2 zoning approved
Sept 2018		RM-8A (Residential townhouse zoning) approved

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

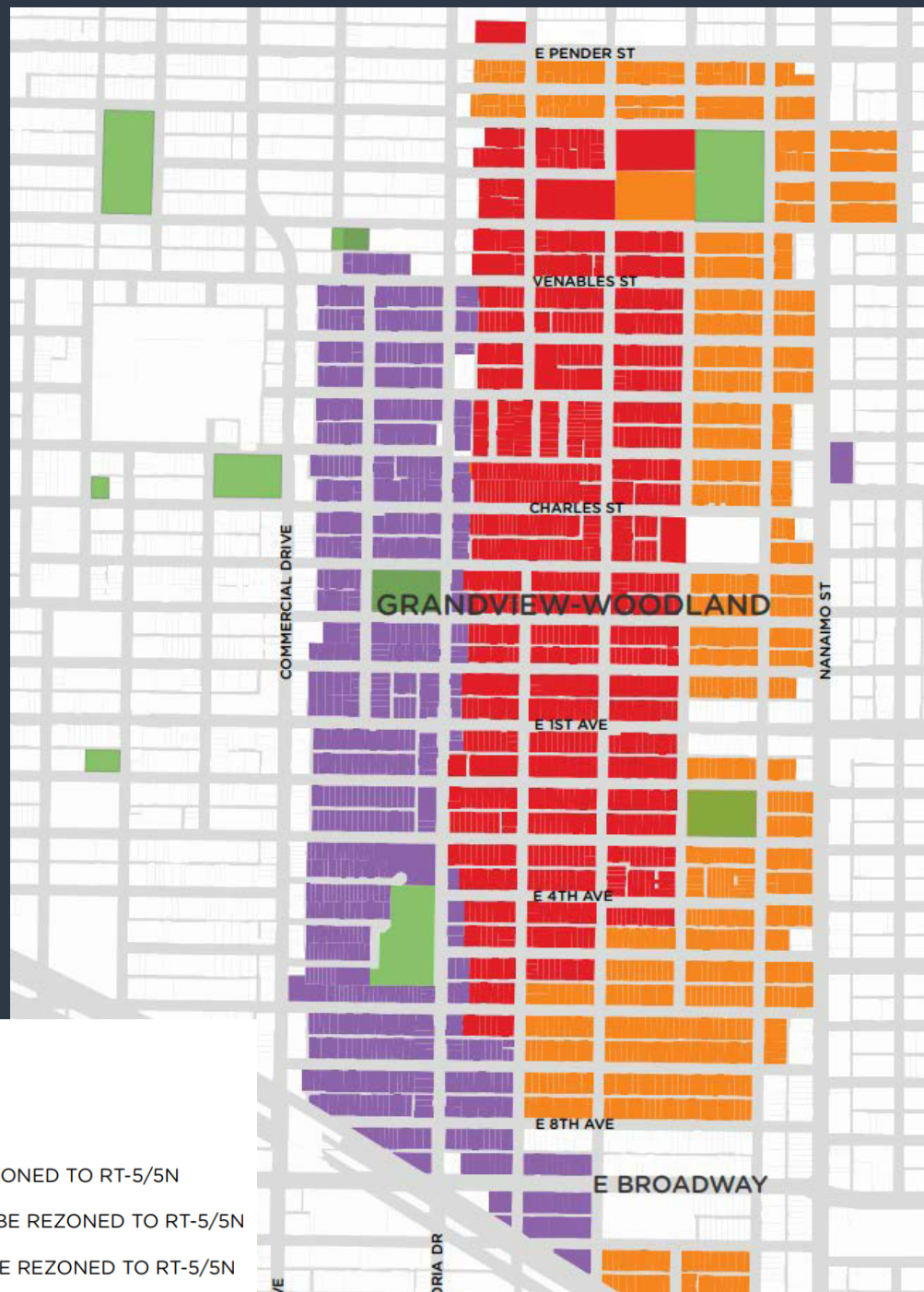
- Introduces new “district schedule” (or zone) which applies broadly to all properties in a defined area
- Typically used for building types up to (and including) 4-storeys
- Nanaimo Street – applies to areas where new RT-5/N (duplex), RM-8A (residential townhouse); RM-12N (arterial townhouse); RM-11 (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.

LEGEND

- RT-6
- RT-5/5N
- RT-4 TO BE REZONED TO RT-5/5N
- RT-5A/5AN TO BE REZONED TO RT-5/5N
- RS ZONES TO BE REZONED TO RT-5/5N



City-initiated rezoning: RM-12N (TH) RM-11 (Apt) C-2 (Mixed Use)

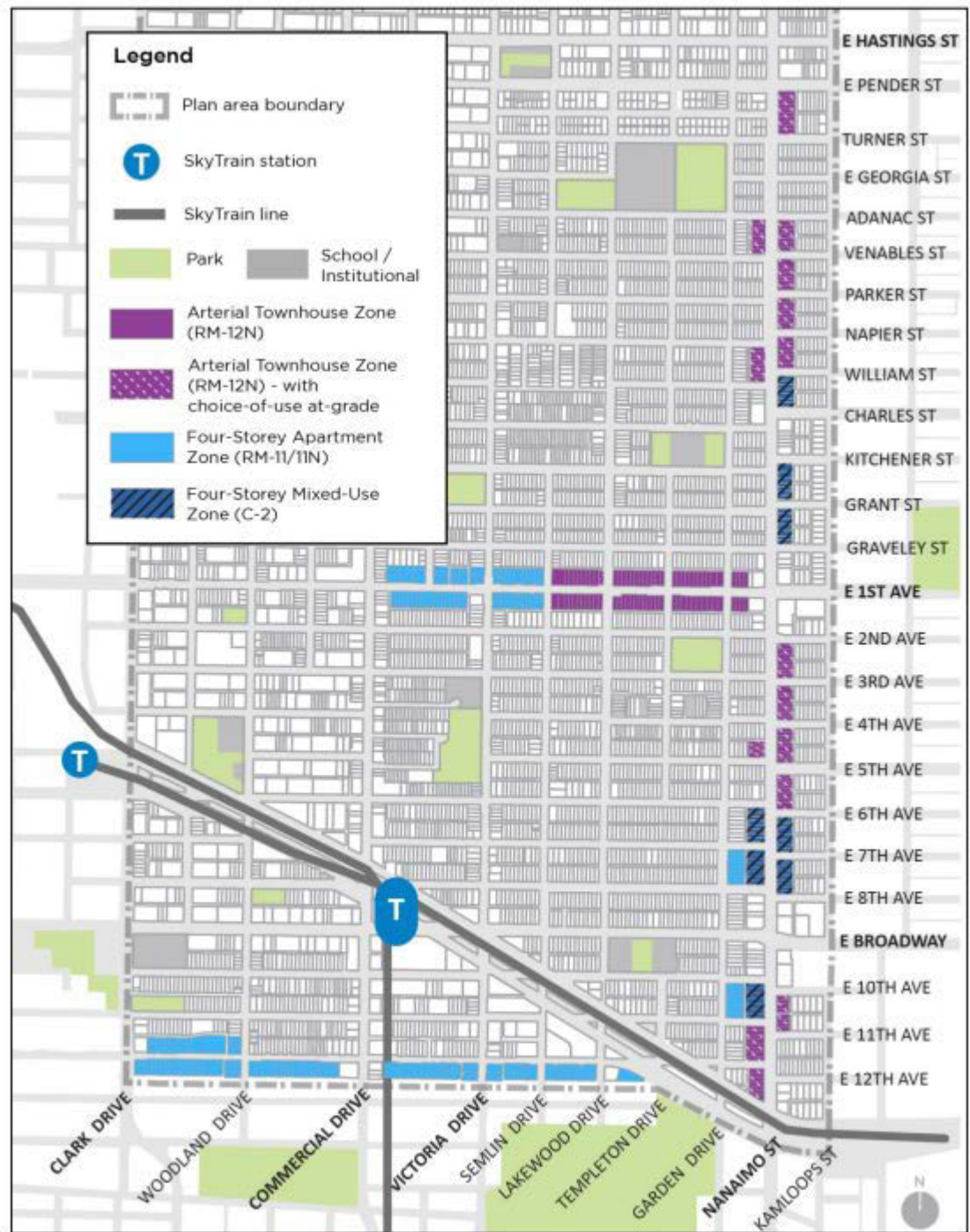
In July 2018, City Council approved three additional zones for use on Nanaimo Street:

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.

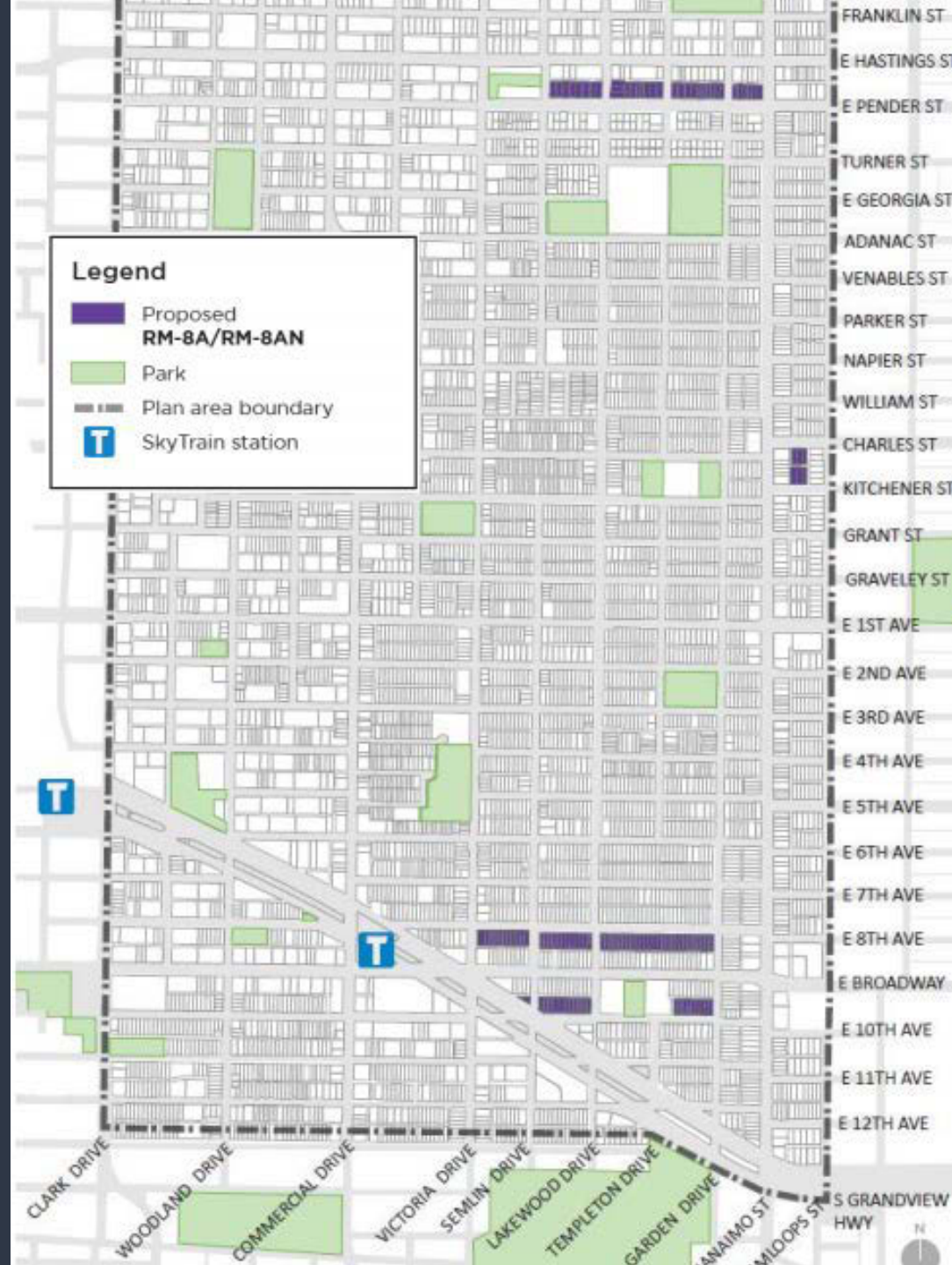
Reference: Grandview-Woodland Community Plan, policy 6.6.2 (Nanaimo Street Shopping Nodes), page 103-104.



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.



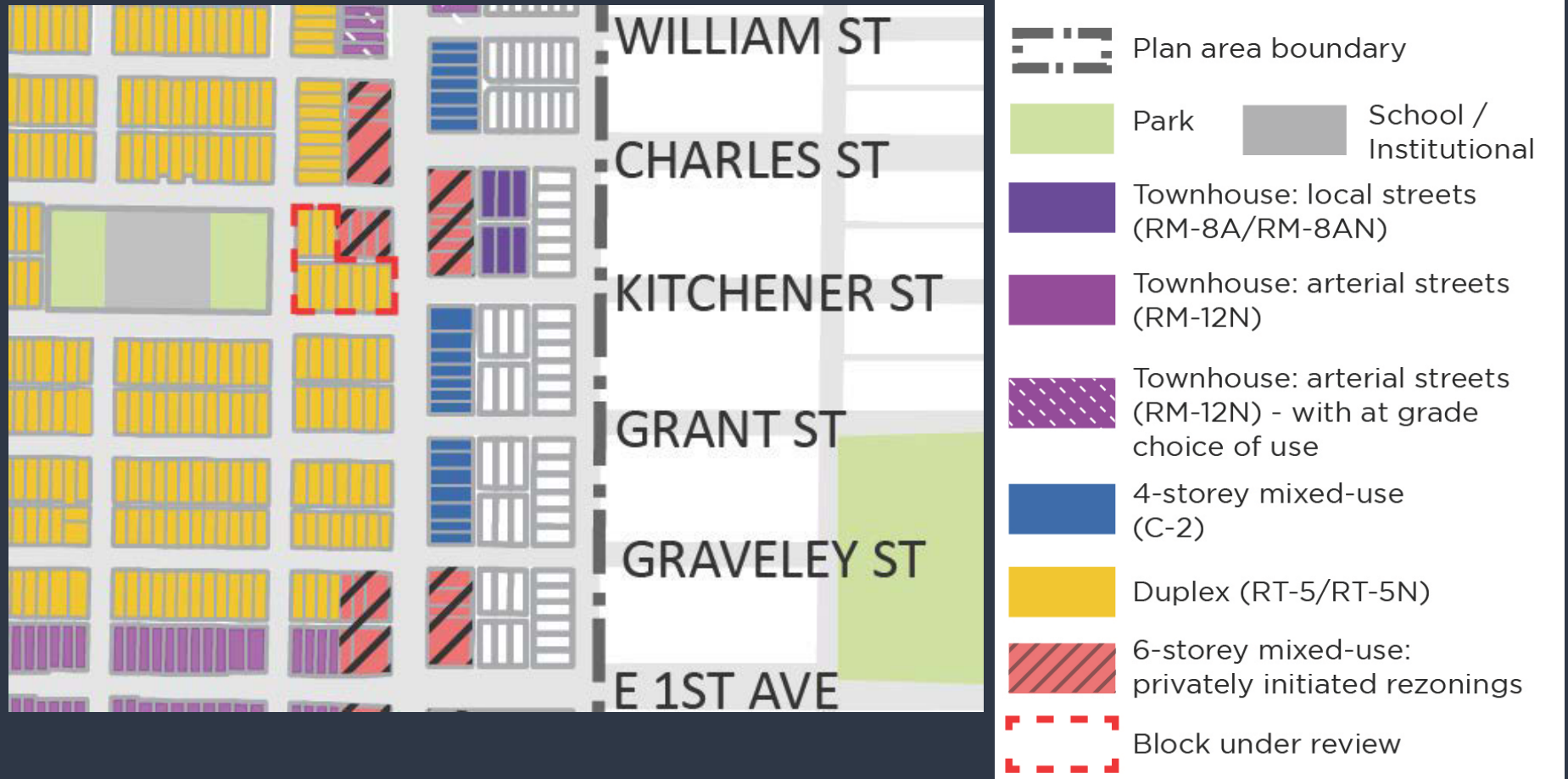
Implementation Process – Blocks Under Review

- 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

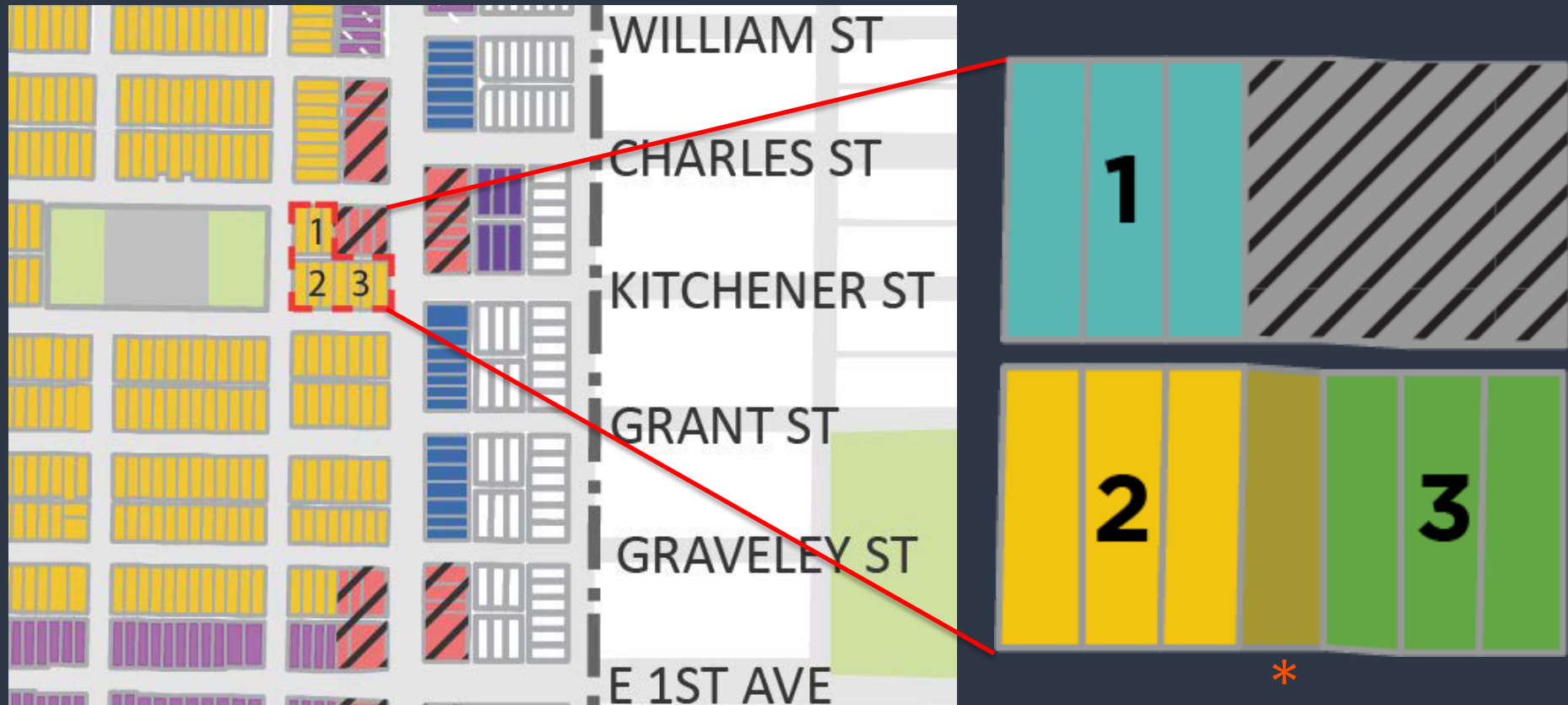
- Staff have developed a number of options for the 10-lots of the 2300-block not covered by a rezoning policy.
- For ease of review, the 10-lots block is divided into three areas, with various options available for each.
- The options, in sum, allow for
 - Additional housing choice – via townhouse or 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.

Block Under Review



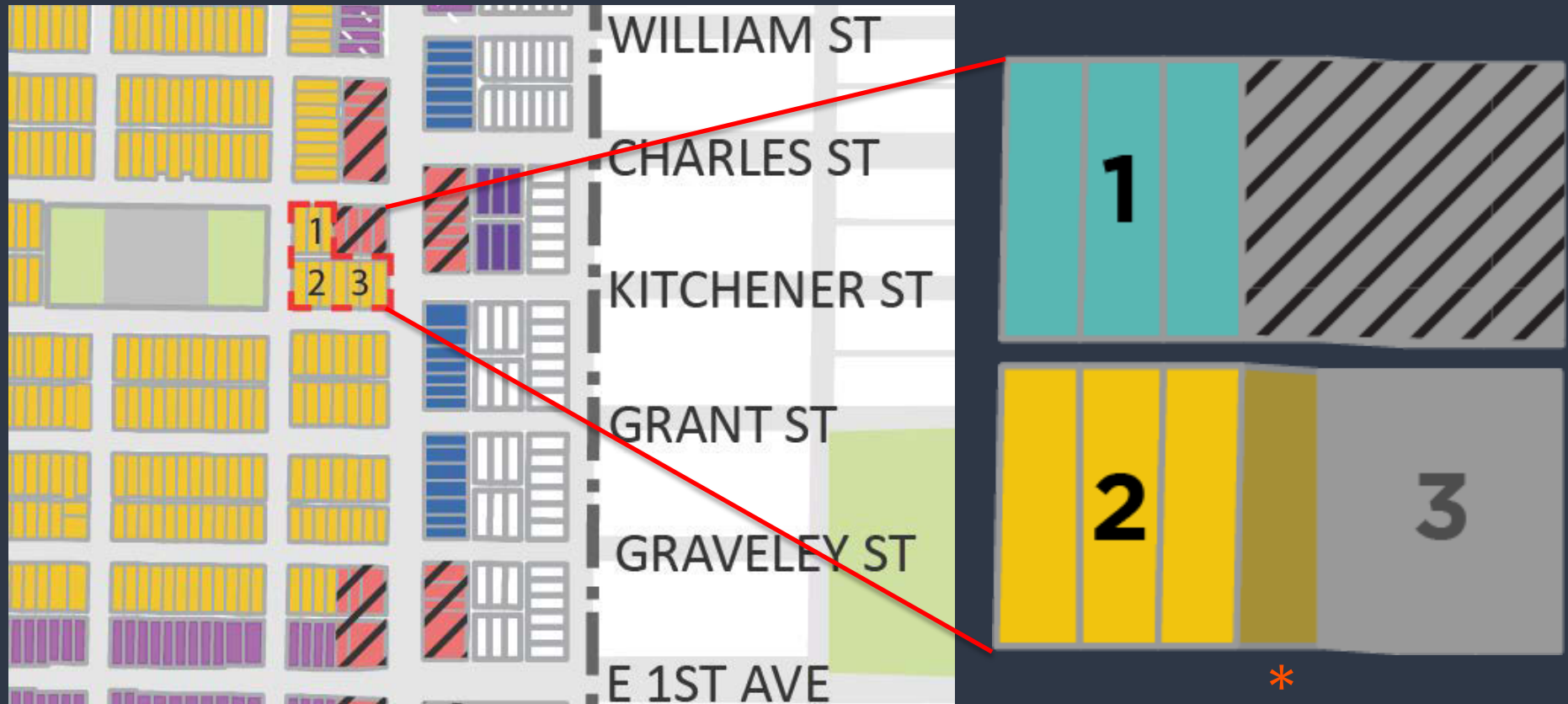
Map shows allowable land-use under (a) existing zoning (RT-5, RM-8A, RM-12, and C-2), and (b) approved policies for site-specific, privately-initiated rezonings (i.e. 6-storey mixed use areas, approved in 2016 as part of the Grandview-Woodland Community Plan)

Block Under Review



* 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)

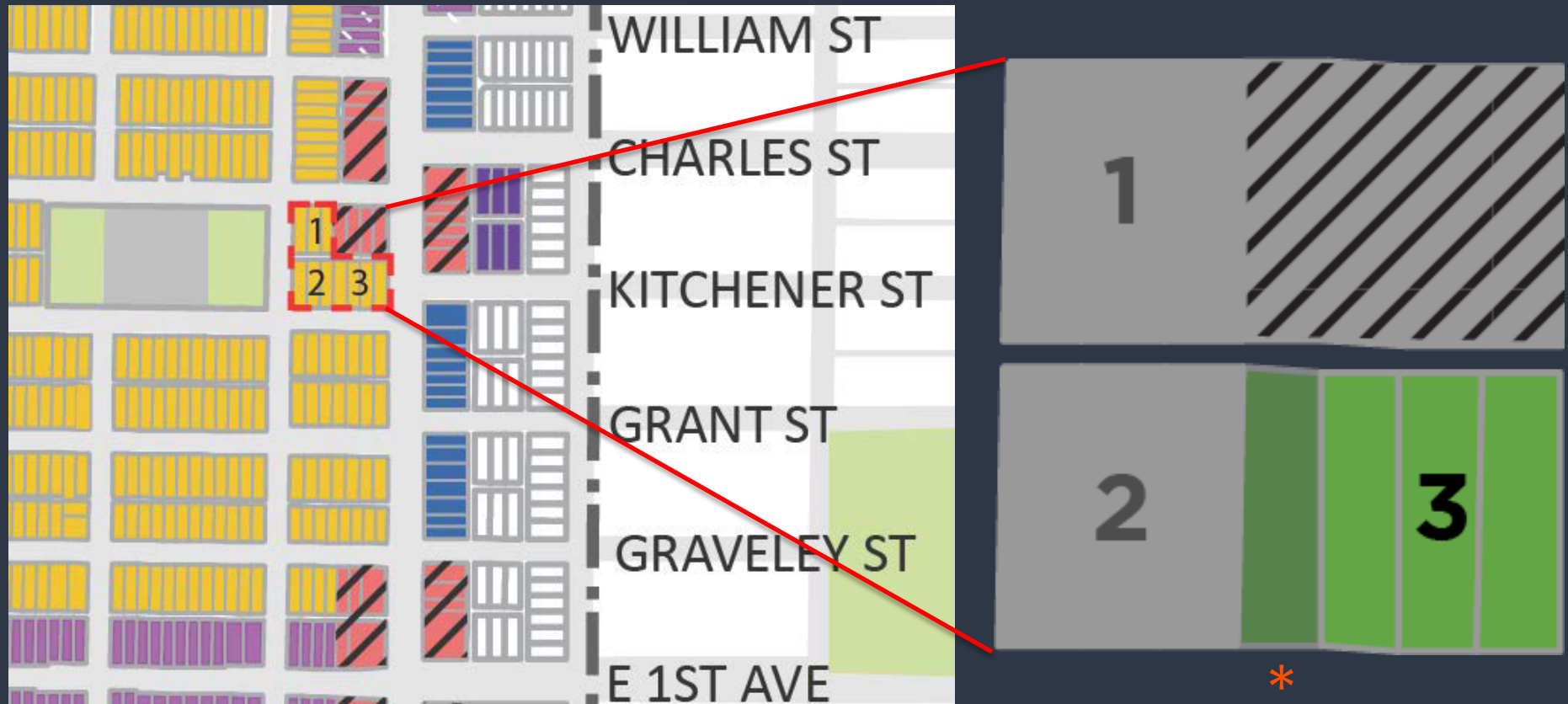
Frontage: 36.6m (120 ft)

Amenity share: Yes

Suites / Lock-offs: Lock-off

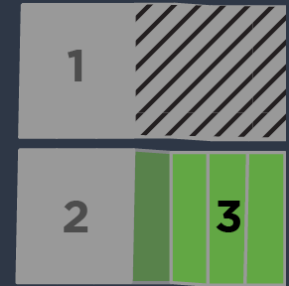
Design Guidelines: Yes

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: 27.4m (90 ft)*

Amenity share: Yes

Suites/Lock-offs: Yes

Design Guidelines: Yes

* Under RM-12N zoning, sites with a frontage of 36.6m (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)



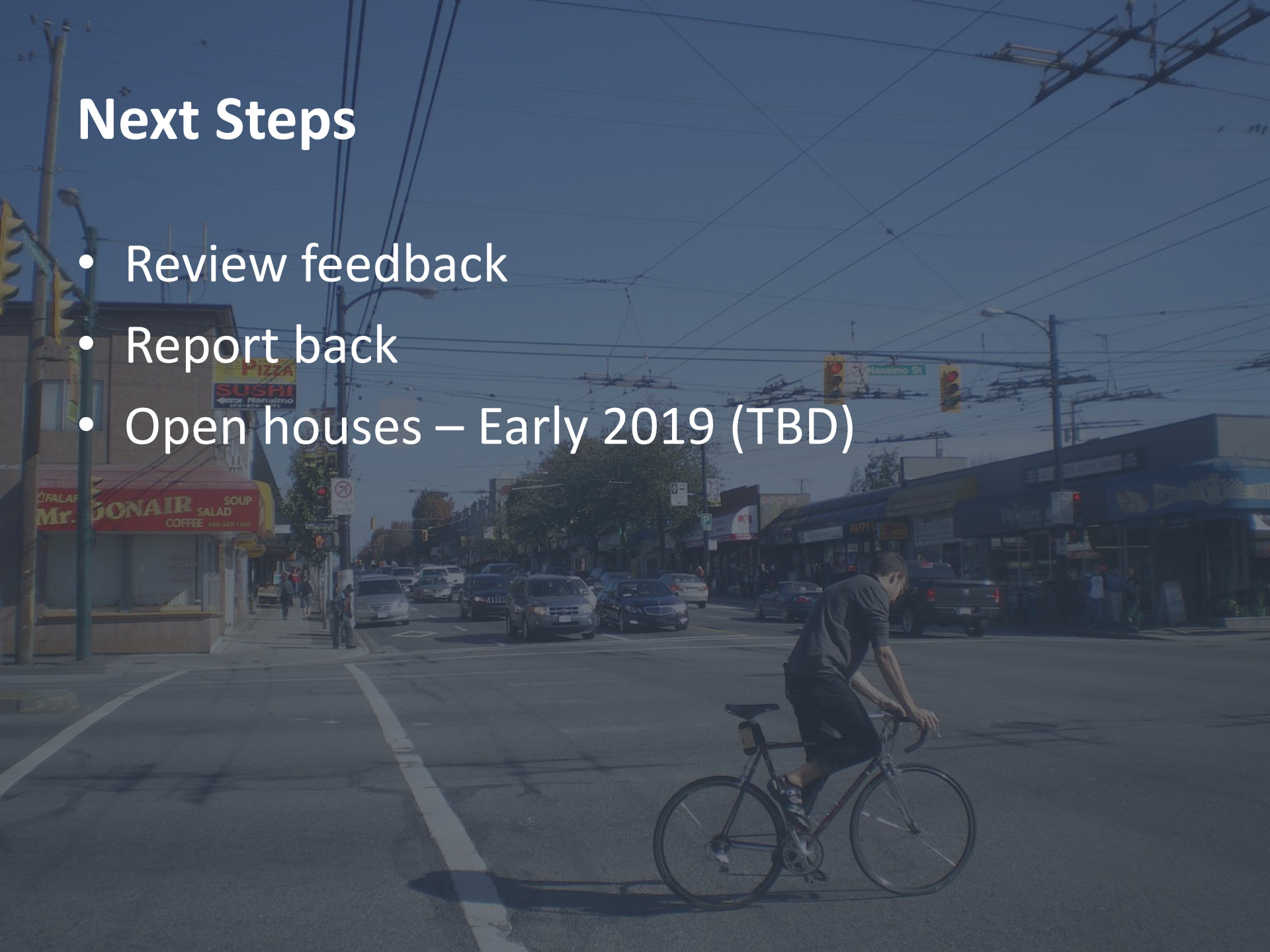
Drawing illustrates development potential of Areas 1 and 2 with RM-11 (4-storey residential apartment zoning), and Area 3 with C-2 (4-storey mixed use zoning), as well as development potential for 6-storey rezoning at 2336-2366 Charles St – showing the maximum allowable building envelope. *Illustration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

Zoning Summary

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

Next Steps

- Review feedback
- Report back
- Open houses – Early 2019 (TBD)



A red, upholstered armchair with a floral pattern is positioned in front of two doors. The door on the left is white with a mail slot and two doorknobs. The door on the right is red with a yellow mail slot and two doorknobs. The chair has a small, colorful cushion on its seat. The text "Thank you! Questions?" is overlaid in white on the chair.

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

