

## 2400-block 12<sup>th</sup>/Grandview Hwy Consultation Overview

### SYNOPSIS OF SEPTEMBER-OCTOBER 2019 ENGAGEMENT

#### BACKGROUND

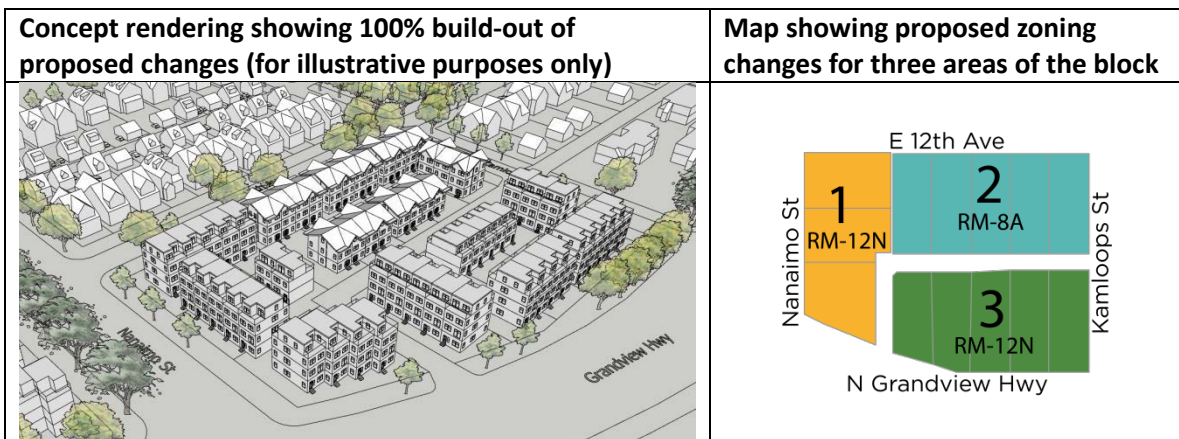
On Thursday, September 26<sup>th</sup>, 2019, City staff held an Open House to discuss proposed land use changes for 13 lots on the 2400-block E 12<sup>th</sup> Ave (south side) & N Grandview Highway (north side). The open house was a follow-up to an earlier community engagement process that took place in November and December 2018.

A total of 13 residents participated in the event. A feedback form was available at the open house, and was also hand delivered (along with an information package) to 87 residences in the surrounding area. A total of 12 responses were received from residents living inside the notification area, and an additional 8 were received from people living outside of the notification area.

#### OVERVIEW OF RECOMMENDED APPROACH

As part of the Open House event, staff shared a recommended series of land-use changes for the block. These had been refined from a larger set of options that had been explored during the previous engagement session.

- **Areas 1 & 3: RM-12N** – Arterial townhouse – up to 3.5 storeys, and up to 1.5 FSR (with the option of a 4-storey apartment form with a larger frontage)
- **Area 3: RM-8A** – Residential street townhouse – up to 3-storeys, and up to 1.2 FSR



Participants were invited to share their thoughts on a set of two recommended land use changes:

- Rezoning eight lots (Areas 1 and 3) from RT-5 (duplex) and RS-1 (single-family) to RM-12N (arterial townhouse)
- Rezoning five lots (Area 2) from RS-1 to RM-8A (residential townhouse)

Below are results from the feedback received on the recommended changes.

## **RESULTS**

### **Question 1. Support for Recommendation #1: the recommended land-use change.**

The responses indicate that over 90% of residents within the notification boundary are “supportive” or “somewhat supportive” of the recommended changes. When residents from outside of the notification area are included, the level of support is increased to 95%.

	<b>Opposed</b>	<b>Somewhat Opposed</b>	<b>Neutral</b>	<b>Somewhat Support</b>	<b>Support</b>
<b>Inside notification area (n=12)</b>	1 (8.3%)	0 (0%)	0 (0%)	0 (0%)	11 (91.7%)
<b>Total responses (n=20)</b>	1 (5%)	0 (0%)	0 (0%)	1 (5%)	18 (90%)

### **Question 2. Additional comments regarding Recommendation #1.**

Participants were able to provide additional feedback about the recommended land-use changes. The following summarizes the general themes that emerged in the commentary.

#### **Housing**

- Support for more housing choices (i.e. ‘missing middle’ and multi-family housing) that would provide more opportunities for people with a variety of incomes (e.g. young professionals, singles, young families) to move into the area
- Respondents expressed support for more additional housing opportunity in Area 2: many would prefer RM-12N over RM-8A zoning in this area (n=6)
- Where residents expressed a desire for more density in Area 2, they suggested that the grade change/slope in this area would support a higher-building than the GW Plan currently envisioned for residential streets
- Support for rental housing, and recognition that it supports goals of affordability

#### **Walkability**

- Residents noted that there are some amenities near this area; this proposal would improve walkability to these amenities

#### **Commercial spaces**

- Some support for the addition of more commercial spaces in this area