

Proposed New Zones and Design Guidelines in Grandview-Woodland

The Grandview-Woodland Community Plan was approved by City Council on July 28, 2016. As part of the implementation of this plan, the City will initiate zoning changes to allow new housing choices in parts of the community. The new zones will allow duplexes, townhouses, and some 4-storey apartments in specified locations.

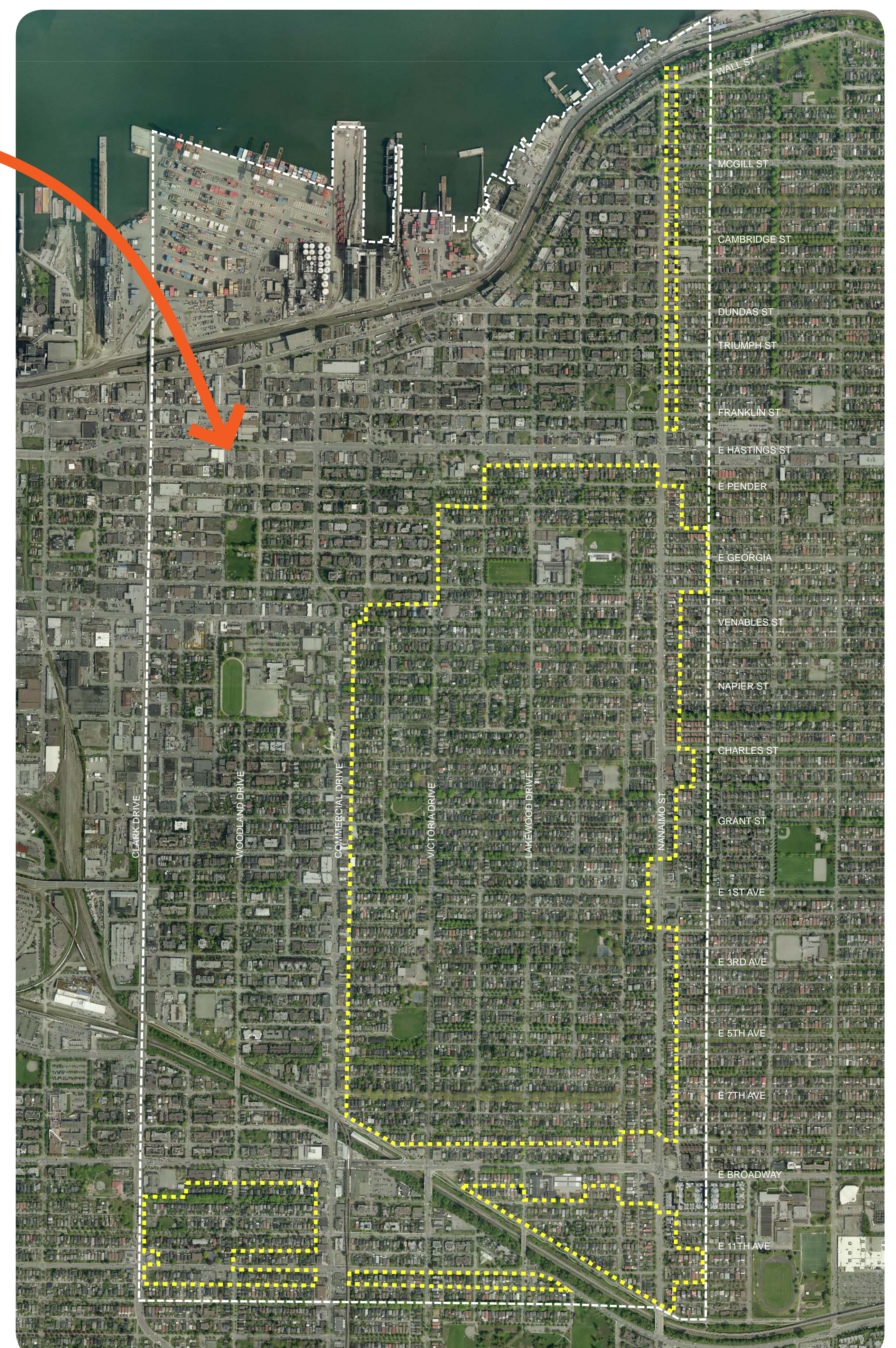
Today's Open House is an opportunity to:

- ✓ Learn about the proposed new zones
- ✓ 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 at the selected date.



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
-  grandviewplan@vancouver.ca
-  3-1-1
-  @GWPlan

The Grandview-Woodland Community Plan

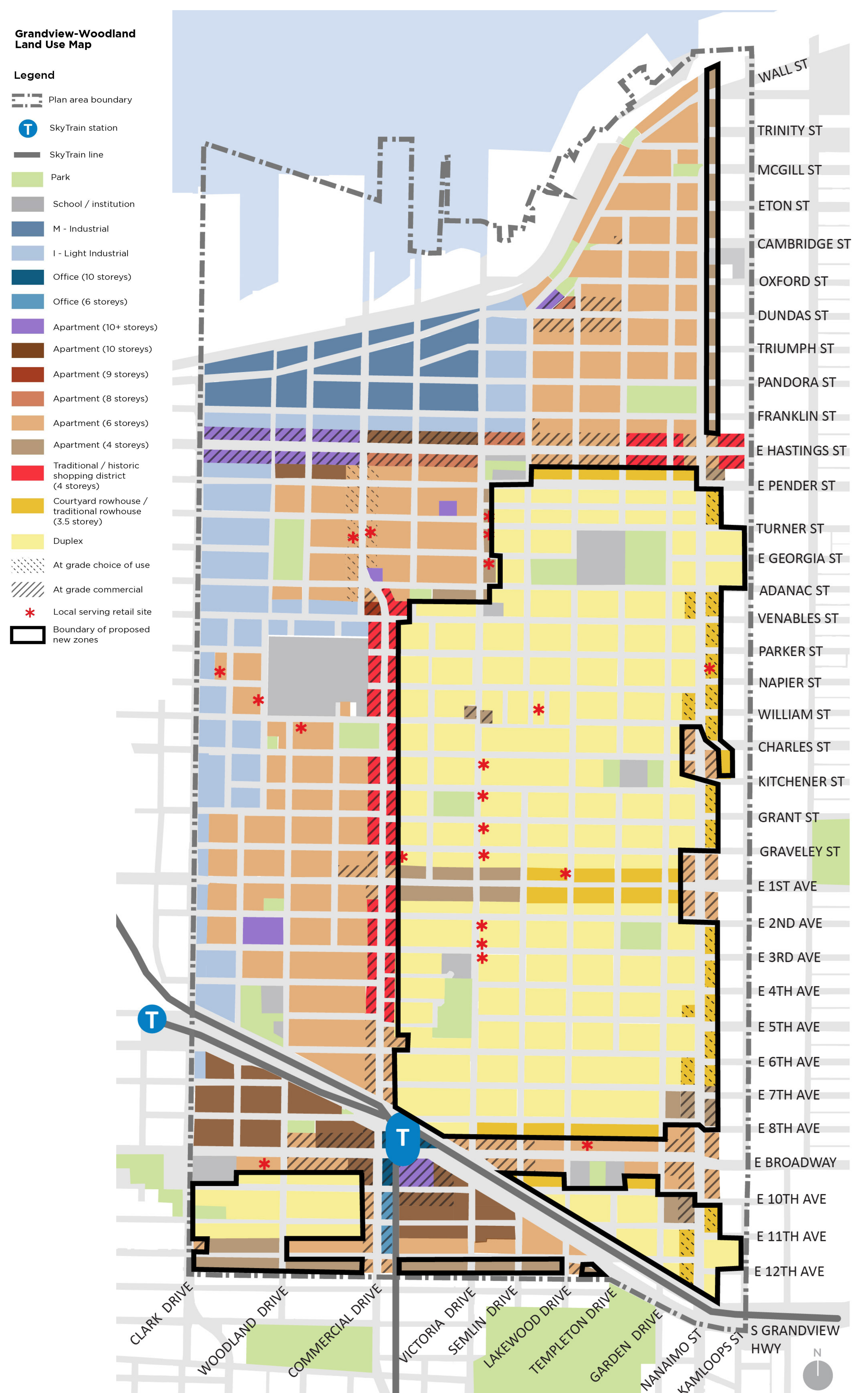
was a result of the City of Vancouver's review of existing planning policies in Grandview-Woodland. Over a four-year period, staff, in consultation with the community, explored:

- 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.

Today's event focuses on the areas where new regulations will be put in place to allow for more housing types. Other areas in Grandview-Woodland have policies that enable the consideration of rezoning applications if established criteria are met (e.g. site location, site size, building type, height).

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



Proposed New Zones Process Timeline



What is a Rezoning?

A rezoning is a legal change to the Zoning and Development By-law to permit an alternate type of land use and/or building type.

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.

Based on the land use policies identified in the Grandview-Woodland Community Plan, two types of rezonings are expected to take place:

1 Privately-initiated rezonings

2 City-initiated rezonings

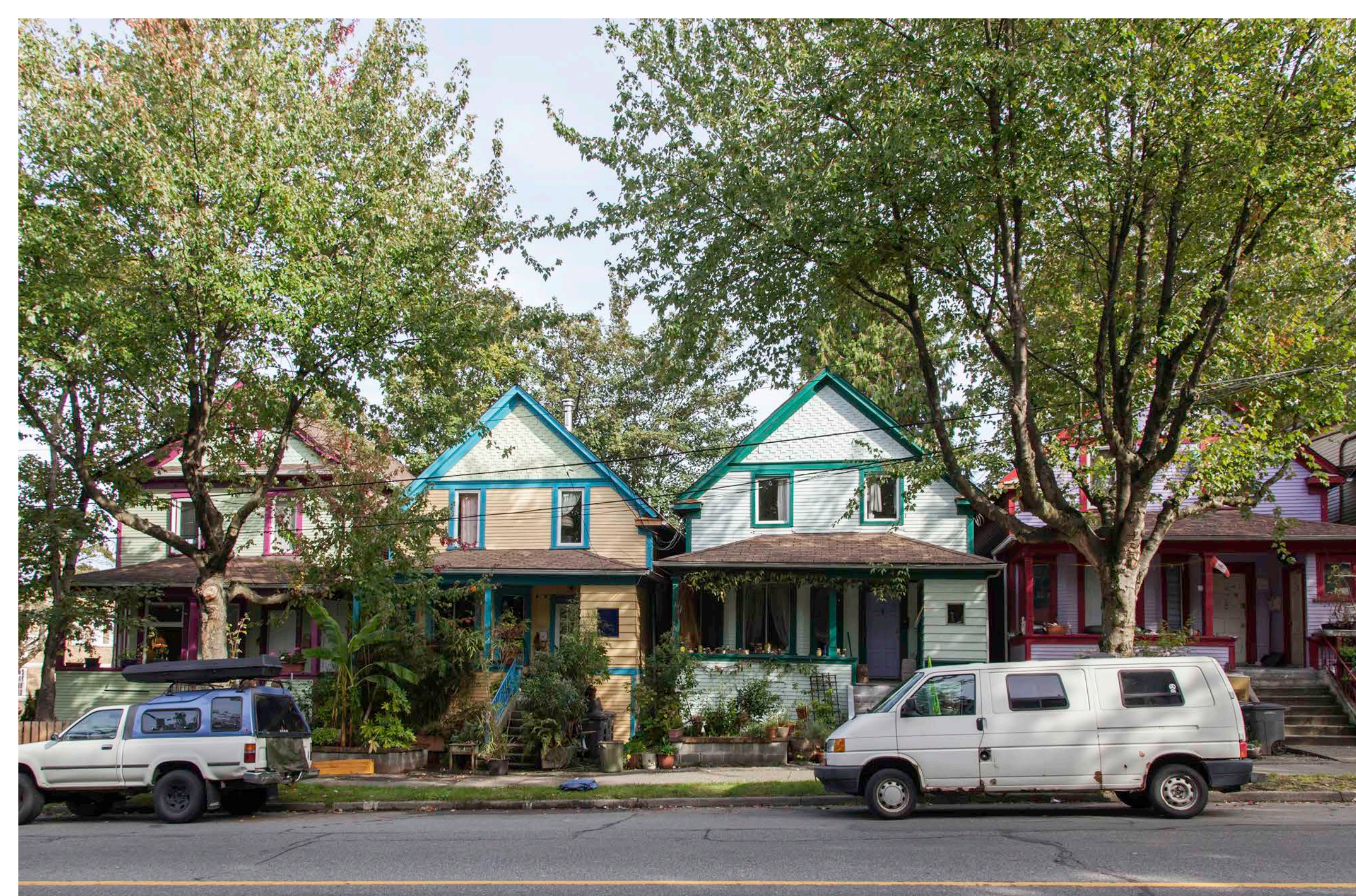
The focus of this Open House is on City-initiated rezonings.

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.)



Rezoning vs. Development Permit Process

Existing regulations do not allow duplexes, townhouses, or apartments in the proposed rezoning areas. The regulations have to change to allow these uses. Once new zoning regulations and design guidelines are adopted by Council, landowners will be able to apply for a development permit to build under the new regulations. Neighbourhood notification will be required.

With the City creating new zones, the need for a site-specific rezoning process is removed. The development process is simplified, costs are reduced, and immediate opportunities are created for new housing to be delivered, helping to implement the Grandview-Woodland Community Plan.

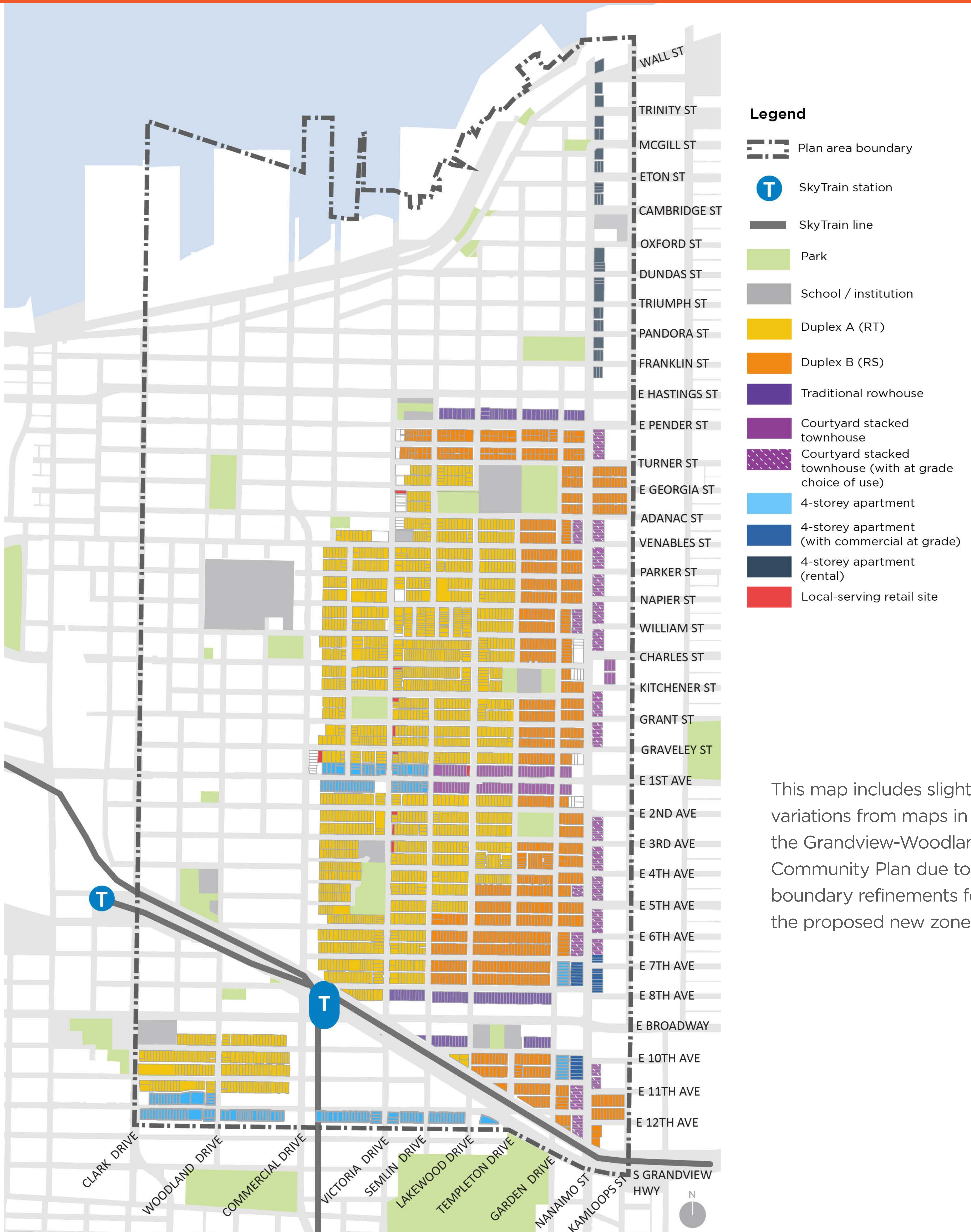
Privately-initiated Rezoning Application Process Approximately 12 months



Development Permit Application Process Up to 12 months (may be less)

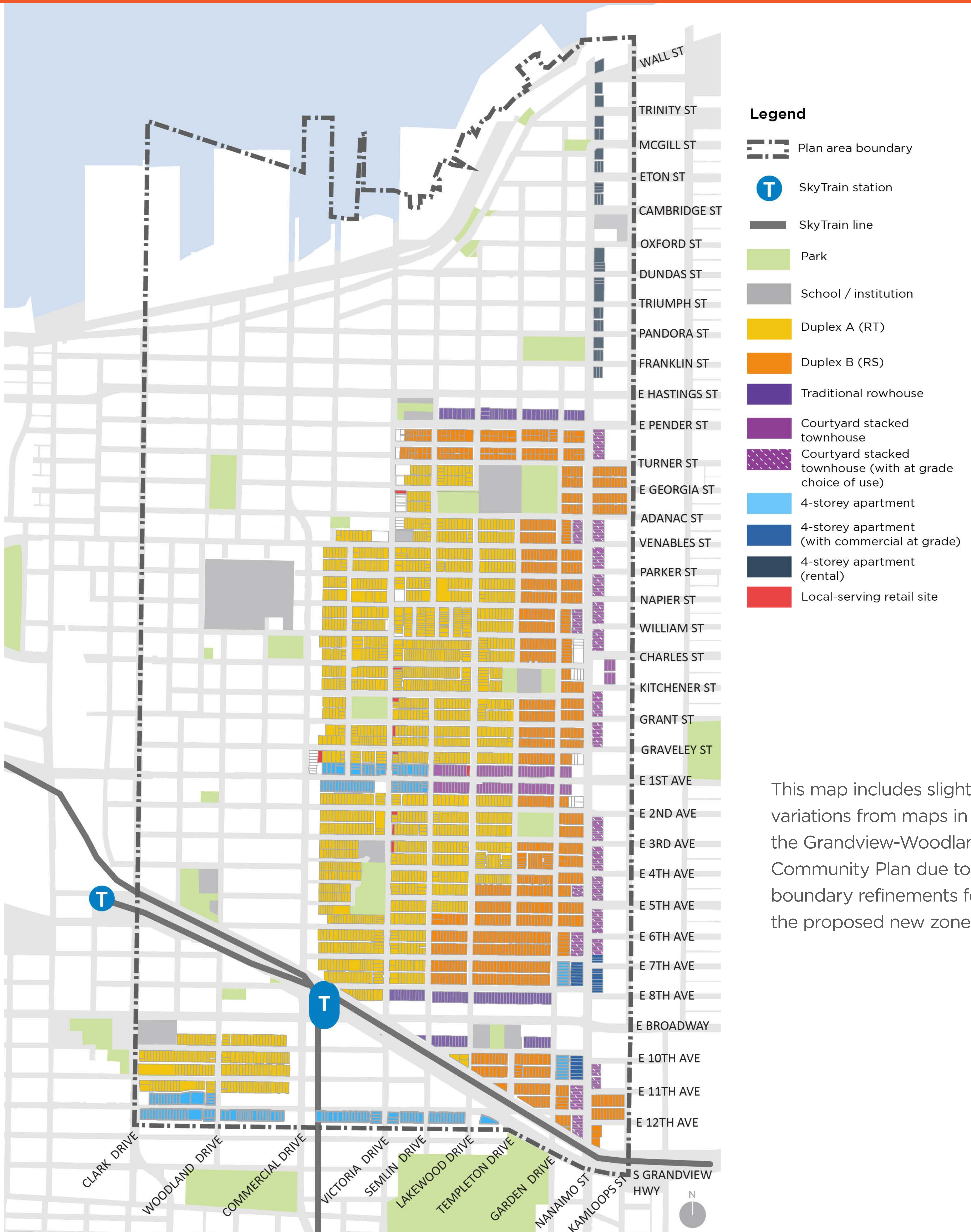


Proposed New Zones



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

Proposed New Zones



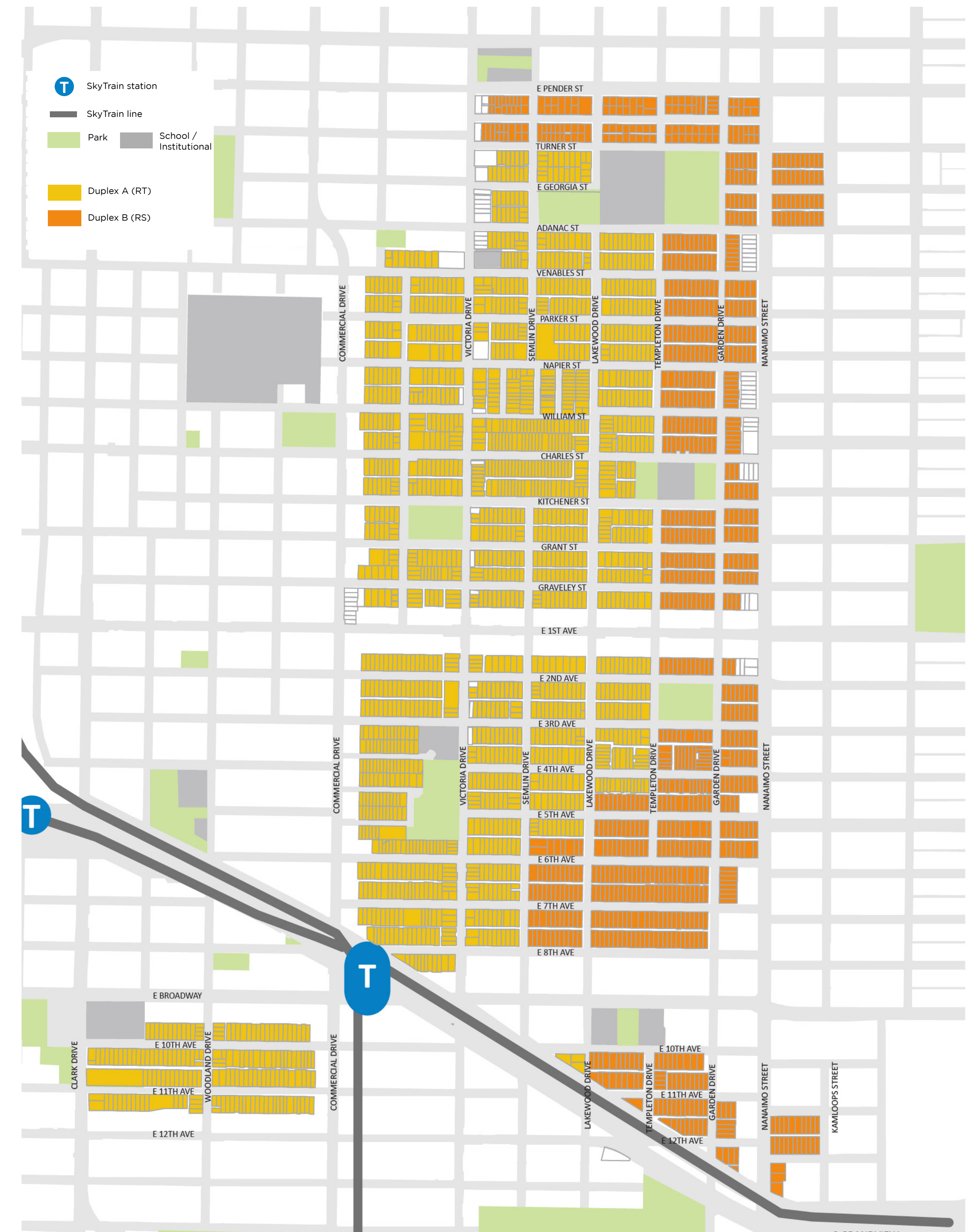
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Duplex Zone

What would the duplex zone allow?

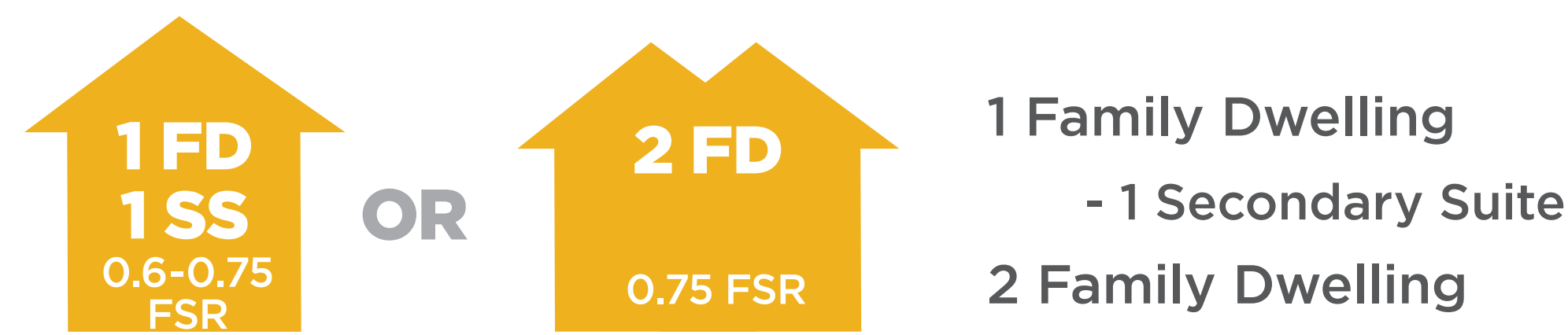
What does the Plan say?

- Retain the character and scale of this area
- Provide new ownership and secondary rental opportunities
- Retain existing development rights for single-family uses



What is currently allowed?

Duplex (existing RT zone)



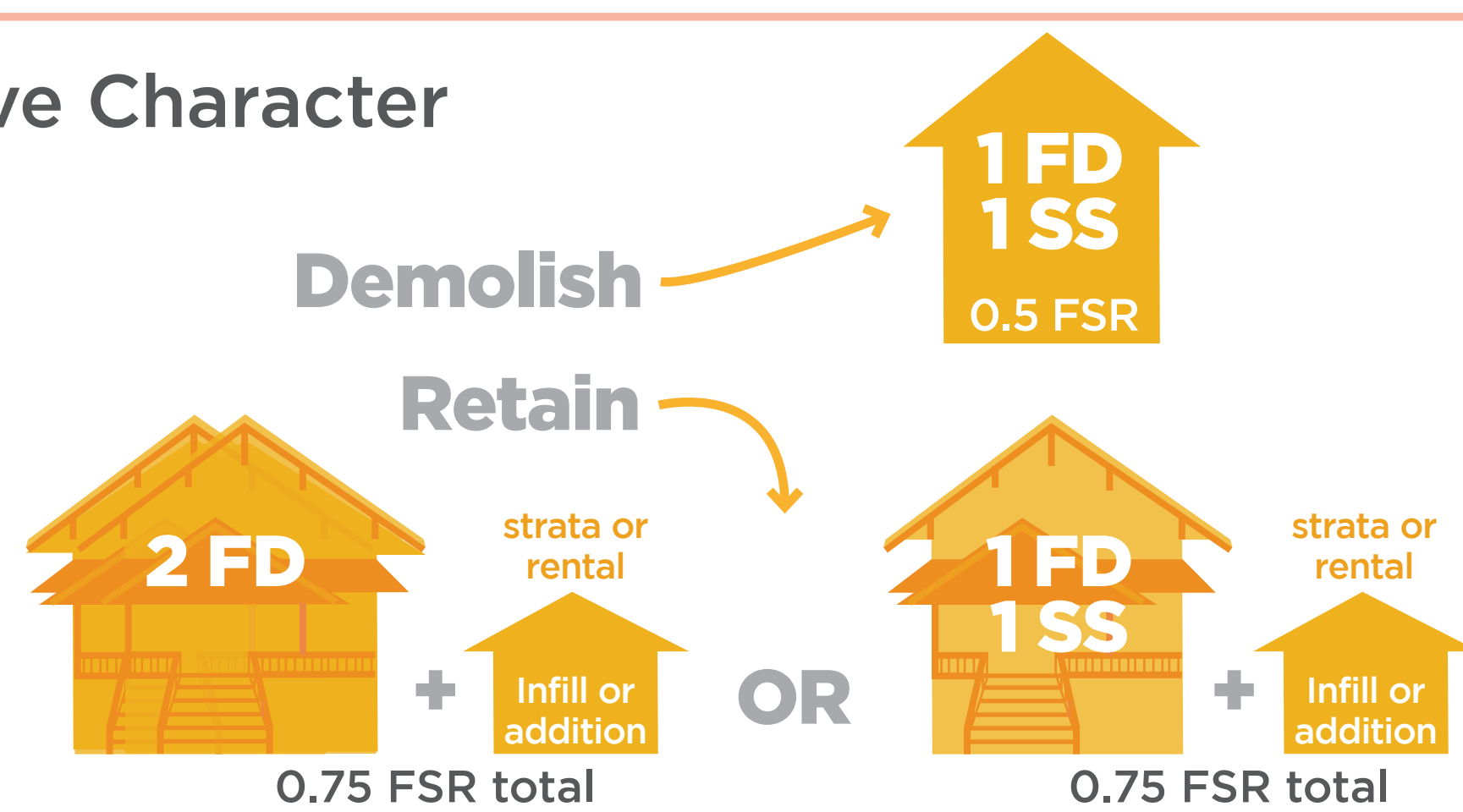
Single-family (existing RS zone)



What is being proposed?

Duplex A Zone

Assessed to have Character

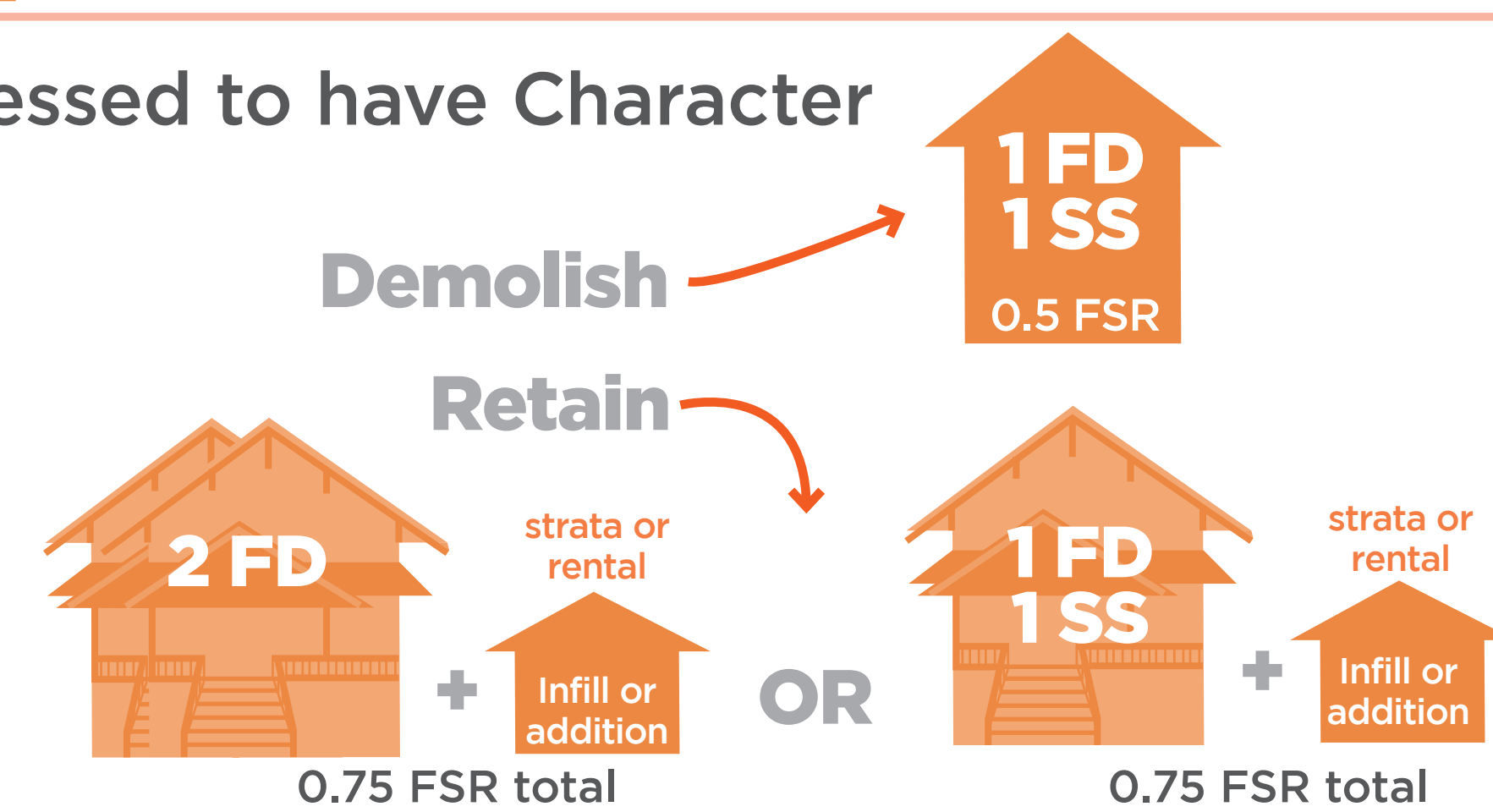


Non-Character

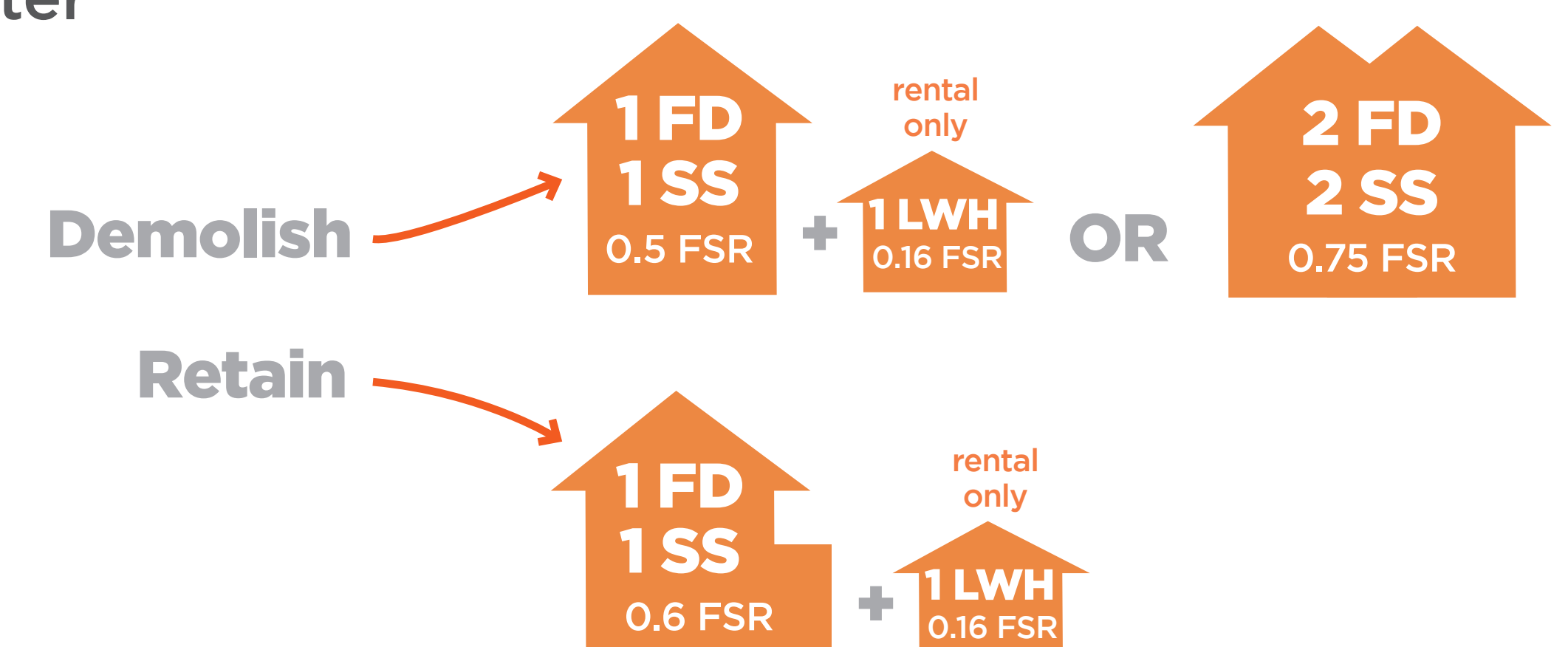


Duplex B Zone

Assessed to have Character



Non-Character

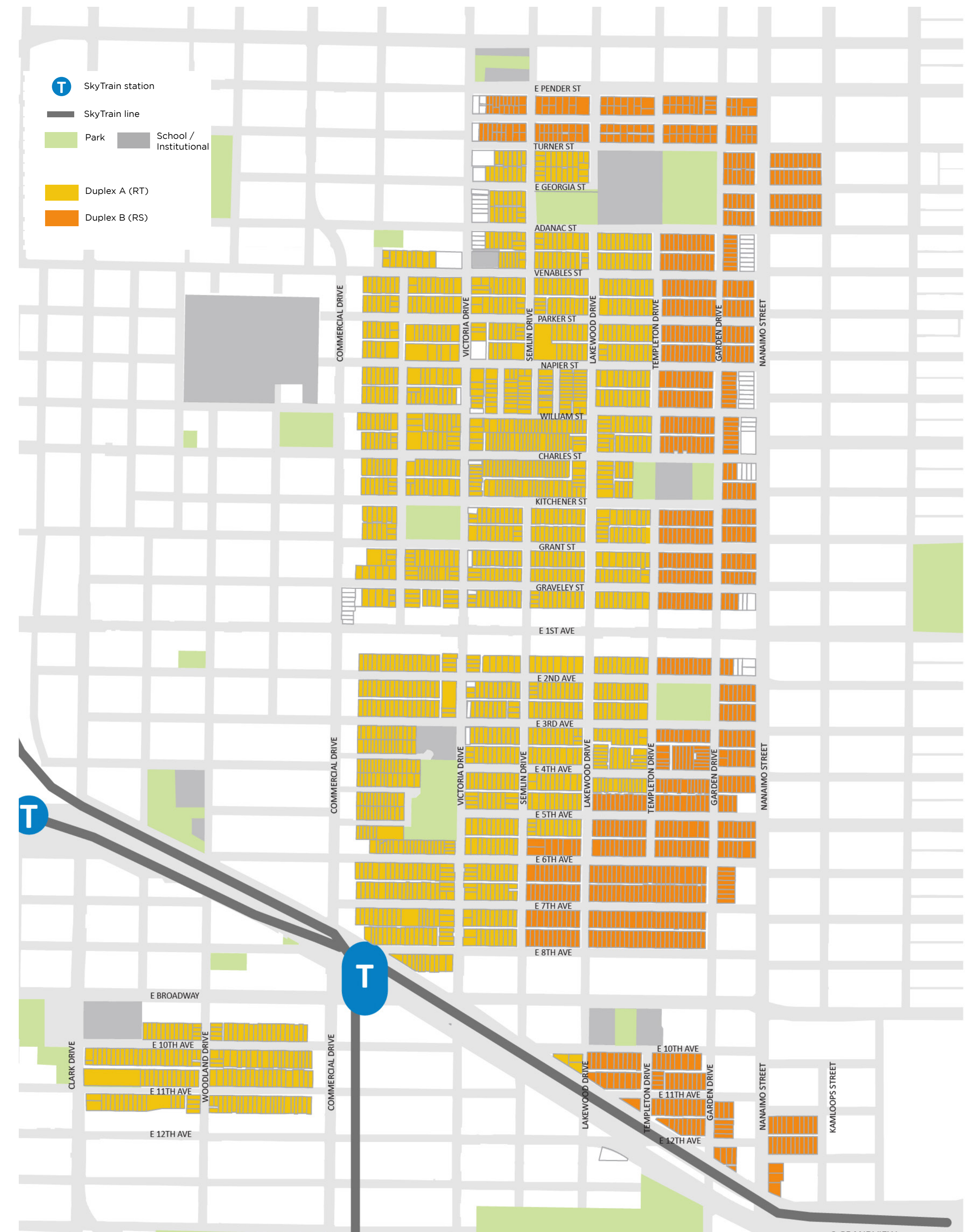


Duplex Zone

What would the duplex zone allow?

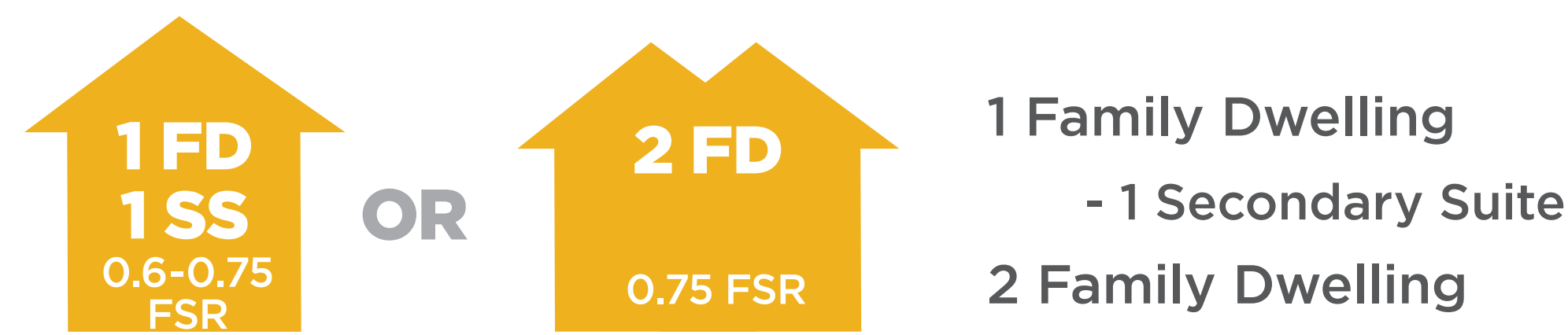
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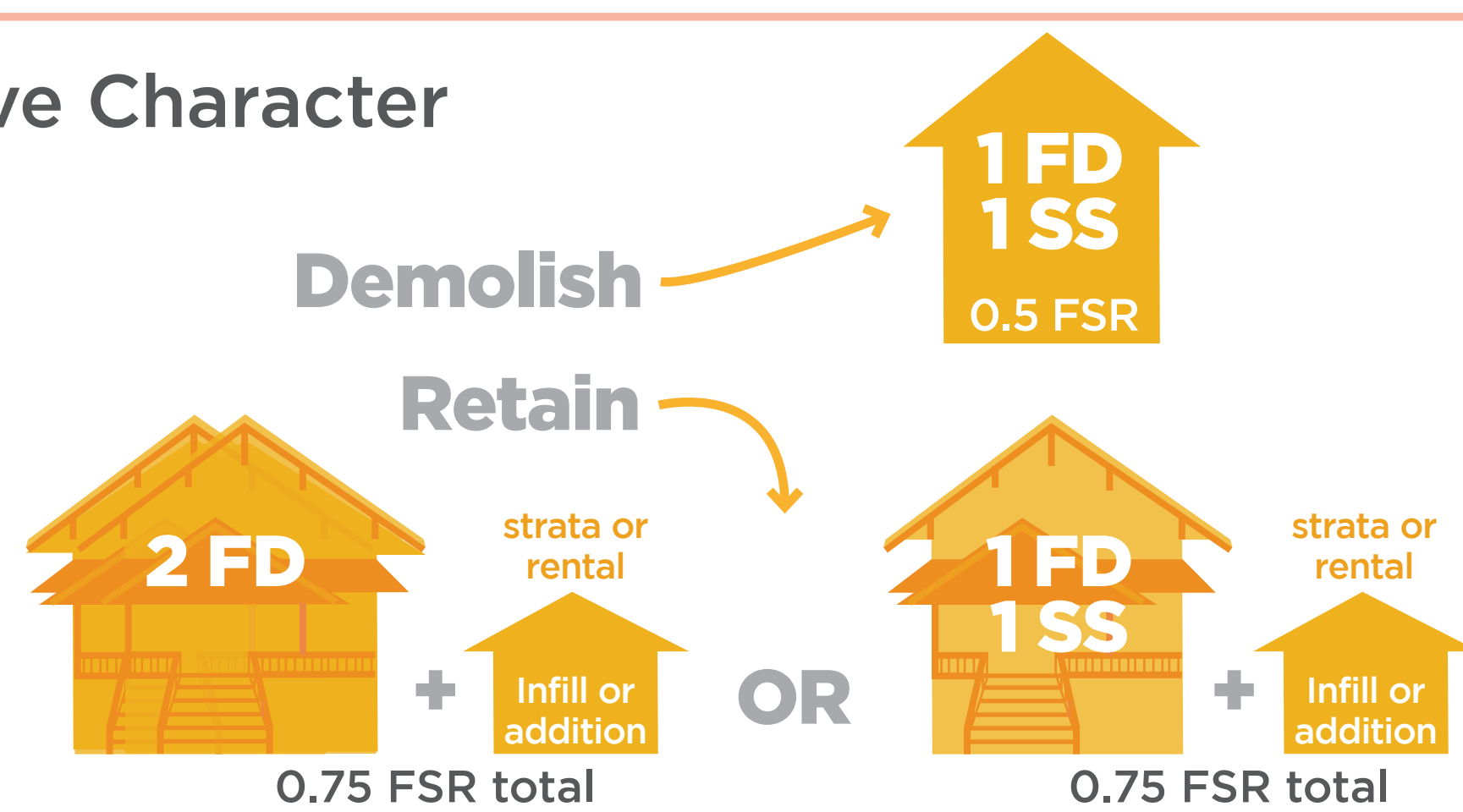
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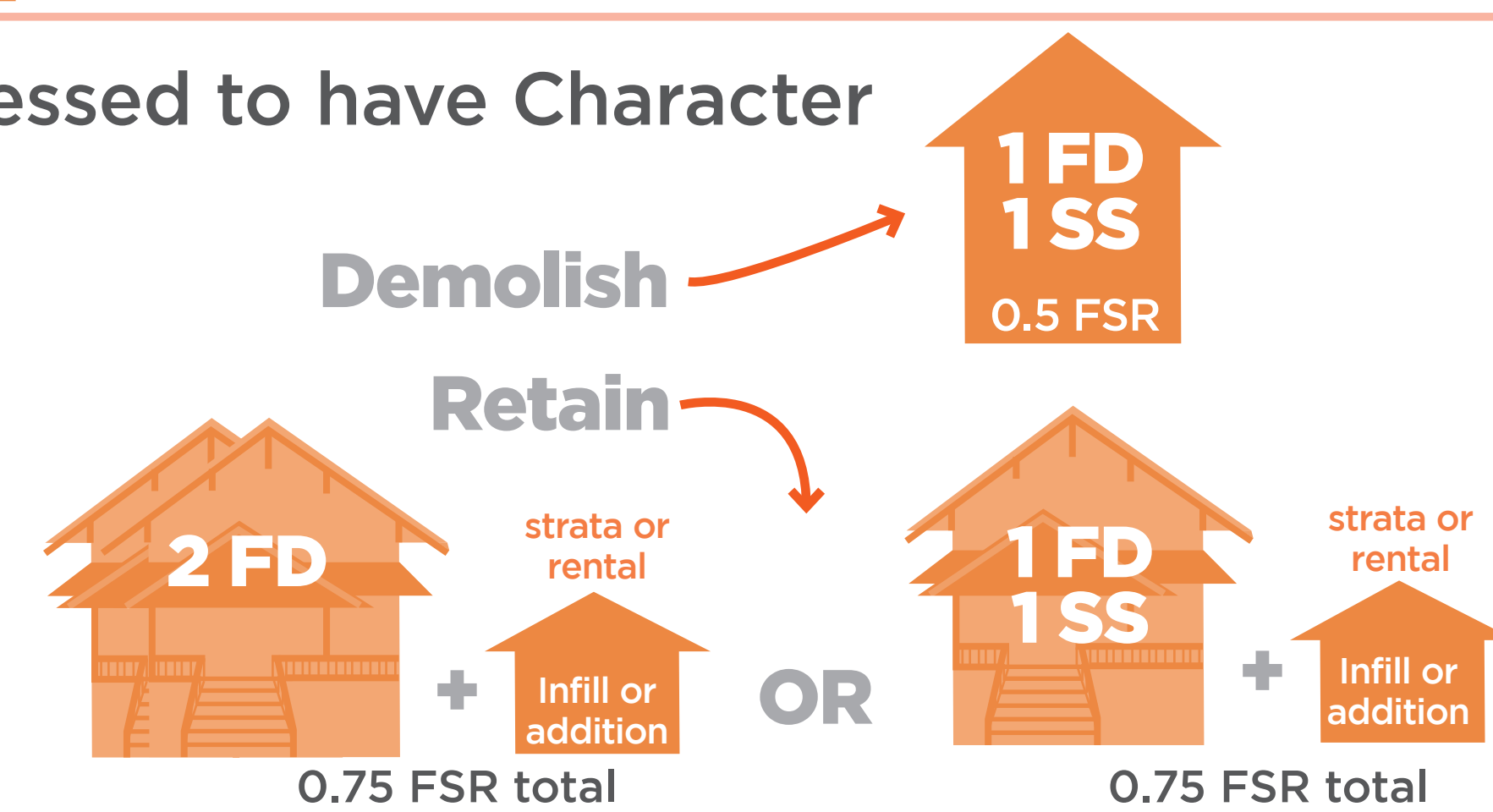
Duplex A Zone

Assessed to have Character

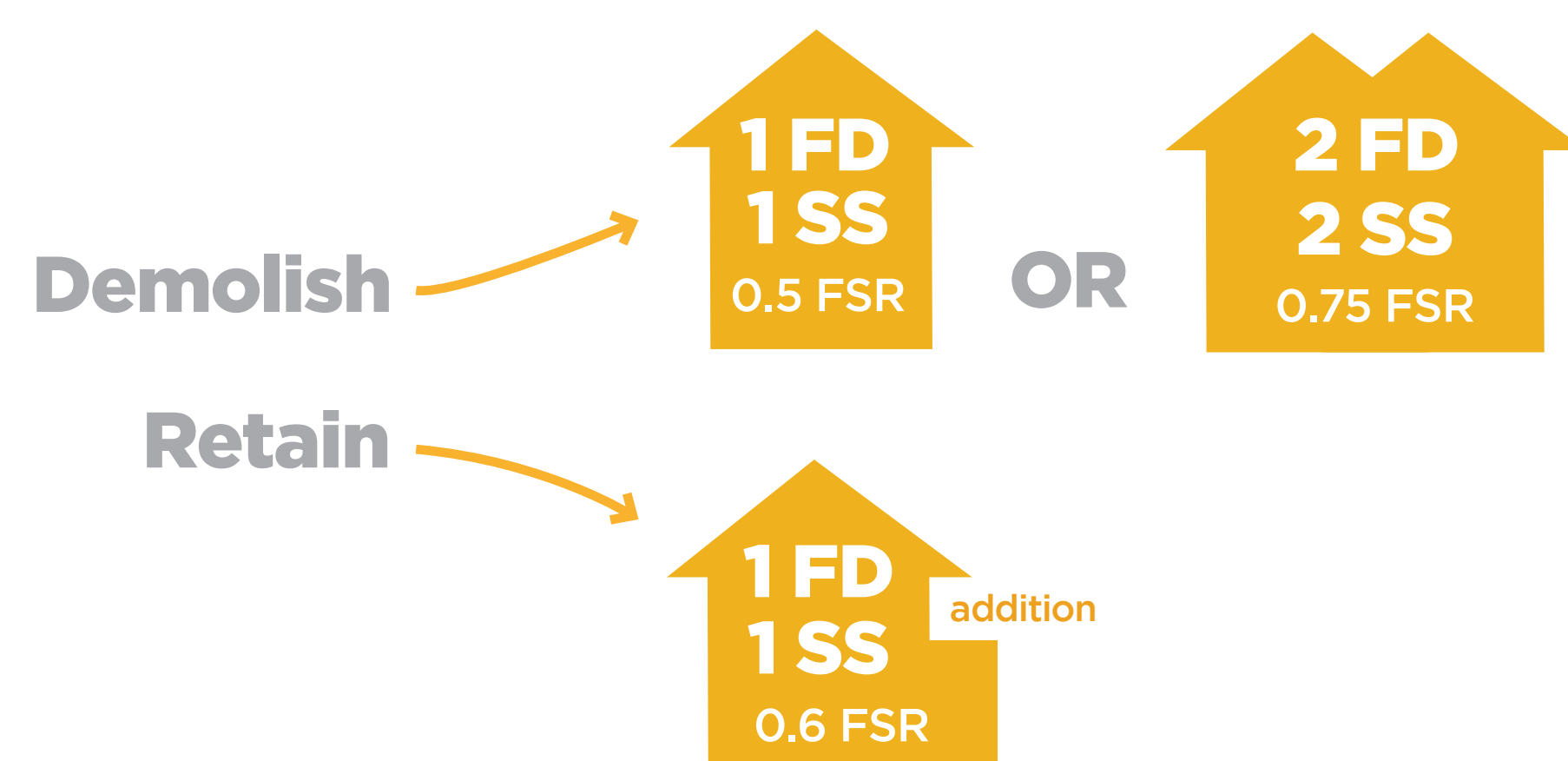


Duplex B Zone

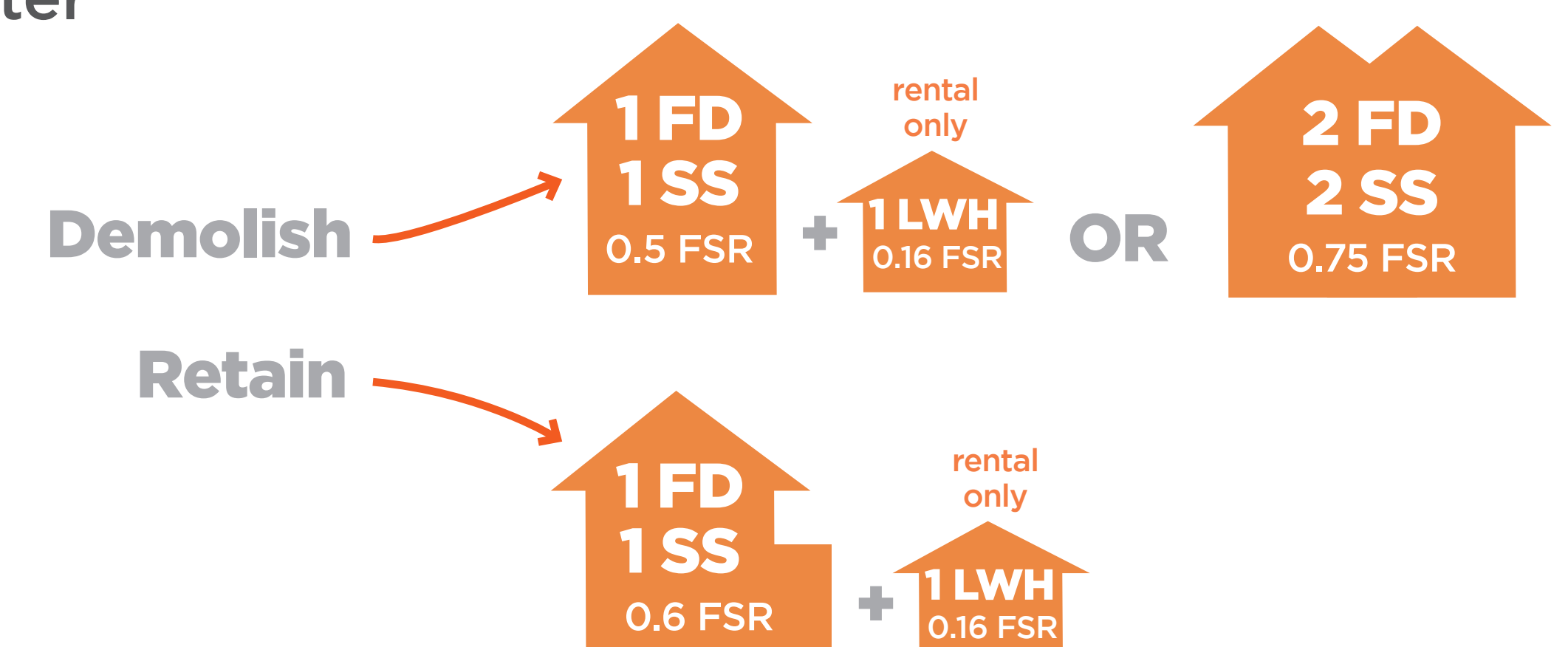
Assessed to have Character



Non-Character



Non-Character



The Grandview-Woodland Community Plan sets guidance for retaining character-rich pre-1940s buildings, while providing new ownership and secondary rental opportunities.

What is a Character Home?

A home is deemed a “Character Home” if it was built before January 1, 1940 and retains original features that give the property a distinctive quality or appearance.

If you have a house built before 1940, it needs to be assessed for character merit before any new development is approved. The assessment is based on the Character Merit Checklist and on photos of existing houses taken by City staff as of Fall 2016. It is usually conducted at the time of a development proposal.





Character Home Zoning Review

Outside of Grandview-Woodland, the City of Vancouver is conducting the Character Home Zoning Review to look at options for the retention of heritage and character homes in single-family (RS) zoning districts.

Geographic and zoning options are being explored that could result in changes to regulations for both pre-1940s character homes and new home development in older single-family neighbourhoods. This review is part of the Heritage Action Plan.



More information

-  vancouver.ca/heritage-action-plan
-  heritageactionplan@vancouver.ca
-  3-1-1
-  #HeritageActionPlan

Character Merit Checklist

- ☒ Meets established criteria for integrity and character of original features (four or more required):
 - ☐ Original massing and roof form
 - ☐ Original open front porch or veranda
 - ☐ Original cladding or replacement cladding consistent with 1940
 - ☐ Period windows (50% or more), with original location, size and shape
 - ☐ Original casings or trim (50% or more)
 - ☐ Period details or decorative elements (two or more of brackets, beams, joist ends, etc.)
 - ☐ Other period features (e.g. secondary porch, turret roof, brick foundation)
- ☒ Isn't listed on the Vancouver Heritage Register

Not all pre-1940s homes have Character Merit

It is estimated that 80% of pre-1940 homes retain sufficient features to be considered as having Character Merit.

Examples of Character Building Assessment of pre-1940s houses



- ☒ Original massing and roof form
- ☒ Original open front porch or veranda, or partially filled in
- ☒ Original cladding or replacement cladding consistent with 1940
- ☒ Period windows (50% or more), with original location, size and shape
- ☒ Original casings or trim (50% or more)
- ☒ Period details or decorative elements
- ☐ Other period features (secondary porch, turret roof, brick foundation)

6 TOTAL (character elements)



- ☒ Original massing and roof form
- ☐ Original open front porch or veranda, or partially filled in
- ☐ Original cladding or replacement cladding consistent with 1940
- ☒ Period windows (50% or more), with original location, size and shape
- ☐ Original casings or trim (50% or more)
- ☐ Period details or decorative elements
- ☐ Other period features (secondary porch, turret roof, brick foundation)

2 TOTAL (character elements)

Duplex Zone Guidelines

Intent

For new construction, development will have to comply with design guidelines that will accompany zoning changes in the proposed duplex zone. The intent of the guidelines is to ensure that development occurs in a manner that retains the physical character of buildings having “character merit”, and to ensure that development is compatible with the surrounding street and neighbourhood.

Some of the key areas that guidelines can address are:

- Neighbourhood or streetscape character – Compatibility of new buildings/renovations with the existing street
- Building design and siting – Placement of new buildings, their orientation, matters of privacy, considerations around heritage elements
- Architectural features or qualities – Design direction on elements including: placement of doors, windows, roofs, dormers, porches, architectural detailing and exterior finishes
- Open space/landscaping – Front and rear yards, fencing, landscape features, use of open space
- Infill development – Compatibility with the primary structure - placement of infill buildings, their design and architectural features
- Multiple Conversion Dwellings – Converting larger, older buildings into smaller rental/strata units

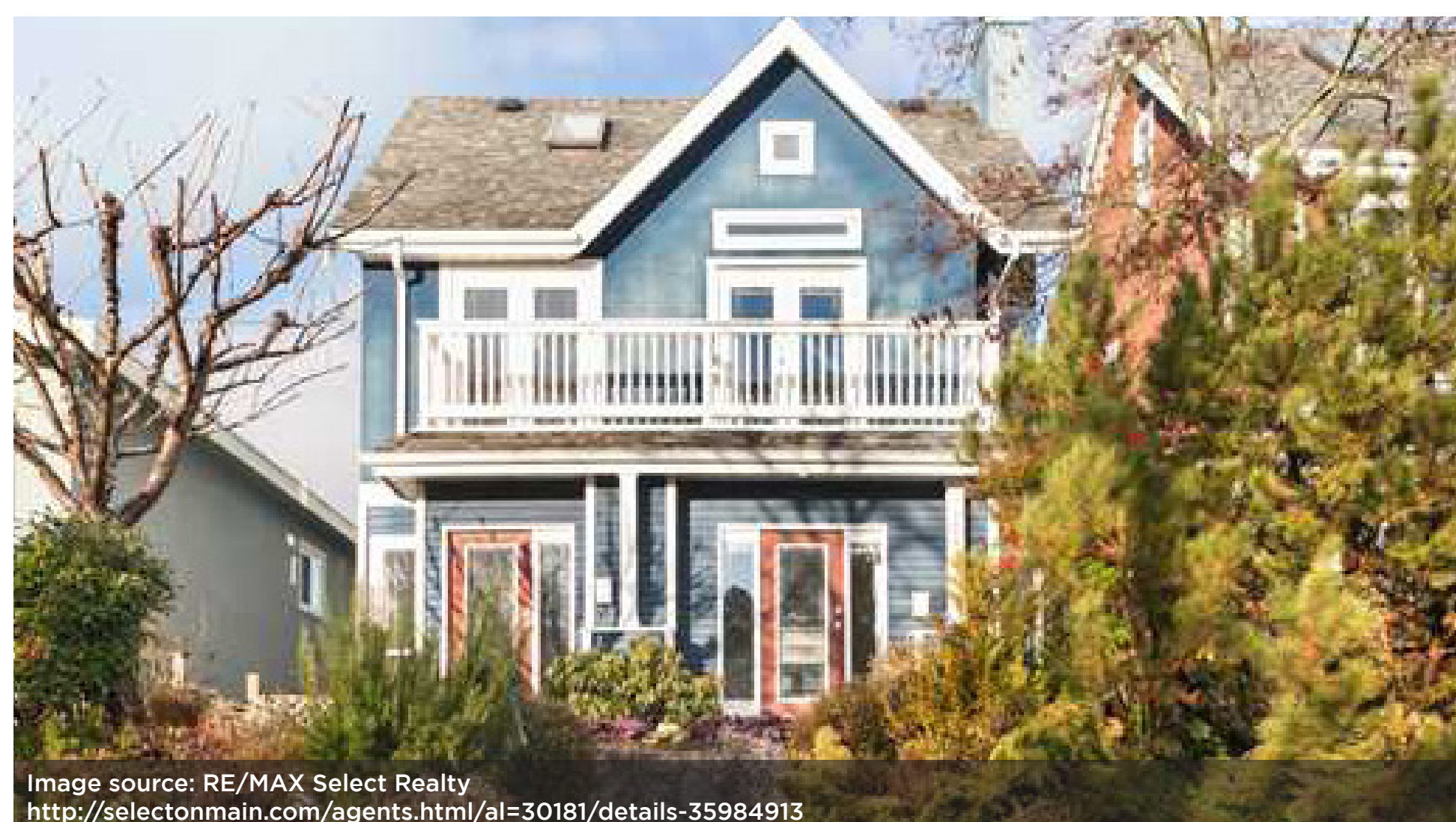
During the Grandview-Woodland Community Plan engagement process, participants had varying ideas about the role of guidelines. Some felt that existing guidelines were overly prescriptive, and were leading to the creation of “faux heritage” (new buildings made to look old) while limiting greater architectural diversity. Others supported the role of guidelines in ensuring the compatibility of new buildings within the existing historic neighbourhood context.

Answer this question on your feedback form:

To what extent should new development in the proposed duplex zone reflect the existing historic streetscape character? (See question 2)

1. Historic character

Incorporate historic elements (e.g. sloped roofs, punched windows, lap siding, shingles)



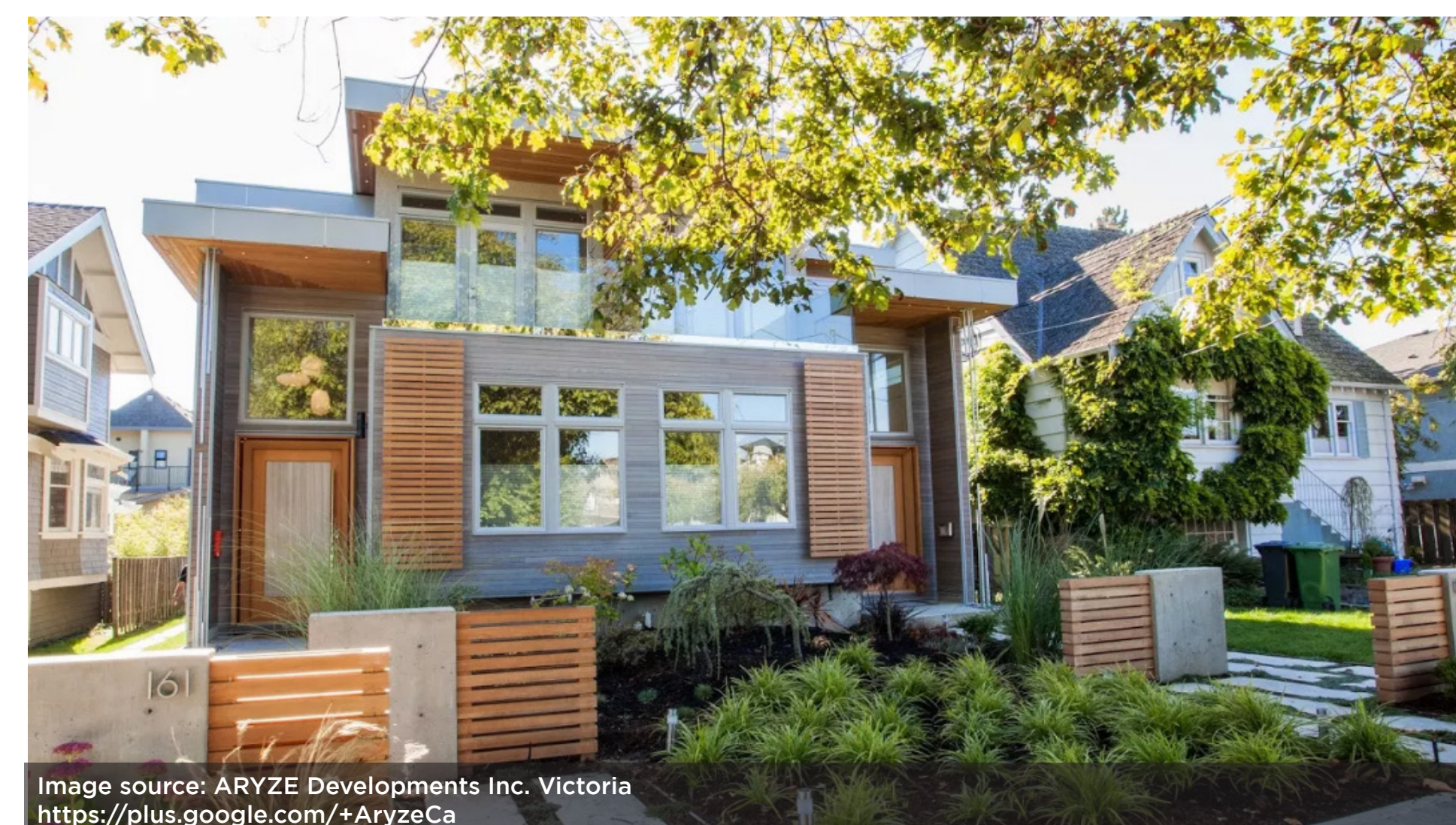
2. Some contemporary elements

A mix of contemporary and historic elements



3. Modern character

Contemporary design incorporating unique and modern elements



Local-serving Retail Zone

What would the local-serving retail zone allow?

What does the Plan say?

- Preserve the small-scale local serving shops and historic storefronts
- Maintain neighbourhood character and retain an eclectic mix of uses including the local “mom” and “pop” shops that are primarily sited along Victoria Drive
- Reintroduce opportunities for local-serving retail

What is being proposed?

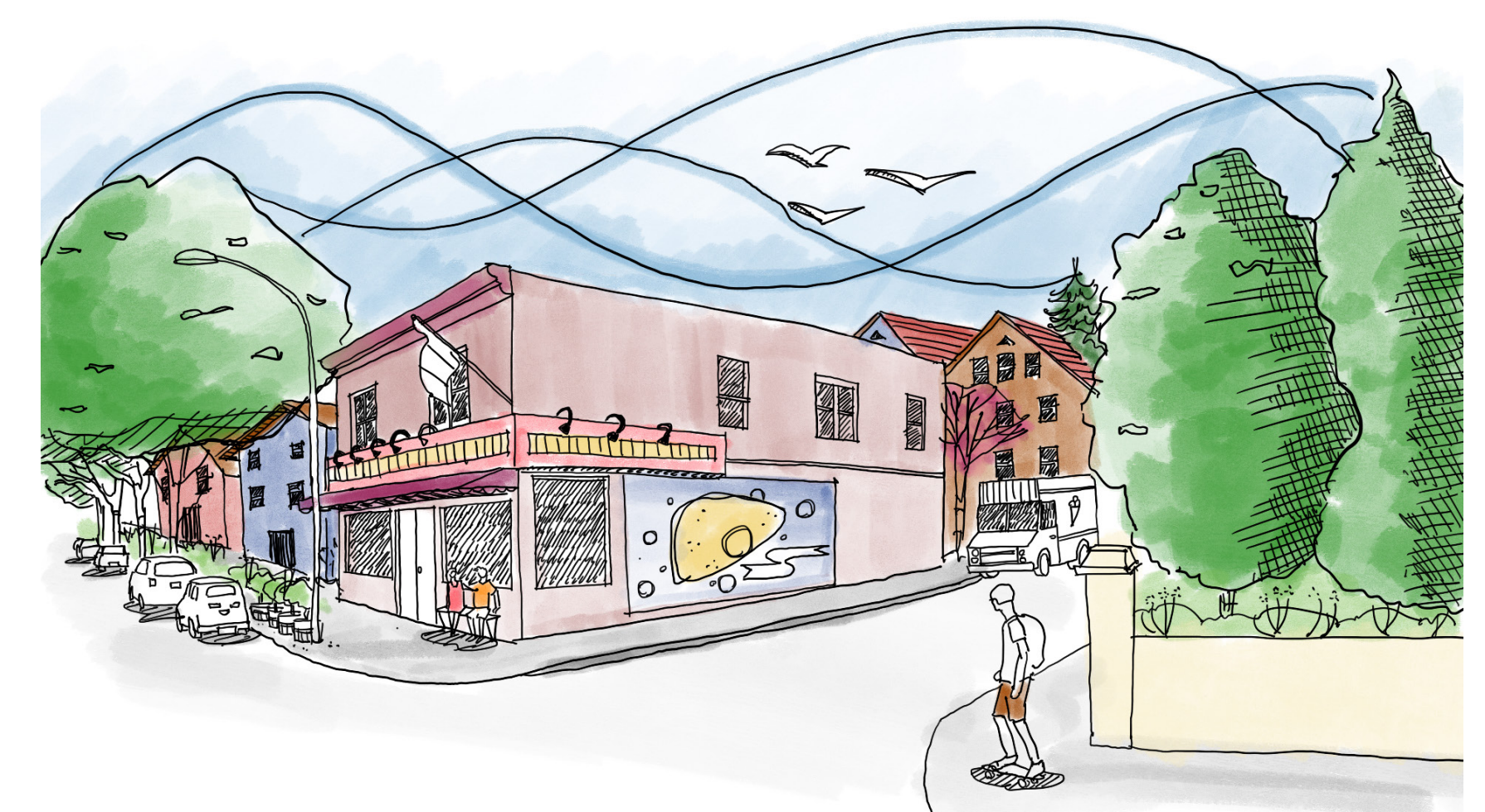
Local-Serving Retail Zone (e.g. C-1)



Ten 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 residential and local-serving commercial development.



Existing corner store



Encourage local-serving retail



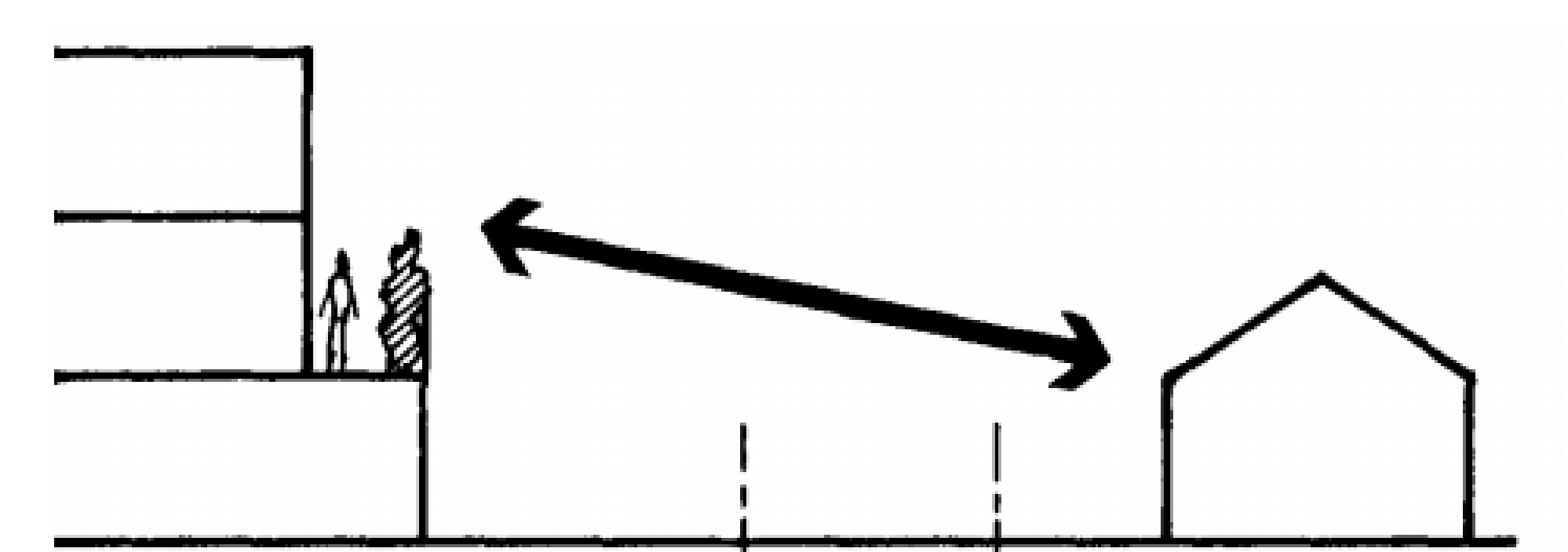
Local-Serving Retail Zone Guidelines

Street Character

Where pedestrian-oriented storefronts exist or should be established, the character of the street as a shopping area should be expressed by features such as display windows, individuality of shop frontages, awnings, canopies, and signage.

Privacy

Privacy in relation to other units, passersby, and adjacent development is a crucial aspect of project liveability and neighbourliness.



Example of massing and screening to ensure privacy

What would the rowhouse / townhouse zone allow?

What does the Plan say?

- Provide a more diverse range of housing opportunities while respecting neighbourhood character
- Allow Traditional Rowhouses on quieter streets to retain the character of lower density areas
- Allow Courtyard Stacked Townhouses on main streets to deliver more affordable units

What is being proposed?



| Traditional Rowhouse Zone | Courtyard Stacked Townhouse Zone |
|--|--|
| <p>1 Lot (e.g. 33' width)</p> <div> <div>1 FD 1 SS 0.5 FSR</div> <div>1 Family Dwelling - 1 Secondary Suite</div> </div> | <p>1 Lot (e.g. 33' width)</p> <div> <div>1 FD 1 SS 0.5 FSR</div> <div>1 Family Dwelling - 1 Secondary Suite</div> </div> |
| <p>1 Lot (if locked in*)</p> <div> <div>2 FD 2 SS 0.75 FSR</div> <div>OR</div> <div>1 MD (3 units) 0.9 FSR</div> <div>2 Family Dwelling - 2 Secondary Suites 1 Multiple Dwelling</div> </div> <p><small>*A lot that, as a result of development of any adjoining lots, is unlikely to be consolidated with an adjoining lot to increase the site size.</small></p> | <p>1 Lot (if locked in*)</p> <div> <div>2 FD 2 SS 0.75 FSR</div> <div>OR</div> <div>1 MD (3 units) 0.9 FSR</div> <div>2 Family Dwelling - 2 Secondary Suites 1 Multiple Dwelling</div> </div> <p><small>*A lot that, as a result of development of any adjoining lots, is unlikely to be consolidated with an adjoining lot to increase the site size.</small></p> |
| <p>2 Lots</p> <div> <div>3.5-storey traditional rowhouses 1.0 FSR including any parking above grade 50' width (minimum)</div> <div>1 rental unit per rowhouse</div> </div> | <p>2 Lots</p> <div> <div>3.5-storey stacked townhouses 1.3 FSR including any parking above grade 50' width (minimum)</div> <div>1 rental unit per 3 stacked townhouse units</div> </div> |
| <p>3 Lots (minimum)</p> <div> <div>3.5-storey traditional rowhouses 1.2 FSR including any parking above grade</div> <div>1 rental unit per rowhouse</div> </div> | <p>3 Lots (minimum)</p> <div> <div>3.5-storey stacked townhouses 1.3 FSR including any parking above grade 90' width (minimum)</div> <div>1 rental unit per 3 stacked townhouse units</div> </div> |

Due to the nature of lot variation and specific development schemes, not all housing types will fit on a given lot, and maximum density may not be achieved.

Intent Encourage the development of ground-oriented, medium-density multiple dwellings in the form of rowhouses and courtyard stacked townhouses, the majority of which are family units (two or more bedrooms). Ensure active residential street life, neighbourliness, liveability, and quality design.

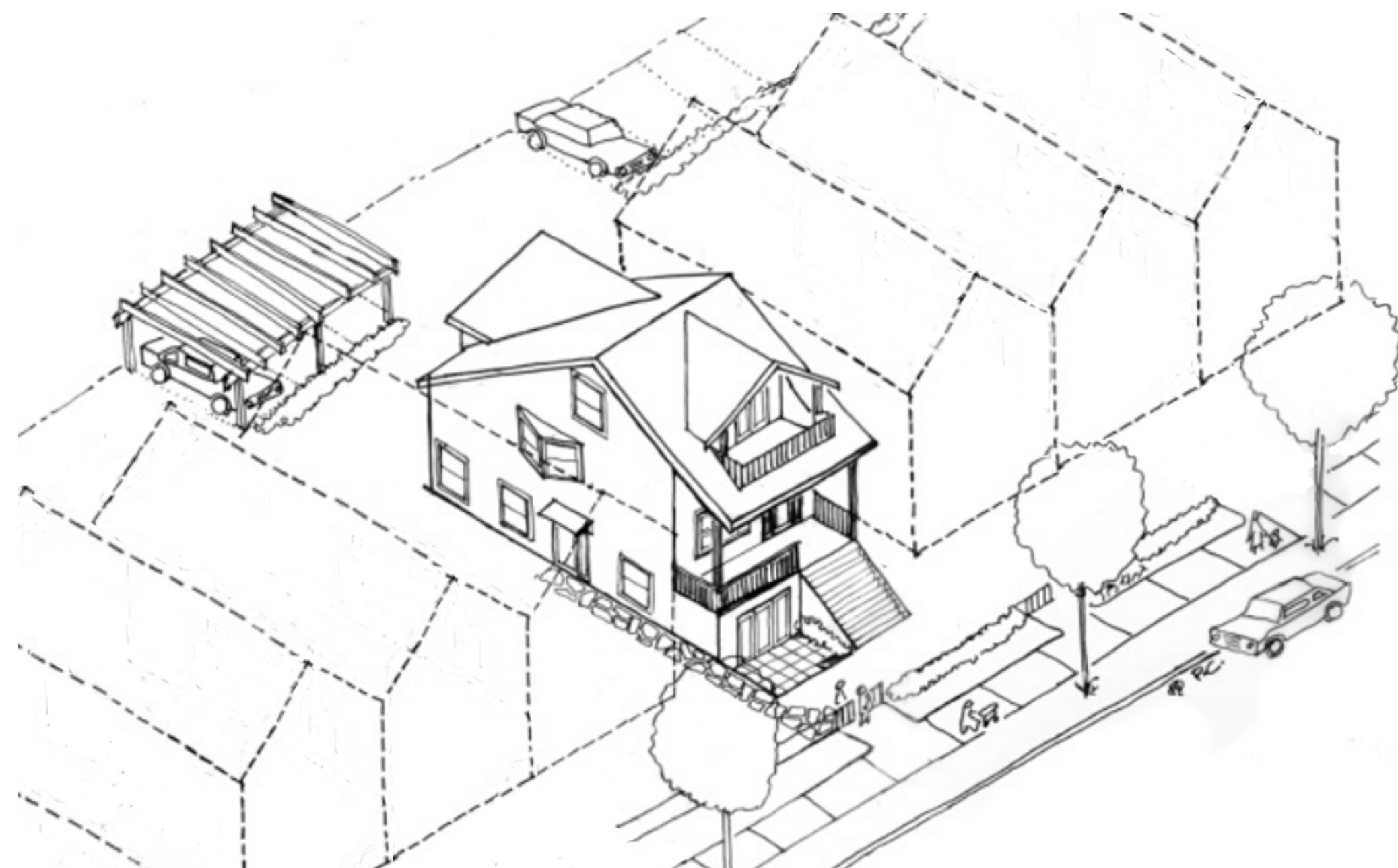
Traditional Rowhouse Zone Guidelines

Lot Size and Housing Type

Existing or consolidated lots with a minimum frontage width of 50 feet could be developed into four or more rowhouses, each with a rental unit.



Illustration of a Traditional Rowhouse Development



Three-unit stacked townhouse (triplex) on single locked-in lot

Courtyard Stacked Townhouse Zone Guidelines

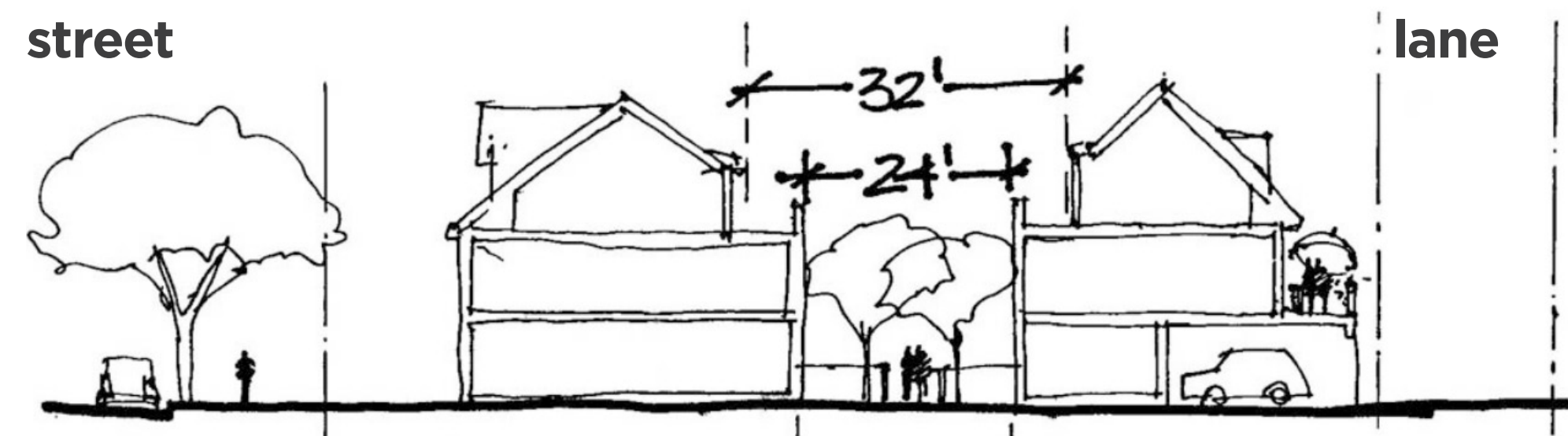
Lot Size and Housing Type

Existing or consolidated lots with a minimum frontage width of 50 feet could be developed into eight or more stacked townhouse units with shared side walls and floors.



Illustration of a Courtyard Stacked Townhouse Development

Garden courtyards between 2 or more buildings would require a minimum width of 7.3 m (24 ft.).



Garden Courtyard

Comparison Between Traditional Rowhouses and Courtyard Stacked Townhouses

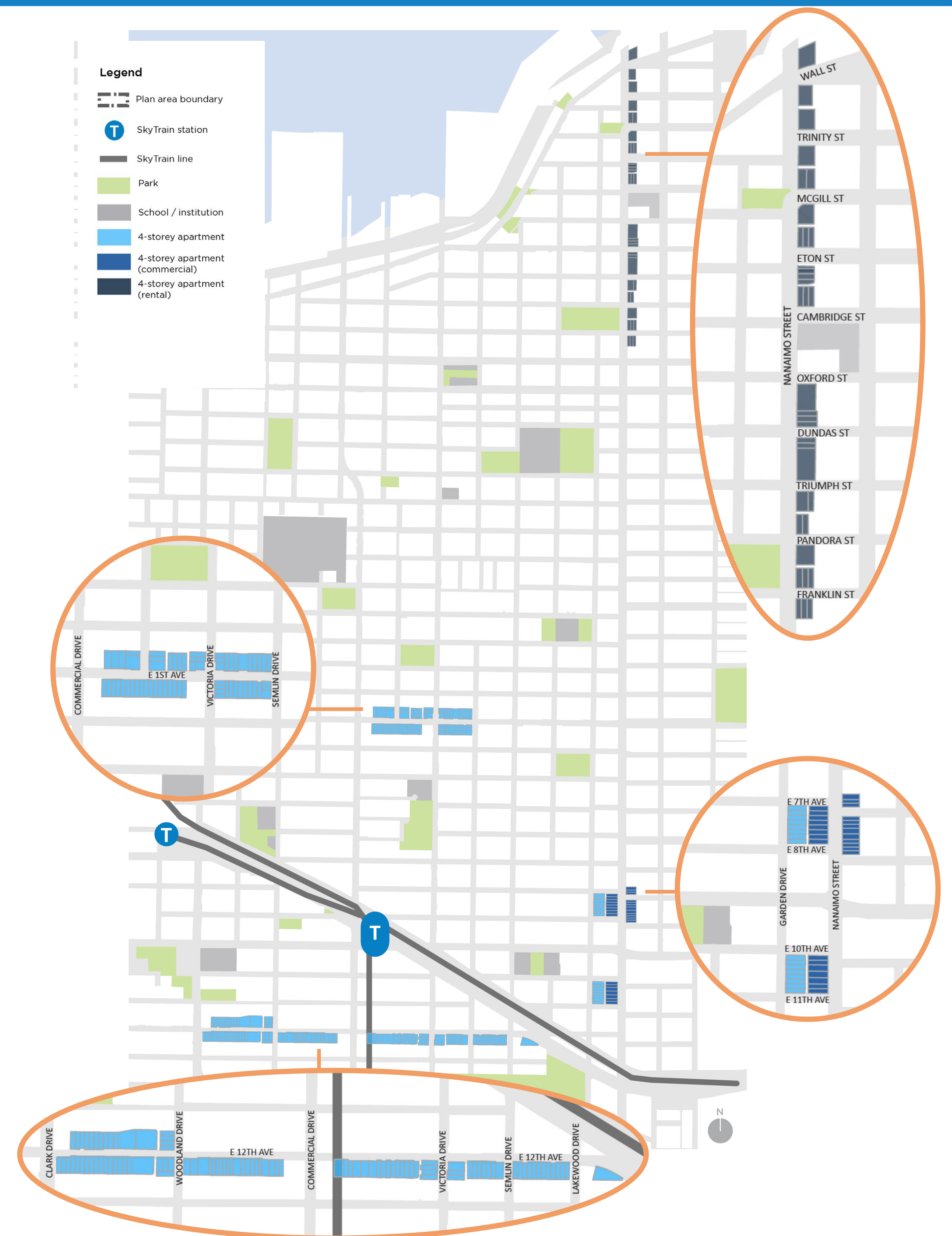
| | Traditional Rowhouse | Courtyard Stacked Townhouse |
|--------------------------------------|-------------------------------|---|
| Access to units | From street | From street or courtyard |
| Open Space | Private outdoor space | Private outdoor space and common outdoor space |
| Cross ventilation & natural lighting | Provided through units | Provided through units and by garden courtyards |
| Average size per unit | approx. 1,800 - 2,000 sq. ft. | approx. 1,000 - 1,400 sq. ft. |

What would the apartment zone allow?

What does the Plan say?

- Provide a more diverse range of housing opportunities
- Accommodate new low- and mid-rise residential building forms
- Replace affordable housing stock in existing apartment areas (i.e. Nanaimo St.)

What is being proposed?



4-storey Apartment (residential)

to create a gradual transition to higher forms from adjacent neighbourhoods

2 -3 Lots



50' frontage (minimum)

4-storey Apartment (mixed-use)

to enhance the vitality of the small, locally-serving retail and service nodes

2 -3 Lots



50' frontage (minimum)

Residential uses above
Commercial uses required at grade

4-storey Apartment (secured rental)

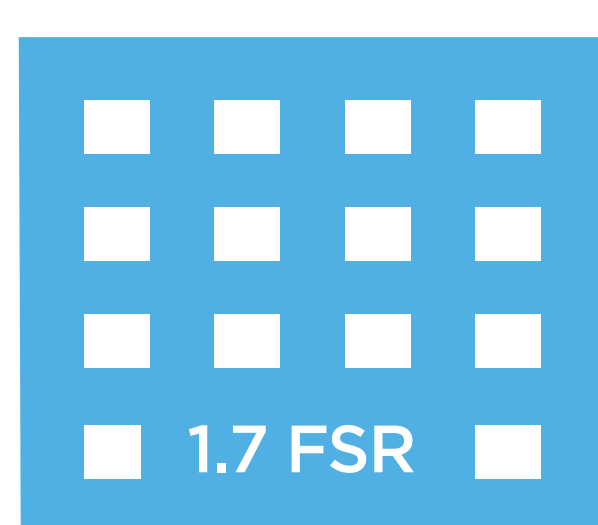
to provide additional, low-rise, rental, residential development

2 -3 Lots



50' frontage (minimum)

4 Lots (minimum)



120' frontage (minimum)

4 Lots (minimum)



120' frontage (minimum)

Residential uses above
Commercial uses required at grade

4 Lots (minimum)



120' frontage (minimum)

Due to the nature of lot variation and specific development schemes, not all housing types will fit on a given lot, and maximum density may not be achieved.

Apartment Zone Guidelines

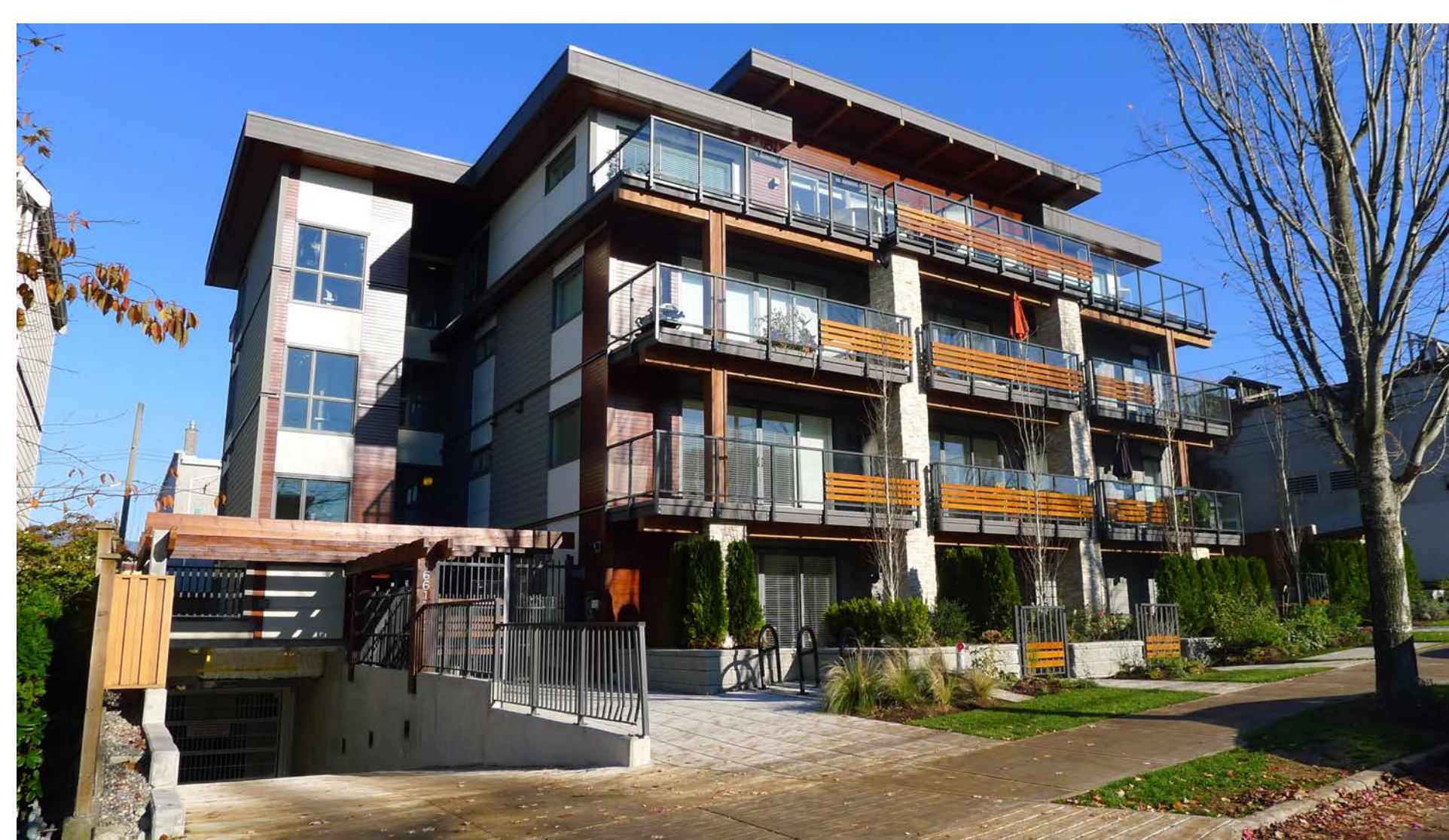
Intent

Encourage the development of four-storey low-rise apartments that include a range of unit sizes, including those suitably sized for families. Ensure active residential street life, neighbourliness, liveability, and quality design.

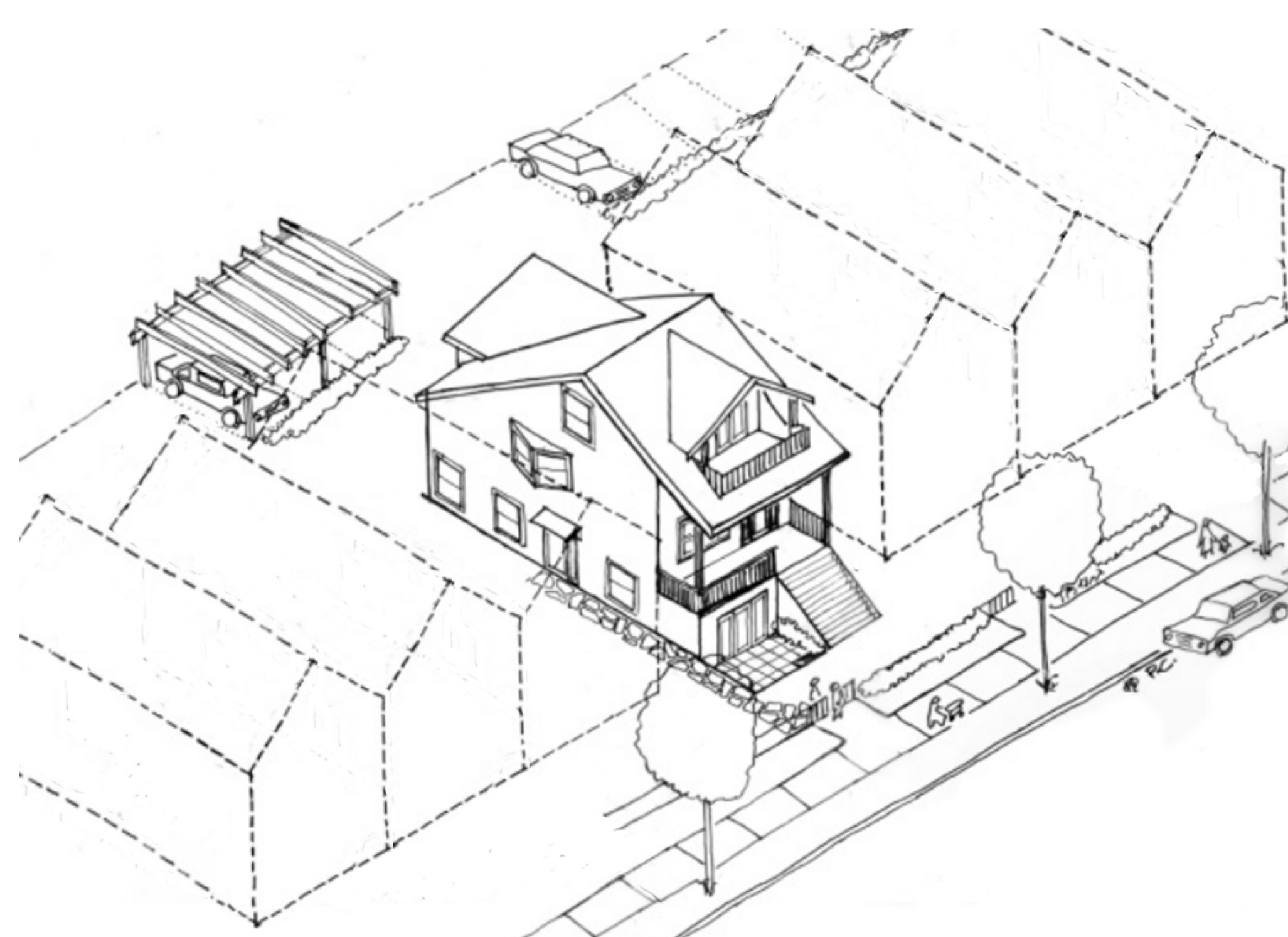
Apartment Zone Guidelines

Lot Size and Housing Type

Consolidated lots with a minimum frontage width of 120 feet (e.g. four 33-foot lots or three 44-foot lots) could be developed into an apartment building containing 24 units, most of which would be family units with two or more bedrooms.



Single lots can redevelop to a higher density (duplex or triplex) only if they are “locked in”. That is, where lots on either side (or one side if a corner lot) have already been developed into apartment buildings.



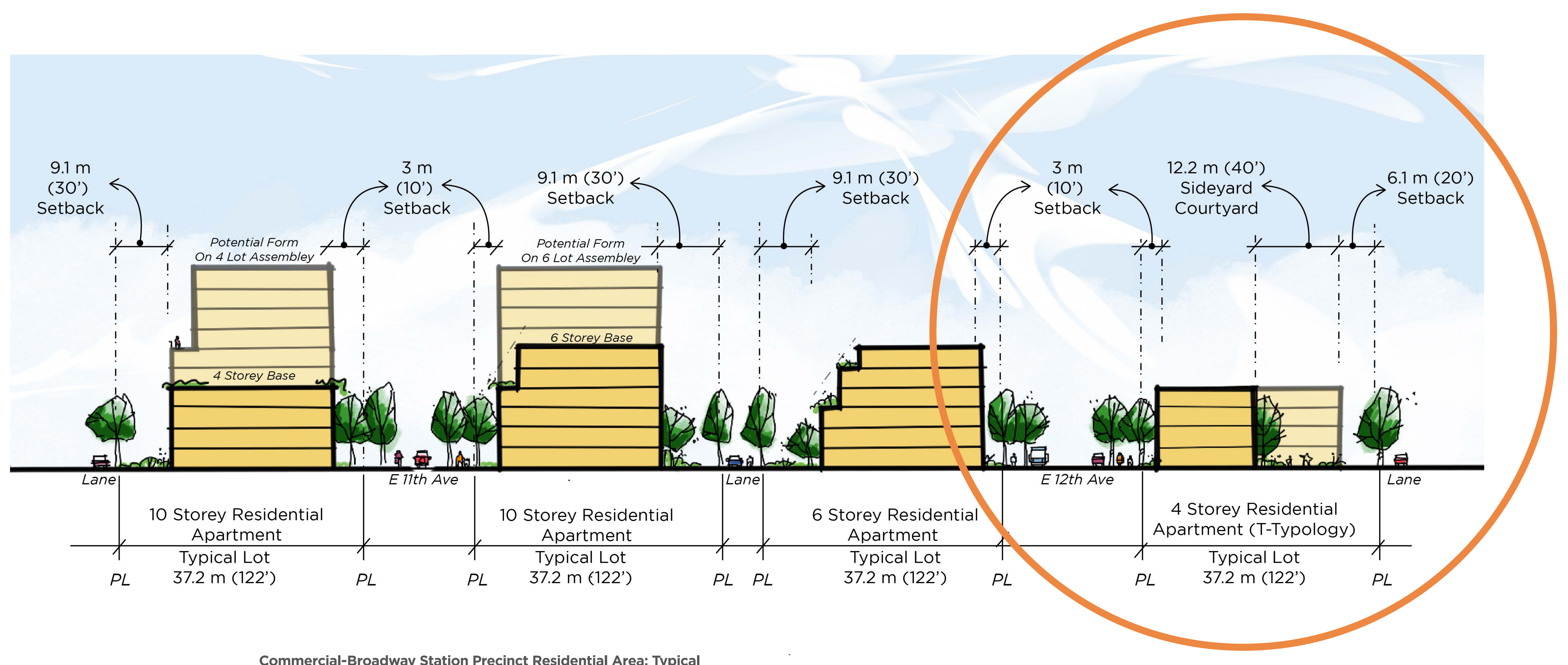
Three-unit stacked townhouse (triplex) on single locked-in lot

Building Forms

Building forms will include “T-shaped” developments for sites with a rear lane, and “L-shaped” developments for site adjacent to single-family areas (R



4-storey “T-shaped” Apartment Building



Commercial-Broadway Station Precinct Residential Area: Typical

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 (currently \$13.91 per square foot for higher density residential and commercial development and \$3.23 per square foot for lower density residential 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 **Traditional Rowhouse, Stacked Courtyard Townhouse**, and **Apartment Zones**, for additional density above the base density for condominium units (strata). These contributions will be used for amenity priorities as set out in the Grandview-Woodland Community Plan.

Contribution Rates in Proposed New Zones

| Density | Zone | Rate (Calculated on net additional floor area) |
|----------------------------|--|---|
| Up to 0.75 FSR | Duplex | \$0 per square metre (\$0 per square foot) |
| Up to 0.5 FSR | Rowhouse / Townhouse / Apartment | \$0 per square metre (\$0 per square foot) |
| Over 0.5 FSR to 1.3 FSR | Rowhouse / Townhouse | \$32.29 per square metre (\$3 per square foot) for multiple dwelling |
| Over 0.5 FSR to 2.0 FSR | Apartment | \$32.29 per square metre (\$3 per square foot) for multiple dwelling |

As part of developer-initiated rezonings, **Community Amenity Contributions (CACs)** are often provided by developers to mitigate the impact of new development on community facilities. CACs contribute to community centres, daycares, affordable housing, libraries, park improvements, neighbourhood houses, cultural facilities, and more.



Park Improvements



Childcare



Vancouver Public Library Britannia Branch



Process and Consultation

Process Timeline and Opportunities for Input



 Opportunities for input

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.