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

5:30 – 6:00 Presentation
6:30 – 6:45 Q&A Period
6:45 – 7:00 Group Dialogue
Feedback Forms
## Background/Context

<table>
<thead>
<tr>
<th>Date</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>
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<tr>
<td>Nov 2016</td>
<td>Open House – Plan Implementation</td>
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<tr>
<td>2016-2017</td>
<td>Open Houses – Duplex</td>
</tr>
<tr>
<td>Sept 2017</td>
<td>RT-5 (Duplex) Zoning approved</td>
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<tr>
<td>Winter 2018</td>
<td>Arterial Townhouse + 4-Storey – Open Houses</td>
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<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>
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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-12 (arterial townhouse); RM-11/N (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, 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 2400-block.

• Residents expressed interest in exploring options for higher density forms of development (e.g. duplex, townhouse/row house, and 4-storey apartments), as well as support for further analysis regarding options for zoning changes and broader engagement

• City Council approved further review of the 2400-block in July 2018.
Implementation Process – Blocks Under Review

- Staff have developed a number of options for the 13-lots of the 2400-block not covered by a rezoning policy.
- For ease of review, the 13-lots block is divided into three areas, with various options available for each.
- The options, allow for additional housing choice – via townhouse or multi-family apartment.
- Options are presented for discussion purposes only.
Map shows allowable land-use under (a) existing zoning (RS-1 and RT-5), 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: Area 1
Analysis Options: Area 1

Options shown are for Discussion Purposes ONLY.

Duplex (RT-5N)

Stacked Townhouse* (RM-12N)

*RM-12N zoning could result in either stacked townhouses or a 4-storey apartment
Analysis Options: Area 1

Duplex

Zone: RT-5
Density: 0.75
Max. Height: 10.7 m (35 ft)
Amenity share: No
Secondary/Lock-off: 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).
Block Under Review: Area 2
Analysis Options: **Area 2**

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

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

Options shown are for Discussion Purposes ONLY.

**Duplex (RT-5)**  
**Arterial Townhouse (RM-12N)**  
**4-storey Apartment (RM-11)**

*RM-12 zoning could result in either townhouses or a 4-storey apartment*
Analysis Options: **Context (Current Zoning)**

Drawing illustrates development potential of Areas 1, 2, 3 under existing RS-1 and RT-5 (duplex) zoning (approved in 2017). View N/E from Grandview Highway & Nanaimo. *Illustration is for discussion purposes only.*
Analysis Options: **Residential (Area 2) & Arterial Townhouse (Areas 1 & 3)**

Drawing illustrates development potential of Area 2 with RM-8A (residential street townhouse zoning), and Areas 1 & 3 with RM-12N (arterial street townhouse zoning). View N/E from Grandview Highway & Nanaimo. *Illustration is for discussion purposes only.*
Analysis Options: **Arterial Townhouse**

Drawing illustrates street-level view of development potential - Areas 1 & 3 with RM-12N (arterial street townhouse zoning). *Illustration is for discussion purposes only.*
Analysis Options: Residential (Area 2) & Arterial Townhouse (Area 1) + 4-storey Apartment (Area 3)

Drawing illustrates development potential of Area 2 with RM-8A (residential street townhouse zoning), Area 1 with RM-12N (arterial street townhouse zoning), and Area 3 with RM-11 (4-storey residential-only apartment zoning). View N/E from Grandview Highway & Nanaimo. 

_Illustration is for discussion purposes only._
# Zoning Summary

<table>
<thead>
<tr>
<th>Built Form</th>
<th>RT-5</th>
<th>RM-8A</th>
<th>RM-11</th>
<th>RM-12N</th>
</tr>
</thead>
<tbody>
<tr>
<td>Form</td>
<td>Duplex</td>
<td>Residential</td>
<td>4-storey apartment</td>
<td>Arterial Townhouse OR 4-storey apartment</td>
</tr>
<tr>
<td>Density</td>
<td>0.75</td>
<td>1.2 FSR</td>
<td>1.7 FSR</td>
<td>1.45 / 1.7 FSR</td>
</tr>
<tr>
<td>Height</td>
<td>10.7m (35 ft)</td>
<td>11.5m (38 ft)</td>
<td>14.7m (48 ft)</td>
<td>12.2m (40 ft)</td>
</tr>
<tr>
<td>Frontage</td>
<td>10m (33 ft)</td>
<td>12.8m (42 ft)</td>
<td>36.6m (120 ft)</td>
<td>27.4m / 36.6m (90 ft / 120 ft)</td>
</tr>
<tr>
<td>Suite/Lockoff</td>
<td>Both</td>
<td>Both</td>
<td>Both</td>
<td>Both/Lock-off</td>
</tr>
<tr>
<td>Amenity Share</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</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 we presented with your neighbours
• Indicate which analysis option you prefer for each of the 3 areas
• Provide any comments you wish to share