

# Grandview-Woodland Community Plan

2400-block East 12<sup>th</sup> Ave./Grandview Highway North

**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.**

**[vancouver.ca/gw](http://vancouver.ca/gw)**

# Agenda

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



# Background/Context

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

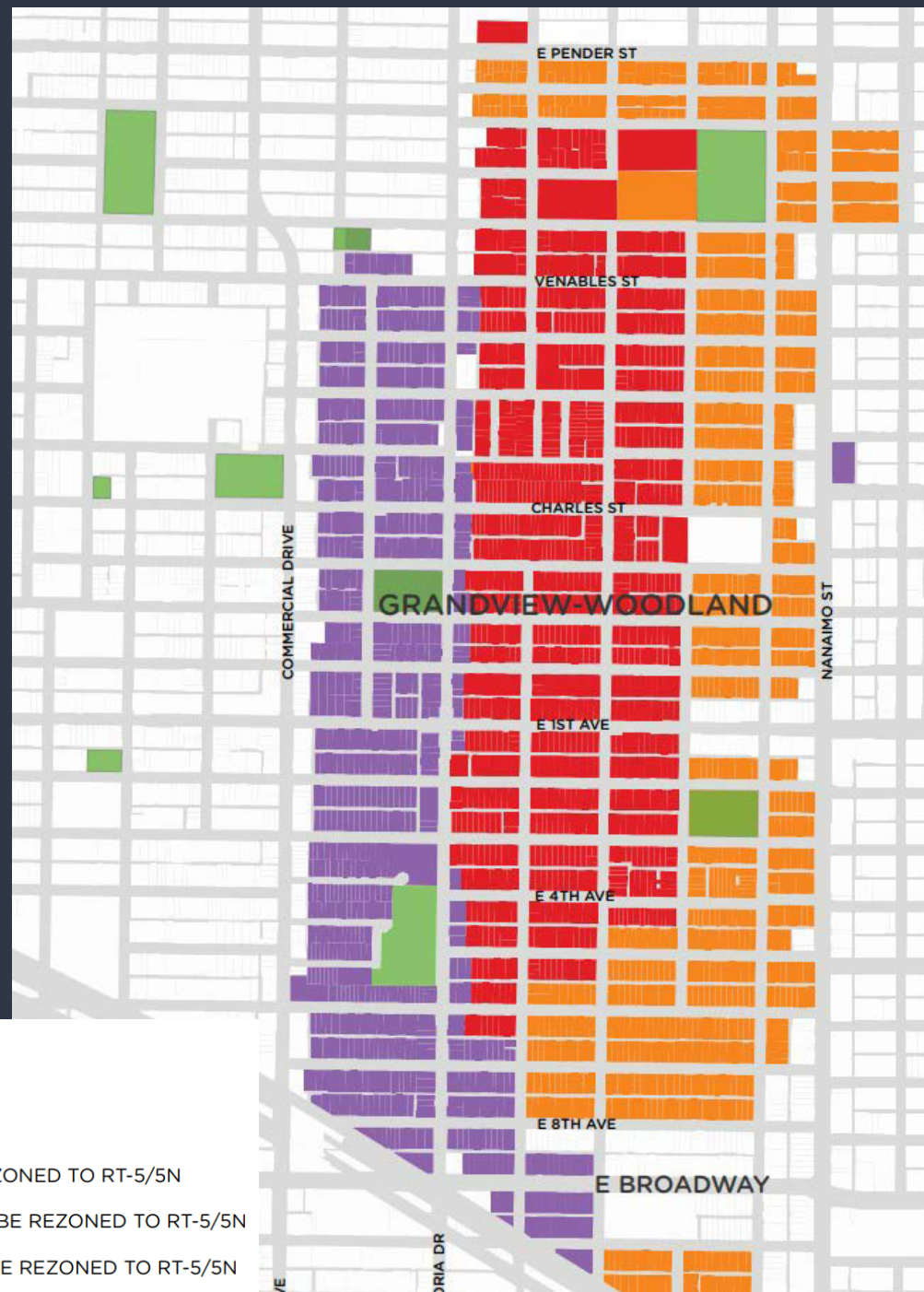
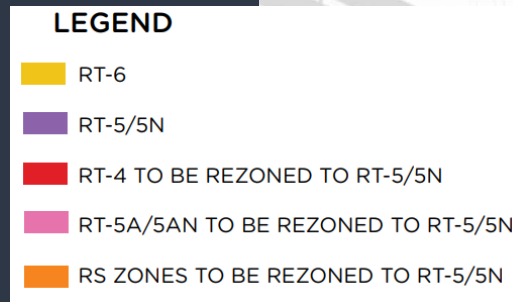
## City-initiated rezonings

- 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-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)

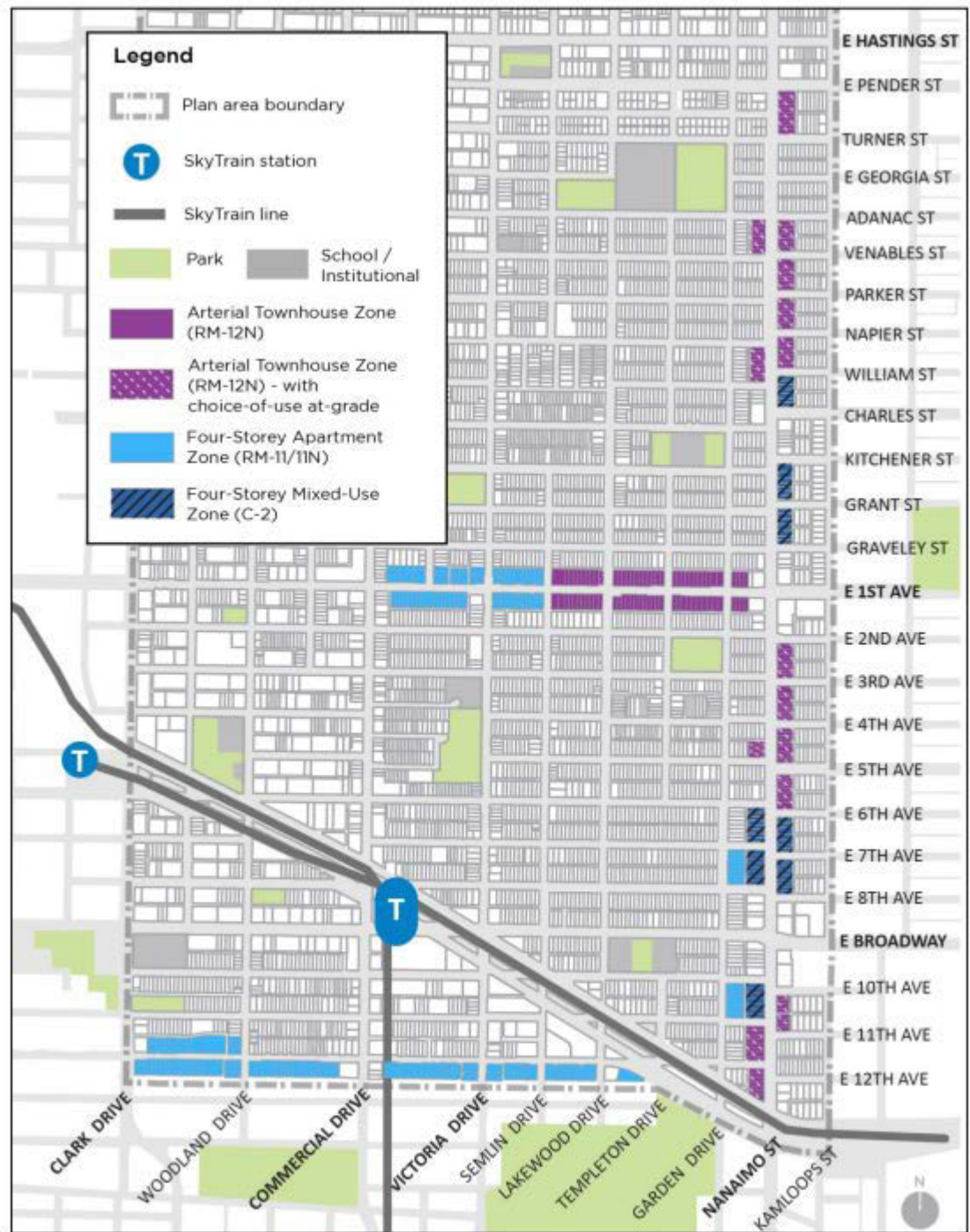
In July 2018, City Council approved three additional zones for use on Nanaimo Street:

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.*

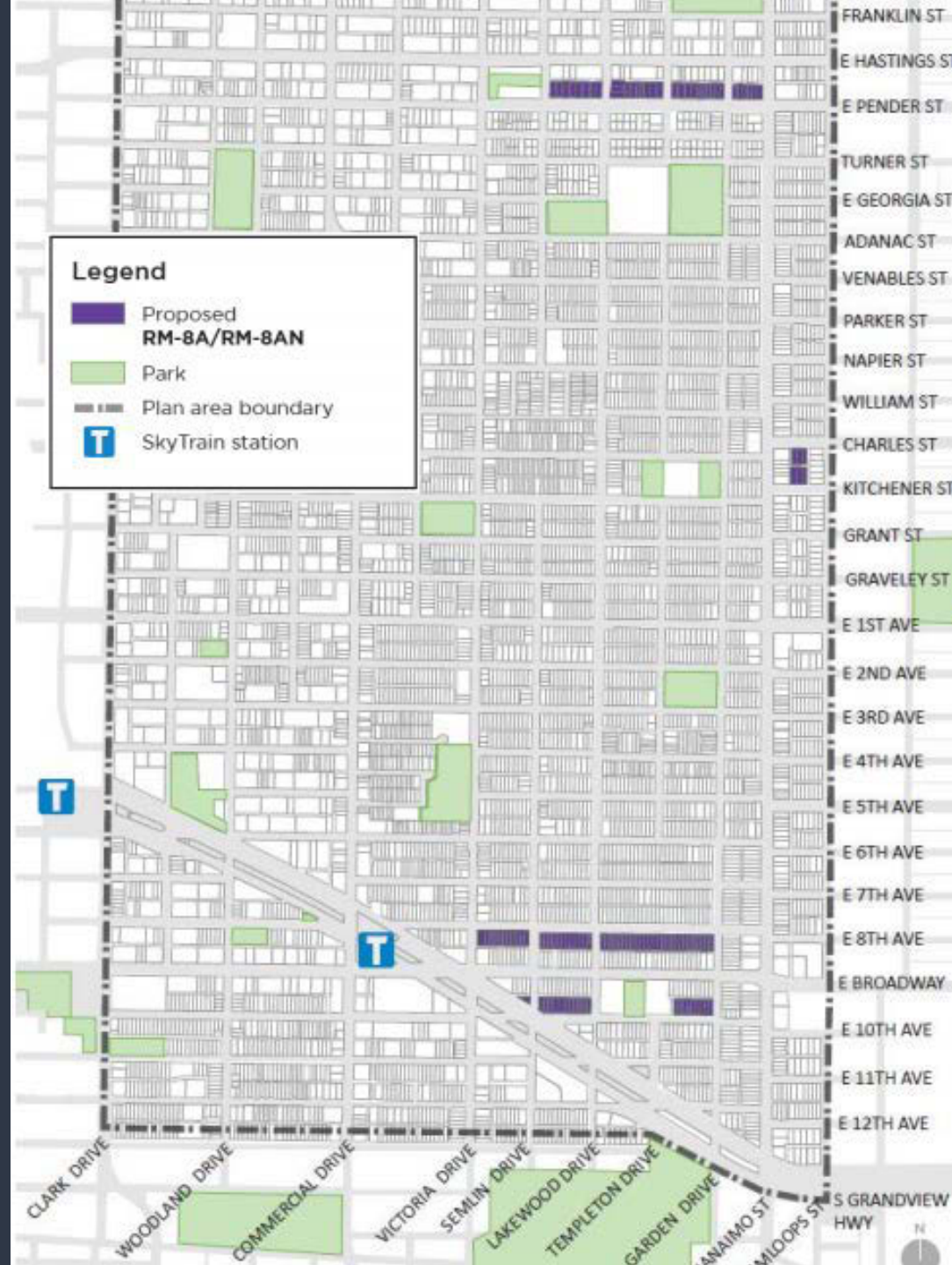




# City-initiated rezoning: RM-8A - TH

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.





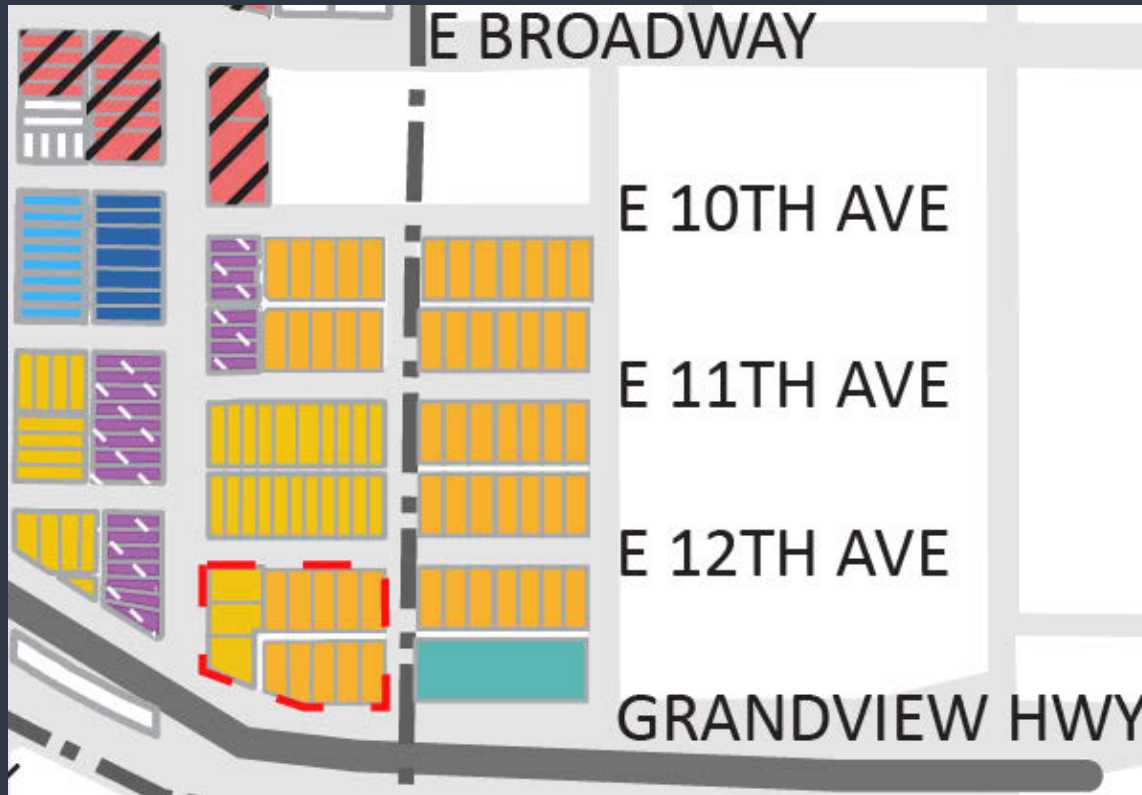
# Implementation Process – Blocks Under Review

- 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.

# Block Under Review



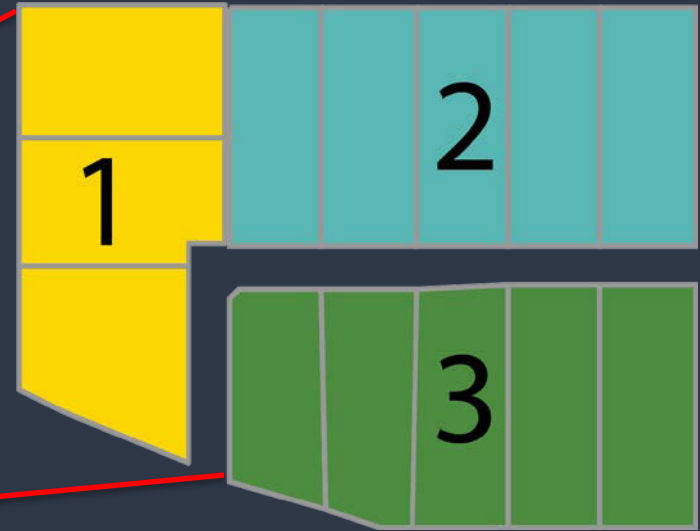
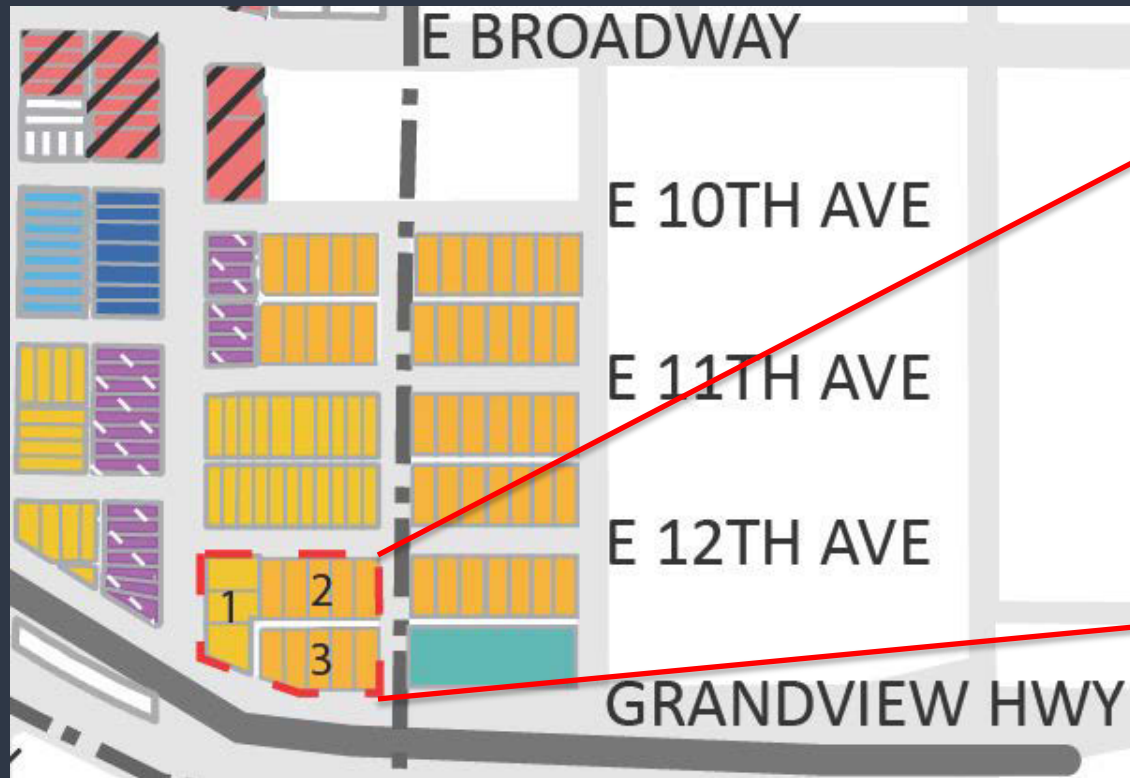
## Legend

- Plan area boundary
- SkyTrain line
- 4-storey apartment (RM-11)
- 4-storey mixed-use (C-2)
- Townhouse: arterial streets (RM-12N) - with at grade choice of use
- Townhouse (CD-1 56A)
- Duplex (RT-5/RT-5N)
- Duplex (RS-1)
- 6-storey mixed-use: privately initiated rezonings
- Block under review

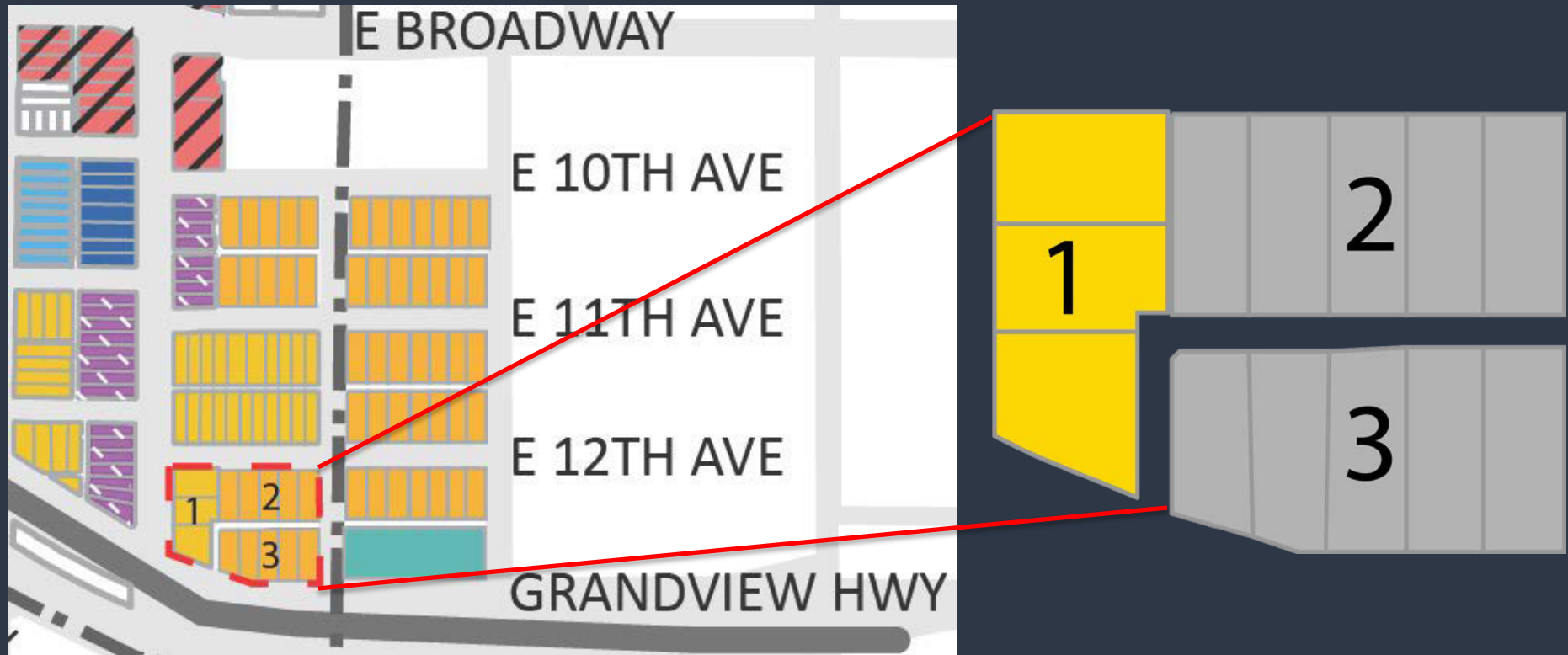
Map shows allowable land-use under (a) existing zoning (RS-1 and RT-5), and (b) approved policies for site-specific, privately-initiated rezonings (i.e. 6-storey mixed use areas, approved in 2016 as part of the Grandview-Woodland Community Plan)



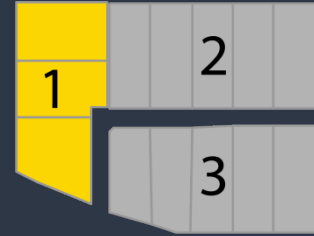
# Block Under Review



# Block Under Review: **Area 1**



# Analysis Options: **Area 1**



Options shown are for Discussion Purposes ONLY.



Duplex (RT-5N)



Stacked Townhouse\* (RM-12N)

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\*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

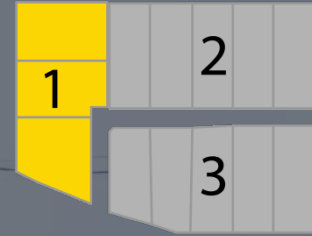
Max. Height: 10.7 m (35 ft)

Amenity share: No

Secondary/Lock-off: Yes

Design Guidelines: Yes

# Analysis Options: **Area 1**



## Arterial Townhouse

Zone: RM-12N

Density: 1.45 FSR

Max. Height: 12.2 m (40 ft)

Frontage: 27.4m (90 ft)

Amenity share: Yes

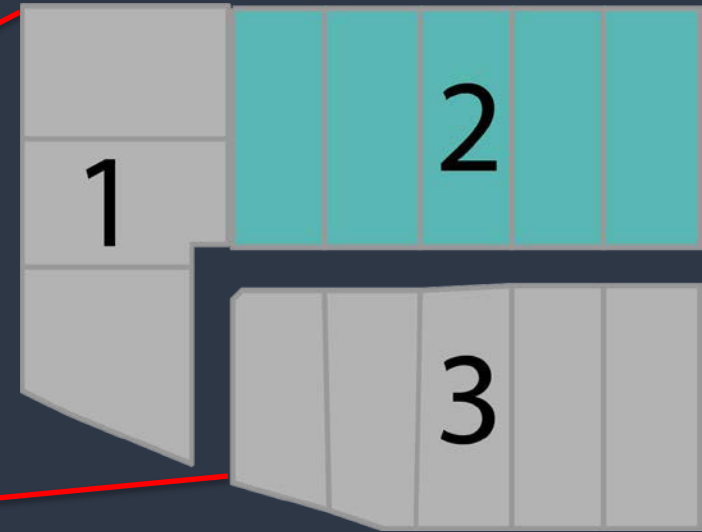
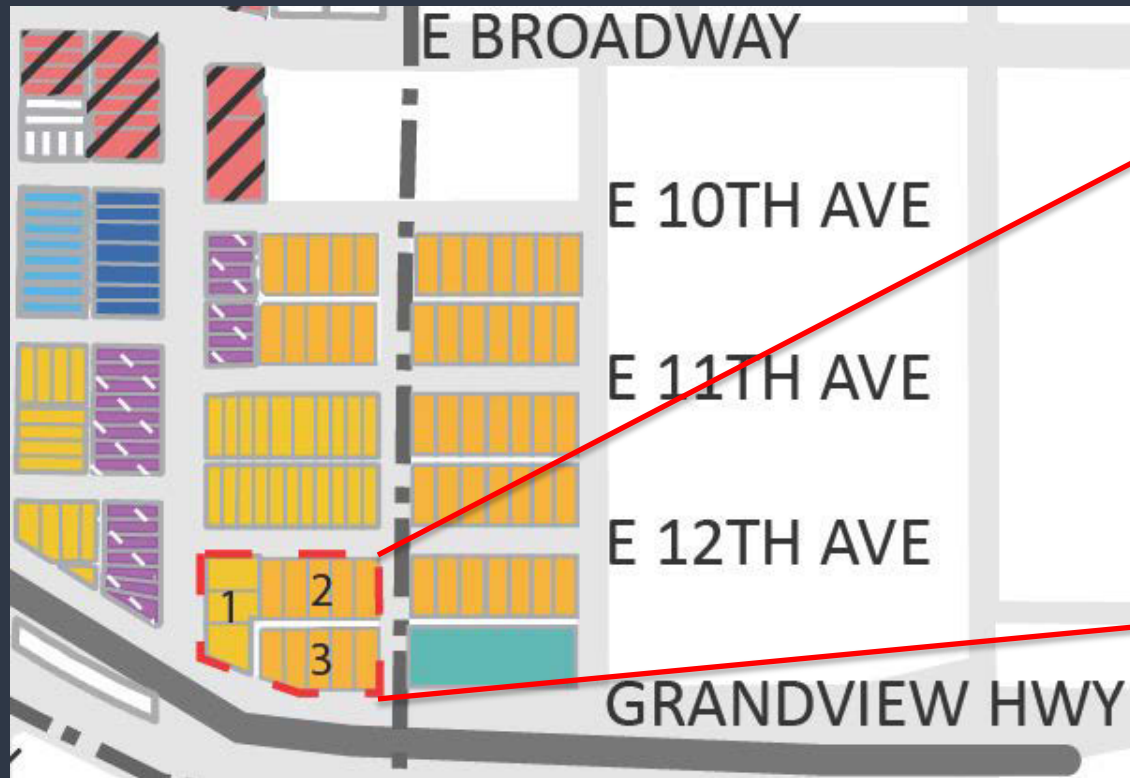
Suites/Lock-offs: Yes

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).

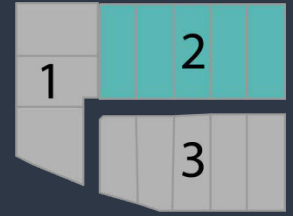


# Block Under Review: Area 2





# Analysis Options: Area 2



Duplex (RT-5)



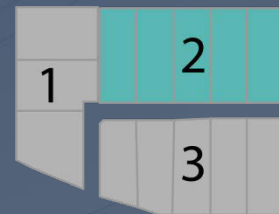
Residential Townhouse  
(RM-8A)



4-storey Apartment  
(RM-11)

Options shown are for discussion purposes only.

# Analysis Options: **Area 2**



## Residential Townhouse

Zone: RM-8A

Density: 1.2 FSR

Max. Height: 11.5 m (38 ft)

Frontage: 12.8m (42 ft)

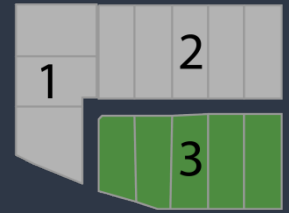
Amenity share: Yes

Suites/Lock-offs: Yes

Design Guidelines: Yes



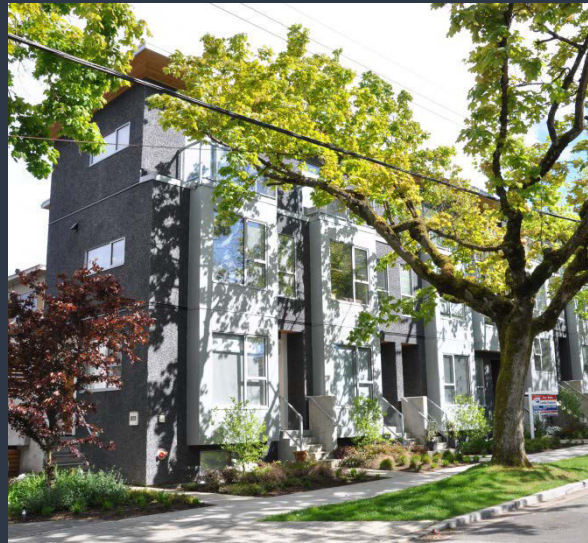
# Analysis Options: **Area 3**



Options shown are for Discussion Purposes ONLY.



Duplex (RT-5)



Arterial Townhouse  
(RM-12N)



4-storey Apartment  
(RM-11)

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\*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.*

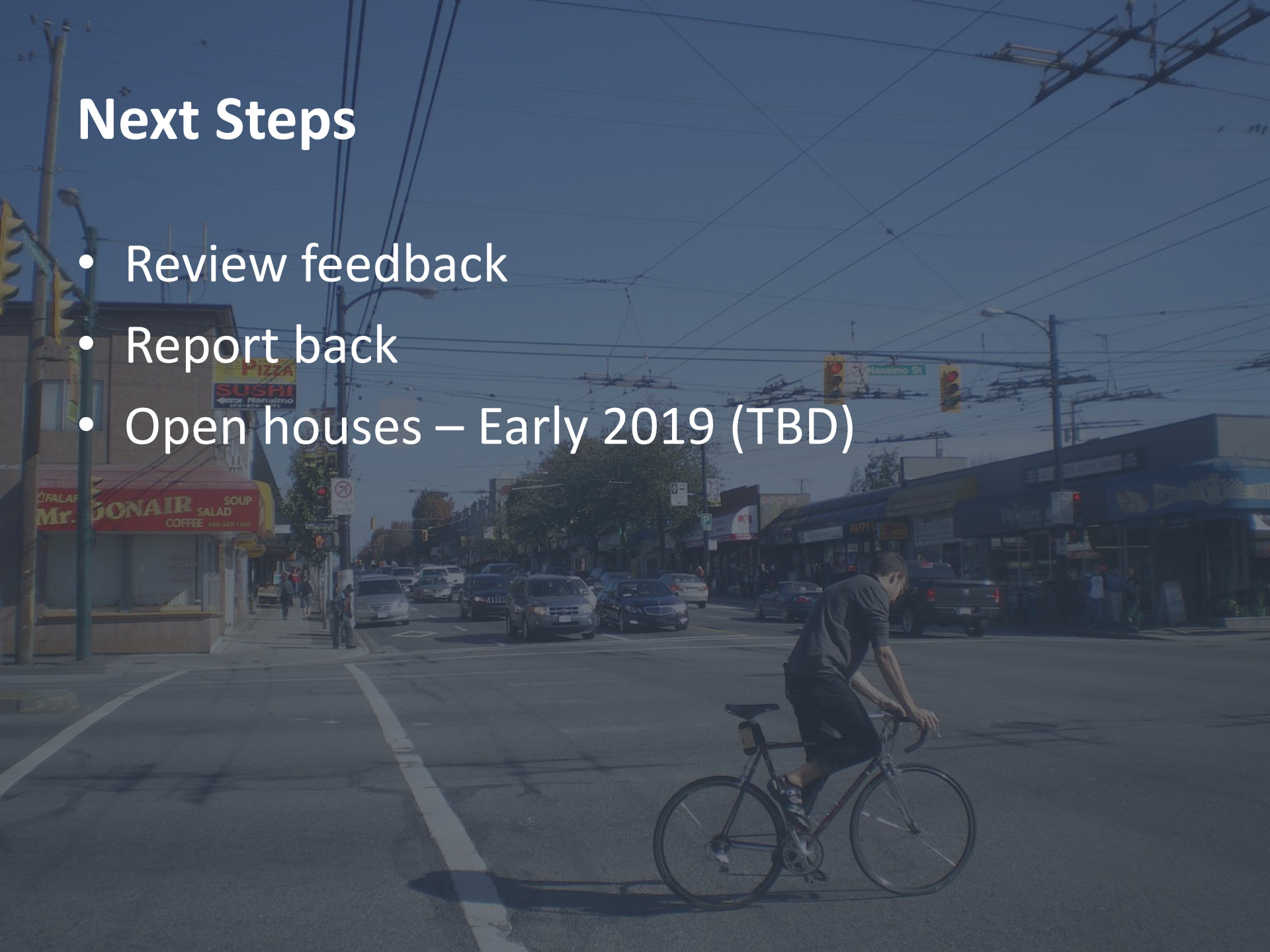
# Zoning Summary

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



# 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 a small sign. The door on the right is red with a yellow sign that reads "NO TICKETS PLZ". The chair has a small, colorful cushion on its seat. The text "Thank you! Questions?" is overlaid on the chair.

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

