

## Proposed New Zones and Design Guidelines in Grandview-Woodland

**The Grandview-Woodland Community Plan** was approved by City Council on July 28, 2016. One of the key goals of the plan is to add more housing options to the neighbourhood and to protect and increase the number of rental homes. As part of the implementation of the plan, we're looking at rezoning certain areas to provide a mix of housing types, deliver new rental homes, and add more housing suitable for families, including townhouses and rowhouses.

**Today's open house** focuses on rowhouse, townhouse, 4-storey apartment, and 4-storey mixed-use areas. Proposed zoning changes for these areas were shared with the community at open houses in January 2018. Today's open house display materials provide more detail and show options for redevelopment under the new proposed zoning. The material presented at today's open house was informed by community feedback provided at the January open houses and further technical work.

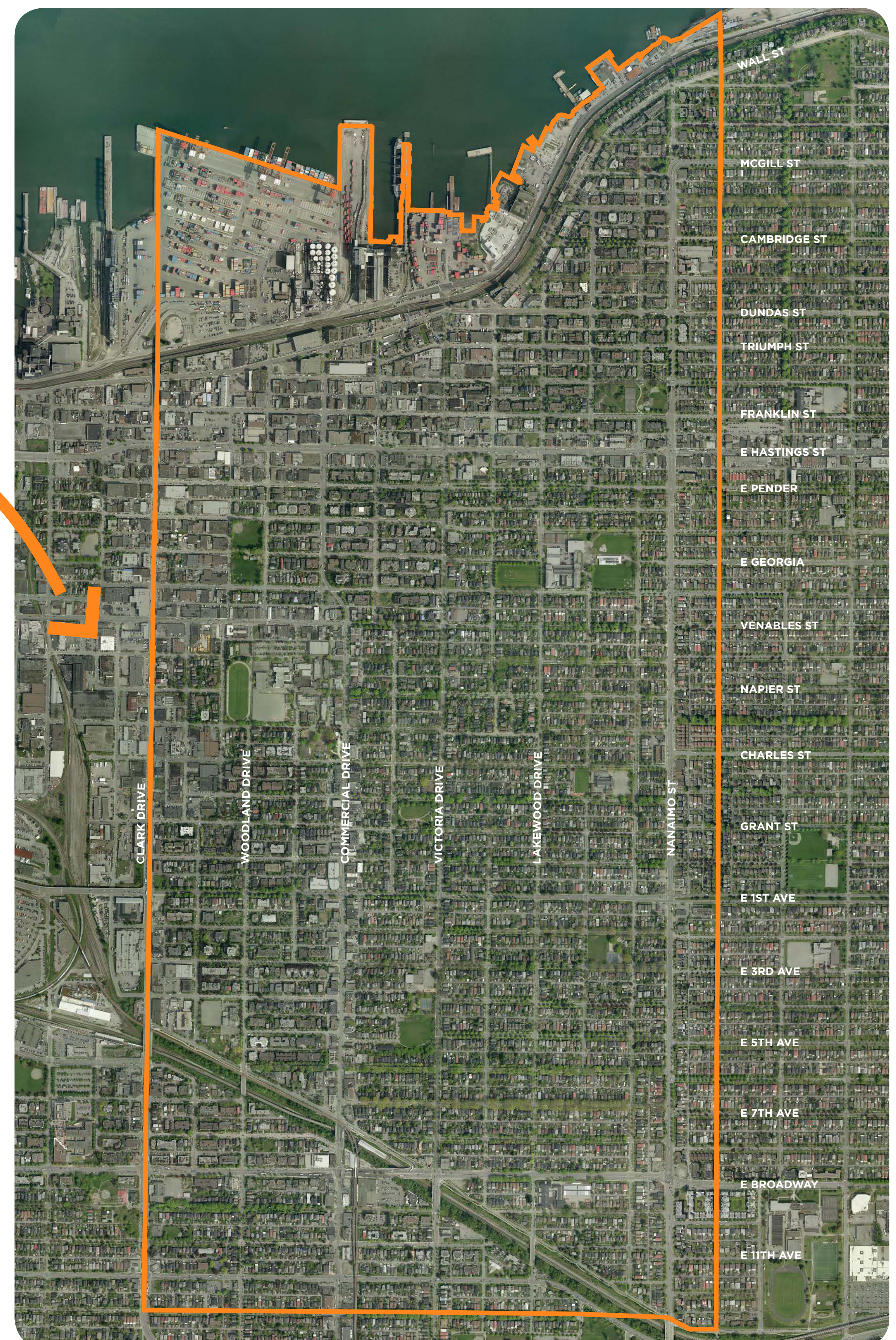


### Today's open house is an opportunity to:

- ✓ Learn about the proposed zoning changes for rowhouse, townhouse, 4-storey apartment, and 4-storey mixed use areas.
- ✓ 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 when a meeting date is scheduled.

### 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](http://vancouver.ca/gw)
-  [grandviewplan@vancouver.ca](mailto:grandviewplan@vancouver.ca)
-  3-1-1
-  @GWPlan

Please place a dot in this box, if you live outside of the identified area:

## The Grandview-Woodland Community Plan

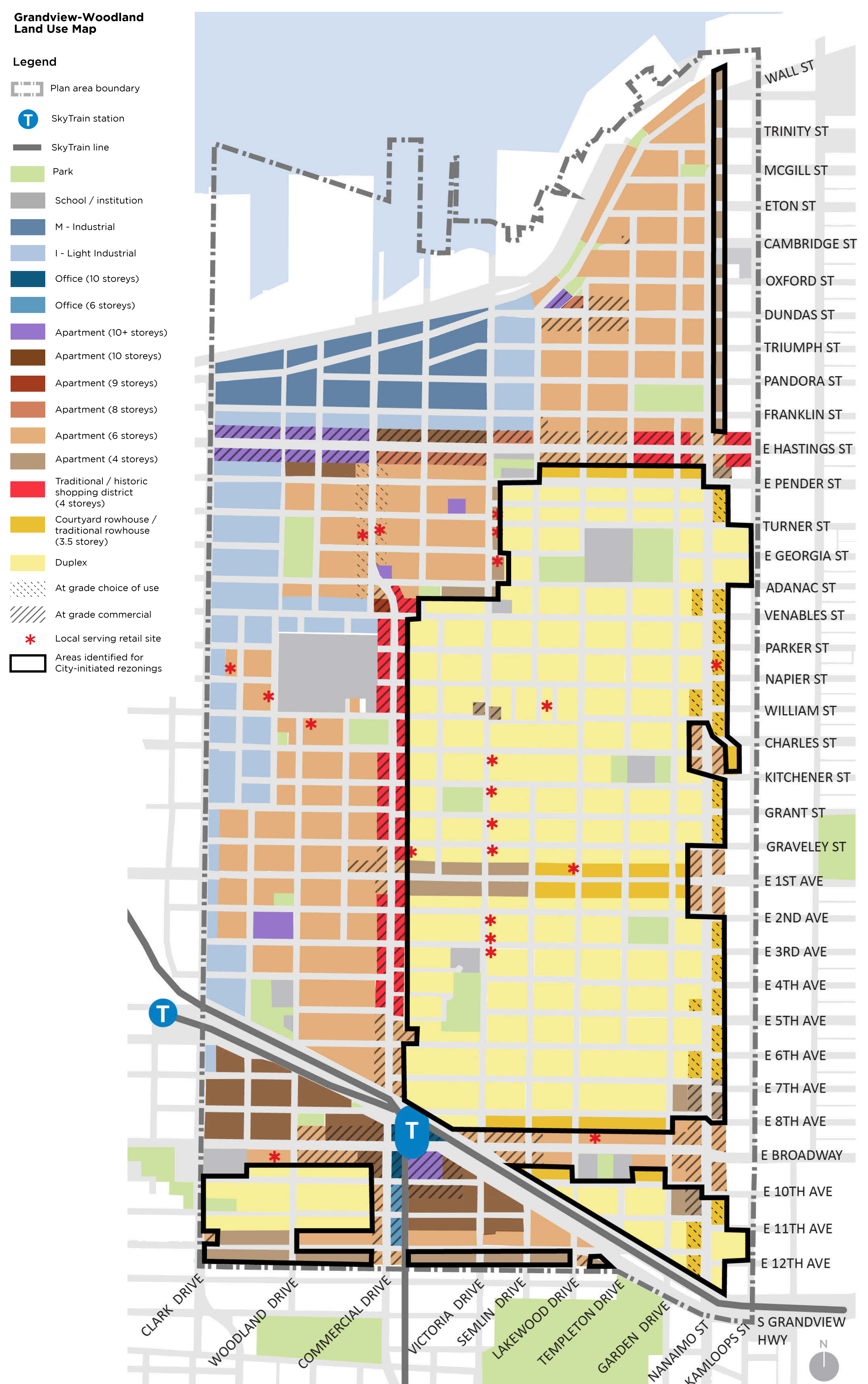
sets out a thoughtfully-managed framework for future change and anticipated population growth of about 10,000 people over the next three decades. Staff worked with the community over several years to develop the plan and explore:

- Housing, 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.

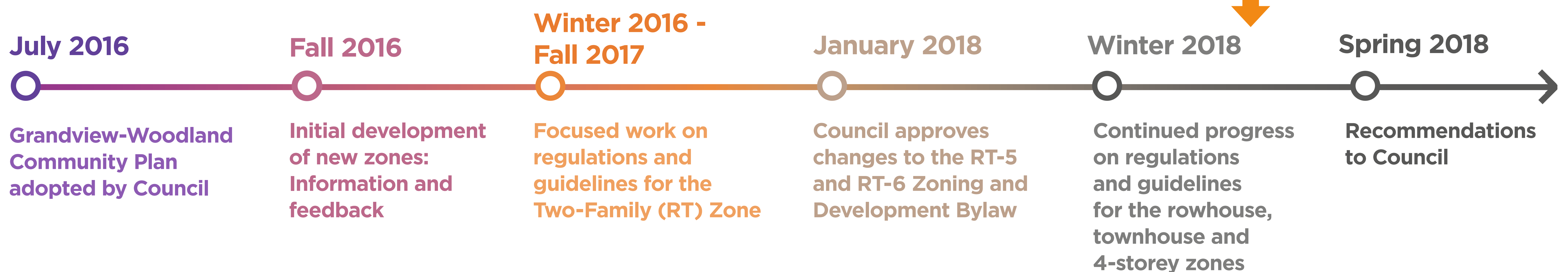
## Top 5 Things to Know About the Plan

- 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

**Today’s event focuses on** the areas where new regulations will be put in place to allow for more housing types, as well as new shops and services. Other areas in Grandview-Woodland already have policies in place that allow for site specific rezoning applications if certain criteria are met (e.g. site location, site size, building type, height).



## Proposed Timeline



# Land Use Implementation

## What is a Rezoning?

A rezoning is a legal change to the Zoning and Development Bylaw to allow for a type of land use and/or building type that is not currently permitted.

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.

The Grandview-Woodland Community Plan will be implemented by:

### 1 Privately-initiated rezonings

### 2 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.)

This Open House is  
focused on **City-initiated**  
rezonings

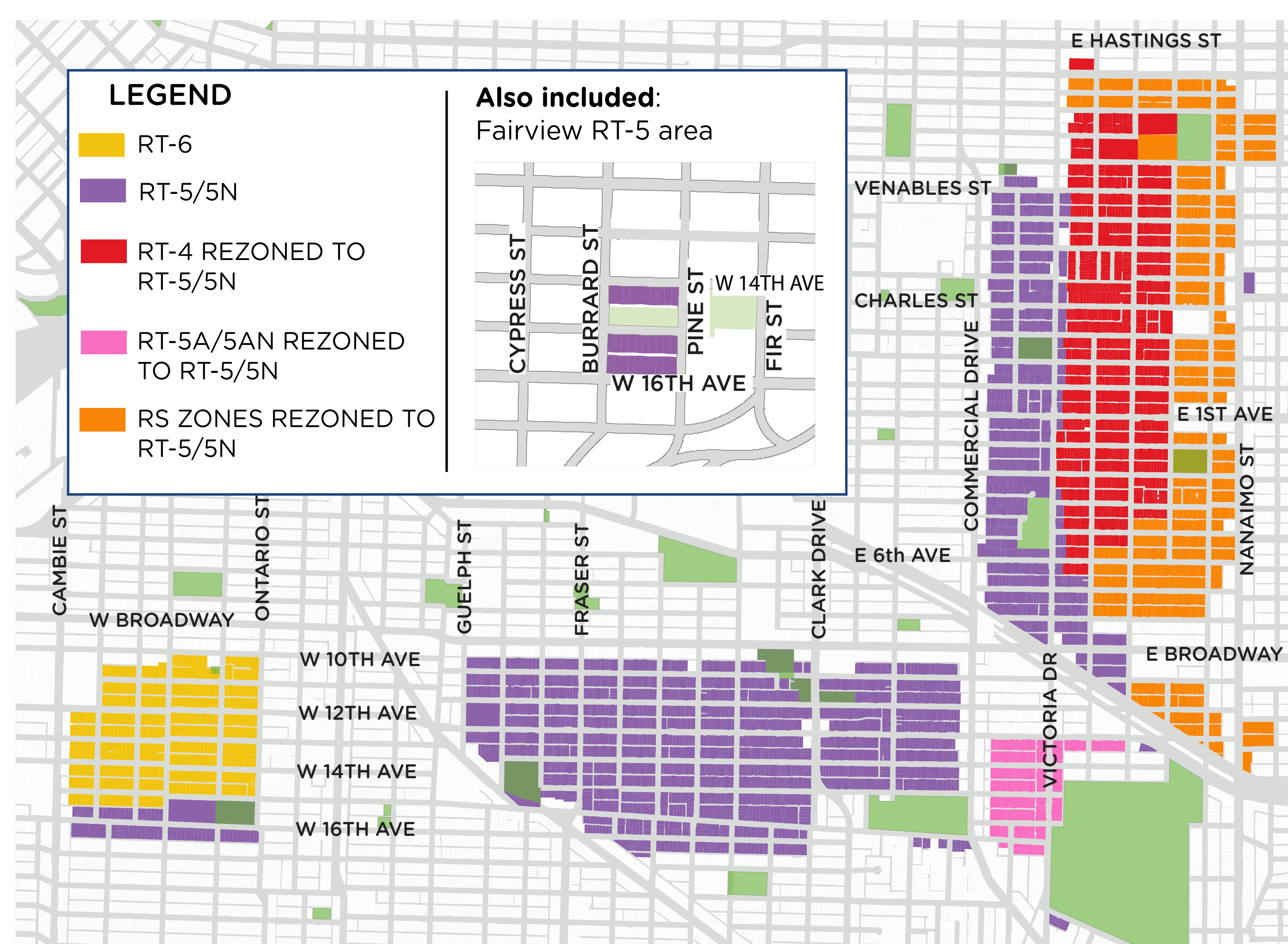
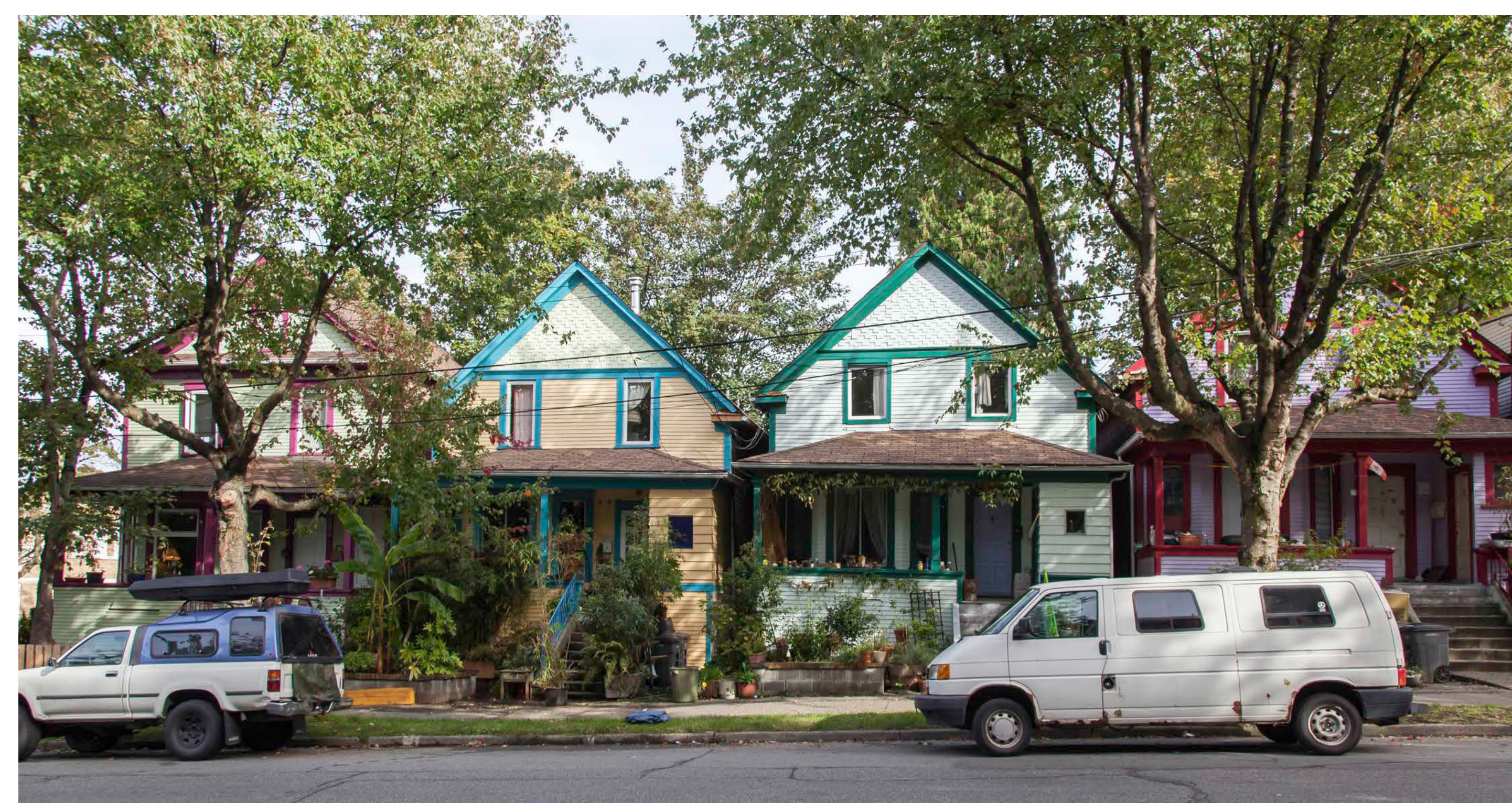
## Grandview-Woodland Community Plan Implementation: RT-5 Zone Changes Approved

Since the plan was approved in 2016, changes have been made to two-family home zoning (RT-5) in Grandview-Woodland to add more housing choices in the community, which aligns with the recently approved Housing Vancouver Strategy.

The changes, which were approved January 16, 2018, also incentivize and improve the feasibility of character home (pre-1940s) retention by making small lots eligible for infill development and increasing the FSR (floor space ratio) for infill development. The changes also simplify and streamline the process to make it easier to renovate a character home.

These RT zoning changes also included areas of Mount Pleasant, another historic, inner-city neighbourhood with character home retention and housing objectives similar to those in Grandview-Woodland.

For full details on the development options for lots **with and without character homes** visit the Grandview-Woodland web page at [vancouver.ca/gw](http://vancouver.ca/gw).



Map showing areas located in Mount Pleasant and Grandview-Woodland affected by the zoning changes and amendments.

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**Floor Space Ratio** - The ratio of the floor area of a building to its site area.

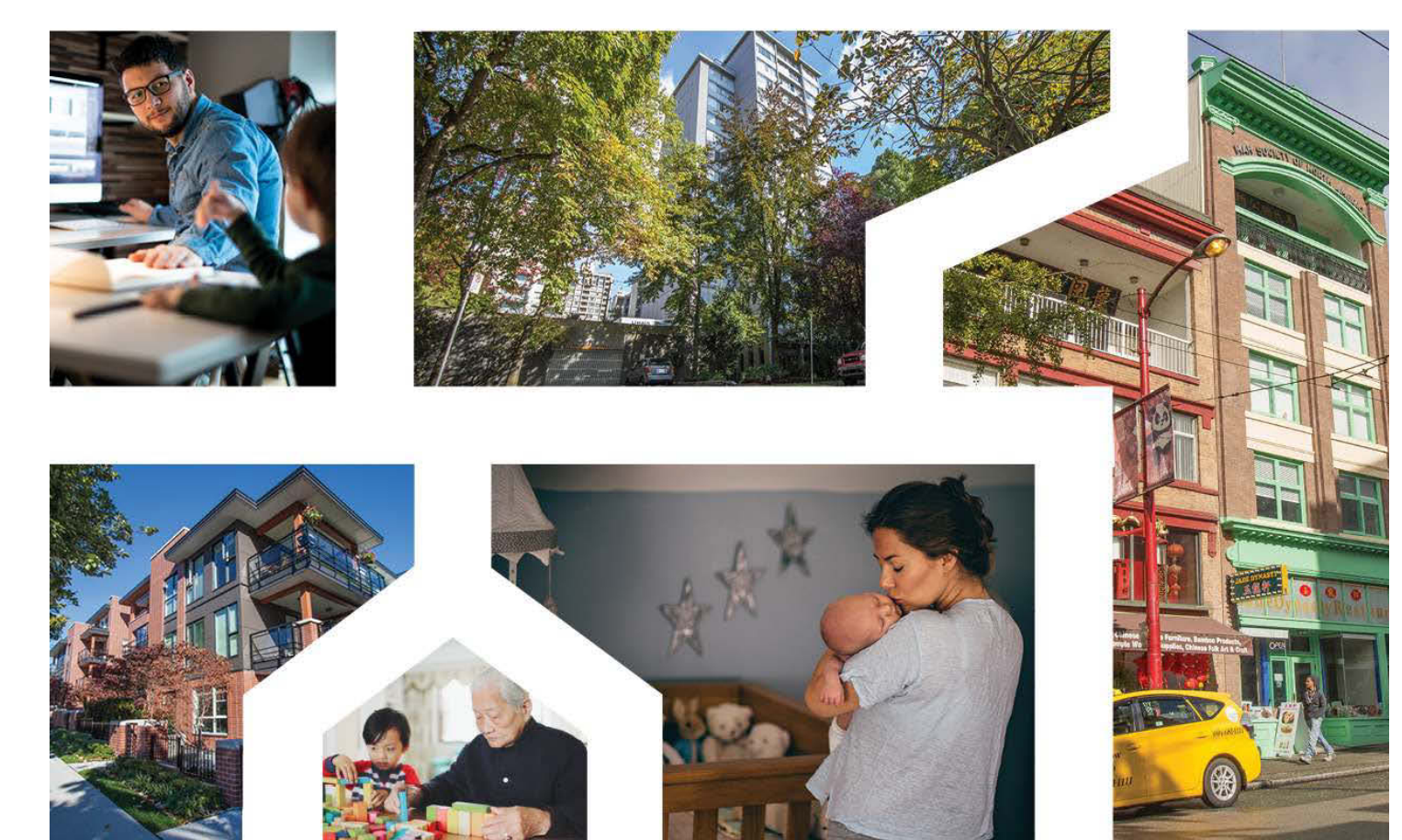
$$\text{FSR} = \frac{\text{Total Floor Area}}{\text{Site Area}}$$

Vancouver continues to grow and change as a city. To ensure we keep our city livable and sustainable, we're addressing various issues on housing affordability, development regulations and reducing greenhouse gas emissions, which will also have an impact on City-initiated rezonings in all community planning areas.

## Housing Vancouver Strategy

In November 2017, Council approved the Housing Vancouver Strategy (2018 – 2027) and 3-Year Action Plan (2018-2020). The strategy recognizes our city is home to a diverse population - with a broad range of backgrounds, household types, incomes, and occupations. It aims to build the right types of housing for families, key workers, young residents, and seniors, providing the kinds of homes they need and can afford. The core goals of the strategy also include: protecting and renewing affordable rental housing across Vancouver; providing housing and support for our most vulnerable residents; and streamlining City processes for faster housing development.

The City-initiated rezonings that form part of this current phase of implementation of the Grandview-Woodland Community Plan support the Housing Vancouver Strategy by adding a greater diversity of housing to the neighbourhood, including family-oriented housing, and working to preserve existing affordable market rental housing.



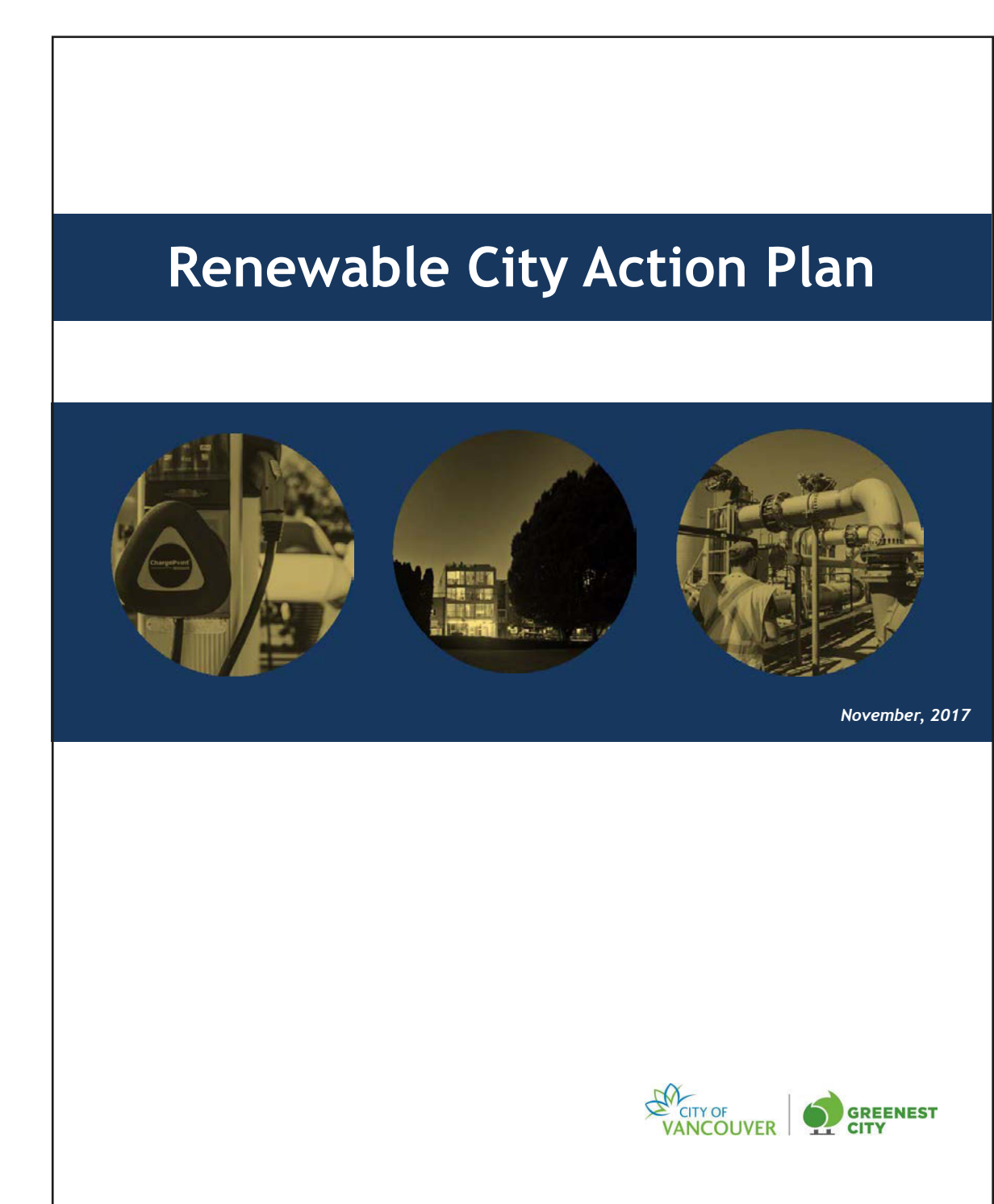
## City-Wide Development and Building Regulatory Review

In 2018-2019, the City is undertaking a major review of land use regulations and policies as part of our commitment to providing excellent service and regulatory innovation. Recognizing that the City's Zoning and Development Bylaw is complex, one of the goals of this review is to streamline and simplify the City's zoning district schedules to make it easier to use and administer.

How does this relate to the implementation of the Grandview-Woodland Community Plan? To align with this regulatory review process, existing zones will be employed wherever possible for the City-initiated rezonings in Grandview-Woodland, as opposed to creating new zones that are only slightly different.

## Green Building Standards

Since the adoption of the Grandview-Woodland Community Plan, the City has updated its green building standards, with adoption of the Renewable City Action Plan, changes to the Green Buildings Policy for Rezonings, and the ongoing implementation of the **Zero Emissions Building Plan**. Vancouver is using the Passive House (high energy efficiency) standard as one tool in working towards achieving zero-emissions buildings by 2030. The Grandview-Woodland Community Plan looks to improve the environmental performance of all new buildings in the neighbourhood, and opportunities to encourage Passive House construction are being explored as part of this current phase of implementation.



In January 2018, two open houses were held to share information about proposed zoning changes in parts of Grandview-Woodland. The community was asked to consider several questions regarding different aspects of the proposed new zones. Responses were collected through feedback forms available at the events, and via an online survey on the City of Vancouver’s website. A total of **371 people attended** the open houses events and **420 survey responses** were received. **68% the respondents either agreed or strongly agreed** in general with the proposed zoning changes described on the January open house boards.

**350+**  
people attended

**400+**  
surveys received

## New Townhouse Zone (Arterials)

Respondents were asked two questions about the new townhouse zone along arterials.

- **75% either agreed or strongly agreed** to increase the floor area of the new townhouse zone to 1.5 FSR
- **77% either agreed or strongly agreed** with adding the option for 4-storey apartments on larger sites (with a minimum 120 ft. frontage).

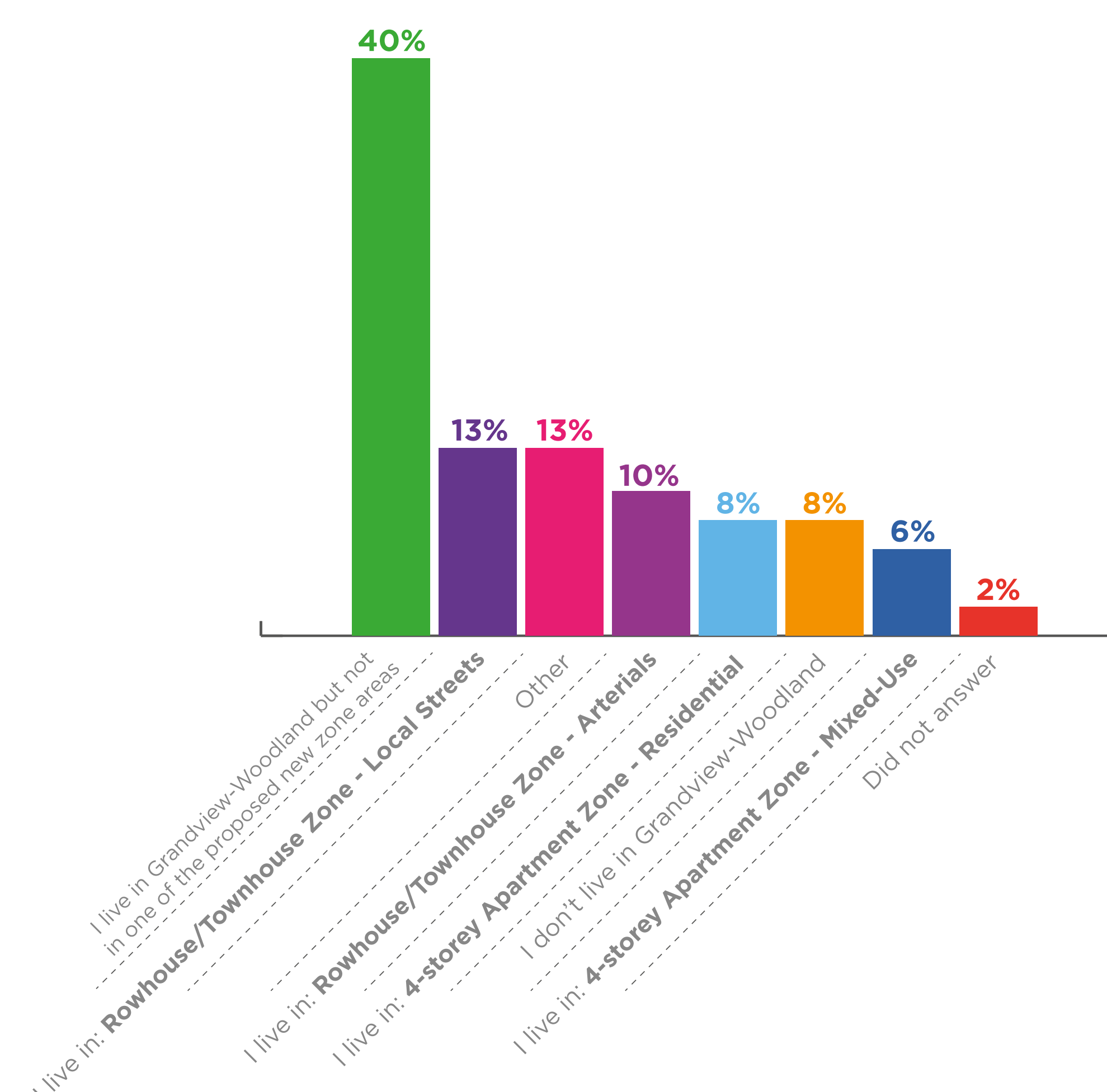
## 4-storey Apartment Zone (Residential)

**62% either agreed or strongly agreed** with the option for simpler building shapes (e.g. rectangles) for passive house construction.

## 4-storey Mixed-Use (C-2)

**72% either agreed or strongly agreed** with the expansion of the Nanaimo shopping nodes and more mixed-use buildings.

The majority of respondents either lived in the proposed new zone areas OR within Grandview-Woodland (77%)



Respondents noted a variety of **concerns** and **comments in support** of the proposed zoning changes, which focused on the following topics:

### Density

- Concern regarding height; preference for a 3-storey maximum height
- Concern that the density proposed was not high enough
- More concern that the proposed density was too low, than too high

### Affordability

- Concern that new units would be expensive in comparison to existing housing
- Support for the provision of more affordable housing choices for families and renters through the proposed zoning changes

### Location

- Adjacency concerns (e.g. shadowing, privacy impacts, obstruction of views) were noted for single-family homes located behind apartment buildings on arterial streets
- Concern that most new housing options are proposed on busy, polluted arterial streets; more should be located on quieter streets

### Traffic & Demand on Services

- Concern that the increase in density may lead to increased traffic and parking issues
- Concern about increased demand on services such as community centres, library and childcare

### Passive House

- Concern about the loss of protected rear courtyards that the “T-shape” building form provides
- Concern that Passive house buildings could be less attractive and more expensive
- Interest in encouraging more environmentally sound building practices

### Shopping Nodes

- Strong interest in small spaces for local entrepreneurs and neighbourhood-serving businesses
- Concern that small, local businesses might not be able to afford rent in new buildings
- Concern that Commercial Drive and Hastings Street already fulfilled shopping needs

**This feedback has guided further technical work on the more detailed proposed zoning changes, presented on the following boards.**

# Overview of Proposed Zoning Changes

This board provides an overview of the proposed City-initiated rezonings for rowhouse, townhouse, 4-storey apartment, and 4-storey mixed-use areas. For more information on each of these areas, see boards 6 to 10.

## Townhouse/Rowhouse: Local Streets (E Pender Street, E 8th Avenue, and E 10th Avenue)

**Proposed zoning change:** Rezone to RM-8A\*

[See board 7](#)

- 3-storey townhouses / rowhouses
- 1.2 FSR
- 12.8 m (42 ft.) minimum frontage
- Requires a percentage of smaller units to improve affordability

\*Was incorrectly displayed at March 14 open house as RM-8, instead of RM-8A

## Townhouse/Rowhouse: Arterial Streets (Along Nanaimo Street and E 1st Avenue)

**Proposed zoning change:** Rezone to new zone

[See board 8](#)

- 3.5-storey townhouses and rowhouses
- 1.5 FSR
- 27.4 m (90 ft.) minimum frontage for townhouse/rowhouses
- Option of 4-storey apartments on larger sites - 36.6 m (120 ft.) minimum frontage

## 4-Storey Residential (Garden Drive, E 1st Avenue, and E 12th Avenue)

**Proposed zoning change:** Rezone to new zone

[See board 9](#)

- 4-storey apartments
- 1.7 FSR
- 36.6 m (120 ft.) minimum frontage for apartments
- T-shaped building form required, except for:
  - corner sites where L-shaped building form is required
  - simpler building shapes permitted for buildings achieving Passive House standard

## 4-Storey Mixed-Use (Nanaimo Street)

**Proposed zoning change:** Rezone to C-2

[See board 10](#)

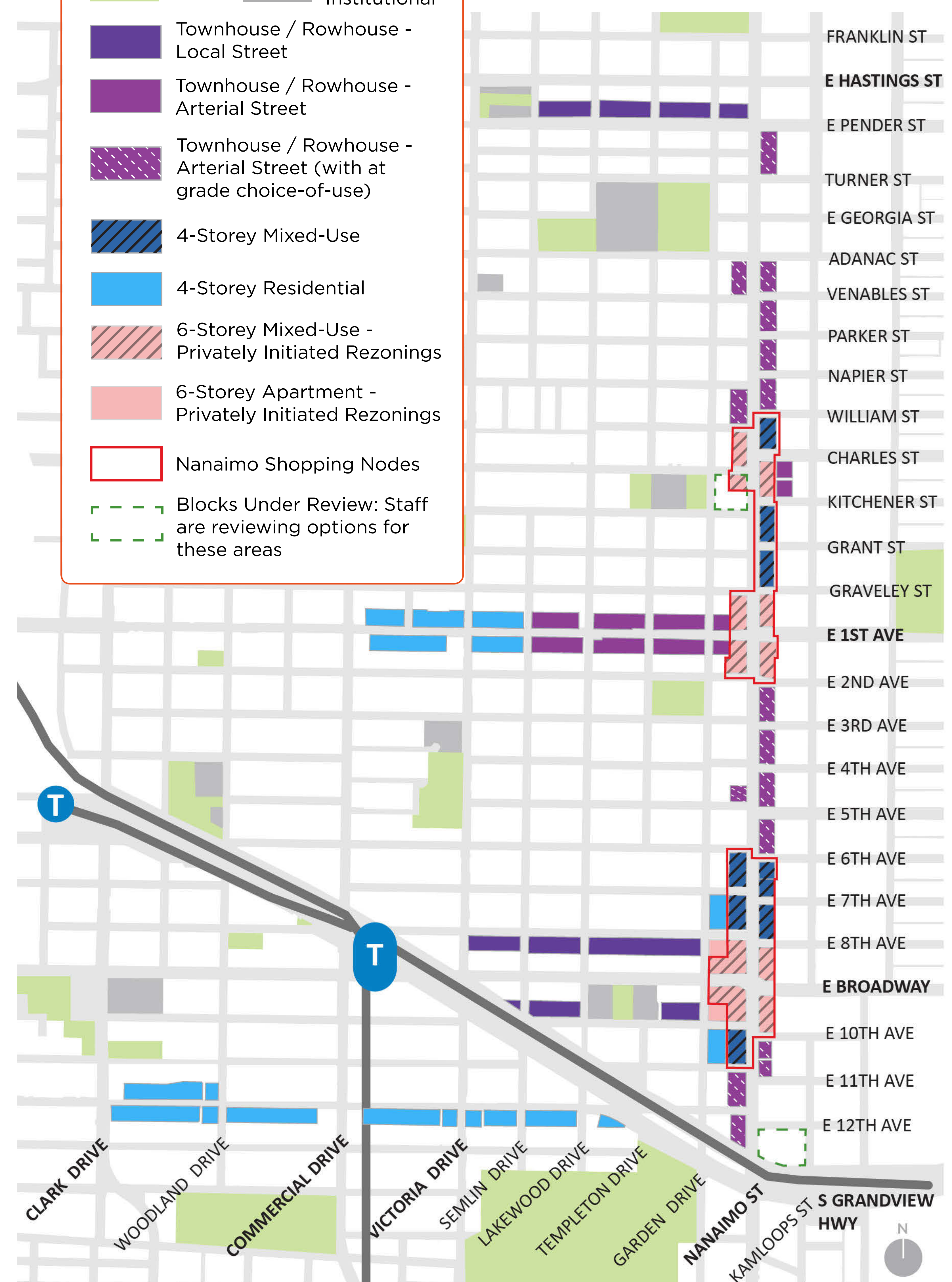
- Commercial uses at-grade, 3 floors of residential (apartments) above
- 2.5 FSR
- Expanded shopping node area to include 4.5 additional blocks along Nanaimo

[See board 11](#)

### Legend

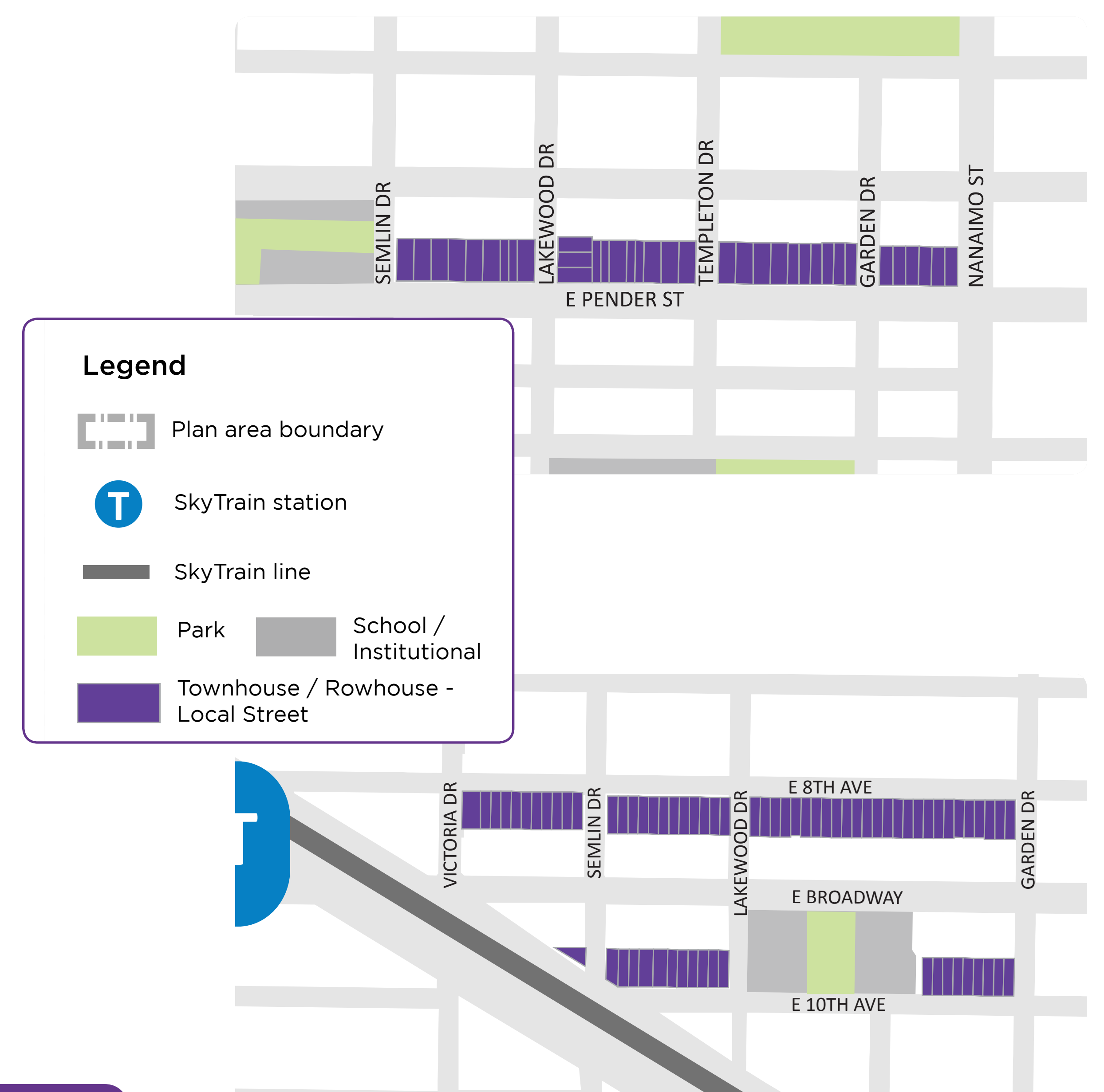
- Plan area boundary
- SkyTrain station
- SkyTrain line
- Park
- School / Institutional
- Townhouse / Rowhouse - Local Street
- Townhouse / Rowhouse - Arterial Street
- Townhouse / Rowhouse - Arterial Street (with at grade choice-of-use)
- 4-Storey Mixed-Use
- 4-Storey Residential
- 6-Storey Mixed-Use - Privately Initiated Rezonings
- 6-Storey Apartment - Privately Initiated Rezonings
- Nanaimo Shopping Nodes
- Blocks Under Review: Staff are reviewing options for these areas

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

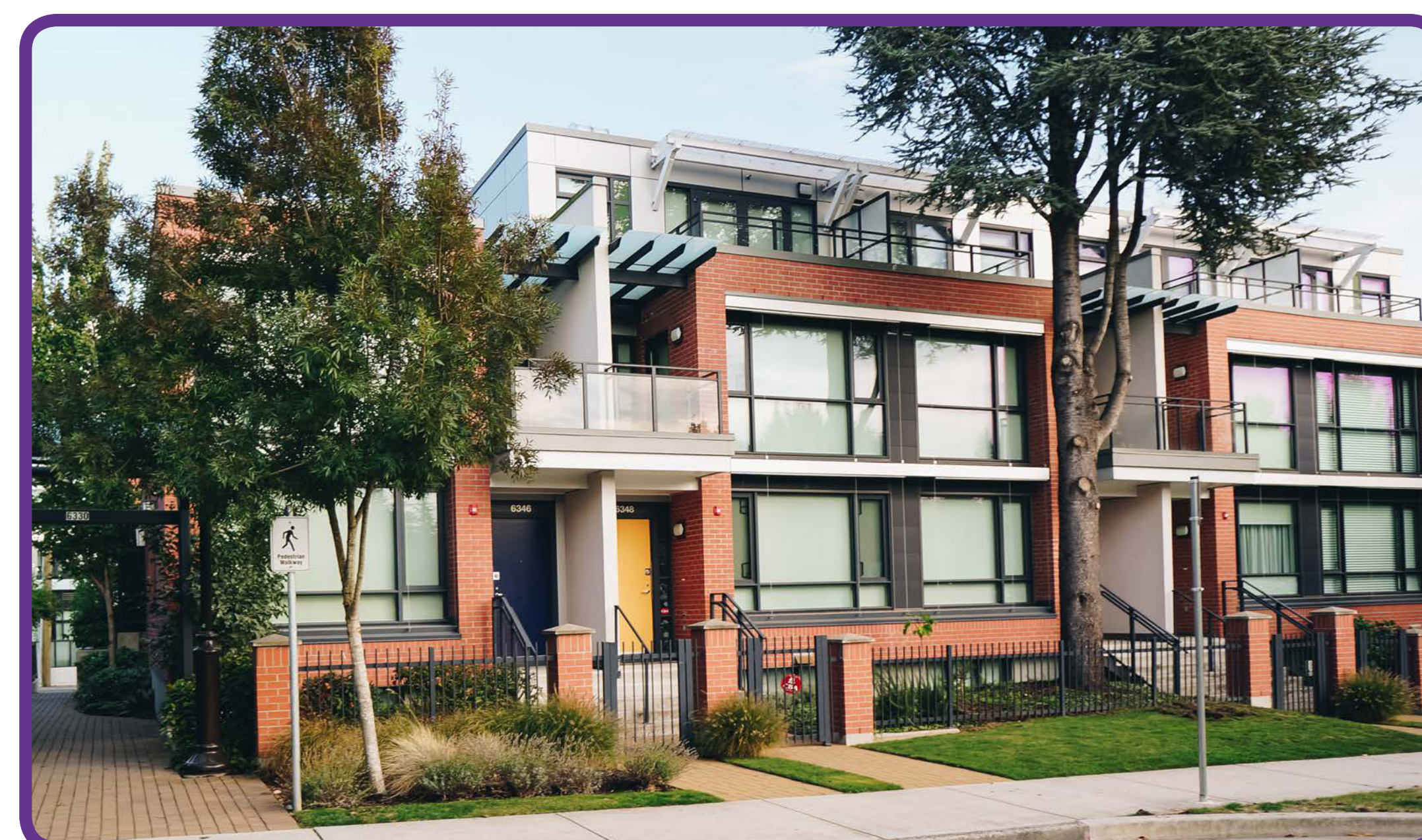


## Proposed Zoning Change: Rezone to RM-8A

- The intent of this new zone is to provide more housing options, in particular ground-oriented family housing in the form of 3-storey rowhouses and townhouses.
- RM-8A is very similar to the existing RM-8 zone, but includes a requirement for a percentage of smaller units [50% of the total floor area must be used for units that do not exceed 105 sq.m (1,130 sq. ft.) is proposed - final number to be determined], and is anticipated to deliver townhouses at different price points, including less expensive townhouse units.
- A minimum frontage of 12.8 m (42 ft. or approximately 2 lots) is required for townhouse development up to 1.2 FSR.
- The zone includes single lot options, such as duplexes and triplexes, and one-family dwellings.
- Secondary suites and lock-off units are permitted and allow for secondary rental and flexible housing choices.
- For more information, please refer to the existing RM-8 district schedule on the City's Zoning and Development Bylaw 3575 webpage ([www.vancouver.ca/your-government/zoning-development-bylaw](http://www.vancouver.ca/your-government/zoning-development-bylaw)).



Frontage	FSR	Building Typology (Guidelines)
<12.8 m (42 ft.)	0.75	Duplex
<12.8 m (42 ft.)	0.9	Triplex
>12.8 m (42 ft.)	1.2	Townhouse or rowhouse

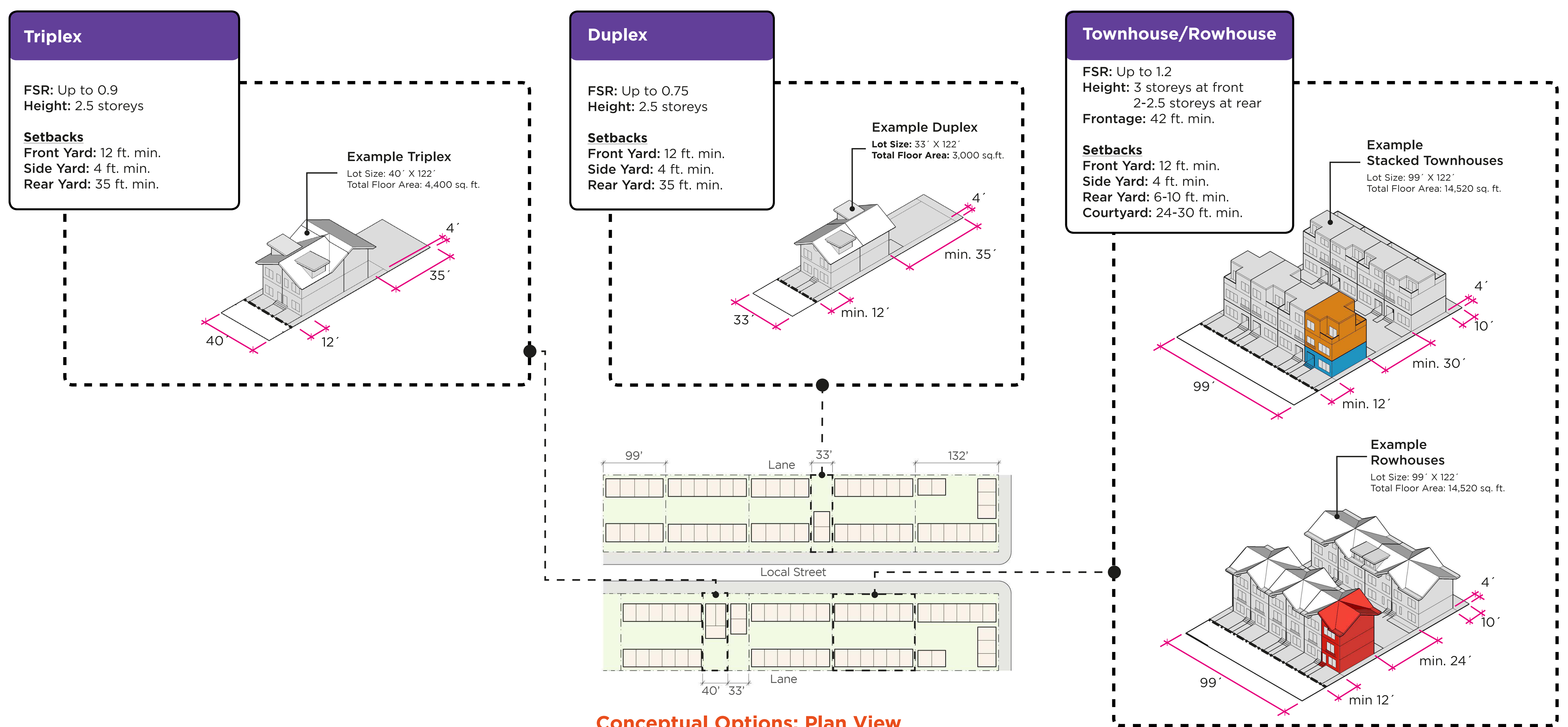


1.2 FSR courtyard townhouse at Ash Street and W 49th Avenue.



Townhouse at 1.24 FSR located on Heather Street and W 13th Avenue.

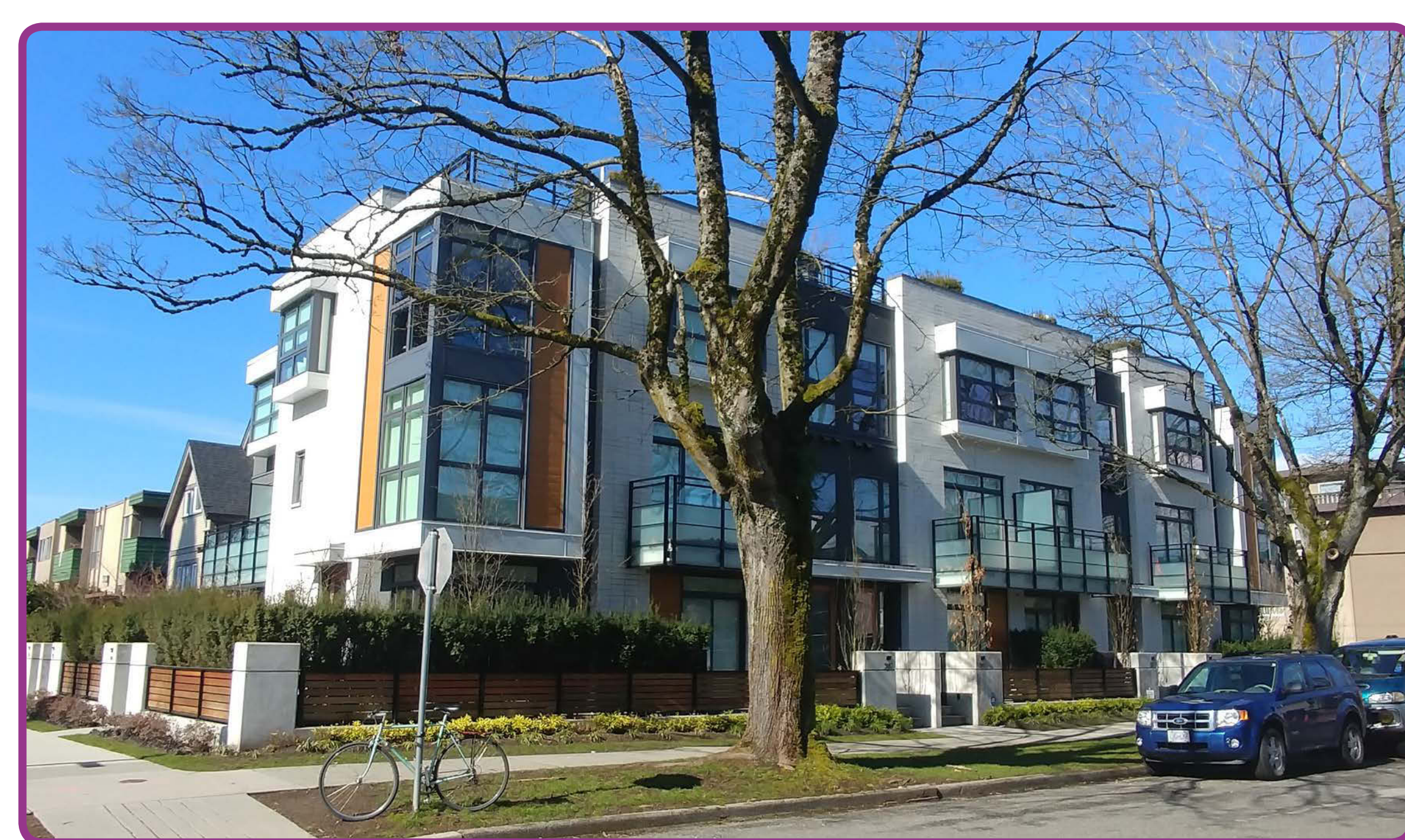
## Conceptual Testing: Options



## Proposed Zoning Change: Rezone to New Zone

- The intent of this new zone is to provide more housing options, in particular ground-oriented family housing in the form of 3.5-storey rowhouses and townhouses.
- A minimum frontage of 27.4 m (90 ft. or approximately 3 lots) is included to encourage lot consolidation for townhouse development, and minimize “left over” sideyard space.
- The zone will include lower intensity development options, such as duplexes and triplexes.
- On large sites with a minimum frontage of 36.6 m (120 ft. or approximately 4 lots), there is the option to build 4-storey apartments.
- Secondary suites and lock-off units are permitted and allow for rental opportunities and flexible housing choices.

Frontage	FSR	Building Typology (Guidelines)
<12.2 m (40 ft.)	0.75	Duplex
12.2 m (40 ft.) - 27.4 m (90 ft.)	0.9	Triplex
27.4 m (90 ft.) - 50 m (164 ft.)	1.5	Rowhouse or townhouse (stacked)
36.6 m (120 ft.) - 50m (164 ft.)	1.7	Apartment (T-shaped)



Stacked townhouses at Quebec Street and E 16th Avenue.



## Conceptual Testing: Options

### Townhouses (stacked)

**FSR:** Up to 1.5  
**Height:** 3.5 storeys at front, 2.5 storeys at rear  
**Frontage:** 90 ft. min. to 164 ft.

**Setbacks**  
**Front Yard:** 12 ft. min.  
**Side Yard:** 7 ft. min.  
**Rear Yard:** 4 ft. min.  
**Courtyard:** 24 ft. min.

**Example Courtyard Townhouses**  
Lot Size: 132' X 122'  
Total Floor Area: 24,070 sq. ft.

Road Dedication on Arterials

### T-Shaped Building

**FSR:** Up to 1.7  
**Height:** 4 storeys  
**Frontage:** 120 ft. min. to 164 ft.

**Setbacks**  
**Front Yard:** 12 ft. min.  
**Side Yard:** 7 ft. min.  
**Rear Yard:** 20 ft. min.

**Example T Apartment**  
Lot Size: 132' X 122'  
Total Floor Area: 27,480 sq. ft.

Road Dedication on Arterials

### Triplex

**FSR:** Up to 0.9  
**Height:** 2.5 storeys  
**Frontage:** min 40 ft. to 90 ft.

**Setbacks**  
**Front Yard:** 12 ft. min.  
**Side Yard:** 4 ft. min.  
**Rear Yard:** 35 ft. min.

**Example Triplex**  
Lot Size: 40' X 122'  
Total Floor Area: 4,400 sq. ft.

Road Dedication on Arterials

### Duplex

**FSR:** Up to 0.75  
**Height:** 2.5 storeys  
**Frontage:** up to 40 ft.

**Setbacks**  
**Front Yard:** 12 ft. min.  
**Side Yard:** 4 ft. min.  
**Rear Yard:** 35 ft. min.

**Example Duplex**  
Lot Size: 33 ft. X 122 ft.  
Total Floor Area: 3,000 sq. ft.

Road Dedication on Arterials

### Conceptual Options: Plan View

99' Lane 132'

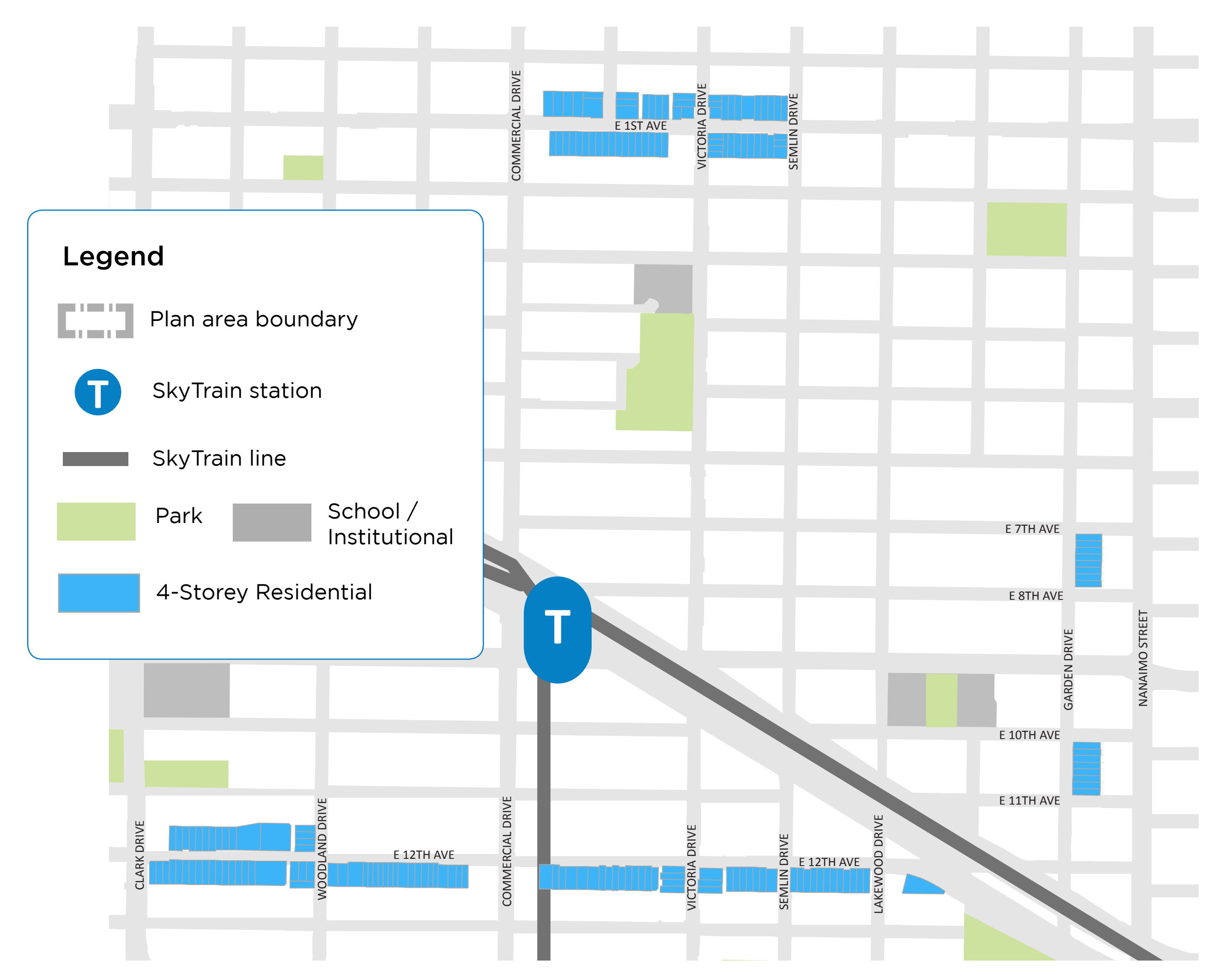
Arterial Street

40' 35' Lane

Road Dedication

## Proposed Zoning Change: Rezone to New Zone

- The intent of this new zone is to provide more housing opportunities through permitting 4-storey low-rise apartments, creating a transition between higher density development and lower-scaled residential areas nearby.
- A “T-shaped” apartment building form will be required, to create protected rear courtyard spaces with acoustic and air-quality benefits.
- A minimum frontage of 36.6 m (120 ft. or approximately 4 lots) is required to ensure sufficient space to accommodate the “T-shaped” building form.
- An “L-shaped” apartment building form will be required on corner sites, also creating protected courtyard spaces.
- There is the option for simpler apartment building shapes (e.g. rectangular) for development achieving the Passive House standard, recognizing that Passive House buildings offer significant acoustic and internal air quality benefits, as well as increased affordability for occupants through reduced heating/cooling costs.
- Lower intensity development (e.g. duplexes and townhouses) will only be permitted on “locked-in” sites, meaning a lot or lots that, as a result of development of any adjoining lots, is or are unlikely to be consolidated with an adjoining lot to increase the site size.



	Frontage	FSR	Building Typology (Guidelines)	*If Passive House
Locked-in site only	<15.2 m (50 ft.)	1	Duplex or triplex	
Locked-in site only	15.2 m (50 ft.) - 36.6 m (120 ft.)	1.2	Rowhouse or townhouse (stacked)	
	36.6 m (120 ft.) - 50 m (164 ft.)	1.7	Apartment (T-shape)	Any shape
Corner Sites	36.6 m (120 ft.) - 50m (164 ft.)	1.7	Apartment (L-shape)	Any shape

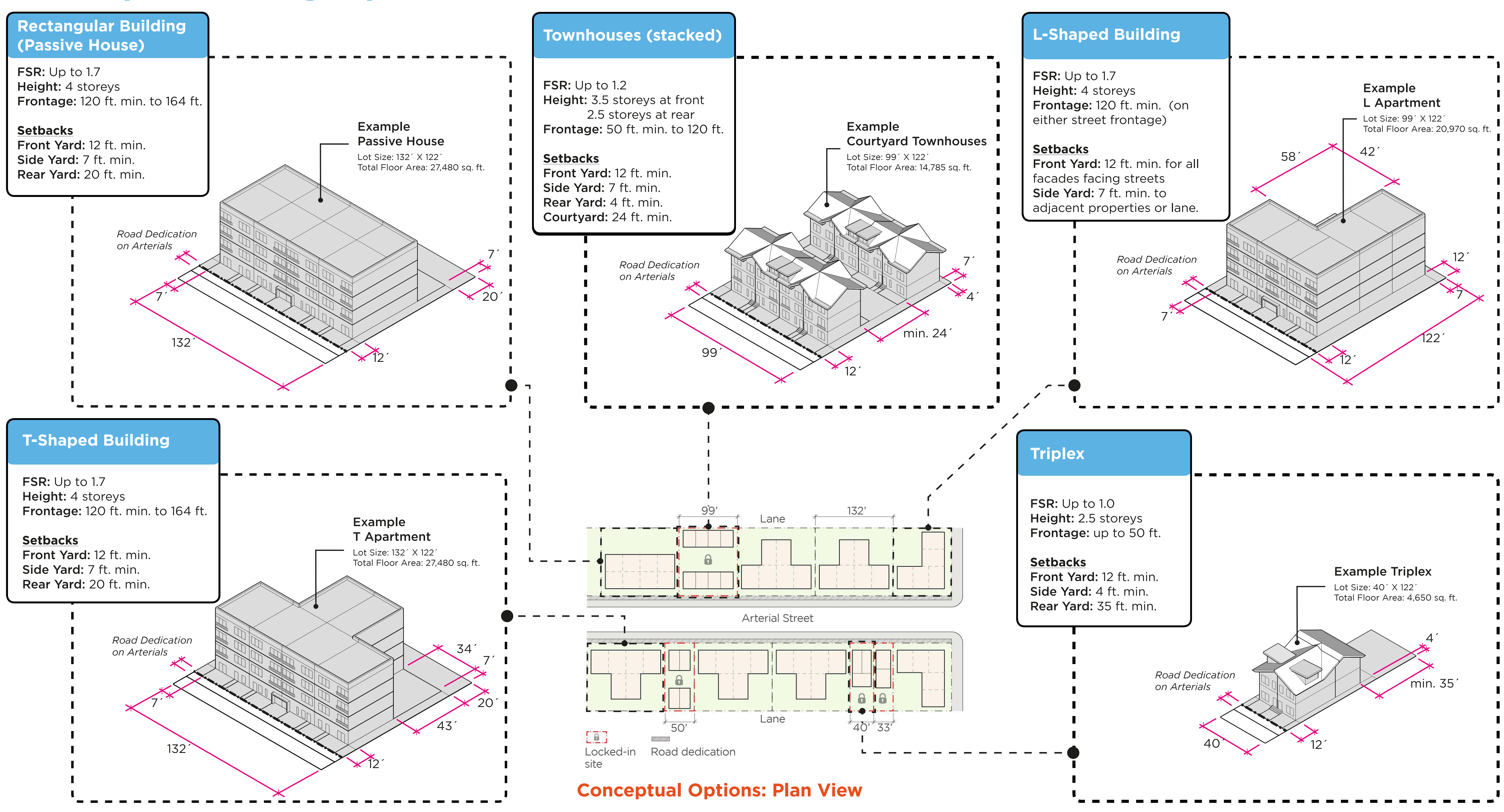


4-storey residential apartment at Alberta and W 12th Avenue



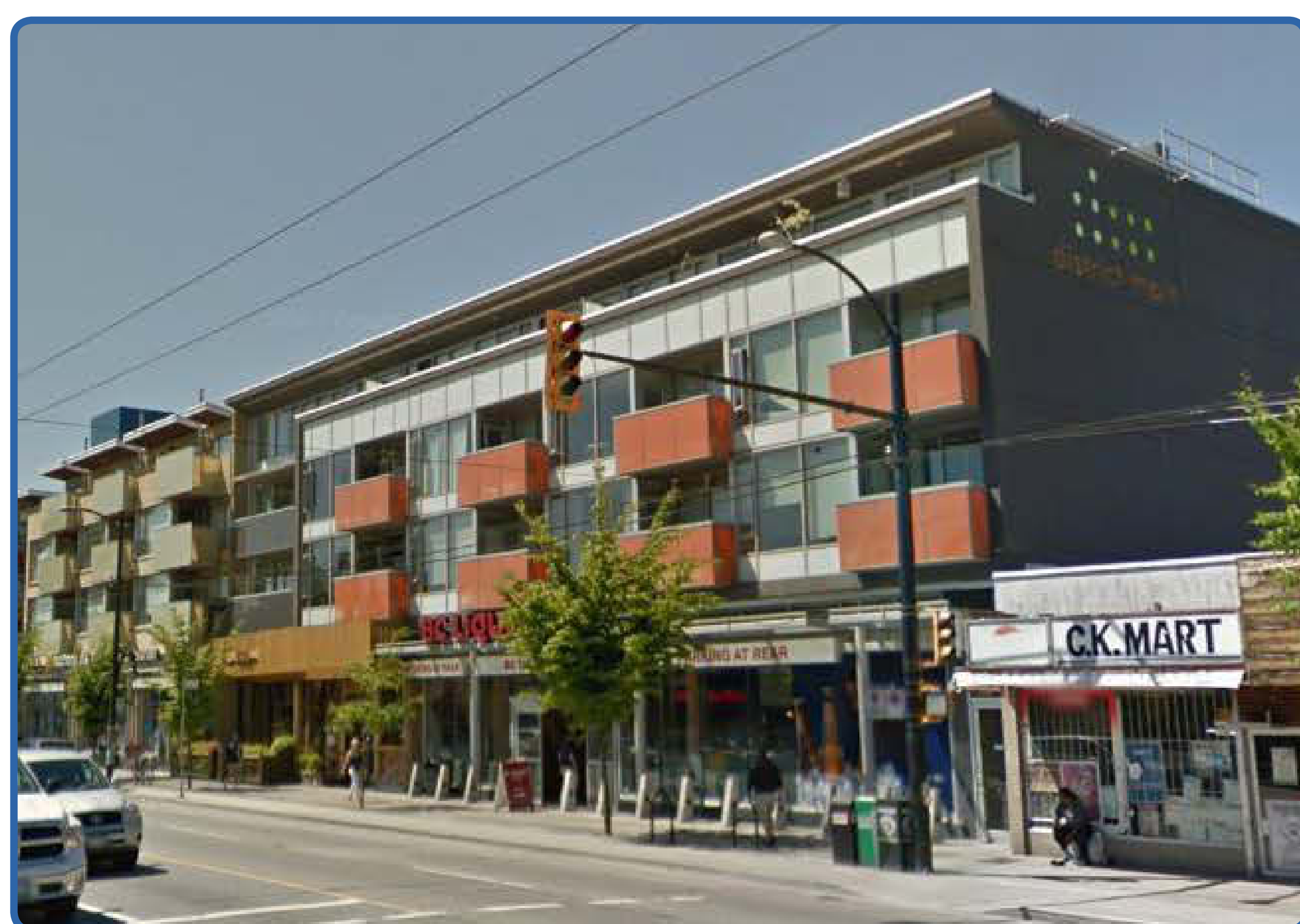
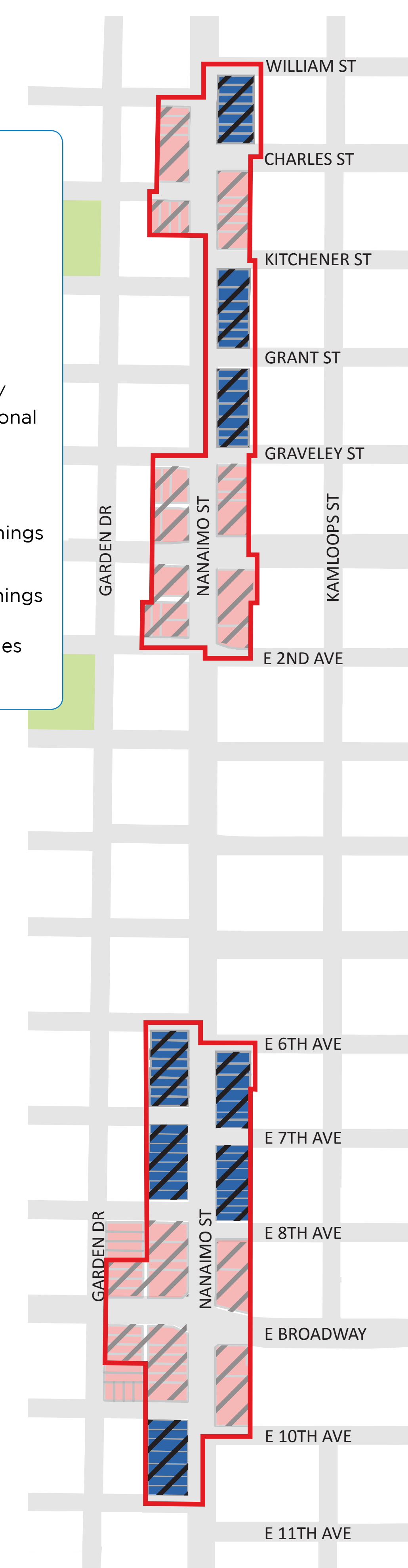
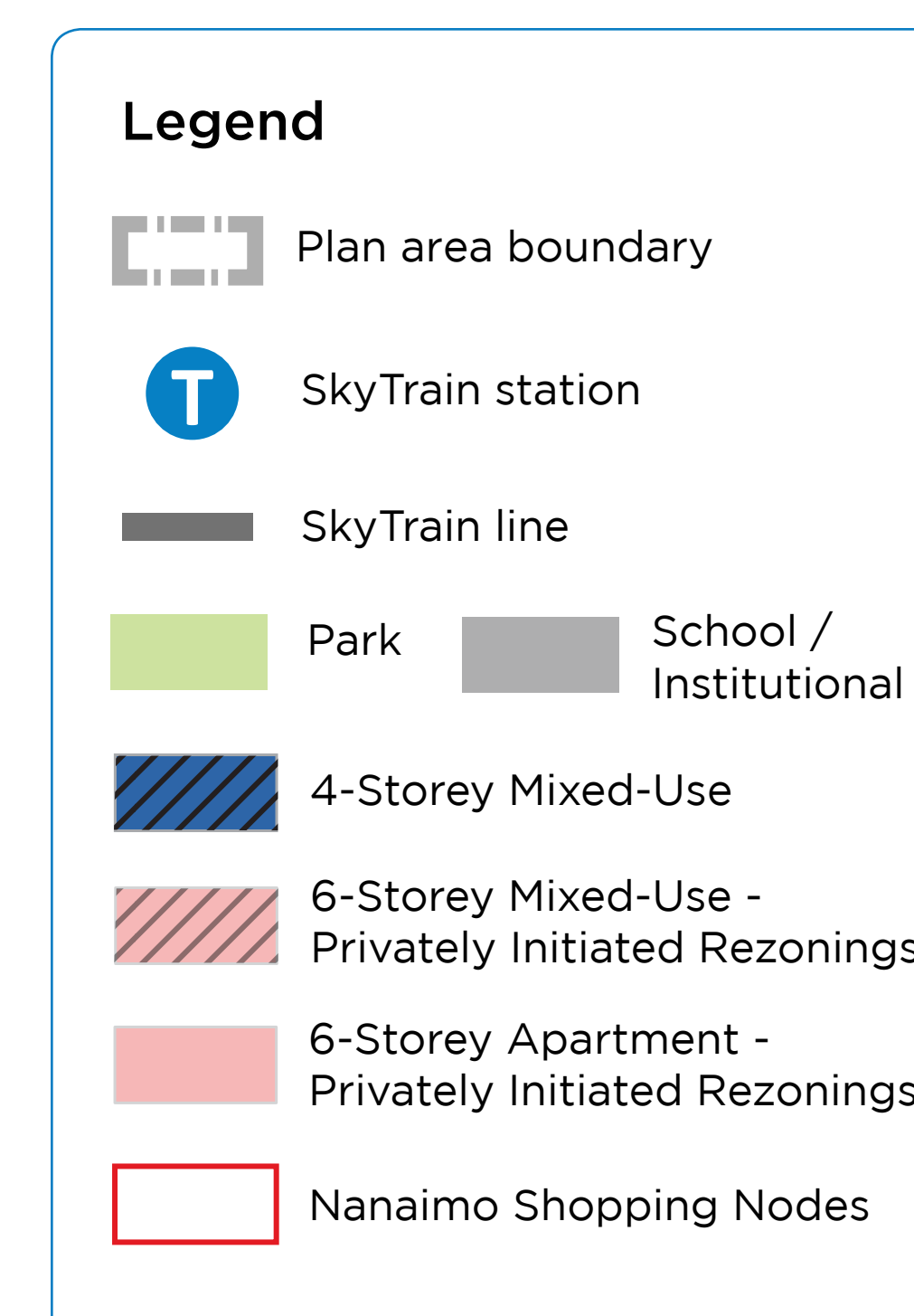
Rendering of approved Passive House building (4-5 storeys) at Fraser Street and 57th Avenue

## Conceptual Testing: Options

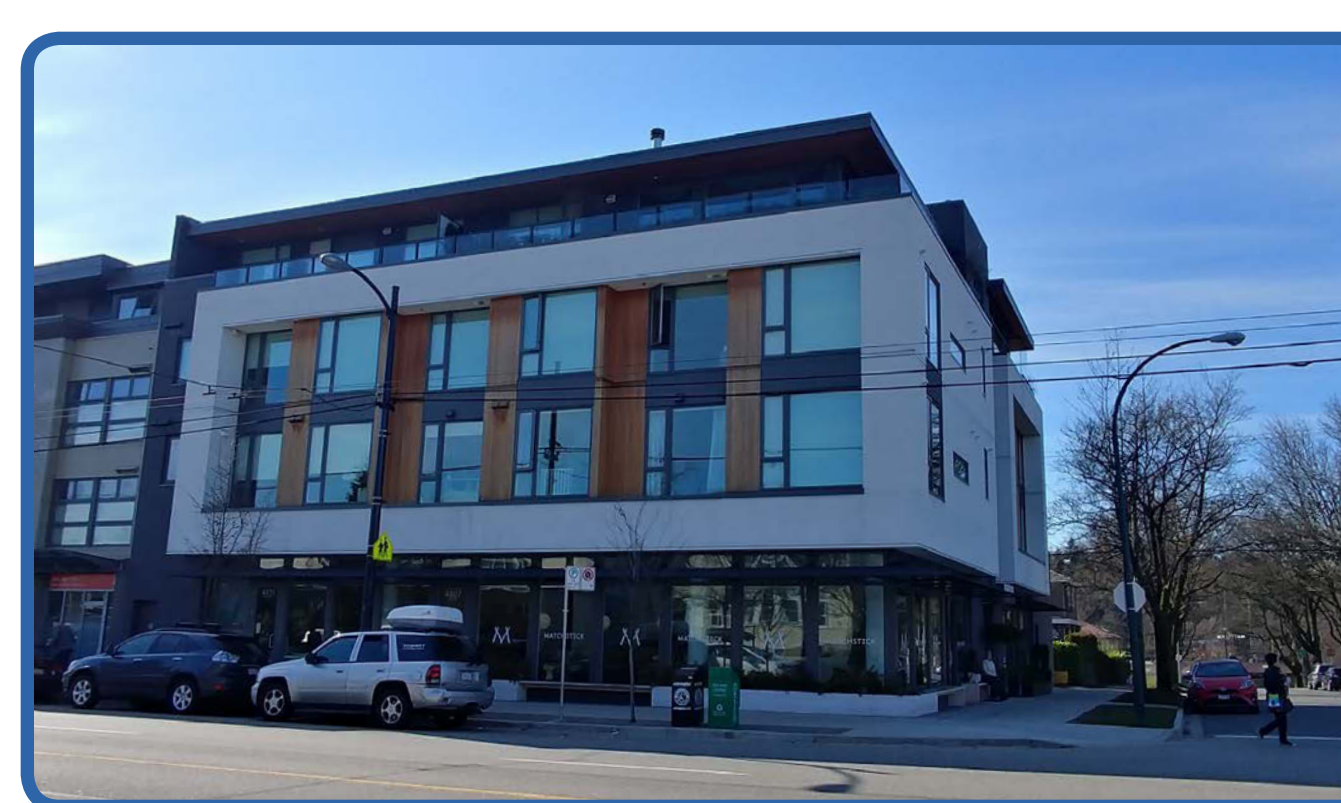


## Proposed Zoning Changes: Rezone to C-2

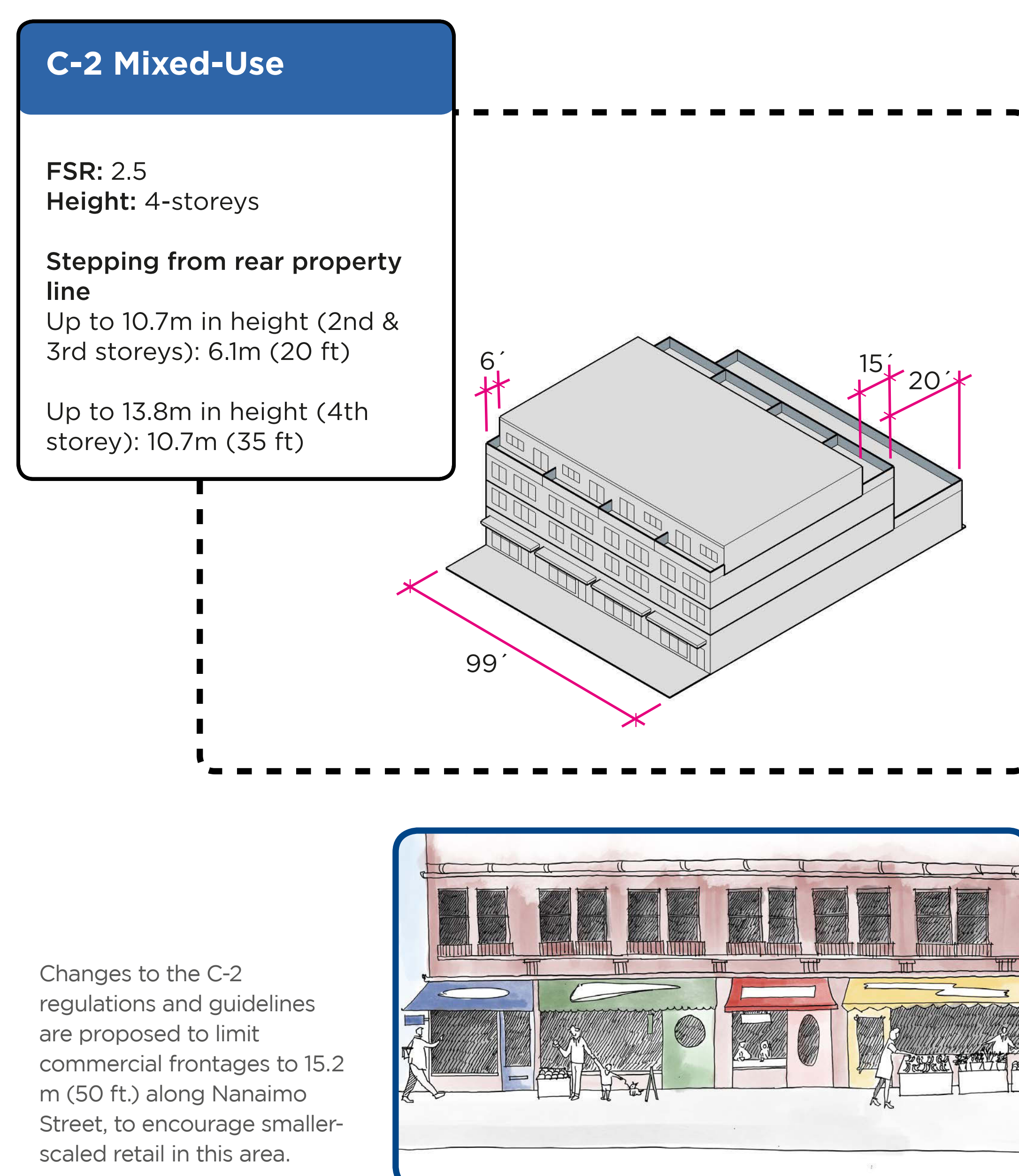
- The intent of the existing C-2 zone is to provide a wide range of commercial uses as well as residential uses, along arterial streets.
- Permits 4-storey mixed-use apartment buildings (commercial uses at-grade and residential above) with a maximum 2.5 FSR.
- Emphasizes building design that furthers compatibility among uses, ensures livability, limits impact on adjacent residential sites, and contributes to pedestrian interest and amenity.
- Does not have minimum frontages, however underground parking typically requires about 30 m (100 ft. or approximately 3-4 lots).
- Sideyards are not required, creating a continuous building frontage and better pedestrian experience.
- For more information, please refer to the existing C-2 district schedule on the City's Zoning and Development Bylaw 3575 webpage ([www.vancouver.ca/your-government/zoning-development-bylaw](http://www.vancouver.ca/your-government/zoning-development-bylaw)).



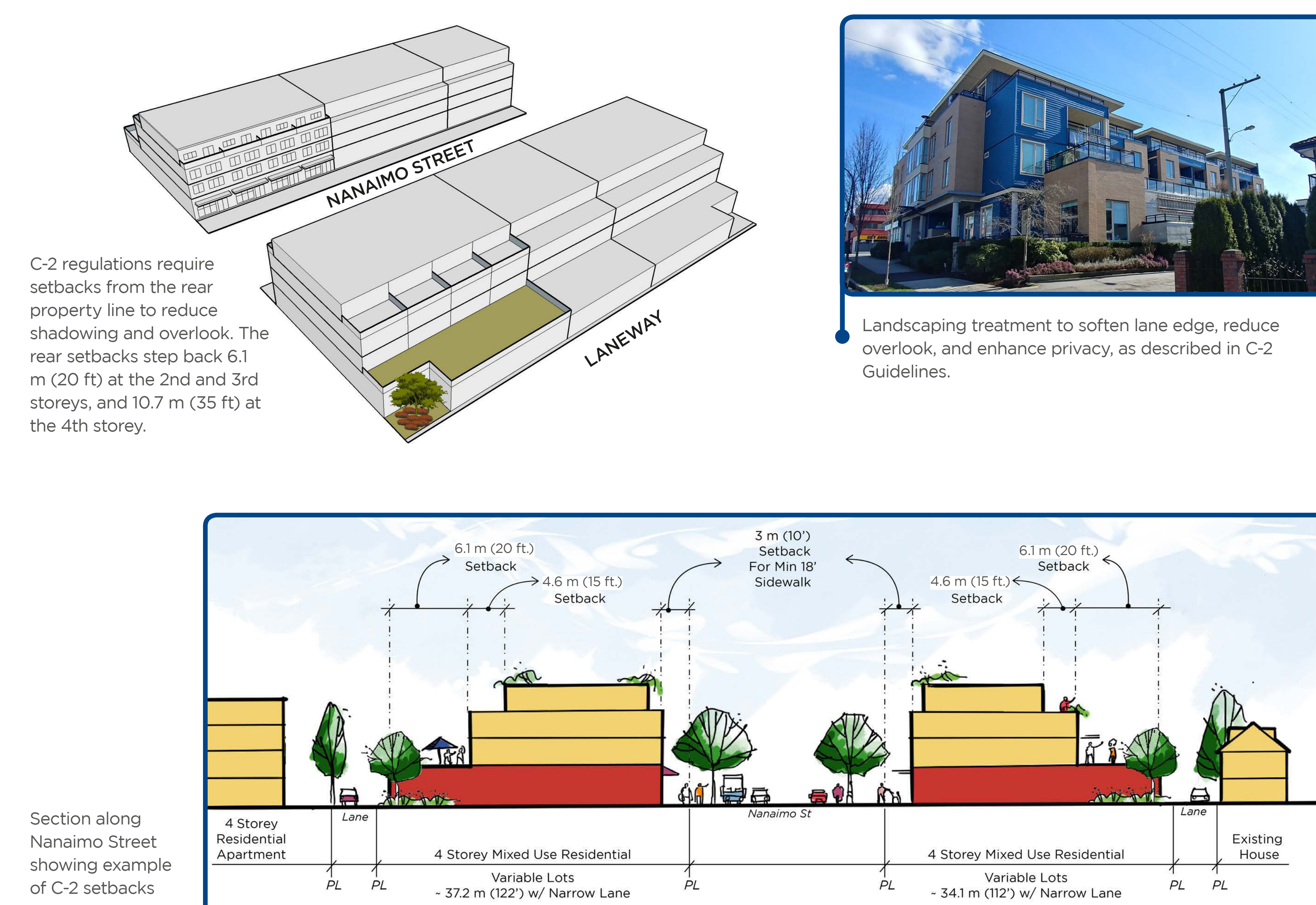
Examples of C-2 mixed-use development



## Conceptual Testing: Option



## Requirements for Rear Setbacks



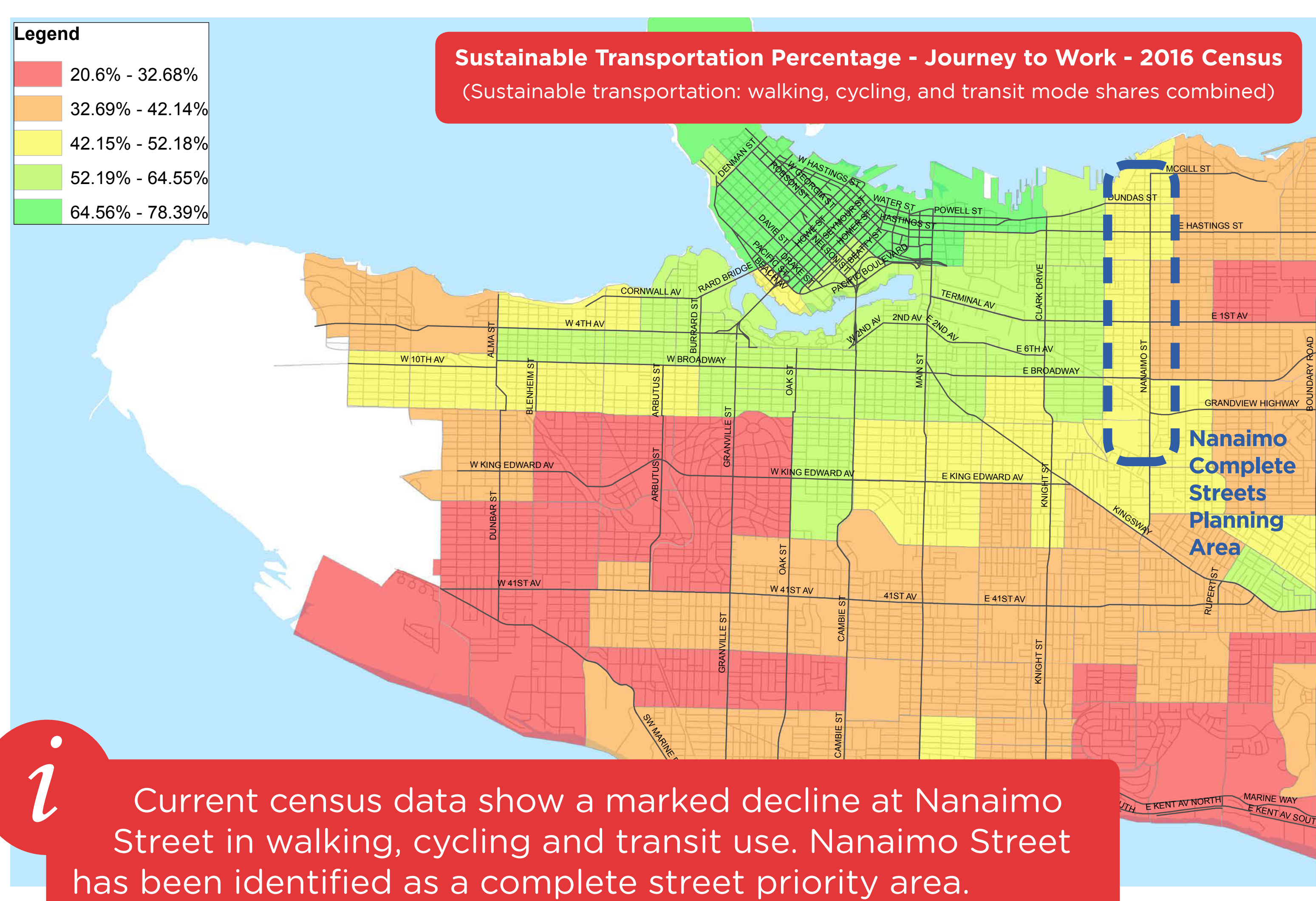
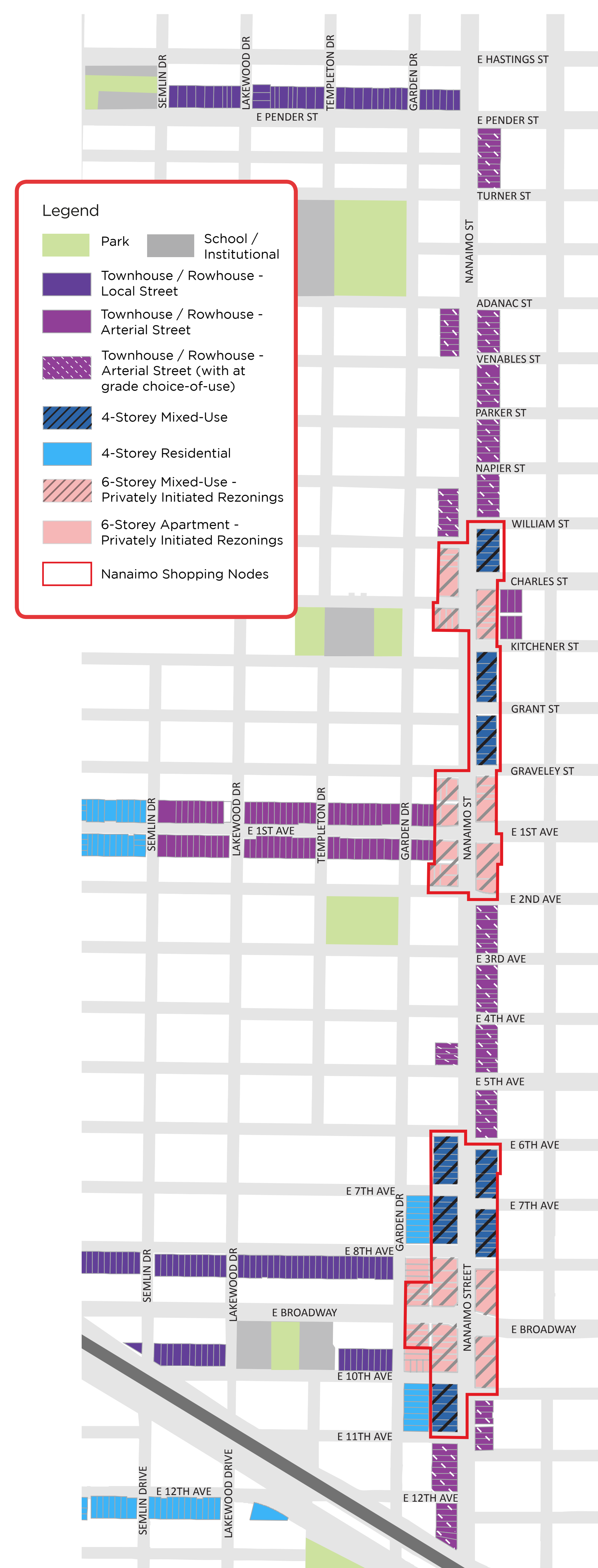
# Nanaimo Shopping Nodes

## What Does the Plan Say?

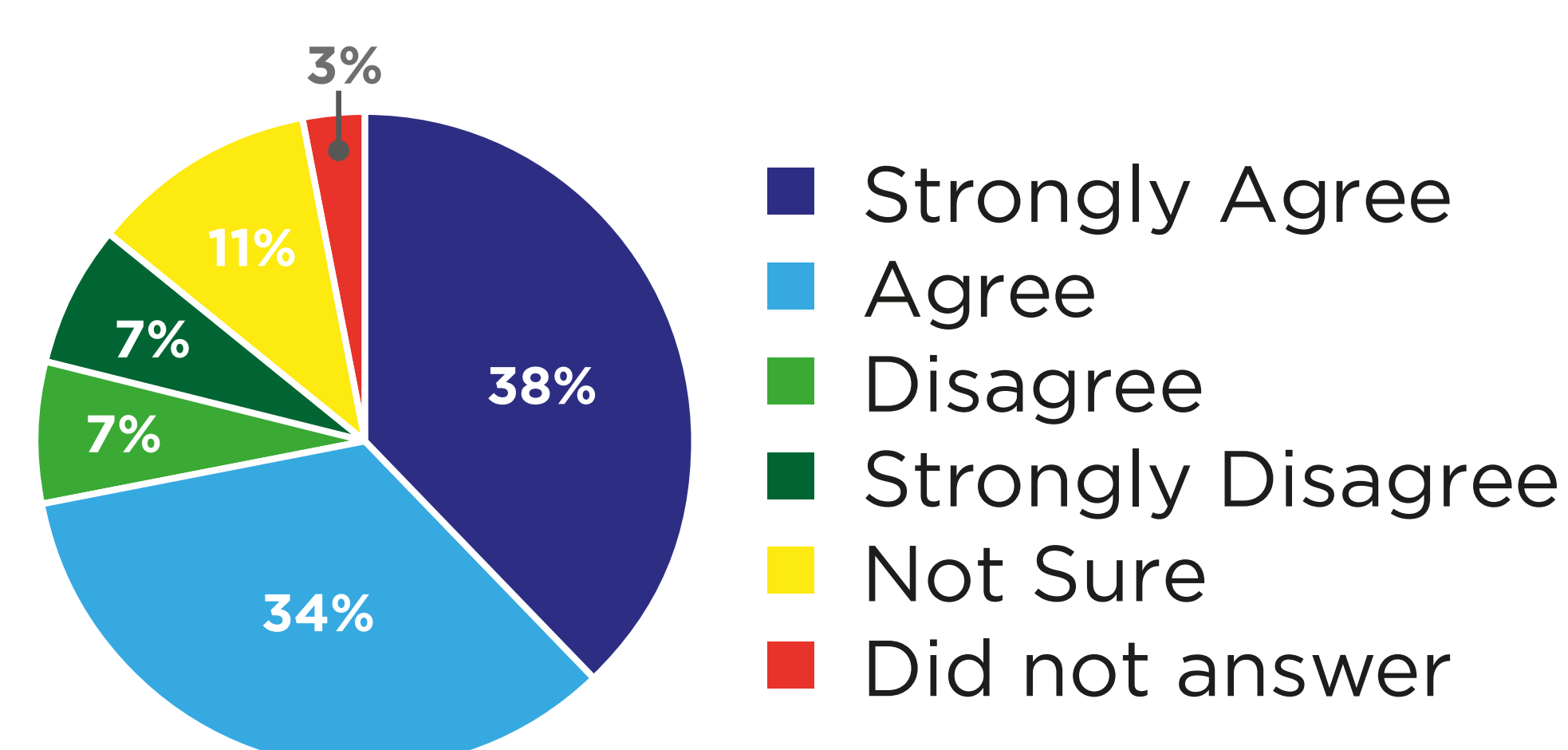
- Enhance the vitality of the small, locally-serving retail and service nodes along Nanaimo Street, to provide better services closer to home
- Some blocks are oriented parallel to the street while others are perpendicular and face onto the flanking residential streets; only parcels that front onto Nanaimo Street will see future changes
- For townhouse areas along Nanaimo Street, permit choice-of-use (between commercial uses or residential) for ground floor spaces facing Nanaimo Street

## What is Being Proposed?

- The zoning changes proposed along Nanaimo Street include an expansion of the Nanaimo shopping nodes, from a choice-of-use townhouse zone to the mixed-use C-2 zone, to require ground floor commercial in these areas
- Expansion of Nanaimo shopping nodes includes 4.5 additional blocks:
  - 1.5 blocks at 7th Avenue, to strengthen the shopping node and avoid partial blocks of mixed-use buildings
  - 3 blocks at Grant Street/Charles Street, to connect and strengthen the 1st Avenue and Charles Street shopping nodes
- Expansion of Nanaimo shopping nodes ensures more shops and services are provided over the long-term, improving neighbourhood walkability



**72% of respondents agree or strongly agree with the expansion of the Nanaimo shopping nodes and more mixed-use buildings**



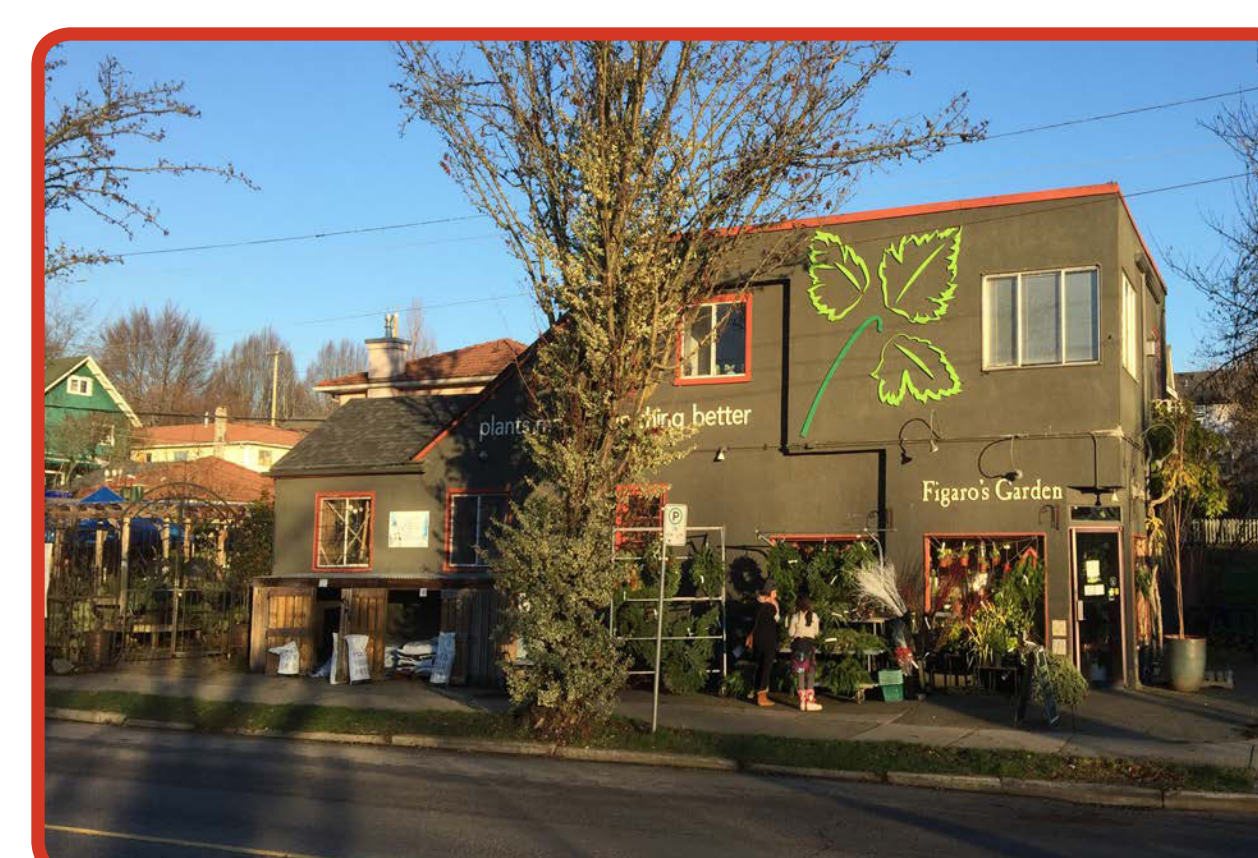
## Future Work: Local-Serving Retail

Nine 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 and local-serving commercial development.

### What Does the Plan Say?

- Preserve the small-scale local serving shops and historic storefronts in RT areas
- Maintain neighbourhood character and retain an eclectic mix of uses including the local “mom and pop” shops
- Reintroduce opportunities for local-serving retail

**We are continuing to explore** options to ensure the continued local retail and service uses on these lots. Options need to provide adequate incentives to include commercial use. The size of buildings will need to fit within a range of contexts.



Existing corner store



Encourage local-serving retail

## Development Contributions

**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 (DCLs range from \$3.63 per square foot to \$15.62 per square foot, depending on the scale of the 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 **rowhouse/ townhouse and residential apartment zones**, for additional density above the base density for condominium units (strata). These contributions will be used to fund amenities such as park improvements, childcare, and libraries, as set out in the Grandview-Woodland Community Plan.



Park Improvements



Childcare

### Density Bonus Contribution Rates in Proposed New Zones

Density	Zone	Rate (Calculated on net additional floor area)
Over 0.5 FSR to 1.5 FSR	Rowhouse / Townhouse	\$36.13 per square metre (\$3.36 per square foot) for multiple dwelling
Over 0.5 FSR to 1.7 FSR	Apartment	\$36.13 per square metre (\$3.36 per square foot) for multiple dwelling

*\*Properties that are 100% secured market rental/social housing are not subject to density bonus contributions.*

## Process Timeline and Opportunities for Input

### July 2016

Speak at Council meeting

#### Grandview-Woodland Community Plan adopted by Council

The Plan provides long-range guidance on a variety of issues - including housing, transportation, parks and public space, social issues, arts, culture, heritage and more

### Fall 2016

Open house events and opportunities for input

#### Initial development of new zones: Information and feedback

### Winter 2016 - Fall 2017

Opportunities for input

#### Focused work on regulations and guidelines for the Two-Family (RT) Zone

### January 2018

Write to Council and/or speak at Public Hearing

#### Council approves changes to the RT-5 and RT-6 Zoning and Development Bylaw

### Winter 2018

Open house events and opportunities for input

#### Continued progress on regulations and guidelines for the Rowhouse, Townhouse and 4-Storey Apartment and Mixed-use Zones

**WE ARE HERE**

### Spring 2018

Write to Council and/or speak at Public Hearing

#### Recommendations to Council

Prepare report for Council and present recommendations for the Rowhouse, Townhouse and 4-Storey Apartment and Mixed-use Zones



**Thank you for coming and sharing your feedback with us!**

*Please fill out a comment sheet and add your email to our list to be kept up-to-date on opportunities for participation*

Opportunities for input