Welcome to our Open House

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:

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

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

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

GRANDVIEW-WOODLAND
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).
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

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.

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

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.
What We Heard

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.

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.

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*
- 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
- 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
- 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
- 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

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).

Conceptual Testing: Options

<table>
<thead>
<tr>
<th>Frontage</th>
<th>FSR</th>
<th>Building Typology (Guidelines)</th>
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</thead>
<tbody>
<tr>
<td>&lt;12.8 m (42 ft.)</td>
<td>0.75</td>
<td>Duplex</td>
</tr>
<tr>
<td>&lt;12.8 m (42 ft.)</td>
<td>0.9</td>
<td>Triplex</td>
</tr>
<tr>
<td>&gt;12.8 m (42 ft.)</td>
<td>1.2</td>
<td>Townhouse or rowhouse</td>
</tr>
</tbody>
</table>

Townhouse / Rowhouse Zone: Local Streets
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.

Conceptual Testing: Options

**Townhouses (stacked)**

- FSR: Up to 1.5
- Height: 1.5 storeys at front, 2.5 storeys at rear
- Frontage: 30 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.

**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: 7 ft. min.
  - Rear Yard: 35 ft. min.

**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.

**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.

**Conceptual Options: Plan View**
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 properties or lane.

Conceptual Testing: Options

### Rectangular Building (Passive House)

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<th>Building Typology (Guidelines)</th>
<th>If Passive House</th>
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<tr>
<td>1</td>
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<td>Any shape</td>
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<tr>
<td>1.2</td>
<td>Rowhouse or townhouse (stacked)</td>
<td>Any shape</td>
</tr>
<tr>
<td>1.7</td>
<td>Apartment (L-shaped)</td>
<td>Any shape</td>
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<table>
<thead>
<tr>
<th>Frontage</th>
<th>Height</th>
<th>FSR</th>
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<tbody>
<tr>
<td>12.2 m (40 ft)</td>
<td>4 storeys</td>
<td>1.0</td>
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<tr>
<td>15.2 m (50 ft) - 31.6 m (104 ft)</td>
<td>3.5 storeys</td>
<td>1.5</td>
</tr>
<tr>
<td>31.6 m (104 ft) - 50 m (164 ft)</td>
<td>2.5 storeys</td>
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### Townhouses (stacked)

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### L-Shaped Building

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### Triplex

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Legend
- Plan area boundary
- SkyTrain station
- SkyTrain line
- Park
- School / Institutional
- 4-Storey Residential

Example Triplex

- Lot Size: 40´ X 122´
- Total Floor Area: 20,970 sq ft
- 3.5 storeys at front
- Height: 2.5 stories
- Frontage: 120 ft. min.
- Side Yard: 7 ft. min.
- Rear Yard: 4 ft. min.
- Courtyard: 24 ft. min.

Example Courtyard Townhouses

- Lot Size: 99´ X 122´
- Total Floor Area: 16,790 sq ft
- 3.5 storeys at front
- Height: 2.5 stories
- Frontage: 120 ft. min.
- Side Yard: 7 ft. min.
- Rear Yard: 6 ft. min.
- Courtyard: 35 ft. min.

Example L-Apartment

- Lot Size: 99´ X 122´
- Total Floor Area: 20,870 sq ft
- Height: 4 storeys
- Frontage: 120 ft. min.
- Side Yard: 7 ft. min.
- Rear Yard: 4 ft. min.
- Courtyard: 24 ft. min.

Example 4-Storey Residential Apartment

- Lot Size: 132´ X 122´
- Total Floor Area: 27,480 sq ft
- 4 storeys
- Height: 4 storeys
- Frontage: 120 ft. min.
- Side Yard: 12 ft. min.
- Rear Yard: 12 ft. min.
- Courtyard: 24 ft. min.
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).

Conceptual Testing: Option

Requirements for Rear Setbacks

Changes to the C-2 regulations and guidelines are proposed to limit commercial frontages to 15.2 m (50 ft.) along Nanaimo Street, to encourage smaller-scaled retail in this area.

Section along Nanaimo Street showing example of C-2 setbacks.
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.

Current census data show a marked decline at Nanaimo Street in walking, cycling and transit use. Nanaimo Street has been identified as a complete street priority area.

Legend
- Park
- School / institutional
- Townhouse / Rowhouse - Local Street
- Townhouse / Rowhouse - Arterial Street
- Retail use - Local Street (with at-grade choice-of-use)
- 6-Storey Mixed-Use
- 6-Storey Residential
- Privately Initiated Rezonings
- 6-Storey Apartment - Privately Initiated Rezonings
- Nanaimo Shopping Nodes

Sustainable Transportation Percentage - Journey to Work - 2016 Census
(Sustainable transportation: walking, cycling, and transit mode shares combined)
**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

**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.

### Density Bonus Contribution Rates in Proposed New Zones

<table>
<thead>
<tr>
<th>Density</th>
<th>Zone</th>
<th>Rate (Calculated on net additional floor area)</th>
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<tbody>
<tr>
<td>Over 0.5 FSR</td>
<td>Rowhouse/Townhouse</td>
<td>$36.13 per square metre ($3.36 per square foot) for multiple dwelling</td>
</tr>
<tr>
<td>to 1.5 FSR</td>
<td></td>
<td></td>
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<tr>
<td>Over 0.5 FSR</td>
<td>Apartment</td>
<td>$36.13 per square metre ($3.36 per square foot) for multiple dwelling</td>
</tr>
<tr>
<td>to 1.7 FSR</td>
<td></td>
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</tbody>
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*Properties that are 100% secured market rental/social housing are not subject to density bonus contributions.*
Process & Timeline Moving Forward

Process Timeline and Opportunities for Input

- **July 2016**
  - 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**
  - Initial development of new zones: Information and feedback
  - Open house events and opportunities for input

- **Winter 2016 - Fall 2017**
  - Focused work on regulations and guidelines for the Two-Family (RT) Zone
  - Opportunities for input

- **January 2018**
  - Council approves changes to the RT-5 and RT-6 Zoning and Development Bylaw
  - Write to Council and/or speak at Public Hearing

- **Winter 2018**
  - Continued progress on regulations and guidelines for the Rowhouse, Townhouse and 4-Storey Apartment and Mixed-use Zones
  - Open house events and opportunities for input

- **Spring 2018**
  - Recommendations to Council
    - Prepare report for Council and present recommendations for the Rowhouse, Townhouse and 4-Storey Apartment and Mixed-use Zones
  - Write to Council and/or speak at Public Hearing

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**WE ARE HERE**

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.