

Grandview-Woodland Community Plan

Grandview-Woodland is a community that values inclusivity, diversity, sustainability, affordability, opportunity, vitality, heritage and culture. It is also a community that values managed change over time.

2016

Hello & welcome.

Summary boards.....1-5

Detailed boards.....6-15



Ways you have participated

Over the four years of public engagement, we’ve received input through:

85

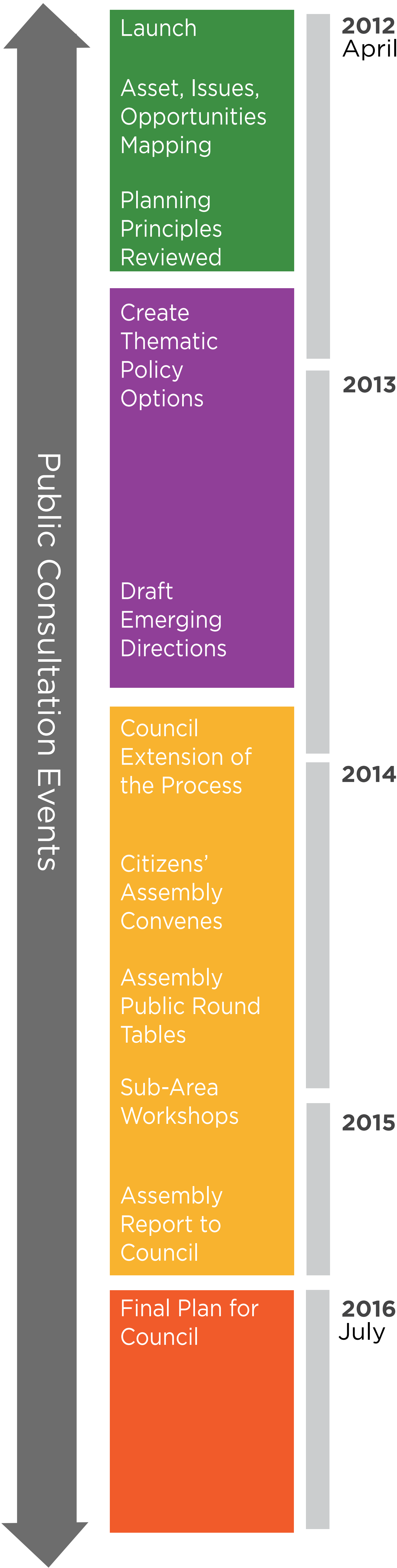
open houses, workshops, meetings and walking tours

2,500

survey responses

Key themes

From your input, we’ve identified the following themes:



Citizens’ Assembly



The 48 members of the Citizens’ Assembly were randomly selected from among over 500 local volunteers. These residents met regularly over the course of a year to learn about the planning process and to examine different directions for community development over the next 30 years. The proposed recommendations were presented to Council in June 2015 and have shaped the Grandview-Woodland Community Plan.

11
sessions

3
round tables with the
community



268
recommendations provided by
the Citizens’ Assembly

Moving forward

The purpose of today’s Open House is for you to learn about the Grandview-Woodland Plan and to provide comments.

Comments from everyone will be summarized and shared with Council.

More information

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

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



1



2



3



5



4

A diversity of housing

Vancouver faces severe challenges with unprecedented gaps between incomes and housing costs. Providing opportunities for a range of housing options for households will ensure the community remains diverse and resilient.

The policies are designed to strike a balance between the need to preserve the existing rental housing supply and the need to increase rental housing supply.



Duplex



5-storey rental apartment



Rowhouse



6-storey mixed-use apartment



4-storey apartment



High-rise apartment

Replace and add rental housing

The apartment areas (RM zone) represent a significant part of the affordable housing supply in Grandview-Woodland (currently 6,400 units). The majority of the purpose-built market rental housing is protected by the Rental Housing Stock Official Development Plan that requires one-for-one replacement of existing rental units.

The policies encourage retention while allowing for replacement of older buildings to increase the number of secured market rental units over time.

Policies allow for the replacement of existing rental buildings with new six storey buildings for 100% secured market rental housing.

Pace of change

Replacement of existing buildings would be limited to five rezonings over the first three years of the plan (up to a maximum of 150 existing rental units).

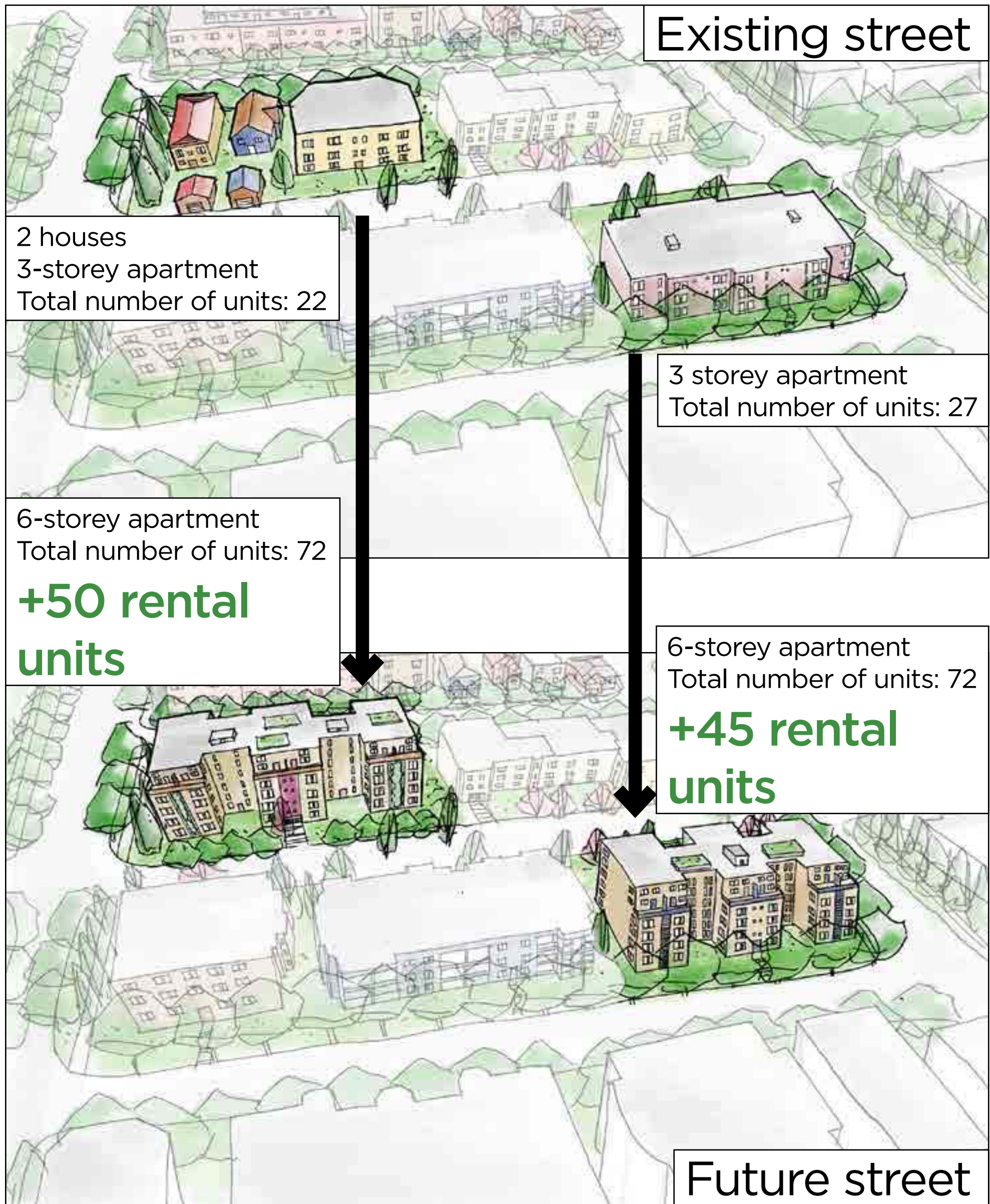
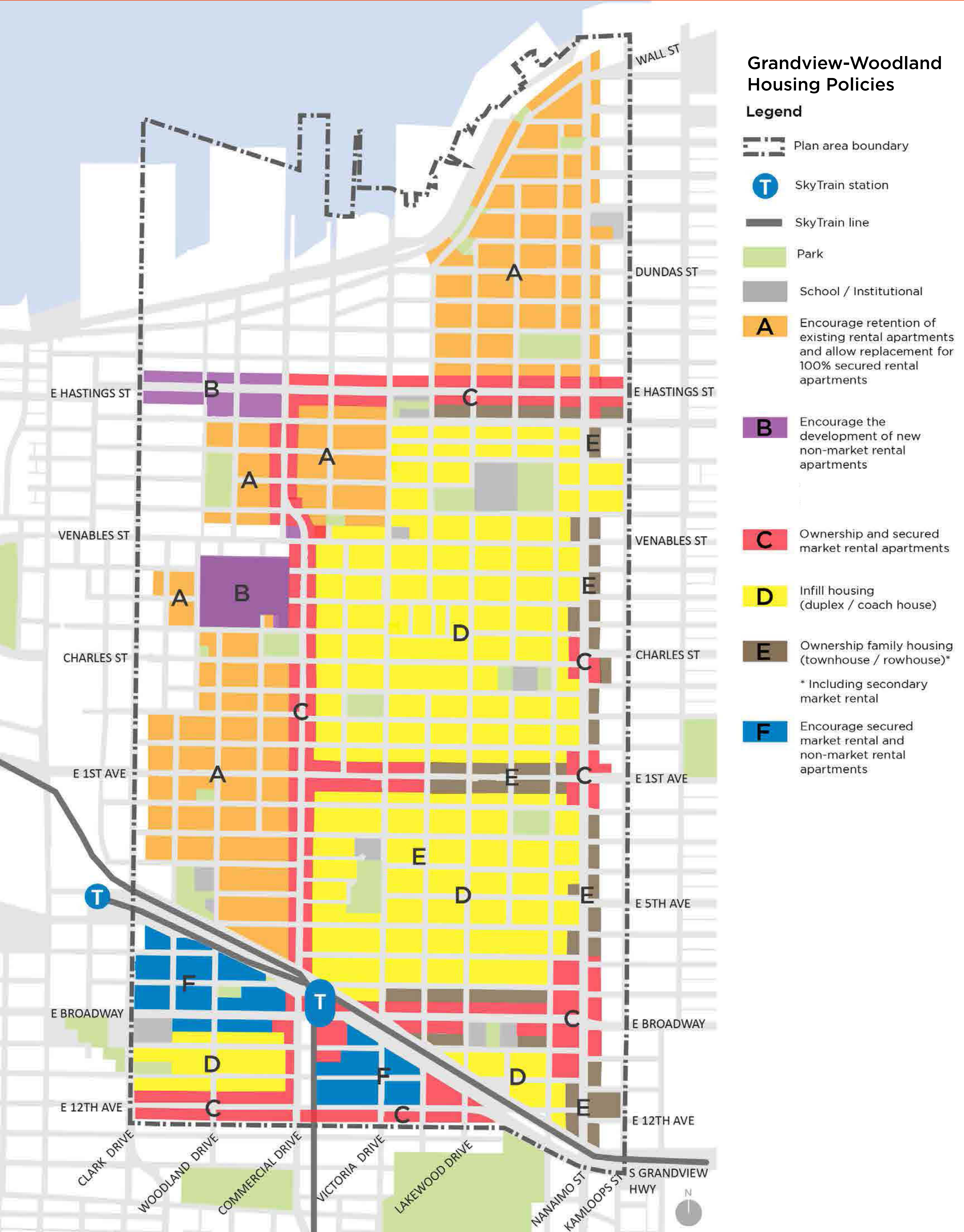


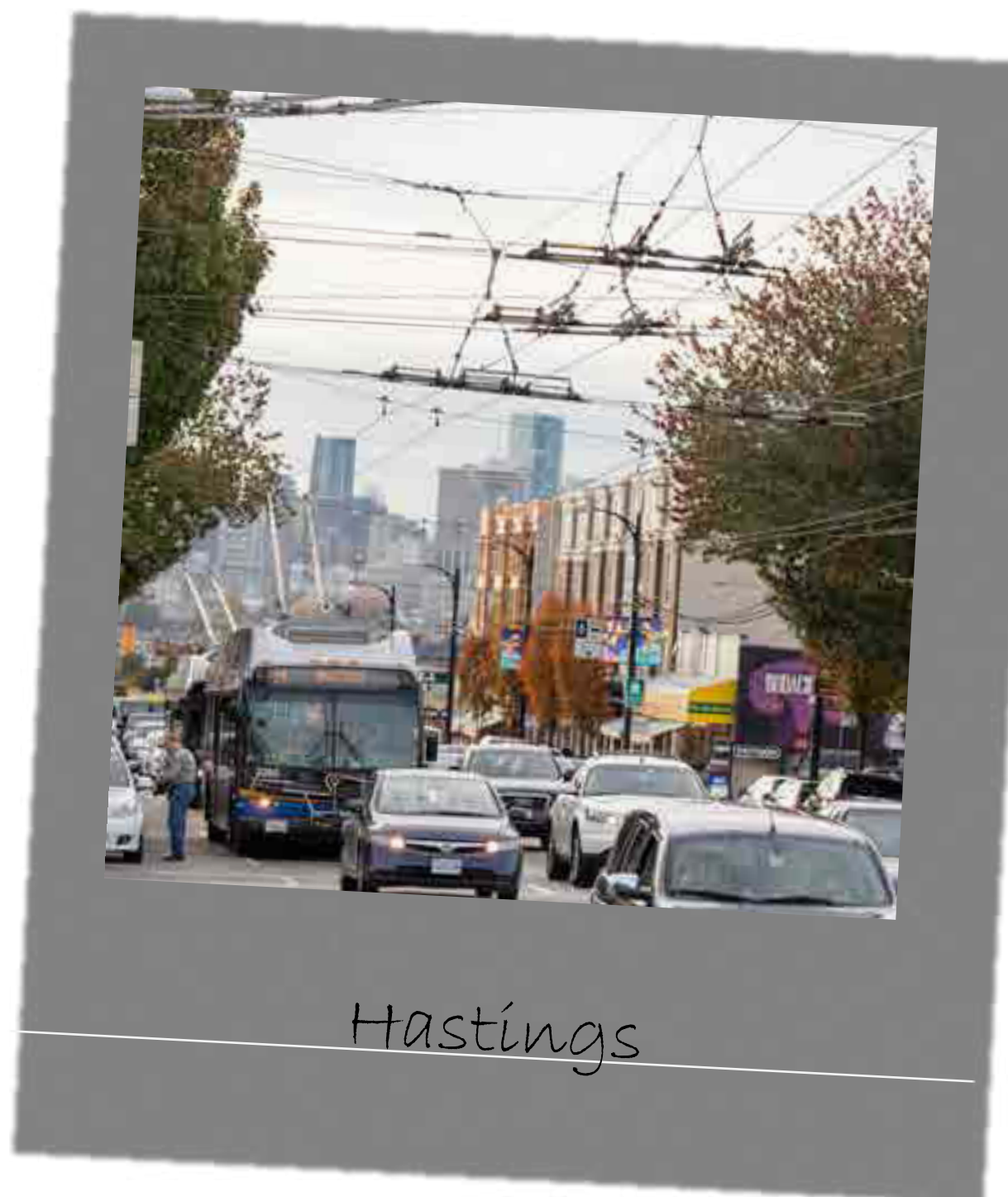
Illustration of unit count increase



Note: This map has been amended since the June 2016 draft plan due to an error

HASTINGS

- New social and market housing;
- Renewed Aboriginal facilities;
- More shops and services;
- Sidewalks with street trees and public art



Hastings

BRITANNIA-WOODLAND

- Rental housing renewed at a controlled pace;
- Key character streetscapes;
- Improved Venables Street



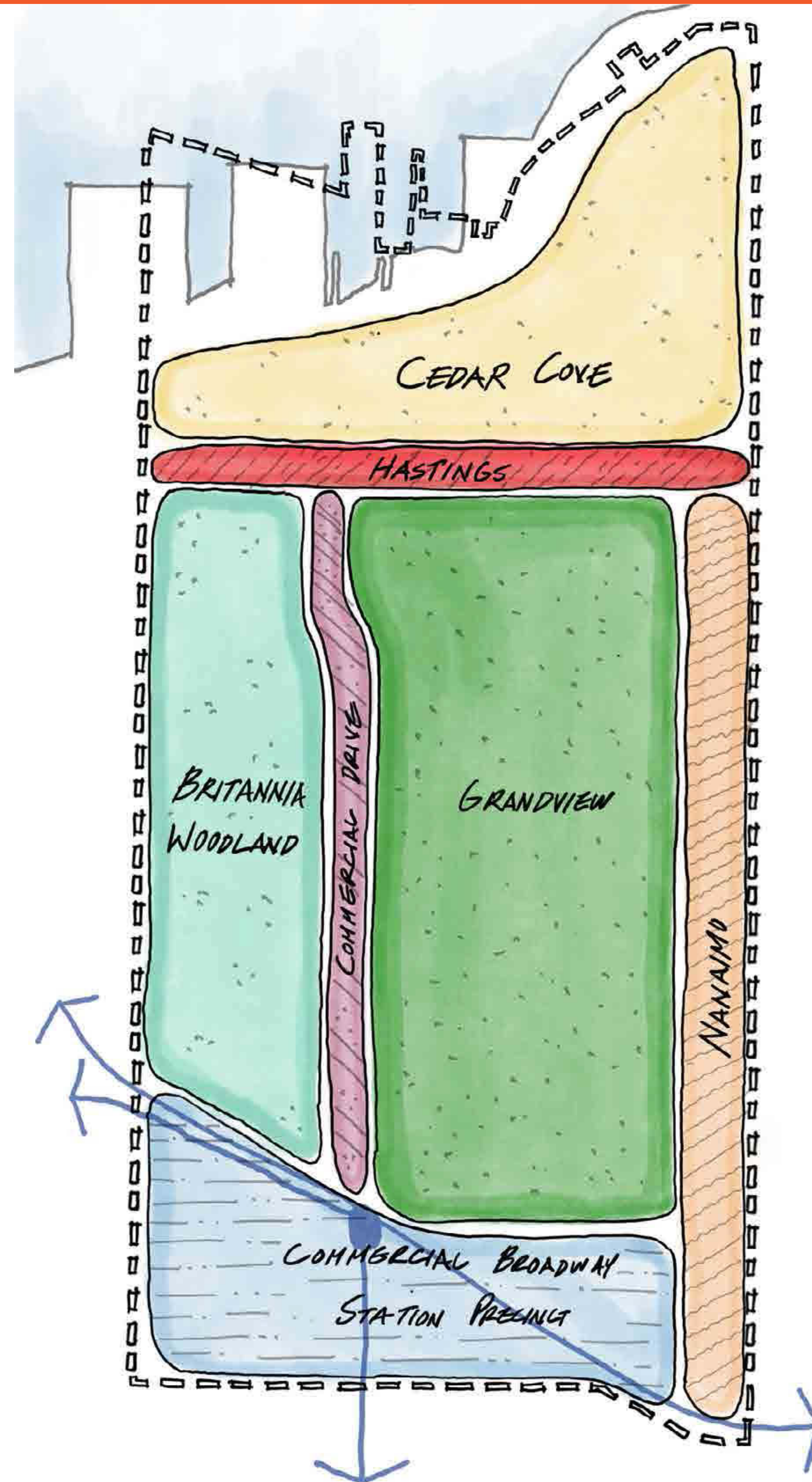
Britannia-Woodland

COMMERCIAL-BROADWAY STATION PRECINCT

- Mixed-use and mixed-scale transit precinct;
- New public plaza and park improvements;
- Office space;
- Station upgrades



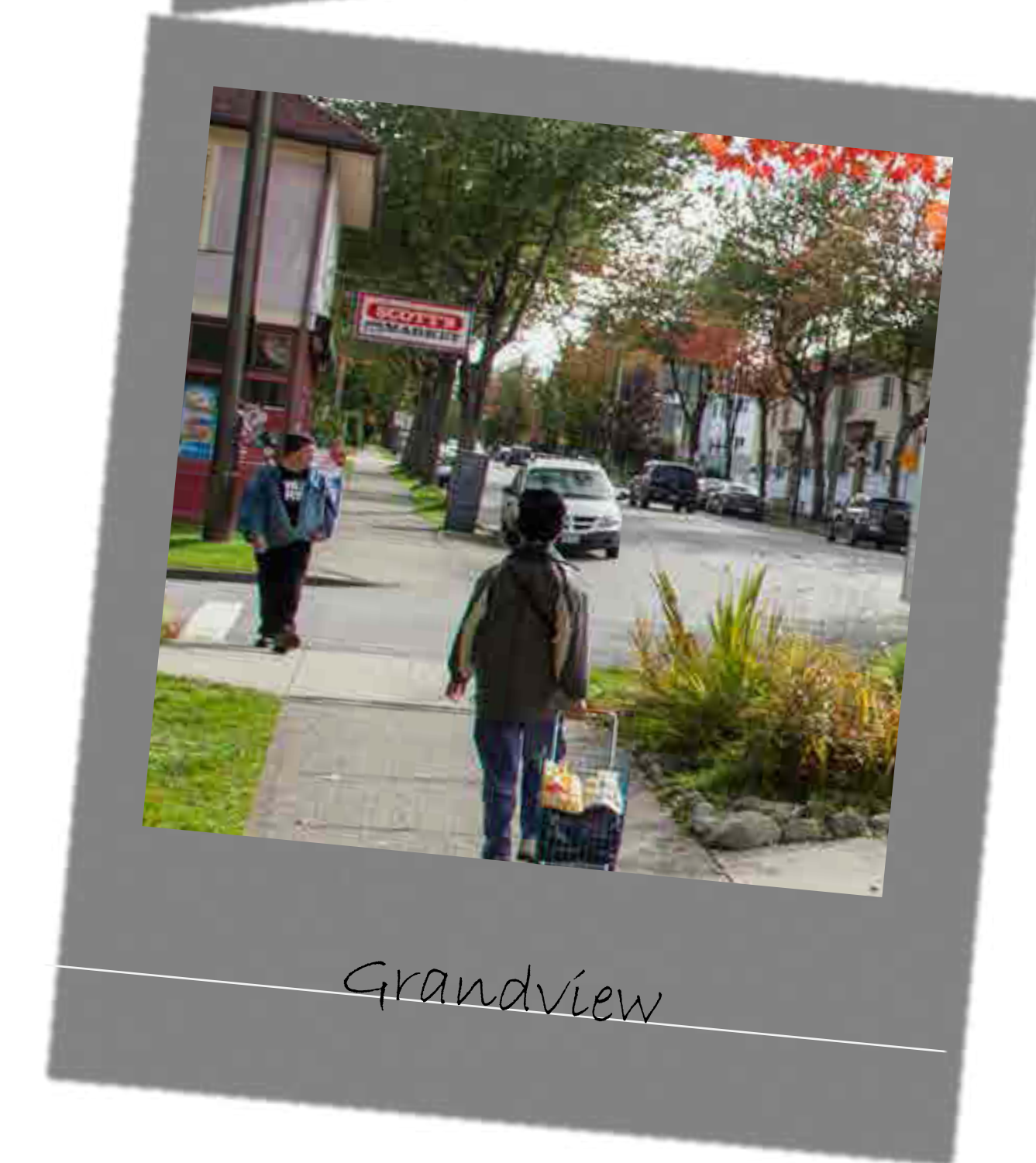
Commercial-Broadway
Station Precinct



Cedar Cove

CEDAR COVE

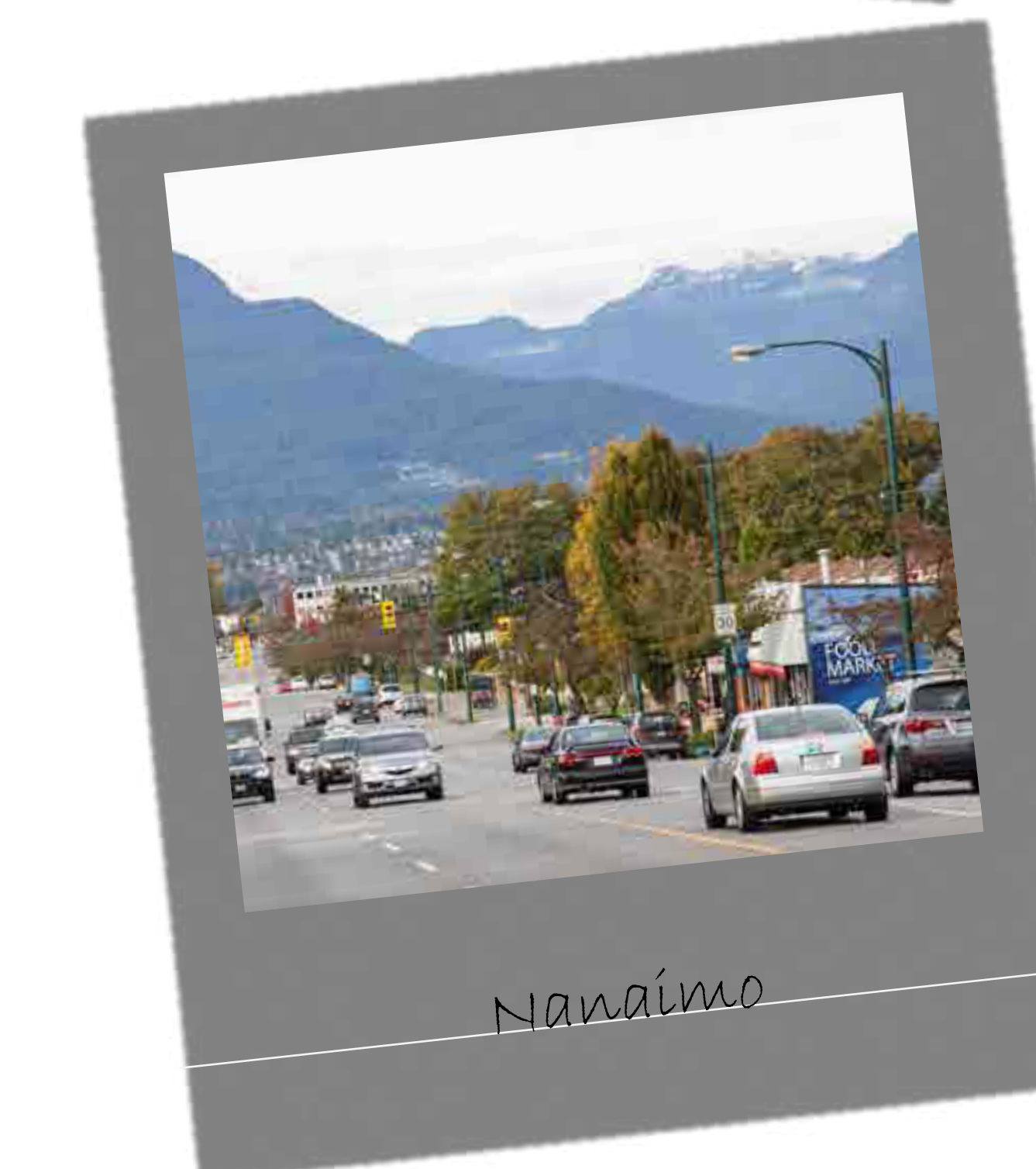
- Rental housing renewed at a controlled pace;
- Expanded shopping node on Dundas Street;
- Important industrial job space



Grandview

GRANDVIEW

- Heritage and character buildings;
- New opportunities for home ownership;
- Retain small-scale neighbourhood retail;
- Rental housing renewed at a controlled pace in the northwest apartment area



Nanaimo

NANAIMO

- Family housing;
- Better local shopping nodes



Commercial Drive

COMMERCIAL DRIVE

- Keep “the vibe of the Drive”
- Local, independent business;
- Improved walking and biking;
- Renewed Britannia Community Centre



Legend

- Plan area boundary
- SkyTrain station
- SkyTrain line
- Park
- School / Institutional

New amenities will address current needs and will accomodate the 10,000 additional people that can be expected over the 30-year life of the plan.

The total value of the public benefits package is about **\$800 million** over 25 years.

1. Renewal and expansion of **Britannia Community Centre** (including library, recreation facilities, social and cultural space, childcare).
2. Expansion of key Aboriginal facilities (including the **Aboriginal Friendship Centre** and **Urban Native Youth Association**).
3. Nine **enhanced and expanded parks** across the neighbourhood.
4. Support for long-term renewal of **Kiwassa Neighbourhood House**.
5. Introduction of **“shared spaces”** to connect key streets to neighbourhood parks.
6. Renewal of **The Kettle Friendship Society** to provide mental health services and supportive housing.
7. Renewal of **Firehall #9**.
8. Complete street design for **Commercial Drive** - comfort for all modes of transportation and improved public life.
9. Up to five new plazas throughout the neighbourhood - including a **large civic plaza** on the Safeway site.

The plan will also provide these amenities:

- Affordable housing
- Childcare
- Community policing
- Street improvements
- Heritage

Key policies

The plan recognizes the energy, the identity and “the vibe” that is “The Drive”. It ensures that this unique character will remain vital into the future.

- Retain the existing mixed-use zoning (four storeys or less) throughout the core blocks of Commercial Drive.
- Maintain the pattern of smaller, individual retail frontages.
- Outside of core and only on larger sites at the East 1st Avenue node, allow buildings up to six storeys to provide new housing.
- Create a more “complete street” along Commercial Drive to better serve all modes of transportation.

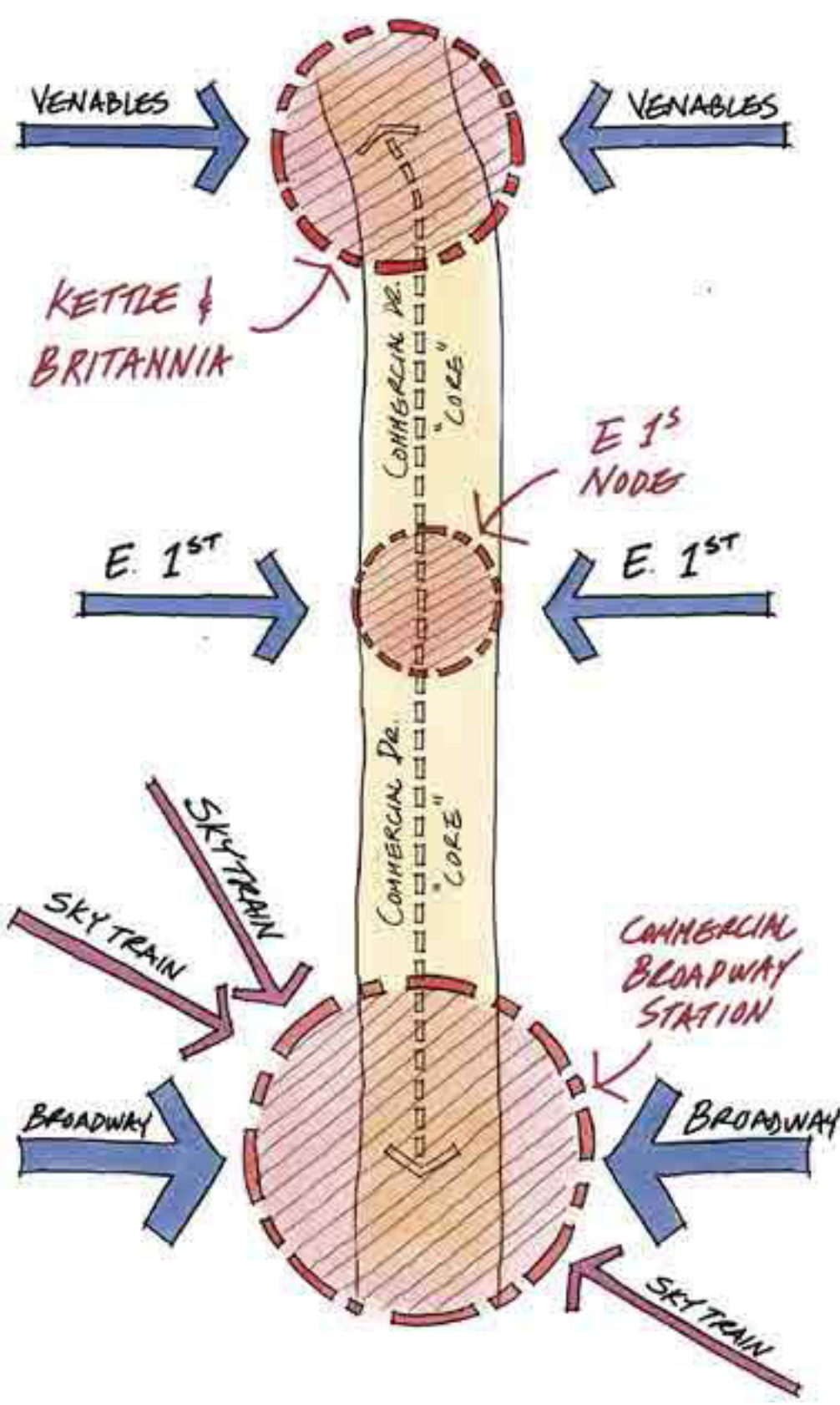
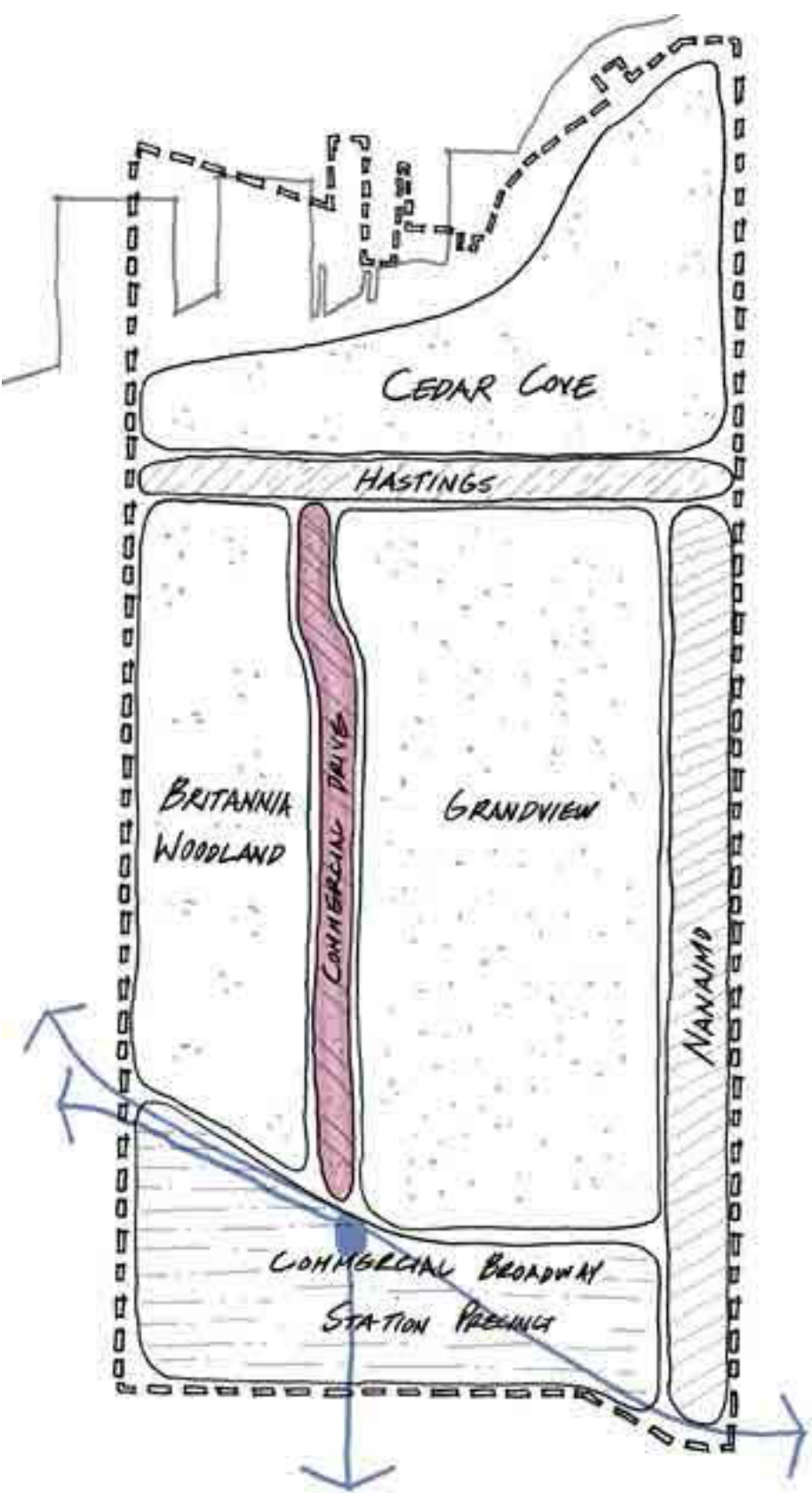


Illustration showing focused areas of change



Retain character buildings



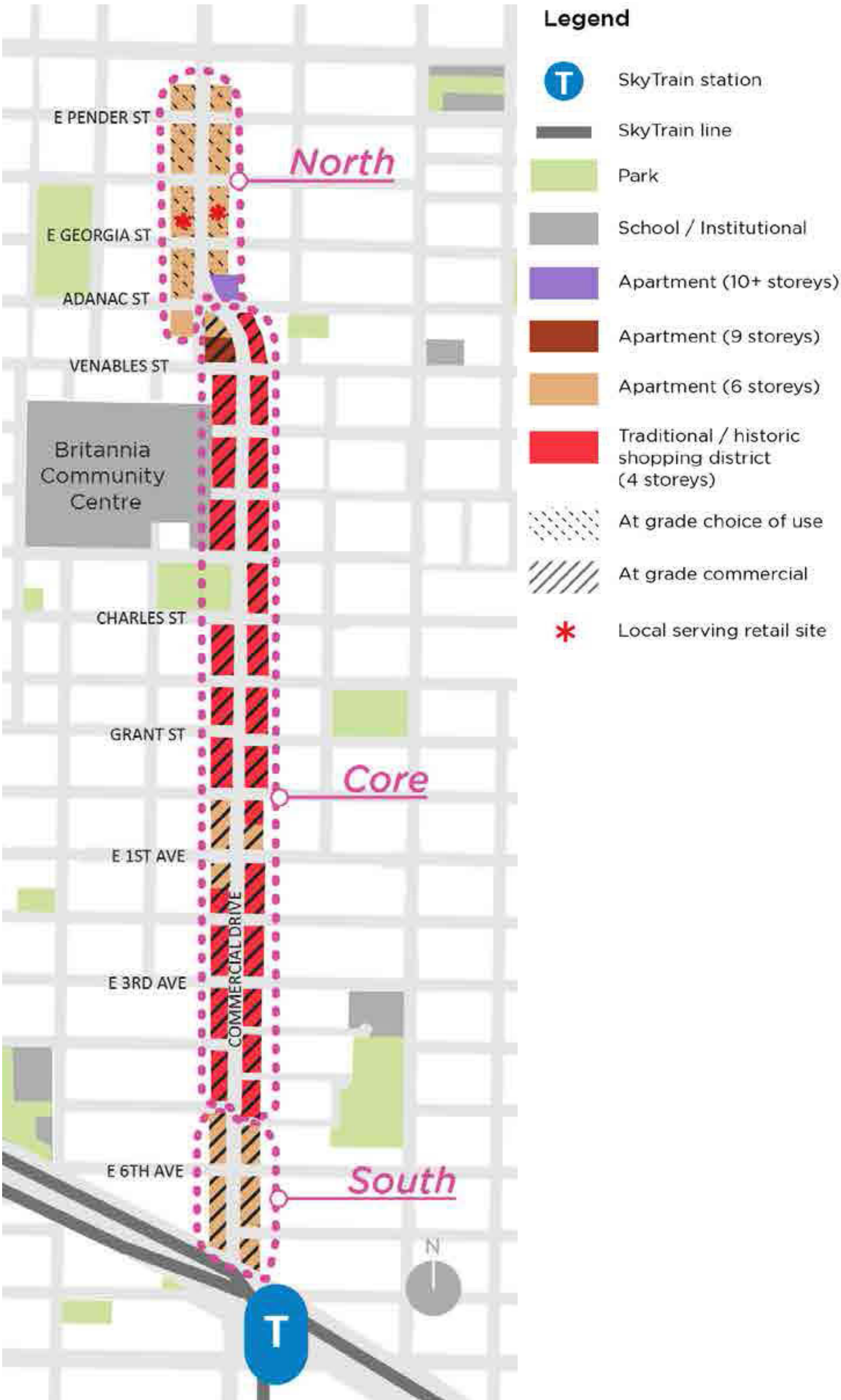
Italian Day on Commercial Drive



Existing coffee shop along Commercial Drive



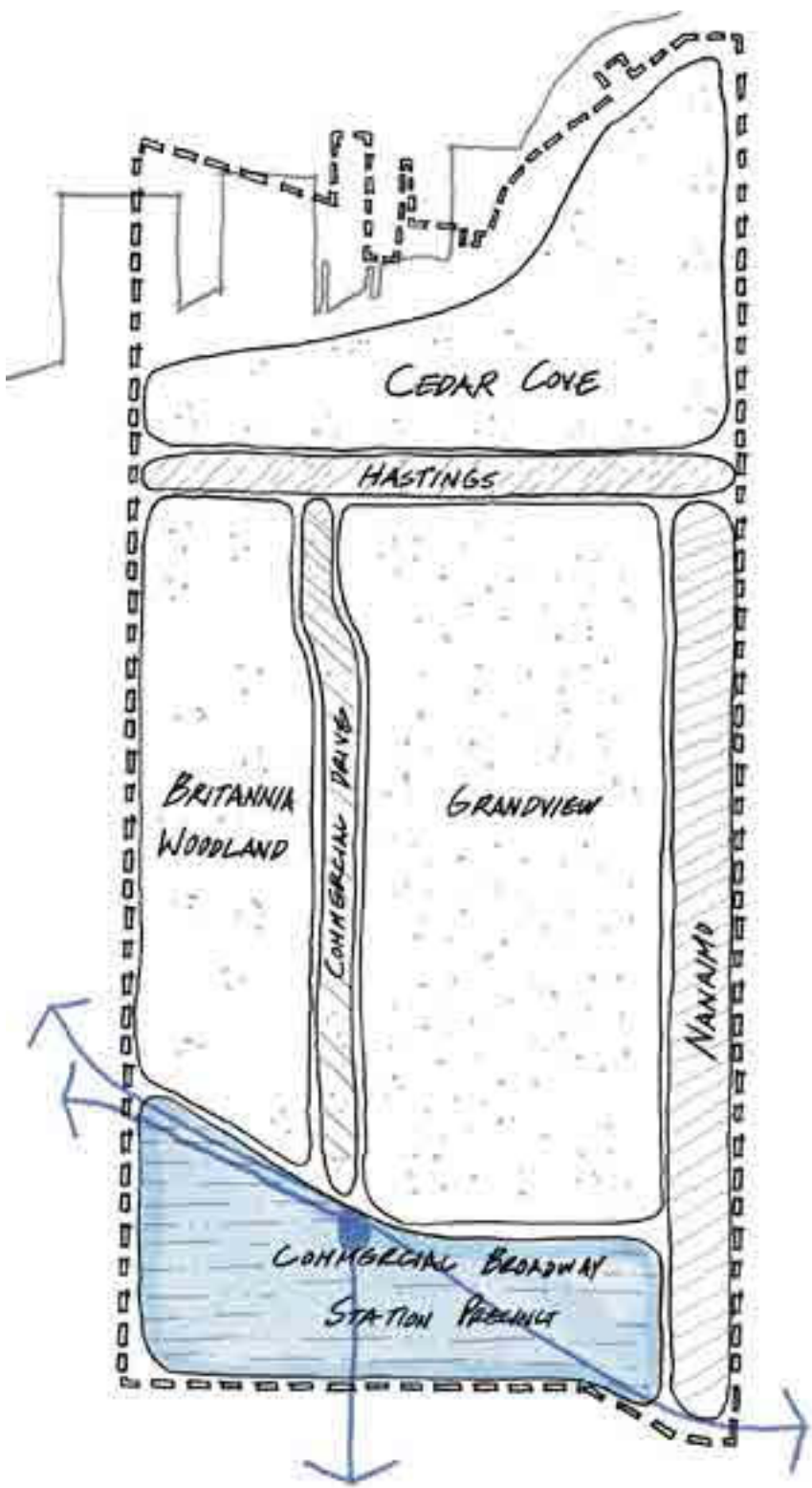
Enhance public life and public spaces



Key policies

This neighbourhood features one of the highest levels of transportation accessibility in the region. The plan envisions a mixed-use community centred on a vibrant new urban plaza at the SkyTrain station. Expanded opportunities for a wide diversity of people to live, work, shop and gather in this area will be introduced.

- Create a new social heart for the community with a civic plaza as part of a renewed Safeway site with commercial uses and new housing in buildings ranging from 12 to 24 storeys.
- Near the station, allow mixed-use and mixed-tenure buildings ranging from six to ten storeys.
- In the Station Residential areas, maintain the existing protected rental housing and allow for replacement and new supply in four- to six-storey buildings and ten-storey buildings on larger sites.
- Allow six-storey buildings on East Broadway and rowhouses in selected areas to provide family housing close to transit.
- In the low-scale, traditional character area located west and south of the transit station, allow duplex and two-family dwellings with a focus on infill housing to retain character buildings.
- Create new office space close to the rapid transit station.



Retain character streetscapes



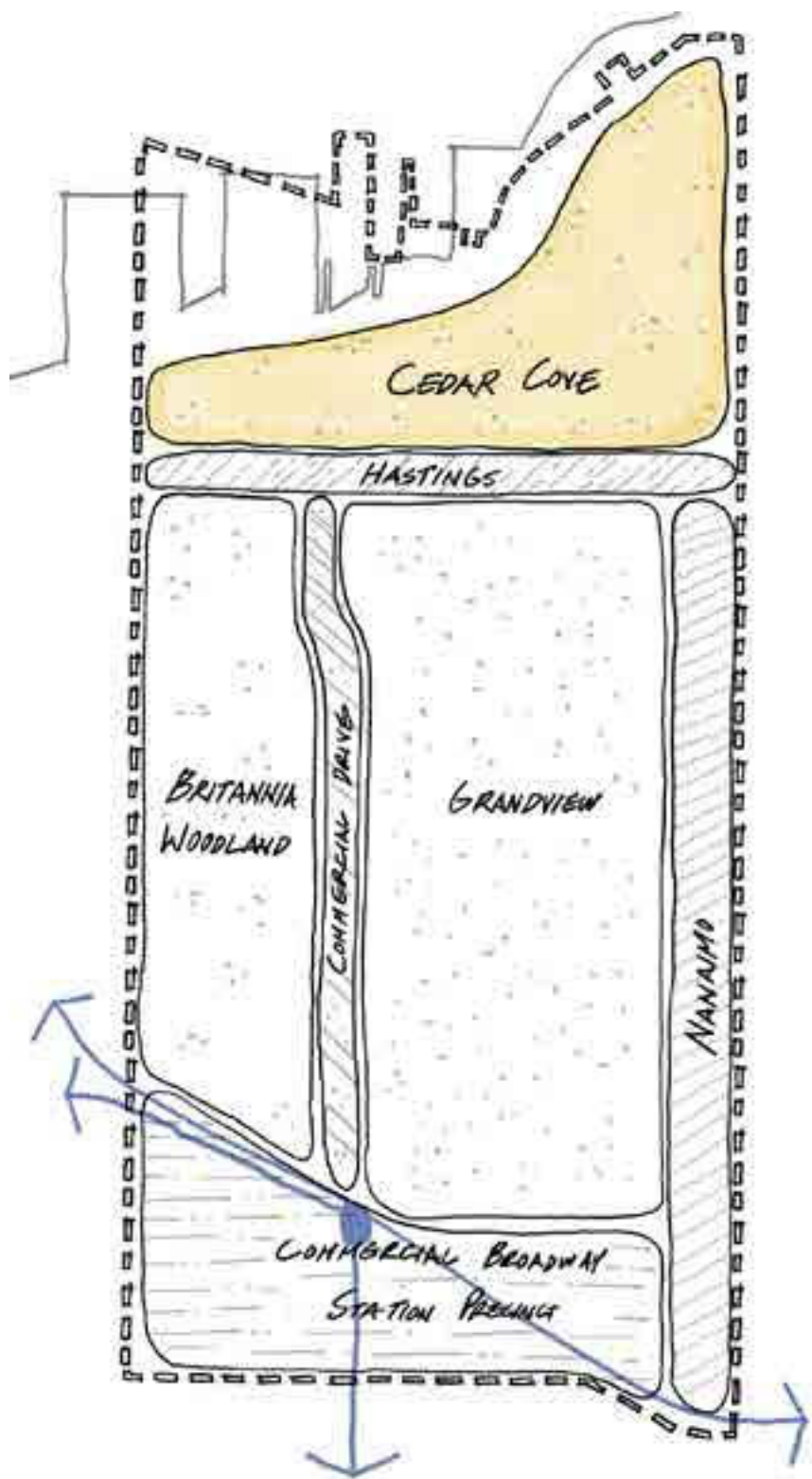
Office and retail within 5 minutes of
Commercial-Broadway Station



Key policies

This area’s existing stock of rental housing will continue to be protected. The City’s Rental Housing Stock Official Development Plan sets a requirement that, if redevelopment occurs, rental units are replaced one-for-one. The plan goes further. Policies allow for the renewal of rental housing but only to achieve additional new rental housing. The plan also limits change over time to minimize the displacement of existing tenants while accommodating new renters.

- Maintain the existing protected rental housing stock while allowing for managed rental replacement and new supply in buildings up to six storeys in the area west of Nanaimo Street and up to four storeys on the east side of Nanaimo Street.
- Expand the neighbourhood shopping node at Dundas and Wall Streets to allow for more services closer to home.
- Preserve the significant character streetscapes.
- Encourage expansion of Oxford Park by allowing for mixed-use buildings in the eight to 12 storey range within the Dundas shopping node.
- Protect the city’s industrial and port-related jobs while improving the interface with residential areas.



Commercial uses in Cedar Cove



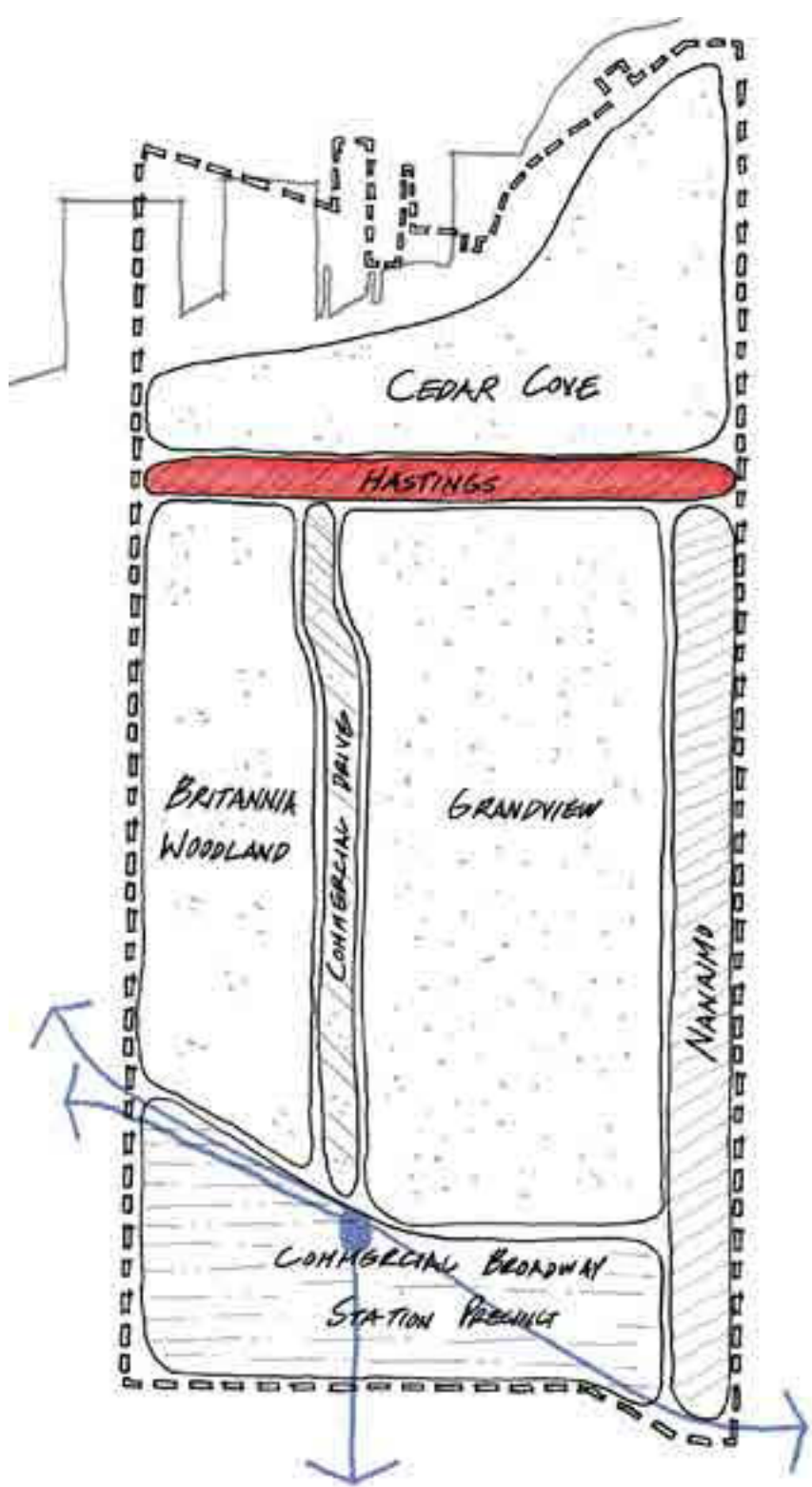
Encourage a mix of building heights and scales



Key policies

The plan respects and protects the role of the Hastings Village shopping area while providing new opportunities for growth to create a vibrant new corridor neighbourhood along the western portion of Hastings Street.

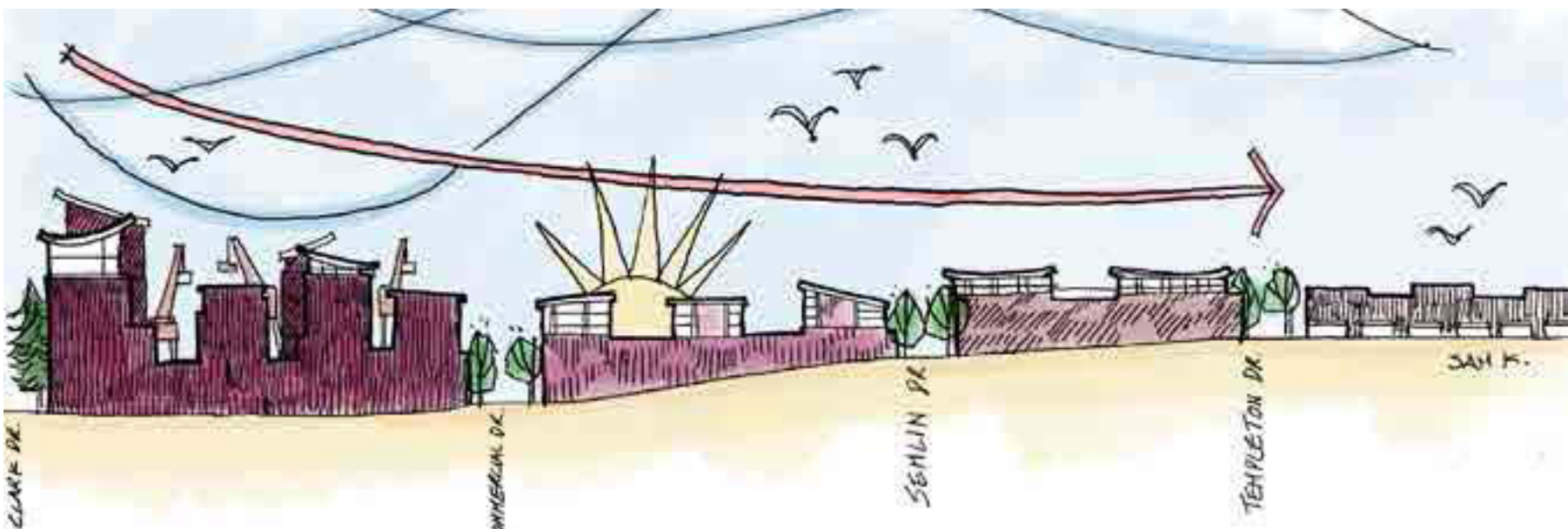
- Create a new gateway area near Clark Drive that incorporates renewed cultural, social and heritage assets, along with non-market and other housing, with the tallest buildings at 18 storeys.
- Improve pedestrian comfort along Hastings Street with public plazas that will activate and unify the street.
- Support renewal and expansion of key social facilities such as those provided by the Urban Native Youth Association and the Aboriginal Friendship Centre.
- Step buildings down to heights in the 8- to 10-storey range as one goes eastward up the hill towards Victoria Drive and provide new rental and ownership housing.



Looking west along Hastings Street



Existing retail uses

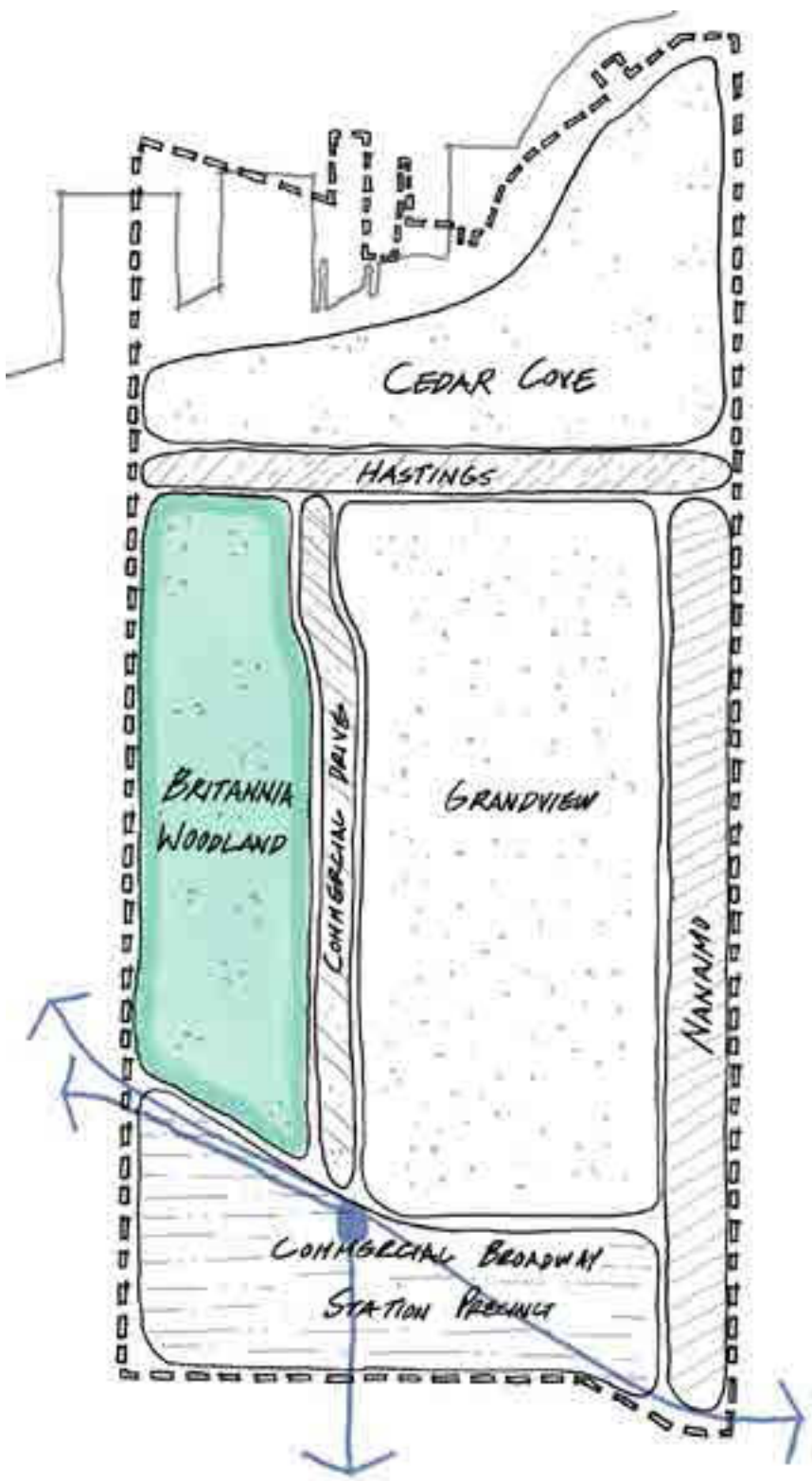


Transition heights downward to the Hastings-Sunrise area



Provide a public plaza at Commercial Drive and Hastings Street





Key policies

The plan protects this area’s affordable rental housing that is well located near jobs, shops, community services and rapid transit. The City’s Rental Housing Stock Official Development Plan’s one-for-one replacement requirement will continue to apply to existing rental housing. The plan manages change over time to minimize the displacement of existing tenants while accommodating new renters.

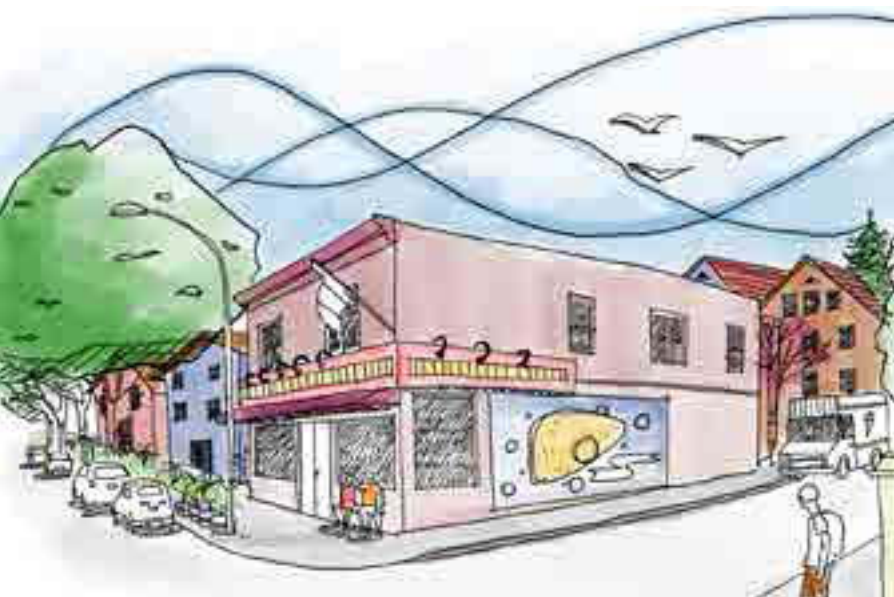
- Maintain the existing protected rental housing stock and allow for managed replacement and new rental housing in buildings up to six storeys.
- Preserve significant character streetscapes and allow infill housing to encourage retention of older buildings.
- On selected blocks on Pender Street, allow buildings up to 10 storeys for new non-market and other housing.
- Retain space for local jobs and improve the interface between industrial and residential uses.



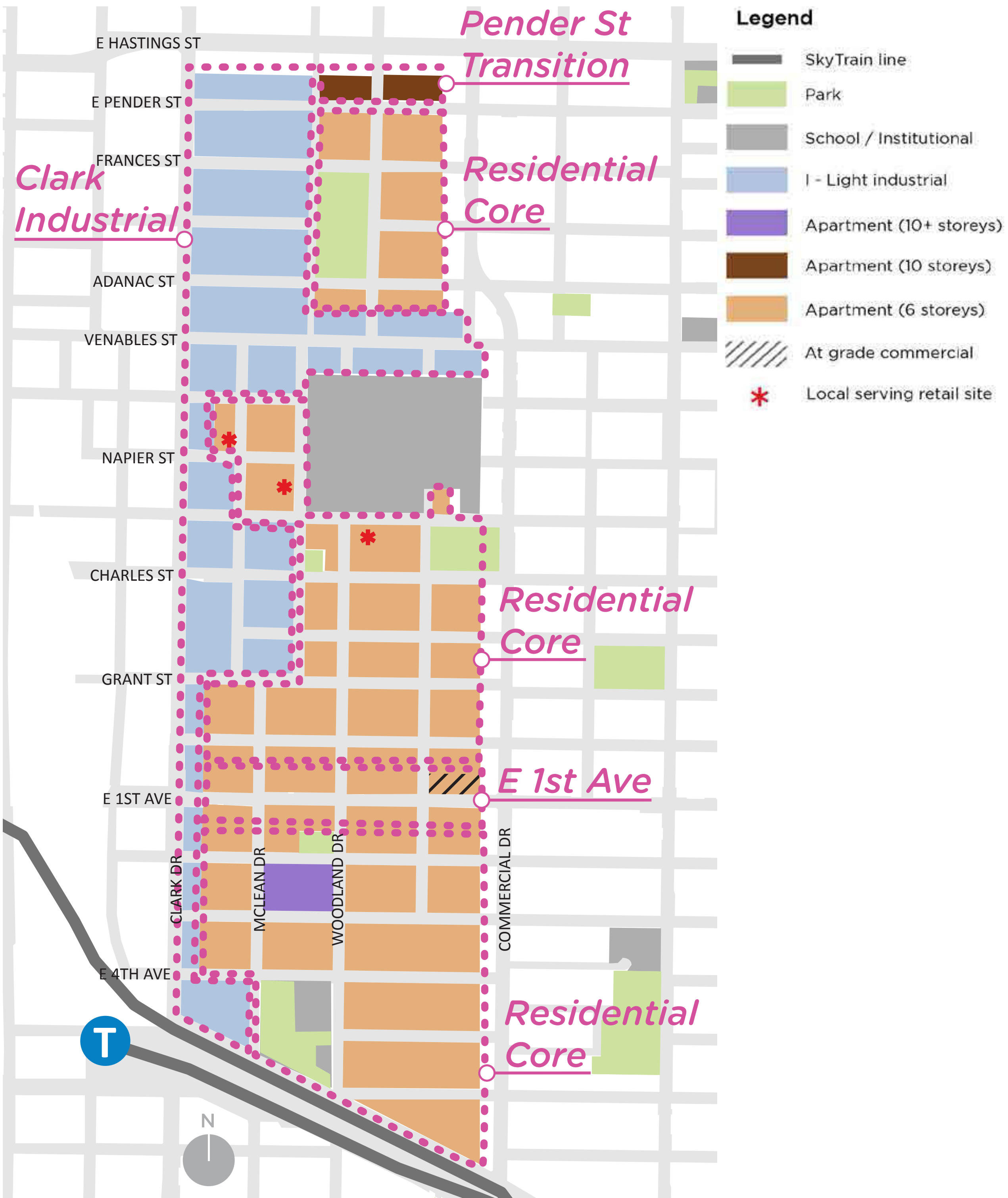
Example of new rental housing



Preserve significant clusters of character streetscapes



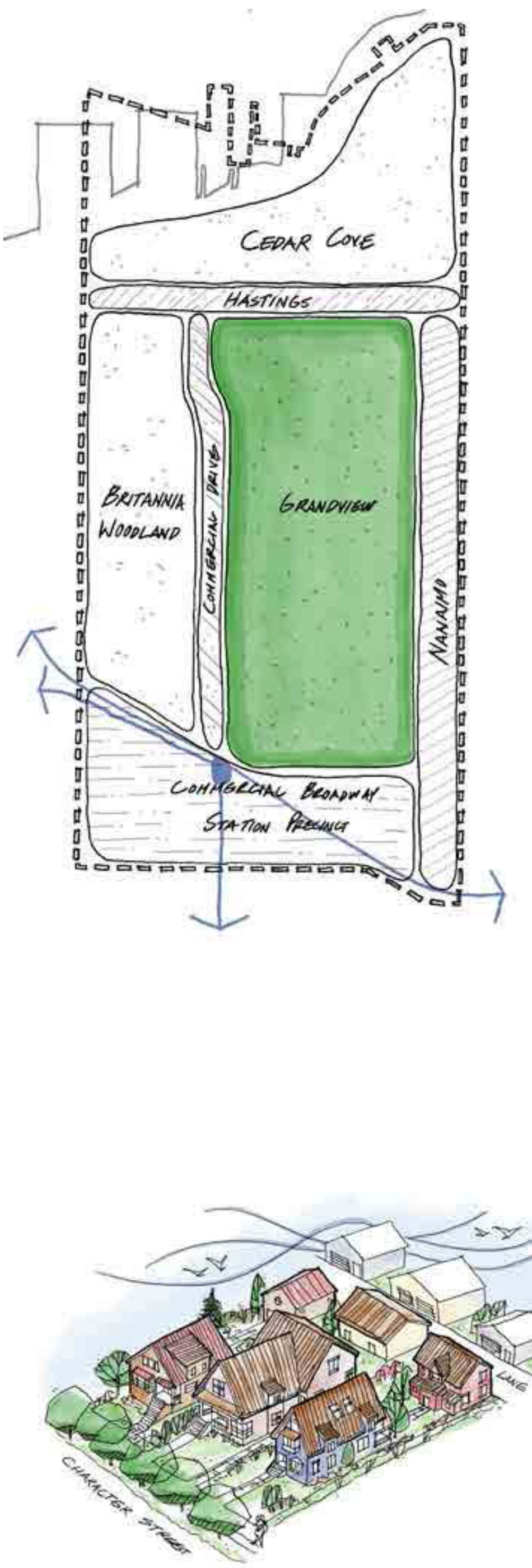
Encourage local-serving retail



Key policies

The Grandview neighbourhood is grand! The plan preserves its low-scale, traditional character while allowing for incremental growth through new ground-oriented housing for families.

- Modify regulations to discourage demolition of pre-1940 houses.
- Expand the duplex areas and revise regulations to encourage new infill housing.
- Preserve small-scale, local-serving shops.
- On arterial streets and in transition areas near transit routes on Hastings Street and on Broadway, allow a mix of four-storey apartments and rowhouses for families.
- In the apartment district at the northwest end, allow buildings up to six-storeys to provide renewed and additional secured rental housing while protecting character streetscapes.



Preserve character streetscapes



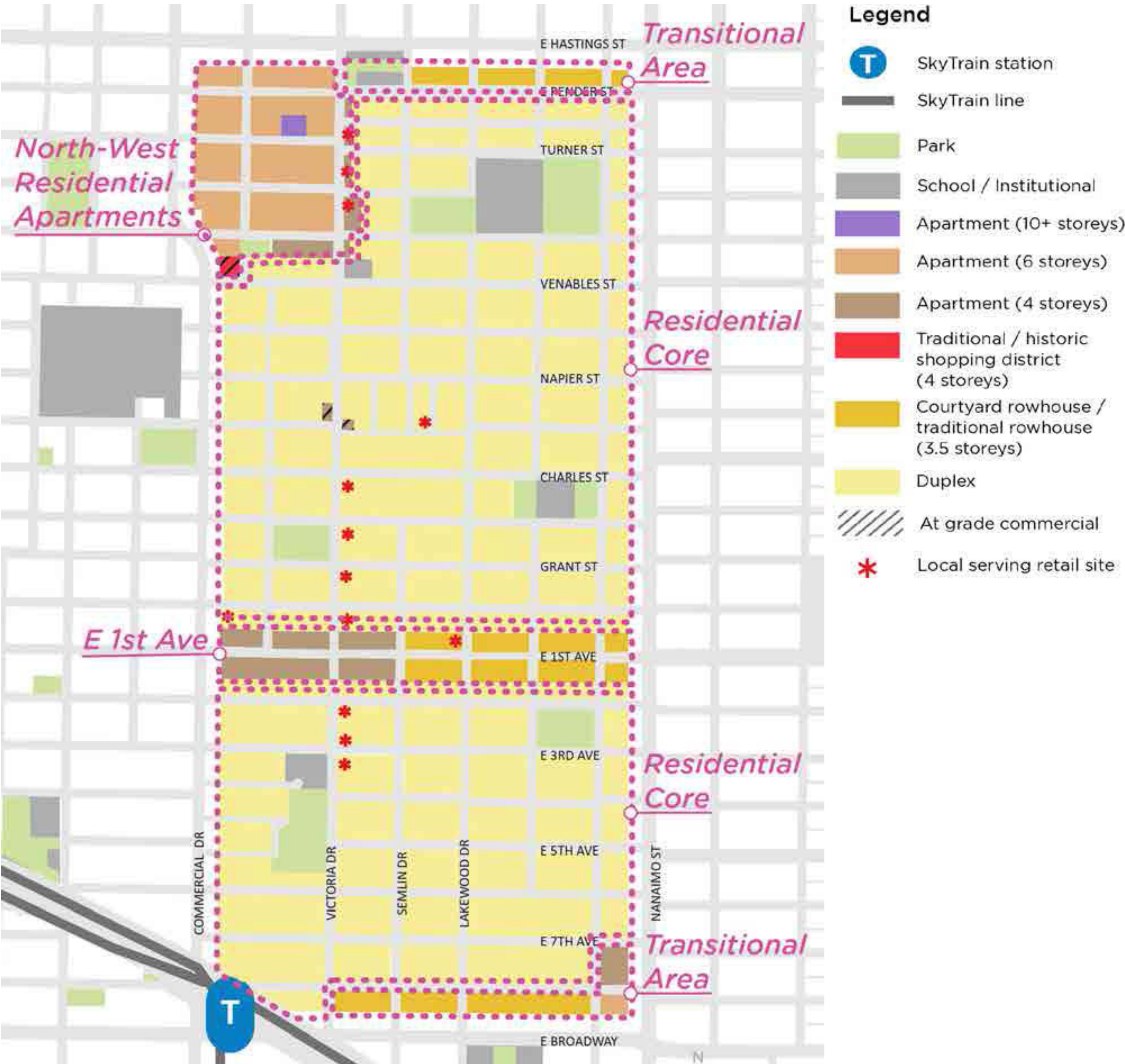
Existing corner store



Existing heritage apartment



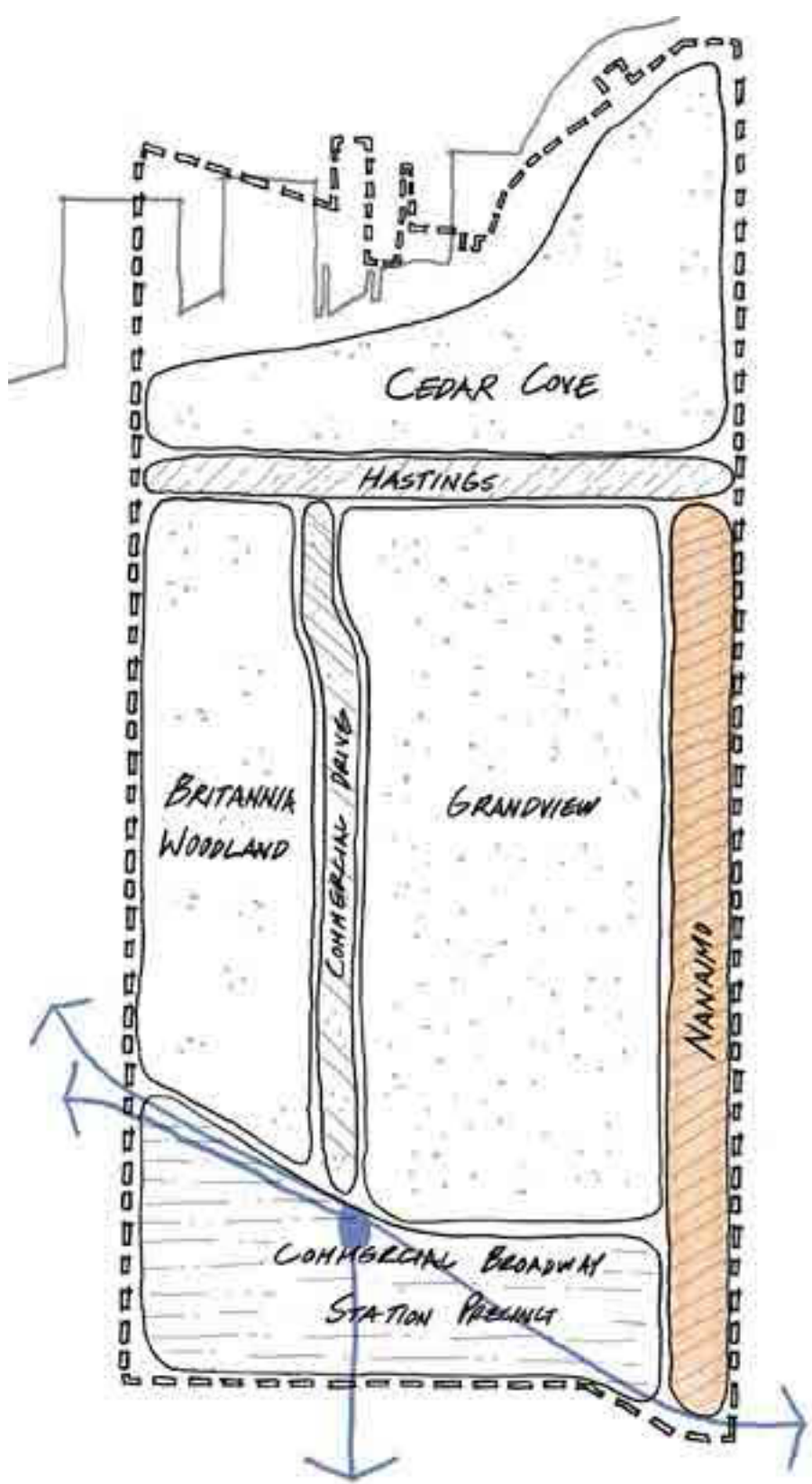
Existing character homes



Key policies

Close to schools and parks, Nanaimo Street provides a notable opportunity to increase the supply of family-friendly housing. The plan also enhances small, local retail and service nodes to provide better services closer to home.

- Allow ground-oriented housing, such as rowhouses suitable for families, along much of Nanaimo Street.
- At commercial shopping nodes, allow mixed-use buildings between four and six storeys to help bring new life to the local shopping nodes.
- Improve pedestrian comfort in the public realm to activate the street.



Enhance local shopping nodes



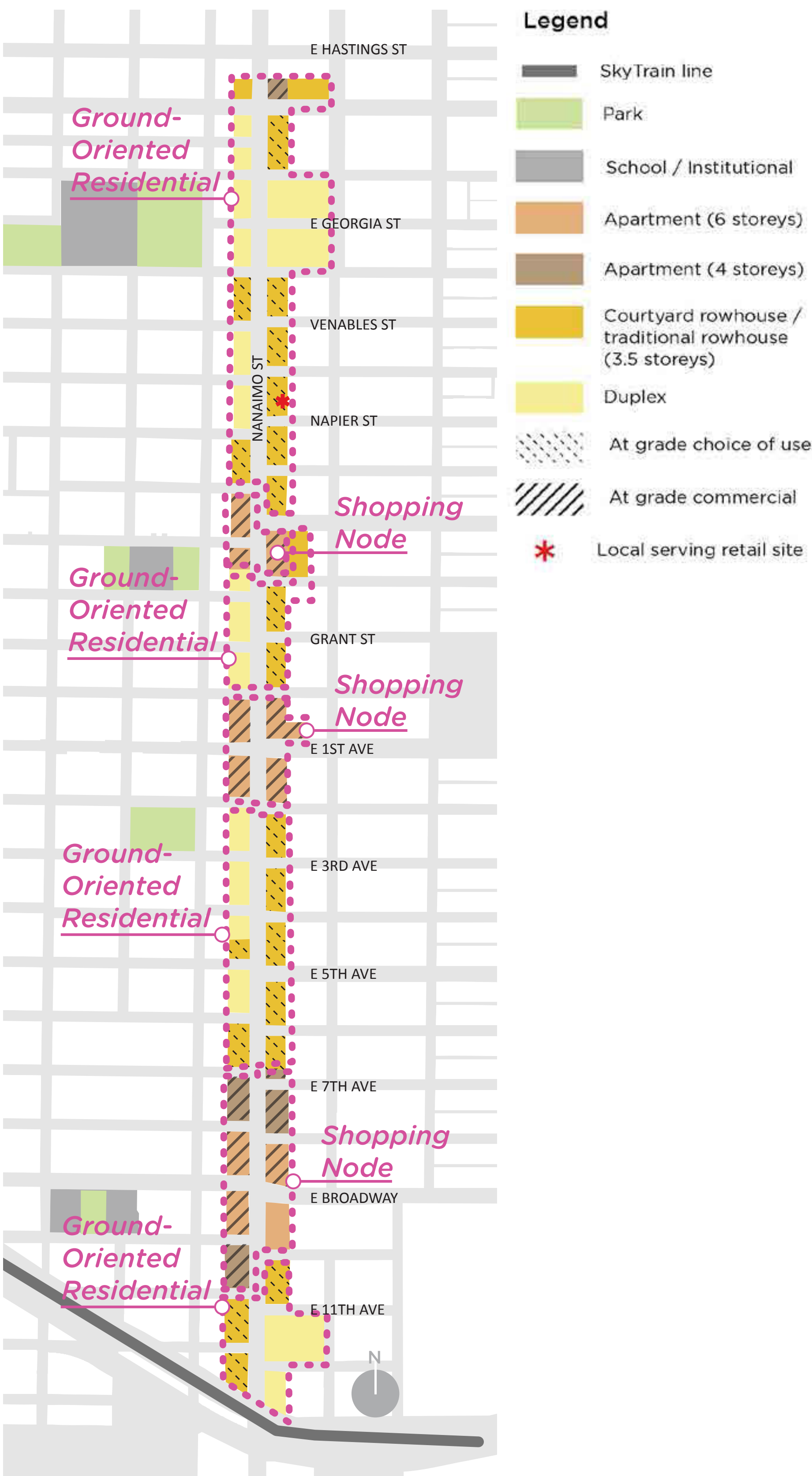
Looking north on Nanaimo Street



Existing local-serving retail along Nanaimo Street



Encourage townhouses/rowhouses



Britannia Community Centre

Britannia Community Centre (BCC) is an important facility that offers a wide range of services and support in the community. The plan sets out a framework to achieve its renewal.

- Renew and expand the BCC with co-located facilities (such as library, childcare, recreational and social facilities) designed on a “hub” model.
- Achieve mixed income, non-market housing as part of the BCC’s redevelopment.
- Site development details to be guided by the Britannia Strategic Master Plan, starting soon.



The Kettle Friendship Society

The Kettle Friendship Society is a key community agency that has offered accessible social services for over 35 years. Kettle is planning for new facilities to meet existing and emerging community needs.

- Support mixed use including retail, service, expanded social services and new supportive and market housing.
- The building form will optimize partnerships, urban design considerations and financial feasibility.

Grandview-Woodland’s infrastructure connections to the downtown and broader community benefit the neighbourhood as a whole, and play a vital role in the larger citywide and regional network. A number of transportation issues have been identified including neighbourhood walkability, the provision of bike infrastructure, lack of on-street parking, traffic safety and goods movement.

Policy highlights

8.1 Complete streets

Design streets to prioritize sustainable transportation choices and accessibility for people of all ages and abilities – while accommodating core service and delivery functions. Work toward a broad goal of making ‘complete streets’ across Grandview-Woodland.

8.2 Transportation safety

Ensure transportation projects in Grandview-Woodland move the City toward its vision to eliminate transportation-related fatalities and serious injuries.

8.3 Walking

Make walking safe, convenient, comfortable, and delightful for people of all ages and abilities.

8.4 Cycling

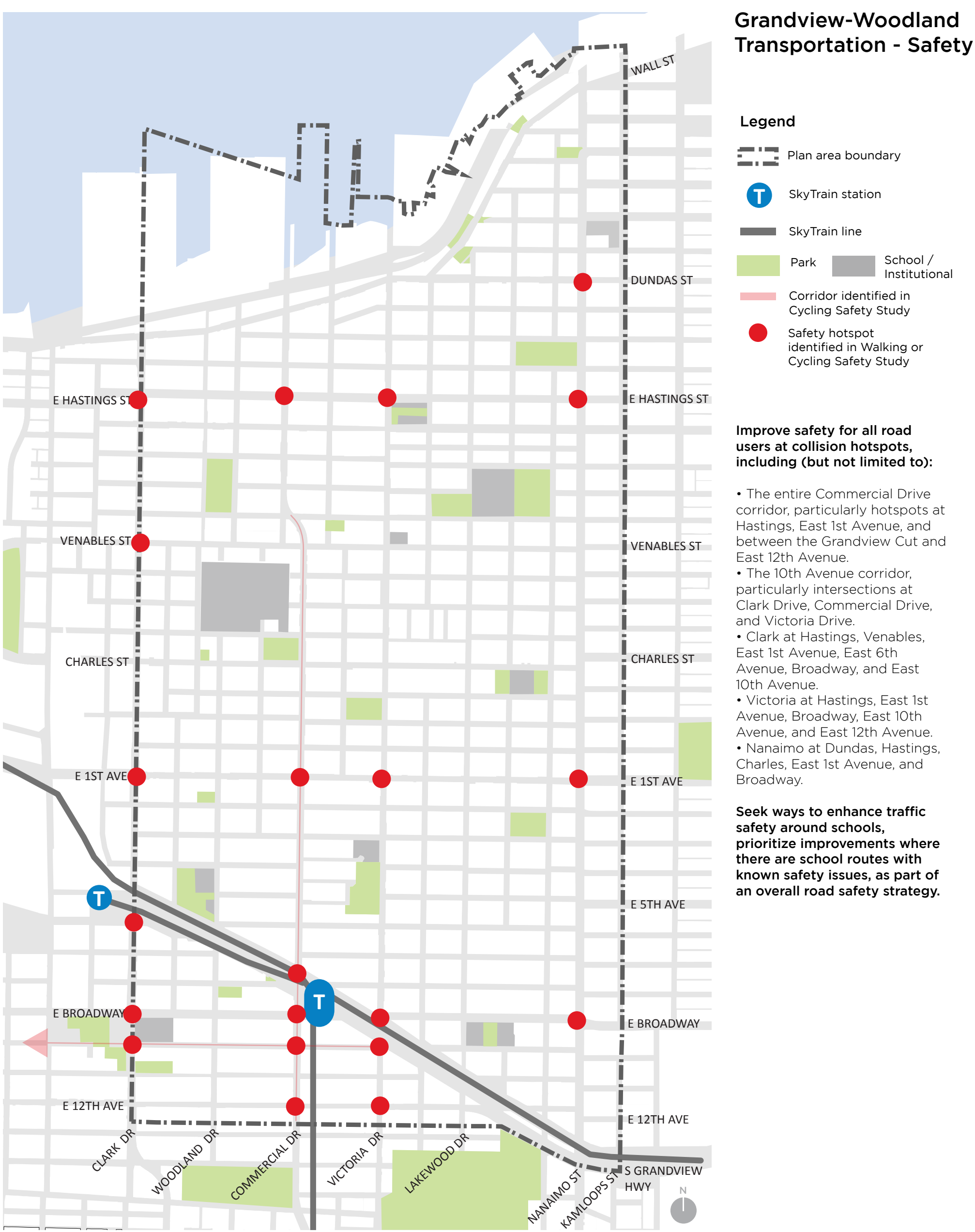
Make cycling safe, convenient, and comfortable for people of all ages and abilities.

8.5 Transit

Support transit improvements to increase capacity and ensure service that is fast, frequent, reliable, fully accessible, and comfortable.

8.6 Goods movement, services and emergency response

Continue to support the local economy and Vancouver’s role as a major port by planning for loading and deliveries, and maintaining effective emergency response times.



8.7 Road network and parking

Ensure safe and efficient use of the road network in Grandview-Woodland, and support a gradual reduction in car dependence by making it easier to drive less.



99 B-line bus stop at Commercial-Broadway Station



Central Valley Greenway

Grandview-Woodland is home to some of the most dynamic and welcoming public spaces in Vancouver. These include well-loved parks like Grandview, Pandora, and Victoria Parks as well as smaller plaza areas like Napier Square. But the heart of Grandview-Woodland and the focal point that draws people from across the city is Commercial Drive, a wonderfully dynamic urban street.

As Grandview-Woodland grows over the coming years, its public spaces will become even more important to community life.

Policy highlights

9.1 Streets as places

Enhance streets to function as public places and pathways for movement.

9.2 Plazas

Create new plazas to support public gathering and enhance existing gathering spaces.

9.3 Public realm features

Enhance public realm infrastructure by providing street furniture and waste bins.

9.4 Other place-making opportunities

Involve the local community in small-scale place-making projects to enhance space for the benefit of the broader community.

9.5 Parks

Enhance existing parks to improve their quality, diversity, and usability. Explore opportunities to expand existing park space in priority areas.

9.6 Habitat and biodiversity

Preserve and enhance habitat and biodiversity.

9.7 Prominent vistas and street views

Celebrate and mark the ‘grand views’ of the neighbourhood through community art and place-making projects.



Grandview Park



Joe's Cafe outdoor seating

Grandview-Woodland has a diverse local economy driven by commercial and retail activity most notably on Commercial Drive and Hastings Street. The industrial area supports a significant number of jobs and provides specialized goods and services that are enjoyed by local residents.

Grandview-Woodland supports approximately 15,500 jobs in industrial, manufacturing, service, artistic and other pursuits. As the community grows and changes over time, these areas require strengthening to support a continued robust and resilient local economy.

Policy highlights

10.1 Neighbourhood shopping streets

Promote the long-term vitality of the community’s shopping areas.

10.2 Local-serving retail/Commercial spaces

Support small-scaled businesses and provide a range of retail and commercial activities throughout the community.

10.3 Markets

Support a diversity of new markets in the community.

10.4 Office space

Create additional office space close to transit.

10.5 Industrial and manufacturing

Protect and enhance industrial and manufacturing and improve transitions and adjacencies with mixed-use/residential areas.

10.6 Specialty sectors: Food and culture

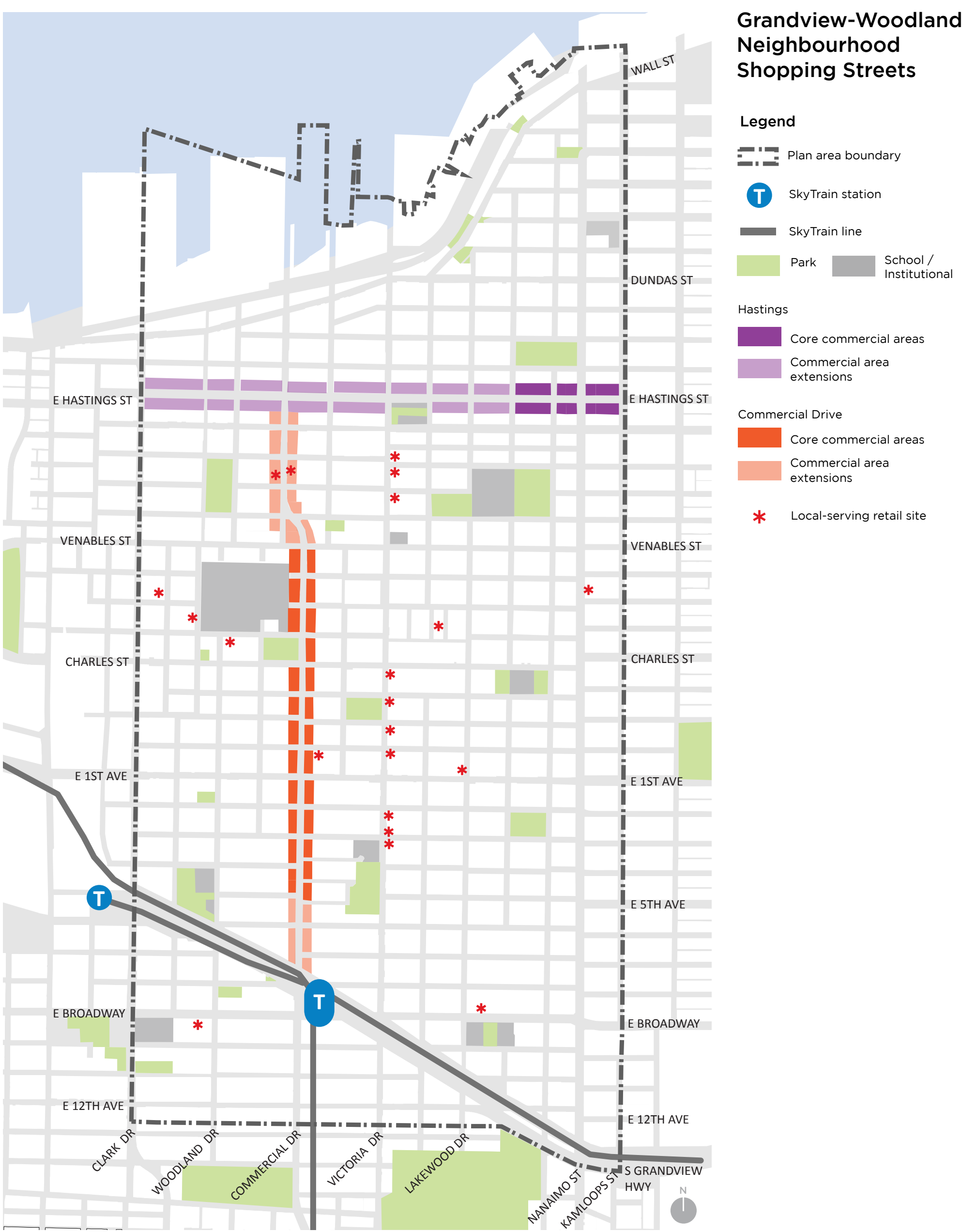
Strengthen the community’s food and cultural sectors.

10.7 Port of Vancouver

Support the work of Port Metro Vancouver.

10.8 Employment opportunities and social enterprise

Support access to employment and training services and local employment opportunities.



Small-scale retail



Trout Lake Farmers Market



The Port of Vancouver

Grandview-Woodland has a rich heritage that contributes to its distinct community character. Key elements include the older heritage homes and newer architectural styles, streetscape and landscape features, the community’s diverse social practices, and the different layers of industry, culture, Aboriginal, and commercial activity.

Identifying heritage resources helps inform the community and the City about opportunities to conserve resources that have heritage value that are important to the community. Celebrating and conserving Grandview-Woodland’s heritage features will contribute to community cohesion and sense of place.

Policy highlights

Heritage themes

The framework of heritage themes is informed by the cultural history of Grandview-Woodland. These six themes are intended to reflect the heritage of the community with insights into its formation and evolution. They serve to guide an understanding of Grandview-Woodland’s heritage values and the identification of key heritage resources.

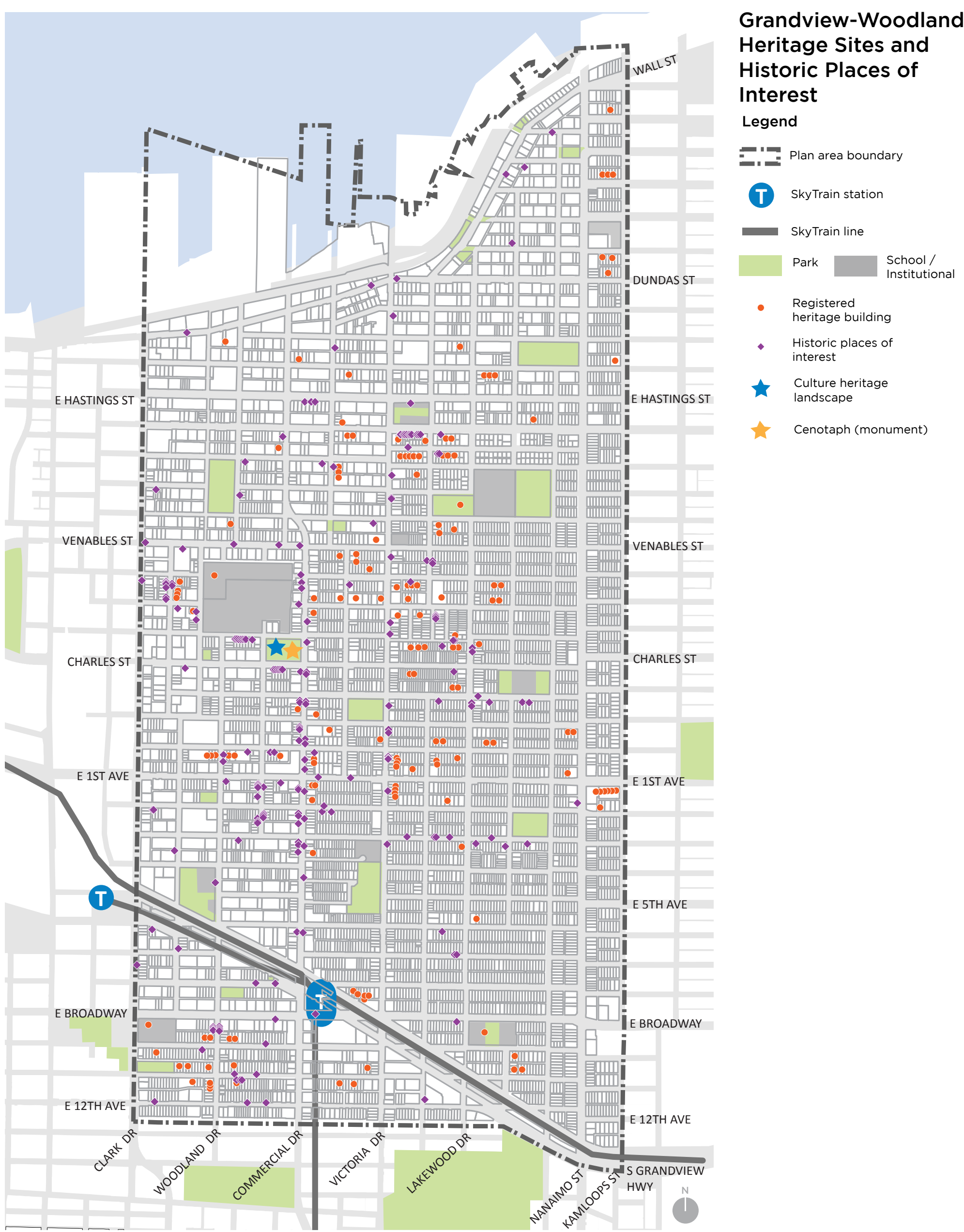
- 1. Environment and Ecology
- 2. Keepers of the Land
- 3. Immigration and Settlement: A Community of Neighbourhoods
- 4. Economic and Land Development: The Spot that Grows
- 5. Urban Form and Transportation: A Streetcar Village
- 6. Social and Cultural Development

11.1 Heritage and character resources

Conserve heritage and character resources.

11.2 Heritage expression

Recognize and celebrate local heritage and culture.



Commercial Drive and 2nd Avenue (1927)



Highland Block

Grandview-Woodland plays a significant role in the city’s cultural landscape. It is home to a high proportion of artists and cultural workers — 18% of residents compared to 10% citywide. The community contains many studios, performance venues and other cultural facilities such as bars and cafés with cultural programming. The community also hosts several popular cultural celebrations including Car Free Day, Italian Day on the Drive, the Eastside Culture Crawl and the Parade of Lost Souls.

Local artists and cultural organizations face a number of challenges. Most significant are those related to space in which to live, work, produce and deliver programs and services. The plan directions are built around three broad goals:

- Ensure a diverse and thriving arts and culture scene.
- Enable culturally-supportive facilities such as low-income housing, creation/production space, presentation space and office space.
- Support a wide range of cultural traditions and programming.

Policy highlights

12.1 Existing spaces

Renew existing arts and cultural spaces to preserve long-term affordability, suitability and viability.

12.2 New spaces

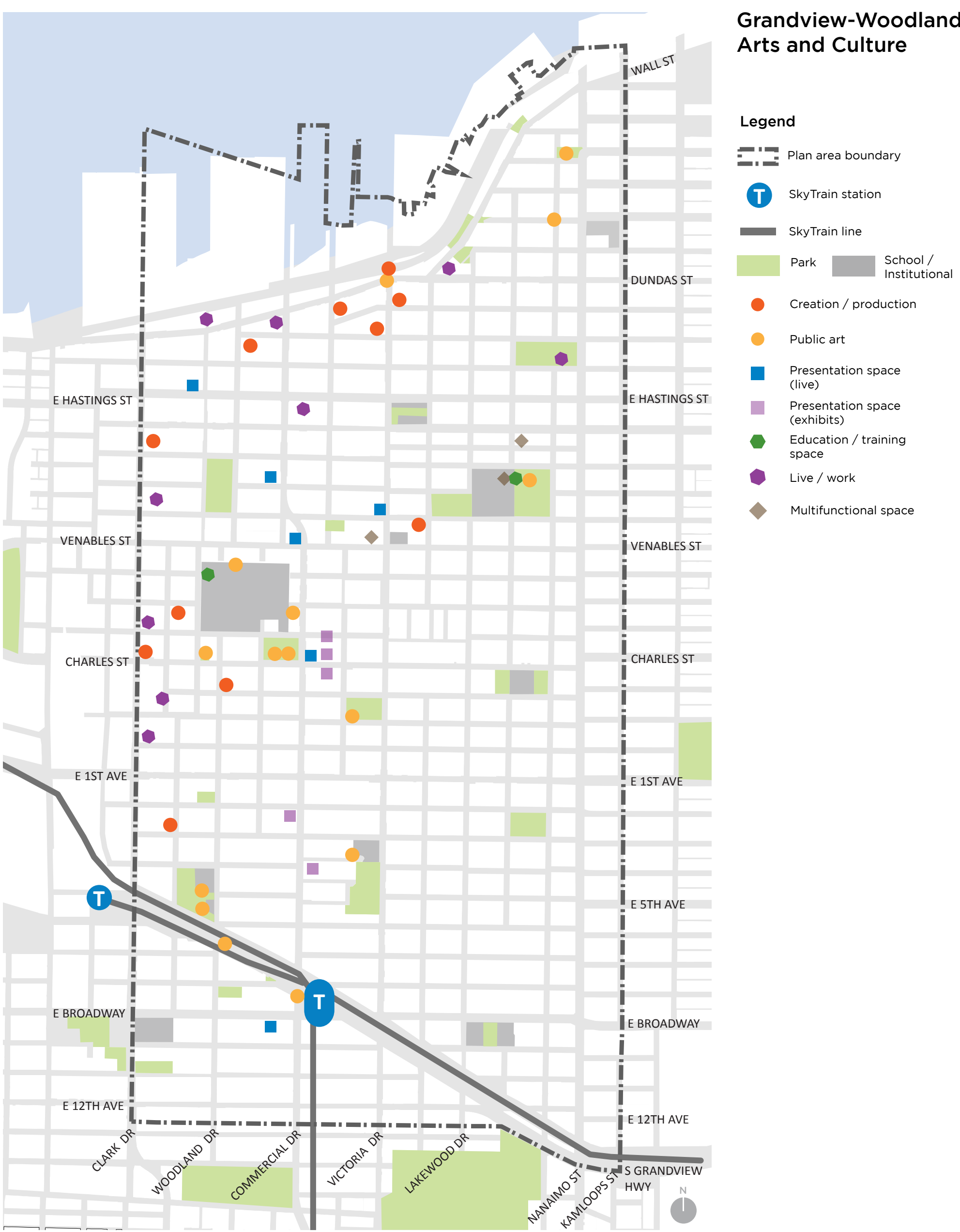
Create new arts and cultural spaces to address community needs.

12.3 Public art and public realm Improvements

Increase the amount and diversity of art in public places.

12.4 Aboriginal art and culture

Support Aboriginal public art and cultural expression and activities.



Vancouver East Cultural Centre



Aboriginal performance



Italian Day on the Drive

Access to community facilities and programs is strongly linked to social connectedness and community well-being. The availability, accessibility, and affordability of age-friendly, culturally-appropriate facilities and programs are essential to fostering capacity and resilience, particularly for disadvantaged groups.

Through the planning process, many groups that face vulnerabilities have been identified. The plan policies are a proactive response to significant social issues today and reflect the anticipated demand for social services in the next two decades. The goal is a resilient, safe and healthy community for all residents.

Policy highlights

13.1 Britannia Community Centre and Library

Renew and expand Britannia Community Centre and Library, co-locating key facilities using a “hub” model to support a diverse community.

13.2 Kiwassa Neighbourhood House

Renew and expand Kiwassa Neighbourhood House to meet long-term community needs.

13.3 Aboriginal recreation and Aboriginal services

Support reconciliation and enhance social facilities, programs and cultural activities for Aboriginal peoples.

13.4 Health services

Support the expansion of key health services.

13.5 Newcomer and settlement services

Support newcomer and settlement services.

13.6 LGBTQ2S+ programs and facilities

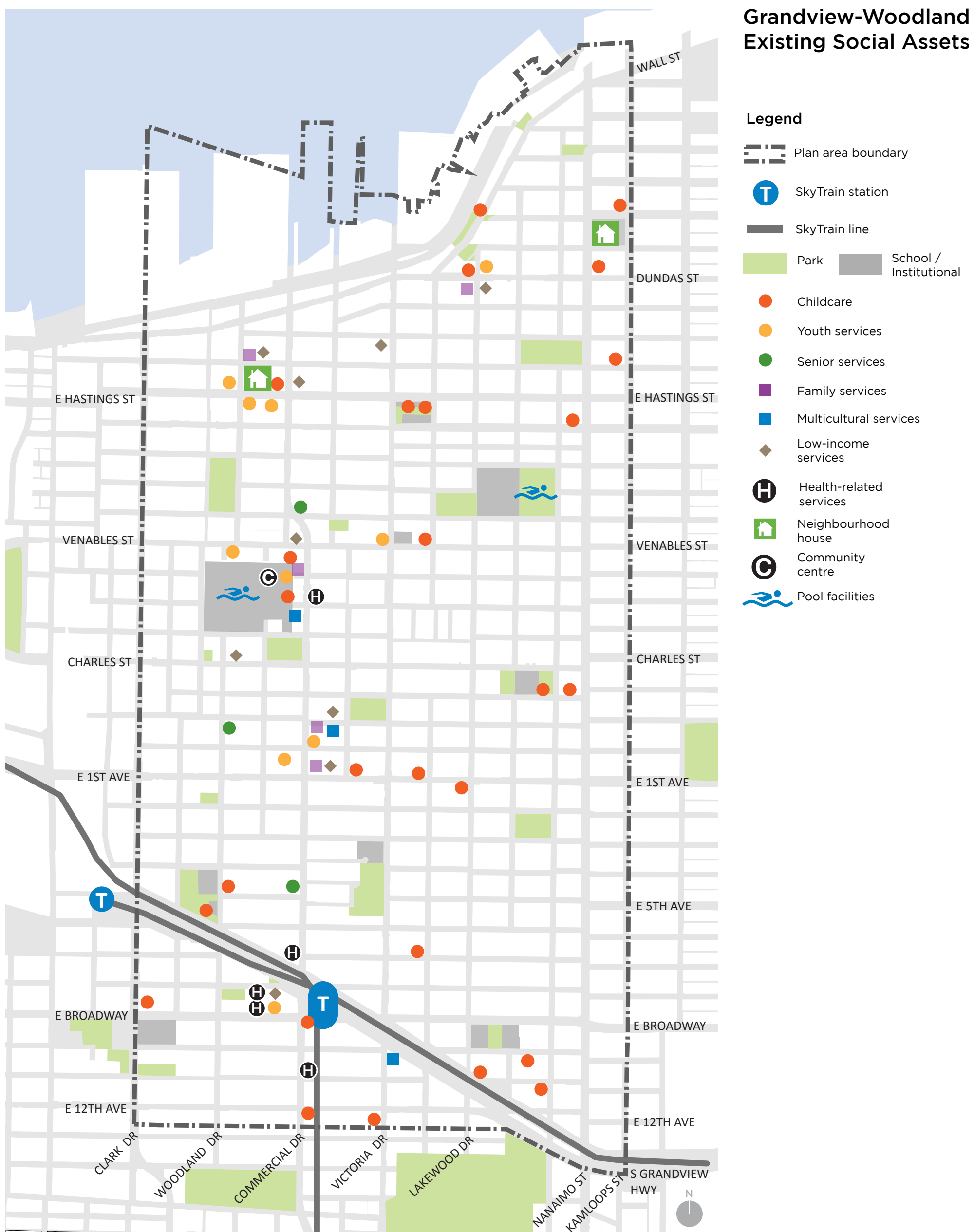
Enhance social facilities and programs for LGBTQ2S+ communities.

13.7 Childcare facilities

Improve and increase childcare facilities and services to support families with children.

13.8 Youth facilities and services

Support and expand facilities and services for youth.



Britannia Childcare Centre



Aboriginal Friendship Centre

13.9 Seniors' services

Support and expand facilities and services for seniors.

13.10 School and community cooperation

Support school renewal and expanded community use of school facilities and grounds.

13.11 Access to healthy and affordable food

Enhance local, community-based food assets and programs.

13.12 Community safety

Strengthen community safety for all residents.

ENERGY AND CLIMATE CHANGE

Vancouver has a goal of becoming the greenest city in the world by 2020. This includes aspirations to reduce dependence on fossil fuels and lead the world in green building design and construction. To achieve this, actions must be taken in all communities to reduce energy consumption and greenhouse gas emissions. Grandview-Woodland will help contribute to a reduced ecological footprint, not only through the land use policies set out in this plan, but also through strategies related to renewable and neighbourhood energy, building retrofits and green building design.

At the same time, Vancouver is preparing for the impacts of climate change. To improve resilience, the City must look at the ways infrastructure is designed and maintained, and their role in improving society’s ability to respond to and recover from extreme weather events.

The plan policies will help Grandview-Woodland become a more sustainable and energy- and carbon-efficient community, with the goal of reducing total energy use over time.

Policies

- 14.1 Renewable energy**
Support the use of renewable energy in Grandview-Woodland.
- 14.2 Building retrofits**
Support energy conservation through building retrofits.
- 14.3 Green building design**
Maximize the environmental performance of all new buildings.
- 14.4 Climate change adaptation**
Support climate change adaptation.



Solar panels

UTILITIES AND SERVICES

Although utilities and services are often hidden, they are vitally important for a city to function. The water, sanitary, stormwater and solid waste systems are key to the city’s sustainability, as well as to our health and well-being. The regional government – Metro Vancouver – has a vital role in the management of utilities and services within member municipalities.

Maintaining and upgrading Grandview-Woodland’s utilities and services is an essential component for meeting Vancouver’s sustainability goals, supporting a growing population, and helping to ensure our future health and well-being.

Policies

- 15.1 Waterworks, sewers and stormwater systems**
Maintain and expand water and sewer systems, and improve stormwater management.
- 15.2 Zero waste**
Reduce waste from organics, construction and demolition.



Separating sewage from rain water

The Public Benefits Strategy (PBS) outlined in the plan addresses the renewal, replacement and improvement of key public facilities and community amenities.

While some public benefits are funded through the City’s Capital Plan or in partnership with non-profit organizations, new development is an important contributor to help to provide new or improved community facilities, public spaces, non-market housing and more. Amenities for the community will ensure that Grandview-Woodland continues to be a socially diverse, welcoming and complete community.

New amenities will address current needs in the community and will accommodate the 10,000 new people that can be expected over the 30-year life of the plan.

Housing

- Affordable homes for new residents in 1,400 market rental units.
- Support for current renters through protection of existing market rental housing.
- Housing for vulnerable populations including 1,400 new units of non-market housing (social, supportive and co-op housing)
- New family housing with duplex, rowhouse and infill housing options.

Culture and Community Well-Being

- Renewal and expansion of the Britannia Community Centre.
- Improved parks and open spaces to better serve the community.
- New civic plazas as community gathering places.
- Support for renewal and expansion of key social-purpose facilities such as the Urban Native Youth Association, Vancouver Aboriginal Friendship Centre and Kettle Friendship Society.
- New and expanded facilities for artists and the cultural community.
- Approximately 430 new childcare spaces.

Transportation

- Enhanced pedestrian experience and safety with wider sidewalks and intersection improvements.
- Introduction of “shared spaces” to connect key streets to neighbourhood parks.
- Cycling network improvements to ensure safety necessary at collision “hot spots”.

Local Retail and Jobs

- Ensured vitality of retail, community and local shopping areas.
- Industrial land protections to keep jobs in the community.

Value of Public Benefits Strategy and Proposed Funding Strategy

	Value of Public Benefits Strategy			Proposed Funding Strategy		
Category	Renewal of existing amenities & infrastructure	New or upgraded amenities & infrastructure	TOTAL	City contribution (property taxes & utility fees)	Development contribution (DCLs & CACs)	Partnership contribution (other gov’t and non-profit)
Affordable housing	\$50 M	\$315 M	\$365 M	--	\$62 M	\$303 M
Childcare	\$8 M	\$32 M	\$40 M	\$8 M	\$21 M	\$11 M
Parks & open space	\$8 M	\$43 M	\$51 M	\$10 M	\$41 M	--
Community facilities	\$119 M	\$99 M	\$218 M	\$16 M	\$31 M	\$171 M
Civic facilities	\$10 M	\$19 M	\$29 M	\$29 M	--	--
Transportation	\$18 M	\$27 M	\$45 M	\$18 M	\$24 M	\$3 M
Utilities	\$42 M	\$5 M	\$47 M	\$42 M	\$5 M	--
Heritage	\$2 M	--	\$2 M	--	\$2 M	--
TOTAL	\$257 M	\$540 M	\$797 M	\$123 M	\$186 M	\$488 M

Note: All figures in 2016 dollars

The policy directions in the plan will be realized through a variety of approaches, initiatives, tools and partnerships with community and business groups. These will include plans for reinvestment in the public spaces and sidewalks (e.g. the public realm), revised zoning and design guidelines, the regulation and management of developer-initiated proposals, public benefit funding allocation and delivery strategy, on-street parking policies, and further planning for key community needs such as the community centre and library.

New development will be managed and regulated primarily in two ways:

- 1. Privately-initiated rezoning
- 2. City-initiated rezoning

Privately-initiated rezoning

Rezoning applications will be considered in the context of the plan and other relevant city policies and regulations for the sites below.

To manage the initial take-up of policies involving redevelopment of existing market rental housing, the plan recommends limiting approvals of projects that involve demolition of

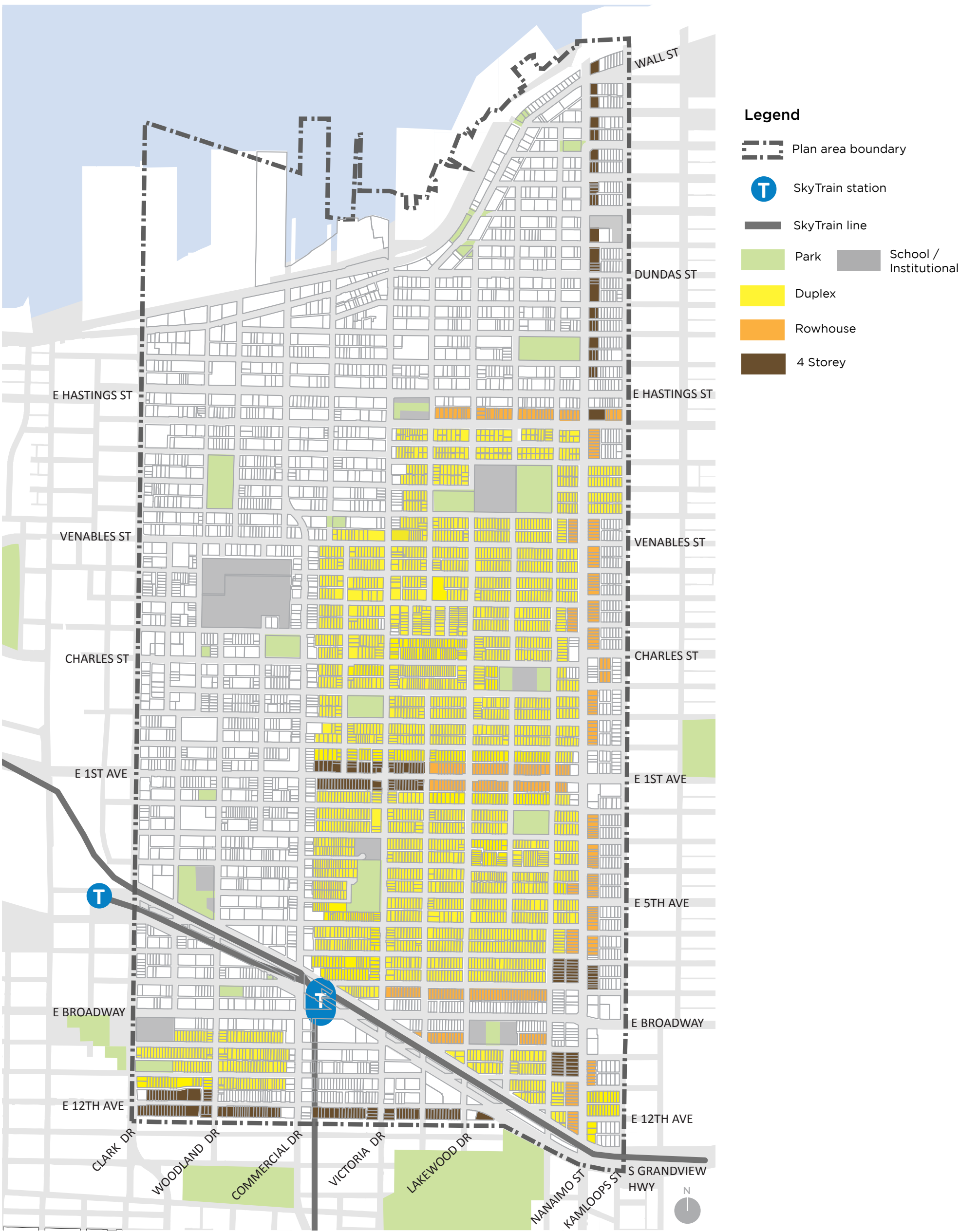
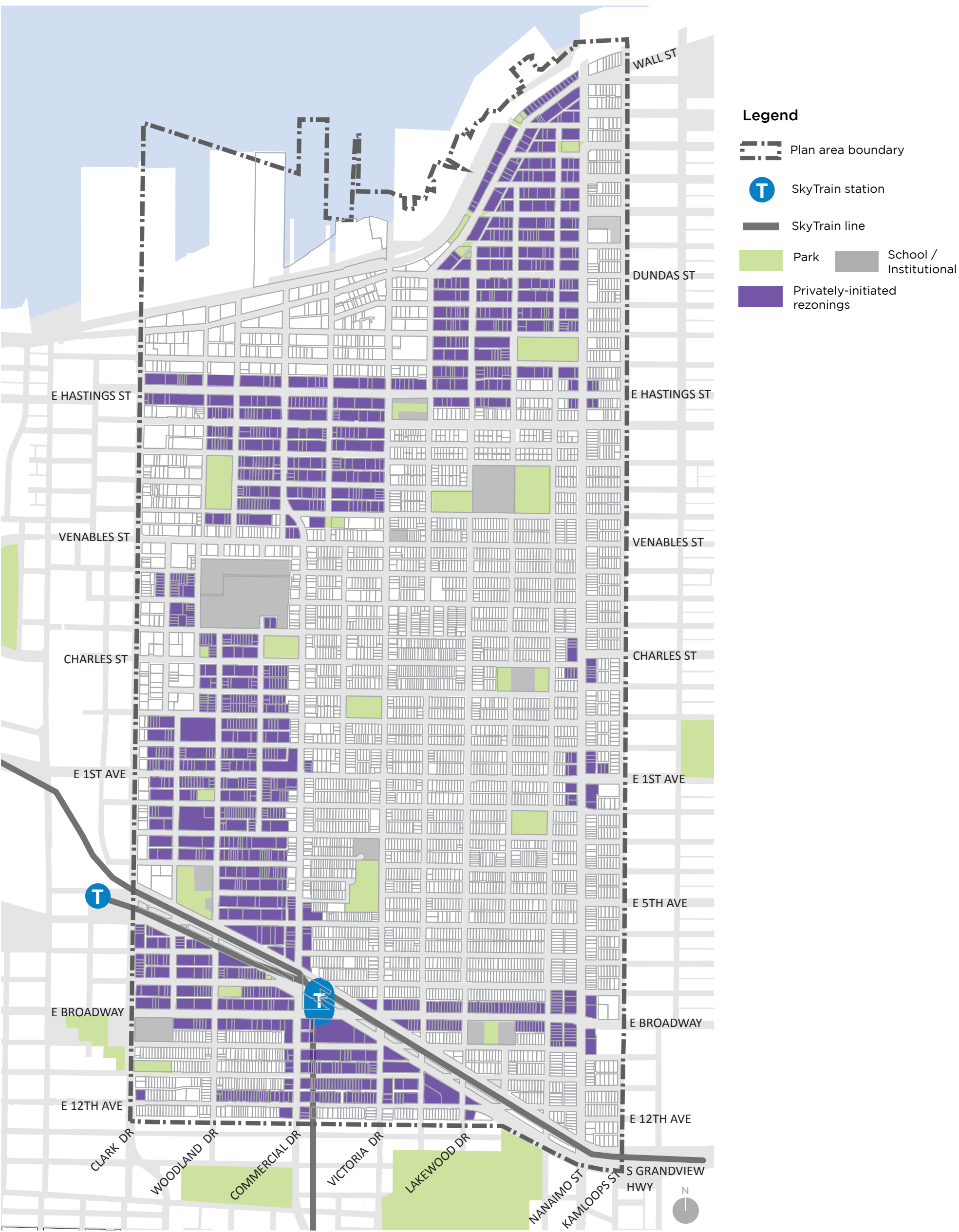
existing market rental housing covered by the Rental Housing Stock ODP to no more than five new developments in the first three years of the plan, or a maximum of up to 150 existing market rental units. Following a report-back on the rate of redevelopment and outcomes, the City may consider creating district schedules to replace the rezoning policy.

City-initiated rezoning

City-initiated rezoning, consistent with plan policies, zoning by-laws and design guidelines, is proposed for:

- duplex areas
- rowhouse areas
- 4-storey residential apartment areas

The existing zoning regulations in these areas do not allow for duplexes, rowhouses or apartments. With the City initiating the ‘prezoning’ of these areas, the need for site-specific rezonings initiated by private developers is removed. This simplifies the development process, reduces costs, and allows new housing to be delivered as part of implementing the plan.



Grandview-Woodland Community Plan

Grandview-Woodland is a community that values inclusivity, diversity, sustainability, affordability, opportunity, vitality, heritage and culture. It is also a community that values managed change over time.

2016

Thank you for your time & input!

