

## **Block Under Review: 2300-block Charles St. & Kitchener St.**

### **OVERVIEW**

This summary provides the results from the feedback the City received on and after the November 27th, 2018 workshop on potential land-use options for the 2300-block Charles Street & Kitchener Street area.

A total of 29 people attended the workshop. Feedback forms were distributed both at the event, and were also delivered via email and door drop in the subsequent days to 106 adjacent residences. Informational letters and feedback forms were also mailed to 34 absentee owners of property within the notification boundary. The deadline for providing feedback was **December 21, 2018**.

During the feedback period, City staff also received feedback from outside the notification area. As the opportunity for feedback was not universally provided to the wider neighbourhood, comments received from outside the notification area are identified separately.

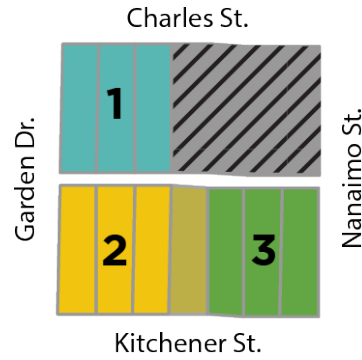
In total, 35 completed submissions were received either through e-mail or in the mail. 30 of these were from residents who live within the original notification boundary, while five were from outside the area. A blank copy of the feedback form is also attached to this document for reference.

Below are results from the feedback we received on potential land use options for the block under review.

### **SUMMARY OF FEEDBACK**

#### **Question 1 – Options for Land-use Change**

Respondents were able to indicate their preference(s) for land-use options in three different sub-areas of the block, identified as Area 1, 2, and 3.



The options under consideration were:

- **RT-5** – Two family (or duplex). This is the *existing zoning* for the three sub-areas in question, and is shown in the illustration above

Participants could also indicate their preference for one or more alternative land-use options for the three sub-areas:

- **RM-8** – Residential street townhouse – up to 3-storeys, and up to 1.2 FSR
- **RM-12N** – Arterial townhouse – up to 3.5 storeys, and up to 1.5 FSR (with allowance for a 4-storey apartment form with larger frontage)
- **RM-11** – Apartment – up to 4-storeys, and up to 1.7 FSR
- **C-2** – Mixed-use – up to 4-storeys with ground-floor retail/commercial uses

Both the staff presentation and related materials indicated that not all of the options were recommended for each of the sub-areas (e.g. because C-2 is intended for mixed-use apartment buildings, it is not recommended for Areas 1 and 2, which are located in the residential interior of the block).

### Results:

- 1) Residents within the notification boundary only:

	Current Zoning	Change of Zoning				Change (total)
	RT-5	RM-8	RM-11	RM-12N	C-2	
<b>Area 1</b> <i>n= 28</i>	12 (42.9%)	8	3	3	2	16 (57.1%)
<b>Area 2</b> <i>n= 28</i>	13 (46.4%)	7	3	3	2	15 (53.6%)
<b>Area 3</b> <i>n= 29</i>	12 (41.4%)	0	9	0	8	17 (58.6%)

In general, the results indicate that a greater proportion of residents are open to considering a change of land-use in all three sub-areas of the block. For respondents comfortable with one of the new land-use options, RM-8 was the most popular choice for Areas 1 and 2 – although it

should be noted that a roughly equal number of respondents opted for RM-11, RM-12N and C-2. For Area 3, slightly more respondents chose RM-11 than C-2.

These results vary slightly when the responses from outside the notification area are factored in. The total proportion of respondents preferring current zoning increases slightly - and in one instance (Area 2) surpasses the total for the respondents who prefer one or more of the “change” options (51.5% to 48.5%).

	Current Zoning	Change of Zoning				Change TTL
	RT-5	RM-8	RM-11	RM-12N	C-2	
<b>Area 1</b> <i>n= 33</i>	[16] (48.5%)	8	3	[4]	2	17 (51.5%)
<b>Area 2</b> <i>n= 33</i>	[17] (51.5%)	7	3	[4]	2	16 (48.5%)
<b>Area 3</b> <i>n= 34</i>	[16] (47.1%)	0	[10]	0	8	18 (52.9%)

*Notes: Not everyone that submitted feedback selected an option. A small number (1-2) preferred to leave comments only. Thus, the total numbers contained in the tables is slightly less than the total number of responses received. In addition, one respondent only voted for Area 3.*

### Question 2. Additional comments:

Participants were able to provide additional feedback and comments about the three sub-areas in the 2300-block. A number of consistent themes were noted.

#### *Parking and amenities*

- Where residents indicated a degree of comfort with potential change, there were suggestions that the provision of adequate parking and amenities need to be considered as part of this.

#### *Suggestions regarding Form of Development*

- Transitional or step-scale zoning is desired for the rest of the block and neighbouring blocks (i.e. to transition into surrounding duplex-zoned neighbourhood);
- Preference for max three-storey form of development.

#### *Potential impacts of change identified by participants*

- Affordability of new housing in the area (i.e. cost of new townhouse or multi-family vs existing detached; as well as affordability of secondary rental in these different types of housing);
- Decreasing property value of neighbouring homes as a consequence of development;
- New development will decrease livability and lead to loss of neighbourhood character;
- Traffic and noise; specific safety concerns with added traffic and its relationship to Lord Nelson school;

- Inadequate public transit and amenities;
- Concern about potential displacement of current residents and renters.

*Concerns around the equitability of introducing changes only on this block*

- The City should consider the opportunity to offer similar opportunity for change to the neighbouring blocks if they are to rezone the area.

*Proposed 6-storey rezoning at 2336-2366 Charles Street (the NE section of the 2300-block)*

- A number of participants registered concerns about the proposed rezoning at 2336-2366 Charles. Comments related to the height/scale of the building (with many of these respondents expressing a desire for a maximum height of three storeys), its transition to the surrounding neighbourhood, potential impacts on character, the affordability of the proposed development, and traffic and safety concerns.

**NEXT STEPS**

Staff will continue to conduct technical analysis on the 10 lots in question, with a view to holding further discussions with the community sometime in spring 2019. Information gathered during the November/December 2018 engagement process will help to inform the potential options under consideration.

# Workshop Feedback Questionnaire

Grandview-Woodland Community Plan  
2300-block Charles Street / Kitchener Street  
November 27, 2018



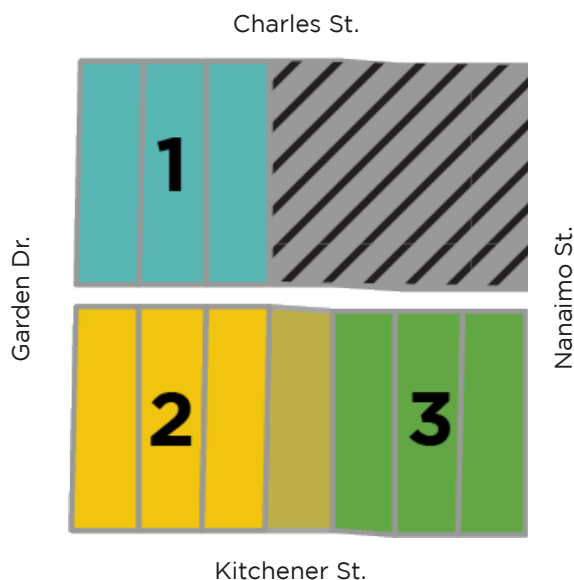
**One form per household**

\*Name: \_\_\_\_\_

\*Address: \_\_\_\_\_

\*E-mail: \_\_\_\_\_

As a resident of this area, your feedback is important for the City to better understand opportunities related to different options for land use changes. Information gathered as part of this questionnaire will be used to inform staff recommendations to City Council. Please take a moment to share your thoughts on the specific land-use/building options discussed at tonight's meeting. Below is a representation of the 10 lots under review. Please note that the four parcels on Charles St. & Nanaimo St. are **not under review in this process**, and will be part of a separate engagement exercise if/when an application to rezone is received by the City of Vancouver.



- 1) Below is a table with the land-use/building options presented this evening. Each row corresponds to one of the 3 areas of the block under review. You may refer to the 'menus' on your table for examples of the options. Please indicate which option you prefer for each area by placing a check mark in the box.  
**Please select only one zoning option per area.**

Zoning:	RT-5 (Duplex)	RM-8A (Townhouse)	RM-11 (4-storey apartment)	RM-12 (Townhouse, arterial)	C-2 (4-storey mixed use)
Area 1					Not recommended
Area 2					Not recommended
Area 3		Not recommended			

- 2) Please provide any other feedback or comments below and/or on the back of this page.

**Thank you!**

**Scan + e-mail your completed form to:**  
grandviewplan@vancouver.ca

**Or mail it to:**  
Andrew Pask using the stamp provided.