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Grandview-Woodland Block Under Review



Welcome!

We are here to talk about proposed land-use changes for the 2300-block Charles Street (south side) and Kitchener Street (north side) as part of Grandview-Woodland Community Plan implementation. We invite you to learn about the process to date and next steps.

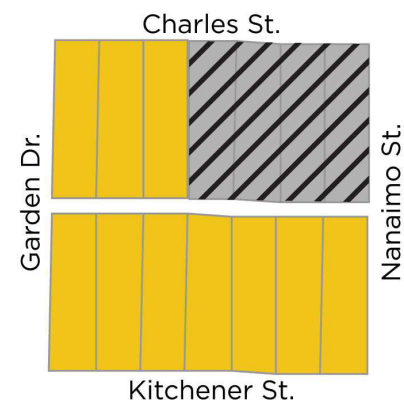
The City of Vancouver acknowledges that this work is taking place on the unceded traditional territories of the Musqueam, Squamish, and Tsleil-Waututh peoples.

The purpose of tonight's event is:

- **To recap community input** received to date on the 2300-block Charles Street & Kitchener Street (diagram below)
- **To share the recommended approach and next steps** related to the lots outlined in the map below
- **To hear from you.** Please fill out a comment form and leave it in one of the boxes



Nanaimo Street



The 10 lots under review

② Rules of Engagement



City of Vancouver's Consultation Guidelines:

- Public participation provides citizens who are affected by, or interested in, a City decision with **opportunities to participate** in the decision-making process in order to improve the resulting decision, plan or project.
- The goal is to **make better decisions** that maximize benefits, minimize negative impact, satisfy a wide range of stakeholders and are easier to implement.
- Success at today's event means hearing from everyone who wants to share their perspective in a **safe and accommodating** environment.
- Listen and take time to review information materials. City staff and resource people are available to answer questions so that this event is informative and focused **for you**.
- After considering the information presented, please provide your constructive feedback in the format requested. City staff review all feedback received.
- **Respect the opinions of others.** Every participant brings information, points of view and ideas to contribute.
- The City has a **zero tolerance policy** for abusive or discriminatory behaviour.
- Photography and video recording are limited to the presentation materials. The photographing or recording of participants or conversations is **not permitted** (without advance permission).

3 Context



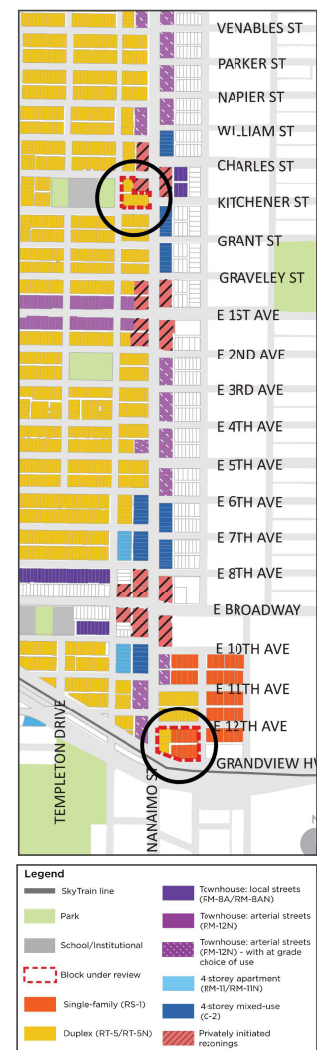
Rationale

During community meetings about zoning changes on Nanaimo Street, City staff were approached by residents of the blocks identified above. The residents requested that additional land-use options be considered for these blocks - over and above the new RT-5 (duplex) zoning.

For the 2300-block, reasons for this request included:

- The new VSB redevelopment of Lord Nelson School changed the context of the western portion of the block
- Desire for a better interface between the proposed mixed-use building (to be located on the four NE lots on the block) and the adjacent properties

In Spring 2018, Council directed staff to undertake further work on the two blocks.





Over the past seven years, there has been a lot of community engagement related to Nanaimo Street. Both the four-year planning process, and subsequent implementation work have revealed a diversity of opinions on all aspects of the neighbourhood.

Community Planning Work

- 2012 ● Community Plan process launched
- 2012-2013 ● Asset & issue mapping, walking tours, thematic workshops and other events
- 2013 ● Emerging Directions document
- 2014-2015 ● Citizens' Assembly process
- 2015 ● Nanaimo Street full-day workshop
- June 2016 ● Draft Community Plan released
- July 2016 ● Community Plan approved by City Council



Early work (2012-2015) explored a number of options for the future of Nanaimo Street. During this process, three overarching points of agreement were noted:

- Support for additional housing options
- A desire to see the commercial nodes enhanced and expanded
- Support for public realm improvements along Nanaimo Street

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Background: Grandview-Woodland Community Plan

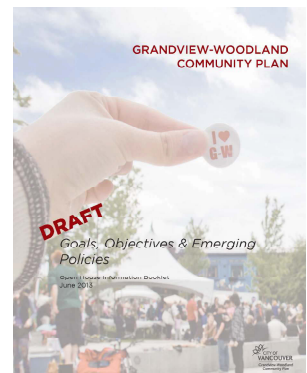
Emerging Directions (2013)

The Emerging Directions proposed allowing townhouses consistently along Garden Drive and flanking key assets like Lord Nelson School, while also allowing an array of higher 4-8 storey buildings at the commercial nodes. Following community feedback, this “broad-brush” approach was revisited.



Community Workshop + Citizens' Assembly (2015)

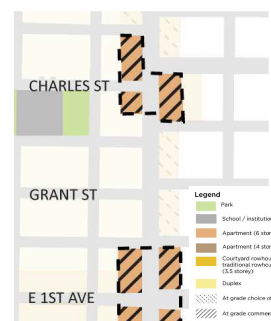
Further work included a full-day workshop held on the Nanaimo Street sub-area, allowing participants to share ideas on public space, housing, economy, and amenities. While there was general agreement around enhancing the commercial nodes, the need for new housing, and public space improvements, there was a divergence of opinions when it came to specifics (locations, building heights, etc.). Input from this session helped to inform the work of the Citizens Assembly, as well as the development of the draft community plan.



Grandview-Woodland Community Plan (2016)

The Community Plan balanced many of the ideas that had been expressed throughout the process. The key directions included:

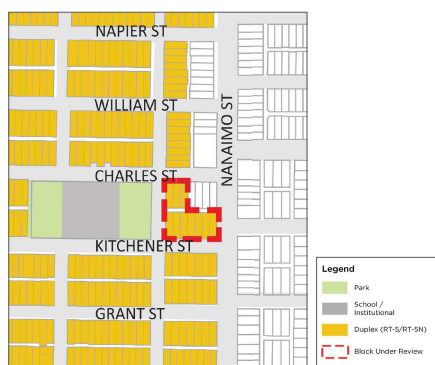
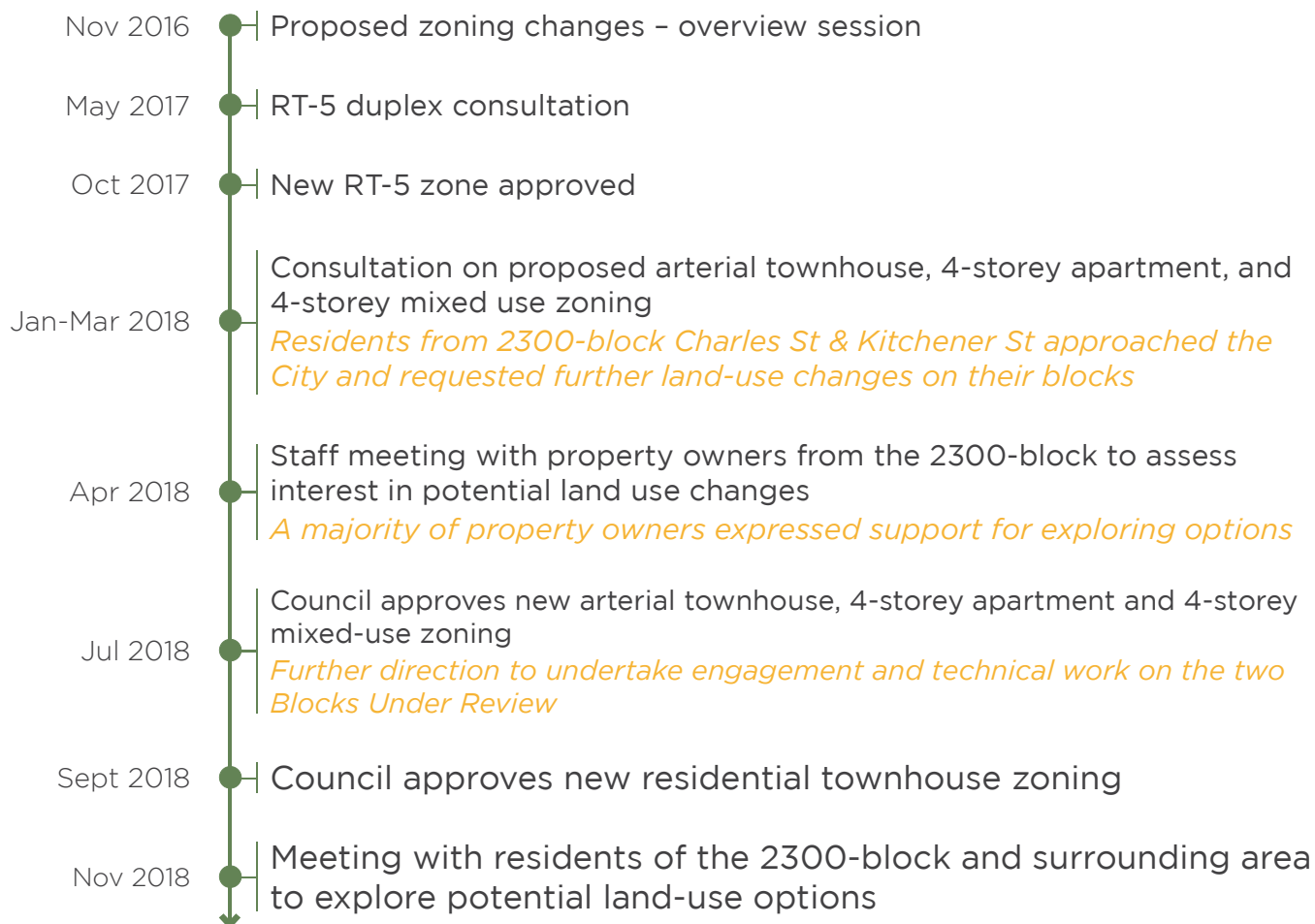
- A more nuanced approach to introducing different types of housing (i.e. duplex, townhouse, and apartment forms) based on block orientations and proximity to existing commercial zones
- A more consistent approach to enhancing commercial nodes and allowing additional commercial along Nanaimo
- A “complete street” approach to Nanaimo Street – including safety and public realm improvements



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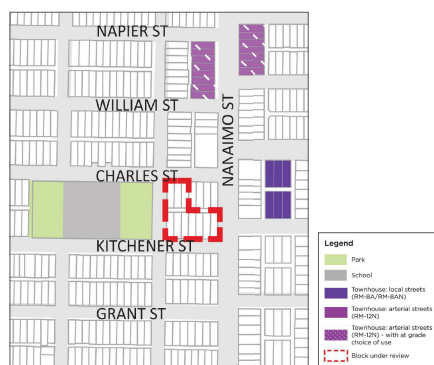
Engagement Timeline: Community Plan Implementation

Since the Plan was approved in 2016, the focus has shifted to plan implementation work. A variety of open houses have been held to develop and refine the specific regulatory tools to implement the approved policies.



Fall 2017 - New RT-5 Duplex zoning is introduced, covering most of the north/south-facing blocks on the street.

(Note: minor adjustments were made to allowable density to support character retention options)



Summer 2018 - New RM-12N and RM-8A townhouse zones approved for arterial and residential areas.

(Note: minor adjustments were made to allowable densities to support project viability)



Summer 2018 - New C-2 zoning introduced to support the expansion and enhancement of commercial nodes.

Along the length of the street, and with broad support from the community, five blocks that had initially been identified in the Plan for arterial townhouse with at-grade choice of use were changed to C-2. This connected two smaller commercial nodes at Charles and E 1st Ave.

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Background: Request for Reconsideration

In March 2018, during engagement for the new arterial and commercial zones, the City was approached by residents of the 2300-block of Charles St & Kitchener St.

The residents asked that the City consider additional land-use options for the 2300-block that had recently been rezoned to allow duplexes. These residents felt that proposed changes elsewhere on Nanaimo St and the redevelopment of Lord Nelson School created an opportunity for additional housing options.

In April 2018, City staff held a meeting with residents of the 2300-block to better understand the desire for land-use changes. A majority of attendees indicated that they would support the City exploring options to deliver more housing choice.

In November 2018, staff held a meeting with residents of the 2300-block and surrounding blocks. Staff provided a presentation that reviewed recent planning work, and outlined a number of options that might be considered. Participants were invited to provide feedback on the options, and a copy of a questionnaire outlining the various options was hand-delivered to residents in the vicinity of the 2300-block.

Lord Nelson School (VSB Archives)

Participants in the November 2018 consultation were invited to indicate their preferences for land-use options in the three different areas of the block, identified as Area 1, 2, and 3 (see figures below). The block was subdivided to allow different options to be considered in relation to both neighbourhood context and approved policy and zoning.



The three coloured areas comprise the total 10 lots under consideration. The four lots in grey are subject to a separate site-specific rezoning policy.

The options under consideration were:

Existing zoning:

- RT-5 - Duplex (shown in the illustration above)

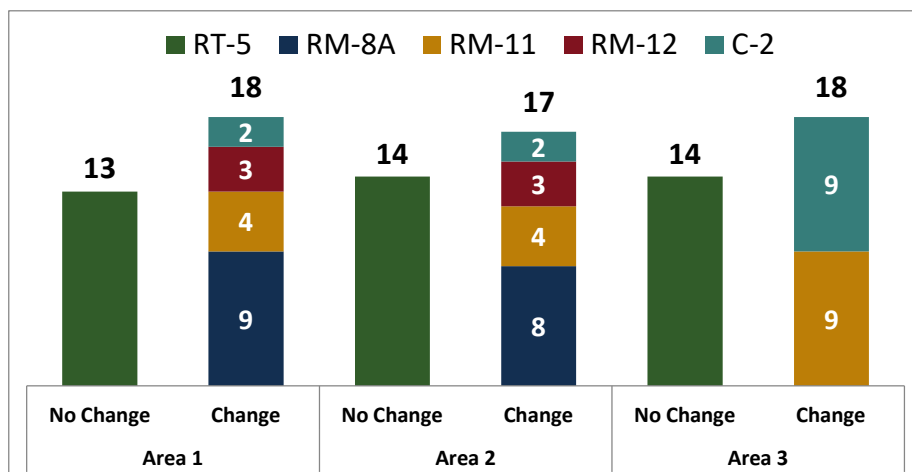
Alternative options:

- RM-8A - 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 the option of 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 areas (for example, because C-2 is intended for mixed-use apartment buildings, it was not recommended for Areas 1 and 2, which are located in the residential interior of the block).

Results from feedback forms:

A total of 169 feedback forms were delivered to residents and property owners in the notification area. 32 responses were received from people within the notification area (22%).



The results indicate that a greater proportion of residents are open to considering alternative land-use in all three areas. For respondents who prefer one of the new land-use options, RM-8A was the most popular choice for Areas 1 and 2. For Area 3, respondents indicated an equal preference for C-2 and RM-11.

Note: These results include respondents who submitted their feedback past the deadline. One respondent only provided input for Area 3. Thus, Area 3 has one more response than the other 2 areas.

Residents who participated in the engagement activities in November 2018 were able to provide additional feedback and comments about the 2300-block. A number of themes that were consistent in the comments (left column) and responses to those comments (right column) were noted and have been listed below.

Comment	Response
Parking There were concerns about inadequate street parking.	Higher density housing forms typically have underground parking for residents. No major parking removals are planned for the area around the Charles St. & Nanaimo St. area. The existing parking regulations will be reinstated after construction is completed on Nanaimo St.
Traffic, noise & safety There were concerns that the addition of people and traffic in the area would increase the noise and congestion. The safety of the children attending Lord Nelson school was also mentioned as a concern related to an increase in traffic.	The City's Transportation 2040 Plan and Climate Emergency Response encourage trips within the City to be made by sustainable travel modes such as walking, biking and transit. Staff anticipate that gradual development in this area will be supported by ongoing work to shift trips to sustainable modes and reduce traffic. Regarding safety, the intersection at Charles St. and Nanaimo St. has been redesigned to reduce confusion and the distance pedestrians need to cross. Recent changes to Nanaimo Street aim to reduce speeding which will reduce noise from vehicles.
Affordability Some residents were concerned that new housing will likely be more expensive than existing, older houses.	Adding more, smaller units on a lot can provide housing options that typically cost less than a new single-family home would.
Inadequate amenities and transit for new growth proposed on this block. Including public transit; not enough capacity for addition of people/density.	The Grandview-Woodland Community Plan includes a \$795m Public Benefits Strategy. The PBS addresses the renewal, replacement, and improvement of public facilities and community amenities – addressing both current needs in the community and responding to anticipated neighbourhood growth. Recent investments include street upgrades on Nanaimo Street. In addition, the Mayors 10-Year Vision (Regional Transit Plan) sets directions for service improvements on higher volume transit routes across the region.
Displacement of renters The existing homes provide secondary rental suites, which are often affordable. Current tenants will have to relocate.	The City's Tenant Relocation Policy provides measures to offset the impact of redevelopment on projects involving a new multiple dwelling of 5 or more units and involving consolidation of two or more lots. Eligible tenants affected by redevelopment can receive compensation, moving expenses, assistance providing alternate accommodations, and the right of first refusal (should they wish to consider moving into the new redevelopment).
Proposed 6-storey rezoning Some participants voiced concerns about the proposed rezoning at 2336-2366 Charles St. Concerns related to the height & scale of the building (with a desire for a maximum height of three storeys), its transition to the surrounding neighbourhood, impacts on character, affordability, and traffic and safety concerns.	The building is being proposed under a separate site-specific rezoning policy. A change in land-use for the remainder of the block would create a smoother transition between the proposed building and the surrounding neighbourhood.

Recommended Land-Use Option

Based on the consultation, as well as urban design and technical analysis, the following has been identified as the recommended option:



Areas 1 + 2: Allow additional housing opportunities in the form of residential townhouses.

Area 3: Allow additional housing in the form of a low-rise, mixed-use apartment with commercial uses on the ground floor.

Subject to Council approval, the approach would be implemented through a City-initiated process that would rezone Areas 1 and 2 from RT-5 to **RM-8A**, and Area 3 from RT-5 to **C-2**.

The diagram on the left shows the existing zoning. The four lots indicated in grey are subject to a site-specific rezoning policy.



RM-8A townhouses on the interior of the block, with a C-2 mixed-use four-storey apartment on the corner of Kitchen St. & Nanaimo.

Rationale:

Urban design:

- Locates housing and retail close to a bus route and other amenities
- A mix of housing types would soften the transition from the commercial node into the surrounding neighbourhood
- Responds to concerns about the relationship of the block to the new Lord Nelson school, and the proposed changes at the commercial node

Community support for change:

- Results from the feedback forms show that there is public support for these housing types

Additional housing choice:

- Assuming full build-out, the proposed changes will add housing choice (50-65 units), introducing family-friendly housing, ownership, and secondary rental opportunities
- The area around the Charles & Nanaimo intersection will feature an increased diversity of housing types including single-family homes, laneway houses, duplexes, townhouses, and apartment buildings

Enhanced commercial node:

- The introduction of additional commercial space will further strengthen the retail node, allowing a wider variety of goods and services to be accessed in the area

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Recommendation #1: Precedent + Examples

Residential Townhouse



Proposed for: Areas 1 + 2
Zone: RM-8A
Density: 1.2 FSR
Max. Height: 11.5 m (38 ft)
Min. Frontage: 12.8 m (42 ft)
Amenity share: Yes
Suites/Lock-offs: Yes
Design Guidelines: Yes



4-storey Mixed Used Apartment



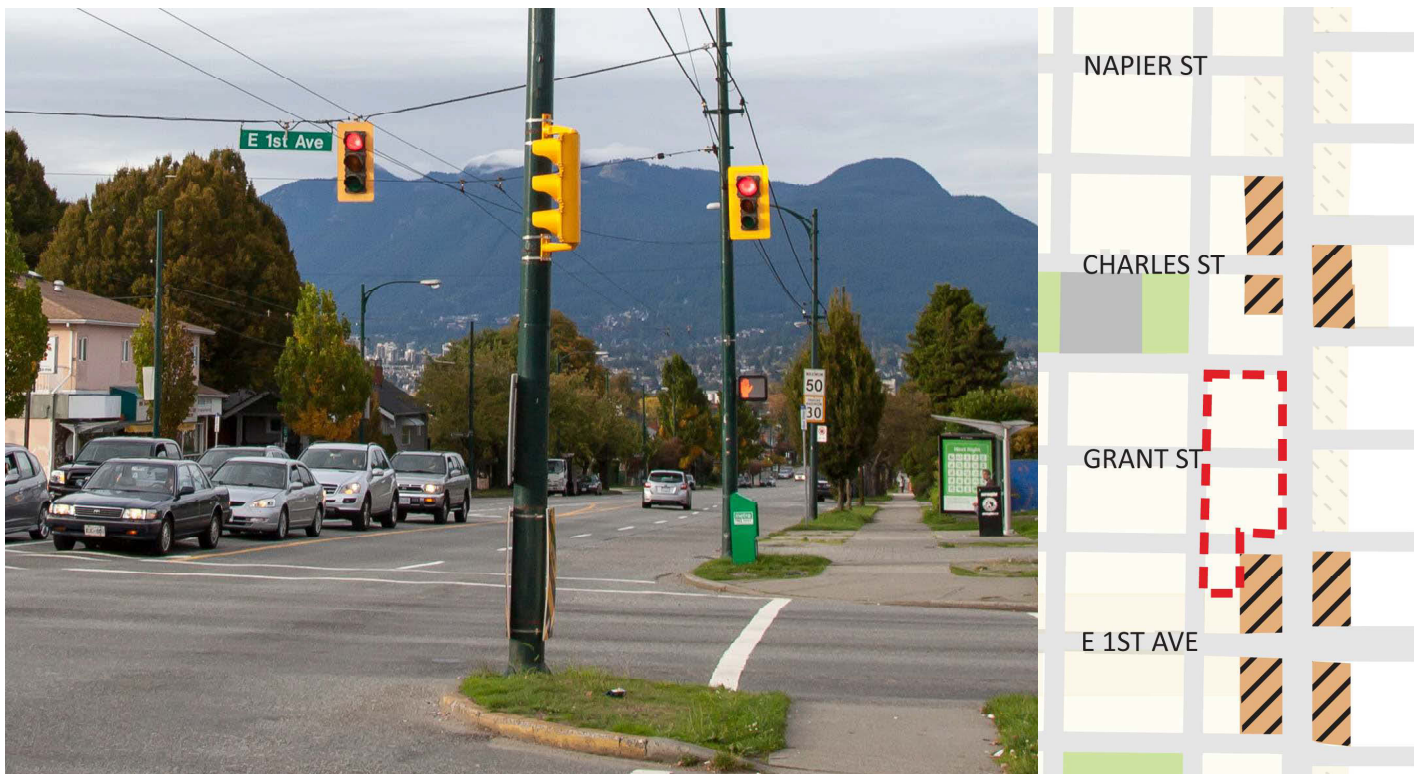
Proposed for: Area 3
Zone: C-2
Density: 2.5 FSR
Max. Height: 13.7 m (45 ft)
Max. Retail Frontage: 15.3 m
Amenity share: No
Suites/Lock-offs: Lock-offs
Design Guidelines: Yes



Further exploration of land-use changes between Kitchener & E 1st

Kitchener Street to East 1st Avenue

In response to feedback received during the consultation, staff will recommend that additional planning work be considered for the three blocks along the west side of Nanaimo (between Charles St and 1st Ave). Should Council agree, this work could be part of a future planning process.



Rationale

Although there was support expressed for a more consistent approach along this stretch, these blocks are currently outside of the “Block Under Review” study area identified by Council in April 2018.

13 Next Steps



Have your say!

We want to hear from you. Please fill out a comment form.

Feedback gathered at today's meeting, will be used to inform the final recommendations for Council.

City staff anticipate reporting to Council in late fall of 2019. At that point, Council would have the option to refer any recommended changes to a Public Hearing, which would allow community members an opportunity to present feedback directly. Notification cards would be distributed to residents in advance of any public hearing.

The deadline to submit feedback is October 18, 2019.