

1

Grandview-Woodland Block Under Review



Welcome!

We are here to talk about proposed land-use changes for the 2400-block East 12th Avenue (south side) & North Grandview Highway (north side) as part of the Grandview-Woodland Community Plan implementation. We invite you to learn about the process to date and next steps.

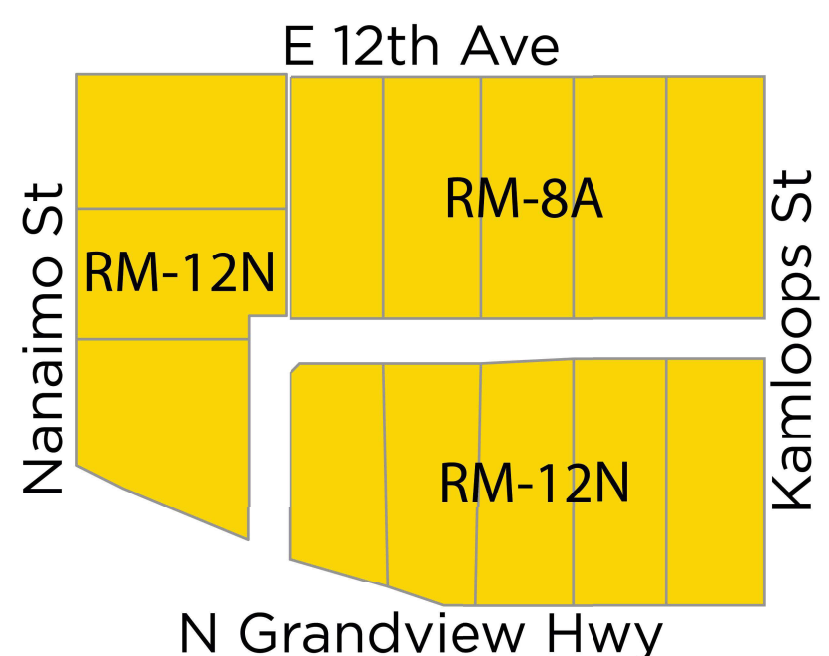
The City of Vancouver acknowledges that this work is taking place on the unceded traditional territories of the Musqueam, Squamish, and Tsleil-Waututh peoples.

The purpose of tonight's event is:

- **To recap community input** received during 2018-2019 on the 2400-block 12th Avenue & Grandview Highway (see 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



E 12th Ave - looking west



The block 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).

In July 2018, Council directed staff to undertake technical analysis and public consultation on potential land-use changes in two blocks in the Grandview-Woodland Plan area:

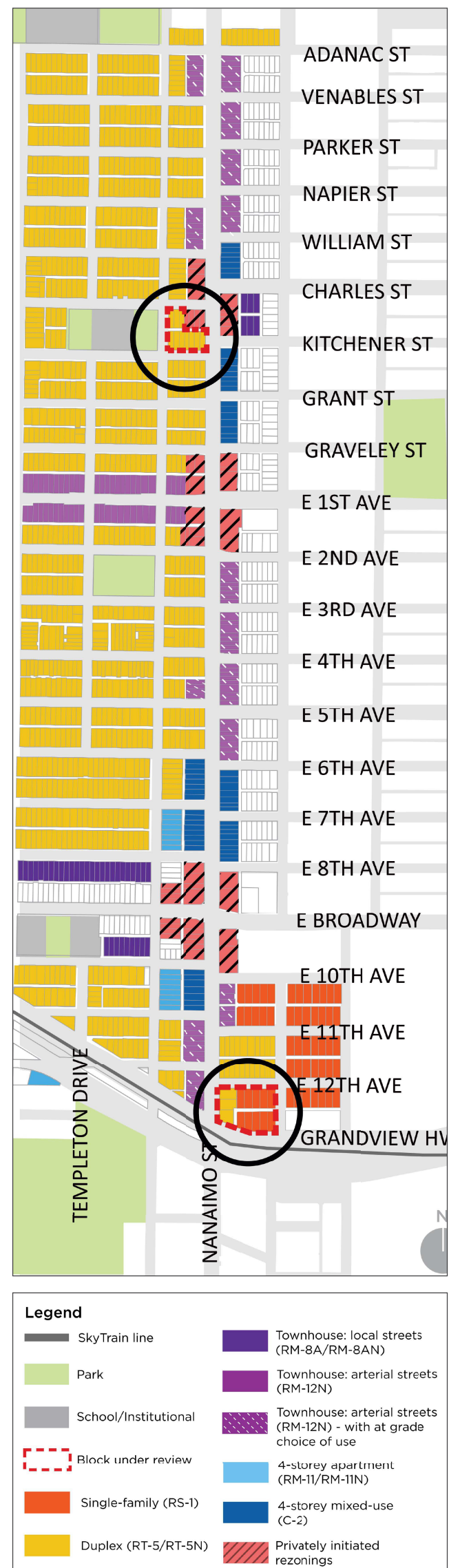
- 2300-block Charles Street & Kitchener Street (*excluding areas covered by a site-specific rezoning policy*)
- 2400-block East 12th Avenue & North Grandview Highway

Rationale

During community meetings related to 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 RT-5 (duplex) zoning. For the 2400-block, reasons for this request included:

- Interest in housing choice and housing types that are consistent with other changes being introduced on Nanaimo Street
- The L-shaped laneway, which allows the block to be treated similarly to other townhouse blocks

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



Background: Grandview-Woodland Community Plan



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.

Public Engagement Event for the G-W Plan

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

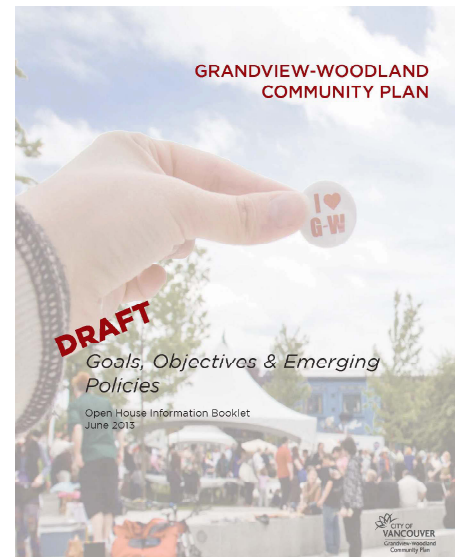


Early work (2012-2015) explored a number of options for the future of Nanaimo Street. During this process, three overarching points of agreement were noted:

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

Emerging Directions (2013)

The Emerging Directions proposed allowing townhouses consistently along Nanaimo Street but did not clarify housing opportunities for the 2400-block. Following community feedback, this “broad-brush” approach was revisited.



Community Workshop + Citizens' Assembly (2015)

Further planning work included a full-day workshop held on the Nanaimo Street sub-area, allowing participants to share ideas on public space, housing, local economy, and amenities. While there was general agreement around expanding and enhancing the commercial nodes, and about the need for new housing and public space improvements, there was a divergence of opinions when it came to specifics (locations, building heights, etc.).

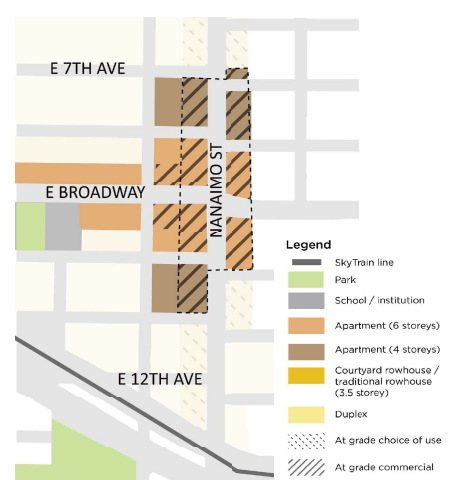
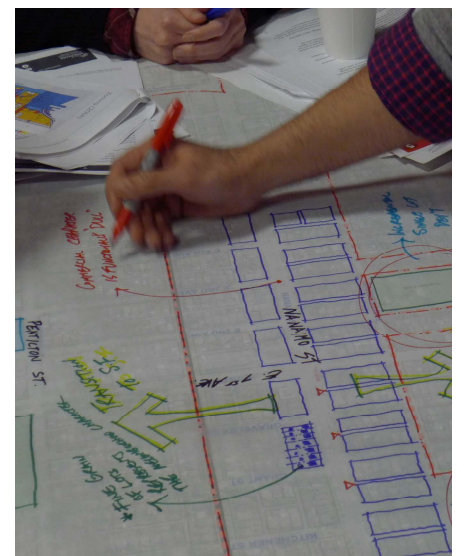
Input from this session helped to inform the work of the Citizens Assembly, as well as the development of the draft community plan.



Grandview-Woodland Community Plan (2016)

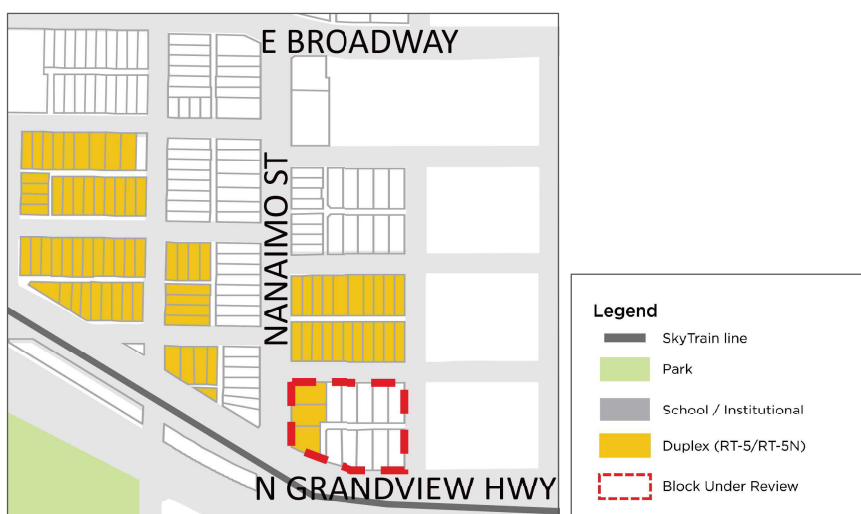
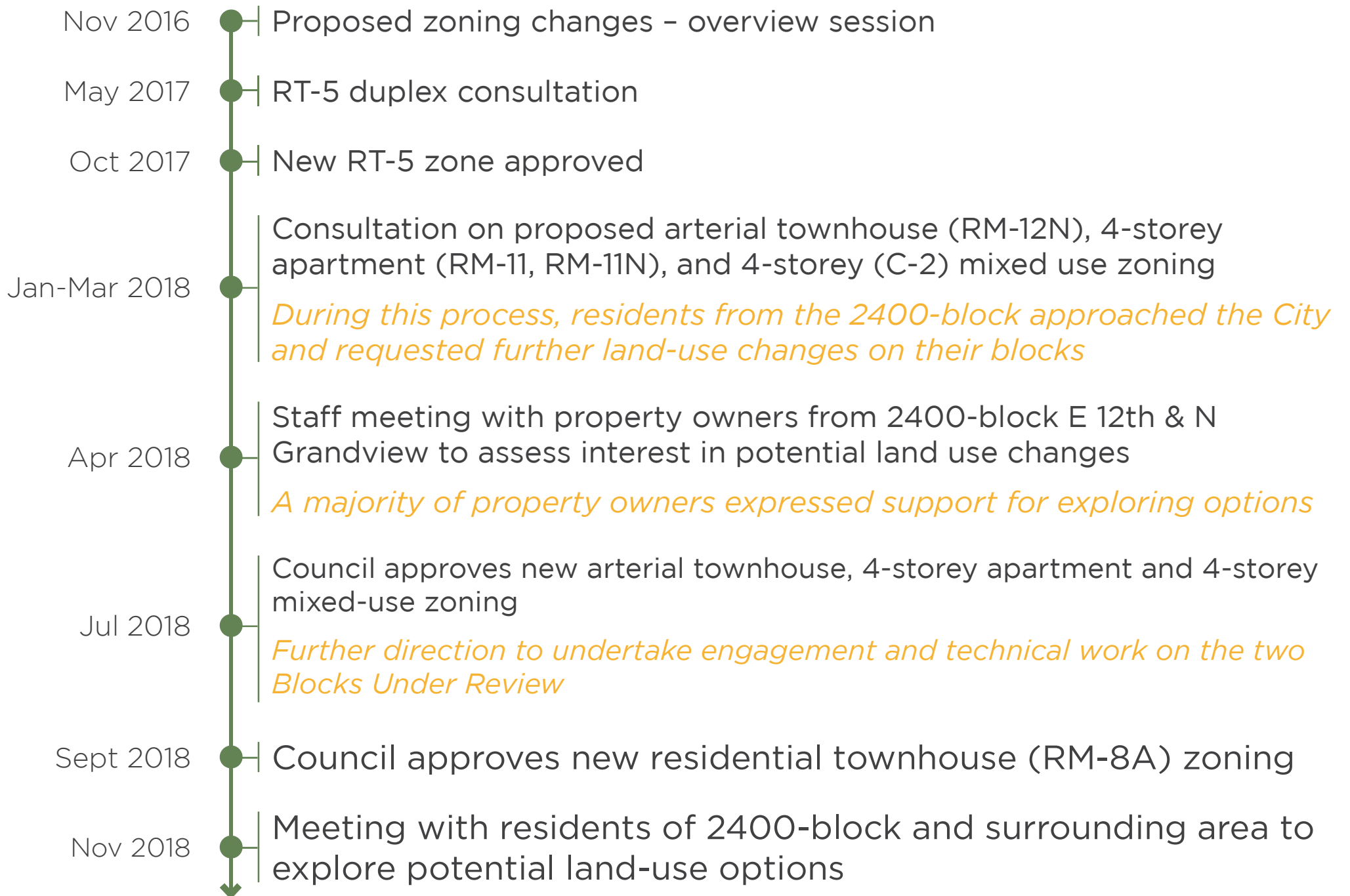
The Community Plan balanced many of the ideas that had been expressed throughout the process. The key directions included:

- A more nuanced approach to introducing different types of housing – including duplex, townhouse, and apartment forms – based both on block orientations and proximity to existing commercially-zoned areas
- A more consistent approach to expanding and enhancing commercial nodes and allowing additional commercial along Nanaimo
- A “complete street” approach to Nanaimo Street – including safety and public realm improvements



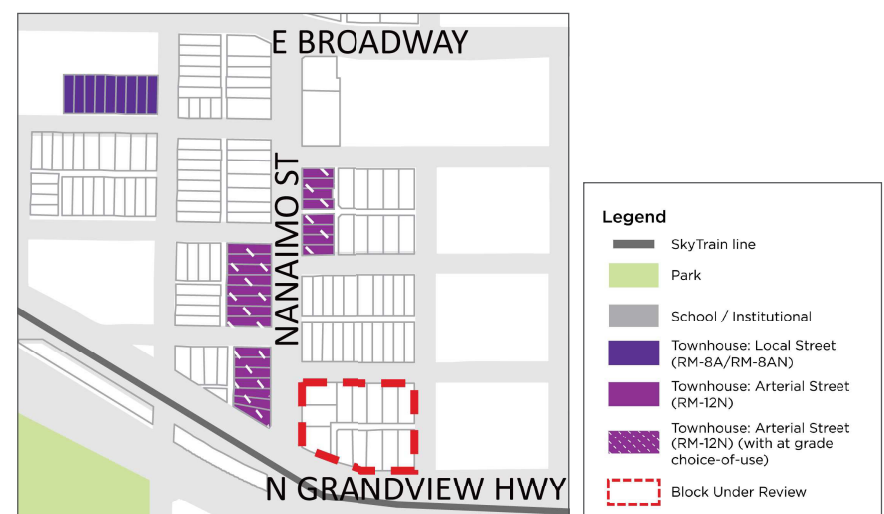
Background: Grandview-Woodland Plan Implementation

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.

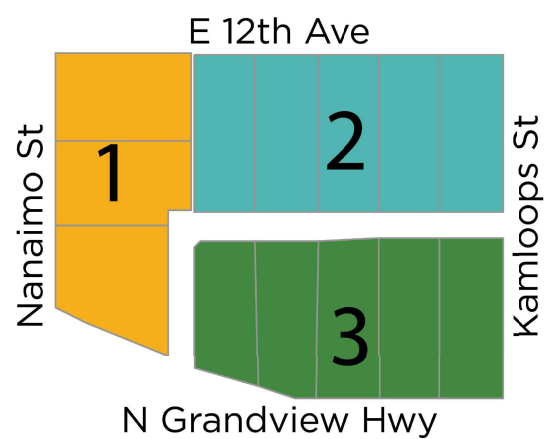
(Minor adjustments were made to allowable density to support character retention options)



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)

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.



These three areas comprise the total 13 lots under consideration.

The options under consideration were:

Extending RT-5N:

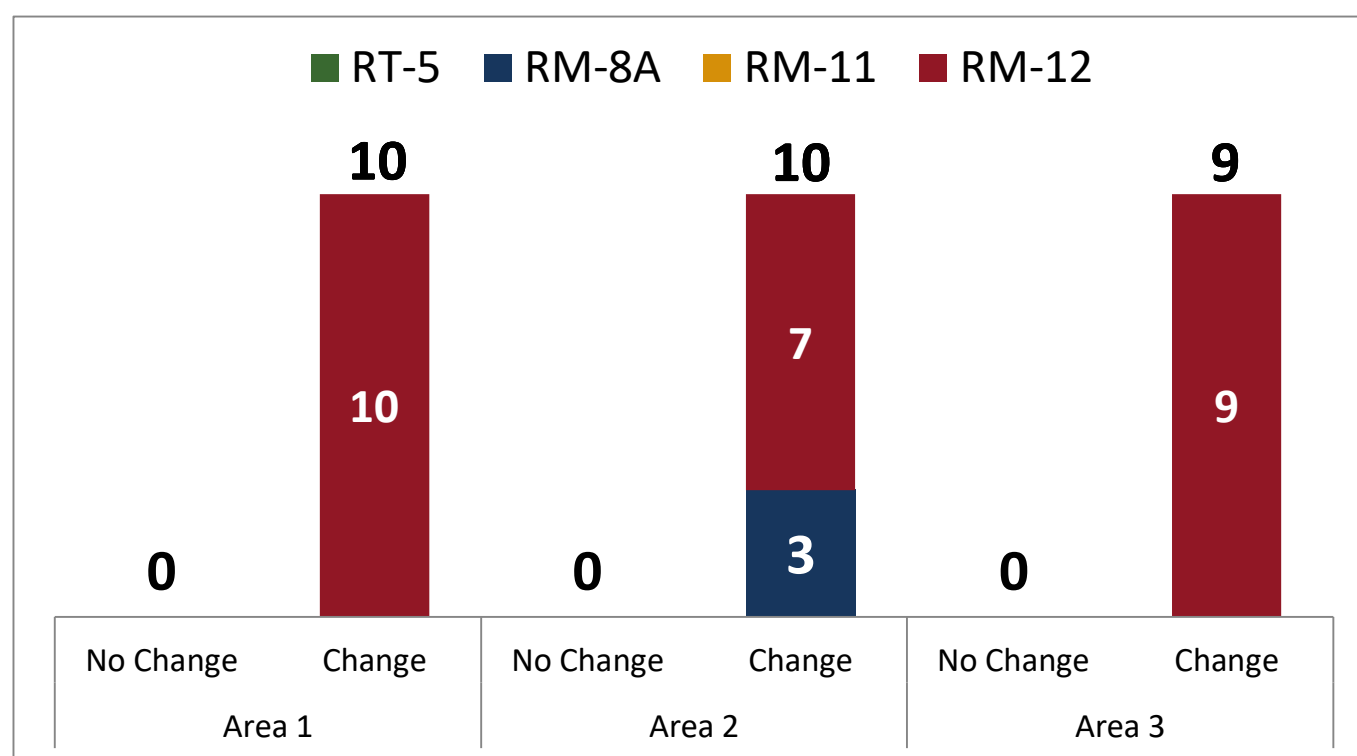
- **RT-5N** – Duplex (existing zoning for Area 1, extended to Areas 2 & 3; *shown in the illustration above*)

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 small 4-storey apartment form with a larger frontage)
- **RM-11** – Apartment – up to 4-storeys, and up to 1.7 FSR

Both the staff presentation and related materials indicated that not all of the options were recommended for each of these areas. For example, RM-12N (arterial townhouse) was not recommended for Area 2, which is located on a residential street fronting other housing.

Results from feedback forms:



Feedback forms were delivered to residents and property owners in the notification area. All respondents indicated an openness to a change of land-use in all three areas.

RM-12N (arterial townhouse) was the most popular choice for all of the areas, including Area 2 (where RM-12N is not a recommended form).

Residents who participated in the engagement activities in November 2018 were able to provide additional feedback and comments about the 2400-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

Additional Density

Several comments suggested that additional density could better serve families who need housing (detached units are becoming too expensive).

Staff support introducing additional opportunities, consistent with the urban design pattern outlined in the Grandview-Woodland Community Plan.

Elevation

Respondents noted that the elevation on the north side of 12th Ave has a higher grade than the south side (N Grandview Hwy), so a higher density form would work for Area 2.

Notwithstanding grade changes, staff support the use of a residential townhouse form for streets where residential units are facing one another. Lot dimensions also make RM-8A a more efficient form in these areas.

Commercial Opportunities

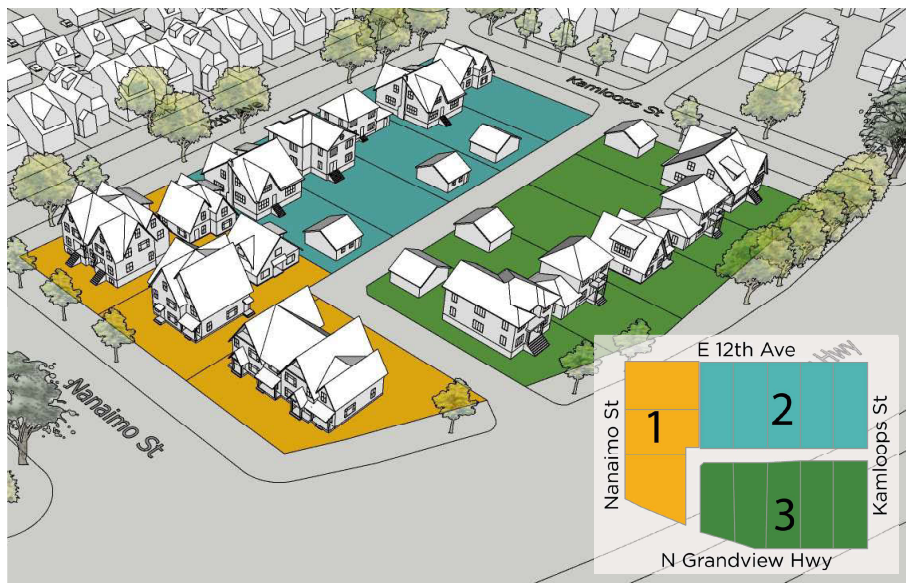
There was discussion at the event about the potential for the block to incorporate C-zoning to allow commercial spaces. Some comments suggested that Area 1 of the block under review is already close to commercially-zoned areas, so the addition of a C-zone could make sense.

The RM-12N zone allows at-grade choice of use at the ground floor (meaning local-serving commercial uses are possible). RM-12N allows for small 4-storey apartments as well as townhouses. The apartment option is less viable on the Nanaimo Street-facing portion of the block (Area 1) due to the irregular shape of the lots.

9

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 + 3: Allow additional housing opportunities in the form of arterial townhouses.

Area 2: Allow additional housing in the form of residential townhouses.

Subject to Council approval, the approach would be implemented through a City-initiated process that would rezone Area 1 from RT-5N to **RM-12N**, Area 2 from RS-1 to **RM-8A**, and Area 3 from RS-1 to **RM-12N**.



RM-8A townhouses on the interior of the block, with RM-12N townhouses on Nanaimo St & Grandview Highway.

Rationale:

Urban design:

- Multi-family forms of housing will transition into the surrounding neighbourhood. The change in building height will help respond to concerns about building massing
- Locates additional housing along a bus route and close to other amenities, supporting goals of improved walkability and complete communities
- Proposed townhouse forms and orientation create consistency with other townhouse blocks on Nanaimo Street (for example, its adjacency to 2500-block townhouse forms creates a more consistent urban pattern)
- The RM-12N zone allows at-grade choice of use at the ground floor (meaning local-serving commercial uses are possible)
- The RM-12N zone allows for small 4-storey apartments as well as townhouses. However, the apartment option is less viable on the Nanaimo Street-facing portion of the block (Area 1) due to the irregular shape of the lots

Community support for change:

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

Additional housing choice:

- The proposed changes will add housing choice, introducing additional family-friendly housing, ownership, and secondary rental opportunities

10

Precedent + Examples

Residential Townhouse



Proposed For: Area 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



Arterial Townhouse (or 4-storey Apartment)



Proposed For: Areas 1 + 3

Zone: RM-12N

Density: 1.45 FSR*

Max. Height: 12.2 m (40 ft)

Min. Frontage: 27.4 m (90 ft)

Amenity share: Yes

Suites/Lock-offs: Yes

Design Guidelines: Yes

* Under RM-12N zoning, sites with a frontage of 36.6m (120 ft) can also be developed as 4-storey apartments, up to 1.7 FSR



11 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 compiled and used to inform the final recommendations for Council.

City Staff anticipate reporting back 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 to Council. Notification cards would be distributed to residents in advance of any public hearing.

The deadline to submit feedback is October 18, 2019.