

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\*

See board 7

- 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

See board 8

- 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

See board 9

- 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

See board 10

- 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

See board 11

**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.

