



# Grandview-Woodland Community Profile 2012 - Version 1



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## Introduction

Grandview-Woodland is an eclectic, vibrant, and diverse neighbourhood located on the east side of Vancouver. Commercial Drive, the neighbourhood's main commercial street, is the heart of this energetic and colourful community.

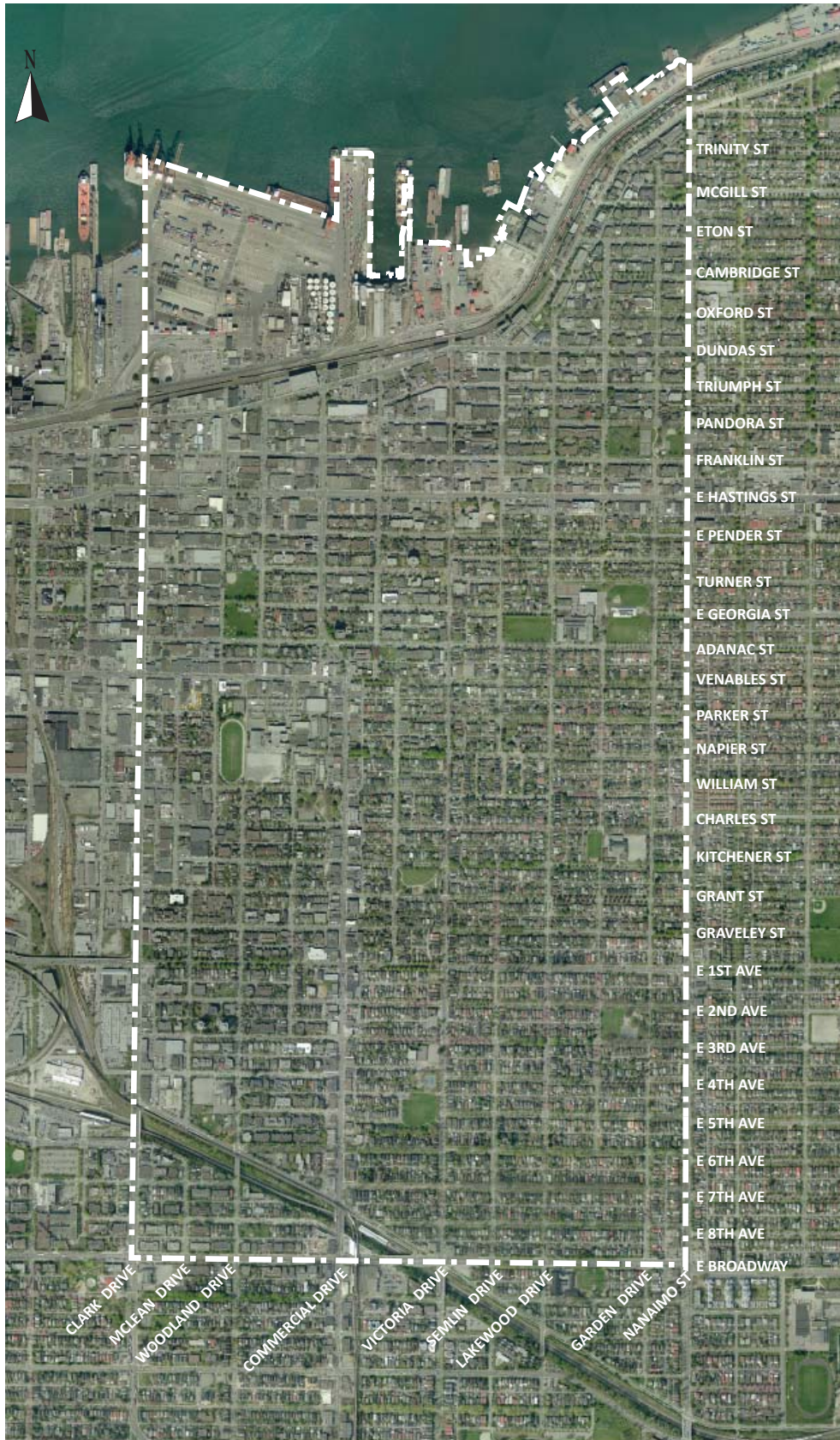
The Grandview-Woodland Community Profile highlights key issues and aspects of the neighbourhood and its residents that contribute to its unique character. This background information also helps inform discussions regarding the various planning issues that will be addressed through the community planning process.


Data used in this Profile are from Statistics Canada, which conducts a census study every 5 years. From the most recent 2011 census, Statistics Canada has only released its population count. More detailed information, such as population per age category, language, household size, and household income will be released later in 2012, and as such, are not included in this Profile.

Note: Statistics Canada 2011 census data for Grandview-Woodland will be available later in 2012 and 2013.



# Community Plan Area



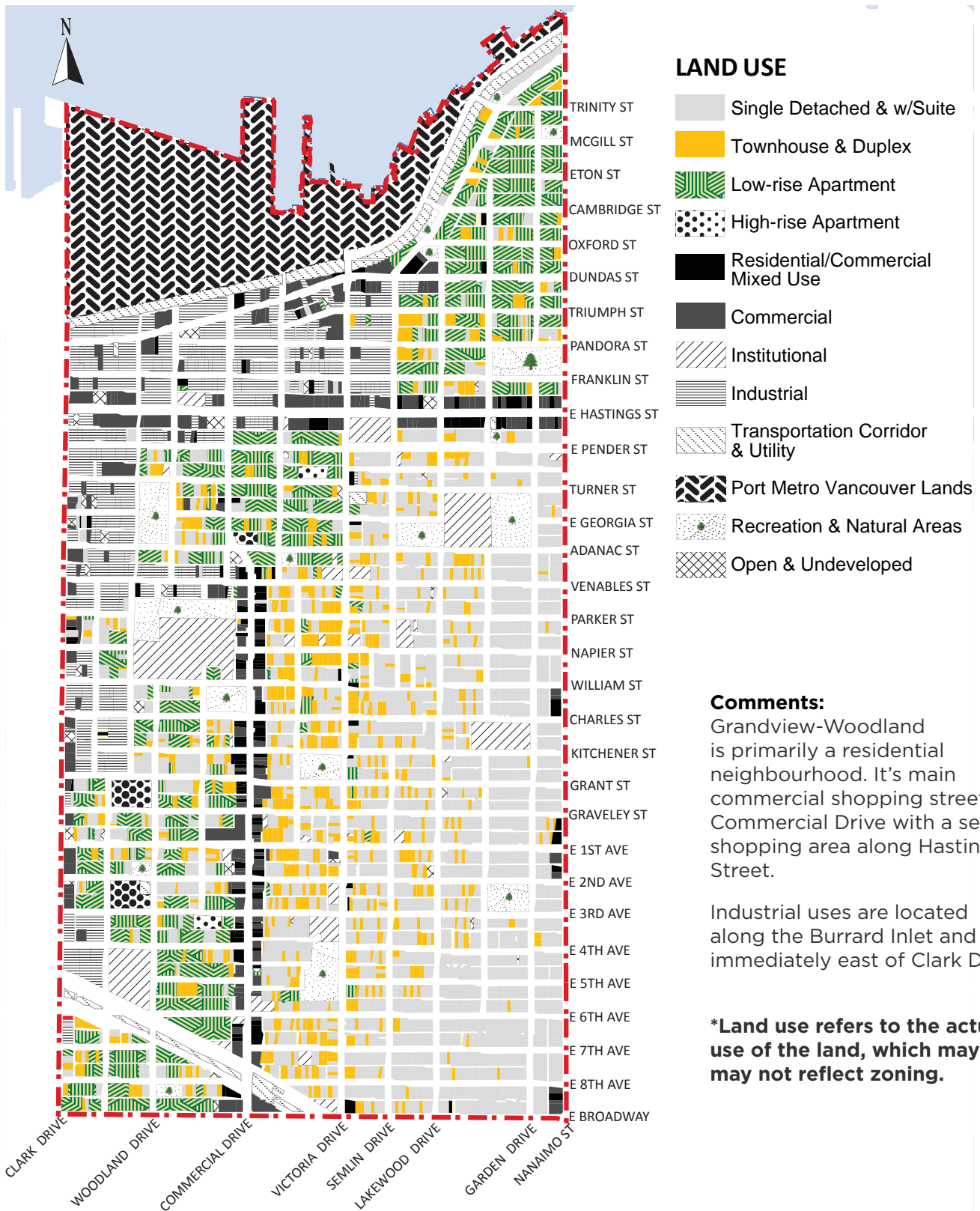
 Grandview-Woodland Community Plan Boundary

**Comments:**

The Grandview-Woodland Local Area is bounded by Clark Drive to the west, Nanaimo Street to the east, Broadway to the south, and the Burrard Inlet to the north. The Grandview-Woodland neighbourhood is one of Vancouver's older neighbourhoods.

It comprises 448 hectares (1107 acres).

# Land Use\*



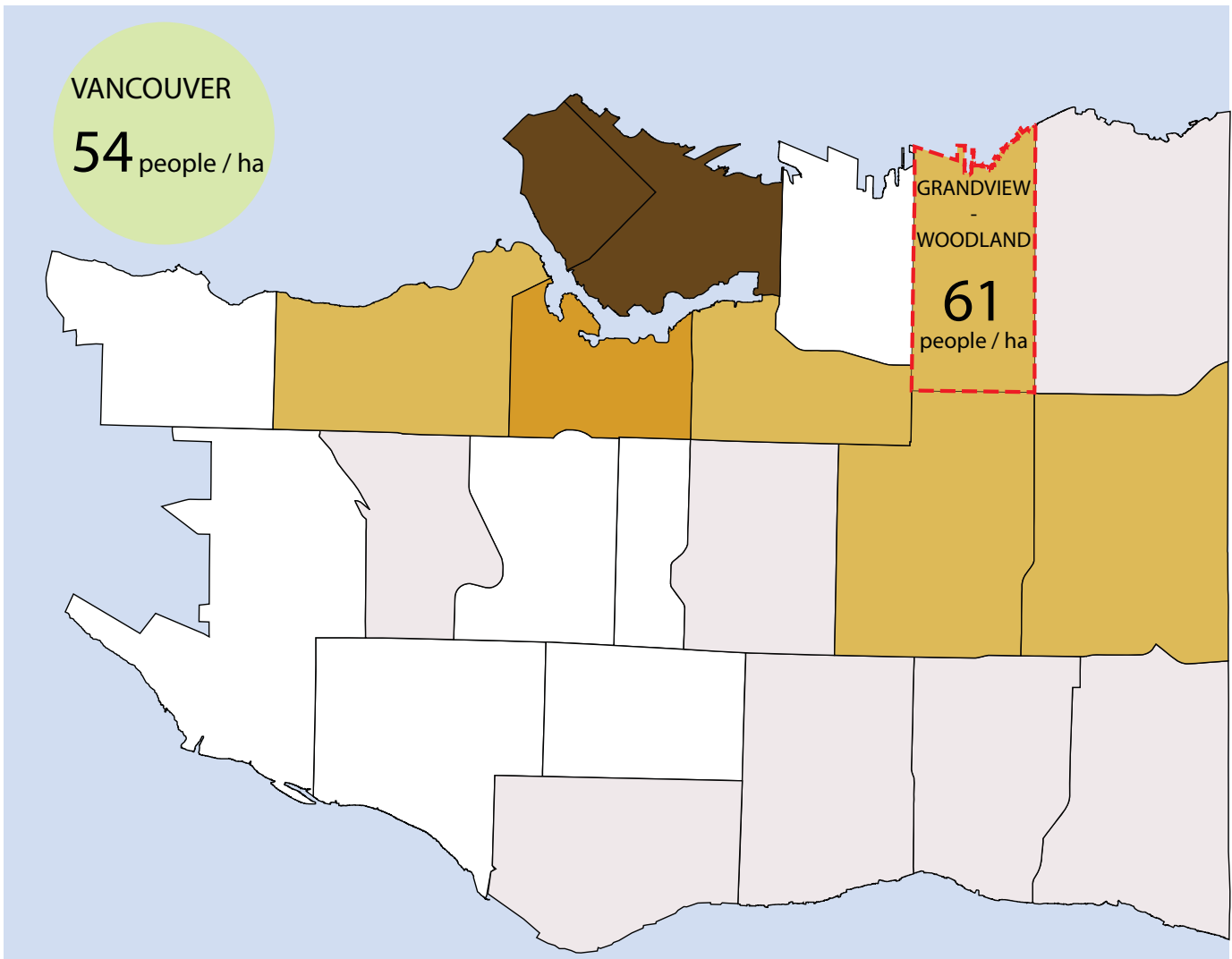
**Comments:**  
Grandview-Woodland is primarily a residential neighbourhood. It's main commercial shopping street is Commercial Drive with a second shopping area along Hastings Street.

Industrial uses are located along the Burrard Inlet and immediately east of Clark Drive.

**\*Land use refers to the actual use of the land, which may or may not reflect zoning.**

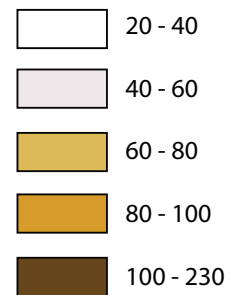
Source: 2008 BC Assessment data

# Population Density



Source: Statistics Canada, 2011 census

## People per hectare

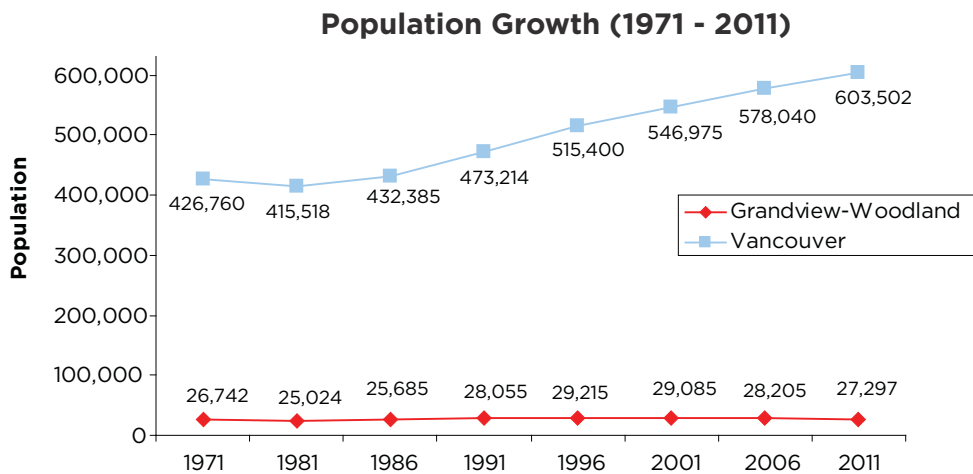




# Demographics

## Population Growth

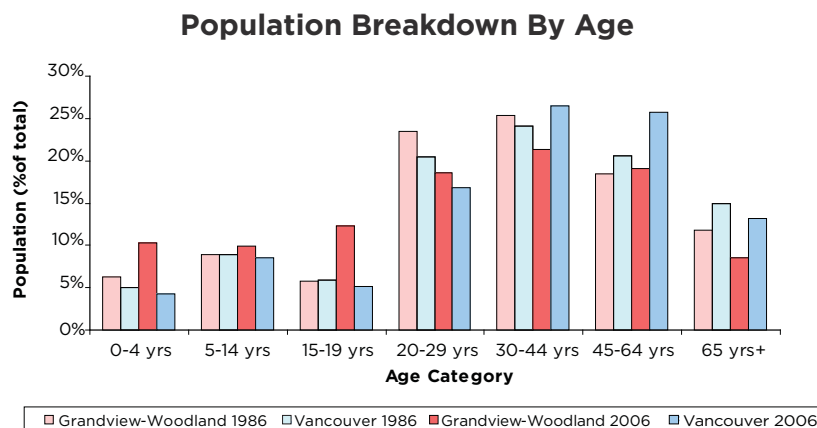
At the time of the most recent census in 2011, the population of Grandview-Woodland was 27,297. From 1971 to 2011, Grandview-Woodland’s population only increased by 2%, which is significantly less than the City’s overall growth of 36%. Grandview-Woodland’s greatest population increase was from 1976 to 1996, when it steadily added over 4,000 people. Since then, the neighbourhood’s population has fallen, losing nearly 2,000 people in the last 15 years. Grandview-Woodland’s population declined by 900 people between 2006 and 2011.



Source: Statistics Canada, 1971-2011 census

## Age Profile

Similar to the City, the largest age group in Grandview-Woodland is 30-44 years old. But unlike the City, between 1986 and 2006, the number of children and youth increased. Grandview-Woodland had a drop in 20-29 year olds (like the City) and slight decline in 30-44 year olds (unlike the City, which increased) and a slight fall in seniors (similar to the City).



Source: Statistics Canada, 2006 census

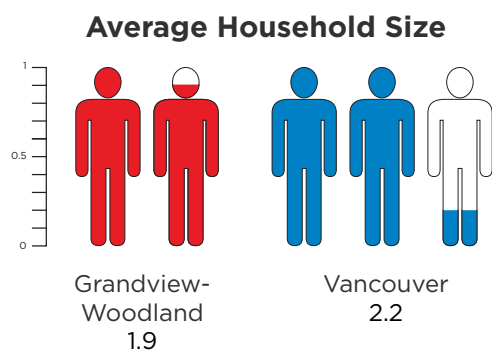
## Demographics

By comparison with the rest of Vancouver, Grandview-Woodland has a high percentage of one-person households and single parent families. The community also has a significant number of low income households, and therefore a lower median household income compared to the City.

The average household size is 1.9 persons, which is lower than Vancouver's average of 2.2.

	Grandview-Woodland	Vancouver
<b>Age</b>		
Median Age	37.6	38.6
<b>Families</b>		
Number of families	6,635	145,605
Children living at home	5,995	148,656
Single parent families	26.1%	16.2%
<b>Income</b>		
Median household income*	\$35,342	\$47,299
Population in low income household	35.2%	26.6%
<b>Households</b>		
Number of private households	14,320	253,210
One-person households	45.4	38.6

Source: Statistics Canada, 2006 census



Source: Statistics Canada, 2006 census

## Aboriginal

Grandview-Woodland has a high percentage of the population who identify themselves as being Aboriginal.

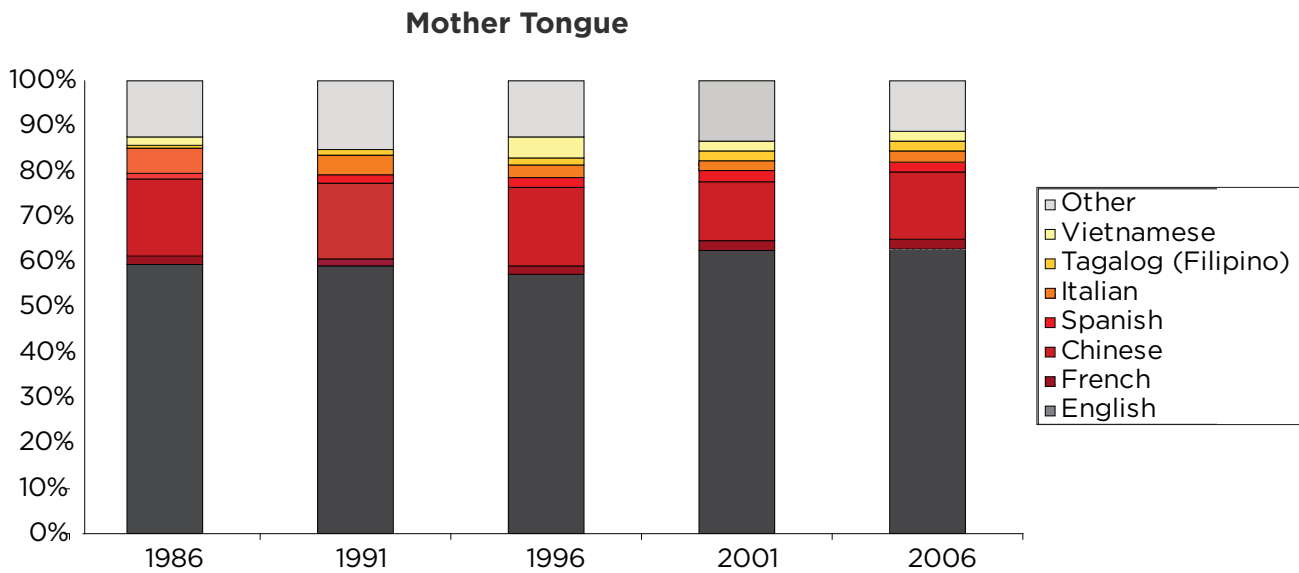
### Aboriginal, North American Indian, and Métis Identity

	Grandview-Woodland	Vancouver
Aboriginal Identity	9.2%	1.9%
North American Indian	7.4%	1.3%
Métis	1.7%	0.6%

Source: Statistics Canada, 2006 census

## Mother Tongue

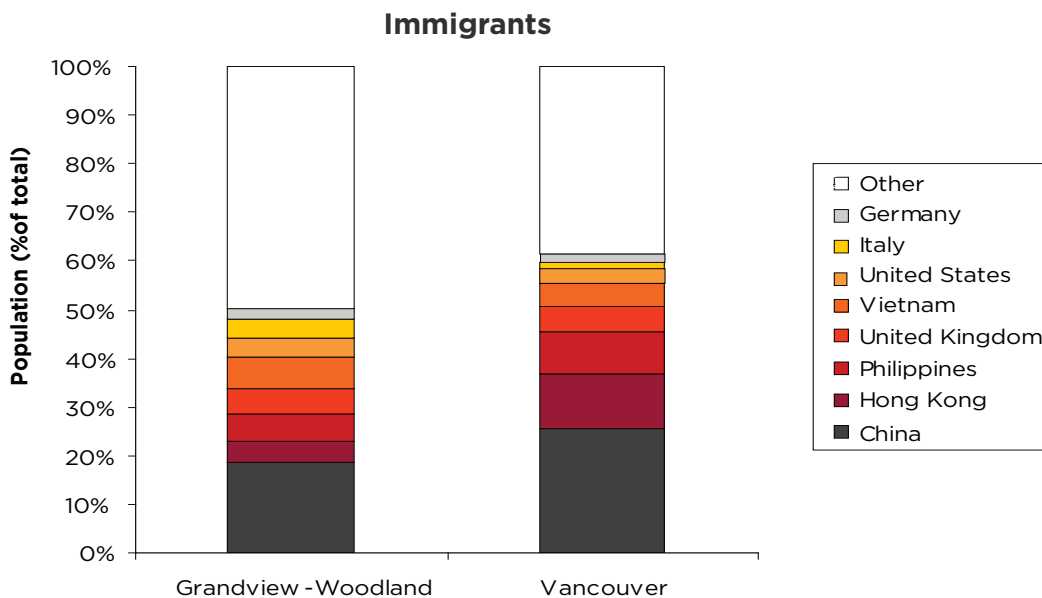
Since 1986, there has been little change in the dominant mother tongue in Grandview-Woodland. In 2006, English was still the dominant mother tongue (49%), followed by Chinese (25%).



Source: Statistics Canada, 2006 census

## Immigrants

In Grandview-Woodland, 32% of the population was born outside of Canada. In contrast, 45% of Vancouver's population is from outside Canada.



Source: Statistics Canada, 2006 census



## Employment

In Grandview-Woodland, sales and services are the most common job type, followed by jobs in business, finance and administration, social science, education, government services, and religion.

In 2006, 8.2% of Grandview-Woodland residents worked from home, compared to 8.6% city-wide.

The unemployment rate of residents in Grandview-Woodland has improved over the past decade but is still higher (7.8%) than Vancouver's average at 6.0% (2006).

**Job Type Held by Grandview-Woodland Residents**

	Grandview-Woodland	Vancouver
Management occupations	7.5%	10.8%
Business, finance and administration occupations	14.6%	17.7%
Natural and applied sciences and related occupations	7.3%	8.6%
Health occupations	3.3%	5.9%
Occupations in social science, education, government service and religion	12.9%	10.5%
Occupations in art, culture, recreation and sport	10.5%	6.6%
Sales and service occupations	23.9%	25.1%
Trades, transport and equipment operators and related occupations	11.7%	8.4%
Occupations unique to primary industry	1.7%	1.1%
Occupations unique to processing, manufacturing and utilities	4.5%	3.7%
Occupation - Not applicable	2.1%	1.8%

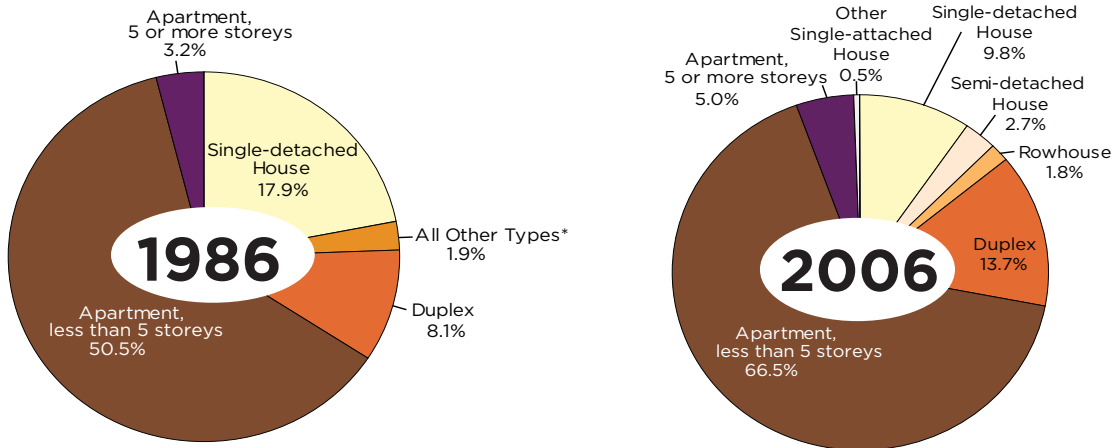
Source: Statistics Canada, 2006 census

# Housing

## Housing Stock

The most common housing type in Grandview-Woodland is low-rise apartments (<5 storeys). Between 1986 and 2006, the proportion increased from 50.5% to 66.5%. During this same period, the proportion of single-detached houses decreased from 18% to 10%, while the proportion of duplexes increased from 8% to 14%.

**Housing Breakdown by Type**



Source: Statistics Canada, 1986 and 2006 census

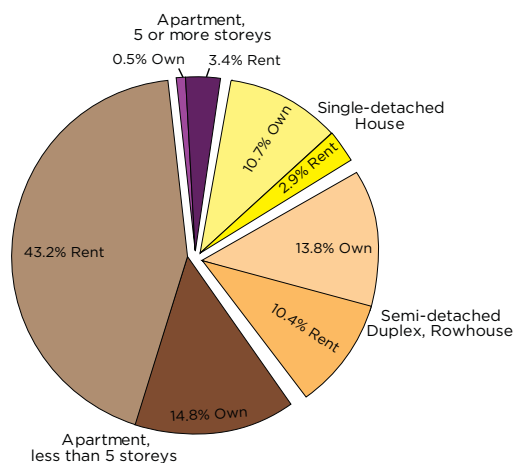
\*Includes semi-detached houses and duplexes

## Tenure by Housing Type

Overall, 7% of the City's total rental housing stock is located in Grandview-Woodland (9,485 units). Most (96%) of Grandview-Woodland's rental stock was built before 1980 and nearly all of it was built with wood frame.

The median income of renters is \$27,608, which is significantly lower than owners' income at \$55,711. As shown, most renters live in apartments, which tend to better accommodate single person (therefore single income) households.

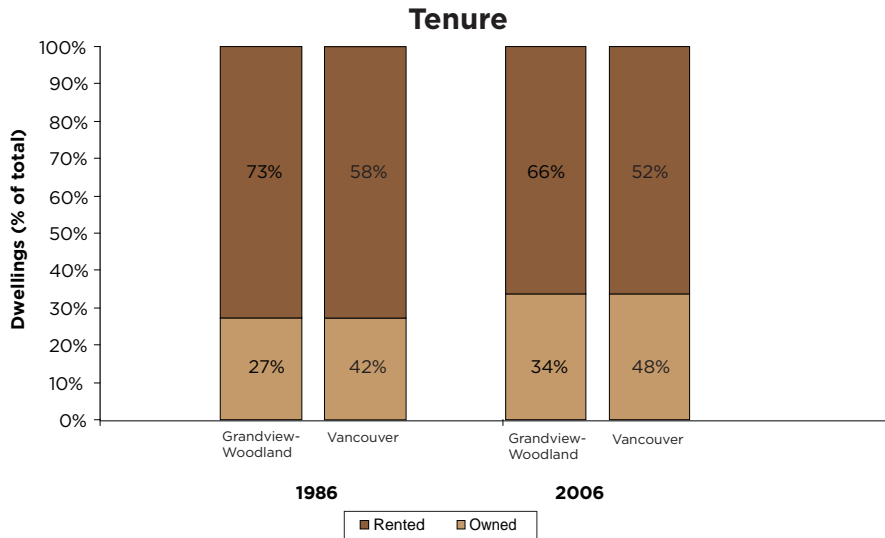
**Tenure by Housing Type**



Source: Statistics Canada, 2006 census

## Rental vs. Ownership

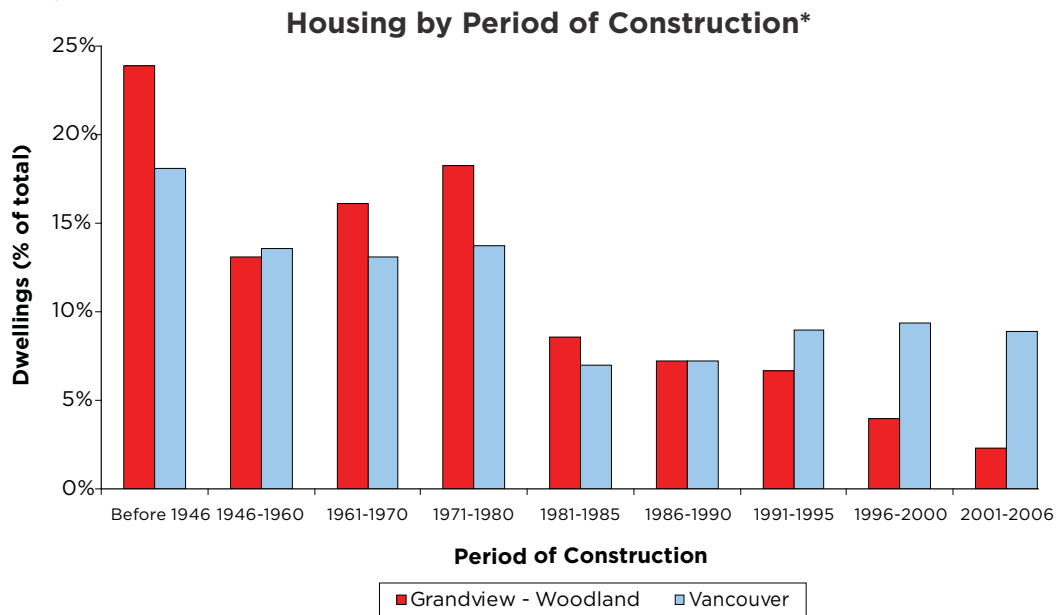
The proportion of rented dwellings in Grandview-Woodland decreased between 1986 and 2006; however, this proportion is still significantly higher than the City as a whole, where 52% of dwellings are rented (2006).



Source: Statistics Canada, 1986 and 2006 census

## Age of Housing

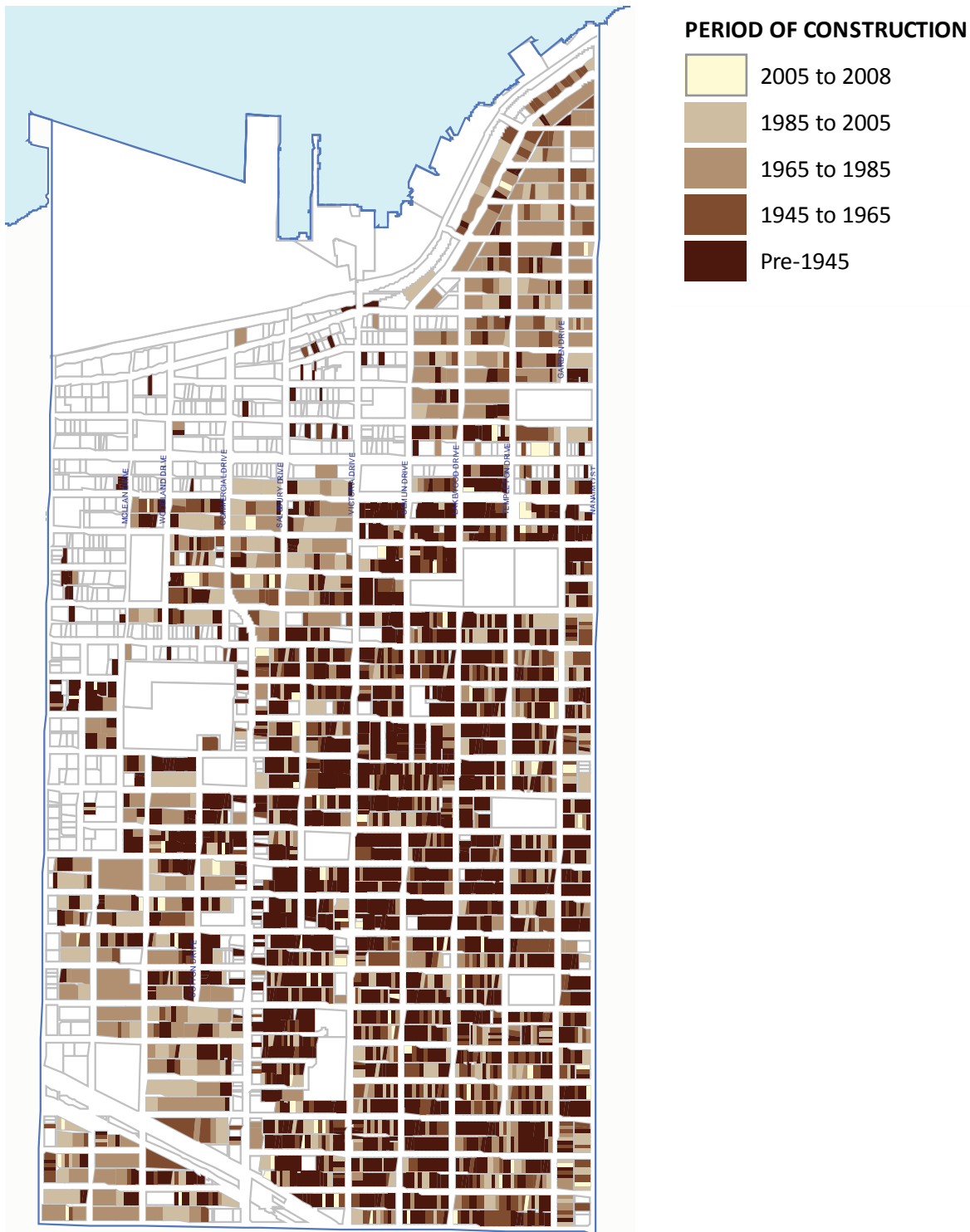
Compared with the City, Grandview-Woodland has a higher proportion of older buildings. In Grandview-Woodland, 57% of all buildings were constructed before 1946. Of those 57%, approximately 28% were built before 1911, 44% were built between 1911 - 1921, 21% were built between 1921 - 1931, and 7% were built between 1931 - 1946 (Source: BC Assessment Data).



Source: Statistics Canada, 1946 - 2006 census

**\*Note that prior to 1950, many buildings were likely single family houses (which is considered 1 dwelling/unit), and after the 1950s many of these buildings were likely apartments (which contain many dwellings/units).**

## Age of Housing



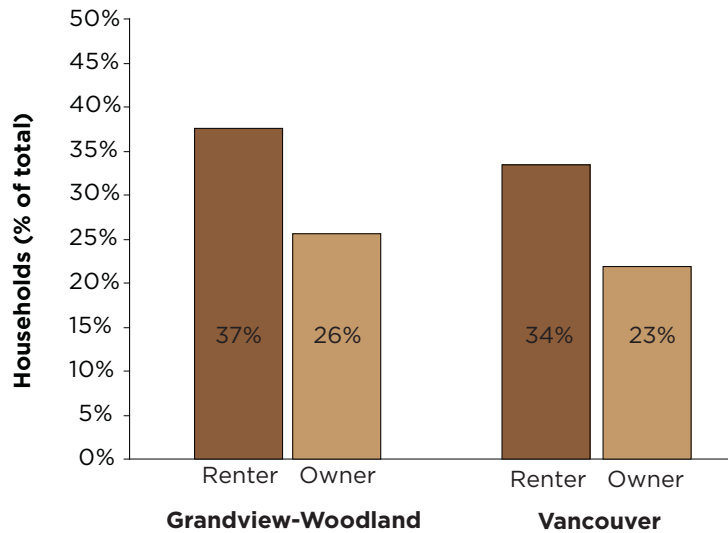
Source: 2008 BC Assessment data. The data are supplied on an 'AS IS WHERE IS' basis. The City cannot guarantee the accuracy or completeness of information.



## Affordability

In Grandview-Woodland, 37% of renting households spend over 30% of their household income on housing\*, compared to 26% of households that own their dwellings. This is nearly the same as the rest of Vancouver. In total, 33% of households in Grandview-Woodland spend over 30% of their income on housing.

**Percent of Households Spending Over 30% of their Income on Housing**

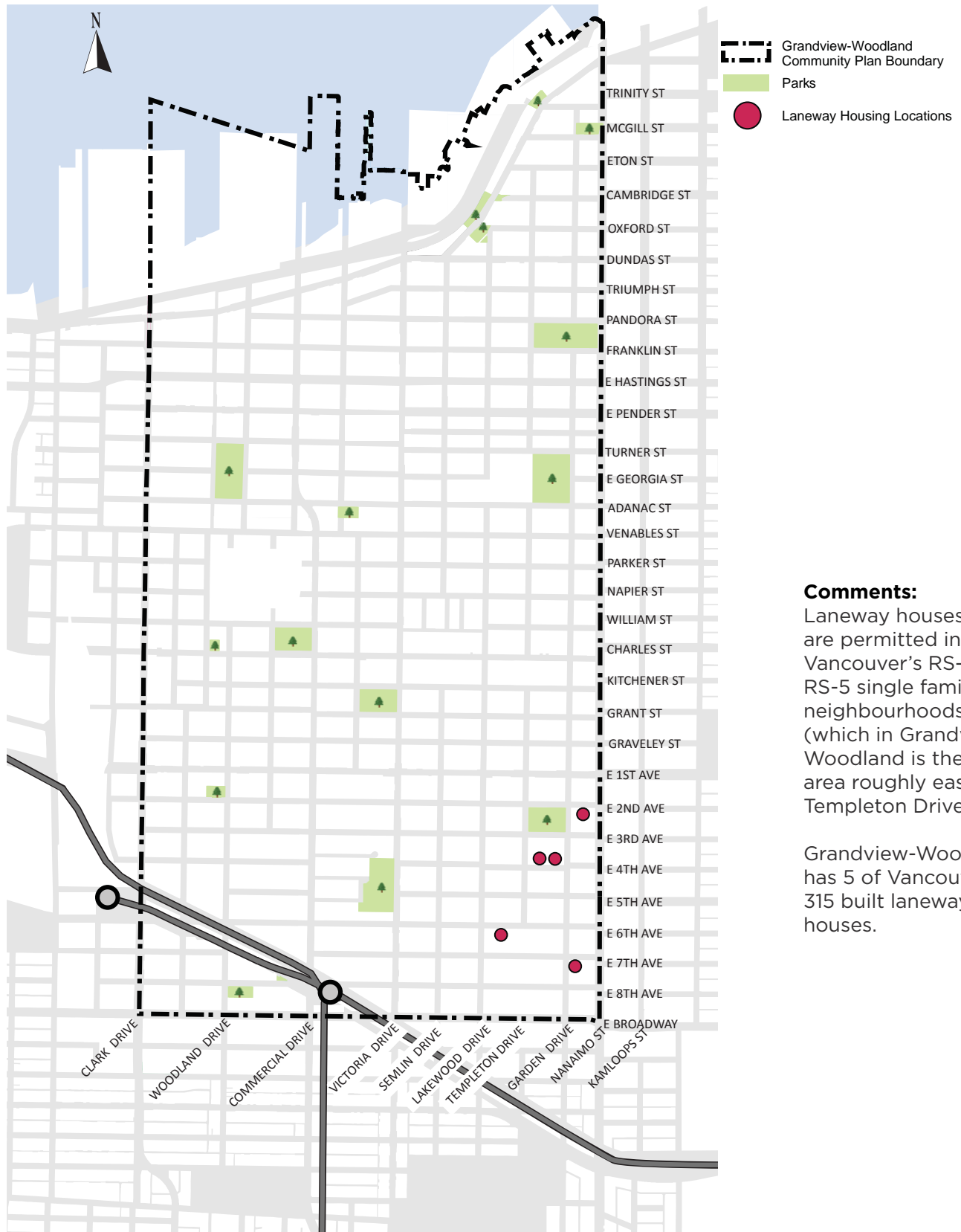


\*According to Canada Mortgage and Housing Corporation, the cost of adequate shelter should not exceed 30% of household income.

Source: Statistics Canada, 2006 census



# Laneway Housing

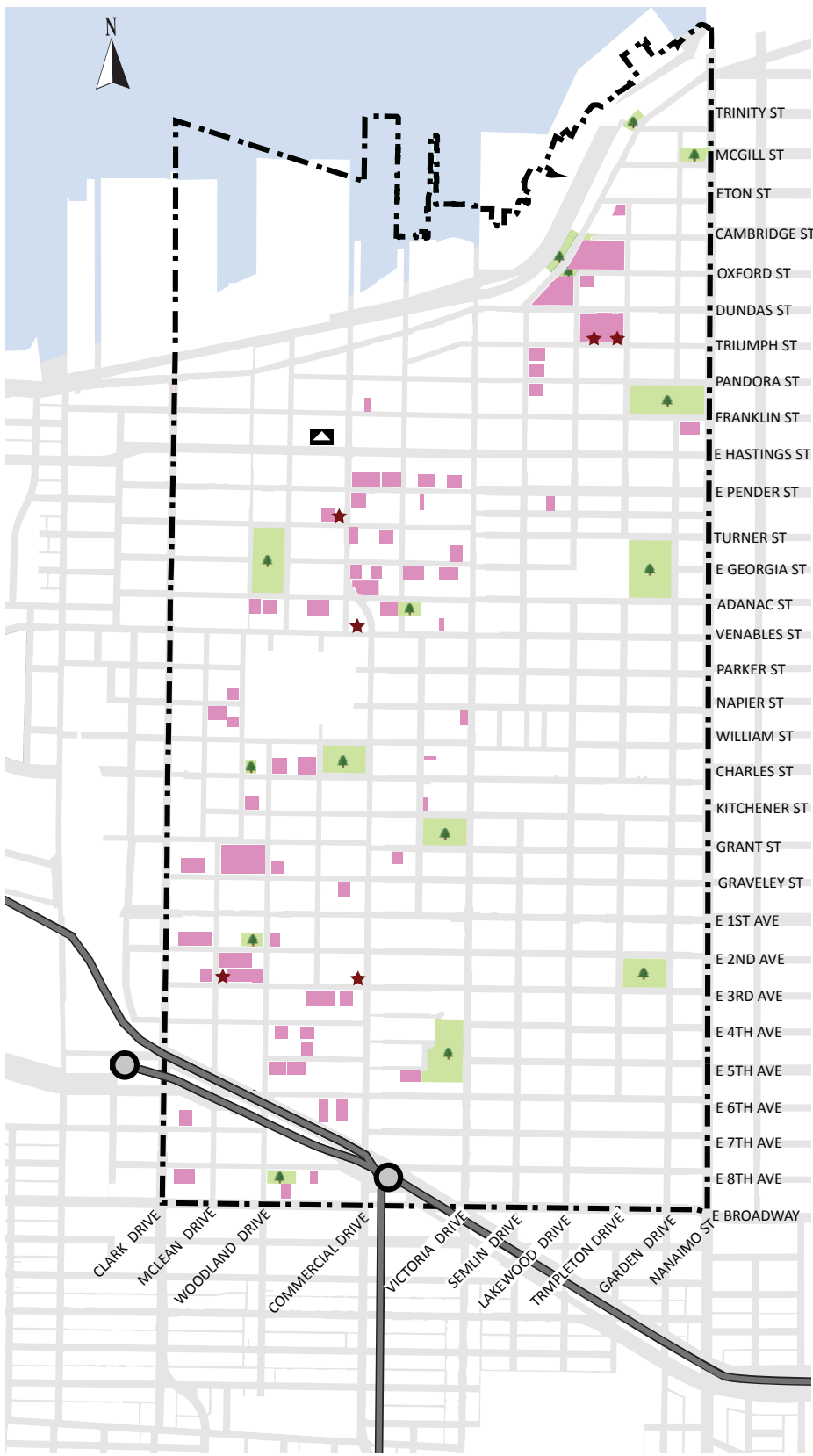


**Comments:**

Laneway houses are permitted in Vancouver’s RS-1 and RS-5 single family neighbourhoods (which in Grandview-Woodland is the area roughly east of Templeton Drive).

Grandview-Woodland has 5 of Vancouver’s 315 built laneway houses.

# Social Housing



- Grandview-Woodland Community Plan Boundary
- Parks
- Streets
- SkyTrain Station
- SkyTrain
- Social Housing
- Supportive Housing
- Extreme weather Response Shelter

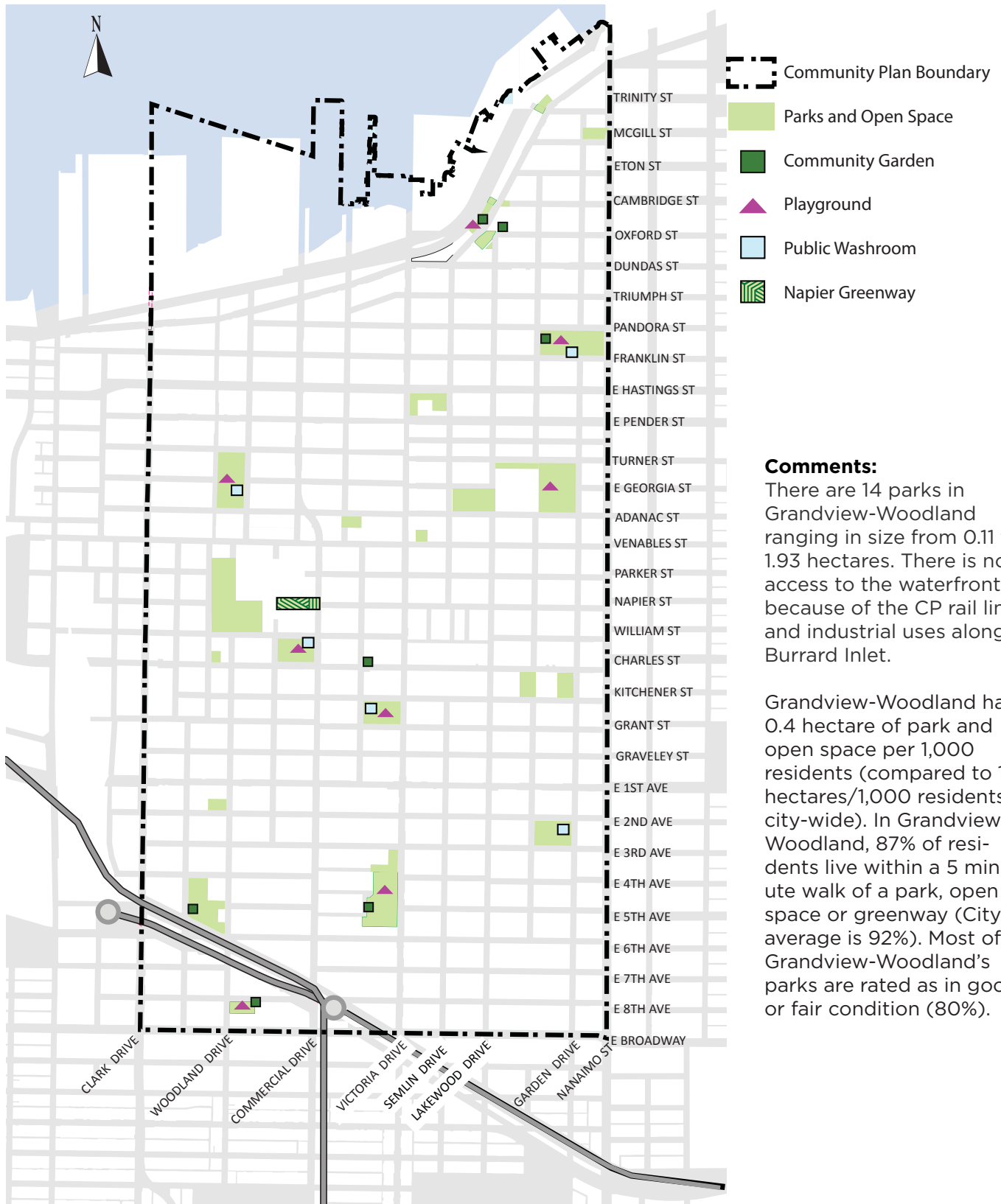
**Comments:**

In Grandview-Woodland there are nearly 60 buildings or approximately 2,070 units of social housing (includes co-op housing, seniors housing, and long term care housing).

Also, there are 6 supportive housing developments and one extreme weather response shelter.

There is one shelter located in Grandview-Woodland - Aboriginal Youth Safe House (ASH), whose address is kept confidential.

# Parks and Open Space

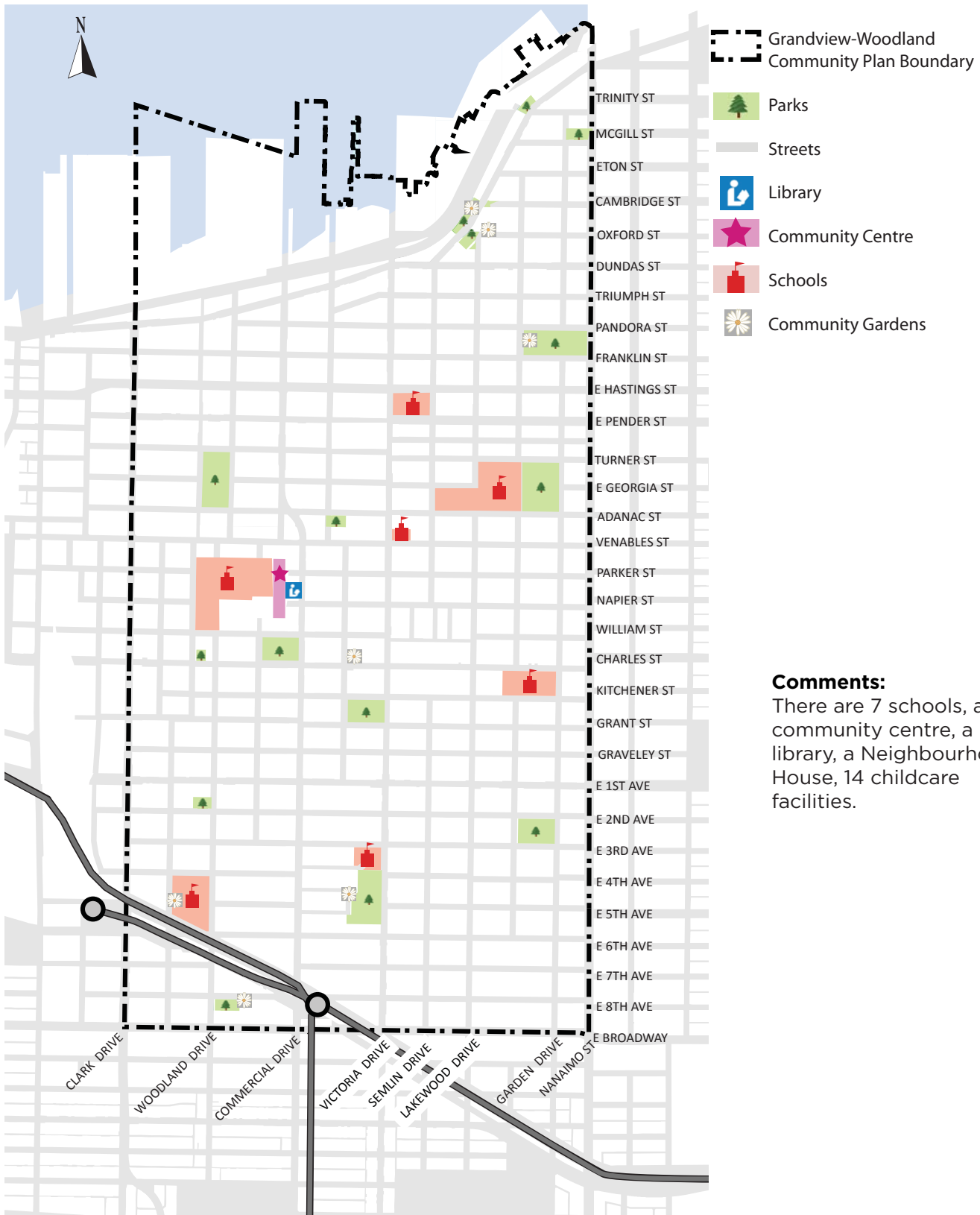


**Comments:**  
 There are 14 parks in Grandview-Woodland ranging in size from 0.11 to 1.93 hectares. There is no access to the waterfront because of the CP rail lines and industrial uses along Burrard Inlet.

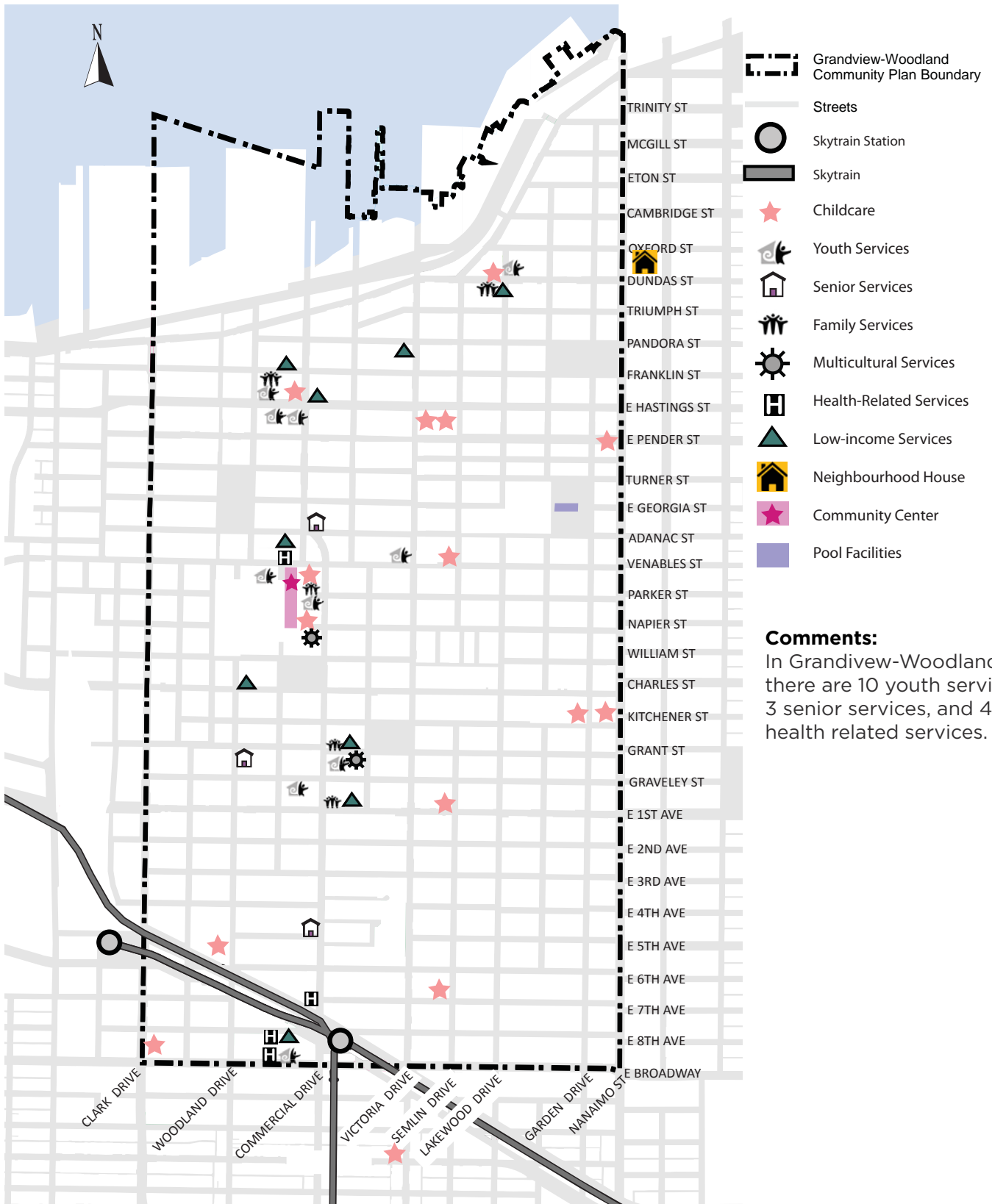
Grandview-Woodland has 0.4 hectare of park and open space per 1,000 residents (compared to 1.1 hectares/1,000 residents city-wide). In Grandview-Woodland, 87% of residents live within a 5 minute walk of a park, open space or greenway (City average is 92%). Most of Grandview-Woodland's parks are rated as in good or fair condition (80%).



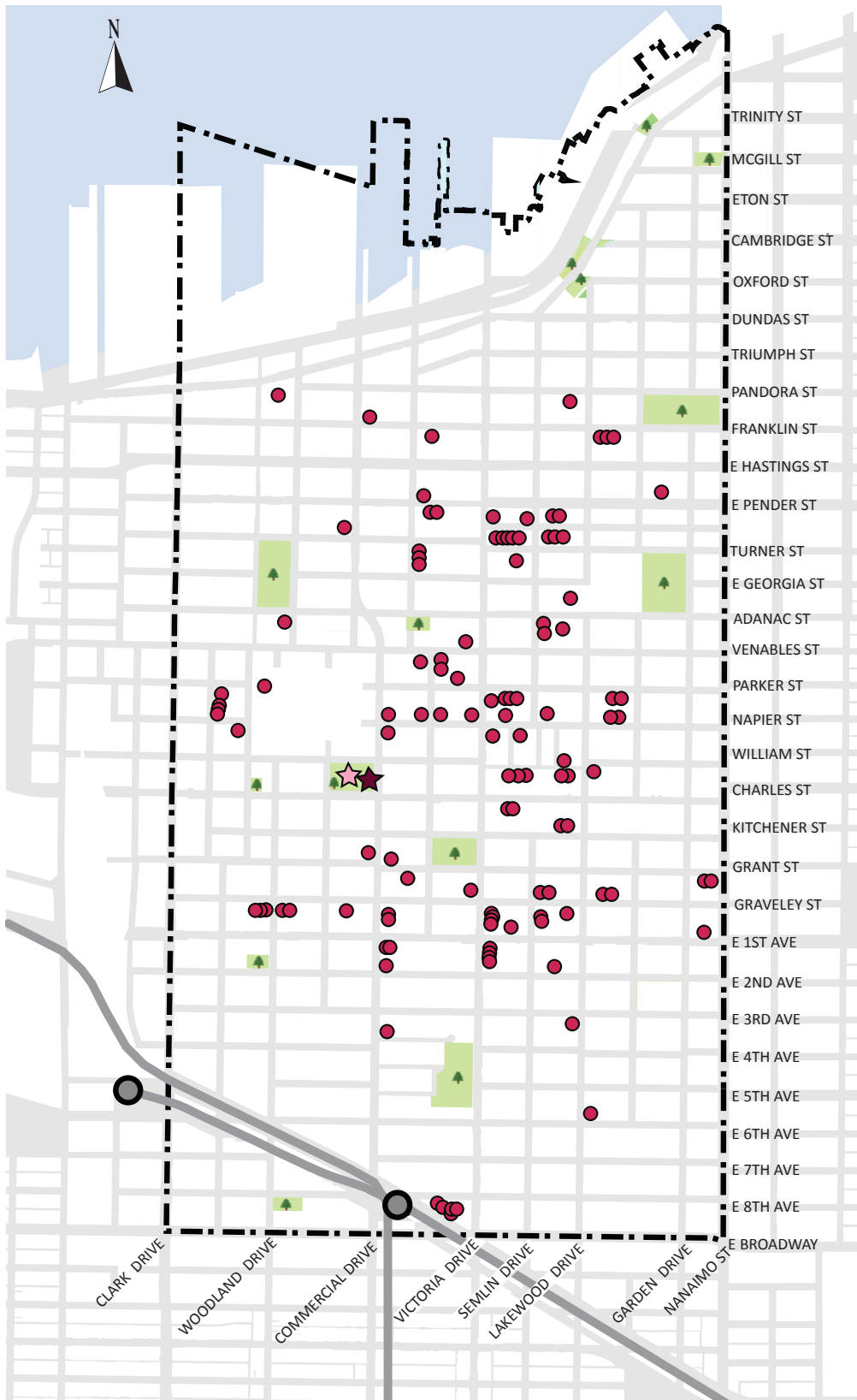
# Public Spaces and Facilities



# Services



# Heritage



Community Plan Boundary

Parks

Heritage Building

Culture Heritage Landscape

Cenotaph (monument)

**Comments:**

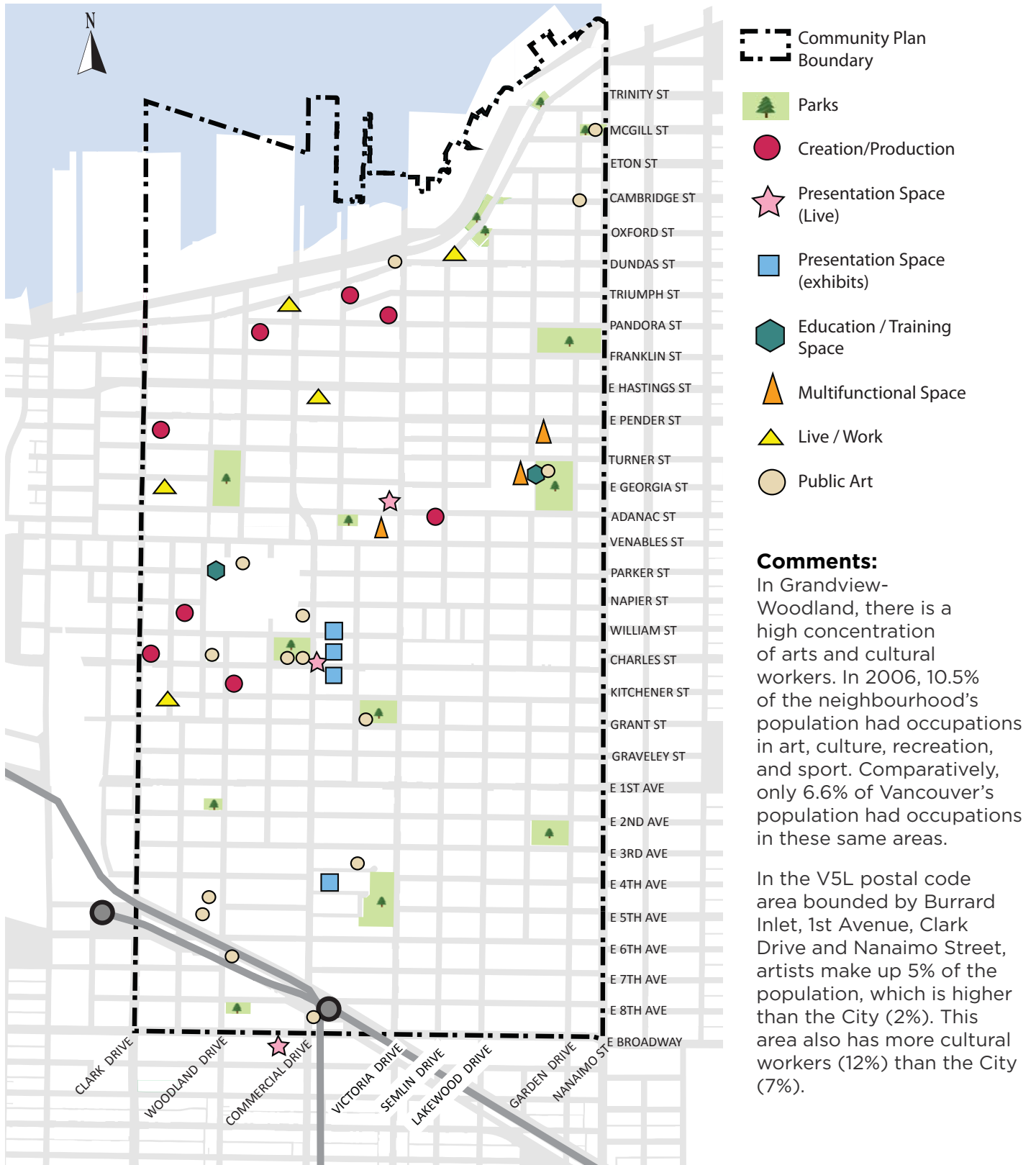
In Grandview-Woodland there are 141 heritage buildings on the Vancouver Heritage Register.

Of those:

- 12 are classified as A (Primary Significance),
- 63 are classified as B (Significant);
- 54 are classified as C (Contextual or Character); and
- 2 have a Heritage Revitalization Agreement; and
- 10 are protected under municipal heritage designation.

Grandview Park is considered a cultural heritage landscape.

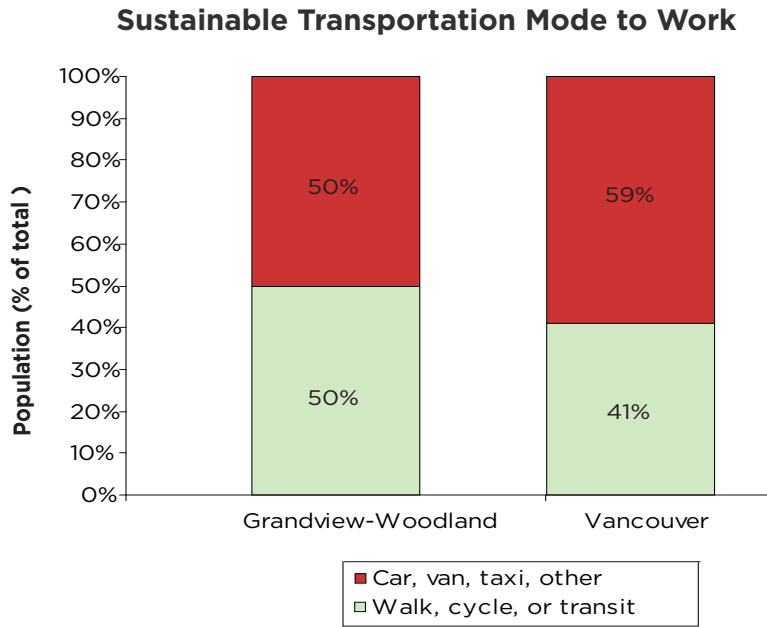
# Culture



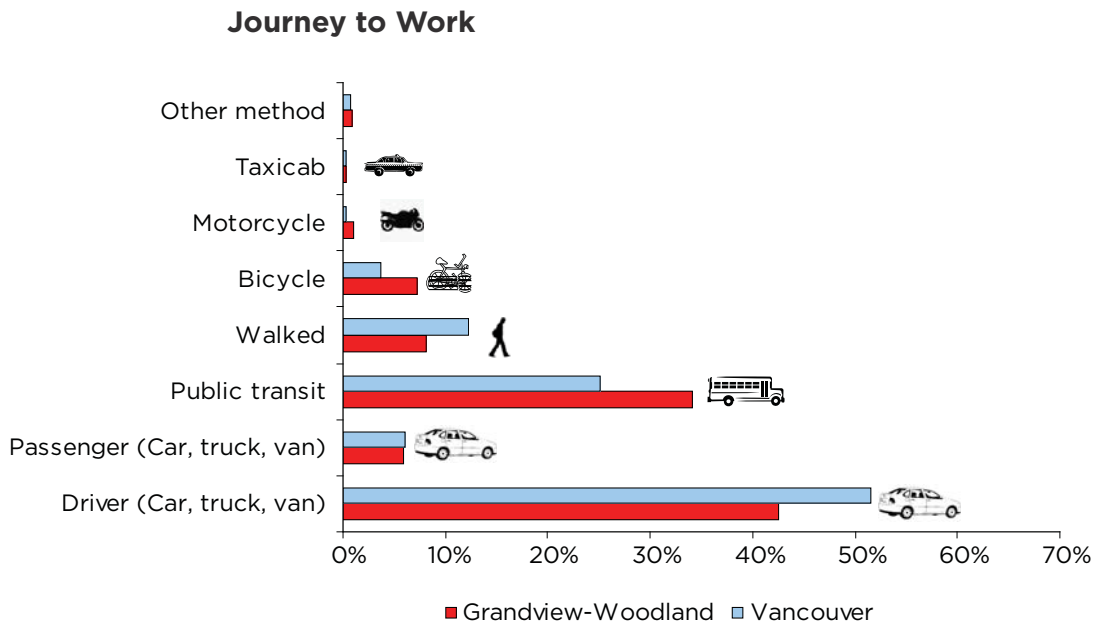


# Transportation

In Grandview-Woodland, 50% of trips to work are either by walking, cycling, or transit (compared to 41% City-wide).

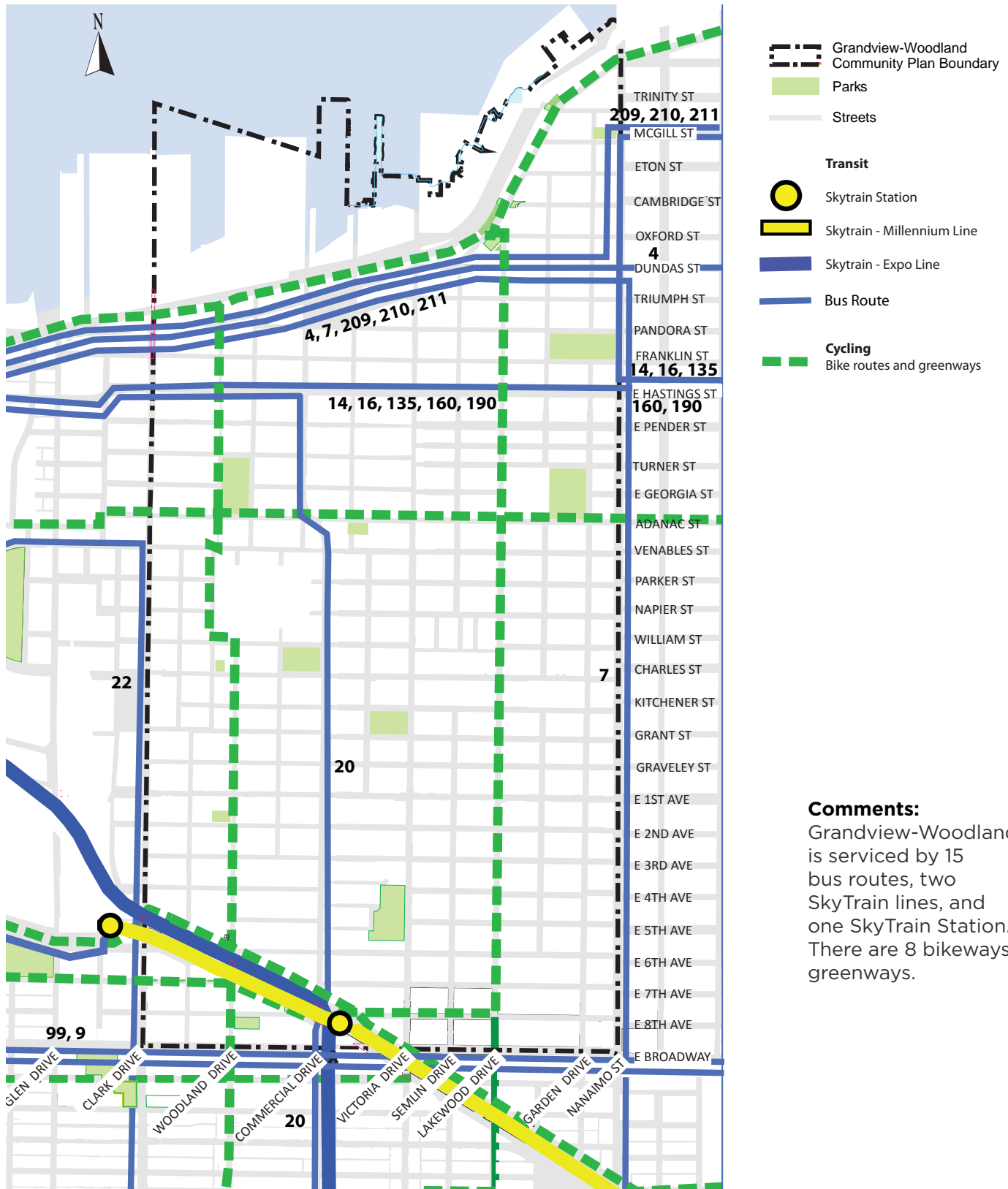


Source: Statistics Canada, 2006 census



Source: Statistics Canada, 2006 census

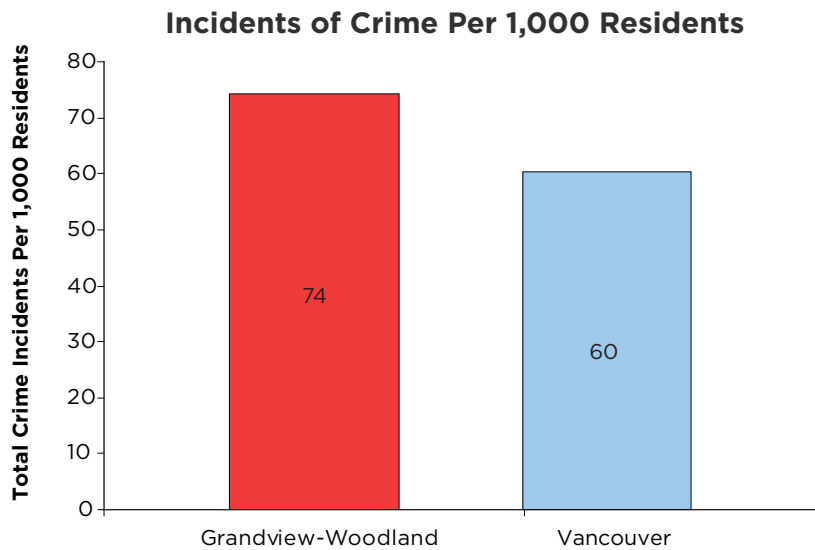
# Key Cycling and Transit Routes



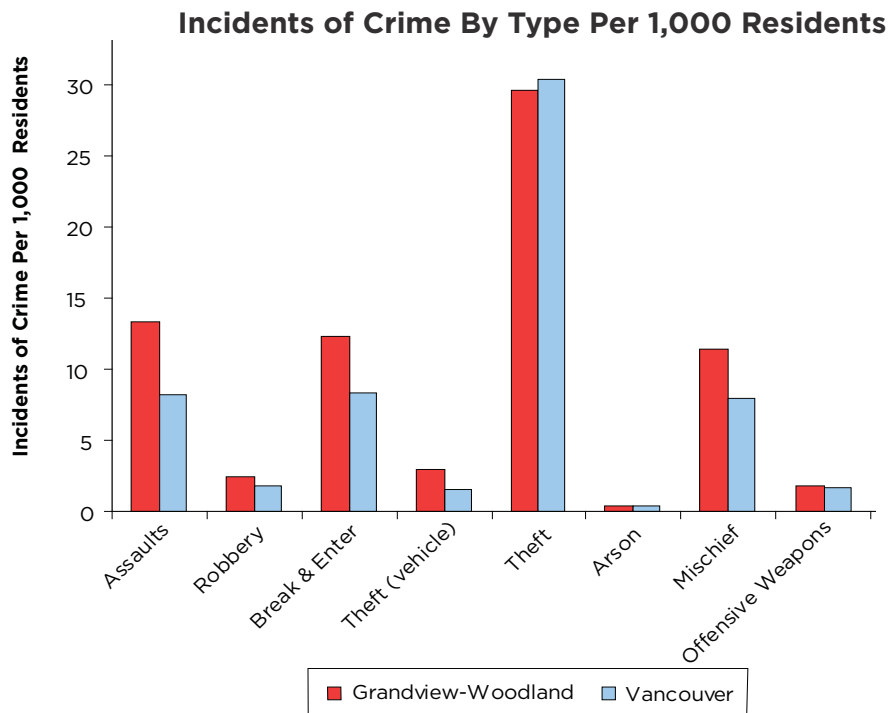
# Safety & Crime

## Crime Rate

Grandview-Woodland's crime rate per capita is higher than the City's average.



Source: Vancouver Police Department 2011 Year End Neighbourhood Statistics Report



Source: Vancouver Police Department 2011 Year End Neighbourhood Statistics Report

# GLOSSARY

**Aboriginal Identity:** Refers to people who reported identifying with at least one Aboriginal group, that is, North American Indian, Métis or Inuit, and/or those who reported being a Treaty Indian or a Registered Indian, as defined by the Indian Act of Canada, and/or those who reported they were members of an Indian band or First Nation.

**Building:** A structure built for human habitation which may include single dwellings (e.g. single detached house) or multiple dwellings (e.g. duplex, row house, condominium, or apartment).

**Creation/Production Space (cultural):** Venue for making art (e.g. workshops, studios, and rehearsal space).

**Cultural Workers:** Include creative, production, technical and management occupations in the areas of broadcasting, film and video, sound recording, performing arts, publishing, printing, libraries, archives, heritage, architecture and design.

**Dwelling:** A self-contained housekeeping unit

**Extreme Weather Response Shelter:** A temporary space that is made available to people who are homeless during situations where sleeping outside might threaten their health and safety. These temporary shelters are made available approximately from November 1<sup>st</sup> to March 31<sup>st</sup>.

**Household:** Refers to a person or a group of persons (other than foreign residents) who occupy the same dwelling and do not have a usual place of residence elsewhere in Canada. It may consist of a family group (census family) with or without other persons, of two or more families sharing a dwelling, of a group of unrelated persons, or of one person living alone.

**Immigrant:** Refers to people who are, or have been, landed immigrants in Canada. A landed immigrant is a person who has been granted the right to live in Canada permanently by immigration authorities.

**Live/Work:** Also known as "artist live/work studios". Combines "living" and "working" in the same premises. The type of work activity varies from commercial (e.g. child care, music teacher, software developer), industrial (e.g. jeweller, recording studio, woodwork), or artist (e.g. painter or photography) work.

**Low Income Household:** Determined by Statistics Canada as those households that qualify for Low Income Cutoff (LICO). LICO is the income level below which a family spends 20 percent more of its income on necessities (food, shelter and clothing) than the average family does.

**Metis:** A person of mixed North American Indian and European ancestry, who identifies as Metis.

**Mode of Transportation:** Main means a person uses to travel between home and place of work (by car, on foot, on public transit, or by some other means).

**Mother Tongue:** Refers to the first language learned at home in childhood and still understood by the individual at the time of the census.

**Multifunctional Space (cultural):** Flexible space for both the arts and cultural community, and the public (e.g. art classes open to the public)

**Neighbourhood House (Association of Neighbourhood Houses of British Columbia):** A non-profit organization that provides programs and services that are locally-based but also supportive of Metro Vancouver and provincial initiatives.

**Social Housing (Non-market Housing):** Housing for those who cannot afford to pay market rents. This housing is owned by government, a non-profit or co-operative society. Rents are determined not by the market but by the residents' ability to pay.

**North American Indian:** Also known as First Nations people.

**Presentation Facility (cultural):** Includes both live performance space (e.g. dance, music, and theatre) and exhibition space (e.g. galleries and museums).

**Private Household:** Person or group of persons occupying the same dwelling.

**Single Detached House:** A building that does not share an inside wall with any other house or dwelling, that is usually occupied by just one household or family, and consists of just one dwelling unit or suite.

**Single Family Dwelling:** A building that is usually occupied by just one household or family, and consists of just one dwelling unit or suite.

**Supportive Housing:** A type of social housing that provides affordable housing opportunities for individuals to stabilize their personal situations and re-establish connections to the community. The housing is linked to voluntary and flexible support services designed to meet the tenants' needs and preferences. The level of support may vary, and some support services are provided by on-site staff, while in other instances may be delivered on an outreach basis.

**Tenure:** Refers to whether some member of the household owns or rents the dwelling, or whether the dwelling is band housing (on an Indian reserve or settlement).



