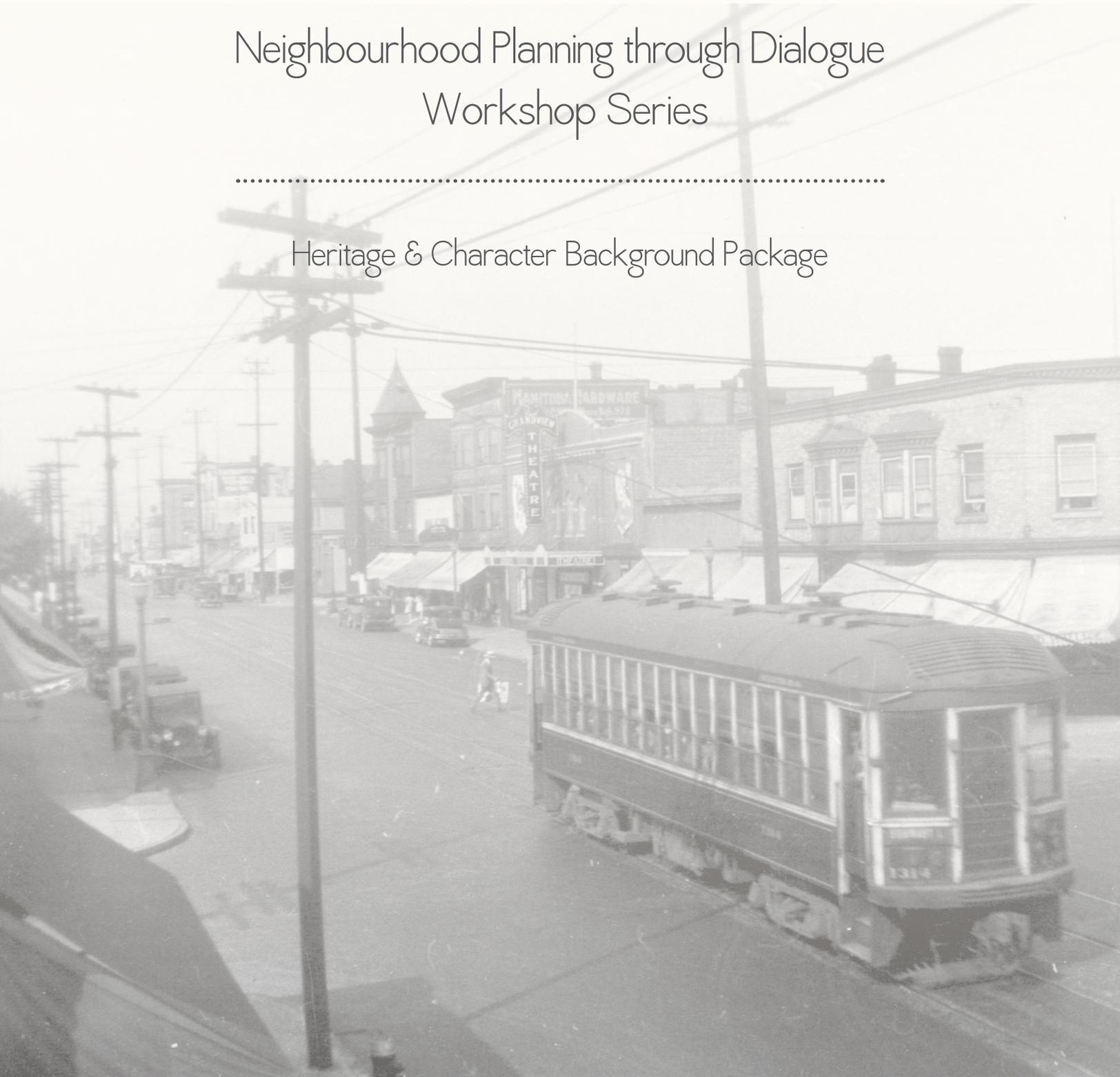


GRANDVIEW-WOODLAND COMMUNITY PLAN

Neighbourhood Planning through Dialogue
Workshop Series

Heritage & Character Background Package



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Grandview-Woodland Community Plan
Neighbourhood Planning through Dialogue:
Heritage and Character Background Package

January, 2013

*Cover Image: Photo of a street car on Commercial Drive
at 2nd Avenue, 1927*

INTRODUCTION

Grandview-Woodland has a unique local character – one that has its roots in the diversity of its residents and visitors. But it is also a character shaped by the palette of older heritage homes and newer architectural traditions, the intriguing streetscape and landscape features, the many social practices that define the neighbourhood, and the different layers of industry, culture and commercial activity.

The new Grandview-Woodland Community Plan is a policy document that will set out long-term directions for the neighbourhood. It covers a range of topics – and heritage and character will be a key part of this. As part of the planning process, we're looking for your help in crafting these directions.

The City launched a Community Plan process for Grandview-Woodland in April 2012. When completed, the plan will set out a series of long-range directions (policies and priorities) for the neighbourhood. The new community plan will update an earlier neighbourhood plan that dates to 1979-82. Your input in this workshop will be a key part of this process.

This backgrounder is divided into four major sections - each reflecting a particular aspect of Grandview-Woodland's heritage and character. These sections are:

- Heritage Buildings
- Neighbourhood Character
- Natural Heritage
- Social and Cultural Heritage

In each of these sections, we will set out a number of items:

- What we've heard - ideas and input on this subject that we've gathered from the community as part of our work to date
- Geography - areas of consideration for present and future planning
- What we know - key stats on the neighbourhood
- Key City bylaws, policies and programs currently in place that influence heritage and character in Vancouver
- Things to think about - a few questions to start you thinking

INTRODUCTION

Community Planning and the City's role in heritage and character: the back-story

Before proceeding to specific aspects of heritage and character, you may want to know a little about the community planning process, as well as some more general information about how the City engages with heritage and character issues and activities.

The Grandview-Woodland Community Plan process was launched in the spring of this year - and will unfold in four phases. Phase One (completed in August) involved outreach and engagement, as well as the general identification of assets, issues and opportunities in the neighbourhood (that is, what people love about the community, and areas that they'd like to see changed). Phase Two, which we are in now, is focussed on the development of draft policy directions. This phase will last through to the summer of 2013.

Planning work will focus on six key planning themes, of which Heritage & Character is one. The others are:

- Housing
- Transportation
- Social Issues, Urban Health & Safety
- Arts & Culture
- Parks & Public Space

The planning process will develop policy directions for the whole neighbourhood ("neighbourhoodwide policy"), as well as key geographic areas of focus ("sub-area policy"). Some of the sub-areas that will be looked at are:

- Cedar Cove (north of Hastings)
- Hastings Street
- Commercial Drive
- Broadway/Commercial

Other geographic areas of focus may include:

- Nanaimo Street
- The area east of the Drive (where there are a high proportion of older buildings)
- The area west of the Drive (including apartment and industrial uses)

INTRODUCTION

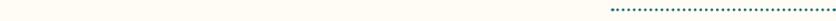
When discussing heritage and character in Grandview-Woodland, it's also important to keep in mind that this theme is interconnected with many of the other planning themes (for example, heritage houses provide a source of housing; parks can contain important elements of natural heritage; arts and culture are often intertwined with neighbourhood character, and so on).

Something to think about:

"Heritage is not a 'thing' or a historical or political movement, but refers to a set of attitudes to, and relationships with, the past. These relationships are characterised by ...[an] attachment to select objects, places and practices that are thought to connect with or exemplify the past in some way.... Heritage is formed in the present and reflects inherited and current concerns about the past." (Rodney Harrison. *Heritage: Critical Approaches*. Routledge, 2012)

Among the many things that you could include in a broad definition of heritage: language, culinary traditions, architecture, natural features (landscapes, waterways, etc.), pathways and routes, festivals, music, medicine, heritage sites, spiritual places, and much more.

INTRODUCTION



Finally, when considering the City’s role in these planning themes, the City has an array of tools (incentives or protective measures) that can be used to support heritage objectives. The power to use these is defined through the Vancouver Charter - the provincial regulation that outlines the extent of the City’s authority. Some of the key tools are outlined in the following table:

Land-Use	The City has the ability to create land-use designations, zoning & related considerations and design guidelines. It is also responsible for development and rezoning processes within its boundaries. Land-use and design considerations are used to support heritage objectives.
Taxation & borrowing	The power to collect property tax - which is then used to finance an array of City services. Borrowing powers (& debentures) can also be used to finance capital projects. The Vancouver Charter grants Council the potential to create property tax exemptions for heritage property (s. 396A).
Bylaws	Bylaws are legally enforceable regulations created by the municipality. Use of the [Heritage Bylaw] (Bylaw 4837) which pertains to the protection of heritage properties, sites, landscapes, and more. The bylaw protects a number of designated heritage buildings, structures or lands (or parts thereof) and ensures that no person shall “demolish, build-upon, or alter” something designated under the bylaw –unless it is authorized by a heritage alteration permit.
Policy Development	The City Develops policy on a range of issues. Policy statements shape the City’s approach to sustainability, growth and development, etc. Heritage policy is articulated in a variety of forms both city-wide and in area-specific policy (including community plans).
Design Guidelines	The City produces design guidelines to further shape development in particular zones or areas of the City. In Grandview-Woodland, there are Design Guidelines for the Britannia/Woodland and Broadway Station RM (Multiple Dwelling) zoned areas west of Commercial Drive, the RT (Two-family) area to the east of Commercial Drive, and various parts of the RS (single-family zones) west of Nanaimo.

INTRODUCTION

<p>Development, Rezoning & Heritage Revitalization Agreements (HRAs)</p>	<p>For regular development permits involving buildings with heritage merit, the City can utilize incentives such as relaxations and permit fast-tracking to assist with heritage retention. Conversely, where heritage is threatened, the City can also withhold permits and approvals, require impact assessments and inspections in an attempt to achieve heritage conservation goals.</p> <p>The rezoning process can be used as a means to secure heritage and cultural assets in a neighbourhood as part of the overall public benefits that are obtained in exchange for a change in zoning.</p> <p>Similarly, HRAs are site-specific agreements negotiated between the City and the owner(s) of a given property – the specific intent of which is to support the preservation of heritage. The terms of the agreement supersede land use regulations and may vary use, density and siting regulations. HRA's are noted on the property title.</p> <p><i>Example:</i> As part of an HRA, improvements to a heritage building are negotiated by allowing an increase in allowable density. The increased density is seen as a means to offset the costs of retaining heritage buildings. Typically HRA-related incentives like this are offered in exchange for the legal protection of the property, thus allowing the City to regulate, by Bylaw, the demolition, relocation and alteration of the heritage site or building.</p>
<p>Heritage Designation</p>	<p>A legal means of enabling heritage protection. Designation allows the City to regulate, by bylaw, the demolition, relocation and alteration of heritage property. Interior features can also be protected by designation. Changes to a designated site require a Heritage Alteration Permit.</p> <p>Most designations are agreed to by building owners in exchange for incentives that compensate for the designation. Designations are noted on the property title.</p>
<p>Heritage Register</p>	<p>A listing (formerly known as the Heritage Inventory) of all buildings, structures, landscapes, monuments and archaeological sites that have heritage value, whether architectural, historical or cultural.</p> <p>The register document also identifies buildings that are protected by designation and other legal agreements, but the register on its own is not a means of protection.</p>

INTRODUCTION

Funding, Grants & Awards	The City's Heritage Awards (held every two years) acknowledge "the special accomplishments, projects and efforts which have furthered the goal of heritage conservation in the City." Heritage Plaques are used to acknowledge the value of Vancouver's heritage resources, to profile designated buildings, and to increase the awareness of city residents and visitors of our heritage. The Vancouver Charter provides authority to make grants for Heritage purposes, although this is only used in a limited fashion (e.g. Chinatown facade program).
Civic Advisory Boards	The Vancouver Heritage Commission advises City Council about heritage matters, and makes recommendations to Council about heritage buildings, structures, and lands in Vancouver.
Connecting & Convening	The City can play a role bringing stakeholders together, supporting community organizations, etc. Partnerships – leveraging the interests of other agencies, organizations and levels of governments to advance or address a particular issue or topic.
Advocacy	The City can Advocate to senior levels of government (and other stakeholders) on key issues.

Heritage and Character in Grandview-Woodland

As part of the Community Planning work done to date, we asked participants to rank key neighbourhood values - and other aspects of neighbourhood identity - that they felt were important in Grandview-Woodland.

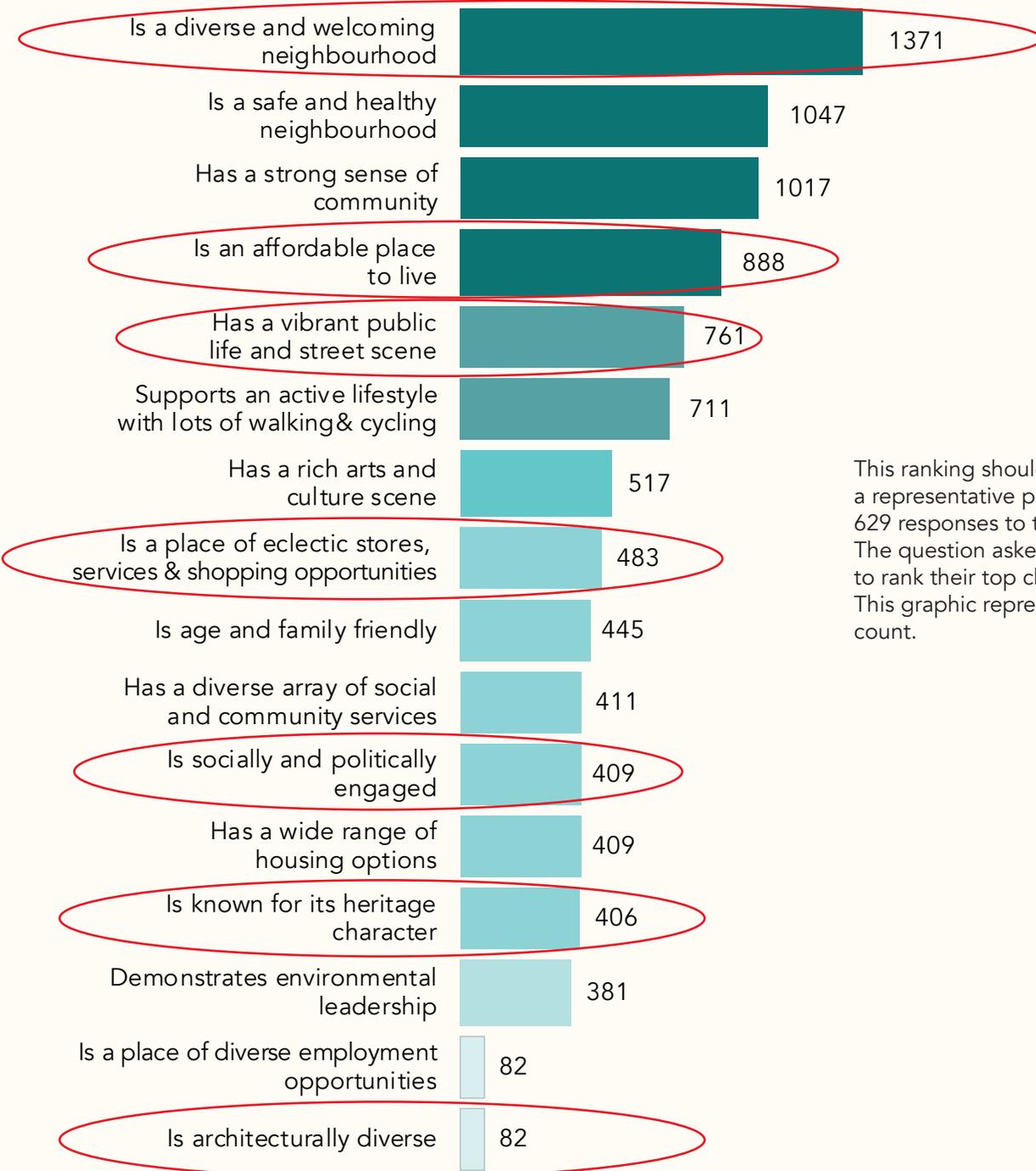
On the whole, participants gravitated to statements relating to the overall character of the neighbourhood versus specific aspects of heritage or architecture - but it would be a mistake to interpret this as a lack of interest in heritage issues.

On the contrary, interest in heritage has remained strong throughout the process - and has emerged in different ways. Discussion around the importance of heritage buildings has been supplemented by appreciative comments around the way heritage and character define the 'look' and 'feel' of the neighbourhood. Different aspects of natural and cultural heritage have also featured prominently in the input we have received.

From the Questionnaire:

What is your ideal picture of the Grandview-Woodland neighbourhood? What sort of neighbourhood should we be striving for?

Grandview-Woodland:



This ranking should not be taken as a representative poll. There were 629 responses to this question. The question asked respondents to rank their top choices from 1-5. This graphic represents a weighted count.



HERITAGE BUILDINGS & FEATURES

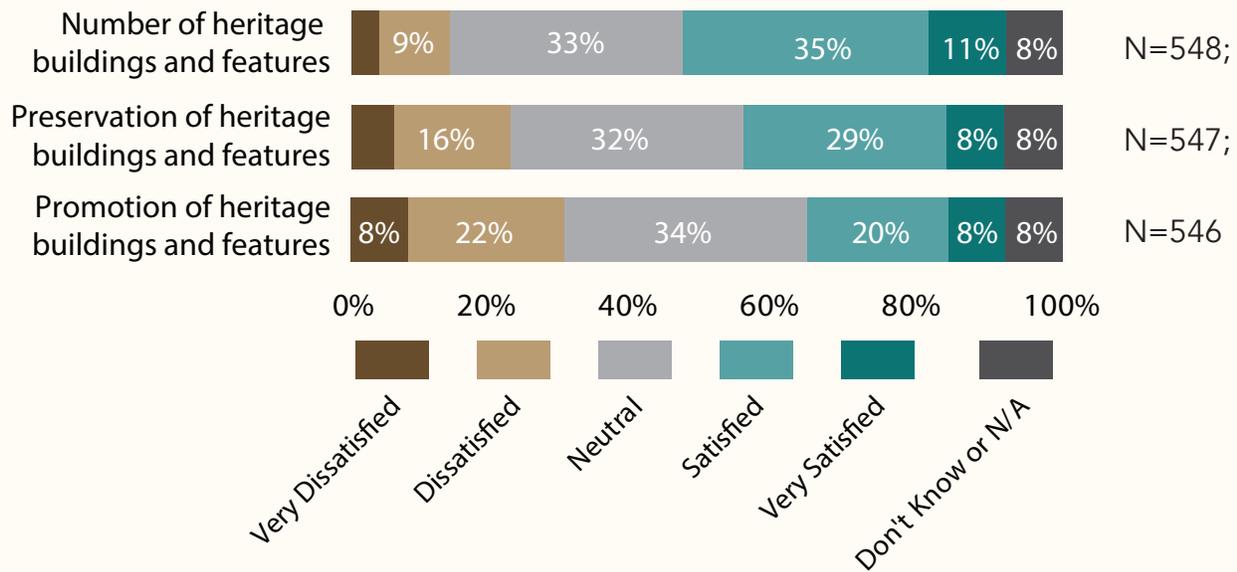
*Images [detail] from Vancouver Archives:
1932 Residence of Mr. Brookhouse [at 1872
Parker Street] in Grandview District*

HERITAGE BUILDINGS & FEATURES

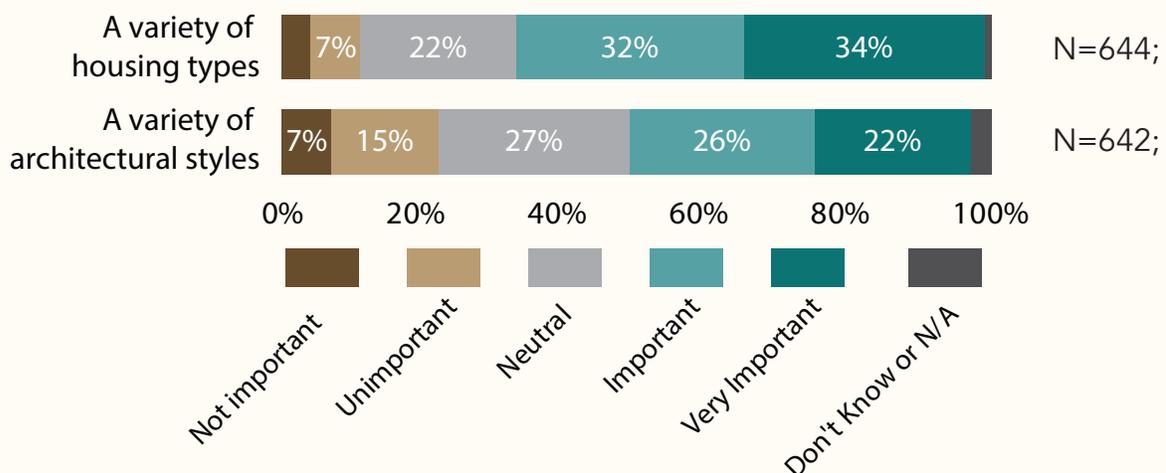
Residential, commercial and industrial structures, as well as other buildings located throughout the neighbourhood; key architectural features

The starting point for many discussions of heritage is the built form – the architectural traditions, buildings and features that define a neighbourhood often (though not always) with particular emphasis on ‘older’ or traditional forms of construction (including materials, design, technique, etc.).

How satisfied or dissatisfied are you with the following aspects of heritage in Grandview-Woodland?



How important are the following aspects of housing to you?



HERITAGE BUILDINGS & FEATURES

What We Heard

- Interest in (and appreciation for) the role that existing heritage buildings play in defining the character of Grandview-Woodland. Related to this, concern about loss of heritage buildings or features – and a desire to see stronger protections in place
- Awareness that heritage buildings provide an important source of housing in the neighbourhood (as a source of affordable rental stock, as ground-oriented housing, etc.)
- Desire to see the Heritage Register updated (and the related suggestion that the existing Register is incomplete and does not contain a listing of all heritage structures – residential, commercial, industrial, etc. - in the neighbourhood)
- A desire for additional City support for owners of heritage properties (i.e. to support heritage conservation, etc.)
- Disagreement: Not everyone feels that new buildings need to mimic the architectural style or features of older heritage building styles. (i.e. there is also interest in seeing newer buildings achieve different types of architectural expression – versus being required to use replicate heritage design features). Related commentary via design guidelines – and the role they play in vis-à-vis existing buildings and new development
- An opportunity: While a lot of people supported the idea of heritage, many also expressed difficulty identifying heritage buildings and features
- There is a need to balance the goals of heritage conservation with the creation of opportunities for growth – both as a means of supporting local businesses (in Commercial areas) and as a way to support the need for additional affordable housing
- Interest in the role of ‘new’ architecture – including Vancouver Specials, low-rise apartments – as a form of heritage (or ‘future heritage’)
- Favourite heritage building? Questionnaire participants picked the Cultch

Geography – Areas of Consideration for Present and Future Planning

- A high proportion of older residential buildings can be found in the areas zoned two-family and single-family – bordered roughly by Commercial Drive, Hastings St, Nanaimo St and Broadway
- Apartment zoned areas to the west of the ‘Drive and north of Hastings contain a diverse mix of buildings – older houses, mixed with apartments and adjacent industrial areas
- Industrial areas are located in the north and west parts of Grandview-Woodland – and contain a number of older warehouses and other industrial structures that are part of local heritage.
- Commercial high-streets (especially Commercial Drive and East Hastings), contain a number of older heritage buildings. Other commercial areas – including small commercial sites on Victoria – are recognized for their contribution to neighbourhood heritage and character

HERITAGE BUILDINGS & FEATURES

What We Know

- In Grandview-Woodland there are 141 heritage buildings on the Vancouver Heritage Register. Of those: 12 are “Class A” (Primary Significance); 63 are “Class B” (Significant); 54 are “Class C” (Contextual or Character)
- Two buildings in Grandview-Woodland have a Heritage Revitalization Agreement
- 10 buildings are protected under municipal heritage designation
- Heritage houses provide an important source of housing for many residents of the neighbourhood (contributing both rental & ownership opportunities)
- Compared with the City, Grandview-Woodland has a high proportion of older buildings. In Grandview-Woodland, 57% of all buildings were constructed before 1946. Of those, 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
- Grandview-Woodland is endowed with a variety of architectural features that help to define the neighbourhood: wood-frame construction, turrets, bay windows, dormers, porches, wooden shingles (with various features coming to prominence via different architectural styles, including (Queen Anne, Italianate, Craftsman, and in industrial areas Moderne etc.)

Key City Bylaws, Policies and Programs

- **Development, Rezoning & Heritage Revitalization Agreements (HRAs)** – Various incentives and constraints that can be used during the development and/or rezoning process.
- **Heritage Designation** - A legal means of enabling heritage protection. Designation allows the City to regulate, by bylaw, the demolition, relocation and alteration of heritage property
- **Design Guidelines** – Guidelines for the RT-4 & RT-5 District Schedules place emphasis on placed on the external design of all new buildings in order to encourage them to be compatible with the historical character of the area. RT and RM Design Guidelines – draws attention to the character of older-buildings in the neighbourhood and attempts to ensure that new development is compatible with this.
- **Housing & Homelessness Strategy** – The Housing and Homelessness Strategy lays out the City’s overall direction for housing, identifying the different kinds of housing necessary to meet the needs of all our residents, as well as ways to improve and preserve the housing we already have.

HERITAGE BUILDINGS & FEATURES

Things to Think About

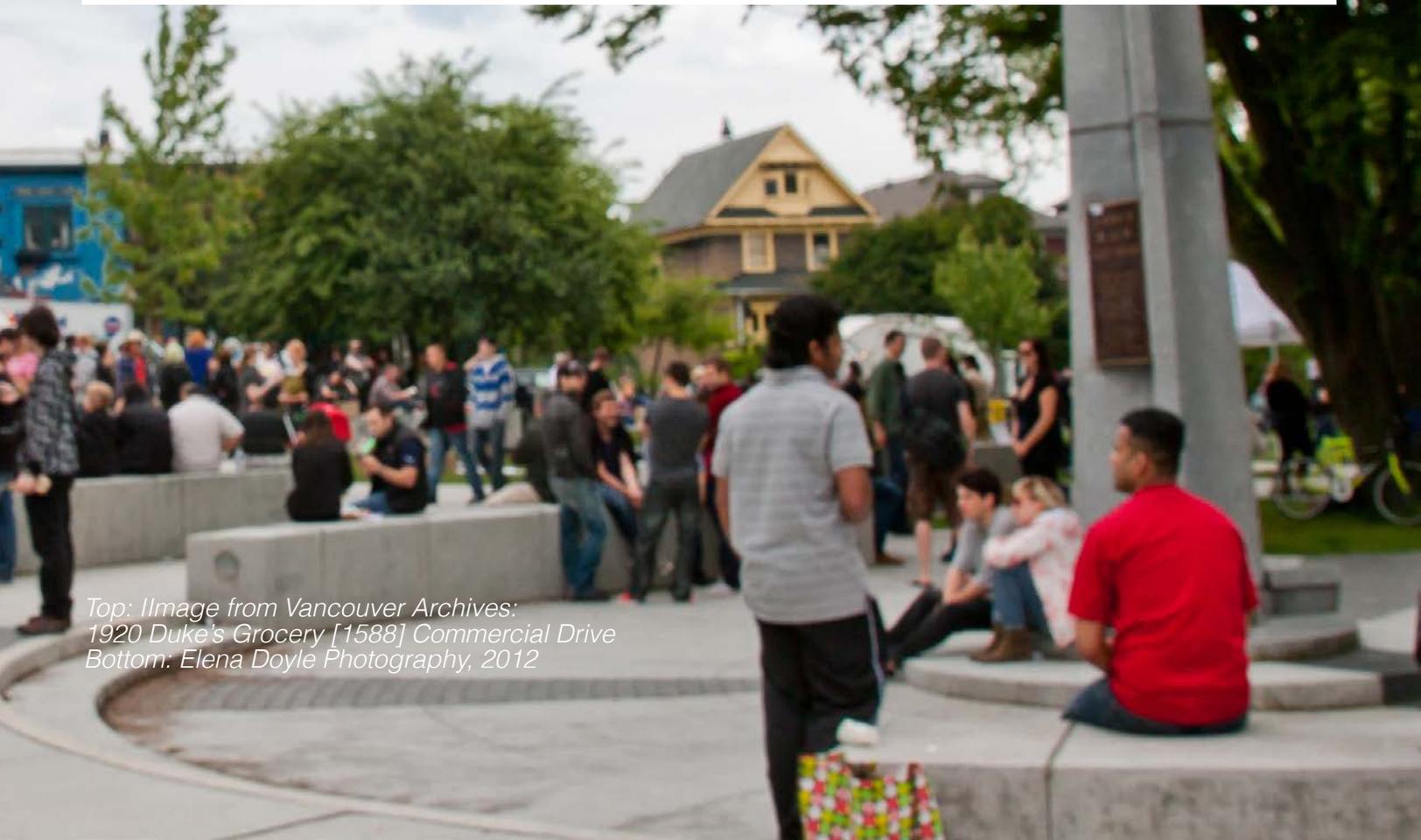
- What is your definition of heritage?
- How does 'what we heard' to date resonate with you? Are there gaps?
- How can we better support the aims of heritage conservation in the neighbourhood?
- Are there trade-offs? Are there areas (geographic) that should be the focus of heritage preservation efforts?
- How can we accommodate the need for future growth and development (in residential areas, commercial areas) while balancing these against heritage needs?

Did You Know?

Grandview-Woodland is home to a number of buildings that are 100 or more years old. The Community Planning process was pleased to sponsor the Grandview Heritage Group's ongoing "Century Signs" project – which has been celebrating the centenary of key heritage buildings in the neighbourhood.



NEIGHBOURHOOD CHARACTER



Top: Image from Vancouver Archives:
1920 Duke's Grocery [1588] Commercial Drive
Bottom: Elena Doyle Photography, 2012

NEIGHBOURHOOD CHARACTER

While discussions of “neighbourhood character” often focus on streetscapes or the ‘architectural context’ of a given part of the community, the concept can also be thought about in broader terms –as closely linked to *sense of place* that exists in an area. Heritage buildings (individually or collectively) can comprise as one component of character (as can non-heritage buildings, new developments, etc.), but so too can pathways, natural features, places of gathering or shared activity, social and cultural elements, among other things.

What We Heard

- Participants in the planning process noted a strong connection with the “vibe” “feel”, “energy”, etc. of the neighbourhood, equating it with the high quality of life found in the neighbourhood. This feel was further described as “eclectic”, bohemian”, “creative”, “socially aware”, “independent”
- Neighbourhood character was cited as a key component in people’s desire to live and work in Grandview-Woodland
- The notion of ‘neighbourhood character’ is enriched by virtue of the fact that Grandview-Woodland is comprised of two historic areas: Cedar Cove and Grandview.
- Built-form character was referenced in a number of ways – both in terms of an older ‘heritage area’ (that is areas of the neighbourhood with a high proportion of older homes in close proximity to another), and in terms of the areas within Grandview-Woodland that present a mix different types of building – including older and new houses, (mostly) low-rise apartments, commercial and industrial buildings (e.g. SW corner of the neighbourhood)
- Neighbourhood character was also linked to key public spaces: including Commercial Drive, Britannia Community Centre and Grandview Park – all of which reflect the diversity and spirit of the neighbourhood
- Neighbourhood character is enhanced by the presence of greenery – in particular mature street tree canopies, gardens and boulevard plantings
- Views of the Ports, North Shore Mountains, and Downtown Peninsula are among the important vistas that exist in Grandview-Woodland. These ‘grand views’ contribute to neighbourhood character

NEIGHBOURHOOD CHARACTER

Geography – Areas of Consideration for Present and Future Planning

Because of the nature of the concept, it's possible to talk about both the *overall* character of Grandview-Woodland, as well as the character of specific areas. How these specific areas are identified depends to a large extent on the criteria being used. For example, if land-use and built form are key criteria, then it might make sense to talk about:

- Apartment areas
- Areas of older homes
- Industrial areas
- Commercial high streets (Commercial Drive, E. Hastings)
- Areas in which these are mixed together, or are in close proximity

But if criteria change to other aspects of neighbourhood character – e.g. the ways in which people move through the neighbourhood, the places where different populations feel most comfortable, the areas where different types of activity (shopping, gathering, celebrating, etc.) take place – then the corresponding geographies may also change.

What We Know

- In addition to the two registered view-cones (see Natural Heritage section), Grandview-Woodland has a number of key views:
 - » The view of the Ports and North Shore Mountains (notably from Commercial and from Cedar Cove)
 - » Views of the downtown (from notably from Britannia, as well as parts of Lakewood)
- The most common housing type (# of dwellings) is low-rise apartments - accounting for 66.5% of dwellings
- Popular streets for walking include Commercial Drive, Victoria Drive, Lakewood Drive, Wall street etc.
- 84% of the questionnaire participants indicated they were satisfied or very satisfied with the overall quality of life in the neighbourhood. 56% said they were satisfied or very satisfied with the overall appearance of the neighbourhood.

NEIGHBOURHOOD CHARACTER

Selected City Bylaws, Policies and Programs*

- Bylaws – A wide variety of bylaws relate to the concept of neighbourhood character. These include:
 - » *Zoning & Development Bylaw* defines the permitted uses attached to different areas of the neighbourhood
 - » *Heritage Bylaw* pertains to the protection of heritage properties, sites, landscapes, and more
 - » *Street and Traffic Bylaw* regulates the use of City streets
 - » *Street Tree Bylaw and Protection of Trees Bylaw* – work to protect trees on public and private property
 - » *Noise Bylaw* regulates allowable levels of noise – and thus shapes the acoustic environment
- **Design Guidelines** – Guidelines for the RT-4 & RT-5 District Schedules place emphasis on placed on the external design of all new buildings in order to encourage them to be compatible with the historical character of the area. RT and RM Design Guidelines – draws attention to the character of older-buildings in the neighbourhood and attempts to ensure that new development is compatible with this
- **View Protection Guidelines** – describes key public views that are to be protected (e.g. key views of the North Shore mountains). There are four protected views in Grandview-Woodland.
- **GreenStreets & Boulevard Gardening** - The Green Streets Program enables residents to take care of gardens that have been installed by the City in traffic calming spaces, such as traffic circles and corner bulges. Boulevard gardening (and related guidelines) are a means of encouraging overall efforts to beautify the neighbourhood

Things to Think About

- **What does neighbourhood character mean to you? How does ‘what we heard’ to date resonate with you? Are there gaps?**
- **Given the array of different ‘character attributes’ how should the new Community Plan aim to support Grandview-Woodland’s neighbourhood character? - Are there certain aspects of character we should be focussing on?**
- **How can the Plan allow for neighbourhood character to evolve, while still maintaining the positive aspects of present-day character?**

**There are a wide variety of city bylaws, policies and programs that connect with neighbourhood character - this is a sample of those that might pertain.*



NATURAL HERITAGE



*Image from Vancouver Archives:
1920 waterfront showing Cedar Cove, the Canadian Government Elevator, B.C.
Marine Limited and E.H. Heaps and Co. buildings*

NATURAL HERITAGE

The term 'natural heritage' refers to important natural features (such as hills, waterways, forests), prominent natural formations, key habitat areas or areas of ecological significance (such as wildlife corridors).

What We Heard

- There is strong interest in the role that trees play in defining Grandview-Woodland – particularly where older, mature trees create a continuous canopy along the street
- Parks in Grandview-Woodland are well-loved – though a number of parks were identified as candidates for improvement and upgrade (e.g. Woodland Park, WC Shelley, Salsbury Park). (Note: Grandview-Woodland has one designated Heritage Landscape – Grandview Park).
- Gardens and boulevards add to the streetscape and should be encouraged
- Grandview-Woodland's natural environment plays a role as habitat. Green corridors (such as are provided by the Grandview Cut, or continuous street-tree canopies) should be maintained and enhanced – for birds and other wildlife.
- Crows and the daily crow-migration play a special symbolic role in defining Grandview-Woodland and East Vancouver.
- Like other parts of Vancouver, topography is a defining characteristic of Grandview-Woodland – with hills and slopes comprising a key part of the 'feel' of the neighbourhood.
- Grandview-Woodland has two protected view-cones:
 - » The view of the Ports and North Shore Mountains (notably from Commercial and from Cedar Cove)
 - » Views of the downtown (from notably from Britannia, as well as parts of Lakewood)

Geography – Areas of Consideration for Present and Future Planning

- Ports and areas adjacent to the waterfront – notably along Wall Street and other parts of Cedar Cove area
- Parks, greenspaces and greenways located throughout the neighbourhood (Napier-greenway, Woodland, Lakewood)
- Various – key slopes, topographical changes and views (e.g. E 1st and Commercial; E 1st & Nanaimo); former prominent "bluffs" – overlooking Clark Drive and the False Creek Flats
- Grandview Cut – prominent green corridor; also SkyTrain guideway (parallel with parts of Grandview Highway)
- Well-Treed streets

NATURAL HERITAGE

What We Know

- Early European presence in Grandview and Cedar Cove area were motivated by quality of timber and the forest resources that existed
- Early neighbourhood history saw the westerly portion of the neighbourhood (roughly where present-day Clark Drive is located) have a more prominent role – as an “edge” or bluff
- There are two registered view-cones that cover parts of Grandview-Woodland:
 - » looking north from Commercial and E 15th
 - » looking north from Trout Lake
- Grandview-Woodland played a part in the City’s early agricultural heritage (with farms located in or nearby the community); current agriculture and food-related activity focuses on manufacturing (in the industrial area), retail (especially Commercial Drive and E Hastings), preparation (restaurants) and local food production (via community and private gardens).
- There is one documented buried stream located within Grandview-Woodland
- There is one designated ‘heritage landscape’ – Grandview Park – listed as part of the City’s Heritage Registry
- There are 14 parks in Grandview-Woodland ranging in size from 0.11 to 1.93 hectares, as well as a number of school yards that are used as public open-space
- 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%)

Key City Bylaws, Policies and Programs

- **Heritage Register** - includes parks, landscapes and trees
- **Street Tree Bylaw and Protection of Trees Bylaw** – work to protect trees on public and private property
- **Greenest City** – The City’s Greenest City Action Plan promotes ‘access to nature’ as a key goal. Key targets include ensuring that all Vancouver residents live within a five minute walk of a park, greenway, or other green space, and the planting of 150,000 new trees – both by 2020.
- **View Protection Guidelines** – describes a number of key protected public views (e.g. views of the North Shore mountains)
- **GreenStreets & Boulevard Gardening** - The Green Streets Program enables residents to take care of gardens that have been installed by the City in traffic calming spaces, such as traffic circles and corner bulges. Boulevard gardening (and related guidelines) are a means of encouraging overall efforts to beautify the neighbourhood.

NATURAL HERITAGE

Things to Think About

- What do you think the key natural heritage features are in Grandview-Woodland? Where are they located?
- What do you think the priorities are for supporting natural heritage in the neighbourhood?
- How can the City supporting the goals of natural heritage in the new community plan?
- How can the City support the improvement of boulevards and other streetscape greening initiatives?
- How can we celebrate landmark trees and natural heritage spaces?



SOCIAL AND CULTURAL HERITAGE



Images [detail] by:
Top: Kim Graham
Bottom: Vancouver Archives, 1927 Commercial Drive at 2nd Ave

SOCIAL AND CULTURAL HERITAGE & CHARACTER

We use “social and cultural heritage” as an umbrella term to cover a number of different aspects of Grandview-Woodland’s Heritage and Character – including cultural diversity, local economy, transportation and social & political activity. It’s important to note that social and cultural heritage is not just about denoting the historical aspects of the neighbourhood – it’s also about present-day traditions, activities and practices that exist.

(NOTE: Arts & Culture issues are covered in a separate workshop and are only referenced in a limited way in the Heritage workshop).

What We Heard

A place of many cultures

- Grandview-Woodland acts as a ‘gateway’ for Aboriginal and Métis peoples – and has a large population of urban Aboriginals
- The neighbourhood, particularly in and around Commercial Drive, is often referred to as ‘Little Italy’ – denoting the large number of post WW2 Italian residents and businesses; however it’s present day demographics and retail composition is far more diverse
- Vancouver’s 2nd Chinatown was located in the north end of Grandview-Woodland - near Commercial and Franklin

Economic heritage

- Grandview-Woodland is a mixed income neighbourhood –reflected in a diversity of architectural styles and types of housing (everything from large mansions to working class home and cottages, social housing, co-ops and various other apartment buildings)
- Commercial high streets – notably Commercial Drive and East Hastings – are critical aspects of the overall neighbourhood character in Grandview-Woodland. They are home to many local, independent and long-standing businesses
- Smaller pockets of retail (current or historical) (e.g. Victoria Drive, Nanaimo Street, ‘mom & pop’ shops in Cedar Cove) provide additional character... and also support neighbourhood walkability
- The Port of Metro Vancouver has played a key role in the area’s economic history
- Industrial-zoned areas of the neighbourhood (west and northwest) are an important source of jobs, services, supplies
- Commercial Drive is home to a number of co-operatively owned businesses

Transportation Heritage

- Grandview grew into prominence following the development of the Interurban line – which travelled down Commercial Drive en route to New Westminster
- Grandview further expanded with the development of the Grandview Viaduct (E 1st Ave) –

SOCIAL AND CULTURAL HERITAGE & CHARACTER

providing a quick link over the False Creek Flats and to/from downtown.

- Other transportation 'features' that were listed as assets: the Grandview cut, Ports (including the trains), proximity to the SkyTrain, trolley buses, brick roadwork on Frances Street and Victoria Drive (north end).

Political character

- Grandview-Woodland is known for its social and political awareness – visible in a number of ways (street posters, street art, community gatherings and long-standing tradition of advocacy, activism and celebration relating to an array of issues – e.g. *Grandview Park redesign*, *Car-free Days*; *Save the Waldorf* & *Save the Elms* campaigns)
- Grandview-Woodland also has one heritage monument – the Grandview-Cenotaph

Geography – Areas of Consideration for Present and Future Planning

- The north end of the neighbourhood – *Khupkhahpay'ay* – “Cedar Tree” (original place name); also early local economy – timber, breweries etc. that were established around Cedar Cove. Present day Ports, as well as a site for industry and manufacturing (e.g. food production)
- Commercial Drive – widely recognized as a cultural hub; former route of the Interurban; also known as Little Italy. Commercial Drive is the home of Britannia Community Centre and Grandview Park (two key gathering places for the neighbourhood) as well as a vibrant mix of shops and services
- Hastings Street – a key east-west street; contains a wide-array of Aboriginal-serving organizations – including the Aboriginal Friendship Centre, UNYA and KAYA – as well as the Waldorf, a well-known cultural facility. Vancouver's 'second' Chinatown was located immediately north of Hastings (@ Franklin). East Hastings is a key commercial area (Hastings North “East Village” BIA)
- Clark Drive (the latter for its role as a key goods movement route connected with the Ports, as well as its businesses)
- Other key 'transportation' streets that play a role in shaping the neighbourhood - Victoria Drive and Venables Street (long-standing community interest in traffic calming, beautification, etc.); E 1st (with its connection to the Provincial highway system); Broadway (the city's most significant east-west transit and transportation corridor), Nanaimo & Powell (traffic concerns, desire for public realm improvements, opportunities for housing)

SOCIAL AND CULTURAL HERITAGE & CHARACTER

What We Know

- 1 in 10 people identify as First Nations. There are a number of important Aboriginal-serving organizations located in the neighbourhood
- Approximately 12% of residents reported a Chinese mother tongue (Cantonese, Mandarin and other languages)
- Between 2.0% and 2.3% of residents indicated their mother tongue is Italian, French or Spanish
- Grandview-Woodland is home to three Business Improvement Areas (BIAs) and hundreds of local businesses, a wide array of industry and manufacturing. The neighbourhood is also known for the important role it plays in the cultural economy, and green (food) economy
- Broadway/Commercial is the region's business transit hub; the #99 is the busiest bus route in the city (based on weekday boardings). The # 20 is the second busiest bus
- Grandview-Woodland is home to several festivals and gatherings (e.g. *Stone Soup*, *Car Free Days*, *Dyke March*) throughout the year – attracting a large number of participants from the neighbourhood and beyond

Key City Bylaws, Policies and Programs

- **Culture Plan 2008-2018** – Vancouver's Culture Plan vision is to develop, enliven, enhance, and promote arts, culture, and cultural diversity in our city in ways that benefit our citizens, creative community, businesses, and visitors
- **Transportation 2040** - Transportation 2040 is a long-term strategic vision for the city that will help guide transportation and land use decisions and public investments for the years ahead.
- **Greenest City Action Plan** – Comprehensive strategy aimed at making Vancouver the Greenest City in the world. Includes goals and directions on Green Jobs, Green Transportation and Local Food
- **Engaged City Taskforce** – Created in October 2012, the mandate of the Engaged City Task Force is to increase neighbourhood engagement, and improve upon the many ways the City connects with Vancouver residents
- **Programs supporting public life and culture** – The City offers various grants through the Cultural Affairs department and Park Board. The City's Engineering Department operates the annual Viva Vancouver program, which aims to "creatively transform" streets into vibrant public spaces.

SOCIAL AND CULTURAL HERITAGE & CHARACTER

Things to Think About

- How does 'what we heard' to date resonate with you? Are there gaps?
- Which of the aspects of social & cultural heritage are most important to you, and why?
- Social and cultural heritage are continually evolving. With that in mind, what opportunities are available in Grandview-Woodland to enable to support this heritage?
- What do you think the priorities are for supporting social and cultural heritage in the neighbourhood?
- Are there key (geographic) areas that should be focused on in an effort to enhance social and cultural heritage?