

From: ["Johnston, Sadhu" <Sadhu.Johnston@vancouver.ca>](mailto:Sadhu.Johnston@vancouver.ca)
To: ["Direct to Mayor and Council - DL" <CCDTMACDL@vancouver.ca>](mailto:CCDTMACDL@vancouver.ca)
Date: 6/26/2016 10:39:45 PM
Subject: GW - Citizens' Assembly update
Attachments: [June 25, 2016 Presentation to Citizens' Assembly.pdf](#)

Greetings Mayor and Council-

Yesterday our staff presented the attached ppt to the Grandview Woodlands Citizen's Assembly. Overall, it appears to have been well received. Tomorrow staff will share a shorter version of the ppt to the media and on Wednesday we'll have our first open house. So, we've started to roll-out the plan. I have pasted below an excerpt from Kent Munro's email to me with details of the Citizen's Assembly meeting in case it's helpful to you.

Thanks
Sadhu

Overall, it went quite well. No particular issues dominated and no "lighting rod" matters became apparent. Obviously, there were a lot of questions and members were wanting additional details on certain issues or certain sub-areas in the plan. But no one issue got folks charged up. The tone was very positive and it was apparent that the members feel that their recommendations have been taken to heart and have had a positive influence on the plan. This is a good result as we now go out into the community.

25 of the 48 members were present. At the end of the session we got feedback from 21 members (4 had to leave early) based on what was presented to them today. Many noted that they really needed time to go through the plan and to fully understand it, but in terms of initial reactions ...

- good to strong satisfaction that their stated values are reflected in the plan
- high satisfaction that the plan reflects the CA recommendations
- good to strong support – but at a bit lower level – that the plan reflects a suitable "balance" when considering the challenges and trade-offs
- good to strong satisfaction that the overall public benefits package is appropriate
- an interesting result on the question of whether the plan meets community needs ... the weighting of responses was more in the middle on this (my read is that the group came away with a good understanding of what the community's aspirations and needs are but they heard our message that the "wants" far exceed what can or will be delivered in the plan).

The above is based on the quantitative questions. We will need time to go over the qualitative comments to see what matters the members raised with us. Also, we asked those had to leave to send us their feedback forms ASAP. We will be interested in hearing from the CA members not in attendance to see if the pattern of responses is consistent.

We encouraged CA members to share their thoughts – which we generally believe to be positive -- with their neighbours. To reach the goal of more widespread acceptance of the plan over the next 4 weeks, we need the CA members to help us build broader community support, and that's what we tried to generate at the close today.

All in all a good day. Andrew Pask's "walk through" presentation over almost 2 hours was excellent. He covered a lot of ground, raised some challenging/touchy topics, but did it in a way that kept people listening and understanding of the tough choices. Dan Garrison was there, and he and Andrew and I answered questions, explained details that they wanted to hear about.

Sadhu Aufochs Johnston | City Manager
City of Vancouver | 453 W 12th Avenue
Vancouver | BC V5Y 1V4
604.873.7627 | Sadhu.johnston@vancouver.ca
Twitter: [sadhuajohnston](https://twitter.com/sadhuajohnston)





Grandview-Woodland Community Plan

First Release: Citizens' Assembly: Saturday, June 25, 2016



01.1
Overview

Community Plan

9,500 new people

7,150 new homes

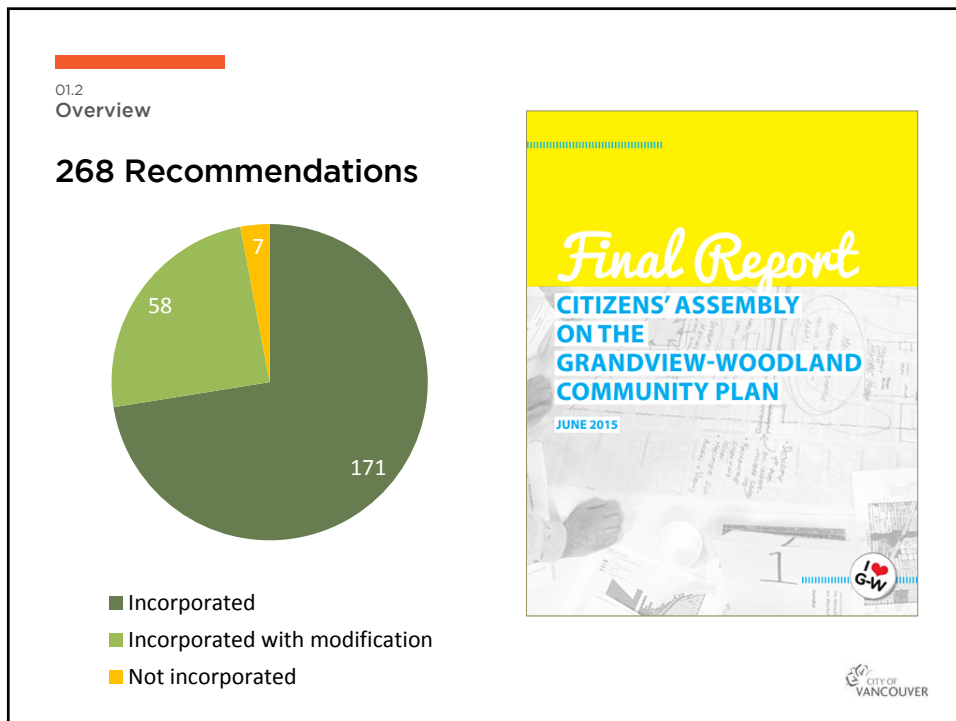
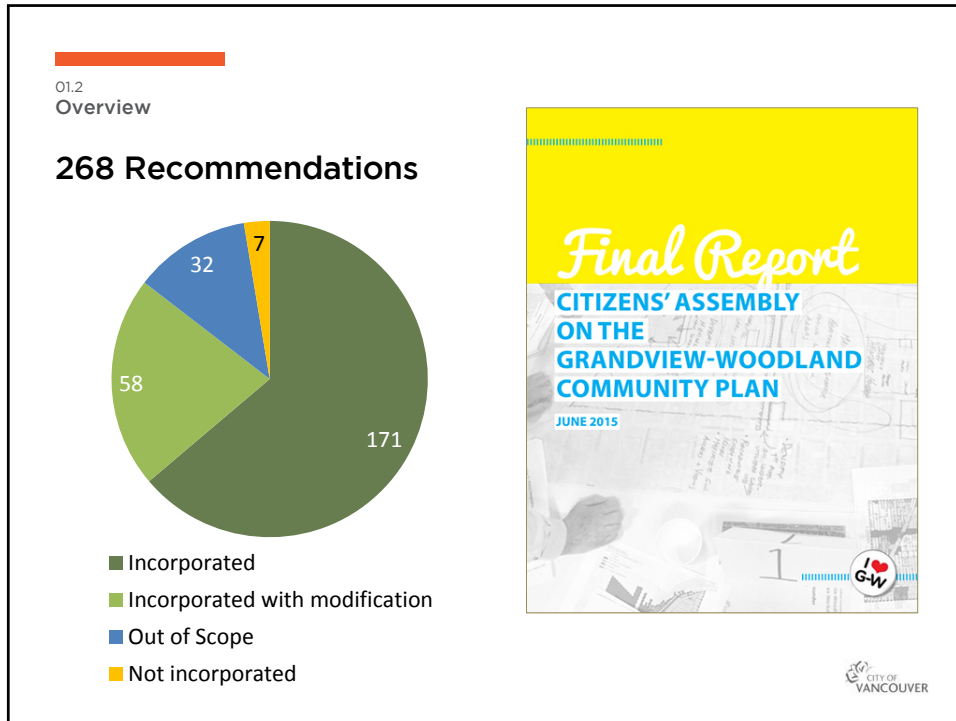
\$795m community amenities

Key tools to protect
existing assets + proactively
manage change



Grandview-Woodland
Community Plan





01.2
Overview

268 Recommendations

88-97%

Adopted in part or in whole.



Grandview-Woodland Community Plan



01.2
Overview


Trace Document

GRANDVIEW-WOODLAND COMMUNITY PLAN

TRACE DOCUMENT – HOW THE PLAN RESPONDS TO THE CITIZENS' ASSEMBLY RECOMMENDATIONS

Citizens' Assembly Recommendation	Proposed Policy Response (includes specific policy if applicable)	Incorporated in Official Community Plan	Implemented	Monitored	Available to Public
NEIGHBOURHOOD RECOMMENDATIONS					
1.0 HOUSING					
1.1 In collaboration with senior levels of government, provide sufficient winter response shelter space until more permanent housing options are developed.	7.1.1 Support efforts to eliminate homelessness. This includes: <ul style="list-style-type: none"> Enable the creation of temporary emergency shelters in Grandview-Woodland. Provision of winter response shelter space is currently subject to funding from BC Housing. The city usually receives sufficient funding to open 3-4 shelters.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.2 Work with neighbourhood service providers to ensure adequate provision of support services for the visible and hidden homeless. By hidden homelessness, we mean those who are temporarily accommodated without guarantee of continued residency or prospects for permanent housing, for instance people who are couch surfers and people living in vehicles.	7.1.1 Support efforts to eliminate homelessness. This includes: <ul style="list-style-type: none"> Work with neighbourhood service providers to ensure adequate provision of support services for the homeless. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.3 Meet the demand for supported housing options in Grandview-Woodland.	7.2.1 Support efforts to eliminate homelessness. This includes: <ul style="list-style-type: none"> Enable the development of additional supportive housing in Grandview-Woodland. Ensure financial viability through senior government funding and/or provision of additional density subject to fit with neighbourhood context. On its own, or together with partners, meeting the demand for supported housing is considered to be an unattainable objective. Demand has continued to grow well beyond the present ability to address it, and it certainly could not be achieved in one community over the lifespan of its community plan. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Grandview-Woodland Community Plan




June 2016


01.3
Overview

Methodology

recommendations +
other input




Grandview-Woodland
Community Plan




01.3
Overview

Methodology

recommendations +
other input
needs assessment +



Grandview-Woodland
Community Plan




01.3
Overview


Methodology

recommendations +
other input

needs assessment +
urban design analysis +



Grandview-Woodland
Community Plan




01.3
Overview


Methodology

recommendations +
other input

needs assessment +
urban design analysis +
economic testing +



Grandview-Woodland
Community Plan




01.3
Overview


Methodology

recommendations +
other input

needs assessment +
urban design analysis +
economic testing +
City-wide policy +



Grandview-Woodland
Community Plan




01.3
Overview


Methodology

recommendations +
other input

needs assessment +
urban design analysis +
economic testing +
City-wide policy +
good planning principles +



Grandview-Woodland
Community Plan



01.3
Overview

Methodology

recommendations +
other input

needs assessment +

urban design analysis +

economic testing +

City-wide policy +

good planning principles +

interdepartmental review



Grandview-Woodland
Community Plan



01.4
Purpose

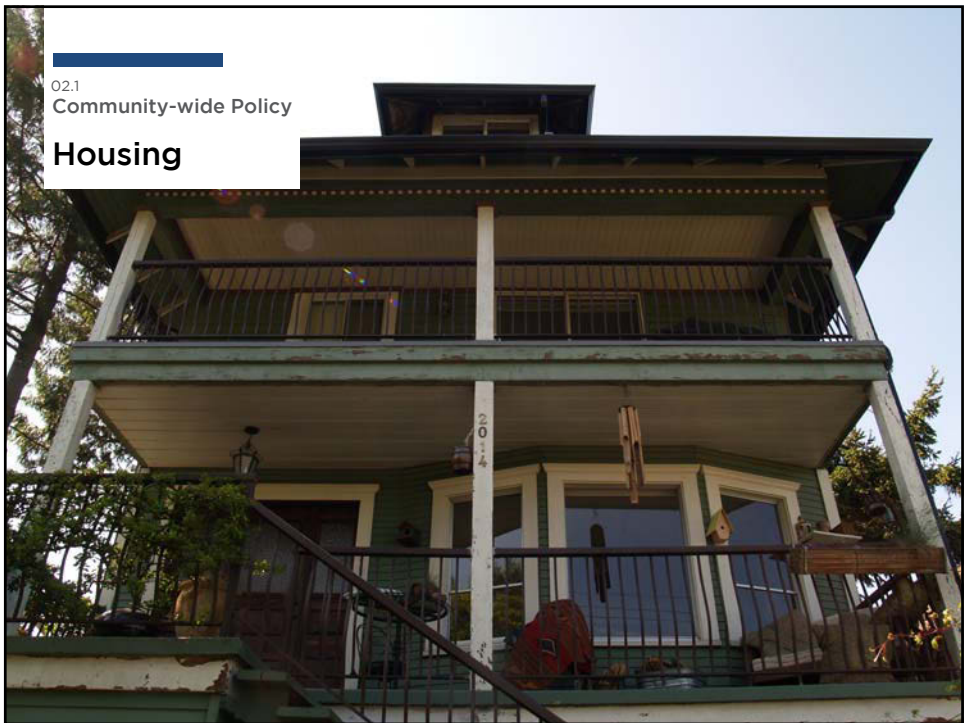
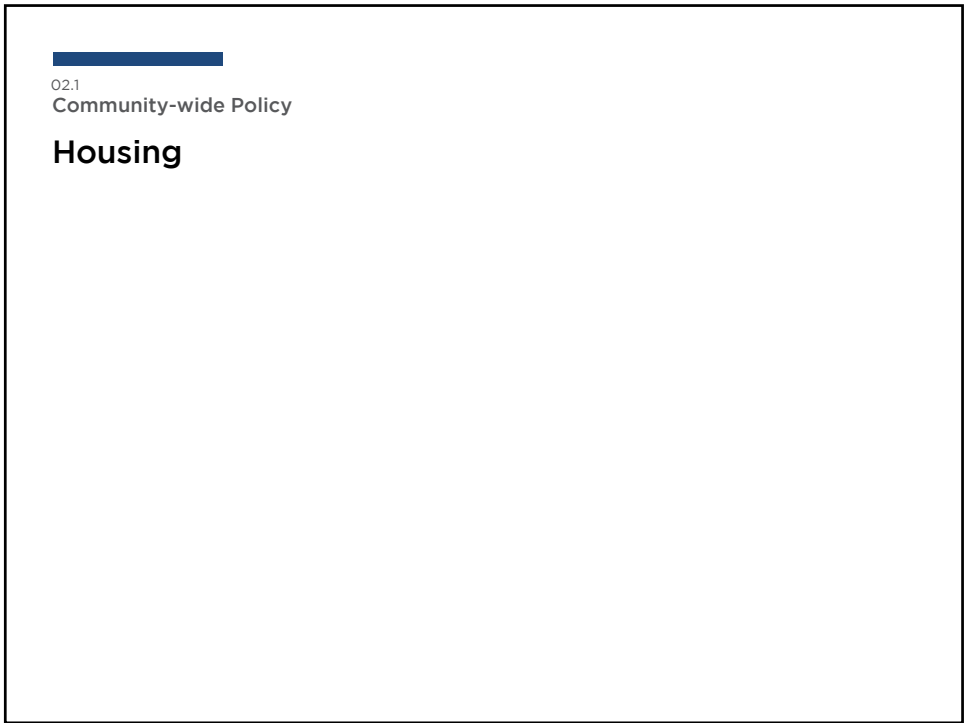
(1) Community Plan Overview

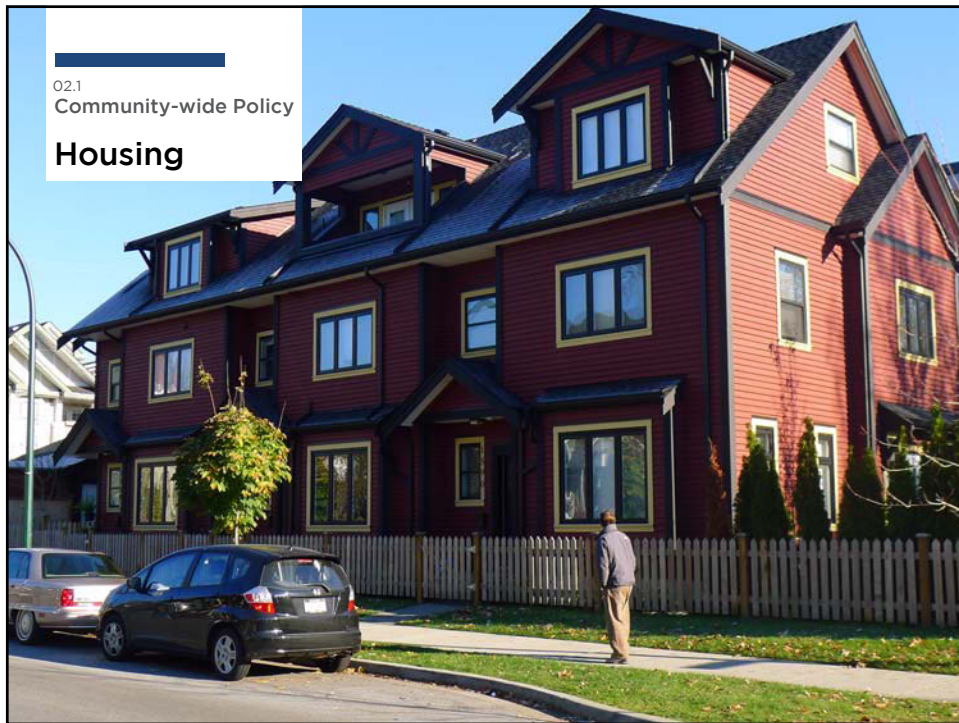
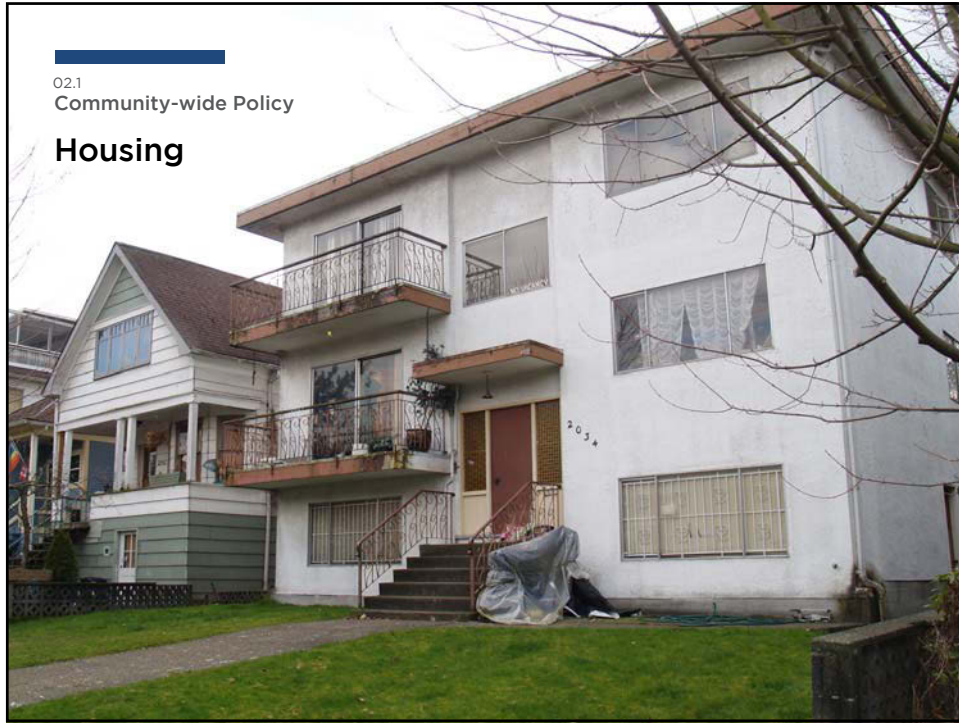
- Community-wide Themes
- ### (2) Public Benefits
- Investing in the community
- ### (3) Sub-Areas
- Places

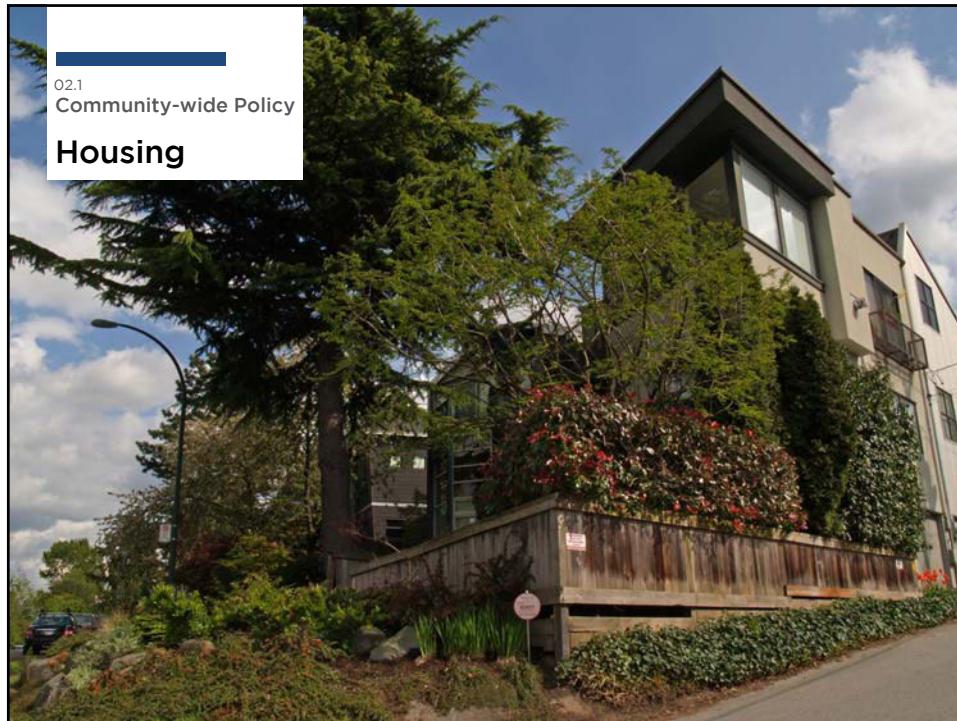


Grandview-Woodland
Community Plan









02.1
Community-wide Policy

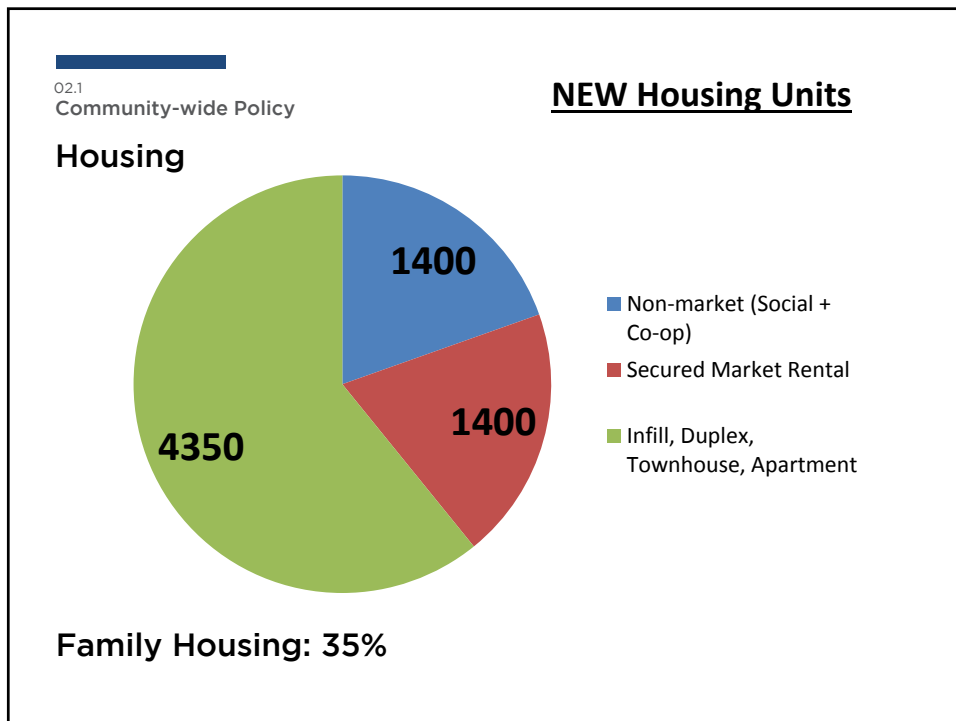
Housing

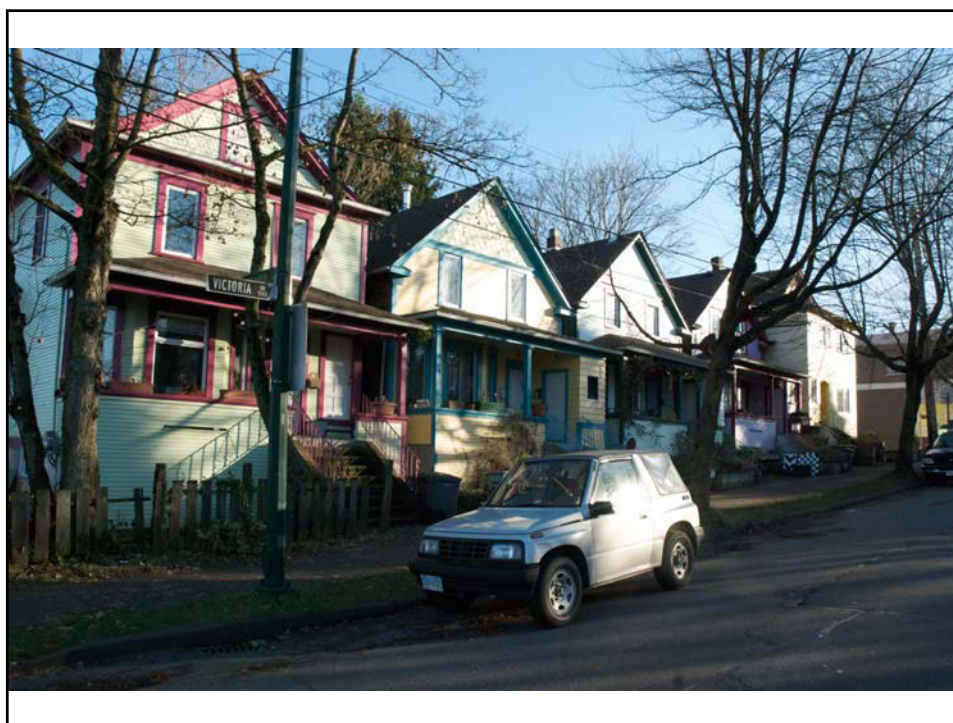
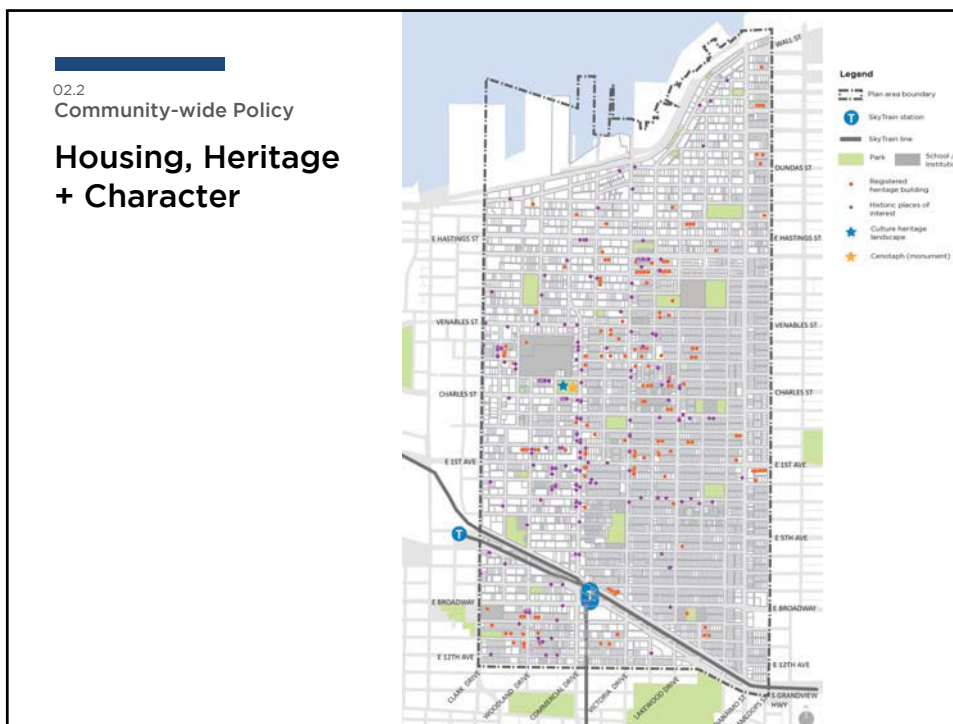
- Focus on protection of existing affordable rental stock
 - Encourage reinvestment in existing buildings
 - Renewal of older/underbuilt sites – and allowance for additional height and density for secured market rental – (Britannia-Woodland; Cedar Cove; Grandview)
 - Introduction of a *Pace of Change* mechanism in current RM areas

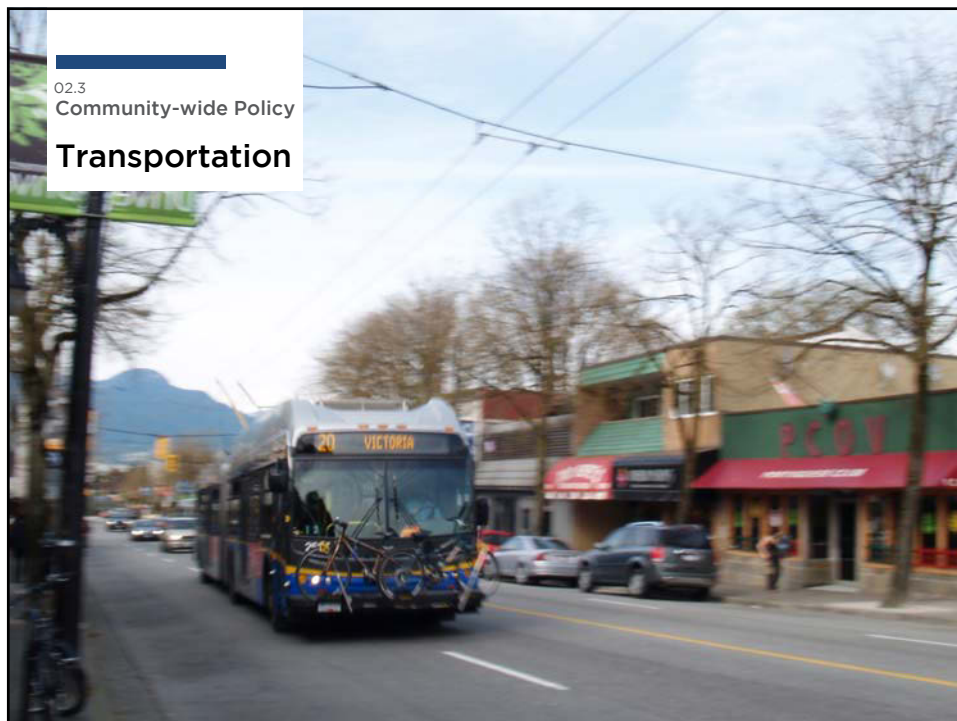
02.1
Community-wide Policy

Housing

- Creation of new non-market (social housing + coop housing) (e.g Hastings Street)
- Creation of new family housing and ownership opportunities – infill, duplex, rowhouse/townhouse, apartment (e.g. Grandview; Nanaimo)
- Creation of mixed-tenure/mixed-scale opportunities in key growth areas (e.g. Broadway + Commercial; Hastings)







02.3
Community-wide Policy

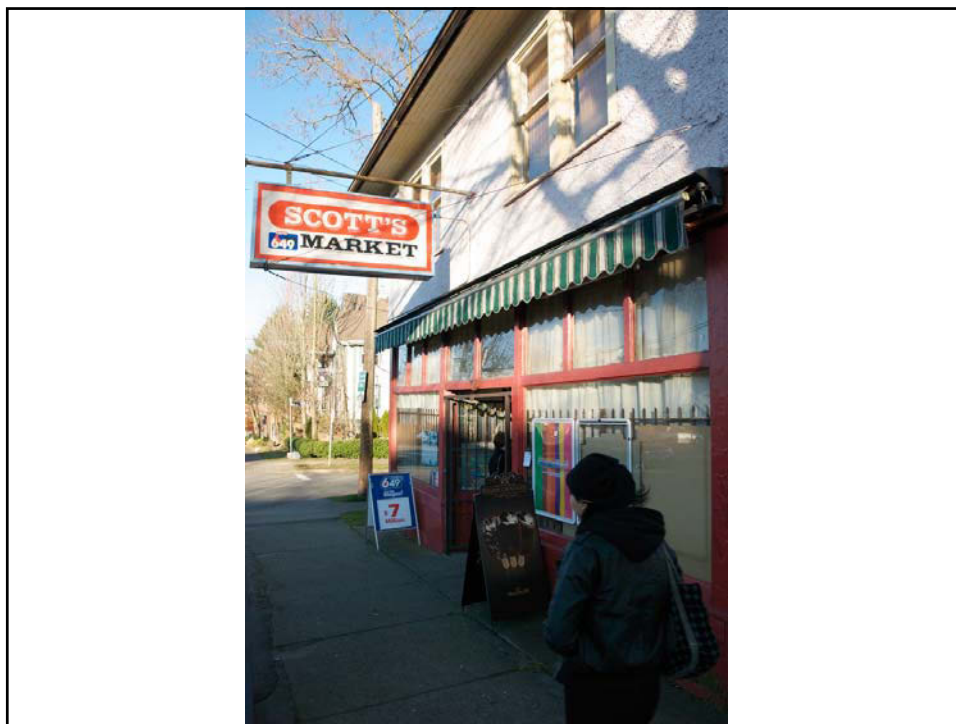
Transportation

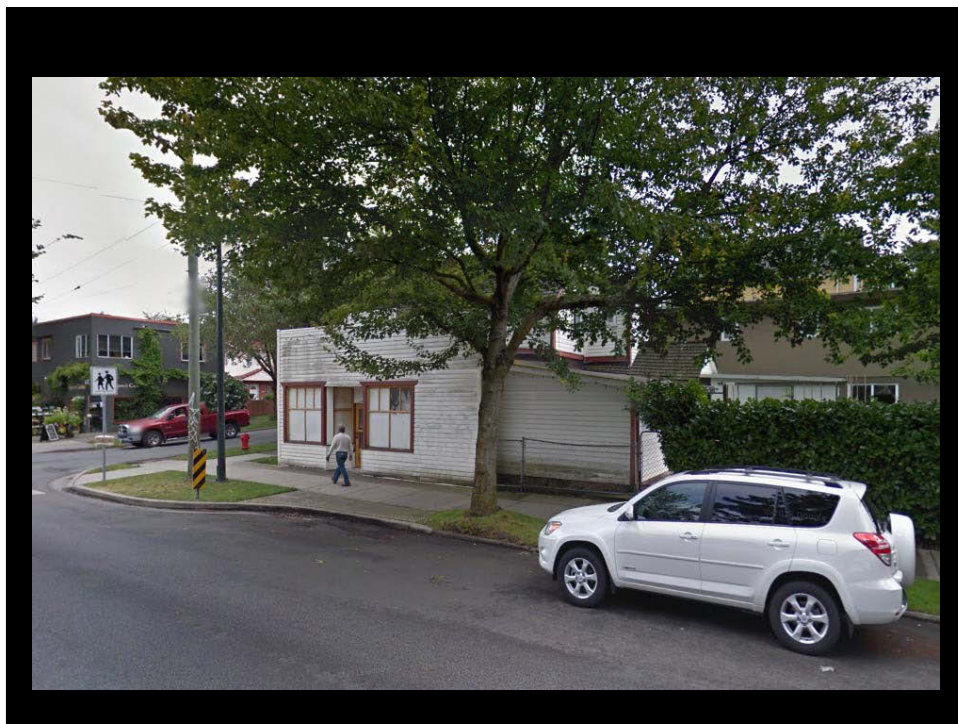
- Enhanced walking opportunities: sidewalk + intersection improvements
- Cycling network improvements to ensure safety at collision “hotspots”
- Focus on “streets as places” – with public realm enhancements to key arterial streets
- Transit, goods movement, and parking

02.4
Community-wide Policy

Local Economy







02.4
Community-wide Policy

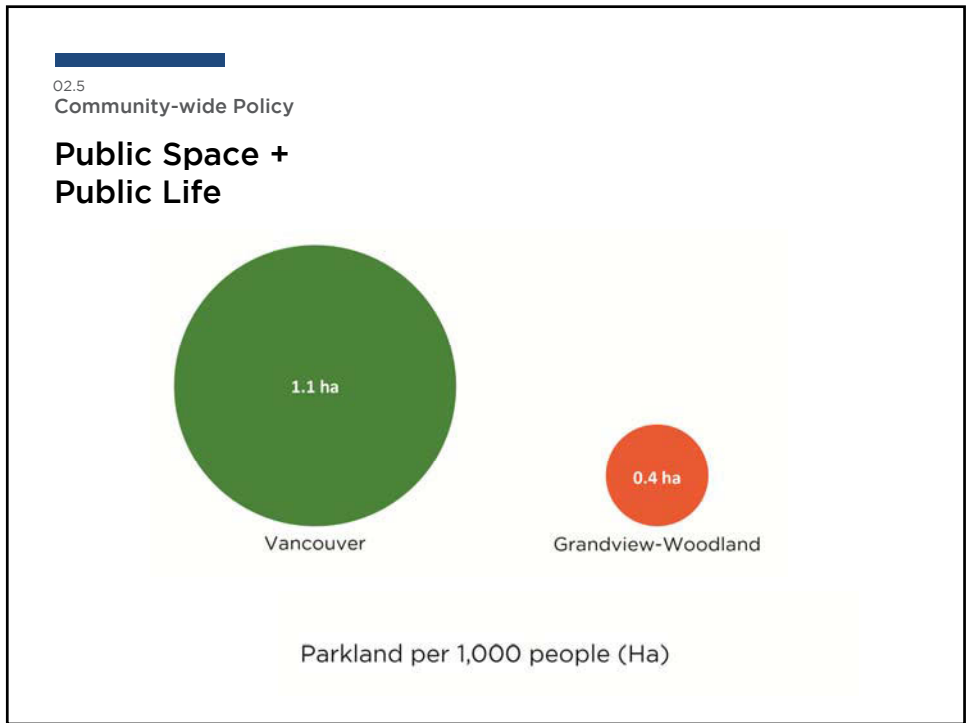
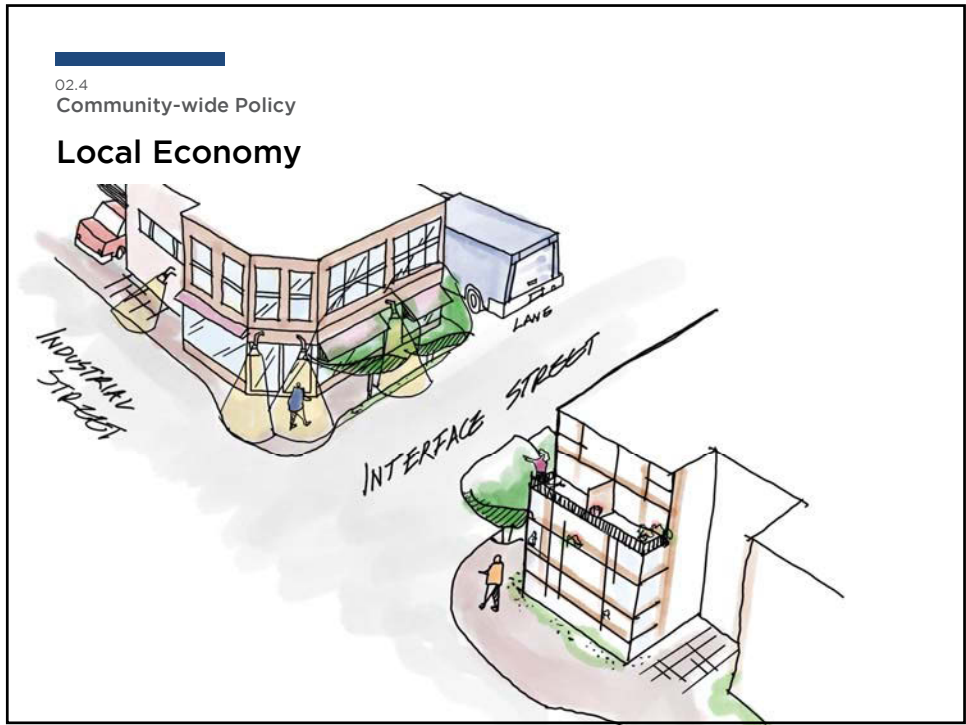
Local Economy

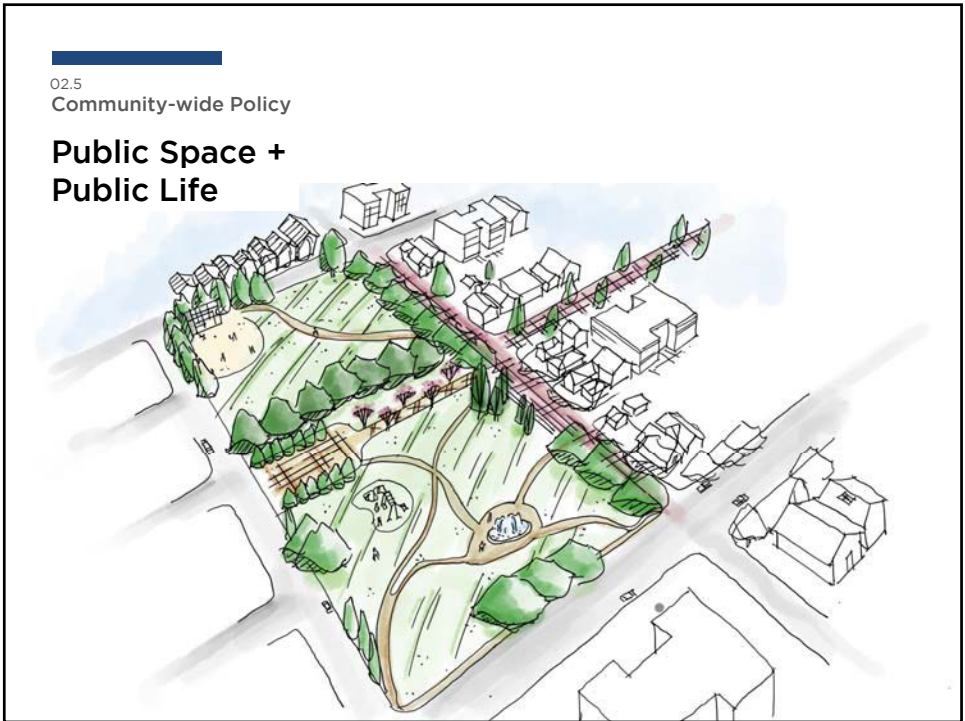
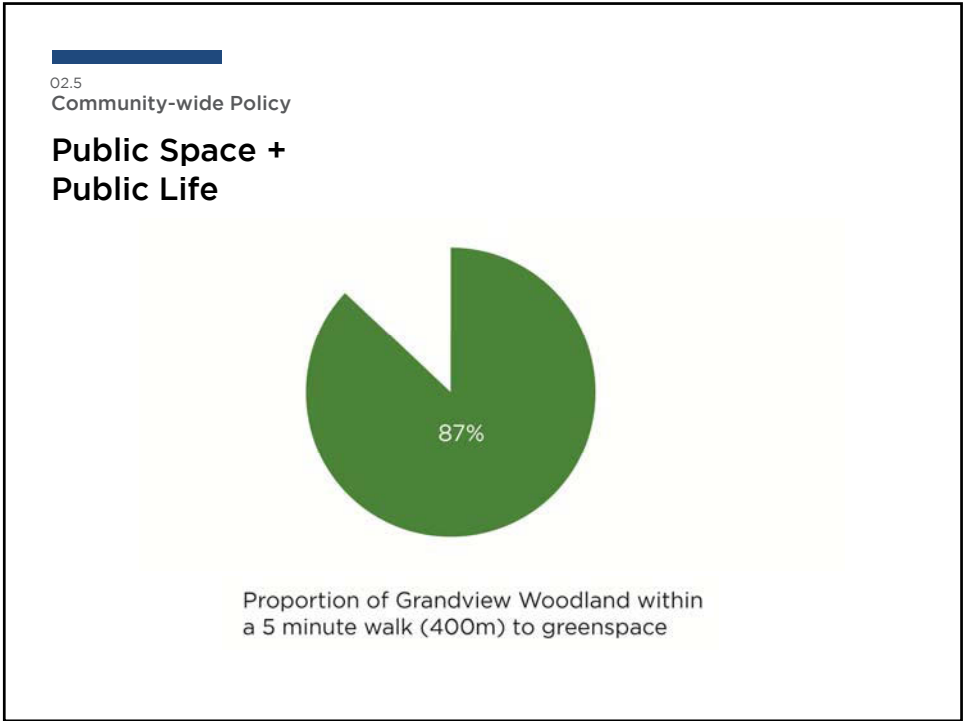
- Ensure vitality + character of high streets and shopping areas (e.g. Commercial Drive, Hastings)
- Enhanced commercial nodes (e.g. Nanaimo, Dundas)
- New mixed use in key locations
- Protection for “mom and pop” neighbourhood retail spaces

02.4
Community-wide Policy

Local Economy

- New office space (e.g. Broadway + Commercial)
- Industrial land protections to keep jobs in the community

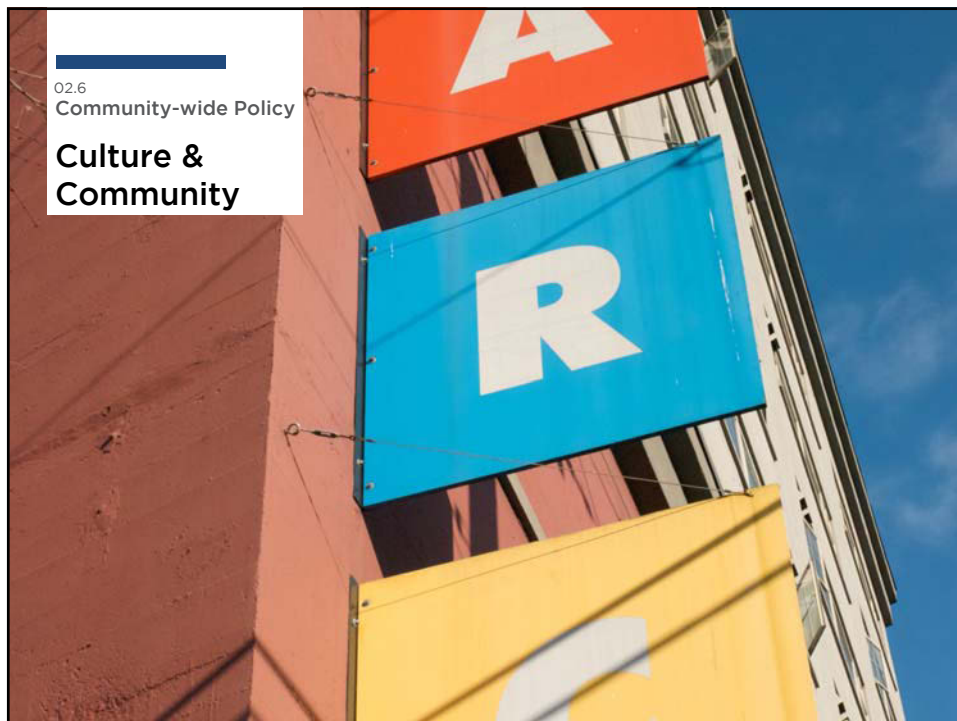




02.5
Community-wide Policy

**Public Space +
Public Life**

- Enhanced and expanded parks – with attention to diversity of programming
- New plazas + shared spaces
- Additional street tree planting
- Celebration of key views – and other placemaking opportunities



02.6
Community-wide Policy

**Culture +
Community**

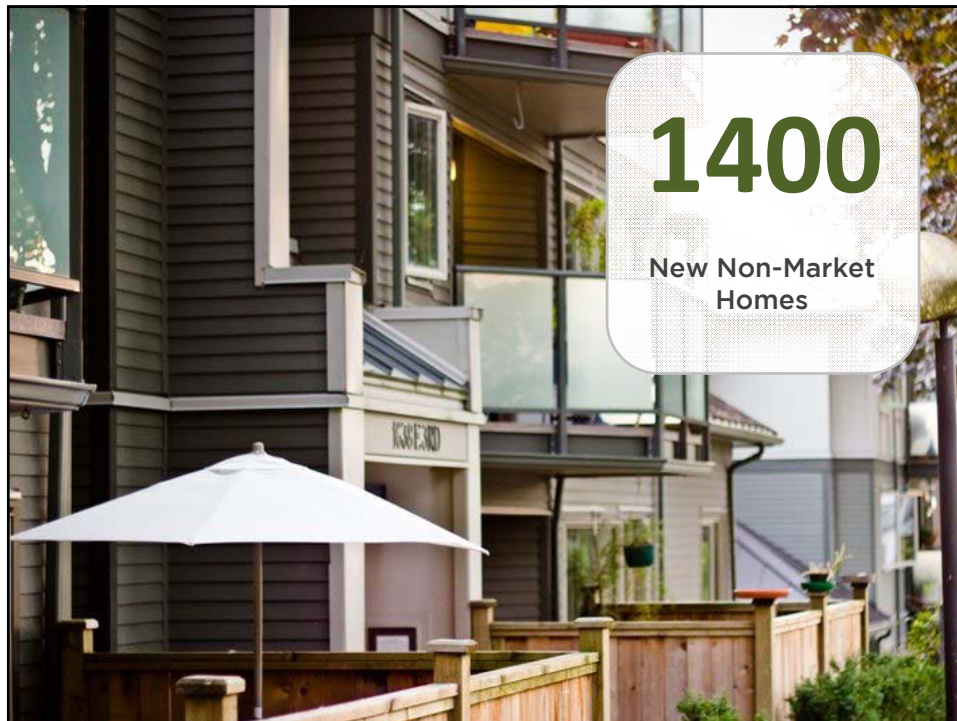
- Support the renewal and expansion of key social purpose facilities
- Support families by responding to the gap in childcare
- New and expanded facilities for artists – including studios and artists-housing
- Enhance community safety



03
Public Benefits
Strategy

Public Benefits Priorities

- Affordable housing
- Community facilities
- Enhanced parks, new plazas
- Childcare
- Transportation upgrades









03.1
Public Benefits
Strategy

Public Benefits Priorities

- Affordable housing
- Community facilities
- Enhanced parks, new plazas
- Childcare
- Transportation upgrades



Challenge: the level of funding in the PBS was not sufficient to meet the needs and aspirations of the community.

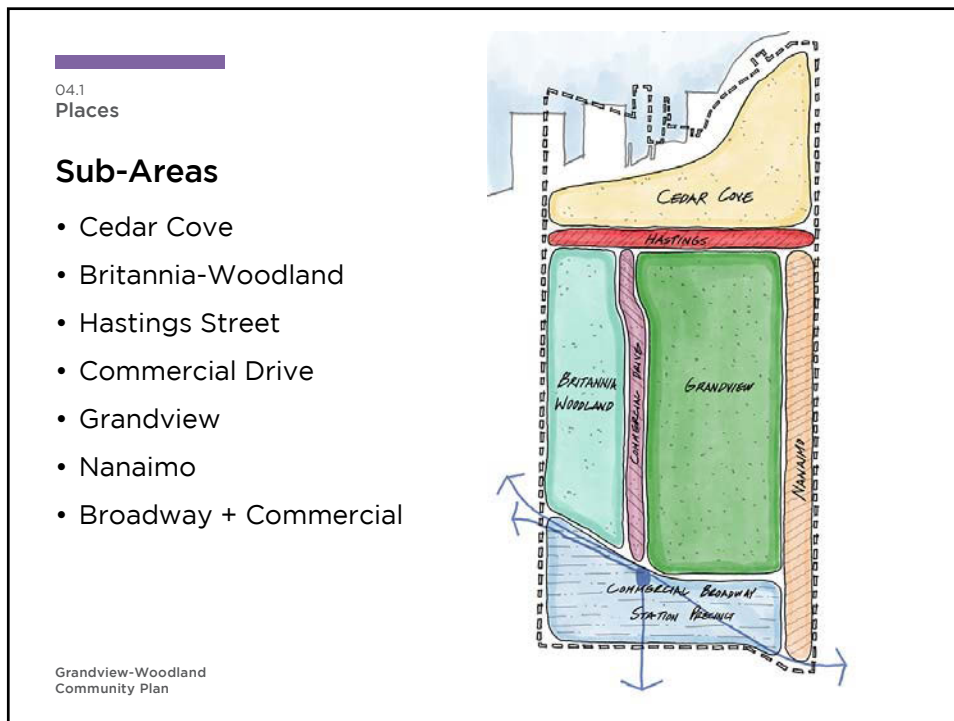
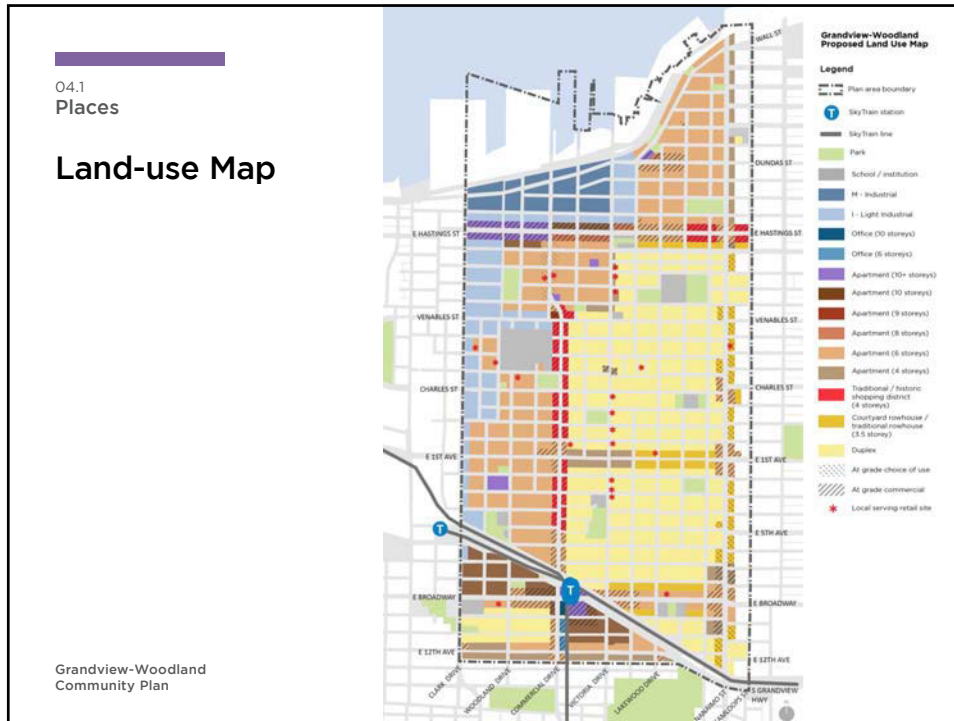
03.1

Future Population Growth: Community Plans

Area	Pop Increase	Percent	Public Benefits (\$M)
West End	7-10,000	16-22 %	\$630m
Marpole	12,500	52 %	\$693m
DTES	10-12,000	54-65 %	\$1,050
Grandview-Woodland	9,500	28 %	\$795M




- Let's talk about land use
- Recap about how the current plan has changed
- 25% less ppl
- More distributed
- More benefits
- Greater protections
- Patrick + Gordon



04.2
Places

Cedar Cove


- Protection of existing affordable rental – with renewal managed via *Pace of Change*
- Protection of character streetscapes
- Expanded shopping node on Dundas
- Important industrial job-space



Grandview-Woodland
Community Plan

CITY OF VANCOUVER

04.2
Cedar Cove



Residential Core

Dundas Shopping Node

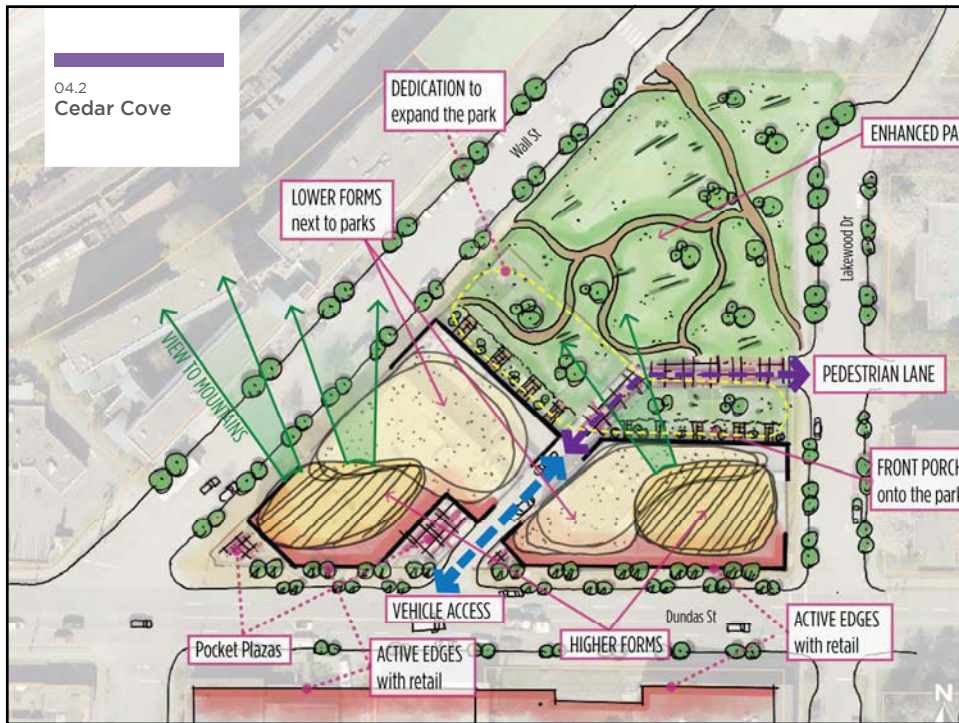
Portside Industrial

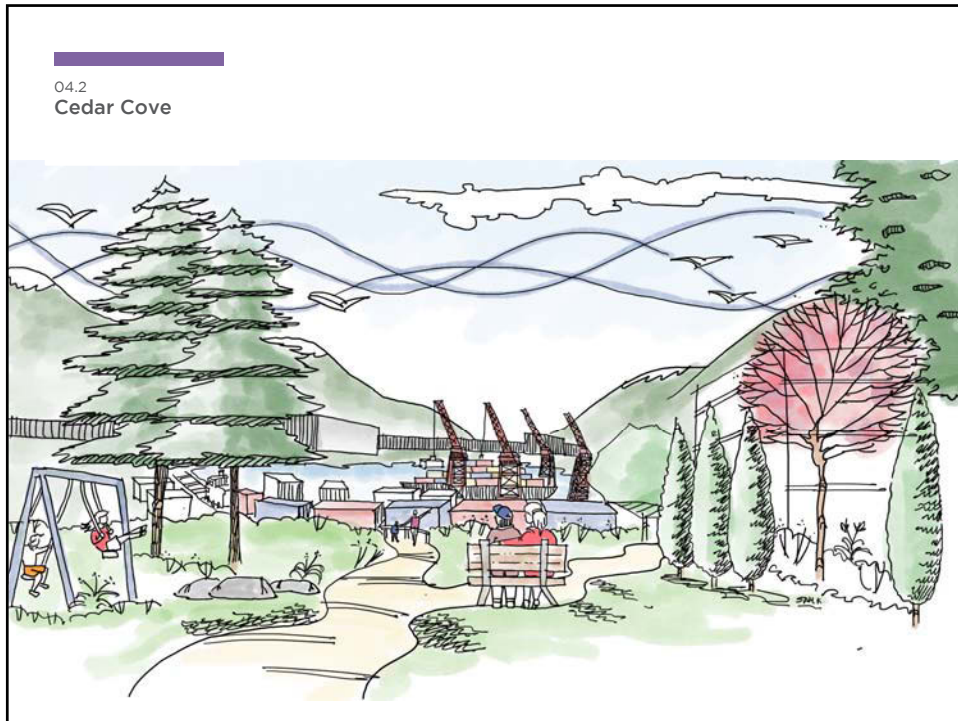
Naniamo East

WALL ST
MCGILL ST
CAMBRIDGE ST
DUNDAS ST
LAKEWOOD DR
TEMPLETON DR
NANAIMO ST
CEDAR DR
WOODLAND DR
COMMERCIAL DR
VICTORIA DR

Grandview-Woodland
Community Plan

CITY OF VANCOUVER





04.2
Places

Britannia-Woodland

- Affordable rental housing at a controlled pace
- Protection of key character streetscapes
- Design guidelines to improve Venables Street
- Protection of industrial lands

Grandview-Woodland
Community Plan

CITY OF VANCOUVER



04.3
Places

Hastings Street

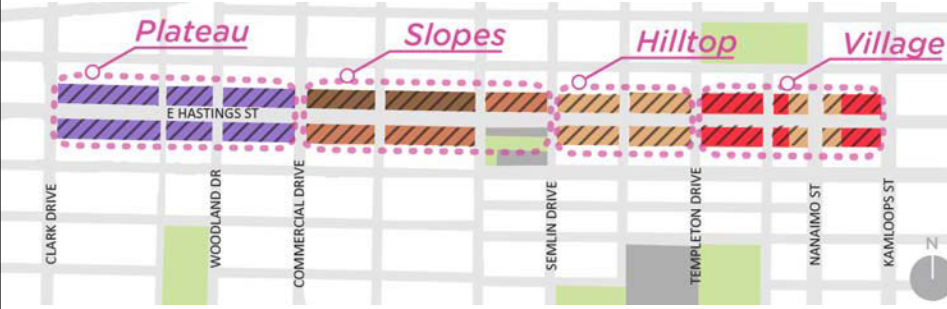
- New social and market housing
- Renewed Aboriginal facilities
- More shops and services
- Sidewalks with street trees and public art



Grandview-Woodland
Community Plan



04.3
Hastings Street



Plateau

Slopes

Hilltop

Village

E HASTINGS ST

CLARK DRIVE

WOODLAND DR

COMMERCIAL DRIVE


SEMLIN DRIVE

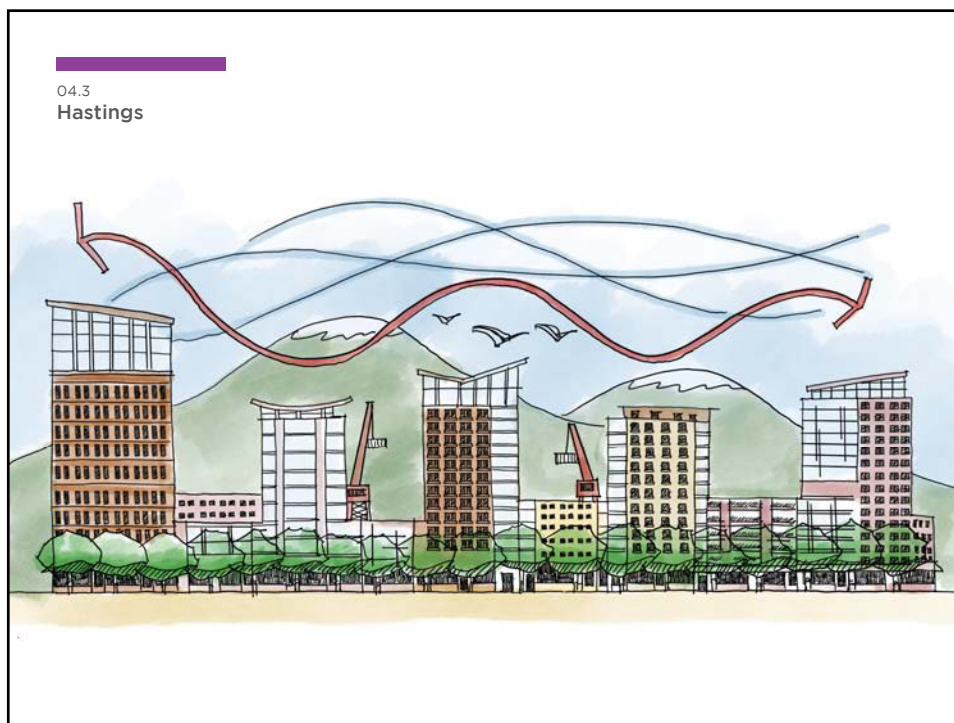
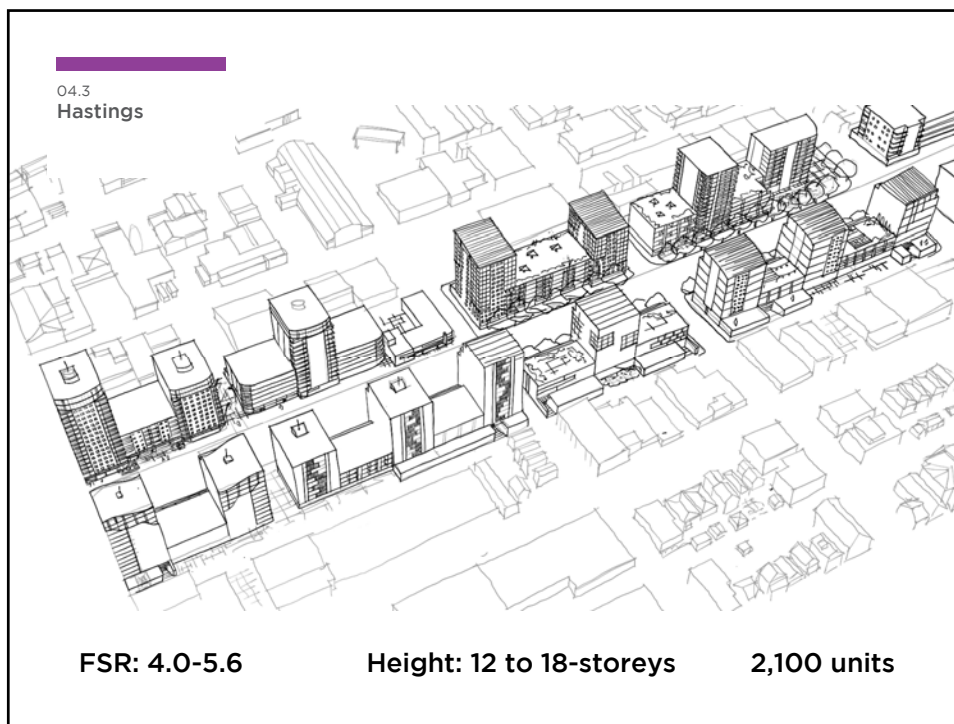
TEMPLETON DRIVE

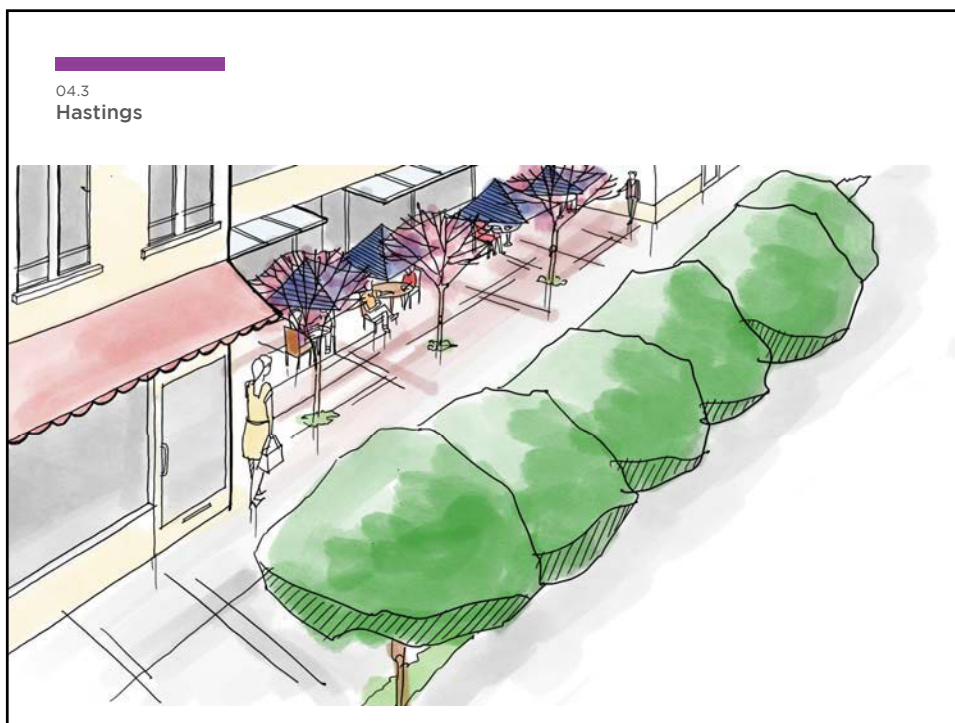
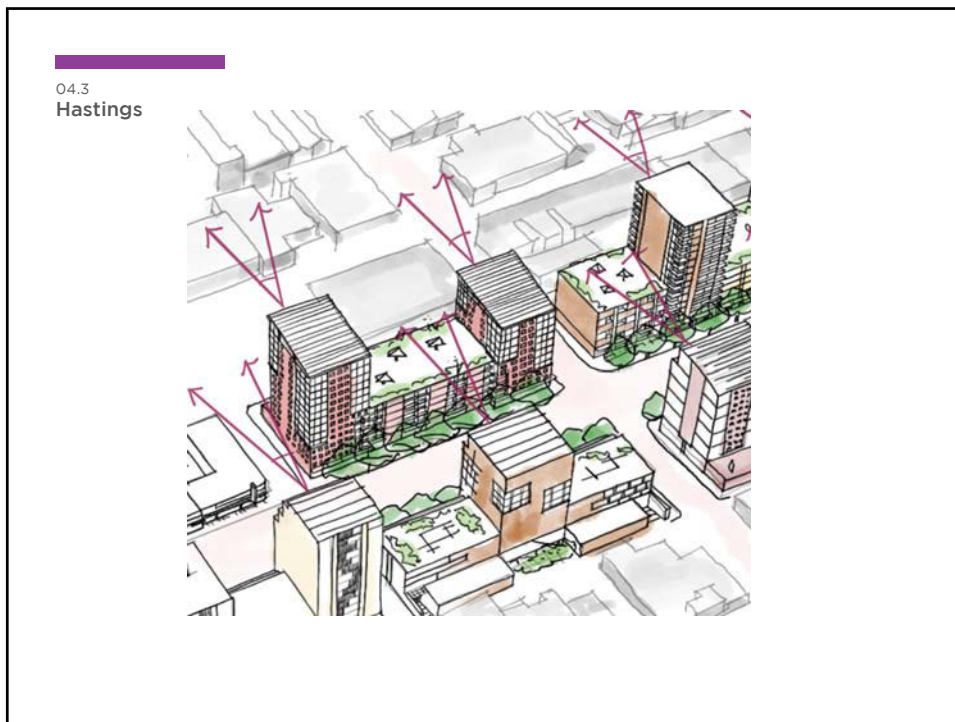
NANAIMO ST

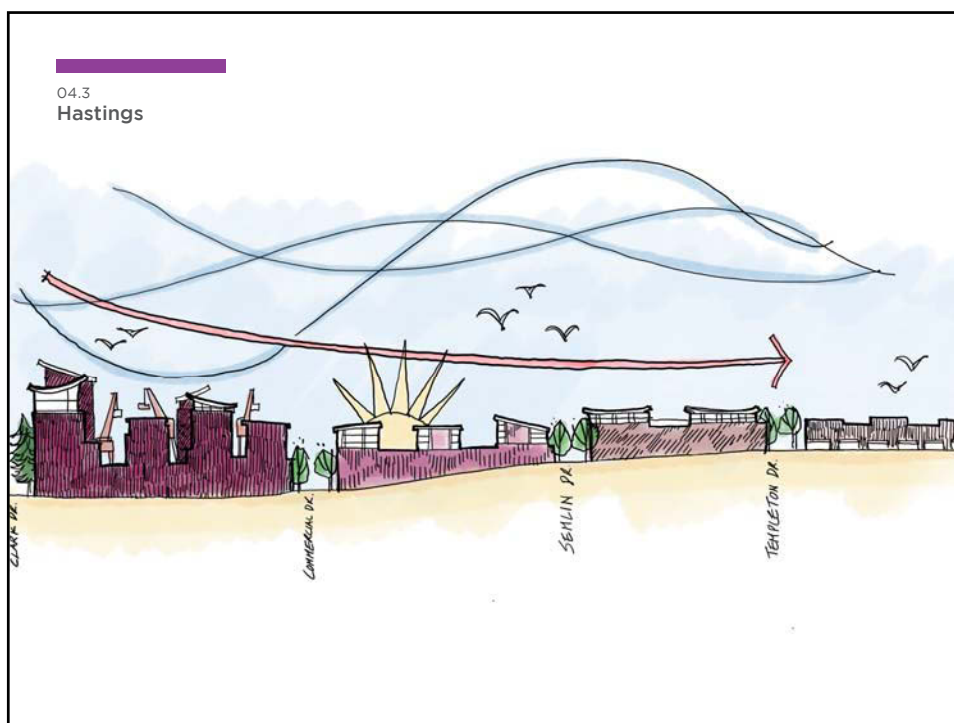
KAMLOOPS ST

Grandview-Woodland
Community Plan





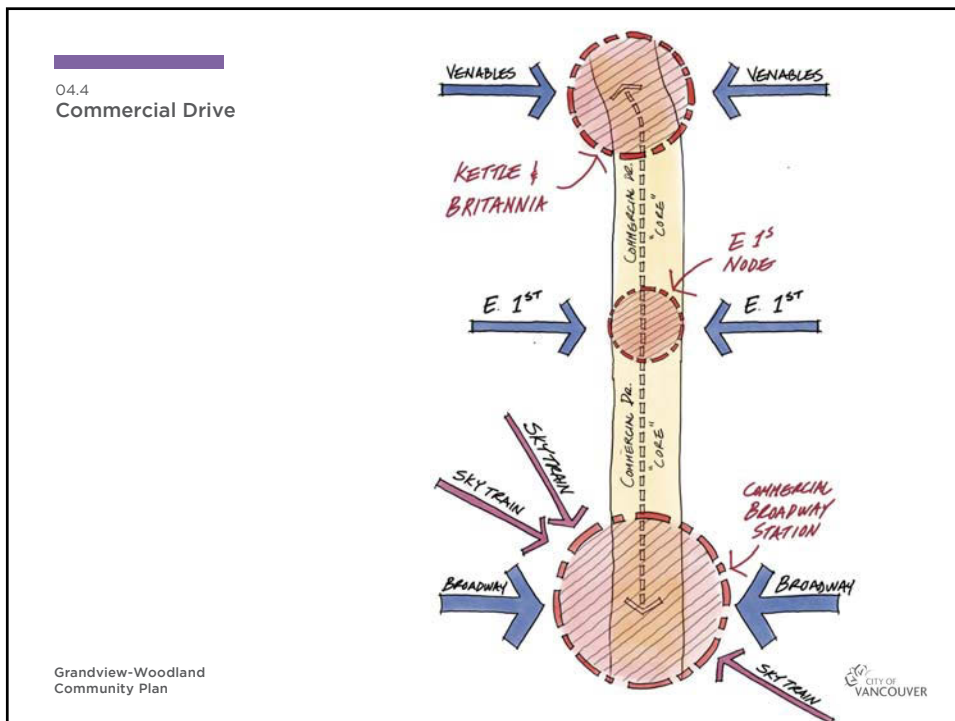
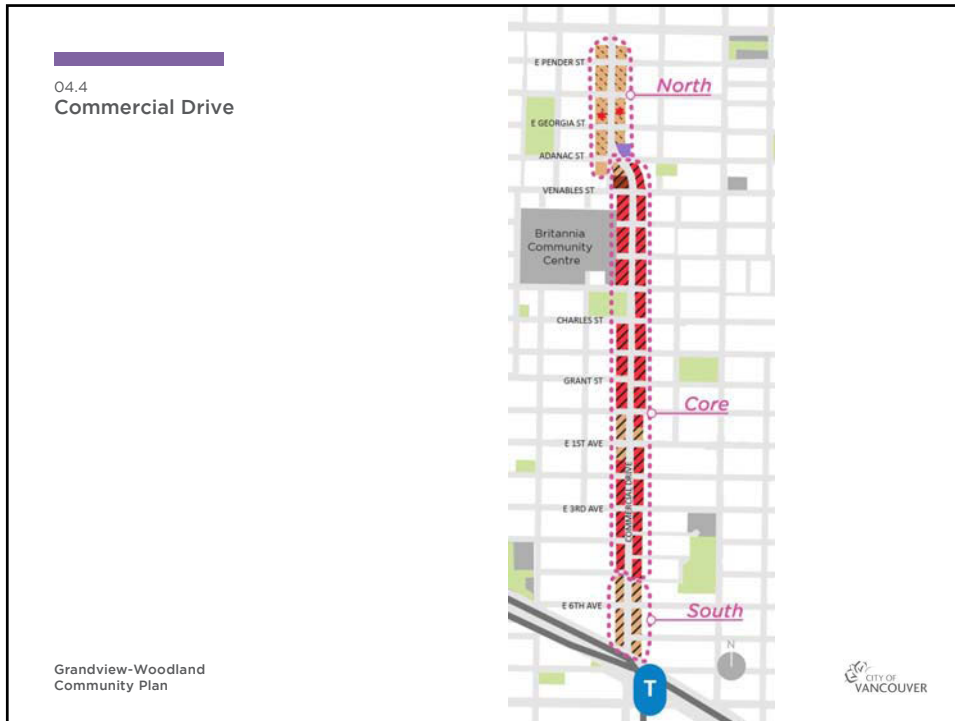


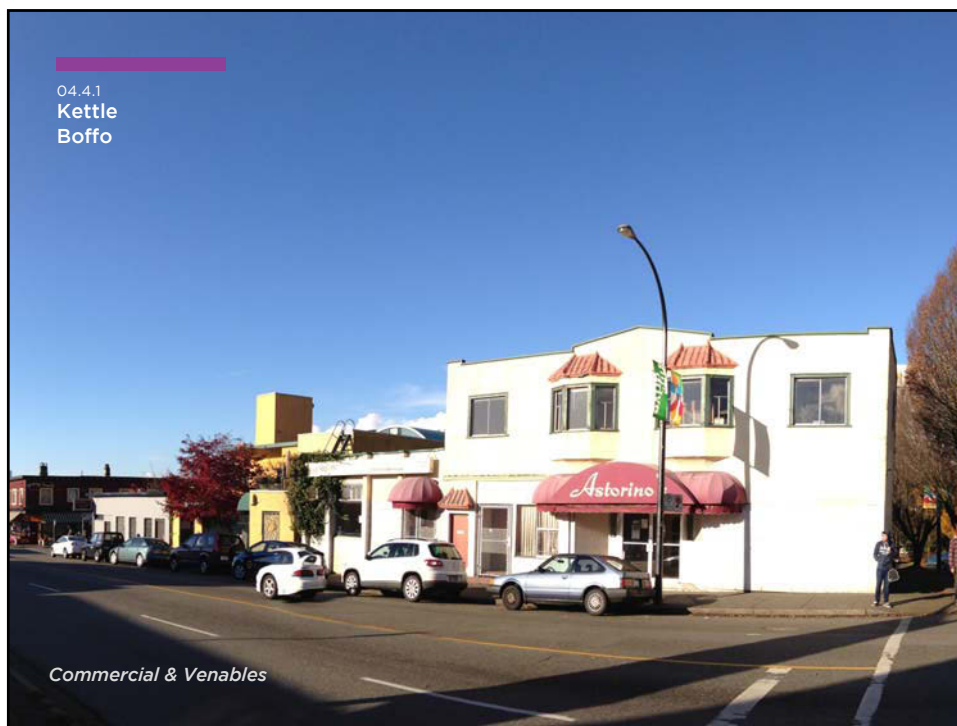


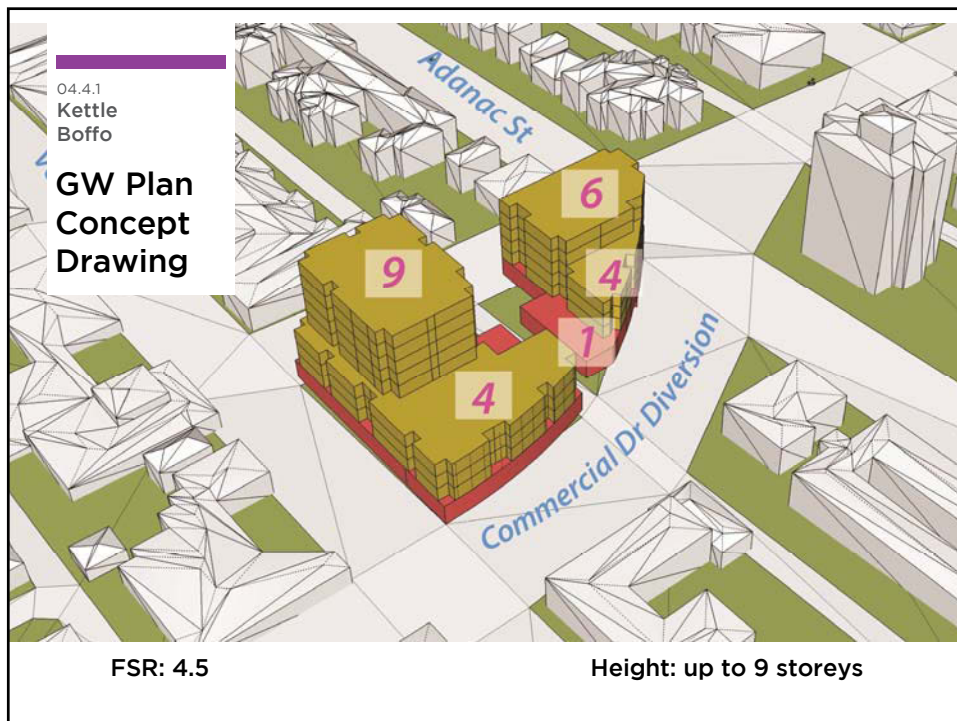
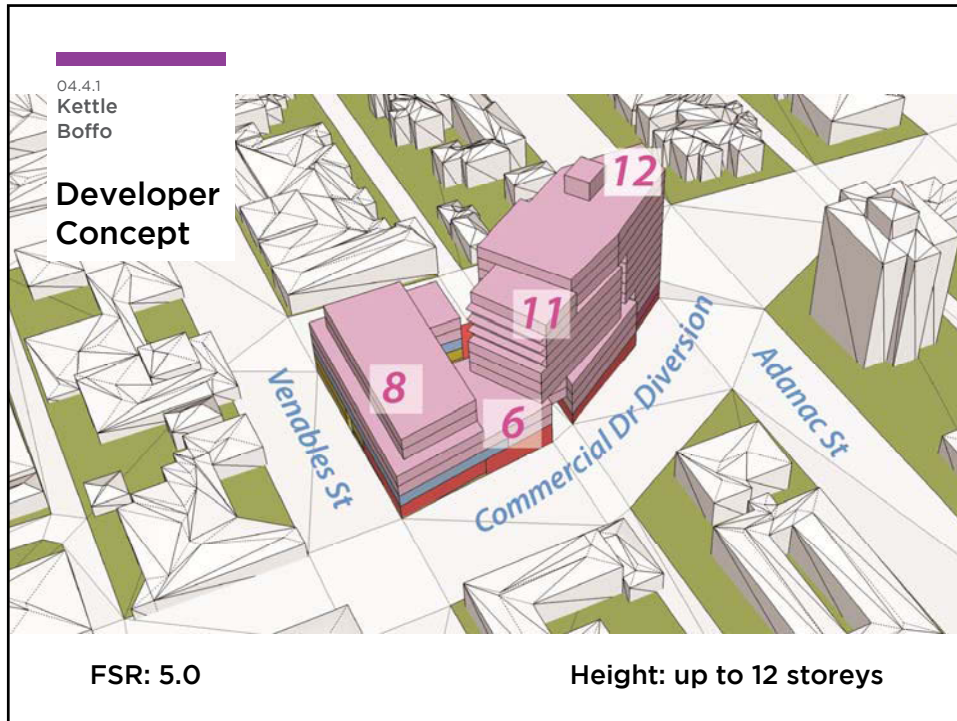
04.4
Places

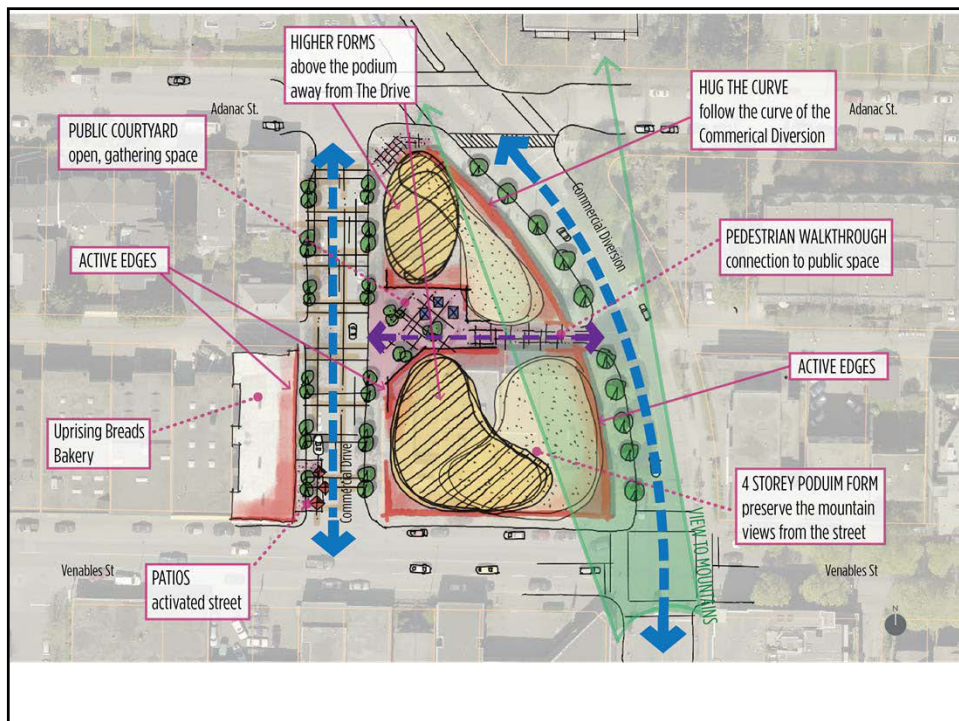
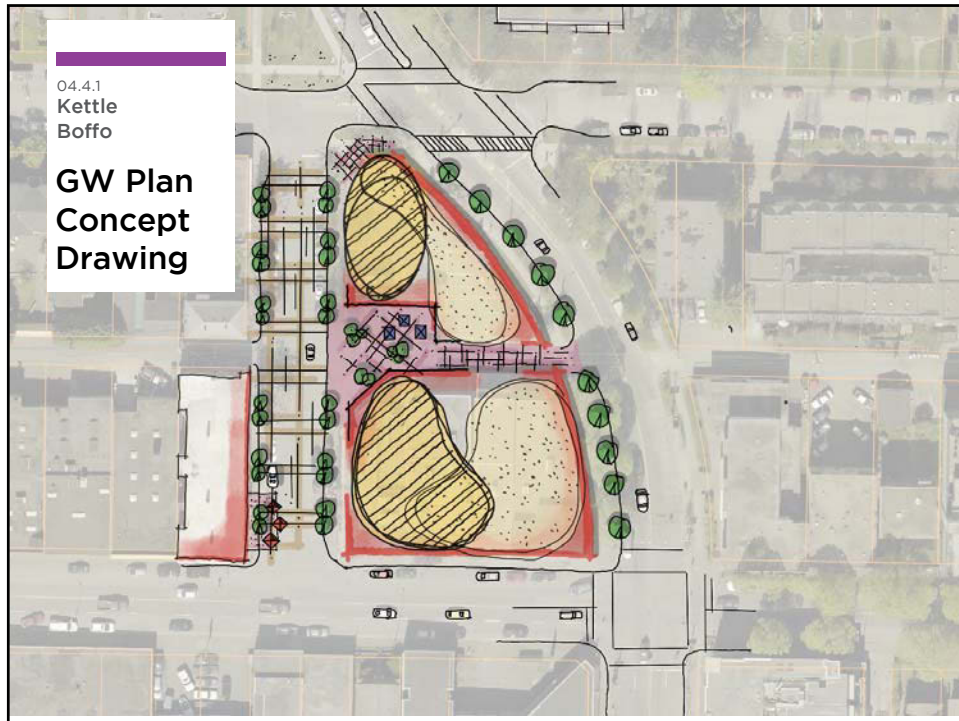
Commercial Drive

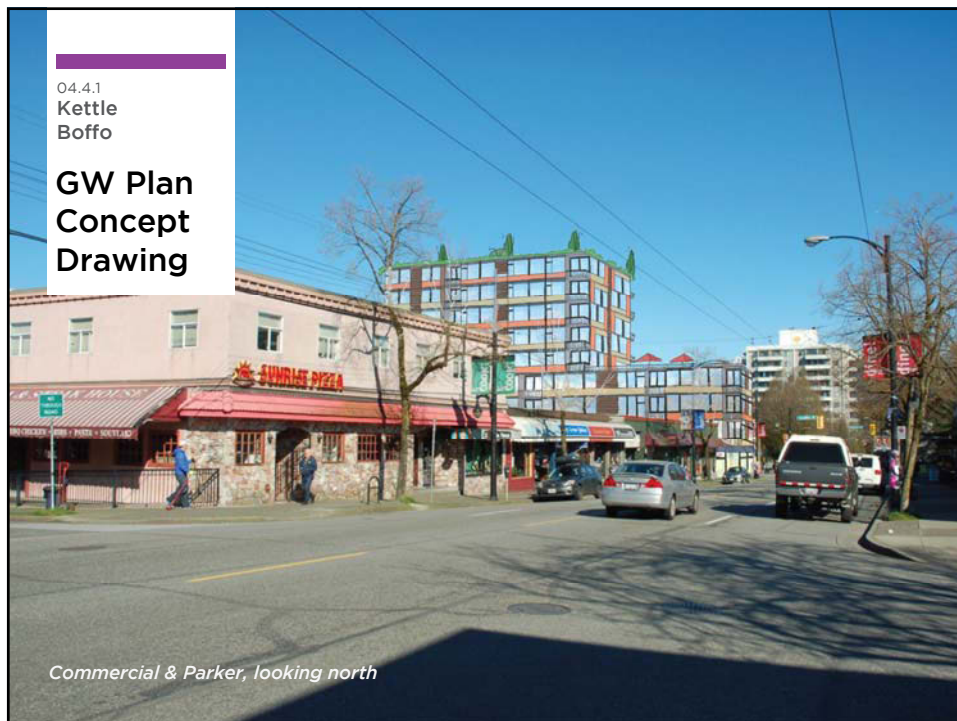
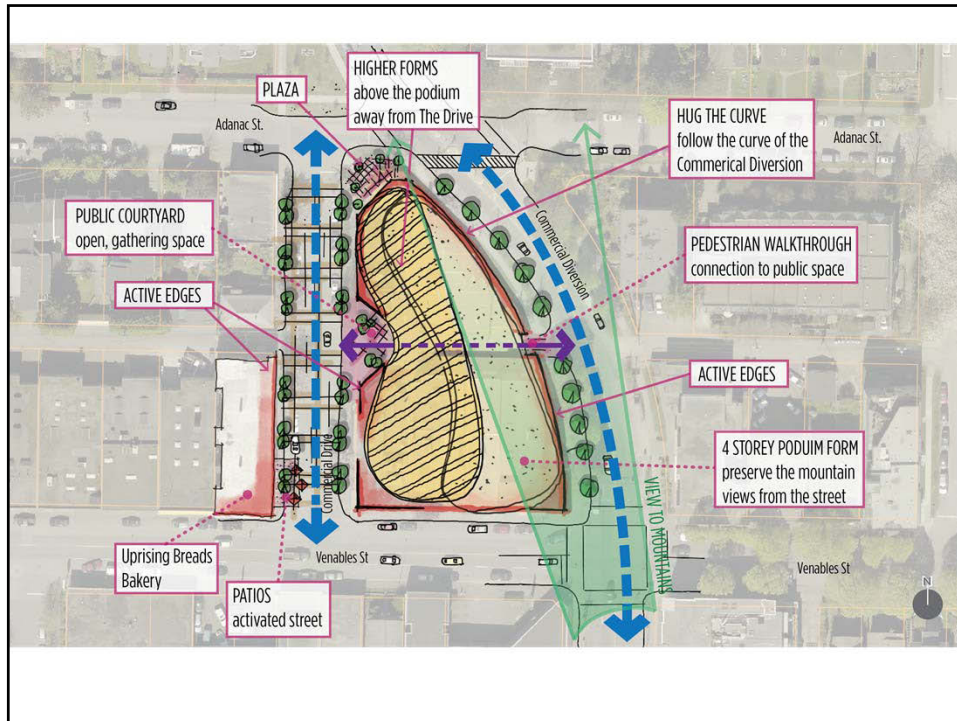
- Keep the “Vibe of the Drive”
- Support local, independent business – and character of the street
- Improved walking and biking through “Complete Street” design
- Renew Britannia Community Centre
- Focus change on key nodes








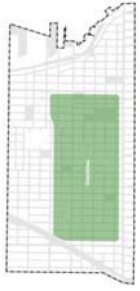





04.5
Places

Grandview


- Additional protections for heritage and character buildings
- Integration of existing zones
- New opportunities for home ownership
- Protection for small-scale neighbourhood retail spaces

Grandview-Woodland
Community Plan



04.5
Grandview



North West Residential Apartments


Transitional Area

Residential Core

Residential Core

Transitional Area


Grandview-Woodland
Community Plan




04.6
Places

Nanaimo Street


- Family housing – townhouse and duplex
- Choice of use – to support live/work; entrepreneurialism
- Better local shopping nodes



Grandview-Woodland Community Plan

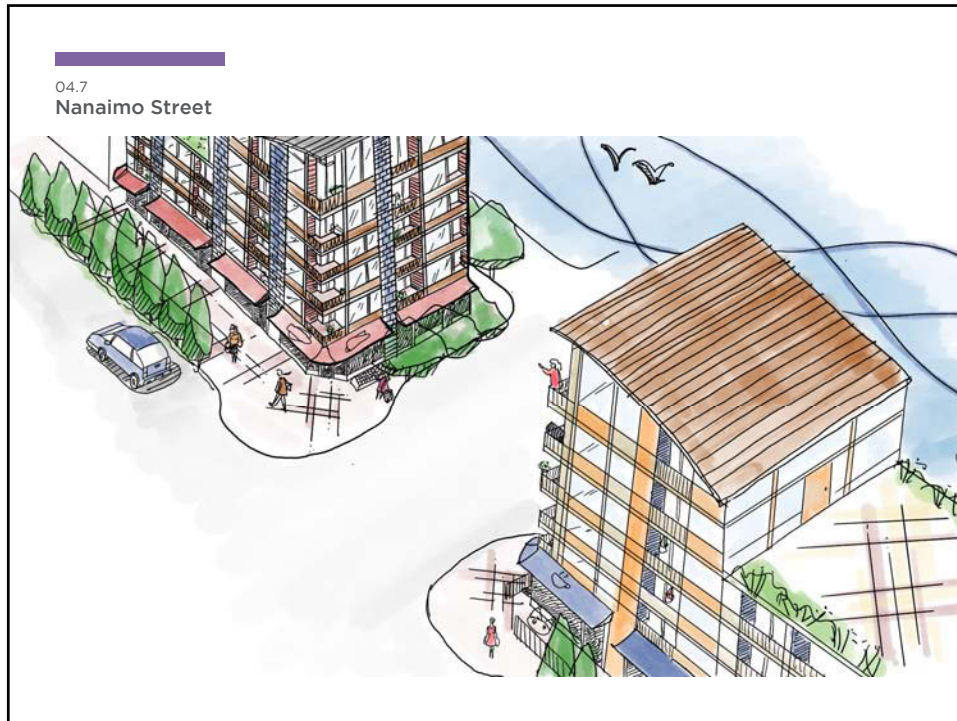


04.6
Nanaimo Street



Grandview-Woodland Community Plan





04.8
Places

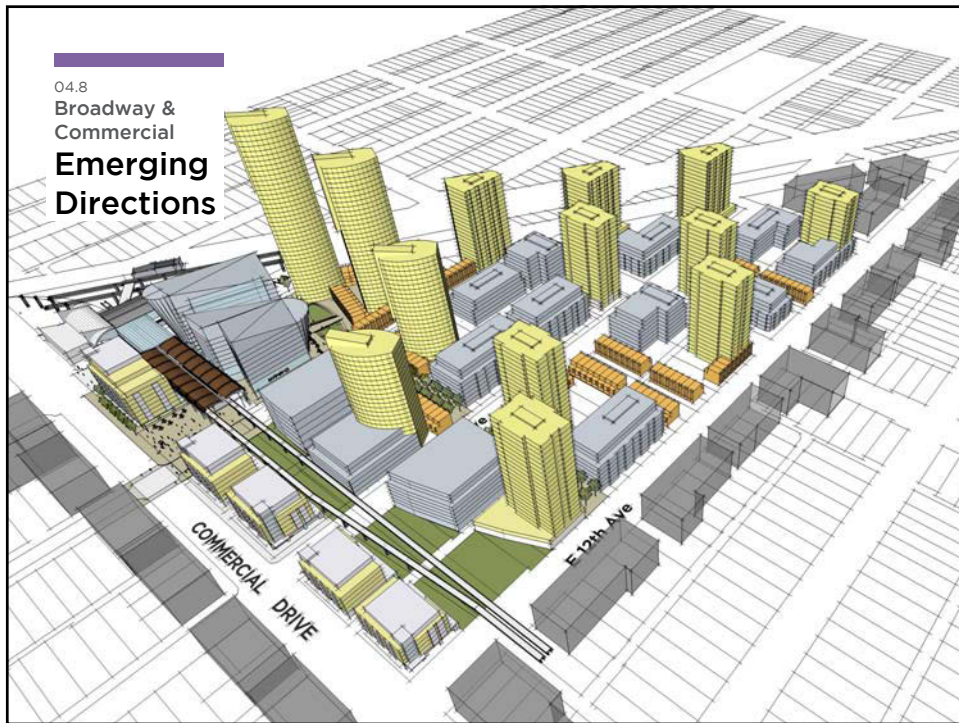
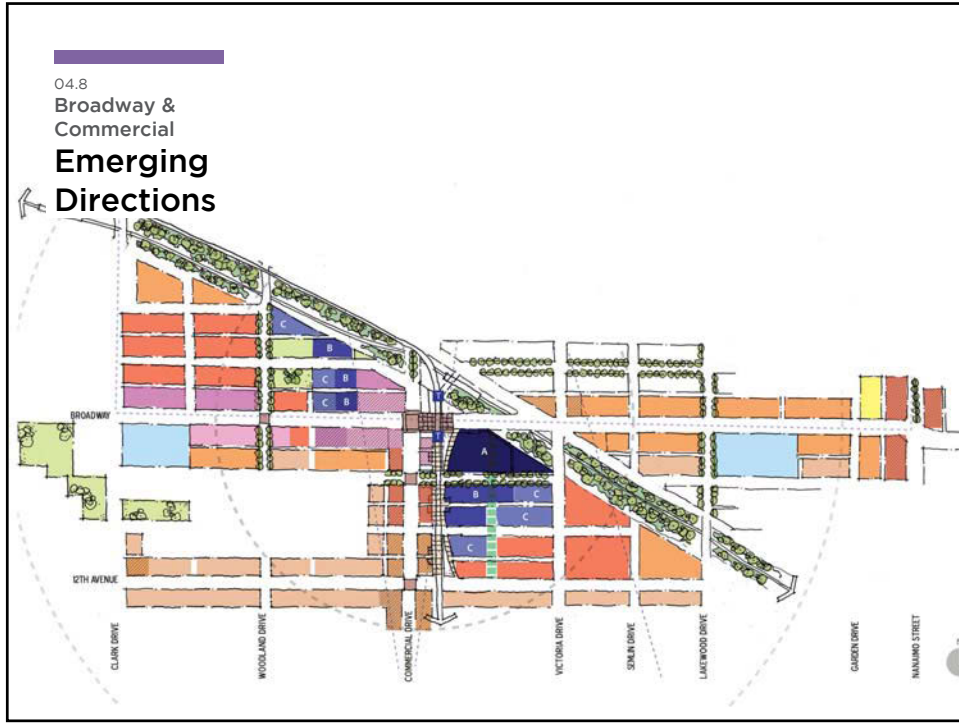
Broadway & Commercial

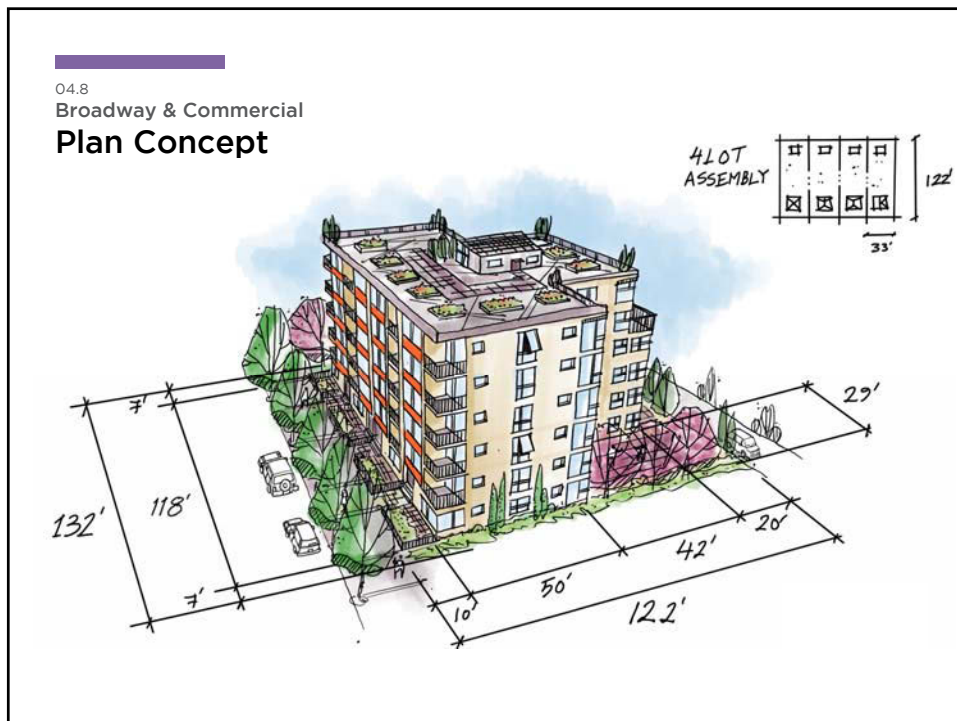
- Mixed-use and mixed-scale transit precinct
- New multifamily housing typologies
- Pace of change in “RM areas”
- New public plaza and park improvements
- Office space
- Station upgrades

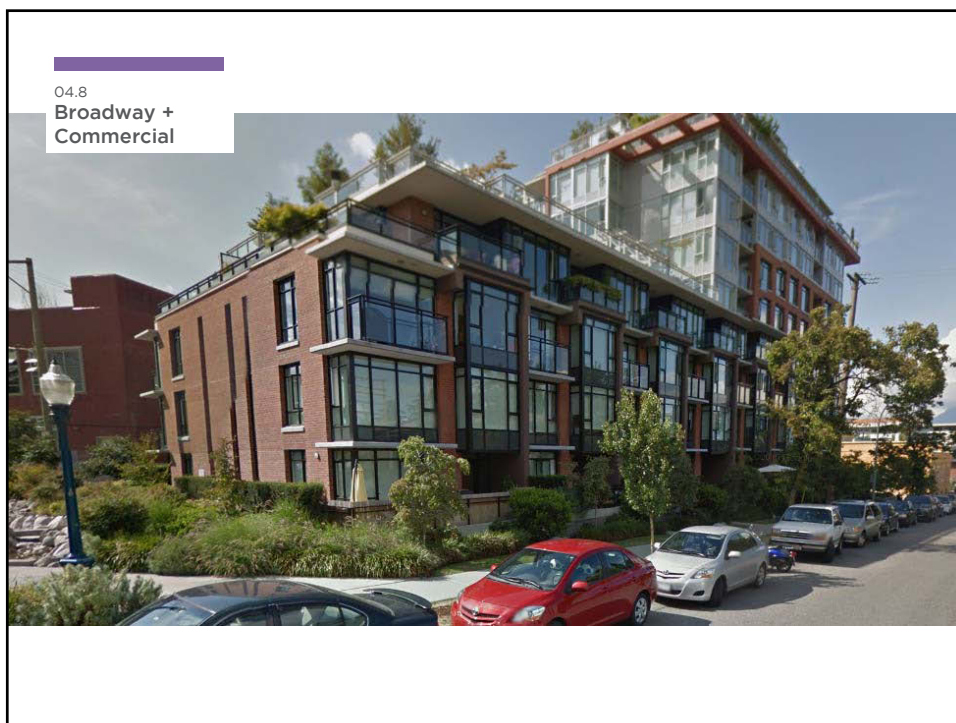
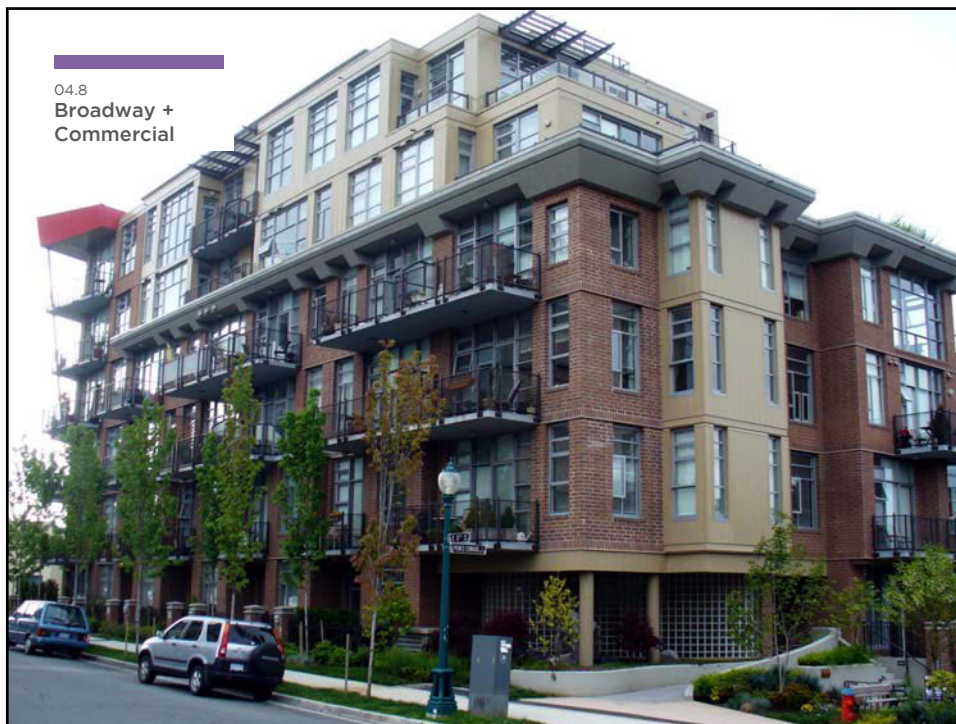
The collage consists of three main elements: a top-right map of the Grandview-Woodland area with a blue highlighted section; a central photograph of a modern transit station interior with a white, curved roof structure and a yellow overhead sign; and a bottom-left photograph of a transit station platform with a 'SUNWAY' sign and people waiting.

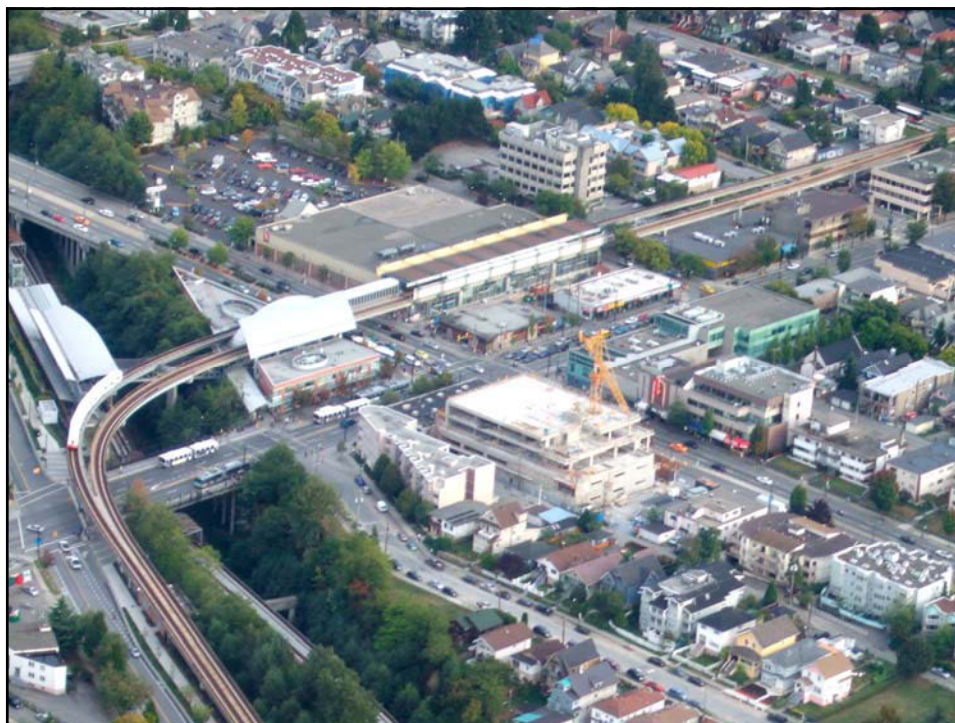
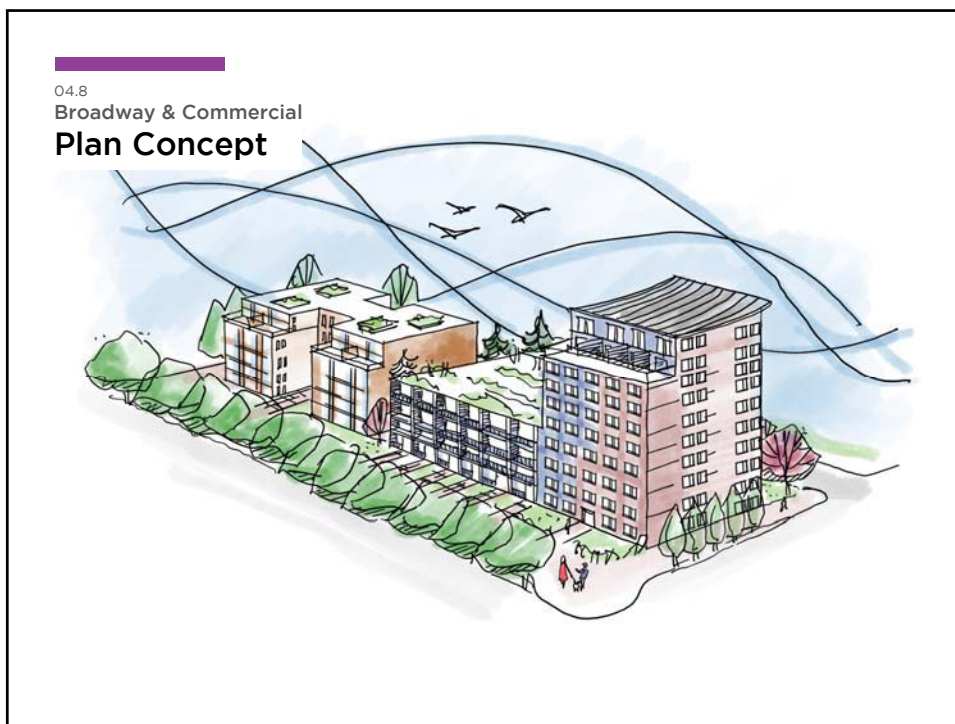
Grandview-Woodland
Community Plan

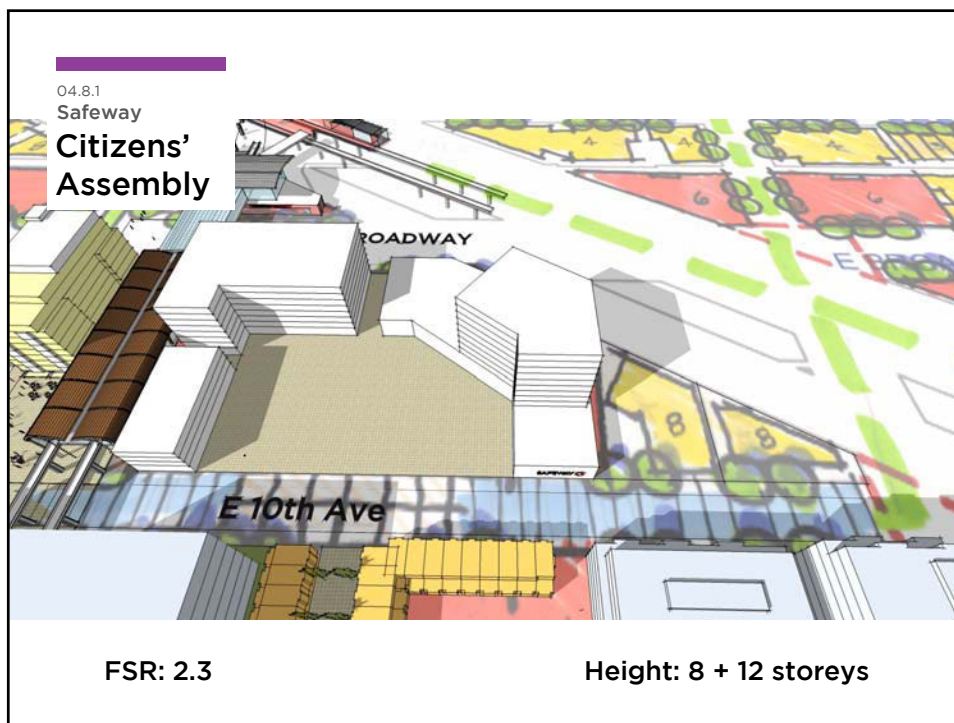
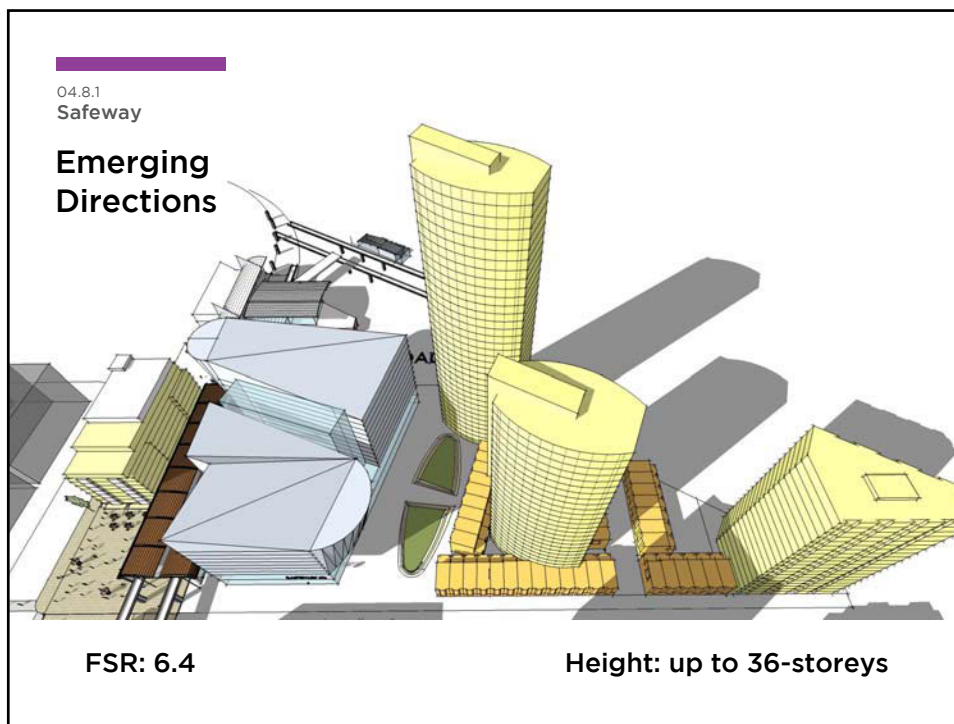
CITY OF VANCOUVER

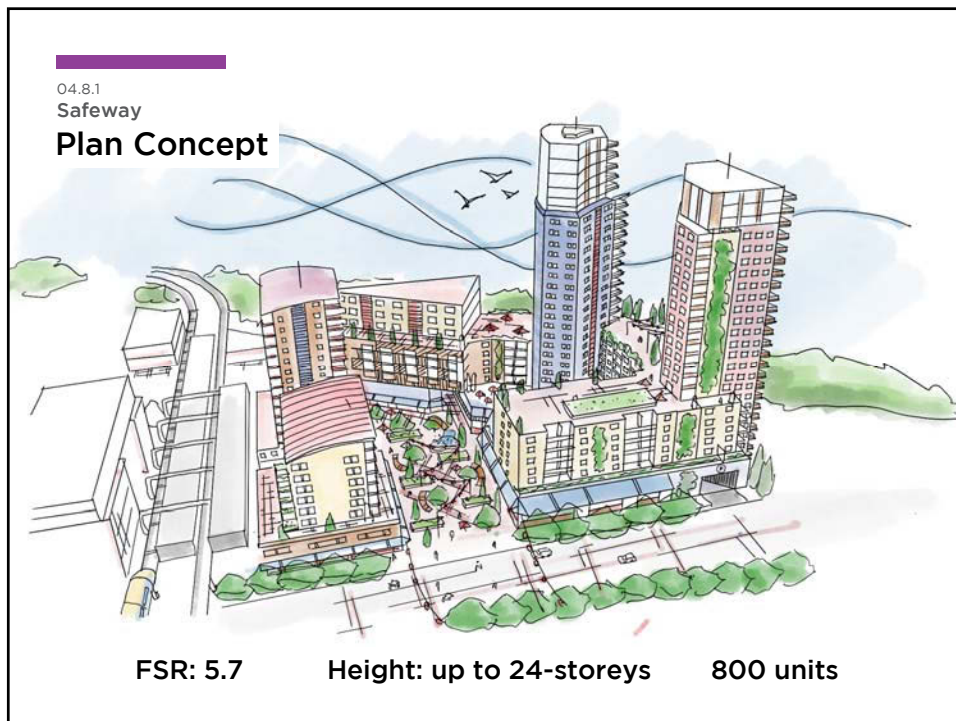
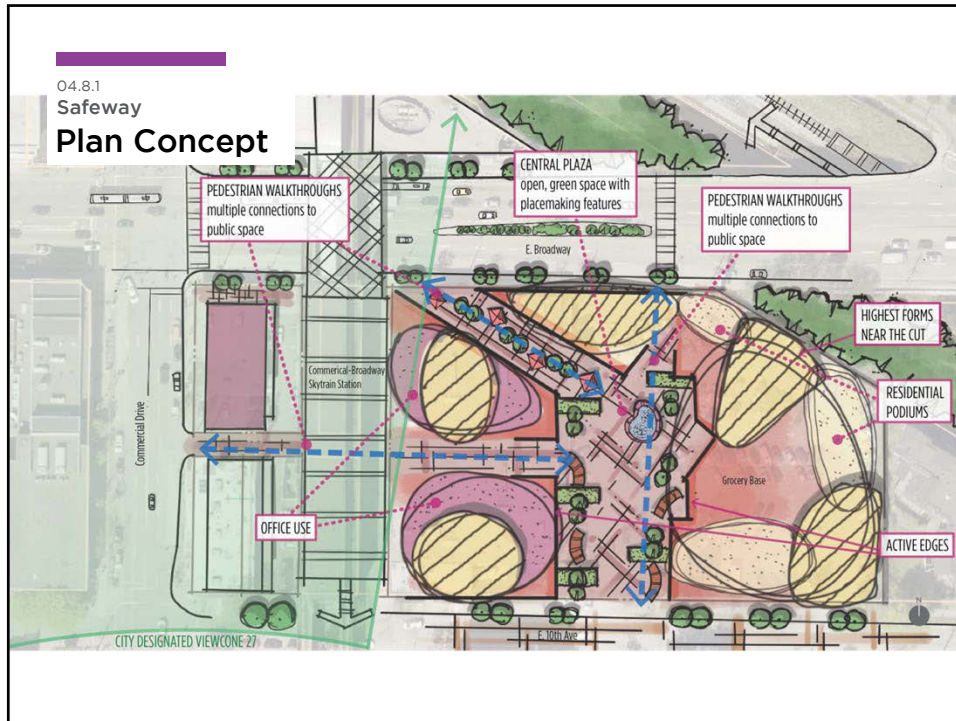


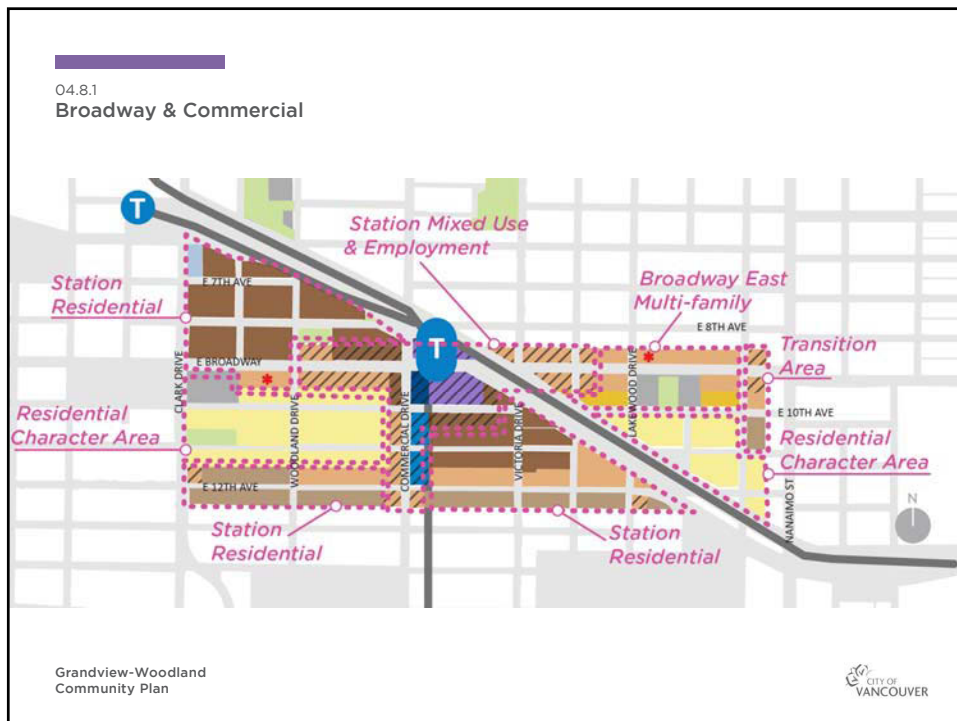
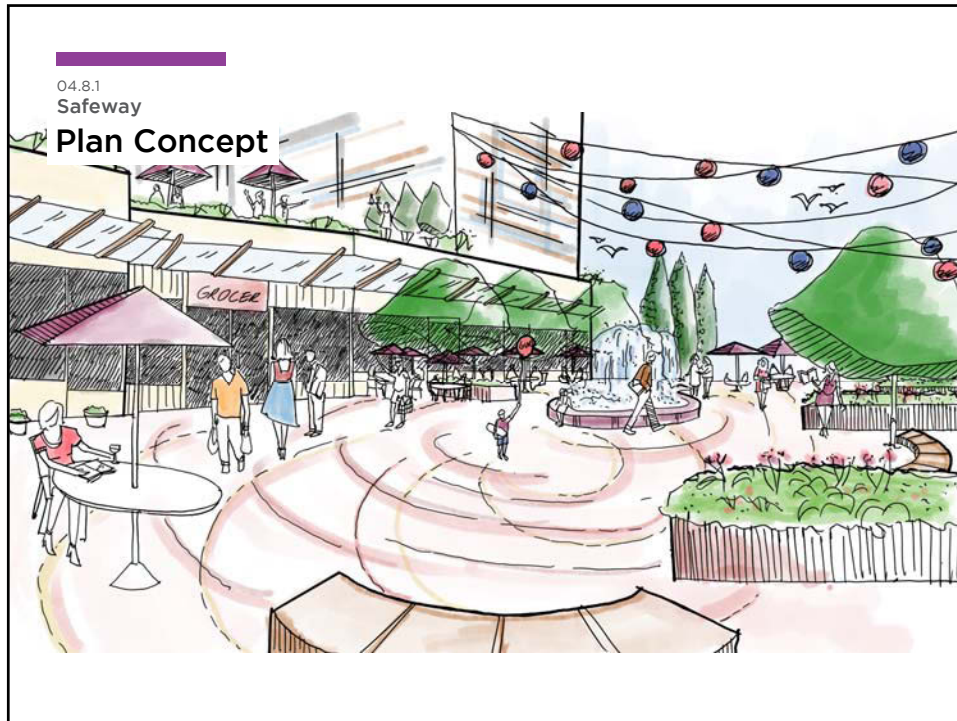










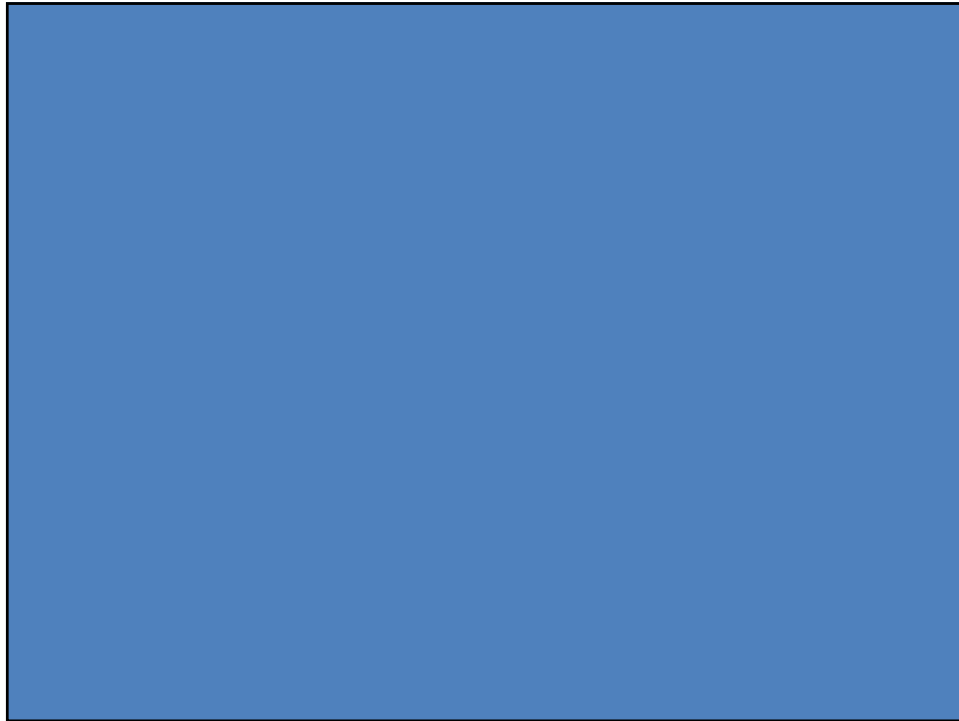


**A 30 year plan.
Change over time.**









05.
Summary

What's changed since 2013?

- Significant additional public process – refining and improving policy
- Reduction in proposed population
 - Emerging Directions: 12,900
 - Draft Plan: 9,500-10,000

05
Summary

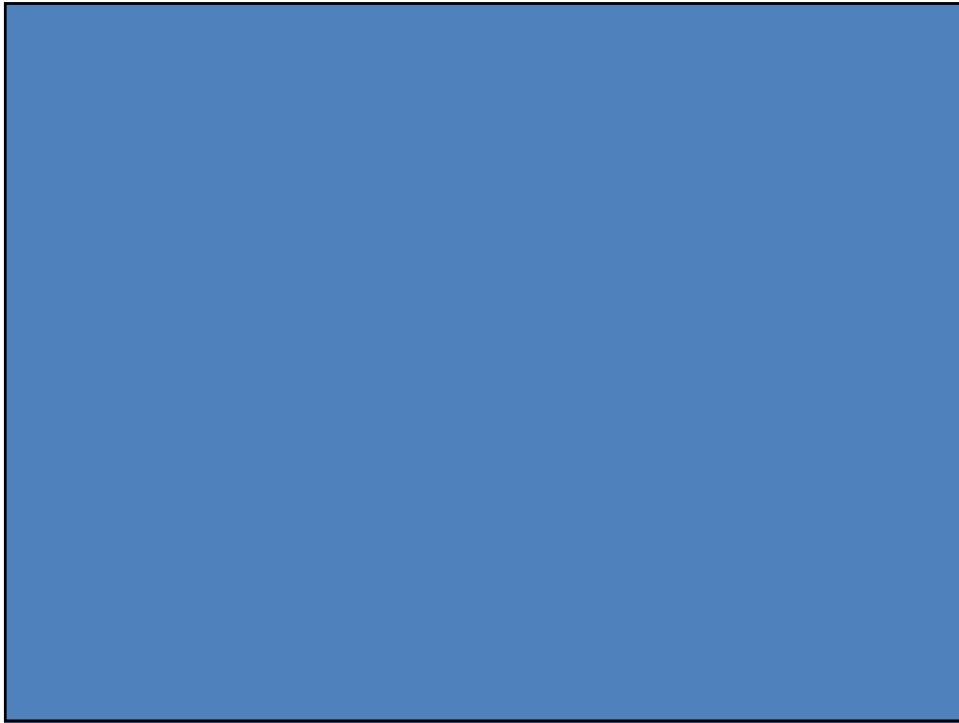
What's changed since 2013?

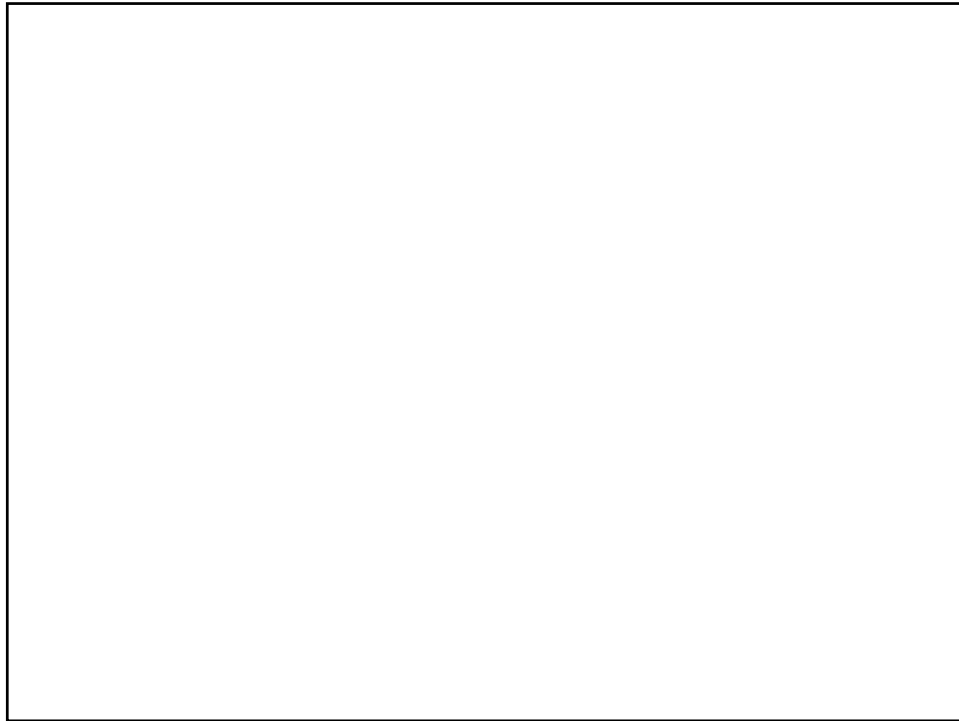
- Stronger protections for existing affordable rental housing
- Reduction in height and extend of high-rise buildings
- More distributed growth
- Greater array of housing choices

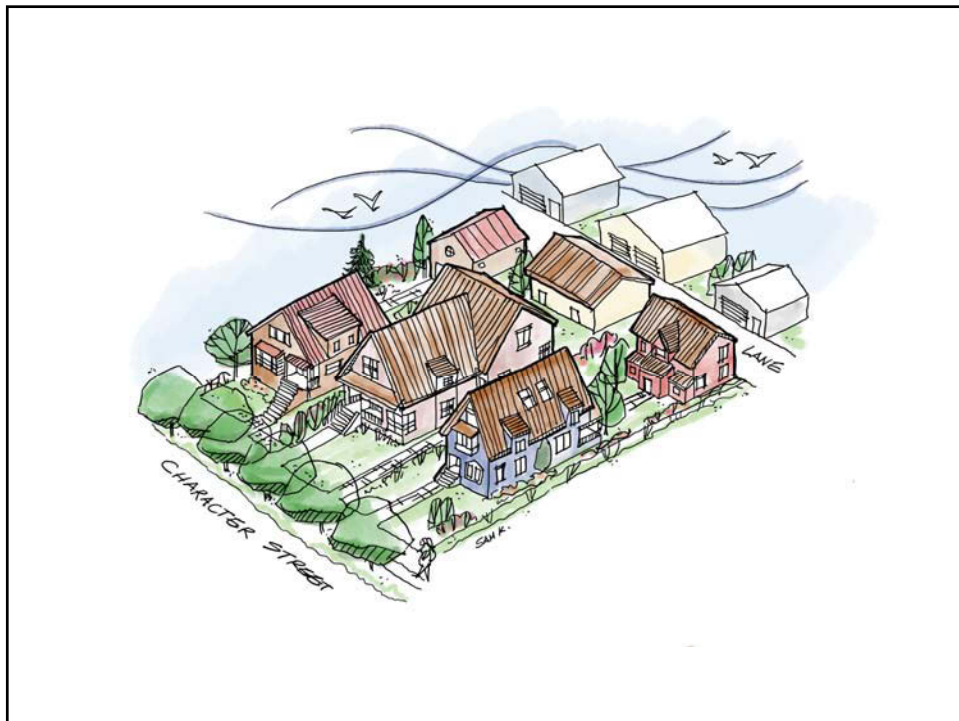
05
Summary

What's changed since 2013?

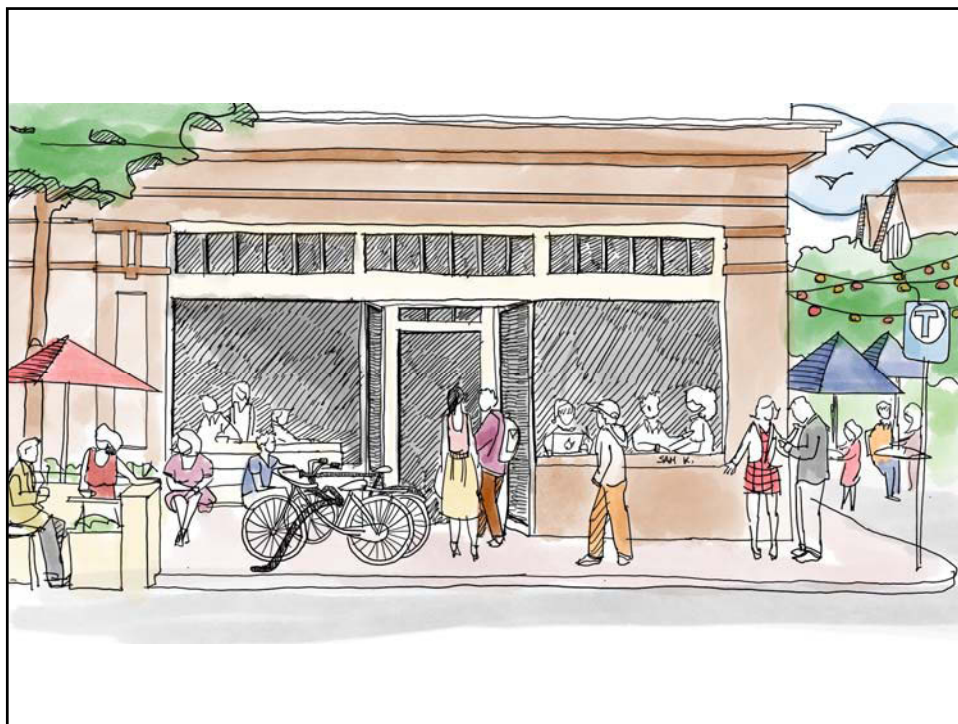
- Defined program new community amenities – incl. parks, plazas, services and more
 - Britannia – planning to begin in 2016
- A policy program that works to ensure the long-term livability of the neighbourhood – for all residents.











01.1
Overview

(1) Commercial Drive

- Keep the “Vibe of The Drive”

(2) Housing


- Protect existing rental
- New opportunities - family, non-market, rental

(3) Community amenities


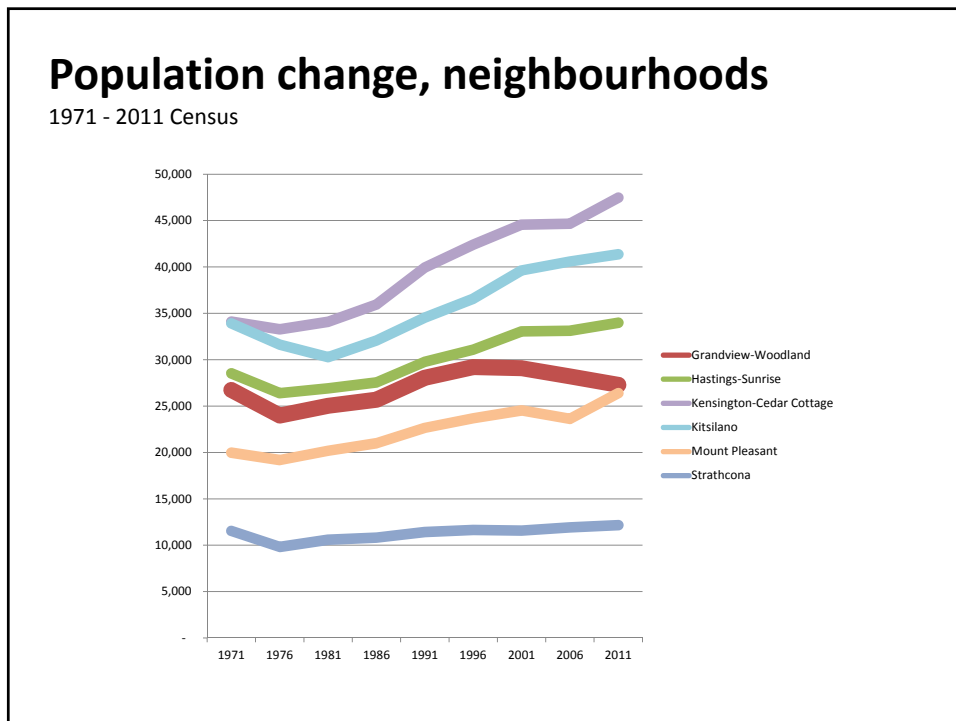
- Britannia; Aboriginal facilities
- Open space

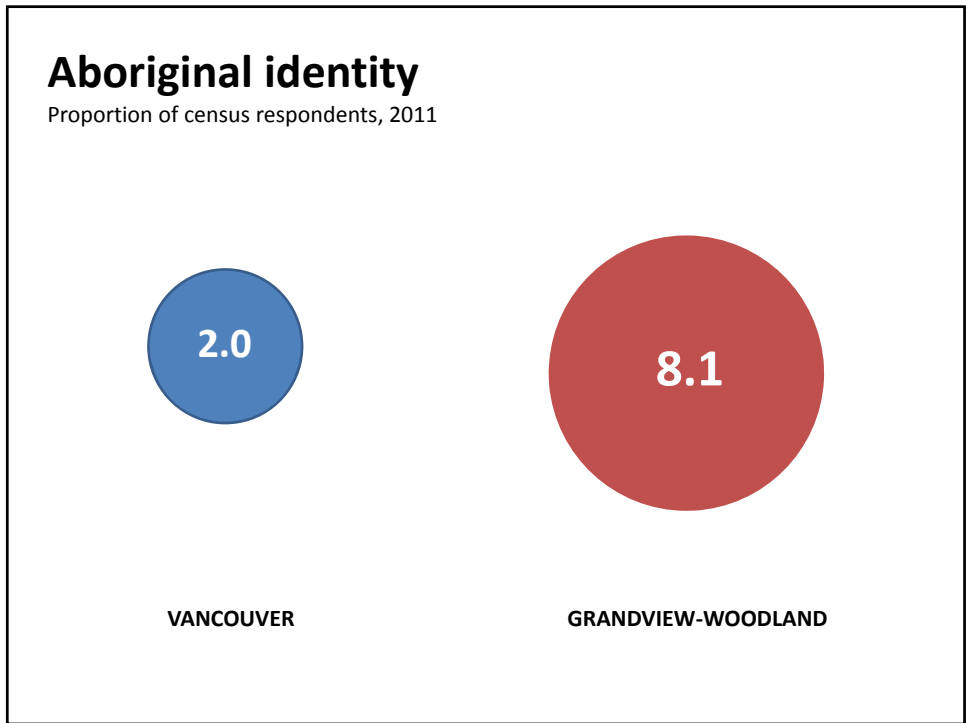
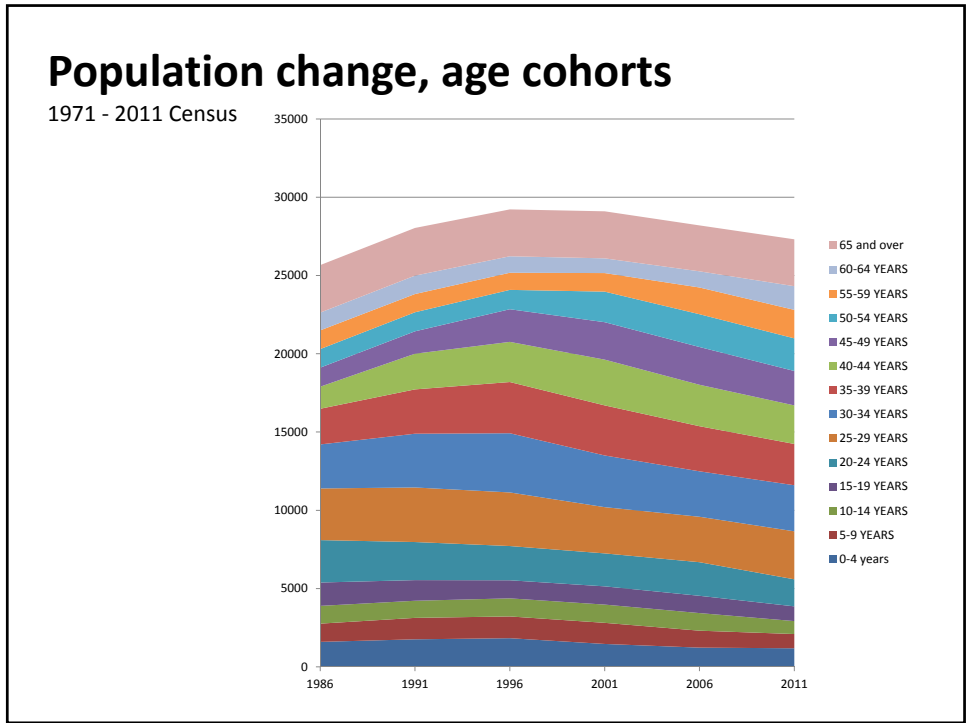
(4) Heritage

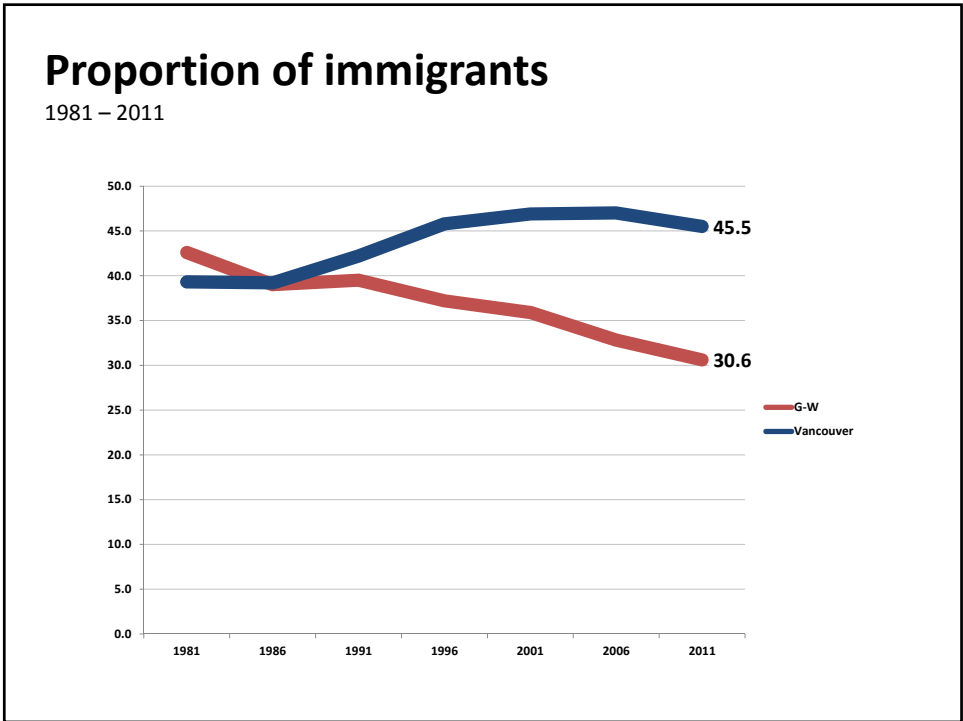
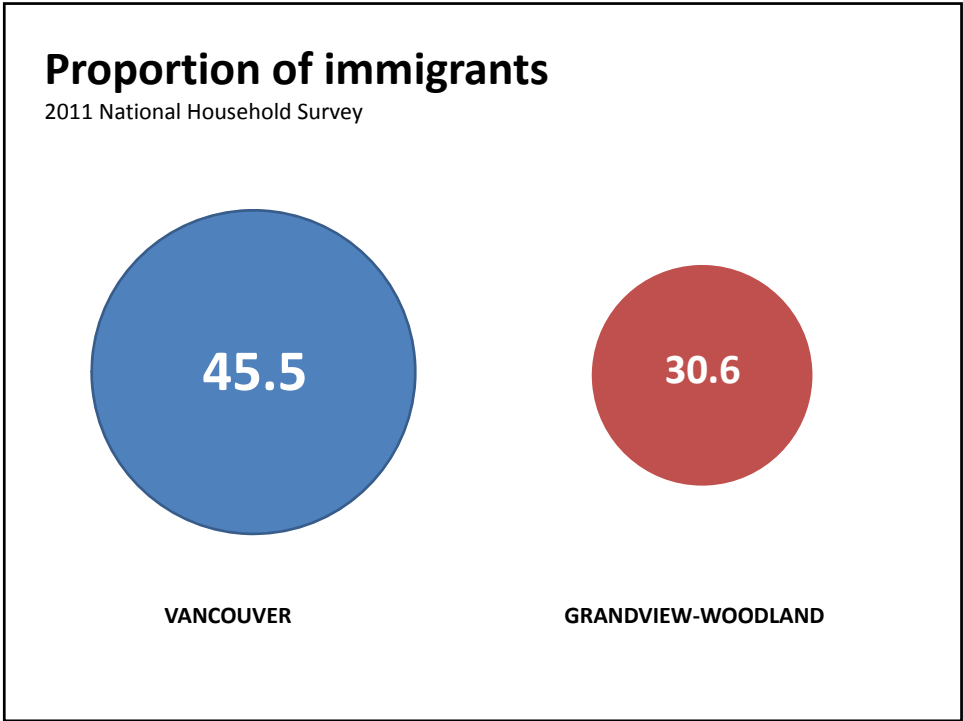
- Character Streetscapes

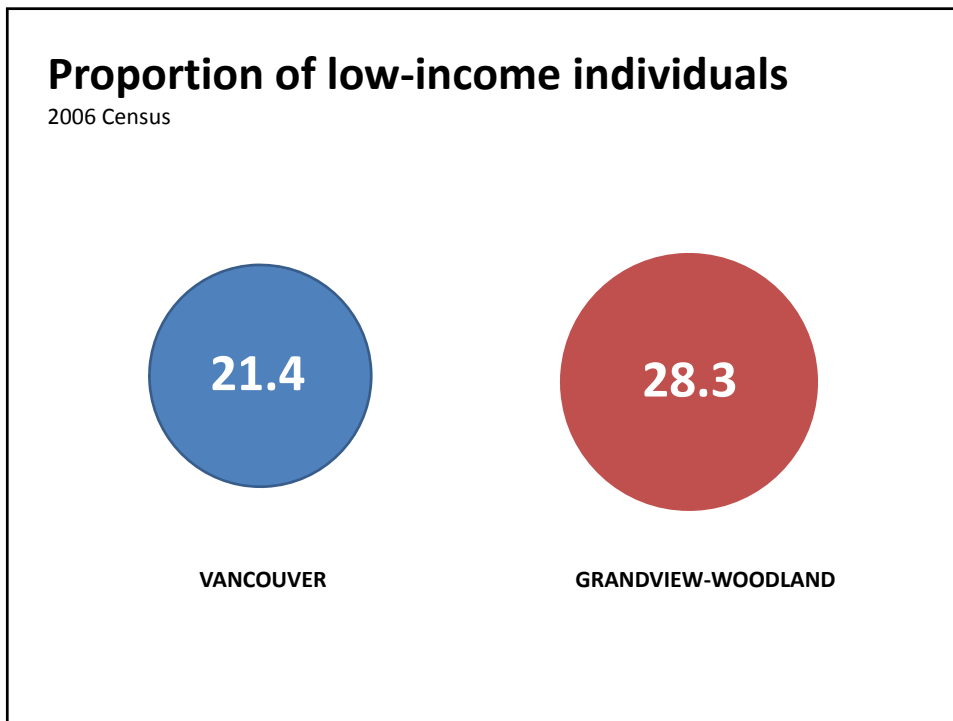
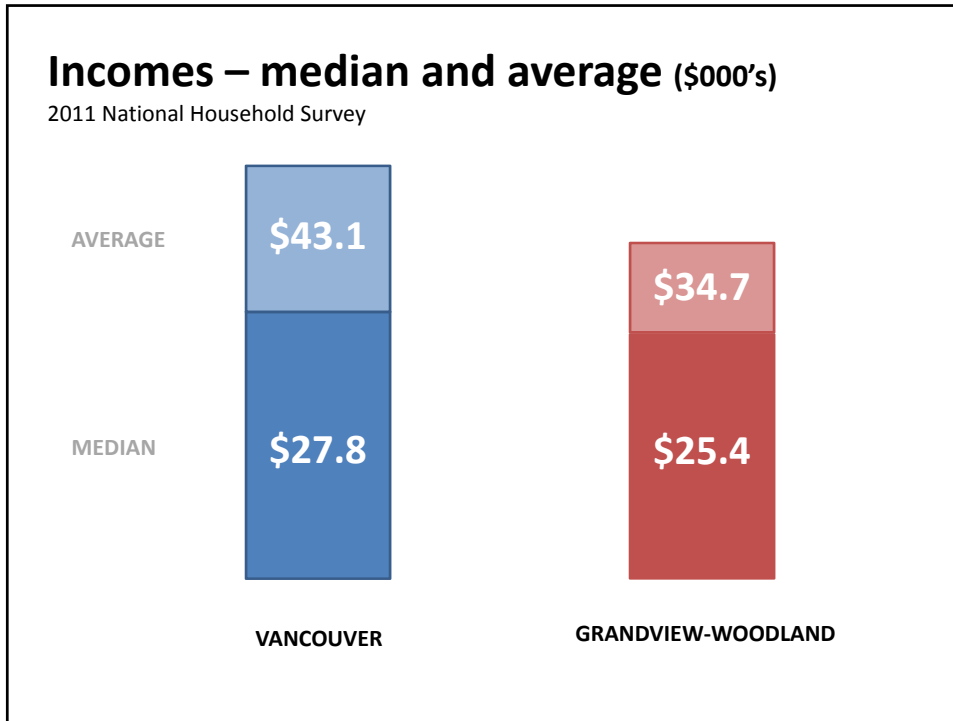


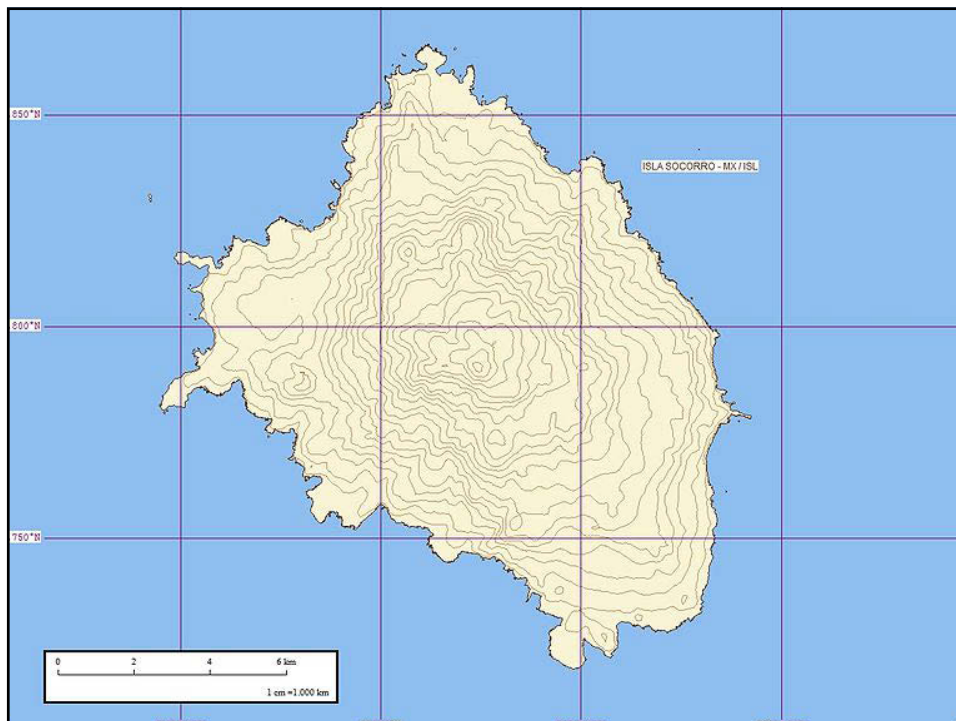
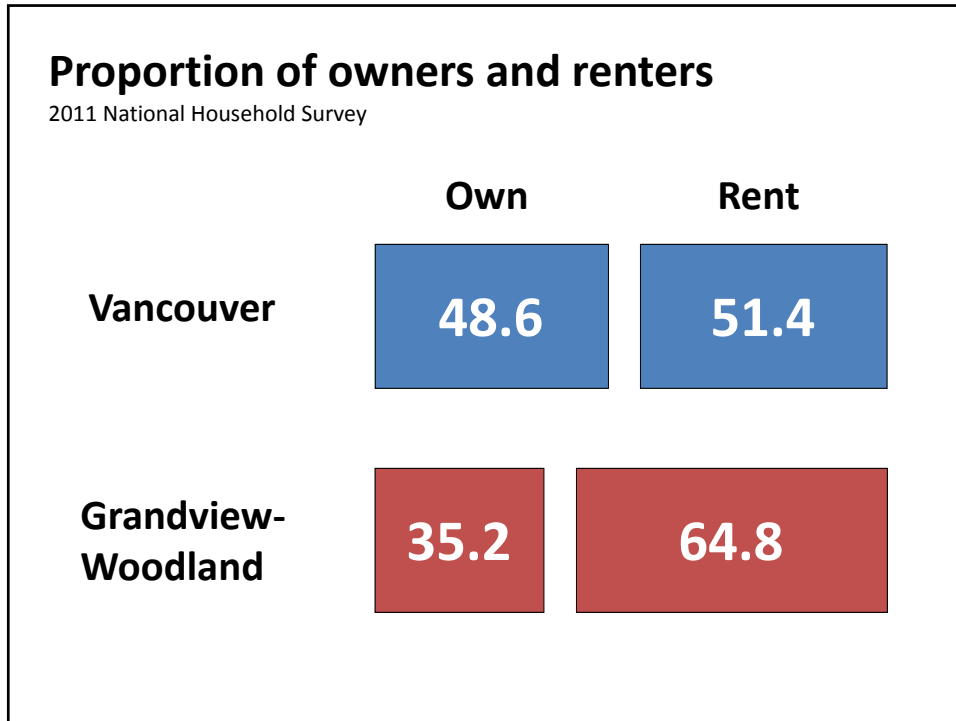
Grandview-Woodland
Community Plan

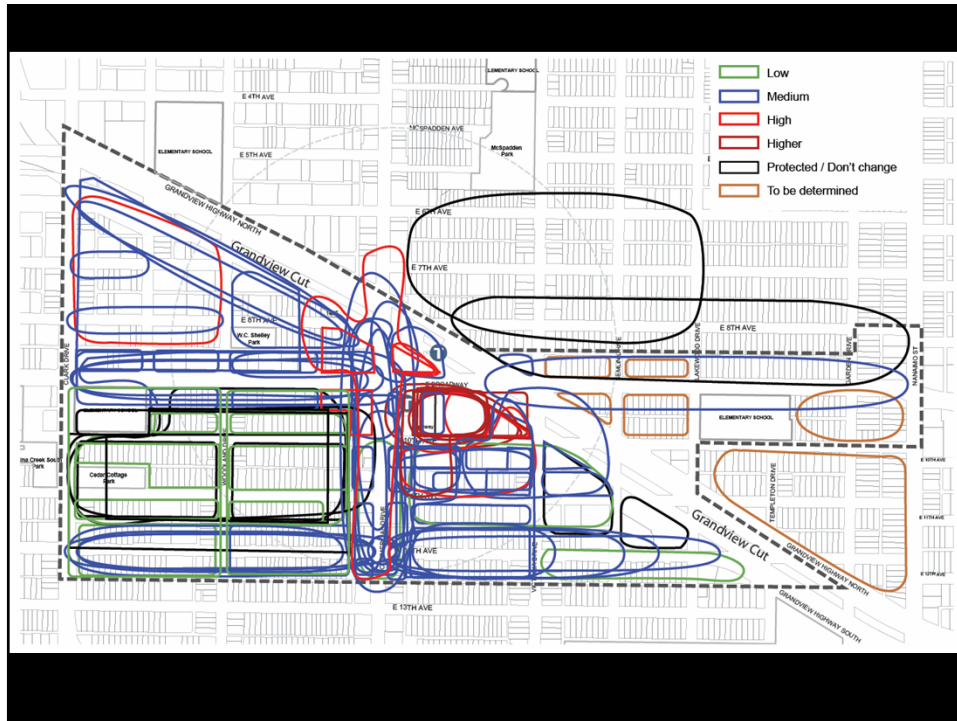












principles

- 1) Complete community
- 2) Being diverse and weird
- 3) Connected and green public space
- 4) Culture and character
- 5) Fine grained public space

principles

- 6) Family oriented**
- 7) Fitting in with the broader system**
- 8) Hierarchy and transition**
- 9) Affordability**