

GRANDVIEW-WOODLAND COMMUNITY PLAN

Neighbourhood Planning through Dialogue
Workshop Series

Social Issues, Urban Health & Safety

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Grandview-Woodland Community Plan
Neighbourhood Planning through Dialogue:
Social Issues, Urban Health and Safety Background Package

March, 2013

Cover Photo: [detail] by Sarah Wenman

INTRODUCTION



Grandview-Woodland is known for its good quality of life - well-loved community services, vibrant parks and streets, and a lively 'feel' to the neighbourhood.

Alongside its many assets, Grandview-Woodland also faces a number of challenges. The neighbourhood is home to a higher-than-average number of low-income families - and issues of affordability continue to affect all residents. Community programs and services are often 'stretched' and have wait-lists. Levels and perceptions of safety, though generally good, have been identified as a key point of concern in certain areas of the neighbourhood.

At heart, matters of social well-being are relevant to all residents and workers in the neighbourhood - from young to old, regardless of income, orientation, ability or background.

In April 2012, the City of Vancouver launched a Community Plan process for Grandview-Woodland. When completed, the plan will set out a series of long-range directions (policies and priorities) for the neighbourhood. The new document will update an older Local Area Plan that dates back to 1979-82.

Strengthening the social sustainability of Grandview-Woodland will be a key area of activity. We're looking for your help in crafting directions and shaping the future of the neighbourhood.

This backgrounder is divided five major sections - each reflecting a particular area of interest to Grandview-Woodland. These are:

- Children, youth and families
- Safety
- Food Security
- Health and social services
- Housing*

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 to date
- Geography - areas of consideration for present and future planning
- What we know - key stats and details pertaining to the neighbourhood
- Key City bylaws, policies and programs currently in place that shape and impact cultural spaces and programs in Vancouver
- Things to think about

*A separate Housing workshop was held on February 27, 2013. The backgrounder can be found at vancouver.ca/gw

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Community Planning and the City's role in social planning: the back-story

Before diving into specific aspects of neighbourhood well-being, you may want to know a little about the community planning process, as well as some more general information about how the City engages - in general - with matters of social well-being.

The Grandview-Woodland Community Plan process was launched in the spring of last year - and will unfold in four phases. Phase One (completed in August 2012) 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. Phases Three and Four will involve developing and refining a draft Community Plan and will take place in the autumn of 2013.

Planning work will focus on six key planning themes, of which "Social Issues, Urban Health & Safety" is one. The others are:

- Housing
- Parks & Public Space
- Transportation
- Arts & Culture
- Heritage & Character

Other areas of focus - such as local economy, sustainability and green design - are also being incorporated into the process.

The community planning process will develop policy directions for the whole neighbourhood ("neighbourhood wide 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 residential buildings)
- The area west of the Drive (including apartment and industrial uses)

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When discussing social issues, urban health and safety in Grandview-Woodland, it's important to keep in mind that this theme is interconnected with many of the other planning themes under consideration. (For example, issues such as income security affect where people choose to seek housing; people's ease of movement - or lack thereof - affect their social well-being; the opportunity to access quality park and recreation facilities can lead to improved health and well-being, etc.)

It's equally important to remember that the whole notion of social well-being can mean different things in different parts of the neighbourhood. (For example, areas of Grandview-Woodland are better served by public transit, or are closer to community services, while others are not; some parts of the neighbourhood are closer to high volume arterials, while others are not, and so on).

Social Planning Glossary - Some Key Terms

Affordable housing - Can be provided by the City, government, non-profit, community and for profit partners and it can be found or developed along the whole housing continuum including SROs, market rental and affordable home ownership. The degree of housing affordability results from the relationship between the cost of housing and household income. It is not a static concept as housing costs and incomes change over time. According to the CMHC, "In Canada, housing is considered affordable if shelter costs account for less than 30 per cent of before-tax household income."

Economic Security - "[A]n assured and stable standard of living that provides individuals and families with the necessary level of resources to participate economically, politically, socially, culturally, and with dignity in their communities. Security goes beyond mere physical survival to encompass a level of resources that promotes social inclusion." (*Simon Fraser University, Economic Security Project.*)

Food Security - The United Nations Food and Agriculture Organization (FAO) describes Food Security as "... a situation that exists when all people, at all times, have physical, social and economic access to sufficient, safe and nutritious food that meets their dietary needs and food preferences for an active and healthy life." The City of Vancouver utilizes the concept of food security (and "food access") as a basis of for municipal policies, programs or processes that support the following food-related goals: (1) Availability (sufficient food

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for all people at all times); (2) Accessibility (physical and economic access to food for all at all times); (3) Adequacy (access to food that is nutritious and safe, and produced in environmentally sustainable ways); (4) Acceptability (access to culturally diverse food, which is produced and obtained in ways that do not compromise people's dignity, self respect or human rights); and, (5) Agency: (the policies and processes that enable the achievement of food security).

Housing Continuum - The housing continuum is the range of housing options available to households of all income levels, from emergency shelter and housing for the homeless to affordable rental housing and home ownership.

Low Income Cut Off (LICO) - LICO rates are an indicator "of the extent to which some Canadians are less well-off than others based solely on income" (*Statistics Canada*). LICO rates are based on household expenditure studies and the amount of money (and proportion of income) that is devoted by families of various size to basic necessities. Those families that spend 70% or more of their income are considered to be in 'straightened circumstances' (i.e. with an income that falls below the low income cut-off). Note that LICO rates are *not* meant to be interpreted as a "poverty line."

Social Determinants of Health - As stated by the World Health Organization, "the social determinants of health are the conditions in which people are born, grow, live, work and age, including the health system. These circumstances are shaped by the distribution of money, power and resources at global, national and local levels. The social determinants of health are mostly responsible for health inequities - the unfair and avoidable differences in health status seen within and between countries." Determinants can include childhood development, income status, social support networks, education and literacy, employment and working conditions, culture and gender.

Social Housing - Housing for low and moderate income singles and families, usually subsidized through a variety of mechanisms including senior government support. It is housing owned by government, a non-profit or co-operative society. Rents are determined not by the market but by the residents' ability to pay. There are many types of social housing in Vancouver, including: family units, seniors units, singles units and supportive units.

Supportive Housing - Supportive housing is affordable housing that also provides access to support staff. Supports help tenants stabilize their lives, enhance their independent living skills, and reconnect with their communities. The services provided to tenants are flexible, and vary from building to building. Some services are provided by on-site staff, and some services are delivered through outreach programs.

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The City Tool Kit



Photo [detail] by Eileen Kuettel

The City's jurisdiction over social planning is defined through the *Vancouver Charter* - the provincial legislation that outlines the extent of the City's authority. In particular, the *Charter* gives the City the power to undertake social planning, "including research, analysis and coordination relating to social needs, social well-being and social development in the city" (s.202a). The *Charter* also grants the City the authority to undertake housing development and to zone for, or enter into agreements around, the creation of affordable or special needs housing. Finally, the *Charter* provides the City with the authority to establish property taxes and collect development levies - both of which play an important part in how social programs are funded community amenities and social infrastructure (such as childcare, community centres, parks) is created and maintained.

Land-Use

In general, the City is granted the ability to generate land-use designations, zoning & related considerations; design guidelines; development and rezoning processes. Land-use and design considerations are used to support a variety of social planning and social sustainability objectives (e.g. the creation of zoning that supports the provision of community facilities, social or supportive housing, or enables different types of residential accommodation to be developed).

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 - including those related to social amenities (e.g. a community centre). **Most** property tax revenues are needed for operating costs, not capital costs. Furthermore, most capital expenditures are for maintenance, replacement, and safety. Only a small portion of capital expenditures (10-25%) are for new amenities or facilities.

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Bylaws

A bylaw is a legally enforceable regulation (or “ordinance”) created by the municipality. A variety of bylaws pertain to social issues, urban health and safety including:

- **Health Bylaw** - A By-law to provide for the care, promotion, and protection of the health of inhabitants. Focuses on smoking and use of pesticides
- **Single Room Accommodation Bylaw** - A by-law to regulate conversion or demolition of single room accommodation
- **Standards of Maintenance Bylaw** - Prescribes standards for the maintenance and occupancy of building sites within the City of Vancouver to ensure that such buildings and sites are free from hazard and are maintained continuously in conformity with accepted health, fire and building requirements
- **Street and Traffic Bylaw** - Regulates traffic and the use of streets
- **Noise Control Bylaw** - A by-law to regulate noise or sound within the City of Vancouver

Policy Development

A policy sets out a statement of position, or a preferred approach, to a particular subject. City staff, following direction from City Council, develops policy on a wide range of items - be they social, economic, or environmental - over which the municipality has a role or responsibility. These policies, in turn, guide decision-making, shape the allocation of resources, and provide a lens through which to evaluate current and emerging issues.

Key policy documents that relate to social issues and social well-being include: the **Civic Childcare Strategy**, **Civic Youth Strategy**, **Multicultural Policy**, **Greenest City Action Plan**, **Food Strategy**, and the **Healthy City Strategy** (currently in development).

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Design Guidelines

The City produces design guidelines to further shape neighbourhood growth, development and sustainability. Depending on the subject, guidelines provide recommended approaches to various aspects of design (e.g. Accessible Design Guidelines, Mural Guidelines, View Protection Guidelines, Plaza Design Guidelines) and/or can act as a source of additional guidance on matters of architecture or neighbourhood character.

Some guidelines pertain to a particular *type* of building (e.g. Community Care Facilities Guidelines), while other pertain to zoning district, or portion thereof. (For example, 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)

Construction, Maintenance and Lease Rates

The City in partnership with developers or other levels of government can facilitate the development of social amenities, such as childcare centres and neighbourhood houses. The City may also provide some funds for ongoing maintenance of City-owned facilities.

City-owned spaces that have been purpose-built or assigned for non-profit use are also offered to organizations at a low (nominal) lease rate.

Programs

A number of City programs are designed to support the development and operation of social programs and safety initiatives. These include:

- **Community Centre Programs** - The Park Board works with Community Associations across Vancouver to operate 24 community centres. These community centres focus on recreational, social, and cultural activities and can be accessed by all Vancouver residents.
- **Community Policing Centres** - Community Policing Centres aim to improve community safety by involving local citizens in partnership with the police. Together they create crime prevention programs and community engagement initiatives to address local crime and safety concerns in their own neighbourhoods. Centres are not satellite police stations, but are actually operated, staffed and governed by members of the community.

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• Development & Rezoning Processes

The development and rezoning processes can support social amenity improvements through a number of means. Good design and architectural merit can strengthen the character of a neighbourhood. Similarly, appropriate amounts of density can support local shops and services and help to ensure that neighbourhood streets and gathering areas are lively and active.

Development also helps to finance the creation of various types of public amenity through a number of mechanisms - including:

- **Development Cost Levies (DCLs)** - are collected from development help pay for facilities made necessary by growth. Facilities eligible for DCL funding include: transportation infrastructure, parks, childcare facilities, replacement housing (social/non-profit housing), and other engineering infrastructure (e.g. sewer, water, drainage).
- **Community Amenity Contributions (CACs)**- are in-kind or cash contributions provided by developers when City Council grants additional development rights through rezonings. CACs can help address the increased demands that may be placed on City or surrounding community. Cash contributions are used for transportation improvements, parks and childcare and other amenities (such as libraries, community centres, cultural facilities and neighbourhood houses). In-kind CACs support the creation of park space and child care facilities.

In addition to these tools, the City reviews development and rezoning applications for a range of architectural, public realm and urban design considerations.

Licenses & Permits

Through its licensing and permitting processes, the City further regulates key social services and facilities. For example, approving temporary permits for winter response shelters (social service centres) each winter.

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Funding, Grants & Awards

Several funding programs are administered by the City of Vancouver, a number of which relate to social issues. These include:

- **Social Policy Grants (Core Funding)** - supports non-profit organizations in the delivery of direct services to key populations (e.g. low income, newcomers, Aboriginal, seniors) by supplementing low salary levels and assisting groups to retain staff, or add additional hours for high priority services.
- **Social Policy Grants (Capital)** - supports non-profits to enhance and maintain safety and service standards through minor renovations, upgrades, repairs and feasibility studies.
- **Childcare Grants** - supports the City's most vulnerable children through the non-profit sector by increasing staff-to-child ratios; reducing parents fees; increasing food nutrition and access; and building neighbourhood connections through centralized administrative hubs
- **Greenest City Grants** - provides funding for projects supporting of greenest city goals, including those related to food security and the creation of additional food infrastructure.

Service Delivery

The City plays a limited role in the provision of direct social services - mostly via community centres and facilities such as Carnegie and the Gathering Place. The Vancouver School Board (VSB) also offers additional programs and services through area schools.

The City operates (or is involved in) a number of housing programs. This includes:

- **Cold/wet weather shelters** that provide four low-barrier shelters (160 spaces) for homeless individuals. Shelters, such as the one at Victoria Drive and E 10th, are a collaboration with non-profit housing providers and are funded through the Province.
- **Non-market housing** - the City operates over 1,000 units of non-market housing for low-income singles. The majority of these facilities are located in downtown and the downtown eastside, and at present there are no City-operated non-market housing units in Grandview-Woodland.
- **The City's homelessness outreach team** - which works to connect homeless and street-involved individuals with available services.

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Civic Advisory Boards

A number of Civic Advisory Boards - Council-appointed arms-length agencies, boards and committees - have mandates that relate to matters of social development. These include:

- **Family Court / Youth Justice Committee** - Advises the City about issues related to families, children and youth, and advocates to government and the public on these issues
- **LGBTQ Advisory Committee** - Works with City Council to enhance access for lesbian, gay, bisexual, transgender, and queer communities to fully participate in City services
- **Local Food Assets Task Force** - Plays an advisory role to the Park Board. Building on existing city food strategies, it has a mandate to make policy recommendations and identify high-priority actions to expand food assets in Vancouver's parks and recreation system
- **Mayor's Engaged City Task Force** - Mandated to increase neighbourhood engagement, and improve upon the many ways the City connects with Vancouver residents
- **Mayor's Task Force on Housing Affordability (recently completed)** - Mandated to examine barriers to the creation of affordable housing, the steps necessary to protect existing affordable housing, and to identify opportunities for increasing affordable housing in Vancouver
- **Multicultural Advisory Committee** - Supports diversity and inclusion in Vancouver by working with City Council and staff, other agencies, the public, and multicultural groups on key issues
- **Persons With Disabilities Committee** - Works with city staff, civic agencies, persons with disabilities & their families to identify barriers and solutions for full participation in city life for those with disabilities
- **Seniors Advisory Committee** - Works with City staff, civic agencies, seniors and their families to identify barriers to, and solutions for, full participation in city life for seniors
- **Urban Aboriginal Peoples' Advisory Committee** - Coordinates consultation of Vancouver's Urban Aboriginal Communities, and facilitates decision-making with Aboriginal communities on municipal matters, such as community services, planning, and design
- **Vancouver Food Policy Council** - Advises City Council and City staff about the local food system, including program and policy changes to improve the system
- **VFRS Advisory Committee** - Advises the Fire Chief on matters related to the development of policy, operations and future directions of the Vancouver Fire & Rescue Services (VFRS)

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Connecting & Convening	<ul style="list-style-type: none">• Women’s Advisory Committee - Works with City Council and staff to implement the Gender Equality Strategy <p>Various other committees have mandates to work on issues connected with social well-being.</p>
	<p>The City can play a role in bringing stakeholders together, supporting the work of community organizations, or fostering partnerships (leveraging the interests of other agencies, organizations and levels of governments to advance or address a particular issue or topic).</p>
	<p>On key issues - particularly those with a larger regional, provincial or national “reach” - the City can play a role in advocating with senior levels of government (and other stakeholders) for a given a position. For example, Council has endorsed “A Community Plan for an Integrated Public System of Early Care and Learning” proposed by the Coalition of Childcare Advocates of BC. This Plan calls on the BC Government to provide a significant investment in childcare services - so that childcare would be available to all families who want it for no more than \$10/day per child.</p>

A note on jurisdictions

Responsibility for social issues, health and safety spans a number of levels of government. The degree to which the federal, provincial, regional and local governments are involved depends on the issue, the presence (or absence) of a formalized legal responsibility (i.e. via the Constitution Act) as well as broader political attention to the issue. In Canada, The Federal government’s role in social issues has changed since the 1970s, largely through the withdrawal of funding for a number of social programs, and the concomitant ‘assigning’ of these programs to lower (provincial) levels of government. The Province has the primary mandated responsibility for a broad array of social and health-related portfolios.

Notwithstanding this fact, many local governments - like the City of Vancouver - see an important role for themselves in responding to social issues. However, that City’s ability to tackle these concerns is constrained by funding challenges (i.e. a limited array of tools to generate revenue to pay for the broad array of programs, services and supports that are needed). As a consequence, the City’s primary role often focuses on regulating land-use. It’s secondary and tertiary roles are as a funder, service provider, and advocate.

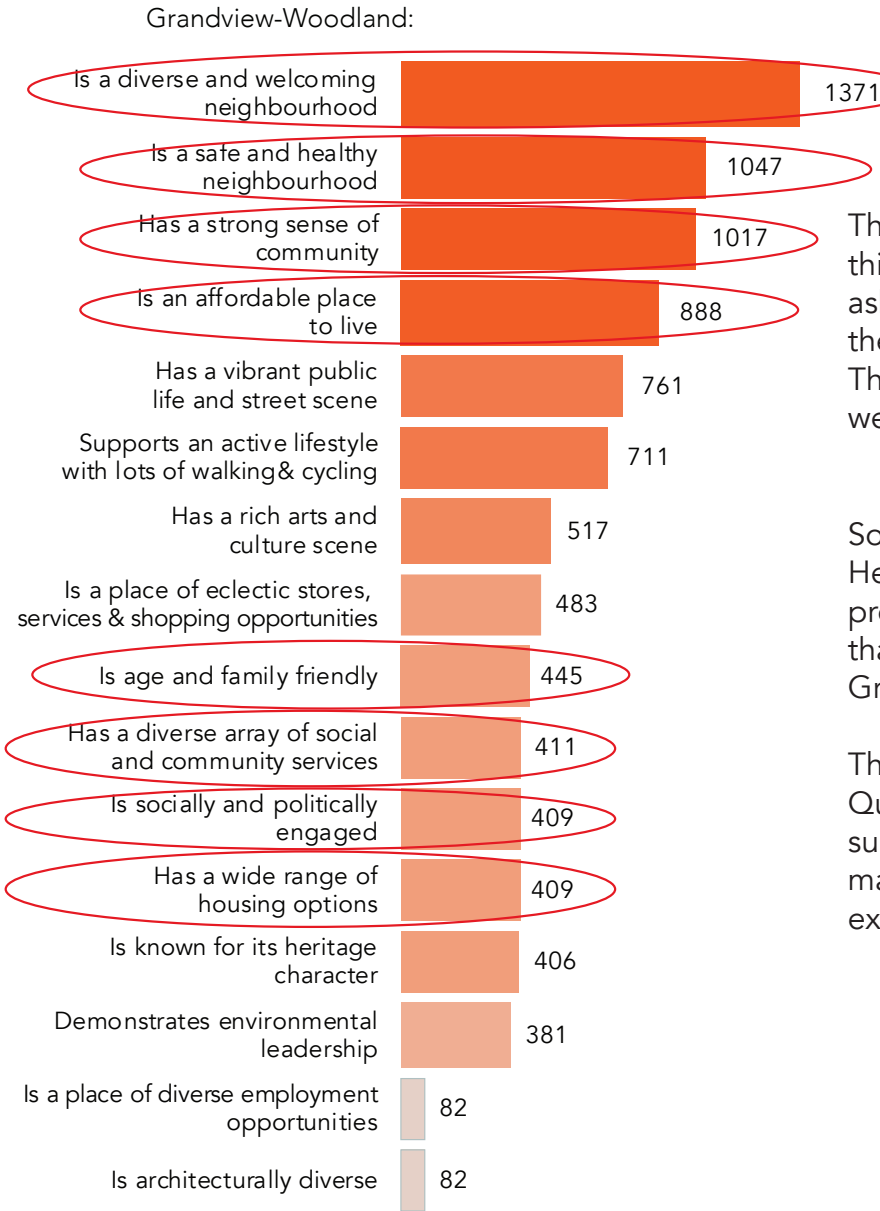
SOCIAL ISSUES, URBAN HEALTH AND SAFETY IN GRANDVIEW-WOODLAND

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Neighbourhood Values

As part of the planning work to date, we conducted a questionnaire that invited participants to rank the key characteristics and values they associated with Grandview-Woodland. Several of these characteristics relate to social issues, urban health and safety.

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



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.

Social Issues, Urban Health and Safety feature prominently in the values that people associate with Grandview-Woodland.

The findings from the Questionnaire are also supported by Phase One asset mapping and focus group exercises.

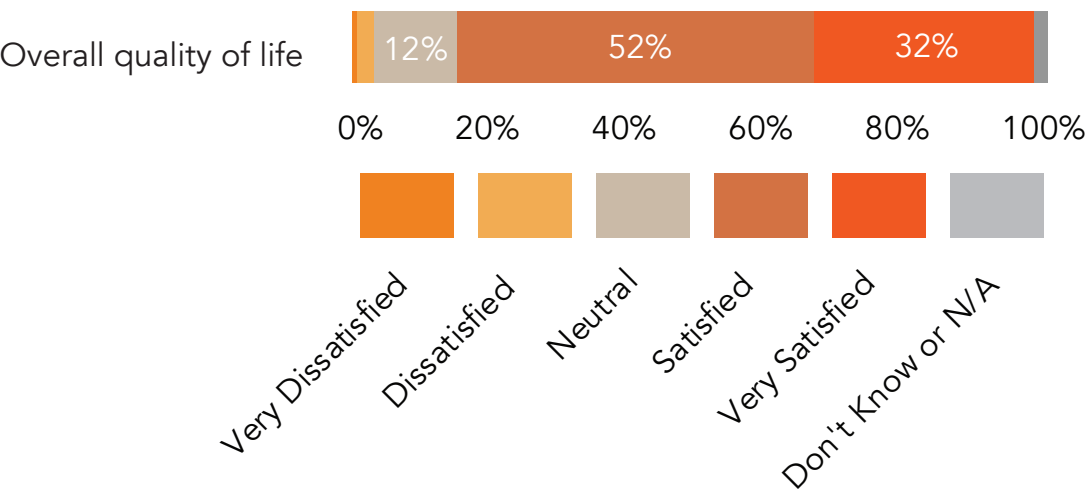
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We also asked people to assess their degree of satisfaction with key components of Grandview-Woodland:

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

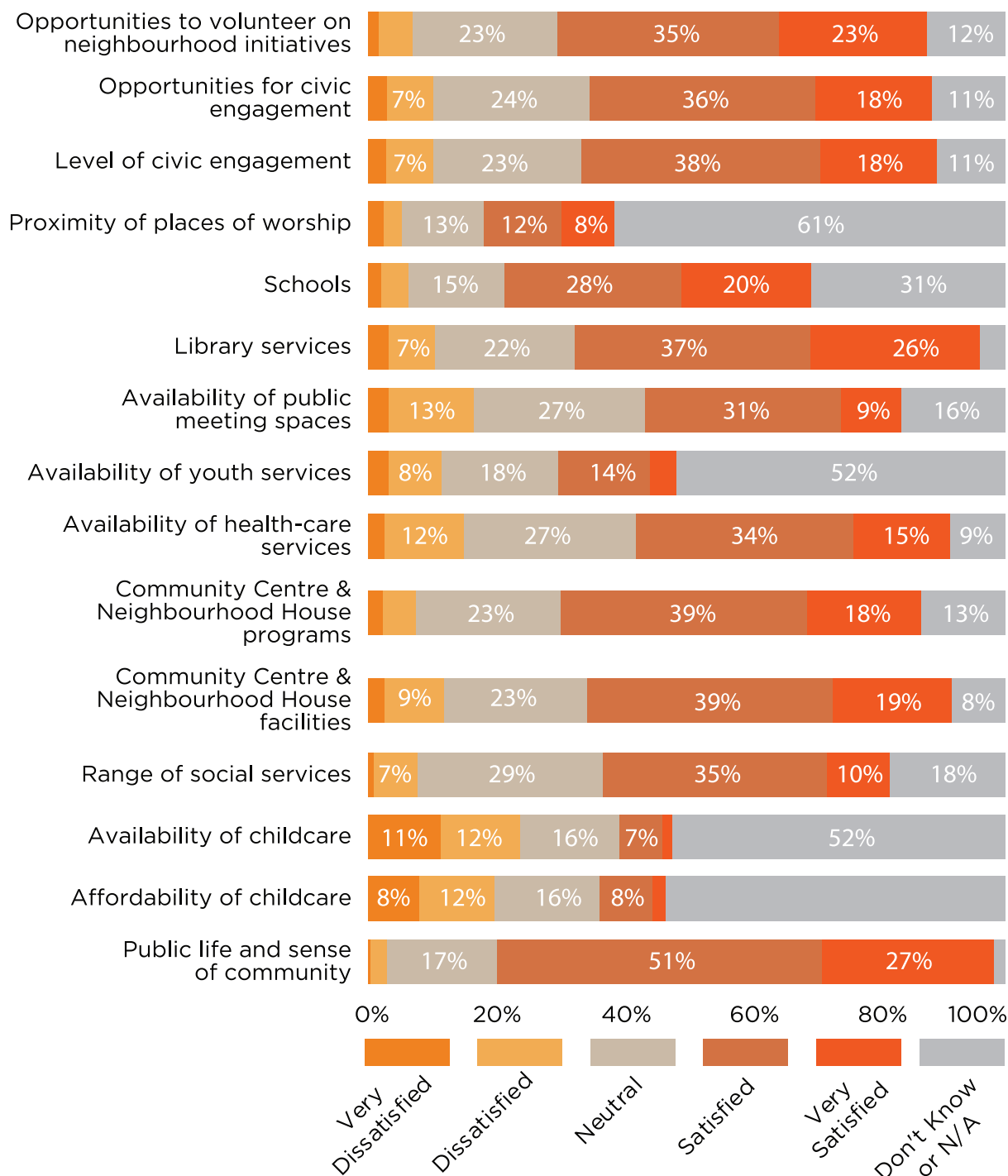
688 people responded to this question.



SOCIAL ISSUES, URBAN HEALTH AND SAFETY IN GRANDVIEW-WOODLAND

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How satisfied or dissatisfied are you with the following aspects of Grandview-Woodland's social sustainability:



SOCIAL ISSUES, URBAN HEALTH AND SAFETY IN GRANDVIEW-WOODLAND

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A note about the organization of the document

There are a variety of ways to structure discussions on social sustainability. These include looking at key issues (e.g. poverty, addictions), specific populations (e.g. newcomers, low-income families), or desired outcomes (e.g. healthy communities). Because social issues are 'multidimensional' and overlapping, there's no single 'best' approach.

Based on the feedback we received in our initial community planning discussions, the present backgrounder has been divided into sections that draw on each of these approaches. The result is a series of five sections covering: (1) children, youth and families, (2) safety, (3) food security (4) health and social services, and (5) housing.

These categories are meant to be relevant to all residents of Grandview-Woodland - from the many ethnocultural communities that reside within the neighbourhood boundaries, to people of all ages, orientations, abilities and incomes. With this in mind, the broader goal of the present discussion is straightforward: to identify the key City interventions that can ensure the neighbourhood is inclusive and safe for everyone, and to look at ways to ensure that all residents have the supports they need to thrive as members of the community.



CHILDREN, YOUTH AND FAMILIES

CHILDREN, YOUTH AND FAMILIES

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What we heard

Children & Families

- Support for many family-friendly features of Grandview-Woodland - walkability, parks, etc.
- Concern (and surprise) that the proportion of children in the neighbourhood has decreased
- Desire for more ground-oriented housing appropriate (and affordable) for families with children
- In general: many services for children, youth and families are at capacity or over-subscribed. Waitlists for existing childcare and early learning programs make access to services a challenge for families. In other cases, services do not exist in the neighbourhood (e.g. services for families with children who have disabilities)
- The cost of services can also be significant - creating difficulties for families already dealing with other affordability challenges. Of particular concern: additional supports for low-income families with children are needed
- Family-friendly programs need to also be inclusive grand-parents and elders - recognizing the multi-generational nature of family supports
- Culturally appropriate childcare services are important and require support
- There is a desire for more shops and services that provide affordable children's goods (clothing, shoes, toys, etc.)
- Concern about substance misuse in and around areas where children gather and play - particular concern about how this affects the safety of key parks

Youth and Families

- Youth recognized as a strong asset in the community - lots of energy and talent to be found
- A youth suicide pact was recently 'uncovered' - and affects a number of young people in Grandview-Woodland. It points to the need for critical supports around youth inclusion, mental health issues
- Youth need a range of meaningful opportunities (employment, engagement, etc.) to feel connected to the broader community
- Youth programs play an important role in Grandview-Woodland - and there are a number of good programs; however there is a need for additional services. Grandview-Woodland services are also a 'draw' and bring youth from other neighbourhoods. Among the programs needed:
 - » Recreation programs
 - » Arts programs
 - » Culturally-specific programs (e.g. for Latin American or Aboriginal youth)
- Need for no-cost or low-cost spaces for youth to hang out (particularly when the weather isn't good, or in the night-time - when many spaces are closed). Other youth programs that should be added or expanded: drop-in space, nutrition and food related programs
- The transition from grade school to high school can be a challenge - youth face an increased risk of dropping-out during this period
- Concerns about youth and substance misuse - questions on how to reduce, counter, the affects of misuse etc.

CHILDREN, YOUTH AND FAMILIES

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Geography - Areas of Consideration for Present and Future Planning

- Neighbourhood-wide - services are needed to reach all children, youth and families in Grandview-Woodland
- School precincts - Areas in and around VSB sites
- Community Facility precincts - including Britannia Community Centre and Kiwassa Neighbourhood House as 'hubs' for many neighbourhood services;
- Hastings Street and vicinity - a key location for current and proposed Aboriginal services (including UNYA, Aboriginal Friendship Centre, KAYA, Aboriginal Community Policing Centre)
- Commercial high streets - Commercial Drive and East Hastings
- Parks and public spaces
- Broadway/Commercial SkyTrain Station - A hang-out for many youth (in particular Aboriginal youth)

What We Know

- In 2011, there were 6,335 census families living in Grandview-Woodland (a decrease of 420 families since 2001). 20% of these families are lone-parent (compared to 16% city-wide)
- There are 467 licensed childcare spaces in Grandview-Woodland, including 39 licensed childcare spaces in family homes. These spaces have the potential to serve up to 17% of the child population in Grandview-Woodland. Including family childcare, there are:
 - » **Infant/toddler:** 13 childcare spaces*
 - » **3yrs to School Age:** 138 group and family childcare spaces
 - » **Preschool (part-time, part-day for 3+4 year olds):** 67 spaces
 - » **School age (5 - 12 years):** 218 spaces
 - » **Other licences:** 31 child-minding spaces for parents attending settlement services.There are no licenses for Special Needs or Emergency childcare spaces in Grandview-Woodland.

**Note: There are no infant/toddler spaces in group childcare facilities in Grandview-Woodland. The 13 spaces listed represent the estimated number of family childcare spaces used by infants and toddlers.*

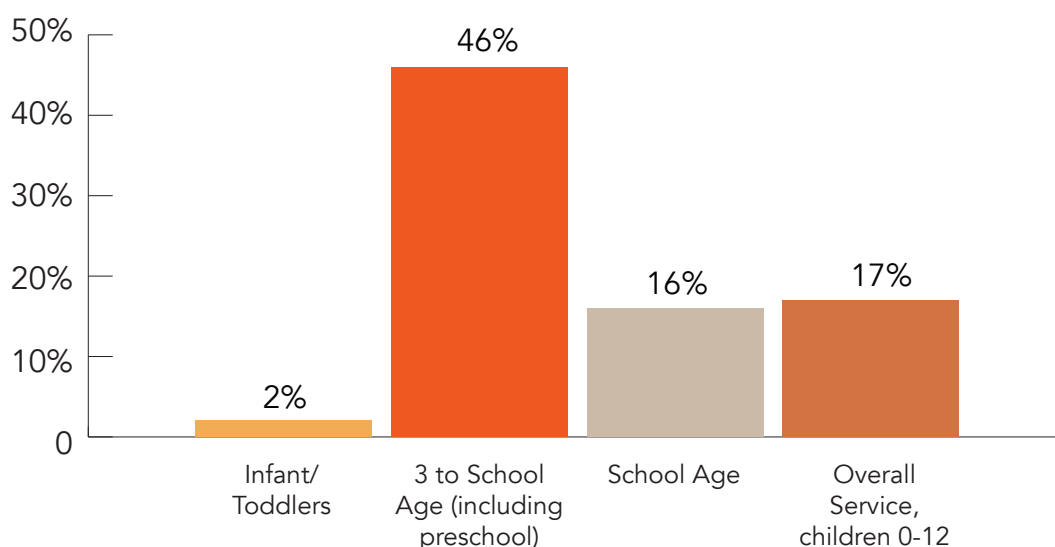
- There are approximately 9 youth-dedicated organizations, programs or services in Grandview-Woodland, including the Urban Native Youth Association, and programs at Britannia Community Centre, Kiwassa Neighbourhood House, the Aboriginal Friendship Centre, and Leave Out Violence (LOVE) BC. Other programs serving the neighbourhood include Purple Thistle, Kiwassa Neighbourhood House and NICCSS (Network Two) Roving Leaders

CHILDREN, YOUTH AND FAMILIES

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Childcare Service in Grandview-Woodland

% of local child population potentially served by existing spaces
(service percentage includes estimated ages of children in family childcare spaces)



Key City Bylaws, Policies and Programs

- **Vancouver Children's Policy:** Adopted in March 1992, the Children's Policy is a statement of commitment to the children of Vancouver and includes statements of children's rights and entitlements, and a report that outlines the City's approach to supporting its children and meeting their needs
- **Vancouver Civic Youth Strategy Policy:** Adopted in 1995, the CYS includes a policy statement that commits the City to involving youth and youth-driven organizations as active partners in the development, assessment and delivery of civic services which have direct impact on youth; and in broad spectrum consultations and initiatives on civic issues. Four key objectives of the CYS are (1) To ensure that youth have "a place" in the City; (2) to ensure a strong youth voice in decision-making; (3) to promote youth as a resource to the City; and, to strengthen the support base for youth in the City

CHILDREN, YOUTH AND FAMILIES



- Other Childcare Policies and Programs: The City's childcare policies, strategies and frameworks set out directions for the City's involvement in childcare facility development and support for families with children. The City of Vancouver, like the majority of municipalities in Canada, does not directly deliver childcare services. Within these limitations, the City prioritizes its investments in childcare through limited resourcing for direct operating grants, capital grants, maintenance, and organizational capacity building for City-owned facilities. Other policies and programs include the Civic Childcare Strategy (1990), Moving Forward Childcare (2002), and the Childcare Protocol (2004)
- Childcare Design Guidelines: Set City standards for quality facility design with child development in mind
- Joint Childcare Council: Created in 2003, the JCC is a partnership of City Council, Park Board and School Board, and the childcare community, including elected officials, staff and childcare operators working in partnerships to develop opportunities to create more childcare in the City
- New Childcare Spaces Target: Council has set a target of creating 500 new childcare spaces by 2014, and 1000 new spaces by 2021

CHILDREN, YOUTH AND FAMILIES

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Things to Think About

- What sorts of specific programs for children, youth and families are missing? Are there key areas that need to be served? Are there particular programs that are working well and need to be expanded?
- The City strives to improve service coordination and strengthen partnerships by developing “hubs” of childcare, child development, family support services in the same facility or in close proximity. The Britannia Community Centre and the Eastside Family Place form a popular child development hub in Grandview-Woodland.
 - » What opportunities are there in Grandview-Woodland to create or expand child development hubs?
 - » What kinds of services would you like to see as part of new or existing hub in Grandview-Woodland? For what ages?
- We’ve heard that more youth services and resources are needed Grandview-Woodland, from recreational opportunities to critical health and social services supports for youth in crisis.
 - » What do you think is the best way to deliver additional services to youth - for example, a youth centre, outreach unit, additional programming in existing facilities?
 - » Where are these services needed / where are there opportunities to provide these services?
- Are there new or specific needs for families in this neighbourhood?
- What are the priority needs for seniors and their families in Grandview-Woodland? How can we best support seniors in the neighbourhood?

A blurry night photograph of a street scene. The image is dominated by a large, white rectangular box with a thin red border, which contains the word "SAFETY" in red, uppercase letters. The background is a dark, out-of-focus street at night, illuminated by several bright yellow streetlights. In the distance, the headlights of a car are visible, and a few silhouetted figures can be seen on the sidewalk. The overall atmosphere is dark and somewhat mysterious due to the blurriness.

SAFETY

Photo [detail] by: Sarah Wenman

SAFETY

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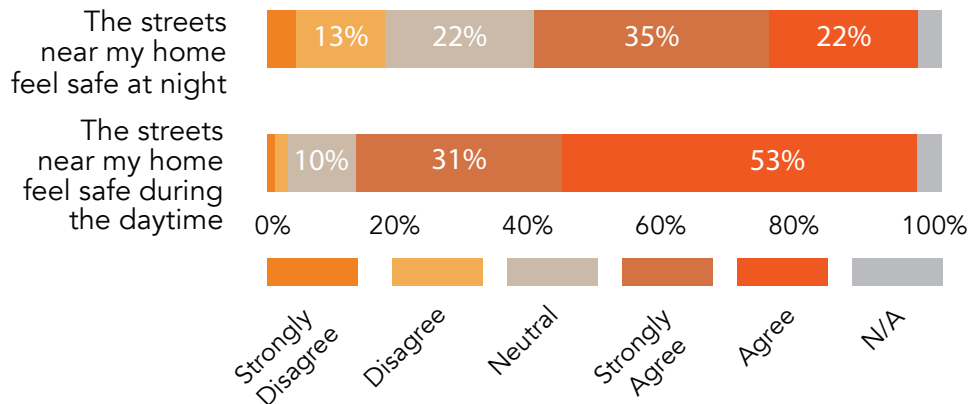
What We Heard

- Overall sense of safety and well-being in the neighbourhood is good; however, specific safety concerns have been raised about key areas, key times of day and key vulnerable populations. Two prevailing themes: actual and perceived personal safety (from crime), and traffic-related safety
- Support for the role of gathering places as safe spaces in the neighbourhood; interest in seeing more public spaces designed to build community interaction, foster neighbourliness, and encourage more 'eyes on the street'
- Key arterials such as Hastings (between Clark and Victoria), Broadway, Powell, Dundas, East 1st and Nanaimo were identified opportunity areas - for potential pedestrian, public realm and safety improvements, lighting upgrades, initiatives to manage the intensity of traffic, and as potential sites for future neighbourhood growth and development
- Concern about night-time safety on arterials, as well as in parks, in industrial areas, and along 'seam' streets (where industrial and residential abut one-another)
- Providing more housing and related support services is a key component in fostering social inclusion and personal safety
- Concern about misuse of drugs and alcohol in public places (especially parks) - particular concern about behaviour that impacts the broader sense of safety, especially for families with children, seniors
- Concern about exploitation of youth, involvement in youth gangs, need for programs to keep young-adults safe and engaged
- Neighbourhood seniors have expressed concern about sense of personal safety at night- particularly as it relates to travelling around the neighbourhood by foot or on transit
- Pedestrian improvements to support aging population, increased numbers of individuals with mobility challenges (e.g. use of scooters, walkers, rails, as well as curb drop improvements, pedestrian-grade street crossings, signalling and crossing times, etc.)
- Concern about disproportionate numbers of Aboriginal community members that are (1) victims of violence; (2) involved in the survival sex trade; (3) involved in the criminal justice system - and a desire to see key supports directed to these areas
- Additional supports needed for survival sex workers in the neighbourhood - particularly owing to the isolated nature of the industrial "stroll" at night and predatory nature of johns
- Concern about presence of small number of problem-buildings in north-end (lots of calls to police, issues, etc.)
- Grandview-Woodland is seen as a diverse and tolerant neighbourhood. Specific incidents of racism, homophobia, poor-bashing are a significant cause for concern

SAFETY

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Please select the response that best reflects your support for the following statements:



Geography - Areas of Consideration for Present and Future Planning

- Broadway/Commercial Station area - perceived as a safety 'hotspot' (noting that the actual number of reported incidents at the station have declined considerably in recent years)
- The 'seams' that are found where industrial and residential areas meet (in the west and north parts of the neighbourhood)
- Key arterial streets - which have known transportation and safety related issues
- Parks - particularly around night-time safety, concerns of substance misuse

What We Know

- In 2012 there were 2,105 reported offences in Grandview-Woodland (excluding traffic related). This is a decrease of 22% from the 2008 figure of 2,698 reported offences, and a decrease of 44% from the 2002 figure of 3,816. The most prevalent offences over the past five years were theft, assault, mischief and break and enter. Comparing per capita rates, in 2011 Grandview-Woodland had 74.3 reported crimes per 1000 residents, versus a city-wide figure of 60.6 per 1000. Notes: (1) A crime may result in a charge of multiple offences; (2) figures only represent reported crimes and do not capture any criminal activities that are unreported.
- Grandview-Woodland is served by three Community Policing Centres (Commercial Drive CPC and Hastings North CPC are the two Centres most directly involved; a third, the Renfrew-Collingwood CPC, has a small portion of its catchment in Grandview-Woodland)
- 6% of all pedestrian collisions in the city occur in Grandview-Woodland. Note: across the city, (82 per cent) of accidents involving pedestrians happen when pedestrians have the right-of-way (2005-2010 Pedestrian Safety Study). Pedestrians account for 45% of traffic fatalities in the city, but are only involved in two percent of traffic accidents (2005-2010 Pedestrian Safety Study)
- Grandview-Woodland has three of the city's top-ten most dangerous intersections for

SAFETY

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pedestrians: East Broadway and Commercial Drive (17 crashes between 2007-11); East Broadway and Clark (15 crashes, 2007-11); East Broadway & Nanaimo Street (12 crashes, 2007-11)

- Among the key locations for cyclist accidents: Commercial Drive (between E 14th and E Georgia); intersections along Powell St and Dundas Street; Hastings at Nanaimo; Clark Drive at Venables, E 1st and E 10th Ave); E 1st at Woodland Drive, Victoria Drive and Nanaimo Street

Key City Bylaws, Policies and Programs

- **Transportation 2040:** contains goals and actions designed to make walking safe, convenient, comfortable, and delightful, and to make cycling safe, convenient, comfortable, and fun for people of all ages and abilities. High-level policies include:
 - » Make streets safer for walking
 - » Provide generous, unobstructed sidewalks on all streets
 - » Make streets accessible for all people
 - » Build cycling routes that feel comfortable for people of all ages and abilities
 - » Upgrade and expand the cycling network to efficiently connect people to destinations
 - » Maintain bikeways in a state of good repair
 - » Make the cycling network easy to navigate
- **Vancouver Police Department - Strategic Plan:** Identifies 14 priorities under three high level categories: Crime Reduction, Community Focused Goals, and organizational Development Goals
- **Preventing Sexual Exploitation and Protecting Vulnerable Adults & Neighbourhoods Affected by Sex Work: A Comprehensive Approach and Action Plan:** a comprehensive approach to addressing sexual exploitation and sex work through enhanced prevention, opportunities for exiting, and improved health and safety for all Vancouver citizens and neighbourhoods
- **Four Pillars: A Framework for Action: A Four Pillar Approach to Drug Problems in Vancouver** is a comprehensive and evidence-based strategy to reduce harm from the sale and use of illegal drugs in the city by working with all levels of government and the community to implement prevention, treatment, harm reduction and enforcement

SAFETY

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Things to Think About

- Are there areas in the neighbourhood where walking feels dangerous? If so, why? How can we make these areas safer?
- While many streets in Grandview-Woodland were identified as great places to walk, several - including Nanaimo, Broadway, Clark, parts of Hastings, E 1st - were not. Given that these are major streets and play a role in the larger city-wide and regional transportation network, what sorts of opportunities do you see for making them more pedestrian and community friendly? Should this be a priority?
- How can we improve safety in the industrial areas (and the 'seams' where industrial meets residential)? How about night-time safety in these areas?
- What are relationships between community members and the police like? Are there any ways these relationships can be improved upon?
- How can the neighbourhood foster a sense of safety for all community members - and in particular its most vulnerable members?
- Do diverse members of the community feel like they belong and are included in Grandview-Woodland? What can be done to make this a more welcoming and inclusive neighbourhood?



FOOD SECURITY



Photo [detail] by Simone Bur

FOOD SECURITY

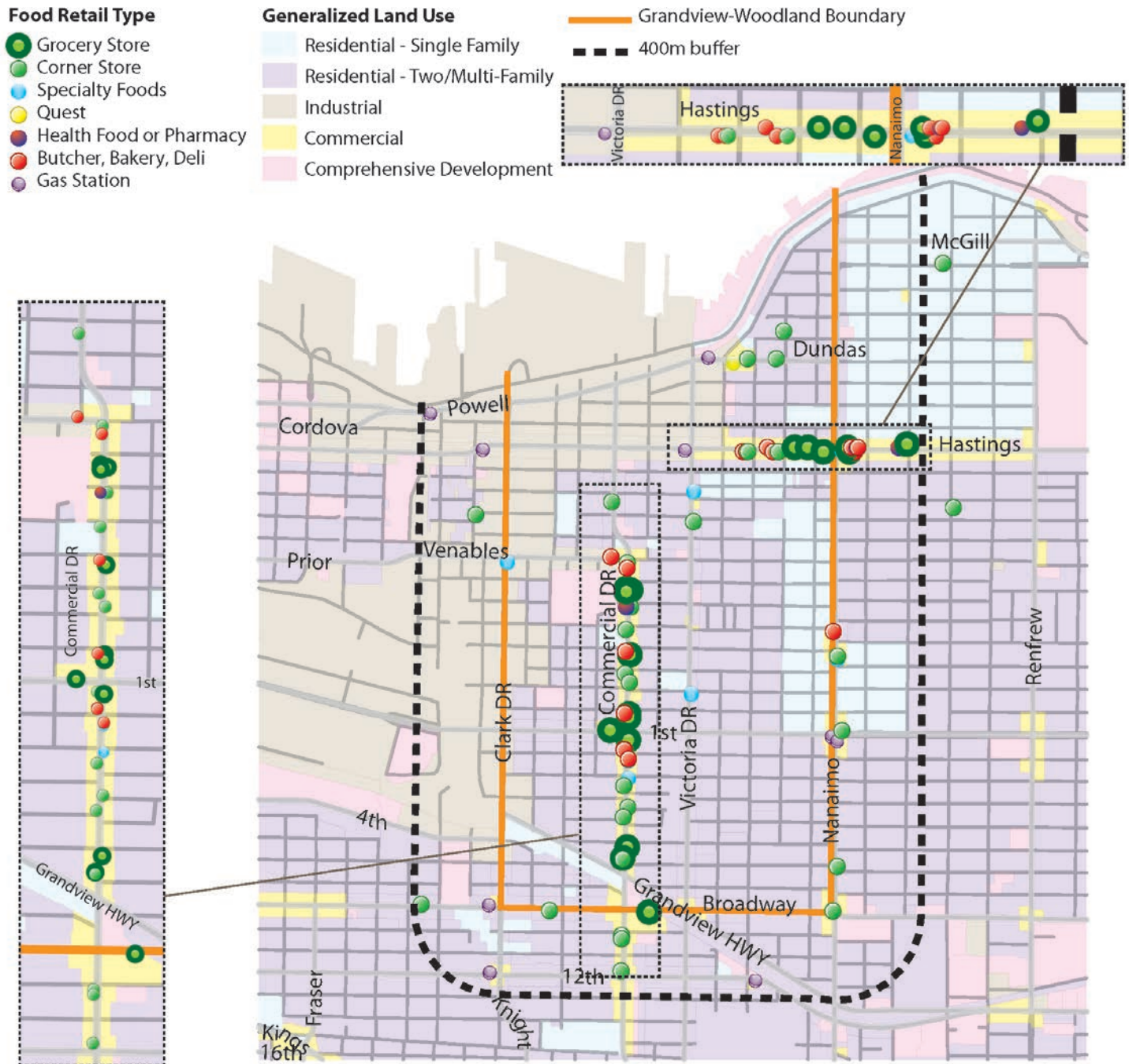
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What We Heard

- Strong support for Grandview-Woodland as a key 'food hub' - in terms of its food production (manufacturing), neighbourhood assets (gardens, food-programs), food programs, retail and service environment
- Food programs are well loved, well-used. Desire for additional programs, especially for low-income and homeless. Strong interest in ensuring all residents have access to healthy food
- Broad support for existing community gardens and edible landscaping, as well as the possibility of new community gardens, orchards, etc. - and roof-top gardens where feasible
- Community food-related celebrations - in particular Stone Soup - are valued, and there is interest in expanding these sorts of activities. Particular interest in celebrating the cultural dimensions of food present in Grandview-Woodland
- Food plays an important role in bringing different neighbourhood communities together - neighbourhood parties and block-parties cited as a model that should be expanded to further goals of social inclusion
- Support for the idea of street-food vendors - and a general desire to see more vendors in Grandview-Woodland (noting concern around need to mitigate any impact on the areas many restaurants)
- Concern that there is "too much fast food" present on parts of the 'Drive - and a desire for better (better, but not necessarily expensive) restaurants, and other shops and services to take their place
- Food retail - markets, co-ops, specialty retailers are "a plus" - desire for more of these sorts of retailers. Concern about larger stores, big-box, chain-stores, etc.
- Strong support for location of small shops, restaurants off of the main high-streets -(concern noted about impacts to parking)
- Concern about gentrification, cost of restaurants and specialty shops - worry that these are not priced for many residents in the area. Related concern about commercial rent and lease rates forcing costs up
- General support for the role of the industrial and manufacturing areas play in supporting the local food economy; however, significant concern about the rendering plant located in the north end of Grandview-Woodland - and the impact that its activities (i.e. the intensity of the smell) have on the neighbourhood

FOOD SECURITY

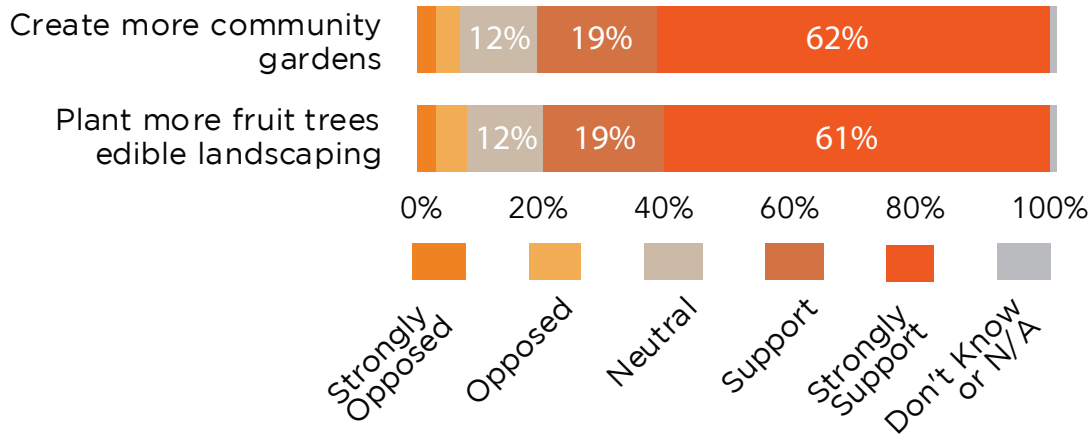
Grandview-Woodland Food Retail Environment



FOOD SECURITY

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Please select the response that best reflects your support for the following statements:



Geography - Areas of Consideration for Present and Future Planning

- Neighbourhood high-streets - retail and service areas that support food security
- Neighbourhood-scale grocery retailers and restaurants (integrated into the community, off high streets - e.g. Nanaimo Street, Victoria Drive, Dundas)
- Parks, school yards, and other public land that is available for food-growing and edible landscaping
- Community centres, schools, etc - sites of food-related programming
- Industrial (I & M) zoned areas - which play a significant role in food production, processing, wholesaling

What We Know

- A study carried out in 2007 (Masse et al.) noted that “food insecurity” is experienced by 22 per cent of Grandview-Woodland residents
- 13 neighbourhood organizations offer education programs in nutrition, food preparation, production, or budgeting (GWFC, 2006)
- 3,400 people participate in programs of Grandview-Woodland’s neighbourhood food network (GWFC, 2012).
- There are seven community gardens and one community kitchen program in the neighbourhood (2012)
- Grandview-Woodland has a dense food retail environment along major bus routes, which range from boutique fine foods to relatively inexpensive fresh produce. This includes corner stores, produce stores, grocery stores. Free or affordable food is available at 28 organizations (GWFC, 2006)

FOOD SECURITY

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- A 2012 assessment of Grandview-Woodland (+ a 400metre buffer around the neighbourhood) identified 29 corner stores, 7 produce stores, 10 grocery stores, 8 gas station convenience stores, 15 bakeries, butchers and cheese shops, 9 specialty food shops, one community food retailer (Quest), two health food stores selling more than just supplements, and one pharmacy with food
- Three convenience stores carry a variety of fresh produce, 15 carry limited amounts - often one or two baskets of fruit, onions, garlic, ginger or potatoes. A further 9 carry no produce at all
- Grandview-Woodland clearly contains two prominent food corridors. Commercial Drive as well as Hastings Street - both of which offer a range of produce and small grocery stores, convenience stores, specialty food stores, and bakeries and butcher shops. Outside of those two corridors, there are fewer food retailers. There are pockets of higher density apartments in Grandview-Woodlands, reflected in the multi-family residential zoning. In areas of industrial land use, there are workers present who might benefit from additional food retail in those areas
- Commercial high streets - Commercial Drive and East Hastings - play a significant role in the neighbourhood - showcasing a diverse array of food-related shops, restaurants and other food-related establishments. These areas are also key destinations for visitors coming from outside of the neighbourhood
- The Grandview-Woodland zoned area plays an important role in the local food economy - and contains a number of food-related businesses - manufacturers, food processors and wholesalers. Of recent note: a growing number of breweries and distilleries have located in the north (industrial) area

Key City Bylaws, Policies and Programs

- **Food Strategy:** Approved in January 2013, the Strategy is a plan to create a just and sustainable food system for the city, from seed to table to compost heap and back again. The actions of this strategy fit into five priority areas: (1) Food production; (2) Food processing and distribution; (3) Food access; (4) Resident empowerment; and, (5) Food waste management
- **Vancouver Food Charter:** The Vancouver Food Charter, adopted by Council in February 2007, presents a vision for a food system that benefits both community and the environment. The City of Vancouver is committed to a just and sustainable food system that (1) contributes to the economic, ecological, and social well-being of our city and region; (2) encourages personal, business, and government food practices that foster local production and protect our natural and human resources; (3) recognizes access to safe, sufficient, culturally appropriate and nutritious food as a basic human right for all Vancouver residents; (4) reflects the dialogue between the community, government, and all sectors of the food system; and, (5) celebrates Vancouver's multicultural food traditions

FOOD SECURITY

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- **Greenest City Action Plan:** The Greenest City Action Plan calls for Vancouver to become a global leader in urban food systems. The overall local food target is to increase city and neighbourhood food assets - community gardens, urban farms, farmers markets, food processing infrastructure, community composting facilities, neighbourhood food networks - by 50% by 2020
- **Other Key Policies and Initiatives:** Guidelines for Urban Beekeeping; Urban Agriculture Design Guidelines for the Private Realm; Greenest City grants in support of urban agriculture; Grants to support neighbourhood food networks; 2010 Garden Plots by 2010 Initiative; Guidelines for Keeping Backyard Hens; Food Scraps Collection program; Interim Farmers Market policy; Street food program expansion; Grant to support urban farming (2011)
- **Industrial Lands Strategy:** The Industrial Lands Strategy provides a policy framework to guide future decisions on the use of industrial land. The policies of the Strategy are divided into three sections: overall objectives; area-specific policies; and policies concerning the rezoning of industrial land. The overall objective of the Strategy is to retain most of the City's existing industrial land base for industry and service businesses
- **VSF Sustainability Framework (& Implementation):** Sets out goals and actions related to a variety of sustainability objectives - including aspects of food-related education, procurement, gardens, etc.
- **BIA Program:** Business Improvement Areas (BIAs) are specially funded business districts. The districts are managed by non-profit groups of property owners and business tenants whose goal is to promote and improve their business district. Funding for the BIAs comes from a special property tax

FOOD SECURITY

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Things to Think About

- How do you engage with Grandview-Woodland's food system? (Do you visit local stores or farmers markets? Have a food garden? Use local food services?)
- Are there any food-related programs or services that you'd like to see in the neighbourhood? If yes, what are they, and where should they be located? Are there particular programs or services that are working well and need to be expanded?
- What do you need to access healthy, affordable, sustainably produced and culturally appropriate food? Are there any barriers that limit your access to healthy, affordable, local, sustainable, food?
- How can we better address food access/food insecurity for those struggling to eat well? What can the City do? What can the community do? How can we collectively ensure community food security for all?
- How well are different cultural food practices represented in Grandview-Woodland? How could they be strengthened?

The image shows the exterior of the Vancouver Aboriginal Friendship Centre (VAFC). A large, multi-story totem pole is the central feature, carved from dark wood and adorned with various figures and symbols, including faces with large eyes and traditional patterns. To the left of the totem pole is a glass entrance with a wooden handrail. To the right, there are blue and orange balloons and a sign that partially reads "CHRISTMAS". The building has a modern, grey facade. A white rectangular box with an orange border is superimposed over the middle of the image, containing the text "HEALTH AND SOCIAL SERVICES".

HEALTH AND SOCIAL SERVICES

*Vancouver Aboriginal Friendship Centre
(VAFC)*

HEALTH AND SOCIAL SERVICES

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What We Heard

- Support for Aboriginal services and programs in the neighbourhood (including the Aboriginal Friendship Centre, UNYA, KAYA, Aboriginal Community Policing Centre, Lu'Ma, Vancouver Native Housing, ALIVE, as well as Britannia, Grandview School, MacDonald School)
- Support for the many social and health services in the Grandview-Woodland neighbourhood. In particular, recognition of Kettle Friendship Centre, REACH Community Health MOSAIC, Britannia and Kiwassa
- Services are well-connected with one-another and service providers note a spirit of collaboration, referral, between different agencies, facilities, etc.
- On-going concern about the stability and sustainability of funding for all social, community and health-related services - and the related concern that many of these services are operating 'at capacity' and require expansion and upgrades (both in terms of programs and facilities)
- Social and health-related challenges in Grandview-Woodland can be complex and over-lapping with health outcomes influenced by a variety of social determinants (higher number of lower-income families; education, social networks, etc.)
- North-end residents - particularly older residents and those with mobility challenges - can face additional challenges getting to neighbourhood health and social services
- Some concern expressed by youth about need to ensure that clinics and services are all low-barrier, able to respond in an age and culturally appropriate manner
- Concern about isolation of newcomers, seniors - and desire for opportunities to make the neighbourhood more inclusive
- Areas where additional services are needed: services for homeless or street-involved persons, low-income individuals and families, age-specific programming and services, services for people dealing with mental health concerns
- Interest in greater connection and dialogue between Aboriginal and non-Aboriginal residents of Grandview-Woodland, and between residents of all backgrounds

Geography - Areas of Consideration for Present and Future Planning

- Neighbourhood-wide - need to ensure that all residents can access neighbourhood-service health and social services
- Commercial high-streets - currently the site of many services (such as REACH, Kettle, other clinics)
- Hastings Street and environs - location of many Aboriginal Services
- North-end - noted as an area that has less in the way of social and health services than the area of the neighbourhood south of Hastings

HEALTH AND SOCIAL SERVICES

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What We Know

- There are over 40 non-profit social services operating in Grandview-Woodland
- There are 8 health clinics operating in the neighbourhood
- Roughly 10% of the population identifies as Aboriginal (First Nations, Métis or Inuit).
- In 2011, approximately 12% of residents reported a Chinese mother tongue (Cantonese, Mandarin and other dialects)
- In 2011, between 2.0% and 2.3% of residents indicated their mother tongue is Italian, French, Spanish
- In 2006, approximately 35% of households reported low income (compared to 27% city-wide) The City of Vancouver provides \$522,000 in funding to 12 non-profit organizations in the neighbourhood
- Funding portfolio for expansion of services is challenging - typically requires multiple levels of funding (aligned commitments). Potential to expand services via DCLs and CACs; however public benefits don't happen in the absence of development

Key City Bylaws, Policies and Programs

- **Healthy City Strategy (in development):** The City of Vancouver is currently developing a Healthy City that will guide decision-making around social and health-related issues in neighbourhoods and across the city
- **Social Policy Direct Social Service, Neighbourhood Organization and Capital Grants:** These grants help ensure equitable access to appropriate social services; enhance the ability of community organizations to successfully address social issues; and maintain and strengthen linkages/integration between community services and programs and City policies and priorities
- **Social Policy Grants Program** - Funds a range of non-profit agencies and neighbourhood houses to assist in the provision of services to vulnerable populations, and to foster a greater degree of social inclusion among residents.

HEALTH AND SOCIAL SERVICES

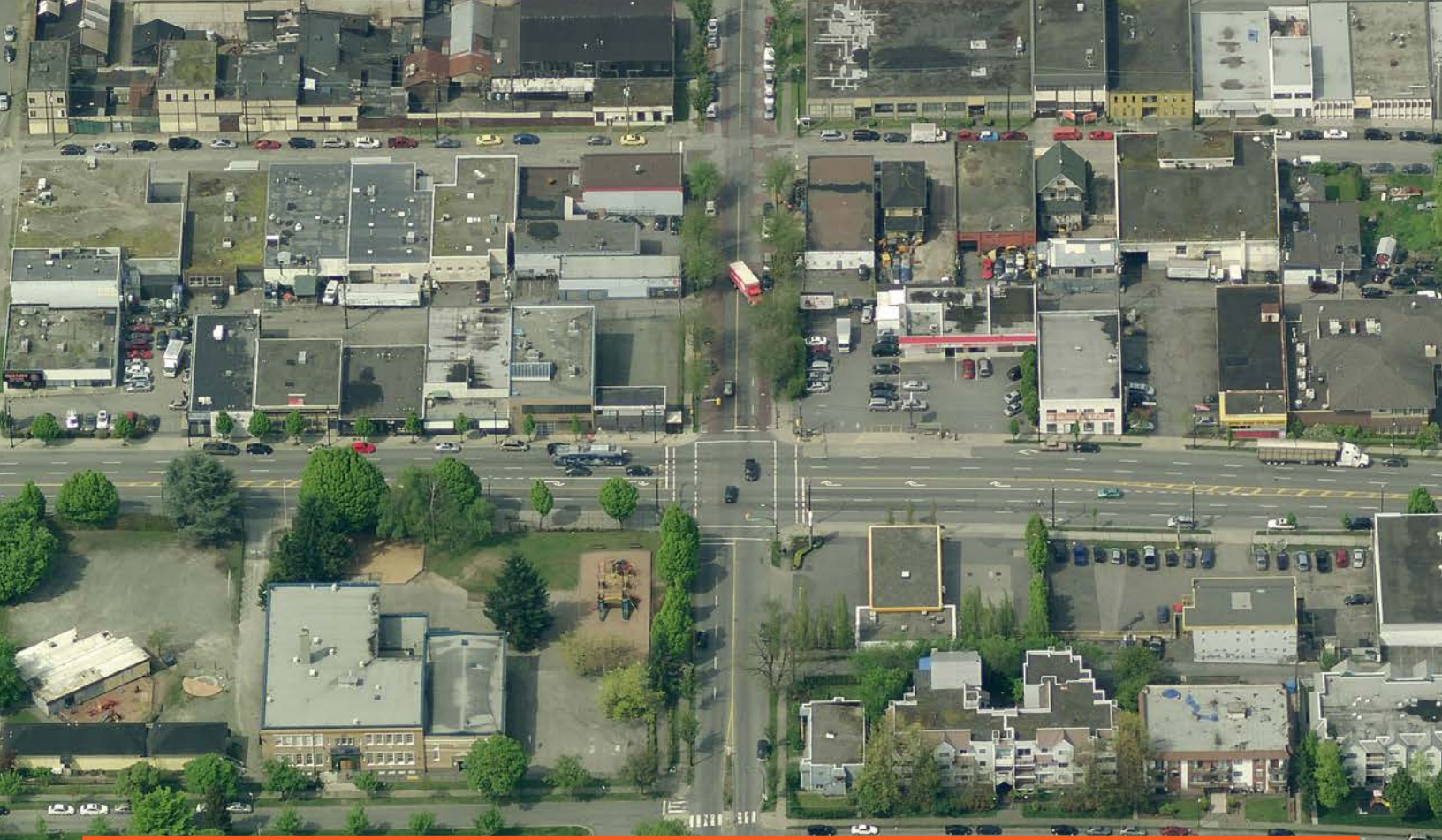
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Things to Think About

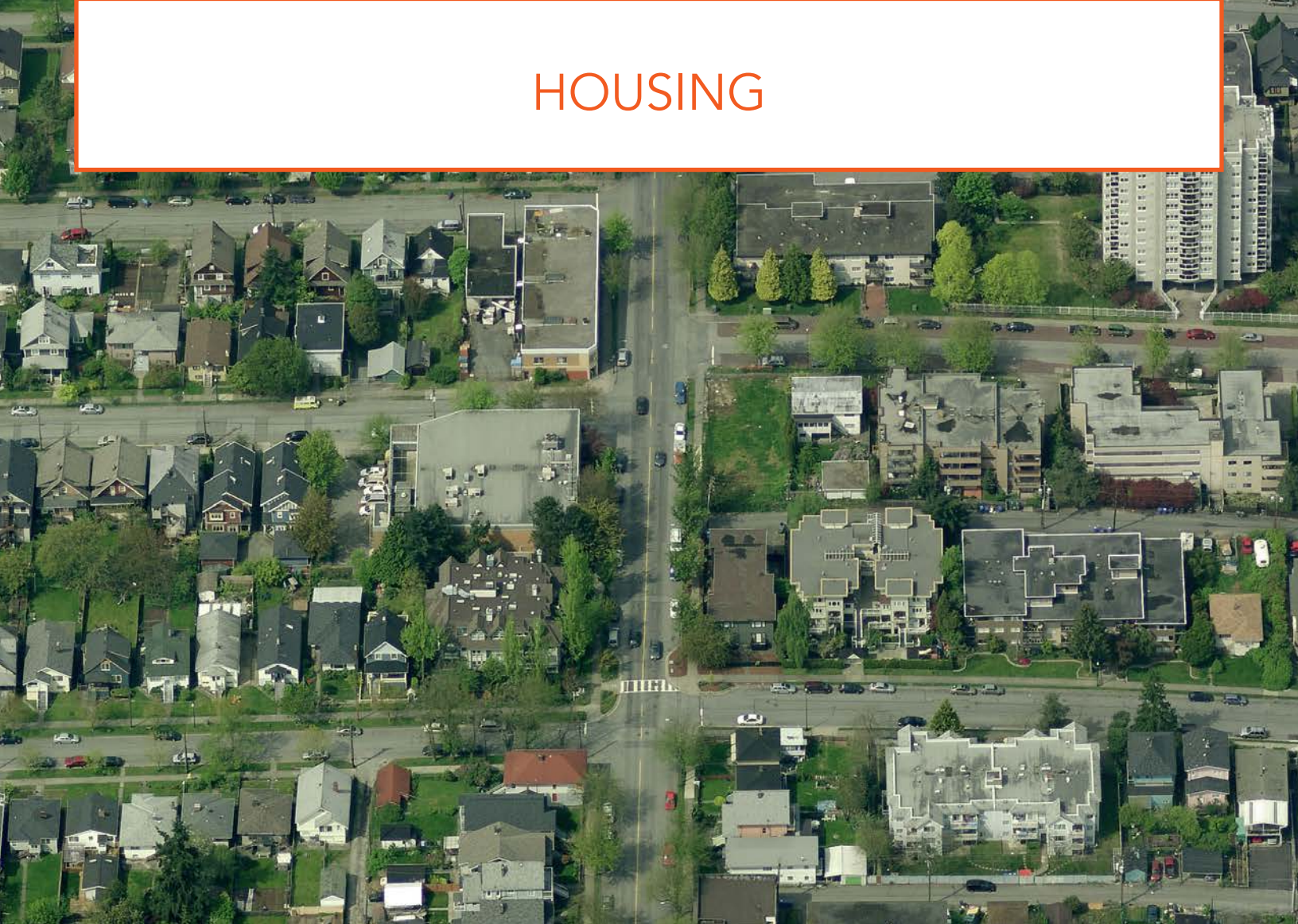
- Are there particular services that you feel are needed in the community? Are there particular places that have gaps that should be addressed?
- One way to achieve efficiencies around the delivery of programs is to look for opportunities to co-locate different services. Are there particular types of services that you think could (or should) work well together? Are there one's that would not work well together?
- How can we best support the social and health service needs of residents in the north end of Grandview-Woodland?
- How can the City support better social connections (e.g. strengthen connections, respond to concerns around loneliness and isolation) between all residents?

HEALTH AND SOCIAL SERVICES

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HOUSING



HOUSING

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What We Heard

- Support for the diversity and character of current housing options and housing-related services in Grandview-Woodland
- Concern about street homelessness in Grandview-Woodland - and a desire to see 'housing for all.' Support for broader goals of social inclusion, poverty reduction and provision of services to low-income and homeless individuals and families
- Recognition that Grandview-Woodland is home to a number of supportive housing facilities; general support for existing facilities and for service providers (many service providers described as 'neighbourhood assets' in early asset-mapping work). Support for additional housing options for a variety of needs
- Concern that the increasing cost of housing in Grandview-Woodland is making it harder for low, modest and middle-income residents (in particular: low and modest income newcomers, Aboriginals, artists, youth, students, families, seniors) to locate housing in the neighbourhood, or stay in the neighbourhood; (restated: concern that current residents are in danger of being 'priced out' of the area)
- Neighbourhood character was a common theme in discussions - and was seen as a combination of quality of life, built-form, neighbourhood composition, social and cultural features, natural heritage and more. There is strong interest in ensuring that the 'feel' of the neighbourhood is maintained as part of the Community Plan process
- Related to this, specific concerns were identified about the loss of rental housing located in heritage buildings - via their (re)conversion from apartments with multiple rental units into larger, strata-titled ownership units
- General recognition that some sites (in particular: Broadway/Commercial station area, sites on high volume arterials) represent opportunities for change. Various discussions have taken place around how people imagine these sites in the future, the role that the sites might play, the sort of housing, public realm and community objectives that need to be part of the thinking on these sites
- Non-profit housing providers and co-ops face a number of challenges, including: rising cost and lack of support for maintaining aging buildings; lack of income/funds to cover costs of aging buildings, staff, and support services; uncertainty about ability to continue subsidies for lowest income clients
- Recognition that Grandview-Woodland is home to a significant number of social housing facilities; general support for existing facilities and for service providers; recognition that these services need to expand
- Recognition of the significant role played by Aboriginal housing providers in the neighbourhood; recognition that these services also need to expand

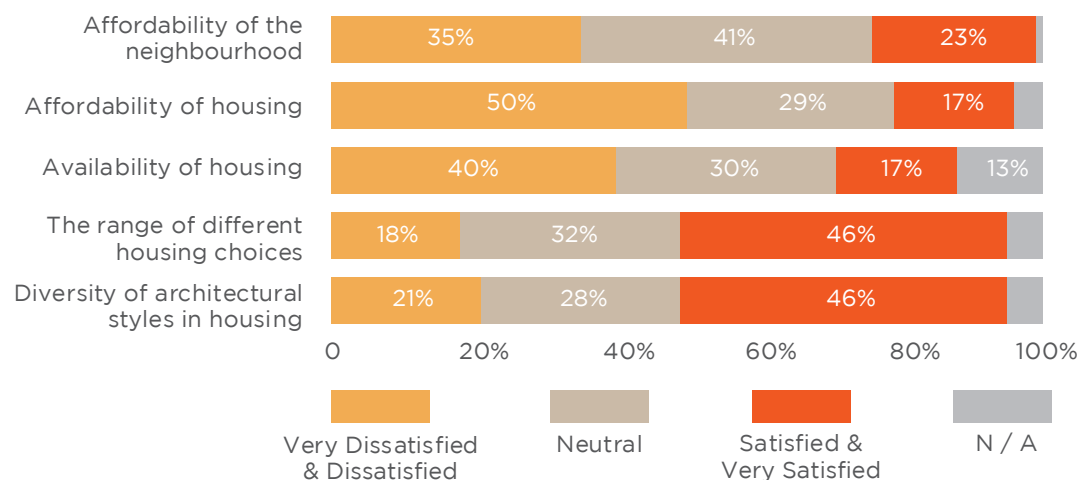
HOUSING

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- Strong support in Grandview-Woodland for co-ops (both rented and equity, or 'owned') co-operatives - and desire to see the co-op model strengthened and/or expanded; concern about the impending expiry of co-op operating agreements (with the federal government)
- Concern about increasing costs of rent in Grandview-Woodland, and the impact that this is having (and could have) on current and future residents. Particular concern about key populations (including, but not limited to, newcomers, youth, students, seniors, families, Aboriginals, artists, and others)
- Concern that the quality of some rental accommodation is poor - but lack of clarity about how these issues of quality can be dealt with
- General support for secondary suites in the neighbourhood (both as a means to achieve additional density, as well as a mechanism to support home-owners). Recognition that safety and quality of suites are important
- Considerable interest in laneway housing and a desire to see opportunities for such housing extended to RT (duplex) zones. Some concerns registered that this form of housing could impact the nature of - or other opportunities associated with - rear-yards or lanes (i.e. lanes as a form of reasonably continuous open space, lanes as pathways and 'secondary routes')
- Desire for a broad-array of affordable ownership housing for residents; in particular, desire for more affordable ground-oriented housing (e.g. duplex, triplex, fourplex, villas, row-house, town-house, low-rise - noting that not every participant likes every type of housing)
- Particular concern around decreasing numbers of children and youth in the neighbourhood - and desire for affordable housing for families with children
- Interest in equity co-ops and co-housing options, as well as other 'non-traditional' models of housing

Please select the response that best reflects your support for the following statements:

There were 638 responses to this question



HOUSING

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Geography - Areas of Consideration for Present & Future Planning

- Street homelessness is most visible in Grandview-Woodland around the Broadway Commercial Skytrain station, and along Commercial Drive. Individuals who are 'sleeping rough' also do so in commercial and industrial-zoned areas in the neighbourhood
- Existing Supportive Housing sites in Grandview-Woodland are distributed throughout the neighbourhood
- The majority of non-market housing is found within the neighbourhood's apartment zones (RM-3 and RM-4)
- The majority of the purpose built rental stock is concentrated in apartment-zoned areas
- Secondary suites are permitted in every detached single - and multi-family home in Vancouver within RS, RM, and RT zones
- Laneway housing is currently allowed in Single Family (RS) zones - there is interest in expanding laneway housing into other (primarily duplex) zones
- Rented condominiums - Primarily found in Multi-family (RM) or Commercial (C) zones in Grandview-Woodland
- Key arterial streets have been noted as opportunity areas for a combination of housing, transportation and public realm improvements (in particular: Dundas Street, Hastings Street, East 1st Ave, Broadway, Nanaimo Street)

What We Know

- In March 2012 there were 20 homeless individuals counted in Grandview-Woodland. (Note that this figure represents, at best, an 'index' of homelessness in the neighbourhood. The homeless population is often transient and local service providers estimate 15-20 "regular" and 15-20 transient homeless individuals at any one time)
- Homeless individuals face a myriad of health and mental health challenges. Housing is a first step to stabilizing many of these concerns; oftentimes, many other dimensions of support are needed
- A 40-bed winter response shelter was opened this year immediately outside of the Grandview-Woodland boundary at Victoria Drive and E 10th to serve the local homeless population
- In Grandview-Woodland there are six supportive buildings (with a total of 120 supportive housing units) - about 3% of the city's supported housing stock
- In 2006, 37% of renters in Grandview-Woodland were spending more than 30% of their income on housing (versus 34% of renters city-wide)
- There are approximately 60 non-profit, social housing, or co-op buildings in Grandview-Woodland, providing approximately 2140 units of housing (9% of city stock)
- In 2006 66 % of Grandview-Woodland dwellings were rented (versus 52% city-wide). In 1986 the figure was 73% rental (versus 58% city-wide)

HOUSING

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- In Grandview-Woodland, 60% of market rental housing is over 35 years old (across Vancouver the figure is 77%)
- There are approximately 540 secondary suites in Grandview-Woodland (2% of city stock)
- Single-family (RS) zoned properties in Grandview-Woodland are more likely to have a secondary suite compared to the city average (59% vs. 35%)
- There are about 300 rented single family houses in Grandview-Woodland. The proportion of single family houses that are rented is higher in Grandview-Woodland than in the City overall (19% vs. 12%)
- In 2006, 26% of owners in Grandview-Woodland were spending more than 30% of their income on housing (versus 23% of owners city-wide). According to CMHC, the cost of adequate shelter should not exceed 30% of household income

Key City Bylaws, Policies, Programs

- **Housing & Homelessness Strategy:** The new strategy contains a number of goals and objectives related to housing, including:
 - » End street homelessness by 2015 (affirming previous City goal)
 - » Create 2,900 units of supportive housing by 2021
 - » Expedite completion and occupancy of supportive housing units across city & ensure they house local homeless
 - » Enable 5,000 additional social Housing units by 2021
 - » Expand and amend planning and regulatory framework to expedite and enhance supply of affordable housing units, including a focus on low density residential neighbourhoods
 - » The City will enable 5,000 new purpose built market rental housing units by 2021
 - » Create 6,000 new secondary market rental housing units by 2021
 - » Enable 20,000 new market ownership units by 2021
 - » Develop research on innovative models of affordable housing (e.g. equity co-ops, condominiums on lease hold land)
- **Rate of Change Regulations:** The Zoning and Development By-Law preserves rental housing by requiring one-for-one replacement for redevelopment projects involving six or more dwellings
- **Secured Market Rental Housing Policy:** The purpose of the Rental 100: Secured Market Rental Housing Policy is to encourage the development of projects where 100% of the residential units are rental. Under the policy, all rental units created will be secured for 60 years, or for the life of the building, whichever is greater
- **Mayor's Taskforce on Housing:** The City will increase supply and diversity of affordable housing in strategic locations across the city; implement an interim rezoning policy that increases affordable housing choices in Vancouver neighbourhoods; and create opportunities for the development of more co-housing projects

HOUSING

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- **Interim Rezoning Policy for Affordable Housing:** The goal of the Interim Rezoning Policy is to encourage housing developments that include a strong level of affordability, and (1) offer 100 percent rental units, or are sold at 20 percent below market value; and (2) are up to six storeys high on an arterial street (served by transit), or 3.5 storeys high within 100 metres of an arterial street. No projects are currently being considered in Grandview-Woodland
- **Secondary Suite Policies:** Secondary suites have been permitted in all of Vancouver's single family areas since 2004. In 2009, Council approved zoning changes to enable full-size basements and more livable basement suites in all single family areas
- **Laneway Houses:** Laneway housing has been permitted in Vancouver's RS-1 and RS-5 zoned single-family neighbourhoods since 2009

Things to think about

- What are the key issues around homelessness that you feel need to be addressed in Grandview-Woodland? What sorts of supports are needed for homeless or street-involved individuals?
- What are your thoughts on expanding supportive housing in your community and where should supportive housing be located?
- In the absence of senior government funding what are your ideas to strengthen existing (or support new) non-market housing? Thinking of the array of tools identified in the early pages of the backgrounder, are there particular measures (e.g. taxation, debentures, land-use or zoning-related) that you favour?
- The City's priority is on the protection and maintenance of *existing* rental stock. What are your thoughts on rental housing in Grandview-Woodland? What do you think the City should do to help preserve and maintain this stock?
- What can the City do to encourage *new* rental housing in the neighbourhood? Are there particular (geographic) areas where we should be focussing our efforts? (e.g. existing apartment areas, arterials, key intersections?)
- What elements of the secondary rental market work well in Grandview-Woodland (e.g. secondary suites, laneway housing? Rented condominiums?) Are there particular types of support needed for any of these forms of secondary rental?
- Are there other forms of ownership that would work well in Grandview-Woodland (e.g. equity-co-op, co-housing)? If yes, why?

