



Grandview-Woodland Community Plan

Britannia-Woodland Sub-Area Workshop:

Backgrounder

December 2014

What's the future look like for Britannia-Woodland?

Britannia-Woodland is a diverse community – and is home to a mix of renters, owners and co-op residents. Some are new arrivals to the neighbourhood, others are long-standing residents. The area also contains a wide array of buildings – including older heritage homes, more modern townhouses and low-rise rental apartments, non-market housing, co-ops and condominiums. At its western edge, the area is also houses important light-industrial businesses. Scattered throughout, are important parks, greenways, schools and community services.

This background will provide an overview of the Grandview Woodland's community planning process to date, giving an overview of the specific considerations policy ideas, considerations and opportunities that will help shape the next few decades of growth and change in the Britannia-Woodland.

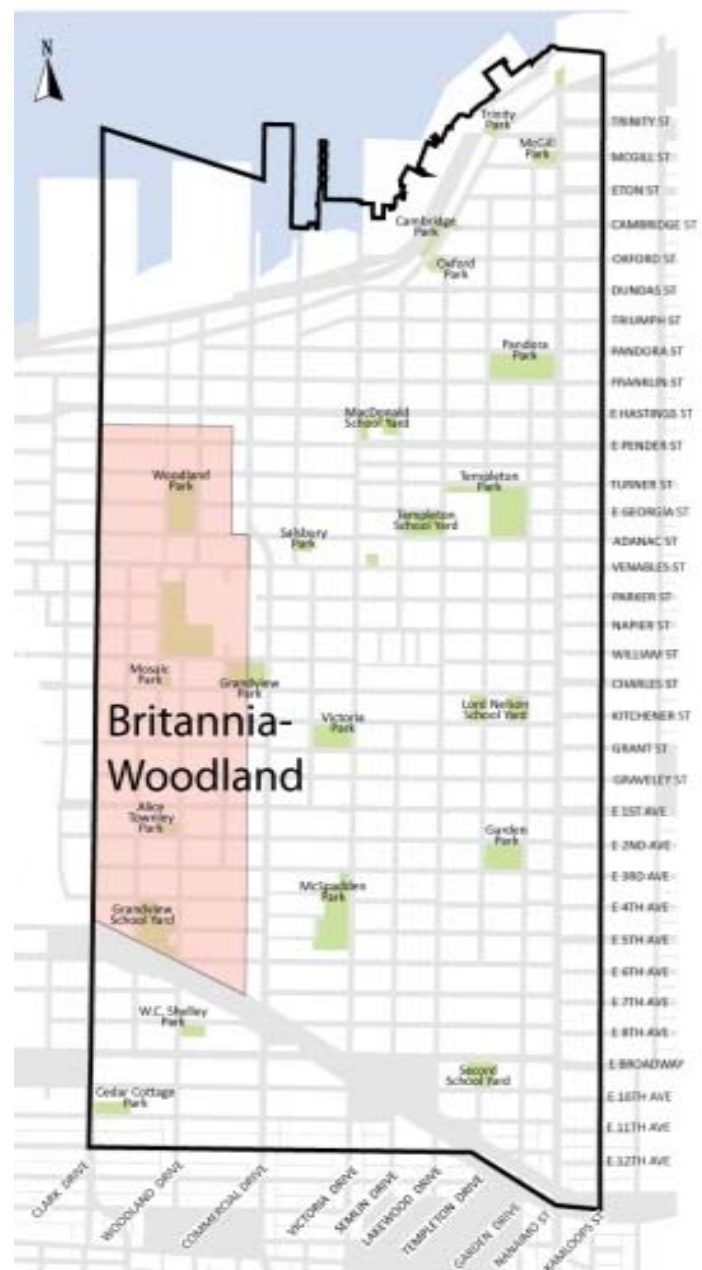
Background

This backgrounder starts by looking at the draft policies that were developed for Britannia-Woodland, as well as the community feedback that was received. The aim of our planning work is to revise these directions as appropriate.

This could mean:

- Affirming the existing policy ideas for the area;
- Modifying policy proposals or identifying alternative options;
- Identifying gaps in the proposed policy – and helping to address those.

At the end of the day, we're looking for your help to identify key options for land-use and building types, housing, local economy, public spaces and more. This work will then be integrated into the larger, neighbourhood-wide planning process, including the work of the Grandview-Woodland Citizens' Assembly.



Background

In April 2012, the City of Vancouver launched a Community Plan process for Grandview-Woodland that has four phases.

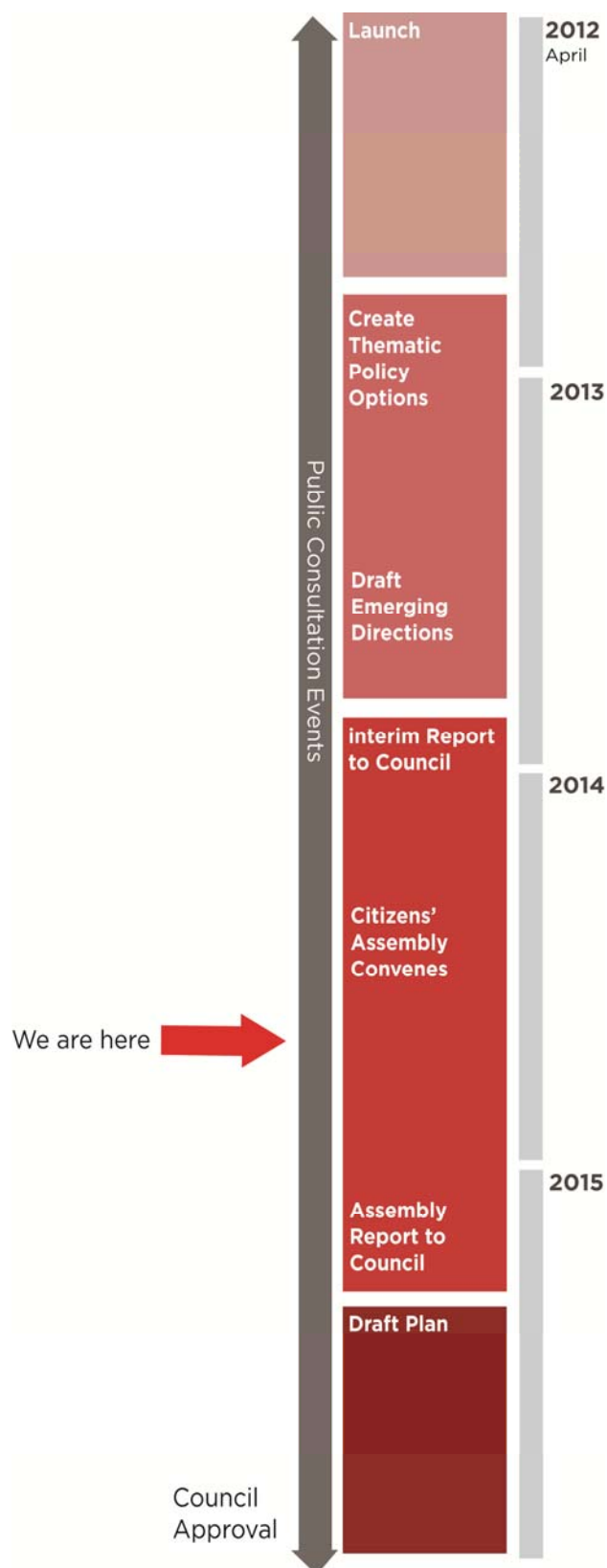
Phase One of the process, completed in August 2012, involved outreach and engagement, as well as the general identification of assets, issues and opportunities in the neighbourhood (that is, what people love about the community, and areas they'd like to see changed).

Phase Two, which was completed in the spring of 2013, was focused on the exploration of general policy themes (such as Housing, Transportation, parks and Public Space, and more).

The current **Phase Three** focuses on the development and refinement of an integrated set of Emerging Directions, including draft community-wide and sub-area policies.

The first draft of Emerging Directions was released at the beginning of June 2013. While many of the 225 recommendations were well received, some were the source of considerable discussion and concern. Based on community discussions that took place, the City extended the planning process and created the city's first Citizens' Assembly to help resolve some of the issues that emerged. It is now anticipated that Phase 3 will be complete in summer/fall 2015.

The last phase of the community plan process, anticipated to begin in fall 2015, will focus on finalizing the Community Plan, and testing a complete draft document with the community.



Britannia-Woodland Demographic Snapshot

The following tables provide a brief demographic snapshot of Britannia-Woodland and surrounding area. Exact census and National Household Survey figures for the exact sub-area boundaries are not available. These figures have been assembled from slightly larger census geographies. (See notes below for methodological considerations).

Total Population				
		Britannia-Woodland + surrounding ⁽¹⁾	G-W ⁽²⁾	City ⁽³⁾
	Population 2011	13,696	27,305	603,500
	Population 2001	15,050	29,085	545,675
	% Change	(-9.9%)	(-6.1%)	10.6%

Total population (2011) based on Britannia-Woodland specific DAs ⁽⁴⁾				
	Estimated population	13,100	N/A	N/A

Age (2011 Census)					
	Age	Britannia-Woodland #	Britannia-Woodland %	G-W %	City %
	0 -19	1,835	13%	14%	17%
	20 – 29	2,560	19%	18%	17%
	30 – 44	4,275	31%	29%	25%
	45 – 64	3,600	26%	28%	28%
	65 – 84	1,270	9%	10%	11%
	85 +	130	1%	1%	2%

Owner/Renter Private Households (2011 NHS)					
		Britannia-Woodland #	Britannia-Woodland %	G-W %	City %
	Owner	1,950	26%	35%	49%
	Renter	5,445	74%	65%	51%

Income (2011 NHS) – Population in low-income households in 2010 (based on after tax low-income measure)					
		Britannia-Woodland #	Britannia-Woodland %	G-W %	City %
	All households	3,640	27%	23%	21%
	Under 18	600	36%	27%	22%
	18-64	2,420	23%	21%	20%
	65 +	620	45%	35%	20%
Knowledge of English (2011 Census)					
	English	13,685	96%	94%	92%
	No English	515	4%	6%	8%

Total Population in Private Households by Aboriginal Identity (2011 NHS)					
	Age	Britannia-Woodland #	Britannia-Woodland %	G-W %	City %
	Aboriginal Identity	1,390	10.4%	8.1%	2.0%
Language spoken <u>most often</u> at home (2011 Census) ⁽⁵⁾					
Britannia-Woodland	%	G-W	%	City	%
English	87%	English	80	English	65
Cantonese	2.7%	Cantonese	4.7	Cantonese	8.3
Chinese (n.o.s) ⁽⁶⁾	1.8%	Chinese (n.o.s)	2.8	Chinese (n.o.s)	5.1
Spanish	1.5%	Spanish	1.2	Mandarin	3.2
Vietnamese	0.9%	Vietnamese	1.2	Punjabi	1.8
French	0.8%	Italian	1.0	Tagalog	1.6
Tagalog	0.8%	Mandarin	0.8	Vietnamese	1.3
Mandarin	0.7%	Tagalog	0.8	Korean	0.9
Korean	0.5%	French	0.7	Spanish	0.9
Italian	0.5%	Korean	0.3	Persian	0.7

Britannia-Woodland Private Dwellings (2011 Census, DAs)		
Type	Britannia-Woodland #	Britannia-Woodland %
Estimated total	6,820	100%
Single detached, duplex, semi-detached	1,160	17%
Rowhouse/townhouse	190	3%
Apartments (strata-titled or rental)	5,470	80%

Notes: (1) Britannia-Woodland and surrounding statistics are derived from the 2011 Census and National Household Survey, and reflect aggregate totals for census tracts (CAs) 50.02, 56.01 and 56.02. This combined geography is bounded by Clark Drive, Victoria Drive, Broadway and the Burrard Inlet – meaning that the combined territory is larger than the Britannia-Woodland sub-area; (2) Grandview-Woodland statistics are 2011 Census and NHS, and reflective of the Grandview-Woodland Local Area (bounded by Clark Drive, Broadway and Nanaimo Street); (3) City of Vancouver statistics are 2011 Census and NHS; (4) Britannia-Woodland Dissemination Area statistics are derived from the 2011 Census, and refers to an area that more closely, but not completely, approximates the Britannia-Woodland sub-area; (5) Data based on single responses. Multiple responses (e.g. “English + another language” were not included in this table). (6) Chinese N.O.S refers to Chinese languages “not otherwise specified.”

The Big Picture: Responding to Key Challenges

Britannia-Woodland is a vibrant neighbourhood, but here – like elsewhere in Grandview-Woodland and across the city, we are faced with some big challenges:

Growth –Over the next 20 years, the population of the Vancouver is expected to increase by at least 160,000 people. New residents to the city need to be accommodated in all neighbourhoods and growth needs to be managed in a way that maintains the overall livability of the city.

Affordability and economic hardship – Vancouver is desirable place to live, but it is also a city with considerable challenges around income security. Maintaining – or increasing – the number of affordable places to live (including homes, gathering areas, places to shop) is a key priority. Also a priority: economic security and a diverse economy that creates and sustains well-paying, meaningful jobs for residents.

Social Issues –In addition to challenges around affordability, other pressing social issues need to be addressed. These include food insecurity, physical and mental health and well-being, the provision of adequate social supports for children, youth and seniors, settlement services, reconciliation with Aboriginal peoples, protection for vulnerable populations such as the homeless and survival sex workers.

Environmental well-being –the challenges posed by climate change are well-documented, and require a strong response from all levels of government. At the local level, investing in compact, walkable, low-carbon communities is seen as one way that local government can reduce its carbon footprint and support the overall objectives of a greener, more sustainable city.

Maintaining a sense of place amidst change – the many aspects of neighbourhood character contribute to ‘a sense of place’. They are the features – good or bad – that make each neighbourhood unique. Change is inevitable; however, amidst change, attention must also be focussed on maintaining (or enhancing) the positive aspects of neighbourhood character.

Community plans aim to respond to these and other issues. A neighbourhood-scale community plan won't solve all the challenges identified, because many of these issues are city-wide, provincial, and even national in scale. However, the plans do have an important role to play, and will help to respond to the “big issues” by moving the dial towards a greener, more socially inclusive, economically just city.

The Big Picture: Key City-wide Planning Principles



Achieve a green, environmentally sustainable urban pattern

Locate higher densities near neighbourhood centres • Implement greenhouse gas reduction strategies • Improve and enhance water, air quality, and ecological diversity



Support a range of affordable housing options to meet the diverse needs of the community

Increase the diversity of the housing stock • Provide a range of affordable housing options • Recognize the value of existing affordable and low-income housing • Increase options and enhance stability for vulnerable community residents • Attract and retain a vibrant workforce



Foster a robust, resilient economy

Enhance and support community economic development and green enterprises • Develop employment space able to accommodate future growth and avoid displacement • Consider the value of existing affordable commercial spaces • Ensure integration of job space with the transportation network • Engage businesses to improve choice and affordability of housing and daycare



Enhance culture, heritage and creativity within the city

Plan for flexible spaces for cultural and social activity reflecting local character • Integrate public art into the public realm • Review opportunities to integrate cultural space • Consider cultural programming needs when designing public and private spaces • Identify, recognize, and retain important heritage resources



Provide and support a range of sustainable transportation options

Make walking and cycling safe, convenient, delightful and comfortable for all ages • Encourage transit improvements to ensure fast, frequent, reliable and accessible service • Manage the road network efficiently • Support the efficient movement and delivery of goods and services



Protect and enhance public open spaces, parks and green linkages

Ensure that residents enjoy good access to green spaces and linkages to neighbourhood resources • Develop or improve greenspaces in areas that are underserved • Apply ecological “best practices” for public realm and infrastructure design



Foster resilient, sustainable, safe and healthy communities

Strategically integrate social amenity and land use planning • Seek partnerships on social infrastructure • Support a range of programs and explore co-location possibilities • Preserve and enhance local food systems • Develop unique responses with communities to social and environmental issues • Recognize, reinforce and maintain the strong sense of place and community • Make public safety a priority so that people feel safe at all times

The Big Picture:

Citizens' Assembly – Draft Neighbourhood Values

In September 2014, the City of Vancouver launched a Citizens' Assembly on the Grandview-Woodland Community Plan. 48 randomly selected community members will endeavour to represent the Grandview-Woodland community and develop a series of recommendations that will help guide the terms for neighbourhood change and growth over the next 30 years.

The following eight values were developed by Assembly members in October and November. They were recently tested with the community and will be refined over the next few months.

Character and History

We first acknowledge and value that we are on the unceded territories of the Coast Salish peoples. This is not just history but an ongoing and living presence within Grandview-Woodland.

We value residential friendly change in line with the current character of built forms and streets. This neighbourhood character has been defined by its unique history and we want to continue to attract, welcome, and sustain diverse people, communities and buildings.

We value the character and history as it currently exists in Grandview-Woodland. We want to build upon that history and character while understanding that this can mean change or maintaining what is here.

Just & Appropriate Change

We understand that change is inevitable, but are concerned with the pace and type of change occurring in our neighbourhood.

In order to embrace change, we seek to promote social and spatial changes that are integrated, gradual, sustainable, appropriately scaled and responsive to the needs of local residents and the City's residents more broadly. This is accomplished through extensive grassroots community engagement that is inclusive and democratic.

Diversity

We commit to promoting and defending diversity of all forms. In planning for the future, Grandview-Woodland has a specific interest in the diversity of people, housing, public land use, and economic opportunities.

Affordability

We want a reasonable way for people of all socio-economic levels to live lives free from stress of an uncertain future in regards to their money, security, and ability to grow.

Well-being & Health

We value maintaining green spaces and a quality of life that fosters mental, physical, and social health in the places we work, live and play.

We view health in a way that recognizes peoples' different social and economic histories and experiences. We also value walkability and encouraging active health.

Environmental Sustainability

We think environmental sustainability includes at least three dimensions:

1. Communities that are resilient, scalable, more complete, clean, vibrant, and have local economies.
2. Green spaces that promote ecological literacy, biodiversity, food security, physical activity and well-being for all.
3. Green infrastructure that is energy efficient and minimizes waste. It should also support people in reducing our collective emissions and resource use.

Mobility and Accessibility

We value a transportation system that:

- 1) Offers a well-integrated, sufficient, efficient and affordable mix of modes of transportation for all ages and abilities.
- 2) Makes active transportation safe, convenient and delightful while managing traffic congestion.
- 3) Allows the movement of goods and services that supports a thriving local economy and a major port, while reducing impacts and ensuring effective emergency response.

Safety

We value the ability to walk, ride and drive anywhere at any time in a safe and reasonable manner. We also desire to protect and include all members of the community, whether it is inside the home or in the neighbourhood at large. Safety should be guaranteed for, among others: women, children, people no matter their ethnic/cultural background, those with addictions, disabilities, or mental health problems, seniors, First Nations, and people of all sexual orientations.

We also want to encourage more collaboration between the community, law enforcement, community policing organizations, first responders, and harm reduction programs.

Finally, we value a neighbourhood that is family-friendly—safe, clean and encouraging of play for all ages.

Sub-Area Planning – What we heard in the early planning process

The Grandview-Woodland community plan was launched in 2012. During the first year a number of activities took place in the community, including:

- Assets, issues and opportunities mapping (*May – July 2012*)
- Energy & GHG Futures workshop (*June 2012*)
- Urban design walks and workshop (*Sept 2012*)
- Planning Principles & Neighbourhood character workshops (*Sept – Oct 2012*)
- Planning through Dialogue – thematic workshops (*Dec 2012 – Mar 2013*)

These activities identified a number of important ideas about Britannia-Woodland and its future. This is a sampling of some of the key points:

Housing

- Britannia-Woodland contains a diverse array of housing opportunities, including a large proportion of affordable rental housing, social housing, co-ops and more affordable ownership opportunities.
- There is a desire to preserve existing affordable stock, but interest in the creation of new housing opportunities where they can be well integrated into the neighbourhood.

Transportation

- Traffic volumes and speeds on First Avenue acts as a barrier; there is a desire to find a way to deal with the ‘intensity’ of this traffic. Similar comments about Clark Drive.
- Discussion around the possibility of a transit connection downtown on First Ave.
- Concerns around drivers ‘short-cutting’ through neighbourhood; related interest in traffic calming.

Social Sustainability & Social Issues

- There are safety concerns in some areas – particularly around the industrial/residential ‘seam’, and night-time safety in park areas.
- There is strong support for improvements to Britannia Community Centre (facility upgrades, as well as improved programming).

Parks and Public Space

- There is strong interest in seeing upgrades and improvements to the parks in the sub-area – most notably Woodland Park (Woodland & Adanac) and Alice Townley Park (Woodland & E 2nd).

- The Grandview Cut provides an important ‘green corridor’ at the south end of the sub-area. The Grandview Highway area is seen as a possible site for public realm improvements.
- There are a number of significant views that should be maintained.
- There is interest in the completion of the Mosaic Greenway (N/S on Woodland). Also, support for the idea of a Venables Greenway – improving the public realm between Clark and Commercial.

Heritage

- Britannia-Woodland contains a number of important cultural and heritage features – including older homes and streetscapes, industrial history, and the Frances Street “bricks”.

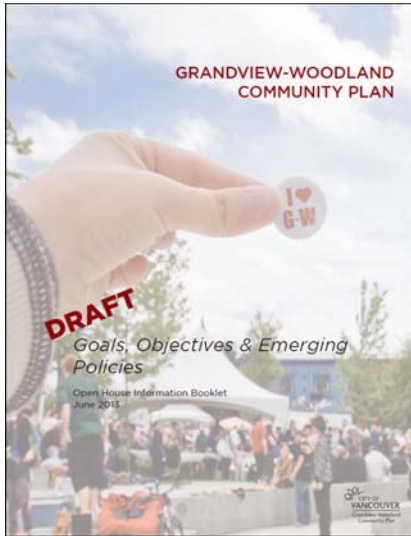
Arts & Culture

- Britannia-Woodland is home to a number of artists and arts facilities (in particular studios, rehearsal spaces, services and offices) - and these need to be supported.

Local Economy

- The western edge of the sub-area is the site of light-industry and related job-space – as well as some limited retail services.
- Support for public realm and commercial improvements to Clark Drive, but recognition of the role that it plays in supporting light industry, goods movement, the Port, etc.

June 2013 – Emerging Directions General Policy Goals



The draft *Emerging Directions* document that was produced in June 2013 contained a mixture of community-wide policy (goals, objectives and emerging directions), as well sub-area specific policy.

The eight overarching community-wide policy goals are:

1. **Housing** – A diversity of affordable housing options to meet the needs of present and future residents of Grandview-Woodland.
2. **Transportation** - A range of sustainable transportation options that promote walking, biking and transit – along with the efficient use of the road network.
3. **Public Realm** – A vibrant public realm that features lively streets and a diversity of parks, greenspaces and other gathering areas.
4. **Heritage** – Enable the conservation and promotion of Grandview-Woodland’s many heritage assets.
5. **Arts & Culture** - A thriving neighbourhood arts and culture scene in scene in Grandview-Woodland.
6. **Community Well-Being& Health** – Increased provision of childcare and early childhood services in Grandview-Woodland – [note: this will be expanded to reflect full-array of community services].
7. **Local Economy** – A robust, resilient local economy.
8. **Energy and Climate Change** – A sustainable, energy and carbon efficient community.















There was general support for many of the approximate 225 recommendations that were as part of the *Emerging Directions*. However, it was clear from community feedback that a portion of the recommendations (particularly related to sub-area directions around land-use and built form) required additional work. That’s part of what we’ll be doing in our Fall 2014 sub-area workshops and planning activities!

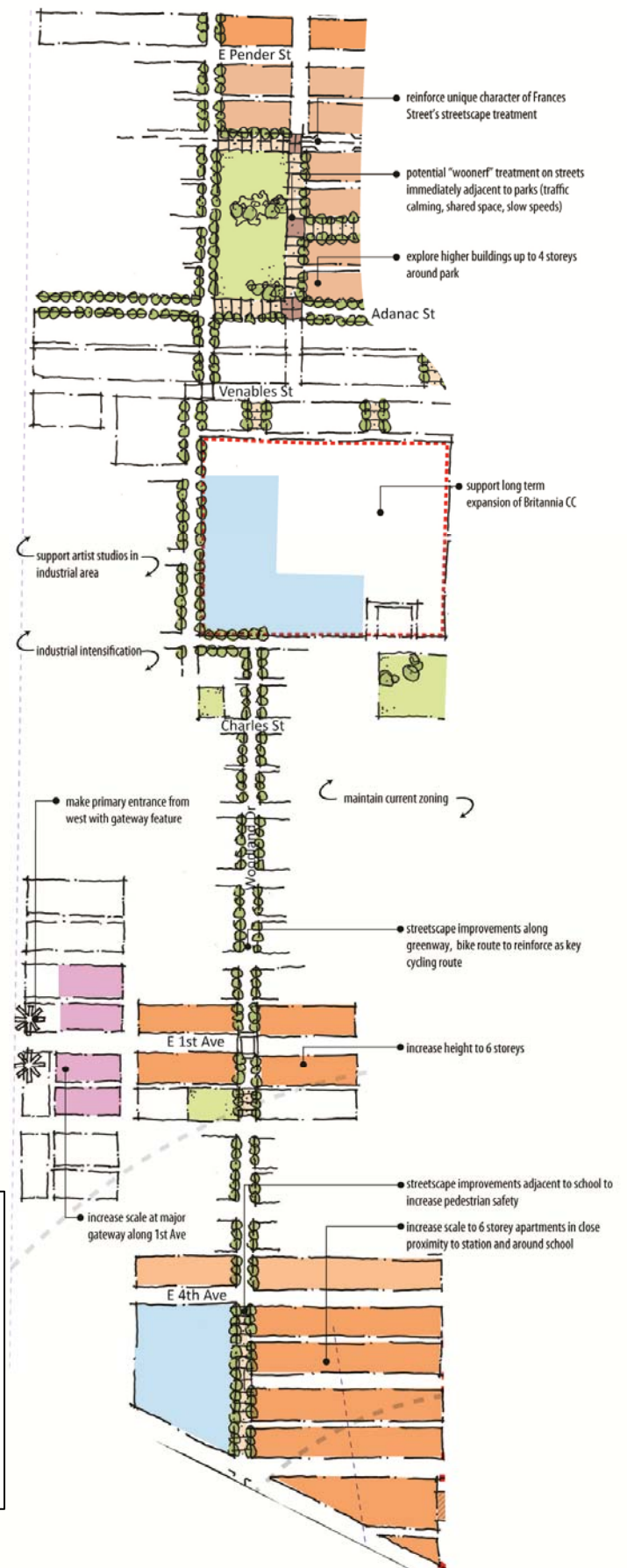
Sub-Area Planning: Emerging Directions - Britannia-Woodland policies

The following pages provide a summary of the draft sub-area policies and (and related ideas noted on the draft land-use map) – organized by key planning theme. (Because some of the policies relate to more than one theme, you will notice some overlap here).

There is also a complete set of community-wide policies contained in the *Emerging Directions* document. Some of these apply to Britannia-Woodland, so we have summarized them here. You can find the complete set of *Emerging Directions* policies at vancouver.ca/gw.

Britannia-Woodland – Emerging Directions Policy Ideas Map

	commercial required at Grade		commercial drive: opportunities)
	apartment (up to 12 storeys)		mixed-use (up to 12 storeys)
	apartment (up to 8 storeys)		mixed-use (up to 10 storeys)
	apartment (up to 6 storeys)		mixed-use (up to 8 storeys)
	apartment (up to 4 storeys) stacked townhouse		mixed-use (up to 6 storeys)
	townhouse/rowhouse (3-4 storeys)		mixed-use (up to 4 storeys)
	duplex		Industrial / mixed employment



Emerging Directions - Britannia-Woodland Policies

Housing

Sub-Area Policies and Policy Ideas (Emerging Directions) (pg. 29)

- BW-1: Protect existing affordable rental stock and non-market housing by moderating the allowable pace of change. In cases where existing rental stock is redeveloped, seek to increase the amount of rental housing and/or maintain the level of affordability.
- BW-2: Allow for modest increases in height for buildings south of E 3rd. Retain current multi-family zoning for the remainder of the sub-area.
- BW-4: Allow additional height for multi-family housing along E 1st Ave (up to 6-storeys) with higher buildings at the western edge (near Clark Drive).
- Land-use map: explore higher buildings (up to 4-storeys) around Woodland Park
- Land-use map: mark primary entrance from west with a gateway feature.



Other relevant community-wide policies (Emerging Directions) (p.4-5)

- Policies to: eliminate street homelessness; increase supported housing options; expand non-market rental housing; maintain existing affordable rental housing and create new market (and secondary) rental opportunities; increase new housing types to support home ownership opportunities; review design guidelines against future land-use directions.

What people said:

- Support for the protection of existing rental stock, an appropriate pace of change, and for the upgrading of existing older buildings. Concerns about displacement of current renter residents. Additional concerns that proposed redevelopment may impact the overall availability of affordable housing.
- Concern that higher buildings may affect the character of the neighbourhood. Different opinions about height: some suggest a maximum of four storeys, some a maximum of six; limited support for more than six storeys.
- Concern that 12-storeys at Clark and E 1st is “too high” and would impact the character of the area.
- Support for creation of more affordable housing – and in particular family housing.
- Discussion of inclusionary zoning (requiring a percentage of all new units to be affordable) and other tools to achieve affordability.

Emerging Directions - Britannia-Woodland Policies

Transportation

Sub-Area Policies and Policy Ideas (Emerging Directions)(p.29)

- BW-6: Complete proposed Mosaic (Woodland) Greenway
- Land-use map: [Introduce] potential “woonerf” treatment on streets immediately adjacent to parks.
- Land-use map: streetscape improvements along greenway to reinforce as a key cycling route.
- Land-use map: streetscape improvements adjacent to school to increase pedestrian safety.



Other relevant community-wide policies (Emerging Directions) (p.6-9)

- Policies to: enhance and maintain the pedestrian network (on key arterials such as E 1st and Clark Drive, designated greenways, residential streets with higher traffic volumes); rename Grandview Highway; improve existing cycling network (including a potential E/W connection on Charles or William St); work with Translink to improve local transit service (including a community shuttle on E 1st); ensure safe and efficient use of road network (including parking, goods movement).

What people said:

- Support for upgrade to streets around Woodland Park and Grandview school. Some discussion about how this might improve safety
- Discussion around potential pedestrian/public realm improvements for east/west connections in Britannia-Woodland. Related support for traffic calming and throughout this portion of Grandview-Woodland. Discussion of pedestrian improvements that could enhance Clark Drive.
- Strong support for a community shuttle on E 1st during planning process. Mixed support via response to Emerging Directions. Key questions/concerns related to potential impact on traffic.
- Mixed support for Venables Greenway. Some suggestion that focus should be put on Adanac.
- Suggestion that renaming Grandview Highway to Grandview Boulevard is not a concern.
- Discussion around important role of streets and laneways in industrial areas for industrial purposes.
- Discussion around possible improvements to laneway network to create alternative connections, sites of public life, public art, etc.
- Support for improved cycling facilities; however some discussion that and E/W connection on Charles or William St may be “too hilly.”

Emerging Directions - Britannia-Woodland Policies

Public Realm



Sub-Area Policies and Policy Ideas (Emerging Directions)(p.29)

- Land-use map: [Introduce] potential “woonerf” treatment on streets immediately adjacent to parks.
- Land-use map: streetscape improvements adjacent to school to increase pedestrian safety.
- Land-use map: streetscape improvements along greenway to reinforce as a key cycling route.
- Land-use map: Reinforce unique character of Frances Street’s streetscape treatment.

Other relevant community-wide policies (Emerging Directions) (p.9-11)

- Policies to: enhance existing parks and greenspaces; expand neighbourhood greenspace assets; improve the “seam” between residential and industrial areas; explore “green links” to connect public spaces and community facilities (including Mosaic and Venables); increase the number of street trees; expand available street furniture; support the optimization and upgrade of Britannia.

What people said:

- Strong support for improvements to area parks and greenspaces – in particular Woodland Park. Some discussion around issues facing the park, and desired improvements.
- Discussion about need for better streetscape/public realm improvements – e.g. E/W links, throughout Britannia, on Clark Drive, in industrial area.
- Support for improvements to the Mosaic greenway, as well as to the industrial/residential ‘seam.’
- Strong support for Britannia Centre upgrades. Discussion regarding needed facilities and programs at the Community Centre.
- Continued discussion about the importance of the Grandview Cut.

Emerging Directions - Britannia-Woodland Policies

Community Well-being



Sub-Area Policies and Policy Ideas (Emerging Directions)(p.29)

- Land-use map: streetscape improvements adjacent to school to increase pedestrian safety.

Other relevant community-wide policies (Emerging Directions) (p.16-19)

- Policies to: expand and enhance Britannia; support use of public schools as community facilities; increase the provision of childcare, youth services and seniors services; increase the number of local food assets; strengthen neighbourhood safety; support local low-income workers as part of future neighbourhood development.

What people said:

- Support for safety related improvements, as well as traffic calming measures throughout the neighbourhood.
- Strong support for Britannia Centre upgrades. Discussion regarding needed facilities and programs at the Community Centre. Further discussion about possible night time safety improvements on site.
- Support for measures to improve the safety of industrial areas – through design features, lighting improvements, potential ancillary uses (e.g. tasting rooms to create more activity or ‘eyes on the street’).
- Support for increased childcare, youth and seniors services, community gardens, other amenities.

Emerging Directions - Britannia-Woodland Policies

Heritage

Sub-Area Policies and Policy Ideas (Emerging Directions) (p.29)

- BW-3: Encourage conservation of designated heritage resources.
- Land-use map: Reinforce unique character of Frances Street's streetscape treatment.

Other relevant community-wide policies (Emerging Directions) (p.12)

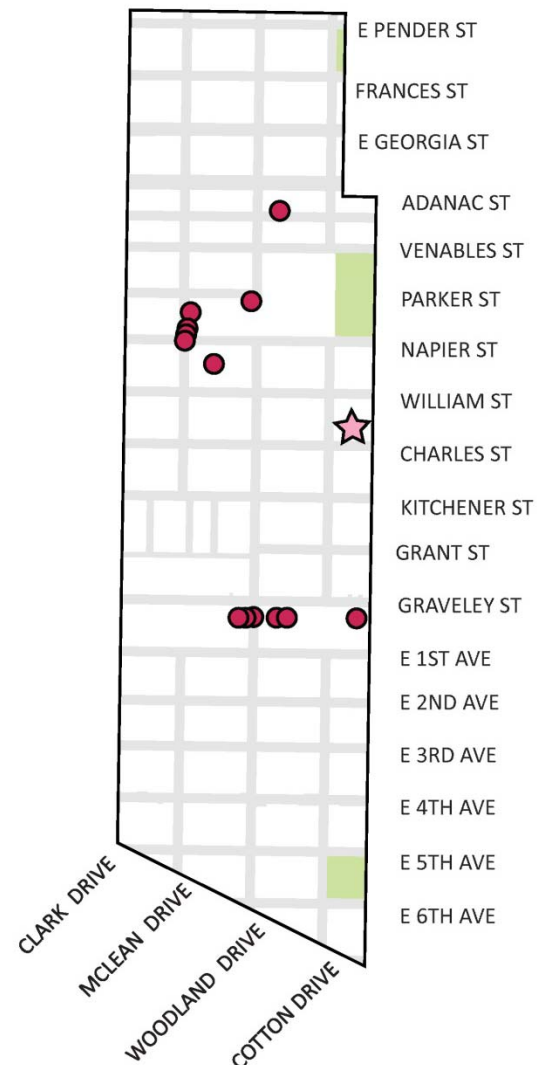
- Policies to: increase understanding and recognition of local heritage; broaden definitions of heritage; update the heritage register; ensure sufficient incentives to encourage protection of local heritage resources; review design guidelines against future land-use directions.

What people said:

- General support for conservation of designated heritage resources. Related concern about the impact that new development may have on the character of the neighbourhood.
- Support for broader, more inclusive definition of heritage – as well as updates to the heritage register, heritage incentives, etc.
- General support for Frances Street 'bricks' – and this aspect of transportation history.



Heritage Sites in Britannia-Woodland



Emerging Directions - Britannia-Woodland Policies

Local Economy



Sub-Area Policies and Policy Ideas (Emerging Directions) (p.29)

- BW-5: Retain Industrial land-use in current “I” zoned areas.
- BW-7: Seek additional artists’ production space in Industrial-zoned areas

Other relevant community-wide policies (Emerging Directions) (p.20-21)

- Policies to: support high streets (e.g. Commercial Drive); maintain fine-grained (mom and pop) commercial retail throughout the neighbourhood; industrial intensification; highlight role of industrial lands in city’s food and cultural economy.

What people said:

- Overall support for preservation of industrial lands, industrial intensification and related policies.
- Some discussion about whether it’s necessary to maintain all of the “I” zoned lands. Concern about the proximity of neighbourhood schools to industrial.
- Discussion around important role of streets and laneways in industrial areas for industrial purposes.
- Support for the creation of additional artists’ production space in industrial-zoned areas. General discussion around need for performance and market spaces as well.

Emerging Directions - Britannia-Woodland Policies

Arts and Culture



Sub-Area Policies and Policy Ideas (Emerging Directions) (p.29)

- BW-7: Seek additional artists' production space in Industrial-zoned areas

Other relevant community-wide policies (Emerging Directions) (p.12, 13-15, 21)

- Policies to: support the creation of affordable and accessible arts and culture space; preserve and increase creation/production space; ensure a variety of neighbourhood presentation and market spaces; increase public art; support the diverse array of cultural traditions; and, expand office and ancillary space for arts & culture organizations.

What people said:

- Support for the creation of additional artists' production space in industrial-zoned areas. General discussion around need to also maintain/increase performance and market spaces.
- General support for arts and cultural policies. Discussion regarding the loss of existing affordable production and presentation space, as well as concerns about loss of neighbourhood affordability (including housing), and its impact on artists.

Emerging Directions - Britannia-Woodland Policies

Energy and Climate Change

Sub-Area Policies and Policy Ideas (Emerging Directions) (p.29)

- *No specific sub-area policies*

Other relevant community-wide policies (Emerging Directions) (p.22-23)

- Policies to encourage energy conservation in existing buildings; exploration of opportunities around renewable energy and neighbourhood energy utilities; implementation of green building policies; deconstruction services for re-use and recycling of building materials.

What people said:

- General support for proposed energy, climate change and green building policies. Some discussion around incentives, relationship between different types of building and environmental performance.
- Suggestions for additional policy related to water-use, water heating and waste-water, toxic materials, local food resources, landscaping, green roofs, urban forestry, sustainable transportation.
- General feedback on this topic around density. Mixed opinions: increased density as a means to support urban sustainability vs. concerns that increased density could cause traffic issues, overuse of amenities).

Land Use and Built Form – Additional Considerations and Constraints

Planning for the future of the community can be a tricky job. A myriad of effects can shape how neighbourhoods grow and change. Some of these can be anticipated, while others can't.

To make matters more interesting, there are a range of other considerations that come to bear. Neighbourhood planning inherently means making choices – about types of housing, about land-use, about funding allocations, about social and cultural policy, and so on.

At the same time, there is also an existing regulatory environment (comprised of city-wide policies and guidelines, as well as federal and provincial law) that constrains what can and can't be part of planning activities.

Here are some of the key considerations and constraints that come into play – particularly as they relate to built form:

Affordability and Social Need

Different forms of housing can accommodate different household types and incomes in general. They can also generate different levels of affordability.

One important question to think about is this: ***"Who will live in Grandview/ Britannia-Woodland in the next 30 years? What type of housing will they need?"*** Will there be more families with children (or extended families in general) who will require larger 2-3 bedroom units? Will there be more singles, students and seniors, who may require smaller units – 0 to 1 bedroom facilities? What sorts of non-market and supported housing will be required? Will it be for seniors, those with health considerations, those with particular cultural needs?

Different types of housing creates different opportunities. For those looking to enter the ownership market, detached housing can be prohibitively expensive, whereas strata-titled condominiums, row-houses or townhouses may offer a better opportunity. Similarly, if the aim is to support new renters, then creation of purpose built rental (apartments) will be a key mechanism, where secondary rental (e.g. renting houses, duplexes, condominiums), will only provide a fraction of the needed supply. Finally, alternative ownership models – e.g. co-ops and co-housing – offer other possibilities that need to be part of the discussion.

Finally, housing – like many other goods – has certain economic thresholds inherent in its production. On a very basic level, bells and whistles aside, the cost of housing generally decreases with the amount built – as it becomes possible for economies of scale to be achieved.

Environmental Performance

The energy and sustainability performance of a residential building will vary a great deal based on the types of materials used in its construction. For example, building materials like metal and concrete have lower insulating properties and are therefore more prone to heat loss than a material like wood. Window-walls made entirely out of glass and metal also demonstrate a lower energy efficiency than wooden walls with smaller, inserted (or punched) windows. Similarly, wood also has a lower carbon footprint than other structural building materials like concrete and metal.

At the same time, taller buildings made from concrete metal and glass may not achieve the energy efficiency of wood framed buildings, but they can achieve a number of other benefits – such as providing the sort of population numbers that support more and better public transit, reducing urban sprawl, and sustaining a strong local economy with commensurate community amenities.

Public Amenities

Public amenities (such as childcare, non-market or supported housing, parks, libraries, community facilities) cost money to build, maintain and operate. There's only ever 'so much money to go around' – and when it comes to capital expenditures, there are choices that need to be made. One of the key goals (and key challenges) in community planning, is establishing the public benefits priorities. This can be complex, as there are a wide variety of competing demands.

There's also the question of funding. A sizeable portion of the funding for building or maintaining community amenities) comes through taxes, capital budgeting and municipal borrowing. Another portion is also generated through the development process. Each of these funding sources also has implications for the neighbourhood.

Neighbourhood Character

Choices around buildings can impact neighbour character in a number of ways. The type of materials used, the scale and form of development, and the nature of permitted uses can be seen to complement or contrast with existing neighbourhood character. This doesn't mean that new buildings necessarily have to look exactly like old ones. (In fact, one of the ways that architectural heritage can supported, is through the contrast provided by newer designs - versus the development of "faux" heritage). Similarly, concerns around building height can often be mitigated through close and thoughtful attention to the first 2-3 storeys of a building (that is: street-level activity).

*Questions of character can involve a lot of subjective preferences,
which makes for engaging discussions.*

Existing Policy

The City of Vancouver has a variety of existing policies that need to be respected as part of the community plan. These include the Greenest City Action Plan, our Housing and Homelessness Strategy, and our Transportation Plan – all of which speak to larger city-wide needs, aspirations and urban systems. This poses some constraints to our community planning work.

Neighbourhood scale transportation policy, for example, can't run counter to the city-wide transportation network.

In Britannia-Woodland, some of the more relevant regulatory constraints are the Industrial Lands Policy and Regional Context Statement (both of which identify industrial lands in the area as job space, thus precluding any residential uses being introduced to these areas). Another constraint: the City's Rate of Change Policy – which requires 1-to-1 replacement of rental units that are being considered as part of a redevelopment process.

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Neighbourhoods Change

Britannia-Woodland in 2014 is not the same place it was five years ago, 10 years ago or even longer. The neighbourhood has been around – as part of the City of Vancouver – for over 125 years. It has gone through a number of changes.

Western view toward False Creek Flats from Grandview, 1912



Like cities as a whole, all neighbourhoods change. Britannia-Woodland will continue to grow and evolve as new people move into the neighbourhood, as businesses and economy change, as the city as a whole grow and changes.

Houses at 6th Ave and McLean Drive, 1921



Neighbourhood change, in one fashion or another, is not only inevitable, it can be a good thing.

Community plans – and the sub-area policies within – are designed to enable positive growth and change in a neighbourhood. They seek to respond to the challenges and opportunities that come with an increased population - identifying where(and in what form) growth will take place - while also responding to current issues, unique neighbourhood considerations, and identified community needs.

Help us to get the plan right

Britannia-Woodland is an important part of Grandview-Woodland and the city. We need to plan thoughtfully and responsibly for the next three decades and beyond.

The work we do today will play a key role in refining directions for this neighbourhood and shaping the overall Grandview-Woodland community plan.

Thank you for your participation in the planning process.

We need your help to get the plan right.