

Grandview-Woodland Community Plan

Cedar Cove Sub-Area Workshop: Backgrounder

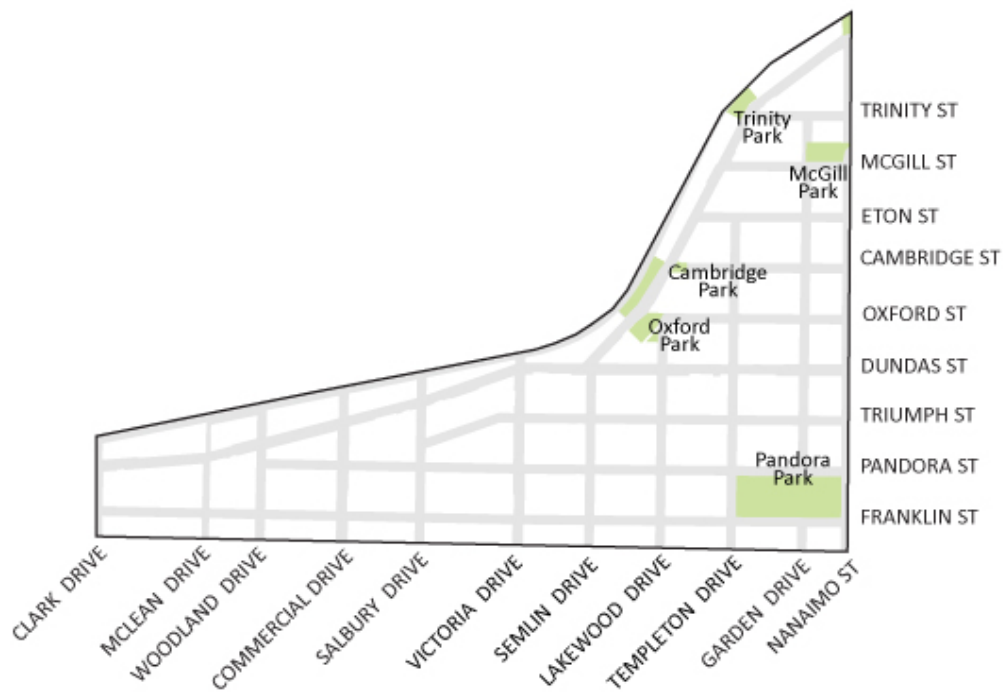


November 2014

What's the future look like for Cedar Cove?

This is an eclectic area with a mix from character homes and quiet streets to heavy manufacturing and busy arterial thoroughfares, refers to the area north of Hastings Street, between Clark Drive (west) and west of Kamloops Street (east).

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 Cedar Cove.



Background

This backgrounder starts by looking at the draft policies that were developed for Cedar Cove, as well as the community feedback that was received.

At this stage, 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.

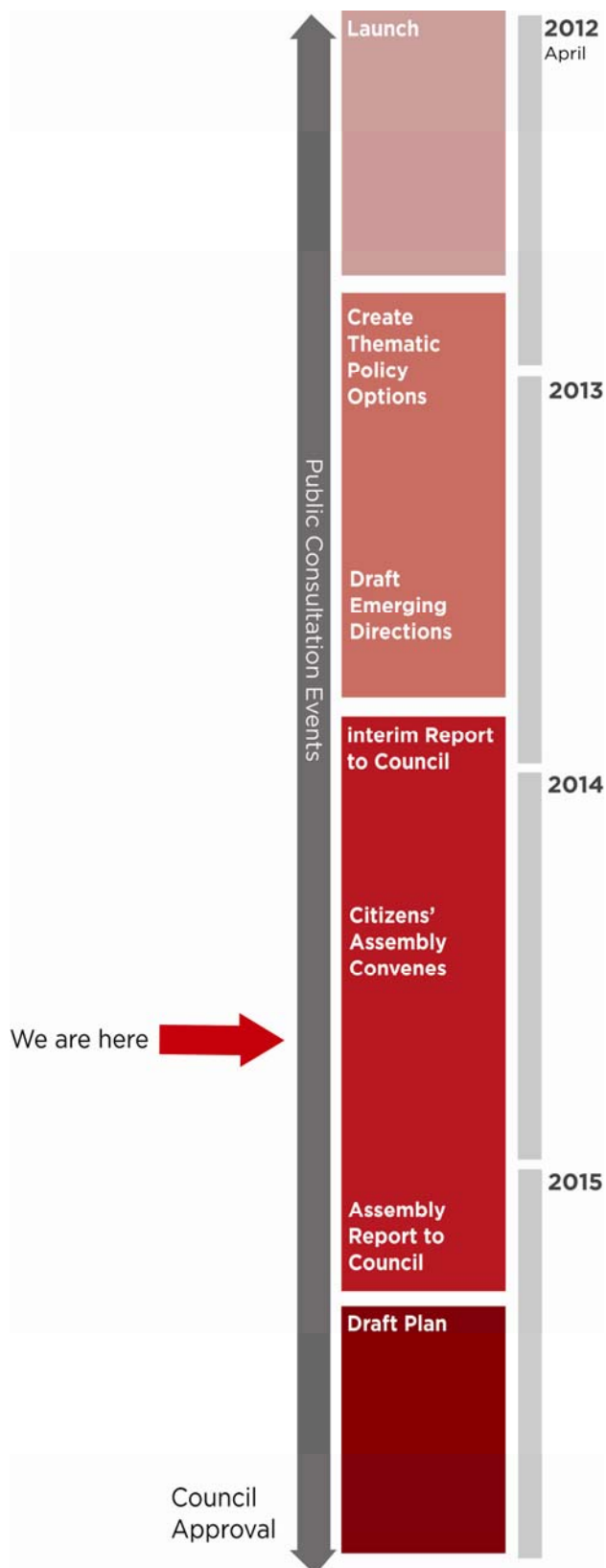
Phase One of the process, completed in August 2012, involved outreach and engagement, as well as the general identification of assets, issues and opportunities in the neighbourhood (that is, what people love about the community, and areas they'd like to see changed).

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) with the community.

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, several 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.



Cedar Cove Demographic Snapshot

The following tables provide a brief demographic snapshot of Cedar Cove 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				
		Cedar Cove + surrounding ⁽¹⁾	G-W ⁽²⁾	City ⁽³⁾
	Population 2011	13,235	27,305	603,500
	Population 2001	14,200	29,085	545,675
	% Change	(-6.8%)	(-6.1%)	10.6%

Total population (2011) based on Cedar Cove specific DAs ⁽⁴⁾				
	Estimated population	6,000	N/A	N/A

Age (2011 Census)					
	Age	Cedar Cove #	Cedar Cove %	G-W %	City %
	0 -19	1870	14%	14%	17%
	20 – 29	2240	17%	18%	17%
	30 – 44	3715	28%	29%	25%
	45 – 64	3895	29%	28%	28%
	65 – 84	1315	10%	10%	11%
	85 +	160	1%	1%	2.0%

Owner/Renter Private Households					
		Cedar Cove #	Cedar Cove %	G-W %	City %
	Owner	2265	33%	35%	49%
	Renter	4615	67%	65%	51%

Income (2011 NHS) – In low-income in 2010 based on after tax low-income measure					
	All households		25-34%*		
	Under 18		28-50%		
	18-64		25-58%		
	65 +		23-65%		
Knowledge of English (2011 Census)					
	English	12,315	93%	94%	92%
	No English	895	7%	6%	8%

Total Population in Private Households by Aboriginal Identity (2011 NHS)					
	Age	Cedar Cove #	Cedar Cove %	G-W %	City %
	Aboriginal Identity	1,110	8.75%	8.1%	2.0%
Language spoken most often at home (2011 Census) ⁽⁵⁾					
Cedar Cove	%	G-W	%	City	%
English	81	English	80	English	65
Cantonese	6.6	Cantonese	4.7	Cantonese	8.3
Chinese (n.o.s) ⁽⁶⁾	3.3	Chinese (n.o.s)	2.8	Chinese (n.o.s)	5.1
Spanish	1.5	Spanish	1.2	Mandarin	3.2
Mandarin	1.2	Vietnamese	1.2	Punjabi	1.8
Vietnamese	1.1	Italian	1.0	Tagalog	1.6
Tagalog	1.0	Mandarin	0.8	Vietnamese	1.3
French	0.7	Tagalog	0.8	Korean	0.9
Italian	0.6	French	0.7	Spanish	0.9
Polish	0.4	Korean	0.3	Persian	0.7

Cedar Cove Private Dwellings (2011 Census, DAs)		
Type	Cedar Cove #	Cedar Cove %
Estimated total	3,600	100%
Single detached, duplex, semi-detached	285	8%
Rowhouse/townhouse	85	2%
Apartments (strata-titled or rental)	3,190	88%

Notes: (1) Cedar Cove and surrounding statistics are derived from the 2011 Census and National Household Survey, and reflect aggregate totals for census tracts (CAs) 55.01, 55.02 and 56.01. The territory for these tracts is bounded approximately by Clark Drive, Venables, and Penticton Street – meaning that this geography covers a larger territory than Cedar Cove; (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) Cedar Cove Dissemination Area statistics are derived from the 2011 Census, and refers to an area that more closely, but not completely, approximates the Cedar Cove 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

Cedar Cove 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 in security, 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, one of the key challenges maintaining (or even 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 and around 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 Cedar Cove and its future. This is a small sampling of some of the key points:

Housing

- Cedar Cove contains a large proportion of affordable rental housing, as well as more affordable ownership opportunities.
- There is a desire to preserve existing affordable stock, but interest in the creation of new housing – esp. for families, seniors.

Transportation

- Both topography and limited transit access makes getting to shopping streets (and other services) a challenge.
- The intensity of high streets – in particular Powell and Dundas – acts as a barrier, and there is a desire to find a way to deal with the ‘intensity’ of traffic.

Social Sustainability & Social Issues

- The population of the suburb is diverse (ethnoculturally and economically).
- There are safety concerns in some areas – and support for neighbourhood improvements that will respond to these and support vulnerable populations.
- Access to needed social services can be a challenge – and there needs to be a greater diversity of services in the neighbourhood.

Parks and Public Space

- Parks in the area are well-loved, and there is a desire for further park improvements – including waterfront access to the Burrard Inlet.
- There is a strong desire for public realm improvements that will better knit different parts of Cedar Cove together (e.g. n/s of Dundas, residential and industrial).
- There are a number of significant views that should be maintained.

Heritage

- Cedar Cove contains a number of important cultural and heritage features – including Aboriginal culture, older homes, industrial history, and the Victoria Drive streetscape.

Arts & Culture

- Cedar Cove is home to a number of artists and arts facilities (studios and presentation spaces) - and these need to be supported.

Local Economy

- Cedar Cove is home to important manufacturing and light-industry, as well as the Port area.
- While retail services are available on Hastings, the actual availability of shops and services within Cedar Cove is quite limited.

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** – Increase the 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 work!

Sub-Area Planning: Emerging Directions - Cedar Cove policies

The following pages provide a summary of the draft sub-area policies and (and related ideas noted on the draft land-use map).

There is also a complete set of community-wide policies contained in the *Emerging Directions* document. Some of these may also apply to Cedar Cove. Key aspects of these are summarized here, and you can find the complete set of *Emerging Directions* policies at vancouver.ca/gw.

Cedar Cove – Proposed Areas of Change in Cedar Cover Land-Use



Cedar Cove – Emerging Directions Policy Ideas



Housing

Sub-Area Policies and Policy Ideas (Emerging Directions)

- CC-1: Maintain existing rental stock in the multifamily (RM) zone and encourage protection of affordable rental stock by moderating the pace of change.
- CC-2: Encourage build-out of existing RM zone; allow modest increases in height around **Pandora Park** (up to six-stories) for rental housing as multifamily buildings redevelop.
- CC-3: Allow for additional height, modest expansion of mixed use (retail + residential) at the Dundas/Powell/Wall commercial node) (up to eight storeys)
- Land-use map: Frame Dundas with taller buildings (up to six storeys) transitioning to lower apartments (3-4 storeys towards interior of blocks)

What people said:

- Support for policies to maintain existing rental stock. Discussion around need to redevelop some older/poor condition buildings; some support for modest increases in height. Support for neighbourhood with mixed tenure (renters and owners)
- Concern that proposed heights around Pandora Park (“up to 6-storeys”) may be too high (impact on character; shading; too much density; impact on greenspace)
- General concern around affordability, as well as displacement of lower income/renter community through any redevelopment
- Support for expansion of mixed use retail at Dundas/Powell/Wall. Mixed opinions about building height. Some: “no more than 6-8 storeys.” Others felt this might be too high. General support (in Emerging Directions) for small neighbourhood retail.

Sub-Area Policies and Policy Ideas (Emerging Directions)

- CC-6: Complete proposed Powell Street Greenway and consider additional east-west cycling connections.
- Use change in public realm treatment to mark a different character to Nanaimo Street north and south of Dundas
- Land-use map: Introduce streetscape improvements along Garden Drive to foster secondary pedestrian route (e.g. strengthen Garden Drive as a pedestrian route)
- Land-use map: Enhance Victoria Drive pedestrian experience through industrial area.
- Land-use map: introduce special public realm treatment (streets and sidewalks) around Pandora Park

What people said:

- General support for Powell St. Greenway; however concerns noted: that this is an industrial area and there is a need to support industry/port-related traffic; also set-backs along street may make this routing a challenge.
- General support for pedestrian and public realm improvements noted throughout *Emerging Directions* (though not necessarily connected with Cedar Cove policy ideas).

Public realm

Sub-Area Policies and Policy Ideas (Emerging Directions)

- CC-5: Improve safety and public realm, particularly at the 'seam' between residential and industrial. Seek additional safety improvements for vulnerable populations in the industrial area.
- CC-9: Seek long-term access to the Burrard Inlet via the development of a new waterfront park
- Land-use map: Maintain and enhance parks with special views to city, port, and mountains beyond.
- Land-use map: Use change in public realm treatment to mark a different character to Nanaimo Street north and south of Dundas
- Land-use map: introduce special public realm treatment (streets and sidewalks) around Pandora Park
- Land-use map: Introduce industrial related public realm treatment along Mosaic Greenway (Woodland Drive)

What people said:

- Support for public realm improvements at industrial seam (as well as related safety improvements). In general, support for public realm improvements proposed throughout *Emerging Directions* (though not necessarily comments on specific Cedar Cove policy ideas).
- Strong support for long-term access to waterfront
- Discussion about possible public realm/streetscape improvements along Powell/Dundas
- Support for enhancement of key views throughout the neighbourhood

Community well-being

Sub-Area Policies and Policy Ideas (Emerging Directions)

- CC-5: Improve safety and public realm, particularly at the 'seam' between residential and industrial. Seek additional safety improvements for vulnerable populations in the industrial area.

What people said:

- Support. Discussion that some areas feel unsafe; police presence in the neighbourhood.

Heritage

Sub-Area Policies and Policy Ideas (Emerging Directions) (p.24-25)

- CC-7: Encourage conservation of designated heritage resources.

Heritage Sites in Cedar Cove



What people said:

- No specific feedback about this policy; however general support throughout *Emerging Directions* input for protection of heritage assets.

Local economy

Sub-Area Policies and Policy Ideas (Emerging Directions)

- CC-3: Allow for additional height, modest expansion of mixed use (retail + residential) at the Dundas/Powell/Wall commercial node) (up to eight storeys)
- CC-4: Support long-term intensification of industrial uses in “M” and “I” zoned areas, and ensure that they retain their present function as job space. No new residential will be allowed in this portion of the sub-area.
- CC-5: Improve safety and public realm, particularly at the ‘seam’ between residential and industrial. Seek additional safety improvements for vulnerable populations in the industrial area.
- CC-8: Seek additional artists’ production space in Industrial-zoned areas.
- Land Use Map: Consider opportunity for local neighbourhood shopping (in the north end of Cedar Cove – e.g. North Garden Drive)
- Land-use map: Introduce industrial related public realm treatment along Mosaic Greenway (Woodland Drive)

What people said:

- Support for expansion of mixed use retail at Dundas/Powell/Wall. Mixed opinions about building height. Some: “no more than 6-8 storeys.” Others felt this might be too high. General support (in Emerging Directions) for small neighbourhood retail.
- Support for industrial intensification. Suggestion that this area ‘could be a destination’ (re: food & breweries). No to residential.
- Support for public realm improvements.
- General support (throughout Emerging Directions for artists studios, production spaces, markets, etc.

Arts and culture

Sub-Area Policies and Policy Ideas (Emerging Directions) (p.24-25)

- CC-8: Seek additional artists’ production space in Industrial-zoned areas

What people said:

- Support for the creation of additional studio space.

Energy and climate change

Sub-Area Policies and Policy Ideas (Emerging Directions) (p.24-25)

- No specific sub-area policies

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

- 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.

Sub-Area Policies and Policy Ideas (Emerging Directions)

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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/ Cedar Cove 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 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 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 Cedar Cove, 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.

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.

Neighbourhoods Change

Cedar Cove 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.

Cedar Cove Area, 1920



Like cities as a whole, all neighbourhoods change. Cedar Cove 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.

Wall Street at Cambridge, C. 1980 and 2014



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

Cedar Cove 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.