

# 1 Grandview-Woodland. Overview

Did you know the City of Vancouver is embarking on a comprehensive community planning program in Grandview-Woodland?

**We need your help**  
to make this  
a success!

## What is a community plan?

A Community Plan is a framework that guides positive change and growth over 20-30 years. It integrates policy on land use, housing, transportation, parks and open space, arts and culture, the environment and more.

## Why is a community plan important?

As Vancouver continues to grow, a community plan will help enable Grandview-Woodland to proactively respond to these pressures. The Plan will be used to shape development and anticipate the community's future needs.

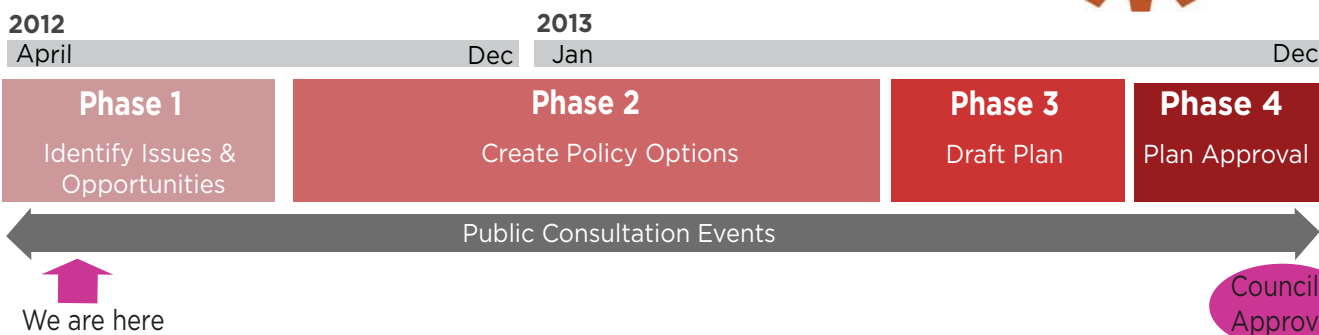
## Who creates a community plan?

We all do! Throughout the planning program, staff will seek to involve the broadest range of people in Grandview-Woodland, including those of different cultural backgrounds, ages, incomes, renters and owners.



## How long will it take to develop the plan?

The Grandview-Woodland Community Plan program will take place over 18-21 months, starting now.



## How can I get involved?

As the planning process gets underway there will be lots of ways for you to get involved. Watch out for storytelling events, walking tours, photo contests, online feedback opportunities, workshops, and more.

Be sure to :



Check out the website: [www.vancouver.ca/grandviewplan](http://www.vancouver.ca/grandviewplan)

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## Grandview-Woodland.

# History

Historical Curiosity: A cultural centre opened on Grandview Highway February 3, 1978 and the locals celebrated with a carnivale! What National was the community celebrating?

- The Spaniards
- **The Italians**
- The Portugese



First Nations canoe race in Burrard Inlet, 1980.  
City of Vancouver Archives, AM 54-54-: In P16

The local Coast Salish people refer to the area along Burrard Inlet as **Khupkhahpay'ay**, the word for 'cedar tree' in their traditional language. Over the course of nine thousand years the Fraser Valley was home to roughly twenty First Nation bands who made up the Sto:lo Nation, or "people of the river". The three largest nations who lived where Vancouver now sits are the Squamish, T'sleil-Waututh and Musqueam. Vancouver is also home to First Nations, Métis and Inuit from across Canada.



Cedar Mills, Cedar Cove, south side of Burrard Inlet 1885.  
City of Vancouver Archives, CVA 77-820

Sawmill owners clearcut the entire Grandview Woodland area.

The interurban railway opens connecting Vancouver to New Westminster.

Local streetcar service begins in 1904.

1870s

First building built was a brewery, followed by sawmills at the foot of Victoria Drive.

1880s

1890s

Residents successfully lobbied for street improvements so children wouldn't have to walk along rail lines.

1900s

1910s

Park Drive renamed Commercial Drive in 1912.

1920s

1930s

The Rio Theatre opened in 1938.

In the 40s & 50s Italian immigrants settled in the northern part of Commercial Drive, other wise known as Little Italy.

1940s

Grandview Lanes opened in 1947.

1960s

Vancouver Aboriginal Friendship Centre Society finds a home at 1607 E. Hastings Street in 1979.

Britannia Community Services Centre built in 1975.

1970s

MOSAIC opened in 1976 providing language and settlement services.

1980s

Broadway Station and Expo Line opened in 1985.

2000s

The Robert and Lily Lee Family Community Health Centre opened in 2010.

2010s



Columbia Brewery - north side of Powell at Wall St. and Victoria Dr., Cedar Cove 1892.  
City of Vancouver Archives, AM 54-54-: BU P127



1st Avenue extension and viaduct construction 1937.  
City of Vancouver Archives, [First Avenue Viaduct Under Construction], CVA 89-4486



House and McLean Grocery at 1107 McLean Drive in the 1960s.  
City of Vancouver Archives, [McLean Drive], COV-5511-: CVA 780-111



Commercial Drive and Hastings Street looking West 1980.  
City of Vancouver Archives, COV-5505-1: CVA 772-506

Grandview-Woodland Community Plan Open House May 2012

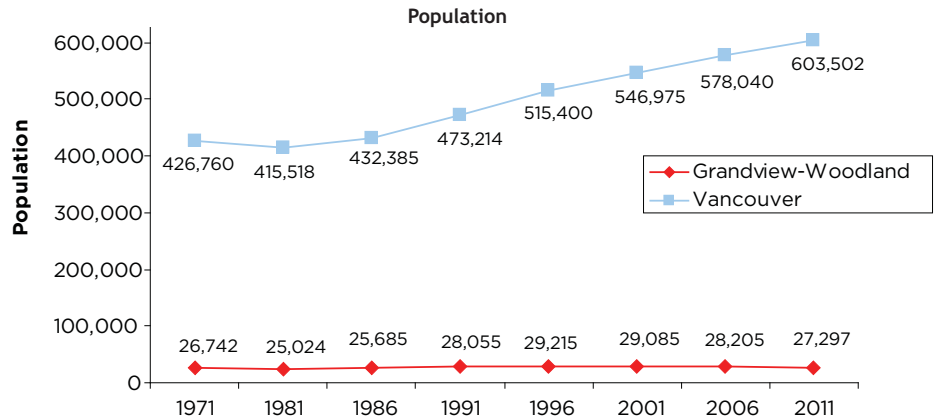
# Population

Did you know  
Grandview-Woodland's  
population has only  
increased by  
**2%** since 1971?

## Population Growth

Grandview-Woodland has a population of 27,297 (2011). In the last 30 years, Grandview-Woodland's population only increased by 2%, which is significantly less than the Vancouver's overall growth of 36%.

Grandview-Woodland's greatest population increase was between 1976 and 1996, when the neighbourhood grew by 4,000 people. Since 1996, its population has fallen by nearly 3,000 people.



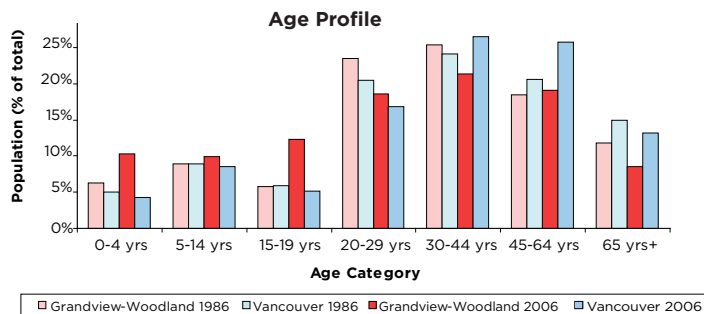
## Age Profile

In Grandview-Woodland, the largest age group is 30-44 years old, the same as in the rest of Vancouver.

Between 1986 and 2006:

- **Children and Youth:** Increased
- **20-29 year olds:** Decreased
- **30-44 year olds:** Slight decreased
- **45-64 year olds:** Slight increased
- **Seniors:** Slight decreased

In Grandview-Woodland, 45% of households are occupied by one-person, compared to 39% in Vancouver. In Grandview-Woodland, 26% of households are single parent families (16% city-wide).

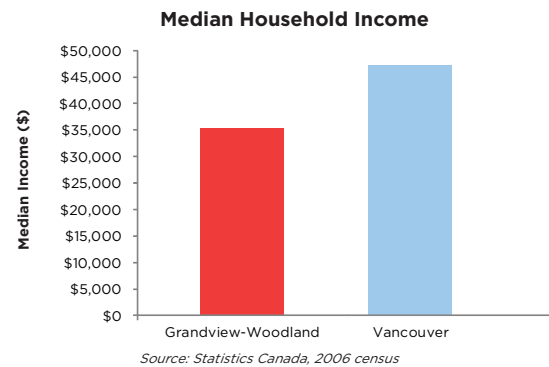


## Income Profile

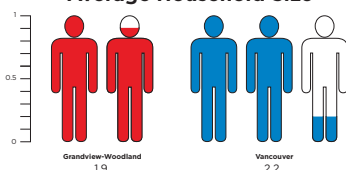
The median household income in Grandview-Woodland is \$35,342, which is lower than the city-wide figure at \$47,299.

In Grandview-Woodland, 35.2% of the population lives in a low income household\*, compared to 26.6% city-wide.

\* Statistics Canada defines low income household as those households that spend 20% more of their income on necessities (food, shelter, clothing) than the average family does.



## Average Household Size



Source: Statistics Canada, 2006 census



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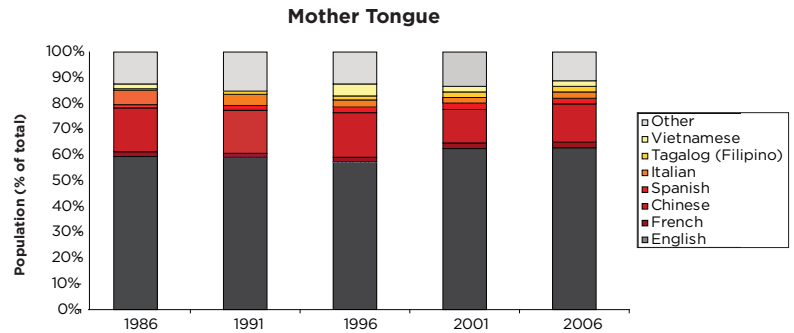
Grandview-Woodland.

## Diversity

Did you know that **in the past 20 years**, the number of people who's mother tongue is **English** has remained **nearly unchanged**?

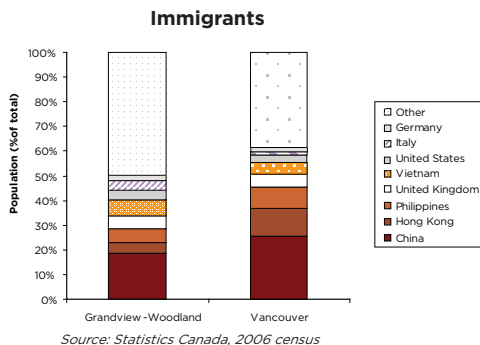
## Mother Tongue

Since 1986, there has been little change in the dominant mother tongue in Grandview-Woodland. In 2006, English remained the dominant mother tongue (49%), followed by Chinese (25%).



## Immigration

In Grandview-Woodland, 32% of the population was born outside of Canada. In contrast, 45% of Vancouver's population is from outside of Canada.



## Aboriginal Identity

Nearly 10% of the population in Grandview-Woodland identifies themselves as being Aboriginal.

## Aboriginal, North American Indian, and Métis Identity

	Grandview-Woodland	Vancouver
Aboriginal Identity	9.2%	1.9%
North American Indian	7.4%	1.3%
Métis	1.7%	0.6%

Source: Statistics Canada, 2006 census



# Growth and Change

Did you know that **60% of buildings** in Grandview-Woodland were **constructed before 1975**?



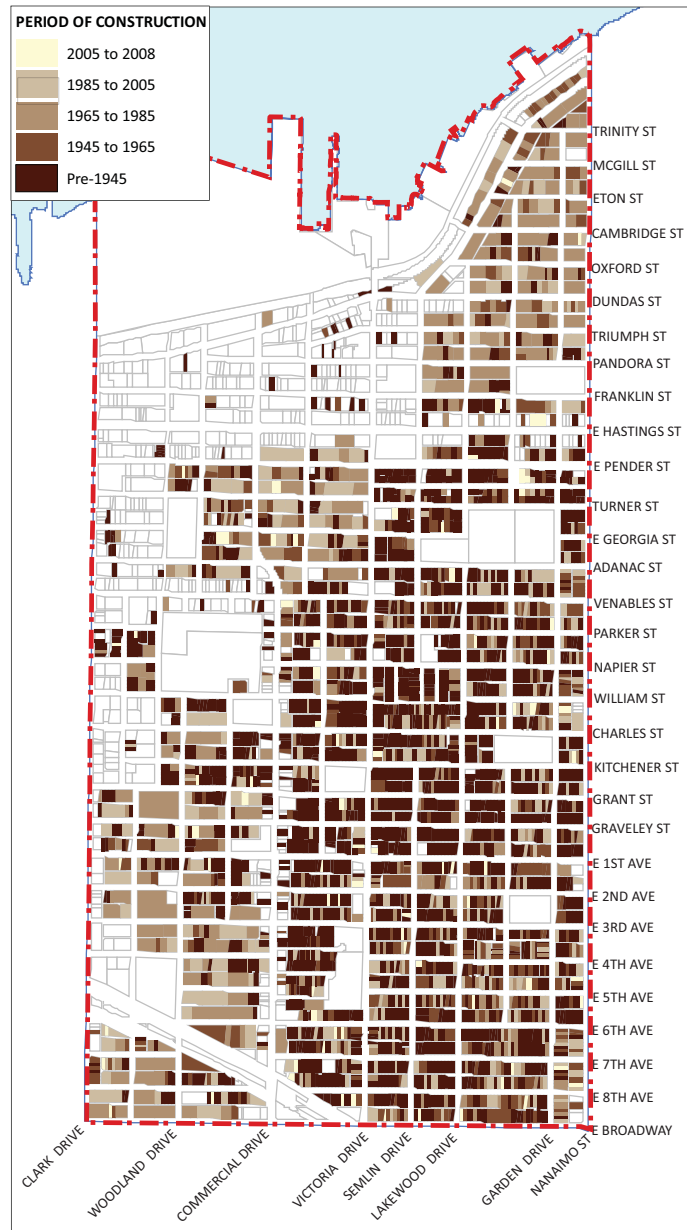
## Age of Housing

Compared with the City, Grandview-Woodland has a higher proportion of older dwellings and a lower proportion of newer buildings.

In Grandview-Woodland, 57% of buildings were constructed before 1946. Of those 57%, approximately:

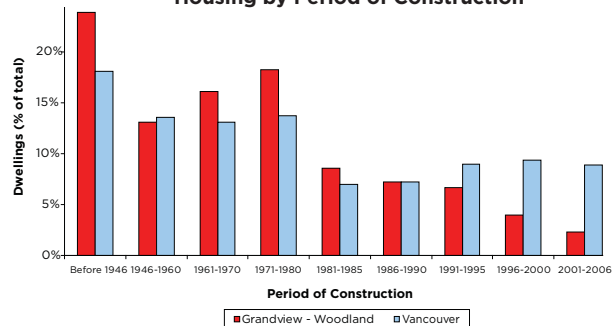
- 28% were built before 1911
- 44% were built between 1911-1921
- 21% were built between 1921 - 1931; and
- 7% were built between 1931-1946.

Age of Housing



Source: BC Assessment data, 2008

Housing by Period of Construction\*



Source: Statistics Canada, 1946 - 2006 census data

\*Note that prior to 1950, many buildings were likely single family houses (which is considered 1 dwelling/unit), and after the 1950s many of these buildings were likely apartments (which contain many dwellings/units).

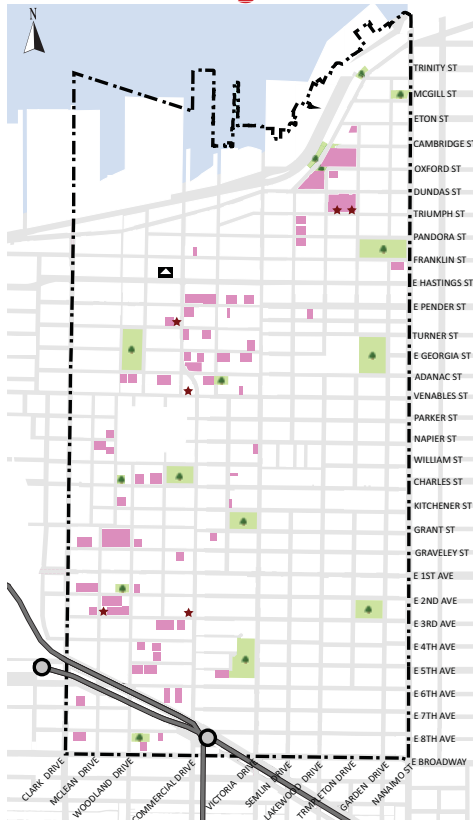
## 6

Grandview-Woodland.

## Housing

Did you know **66%** of the dwellings in Grandview-Woodland are **rented**, compared to 52% city-wide?

## Social Housing



Source: City of Vancouver, 2011

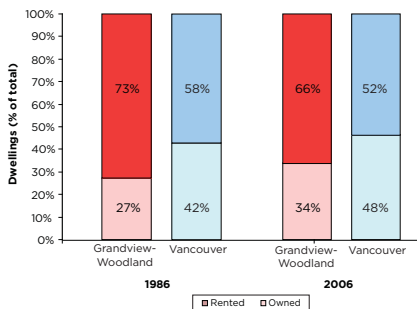
**Social Housing (non-market housing):** Housing for those that cannot afford to pay market rents. Often owned by government, a non-profit, or co-operative society.

**Supportive Housing:** Type of social housing that includes links to on-site or off-site supportive services.

## Tenure

The proportion of rented dwellings in Grandview-Woodland decreased between 1986 and 2006; however, the proportion is still significantly higher than the City as a whole, where 52% of dwellings are rented (2006).

Percent Rented vs. Owned

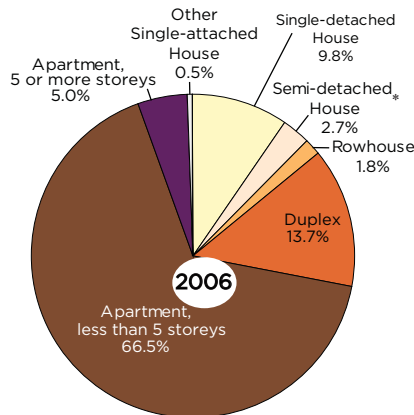


Source: Statistics Canada, 2006 census

## Housing Stock

The most common housing type in Grandview-Woodland is low-rise (<5 storeys) apartments.

Between 1986 and 2006, the proportion of single-detached houses decreased from 18% to 10%, while the proportion of duplexes increased from 8% to 14%.



\*Includes semi-detached houses and duplexes  
Source: Statistics Canada, 2006 census

## Tenure by Type

Overall, 7% of the City's rental housing stock is located in Grandview-Woodland (9,485 units). In the neighbourhood, almost 50% of the rental housing is within apartments under 5 stories.

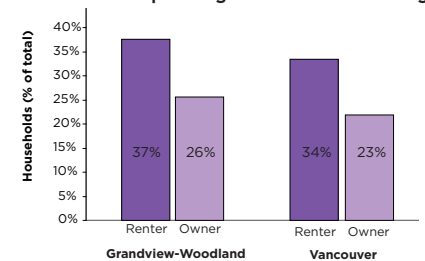
In Grandview-Woodland, 96% of the rental stock was built before 1980.

## Affordability

In Grandview-Woodland, 37% of households that rent their dwelling spend more than 30% of their household income on housing\*, compared to 26% of households that own their dwelling. This is relatively the same as the rest of Vancouver.

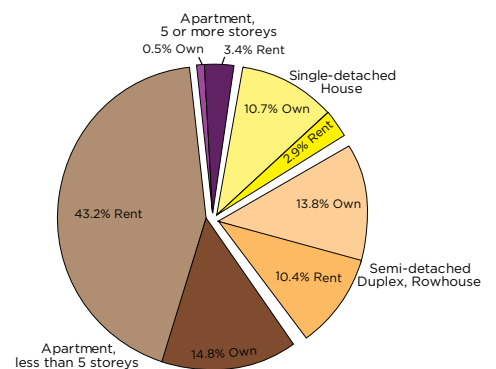
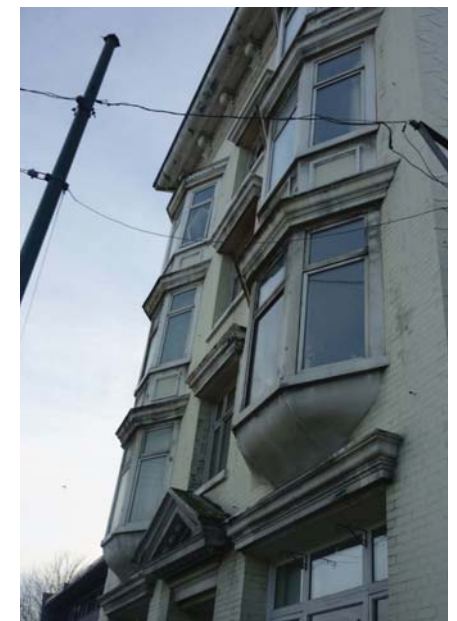
In total, 63% of households that rent or own in Grandview-Woodland spend more

Households Spending Over 30% on Housing\*



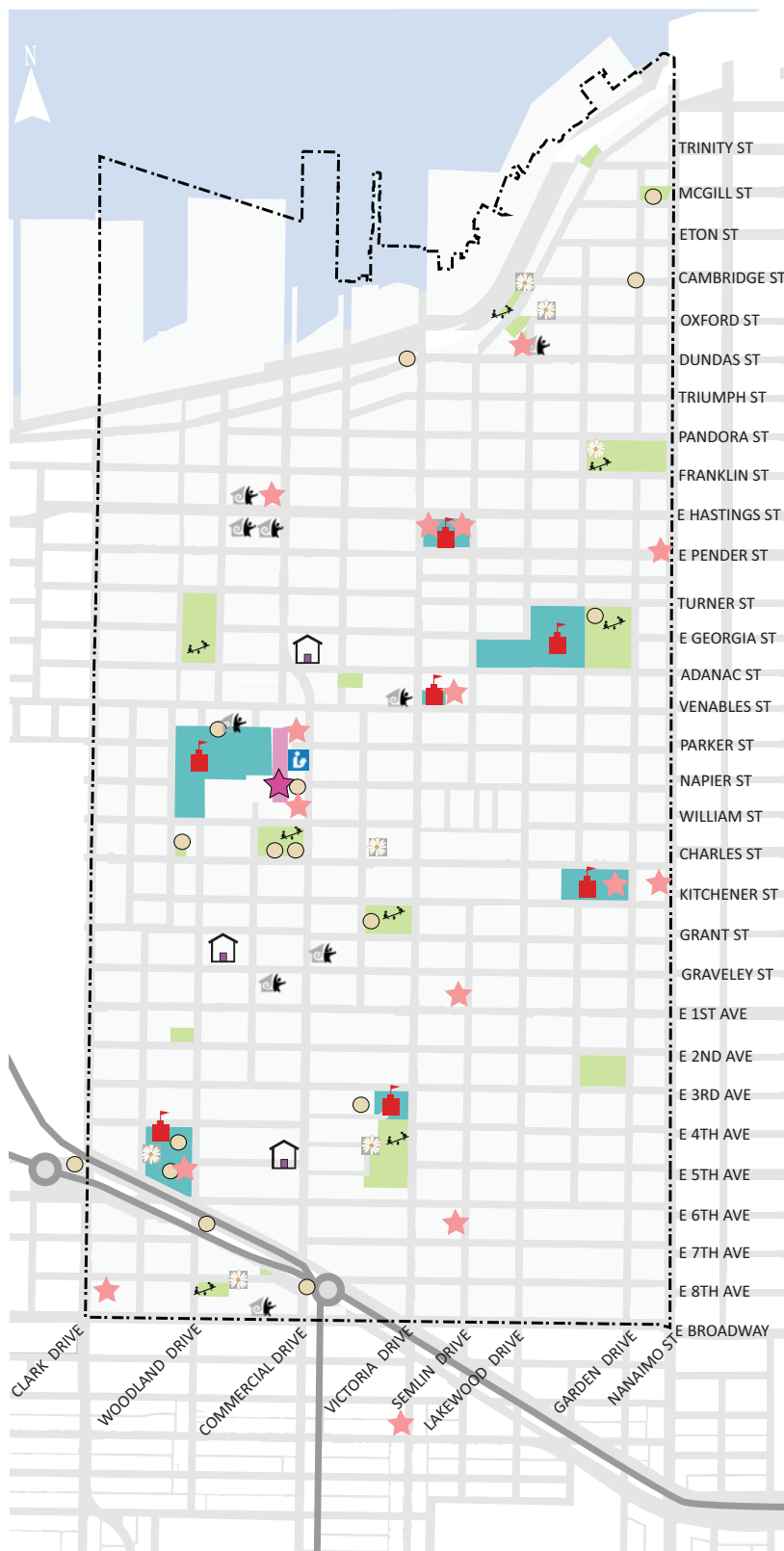
Source: Statistics Canada, 2006 census

\*According to Canada Mortgage and Housing Corporation, the cost of adequate shelter should not exceed 30% of a household's income.



Source: Statistics Canada, 2006 census

# Parks & Amenities



Grandview -Woodland Community Plan Boundary

Parks and Open Space

Childcare Facilities

Library

Community Centre

Schools

Community Gardens

Playground

Senior Services

Public Art

Youth Services

## Quick Facts:

### PARKS:

# of parks	14
Size	0.11 - 1.93 ha
Per capita (G-W)	0.4 ha
Per capita (City)	1.1 ha
5 min walk	87% of residents

### PUBLIC FACILITIES:

Schools	7
Community centre	1
Pool	1
Rink	1
Library	1
Neighbourhood House	1

### SERVICES:

Childcare facilities	14
Youth	10
Senior	3
Health	4
Multicultural	2

### CULTURE:

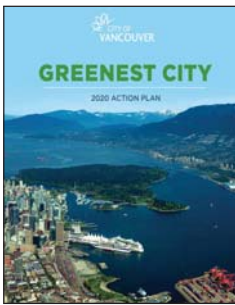
# of public art pieces	15
Artists (G-W)	5%
Artists (City)	2%
Cultural workers (G-W)	12%
Cultural workers (City)	7%

Source: City of Vancouver, 2011

# Selected City Policy

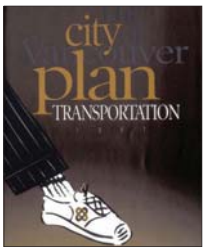
The **Grandview-Woodland Plan** will support the goals of various **city-wide policies** such as the Greenest City Action Plan, the Transportation Plan, and the Housing and Homelessness Strategy.

## Greenest City Action Plan (2011)



The Greenest City 2020 Action Plan provides a path towards a greener future for our community and our planet. It is our road map to becoming the greenest city in the world by 2020. The Plan is divided into 10 smaller plans, each with a long-term (2050) goal and medium-term (2020) targets. Some of the topic areas include: reducing carbon, reducing waste, supporting healthy ecosystems, improving access to nature, and food security.

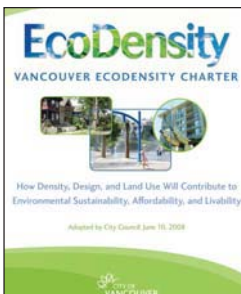
## Transportation Plan (1997) (2012\*)



The intent of the Transportation Plan is to accommodate the expected growth in demand for transportation in the City through transit expansion, and to encourage walking and biking for short local trips. An important aim of the Plan is to help reduce traffic impacts on residential streets and neighbourhood centres.

\*The City is currently updating the Transportation Plan.

## EcoDensity Charter (2008)



The EcoDensity Charter represents a commitment between the City and its citizens to promote complete, mixed-use neighbourhoods in order to achieve a more sustainable, livable, and affordable City. The Charter looks at using density, better design and land use, and ways to support transit and active transportation to help reduce the City's carbon footprint, share resources, address climate change, expand housing choices, and create vibrant, walkable commercial areas.

## The Housing and Homelessness Strategy (2011)



The Housing and Homelessness Strategy identifies the different kinds of housing necessary to meet the needs of our citizens, as well as ways to improve and better preserve the housing we currently have. The Strategy includes directions to improve housing affordability and diversity at all points along the continuum.



## Culture Plan (2008-2018)



The Culture Plan promotes and enhances Vancouver's culture and creative diversity to the benefit of citizens, the creative community, and visitors. The Plan focuses on innovation; learning; connecting people ideas and communities; engaging local neighbourhoods; and celebrating and finding value in art and culture.

## Social Policies



The City of Vancouver has several social policies:

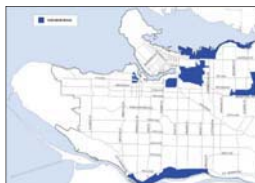
- Children's Policy (1992)
- Civic Childcare Strategy (1990)
- Vancouver Food Charter (2007)
- Vancouver's Food Strategy (in development)
- Healthy City Strategy (in development)

## Vancouver Economic Strategy (2012)



The Economic Strategy has three areas of focus: 1) A healthy climate for growth and prosperity; 2) Support for local business, new investment, and global trade; and 3) A focus on people: attracting and retaining human capital.




## Industrial Lands Policy (1995)



An industrial land base is a critical component of a resilient and adaptive economy. The Industrial Lands Policy identifies the boundaries of industrial land that should be retained for industry and/or other uses needed to support port/river related industry needs. The Policy identifies seven industrial areas in the City, each with their own area-specific policies. The Powell/Clark Industrial Area in Grandview-Woodland is one of the seven areas.

# Key Issues

Based on preliminary research and initial community discussions, City staff have identified **several key focus and priorities areas to be part of the Grandview-Woodland Plan.**

Issues	The Situation	The Questions...	Other Issues to Consider
<b>HOUSING</b> 	<ul style="list-style-type: none"> <li>• Significant under-served homeless population.</li> <li>• High proportion of older buildings (60% were built before 1980) and a low proportion of newer buildings.</li> <li>• 63% of households spend over 30% of their income on housing (compared to 57% city-wide).</li> <li>• Concerns over rising cost of home-ownership.</li> <li>• 66% of dwellings in the neighbourhood are rented (compared to 52% city-wide).</li> </ul>	<ul style="list-style-type: none"> <li>• How can we provide shelter and supportive housing for locals that are homeless?</li> <li>• How can we provide more quality social housing?</li> <li>• In what ways can we maintain and increase rental housing without displacing tenants?</li> <li>• How can we increase the supply and diversity of housing to address concerns around affordability?</li> </ul>	
<b>TRANSPORTATION</b> 	<ul style="list-style-type: none"> <li>• 50% of residents either walk, cycle, or take transit to work (compared to 41% city-wide).</li> <li>• Transit is nearing capacity.</li> <li>• Broadway corridor is a major transit thoroughfare and Broadway SkyTrain station is Vancouver's busiest transit hub.</li> <li>• Lack of east-west transit connection around 1st Ave.</li> <li>• Need to assess impact of Hwy#1 expansion.</li> </ul>	<ul style="list-style-type: none"> <li>• How can Grandview-Woodland increase the number of walkers, cyclists, and transit users?</li> <li>• Are there opportunities for public realm improvements at Broadway SkyTrain station?</li> <li>• How can we make Grandview-Woodland's main arterials more comfortable and safer for walkers and cyclists, while recognizing these roads also support transit and vehicles, and move goods?</li> </ul>	
<b>SOCIAL ISSUES, URBAN HEALTH &amp; SAFETY</b> 	<ul style="list-style-type: none"> <li>• Growing array of complex social and health related issues such as safety, access to food, mental health concerns, and social isolation.</li> <li>• Disproportionate instances of social and urban health issues amongst aboriginal population</li> <li>• Higher than average crime rate, fear of crime around the SkyTrain station, safety challenges faced by vulnerable population.</li> <li>• Many existing support services and facilities are at capacity.</li> </ul>	<ul style="list-style-type: none"> <li>• How can we strengthen social interaction, physical activity, and access to local health services?</li> <li>• In what ways can we address the impact of social and health issues on our vulnerable population?</li> <li>• How can we improve people's access to food?</li> <li>• How can we reduce crime through policy and urban design?</li> <li>• What additional support services are needed? How can we increase their numbers?</li> </ul>	

# 10 Grandview-Woodland. Key Issues

## Issues

## The Situation

## The Questions...

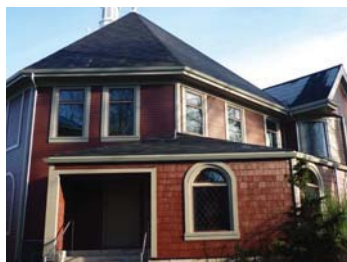
## Other Issues to Consider

### ARTS & CULTURE



- Grandview-Woodland is at the centre of Vancouver's 'cultural hub'.
- 10.5% of the population in Grandview-Woodland have occupations in art, culture, recreation, and sport (compared to 6.6% city-wide).
- In the V5L postal code (Burrard to 1st Ave, and Clark Dr. to Nanaimo St.), 5% of the population are artists (compared to 2% city-wide), and 12% are cultural workers (compared to 7% city-wide)
- There is a shortage of studio, and production & performance space.
- How can Grandview-Woodland better support the local arts scene?
- How can we build more artist studios and make it easier to have performance space?
- Are there opportunities to have more public art?

### HERITAGE & NEIGHBOURHOOD CHARACTER



- Grandview-Woodland has many heritage and character assets: residential and retail buildings, views, and landscapes.
- Nearly 57% all the buildings in the neighbourhood were built before 1946.
- There are 141 buildings on the Vancouver Heritage Register in Grandview-Woodland.
- How can we balance concerns around neighbourhood character while increasing the supply and diversity of housing?
- Are there opportunities to interpret and tell stories about our past history?

### PUBLIC REALM, PARKS & GREENING



- 13% of the neighbourhood live more than a 5 minute walk from a greenspace.
- 20% of the parks are considered to be in poor condition.
- How can we increase the number of parks and open space in the neighbourhood so that everyone's within a 5 minute walk of greenspace?
- How can we increase the number of community gardens?
- How can we plant more trees?