

GRANDVIEW-WOODLAND COMMUNITY PLAN

DRAFT

Goals, Objectives & Emerging Policies

Open House Information Booklet
June 2013

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Cover Photo: Elena Doyle

GETTING STARTED

HOW TO READ THIS BOOKLET

MOVING TOWARDS A NEW COMMUNITY PLAN

The following document outlines the DRAFT GOALS, OBJECTIVES and EMERGING POLICIES that have been developed, to date, as part of the Grandview-Woodland Community Plan Process.

The planning process is currently on-going, and the present material is designed to showcase “emerging policy directions” rather than a finished product. Readers should assume that the material contained in this document will be subject to change.

Your input on the proposed policy directions is very important. We encourage you to take the time to read this material through and provide your feedback by using a feedback form, or by using the on-line form at **vancouver.ca/gw**.

WHAT IS A COMMUNITY PLAN?

Community Plans are holistic planning documents that strive to take city-wide policy and scale it down to the level of a neighbourhood. In doing so, they are shaped by the specific assets, issues and opportunities that exist in that community.

The Grandview-Woodland Community Plan process was initiated in April 2012 and will continue until December 2013. When completed, the new Plan will set out a series of long-range directions (policies and priorities) for the neighbourhood and vicinity. The document will replace an older Local Area Plan that dates back to 1979-82.

WHERE DID THE EMERGING DIRECTIONS COME FROM?

The DRAFT Goals, Objectives and Emerging Policies contained in this document have been developed based on material from a variety of sources. This includes:

Community Input

- Community questionnaires
- Community events and *Asset, Issues & Opportunity Mapping* exercises
- Open Houses on Planning Principles
- “Report Back” events
- *Planning through Dialogue* sessions held with the community as a whole
- Focus groups & workshops with youth, seniors, low-income residents, Chinese residents, artists, and members of the local Urban Aboriginal community
- Meetings and focus groups with stakeholder organizations (e.g. service providers, business associations, neighbourhood associations)
- Meetings with City of Vancouver Advisory Boards

The process of engaging with the community has also benefited greatly from discussions with members of Grandview-Woodland Process Advisory Community Engagement (PACE) – a group of community members that provides support and advice on matters of public involvement.

City-wide & Regional Policy

- An array of approved City-wide and regional policy, that has been ‘scaled’ to respond to specific neighbourhood considerations identified in Grandview-Woodland. This policy includes, but is not limited to:
 - Housing & Homelessness Strategy
 - Greenest City Action Plan
 - Transportation 2040
 - Transit Village Strategy
 - Food Strategy & Vancouver Food Charter
 - Vancouver Economic Plan
 - Industrial Lands policy
 - Culture Plan
 - Healthy City Strategy (in production)
 - Childcare Policy
 - Regional Growth Strategy

City Staff Technical Work

- Review and analysis of input, data, and policy materials; land-use planning and urban design; engineering assessments; interdepartmental review of materials (including Social Development, Park Board, Cultural Services, Housing Policy, Engineering).

INTRODUCTION

HOW CAN I SHARE MY OPINION ON THESE DIRECTIONS?

There are five ways for you to provide feedback on the Goals, Objectives and Emerging Policies contained in this document:

- **Attend** an open house and speak with staff
- **Complete** a comment sheet at the open house
- **Online** - visit vancouver.ca/gw and complete an on-line version of the comment sheet
- **Email** grandviewplan@vancouver.ca
- **Telephone** 3-1-1 and request to speak with a member of the planning team

If you have questions, please don't hesitate to contact staff. We'll do our best to answer any queries you may have.

TIP: How to make the most of your feedback.

When providing your comments please be sure to note the **specific policy section** (e.g. Housing, Transportation) **or sub-area** (e.g. Cedar Cove, Grandview, Hastings Street) you are referring to. Wherever possible, please include the specific **Objective number** and/or **Emerging Policy number**.

This will help us to more precisely incorporate your commentary into the planning process.



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EMERGING DIRECTIONS

The new Grandview-Woodland Community Plan sets out a course for the long-term growth and development of one of East Vancouver's most popular and vibrant neighbourhoods.

Draft Vision

Grandview-Woodland is a dynamic community with a history that stretches back thousands of years. Over time, it has adapted and thrived, changing to meet the needs of its diverse community and unique areas.

Draft Goals

The new plan is built around the following DRAFT goals:

- A diversity of affordable housing options to meet the needs of present and future residents
- A range of transportation options that promote walking, biking and transit - along with the efficient use of the road network
- A vibrant public realm that features lively streets, green linkages, and a diversity of parks, greenspaces and other gathering areas
- Enable the conservation and promotion of Grandview-Woodland's many heritage assets
- A thriving arts and culture scene
- A resilient, safe and health community for all residents of Grandview-Woodland
- A robust, resilient local economy
- A sustainable, energy and carbon-efficient community

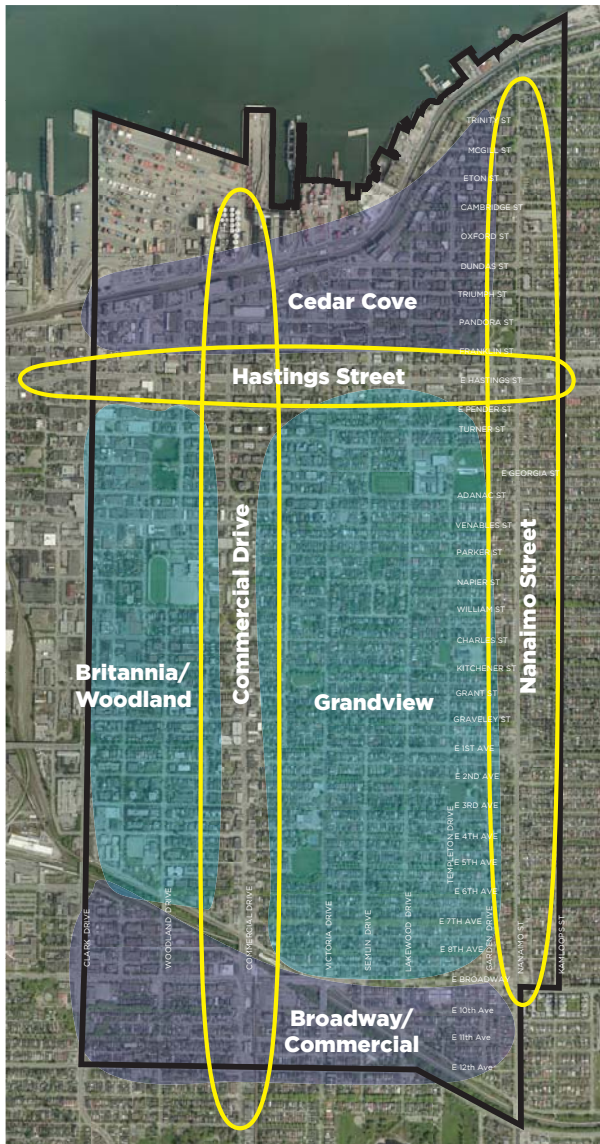
Each of these goals is supported by a series of draft objectives. In turn, these provide the basis for draft emerging policy.

INTRODUCTION

GRANDVIEW-WOODLAND SUB-AREAS

In meeting these goals, the new Grandview-Woodland Community Plan presents a range of community-wide policy, as well as policy focused on specific parts (or “sub-areas”) of the neighbourhood.

- Cedar Cove
- Hastings Street
- Nanaimo Street
- Commercial Drive
- Britannia/Woodland
- Grandview
- Broadway/Commercial



KEY LAND-USE DIRECTIONS

The following list summarizes the key land-use directions envisioned in the community plan.

1. Locate new housing opportunities close to services, amenities and transit. Focus the majority of new development in two key areas:
 - key arterial streets (Hastings, Dundas, East 1st, Nanaimo and Broadway)
 - the vicinity of transit stations (Broadway/Commercial and VCC Clark)
2. Retain the existing zoning and building heights currently allowed along the majority of Commercial Drive – while allowing for increased height at key locations (Hastings, Venables, E1st and selected sites south of E 5th)
3. Maintain current commercial uses along East Hastings (between Victoria and Nanaimo) while allowing for additional height and opportunities for residential development. Introduce residential and commercial opportunities between Clark and Victoria, with higher buildings located at the western edge of the neighbourhood.
4. Create a new higher-density transit-oriented community in the Broadway/Commercial sub-area - including new high-rise and mid-rise residential and office space, public realm improvements, retail and commercial services.
5. Maintain all other multi-family (RM-zoned) apartment areas; allow for gradual and modest increases in height in select locations.
6. Maintain the majority of the existing single-family and duplex housing zones; continue to allow ‘gentle’ forms of densification via laneway houses, coach houses, secondary suites.
7. Provide modest increases to retail and commercial space at key commercial nodes on Nanaimo Street and Dundas Street, and along portions of Broadway and E Hastings.
8. Increase office space along high streets and in the vicinity of transit stations.
9. Maintain industrial areas (“I” and “M”-zoned) as job space, with the exception of areas zoned MC-1 and MC-2.
10. Maintain current school and other institutional space.
11. Allow for long-term expansion of key community facilities (including Britannia Community Centre)

HOUSING

GOAL: *A diversity of affordable housing options to meet the needs of present and future residents of Grandview-Woodland.*

Grandview-Woodland has an array of housing - both in its apartment areas, its social housing facilities, its co-ops and heritage homes, as well as in its single-family and duplex zones. But at the same time the neighbourhood also has a well-identified need for both security of tenure and additional housing options along the housing continuum.

The new Grandview-Woodland Community Plan will be built around seven key housing strategies.



Objective 1.0 Eliminate street homelessness in Grandview-Woodland

In March 2012 there were 20 homeless individuals counted in Grandview-Woodland as part of the City-wide Homeless Count. Local service providers estimate an additional 15-20 transient homeless individuals who frequent Grandview-Woodland at any given time.

Increasing the supply of supportive housing is critical to achieving the City's goal of ending street homelessness by 2015. In addition to providing housing at very low rents, supportive housing includes ongoing and targeted support services to residents who cannot live independently due to health problems or other disability.

Grandview-Woodland currently has six supportive buildings (with a total of 120 supportive housing units). This accounts for about 3% of the city's supported housing stock. All supportive housing buildings in the neighbourhood target individuals living with mental health issues.

How we'll do it:

Emerging Policy 1.1

In collaboration with senior levels of government, work to maintain the provision of Winter Response shelter space until more permanent housing options are developed.

Emerging Policy 1.2

Work with neighbourhood service providers to ensure adequate provision of support services for the homeless.

Objective 2.0 Increase the supply of supported housing options in Grandview-Woodland

How we'll do it:

Emerging Policy 2.1

As part of new development, identify opportunities for additional supported housing. For example, encourage the redevelopment of the Kettle/Astorino's site - as a means to create new supported housing and space for the Kettle services.

HOUSING

Objective 3.0 Expand the supply of non-market rental housing in Grandview-Woodland

How we'll do it:

Emerging Policy 3.1

As part of new development, identify opportunities to create additional non-market rental housing.

Emerging Policy 3.2

Consider the creation of new non-market rental through bonus density in strategic locations.

Objective 4.0 Maintain the supply of affordable rental options

How we'll do it:

Emerging Policy 4.1

Continue to prioritize retention of the existing purpose-built rental housing stock through the "Rate of Change" regulations.

Emerging Policy 4.2

Provide opportunities for gradual renewal and expansion of existing rental stock in strategic locations. In cases where existing rental stock is redeveloped, seek to increase the amount of rental housing and/or maintain the level of affordability.

Emerging Policy 4.3

Require a tenant relocation plan for any developments involving existing apartments.

Emerging Policy 4.4

Work with co-op and non-profit housing providers to respond to the potential loss of Federal operating agreements.

Objective 5.0 Create new market rental housing

How we'll do it:

Emerging Policy 5.1

Provide opportunities for new market rental housing development in growth areas. (e.g. through Rental 100 policy).

Emerging Policy 5.2

In new rental developments, consider requiring a percentage of units to be 2 and 3-bedrooms to provide new family-oriented housing.

Emerging Policy 5.3

Consider reducing or eliminating parking requirements for new rental developments that are located close to transit corridors and facilities.

Objective 6.0 Create new secondary rental opportunities

How we'll do it:

Emerging Policy 6.1

Support the expansion of laneway housing in all RS (single-family) zones in Grandview-Woodland.

Emerging Policy 6.2

Consider the expansion of Coach-house development in RT zones.

Emerging Policy 6.3

Investigate means to improve affordability in duplex and townhouse zones by allowing lock-off suites.

Objective 7.0 Introduce new housing types to support affordable home ownership options

How we'll do it:

Emerging Policy 7.1

Create new home-ownership opportunities in strategic areas, including Hastings Street, Broadway/Commercial, Nanaimo Street.

Emerging Policy 7.2

Consider reducing or eliminating parking requirements for new developments that are located close to transit corridors and facilities.

Emerging Policy 7.3

Consider ways to support 'alternative' ownership models such as equity co-op and co-housing, and shared equity-models. .

Emerging Policy 7.4

In new developments, consider requiring a percentage of units to be 2 and 3-bedrooms to provide new family-oriented housing.

TRANSPORTATION

GOAL: *Provide a range of sustainable transportation options that promote walking, biking and transit – along with the efficient use of the road network.*

Transportation issues play a big part in shaping communities - and Grandview-Woodland is no exception. Residents, workers and visitors need to get around - moving to, from and within the neighbourhood. To enable this, different modes of transportation (and the sidewalks, roads and bridges that support them) all come into play.

The new Grandview-Woodland Community Plan will be built around four key transportation strategies.



Objective 1.0 Enhance and maintain a well-developed pedestrian network and environment in Grandview-Woodland to make walking safe, accessible, convenient and delightful.

How we'll do it:

Emerging Policy 1.1

Enhance the public realm on neighbourhood high streets-Commercial Drive and East Hastings-by widening sidewalks, allowing parklets, providing amenities like street trees, furniture, and buffers between pedestrians and moving traffic.

Emerging Policy 1.2

As part of future development on key arterials-Nanaimo, Dundas, E 1st and Broadway, Hastings-work to create a richer and safer pedestrian experience. Seek further opportunities to enhance the pedestrian experience on arterials in industrial-zoned areas (I-2 or M-2) areas (e.g. Clark Drive).

Emerging Policy 1.3

Work to complete the larger city-wide Greenway program, including routes along Powell Street and Woodland Drive. Continue to explore the possibility of a greenway on Venables.

Emerging Policy 1.4

Complete the sidewalk network in areas of the neighbourhood that currently lack sidewalks.

Emerging Policy 1.5

Prioritize pedestrian improvements on residential streets with higher pedestrian volumes, close to schools, community facilities or other destinations, or a history of collisions.

Emerging Policy 1.6

Support the renaming of Grandview Highway to Grandview Boulevard.

TRANSPORTATION

Objective 2.0 Improve and expand the existing cycling network with low-stress, high quality routes to support safe and convenient cycling for people of all ages and abilities. Provide direct and intuitive connections to meaningful destinations and the broader region.

How we'll do it:

Emerging Policy 2.1

Continue the spot improvement program to make existing bike routes safer and more comfortable for people of all ages and abilities.

Emerging Policy 2.2

Develop new bike routes on the following streets, while carefully considering impacts to transit, traffic, parking, emergency services, and loading. Separation will be pursued for routes on high-traffic streets, and enhanced traffic calming may be used on local street routes:

- 2.2.1 Commercial Drive between 10th and Gravelly, to directly serve the commercial area and key destinations. Minimize impacts to parking, and explore using parking as a buffer between motor vehicle and moving traffic. Explore future opportunities to accommodate cyclists from Gravelly to Hastings or Powell;*
- 2.2.2 Salisbury north of Gravelly to Adanac, to serve Commercial Drive where the road right-of-way is narrower;*
- 2.2.3 Victoria Drive, to provide a flat north-south route for commuters;*
- 2.2.4 Charles or William Street, to fill a major east-west gap in the existing network. Final alignment should consider the location of a potential future rail overpass west of Clark;*
- 2.2.5 Powell Street, to fill a major east-west gap in the existing network;*
- 2.2.6 Pandora Street to provide an additional east-west connection through the neighbourhood;*
- 2.2.7 8th Avenue to extend facilities for an off-Broadway route; and*
- 2.2.8 Explore opportunities to expand the cycling network further, potentially on Nanaimo or other streets.*

Emerging Policy 2.3

Support improved bike access on high streets by providing sufficient bike parking

Emerging Policy 2.4

Support improved integration of cycling and transit by:

- Providing bike parking and bike storage at Broadway-Commercial and VCC-Clark Skytrain Stations;*
- Providing safe, convenient connections between Broadway-Commercial Station and the existing cycling network; and*
- Considering bike access and movement as part of station upgrades.*

Emerging Policy 2.5 Support the expansion of the future public bike share program into Grandview-Woodland.

Objective 3.0 Work with Translink to improve local transit service and efficiently connect the neighbourhood to regional destinations, with service that is fast, frequent, reliable, fully accessible, and comfortable

How we'll do it:

Emerging Policy 3.1

Support improved frequency and reliability of existing bus routes.

Emerging Policy 3.2

Support high capacity rapid transit on the Broadway Corridor by extending the Millennium Line westward.

Emerging Policy 3.3

Support the long-term expansion of rapid transit service along Hastings Street.

Emerging Policy 3.4

Support the long-term expansion of rapid transit or limited stop service along the Commercial/Victoria route.

Emerging Policy 3.5

As part of future transit planning, support the implementation of a new transit route, likely with a Community Shuttle, along East 1st Avenue.

Emerging Policy 3.6

Support station upgrades at Broadway-Commercial to increase capacity and better integrate into the surrounding neighbourhood.

Emerging Policy 3.7 As part of overall improvements to key arterials, enhance bus waiting areas.

TRANSPORTATION

Objective 4.0 Ensure safe and efficient use of the road network in Grandview-Woodland; support a gradual reduction in car dependence by making it easier to drive less; and support goods and services movement and delivery.

How we'll do it:

Emerging Policy 4.1

Carefully consider and manage impacts to transit, services and deliveries, traffic congestion, and parking when expanding or improving walking and cycling routes, or when implementing measures to give pedestrian and cycling priority at intersections.

Emerging Policy 4.2

Continue to look for opportunities to enhance pedestrian safety and public realm along major arterials by extending or removing parking restrictions

Emerging Policy 4.3

Continue to support local businesses by planning for loading and deliveries and by ensuring potential customers have exposure and convenient access.

Emerging Policy 4.4

Explore opportunities to better manage residential parking permit areas through options outlined in the Transportation 2040 Plan, including expanding residential parking permit areas; and/or modifying the residential parking permit program to improve efficiency.

PUBLIC REALM

GOAL: *A vibrant public realm that features lively streets and a diversity of parks, greenspaces and other gathering areas*



Grandview-Woodland is home to some of the most exciting and dynamic public spaces in Vancouver: from well-loved parks like Grandview, Pandora and Victoria, to an array of school yards and smaller, but equally important places to gather and recreate. There's the irreplaceable nature of Commercial Drive - recently voted one of the top public spaces in Canada - as well as East Hastings, its sister high-street in the neighbourhood. There's also an array of important community facilities, lively sidewalks, public art, grand views, natural heritage features and many other aspects of the public realm.

The new Grandview-Woodland Community Plan will be built around eight key public realm strategies.

Objective 1.0 Enhance existing parks and greenspaces – with a view to improving the quality and diversity of parks throughout the neighbourhood

How we'll do it:

Emerging Policy 1.1

Improve the quality and usability of existing parks in Grandview-Woodland. Where appropriate, use community input gathered during the planning process to prioritize where future park upgrades take place in Grandview-Woodland.

Emerging Policy 1.2

Work to introduce a greater variety of activities and programming into neighbourhood parks. The following types of park space and park use were emphasized by community members:

- *Recreational and sporting uses (sports fields)*
- *Cultural uses (stages, performance area, art & sculpture parks)*
- *Playgrounds*
- *Exercise and adult playground*
- *Urban forest*
- *Habitat*
- *Food gardens and food tree plantings*
- *Off-leash areas*
- *Evening programming*
- *Landscaping to support wet-weather uses*

Emerging Policy 1.3

Look for opportunities to beautify under-utilized ('orphaned') spaces that are located on public land.

PUBLIC REALM

Objective 2.0 Expand neighbourhood greenspace assets to ensure greater access to nature and park space opportunities

How we'll do it:

Emerging Policy 2.1

As part of future development in Grandview-Woodland (and study area) work to secure new park space in the neighbourhood.

Emerging Policy 2.2

Work with the community to explore the creation of street-to-park projects

Emerging Policy 2.3

Over the long-term, work with Port Metro Vancouver to establish public access to the waterfront via the creation of park space on the Burrard Inlet.

Objective 3.0 Establish a series of “green links” to connect key parks, public spaces and community facilities

How we'll do it:

Emerging Policy 3.1

Complete the two neighbourhood greenways – Mosaic (Woodland) and Powell Street - identified in the City-wide Greenways Plan. Continue to review the possibility of a greenway on Venables.

Emerging Policy 3.2

Work with the community to enhance the greenway between Clark Drive and Commercial Drive.

Emerging Policy 3.3

Work to ensure that future development in Grandview-Woodland supports the creation of greenlinks (enhanced landscaping and/or pedestrian connections) to/from neighbourhood parks and public areas.

Emerging Policy 3.4

Where long blocks exist, seek secured, publicly accessible, mid-block connections as part of future development.

Emerging Policy 3.5

Explore opportunities as they arise to revitalize laneways (e.g. by creating ‘country lanes’, or through other design and/or programming opportunities).

Emerging Policy 3.6

Support the long-term retention of the Grandview Cut as a rail corridor. Should it be decommissioned as such, ensure that space is set aside for non-motorized public access.

Objective 4.0 Create new hard-surfaced plaza space to support public gathering

How we'll do it:

Emerging Policy 4.1

Create a new public plaza at the NE corner of E.10th and Commercial as part of the redevelopment of Broadway & Commercial

Emerging Policy 4.2

As part of the future redevelopment of Safeway at Broadway & Commercial, introduce additional open space – including plaza space and/or greenspace

Objective 5.0 Increase the number of street trees in Grandview-Woodland

How we'll do it:

Emerging Policy 5.1

Add street trees to Grandview-Woodland – focusing on the following priority areas:

- Residential streets with lower tree densities
- Public park and greenspace perimeters
- Industrial streets with lower tree densities (noting requirements for truck turning, narrow to non-existent set-backs)
- Arterial streets with lower tree densities (noting requirements for transit and truck traffic)

Emerging Policy 5.2

Work with the community to identify locations and stewardship opportunities for food tree plantings.

PUBLIC REALM

Objective 6.0 Enhance Grandview-Woodland's public realm by expanding the available street furniture, improving the distribution and placement of signage, increasing public realm programming – and working to maintain and enhance lively streetscapes.

Public realm features in this section refer primarily to street furniture (such as seating, tables, bike racks, water fountains, public bathrooms, information kiosks), signage (way-finding, commercial signage) and public realm programming (including food carts, street vending, buskers and public art).

How we'll do it:

Emerging Policy 6.1

Increase the placement and distribution of street furniture in the neighbourhood – with a focus on high-streets and other destination areas. As part of this, consider opportunities for the following amenities:

- *Public seating (formal seats and benches, or informal opportunities to perch/lean)*
- *Tables*
- *Water fountains*
- *Poster cylinders and community message boards*

See also: Transportation Policy (bike racks, bike share facilities)

Emerging Policy 6.2

Seek opportunities to increase the number of public bathrooms in the neighbourhood. In particular, review the potential for:

- *New facilities in Broadway/Commercial SkyTrain stations*
- *Self-cleaning bathroom facilities on Commercial Drive and East Hastings*

Emerging Policy 6.3

Work with area BIAs and community service providers/stakeholders to ensure the appropriate placement of wayfinding signage, and to ensure the inclusion of an appropriate array of information.

Emerging Policy 6.4

As part of new development in the neighbourhood, remove non-compliant billboards

Emerging Policy 6.5

Work with business owners to ensure that A-frame signage on commercial streets does not adversely impede the flow of pedestrian traffic.

Emerging Policy 6.6

Where community support exists, consider the expansion of food cart and mobile food vending licenses in Grandview-Woodland.

Objective 7.0 Promote the key views that exist in the neighbourhood

How we'll do it:

Emerging Policy 7.1

Look at mechanisms to mark and promote the significant views in Grandview-Woodland.

Objective 8.0 Support the optimization and upgrade of community recreation facilities in Grandview-Woodland

How we'll do it:

Emerging Policy 8.1

As part of the upgrade and expansion of Britannia Community Centre, upgrade the Britannia ice-rink.

Emerging Policy 8.2

When considering future upgrades to Britannia and Templeton Pools – review the efficacy of having two pools in close proximity to one-another.

HERITAGE

GOAL: *Enable the conservation and promotion of Grandview-Woodland's many heritage assets..*

Grandview-Woodland has a unique local character – one that has its roots in the diversity of its residents and visitors. But it is also a character shaped by the palette of older heritage homes and newer architectural traditions, the intriguing streetscape and landscape features, the many social practices that define the neighbourhood, and the different layers of industry, culture and commercial activity.

The new Grandview-Woodland Community Plan will be built around three key heritage strategies.

Objective 1.0 Increase the understanding of 'heritage' by utilizing a values-based approach to identify neighbourhood heritage

How we'll do it:

Emerging Policy 1.1

As part of the Heritage Context Statement that is being prepared for Grandview-Woodland, ensure that the notion of heritage is inclusive of a wide array of considerations (built form, social and cultural history, public realm, local Aboriginal history and more). This work is currently underway.

Objective 2.0 Increase recognition of the many heritage resources that exist in Grandview-Woodland

How we'll do it:

Emerging Policy 2.1

Support the city-wide review of heritage resources and municipal heritage review – as per Council motion of May 15, 2013.

Emerging Policy 2.2

Support the updating of the City's Heritage Register – including the identification and addition of local heritage resources that are not currently on the Register.

Emerging Policy 2.3

In collaboration with property owners, prioritize the heritage assessment of key social and cultural assets – e.g. The Waldorf, Rio Theatre.

Emerging Policy 2.4

Consider the development of promotional material – signage, markers, public art etc. – to help showcase and celebrate the many neighbourhood heritage assets found in Grandview-Woodland

Objective 3.0 Ensure sufficient incentives to encourage protection of local heritage resources

How we'll do it:

Emerging Policy 3.1

Continue to use the City's existing tools to incentivize the protection of designated heritage resources. Consider other incentives where appropriate.

Emerging Policy 3.2

(As part of the planning process) further review Grandview-Woodland's duplex (RT) district schedules as a means to support the goals of heritage conservation.

Emerging Policy 3.3

(As part of the planning process) review design guidelines against future land-use directions – to ensure that guideline boundaries and intent is aligned with the new Community Plan. In particular:

- *RS-4 Multiple Conversion Dwelling Guidelines*
- *RS-7 Guidelines; RS-7 Infill and Multiple Dwelling Guidelines*
- *RT-4, RT-4A, RT-4N, RT-4AN, RT-5, RT-5A, RT-5N, Guidelines*
- *Britannia/Woodland RM-4 and RM-4N Guidelines*
- *Broadway Station Area RM-4 and RM-4N Guidelines*

ARTS & CULTURE

GOAL: *A thriving neighbourhood arts and culture scene in Grandview-Woodland*



Grandview-Woodland has a high proportion of artists and cultural workers – almost twice the city-wide average. Arts and culture are a significant part of the social and capital infrastructure of the neighbourhood, be it through the presence of studios, creative venues or key celebrations and festivals, or the design of neighbourhood streetscapes, parks or buildings.

At the same time cultural organizations are challenged by limited resources to meet their mandates. Artists are finding it difficult to earn living wages and find affordable work or presentation spaces. Rising costs are limiting the potential of the creative sector.

The new Grandview-Woodland Community Plan will be built around eight key arts and culture strategies:

Objective 1.0 Support the creation of adaptable, affordable and accessible arts and culture space.

Flexible space allows for a range of different cultural activities to take place in one location.

How we'll do it:

Emerging Policy 1.1

Work to establish operationally sustainable multi-use neighbourhood facilities that support creation/production and presentation.

Emerging Policy 1.2

Enable the development of affordable and accessible community cultural spaces in both private and publicly-owned facilities

Emerging Policy 1.3

Pursue opportunities for co-location/shared cultural spaces as well as spaces suitable for use as a shared community hub.

Objective 2.0 Where possible, preserve existing creation/production space for neighbourhood artists

Creation/production spaces include artist studios, workshops, media studios and rehearsal spaces for music, theatre and dance

How we'll do it:

Emerging Policy 2.1

In redevelopment projects that involve the disturbance or demolition of existing registered Class A and/or Class B studios – seek to replace the studios within the neighbourhood either on-site or through cash-in-lieu.

ARTS & CULTURE

Emerging Policy 2.2

As part of the redevelopment of key community facilities (e.g. Britannia), seek enhanced space for arts and culture production.

Objective 3.0 Increase the supply of creation/production space in Grandview-Woodland

How we'll do it:

Emerging Policy 3.1

Through redevelopment, seek new Class A and Class B artist studios where feasible and appropriate (e.g. Class A and Class B in industrial and 'edge' spaces; Class A elsewhere in the neighbourhood).

Emerging Policy 3.2

Allow for flexibility in the design of studio space so that it can accommodate additional aspects of artistic practice where zoning allows – e.g. presentation space, gallery.

Objective 4.0 Ensure that a variety of neighbourhood presentation spaces are available to support the local arts scene.

Presentation spaces include theatres, cinemas, galleries, outdoor performance and event spaces.

How we'll do it:

Emerging Policy 4.1

Continue to use available municipal tools to incentivize the protection of important presentation spaces (e.g. Waldorf, Rio Theatre).

Emerging Policy 4.2

Continue to review regulatory barriers for live performance venues – and support the implementation of recommendations, as per the Live Performance Regulatory Review.

Emerging Policy 4.3

Through redevelopment, support the creation of small-medium size neighbourhood presentation spaces on Grandview-Woodland's high-streets – or in other areas where the zoning allows it.

Emerging Policy 4.4

Explore the potential activation of neighbourhood laneways – linking possible presentation space with the development of studio space in adjacent buildings. (See Emerging Policy 3.2, above)

Emerging Policy 4.5

Explore enhanced opportunities for artists to sell their artwork on City and Park Board property.

Objective 5.0 Increase the amount of public art and performance in Grandview-Woodland so as to better showcase the neighbourhood and its role in the city's cultural economy

How we'll do it:

Emerging Policy 5.1

Work with the Park Board to ensure a greater degree of locally produced public art is integrated into future park upgrades.

Emerging Policy 5.2

Where feasible and appropriate, encourage new developments to feature public art.

Emerging Policy 5.3 Continue to support Grandview-Woodland's rich tradition of festivals and special events.

Emerging Policy 5.4

As part of laneway revitalization initiatives, work with local industry to identify one or more blank walls that could be used for street art.

Emerging Policy 5.5

Through VIVA Vancouver and the City's Graffiti Management Program, work to create opportunities for residents to create murals, street murals and other forms of artistic 'intervention' to enliven the neighbourhood.

ARTS & CULTURE

Emerging Policy 5.6

Consider eliminating permit requirements for busking on Grandview-Woodland high streets.

Emerging Policy 5.7

Work with the local arts community to promote busking opportunities in neighbourhood parks.

Emerging Policy 5.8

Where opportunities exist for the creation of new neighbourhood-specific street furniture, work with local artists on aspects of design and development.

Objective 6.0 Ensure that a diverse array of cultural traditions are supported as part of Grandview-Woodland's arts and culture scene

How we'll do it:

Emerging Policy 6.1

As part of future public art programming, encourage a greater proportion of urban Aboriginal art (and art from other neighbourhood cultural traditions) into Grandview-Woodland's parks and public spaces.

Emerging Policy 6.2

As part of future heritage conservation, work with the local community to identify, mark and celebrate 'sites of cultural memory' in Grandview-Woodland.

Objective 7.0 Support an array of cultural uses as part of neighbourhood land-use

How we'll do it:

Emerging Policy 7.1

Continue to support arts and culture uses in neighbourhood commercial and industrial zoning.

Objective 8.0 Expand office and ancillary space for non-profit arts & culture organizations

How we'll do it:

Emerging Policy 8.1

As part of future development, work to increase the supply of secure, affordable, office space for arts & culture non-profit organizations – including office space and associated ancillary spaces (e.g. storage).

COMMUNITY WELL-BEING & HEALTH

GOAL: *Increase the provision of childcare and early childhood development services in Grandview-Woodland*



Grandview-Woodland is known for its good quality of life - well-loved community services, vibrant parks and streets, and a lively 'feel' to the neighbourhood. It is a diverse, mixed-age, mixed-income, mixed-ability neighbourhood - home to a rich variety of culture, politics, identities and traditions.

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

The new Grandview-Woodland Community Plan will be built around 11 key community well-being strategies.

Objective 1.0 Expand and enhance Britannia Community Centre

How we'll do it:

Emerging Policy 1.1

Support, in principle, the future redevelopment and expansion of Britannia Community Centre. Work to ensure that facility continues to function as a key 'heart' of the neighbourhood, and as a 'hub' for a variety of co-located services

Objective 2.0 Support the use of public elementary and secondary schools as places of learning and as key community facilities

How we'll do it:

Emerging Policy 2.1

Work with the Vancouver School Board/Vancouver Board of Education to allow the utilization of neighbourhood schools and greenspaces as community facilities, as well as places of learning and education.

Objective 3.0 Support the expansion of key non-profit social service facilities and offices in Grandview-Woodland (and planning area)

How we'll do it:

Emerging Policy 3.1

Continue to work with non-profit organizations that are contemplating redevelopment (expansion and enhancement) of their existing facilities. Organizations currently in this position include:

- Kettle Friendship Centre (in partnership with Boffo Developments (Commercial & Venables);
- Aboriginal Friendship Centre (Hastings & Commercial)
- Urban Native Youth Association (Hastings & Commercial)

COMMUNITY WELL-BEING & HEALTH

Emerging Policy 3.2

Through the City's Social Infrastructure Division, continue to support REACH in their efforts to expand and/or relocate in Grandview-Woodland.

Emerging Policy 3.3

As part of future development, work to increase the supply of secure, affordable, office and ancillary space for non-profit social service organizations.

Objective 4.0 Work with key stakeholders and other levels of government (as appropriate) to respond to new and emerging facilities-related and service-related needs in the community.

How we'll do it:

Emerging Policy 4.1

When considering large development projects in Broadway/Commercial and Cedar Cove, and in collaboration with the City's Social Policy and Social Infrastructure Divisions, review community and social service needs in these areas.

Objective 5.0 Increase the provision of childcare and early childhood (0-12) development services in Grandview-Woodland

How we'll do it:

Emerging Policy 5.1

As part of the development process, secure new childcare spaces. Work with VSB/VBE, Park Board and area services providers to align the type of space needs to the specific needs of the community

Emerging Policy 5.2

As part of the long-term expansion of existing community services (e.g. Britannia) work to support the expansion facility-related childcare services.

Emerging Policy 5.3

Work to support the provision of culturally-appropriate childcare and early childhood development services for the Urban Aboriginal community

Objective 6.0 Provide space and resources to support neighbourhood youth

How we'll do it:

Emerging Policy 6.1

As part of the expansion of key community facilities (e.g. Britannia, Urban Native Youth Association), seek additional flexible and/or purpose-built space for youth programming.

Emerging Policy 6.2

Continue to provide space for youth programming through the City's community centre, library and School Board facilities. Where appropriate, support non-profit organizations that provide space and programming opportunities for youth.

Emerging Policy 6.3

Through the City's Social Policy Division, continue to support and participate in neighbourhood focused "youth tables" as a means of identifying and responding to emerging issues faced by area youth.

Objective 7.0 Enable a range of seniors' services to support older residents of Grandview-Woodland

How we'll do it:

Emerging Policy 7.1

As part of the development process, seek new affordable social and supported housing for low-income seniors.

Emerging Policy 7.2

Continue to encourage the development of laneway housing in single-family zoned areas. As part of the design review process, encourage accessible design that supports aging in place.

Emerging Policy 7.3

Continue to encourage the development of secondary suites throughout the neighbourhood. As part of the design review process, encourage accessible design that supports aging in place.

Emerging Policy 7.4

As part of the future redevelopment of community facilities, work to expand the availability of flexible and/or purpose-built space for seniors recreation, programs and services.

COMMUNITY WELL-BEING & HEALTH

Objective 8.0 Increase the number and variety of local food assets in Grandview-Woodland

How we'll do it:

Emerging Policy 8.1

Work with the Park Board, School Board, Engineering Department and local non-profits to create new community gardens/garden plots and community food tree plantings.

Emerging Policy 8.2

As part of the future redevelopment of community facilities, work to expand the availability of space for community kitchens and food-related programming.

Emerging Policy 8.3

Support the development and expansion of farmers markets and community food (pocket) markets in the north end of Grandview-Woodland.

Emerging Policy 8.4

Through the City's Food Policy Program, work with the local Aboriginal Community to identify bylaw restrictions that limit the opportunity to undertake traditional food-preparation, medicine and health practices (e.g. smokehouses).

See also: Local Economy Policy; regarding local food retail and production

Objective 9.0 Further strengthen neighbourhood safety for all residents of the neighbourhood

How we'll do it:

Emerging Policy 9.1

Continue to support the provision of community space for a variety of social, arts-related and recreational programming – to encourage participation in positive community ventures.

Emerging Policy 9.2

Through the VPD and Transit Police, increase the sense of personal safety in Grandview-Woodland by continuing to increasing patrols around safety "hotspots."

Emerging Policy 9.3

Investigate means to improve night-time safety in key "hotspots" through the addition of pedestrian-scale lighting.

Emerging Policy 9.4

As part of the long-term redesign of Britannia, seek design and architectural solutions to current safety and wayfinding challenges.

Emerging Policy 9.5

Through the Vancouver Police Department, continue to identify problem buildings in the neighbourhood and work to resolve issues. Support the goals of the Crime-free Multi-housing Program.

See also: vancouver.ca/home-property-development/crime-free-multi-housing-program.aspx

Emerging Policy 9.6

Ensure that Crime Prevention Through Environmental Design (CPTED) design principles are incorporated with all new buildings and encourage safety audits and retrofits with existing structures and grounds.

Emerging Policy 9.7

Encourage a greater mix of retail and commercial uses on neighbourhood high streets – to facilitate 'eyes on the street' for more hours of the day.

Emerging Policy 9.8

Through the VPD, continue to support the Community Policing programs currently operating in Grandview-Woodland and study area.

Emerging Policy 9.9

Ensure that CPTED design principles are incorporated with all new buildings and encourage safety audits and retrofits with existing structures and grounds.

Emerging Policy 9.10

Work to improve nighttime safety in Grandview-Woodland's industrial areas, through CPTED, additional lighting, and other measures.

Emerging Policy 9.11

Implement recommendations from the City's Task Force on Sex Work and Sexual Exploitation and the Murdered and Missing Women's Inquiry.

Emerging Policy 9.12

Work to improve nighttime safety in Grandview-Woodland's industrial areas, through CPTED, additional lighting, and other measures.

Emerging Policy 9.13

Support conditional uses (e.g. Ancillary retail, Restaurant Class 1, tasting rooms) in manufacturing and light-industrial areas ("I" and "M" zoned) where they enable more "eyes on the street" (particularly in evening time).

COMMUNITY WELL-BEING & HEALTH

Objective 10.0 Ensure the long-term viability of neighbourhood emergency services

How we'll do it:

Emerging Policy 10.1

Support the long-term renewal of Fire Hall #9.

Objective 11.0 Support local low-income workers as part of future neighbourhood development

How we'll do it:

Emerging Policy 11.1

As part of major redevelopments in Grandview-Woodland, aim to create employment opportunities (e.g. construction jobs) for local low-income workers.

Emerging Policy 11.2

Where appropriate, support social enterprise initiatives that reduce barriers to new business establishments, benefit to the community and for local businesses that hire workers with barriers to employment.

LOCAL ECONOMY

GOAL: *A robust, resilient local economy*



Grandview-Woodland has a diverse local economy – driven by commercial activity on its popular high streets, a secondary economy of smaller retailers, artists, and home-workers, and the availability of light industrial and manufacturing space.

The new Grandview-Woodland Community Plan will be built around six key local economy strategies.

Objective 1.0 Support the current thriving, independent nature of Grandview-Woodland's commercial high streets. Supplement this with opportunities for growth – so that local businesses can continue to flourish.

How we'll do it:

Emerging Policy 1.1

With the exception of "special sites" noted (see land-use map), maintain current zoning on Commercial Drive between the Grandview Cut and Venables.

Allow additional height and mixed-use development at key sites/ intersections:

- *Commercial and Venables (NW corner) (up to 14 storeys)*
- *Commercial and Venables (SW corner) (up to 6-storeys)*
- *Commercial and E 1st (NW and SW corners) (up to 6-storeys)*
- *Commercial, below E 5th (key sites) (up to 6 storeys)*

Emerging Policy 1.2

Allow additional height and mixed-use development (retail + office + residential) on Hastings Street between Clark and Nanaimo (varying heights) (see land-use map)

See Also: Sub-area policies Commercial Drive and Hastings Street

LOCAL ECONOMY

Objective 2.0 Allow for expansion and enhancement of smaller neighbourhood commercial “nodes”

How we'll do it:

Emerging Policy 2.0

Increase opportunity for mixed use (commercial + residential) nodal development in the following areas:

- Broadway/Commercial
- Broadway & Nanaimo
- Broadway & Nanaimo
- Nanaimo & East 1st
- Nanaimo & Charles
- Nanaimo & Hastings
- Dundas & Powell

Objective 3.0 Maintain fine-grained, small-scale commercial opportunities throughout residential areas of the neighbourhood.

How we'll do it:

Emerging Policy 3.1

Ensure that small-scale neighbourhood retail sites (neighbourhood corner stores, food retail, etc.) are maintained wherever possible.

Objective 4.0 Ensure the long-term availability of manufacturing and light-industrial job-space in Grandview-Woodland

Grandview-Woodland has two main Industrial areas, located in the north-end of the neighbourhood roughly in the area bounded by Clark, the laneway north of Hastings and Victoria; and in the west side of the neighbourhood (running parallel with Clark Drive). These two areas provide a key source of job space in the neighbourhood. These two areas are also part of the Metro Vancouver Industrial Land Inventory.

Note: The exception to this are the mixed-use areas immediately to the north and south of Hastings Street (between Clark and Semlin), currently designated as MC-2 and MC-1 zones. In the mid-1990s these areas were classified as “let go” industrial (and are eligible for other types of land-use). They will not be considered as part of Objective 4.0.

Emerging Policy 4.1

Maintain current manufacturing (M) and light industrial (I) zoned areas as industrial.

Emerging Policy 4.2

Support long-term intensification of manufacturing and light-industrial areas in Grandview-Woodland.

Emerging Policy 4.3

Rezone the portion of land between the lane north of Hastings and Franklin, Clark Drive to Victoria, from M to I.

Emerging Policy 4.4

Ensure that any new multifamily residential development adjacent to (M) zoned industrial space will contain provisions to alert prospective buyers/tenants to the presence of industry-related noise.

Objective 5.0 Highlight the role that Grandview-Woodland's Industrial lands play in the city's food economy and cultural economy

How we'll do it:

Emerging Policy 5.1

Support the use of industrial lands for Class A and Class B artist studios as a means to create new artists production space.

Emerging Policy 5.2

Encourage new development in Industrial lands to consider the potential for adding artist studios, and designing buildings that ‘double-front’ onto street and laneway design – so that studios can be oriented to laneways.

Emerging Policy 5.3

Work with Industrial land-owners to support the installation of murals and other community/public art throughout the industrial area.

Emerging Policy 5.4

Support ancillary uses that showcase food and arts products produced in Grandview-Woodland's industrial areas (e.g. Ancillary retail, Restaurant Class 1, tasting rooms), as permitted by relevant zoning district schedules.

Objective 6.0 Continue to support the Port of Metro Vancouver and its role in the local, provincial and national economy

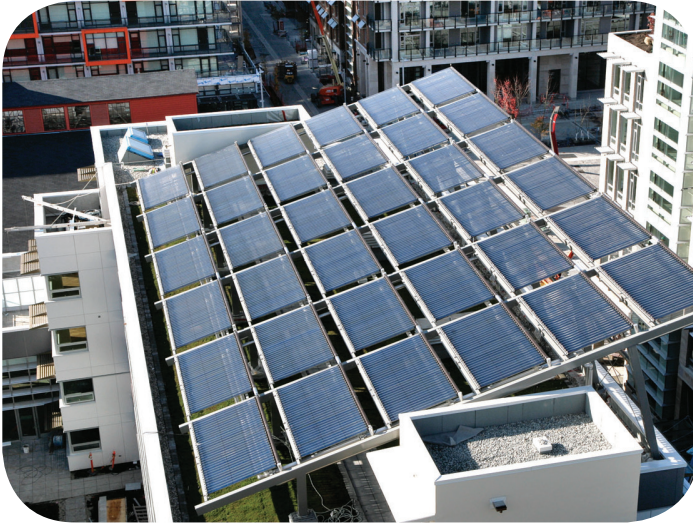
How we'll do it:

Emerging Policy 6.1

Ensure that any new multifamily residential development adjacent to Port lands space contains sale/rental provisions to alert prospective buyers/tenants to the proximity of the Port and the likelihood of Port-related noise.

ENERGY & CLIMATE CHANGE

GOAL: A sustainable, energy and carbon-efficient community



Vancouver has the goal of being the Greenest City in the World by 2020. This includes aspirations to reduce dependence on fossil fuels and lead the world in green building design and construction. To achieve this, all neighbourhoods must start to take a more aggressive approach to reducing energy consumption and the production of greenhouse gases (GHGs).

The new Grandview-Woodland Community Plan will be built around three key Energy/GHG objectives.

Objective 1.0 Encourage the energy retrofits of existing buildings

In Vancouver, 56% of all GHG emissions come from buildings, 36% of which is generated from residential buildings.

Older buildings tend to consume more energy and have greater GHG emissions than newer buildings because of the construction techniques and materials used. This provides significant opportunity for improvement to older buildings: Insulation, window-glazing, heating systems etc. are ways to help prevent energy (heat) leakage. Better still, these improvements can save building owners money over the long run.

Emerging Policy 1.0

Encourage energy conservation in existing buildings through partnerships and incentive programs for energy efficiency retrofits.

Objective 2.0 Encourage new developments to utilize renewable energy

Renewable energy technology, (which includes geo-exchange systems, solar photovoltaic panels, solar hot water, wind energy), provides a means to supplement (or replace) conventional energy sources and thereby reduce greenhouse gas emissions. Renewable energy technologies can be implemented for individual homes and buildings, clusters of buildings, or at the larger district or neighbourhood scale.

Neighbourhood (or District) energy systems can use a variety of technologies including: sewer heat recovery, combustion and gasification of wood, and geo-exchange. These systems optimize use of resources, improve the operating efficiency of heating equipment, and reduce carbon emissions.

Emerging Policy 2.1

Work with developers to identify opportunities for renewable energy.

ENERGY & CLIMATE CHANGE

The viability of district energy systems is based on having sufficient thermal energy density or energy demand in an area. At present, Grandview-Woodland does not have the sort of land-use patterns or large development sites that would support the use of district energy systems. However, as district energy technology changes, the opportunity to deploy it in the neighbourhood may also change.

Emerging Policy 2.2

Ensure any new large developments in Grandview-Woodland investigate renewable energy and are designed to be easily connectable to a neighbourhood energy system (where appropriate)

Objective 3.0 Green Building

The City has a wide range of green building programs and policies including LEED Gold requirement for all rezonings, green home building policies for all new one and two-family homes, and green demolition practices.

All new rezoning applications are subject to the City's Green Building Policy for Rezoning. As sustainability policies develop city-wide, more stringent requirements will apply to Grandview-Woodland as well.

Emerging Policy 3.1

Implement green building policies and codes to achieve energy efficiency in new construction.

Emerging Policy 3.2

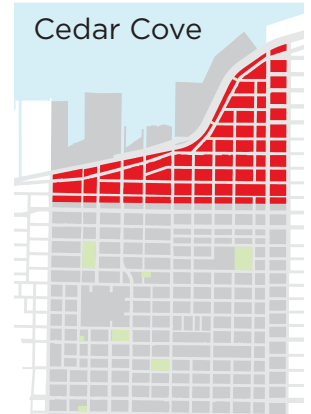
Support building deconstruction through the permitting and approvals process to ensure material re-use and re-cycling.

Other ideas: Many community members supported the use of deconstruction services – to ensure that building materials from renovations and demolitions are recycled and reused – rather than being sent to the landfill.

SUB-AREA: CEDAR COVE

Summary

Located in the north end of Grandview-Woodland (north of Hastings) and adjacent to the Port, the Cedar Cove sub-area includes a mixture of multi-family residential and industrial uses. Housing in this part of the neighbourhood - rental and ownership - is among the most affordable in Grandview-Woodland. Job space in the Industrial area plays an important role in the City's economy - and contributes to a variety of sectors (food, marine, arts) dependent on manufacturing and light industry.



SUB-AREA: CEDAR COVE

Emerging Directions

- CC-1 Maintain existing rental stock in the multi-family (RM) zone and encourage protection of affordable rental stock by moderating pace of change.
- CC-2 Encourage build-out of RM zoning; allow modest increases in height around Pandora Park (up to 6-storeys) for rental housing as multi-family buildings redevelop.
- CC-3 Allow for additional height, modest expansion of mixed use (retail + residential) at the Dundas/Powell/Wall commercial node) (up to 8-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-6 Complete proposed Powell Street Greenway and consider additional east-west cycling connections.
- CC-7 Encourage conservation of designated heritage resources.
- CC-8 Seek additional artists’ production space in Industrial-zoned areas.
- CC-9 Seek long-term access to the Burrard Inlet via the development of a new waterfront park.

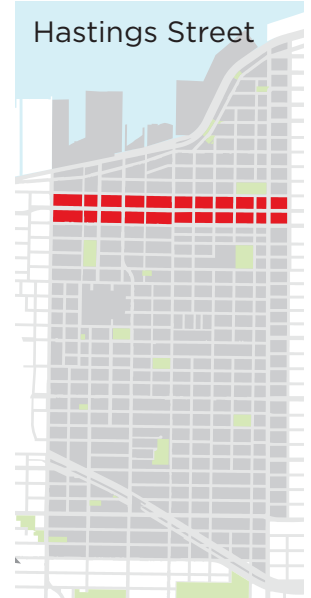
SUB-AREA: HASTINGS STREET

Summary

Hastings Street is a key east-west street in Vancouver – and one of the more important transit corridors in the city. In Grandview-Woodland, Hastings Street acts as an informal boundary between the historic neighbourhoods of Cedar Cove and Grandview.

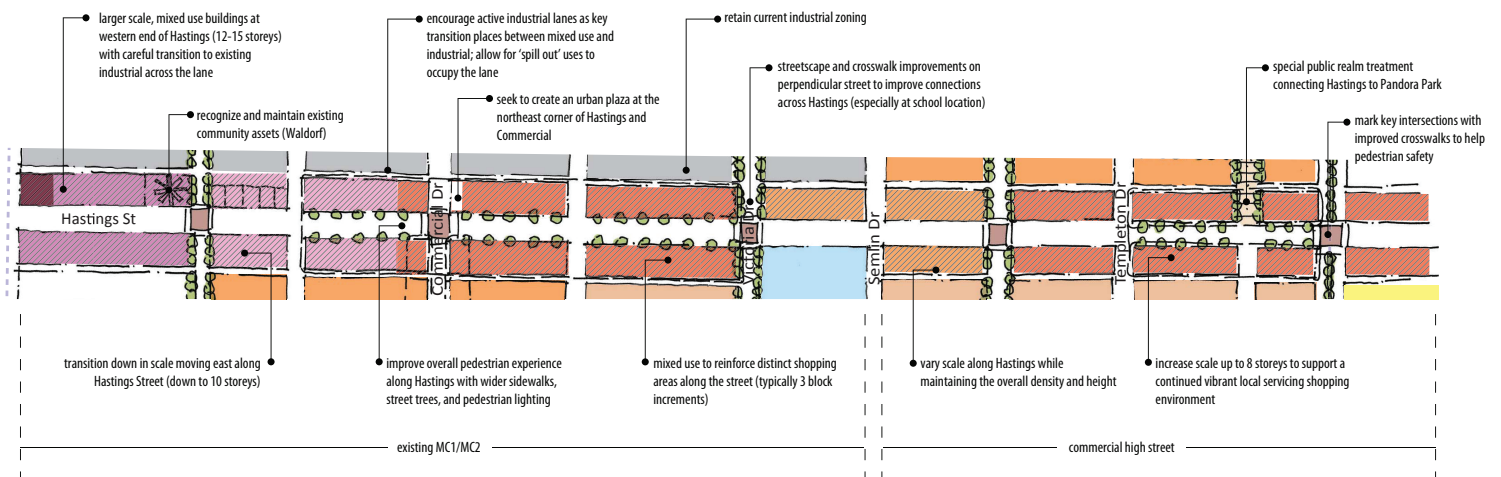
At its western neighbourhood end, the street remains home to important cultural, social and heritage assets – including the Aboriginal Friendship Centre, Urban Native Youth Association and the Waldorf. However, a number of other businesses in the area have closed (and/or changed hands). In the mid-1990s, the area between Clark and Victoria was classified as ‘let go’ mixed-use industrial.

Further to the east, between Victoria and Nanaimo, Hastings acts as a key neighbourhood high street – with a variety of shops and services, and a lively independent vibe.



Emerging Directions

- | | |
|--|---|
| <p>HS-1 Create opportunities for medium to higher-density mixed used (retail+office+residential) in current MC-2 and MC-1 zoned areas (Hastings, between Clark and Victoria/Semlin).</p> <p>HS-2 Allow additional mixed-use opportunities (retail + office + residential) in areas currently zoned for commercial (Hastings, between Victoria/Semlin and Nanaimo).</p> <p>HS-3 Increase allowable heights, as follows:</p> <ul style="list-style-type: none"> a. NE corner of Hastings and Clark – up to 15 storeys b. Hastings, between Clark and west of Commercial – up to 10-12 storeys, depending on location c. Hastings, Commercial to Victoria – up to 8-storeys d. Hastings, Victoria to Lakewood – up to 6-storeys e. Hastings, Lakewood to Nanaimo – up to 8-storeys <p>HS-4 Seek affordable housing opportunities through the rezoning process.</p> | <p>HS-5 Create transitional areas on north and south sides of Hastings:</p> <ul style="list-style-type: none"> a. multi-family residential housing (north and southsides) b. light-industrial (north side, adjacent existing heavy manufacturing “M” zone). <p>HS-6 Strengthen the public realm along Hastings Street – and work to improve connectivity along (and across) the street.</p> <p>HS-7 Maintain and enhance the character of the high street component between Victoria and Nanaimo</p> <p>HS-8 Support the role of Hastings Street as a key public transit corridor including future rapid transit service.</p> <p>HS-9 Support the expansion of key Aboriginal services – Vancouver Aboriginal Friendship Centre, Urban Native Youth Association.</p> <p>HS-10 Support the retention of the Waldorf as a space for arts and culture.</p> <p>HS-11 Seek additional artist’s studios in industrial areas (and other areas, as allowed by current zoning).</p> <p>HS-12 Investigate the possibility of a new plaza along the NW corner of Hastings and Commercial</p> |
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SUB-AREA: NANAIMO STREET

Summary

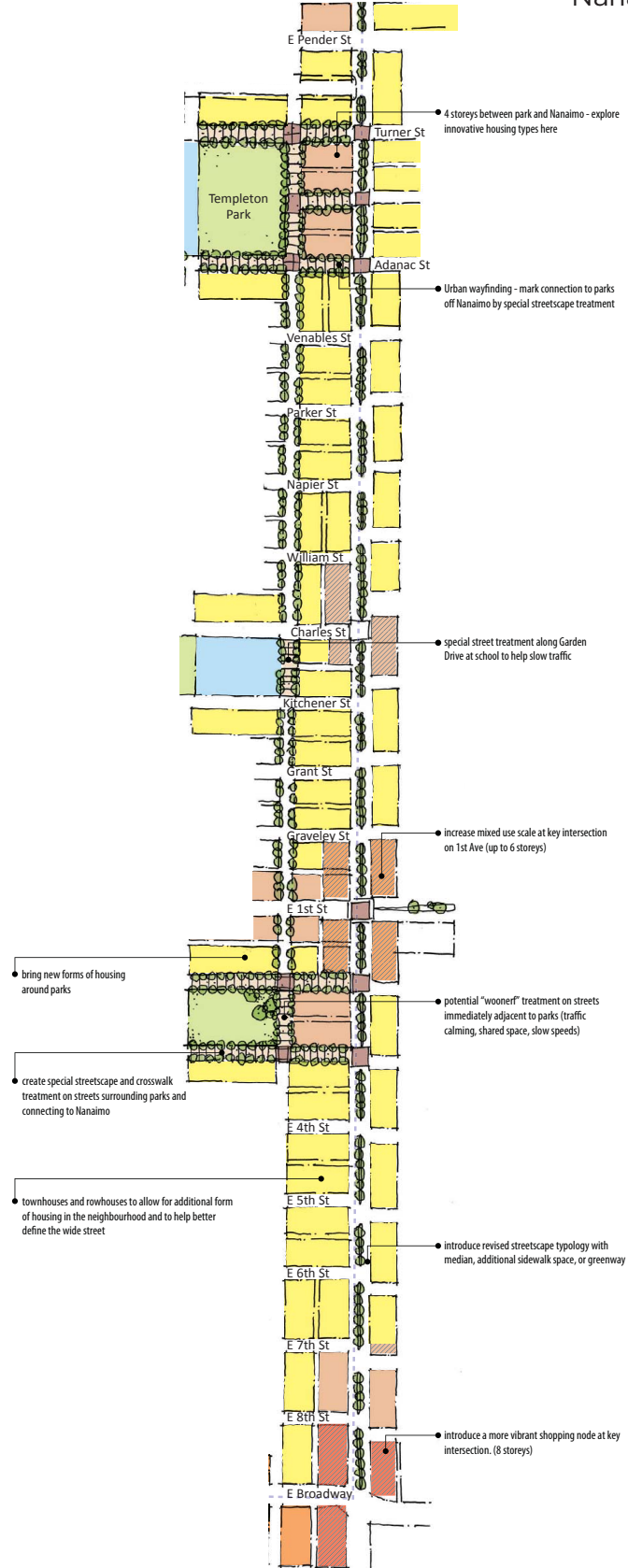
A major street on the eastern edge of Grandview-Woodland. In the north end of the city it serves as the border between Grandview-Woodland and Hastings-Sunrise. To the south of Broadway, it provides a boundary between two other neighbourhoods: Kensington-Cedar Cottage and Renfrew-Collingwood. Most of the street in this area is currently zoned single-family - with four key commercial nodes (at Broadway, East 1st, Charles and Hastings). Residents have expressed interest in looking at new housing and commercial opportunities on the street.

Nanaimo is also a particularly wide street (100-foot right-of-way). Participants in the planning process have also expressed interest in looking at ways to reduce the volume and intensity of traffic using the street, as well as how much of the right-of-way is allocated to street, sidewalk and boulevard.

Emerging Directions

- NS-1** Introduce new multi-family housing forms along the street (stacked townhouses, townhouses and row houses) to create additional ground-oriented family dwellings.
- NS-2** Enhance retail/commercial opportunities at existing retail nodes - to support neighbourhood-scale shopping activities.
- NS-3** Allow for increased height as part of mixed-used development at retail nodes:
 - a. Nanaimo and Hastings - up to 8-stories
 - b. Nanaimo and Charles - up to 4-stories
 - c. Nanaimo and East 1st - up to 6-stories
 - d. Nanaimo and Broadway - up to 8-stories
- NS-4** Enhance public realm opportunities to 'tame' the street - and explore the various possibilities to make this happen.
- NS-5** Introduce new pedestrian safety measures (one or more crossing lights) to moderate traffic flow and facilitate easier crossings.

Nanaimo Street



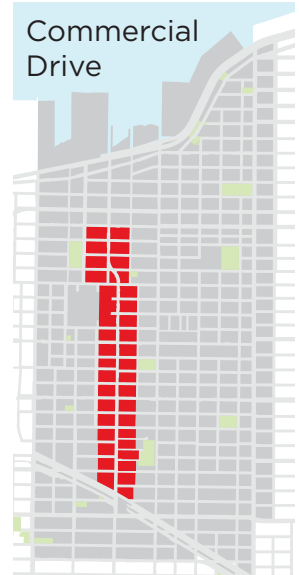
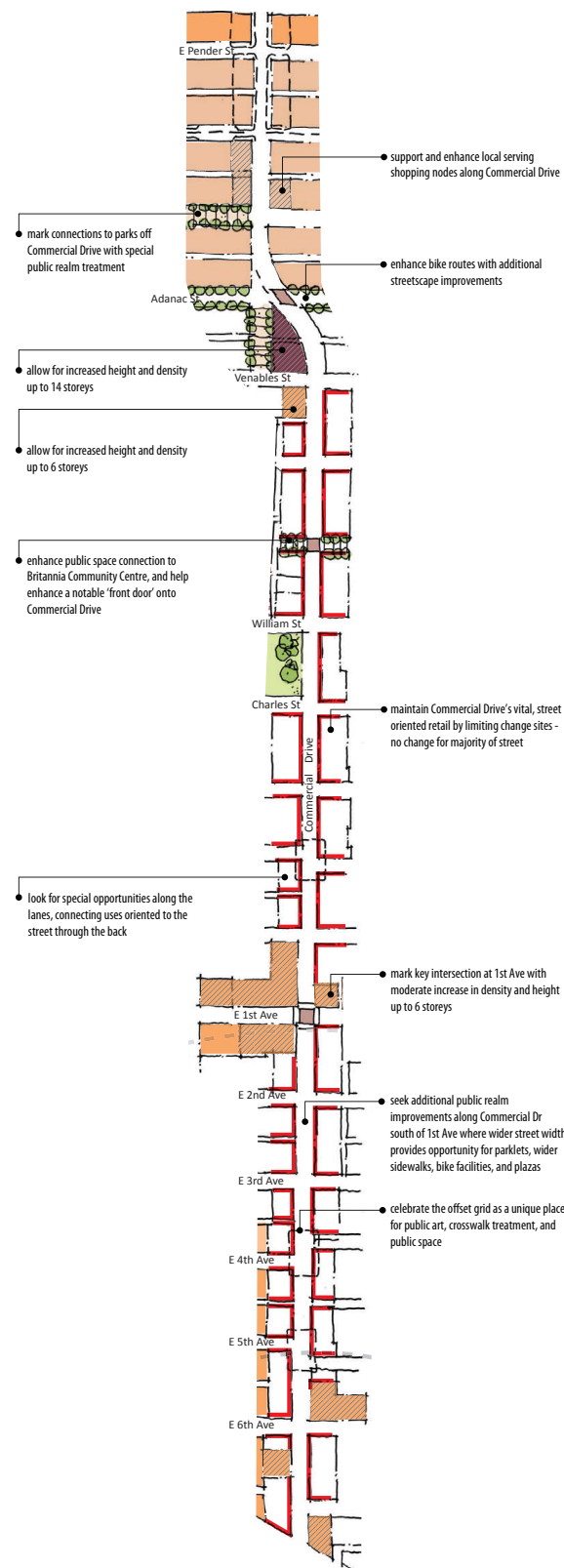
SUB-AREA: COMMERCIAL DRIVE

Summary

Commercial Drive is one of Grandview-Woodland's two high streets, and identified by many as the heart of the neighbourhood. 'The Drive' is known for its vibrant public life and rich variety of independent shops and services – aspects that play a huge part in the appeal of the street. It's also the site of Britannia Community Centre and Grandview Park – two key community assets.

Emerging Directions

- CD-1** Maintain existing zoning for most of Commercial Drive and encourage gradual build-out over time.
- CD-2** Allow additional height and mixed-use development (as noted on the drawings) at selected locations along the street:
 - a. Astorino's/Kettle – NW corner of Commercial and Venables (Up to 14-storeys)
 - b. SW corner of Commercial and Venables (up to 6-storeys)
 - c. NW corner of Commercial & E 1st (up to 6-storeys)
 - d. NE corner of Commercial and E 1st (up to 6-storeys)
 - e. SW corner of Commercial & E 1st (up to 6-storeys)
 - f. Key sites south of E 5th (key sites) (up to 6-storeys)
- CD-3** Ensure that new development respects the existing built-form character of the 'Drive' (including heritage features, fine-grained retail environment, eclectic mix of architectural styles).
- CD-4** Encourage conservation of designated heritage resources along the Drive.
- CD-5** Where possible, expand sidewalks and improve existing public realm features (street furniture, street trees, public art).
- CD-6** Introduce bike lanes between E 10th and Gravelly. Minimize impacts to parking, and explore using parking as a buffer between motor vehicle and moving traffic.
- CD-7** Support expansion of key social, health and community services (Britannia, Kettle, REACH).



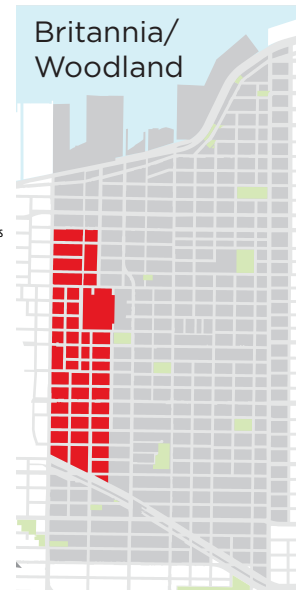
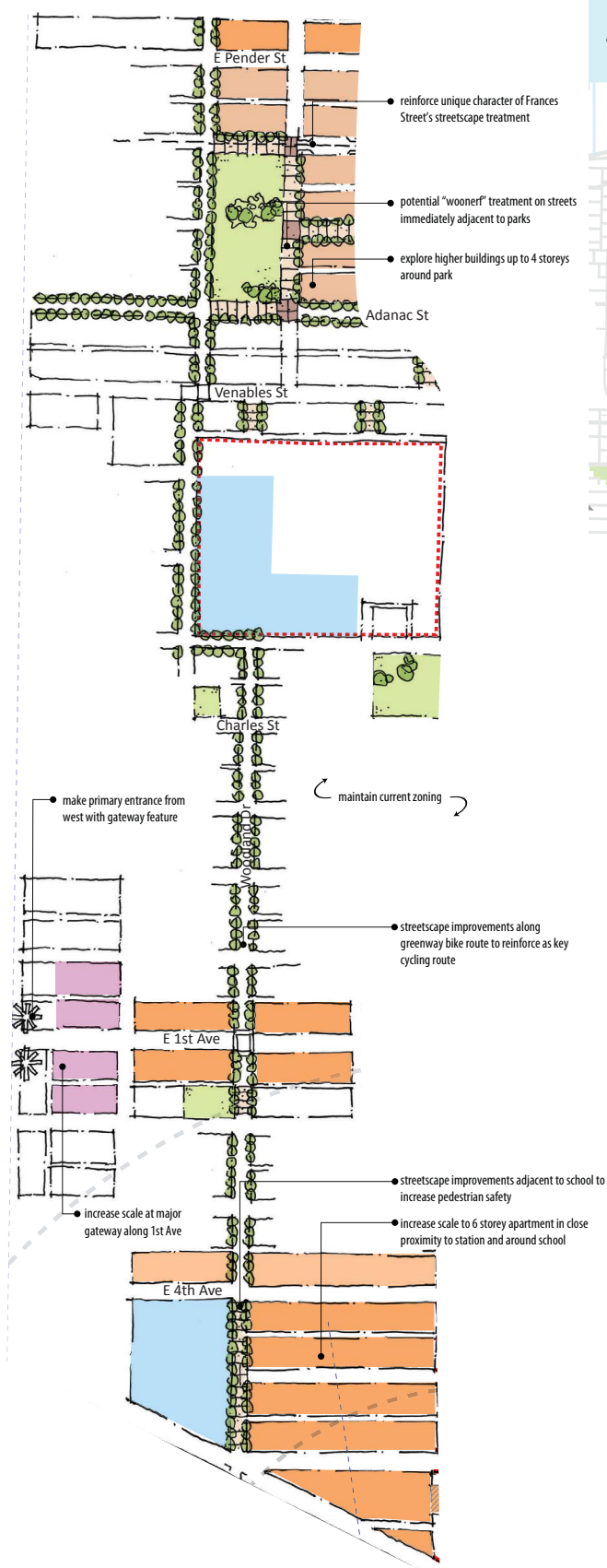
SUB-AREA: BRITANNIA/WOODLAND

Summary

Located to the west of Commercial Drive (south of Hastings, north of Grandview Cut), the Britannia/Woodland sub-area currently provides a mix of 2-3 storey walk-ups, along with older single-family and duplex housing. The western edge of the sub-area is lined in light-industrial buildings.

Emerging Directions

- 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 remainder of sub-area.
- BW-3** Encourage conservation of designated heritage resources.
- BW-4** Allow additional height for multi-family housing along E 1st Ave (up to 6-storeys) with higher buildings (up to 12-storeys) at the western edge (near Clark Drive).
- BW-5** Retain Industrial land-use in current "I"-zoned areas.
- BW-6** Complete proposed Mosaic (Woodland) Greenway.
- BW-7** Seek additional artists' production space in Industrial-zoned areas.



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SUB-AREA: BROADWAY/COMMERCIAL TRANSIT-ORIENTED COMMUNITY

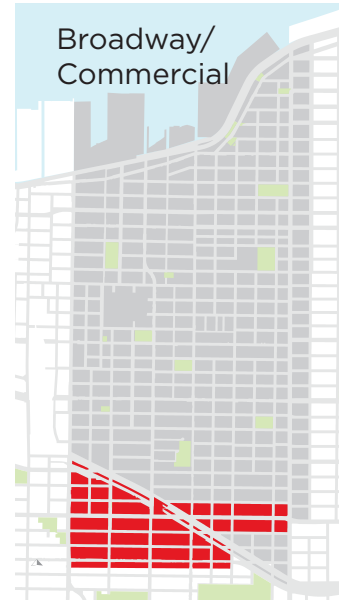
Summary

The Broadway & Commercial station area is a regionally-important transit interchange and is the intersection of two SkyTrain lines. A third station, VCC Clark, is found just outside of the sub-area boundaries. Combined, these rapid transit facilities link the neighbourhood to the rest of the region.

Broadway and Commercial also serves as a major junction point for the busiest bus lines in the city: the 99 B-line, and the #20. In addition to transit vehicles, the two heavily used arterial streets (Broadway and Commercial) serve tens of thousands of vehicles every day. The sub-area also sees some of the highest foot traffic and cycling volumes in Vancouver.

But the sub-area is about more than transit and transportation. It's also home to a diverse range of shops, services and residences – and sits at the crossroads of two neighbourhoods (Grandview-Woodland and Kensington Cedar-Cottage). There are key social, cultural and heritage facilities within steps of the main intersection. Many people think of the area as the gateway to Commercial Drive – a major high street and popular shopping and entertainment destination for both the neighbourhood and the city as a whole.

Broadway & Commercial. A unique area. An important opportunity. A regionally significant transit hub.



- A** **Core Commercial/Broadway TOD area:**
Mixed-use, mixed scale (27-36 storeys)
Core TOD area in the immediate vicinity of the station is the most significant in scale and consists of a combination of highrise and midrise buildings, with taller forms organized closer to the station. Lower forms transition away from station.
- B** **Secondary Commercial/Broadway TOD area:**
Mixed-use, mixed scale (22-26 storeys)
Secondary TOD area with a combination of highrise and midrise buildings of transit-supportive densities but lower in height than core TOD area.
- C** **Transitional Commercial/Broadway TOD area:**
Mixed-use, mixed scale (up to 22 storeys)
Transitional TOD area that reflects the character of the station area and includes a mix of highrises and midrise buildings. These are lower in height than the other TOD designated areas and act as a transition between the identity of this station precinct and the surrounding neighbourhood.

SUB-AREA: BROADWAY/COMMERCIAL TRANSIT-ORIENTED COMMUNITY

Over the next few years, the Broadway and Commercial area will see some significant changes:

- Expanded station capacity with design improvements for Broadway/Commercial stations in 2016
- Increased transit demands and transfers when the Evergreen Line is completed in 2016
- Redevelopment in the vicinity, including potential redevelopment of key sites (e.g. Safeway)
-

By planning proactively, we can attend to a number of the key opportunities that were identified in the Grandview-Woodland planning process and the Kensington-Cedar Cottage Vision (1998), as well as other policy documents such as Transportation 2040 (2012) and the Broadway/Commercial Transit Village Strategy (2006). Among these opportunities:

- Providing a range of housing choices, including affordable housing
- Creating new job space and supporting the local economy
- Improving the public realm (particularly in the vicinity of the station)
- Improving linkages along Commercial Drive (north and south of Broadway)
- Supporting a variety of sustainable transportation options, and ensuring the optimization of public investment in transit

Ensuring appropriate land-use planning for Broadway and Commercial also helps to achieve a number of other important city-wide goals:

- A denser, more diverse mix of services, amenities, jobs, and housing types in one of the region's busiest transit areas
- The location of major "trip generators" near rapid transit stations or along transit corridors
- A public realm that feels interesting, safe, vibrant and inclusive

Let's use the Grandview-Woodland Community Plan to create a clear and sustainable path for the future of Broadway and Commercial.

What should we be striving to achieve in the Broadway/Commercial sub-area?

- A vibrant, high-density transit-oriented community comprised of a mixture of high-rise, mid-rise and low-rise buildings
- A mixture of residential and office space, as well as an improved retail and service environment
- Vibrant streetscapes (with safe, accessible, and comfortable facilities for all modes of transportation) and open-spaces
- Public realm improvements featuring expanded greenspace and pedestrian walk-ways and a new plaza in the immediate vicinity of Broadway Station
- Social, cultural and heritage amenities that reflect the needs of existing and future residents of the area

Emerging Directions

Transit & Transportation

- BC-1** Support station upgrades at Broadway-Commercial to increase transit capacity, while better integrating the rapid transit stations into the surrounding neighbourhood.
- BC-2** Support high capacity rapid transit on the Broadway Corridor by completing the westward extension of the Broadway Subway.
- BC-3** Support improvements to 99 B-line stop and queuing areas.
- BC-4** Support future rapid transit or limited stop transit service on Commercial Drive.
- BC-5** As part of overall improvements to key arterial streets, enhance accessibility and design of bus waiting areas, including those in the vicinity of the station areas.
- BC-6** Improve cycling connections and access including the introduction of a new all ages and abilities bike facility to connect East 10th Ave with Commercial Drive.
- BC-7** Support future public bike share implementation as well as covered, secure bike parking, improved bike storage, and other end-of-trip facilities.
- BC-8** Through improvements to the public realm, create livelier, more convenient pedestrian connections to and through the surrounding neighbourhoods.
- BC-9** Work with Translink to investigate the inclusion of public washroom facilities in the transit stations.

SUB-AREA: BROADWAY/COMMERCIAL TRANSIT-ORIENTED COMMUNITY

Built form and public realm

- BC-10** Create opportunities for transit-oriented development in the vicinity of the station – with transit-supportive density that is consistent with existing and proposed transit infrastructure. As part of this:
- High-rise and mid-rise development in the immediate vicinity of the station (including Safeway) and at sites in existing multi-family (RM) zoned areas;
 - Opportunities for mid-rise development along Broadway
 - Opportunities for mid-rise development along Commercial (between E 12th and Grandview Cut)
 - “Transition zones” – of multi-family low-rise – on the north side of E 10th, and to the west of Commercial Drive
 - Opportunities for multi-family low-rise housing along East 12th Ave

See: BC-10 Detail Map

- BC-11** Expand retail and office opportunities – along Commercial Drive and along part of Broadway (west of Commercial).
- BC-12** Protect existing affordable rental stock and non-market (social) housing by moderating the allowable pace of change.
- BC-13** In cases where existing rental stock is redeveloped, seek to increase the amount of rental housing and/or maintain the level of affordability.
- BC-14** Work to conserve existing cultural and heritage assets in the sub-area (Rio Theatre, designated heritage buildings, other heritage resources).

Public realm

- BC-15** Seek public realm improvements along Broadway (Nanaimo to Clark) and Commercial (East 12th to Grandview Cut – and north) – including improved sidewalks, landscaping, street trees, public art, etc.
- BC-16** Create new open-space in the sub-area via expanded greenspace and pedestrian walk-ways and a new plaza in the immediate vicinity of Broadway Station.
- BC-17** Use of public art to announce the gateway to The Drive at SkyTrain guideway.
- BC-18** Explore expansion and enhancement of existing My Own Back Yard (MOBY) community garden by animating space under the SkyTrain guideway.
- BC-19** Address safety considerations through design features that allow for more “eyes on the street”, additional/improved lighting, and by increasing activity in public spaces.

BC-10 Detail Map



PUBLIC BENEFITS



Public amenities and services - such as recreational, cultural and social facilities, parks, childcare, affordable housing, transportation facilities and fire halls - are important elements of a vibrant and livable community.

Grandview-Woodland has many existing amenities, however, some are getting old and are in need of renewal and additional amenities and services are needed to serve a growing population. As the neighbourhood grows, one of our principles is to foster resilient, sustainable, safe and healthy communities. To do so, the City will strive to:

- Strategically integrate planning for amenities with land use planning.
- Work in partnership with the community, senior governments and other agencies to ensure appropriate social infrastructure and amenities are in place for residents.
- Prioritize amenities and facilities that support a range of programs and activities to accommodate evolving needs.
- Explore opportunities for partnerships and co-location to achieve maximum public benefits in the delivery of amenities.
- Maintain and renew existing amenities as they age.



Financial Sustainability Guiding Principles

When the City makes decisions on how to fund the maintenance of existing City-owned facilities/ infrastructure and the development of new facilities, the following financial principles are used:

- Deliver services that are relevant and result in desired public outcomes
- Keep facilities and infrastructure in good condition
- Consider long-term implications in all decisions
- Keep property tax and fees affordable
- Keep municipal debt at a manageable level
- Optimize capital investments to meet public and economic needs while achieving value for the investment

Who Funds Amenities and How?

Amenities are delivered from a variety of sources using different tools:

City:

The City typically funds things like childcare facilities, parks, community centres, libraries, cultural facilities, affordable housing, utility upgrades and street improvements. These are paid for through the coordinated allocation of funds:

- About 75% of funding for public amenities comes from property taxes, utility fees and user fees.
- About 10-15% comes from revenue associated with new development.
 - Development Cost Levies (DCLs) - DCLs are charged on all new development in the City.
 - Community Amenity Contributions (CACs) - CACs are voluntary contributions provided through rezonings and are typically secured through a negotiation with developers.
- About 10-15% are contributions from other levels of government and non-profit partners

Province & Region:

The region and Province are responsible for delivering schools, health care and transit.

Community Partnerships:

Community groups often deliver things like community gardens and neighbourhood greenways.

PUBLIC BENEFITS

What is considered when making public benefit decisions?

Decisions around public benefits involve the responsible allocation of limited dollars to deliver on our priorities. The City has recently put in place a multiyear financial planning horizon, which provides a structure to help contain expenses within the available revenue.

In an effort to optimize our spending to most effectively deliver amenities and services throughout the City and in each neighbourhood, several things are considered:

- Population, demographics and trends (e.g. growth)
- Community input
- City standards (quantitative and qualitative)
- Council approved policy
- Existing public benefits

Creating a Public Benefits Strategy for Grandview-Woodland

The new Community Plan will offer guidance around public amenities in Grandview-Woodland through a Public Benefits Strategy.

The Grandview-Woodland Public Benefits Strategy will help to align growth with the amenity and service needs of the neighbourhood's current and future population. In doing so, it will assess area services against citywide service levels, estimate costs, and identify funding sources over, generally, a 30-year period. Facilities and services will be prioritized based on available funding from developer contributions and City capital budgets. The Strategy will then guide future decisions on spending over the life of the Community Plan.

Recognizing that population growth and funding will occur over about 30 years, the Strategy must be flexible to take advantage of new opportunities and respond to changing conditions. Trade-offs may be required in the future to adjust to new community needs and available funding.

Existing Public Amenities in Grandview-Woodland

Community Centres, Swimming Pools, Ice Rinks & Libraries

- Britannia Community Centre, built in 1976, contains 21,360 ft² of programmable space - approximately 1.1 ft² per resident of Grandview-Woodland (city-wide average 0.7 ft² per capita). The site has a number of overlapping jurisdictions and stakeholders - including the School Board, Park Board, Library and City - as well as a non-profit Community Centre Association.
- Grandview-Woodland is also served by three other community centres: Hastings (built 1956); RayCam (1979) and Trout Lake (upgraded in 2012).
- Britannia pool and ice rink (built 1975-76) were built at the time of the original Community Centre construction - and are also in need of replacement. A second swimming pool is located at Templeton Park.

Neighbourhood House & Family Places

- Kiwassa Neighbourhood House, located at Nanaimo and Oxford, is located in Hastings-Sunrise but serves the Grandview-Woodland neighbourhood.

Non Profit Space & Cultural Facilities

- The City is exploring opportunities to support on-going redevelopment proposals, acquire space and/or co-locate cultural and non-profit organizations in new developments. There are several organizations that have indicated a need to expand. These include: Kettle Friendship Centre, Aboriginal Friendship Centre, Urban Native Youth Association, REACH Community Health.

Childcare

- There are 467 licensed childcare spaces in Grandview-Woodland, including 39 licensed childcare spaces in family homes. These spaces have the potential to serve up to 17% of the child population in the neighbourhood. Including family childcare, there are:
 - o » Infant/toddler: 13 childcare spaces*
 - o » 3yrs to School Age: 138 group and family childcare spaces
 - o » Preschool (part-time, part-day for 3+4 year olds): 67 spaces
 - o » School age (5 - 12 years): 218 spaces
 - o » Other licences: 31 child-minding spaces for parents attending settlement services.
- There are no licenses for Special Needs or Emergency childcare spaces in Grandview-Woodland.

Schools

- The Vancouver School Board (VSB)/Board of Education (VBE) operates eight elementary and two secondary schools in the neighbourhood. At present, a number of the schools are underenrolled.

Parks, Public Realm, Food Assets

- There are 16 parks in Grandview-Woodland, ranging in size from 0.11 to 1.93 hectares. The average park size is 0.75ha (City average is 2.88ha). In addition, six school yards are used as public open-space. Grandview-Woodland has four plazas, varying in size.
- 87% of Grandview-Woodland's land-base is within a five minute (400m) walk to nature (parks, school yards) (compared to the city-wide average of 92%). Key areas where access to nature is
- greater than five-minutes is in the north-east, primarily industrial area. The neighbourhood has 0.4 hectare of park and open space per 1,000 residents (compared to 1.1 hectares/1,000 residents city-wide).
- There are seven public bathrooms located in the neighbourhood (in parks and community centre locations) and 10 drinking fountains.
- There are seven community gardens.

Housing

- A winter response shelter was opened this year immediately outside of the Grandview-Woodland boundary at Victoria Drive and E 10th to serve the local homeless population. It is now closed.
- The neighbourhood has six supportive buildings (with a total of 120 supportive housing units – totalling 3% of the city's supported housing stock.)
- There are approximately 60 non-profit, social housing, or co-op buildings in Grandview-Woodland, providing approximately 2140 units of housing (9% of city stock)
 - 944 units (or 44%) of social housing units in Grandview-Woodland are geared toward providing family housing (compared to the city average 34%)
 - 740 units (or 35%) of social housing units in the neighbourhood are for seniors (the same proportion as the city-wide average)
 - 456 (21%) of units are for a combination of other (non-family, non-senior) residents
 - There are 14 co-op housing providers in the neighbourhood

Heritage

- In Grandview-Woodland there are 142 heritage buildings on the Vancouver Heritage Register. Of those: 12 are “Class A” (Primary Significance); 63 are “Class B” (Significant); 55 are “Class C” (Contextual or Character). Two buildings in Grandview-Woodland have a Heritage Revitalization Agreement and 10 buildings are protected under municipal heritage designation.
- There is one designated ‘heritage landscape’ – Grandview Park – listed as part of the City's Heritage Registry. Grandview-Woodland also has one heritage monument – the Grandview-Cenotaph

Arts and Culture

- There are (+/-) 24 performance spaces and (+/-) seven galleries and one cinema in Grandview-Woodland (including publicly-owned, non-profit and for-profit spaces).
- There are currently (+/-) nine multi-unit work-only artist studio spaces in the neighbourhood. And five live/work studios in Grandview-Woodland
- Grandview-Woodland is home to (+/-) 33 pieces of public art on the City of Vancouver's public art Park Board registries.

Public Safety

- Grandview-Woodland is served by three Community Policing Centres (Commercial Drive CPC and Hastings North CPC are the two Centres most directly involved; a third, the Renfrew-Collingwood CPC, has a small portion of its catchment in Grandview-Woodland).
- The neighbourhood is also home to one firehall (Firehall #9 at Victoria and E 2nd).

Transportation - Transit

- TransLink is responsible for the development and operation of buses and bus routes. The City supports transit use through road improvements that facilitate bus and pedestrian access.
- Grandview-Woodland has three SkyTrain stations located in (or very near to) the neighbourhood – Broadway, Commercial and VCC Clark. A total of 15 bus routes serve the neighbourhood.

Roads

- Clark, Broadway, East 1st Ave, Hastings and parts of Nanaimo are part of the region's major road network. The neighbourhood is also home to a number of other key primary and secondary arterial streets that play a part in the City's transportation network.

Pedestrian Infrastructure, Greenways & Bikeways

- Grandview-Woodland has 8 kilometers of roadway without sidewalk and 57 pedestrian/traffic signals.
- Greenways - Grandview-Woodland contains segments of three City-wide designated greenways - one complete (the Central Valley Greenway, which runs parallel with the Grandview Highway) and two proposed (Midtown Way Greenway, located near Woodland Drive, and Portside Greenway, which is anticipated to run along Powell Street). Grandview-Woodland is also home to Napier Greenway (at Britannia Community Centre), a small neighbourhood greenway that functions as a popular gathering area.
- Grandview Woodland has approximately eight kilometers of designated bike routes spread over its six designated bike routes (designated routes include Adanac, Mosaic (Woodland/McLean), Lakewood, Central Valley Greenway. There is approximately 1km of roadway with a designated bike lane (roughly 100m separated on Clark Drive and 900m painted on Grandview Highway)

Utilities (Water & Sewer Pipes)

- By 2020, the City will be replacing combined sewer systems in Grandview-Woodland with separated sewer systems. This will reduce the overall volume at our processing plants and ensure that overflows do not take place during heavy rains.

FEEDBACK & NEXT STEPS

FEEDBACK

Thank you for taking the time to review the GOALS, OBJECTIVES & EMERGING POLICY document. This is a work in progress and your feedback will help us to further refine and develop the DRAFT Grandview-Woodland Community Plan over the summer.

When providing your comments, please make note of the specific **Policy Section** (e.g. Housing, Transportation) or **Sub-Area** (e.g. Cedar Cove, Grandview, Hastings Street), and, wherever possible, the specific **Objective number** and **Emerging Policy number**.

There are five ways for you to provide feedback on the information contained in this document:

- **Attend** an open house and speak with staff
- **Complete** a comment sheet at the open house
- **Online** - visit vancouver.ca/gw and complete an on-line version of the comment sheet
- **Email** - grandviewplan@vancouver.ca
- **Telephone** 3-1-1 and request to speak with a member of the planning team

NEXT STEPS

Thank you for taking the time to review our DRAFT Goals, Objectives and Emerging Policies. Your comments and suggestions will help to refine this document – and will be used to inform the new Grandview-Woodland Community Plan. We'll be sharing material gathered from these sessions over the course of the summer.

In September 2013 we'll be having our next set of Open Houses to review the Plan before it goes to Council. Have a look at the timeline below for more details:

Phase 3: Draft Plan (Summer to Fall 2013)

At this phase, all the elements of the community plan will be brought together for broad community review.

During this phase, we will:

- Prepare a draft community plan that combines the community-wide policies and sub-area plans
- Identify recommended priorities and other implementation-related activities
- Conduct a final, broad public review of the draft plan

Phase 4: Plan approval (Fall to Winter 2013)

At this phase, we will finalize the plan and prepare to present it to Council.

During this phase, we will:

- Modify and refine the draft plan based on feedback
- Prepare a report for Council
- Forward the draft plan to Council for adoption, and to the Park Board and the School Board for consideration of parks and recreation, or education-related matters

Thank you again to everyone who shared their ideas and feedback!

