

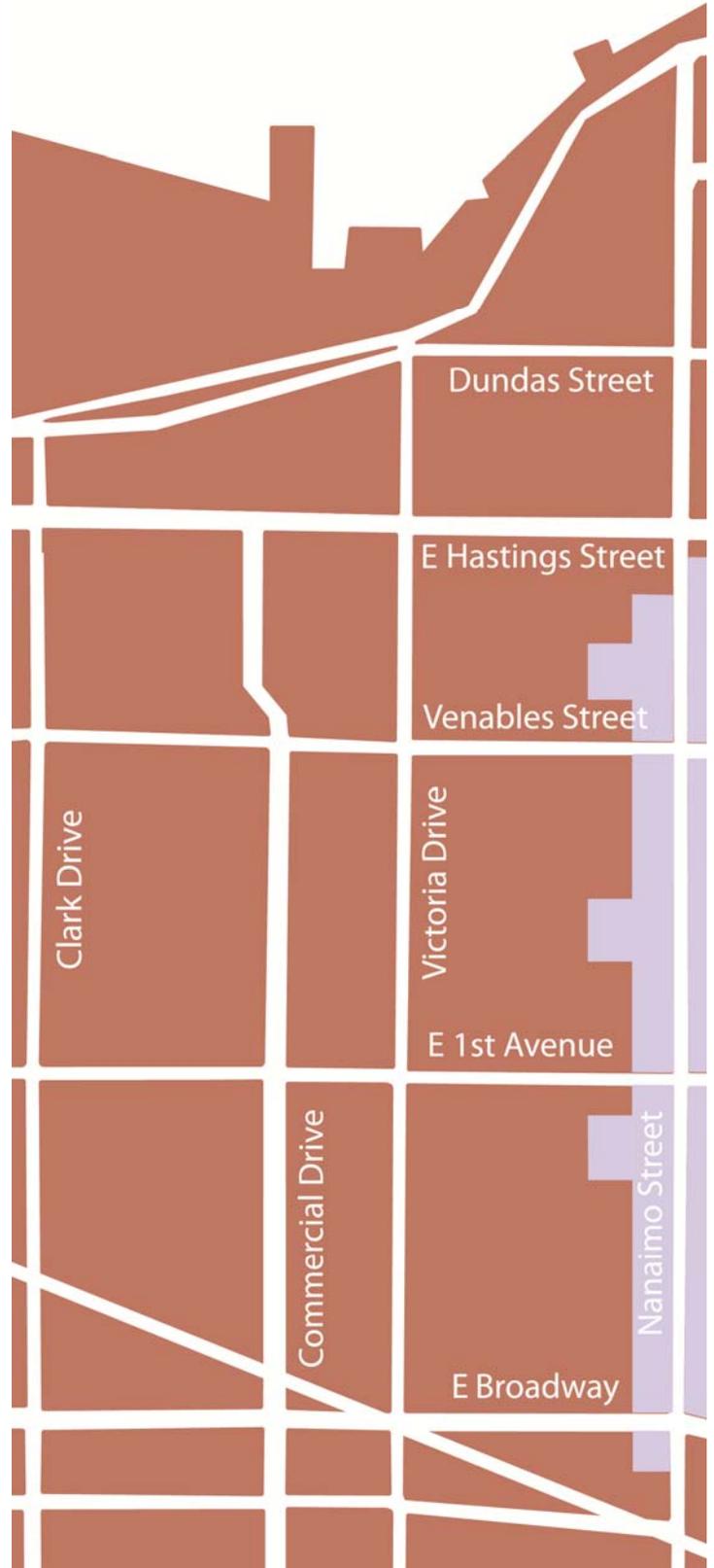
Grandview-Woodland Community Plan

Nanaimo Sub-Area

Workshop:

Backgrounder

January 2015



What's the future look like for Nanaimo?

A major street on the eastern edge of Grandview-Woodland, Nanaimo marks the old boundary between Vancouver and the Hastings Mill site. The Nanaimo sub-area includes the area between Hastings Street and Broadway, and between Garden Drive and Kamloops Street.

The area contains a number of single-family homes, and smaller commercial nodes. Immediately off the main street are a number of well-loved parks and schools. The sub-area is bisected by First Avenue.

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

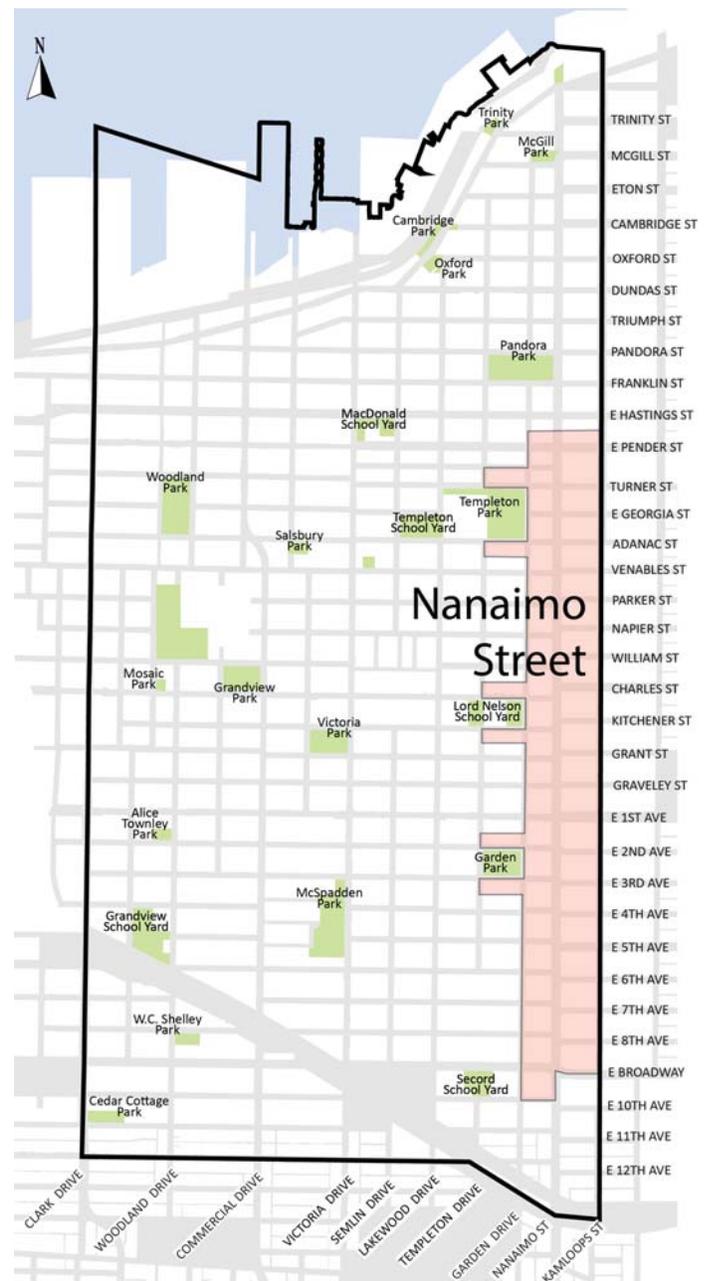
Background

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

This could mean:

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

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



Background

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

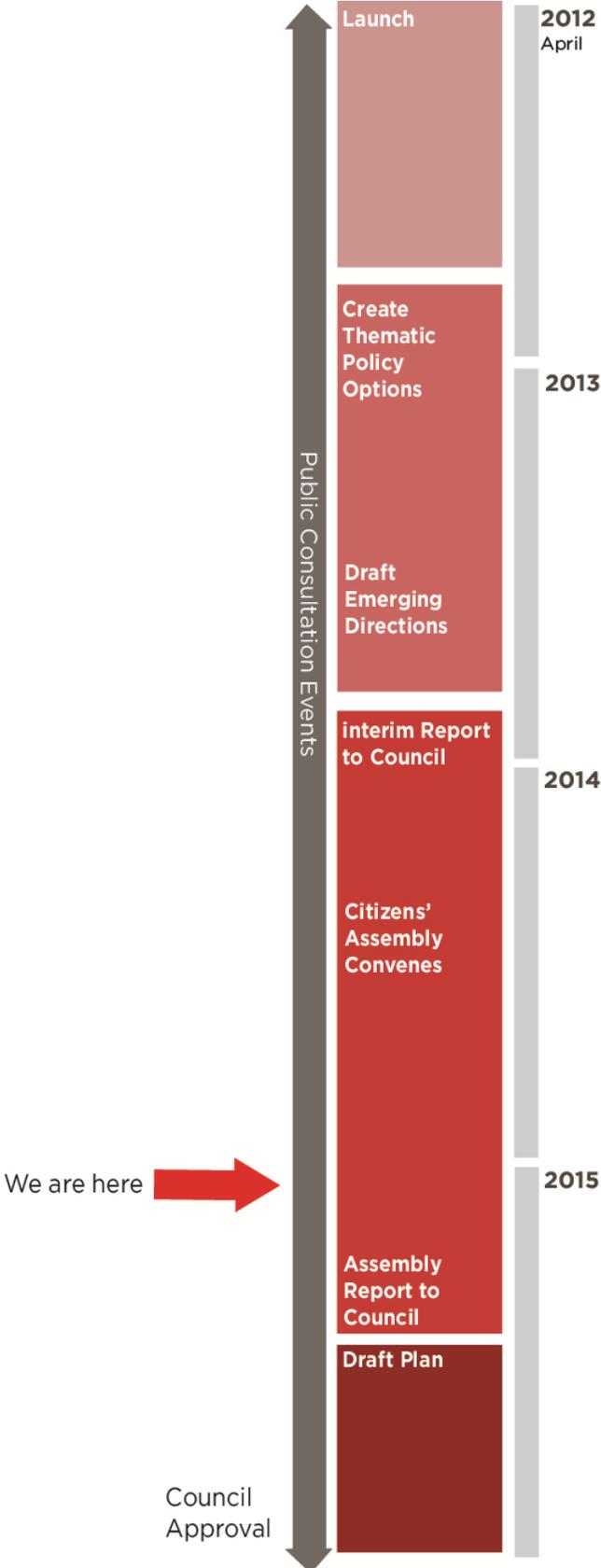
Phase One of the process, completed in August 2012, involved outreach and engagement, as well as the general identification of assets, issues and opportunities in the neighbourhood (that is, what people love about the community, and areas they'd like to see changed).

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

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

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

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



Nanaimo Demographic Snapshot

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

Total Population – (2011 Census – Census Tracts)				
		Nanaimo + surrounding⁽¹⁾	G-W⁽²⁾	City⁽³⁾
	Population 2011	12,351	27,305	603,500
	Population 2006 ⁽⁴⁾	12,305	28,205	578,040
	% Change	0.4%	(-3.2%)	4.4%

Total population (2011 Census, based on Nanaimo specific DAs⁽⁵⁾)				
	Estimated population	4,123	N/A	N/A

Age (2011 Census: Nanaimo specific DAs, Local Area + citywide profile)					
	Age	Nanaimo #	Nanaimo %	G-W %	City %
	0 -19	825	20%	14%	17%
	20 – 29	550	13%	18%	17%
	30 – 44	925	22%	29%	25%
	45 – 64	1,155	28%	28%	28%
	65 – 84	580	14%	10%	11%
	85 +	105	3%	1%	2%

Owner/Renter Private Households (2011 NHS – Nanaimo DAs, Local Area + citywide profile)					
		Nanaimo #	Nanaimo %	G-W %	City %
	Owner	985	71%	35%	49%
	Renter	400	29%	65%	51%

Income (2011 NHS) – Population in low-income households in 2010 (CTs - based on after-tax low-income)					
		Nanaimo #	Nanaimo %	G-W %	City %
	All households	2,200	18%	23%	21%
	Under 18	305	17%	27%	22%
	18-64	1,545	17%	21%	20%
	65 +	350	25%	35%	20%

Knowledge of English (2011 Census - Census Tracts)					
	Age	Nanaimo #	Nanaimo %	G-W %	City %
	English	11,165	91%	94%	92%
	No English	1,115	9%	6%	8%

Total Population in Private Households by Aboriginal Identity (2011 NHS)					
	Age	Nanaimo #	Nanaimo %	G-W %	City %
	Aboriginal Identity	420	3.4%	8.1%	2.0%

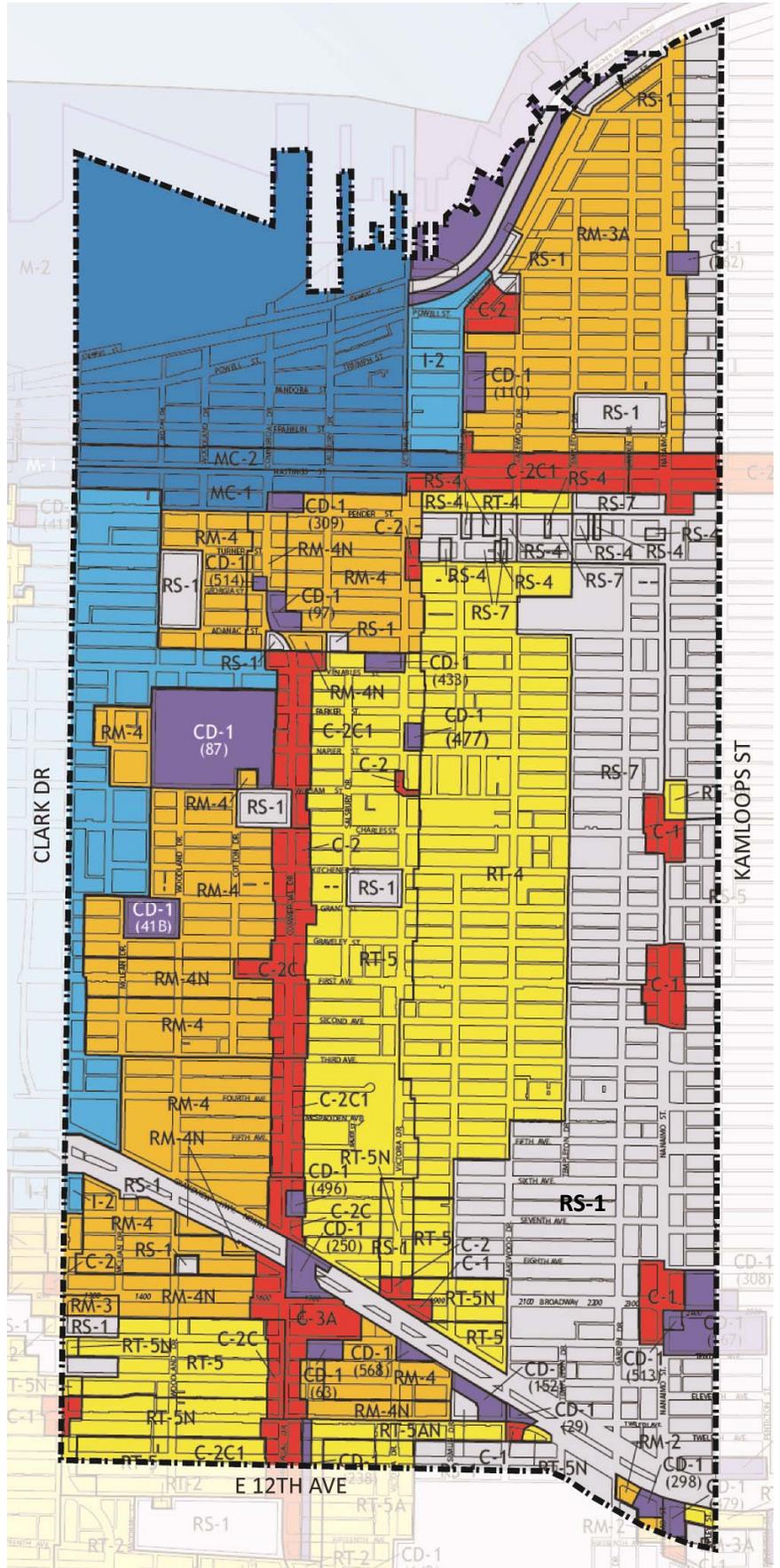
Language spoken most often at home (2011 Census)⁽⁵⁾					
Nanaimo	%	G-W	%	City	%
English	76%	English	80	English	65
Cantonese	9.4%	Cantonese	4.7	Cantonese	8.3
Chinese (n.o.s) ⁽⁶⁾	4.6%	Chinese (n.o.s)	2.8	Chinese (n.o.s)	5.1
Vietnamese	2.0%	Spanish	1.2	Mandarin	3.2
Italian	1.9%	Vietnamese	1.2	Punjabi	1.8
Mandarin	1.0%	Italian	1.0	Tagalog	1.6
Spanish	1.0%	Mandarin	0.8	Vietnamese	1.3
Tagalog	0.7%	Tagalog	0.8	Korean	0.9
French	0.6%	French	0.7	Spanish	0.9
Portuguese	0.4%	Korean	0.3	Persian	0.7

Nanaimo Private Dwellings (2011 Census, DAs)		
Type	Nanaimo #	Nanaimo %
Estimated total	1,395	100%
Single detached, duplex, semi-detached	1,225	88%
Rowhouse/townhouse	--	0%
Apartments (strata-titled or rental)	160	12%

Notes: (1) Nanaimo and surrounding statistics are derived from the 2011 Census and National Household Survey, and reflect aggregate totals for census tracts (CAs) 51.01, 54.01 and 55.02. This combined geography is bounded by Victoria Drive, Broadway, Nanaimo Street (between Broadway and Adanac), Penticton (between Adanac and Dundas) and Dundas Street — meaning that the combined territory is larger than the Nanaimo sub-area and does not include the east side of the street. Note also, that a portion of this combined territory excludes the east side of Nanaimo Street; (2) Grandview-Woodland statistics are 2011 Census and NHS, and reflective of the Grandview-Woodland Local Area (bounded by Clark Drive, Broadway and Nanaimo Street); (3) City of Vancouver statistics are 2011 Census and NHS; (4) In other sub-area backgrounders, a 10-year change has been used in this section; however, owing to changing census tract boundaries, only five years of trend data are available for the area outlined in note #1; (5) Nanaimo Dissemination Area statistics are derived from the 2011 Census, and refer to an area that more closely, but not completely, approximates the Nanaimo sub-area. Limited data is available via Statistics Canada DA release; (5) Data based on single responses. Multiple responses (e.g. “English + another language” were not included in this table). (6) Chinese N.O.S refers to Chinese languages “not otherwise specified.”

Existing Zoning of Grandview-Woodland

- RS** – Single-family zoning
- RT** – Two-family (duplex) zoning
- RM** – Multi-family zoning
- C** – Commercial zoning
- I** – Light-industrial zoning
- M** – Heavy manufacturing zoning
- CD** – Custom (comprehensive development) zone



The Big Picture: Responding to Key Challenges

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

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

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

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

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

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

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

The Big Picture: Key City-wide Planning Principles



Achieve a green, environmentally sustainable urban pattern

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



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

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



Foster a robust, resilient economy

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



Enhance culture, heritage and creativity within the city

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



Provide and support a range of sustainable transportation options

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



Protect and enhance public open spaces, parks and green linkages

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



Foster resilient, sustainable, safe and healthy communities

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

The Big Picture:

Citizens' Assembly –Draft Neighbourhood Values

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

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

Character and History

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

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

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

Just & Appropriate Change

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

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

Diversity

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

Affordability

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

Well-being & Health

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

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

Environmental Sustainability

We think environmental sustainability includes at least three dimensions:

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

Mobility and Accessibility

We value a transportation system that:

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

Safety

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

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

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

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

The Grandview-Woodland community plan was launched in 2012. During the first 16 months a number of activities took place, including:

- Literature review - neighbourhood and city-wide policy (2011-12)
- Assets, issues and opportunities mapping (May – July 2012)
- Energy & GHG Futures workshop (June 2012)
- Urban design walks and workshop (Sept 2012)
- Planning Principles & Neighbourhood character workshops (Sept – Oct 2012)
- Planning through Dialogue – thematic workshops (Dec 2012 – Mar 2013)
- Nanaimo Street questionnaire (May 2013)

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

Housing

- Nanaimo is predominantly single-family housing, and provides a mixture of ownership and rental opportunities.
- Nanaimo Street was identified as an opportunity area for new housing – in particular, ground-oriented family housing.
- There are varied levels of support for the introduction of duplexes, townhouse/row house; and multi-family housing (<6 storeys) on the street; but lack of agreement on what locations were most appropriate for these types of housing (e.g. entire length of street, at/near commercial nodes, at/near key intersections, at/near community facilities (e.g. schools))

Transportation

- The wide right-of-way (street width) of Nanaimo is seen as both a challenge and opportunity. Concerns around traffic speeds and areas of the street that act as a 'straightaway.' Additional concern about Port-related truck traffic.
- Discussion around opportunities to 're-scale' the street and reduce the intensity of car traffic. General support for centre median/boulevard concept or related public realm changes to achieve the same end.
- Concerns around traffic volumes and speeds on First Avenue as it crosses the sub-area.
- Both Nanaimo St and First Avenue seen to act as a boundary/barrier. Related desire to mitigate this and deal with the 'intensity' of this traffic.
- Concerns around drivers 'short-cutting' through adjacent residential neighbourhood; related support for traffic calming measures that have been introduced in parts of Grandview-Woodland.
- Interest in, and support for the creation of a transit connection to downtown via First Ave.

- Support for improvements to cycling facilities in the Nanaimo sub-area
- Strong support for initiatives that would further enrich the walkability of the sub-area, including wider sidewalks and improved pedestrian crossings.

Social Sustainability & Social Issues

- Kiwassa Neighbourhood House and area schools noted as key community assets.
- Identification of key community issues, including: newcomer settlement, youth and seniors programming, capacity and enrolment of area schools, access to social services, affordability
- Concern about the displacement of lower income residents due to gentrification.

Parks and Public Space

- The Nanaimo sub-area includes (or is near to) well-loved public spaces, including Garden Park, Lord Nelson and Templeton School, and the Hastings Street shopping area.
- There is support for public realm improvements including additional street trees, parklets, and street-to-park initiatives.
- Key asset: Nanaimo Street, north of E 2nd, has a significant view to the north shore mountains

Heritage

- Nanaimo sub-area contains several heritage buildings, including the former BCER sub-station, and Mellish House (both at E 1st) and Templeton School. Nanaimo Street itself is has a role as the old city boundary.

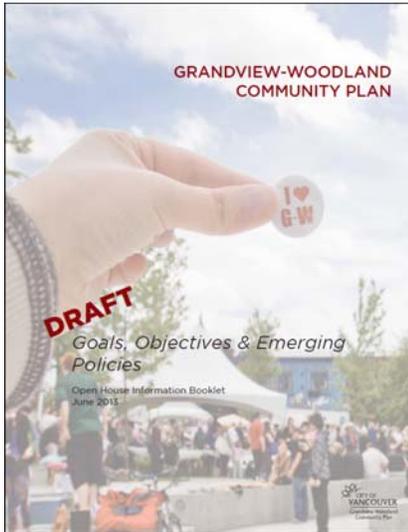
Arts & Culture

- Nanaimo is seen as an opportunity area for public art

Local Economy

- Strong support for improvements to local shopping nodes – in particular, Broadway, E 1st Ave, and Charles Street. Different opinions about what improvements are needed (e.g. additional retail & services, opportunities for mixed-use housing).
- Support for Hastings Street commercial high street – with some discussion around ways to improve the pedestrian qualities of the street.

June 2013 – Emerging Directions General Policy Goals



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

The eight overarching community-wide policy goals are:

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

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

Sub-Area Planning: Emerging Directions - Nanaimo policies

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

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

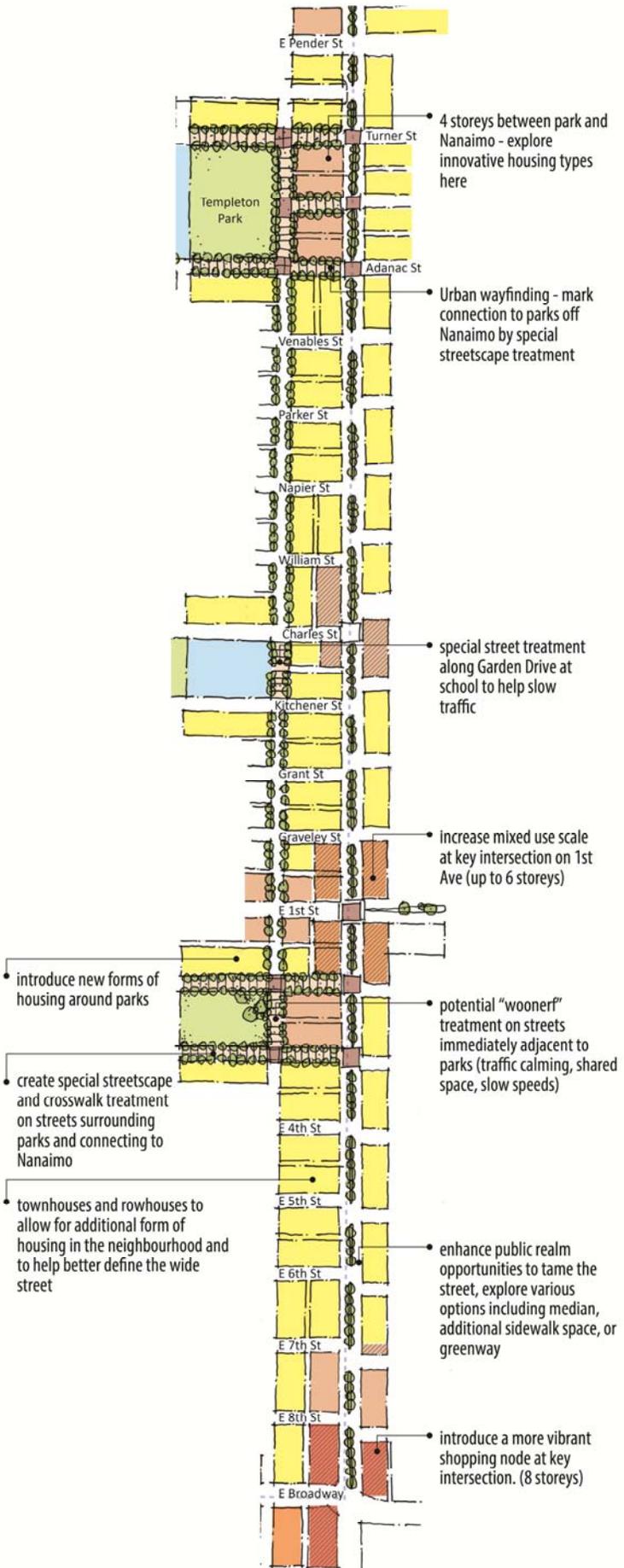


Nanaimo Sub-area – Emerging Directions Policy Ideas Map

LEGEND

- schools
- park
- Britannia
- commercial required at grade
- apartment (up to 12 storeys)
- apartment (up to 8 storeys)
- apartment (up to 6 storeys)
- apartment (up to 4 storeys) stacked townhouse
- townhouse/rowhouse (3-4 storeys)
- mixed-use (12-15 storeys)
- mixed-use (up to 12 storeys)
- mixed-use (up to 10 storeys)
- mixed-use (up to 8 storeys)
- mixed-use (up to 6 storeys)
- mixed-use (up to 4 storeys)
- industrial / mixed employment
- Commercial Drive where no change is expected**

The legend identifies all land use types located within Grandview-Woodlands. Not all types are found in the individual sub-areas.



Emerging Directions – Nanaimo Policies

General

Sub-Area Boundaries

- Sub-area boundaries were created to identify areas that needed focussed policy attention. They are intended to complement the community-wide policies contained in the Plan.

What people said:

- Concern about creation of a policy “boundary” between the Nanaimo and Nanaimo sub-areas – in particular as it relates to Garden Drive, Garden Park, Lord Nelson School and Templeton school.
- Suggestion that the boundary be amended to better differentiate between policy focussed on Nanaimo Street, and policy focused on the residential areas off-Nanaimo

Emerging Directions – Nanaimo Policies

Housing



Sub-Area Policies and Policy Ideas (Emerging Directions) (pg. 27)

- NS-1: Introduce new multi-family housing forms along the street (stacked townhouses, townhouses and rowhouses) to create additional ground-oriented family dwellings.
- NS-3: Allow for increased height as part of mixed-use development at retail nodes:
 - Nanaimo & Hastings – up to 8 storeys
 - Nanaimo & Charles – up to 4-storeys
 - Nanaimo & E 1st – up to 6-storeys
 - Nanaimo & Broadway – up to 8-storeys
- Land-use map: 4-storeys between Templeton Park and Nanaimo – explore innovative housing types here.
- Land-use map: Introduction of new forms of housing (stacked townhouse, townhouse, row house) around parks and schools.
- Land-use map: Townhouses and rowhouses to allow for additional form of housing in neighbourhood and to help better define the wide street.

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

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

What people said:

- General support for creation of more affordable housing – and in particular family housing.
- Mixed support for introduction of new housing forms in Nanaimo sub-area. Key questions concerned location and extent of new housing opportunities, as well as height and form of proposed housing. Some concern that the directions would create a continual row of the same housing type along Nanaimo.

- Specific concerns around townhouse/stacked townhouse form and height being introduced 'off Nanaimo' – via 2200 and 2300 blocks – around Garden Park, Lord Nelson, Templeton.
- Related concern that City was planning to demolish existing housing around Garden Park (and/or elsewhere in sub-area). **Note:** proposed policy directions sought to create new housing opportunities, not initiate City-led acquisition, assembly or demolition of properties.
- Discussion around need to refine sub-area directions to focus change on Nanaimo-facing area (vs. Garden Drive). Possibilities include:
 - Different approach to E/W and N/S facing blocks;
 - Different approach to areas with grade changes off of Nanaimo;
 - Different approach based on location (e.g. intersection of key arterials; commercial nodes; areas near to key community assets);
 - Focused attention on the extent/distribution of new housing types along the street.
- Some discussion around possibility of introducing duplex housing into single-family areas – as a means to provide more family-oriented ownership opportunities (while maintaining general look and feel of the residential areas).
- Additional support for laneway, coach house and infill forms of housing as means to achieve 'gentle' densification.
- Concern about introduction of multifamily housing along First Avenue.
 - Discussion re: height of proposed buildings (4-storeys), potential changes in character of the street/neighbourhood. Debate around 'how high is too high' (e.g. "no more than 2-storeys"; "under 4-storeys," "4-storeys," "6-storeys," "under 8-storeys").
 - Discussion about potential appropriate location for new multifamily development (e.g. distributed, or focused at key intersections).
- Support for other mechanisms to support neighbourhood growth – increased FSR (basements, raising houses, infill). Desire to ensure these mechanisms do not cause loss of area heritage/character.
- Differing opinions on allowing additional height at commercial nodes:
 - Some discussion that proposed heights/areas are acceptable as proposed.
 - Some discussion that some heights (or 'additional height') would be acceptable at *particular* locations (e.g. key arterial intersections), but not all proposed locations.
 - Some discussion that *some* additional height is okay (e.g. "up to 4-storeys" or "up to six-storeys").
 - Some discussion that *any* change would affect the character of the neighbourhood.
 - Limited discussion about the potential for allowing additional height *elsewhere* on Nanaimo.
- Concern about impact of any new housing on: parking and traffic, property values, neighbourhood character.

Emerging Directions – Nanaimo Policies

Local Economy

Sub-Area Policies and Policy Ideas (Emerging Directions) (p.27)

- 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-use development at retail nodes:
 - Nanaimo & Hastings – up to 8 storeys
 - Nanaimo & Charles – up to 4-storeys
 - Nanaimo & E 1st – up to 6-storeys
 - Nanaimo & Broadway – up to 8-storeys



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

- Policies to: allow for expansion and enhancement of smaller neighbourhood commercial “nodes.”

What people said:

- General support for enhanced retail commercial opportunities at the existing nodes. Desire to see additional grocery, cafes, locally owned stores and services.
- Some discussion about whether the ‘nodes’ should be extended further northward/southward.
- Differing opinions on allowing additional height at commercial nodes:
 - Some discussion that proposed heights/areas are acceptable as proposed.
 - Some discussion that *any* change would affect the character of the neighbourhood.
 - Some discussion that some heights (or ‘additional height’) would be acceptable at *particular* locations (e.g. key arterial intersections), but not all proposed locations.
 - Some discussion that *some* additional height is okay (e.g. “up to 4-storeys” or “up to six-storeys”).
 - Limited discussion about the potential for allowing additional height *elsewhere* on Nanaimo.
- Concern about potential impacts of new mixed-use development/higher buildings on local business lease rates, as well as neighbourhood traffic and parking.

Emerging Directions – Nanaimo Policies

Transportation

Sub-Area Policies and Policy Ideas (Emerging Directions) (p.27)

- 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.
- Land-use map: Special street treatment along Garden Drive at school to help slow traffic.
- Land-use map: Potential “woonerf” treatment on streets immediately adjacent to parks (traffic calming, shared space, slow speeds). Create special streetscape and crosswalk treatments surrounding parks and connecting to Nanaimo.
- Land-use map: introduce revised streetscape typology with median [boulevard], additional sidewalk space, or greenway.



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

- Policies to: enhance and maintain the pedestrian network (on key arterials); improve existing cycling network (including a potential E/W connections on Charles, Gravely and E 8th); work with Translink to improve local transit service (e.g. a community shuttle on E 1st); ensure safe and efficient use of road network (including parking, goods movement).

What people said:

- Differing opinion on what type of public realm improvements are appropriate for Nanaimo. Some support for boulevard concept; some support for wider sidewalks. Support for additional street trees noted with both concepts.
- General support for pedestrian improvements including more lights/crossing points. Some specific locations proposed. Some concern expressed that additional crossings may impede traffic flow (and Nanaimo’s role as an arterial street).
- Limited support for a bike lane on Nanaimo.
- Suggestion that there is a need for transit improvements along Nanaimo.
- Desire to see traffic calming measures that would impede short-cutting through the adjacent residential neighbourhoods.
- Continued concern about truck traffic on Nanaimo.
- Concern around traffic on E 1st Ave, and desire to see it addressed.
- Related discussion around potential impact of development on both E 1st and Nanaimo – and concern that this may increase neighbourhood traffic volumes, parking, short-cutting, etc.

Emerging Directions – Nanaimo Policies

Public Realm

Sub-Area Policies and Policy Ideas (Emerging Directions) (p.27)

- NS-4: Enhance public realm opportunities to ‘tame’ the street – and explore the various possibilities to make this happen.
- Land-use map: urban wayfinding – mark connection to parks off Nanaimo with special streetscape treatment.
- Land-use map: Create special streetscape and crosswalk treatments surrounding parks/schools – (e.g. traffic calming/shared space).
- Land-use map: Introduction of new forms of housing (stacked townhouse, townhouse, row house) around parks and schools.



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

- Policies to: enhance existing parks and greenspaces; expand neighbourhood greenspace assets; explore “green links” to connect public spaces and community facilities; increase the number of street trees; expand available street furniture; support the optimization and upgrade of Britannia; review the efficacy of having two swimming pools (Britannia and Templeton) in close proximity to one-another.

What people said:

- Differing opinion on what type of public realm improvements are appropriate for Nanaimo. Some support for boulevard concept; some support for wider sidewalks. Support for additional street trees noted with both concepts.
- Concern about potential impact of new housing forms (townhouses, mixed-use) on Garden Park, Lord Nelson and Templeton schools). General lack of support for new housing on 2200-block and 2300-blocks around these facilities.
- Suggestion that new development/additional population, will require commensurate increase in community amenities – so that existing amenities (such as parks) are not overloaded.
- General support for public realm and streetscape improvements in residential areas, near schools, etc.
- Concern about potential closure of Templeton pool. Suggestion that both Templeton and Britannia facilities are needed in the community.

Emerging Directions – Nanaimo Policies

Community Well-being

Sub-Area Policies and Policy Ideas (Emerging Directions) (p.27)

- NS-5: Introduce new pedestrian safety measures (one or more crossing lights) to moderate traffic flow and facilitate easier crossings.

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

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



What people said:

- Support for safety related improvements, as well as pedestrian safety and traffic calming measures throughout the neighbourhood.
- Suggestion that new development/additional population, will require commensurate increase in community amenities.
- Concern that local school facilities (in particular Lord Nelson) will not be able to handle an increase in the number of children attending.
- General support for increased childcare, youth and seniors services, community gardens, other amenities.
- Related: concern about impact of community planning policies on Garden Park, Lord Nelson and Templeton – and in particular on the 2200-block and 2300-block of E/W streets adjacent to these sites.

Emerging Directions – Nanaimo Policies

Heritage

Sub-Area Policies and Policy Ideas (Emerging Directions) (p.27)

- *No specific sub-area policies*

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

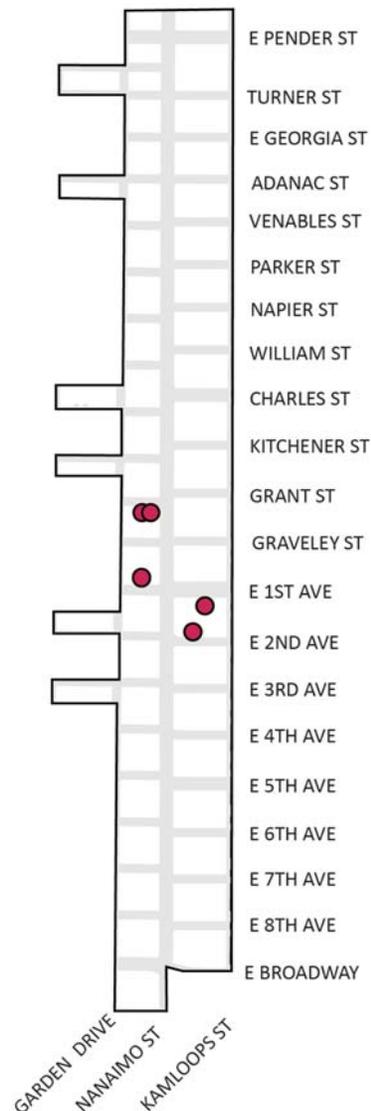
- Policies to: increase understanding and recognition of local heritage; broaden definitions of heritage; update the heritage register; ensure sufficient incentives to encourage protection of local heritage resources; review design guidelines against future land-use directions.



Heritage Sites in Nanaimo

What people said:

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



Emerging Directions – Nanaimo Policies

Arts and Culture

Sub-Area Policies and Policy Ideas (Emerging Directions) (p.27)

- *No specific sub-area policies*

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

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

What people said:

- Support for existing cultural assets in Grandview-Woodland.
- General discussion around need to maintain/increase performance spaces in the neighbourhood.
- General support for arts and cultural policies. Discussion regarding the loss of existing affordable production space (e.g. studios), as well as concerns about neighbourhood affordability (including housing), and its impact on artists.

Emerging Directions – Nanaimo Policies

Energy and Climate Change

Sub-Area Policies and Policy Ideas (Emerging Directions) (p.27)

- *No specific sub-area policies*

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

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



What people said:

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

Land Use and Built Form – Additional Considerations and Constraints

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

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

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

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

Affordability and Social Need

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

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

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

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

Environmental Performance

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

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

Public Amenities

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

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

Neighbourhood Character

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

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

Existing Policy

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

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

In Nanaimo, some of the more relevant regulatory constraints are the Hastings-Sunrise Community Vision and the Transportation Plan.

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

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

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

Neighbourhoods Change

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

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

Looking east from Lakewood Drive (1921)



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

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

Help us to get the plan right

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

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

Thank you for your participation in the planning process.

We need your help to get the plan right.