

Summary and Highlights



Grandview-Woodland Community Plan

Over the next 30 years, the Grandview-Woodland Community Plan will thoughtfully guide change. The plan responds to the challenges facing this community. It is proactive in addressing current issues and managing growth and builds upon the community's spirit and potential.

The plan starts by preserving the heart and soul of the community - the independent and eclectic nature of "The Drive". It also ensures the vitality of other shopping areas like Hastings Village. Heritage resources, character streetscapes, rental apartments and social diversity are protected.

Residents will benefit from new and revitalized local amenities such as a renewed Britannia Community Centre, expanded social service facilities, additional childcare spaces and park improvements. These will ensure that Grandview-Woodland continues to be a socially diverse, welcoming and complete community.

Building the Plan

Over the past few years, the Grandview-Woodland community has been actively involved in developing this plan. Thousands of residents have shared their ideas and passion about Grandview-Woodland's future. Canada's first Citizens' Assembly to advise on a community plan has been an important part of the consultation process.

We heard from the public at over 100 events, including Citizen's Assembly sessions, public roundtables, workshops and walking tours. Your feedback has now been synthesized into land use and other policies. The Grandview-Woodland Community Plan aims to strike a balance between what's important to the community and goals that will help to make Vancouver a more livable and sustainable city for everyone.

Let us know what you think!

The Grandview-Woodland Community Plan, background information and a comment form are available at: vancouver.ca/gw

What's next?

We'll listen to your feedback. Then city staff will prepare a report to City Council which will include a summary of what we've heard. The Community Plan is scheduled to go to City Council in July 2016.

COMMERCIAL DRIVE

The plan recognizes the energy, the identity and “the vibe” that is “The Drive”. It ensures that this unique character will remain vital into the future.

- 1 Retain the existing mixed-use zoning (four storeys or less) throughout the core blocks of Commercial Drive.
- 2 Maintain the pattern of smaller, individual retail frontages to help keep The Drive eclectic and active.
- 3 Outside of core and only on larger sites at the East 1st Avenue node, allow buildings up to six storeys to provide new housing.
- 4 Create a more “complete street” along Commercial Drive to better serve all modes of transportation.

GRANDVIEW

The Grandview neighbourhood is grand! The plan preserves its low-scale, traditional character while allowing for incremental growth through new ground-oriented housing for families.

- 1 Modify regulations to discourage demolition of pre-1940 houses.
- 2 Expand the duplex areas and revise regulations to encourage new infill housing.
- 3 Preserve small-scale local serving shops.
- 4 On arterial streets and in transition areas near transit routes on Hastings and on Broadway, allow a mix of four-storey apartments and rowhouses for families.
- 5 In the apartment district at the north end, allow buildings up to six-storeys to provide renewed and additional secured rental housing while protecting character streetscapes.

HASTINGS

The plan respects and protects the role of the Hastings Village shopping area while providing new opportunities for growth to create a vibrant new corridor neighbourhood along the western portion of Hastings Street.

- 1 Create a new gateway area near Clark Drive that incorporates renewed cultural, social and heritage assets, along with non-market and other housing, with the tallest buildings at 18-storeys.
- 2 Improve pedestrian comfort along Hastings Street with public plazas that will activate and unify the street.
- 3 Support renewal and expansion of key social facilities such as those provided by the Urban Native Youth Association and the Vancouver Aboriginal Friendship Centre.
- 4 Step buildings down to heights in the 8- to 10-storey range as one goes eastward up the hill towards Victoria Drive and provide new rental and ownership housing.

- 5 Generally, retain the existing mixed-use zoning (four storeys or less) in the Hastings Village shopping area near Nanaimo Street.
- 6 Allow for 100% secured market rental housing in buildings up to six storeys in the central portions of Hastings.

NANAIMO

Close to schools and parks, Nanaimo Street provides a notable opportunity to increase the supply of family-friendly housing. The plan also enhances small, local retail and service nodes to provide better services closer to home.

- 1 Allow ground-oriented housing, such as rowhouses suitable for families, along much of Nanaimo Street.
- 2 At commercial shopping nodes, allow mixed-use buildings of between four and six storeys to help bring new life to the local shopping nodes.
- 3 Improve pedestrian comfort in the public realm to activate the street.

SPECIAL SITES

BRITANNIA

Britannia Community Centre (BCC) is an important facility that offers a wide range of services and support in the community. The plan sets out a framework to achieve its renewal.

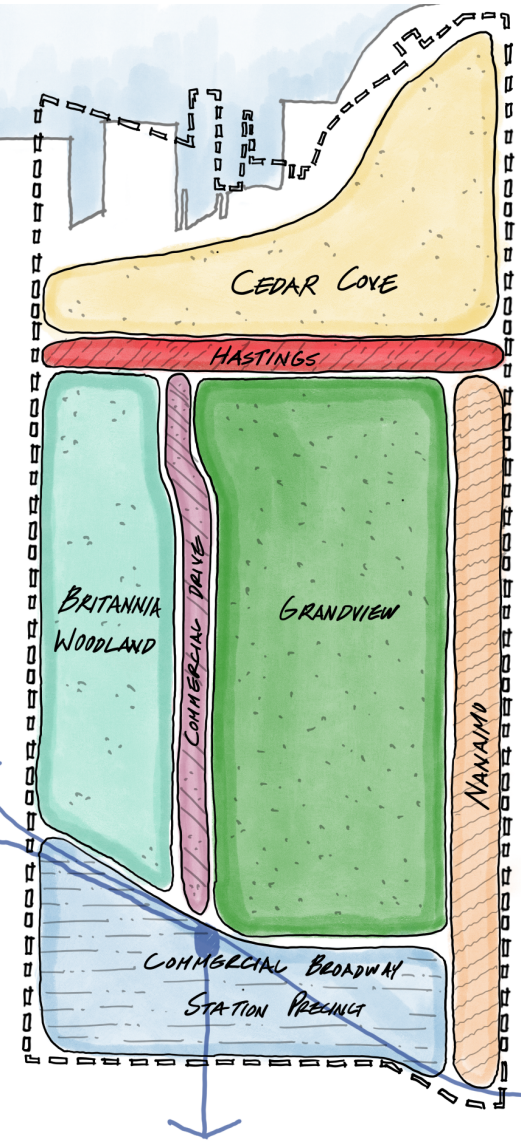
- 1 Renew and expand the BCC with co-located facilities (such as library, childcare, recreational and social facilities) designed on a “hub” model.
- 2 Achieve mixed income, non-market housing as part of the BCC’s redevelopment.
- 3 Site development details to be guided by the Britannia Strategic Master Plan, starting soon.

KETTLE

Kettle Friendship Society is a key community agency that has offered accessible social services for over 35 years. Kettle is planning for new facilities to meet existing and emerging community needs.

- 1 Support mixed use including retail, service, expanded social services and new supportive and market housing.
- 2 The building form will optimize partnerships, urban design considerations and financial feasibility.

Grandview-Woodland is one community. Yet it is made up of many unique places. The plan builds on the character of each place. The future of each place will be managed differently.



CEDAR COVE

This area's existing stock of rental housing will continue to be protected. The City's Rental Housing Stock Official Development Plan sets a requirement that, if redevelopment occurs, rental units are replaced one for one. The plan goes further. Policies allow for the renewal of rental housing but only to achieve additional new rental housing. The plan also limits change over time to minimize the displacement of existing tenants while accommodating new renters.

- 1 Maintain the existing protected rental housing stock while allowing for managed rental replacement and new supply in buildings up to six storeys in the area west of Nanaimo Street and up to four storeys on the eastside of Nanaimo Street.
- 2 Expand the neighbourhood shopping node at Dundas and Wall to allow for more services closer to home.
- 3 Preserve the significant character streetscapes.
- 4 To the north of the shopping node, encourage expansion of Oxford Park by allowing for mixed-use buildings in the eight to 12 storey range.
- 5 Protect the city's industrial and port-related jobs while improving the interface with residential areas.

BRITANNIA-WOODLAND

The plan protects this area's affordable rental housing that is well located near jobs, shops, community services and rapid transit. The City's Rental Housing Stock Official Development Plan's one for one replacement requirement will continue to apply to existing rental housing. The plan builds upon the area's key strengths by allowing new rental housing opportunities, of various scales. It manages change over time to minimize the displacement of existing tenants while accommodating new renters.

- 1 Maintain the existing protected rental housing stock while allowing for managed rental replacement and new supply in buildings up to six storeys.
- 2 Preserve significant character streetscapes and allow infill housing to encourage retention of older buildings.
- 3 On selected blocks on Pender Street, adjacent to the new gateway neighbourhood along Hasting Street, allow buildings up to 10 storeys for new non-market and other housing.
- 4 Retain space for local jobs and improve the interface between industrial and residential uses.

COMMERCIAL-BROADWAY STATION PRECINCT

With one of the highest levels of transportation accessibility in the region, people in this area are no more than a 10-minute walk from the rapid transit station. The plan envisions a mixed-use community centred on a vibrant new urban plaza at the SkyTrain Station. Expanded opportunities for a wide diversity of people to live, work, shop and gather in this area will be introduced. The plan manages change over time to minimize the displacement of existing tenants while accommodating new residents in a variety of housing forms.

- 1 Create a new social heart for the community with a new civic plaza as part of a renewed Safeway site with ground-floor commercial uses and new housing in buildings ranging from 12- to 24-storeys.
- 2 Near the station, allow mixed-use and mixed-tenure buildings ranging from six to ten storeys.
- 3 In the Station Precinct residential areas, maintain the existing protected rental housing while allowing for rental replacement and new supply in four- to six-storey buildings and ten-storey buildings on larger sites, for secured rental housing only.

- 4 Allow six-storey buildings on East Broadway and rowhouses in selected areas to provide family housing close to transit.
- 5 In the low-scale, traditional character area located west and south of the transit station, allow duplex and two-family dwellings with a focus on infill housing to retain character buildings.
- 6 Create new office space close to the rapid transit station.



The Public Benefits Strategy outlined in the plan addresses the renewal, replacement and improvement of key public facilities and community amenities.

While some public benefits are funded through the City's Capital Plan or in partnerships with non-profit organizations, new development is an important contributor in helping to provide new or improved community facilities, public spaces, non-market housing and more. Amenities for the community will ensure that Grandview-Woodland continues to be a socially diverse, welcoming and complete community.





New amenities will address current needs in the community and will accommodate the 10,000 new people that can be expected over the 30 year life of the plan. Some key benefits include:

Culture and Community Well-Being

- Renewal and expansion of the Britannia Community Centre.
- Improved parks and open spaces to better serve the community.
- New civic plazas as community gathering places.
- Support for renewal and expansion of key social-purpose facilities such as the Urban Native Youth Association, Vancouver Aboriginal Friendship Centre and Kettle Friendship Society.
- New and expanded facilities for the arts and culture.
- About 430 new child care spaces.



For more information:

-  Read the plan at: vancouver.ca/gw
-  Email: grandviewplan@vancouver.ca
-  Phone: 3-1-1
-  Twitter: @gwplan

Housing

- Affordable homes for new residents in 1,400 market rental units.
- Support for current renters through protection of existing market rental housing.
- Housing for vulnerable populations including 1,400 new non-market homes (social, supportive and co-ops).
- New family housing with duplex, rowhousing and infill housing options.

Transportation

- Enhanced pedestrian experience and safety with wider sidewalks and intersection improvements.
- "Shared spaces" to connect arterial streets to neighbourhood gathering places.
- Cycling network improvements to ensure safety for all at collision "hot spots".

Local Retail and Jobs

- Ensured vitality of retail, community and local shopping areas.
- Industrial land protections to keep jobs in the community.

