



**Come and meet members of the  
Citizens' Assembly and share your ideas  
for the future of Grandview-Woodland**

Join the November 26 Public Roundtable and work with members of  
the Assembly on a set of values to guide change in Grandview-Woodland  
over the next 30 years.

**Wednesday, November 26 | 7-9 pm**  
Maritime Labour Centre, 1880 Triumph Street

The event is FREE. But we ask that you please reserve your seat by registering at  
**[grandview-woodland.ca](http://grandview-woodland.ca)**



## **Citizens' Assembly Project Team**

**Peter MacLeod**, Principal, MASS LBP | Assembly Program Design

**Rachel Magnusson**, Director, MASS West | Assembly Chair

**Charles Campbell**, Associate, MASS West | Assembly Writer

**Susanna Haas Lyon**, Associate, MASS West | Senior Project Advisor

## **Citizens' Assembly Members** (present):

Dorothy Barkley

Monica Dare

Jennifer Kassimatis

Larissa Blockhouse

Dirk Duivestein

Apidi Onyalo

Hilda Castillo

Terry Fuller

Betty Tronson

Lawrence Cofield

Marina Glass

Walter van der Kamp

Erin Crisfield

Tracy Hoskin



The Grandview-Woodland Citizens' Assembly builds on a series of important precedents being set across the country which involve citizens more directly and substantially in policy-making.

From condominium legislation in Ontario, to privacy regulations in B.C., to transit planning in Toronto, to a national mental health action plan, deliberative processes have matured and are making a significant contribution to addressing complex policy issues in Canada.



## **Deliberative processes are about co-learning, consensus and public service.**

They require participants to put themselves in one another's shoes and to use their skills and voice to represent the needs of others.

Assemblies don't solve every democratic deficit. Nor are they the answer to every important public question. But given a defined task, sufficient time to learn about an issue from different perspectives and the necessary independence to carry out their work with integrity, deliberative processes can support the work of elected officials to govern well.





**By the numbers:**

**43 members completed the process,  
each volunteering a minimum of 100  
hours over nine months.**

**This is equal to two and half weeks of  
full-time employment.**

**Cumulatively, we estimate that the  
Assembly invested some 5000 hours in  
the process.**



## Help shape the future of Grandview-Woodland

This is a special invitation to serve on the Citizens' Assembly on the Grandview-Woodland Community Plan

Laura Leung  
(or resident of)  
123 Pacific Lane  
Vancouver, BC V5L W34



**Deadline  
July 31  
Respond Today**

Please turn over

Response required by  
**July 31  
Call Today  
1-800-858-0435**



## Citizens' Assembly on the Grandview-Woodland Community Plan

Dear Community Member,  
June 23, 2014

**This letter is a special invitation to serve as a member of the Citizens' Assembly on the Grandview-Woodland Community Plan.** The Assembly is an important opportunity to serve your community and propose recommendations that will shape your neighbourhood over the next 10 years.

Community plans are official City documents that set the goals and guidelines for neighbourhood growth, as well as for investment in public spaces and facilities. In 2012, the City of Vancouver began working with the Grandview-Woodland neighbourhood to develop a new community plan.

There are many important questions that need to be answered. For instance, how will the neighbourhood remain affordable for its residents and local businesses? What types of buildings will fit well and respect the character of different areas of the neighbourhood? What kinds of community services will residents need to access over the next 10 years?

When the draft policy directions was released last June, the City heard clearly that some proposals—including a proposal for several towers next to the Broadway and West Broadway transit hub—were not supported by the community. It was a mistake to have those proposals, and one that we want to make right.

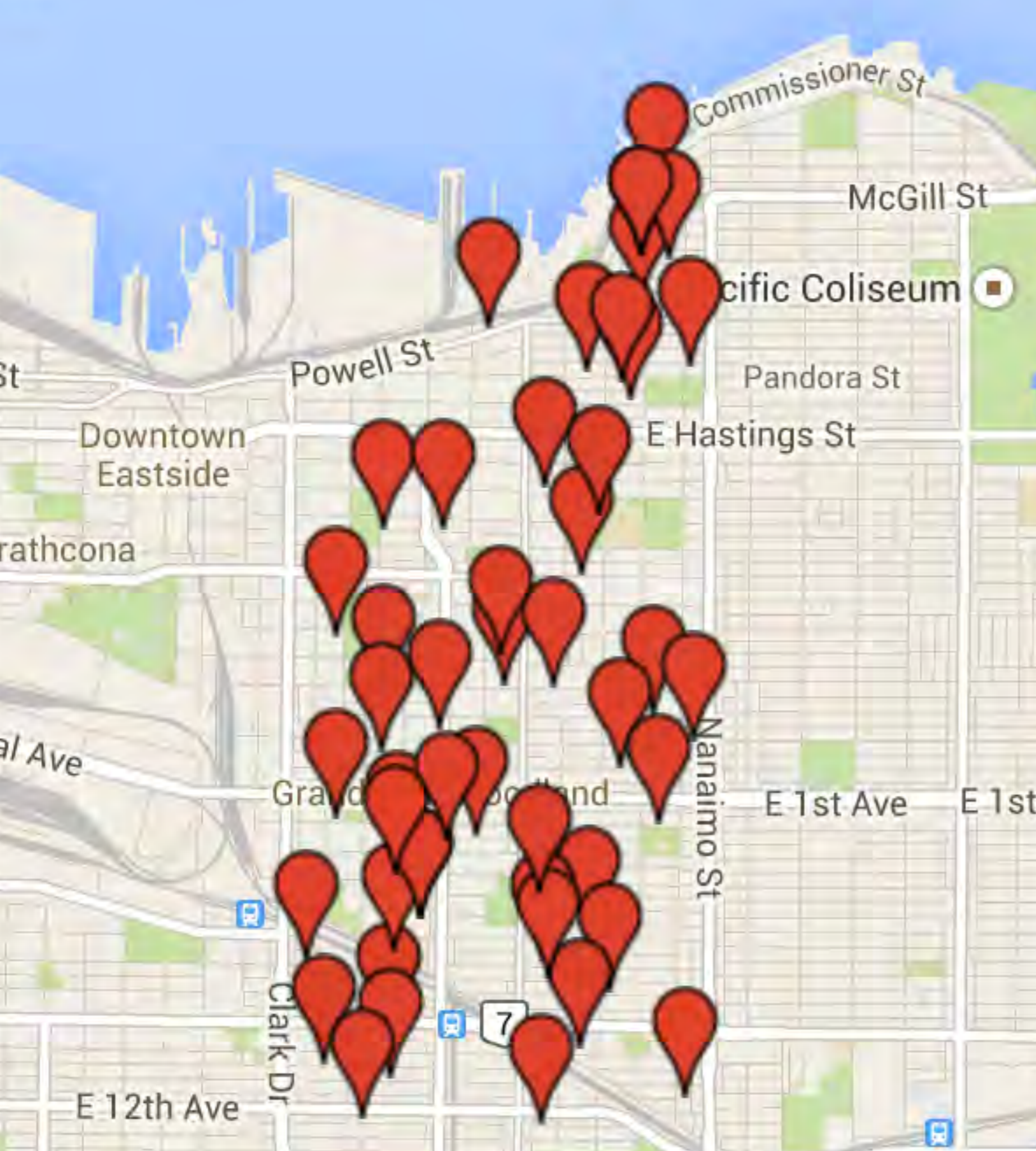
The Citizens' Assembly is an opportunity to create a new community plan that reflects the needs and concerns of the Grandview-Woodland neighbourhood. It is a chance for you to work with other community members to make an important contribution to your neighbourhood.

**To create a successful Grandview-Woodland Community Plan, we invite you to join the Citizens' Assembly please phone 1-800-858-0435, mail in the enclosed response card, or visit [grandview-woodland.ca](http://grandview-woodland.ca) by Thursday, July 31, 2014.**

You will be an expert to participate. As one of 48 members of the Citizens' Assembly, you will help shape the future of the Grandview-Woodland neighbourhood through community planning and important neighbourhood issues. You will also hear from experts, specialists and community representatives. You'll also hear from other residents at three public roundtable meetings and work with your colleagues to help shape the best directions for the Grandview-Woodland Community Plan.

Beginning on Saturday, September 20, 2014, the Assembly will host the first of 10 meetings during which it will conduct its work and prepare a report that will be delivered to Vancouver City Council by June 30, 2015.

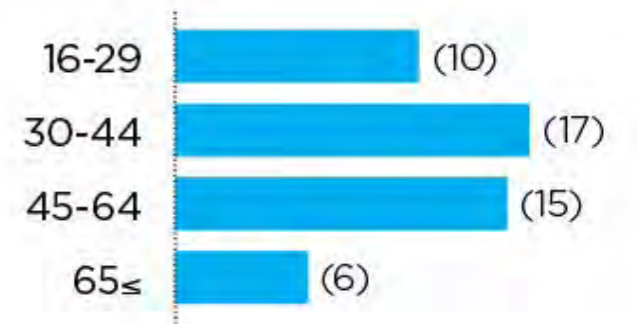




Sex



Age ranges



Household type







## **Our Mandate from Council:**

“The Citizens’ Assembly on the Grandview-Woodland Community Plan 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 final report will include... “A set of recommendations for how the Grandview-Woodland Community Plan should address key community concerns and planning issues at a neighbourhood and sub-area scale”

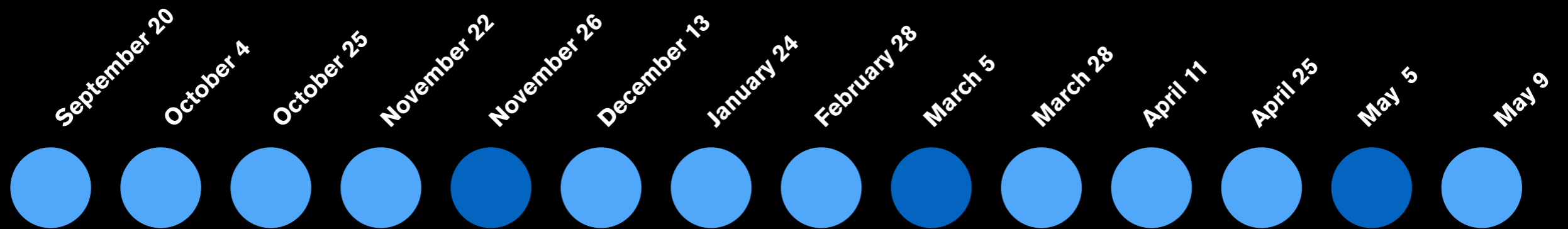




## Our Independent Advisory Committee:

- **Joyce Drohan**, architect and urban designer at Perkins + Will
- **Steven Eastman**, co-chair of the Urban Aboriginal People's Advisory Committee
- **Shoni Field**, former member of the BC Citizens' Assembly on Electoral Reform and advocate for public engagement
- **Ann McAfee**, former Co-Director of Planning for the City of Vancouver and consultant on strategic planning and public processes
- **Mark Warren**, professor of Political Science at the University of British Columbia and an expert on innovative democratic processes
- **Mark Winston**, former Director of Simon Fraser University's Centre of Dialogue, and professor of biological sciences.

# A very full agenda:



## **Orientation and learning September - November**

4 Saturday meetings  
39 Presenters  
7 Walking tours  
1 Port boat tour  
1 Public roundtable

## **Issues and Directions December - April**

5 Saturdays  
10 Presenters  
3 Walking tours  
7 Sub area workshops  
1 Public roundtable

## **Recommendations April-May**

2 Saturdays  
1 Public roundtable  
2 Weeks of online editing



# Citizens' Assembly's Presenters and Guests

- **Shane Point**, Musqueam elder
- **Bruce Haden**, architect and urban designer
- **Andrew Pask**, lead community planner for Grandview-Woodland
- **Meg Holden**, professor of Urban Studies and Geography, Simon Fraser University
- **Jane Pickering**, deputy director of planning, City of Vancouver
- **Abi Bond**, director of housing, City of Vancouver
- **James Roy**, senior policy analyst, BC Non Profit Housing Association
- **Thom Armstrong**, executive director, Co-operative Housing Federation of BC
- **James Evans**, local developer
- **Nick Sully**, principal, Shape Architecture
- **Tom Higashio**, youth group coordinator, Britannia Community Services Centre
- **Cynthia Low**, executive director, Britannia Community Services Centre
- **Nancy McRitchie and Amanda White**, Kiwassa Neighbourhood House
- **Damian Murphy and Annie Dempster**, Under One Umbrella
- **Sherman Chan and Paeony Leung**, MOSAIC
- **Jak King and Hanna Daber**, Our Community, Our Plan
- **Steve Anderson and Vicky Scully**, Grandview-Woodland Area Council
- **Kate Gibson, executive director**, WISH
- **Penny Street, Bruce Macdonald and Jill Kelly**, Grandview Heritage Group
- **Madeline Boscoe, executive director**, REACH
- **Nick Pogor**, executive director, Commercial Drive Business Society
- **Patricia Barnes**, executive director, North Hastings BIA
- **Lisa Leblanc**, senior engineer, City of Vancouver
- **Claire Gram**, public health specialist, Vancouver Coastal Health
- **Matt Hern**, urban writer and activist
- **Ian Marcuse**, Grandview-Woodland Food Connection
- **Heather Redfern**, executive director, The Cultch
- **Sarah Fiorito**, Streets for Everyone
- **Adrian Archambault**, Grandview-Woodland Community Policing
- **Paul Cheng**, urban designer, City of Vancouver
- **Michael Kluckner**, historian, writer, artist and heritage advocate
- **Stu Lyon**, Principal, GBL Architects
- **Alice Sundberg**, housing and community development consultant
- **Penny Gurstein**, Housing Justice Project, University of British Columbia's School of Community and Regional Planning
- **Lon Leclair**, manager of strategic transportation planning, City of Vancouver
- **Gordon Price**, chair and professor, City Program at Simon Fraser University
- **Patrick Condon**, chair and professor, University of British Columbia School of Architecture and Landscape Architecture
- **Marissa Lawrence**, Reconciliation Canada
- **Scott Clark**, Aboriginal Life in Vancouver Enhancement Society
- **Kettle Society and Boffo Development project partners**

# The Members and Staff of the Grandview-Woodland Citizens' Assembly

September 2014



Here are the members of the Citizens' Assembly, the Assembly's facilitation team and the City of Vancouver's Grandview-Woodland planning staff at the first meeting of the Assembly on September 20, 2014.



Here are the members of the Citizens' Assembly, the Assembly's facilitation team and the City of Vancouver's Grandview-Woodland planning staff at the first meeting of the Assembly on September 20, 2014.





**Local architect Bruce Haden speaks to the Assembly at its first meeting.**





**Assembly members share ideas at their first meeting.**



**Assembly members discuss revisions to neighbourhood-wide recommendations.**







**Walking tours of Grandview and Cedar Cottage.**





**Assembly members test their ideas at their first public roundtable meeting.**





**Assembly members discuss sub-area recommendations.**



**Heritage**  
The Citizens Assembly recognized that there are moving and competing aesthetic values. Low density bad design, fair heritage, badly executed modernism, informing debates on the acceptability of development in our community.  
We trust that the current land use planning / design guidelines already

**Heritage**  
1.1 As part of the heritage context statement that is being prepared for G-W ensure that the notion of heritage is inclusive of a wide array of built form considerations including, but not limited to: Housing, landscape, gardens, street features and small retail.

**Heritage**  
1.2 In order to facilitate the integration of new development into the existing neighbourhood, we expect the city to support and provide public venues for debate and consultation to advance, record and resolve these conversations.

**Heritage**  
1.2 As part of the redevelopment of key community facilities (eg Britannia) ensure that the notion of heritage includes social and cultural history including Aboriginal history and the diverse and mixed income nature of the neighbourhood.

**Heritage**  
1.3 Specifically those concerning developments that propose increased density or heritage designations.

**Local Economy**  
We are concerned about the potential of losing industrial + manufacturing land. We recommend the city to maintain manufacturing + industrial zoning and incentivize development, to create jobs + support the local econ.

**Local Economy**  
We encourage the city to continue to pursue the concept of split-level assessment for taxation in order to increase fairness + support small + existing businesses.

We recommend that the City change the zoning / guidelines to increase the amount of office space near transit / rapid transit nodes in order to encourage job growth w/in the GW and increase G-W diversity of local economy.



**Draft recommendations posted for review.**





**Members discuss how their sub-area recommendations fit together.**



# Final Report

## CITIZENS' ASSEMBLY ON THE GRANDVIEW-WOODLAND COMMUNITY PLAN

JUNE 2015





# Overview of the process

## Process Overview

### A COLLABORATIVE APPROACH TO SETTING COMMUNITY PRIORITIES

In September 2013, Vancouver City Council voted to form a Citizens' Assembly to help create a better community plan for Grandview-Woodland. This marked the beginning of an ambitious civic process: 48 members of the community would work together over nine months to develop recommendations to inform the development of Grandview-Woodland's forthcoming community plan—a document that will shape land use and development over the coming 30 years.

In June 2014, letters containing a special invitation to volunteer for the Citizens' Assembly were mailed to more than 19,000 local households, and were also made available at various locations throughout the community. Six weeks later, more than 500 local residents had volunteered.

In August, the 48 members of the Assembly were selected by civic lottery.

During its first phase of work, the Assembly heard from several dozen guest speakers who were selected to provide the Assembly with an orientation to both planning principles and technical considerations, as well as a nuanced appreciation for the issues facing the community. The City's lead community planner for Grandview-Woodland also played an important role by providing additional context and sharing the results of prior consultations with local residents. A full list of presenters who visited the Assembly can be found in the Appendix of this report. Most of the Assembly's learning sessions were open to the public and videos of all presentations to the Assembly can be viewed online at [grandview-woodland.ca](http://grandview-woodland.ca).

Special walking tours were also held to explore the character of each Grandview-Woodland's seven sub-areas, and to explore how density has been done in other Vancouver neighbourhoods—in particular Kitsilano, Olympic Village and Cedar Cottage. A boat tour was also organized of the operations of Port Metro Vancouver so that members of the Assembly could learn more about local industrial activities. In addition, some members took on individual research projects, reached out to various community groups, exchanged articles and news stories, and talked with their family members, co-workers and neighbours.

During these first meetings, Assembly members also discussed the values that they believed should guide their deliberations and the development of their community. In late November 2014, the

Assembly held its first of three public roundtable meetings, to discuss their proposed values and other important issues, with local residents. These public meetings provided a critical link connecting the Assembly with the community it worked to represent.

The Assembly then began its second phase of work: discussing potential directions and policies and proposing new recommendations. Here the Assembly's first task was to draft recommendations to inform neighbourhood-wide policies. The Assembly began by examining the City's policy directions from its June 2013 Emerging Directions report. The results of this exercise, which included an extensive range of new recommendations, were shared with the community for feedback during a second public roundtable meeting in early March 2015.

While the Assembly was working on its neighbourhood-wide recommendations, the City conducted its own series of workshops concerning each of the seven sub-areas in Grandview-Woodland. The purpose of these sub-area workshops was to invite input from all local residents on the specific policies and land-use proposals that were first proposed by the City in its June 2013 report. Many Assembly members also attended these workshops, and city planners diligently summarized the feedback they received, noting the areas of convergence and divergence, for use by the Assembly.

The Assembly's second task was to build on this community feedback to draft recommendations and create guidance maps for each neighbourhood sub-area. Members worked in sub-area groups, and also came together to discuss how their recommendations would fit together. Members held a third and final public roundtable meeting in early May 2015 to share their final recommendations.

During their final meeting in May 2015, Assembly members worked to update and refine their recommendations. What changes were needed to respond to community concerns? Was anything important missing? Did their recommendations fit well together? Was their vision for Grandview-Woodland clear?

After nine months of hard work, the Assembly members had completed their task. Over the coming weeks, they would continue to edit their recommendations, and prepare this report for presentation to Vancouver City Council in June 2015.

## Recommendations Overview

### PRIORITIES FOR GRANDVIEW-WOODLAND

In drafting their recommendations, Assembly members were asked to assume the role of community planners. Their task was to think for the neighbourhood as a whole, and plan for how it might develop over the next 30 years in the context of climate change, projected regional population growth, and rising housing costs. City Council was also keen to have the Assembly provide some direction on 'sticky' neighbourhood issues. For instance, if a collection of tall towers at Broadway and Commercial was widely disliked by people in the community, what did more appropriate transit-oriented density look like?

The Assembly was given wide latitude to develop their recommendations. Nothing was off the table. However, if their recommendations fell outside of city-wide policies or would be outrageously expensive to implement or went against best practices in the planning, members knew they likely wouldn't be adopted.

Members took this to heart. In exploring an issue, members wanted to hear from City staff about current policies or about whether a particular solution was feasible. On some occasions, they adjusted their recommendations. On other occasions, members decided that an issue was important enough that they wanted to keep their recommendation as is. For example, members were advised that their recommendation—"Meet the demand for supportive housing options in Grandview-Woodland"—would be very difficult to achieve. However, members decided that it was important to push the City to achieve it. They wanted to send a signal that supportive housing, as well as affordable housing more generally, was a top priority for the Assembly and the neighbourhood. On other occasions, members decided that an issue was important enough that they wanted to recommend it regardless.

In a similar vein, there were a few city-wide issues that the Assembly chose to address in its recommendations. For example, members have asked the City to develop a city-wide plan for growth "with the objective of fairly distributing density, resources and amenities". Members wanted more context for their own conversations about neighbourhood growth, and they wanted to know that they weren't the only neighbourhood being asked to make room for more people.

Another example of a city-wide issue that the Assembly chose to address, is the issue of speculation and investor ownership. Members wanted to add their voice to the ongoing conversation about how to stabilize skyrocketing property values in Vancouver.

Most of the Assembly's recommendations, however, are specific to Grandview-Woodland. The recommendations fall into three categories—values, neighbourhood-wide recommendations, and sub-area recommendations.

The Assembly's values capture the spirit, concerns and aspirations of the neighbourhood. They highlight what people love about Grandview-Woodland—it is "quirky and eclectic", it

is "neighbourly" and "family friendly", and it is home to a diverse mix of people. They signal some of the concerns of the neighbourhood—the pace of change and that residents want to have a meaningful say in planning. They also identify some of the aspirations of the community—a neighbourhood that supports artists, is affordable for people of all incomes, and provides green space for everyone's health and well-being.

The Assembly's neighbourhood-wide recommendations cover a number of planning themes—housing, transportation, local economy, arts and culture, public realm, community well-being and health, heritage, and energy and climate change. Many of the Assembly's recommendations are adjustments and improvements to the policy directions proposed by the City in its June 2013 "Emerging Directions". However, others suggest a new direction. For example, with the goal of keeping rents affordable in the neighbourhood, the Assembly recommends that the City research and monitor rents, as well as the effect of short-term rentals like Airbnb; advocate to the provincial government for more stringent rent control; and increase the Development Cost Levy to support nonmarket rental housing. Similarly, in an effort to support independent businesses, the Assembly recommends that the City explore split-level assessment for taxation, and that some laneways and residential areas allow for small-scale retail.

The Assembly's sub-area recommendations provide specific directions for each area in the neighbourhood, with a primary focus on parks and public spaces, traffic calming and bike lanes, and land use. It was in the process of developing these recommendations that members had to tackle the stickiest neighbourhood issues. Discussions were long; decisions weren't easy. Within each area of the neighbourhood distinct priorities emerged, and these shaped the Assembly's recommendations.

- The recommendations for Cedar Cove aim to maintain and expand the existing affordable rental stock, as well as create more connections to the broader neighbourhood.
- Along Hastings, the recommendations focus on how new housing might be both designed well and provide for important community amenities, such as greener streets, supported housing, and spaces for cultures to come together and for youth to thrive.
- Along Nanaimo, the recommendations focus on how to make a wide and busy street, which is also a truck route, more friendly, liveable and useful for residents.
- For Grandview, the aim was to preserve its eclectic character. Some gentle and transitional density is called for, but most recommendations address increasing and improving existing park space.
- Similarly for Britannia-Woodland, the aim was to



# MEMBERS' REPORT



The members of the Citizens' Assembly sharing their report with one another at their final meeting on May 9, 2015.



# Values for Grandview-Woodland

## OUR VISION & VALUES FOR GRANDVIEW-WOODLAND

We have attempted to weave together the diverse voices of Grandview-Woodland and to balance the needs of stakeholders in drafting recommendations for a 30-year plan for the future of our community.

Our values for the neighbourhood are:

### 1. REPRESENTATION

We value genuine democracy, transparency and engagement, where the citizens of Grandview-Woodland feel like they have a voice that is listened to and acted upon.

### 2. CHANGE

Although change is inevitable, we value a mindful approach to the pace and type of change. Specifically, we want integrated, gradual, sustainable change that is responsive to the needs of local and city residents. Change should be inclusive and incorporate community engagement.

### 3. CHARACTER

We acknowledge that we are on the unceded territories of the Coast Salish peoples who are a living presence within Grandview-Woodland.

We value the character and history of Grandview-Woodland. Its people, communities, buildings and businesses are quirky and eclectic and represent multiple cultures and eras.

### 4. COMMUNITY

We value a neighbourly community that is family-friendly – safe, clean and encouraging of play for all ages.

### 5. DIVERSITY

We value a diversity of people, housing, public land use and economic opportunities.

### 6. AFFORDABILITY

We value a community where people of all socio-economic levels can live, work, play and visit.

### 7. SAFETY

We value the right of everyone to walk, ride and drive lawfully anywhere at anytime without fear.

We value the protection of the community by collaborating with law enforcement, community policing organizations, first responders and harm reduction programs.

### 8. WELLNESS

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

We support the green spaces, facilities and amenities that recognize people's different needs and experiences.

### 9. ENVIRONMENTAL STABILITY

We value environmental conversation and restoration through ecological literacy, integrity, biodiversity and food security.

We value infrastructure that is efficient, minimizes waste, promotes the reduction of collective emissions and encourages the efficient use of resources.

### 10. TRANSPORTATION

We value accessible, efficient, clean, safe and affordable transportation for people of all ages and abilities.

We support active modes of transportation that are safe and enjoyable, facilitate the movement of goods and services, ensure efficient emergency response, and reduce negative local impacts.

### 11. ARTS & CULTURE

We value the vibrant and significant role that arts and culture plays in our community. We wish to support artists, as well as cultural spaces and events.



# Neighbourhood-wide recommendations

## Neighbourhood – Wide Recommendations

### 1.0 HOUSING

#### PREAMBLE TO HOUSING RECOMMENDATIONS

We realize that the scope of our requests can sometimes exceed the jurisdiction of the City of Vancouver. In reflection of this, we ask that our elected municipal officials use our City's strong voice to seek and establish well-leveraged conversations with both our provincial and federal governments to advocate, promote and negotiate on behalf of Vancouver residents to fulfill our vision in any extra-municipal matters – such as housing funding and grants, rent control policy, land speculation, and all other matters that involve federal or provincial law and support.



**1.1: We recommend changing this policy to: "In collaboration with senior levels of government, provide sufficient winter response shelter space until more permanent housing options are developed."**

**RESPONDING TO 2013 EMERGING DIRECTIONS:**  
OBJECTIVE 1.0 – Eliminate street homelessness in Grandview-Woodland.  
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.

**1.2: We recommend changing this policy to: "Work with neighbourhood service providers to ensure adequate provision of support services for the visible and hidden homeless." By hidden homelessness, we mean those who are temporarily accommodated without guarantee of continued residency or prospects for permanent housing, for instance people who are couch surfers and people living in vehicles.**

**RESPONDING TO 2013 EMERGING DIRECTIONS:**  
OBJECTIVE 1.0 – Eliminate street homelessness in Grandview-Woodland.  
EMERGING POLICY 1.2 – Work with neighbourhood service providers to ensure adequate provision of support services for the homeless.

**1.3: We recommend changing this policy to: "Meet the demand for supported housing options in Grandview-Woodland."**

**RESPONDING TO 2013 EMERGING DIRECTIONS:**  
OBJECTIVE 2.0 – Increase the supply of supported housing options in Grandview-Woodland.

**1.4: We recommend that the City identify opportunities for additional supportive and non-market rental housing, and pursue creative, non-market ways to implement them. This should include the City developing supportive and non-market rental housing in partnership with non-profit organizations.**

**RESPONDING TO 2013 EMERGING DIRECTIONS:**  
OBJECTIVE 3.0 – Expand the supply of non-market rental housing in Grandview-Woodland.  
EMERGING POLICY 3.1 – As part of new development, identify opportunities to create additional non-market rental housing.

**1.5: We urge the City to obtain land in Grandview-Woodland for the purpose of supporting the creation of non-market or supported housing.**

**RESPONDING TO 2013 EMERGING DIRECTIONS:**  
OBJECTIVE 3.0 – Expand the supply of non-market rental housing in Grandview-Woodland.  
EMERGING POLICY 3.2 – Consider the creation of new non-market rental through bonus density in strategic locations.

**1.6: We expect the City to establish at least one mechanism, within the next three years, to fund owners who want to upgrade existing rental and co-op housing stock without increasing rents, in order to protect sustainable, affordable housing. (See, for instance, the City of Winnipeg's Housing Rehabilitation Reserve and the Seattle Housing Levy for Rental Production and Preservation.)**

**RESPONDING TO 2013 EMERGING DIRECTIONS:**  
OBJECTIVE 4.0 – Maintain the supply of affordable rental options.

**1.7: We recommend that the City require a tenant relocation plan within the community for any redevelopments involving existing apartments.**

**RESPONDING TO 2013 EMERGING DIRECTIONS:**  
OBJECTIVE 4.0 – Maintain the supply of affordable rental options.  
EMERGING POLICY 4.3 – Require a tenant relocation plan for any developments involving existing apartments.

**1.8: We urge the City to work with co-op and non-profit housing providers, their umbrella organizations, and senior levels of government to respond to the loss of subsidy for low-income members as federal and provincial operating agreements end.**

**RESPONDING TO 2013 EMERGING DIRECTIONS:**  
OBJECTIVE 4.0 – Maintain the supply of affordable rental options.  
EMERGING POLICY 4.A – Work with co-op and non-profit housing to respond to the potential loss of Federal operating agreements.

**1.9: We recommend the City prioritize the maintenance and expansion of cooperative housing as diverse communities in which members have security of tenure and control over decision-making, including but not limited to:**

- Extension of land leases for a minimum of 30 years at a nominal cost;
- An exploration of grants and low-interest loans for renovation, infill, and expansion of co-ops.

**RESPONDING TO 2013 EMERGING DIRECTIONS:**  
OBJECTIVE 7.0 – Introduce new housing types to support affordable home ownership options.  
EMERGING POLICY 7.3 – Consider ways to support 'alternative' ownership models such as equity co-op and co-housing, and shared equity models.

**1.10: We strongly urge the City to expand opportunities for new market rental housing development and work to retain, at a minimum, the current rental to ownership ratio.**

**RESPONDING TO 2013 EMERGING DIRECTIONS:**  
OBJECTIVE 5.0 – Create new market rental housing.  
EMERGING POLICY 5.1 – Provide opportunities for new market rental housing development in growth areas (e.g. through Rental 100 policy).

**1.11: We recommend that the City require that all new developments – including rental, co-op and condominium – include a significant portion of both two- and three-bedroom units.**

**RESPONDING TO 2013 EMERGING DIRECTIONS:**  
OBJECTIVE 5.0 – Create new market rental housing.  
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.

**1.12: We recommend that the City encourage more affordable development by reducing, or in special circumstances eliminating, parking requirements for new development. We ask that the City require an adequate number of accessible parking spaces and encourage the City to incentivize new developments' provision of car share spaces.**

**RESPONDING TO 2013 EMERGING DIRECTIONS:**  
OBJECTIVE 5.0 – Create new market rental housing.  
EMERGING POLICY 5.3 – Consider reducing or eliminating parking requirements for new rental developments that are located close to transit corridors and facilities.

**AND**  
OBJECTIVE 7.0 – Introduce new housing types to support affordable home ownership options.  
EMERGING POLICY 7.2 – Consider reducing or eliminating parking requirements for new rental developments that are located close to transit corridors and facilities.

**1.13: We support the expansion of coach-house development in RT zones.**

**RESPONDING TO 2013 EMERGING DIRECTIONS:**  
OBJECTIVE 6.0 – Create new secondary rental opportunities.  
EMERGING POLICY 6.2 – Consider the expansion of Coach-house development in RT zones.

**1.14: We recommend that the City allow lock-off suites in duplex and townhouse zones in order to improve affordability.**

**RESPONDING TO 2013 EMERGING DIRECTIONS:**  
OBJECTIVE 6.0 – Create new secondary rental opportunities.  
EMERGING POLICY 6.3 – Investigate means to improve affordability in duplex and townhouse zones by allowing lock-off suites.



# Sub area recommendations

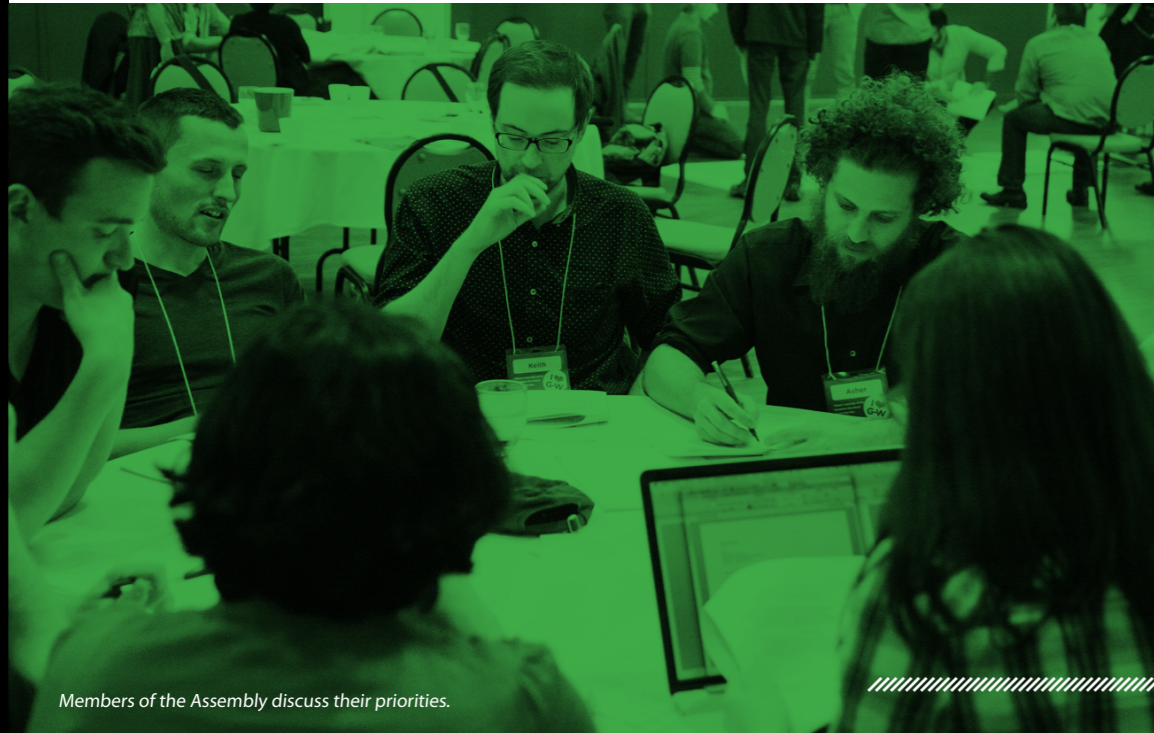
## Sub-Area Recommendations

### 10.0 CEDAR COVE

#### CEDAR COVE RECOMMENDATIONS:

Cedar Cove is characterized by a mix of industrial and residential uses and includes a significant portion of rental housing. It is among the more affordable sub-areas, and has scenic views of the inlet. Adjacent to the port, Cedar Cove can feel less connected to the other sub-areas in Grandview-Woodland despite having Dundas Street as a major thoroughfare to other neighbourhoods and communities.

The goal of these recommendations is to further foster the many forms of diversity already found in the sub-area, which are reflected in both the demographics and built form. We value maintaining the industrial zoning and rental housing stock in the sub-area while preserving the sightlines and affordability. We expect that these recommendations will be implemented as existing buildings age.



Members of the Assembly discuss their priorities.

#### HOUSING & BUILT FORM

**10.12:** In order to increase the number of shops and services in the northeastern section of Cedar Cove, we propose rezoning Nanaimo Street from McGill Street to Cambridge Street to mixed-use commercial residential zoning (C-2C) and to allow up to four storeys in height.

**10.13:** We value protecting the views along Wall Street. Therefore we expect the City to respect the existing character of the area and maintain green spaces and sightlines when considering zoning changes.

**10.14:** We recommend that the City rezone the north and south sides of Pandora Park to allow for residential buildings of up to six storeys. However, we require that the existing Kiwassa social housing and co-ops in this area be preserved.



This sketch shows new housing on the south side of Pandora Park, and a new greenway along Garden Drive connecting the park to Hastings Street. (See recommendations: 10.10, 10.14 and 11.7).

**10.18:** We are concerned about the financial viability of upgrading and repairing apartments in the RM3 zone of Cedar Cove. We also want to encourage maintaining and increasing rental stock and to permit medium density residential development, including a variety of multiple dwelling types, and encourage the retention of existing buildings.

Accordingly, we recommend that the city investigate the potential of RM4 zoning or other mechanisms for addressing these concerns (such as amending the RM3 zoning to allow for the expansion of existing buildings and infill dwellings). We are willing to accept increases in height up to four storeys provided they help to achieve these goals.

**10.15:** Cedar Cove can be distinguished from the other sub-areas of Grandview-Woodland because of its large industrial zone and because most of its residential housing units are rental apartments. We request that the City preserve rental stock in the area and support the development of social housing.

**10.16:** We recommend that the City allow mixed-use commercial and residential buildings up to six storeys in height along Dundas Street between Semlin Drive and Templeton Drive. We expect the City to encourage rental tenure in these buildings.

**10.17:** At the corner of Semlin Drive and Dundas Street, we support the development of a reasonably sized commercial node. This node should contain mixed-use buildings of no more than eight storeys.

**10.19:** Some buildings in Cedar Cove do not meet safety, security and health standards. In order to promote livability, we ask that the City actively and consistently enforce bylaws regarding building maintenance and building inspection.

**10.20:** We recommend that new developments in Cedar Cove be encouraged to have green roofs and water recycling systems, like those in Olympic Village.

**Local economy**  
See 10.3, 10.5, 10.12, 10.16, and 10.17.



# Neighbourhood map

## Neighbourhood Map

### AREAS OF RECOMMENDED CHANGE OVER 30 YEARS



The purpose of this neighbourhood map is to illustrate some of the Assembly's sub-area recommendations. The neighbourhood map should be viewed in conjunction with each sub-area's Housing, Built Form, Public Realm and Transportation recommendations.

In particular, this neighbourhood map illustrates:

- 1) The areas in Grandview-Woodland where the Assembly has recommended a change to current zoning to allow for a different kind of building and/or different building heights.
- 2) New bike paths (green dashes, outlined in black) recommended by the Assembly. Current bike paths are also illustrated to show how new bike paths would help complete the existing network.
- 3) The location of new public plazas and parks recommended by the Assembly.

It is important to note that the Assembly's recommendations which address forms of gentle densification—such as infill, duplexes, and laneway houses—are not illustrated on this map.

It is also important to note that many of the blank areas on the map are already zoned for duplex, multifamily, commercial, industrial, etc.

Orange represents mixed use buildings, yellow represents residential on the map.

This neighbourhood map illustrates recommended areas of change in the community over the next 30 years.



## Important themes



### “Quirky and eclectic” character

**Arts & Culture, 5.3:** We recommend the City encourage new developments to feature public art, including innovative and controversial pieces.

**Local Economy, 6.9:** We encourage the extension of opening hours for businesses, including restaurants, in Grandview-Woodland in order to create more vibrant high-streets in the evening.

**Grandview, 13.12:** To maintain the neighbourhood character and preserve heritage assets, we recommend that the City keep the current zoning.



## Important themes



### Affordability

**Housing 1.15:** We urge the City to allow secondary rental units in attics and basements for all residential forms, in accordance with existing building code requirements.

**Housing 1.20:** We recommend that the City increase the DCL and index it according to sale price per square foot, so as to generate more funding from higher-priced development projects in order to motivate lower-priced development and at the same time create additional revenue for more non-market rental housing.

**Broadway & Commercial 16.27:** We instruct that commercial properties with lane ways adjacent to Commercial Drive be zoned to permit small-frontage laneway retail.



# Important themes

## Low to Mid-rise transit-oriented density





## Important themes



## Calming traffic, improving connections

**Cedar Cove, 10.1:** We are concerned that Cedar Cove is disconnected from the rest of Grandview-Woodland. We urge the City to work with Translink to extend or establish bus routes linking the sub-area to the rest of the neighbourhood

**Nanaimo 14.13:** We encourage the City to support a building typology that addresses livability for residents and surrounding neighbours, e.g. each unit has a quiet side facing away from Nanaimo Street.

**Commercial Drive 15.1:** We believe the City should introduce safe bike lanes (like Union Street's parking protected bike lane) on Commercial Drive from East 14th Avenue to Graveley Street.



## Important themes



### Community-minded

**Hastings, 11.4:** We expect the City to increase our green space and recreational space alongside new development, because it is currently deficient in Grandview-Woodland. Given the ongoing issues that many children and youth face in Grandview-Woodland, we insist that the City take every opportunity to provide activity space for youth. For example, a turf field, a rock-climbing wall, a skateboard area, or a paintball field.

**Miscellaneous, 9.6:** We support the recognition of the traditional unceded territories of First Nations. As one step towards reconciliation, we suggest renaming Britannia Community Services Centre to an aboriginal name through consultation with the community.





**Citizens' Assembly on the  
Grandview-Woodland  
Community Plan**

