

# Grandview-Woodland Community Plan

City Council – Tuesday 26 July 2016





## Presentation Outline

### Part 1

- 1. Overview**
- 2. Process**
- 3. Citizens' Assembly**
- 4. Feedback**
- 5. Refinements**

### Part 2

- 1. Context**
- 2. Plan Details**
- 3. Public Benefits**

## Overview

# Community Plan

**25 - 30 years** time horizon

**9,500** new people

**\$797 million** community  
Amenities and benefits

**Key policies** to protect  
existing assets + proactively  
manage change



# Community Plan - Highlights

- ✓ Keeps the “Vibe of The Drive”
- ✓ Protects heritage and character streetscapes
- ✓ Provides new non-market and rental housing opportunities
- ✓ Manages rental replacement over time
- ✓ New and renewed public amenities

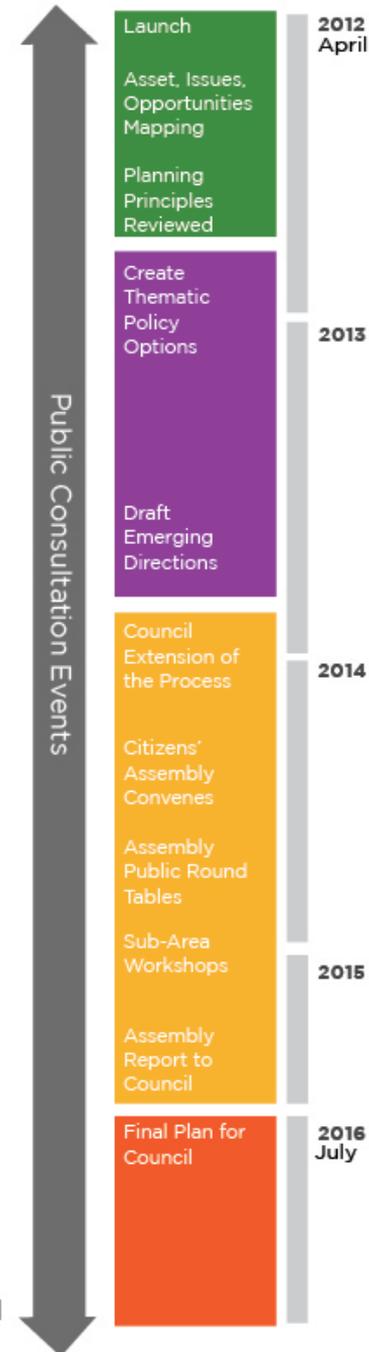
Process

Over the four years of public engagement ...

**85** open houses, workshops, meetings and walking tours

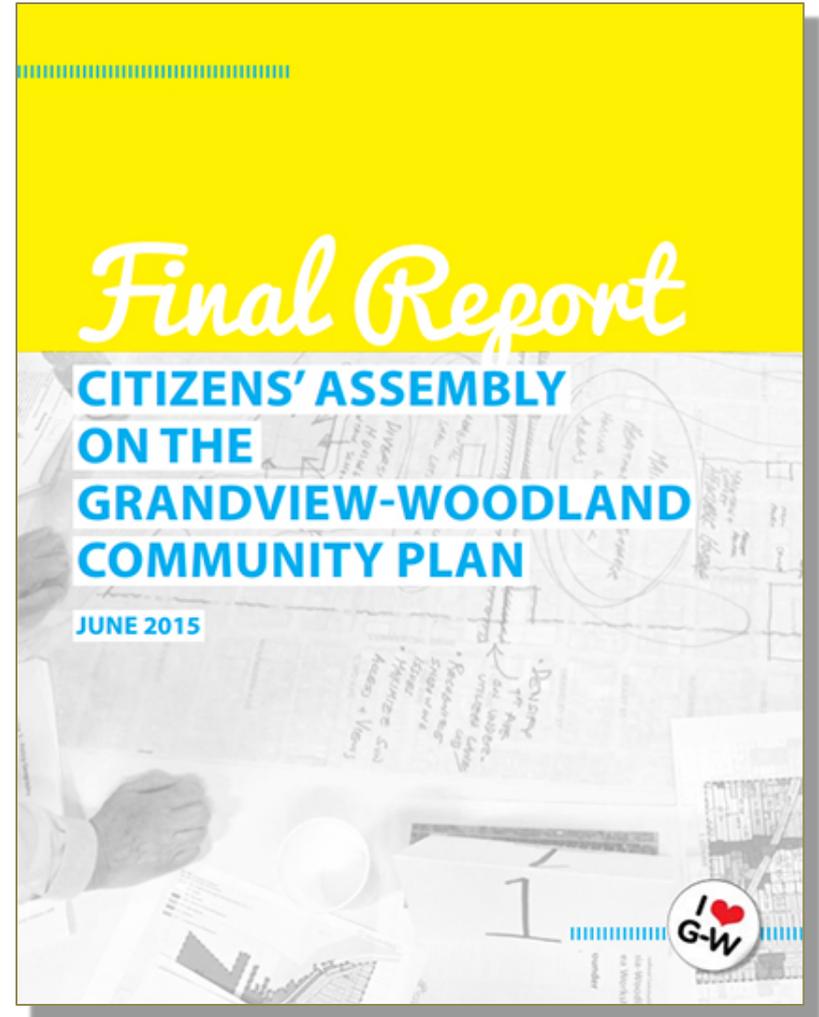
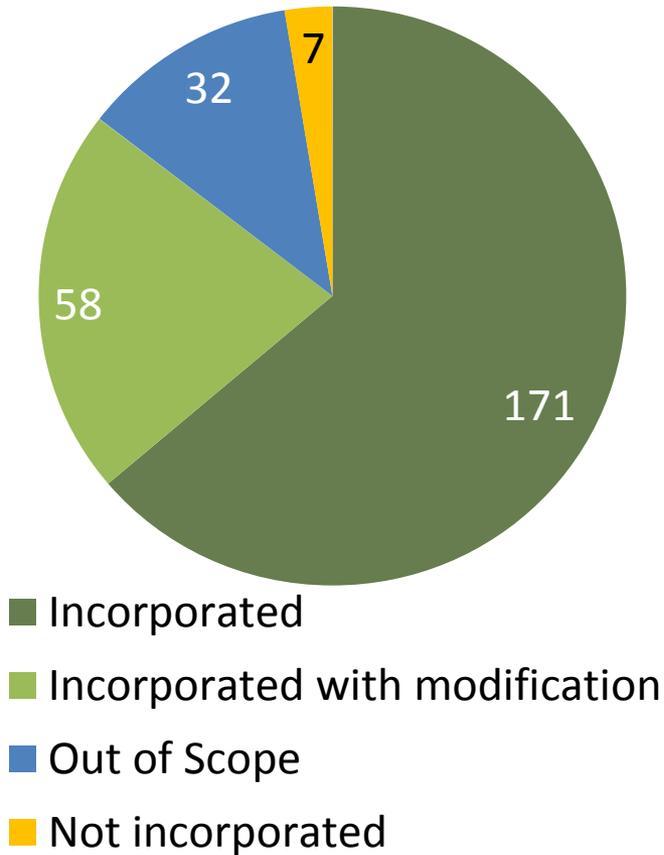
**2,500** survey responses

**11** full-day Citizens' Assembly sessions



Citizens' Assembly

# 268 Recommendations



Citizens' Assembly

## 268 Recommendations

**+/- 90%**

Incorporated as is or  
with some  
modifications.

### GRANDVIEW-WOODLAND COMMUNITY PLAN

TRACE DOCUMENT – HOW THE PLAN  
RESPONDS TO THE CITIZENS' ASSEMBLY  
RECOMMENDATIONS



June 2016

## Citizens' Assembly Initial Feedback

- ✓ **Values of the Citizens' Assembly are reflected in the Community Plan?**

**95% agree/strongly agree**

- ✓ **Extent that the Citizens' Assembly recommendations are incorporated into the plan?**

**91% agree/strongly agree**

- ✓ **The proposed public benefits are the right investments for the community?**

**95% agree/strongly agree**

- ✓ **The Plan balances specific local interests and issues with broader city-wide goals and aspirations?**

**82% agree/strongly agree**





## Community Feedback

634 feedback responses received between June 25 and July 22,

- The plan protects key elements of the community's character?

**68% agree**

**16% disagree**

- Future change will be directed to appropriate locations in the community?

**57% agree**

**26% disagree**

- The proposed public benefits are the right investments for Grandview-Woodland?

**76% agree**

**11% disagree**

- The Plan balances specific local interests and issues with broader city-wide goals and aspirations?

**52% agree**

**25% disagree**





## Refinements to the Final Plan

- **Clarification of policies for the new duplex zone and implications for character homes**
- **Adjustment to allowable density and policy for character streetscapes within RM-zoned areas**
- **Minor adjustment to allowable density for six-storey mixed-use buildings with rental housing (3.0 FSR to 3.2 FSR) – Hastings Street and Nanaimo Street nodes**
- **Minor corrections to maps and figures**
- **Minor clarification of policy language in various areas (itemized in Appendix C of the staff report).**

## Part 2

1. Context
2. Community Plan Details
3. Public Benefits



## Context and History

# Plan Boundaries



Context and History

# History



1927 - Commercial Dr. and E 2<sup>nd</sup> Ave.



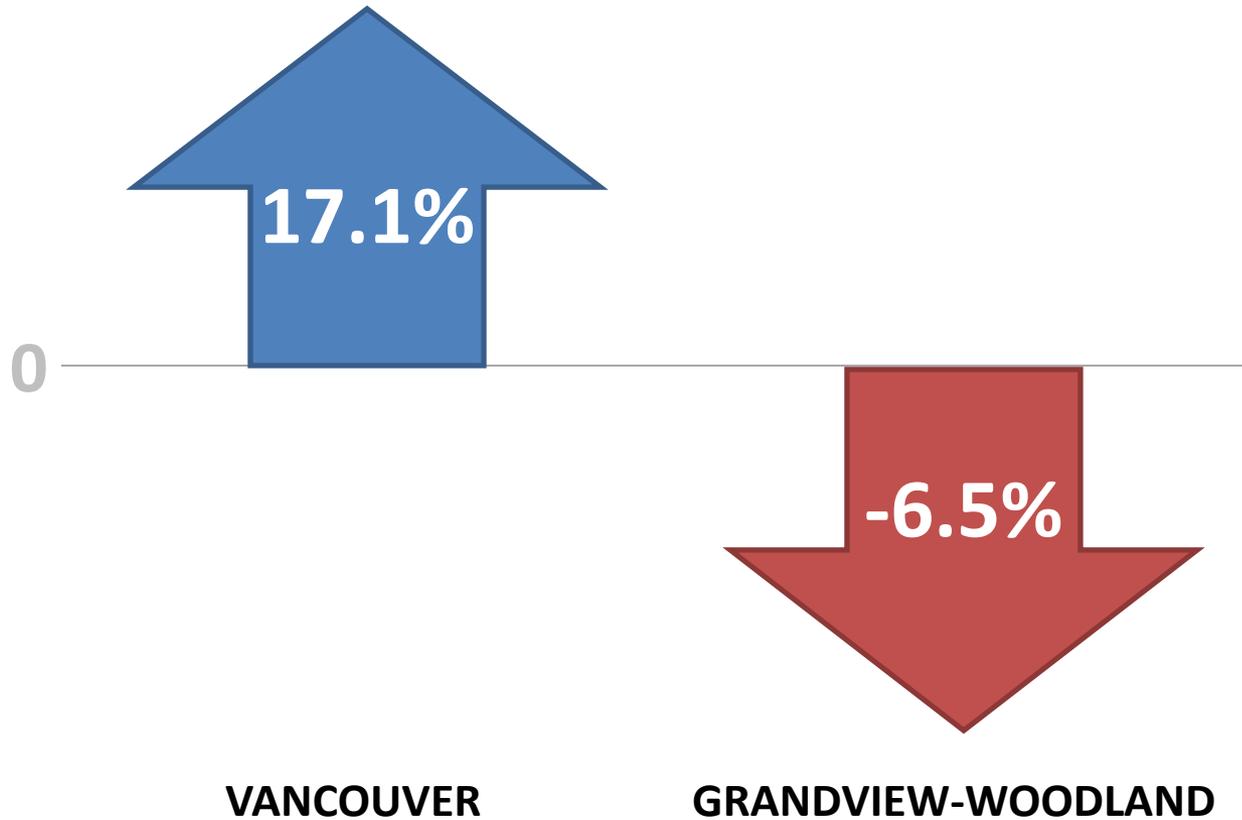
1960s - McLean Grocery



1980s - Commercial Dr. and Broadway

# Population Change (%)

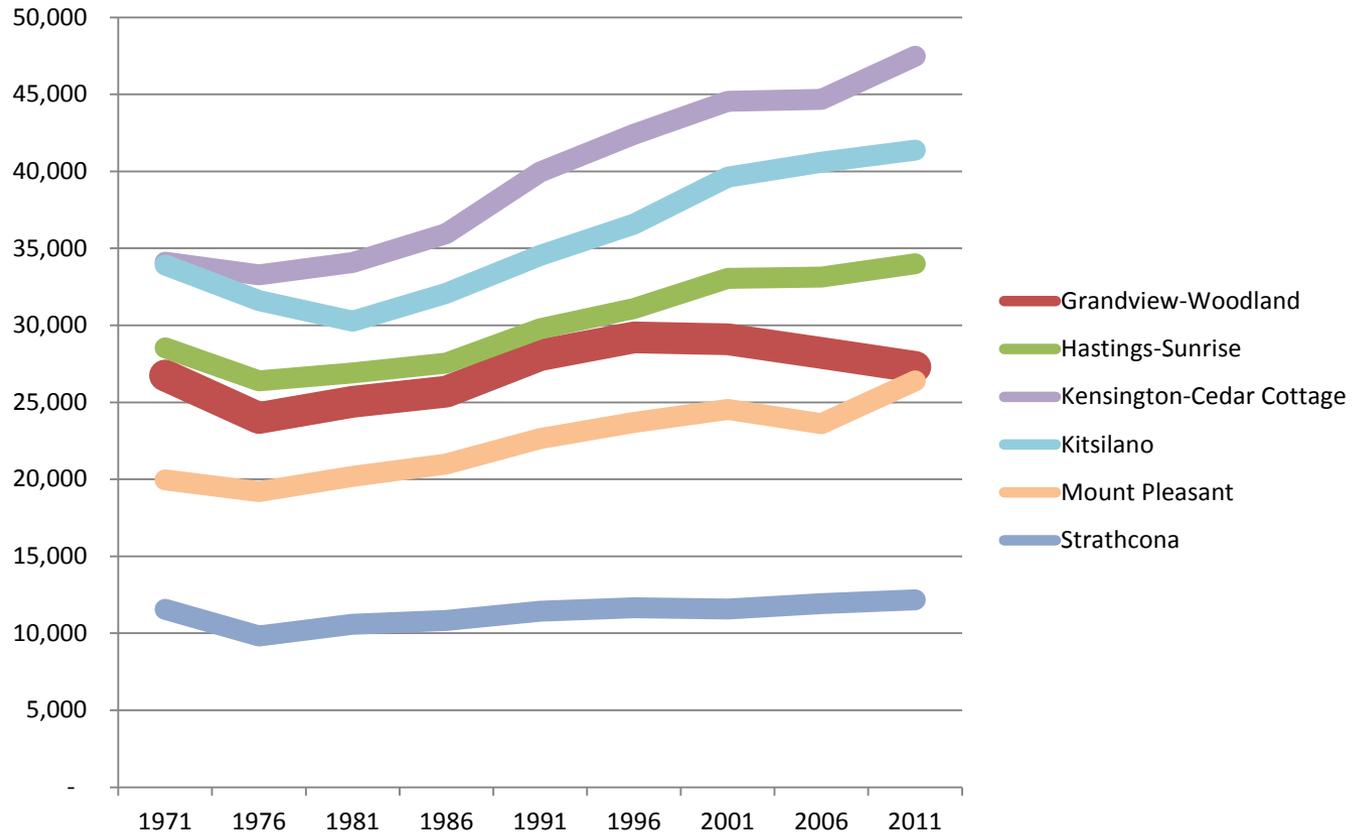
1996-2011 Census



## Context and History

# Population change, Midtown neighbourhoods

1971-2011 Census



Context and History

# Aboriginal identity

Proportion of census respondents, 2011



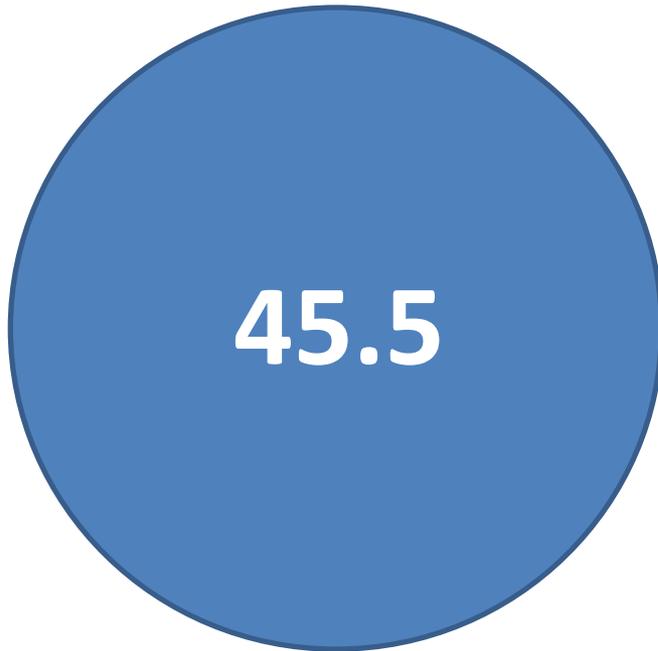
**VANCOUVER**



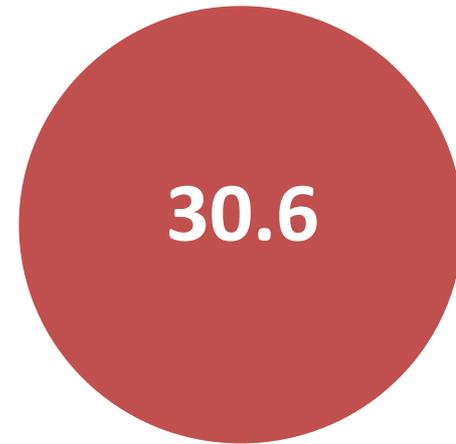
**GRANDVIEW-WOODLAND**

# Proportion of low income individuals

2006 Census



**VANCOUVER**

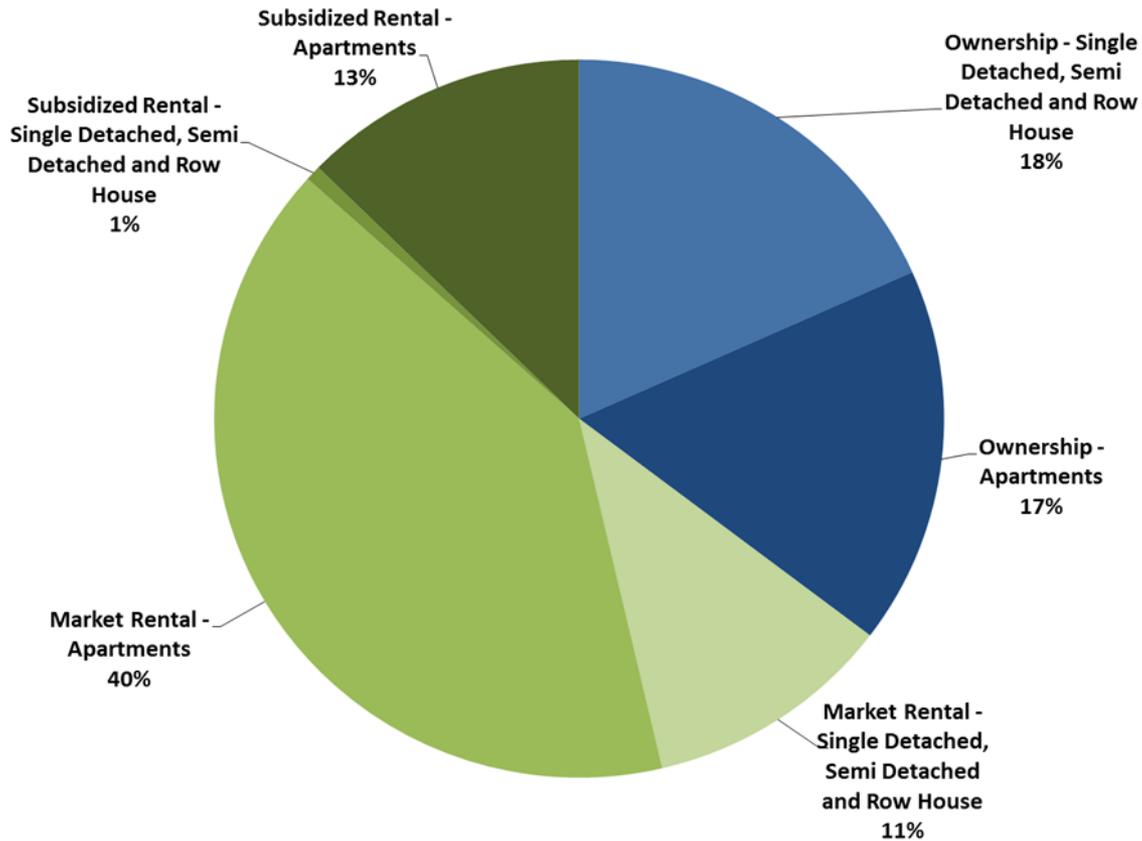


**GRANDVIEW-WOODLAND**

Context and History

# Housing type and tenure

2011 National Household Survey



# Proportion of owners and renters

2011 National Household Survey

**VANCOUVER**

48.6

51.4

**GRANDVIEW-  
WOODLAND**

35.2

64.8



## Community-wide Policy

# Housing

- Focus on protection of existing affordable rental stock
  - Encourage reinvestment in existing buildings
  - Renewal of older/underbuilt sites – and allowance for additional height and density for secured market rental – (Britannia-Woodland; Cedar Cove; Grandview)
  - Introduction of a *Pace of Change* mechanism in current RM areas



## Community-wide Policy

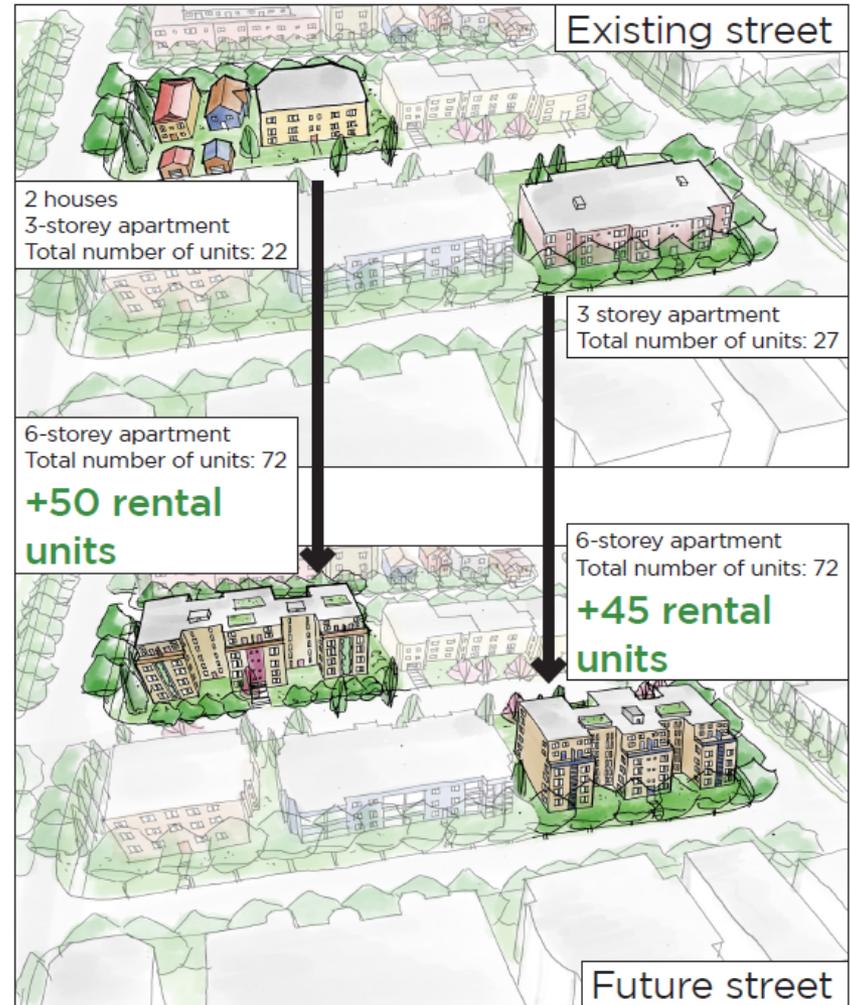
# Housing

### Pace of Change Mechanism:

- Applies to RM Zones
- Max 5 projects OR 150 redeveloped units in first 3 years of the plan
- Requirement to report back to Council

### Related:

- Rezoning process
- Rate of Change (Rental ODP)
- Tenant relocation policy



## Community-wide Policy

# Housing

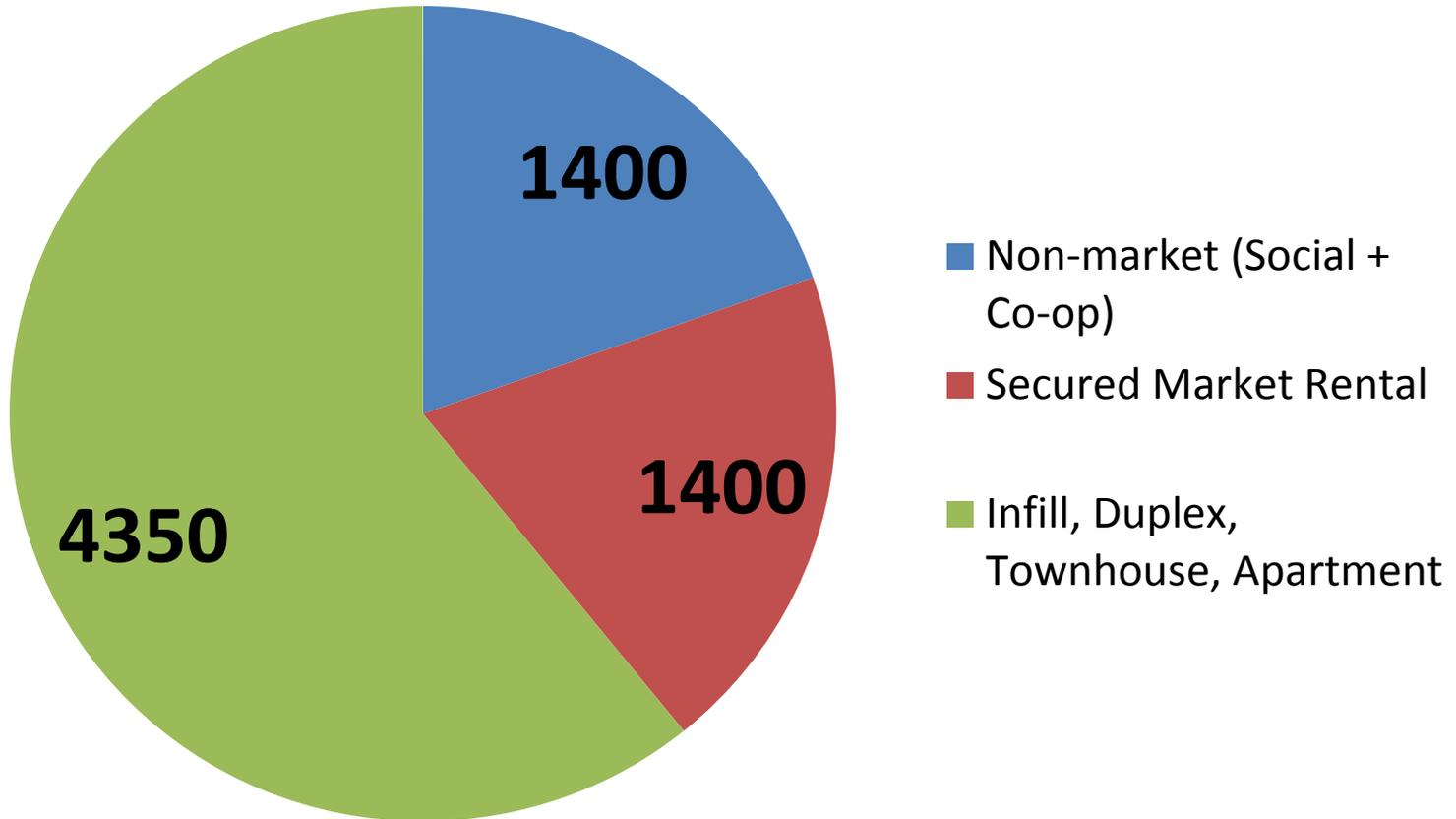
- Creation of new non-market (social housing + coop housing) (e.g Hastings Street)
- Creation of new family housing and ownership opportunities – infill, duplex, rowhouse/townhouse, apartment (e.g. Grandview; Nanaimo)
- Creation of mixed-tenure/mixed-scale opportunities in key growth areas (e.g. Broadway + Commercial; Hastings)



Community-wide Policy

# Housing

## NEW Housing Units

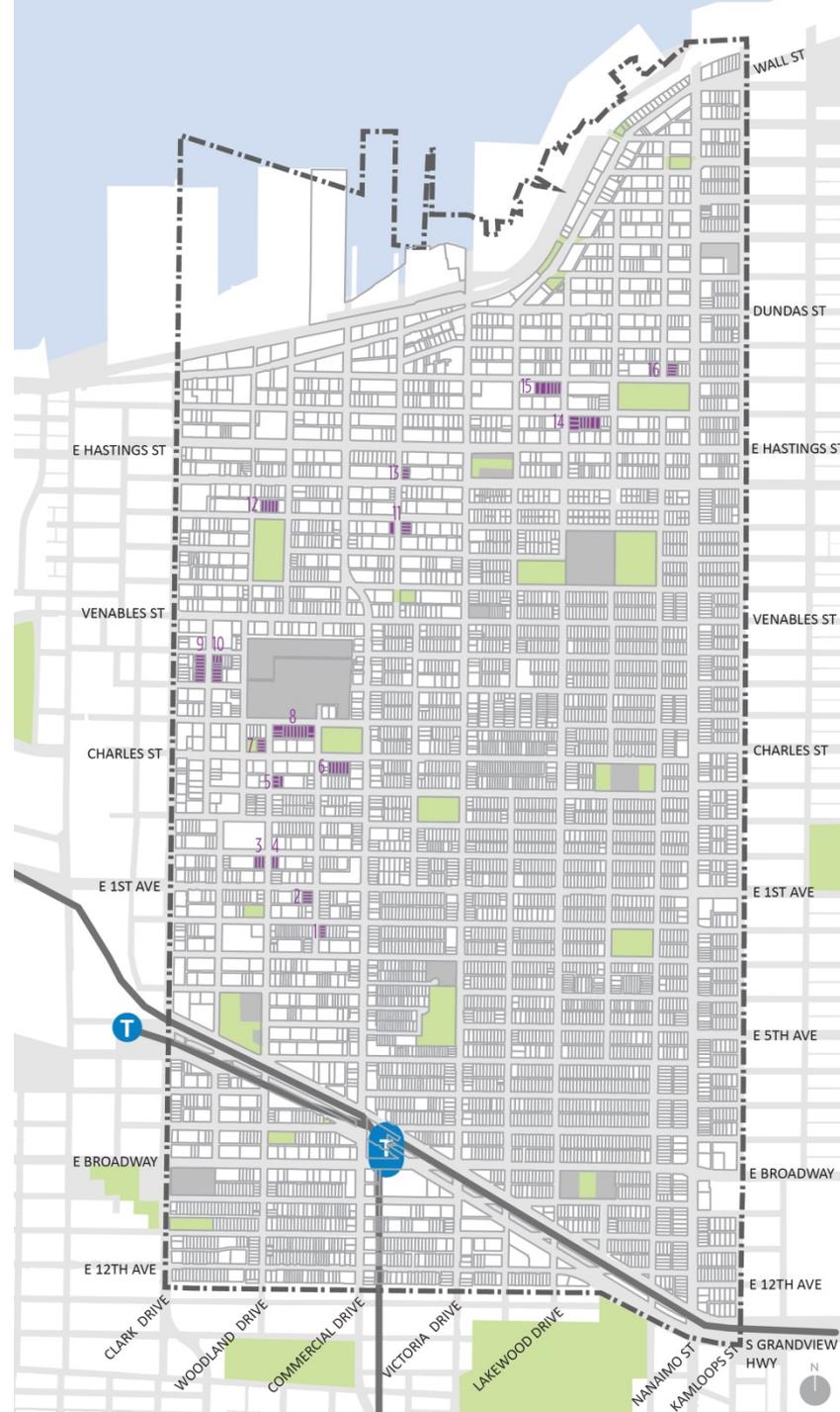


## Family Housing: 35%

Grandview-Woodland  
Community Plan

## Community-wide Policy

# Housing, Heritage + Character



### Legend

- Plan area boundary
- SkyTrain station
- SkyTrain line
- Park
- School / Institutional
- Character streetscapes clusters



VICTORIA DR 500

## Community-wide Policy

# Transportation

- Enhanced walking opportunities: sidewalk + intersection improvements
- Cycling network improvements to ensure safety at collision “hotspots”
- Focus on “streets as places” – with public realm enhancements to key arterial streets
- Transit, goods movement, and parking



## Community-wide Policy

# Local Economy

- Ensure vitality + character of high streets and shopping areas (e.g. Commercial Drive, Hastings)
- Enhanced commercial nodes (e.g. Nanaimo, Dundas)
- New mixed use in key locations
- Protection for “mom and pop” shops
- New office space (e.g. Broadway + Commercial)
- Industrial land protections to keep jobs in the community



## Community-wide Policy

# Public Space + Public Life

- Enhanced and expanded parks – with attention to diversity of programming
- New plazas + shared spaces
- Additional street tree planting
- Celebration of key views – and other placemaking opportunities



## Community-wide Policy

# Culture + Community

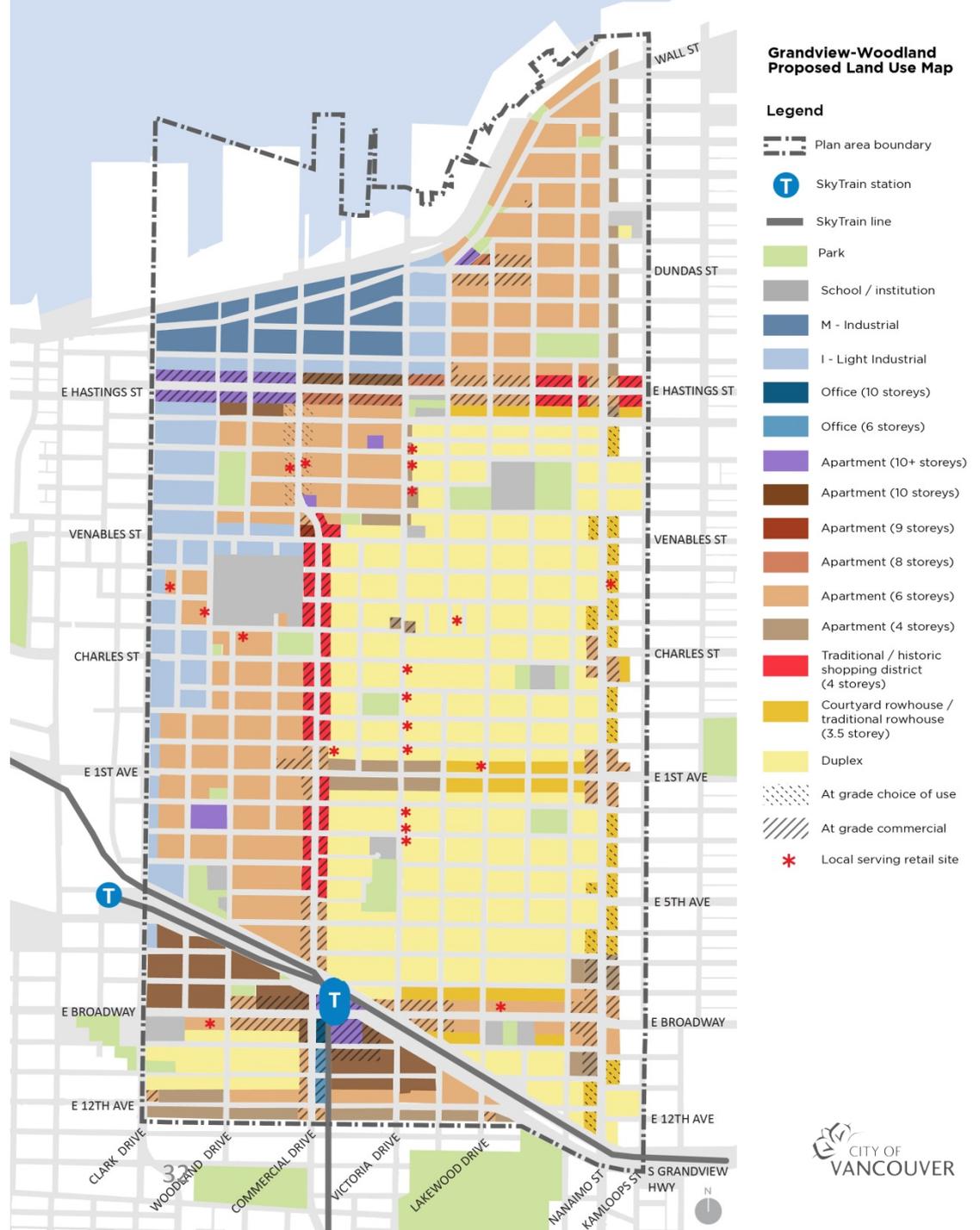
- Support the renewal and expansion of key community facilities (e.g. UNYA, Friendship Centre)
- Support families by responding to the gap in childcare
- New and expanded facilities for artists – including studios and artists-housing
- Enhance community safety



Places

# Land-use Map

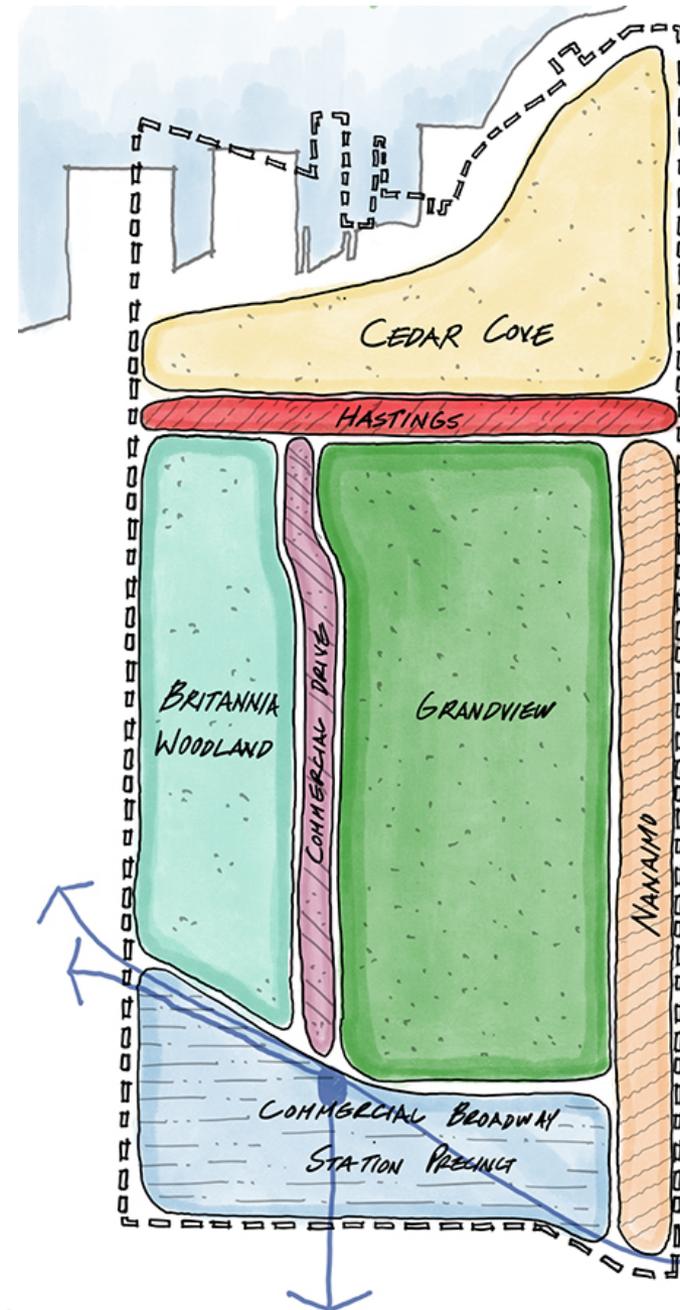
Grandview-Woodland  
Community Plan



## Places

# Sub-Areas

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

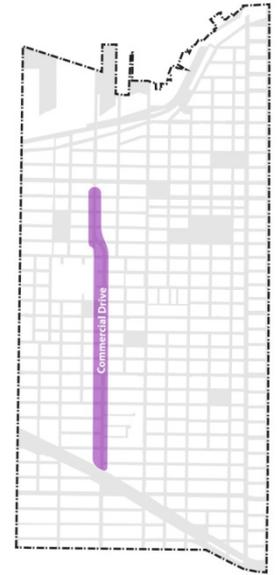




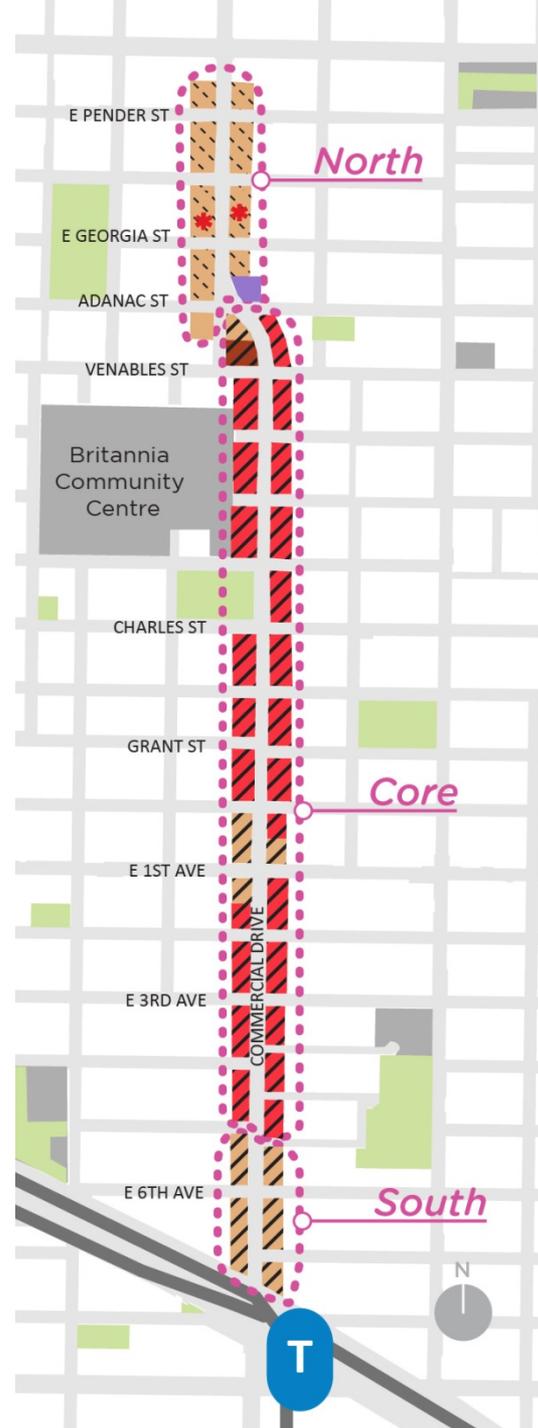
## Places

# Commercial Drive

- Keep the “Vibe of The Drive”
- Support local, independent business – and character of the street
- Improved walking and biking through “Complete Street” design
- Renew Britannia Community Centre
- Focus change on key nodes
- Retain existing zoning for 80% of core area

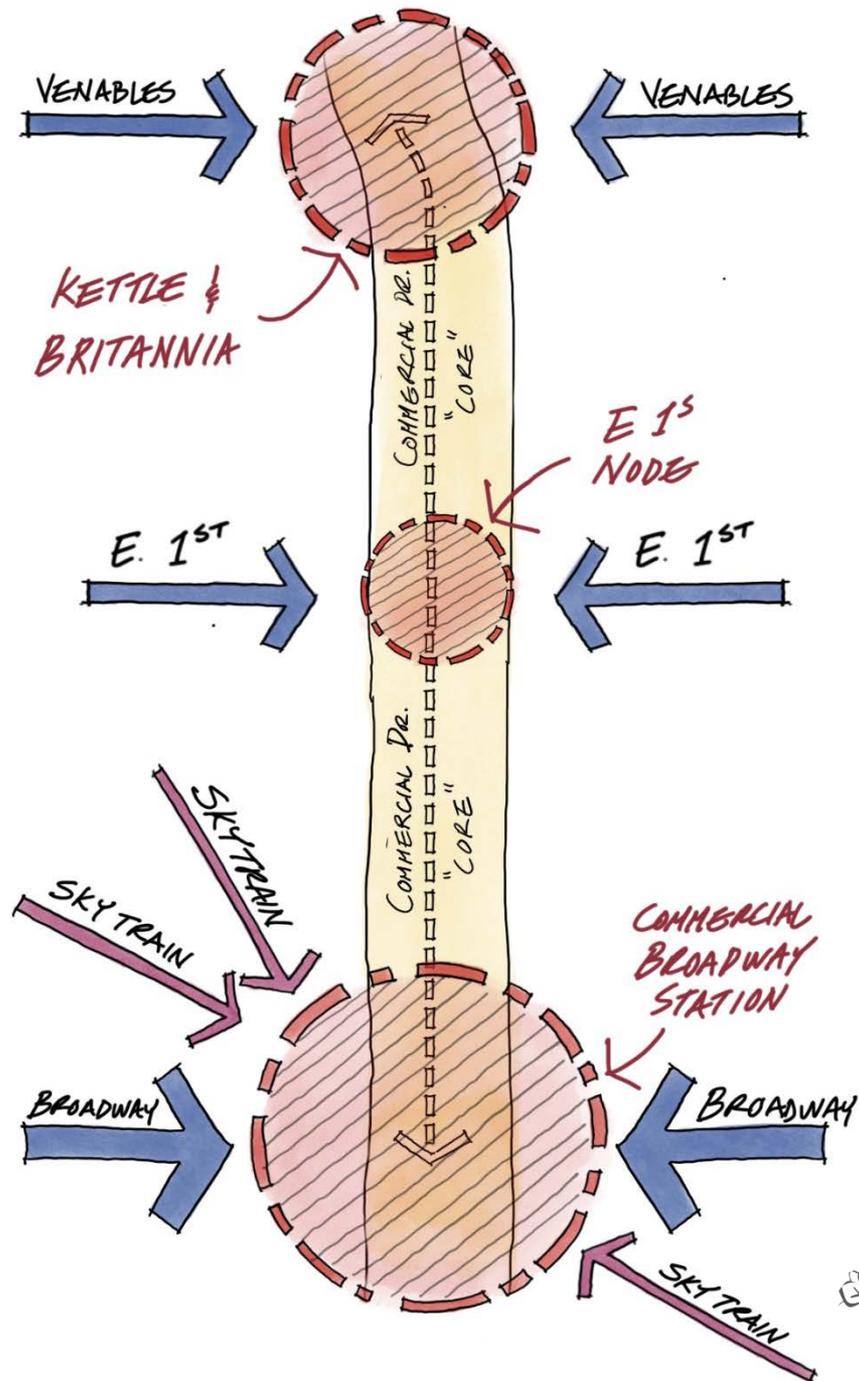


Commercial Drive



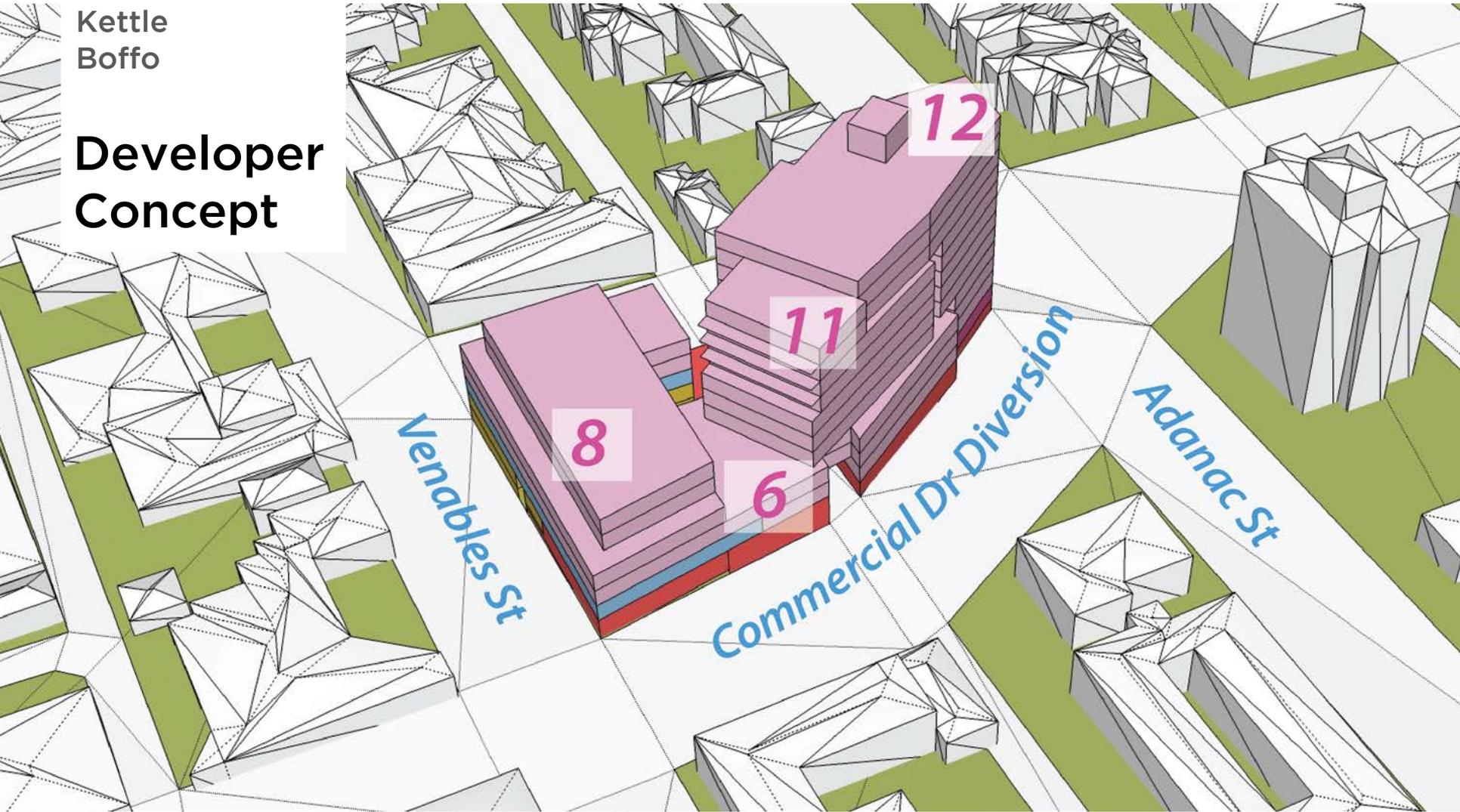


# Commercial Drive



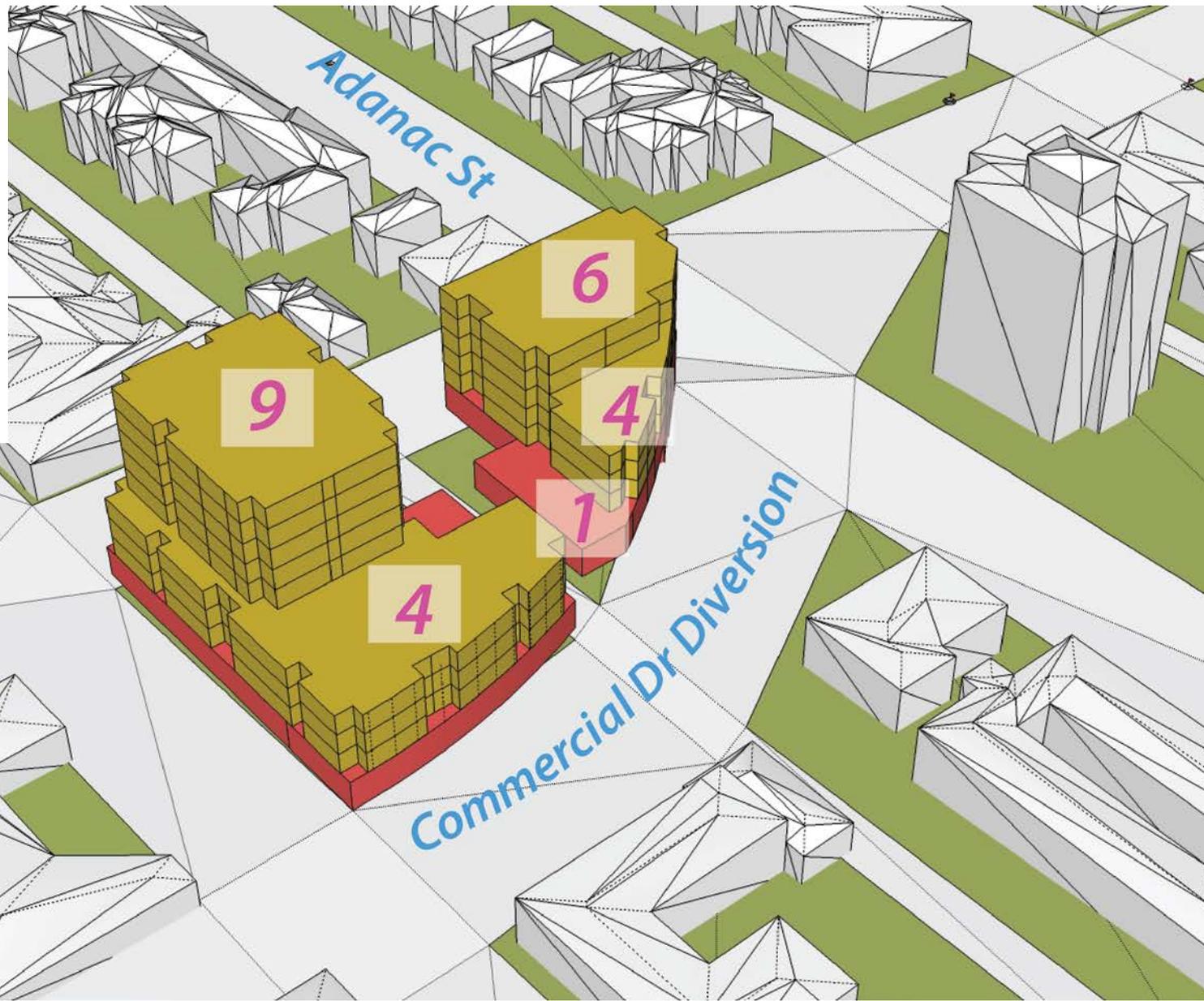
Kettle  
Boffo

## Developer Concept



Kettle  
Boffo

# GW Plan Concept Drawing



Kettle  
Boffo

# GW Plan Concept Drawing



Note: This concept is not 'self-supporting' and would require additional funding.

*Commercial & Parker, looking north*



GULF  
Self Service  
42.7

GOODYEAR  
GO CENTRE

Commerical + Hartins

## Places

# Hastings Street

- New social and market housing
- Renewed Aboriginal facilities
- More shops and services
- Sidewalks with street trees and public art

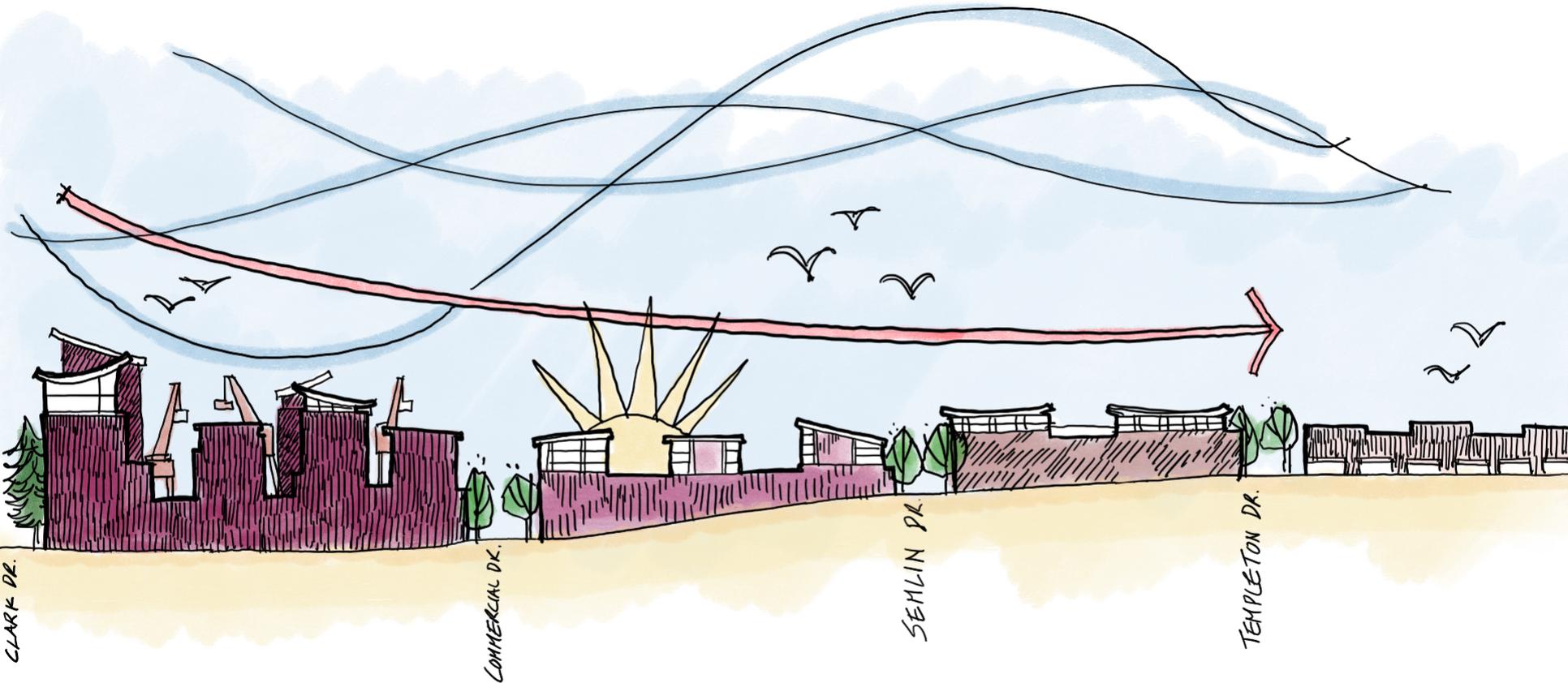


Hastings Street



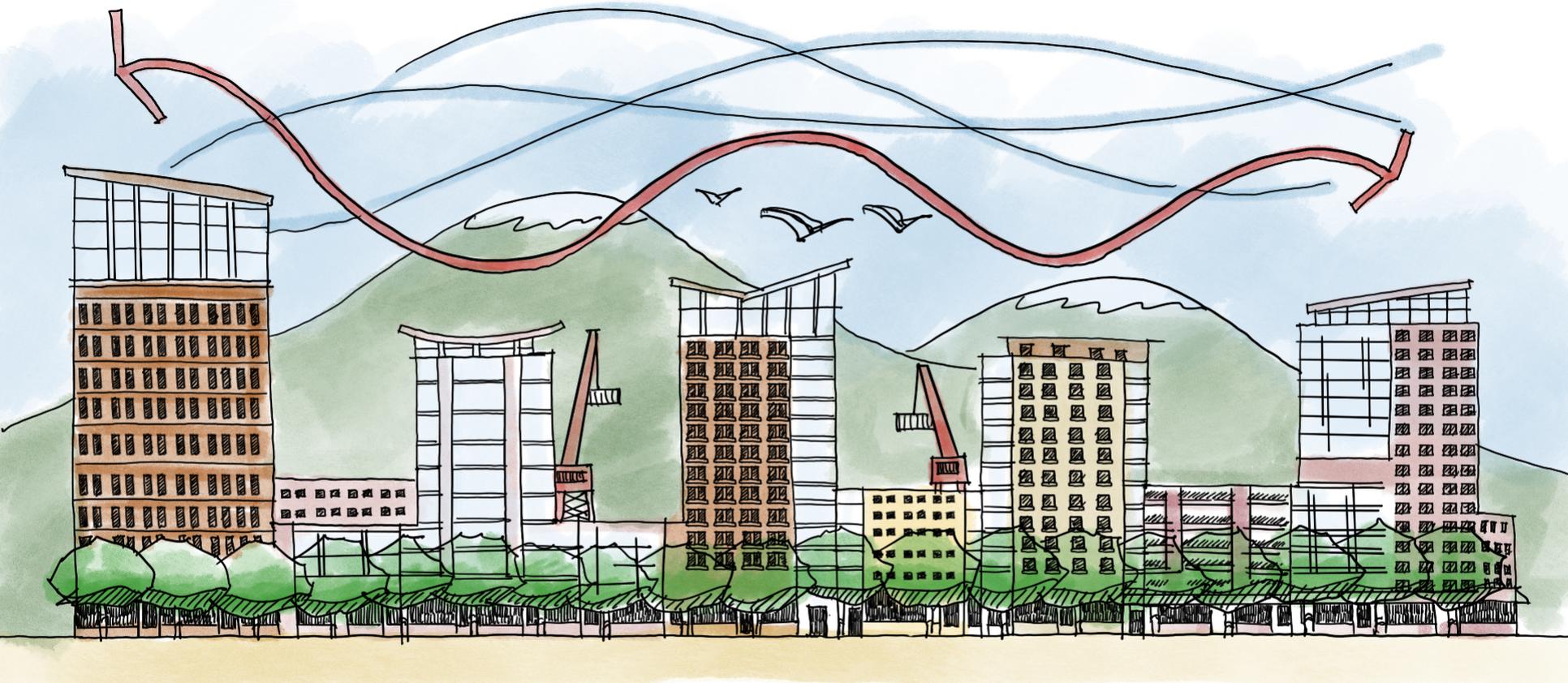
Hastings Street

# Descending building heights: West to East



Hastings Street

# Saw-tooth pattern



Hastings Street

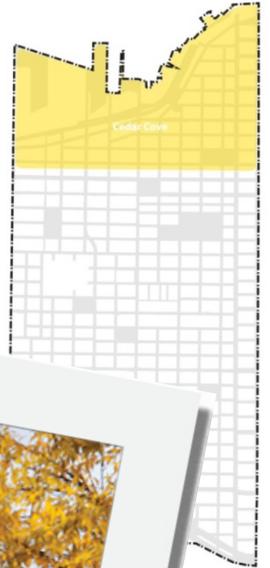
“Urban rooms”



## Places

# Cedar Cove

- Protection of existing affordable rental – with renewal managed via *Pace of Change*
- Protection of character streetscapes
- Expanded shopping node on Dundas
- Important industrial job-space



Cedar Cove

*Portside Industrial*

*Residential Core*

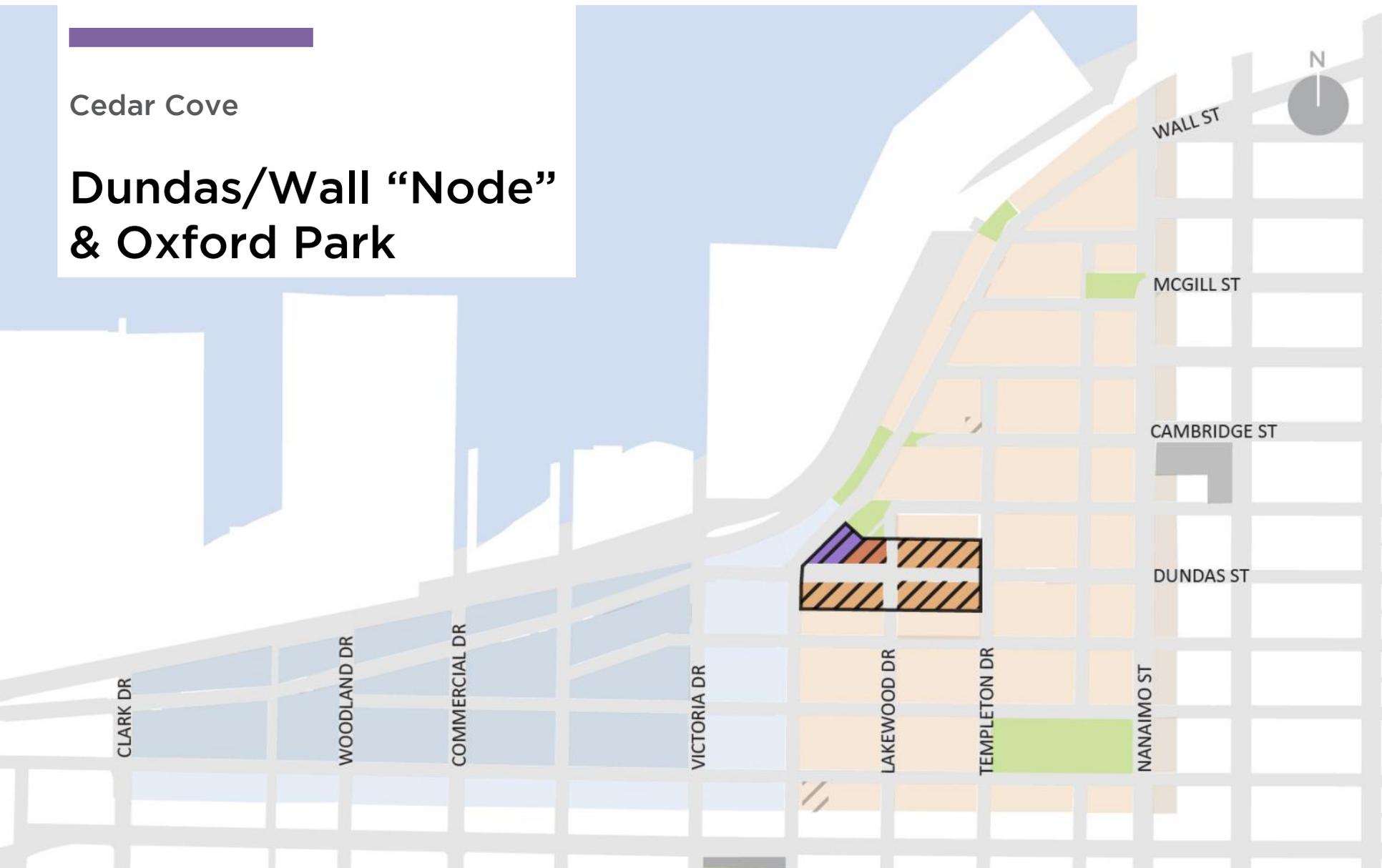
*Dundas Shopping Node*

*Naniamo East*

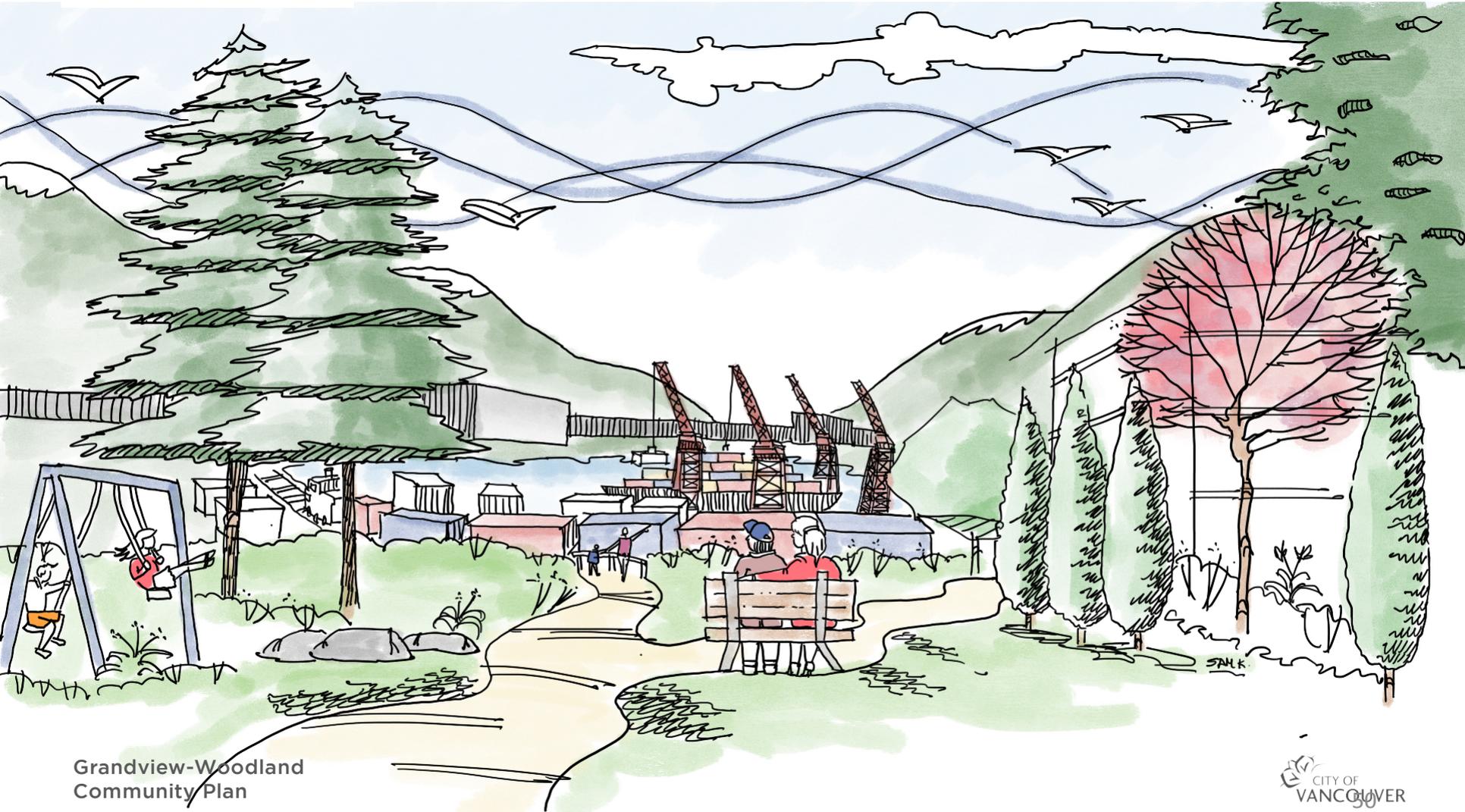


Cedar Cove

# Dundas/Wall "Node" & Oxford Park

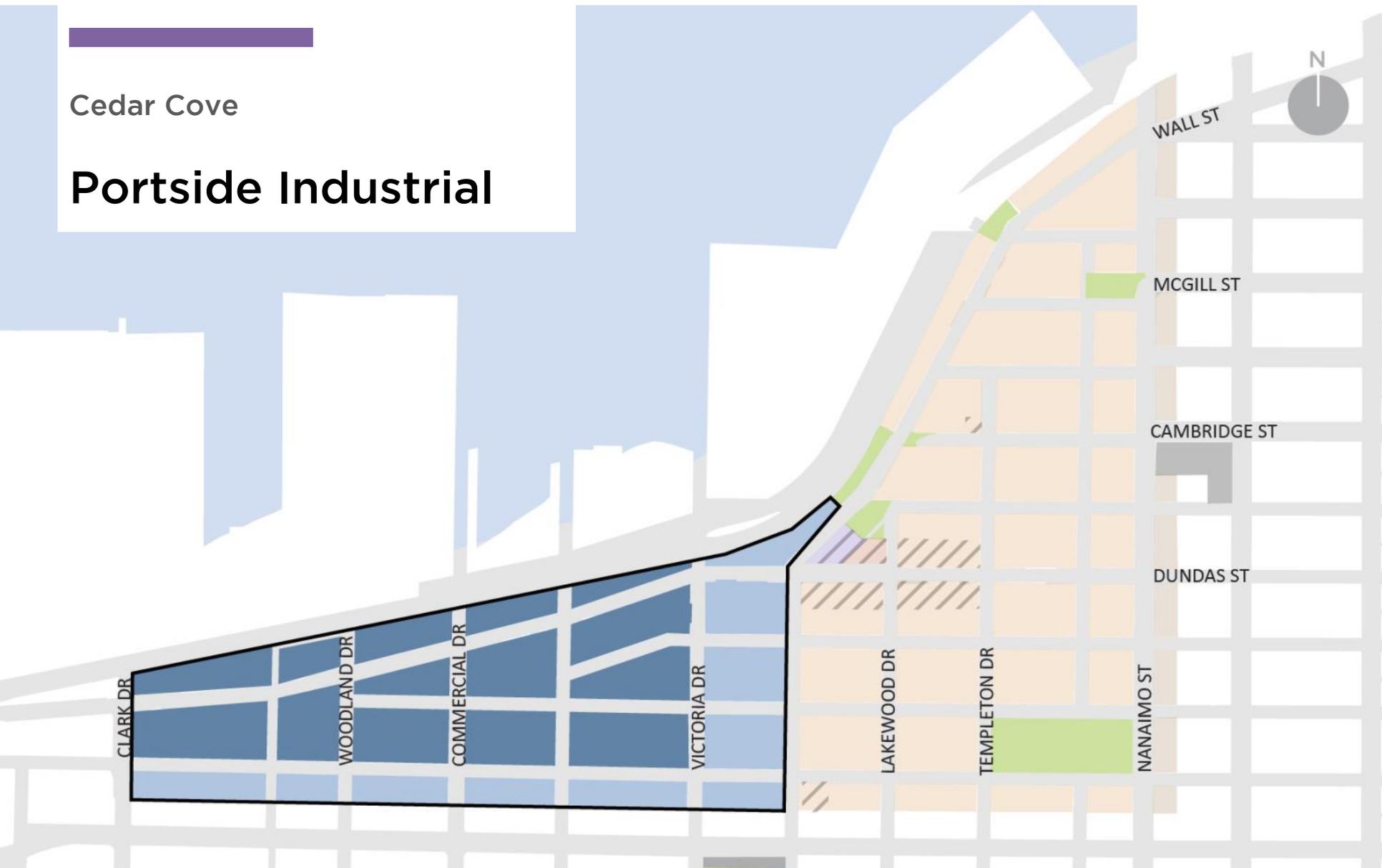


Cedar Cove



Cedar Cove

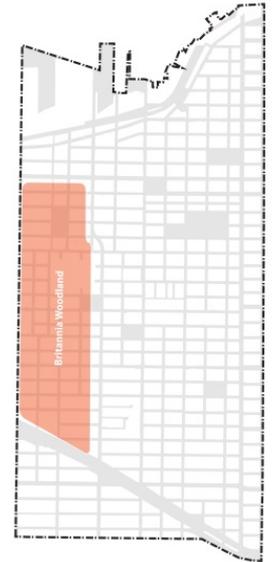
# Portside Industrial



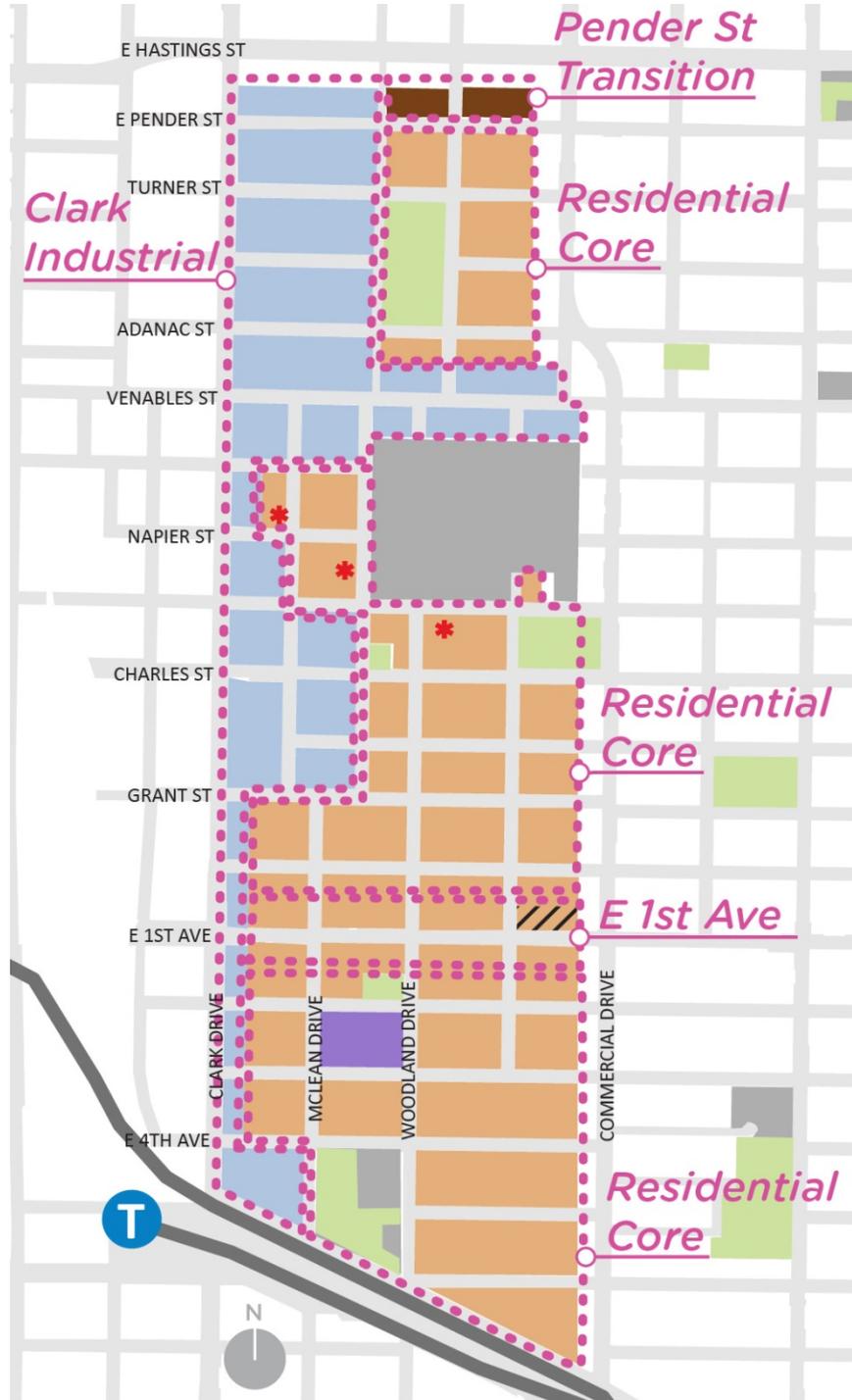
## Places

# Britannia-Woodland

- Affordable rental housing at a controlled pace
- Protection of key character streetscapes
- Design guidelines to improve Venables Street
- Protection of industrial lands



Britannia-Woodland



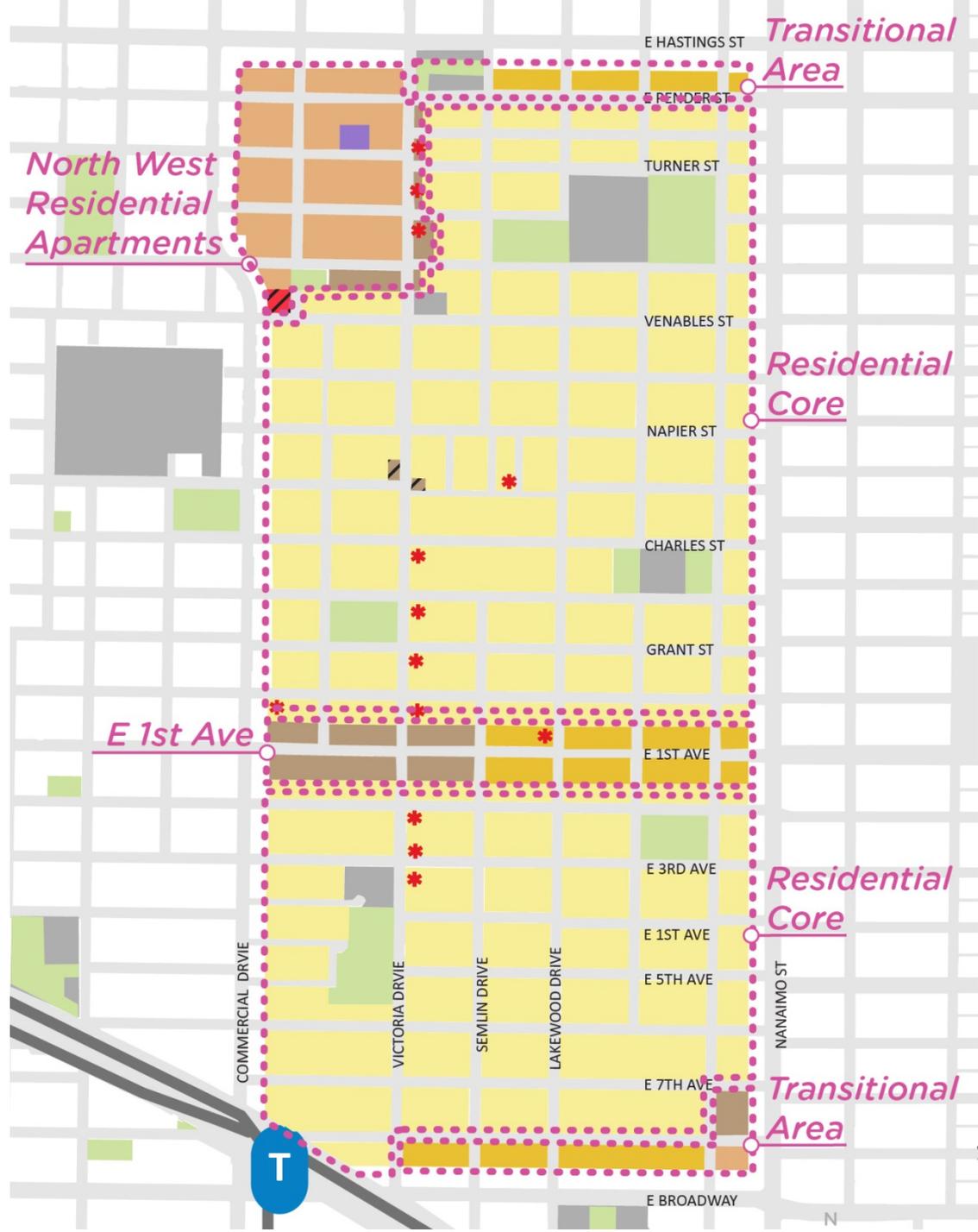
## Places

# Grandview

- Additional protections for heritage and character buildings
- Integration of existing zones
- New opportunities for home ownership
- Protection for small-scale neighbourhood retail spaces

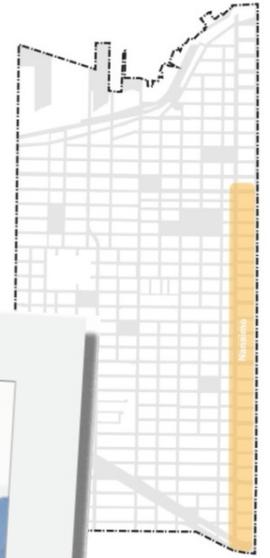


08.7.1  
Grandview



## Nanaimo Street

- Family housing – townhouse and duplex
- Choice of use – to support live/work; entrepreneurialism
- Better local shopping nodes



08.8.1  
Nanaimo Street





Nanaimo Street

# Nanaimo Commercial Nodes

- Charles Street
- East 1<sup>st</sup> Ave
- Broadway



Nanaimo Street

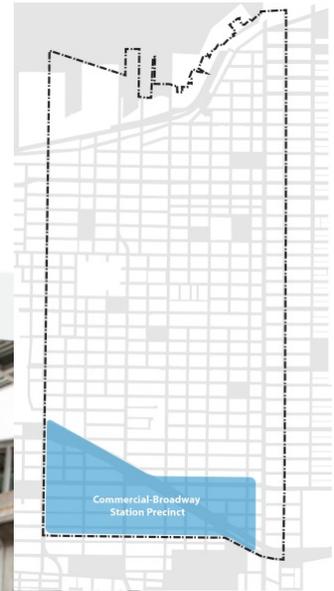
# Enhanced Commercial Nodes



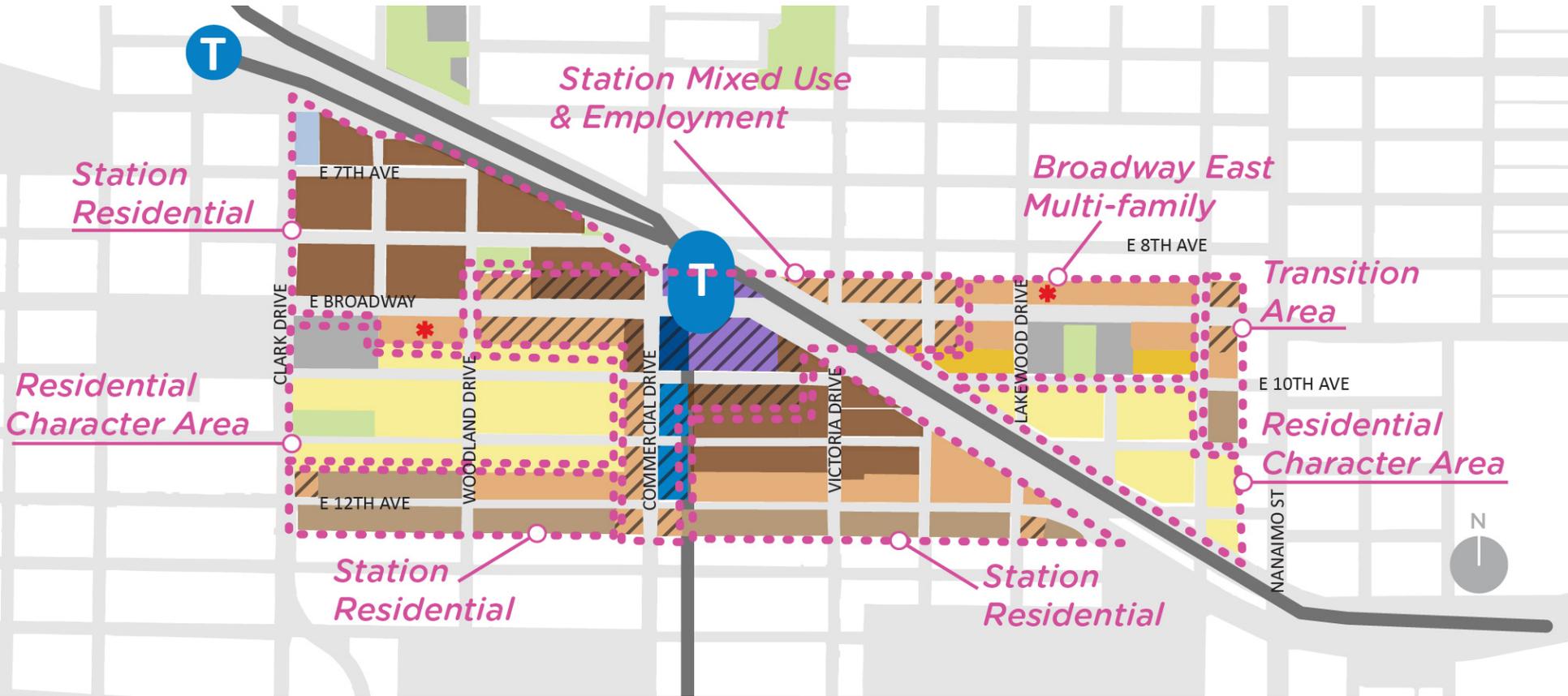
## Places

# Broadway & Commercial Transit Precinct

- Mixed-use and mixed-scale
- New multifamily housing typologies
- Pace of change in “RM areas”
- New public plaza and park improvements
- Office space
- Station upgrades



# Broadway & Commercial



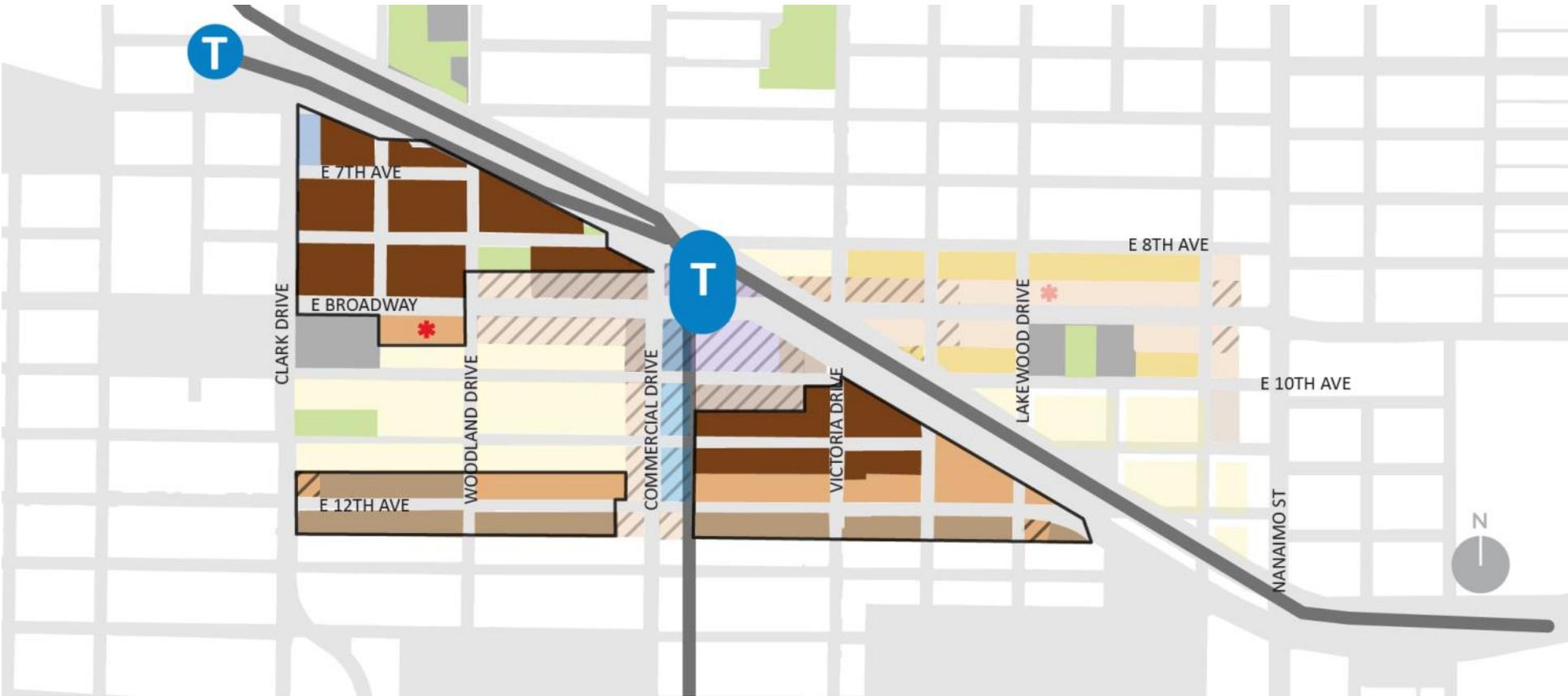
Broadway & Commercial

# Safeway Plan Concept



Broadway & Commercial

# Station Residential

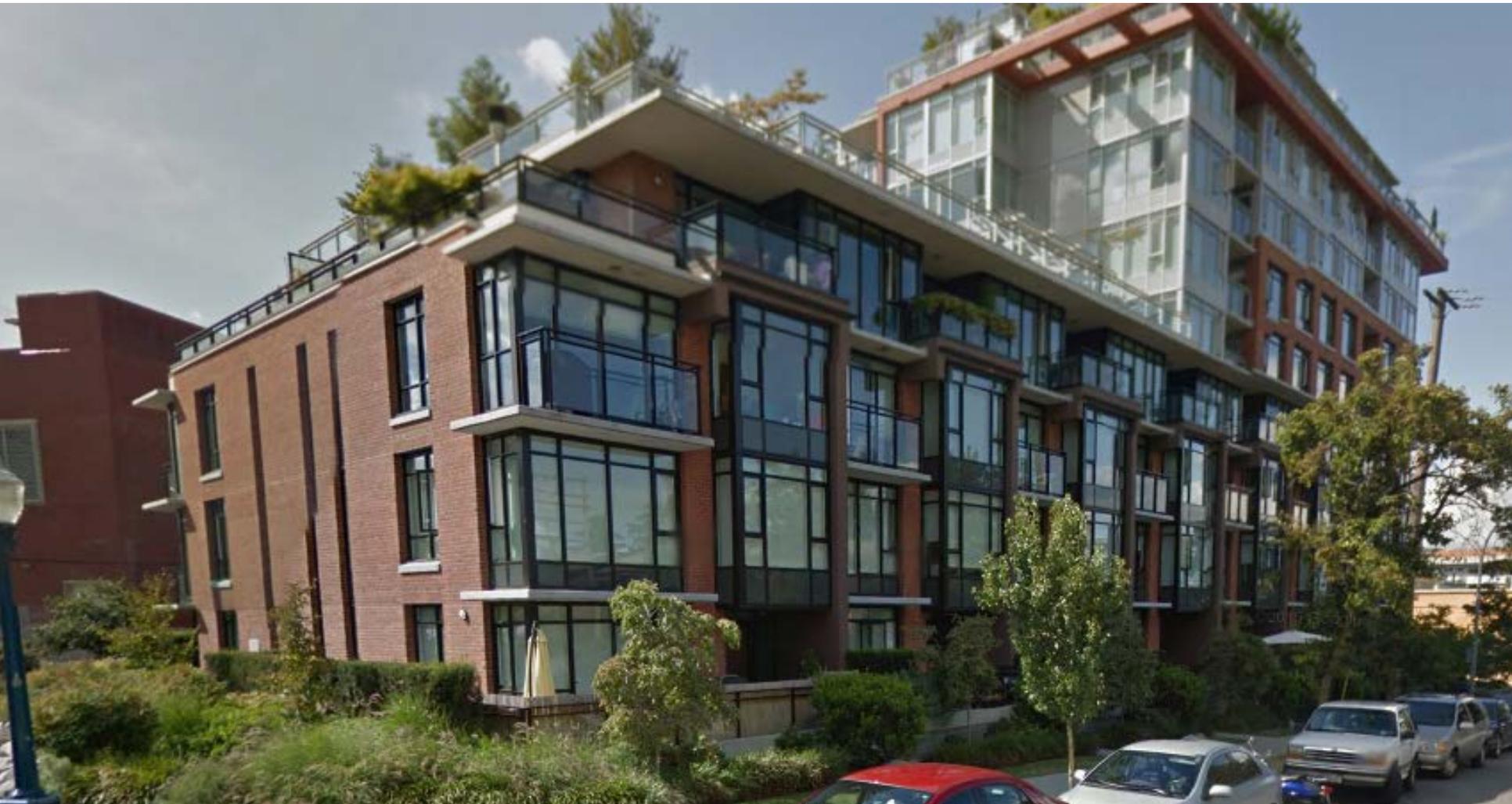


Broadway & Commercial

# Plan Concept



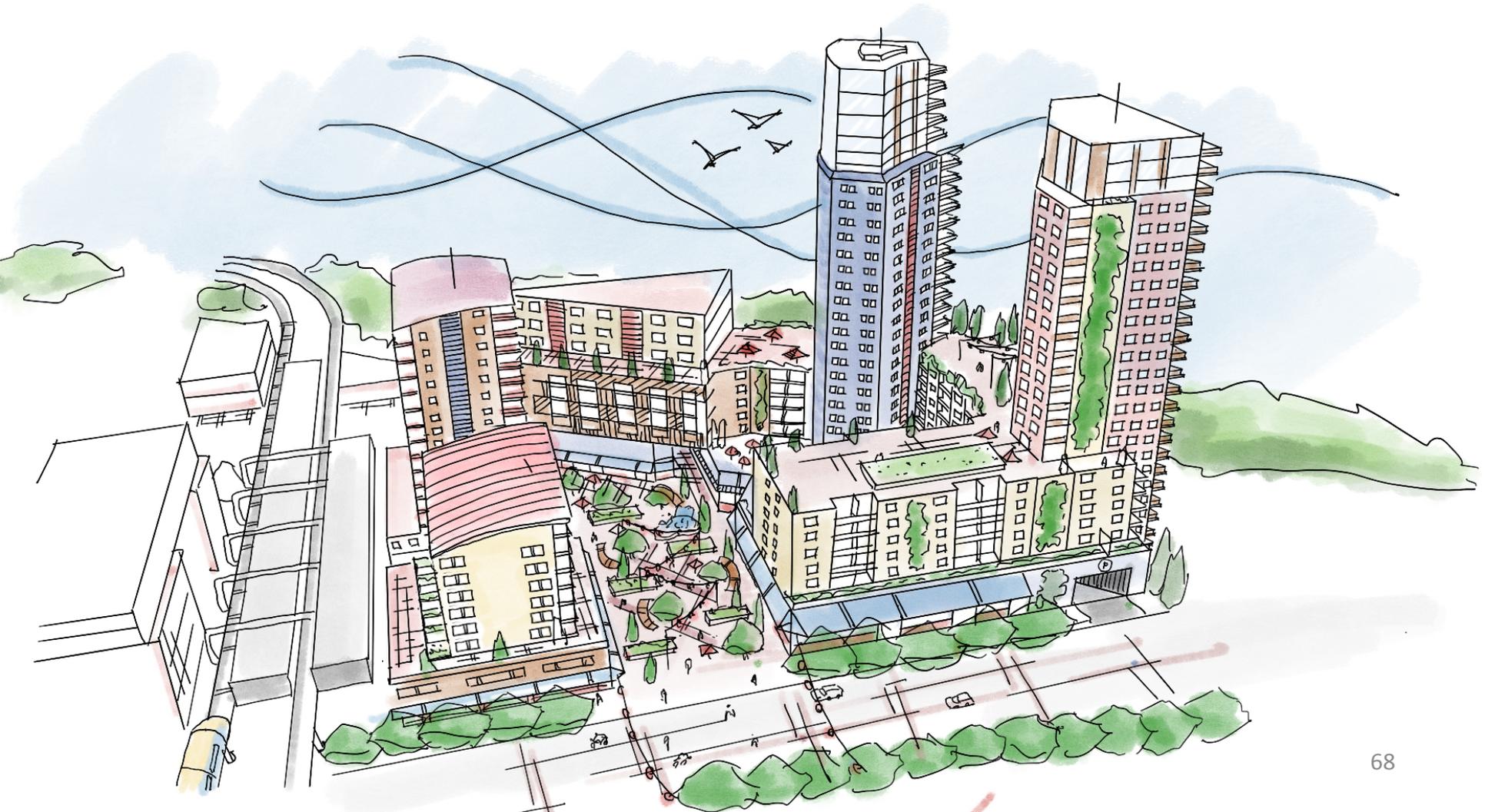
Broadway & Commercial





Broadway & Commercial

# Safeway Plan Concept



Broadway & Commercial

# Safeway Plan Concept



A 30-year plan.  
Change over time.



Google earth  
Image Landsat

Present 70

A 30-year plan.  
Change over time.



Google earth  
Image Landsat

5 years<sub>71</sub>

A 30-year plan.  
Change over time.



**10 years**  
72

A 30-year plan.  
Change over time.



Google earth  
Image Landsat

20 years  
73

A 30-year plan.  
Change over time.



**30 years**  
74

# Public Benefits



## Public Benefits Strategy

# Public Benefits Priorities

- Affordable housing
- Community facilities
- Enhanced parks, new plazas
- Childcare
- Transportation upgrades

**\$797M over 25 years**





**1400**

New Non-Market Homes

# Britannia Centre

Renewal + Expansion



# Expanded Services for Urban Aboriginal Community Members

Urban Native Youth Association  
Aboriginal Friendship Centre  
Aboriginal Mothers' Centre





**430**  
New Childcare Spaces  
Additional Renewed Spaces

## anced and expanded parks

odland, WC Shelley, Garden,  
wnley, Oxford, Mosaic)



# 3-5

## New Plazas + Open Spaces



# More Artist Studios



## Public Benefits Strategy

Category	Renewal of existing amenities and infrastructure	New or upgraded amenities and infrastructure	TOTAL	City contribution (property taxes & utility fees)	Develop contribution (incl. CAC/DCL)		Partnership contribution (incl. other gov't & non-profit)
					From G-W	Outside G-W	
Social and supportive housing	\$50M	\$315M	\$365M	--	\$42M	\$19M	\$304M
Secured market rental	TBD	TBD	TBD	--	TBD	TBD	--
<b>HOUSING</b>	<b>\$50M</b>	<b>\$315M</b>	<b>\$365 M</b>	<b>--</b>	<b>\$42M</b>	<b>\$19M</b>	<b>\$304 M</b>
Childcare: 0-4 years	\$5M	\$27M	\$32M	\$5M	\$18M	--	\$9M
Childcare: 5-12 years	\$4M	\$5M	\$8M	\$4M	\$3M	--	\$2M
<b>CHILDCARE</b>	<b>\$8M</b>	<b>\$32M</b>	<b>\$40M</b>	<b>\$8M</b>	<b>\$21M</b>	<b>--</b>	<b>\$11M</b>
Parks and Open Space	\$8M	\$43M	\$52M	\$11M	425M	\$16M	--
<b>PARKS &amp; OPEN SPACE</b>	<b>\$8M</b>	<b>\$43M</b>	<b>\$52M</b>	<b>\$11M</b>	<b>425M</b>	<b>\$16M</b>	<b>--</b>
Community and Recreation Facilities at Britannia CC	\$66M	\$39M	\$105M	\$7M	\$7.5M	\$7M	\$83M
Library at Britannia CC	\$10M	\$3M	\$13M	\$1M	\$0.5M	--	\$12M
Social Facilities	\$43M	\$33M	\$76M	\$8M	\$4M	--	\$64M
Cultural Facilities	--	\$24M	\$24M	--	\$4M	\$8M	\$12M
<b>COMMUNITY FACILITIES</b>	<b>\$119M</b>	<b>\$99M</b>	<b>\$218M</b>	<b>\$16M</b>	<b>\$16M</b>	<b>\$15M</b>	<b>\$171M</b>

Totals may vary due to rounding

## Public Benefits Strategy

Category	Renewal of existing amenities and infrastructure	New or upgraded amenities and infrastructure	TOTAL	City contribution (property taxes & utility fees)	Develop contribution (incl. CAC/DCL)		Partnership contribution (incl. other gov't & non-profit)
					From G-W	Outside G-W	
Public Safety	\$10M	\$19M	\$29M	\$29M	--	--	--
CIVIC FACILITIES	\$10M	\$19M	\$29M	\$29M	--	--	--
Walking and cycling	\$2M	\$23M	\$25M	\$2M	\$12M	\$8M	\$3M
Transit and major roads	\$16M	\$4M	\$20M	\$16M	\$2M	\$2M	--
TRANSPORTATION	\$18M	\$27M	\$45M	\$18M	\$14M	\$10M	\$3M
Waterworks	\$16M	\$2M	\$18M	\$16M	\$2M	--	--
Sewers	\$26M	\$3M	\$30M	\$26M	\$3	--	--
UTILITIES	\$42M	\$5M	\$47M	\$42M	\$5M	--	--
Heritage density transfers	\$2M	--	\$2M	--	\$2M	--	--
HERITAGE	\$2M	--	\$2M	--	\$2M	--	--
<b>TOTAL</b>	<b>\$257M</b>	<b>\$540M</b>	<b>\$797M</b>	<b>\$123M</b>	<b>\$125M</b>	<b>\$60M</b>	<b>\$488M</b>
Percentage of Total	32%	68%	100%	15%	23%	23%	61%

**Challenge:** The level of funding in the PBS is not sufficient to meet the needs and aspirations of the community. Other funding sources will be needed.

# **Grandview-Woodland Community Plan**

**A thoughtful, balanced and proactive plan to guide  
growth and change over the next 30 years.**

**Thank you!**



## Future Population Growth: Community Plans (25 yrs)

Area	Pop Increase from 2011	Percent	Public Benefits (\$M)
West End	7-10,000	16-22 %	\$630m
Marpole	12,500	52 %	\$693m
DTES	10-12,000	54-65 %	\$1,050
Grandview-Woodland	9,500	28 %	\$795M



08.3.6  
Kettle  
Boffo



*Commercial & Venables*

Commercial Drive

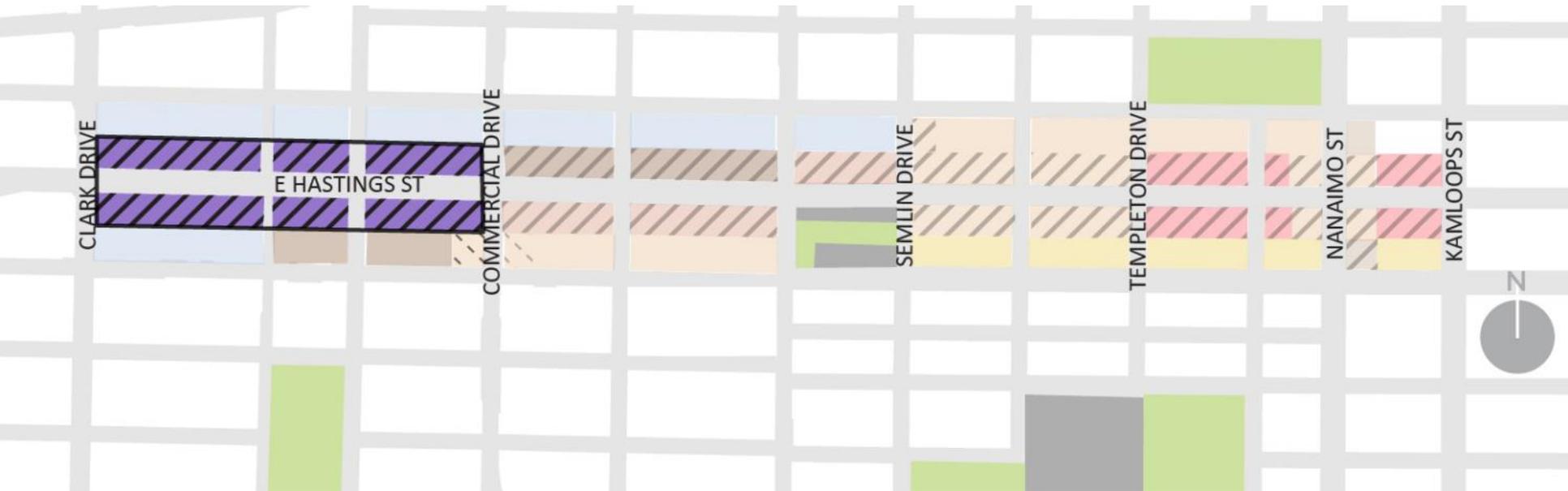
# Core Area

- E 5<sup>th</sup> to Adanac



Hastings Street

# Hastings Plateau



Hastings Street

# Hastings Slopes



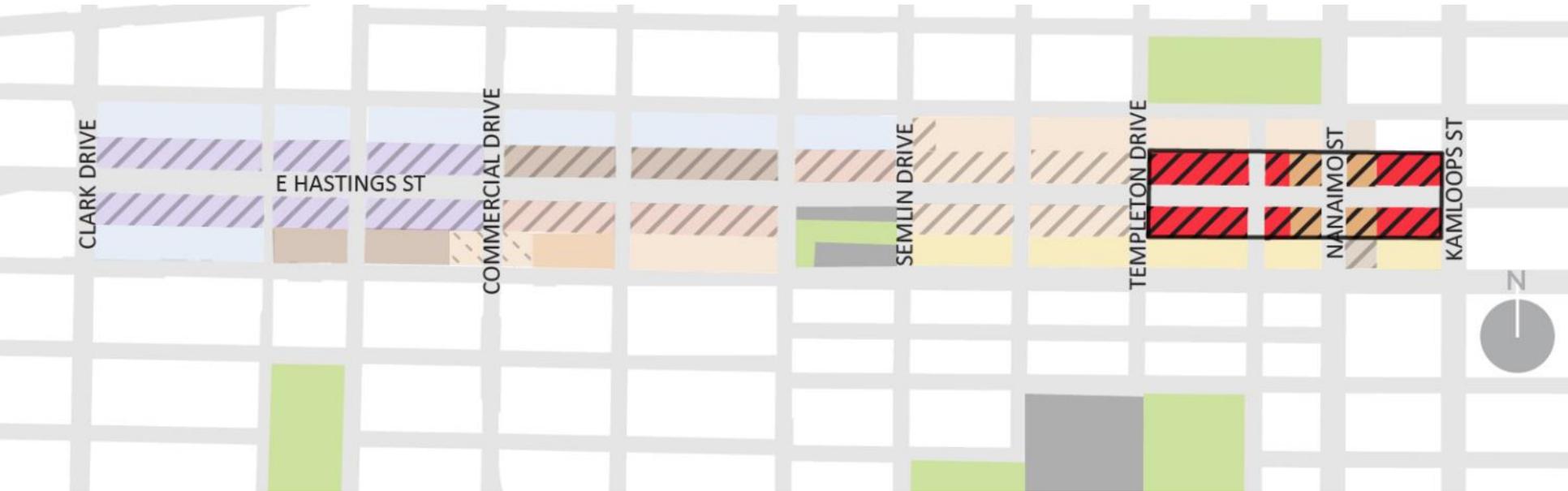
Hastings Street

# Hastings Hilltop



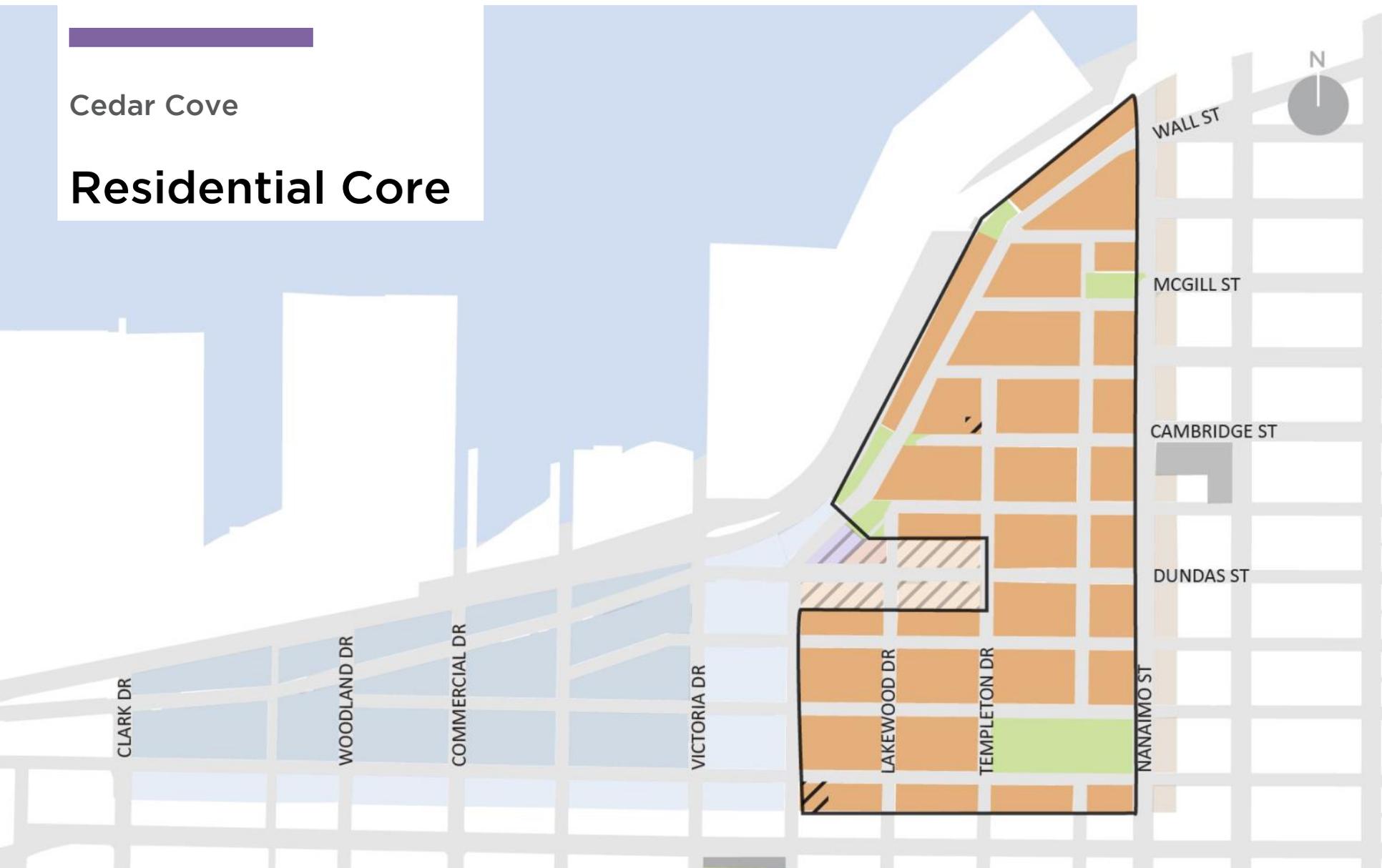
Hastings Street

# Hastings Village



Cedar Cove

# Residential Core



Britannia-  
Woodland

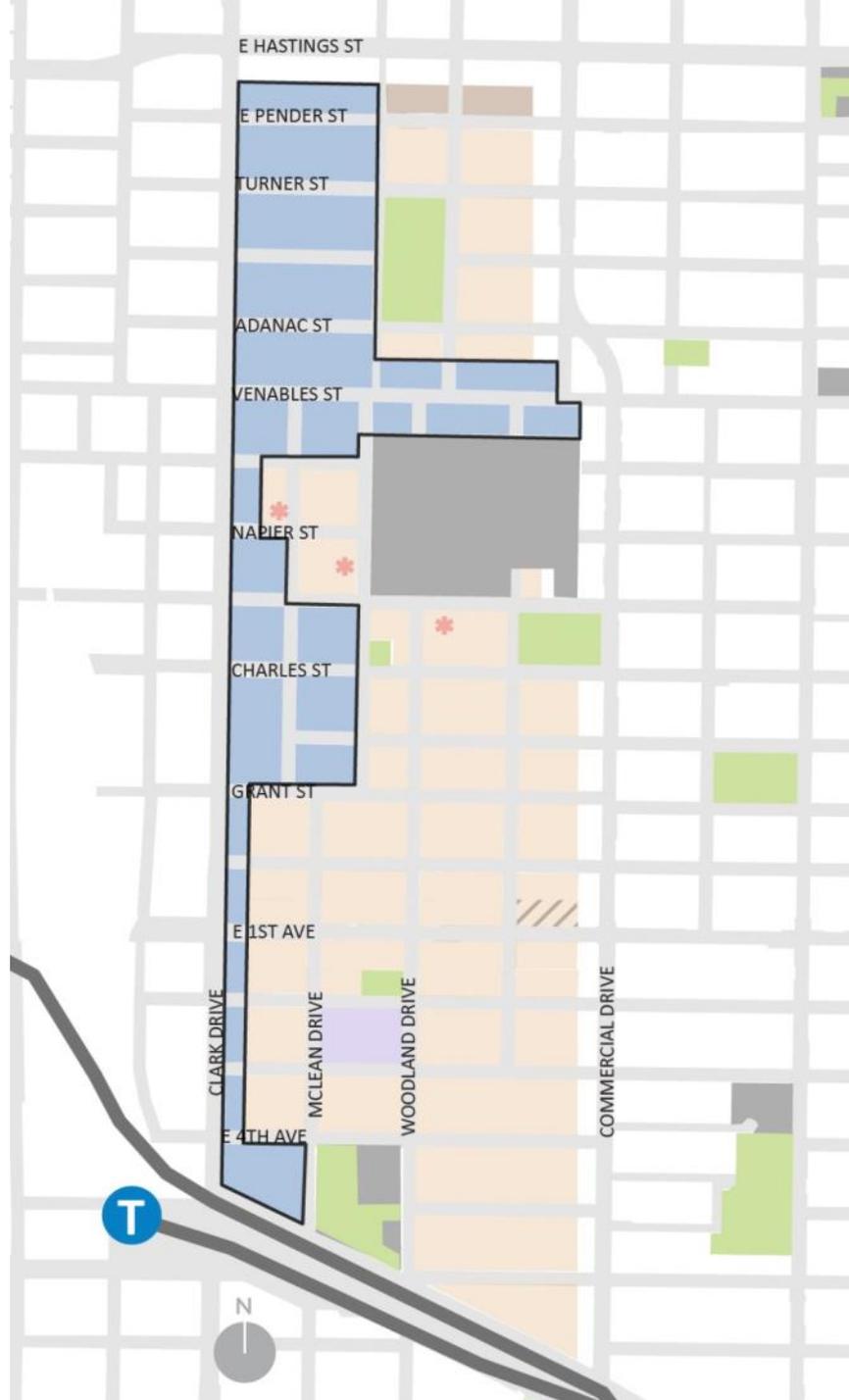
# Residential Core



Grandview-Woodland  
Community Plan

Britannia-  
Woodland

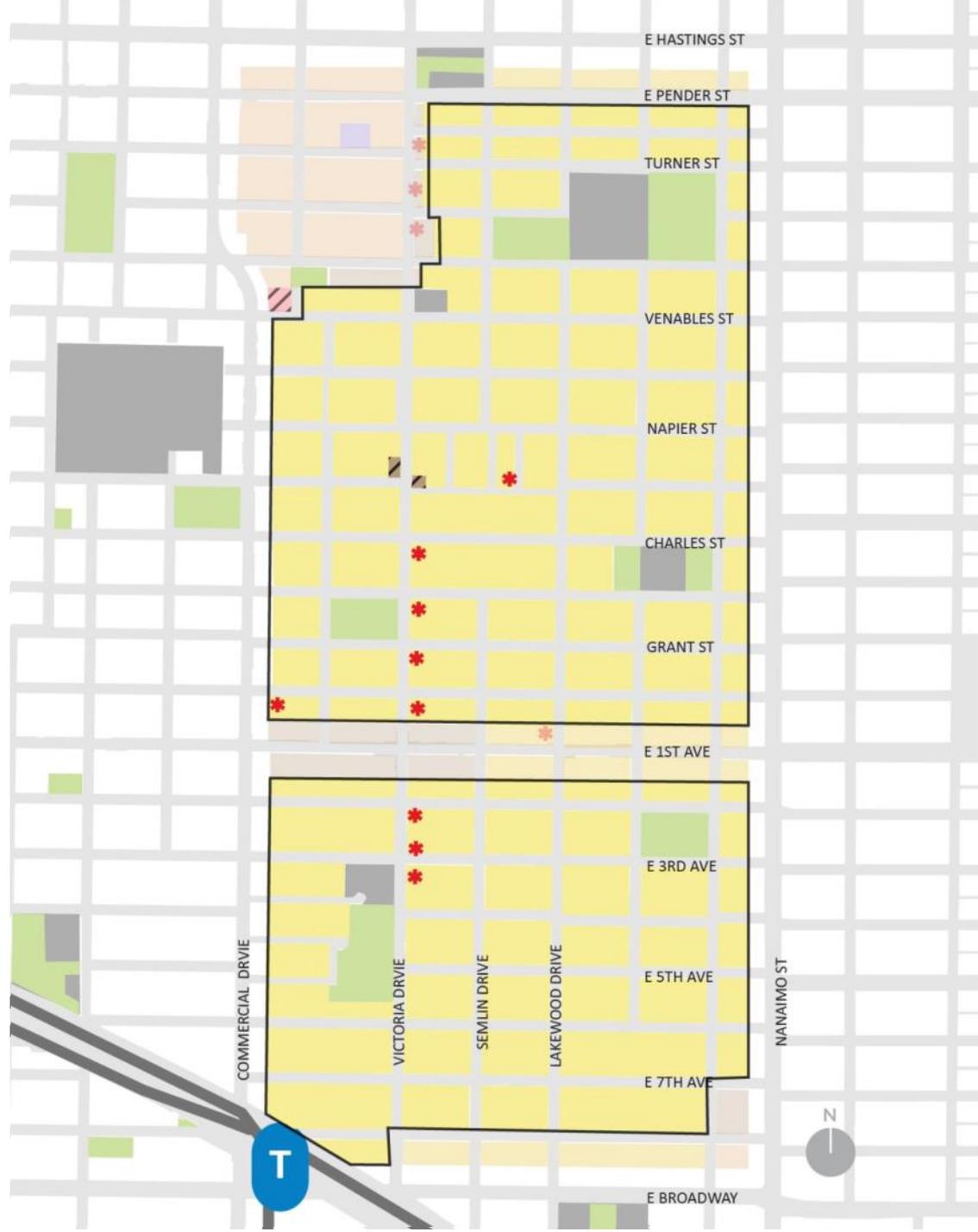
# Clark Industrial



Grandview-Woodland  
Community Plan

Grandview

# Residential Core



Grandview

# E 1<sup>st</sup> Avenue

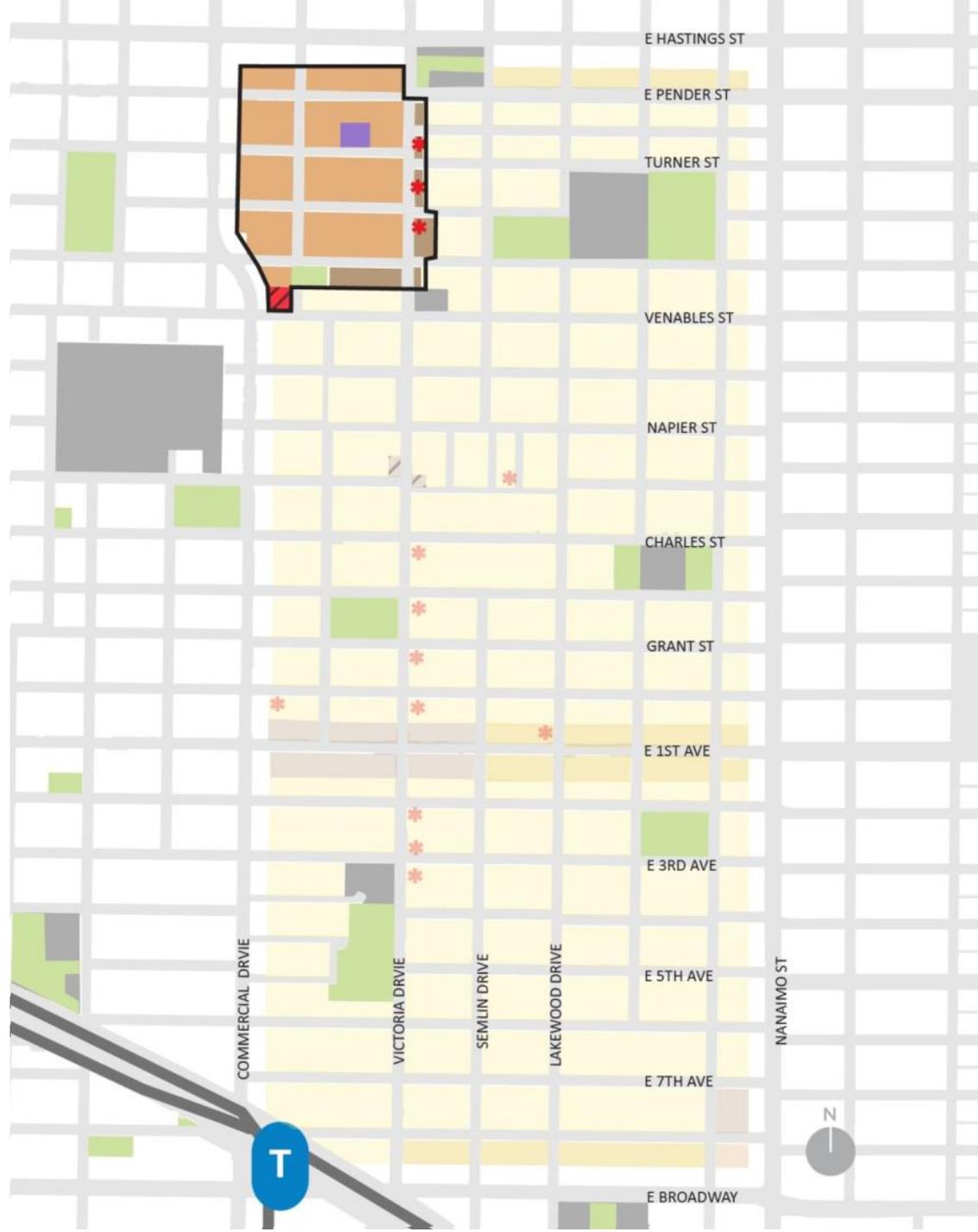


Grandview-Woodland  
Community Plan



Grandview

# NW Apartment Area



Grandview-Woodland  
Community Plan

08.7.5  
Grandview

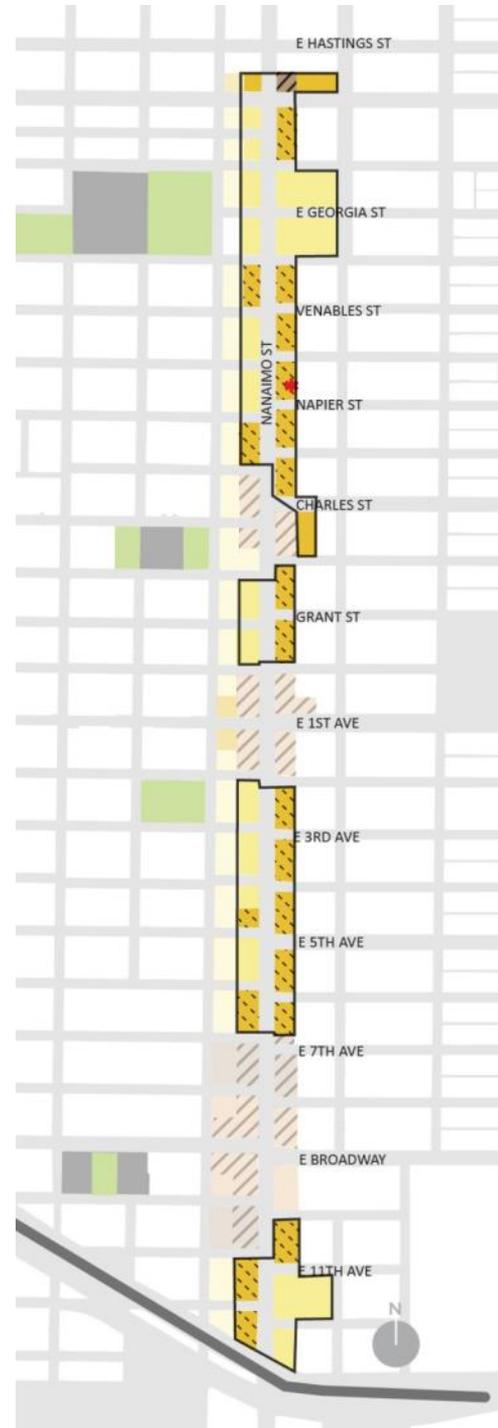
# Transition Areas



Grandview-Woodland  
Community Plan

Nanaimo Street

# Ground-oriented Residential Areas



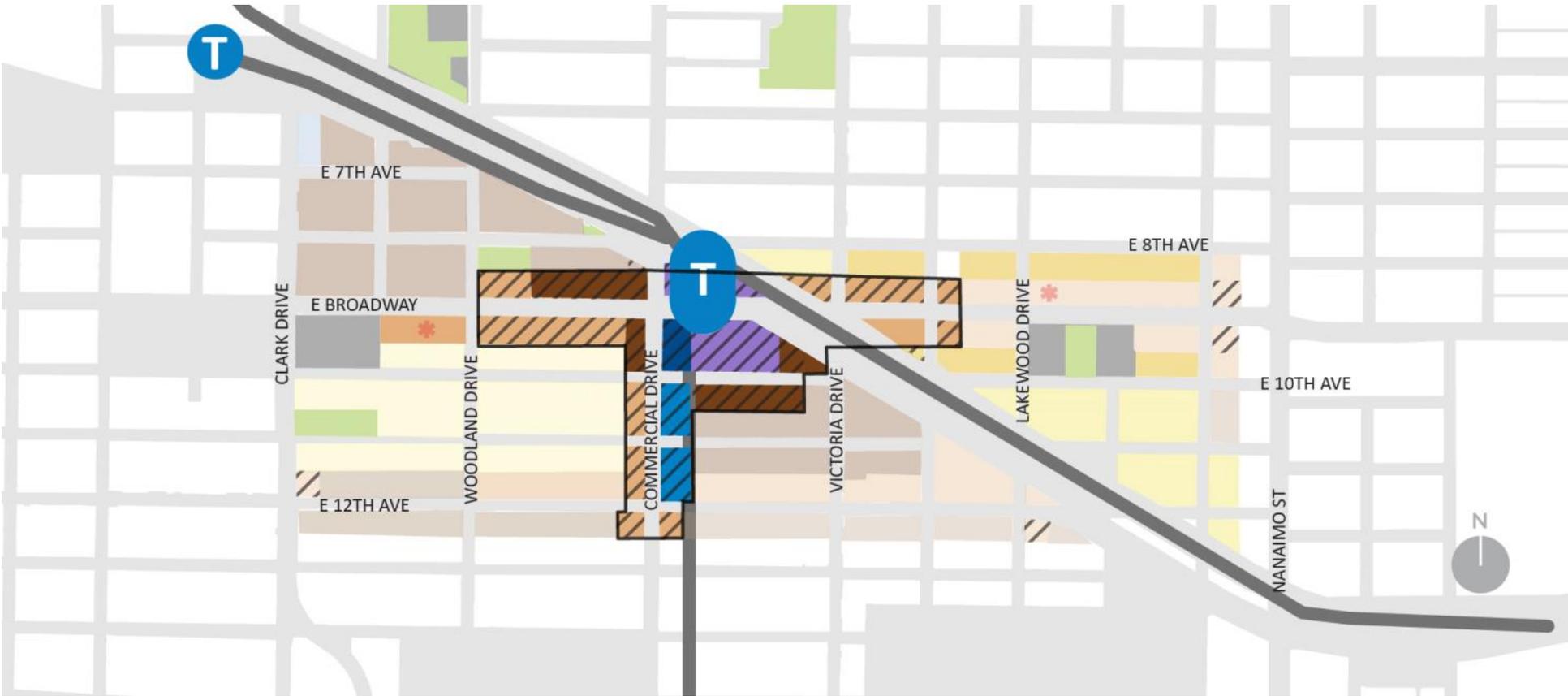
Broadway & Commercial

# Plan Concept



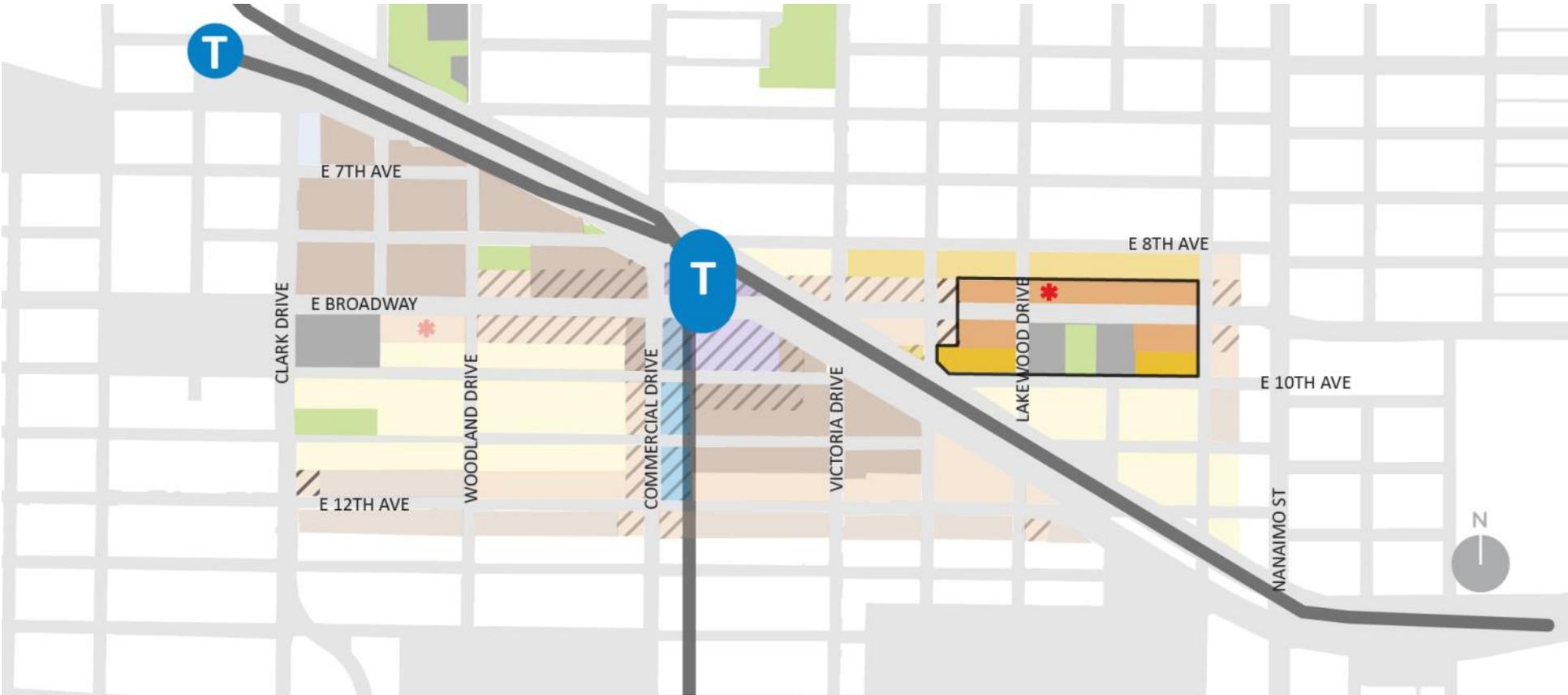
Broadway & Commercial

# Station Mixed-Use & Employment



Broadway & Commercial

# Broadway East Multi-family



Broadway & Commercial

# Residential Character Area

