

# Grandview-Woodland Community Plan

City Council – Tuesday 26 July 2016



## 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

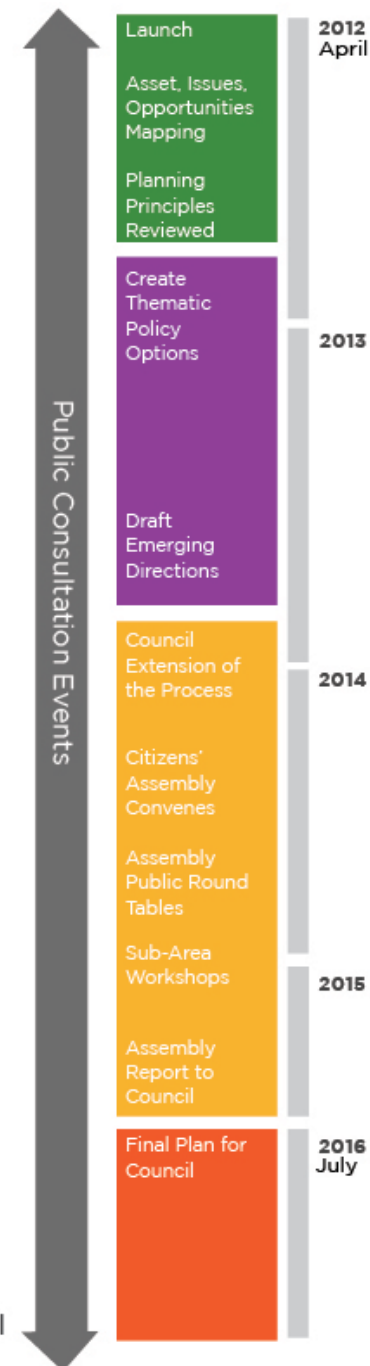
## Process

Over the four years of public engagement ...

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

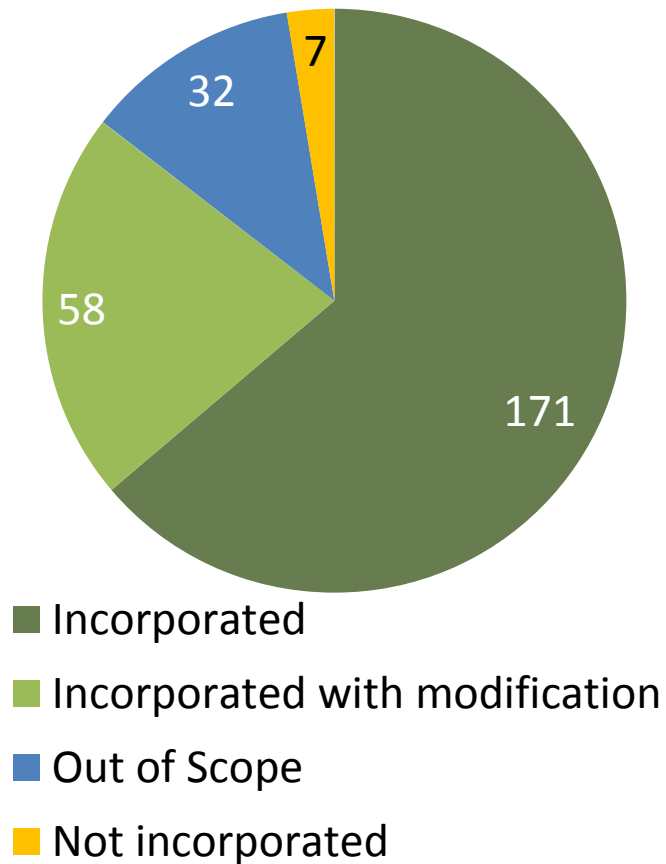
**2,500** survey responses

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

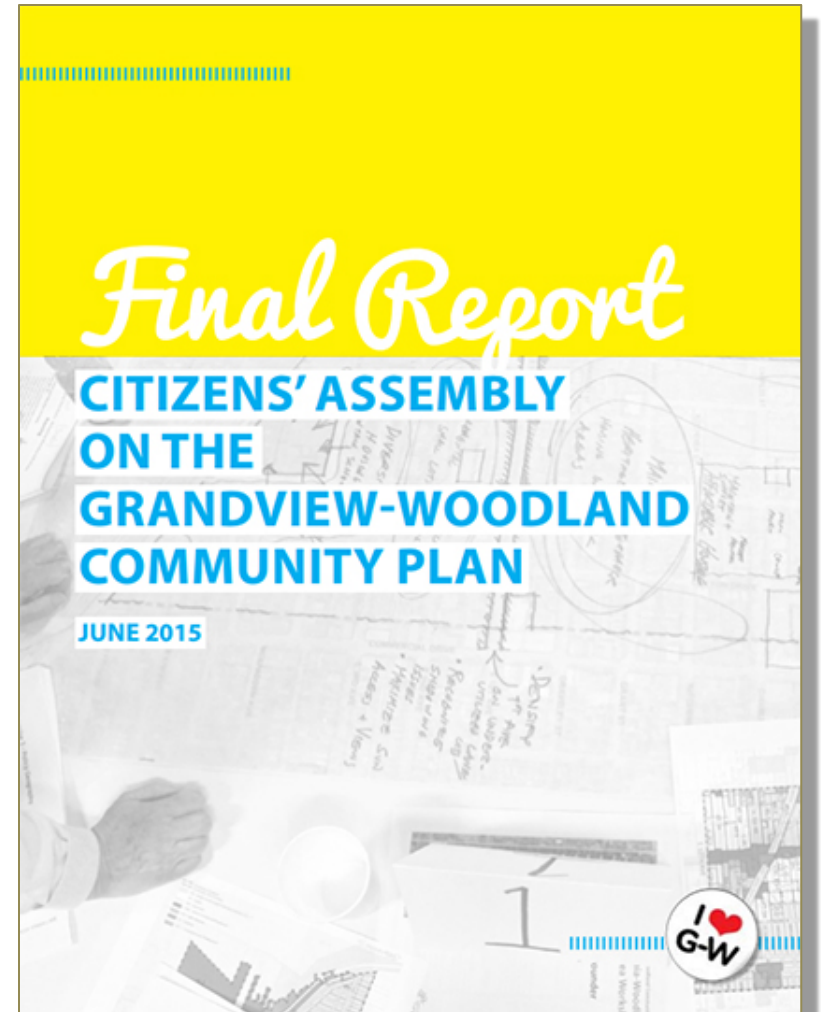


## Citizens' Assembly

# 268 Recommendations



Grandview-Woodland  
Community Plan





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**

## Community Feedback

**Rental displacement**



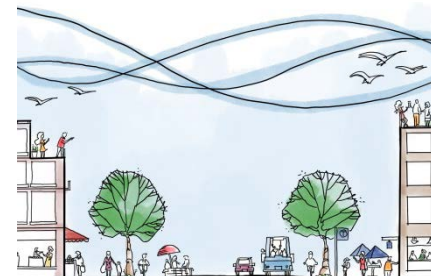
**Character protection**



**Broadway East**



**Complete streets**





## 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

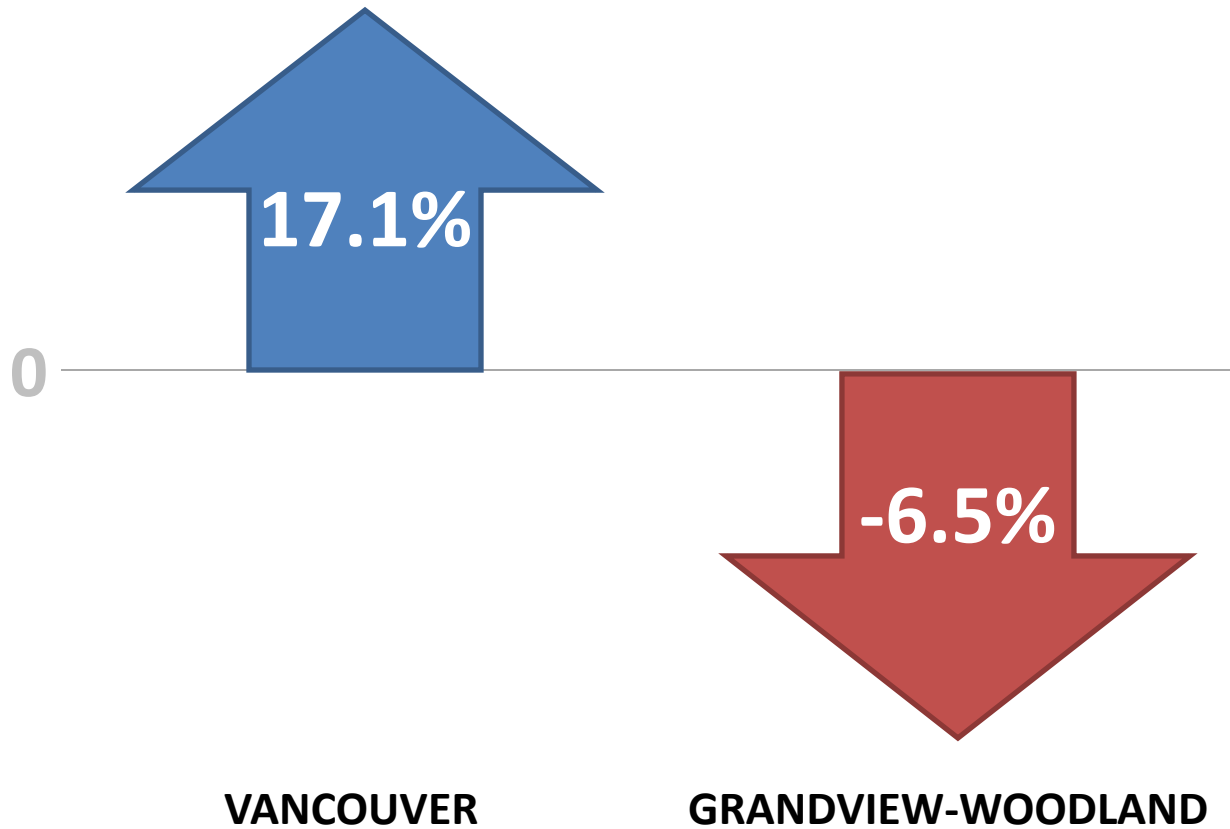


1980s - Commercial Dr. and Broadway



# Population Change (%)

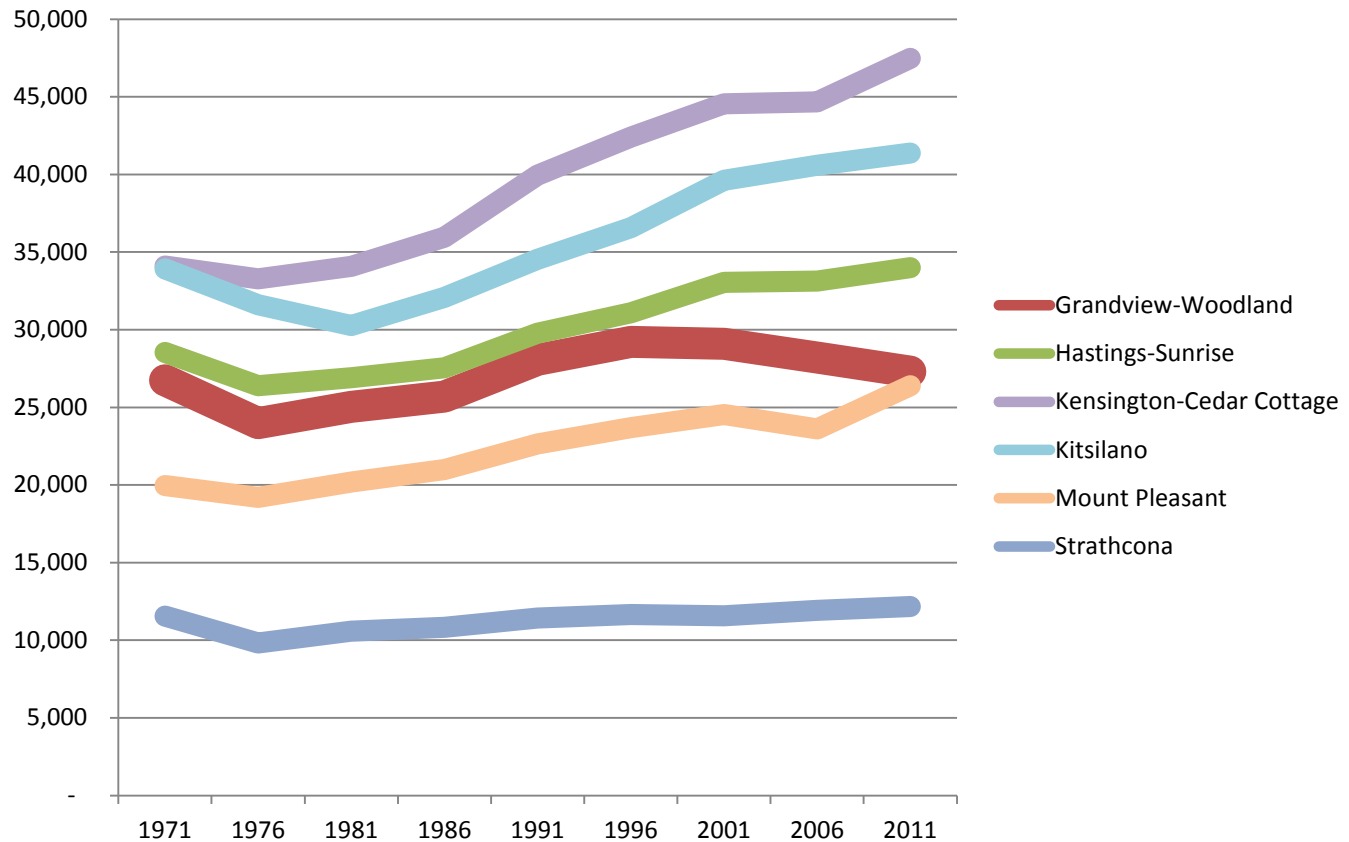
1996-2011 Census



## Context and History

# Population change, Midtown neighbourhoods

1971-2011 Census



## Context and History

# Aboriginal identity

Proportion of census respondents, 2011



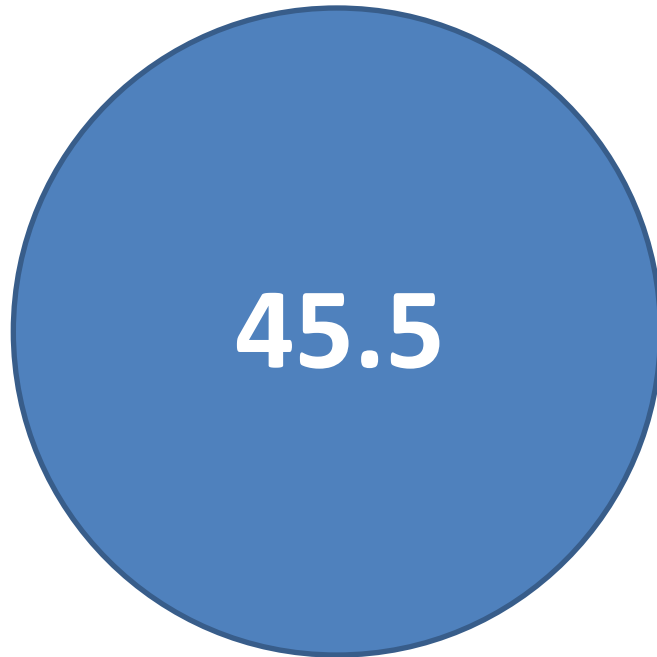
**VANCOUVER**



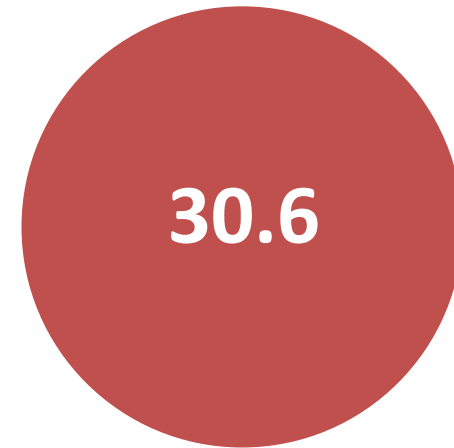
**GRANDVIEW-WOODLAND**

# Proportion of low income individuals

2006 Census



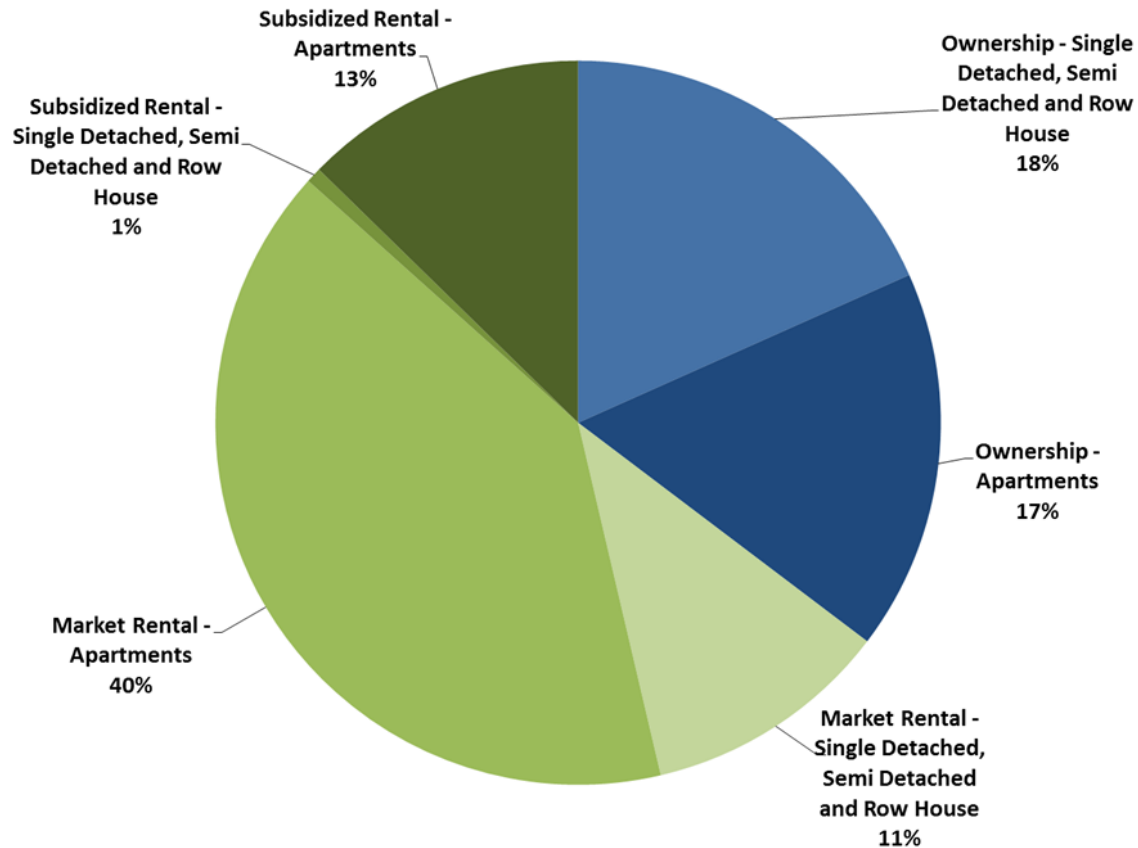
**VANCOUVER**



**GRANDVIEW-WOODLAND**

# 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



# The Plan





# 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

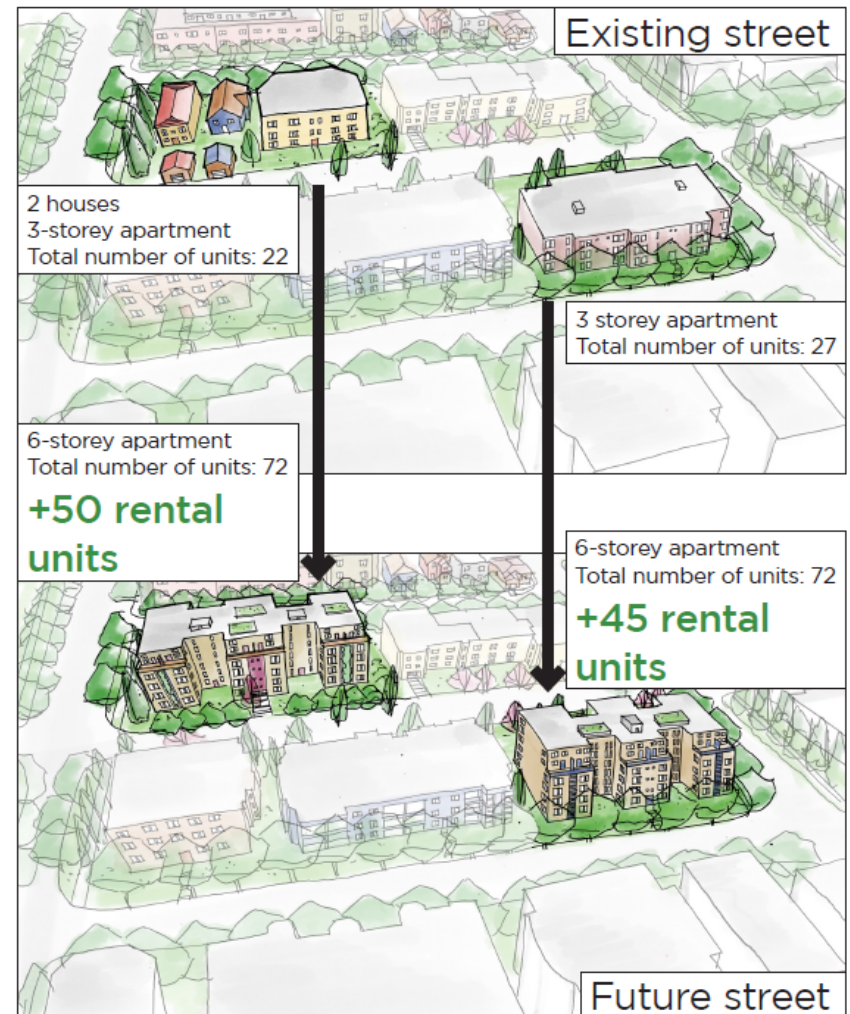
# Housing

### 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

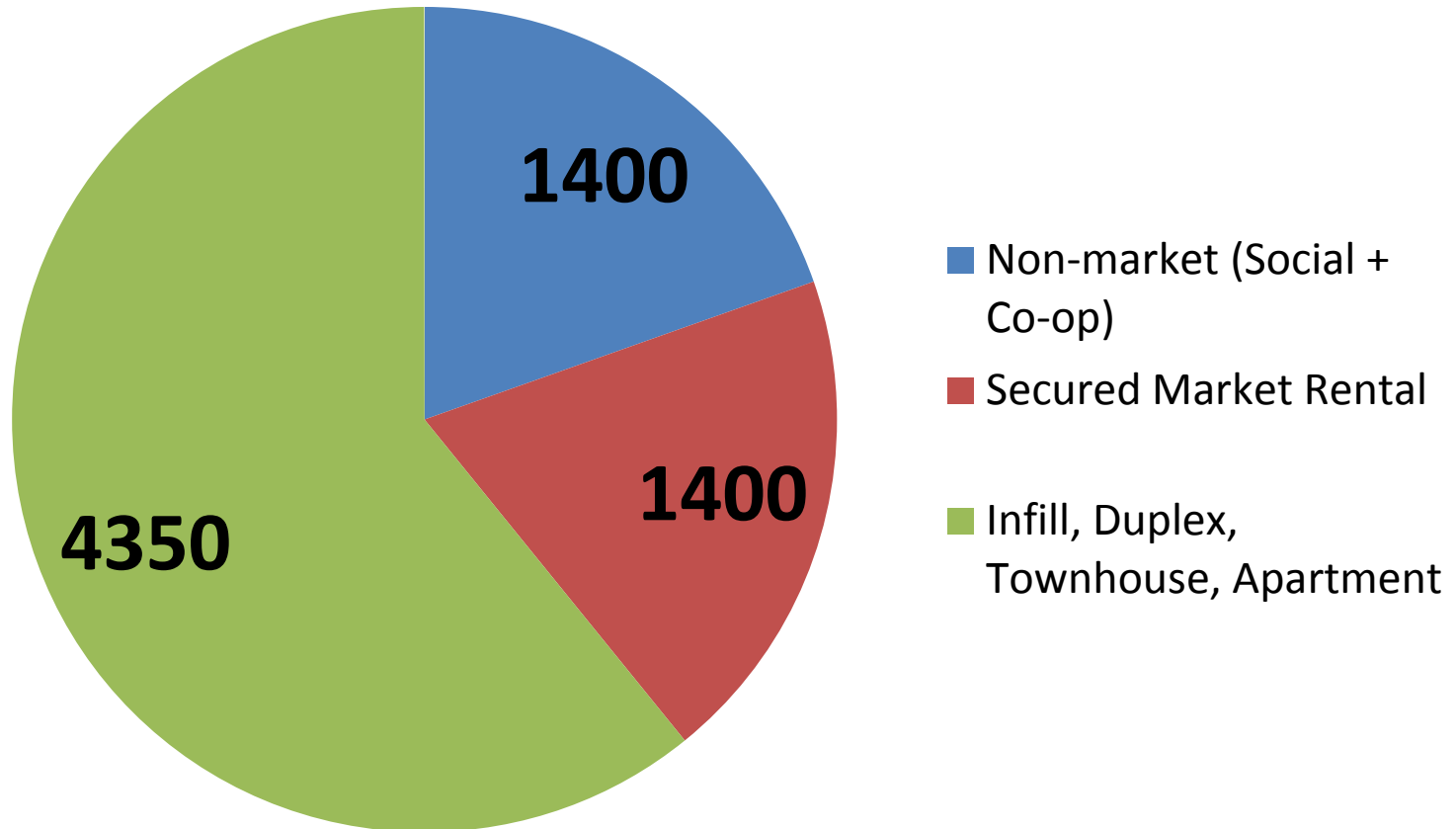
# Housing

- 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)



## Housing

## NEW Housing Units



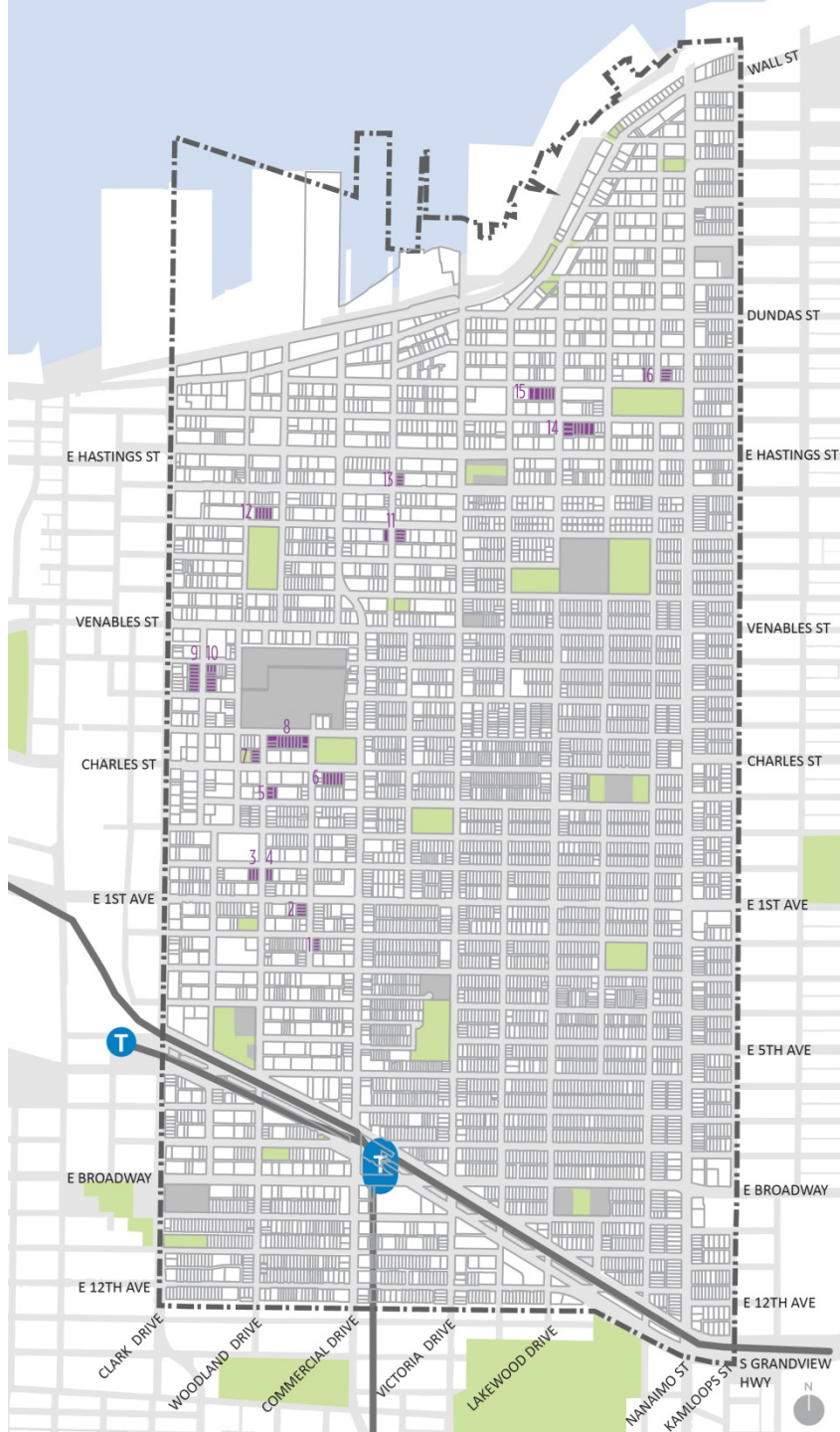
**Family Housing: 35%**



Community-wide Policy

# Housing, Heritage + Character

Grandview-Woodland  
Community Plan



## Legend

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





VICTORIA DR 500



# 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



## Local Economy

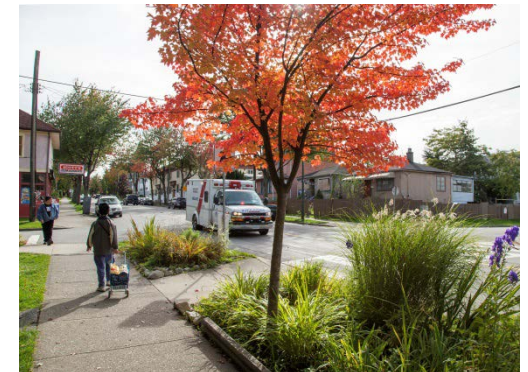
- Ensure vitality + character of high streets and shopping areas (e.g. Commercial Drive, Hastings)
- Enhanced commercial nodes (e.g. Nanaimo, Dundas)
- New mixed use in key locations
- Protection for “mom and pop” shops
- New office space (e.g. Broadway + Commercial)
- Industrial land protections to 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 paces
- Additional street tree planting
- Celebration of key views – and other placemaking opportunities





## Culture + Community

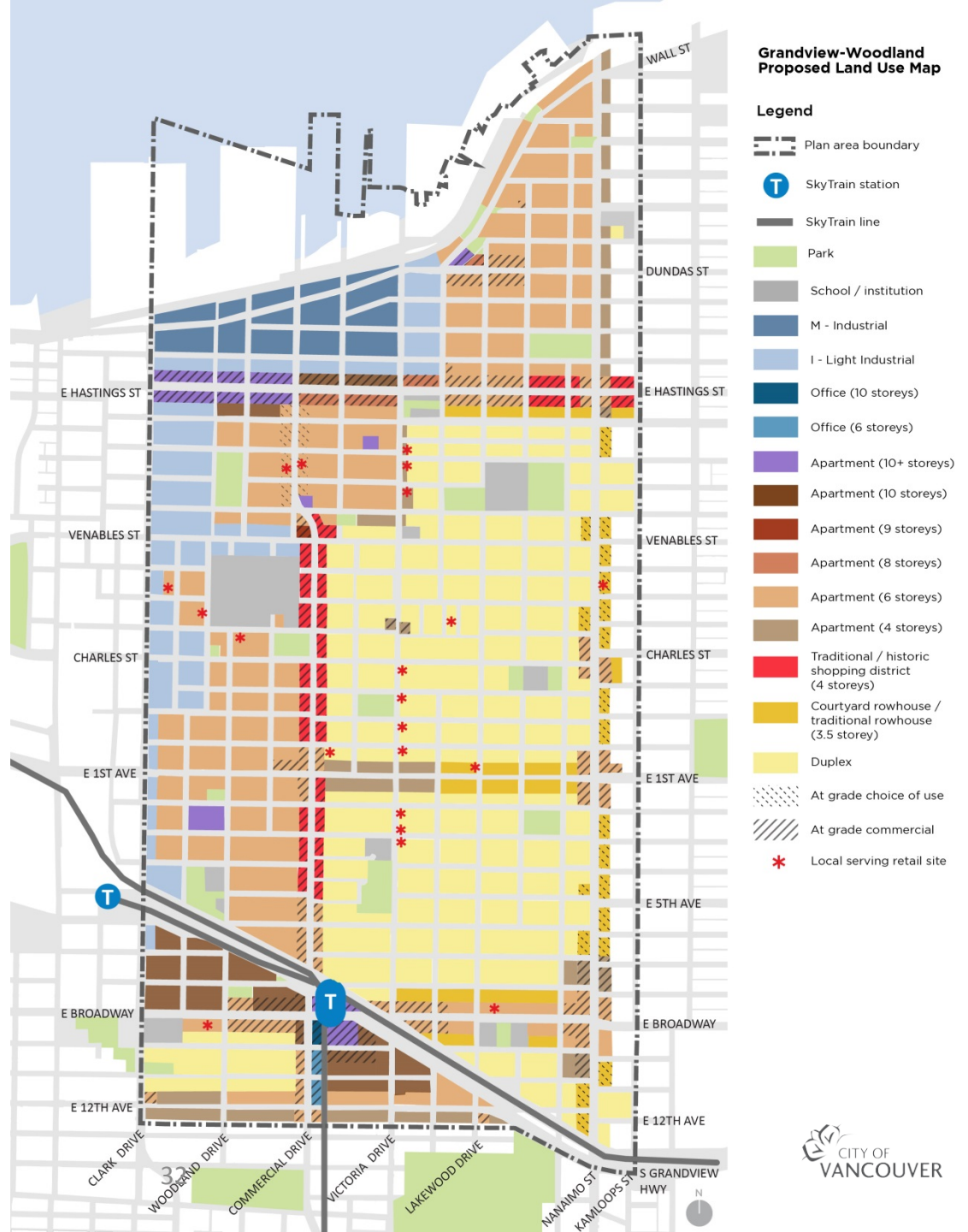
- Support the renewal and expansion of key community facilities (e.g. UNYA, Friendship Centre)
- Support families by responding to the gap in childcare
- New and expanded facilities for artists – including studios and artists-housing
- Enhance community safety



## Places

# Land-use Map

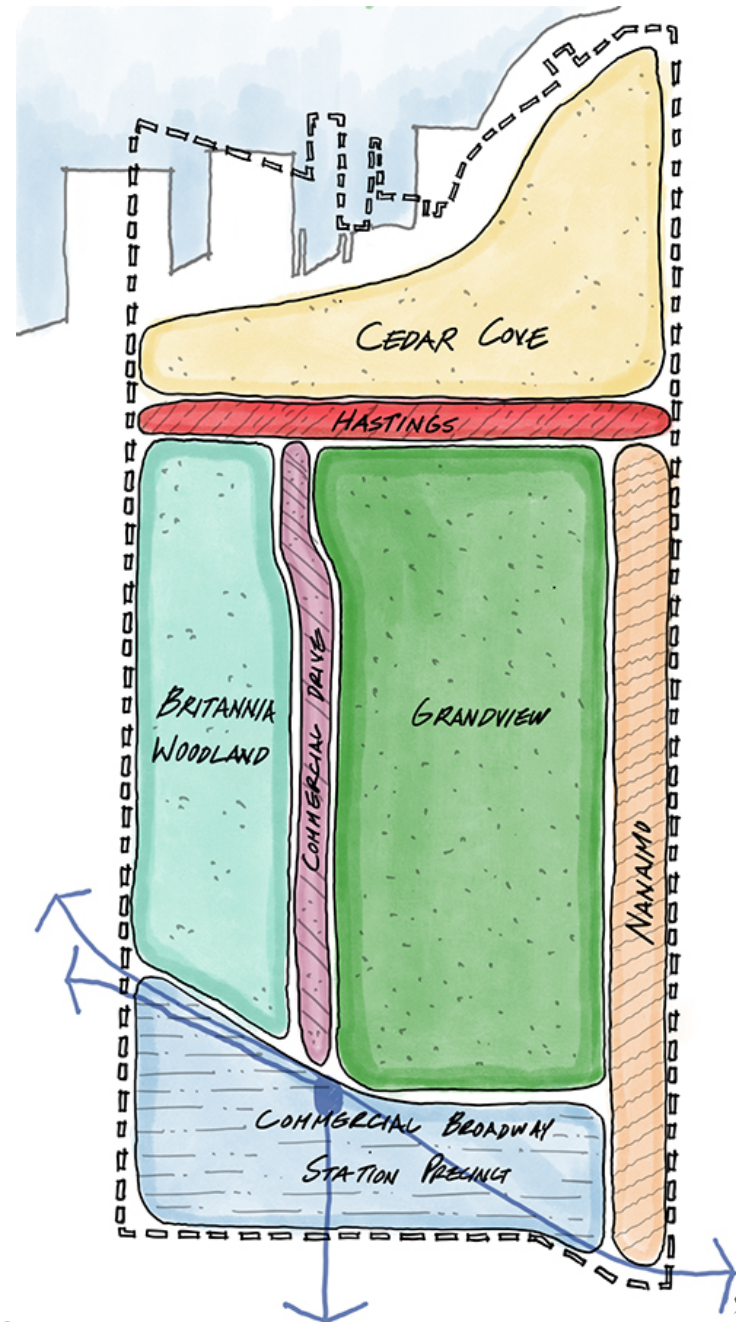
Grandview-Woodland  
Community Plan



## Places

# Sub-Areas

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





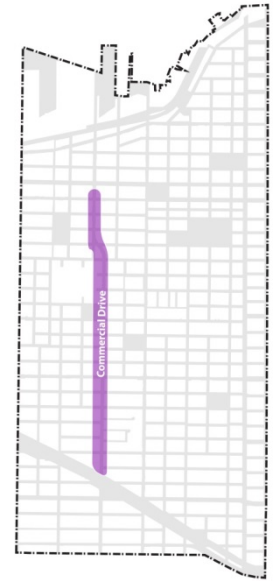




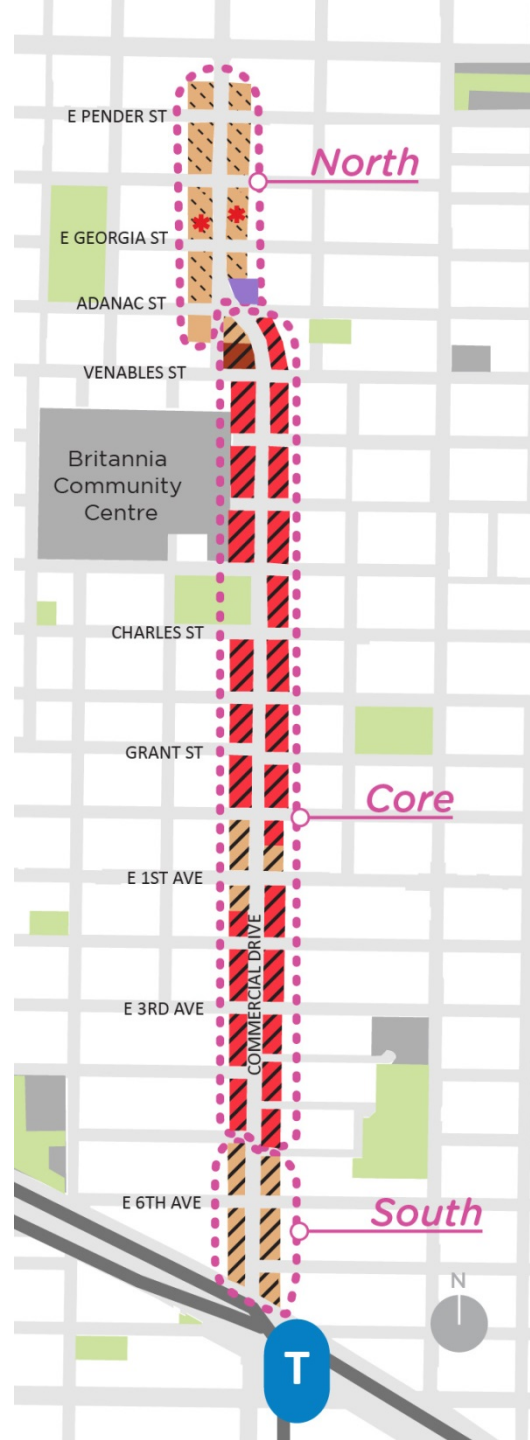
## Places

# 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

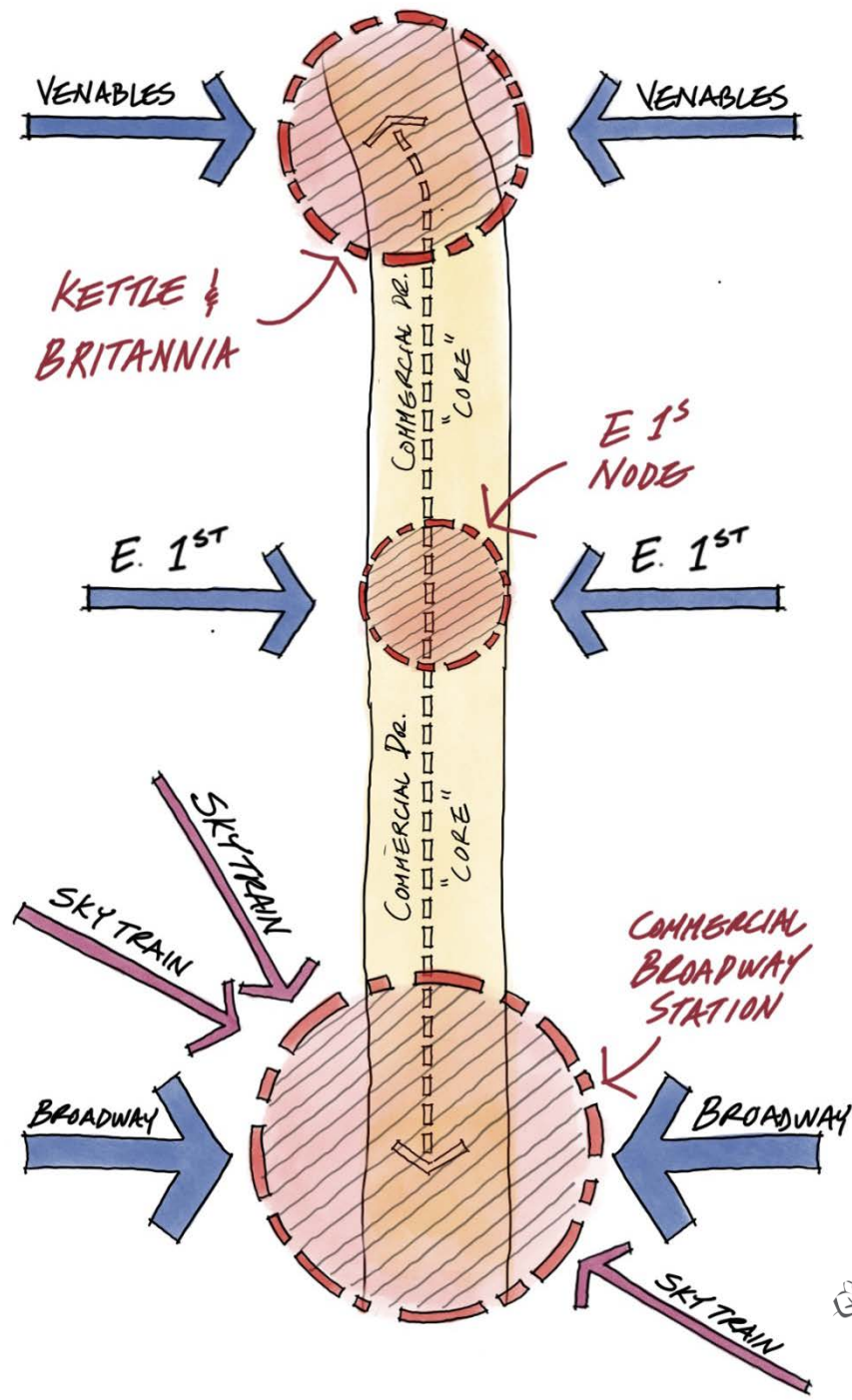


## Commercial Drive





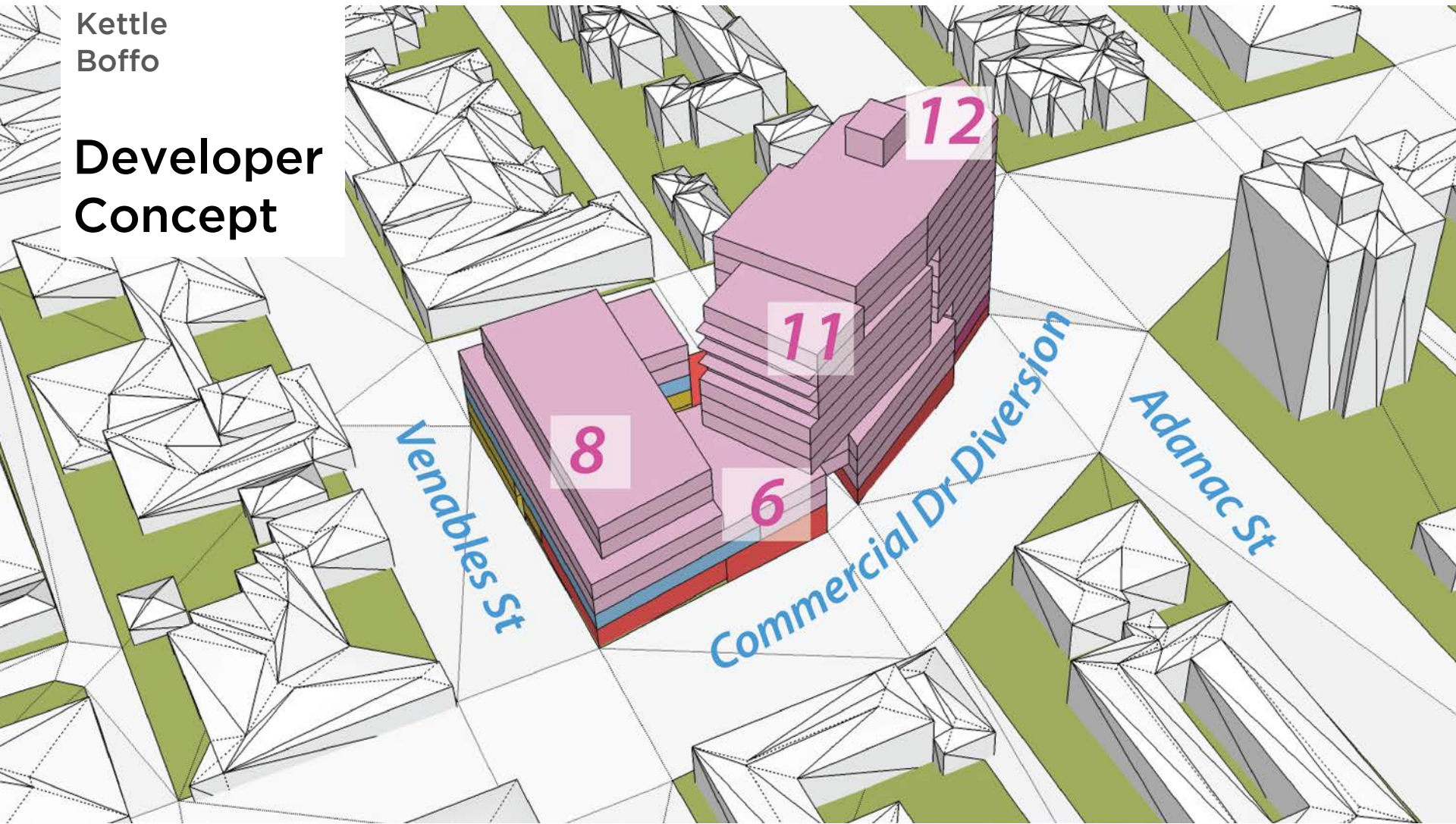
## Commercial Drive





Kettle  
Boffo

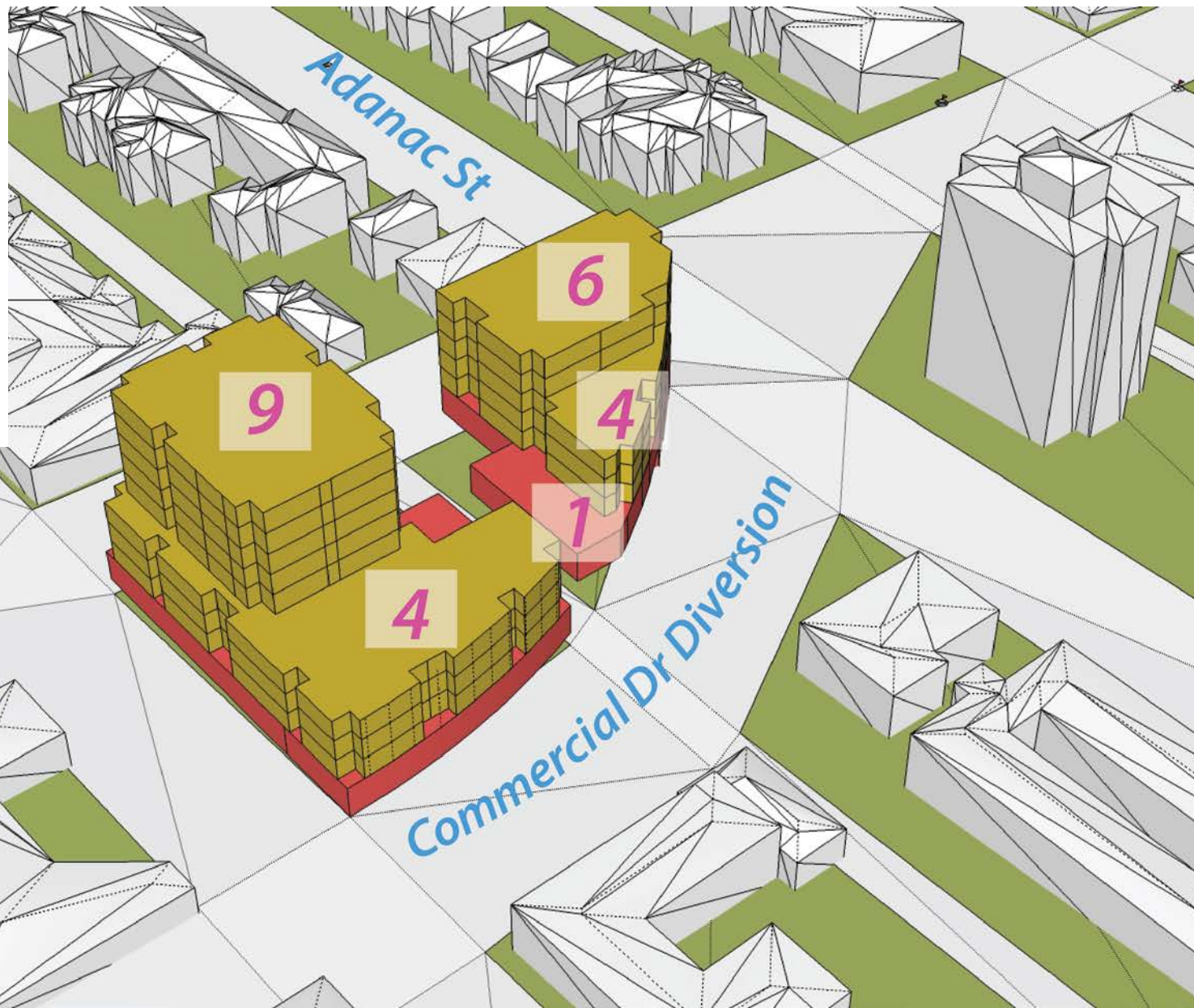
## Developer Concept





Kettle  
Boffo

## GW Plan Concept Drawing





# GW Plan Concept Drawing



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

*Commercial & Parker, looking north*



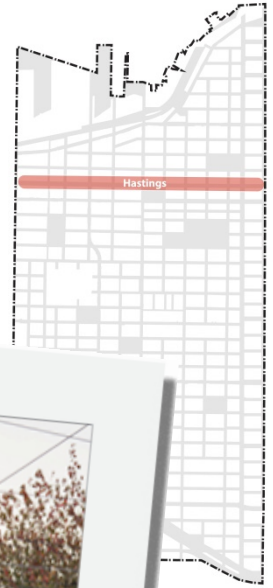
Commercial & Hartins



## Places

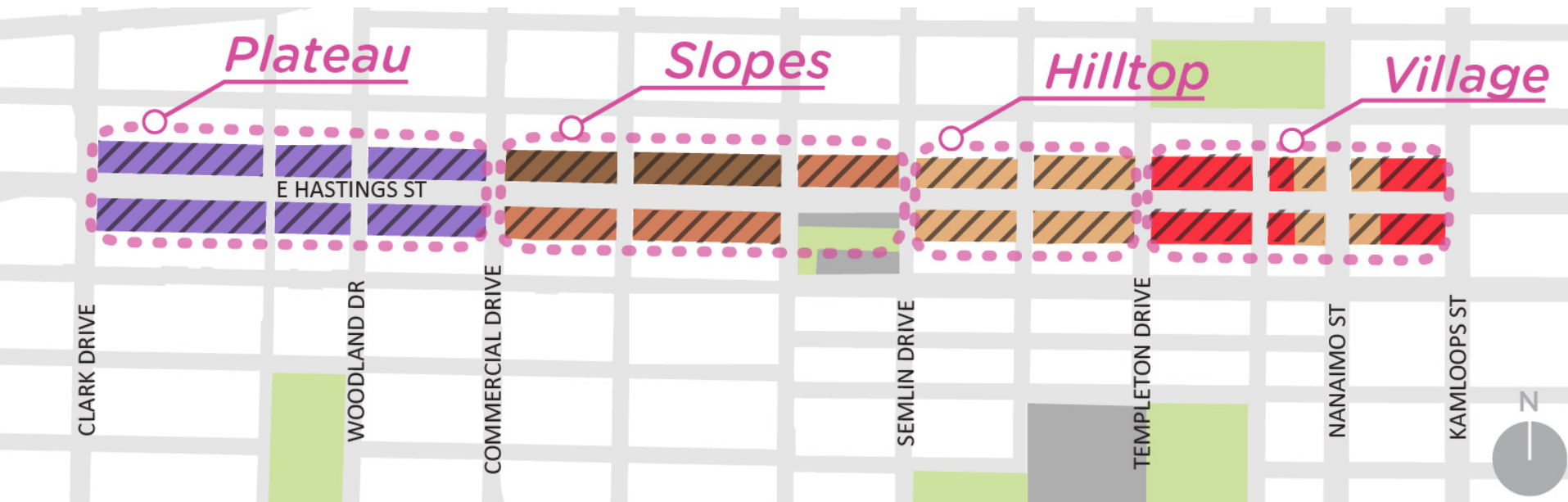
# Hastings Street

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



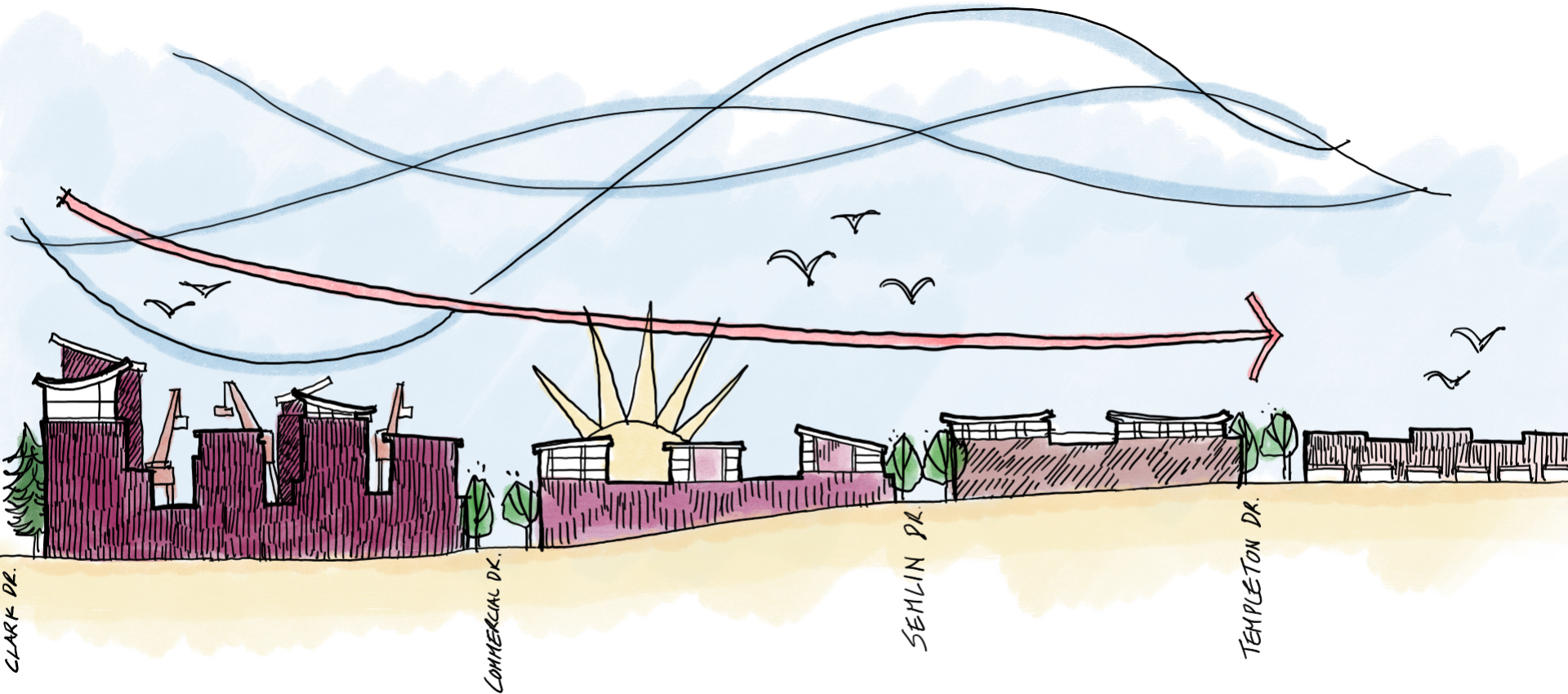


## Hastings Street



Hastings Street

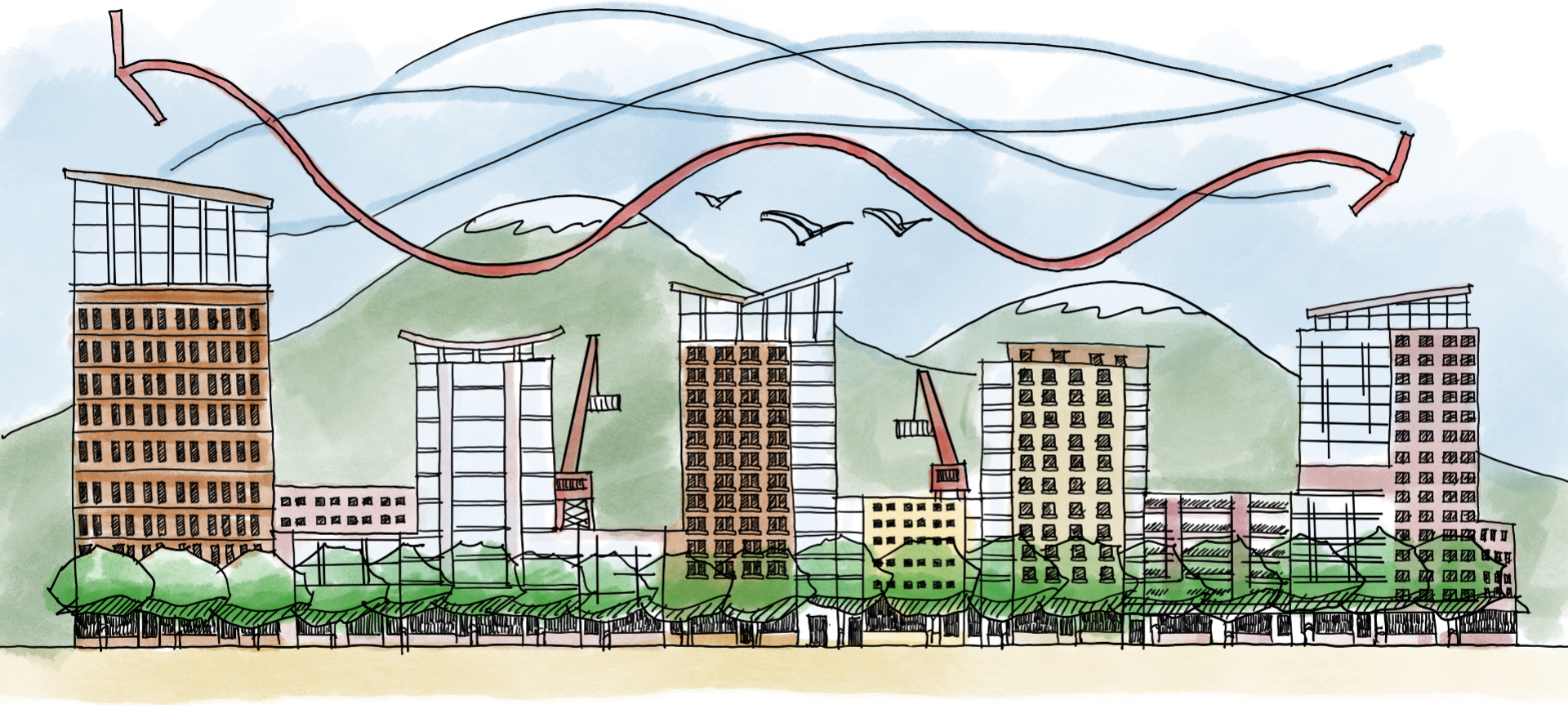
## Descending building heights: West to East





Hastings Street

## Saw-tooth pattern



## Hastings Street

### “Urban rooms”

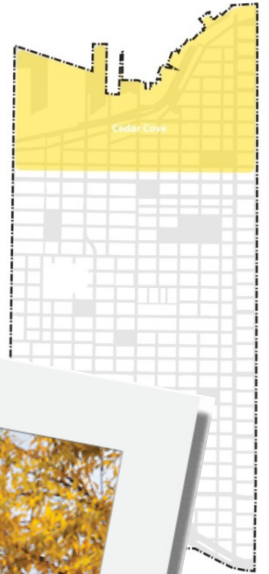




## Places

# 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

Residential  
Core

Dundas  
Shopping  
Node

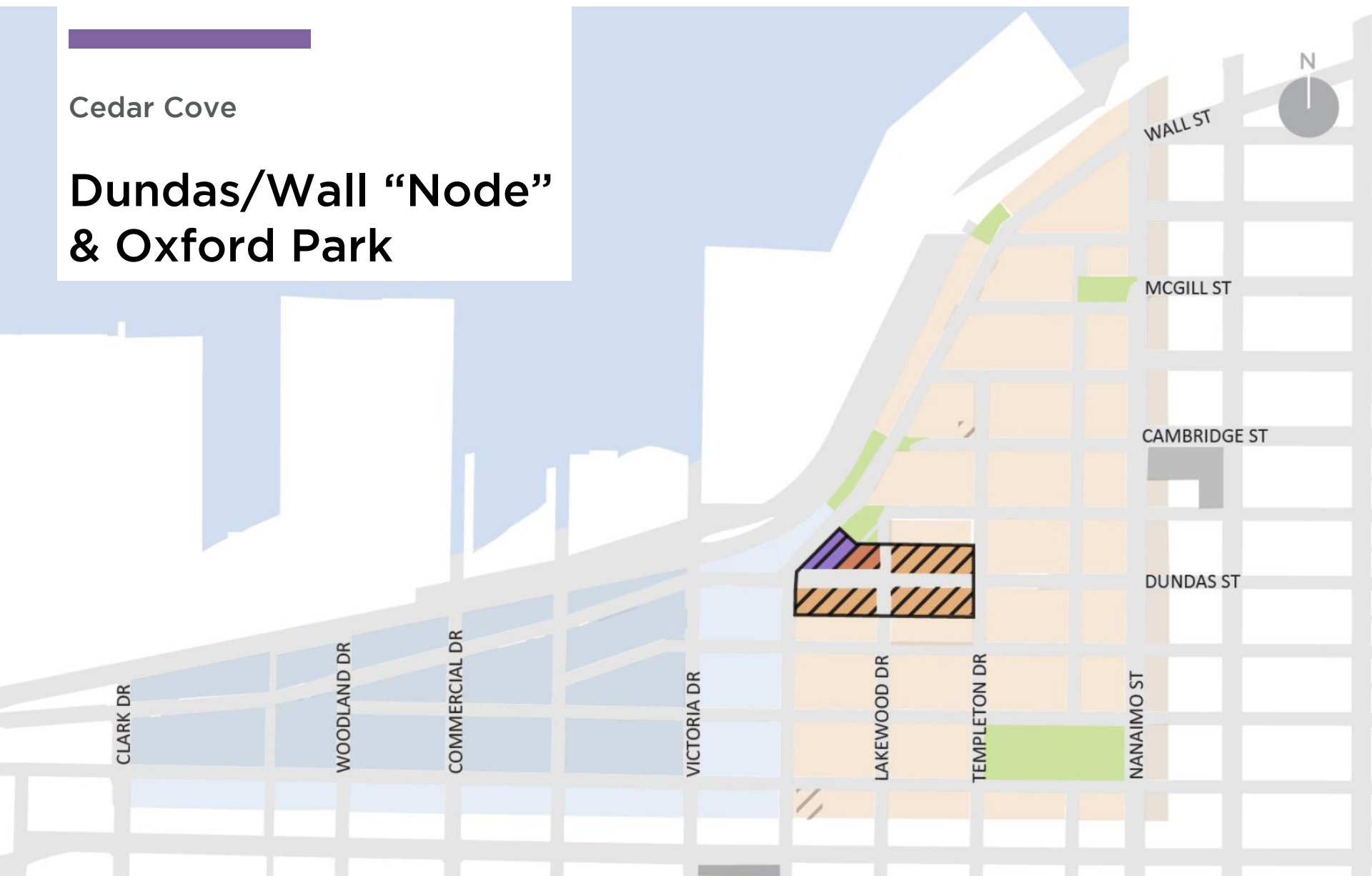
Portside  
Industrial

Naniamo  
East



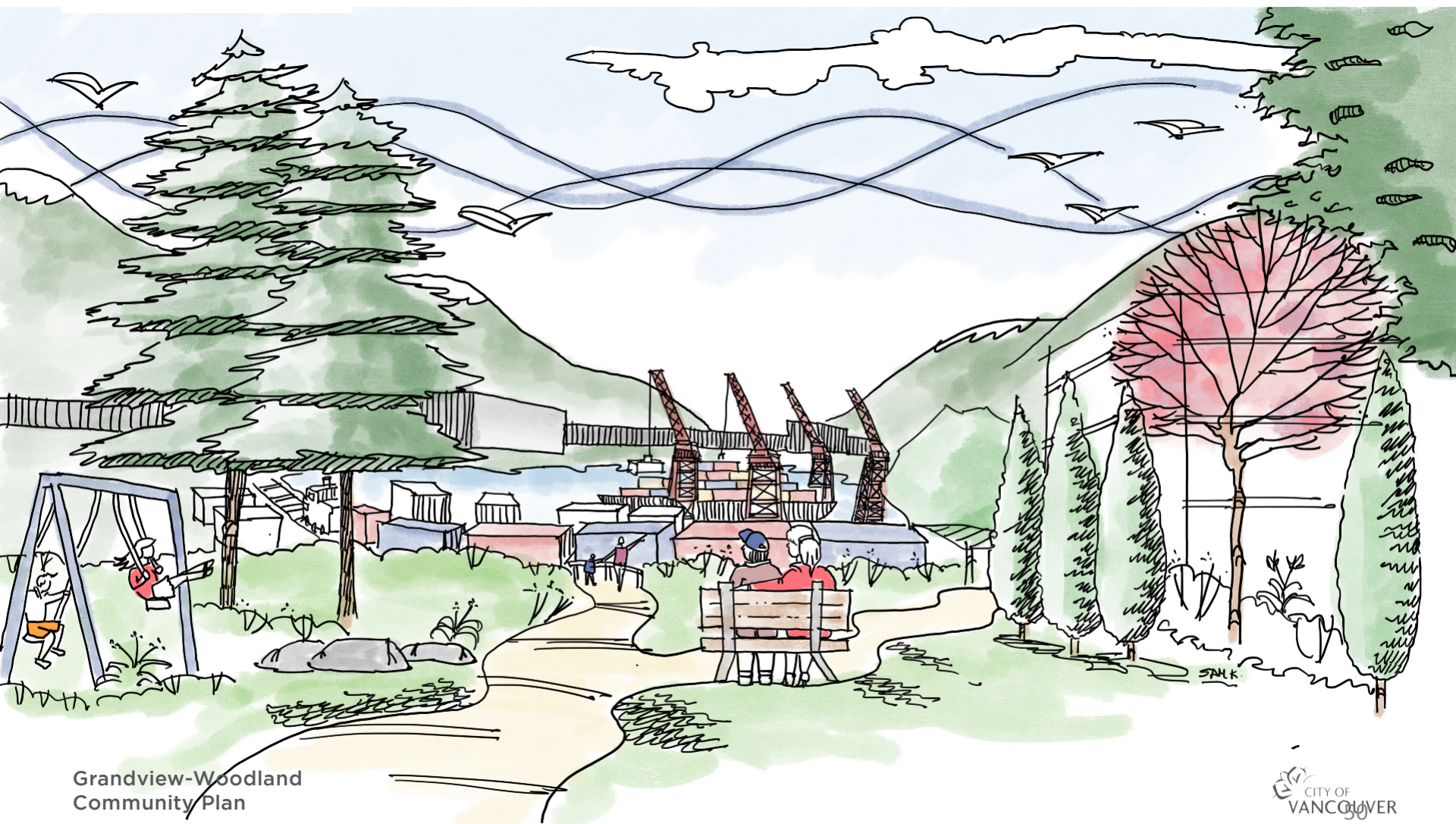
Cedar Cove

## Dundas/Wall “Node” & Oxford Park



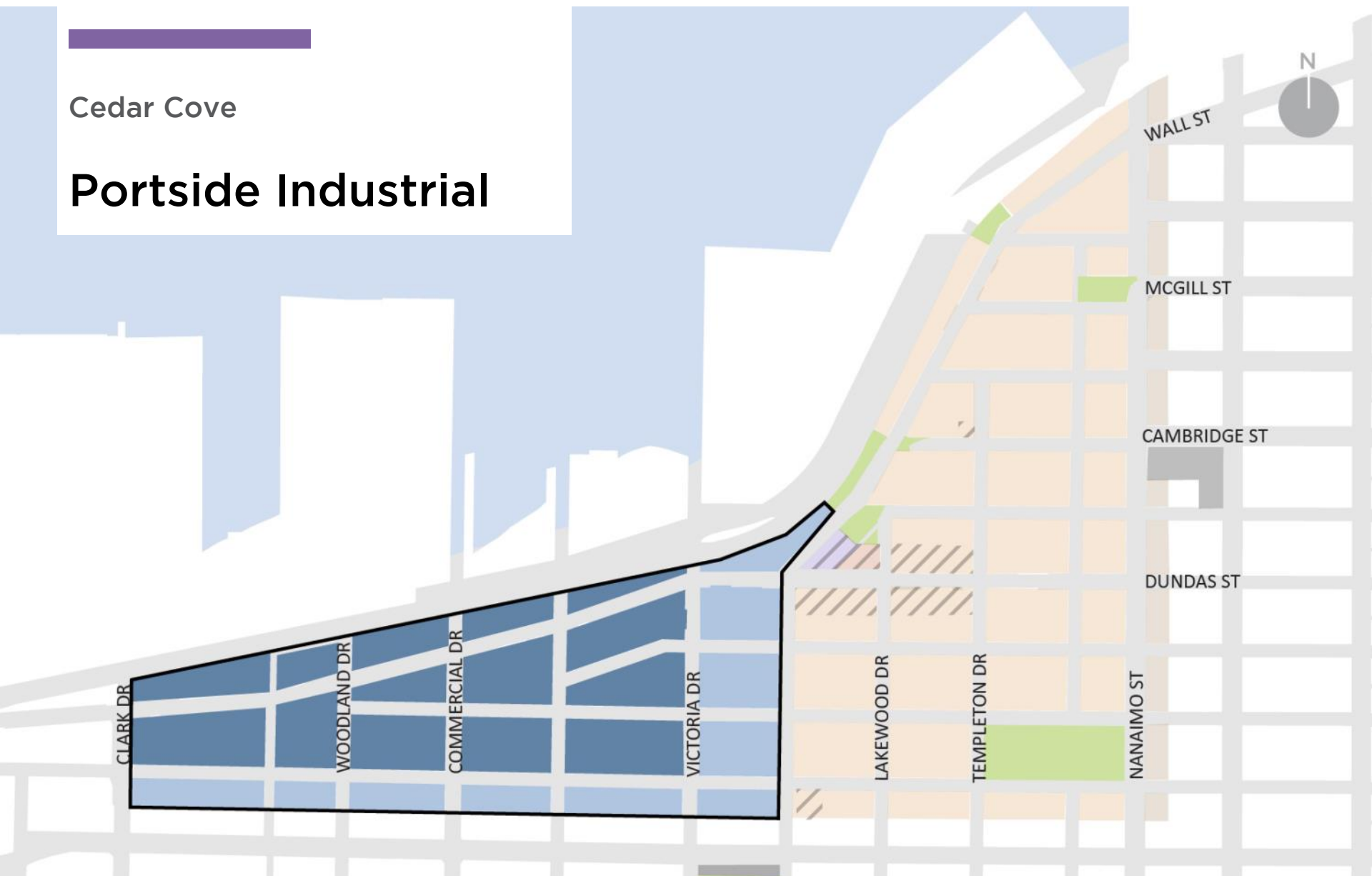


## Cedar Cove



Cedar Cove

## Portside Industrial

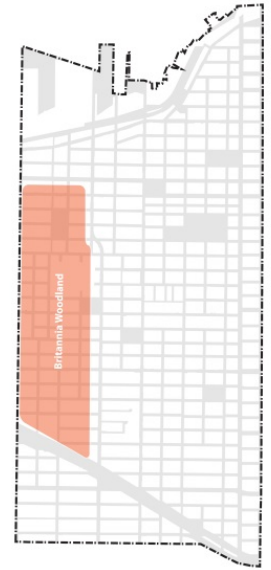




## Places

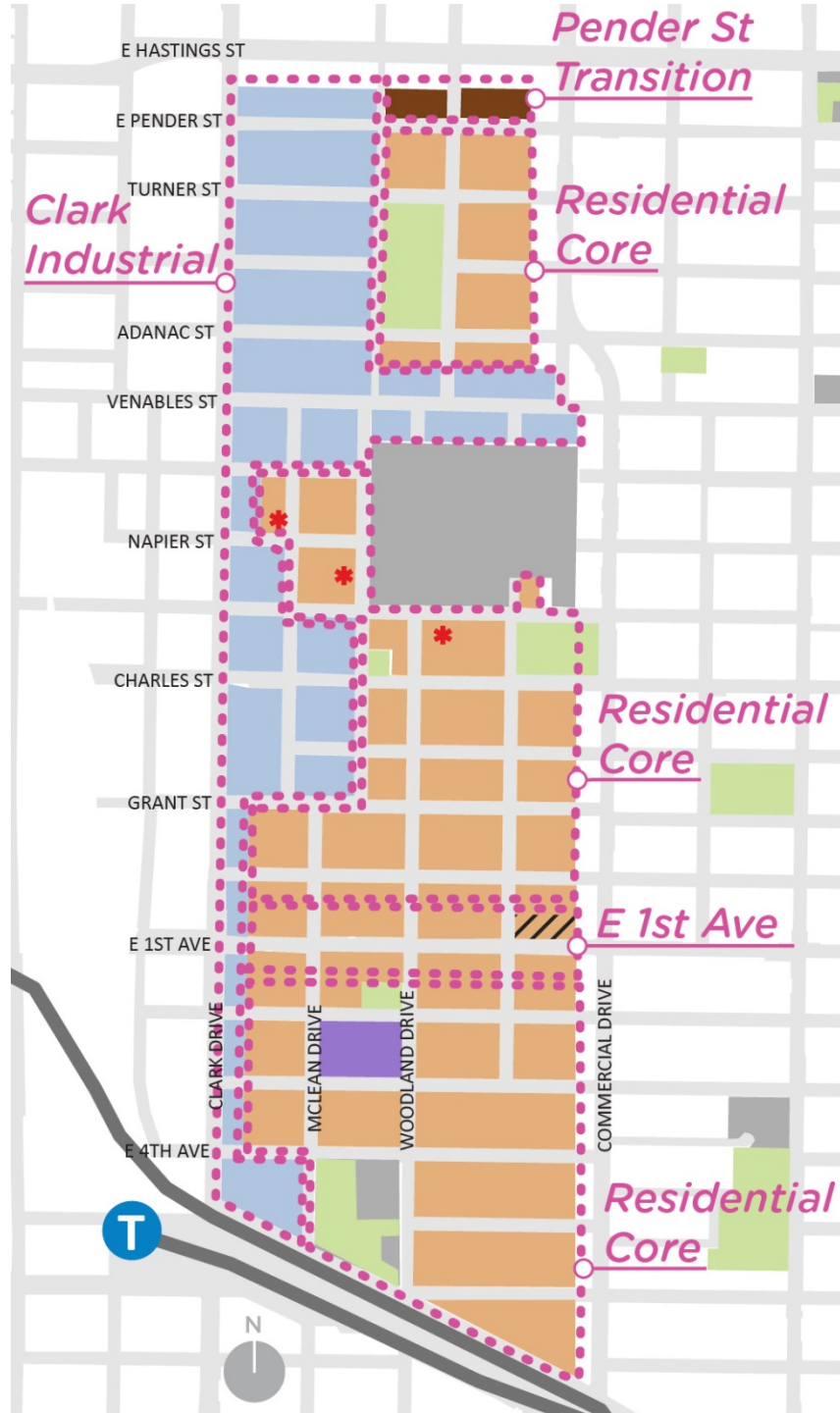
# Britannia-Woodland

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





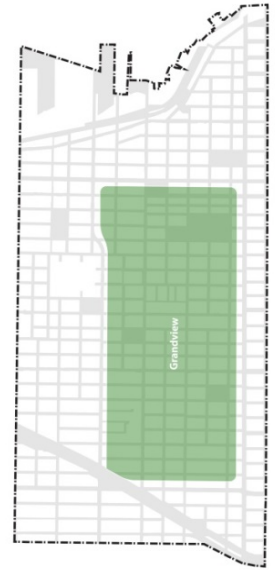
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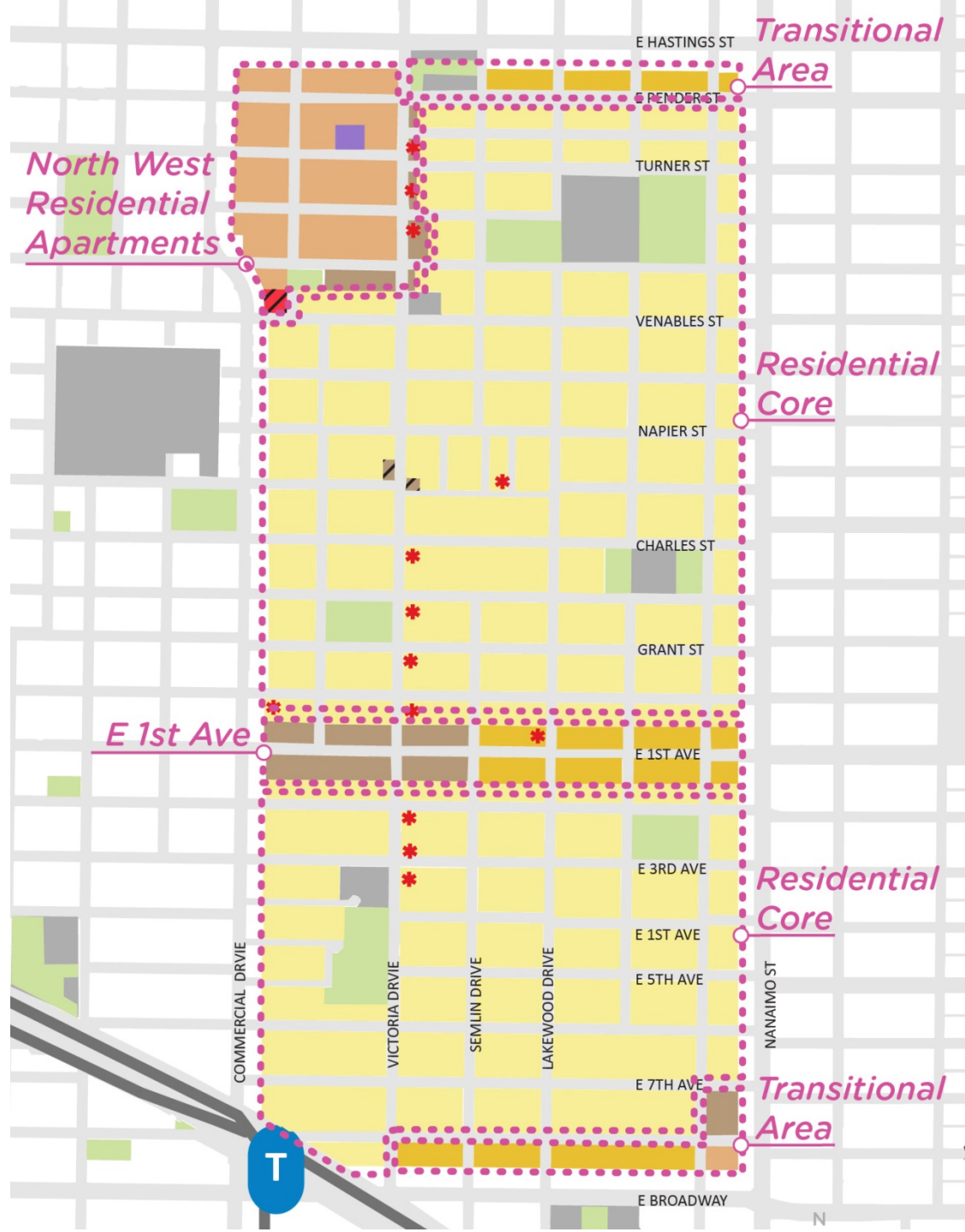
## Places

# 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



*North West  
Residential  
Apartments*

*Transitional  
Area*

*Residential  
Core*

*E 1st Ave*

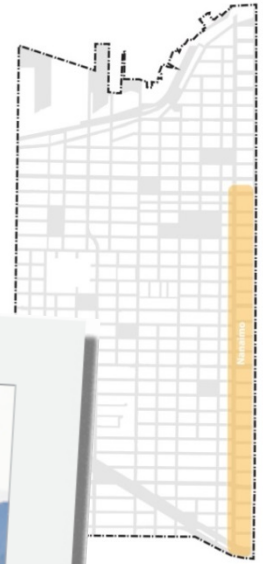
*Residential  
Core*

*Transitional  
Area*

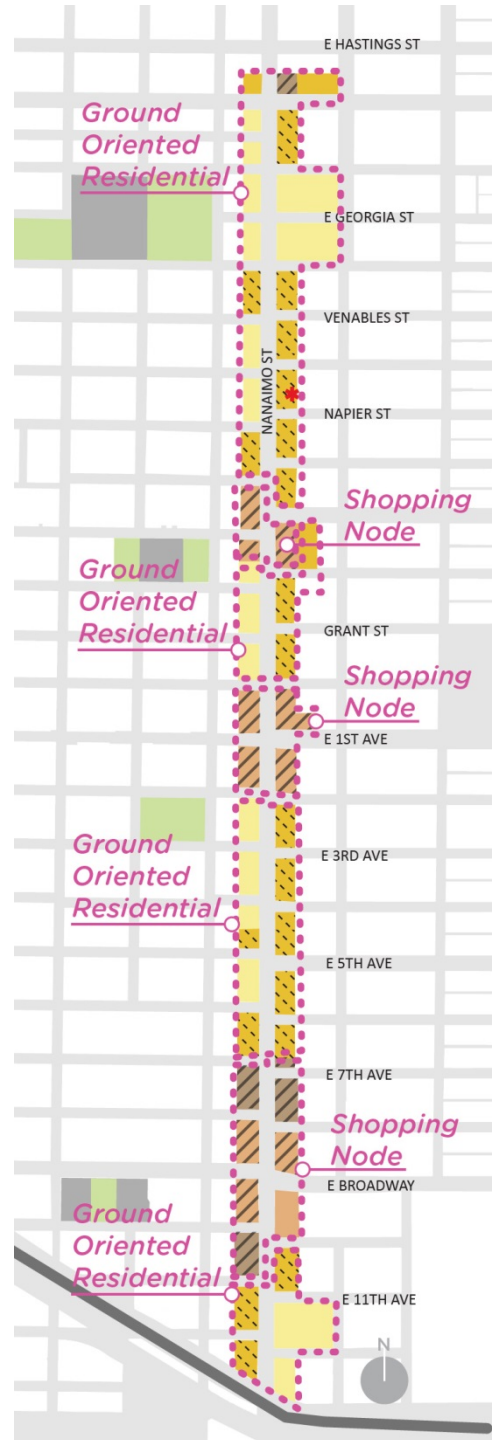


## Nanaimo Street

- 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

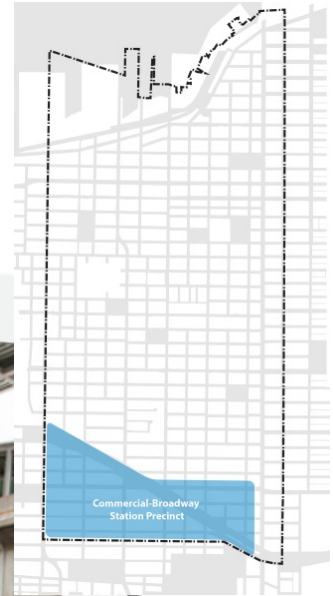




## Places

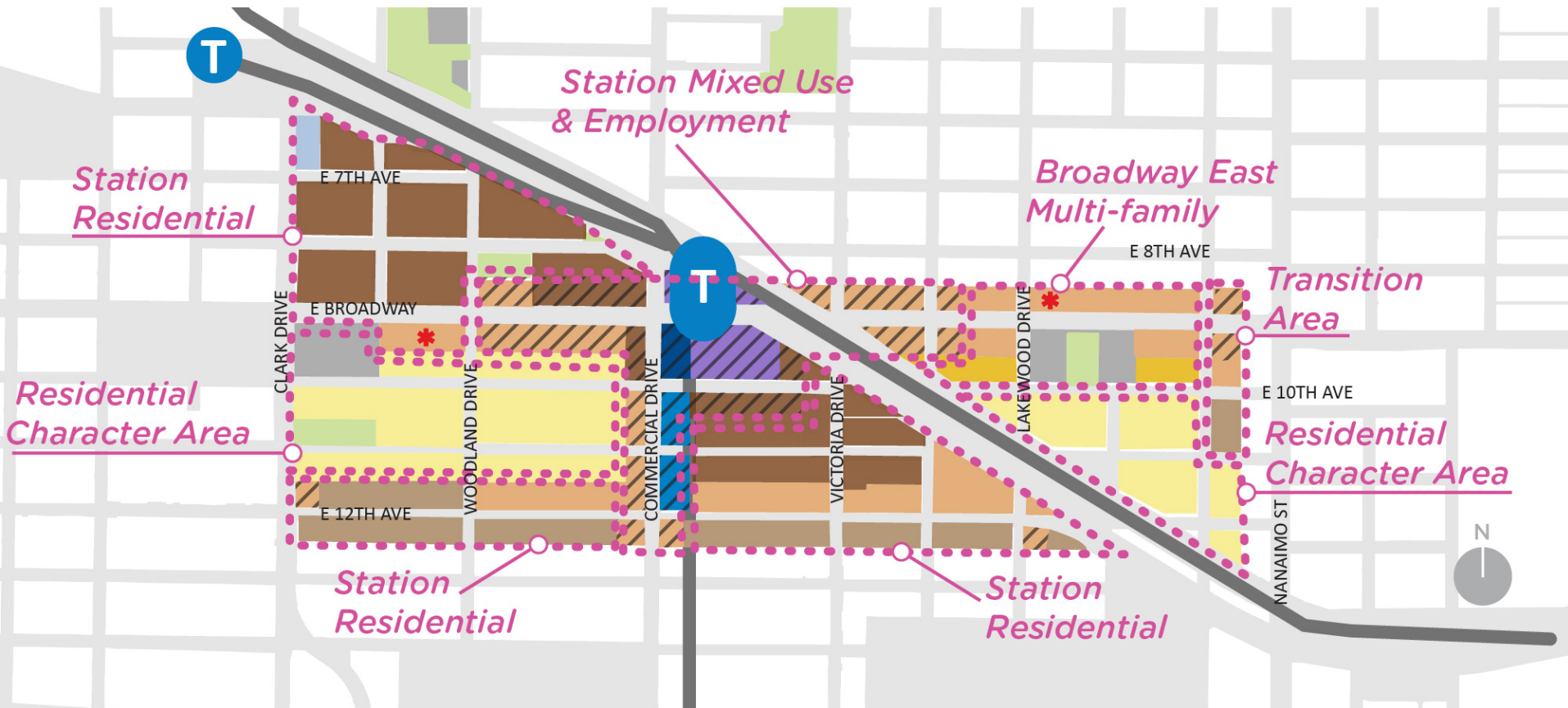
# Broadway & Commercial Transit Precinct

- 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

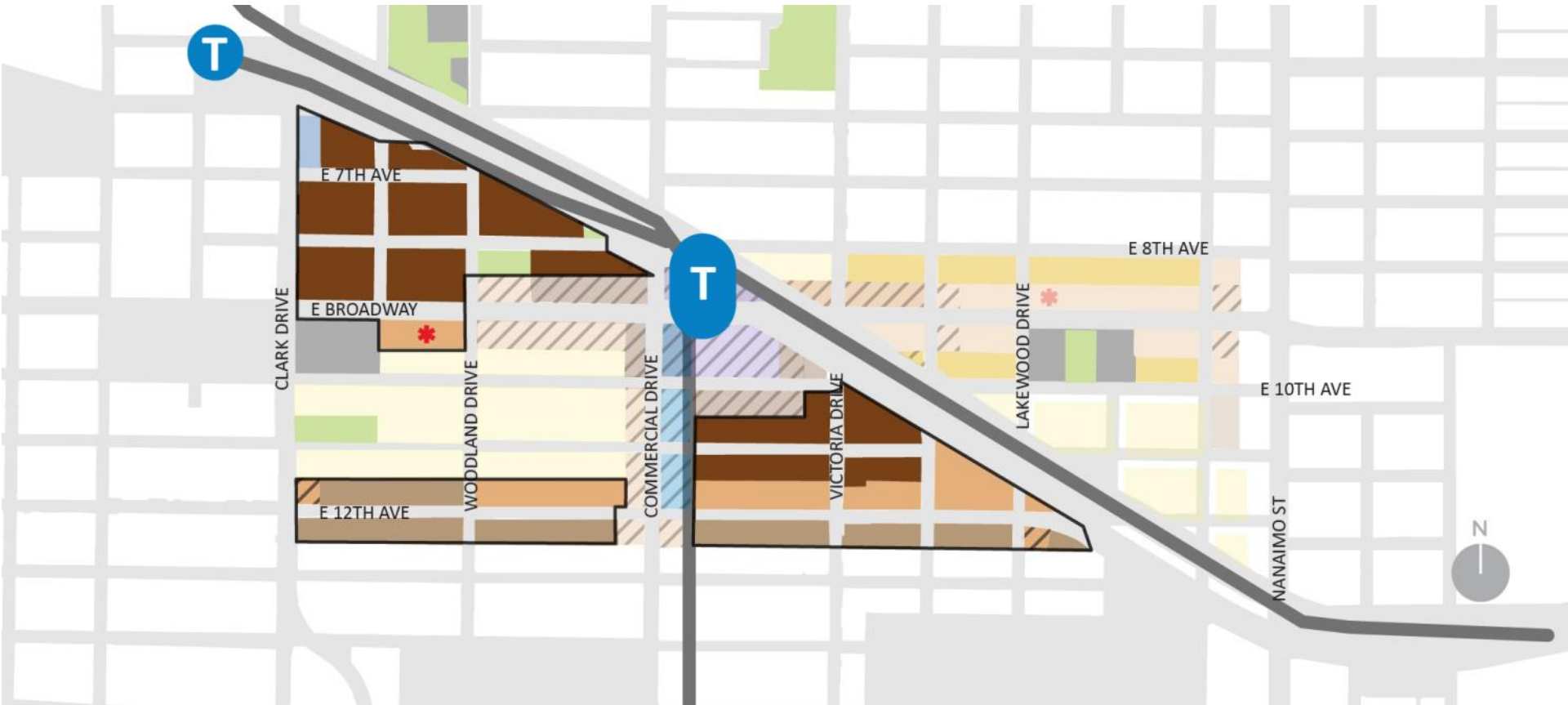
## Safeway Plan Concept





Broadway & Commercial

## Station Residential





Broadway & Commercial

## Plan Concept



## Broadway & Commercial



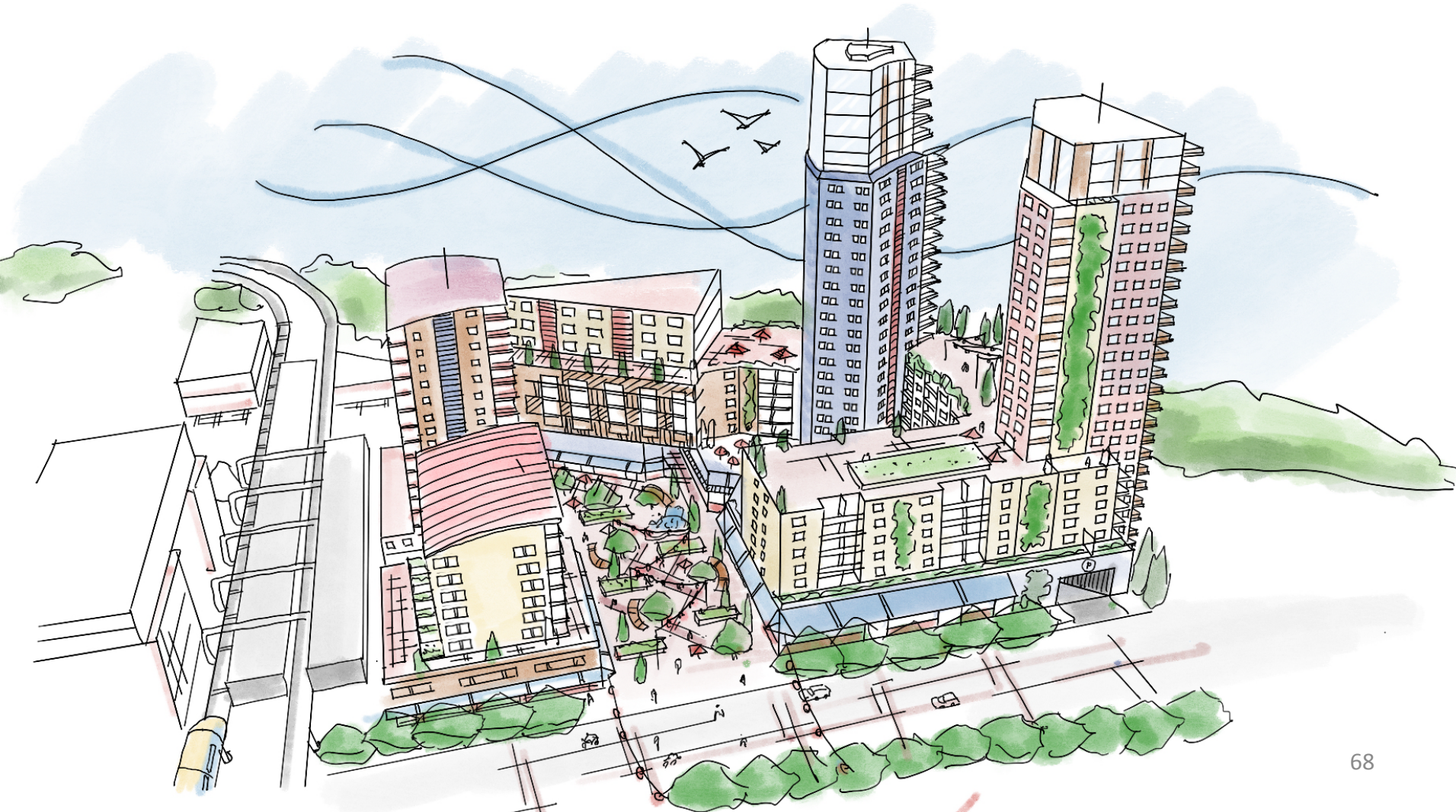






Broadway & Commercial

## Safeway Plan Concept





Broadway & Commercial

## Safeway Plan Concept





A 30-year plan.  
Change over time.



Present



A 30-year plan.  
Change over time.



5 years<sub>71</sub>



A 30-year plan.  
Change over time.



Google earth  
Image Landsat

10 years<sub>12</sub>



A 30-year plan.  
Change over time.



20 years



A 30-year plan.  
Change over time.



**30 years**



# Public Benefits





## 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	--
HOUSING	\$50M	\$315M	\$365 M	--	\$42M	\$19M	\$304 M
Childcare: 0-4 years	\$5M	\$27M	\$32M	\$5M	\$18M	--	\$9M
Childcare: 5-12 years	\$4M	\$5M	\$8M	\$4M	\$3M	--	\$2M
CHILDCARE	\$8M	\$32M	\$40M	\$8M	\$21M	--	\$11M
Parks and Open Space	\$8M	\$43M	\$52M	\$11M	425M	\$16M	--
PARKS & OPEN SPACE	\$8M	\$43M	\$52M	\$11M	425M	\$16M	--
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
COMMUNITY FACILITIES	\$119M	\$99M	\$218M	\$16M	\$16M	\$15M	\$171M

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 <u>Increase</u> 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





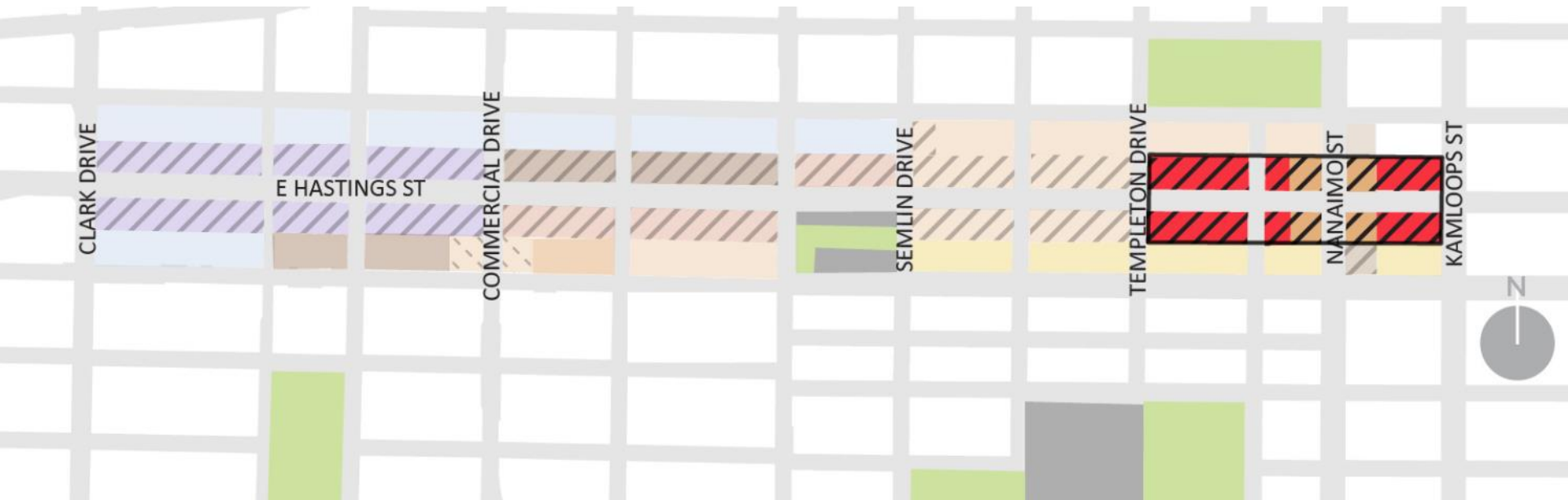
Hastings Street

# Hastings Hilltop



Hastings Street

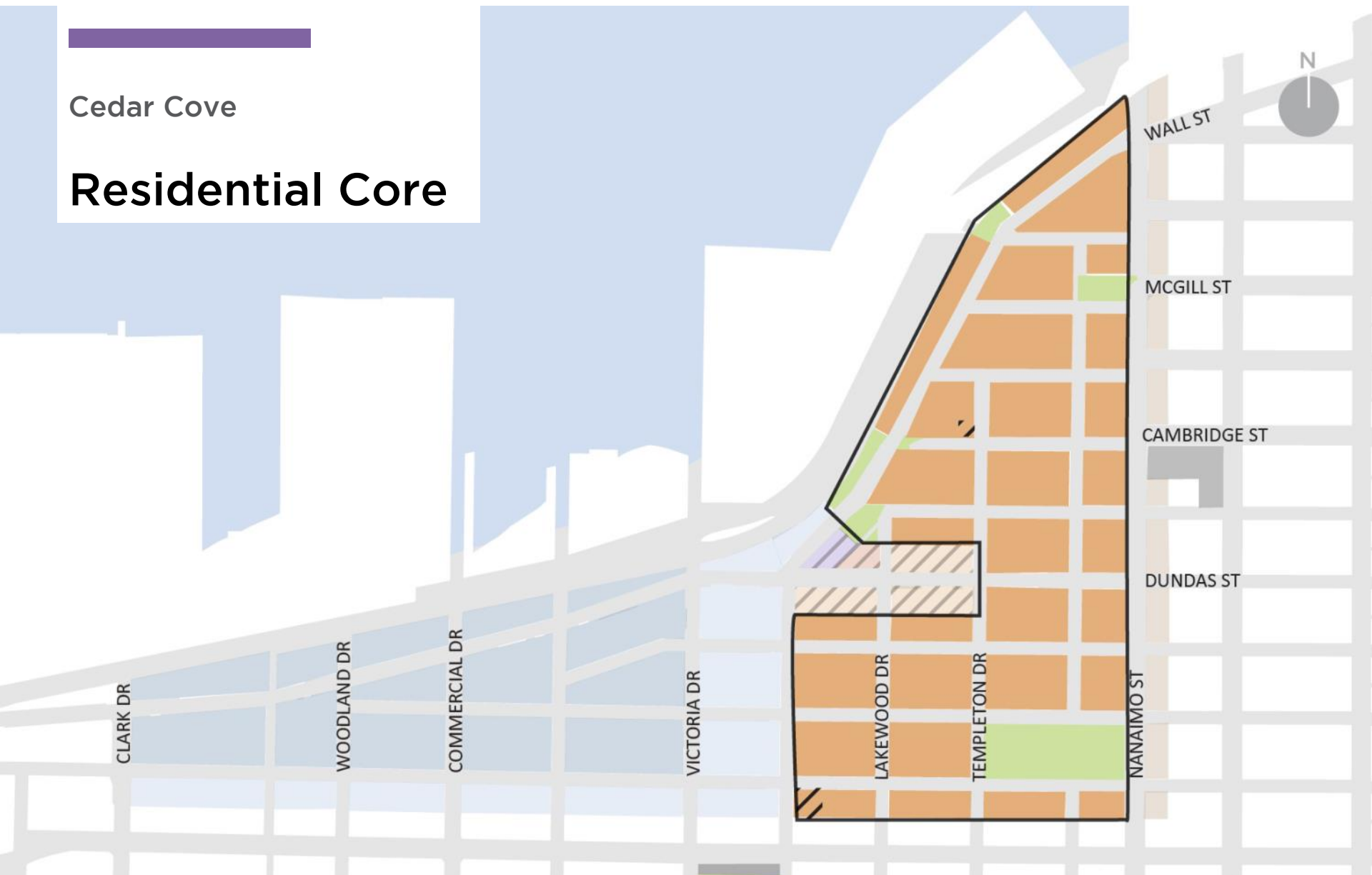
# Hastings Village





Cedar Cove

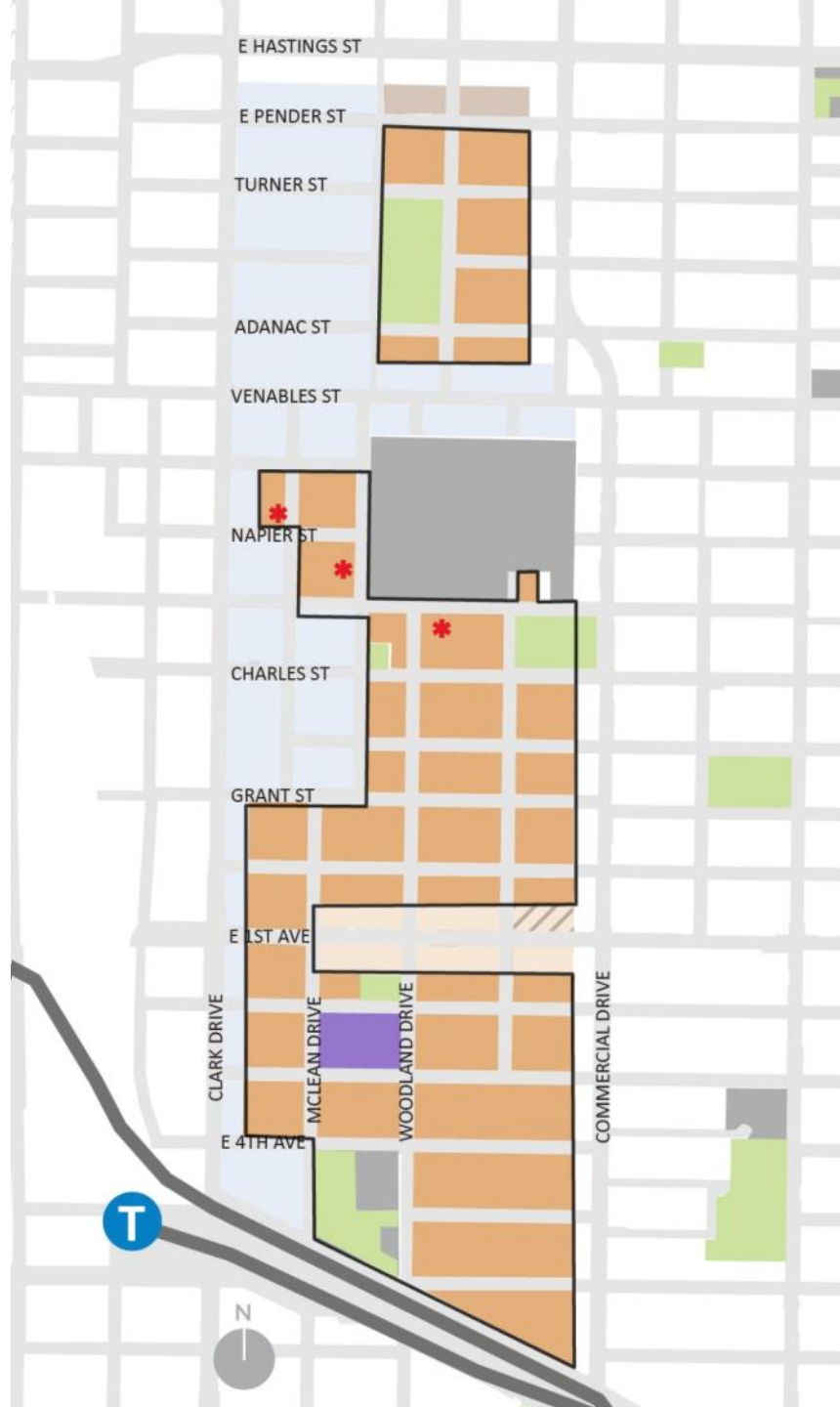
## Residential Core



Britannia-  
Woodland

# Residential Core

Grandview-Woodland  
Community Plan

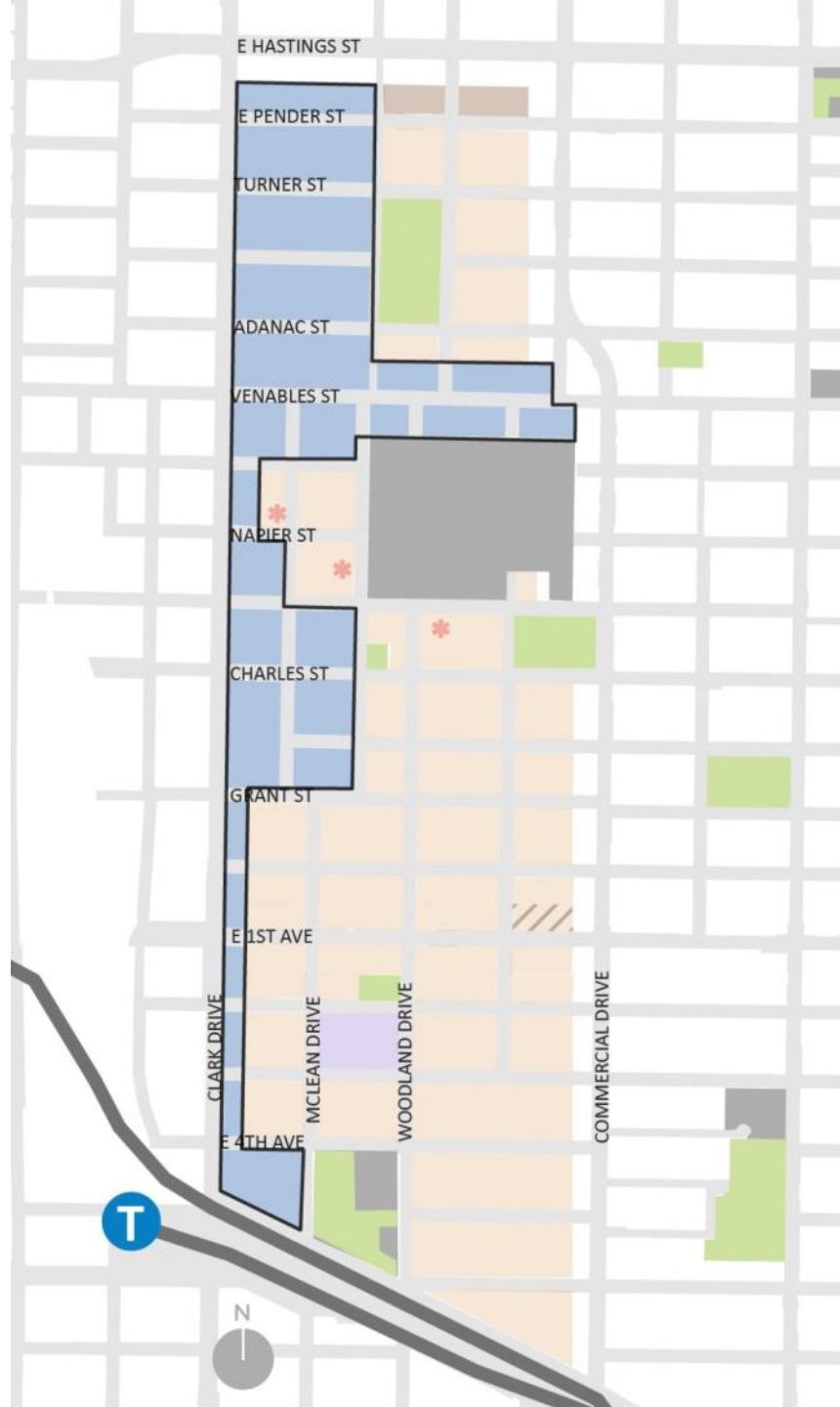




Britannia-  
Woodland

# Clark Industrial

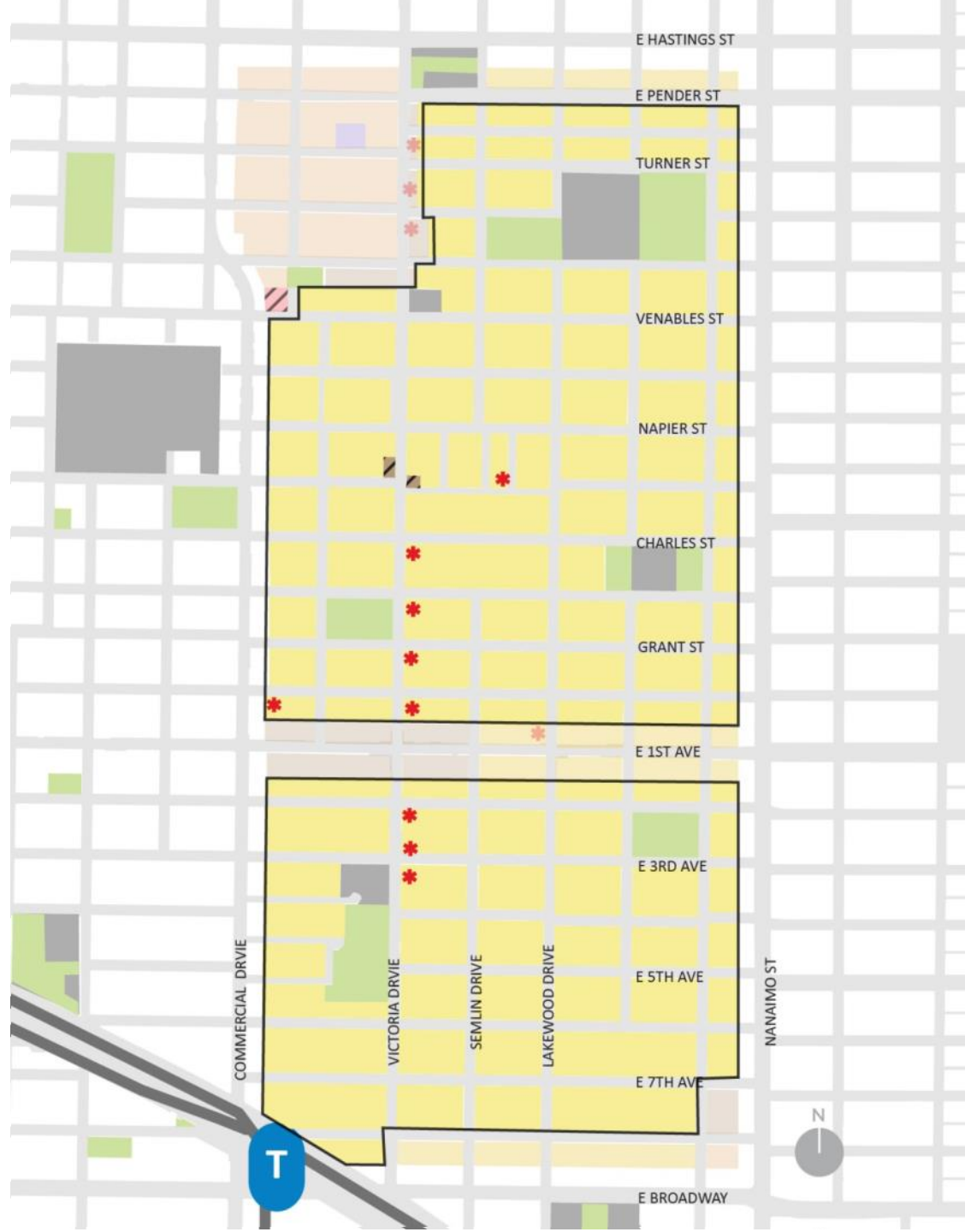
Grandview-Woodland  
Community Plan



Grandview

# Residential Core

Grandview-Woodland  
Community Plan





Grandview

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

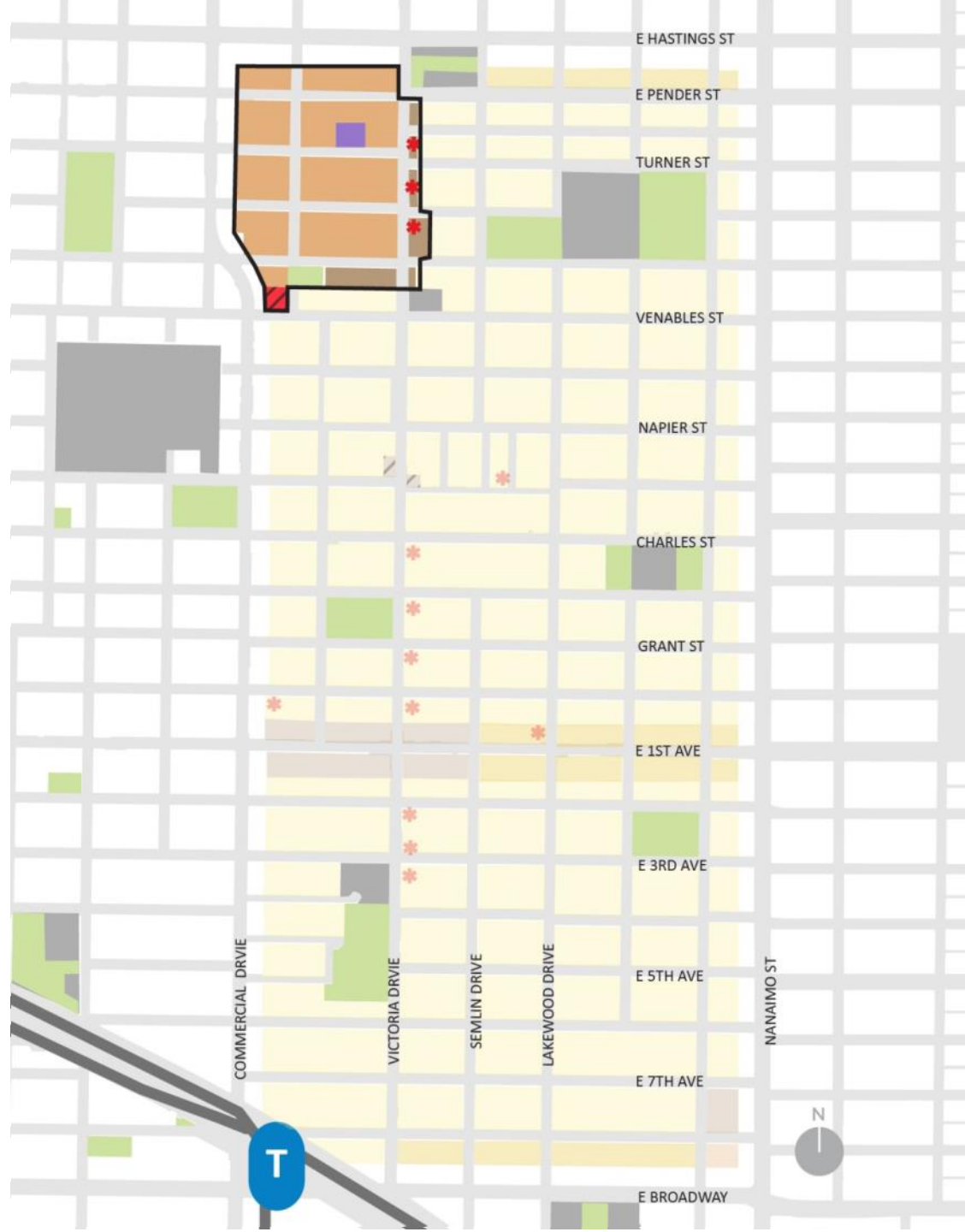


Grandview-Woodland  
Community Plan



Grandview

# NW Apartment Area



Grandview-Woodland  
Community Plan





08.7.5  
Grandview

# Transition Areas

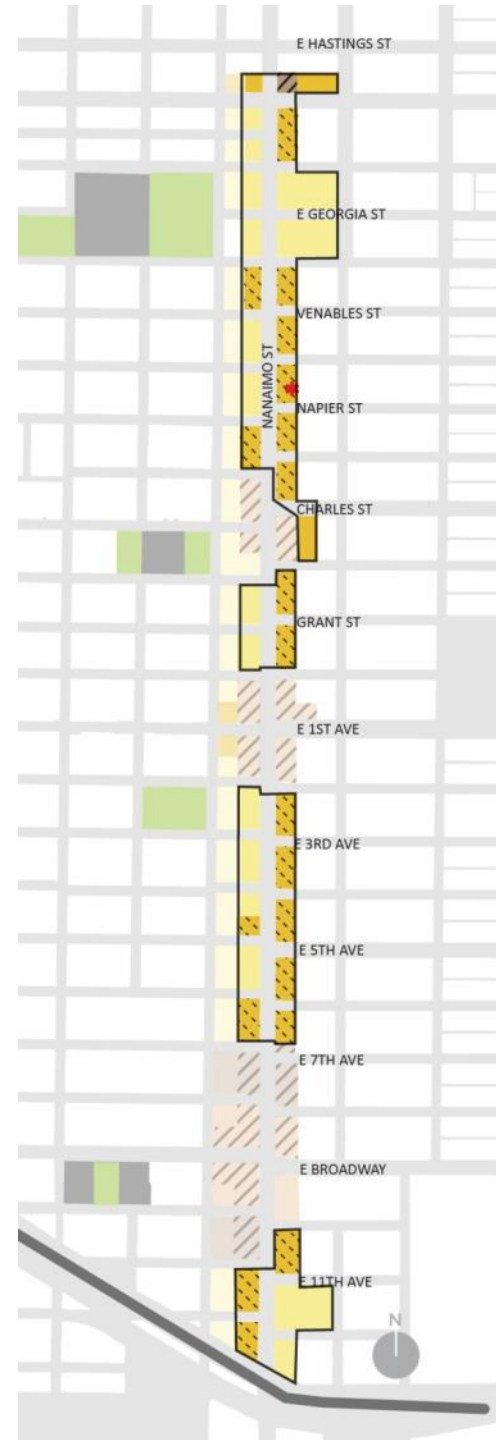


Grandview-Woodland  
Community Plan

Nanaimo Street

# Ground-oriented Residential Areas

Grandview-Woodland  
Community Plan





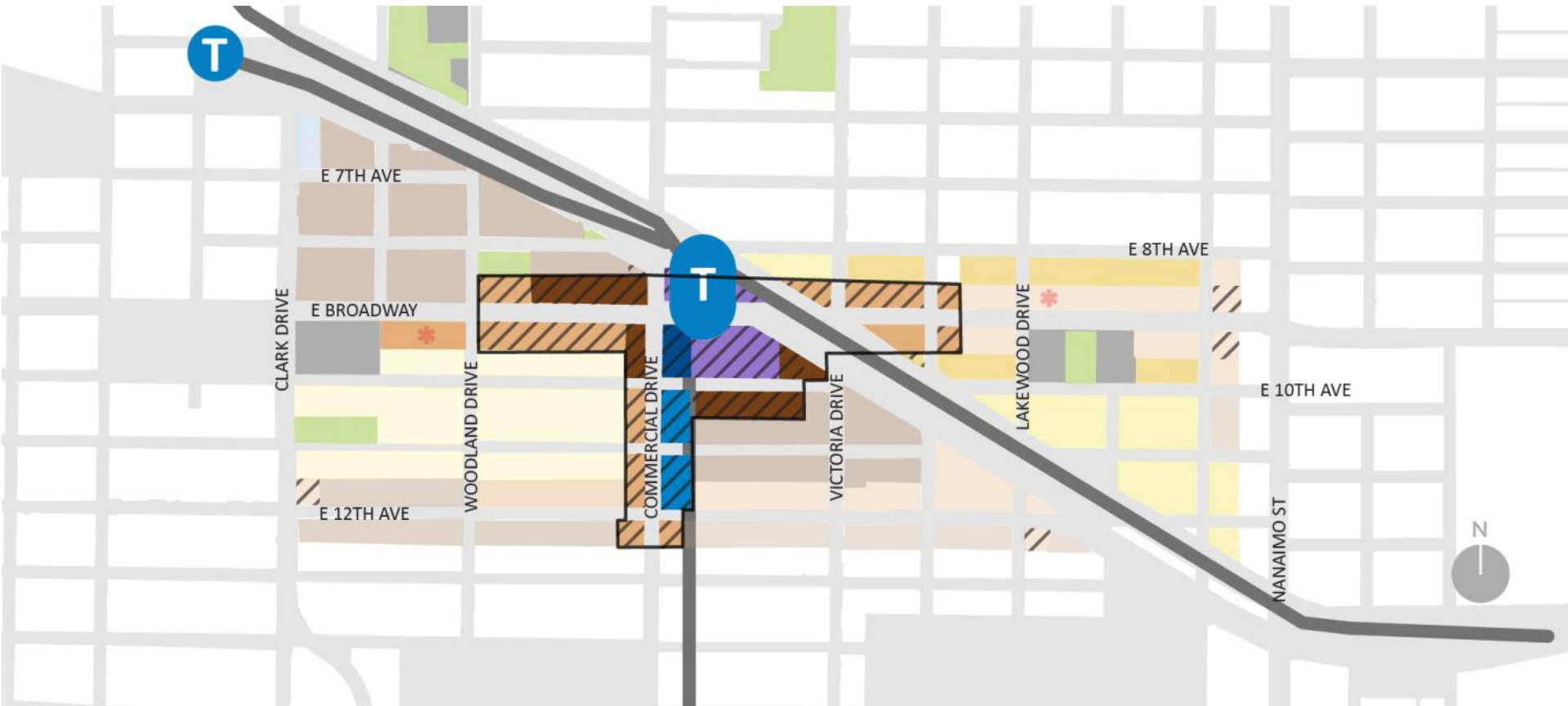
Broadway & Commercial

## Plan Concept



Broadway & Commercial

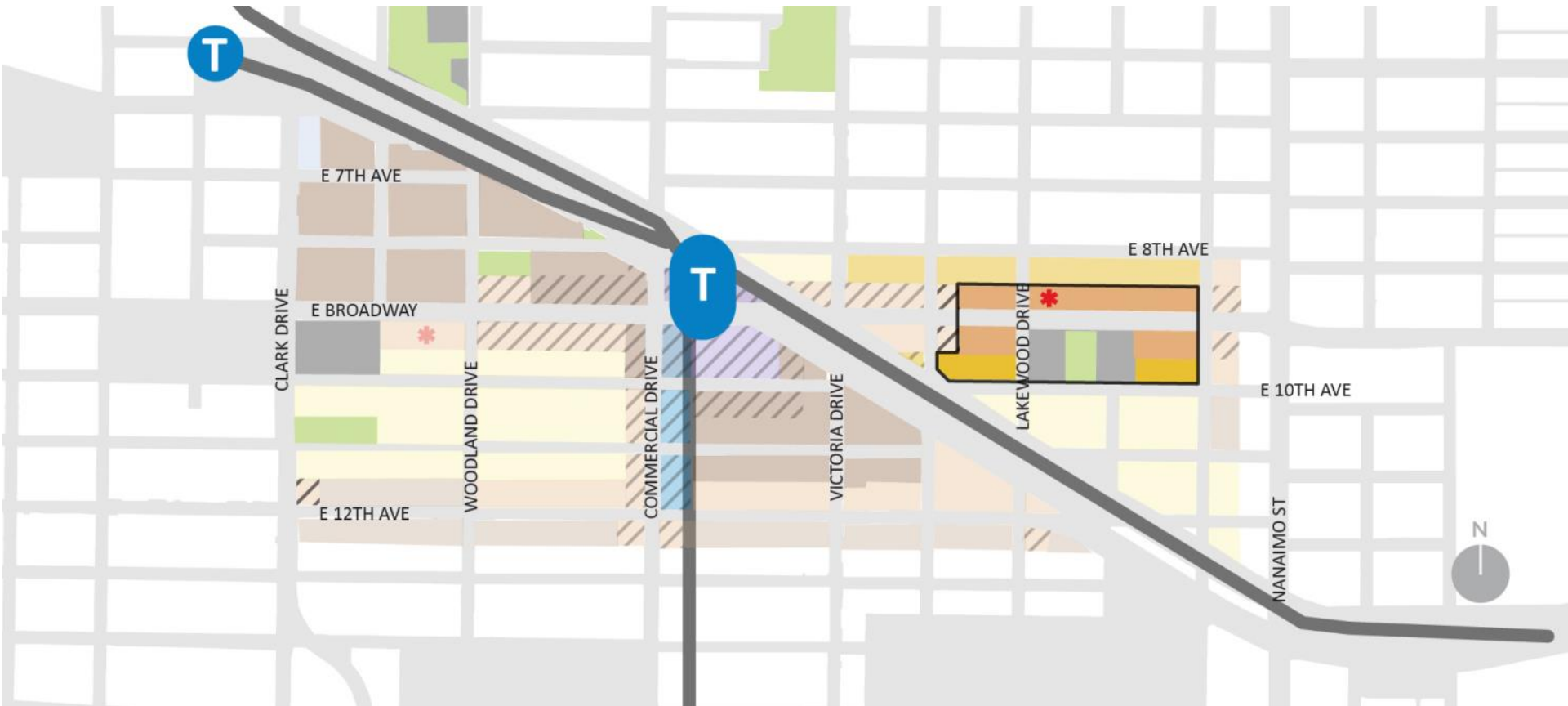
## Station Mixed-Use & Employment





Broadway & Commercial

## Broadway East Multi-family



Broadway & Commercial

## Residential Character Area

