

Draft Neighbourhood-Wide Recommendations: *For circulation and comment*

# Citizens' Assembly on the Grandview- Woodland Community Plan

## DRAFT Neighbourhood- Wide Recommendations

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

The 48 members of the Citizens' Assembly were randomly selected to represent the Grandview-Woodland community. The members are tasked with learning about the planning process, weighing different options for change and growth in the neighbourhood over the next 30 years, and proposing recommendations to City Council that will shape the next Grandview-Woodland Community Plan.

### The purpose of the Neighbourhood-Wide Recommendations

The Citizens' Assembly's neighbourhood-wide recommendations are meant to apply to all of Grandview-Woodland, and will inform the next Community Plan's community-wide policies. Many were developed in response to the policy directions in the City of Vancouver's *Emerging Directions*, 2013.

The following draft neighbourhood-wide recommendations has been updated since the Assembly's Public Roundtable #2 on March 5<sup>th</sup>. Further updates and discussion on these recommendations will take place at the Assembly's final meeting on May 9<sup>th</sup>.

### How to provide feedback

Attend the Citizens' Assembly Public Roundtable meeting: Tuesday, May 5<sup>th</sup> at the Croatian Cultural Centre, 7 pm to 10 pm. To register for the roundtable, please visit [www.grandview-woodland.ca](http://www.grandview-woodland.ca)

You can also share your feedback for the Assembly at [assembly@grandview-woodland.ca](mailto:assembly@grandview-woodland.ca) or call 1-800-858 0435 by Friday, May 8<sup>th</sup> at 5:00pm.

For circulation and comment

March 2, 2015



# Housing

*Housing Preamble: We realize that the scope of our requests can sometimes exceed the level of direct control that the City of Vancouver has; in reflection of this, we ask that our elected municipal officials use our City's strong voice to seek and establish fair and 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.”

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 of supported housing options in Grandview-Woodland.”

Responding to City of Vancouver's 2013 Emerging Directions:

*Objective 2.0 - Increase the supply of supported housing options in Grandview-Woodland*

**1.4:** We recommend the City identify opportunities for additional supported housing, and pursue creative, non-market ways to implement them.

Responding to 2013 Emerging Directions:

*Objective 2.0 - Increase the supply of supported housing options in Grandview-Woodland*

*Emerging Policy 2.1 - As part of new development, identify opportunities for additional supported housing. For example, encourage the redevelopment of the Kettle / Astorino's site – as a means to create new supported housing and space for the Kettle services.*

**1.5:** We recommend that the City identify opportunities for additional supportive and non-market rental housing, and pursue creative, non-market ways to implement them, including by 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 on 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.*

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And

Objective 3.0 - *Expand the supply on 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 developments 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, and their umbrella organizations, 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 4.4- *Work with co-op and non-profit housing to respond to the potential loss of Federal operating agreements*

**1.9:** We strongly urge the City to expand opportunities for new market rental housing development and to retain the current balance of 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)*

**1.10:** We recommend that the City require that new rental developments 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.*

**1.11:** We recommend that the City encourage more affordable development by reducing or in special circumstances eliminating parking requirements for new development. We expect that this will not apply to parking for mixed-use buildings or near arterials. Further, we encourage the City to incentivize new development's provision of car share spaces.

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## 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

**1.12:** 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

**1.13:** We recommend that the City investigate and implement means to improve affordability in duplex and townhouse zones by allowing lock-off suites.

## 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

**1.14:** We urge the City to allow secondary rental units in attics and basements for all building forms, in accordance with existing safety regulations.

## Responding to 2013 Emerging Directions:

Objective 6.0 – Create new secondary rental opportunities

**1.16:** We recommend that the City enable new home ownership opportunities with height and building form restrictions as determined by the sub-area recommendations.

## Responding to 2013 Emerging Directions:

Objective 7.0 – Introduce new housing types to support affordable home ownership options

**1.17:** We recommend that the City implement ways to support “alternative” ownership models such as equity co-op and co-housing, shared equity models, and accessible models such as Calgary’s Attainable Homes and Ontario’s Options for Homes.

## 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.

**1.18:** 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 20 years at a nominal cost;
- A moratorium on conversion of co-

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- ops to strata; and
- 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.*

**1.19:** We recommend that the City require new developments to include a significant portion of both two- and three-bedroom units.

## Responding to City of Vancouver's 2013 Emerging Directions:

*Objective 7.0 – Introduce new housing types to support affordable home ownership options*

*Emerging Policy 7.4- In new developments, consider requiring a percentage of units to be 2 and 3-bedrooms to provide new family-oriented housing.*

**1.20:** We recommend that the City advocate for rent control provincially and seek to establish stringent controls to limit rent increases, especially in situations of renovations.

## Responding to 2013 Emerging Directions:

*Objective 4.0 – Maintain the supply of affordable rental options*

**1.21:** We recommend that the City only allow spot rezoning when it does not exceed the zone's previous height restrictions. *(Still under discussion. May be moved to Wild Card section).*

**1.22:** 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 create more non-market rental housing.

## Responding to 2013 Emerging Directions:

*Objective 3.0 - Expand the supply on 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.*

**1.23:** We recommend that the City consider the creation of new non-market rental housing through bonus density in strategic locations, pending community consultation and consent.

## Responding to 2013 Emerging Directions:

*Objective 3.0 - Expand the supply on 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.*

**1.24:** We expect the City to immediately research and implement policies to stabilize land values, such as rent control, taxation on empty condos, and strict limitations on foreign ownership.

**1.25:** We expect the City to immediately commission rigorous, independent research to understand the impact of short-term rentals (e.g. Air B&B, VRBO) on the supply and affordability of rental housing in Grandview Woodland. We further expect the city to research and implement regulation of short-term rental services,

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such as permitting and taxation, in order to preserve affordable rental housing.

*effects from new development.*

**1.26:** We recommend the City pursue the following policy directions from *Emerging Directions*:

*Emerging Policy 4.1 – Continue to prioritize retention of the existing purpose-built rental housing stock through 'Rate of Change' regulations.*

*Emerging Policy 4.2 – Provide opportunities for gradual renewal and expansion of existing rental stock in strategic locations. In cases where existing rental stock is redeveloped, seek to increase the amount of rental housing and/or maintain the level of affordability.*

*Emerging Policy 6.1 – Support the expansion of laneway housing in all RS (single-family) zones in Grandview-Woodland.*

*Emerging Policy 7.3 – Consider ways to support 'alternative' ownership models such as equity co-op and co-housing, and shared equity-models.*

## **Additional recommendations to consider:**

*1) Draw on examples in Strathcona, Kitsilano, Norquay and other communities to create more flexible zoning that encourages fine-grained infill and creative gentle density in existing neighbourhoods, possibly including restrictions on demolition and assembly of up to two lots.*

*2) Work with renters' organizations and other parties to gain a clearer sense of trends in rents, occupancy and availability of affordable private rental housing in Grandview-Woodland, and use the information to develop policies that maintain Grandview-Woodland as a socially and economically diverse neighbourhood, particularly including mitigating ripple*

# Transportation

**2.1:** We recommend the City work to create a richer and safer pedestrian experience, balance the needs of the different users, and seek further opportunities to enhance the pedestrian experience on arterials in industrial-zoned areas. *(May be combined with 2.2)*

## Responding to 2013 Emerging Directions:

*Objective 1.0 – Enhance and maintain a well-developed pedestrian network and environment in Grandview-Woodland to make walking safe, accessible, convenient and delightful*

**2.2:** We recommend the enhancement of the public realm on neighbourhood shopping streets, by widening sidewalks, allowing parklets, providing amenities, like street trees, furniture and buffers between pedestrians and moving traffic.

## Responding to 2013 Emerging Directions:

*Objective 1.0 – Enhance and maintain a well-developed pedestrian network and environment in Grandview-Woodland to make walking safe, accessible, convenient and delightful*

*Emerging Policy 1.2– As part of future development on key arterials—Nanaimo, Dundas, E 1<sup>st</sup> and Broadway, Hastings—work to create a richer and safer pedestrian experience. Seek further opportunities to enhance the pedestrian experience on arterials in industrial-zoned areas (I-2 or M-2) areas (e.g. Clark Drive)*

**2.3:** We recommend the City of Vancouver engage media and education to inform and reinforce safe road use for all modes of transportation.

## Responding to 2013 Emerging Directions:

*Objective 2.0 – Improve and expand the existing cycling network with low stress,*

*high-quality routes to support safe and convenient cycling for people of all ages and abilities. Provide direct and intuitive connections to meaningful destinations and the broader region.*

**2.4:** We recommend the City of Vancouver expand the cycling network by proposing bike routes and then having a multi-stakeholder task force that reviews objective, transparent research to resolve locations of proposed cycling routes. *(Still under discussion; proposed change:*

We recommend the City of Vancouver expand the cycling network by proposing bike routes in Grandview Woodland. Where proposed routes are expected to be highly contentious, the city could convene a multi-stakeholder task force that reviews objective, transparent research to resolve locations of proposed cycling routes.)

## Responding to 2013 Emerging Directions:

*Objective 2.0 – Improve and expand the existing cycling network with low stress, high-quality routes to support safe and convenient cycling for people of all ages and abilities. Provide direct and intuitive connections to meaningful destinations and the broader region.*

**2.5:** We recommend the City pursue improved bike access on high streets such as sufficient bike parking and signage, without affecting pedestrian safety and walkability. *(Still under discussion; proposed change:*

We recommend the City pursue improved bike access on high streets through measures such as sufficient bike parking, signage and other safety-enhancing design features, and current best practices in safe bike lane design wherever possible without affecting pedestrian safety and walkability.)

# Transportation

**2.6:** We urge the City advocate on behalf of Grandview-Woodland to Translink to improve local transit service and efficiently connect the neighbourhood (1) internally, with the introduction of a neighbourhood shuttle that connects Grandview-Woodland, Strathcona and Chinatown, as well as (2) to regional destinations, with service that is fast, frequent, reliable, clean, safe, fully accessible, and comfortable.

**Responding to 2013 Emerging Directions:**

*Objective 3.0 – Work with Translink to improve local transit service and efficiently connect the neighbourhood to regional destinations, with service that is fast, frequent, reliable, fully accessible, and comfortable*

**2.7:** We request the City to ensure easy access and provide more bus information devices at high volume stops (as on Main and Granville streets).

**Responding to 2013 Emerging Directions:**

*Objective 3.0 – Work with Translink to improve local transit service and efficiently connect the neighbourhood to regional destinations, with service that is fast, frequent, reliable, fully accessible, and comfortable*

*Emerging Policy 3.7 – As part of the overall improvement to arterials, enhance bus waiting areas*

**2.8:** We instruct the City to slow down traffic on Prior/Venables, Victoria/1<sup>st</sup> Ave. commuter throughway and 12<sup>th</sup> Ave/Grandview Highway by introducing off-peak hour parking.

**Responding to 2013 Emerging Directions:**

*Objective 4.0: – Ensure safe and efficient use of the road network in Grandview-Woodland; support a gradual reduction in*

*car dependence by making it easier to drive less; and support goods and services movement and delivery.*

**2.9:** We instruct the City to encourage use of public transit through the creation of commuter parking and safe drop-off and pick-up locations. *(Still under discussion; proposed change:*

We urge the City to encourage use of public transit by more effectively integrating it with other forms of transportation, including privately-owned vehicles, carpooling programs, carsharing programs, privately-owned bicycles, bike-share programs, safe-ride programs, the Handi-Dart system for people with disabilities, and taxis. This would logically include things like bike-sharing programs, park'n'ride lots, commuter pick-up and drop off spots, adequate bike parking at transit nodes, designated parking spaces for car-poolers and car-sharing programs, theft-proof means to move bikes via on public transit, and free community shuttles in high-pedestrian zones like Commercial Drive. The city should also explore all possibilities to more seamlessly integrate these different modes for a more flexible and equitable system—for example, by providing a one-ticket system for bike-sharing and transit, or transit discounts for drivers who connect to transit nodes by means of carpools, ride-sharing, or bike-sharing.)

**2.10:** We urge the City enforce speed limits, particularly on the major truck routes (e.g., Nanaimo and Clark), and ensure safety through pedestrian controlled traffic crossings.

**Responding to 2013 Emerging Directions:**

*Objective 4.0: – Ensure safe and efficient use of the road network in Grandview-Woodland; support a gradual reduction in car dependence by making it easier to drive less; and support goods and services movement and delivery.*

**2.11:** We urge the City work with the Grandview-Woodland community prior to



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approving any traffic route changes in the event of considerations to remove the Georgia and Dunsmuir Viaducts.

## Responding to 2013 Emerging Directions:

*Objective 4.0: – Ensure safe and efficient use of the road network in Grandview-Woodland; support a gradual reduction in car dependence by making it easier to drive less; and support goods and services movement and delivery.*

**2.12:** We urge the City to adopt and communicate best practices to ensure the safe transportation of materials by train through the neighbourhood.

**2.13:** We recommend installing electric charging stations in key locations.

**2.14:** We recommend the City pursue the following policy directions from 2013 *Emerging Directions*:

*Emerging Policy 1.3 - Work to complete the larger city-wide Greenway program, including routes along Powell Street and Woodland Drive. Continue to explore the possibility of a greenway on Venables.*

*Emerging Policy 1.4 - Complete the sidewalk network in areas of the neighbourhood that currently lack sidewalks.*

*Emerging Policy 1.5 - Prioritize pedestrian improvements on residential streets with higher pedestrian volumes, close to schools, community facilities or other destinations, or a history of collisions.*

*Emerging Policy 1.6 - Support the renaming of Grandview Highway to Grandview Boulevard.*

*Emerging Policy 2.1- Continue the spot improvement program to make existing bike routes safer and more comfortable for people of all ages and abilities.*

*Emerging Policy 2.4 - Support improved integration of cycling and transit by:*

- *Providing bike parking and bike storage at Broadway-Commercial and VCC-Clark Skytrain Stations;*
- *Providing safe, convenient connections between Broadway-Commercial Station and the existing cycling network; and*
- *Considering bike access and movement as part of station upgrades*

*Emerging Policy 2.5 – Support the expansion of future public bike share into Grandview-Woodland.*

*Emerging Policy 3.1 - Support improved frequency and reliability of existing bus routes.*

*Emerging Policy 3.3 – Support the long-term expansion of rapid transit service along Hastings Street.*

*Emerging Policy 3.4 - Support the long-term expansion of rapid transit or limited stop service along the Commercial/Victoria route.*

*Emerging Policy 3.5 - As part of future transit planning, support the implementation of a new transit route, likely with a Community Shuttle, along East 1st Avenue.*

*Emerging Policy 3.6 - Support station upgrades at Broadway-Commercial to increase capacity and better integrate into the surrounding neighbourhood.*

*Emerging Policy 3.7 - As part of overall improvements to key arterials, enhance bus waiting areas.*

*Emerging Policy 4.1 - Carefully consider and manage impacts to transit, services and deliveries, traffic congestion, and parking when expanding or improving walking and cycling routes, or when implementing measures to give pedestrian and cycling priority at intersections.*

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*Emerging Policy 4.2 - Continue to look for opportunities to enhance pedestrian safety and public realm along major arterials by extending or removing parking restrictions*

*Emerging Policy 4.3 - Continue to support local businesses by planning for loading and deliveries and by ensuring potential customers have exposure and convenient access.*

*Emerging Policy 4.4 - Explore opportunities to better manage residential parking permit areas through options outlined in the Transportation 2040 Plan, including expanding residential parking permit areas; and/or modifying the residential parking permit program to improve efficiency.*

# Public Realm

**3.1:** We expect the City to immediately implement a more rigorous rodent and trash abatement program, in order to improve the usability of public spaces, including plazas, public parks, and community gardens.

**3.2:** As part of any future development in Grandview Woodlands, we urge the City to work to secure new park space. Acknowledging the difficulty in acquiring new land, we request that the City also prioritize securing alternative public and private park spaces (e.g., roof gardens, pocket parks, etc.) for new/redeveloped buildings in the neighbourhood. (*Still under discussion; proposed change:*

We request that the City develop a plan for the immediate integration of the Powell Street bike lane into the current cycling network within Grandview Woodlands (i.e. connect up the bike lane between Clark Dr. and Commercial Dr.). Integration should include appropriate signage or street painting to indicate where bike lanes will go.)

#### Responding to 2013 Emerging Directions:

*Objective 2.0 - Expand neighbourhood greenspace assets to ensure greater access to nature and park space opportunities.*

*Emerging Policy 2.1- As part of future development in Grandview-Woodland (and study area) work to secure new park space in the neighbourhood.*

**3.3:** Acknowledging the difficulty in acquiring new land for public use, we recommend that the City planning department immediately identify and study the feasibility of developing above the "Grandview cut" with the express purpose of creating additional park and public space.

**3.4:** Recognizing the on going development of laneway housing in Grandview

Woodlands, we demand that the City improve laneway infrastructure such as lighting, paving, and drainage to improve overall liveability and public safety.

**3.5:** We urge the City to create new hard-surfaced spaces to support public gathering.

#### Responding to 2013 Emerging Directions:

*Objective 4.0 - Create new hard-surfaced plaza space to support public gathering*

**3.6:** We request that the City include a plan to create a new public plaza at Broadway and Commercial as part of any redevelopment of Broadway and Commercial.

#### Responding to 2013 Emerging Directions:

*Objective 4.0 - Create new hard-surfaced plaza space to support public gathering*

*Emerging Policy 4.1- Create a new public plaza at the NE corner of E.10th and Commercial as part of the redevelopment of Broadway & Commercial*

**3.7:** As part of the future development of the Safeway parking lot at Broadway and Commercial, we ask that the City introduce additional open space – including plaza space and green space.

#### Responding to 2013 Emerging Directions:

*Objective 4.0 - Create new hard-surfaced plaza space to support public gathering*

*Emerging Policy 4.2 - As part of the future redevelopment of Safeway at Broadway & Commercial, introduce additional open space – including plaza space and/or greenspace.*

**3.8:** We request that the City immediately begin work to identify suitable space in the north of Grandview Woodlands to support public gathering to be built in consultation

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with the neighbourhood within the next 5-10 years.

## Responding to 2013 Emerging Directions:

*Objective 4.0 - Create new hard-surfaced plaza space to support public gathering*

**3.8:** As part of plaza development, we urge the City to including programing for culturally inclusive forms of public engagement (e.g., outdoor programming, theatre, kids craft festivals, etc.) and to also include canopy structures to maintain year-round usability. We also request that the City prioritize the creation of adjacent/integrated indoor space for additional community programming.

**3.9:** We expect the City to increase the number of public bathrooms in the neighbourhood. In particular, we urge the City to review the potential for:

- (a) New facilities in the Broadway/Commercial SkyTrain station.
- (b) Self-cleaning bathroom facilities on Commercial and East Hastings.
- (c) Incorporate design considerations that discourage illicit activities (e.g., blue lights to reduce injection drug use).

## Responding to 2013 Emerging Directions:

*Objective 6.0 – Enhance Grandview-Woodland’s public realm by expanding the available street furniture, improving the distribution and placement of signage, increasing public realm programming—and working to maintain and enhance lively streetscapes.*

*Emerging Policy 6.2 – Seek opportunities to increase the number of public bathrooms in the neighbourhood.*

**3.10:** We request that the City immediately begin working with neighbourhood business associations and community service providers to ensure the appropriate placement of way finding signage that includes an appropriate array of information.

## Responding to 2013 Emerging Directions:

*Objective 6.0 – Enhance Grandview-Woodland’s public realm by expanding the available street furniture, improving the distribution and placement of signage, increasing public realm programming—and working to maintain and enhance lively streetscapes.*

*Emerging Policy 6.2 – Work with area BIAs and community service providers / stakeholders to ensure the appropriate placement of wayfinding signage, and to ensure the inclusion of an appropriate array of information.*

**3.11:** We request that the City council consider the expansion of food cart and mobile food licenses in Grandview-Woodland where there is support from community residents and local businesses.

## Responding to 2013 Emerging Directions:

*Objective 6.0 – Enhance Grandview-Woodland’s public realm by expanding the available street furniture, improving the distribution and placement of signage, increasing public realm programming—and working to maintain and enhance lively streetscapes.*

*Emerging Policy 6.6 – Where community support exists, consider the expansion of food cart and mobile food vending licenses in Grandview-Woodland.*

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**3.12:** We demand that the City significantly widen sidewalks on Grandview-Woodland high streets to cultivate a lively streetscape and to accommodate new street furniture and greenery.

**3.13:** We demand that the City complete the sidewalk network through all of Grandview-Woodland where there are missing sidewalk links, and renovate sidewalks where they are damaged.

**3.14:** We request that the City mark and promote the significant views in Grandview Woodlands.

### Responding to 2013 Emerging Directions:

*Objective 7.0 – Promote the key views that exist in the neighbourhood.*

*Emerging Policy 7.1– Look at mechanisms to mark and promote the significant views in Grandview-Woodland.*

**3.15:** Recognizing Grandview Woodland's anticipated growth in population, the City planning department must create new community amenities to meet the accompanying increases in demand for recreational services.

**3.16:** We expect the City to upgrade and expand the Britannia Community Centre within the next 5 years, while retaining the full range of existing facilities while they do so. Prices must be kept low to retain functionality of Britannia as a community hub.

### Responding to 2013 Emerging Directions:

*Objective 8.0 – Support the optimization and upgrade of community recreation facilities in Grandview-Woodland*

*Emerging Policy 8.1– As part of the upgrade and expansion of Britannia Community*

*Centre, upgrade the Britannia ice-rink.*

**3.17:** Recognizing the different populations that the Templeton and Britannia pools currently serve, and the anticipated increase in population in Grandview Woodlands, we request that both of these facilities be retained and upgraded after direct consultation with the community (including feedback regarding programming).

### Responding to 2013 Emerging Directions:

*Objective 8.0 – Support the optimization and upgrade of community recreation facilities in Grandview-Woodland*

*Emerging Policy 8.2– When considering future upgrades to Britannia and Templeton Pools, review the efficacy of having two pools in close proximity to one another*

**3.18:** Recognizing Grandview-Woodland's location on unceded Coast-Salish land, large Indigenous population, and the goals of the First Nations reconciliation process, we urge the City to consult with Indigenous organizations to explore establishing a longhouse in Grandview-Woodland capable of hosting Indigenous festivals and cultural events. (*Still under discussion; needs stronger language*).

**3.19:** We recommend the City pursue the following policy directions from 2013 *Emerging Directions*:

*Emerging Policy 1.1- Improve the quality and usability of existing parks in Grandview-Woodland. Where appropriate, use community input gathered during the planning process to prioritize where future park upgrades take place in Grandview-Woodland.*

*Emerging Policy 1.3 - Look for opportunities to beautify under-utilized ('orphaned') spaces that are located on public land.*

# Public Realm

Emerging Policy 2.2 - *Work with the community to explore the creation of street-to-park projects.*

Emerging Policy 2.3 - *Over the long-term, work with Port Metro Vancouver to establish public access to the waterfront via the creation of park space on the Burrard Inlet.*

Emerging Policy 3.1 - *Complete the two neighbourhood greenways – Mosaic (Woodland) and Powell Street - identified in the City-wide Greenways Plan. Continue to review the possibility of a greenway on Venables.*

Emerging Policy 3.5 - *Explore opportunities as they arise to revitalize laneways (e.g. by creating 'country lanes', or through other design and/or programming opportunities).*

Emerging Policy 6.1 – *Increase the placement and distribution of street furniture on the neighbourhood – with a focus on high streets and other destination areas. As a part of this, consider opportunities for the following amenities:*

- *Public Seating (formal seats and benches, or informal opportunities to perch/lean)*
- *Tables*
- *Water fountains*
- *Poster cylinders and community message boards*

## **Additional recommendations to consider:**

*1) Work with TransLink and other interested groups to create an active public space under the SkyTrain guideway between 10th and 12th, possibly including a low-barrier wide-ranging outdoor public market.*

# Heritage

**4.1:** As part of the heritage context statement that is being prepared for Grandview-Woodland, we expect the City to ensure that the definition 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. *(Still under discussion; needs clarification)*

## Responding to 2013 Emerging Directions:

*Objective 1.0 – Increase the understanding of ‘heritage’ by utilizing a values-based approach to identify neighbourhood heritage*

*Emerging Policy 1.1– As part of the Heritage Context Statement that is currently being prepared for Grandview-Woodland, ensure that the notion of heritage is inclusive of a wide array of considerations (built form, social and cultural history, public realm, local Aboriginal history and more.) This work is currently underway*

**4.2:** As part of the redevelopment of key community facilities (e.g., the Britannia Community Centre), we expect the City to ensure that the definition of heritage includes the preservation of social and cultural history, including Indigenous history, as well as the history of the culturally diverse and mixed-income character of the neighbourhood. *(Still under discussion; needs clarification)*

**4.3:** We, the Citizens Assembly, recognize that there are varying and competing aesthetic tastes (e.g., what constitutes good or bad design, whether “faux” heritage is appropriate, whether modernism is badly executed, and so on) that inform on-going debates on the acceptability of development in our community. We trust that the current (and evolving) design guidelines followed by the City already

facilitate the integration of new development into the existing character of the neighbourhood. We expect the City to support and provide public venues for debate and consultation in order to advance, record, and resolve these conversations – especially those concerning developments that propose increased density or heritage designation. *(Still under discussion; needs to be strengthened)*

**4.4:** We recommend the City pursue the following policy directions from 2013 *Emerging Directions:*

*Emerging Policy 2.1 -Support the city-wide review of heritage resources and municipal heritage review – as per Council motion of May 15, 2013.*

*Emerging Policy 2.2 - Support the updating of the City’s Heritage Register – including the identification and addition of local heritage resources that are not currently on the Register.*

*Emerging Policy 2.3 - In collaboration with property owners, prioritize the heritage assessment of key social and cultural assets – e.g. The Waldorf, Rio Theatre.*

*Emerging Policy 2.4 - Consider the development of promotional material – signage, markers, public art etc. – to help showcase and celebrate the many neighbourhood heritage assets found in Grandview-Woodland.*

*Emerging Policy 3.2 - (As part of the planning process) further review Grandview-Woodland’s duplex (RT) district schedules as a means to support the goals of heritage conservation.*

# Arts & Culture

**5.1:** We urge the City to create opportunities for affordable co-location/shared cultural spaces well as spaces suitable for use as a shared community hub.

**Responding to 2013 Emerging Directions:**

*Objective 1.0 – Support the creation of adaptable, affordable and accessible arts and culture space*

*Emerging Policy 1.3 – Pursue opportunities for co-location and shared spaces as well as spaces suitable for use as a shared community hub*

**5.2:** We demand that the City include the creation of new artist studio space and public cultural space as a requirement for developers.

**5.3:** Any redevelopment projects that involve the disturbance or demolition of existing registered studios (“makers’ spaces”) must include plans to replace those studio spaces within the Grandview Woodlands neighbourhood with spaces of equivalent size and value.

**Responding to 2013 Emerging Directions:**

*Objective 2.0 – Where possible, preserve existing creation/production spaces for neighbourhood artists*

*Emerging Policy 2.1 – In redevelopment projects that involve the disturbance or demolition of existing registered Class A and/or Class B studios – seek to replace studios within the neighbourhood either on site or through cash-in-lieu*

**5.4:** As part of the redevelopment of key community facilities (e.g., the Britannia Community Centre), we expect the City to seek enhanced affordable space for arts and culture production.

**Responding to 2013 Emerging Directions:**

*Objective 2.0 – Where possible, preserve existing creation/production spaces for neighbourhood artists*

*Emerging Policy 2.2 – As part of the redevelopment of key community facilities (e.g. Britannia), seek enhanced space for art and culture production*

**5.5:** We request that the City address the need for presentation spaces that serve all age groups in Grandview Woodlands (e.g., an all-ages music venue).

**5.6:** We urge the City to create unique subsidized living spaces for artists, such that separate kitchen/living room space and studio space are feasible.

**5.6:** We demand that the City engage with the community before removing any and all cultural facilities.

**5.7:** We urge the City to expand events and financial support for Grandview Woodland’s rich tradition of cultural festivals and events – especially First Nations events.

**Responding to 2013 Emerging Directions:**

*Objective 5.0 – Increase the amount of public art and performance in Grandview-Woodland so as to better showcase the neighbourhood and its role in the city’s cultural economy*

*Emerging Policy 5.3 – Continue to support Grandview-Woodland’s rich tradition of festivals and special events*

**5.8:** As part of any laneway revitalization initiatives, we urge the City to work with local business and industry as soon as possible to identify blank spaces (e.g., walls, sidewalks, streets) that could be used as canvasses for street art.



# Arts & Culture

## Responding to 2013 Emerging Directions:

*Objective 5.0 – Increase the amount of public art and performance in Grandview-Woodland so as to better showcase the neighbourhood and its role in the city's cultural economy*

*Emerging Policy 5.4 – As part of laneway revitalization initiatives work with local industry to identify one or more blank walls that could be used for street art*

**5.9:** Recognizing the current shortage of hotel space in Grandview Woodlands, and other accommodation barriers to cultural visitors to the neighbourhood (e.g., artists, musicians, attendees), we urge the City to provide support for developing visitor accommodation within walking distance of Grandview-Woodland's performance venues (e.g., the Cultch, York Theatre, live music venues). We hope that this will result in a wide range of accommodation options of varying affordability, suitable for hosting a diverse range of visitors. *(Still under discussion; proposed change:*

Recognizing the current shortage of hotel space in Grandview Woodlands, and other accommodation barriers to cultural visitors to the neighbourhood (e.g., artists, musicians, attendees), we urge the City to provide support for developing accommodation for diverse visitors and budgets within walking distance of Grandview-Woodland's performance venues (e.g., the Cultch, York Theatre, live music venues) while placing top priority on preserving or creating affordable housing for existing residents and stemming gentrification. This will require thorough investigation of how other neighbourhoods with tight housing markets and high desirability to tourists (like San Francisco, New York) are regulating short-term rentals while protecting affordable housing.)

**5.10:** We urge the City to grant and rent subsidies to for-profit performance spaces such as the York and the Cultch so that ticket prices could then be lowered to encourage locals to attend.

**5.11:** We urge the City to work with the Vancouver Latin American Cultural Centre to create a permanent location in Grandview-Woodland. Recognizing the significant Latin American population in Grandview-Woodland, as well as the Vancouver Latin American Culture Centre's identification of Grandview-Woodland as a significant neighbourhood for membership.

**5.12:** We recommend the City pursue the following policy directions from 2013 *Emerging Directions:*

*Emerging Policy 1.1 – Work to establish operationally sustainable multi-use neighbourhood facilities that support creation/production and presentation.*

*Emerging Policy 1.2 - Enable the development of affordable and accessible community cultural spaces in both private and publicly-owned facilities.*

*Emerging Policy 3.1 - Through redevelopment, seek new Class A and Class B artist studios where feasible and appropriate (e.g. Class A and Class B in industrial and 'edge' spaces; Class A elsewhere in the neighbourhood).*

*Emerging Policy 4.1 - Continue to use available municipal tools to incentivize the protection of important presentation spaces (e.g. Waldorf, Rio Theatre).*

*Emerging Policy 4.2 - Continue to review regulatory barriers for live performance venues – and support the implementation of recommendations, as per the Live Performance Regulatory Review.*

*Emerging Policy 4.3 - Through redevelopment, support the creation of small-medium size neighbourhood presentation spaces on Grandview-Woodland's high-streets – or in other areas where the zoning allows it.*

*Emerging Policy 4.4 - Explore the potential activation of neighbourhood laneways – linking possible presentation space with the*

# Arts & Culture

*development of studio space in adjacent buildings.*

Emerging Policy 5.1- *Work with the Park Board to ensure a greater degree of locally produced public art is integrated into future park upgrades.*

Emerging Policy 5.5- *Through VIVA Vancouver and the City's Graffiti Management Program, work to create opportunities for residents to create murals, street murals and other forms of artistic 'intervention' to enliven the neighbourhood.*

Emerging Policy 5.7- *Work with the local arts community to promote busking opportunities in neighbourhood parks.*

Emerging Policy 5.8- *Where opportunities exist for the creation of new neighbourhood-specific street furniture, work with local artists on aspects of design and development.*

Emerging Policy 6.1- *As part of future public art programming, encourage a greater proportion of urban Aboriginal art (and art from other neighbourhood cultural traditions) into Grandview-Woodland's parks and public spaces.*

Emerging Policy 6.2- *As part of future heritage conservation, work with the local community to identify, mark and celebrate 'sites of cultural memory' in Grandview-Woodland.*

Emerging Policy 7.1- *Continue to support arts and culture uses in neighbourhood commercial and industrial zoning.*

Emerging Policy 8.1 - *As part of future development, work to increase the supply of secure, affordable, office space for arts & culture non-profit organizations – including office space and associated ancillary spaces (e.g. storage).*

## Local Economy

**6.1:** We encourage the City of Vancouver to protect the commercial business identity of Grandview-Woodland by limiting store frontage outside of rapid transit zones. The City should also give preference to retail that serves the local community over retailers that serve the region.

**6.2:** We recommend that the City of Vancouver change the zoning/guidelines to increase the amount of office space near nodes (Nanaimo and Broadway, Nanaimo and First, Nanaimo and Hastings, Commercial and Hastings, Dundas and Powell, Broadway and Commercial, and Commercial and East 1st), and zone for at least two stories of non-residential use where appropriate, in order to encourage job growth within Grandview-Woodland, increase the diversity of the local economy and revitalize important intersections that are currently underused.

**6.3:** We encourage the City of Vancouver to continue pursuing the concept of split-level assessment for taxation in order to increase fairness and support small and existing businesses.

**6.4:** We are concerned about the potential of losing industrial and manufacturing land. We recommend the City maintain current manufacturing and industrial zoning and incentivize development to create jobs and support the local economy. *(Still under discussion; needs clarification—more office space needed in industrial areas?)*

**6.5:** We ask the city to develop design guidelines regarding store frontage size, frontage design, and floor plate areas in order to create high streets that are visually interesting and economically diverse. We

also encourage the city to engage the community in the design of high streets. We like the aesthetic of the street-level architecture and business layout of the Marquee and think it is a good example to be followed.

**6.7:** We direct the city to investigate ways to encourage varied forms of ownership of retail, manufacturing, office and industrial spaces, including strata and other shared ownership models in order to support diverse forms of economic activity, including small businesses and startups, digital and high tech, artistic and non-profit use.

**6.8:** We encourage the city to modify current industrial zoning to allow for higher density and more mixed use including industrial, manufacturing, commercial and artistic, giving preference to businesses with employment density, while guarding against residential development and maintaining the predominantly industrial character of these areas.

**6.9:** We encourage the development of small-scale retail, light manufacturing, artistic spaces and home business on residential areas, including laneways, where this is compatible with the existing residential use. These spaces should be leasable. This will make better use of and vitalize existing public spaces and create opportunities for small and fledging businesses. *(Still under discussion; needs clarification— possibility of adding language here about “use descriptive rather than prescriptive zoning”)*

**6.10:** We encourage the extension of opening hours for businesses including restaurants in Grandview-Woodland in order to create a more vibrant high streets

# Local Economy

in the evening.

**6.11:** We recommend the City pursue the following policy directions from 2013

***Emerging Directions:***

*Emerging Policy 4.1 - Maintain current manufacturing (M) and light industrial (I) zoned areas as industrial.*

*Emerging Policy 4.2 - Support long-term intensification of manufacturing and light-industrial areas in Grandview-Woodland.*

*Emerging Policy 4.3 - Rezone the portion of land between the lane north of Hastings and Franklin, Clark Drive to Victoria, from M to I.*

*Emerging Policy 4.4 - Ensure that any new multifamily residential development adjacent to (M) zoned industrial space will contain provisions to alert prospective buyers/tenants to the presence of industry-related noise.*

**Additional recommendations to consider:**

1) Work with industrial land owners and users to plan for the renewal of the industrial zones.

# Community Well-being & Health

**7.1:** We recommend that the City's social infrastructure division support non-profit community health and social services such as community health clinics in their efforts to sustain, expand, and/or relocate in G-W.

**Responding to 2013 Emerging Directions:**

*Objective 3.0 - Support the expansion of key non-profit social service facilities in Grandview-Woodland.*

*Emerging Policy 3.2 - Through the City's Social Infrastructure Division, continue to support REACH in their efforts to expand and/or relocate in Grandview-Woodland.*

**7.2:** We urge the City, as part of the development process, to secure new childcare spaces. Work with VSB/VBE, Park Board, and area service providers to align the type of space-needs to the specific needs of our diverse community with sensitivity to different cultures, ethnicities, abilities, and incomes.

**Responding to City of Vancouver's 2013 Emerging Directions:**

*Objective 5.0 - Increase the provision of childcare and early childhood (0-12) development services in Grandview-Woodland.*

*Emerging Policy 5.1 - As part of the development process, secure new childcare spaces. Work with VSB/VBE, Park Board and area services providers to align the type of space needs to the specific needs of the community.*

**7.3:** We recommend that the City work to support the provision of culturally-appropriate childcare, out-of-school care, and early childhood development services for the urban Aboriginal community as part of the Aboriginal reconciliation effort.

**Responding to 2013 Emerging Directions:**

*Objective 5.0 - Increase the provision of childcare and early childhood (0-12) development services in Grandview-Woodland.*

*Emerging Policy 5.3 – Work to support the provision of culturally-appropriate childcare and early childhood development services for the urban Aboriginal Community.*

**7.4:** Through the Vancouver Police Department and community policing, we recommend that the City continue to identify problem buildings in the neighbourhood and work to resolve issues. Support the goals of community safety programs, such as crime-free multi-housing program.

**Responding to 2013 Emerging Directions:**

*Objective 9.0 - Further strengthen neighbourhood safety for all residents of the neighbourhood.*

*Emerging Policy 9.5 - Through the Vancouver Police Department, continue to identify problem buildings in the neighbourhood and work to resolve issues. Support the goals of the Crime-free Multi-housing Program.*

**7.5:** We ask that the City add another policy objective to this section of *Emerging Directions*: "Promote the health and well-being of all residents of the neighbourhood ..." including prevention, harm reduction and mental health and alcohol services for vulnerable members of the community.

**7.6:** We urge to City to extend consideration of shadowing – accessibility to sunlight – to residential dwellings and redevelopments, as well as public spaces and school—to ensure mental and physical well-being of residents.

**7.7:** In order to maintain and improve the wellbeing of the community, we urge the

# Community Well-being & Health

City to make the protection and provision of safe, secure, and affordable housing at priority when making planning decisions. *(Still under discussion; proposed change:*

In order to maintain and improve the wellbeing of the residents of Grandview Woodland, we urge the City to make the protection and provision of safe, secure, and affordable housing a top priority when making planning decisions.)

**7.8:** We recommend the City to implement a policy requiring developers, sellers, and landlords to disclose any recurring noise, smell, or pest infestation issues that impact the potential residents in order to respect their right to choose and make informed decisions.

**7.9:** We ask the City to consult the community whenever there are proposed changes to business or government policy that would impact the noise, smell, light and air quality in the community such as changes to hours of operation, noise and smell levels, traffic patterns to protect residents' current quality of life standards.

**Add recommendation about ventilation for dispensaries?**

**7.10:** We expect the City to increase the number of garbage cans, recycling bins, and compost bins throughout the neighborhood specifically around parks, high streets, schools, bus stops, etc. immediately to reduce litter and the health costs associated with it.

**7.11:** We ask that the City add another policy objective to this section of *Emerging Directions*: "Consider opportunities to support aboriginal reconciliation in every policy direction."

**7.12:** We recommend that the City provide healthy and nutritious food to at risk youth through the implementation of community based youth food programs.

**Responding to 2013 Emerging Directions:**

*Objective 6.0 – Provide space and resources to support neighbourhood youth*

**7.13:** We urge the City to educate the community on the city's emergency preparedness plan in the event of a natural disaster.

**Responding to 2013 Emerging Directions:**

*Objective 10.0 – Ensure the long-term viability of neighbourhood emergency services*

**7.14:** We demand that the City develop, implement and communicate a comprehensive resident action plan in the event of industrial accidents and incidents.

**Responding to 2013 Emerging Directions:**

*Objective 10.0 – Ensure the long-term viability of neighbourhood emergency services*

**7.15:** We recommend the City pursue the following policy directions from 2013 *Emerging Directions*:

*Emerging Policy 1.1 - Support, in principle, the future redevelopment and expansion of Britannia Community Centre. Work to ensure that facility continues to function as a key 'heart' of the neighbourhood, and as a 'hub' for a variety of co-located services.*

*Emerging Policy 2.1 - Work with the Vancouver School Board/Vancouver Board of Education to allow the utilization of neighbourhood schools and greenspaces as community facilities, as well as places of learning and education*

# Community Well-being & Health

Emerging Policy 3.3 - *As part of future development, work to increase the supply of secure, affordable, office and ancillary space for non-profit social service organizations.*

Emerging Policy 5.1 - *As part of the development process, secure new childcare spaces. Work with VSB/VBE, Park Board and area services providers to align the type of space needs to the specific needs of the community.*

Emerging Policy 5.2 - *As part of the long-term expansion of existing community services (e.g. Britannia) work to support the expansion facility-related childcare services.*

Emerging Policy 6.1 - *As part of the expansion of key community facilities (e.g. Britannia, Urban Native Youth Association), seek additional flexible and/or purpose-built space for youth programming.*

Emerging Policy 6.2 - *Continue to provide space for youth programming through the City's community centre, library and School Board facilities. Where appropriate, support non-profit organizations that provide space and programming opportunities for youth.*

Emerging Policy 6.3 - *Through the City's Social Policy Division, continue to support and participate in neighbourhood focused "youth tables" as a means of identifying and responding to emerging issues faced by area youth*

Emerging Policy 7.1 - *As part of the development process, seek new affordable social and supported housing for low-income seniors.*

Emerging Policy 7.2 - *Continue to encourage the development of laneway housing in single-family zoned areas. As part of the design review process, encourage accessible design that supports aging in place.*

Emerging Policy 7.3 - *Continue to encourage the development of secondary suites throughout the neighbourhood. As part of the design review process, encourage accessible design that supports aging in place.*

Emerging Policy 7.4 - *As part of the future redevelopment of community facilities, work to expand the availability of flexible and/or purpose-built space for seniors recreation, programs and services.*

Emerging Policy 8.1 - *Work with the Park Board, School Board, Engineering Department and local non-profits to create new community gardens/garden plots and community food tree plantings.*

Emerging Policy 8.2 - *As part of the future redevelopment of community facilities, work to expand the availability of space for community kitchens and food-related programming.*

Emerging Policy 8.3 - *Support the development and expansion of farmers markets and community food (pocket) markets in the north end of Grandview-Woodland.*

Emerging Policy 8.4 - *Through the City's Food Policy Program, work with the local Aboriginal Community to identify bylaw restrictions that limit the opportunity to undertake traditional food-preparation, medicine and health practices (e.g. smokehouses)*

Emerging Policy 9.1 - *Continue to support the provision of community space for a variety of social, arts-related and recreational programming – to encourage participation in positive community ventures.*

Emerging Policy 9.2 - *Through the VPD and Transit Police, increase the sense of personal safety in Grandview-Woodland by continuing to increasing patrols around safety "hotspots."*

Emerging Policy 9.3 - *Investigate means to improve night-time safety in key "hotspots" through the addition of pedestrian-scale lighting.*

Emerging Policy 9.4 - *As part of the long-term redesign of Britannia, seek design and architectural solutions to current safety and wayfinding challenges.*

# Community Well-being & Health

*and for local businesses that hire workers with barriers to employment.*

Emerging Policy 9.6 - *Ensure that Crime Prevention Through Environmental Design (CPTED) design principles are incorporated with all new buildings and encourage safety audits and retrofits with existing structures and grounds.*

Emerging Policy 9.7 - *Encourage a greater mix of retail and commercial uses on neighbourhood high streets – to facilitate ‘eyes on the street’ for more hours of the day.*

Emerging Policy 9.8 – *Through the VPD, continue to support the Community Policing programs currently operating in Grandview-Woodland and study area*

Emerging Policy 9.9 - *Ensure that CPTED design principles are incorporated with all new buildings and encourage safety audits and retrofits with existing structures and grounds.*

Emerging Policy 9.10 – *Work to improve nighttime safety in Grandview-Woodland’s industrial areas, through CPTED, additional lighting and other measures.*

Emerging Policy 9.11 - *Implement recommendations from the City’s Task Force on Sex Work and Sexual Exploitation and the Murdered and Missing Women’s Inquiry.*

Emerging Policy 9.13 - *Support conditional uses (e.g. Ancillary retail, Restaurant Class 1, tasting rooms) in manufacturing and light-industrial areas (“I” and “M” zoned) where they enable more “eyes on the street” (particularly in evening time).*

Emerging Policy 10.1 - *Support the long-term renewal of Fire Hall #9.*

Emerging Policy 11.1 – *As part of major redevelopments in Grandview-Woodland, aim to create employment opportunities (e.g. construction jobs) for local low-income workers).*

Emerging Policy 11.2 - *Where appropriate, support social enterprise initiatives that reduce barriers to new business establishments, benefit to the community*



# Energy & Climate Change

**8.1:** We urge the City to analyze and prioritize energy demand management strategies whenever questions of additional energy supply arise in order to reduce emissions. This should include the City advocating for this at higher levels of government. *(Still under discussion; proposed change:*

We urge the City to work with energy providers (BC Hydro, Fortis etc.) to more efficiently use existing energy supply, before building additional energy infrastructure, through programs that prioritize reduction of energy demand, such as peak time energy consumption and energy conservation programs).

## Responding to 2013 Emerging Directions:

Objective 1.0 - *Encourage the energy retrofits of existing buildings*

Emerging Policy 1.0 - *Encourage energy conservation in existing buildings through partnerships and incentive programs for energy efficiency retrofits.*

**8.2:** We recommend that the City work with other levels of government and utility companies such as BC Hydro and Fortis as well as other stakeholders to establish programs of incentives and subsidies for the retrofit of all existing buildings including private properties for energy conservation and efficiency. *(Still under discussion; proposed change:*

We recommend that the City work with other levels of government and energy companies (BC Hydro and Fortis) to provide incentives and subsidies to retrofit and repurpose existing private building to increase energy conservation and efficiency.)

## Responding to 2013 Emerging Directions:

Objective 1.0 - *Encourage the energy retrofits of existing buildings*

Emerging Policy 1.0 - *Encourage energy conservation in existing buildings through*

*partnerships and incentive programs for energy efficiency retrofits.*

**8.3:** We urge to the City of Vancouver to explore all opportunities to promote retrofits and repurposing of existing housing stock and social services infrastructure - such as schools (through partnerships with provincial and federal governments), libraries, community and recreation centers, daycare facilities, and etc. - where ever possible to create additional housing and community services where this promises to reduce our environmental footprint. *(Still under discussion; proposed change:*

*We urge the City to promote retrofits and repurposing of existing service infrastructure (schools, libraries, recreations centers, childcare facilities etc.). Construction of new facilities should only be considered if a new building results in a smaller environmental footprint than retrofitting.)*

## Responding to 2013 Emerging Directions:

Objective 1.0 - *Encourage the energy retrofits of existing buildings*

**8.4:** Encourage new developments to utilize renewable energy where cost/benefit and life cycles analysis support it. *(Still under discussion; proposed change:*

*We urge the City to encourage new developments to replace non-renewable energy with renewable energy sources wherever possible, with the following caveat: the incorporation of renewable energy sources and technologies should demonstrate environmental advantages over conventional/status-quo sources over all stages of their life-cycle—from production through operation and maintenance and eventual disposal. Such analysis might reveal, for example, that integration of hydro-electricity and/or passive solar principles are preferable to use of costly, resource-intensive, or potentially toxic solar cells.*

## Responding to 2013 Emerging Directions:

# Energy & Climate Change

Objective 2.0 - Encourage new developments to utilize renewable energy

**8.5:** We urge the City to require developers to meet or exceed best practices of comparable urban environments for energy conservation and renewable energy.

Responding to 2013 Emerging Directions:

Objective 2.0 - Encourage new developments to utilize renewable energy

Emerging Policy 2.1 - Work with developers to identify opportunities for renewable energy.

**8.6:** We recommend that the City implement measurable and area-specific tree planting goals (*Combine with 8.7?*)

**8.7:** We urge the City to monitor and address deficient tree canopies continuously, in order to promote lower and missions, pure air, biodiversity, beauty and general community well-being. (*Still under discussion; proposed change:*

Recognizing that the urban forest makes huge contributions to air purification, quality of life, climate change mitigation and adaptation, stormwater management, biodiversity, access to nature and community wellbeing, we urge the City to use Grandview-Woodland to identify and use all opportunities to implement its recently developed Urban Forest Strategy in Grandview Woodland. We call on the City to report annually on progress toward meeting these goals and to identifying ways to strengthen the strategy in the years to come.)

**8.8:** We ask that the City add another policy objective to this section of *Emerging Directions*: "Continue to promote a zero waste policy."

**8.9:** We urge the City to develop and implement best practices storm water management and gray water reuse plan to meet the goals of zero waste.

**8.10:** We urge the City to promote reduced use of resources as an even higher priority than recycling through public education to meet the goals of zero waste.

**8.11:** We recommend the City pursue the following policy directions from 2013 *Emerging Directions*:

Emerging Policy 2.2 – Ensure any new large developments in Grandview-Woodland investigate renewable energy and are designed to be easily connectable to a neighbourhood energy system

Emerging Policy 3.1 - Implement green building policies and codes to achieve energy efficiency in new construction.

Emerging Policy 3.2 - Support building deconstruction through the permitting and approvals process to ensure material re-use and re-cycling.

## Wild Card

**9.1:** We expect the City and planning department to implement the recommendations of the Assembly within the context of the City bylaws and policies. This will ensure that the voices of our Grandview-Woodland community are heard and respected.

**9.2:** We expect the City planning department to design an action plan to implement the recommendations for the Citizens' Assembly within 6 months of their submission.

**9.3:** We require that a long-term city funded advocate be established to monitor the implementation of the recommendations of the Citizens' Assembly. We believe that Grandview-Woodland Area Council (GWAC) is the community body to keep the Grandview-Woodland community informed of the implementation progress and to liaise with the advocate on a regular basis. *(Still under discussion)*

*(Members suggested some concrete mechanisms through which the advocate could inform the participants:*

- *Send email to a given emailist*
- *Newsletter*
- *Regular articles in newspaper*
- *Posts on a website (City website? GWAC website? Participants tended to agree that as GWAC website already exists, it could be a good option)*

*Members agreed on the fact that the City had to create a new function for the advocate once the implementation program has been approved, and that there had to be funding for this.)*

**9.4:** We urge the City to engage in communication with vested parties (i.e. the

province, parents, students, teachers, VSB and Parks) to brainstorm ways that the parties can jointly address the numerous public and private schools' issues and varied opportunities including other models of education. This will allow our community to have sound educational choices and more fully utilize current facilities.

**9.5:** We urge the City to develop a City Plan that includes all neighbourhoods with the objective of fairly distributing density, resources and amenities *(Still under discussion)* .

### Additional recommendations to consider:

- 1) *Ensure that planning policies build a community where the area's significant Aboriginal population feels at home and financially able to stay at home*
- 2) *"We request that the City place a moratorium on spot re-zoning in the entire GW neighbourhood for ten (10) years after the GW community Plan is adopted." See also Housing recommendation on spot rezoning.*
- 3) *"We ask the City to consider re-naming all or part of the GW neighbourhood with an aboriginal name to reflect the cultural history of GW."*

