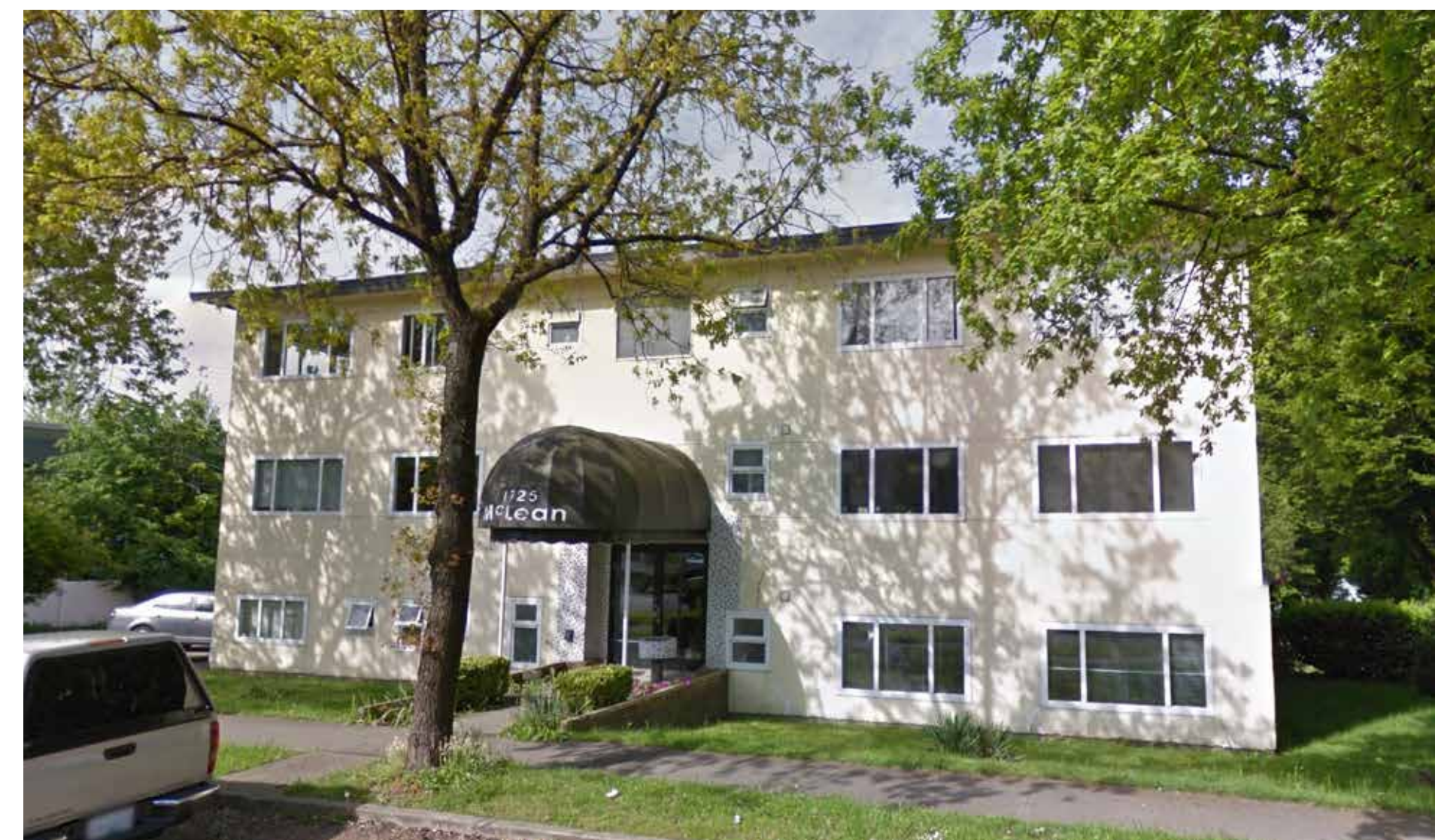


Grandview-Woodland Context

The Grandview-Woodland neighbourhood is a diverse and eclectic community with green space, shops and community amenities. The area contains a variety of housing types and a mix of shops, services, and employment spaces.



Grandview-Woodland Neighbourhood Stats:



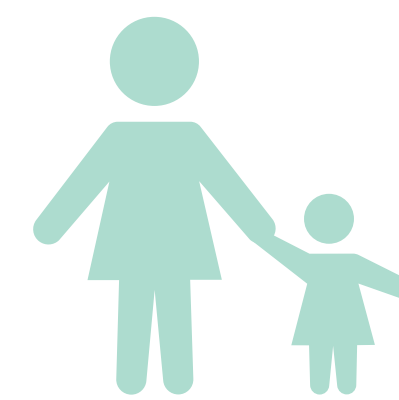
29,175 residents



6.8% population growth since 2011 compared to 4.6% for the City of Vancouver



Almost 40% of the total population is in the 20-39 age range



18.2% are single-parent families compared to 4.1% for the City of Vancouver



63.7% of dwellings are rented, compared to 53.1% for the City of Vancouver

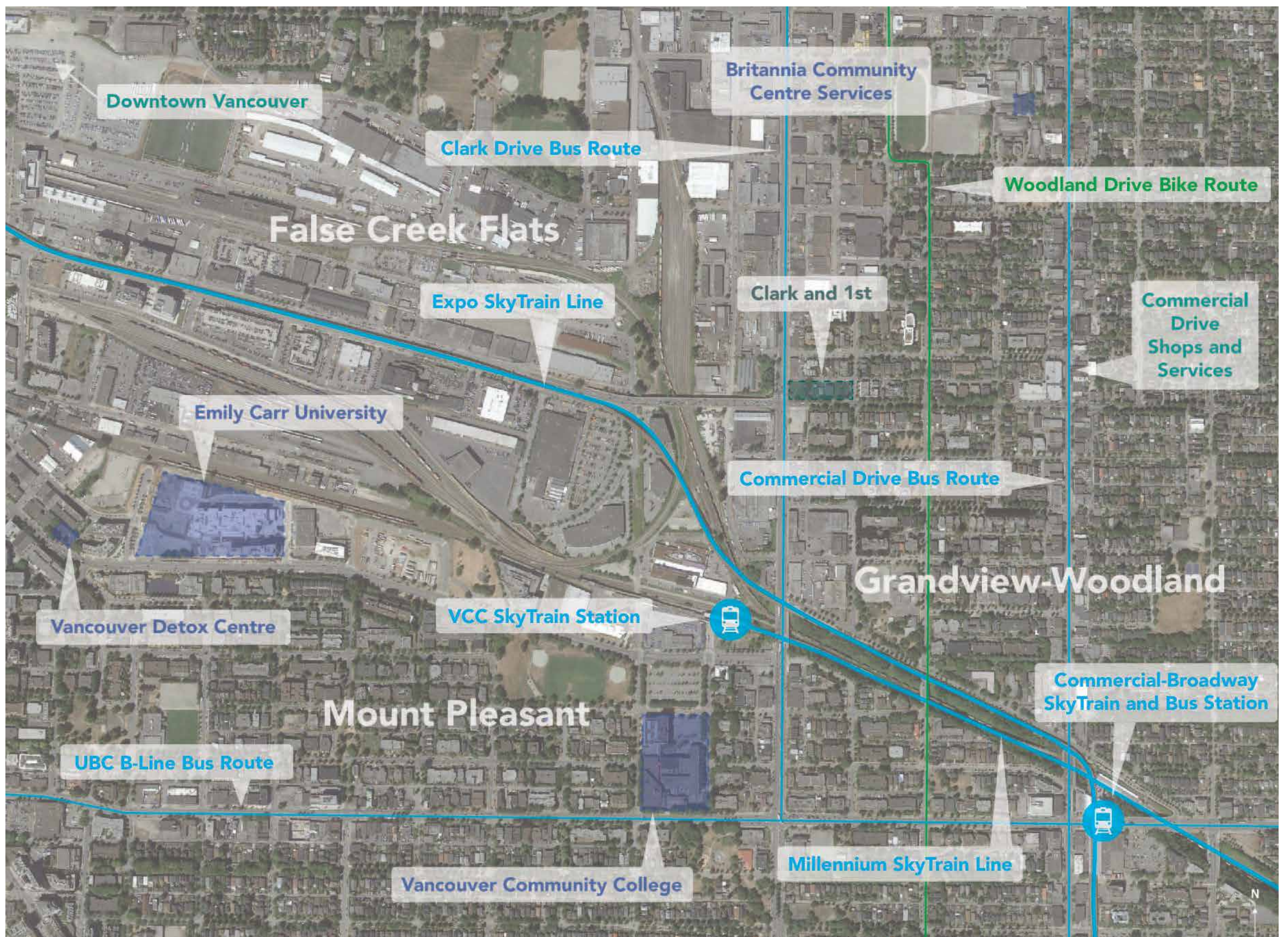


52% of residents use active modes of transportation (transit, walk, bike) compared to 49.5% for the City of Vancouver

Data Source: The City of Vancouver's Community Profile, 2016

Area Context

The proposed development is located in the Grandview-Woodland Community near a range of employment spaces, community services, transit, and educational facilities such as Vancouver Community College and Emily Carr University.



Site Context

The property is located at the intersection of Clark Drive and East 1st Avenue. The surrounding area is characterized by a mix of residential housing forms and a range of industrial uses.

