The Grandview-Woodland Community Plan (GWCP) provides a framework to direct positive change for the community and has helped to inform the proposal for Clark and 1st.

### Community Plan Principles and Values

<table>
<thead>
<tr>
<th>Affordable Housing</th>
<th>Proposal Response</th>
</tr>
</thead>
</table>
| • Housing should include a range of densities, heights and unit types.  
• Provide a range of affordable housing options to meet the diverse needs of the community.  
• Policy in the GWCP allows for the consideration of a modest increase in height and density for the delivery of non-market housing. | ✓ The proposal aims to provide 60-100 homes that meet the City of Vancouver’s definition of social housing.  
✓ The proposal will provide affordable housing for residents with low to moderate incomes. |

<table>
<thead>
<tr>
<th>Reconciliation and Partnerships with the Aboriginal Community</th>
<th>Proposal Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Develop unique and respectful ways to acknowledge and celebrate the historic and current presence of Aboriginal people in Grandview-Woodland.</td>
<td>✓ The project partners are committed to designing and operating the building in collaboration with Indigenous partners.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>A Resilient, Sustainable, Safe and Healthy Community</th>
<th>Proposal Response</th>
</tr>
</thead>
</table>
| • Support health partners in the creation, renewal and expansion of facilities for harm reduction, addiction, and mental health.  
• Develop unique responses to social and environmental issues.  
• Ensure proper social infrastructure and services for residents including health and wellness. | ✓ The proposal’s withdrawal management centre will provide health and wellness services which will support a resilient, sustainable, safe and healthy community.  
✓ Services will be culturally sensitive and trauma informed to better meet the needs of clients. |
## Grandview-Woodland Community Plan (continued)

<table>
<thead>
<tr>
<th>Community Plan Principles and Values</th>
<th>Proposal Response</th>
</tr>
</thead>
</table>
| **Enhance culture, heritage and creativity**  
- Support and enhance spaces for cultural and social activities. Including gathering and support spaces.  
- Work in partnership with urban Indigenous groups to bring forth historical knowledge for future preservation. | ✓ The proposal provides rooftop green space to allow residents of the building to gather.  
✓ The design and programming of the building will be informed by engagement with Indigenous partners. |
| **Sustainable Transit Options**  
- Support transit-oriented community development and encourage shorter trips.  
- Emphasize walking and provide infrastructure to help encourage pedestrian activity. | ✓ The proposal is located on a frequent transit route, a 3-minute walk from many shops and services on Commercial Drive, and will provide lighting, seating, and landscaping to enhance the pedestrian experience. |
| **Protect and Enhance Civic Places**  
- Ensure residents have access to green spaces, including urban forests, parks, open spaces and space for food production. | ✓ The proposal includes significant streetscape enhancements. A rooftop amenity space for residents will feature trees, landscaping and space for urban agriculture. |
| **A Robust Resilient Economy**  
- Develop employment space strategies and ensure job space is well integrated with the transportation network. | ✓ The proposal includes a social enterprise space which will be focused on employment as an essential component of health and wellness. |
| **A Green, Environmentally Sustainable Urban Pattern**  
- Cluster a mix of land-uses close to transit, shops services, employment zones and create a complete community to reduce greenhouse gas emissions. | ✓ The proposal will be a certified Low Emissions Building and will provide housing close to employment spaces, shops, services, and transit infrastructure. |