

Public Roundtable #1:

Feedback on DRAFT Values for Grandview-Woodland

AFFORDABILITY	
LIKE	<ul style="list-style-type: none">• Ability to grow – love this idea, it seems out of reach right now!• I like that it is a value• There is a shortage of accessible housing for people in the city that can't afford the standard rental rates that have increased over the last 15+ years. There needs to be a balance and diversity of affordable housing types, both within the neighborhood and across the city as a whole. Making some areas of the city diverse and affordable and others not, does not solve the problem of affordability.
QUESTIONS OR CONCERNS	<ul style="list-style-type: none">• How can we achieve this as land value increases? Is there an option to limit empty units in any buildings that are built? (not sure if it's a problem here, but it is in Coal Harbour.) In Vancouver, more supply of housing does not = less expensive housing; the planning process should take this into account. There need to be a diversity of housing options, not just single family and apartment buildings; options should keep residential feel and include duplexes, coops, row housing.• Vague• Is affordability a value? What are values and what do we have them for?• I don't think "a reasonable way" is strong enough language in the face of big money development pressures. How about the city guaranteeing a percentage of affordable sites in exchange for upzoning land?• City is too expensive, need density for kids and future generations to be able to afford to live in the neighborhood.• This is missing a focus is this housing affordability, this can be assessed by "Stress" levels of residents.• Vancouver is presenting itself as a "Green" City and densification is inevitable- how is affordability going to be addressed?• Choosing to live here in a dense scenario – more communication is necessary to understand this density.• What will happen to the current tenants of BC Housing?• Single parent young families will not be able to afford to live in the area if they are trying to raise their children.• Set up some sort of bylaw to "facelifts" of the designs and living developments in the neighborhood.• What reasonable way? Is too vague.

	<ul style="list-style-type: none"> • We need financial instruments coming from levels of government to create affordable houses. • How do we keep the “afford” in affordability with the rising cost of land? • What is meant by “ability to grow”? Not all citizens may want growth, but we should all have the ability to thrive. • Does this value capture affordability for small businesses to stay and thrive in our neighbourhood? • How is this really managed? Keep affordability by keeping suites
MISSING	<ul style="list-style-type: none"> • Needs to be better/more thoroughly defined. Reduce RS-1 zoning and replace it with gradual densification from main arterials. Allow for the opportunity for my kids to purchase something in the future besides single family or apartment. • Diversity - We should have mixed but affordable low cost housing • Economic opportunities - other ways to address affordability, keep local grocers, make it easier to start a business (accessible co-working) • Affordability may depend on Provincial and Federal \$\$ • What is “reasonable”? – if developers can build whatever they want? • Are there plans to have free internet (WAN-wide area networks) for the community? There are many low-income families who can’t afford internet access • Not just for people/housing, but for small businesses as well • Acknowledgement of interconnection between values and affordability (they all contribute to affordability) • I want specifics about how the plan will define/understand affordable housing – ie. less than 30% of income • Also about to keep rents affordable for small neighbourhood businesses • Definition of what affordability is around housing – something more concrete • Need for deeper sense of what it means • Concern about changing rents • Affordability tied to change – for housing to be affordable, need different forms of housing • Is ‘free from the stress of an uncertain future...’ really achievable and realistic? Feels too idealistic. • Zoning • Land use • A mix of built forms • Gentrification • Industrial/residential mix • Make explicit: Rental: increase percentage; Subsidized: what is the need in the

	<p>community, what is the percentage?; Price: limiting land value through supply and demand.</p> <ul style="list-style-type: none"> • How does some one from the lowest socio-economic level live their lives free of stress? What is more stressful than not knowing where your next meal is coming from? Or where you sleep tonight • More should be about homelessness • We value co-op housing as affordable and community building. • Mentioning something specific about housing security. • Perhaps noting specifically housing, food, services, community centres • Maintain affordable housing not create affordable housing + encourage suites in areas not zoned for them • Under “affordability,” there needs to be more explicit mention of social/affordable housing, accessible transportation, as well as retention and enhancement of character and form of neighbourhood. • Under “affordability,” there should be some mention of the need to ensure that families have economic opportunities so that they can live in the area. Low-income housing and community amenities with public access seem important to achieving this goal. • There needs to be a mention of transitional housing options to support homeless shelters in the area. • Please add housing • Is this even realistic—with lower storied buildings, which the community wants, but developers won’t build as it will be too costly
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DIVERSITY	
LIKE	<ul style="list-style-type: none"> • Quirky neighbourhood is important – comes from artists, performers, people of different social economic mix • Diversity is accepted • Diversity can be supported by promoting: affordability, diversity, well-being and health, safety • Accessibility to people of all ages – children, youth to aged; i.e. <u>affordable</u> • Views – to mountains, to city and beautiful places such as parks • Diversity is one of the reasons I love this neighbourhood. It makes it unique among many other neighbourhoods in Vancouver (and other Canadian cities). • Diversity makes this neighbourhood vibrant and so great.
QUESTIONS OR	<ul style="list-style-type: none"> • Specify diversity more clearly. Specifically I want to protect the

<p>CONCERNS</p>	<p><u>ethnic diversity</u> of small stores on Commercial Drive. This is connected with <u>Economic Diversity</u> – wherein we need to protect small and affordable commercial space.</p> <ul style="list-style-type: none"> • Policy or practices to incentivize small new business and protect existing stores. Economic diversity. • Gentrification- if the neighborhood continues to be ‘built out’ with new houses and expensive condos, diversity will decrease • There is a very apparent lack of aboriginal families • I like opportunities for exchange of learning and other cultures • Missing- city neighborhood banners aboriginal art along Hastings, Grandview Woodlands • Engage native groups and individuals on their terms • I love the diversity of the community and the variety of different businesses and organizations here. • “Reasonable way” is too ambiguous – reasonable to who? The wording is confusing – feels like it could be simpler. • Make sure there is diversity in all 3 areas: 1) People: people and cultures, age, socioeconomic status, 2) Housing: types, sizes, 3) Land Use: mixed uses, live/work units, commercial, residential.
<p>MISSING</p>	<ul style="list-style-type: none"> • Diverse ways to densify (laneway, density bonus for single family dwellings) Diverse models for building for density, better modeled with neighbourhood character – co-housing for example. • Include a definition of economic opportunities • Maintaining businesses in the area including small manufacturing and warehouse space • Limits to economic growth • Need to focus on more than families: single people, seniors, low-income • Arts and Culture • What are other communities doing? • An overview of a city-wide planning • Introduction statement not a value. Word “appropriate is ambiguous” • Capturing within the value the base line with which you start with. Existing demographic and social capital. Acknowledging the existing demographical conditions within the neighbourhood to be able to forecast the future needs of the current population. • This should be # 1 (priority). Requires significant supply in all areas of the city. • There is no mention of homeless youth in the emerging direction or

	<p>in these values. It is not clear what diversity means.</p> <ul style="list-style-type: none"> • Maintaining diversity is really important to us • By maintaining diversity we mean that we want to keep same proportion of every thing as we have now. • We want a diverse active healthy model which is not like metro town • Maintain diversity: density will happen but how will the area stay affordable is important to us. • Right now there are not a lot of rich people in the area and its important that the area doesn't become like yale town • If there is a lot of money in the area, it will push the low income people out • Wider range of light industrial and retail for existing zones. • Defining patterns, what this term means and more structure • Economic diversity as well • Land use diversity • Housing • Businesses • Ethics • Landscape • Transportation • The values should be more descriptive of the definition of diversity • 58 percent rental or 30 percent rental or 40 percent rental or whatever prescribes the diversity that the neighbourhood need • Explicitly speak about supporting current and future small businesses. • Diversity of all forms—more culturally sensitive. • A commitment to reducing inequity not just promoting and defending diversity • Under “diversity,” there should be recognition that planning for future land use should be both for public <i>and private</i> use.
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JUST AND APPROPRIATE CHANGE	
LIKE	<ul style="list-style-type: none"> • This is good. Good second statement; should include maintain family-friendly feel. • This is an over arching value, something that can guide all the values • Recognition of change is healthy • Like emphasis on gradual change • I appreciate that the Assembly recognizes that the neighbourhood

	cannot be frozen in amber
QUESTIONS OR CONCERNS	<ul style="list-style-type: none"> • Appropriate change; agree but would add we have some responsibility to increase diversity in the context of a rapidly growing metro population • The first half of this value seems to indicate certain change is inevitable – not all changes are inevitable (i.e. giant condo towers). It’s hard to describe but the wording seems “off”. • Second piece is good. • the “needs of the city more broadly.” We are being forced to take more density etc than many areas. How about: we should be treated fairly by the city • Who decides on “the gradual spatial change?” • How can we accommodate a doubling of the population while maintaining the soul of the neighbourhood? • Sustainable/gradual change • Sustainable growth. Built form developments only in appropriately designated zones • There are too many concepts overlapping with other values. e.g. here, it says we promote change that is sustainable (which is a separate value), appropriately scaled (which is also mentioned under sustainability). I’d suggest focusing this value on – we value change that is <u>responsive to the needs of local residents</u>. By focusing this value, it would be easier to work with. • I’m not keen on the word appropriate. (ambiguous) • How is “appropriately scaled” defined and by whom? • Who defines what is “just”? What is just for one person may not be perceived as just by another. Suggestion of removing “just”. • What is the role of the real estate market in driving change? • What “appropriately scaled” means for me could be different for another person. • You ask: Appropriate change or Just & Appropriate change. What is mean by “just” and appropriate? If this relates to affordability of housing, perhaps this should be discussed under affordability and you need to state something like not having to pay more than say 30% of your gross income on rent. Be specific. • What is appropriately scaled? When can we see the City’s data on population projections so we can discuss how this was arrived at and how should take these into consideration?
MISSING	<ul style="list-style-type: none"> • Change as an opportunity; design aesthetic opportunities

	<ul style="list-style-type: none"> • Lots of citizen engagement – How? <u>Scale</u> My hope is that anything higher than 4 levels [is] <u>carefully</u> negotiated • Include: ‘development’ changes, ‘engagement and involvement’ • Wording should include “respecting and encouraging families” or “family friendly development” • Framing the entire document with a family friendly lens • Zoning needs to be discussed EG. Under-used warehouses should be re-assessed - no need to get rid of all light industry • Density as a word/concept should be probably be addressed in the values • Should include small business, feels like it’s missing • Need a way to protect small, existing businesses from potential encroachment of chain stores. Keep rents affordable for these base small businesses (ie. produce stores) • Not sure the wording reflects the ‘justice’ value • Validity of the process • Do not reinvent the wheel • What are other communities doing? • An overview of a city-wide planning • “Appropriate Change or Just & Appropriate Change” to “Respectfully managed change”. • Really need to define “appropriately scaled”. “Forms of density” are critical to define too. • Appropriate scale needs to be defined. • Growth as a goal. Growth is implied throughout this, but our goals around growth should be explicit and upfront. • How much do we want residential and/or commercial growth? • Growth can be good for the neighbourhood economically and socially. • grassroots engagement that has impact and is seen to have impact • Focusing on upgrading the parts of the community that are under-utilized or underserved, rather than redeveloping the areas that already work. • Governance: continuing forms of democracy and shared decision making. • What types of businesses do we want and how do we want to invite economic growth at an optimal level? • Distribution of change within all neighbourhoods • Under the “appropriate change” value, it would be helpful to
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	<p>mentioning something about the need to convert single occupancy houses into suites, duplexes, laneway housing, and so on, in order to achieve the neighbourhood’s density goals. There should also be a commitment to develop only those areas already slated for development housing.</p> <ul style="list-style-type: none"> • Emphasis on the value of current levels of light, views and vistas—many of which would be lost if pace of development and height of buildings allowed • Scale of the proposed buildings at parks (Adanac and East 2nd) will create a wall to keep community out or separated • Also: view of residents on south side of Venables • “Needs of the City’s residents more broadly” what does this mean? • Concerned about the process by which change happens, as well as the change itself. Important for community input to be valued • I want to see recognition that East 1st—while an arterial street—is actually part of the neighbour and if built up to too tall, buildings will create a divide in the neighbourhood • Recognition that East Hastings in G-W is an important, even crucial street for small businesses
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CHARACTER AND HISTORY	
<p>LIKE</p>	<ul style="list-style-type: none"> • Acknowledge that Coast Salish are the first peoples of this territory is important; why do we use the term unceded – is there a legal reason? • Like protecting character! • “change in line with current character” –good, but how is it enforceable? • Heritage and Scale, History: Encourage – revere, educate what a gift the old sustainable building can be – also conversions to multi unit without losing character • Vibrancy of the Drive • Diversity, character, quirkiness • Businesses, especially the coffee shops • Preserving the vibrancy of neighbourhood • GW is an Edwardian village • Everything is within walking distance • There are a lot of green, heritage buildings • I like the values proposed for Character & History. Keep character,

	<p>but open to shifting built environment.</p> <ul style="list-style-type: none"> • Respect what is existing! Character and history tell the story of a neighbourhood and a community. • recognizes historic character of GW • love the character and flare of our community • very valued; authentic feel - Real architecture that is maintained (we need to preserve it) • Like the emphasis on ‘friendly’ change I take this to mean that pace of development will be slow, orderly and allow public process to the maximum. • ‘Current character of built forms and streets’ consistent with importance of introducing density without high-rises. Build to scale of existing character
<p>QUESTIONS OR CONCERNS</p>	<ul style="list-style-type: none"> • Can you keep the feel and safety of life with high-rises? • Should we have straighter language about protecting heritage buildings - - or is that too specific? • How do we acknowledge the vast cultures in this community? How do we promote this? EG. Italian days? And others. Maybe a culture day every week in the summer? • How do you protect the built heritage? Current heritage rules often don’t work that well—too many houses being torn down • What does character mean in Grandview woodland? • Built forms need to be thought through thoroughly • Land use is key • Need a mix of types of housing that is inclusive of all • Does only keeping the outer face or façade of a building count as keeping its history? It does seem to be a common practice in the area. This seems to be happening a lot in downtown too (i.e. Gastown), where a building is totally demolished and changed on the inside, but the exterior is preserved. This does not really maintain the character of the neighborhood, especially because these changes are associated with changes in the community members that can afford to live there. • Densifying is not the only solution to increase housing availability and affordability. Densification might change the character of GW, both architecturally and in terms of the community members living there (too many people suddenly moving in). • What is meant and more importantly, the impact to our community as a whole by acknowledging and valuing that we are on unceded territories of the Coast Salish peoples?

	<ul style="list-style-type: none"> • What history and character will be kept • Low income housing for students and homeless teens • How much is the projected height and density of the area, and what is the expected growth • Tourism of the area: the look of the area, the cobblestone, trees and street light are important • What does it mean that the values take about “the needs of the residents” • Change should not be juxtaposed with maintaining what is here. We need to involve the residents to ensure we do not face false choices down the road
MISSING	<ul style="list-style-type: none"> • Please include all the people who built the area, not just lip service to FN • Is it possible that real values are missing from the draft? The way they are presented seems long as paragraphs that contain seeming contradictions in expectations. Values might contradict but having them in the same line is confusing. • <u>Trees</u> are part of character not just buildings • There is character in each sub-area • Include a community definition for G-W character: Commercial drive, Commercial/residential mix, Inclusive, impassioned civic intentions, Walkability, Light industrial and Retain local businesses • Include - Diversity of building design • Define built form in specific heights of buildings • Wording needs to capture both built and natural environment • We need more visible representation of aboriginal/first nations in public places, recognizing the many urban and local communities and the rich history of First Nations. • “Change or maintaining what is here.” There are opposites so this statement means nothing. • “Residential friendly change” this is vague • Redefining the meaning of change. • Aboriginal history is important, however I’m not sure how it can or should affect planning. • Valuing existing built form too highly freezes an area of the city in place forever. Dead cities stay the same, vibrant cities change, even when it causes a change of character • “Residential friendly change” is very ambiguous – is this value specific to the architecture?

	<ul style="list-style-type: none"> • Be more clear about the character and history – style, layout, architecture, etc. • I like that this quality of the neighborhood (character and history) has been formed by the independent, blue-collar spirit of its residents. • ...want to continue to attract, welcome, and sustain diverse people, communities, buildings and businesses (eg. No chains or franchises). • Protection of visual history • Protection of types of people that make up the neighbourhood. • Foster built forms that encourage social interaction. • We could use more spaces like the lovely cul de sac between Victoria and Commercial on E 8th. • Add/explore planning relationships with First Nations in light of court decisions • The phrase “character and history” in the values is ambiguous. There needs to be stronger language about heritage as well as some recognition of the trade offs between preserving heritage and developing better spaces • Under “character and history,” insert “by recognizing and maintaining important heritage/character buildings and spaces” in the last sentence, just after “...build upon that history and character...” • Having high-rise towers would also mean losing character, which is predominantly the two or three level building form (especially in the area just north of Broadway). • Under the “character and history” value, it is important to emphasize that maintaining the unique character of the neighbourhood can itself be an economic draw. We should also look to ensure that newer construction conforms to the character of the neighbourhood. • Don’t focus too much on the character and history of buildings • Does not address the history and character of businesses and their independence • Small independent shops define character • Conflict between: increasing density and preserving character of the neighbourhood • Loosing height and views, need to preserve those elements • How much affordability are we willing to sacrifice for ‘character’ and ‘appropriate change’?
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SAFETY	
LIKE	<ul style="list-style-type: none"> • Love it. Would like to see law enforcement and community work closer (in a positive way) • Like it! Little vague, would like to see how it plays out • Family-friendly is very important and I would be happy to see it continually emphasized
QUESTIONS OR CONCERNS	<ul style="list-style-type: none"> • With increased densification will policing be increased?
MISSING	<ul style="list-style-type: none"> • Should be linked to better transportation. No safety for all should suffer, without calling out everyone but European descended males. Safety should be “guaranteed”... this statement is too concrete; safety cannot be guaranteed and it should not be stated as such. Safety is about trust between neighbors and community members; this is missing from the values statement. • Totally agree with the last statement (that safety cannot be guaranteed); could be stronger though; family friendly is paramount. Taking back the street for hockey, walking, cycling, and sitting and enjoying the gardens. • How do we get safer lighting on streets? EG. Victoria Drive (from Hastings to Broadway) • RE: Addictions – Why are we as a community not looking at the root causes of alcohol/drug use with our community • members and looking at solutions? • Are you planning to have an earthquake preparedness plan? Community-wise plan • When creating a new building, include a library – it is a SAFE place for kids, for new neighbors to put (à la Jonathan Rose – Architect / USA) • Woodlands bike lane much better than commercial drive, leave parking on commercial drive. • Better street lighting in streets off Hastings and Triumph • Better protection and safety for all women and girls, especially first nations women and girls. • Totally car free and pedestrian network • “Drive anywhere” is not a value to be emphasized. Driving not going anywhere but as least official use of scarce space, it must not be emphasized or ensured as a right. • “Safety should be <u>guaranteed</u>... This is admirable but not doable. A

	<p>better word please.</p> <ul style="list-style-type: none"> • value neighbourhood that is family friendly. Does that mean that non family people are not valued • Social services need to be supported and increased, also tailored to a diversity of support needs. • add spiritual as the speaker suggested • Under the “safety” value, instead of having “...walk, ride, and drive anywhere...” it might be simpler and more comprehensive to just put “transit.” • The language about “safety” use in the values seems to be missing the point: it’s not about “safety” (and here, you also don’t need to list different kinds of mobility options) it’s about accessibility.
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ENVIRONMENTAL SUSTAINABILITY	
LIKE	<ul style="list-style-type: none"> • Yes, parks, better green space, access and development. Maybe support distributed generation project. • Like: The idea of local economies • I enjoy resilient communities, green spaces, efficient infrastructure, etc. • Green initiatives are going in the right direction • Maintain and expand green space for children and public enjoyment • If this value is implemented the community will be well prepared for the future. • More Green Space! • Like some emphasis on energy efficiency + like “reducing our collective emissions”
QUESTIONS OR CONCERNS	<ul style="list-style-type: none"> • Can we be a leader in Vancouver in environmental sustainability; can we have demonstration projects so people can learn of the environment. Encouraging not having a car. • What about sharing economy (i.e. tool library)? Food security – more specifically orchards and edibles? • Be leaders in enviro-innovations • Missing “green planning” – or is that redundant? It seems general • Environmental sustainability 1. scalable? • Sustainability too in looking at the overall city and region’s needs; Some higher density in exchange for more green spaces? • What does “scalable” mean? • Expansion of #2, Green assets that are different than they are in the

	<p>rest of the City. This would require the inclusion of natural areas especially for children and thinking about using roads as greenways.</p> <ul style="list-style-type: none"> • Expansion of #3, Incentives to encourage people buy and renovate rather than tear down and put more construction materials in the landfill. • Need more green space • Not very safe for all modes of transportation • How does density address adequate public spaces for quality of life? If people are going to live in smaller spaces, there should be adequate public space provided • With increasing density how will the space and facilities support all these people happily and sufficiently? EG. Open spaces, diverse public space for different uses (dog parks, playgrounds, larger community centres, better gathering spaces) • With increasing density, public spaces also need to be safe, and quirky unique characters of the drive need to be supported and maintained • Point #1 feels lite it ought to fit into something more general. • We need to embrace sustainability in all areas: environmental, economic, social (make sure that the people that live here are able to stay here). • Retrofitting of old buildings to improve energy efficiency (eg. Insulation, windows) is a way to preserve heritage values and maintain neighbourhood character in a “green” way. • Expand to include decrease in use of fossil fuels and reduction of Greenhouse gases+ develop/ encourage non-fossil fuel alternatives
MISSING	<ul style="list-style-type: none"> • Need to recognize that climate change is a reason we need to reduce GHG emissions; reduce environmental footprint; should be part of values; not enough mention of reducing our environmental footprint. • Greenest neighborhood in Vancouver. Make community street gardens in laneways to outset densification. • Encourage small, neighborhood shops that will reduce driving and spread entrepreneurialism and neighbor interaction • The creation of more green spaces • Sustainability should be expanded to include: social sustainability (festival), economic sustainability (diversity of businesses, economic base for local, regional, provincial and federal businesses) and environmental sustainability • Highlight activities and design to support social sustainability

	<ul style="list-style-type: none"> • Discussion that the other (non-environmental) values are part of social sustainability • Economic sustainability also relates to different sizes of industry • Green spaces • There are too many concepts here – distill to the choice • Planning jargon is not always clear • Missing any related to water streams, lakes, etc. (e.g. Daylighting stream) • Ecological conservation and restoration needs to be explicitly addressed as a core value that requires focused attention. It is not equivalent to the creation and protection of “green spaces”. • Should be “ecological integrity” not “literacy” (unclear about what that means) • Should say “communities that are <u>compact</u>, resilient...” • Adding a fourth point with an explicit statement about facilitating transportation; “green infrastructure that encourages sustainable transportation choices”. • Developing ‘walkable’ communities, less reliance on fossil fuels • Require new development to have a secondary sources of energy supply
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MOBILITY AND ACCESSIBILITY	
LIKE	<ul style="list-style-type: none"> • Walkability, p.s. cars <u>last</u> • All ages and abilities is key for supporting all members of the community being able to take part in the community. Empowerment through mobility. • Very important value. I believe most people don’t shun private vehicles, but given the choice would rather walk, ride a bike or take transit – or also a car share program (eg. Car2Go). • This summarizes aspects of transportation and the community that are important to me: integrated, sufficient, safe, convenient, transportation. • Great! Let’s have active transportation be the mode! 1) Walk, 2) bike, 3) transit.
QUESTIONS OR CONCERNS	<ul style="list-style-type: none"> • Seems out of scope; should this be a Translink issue? • More and better bike lanes. • I like a mix of modes of transportation • Accessible bldgs. parks and city infrastructure

	<ul style="list-style-type: none"> • I hesitate about the value of being able to DRIVE anywhere. I'd like us to barely be able to drive at all! • This value is missing the assurance that every street will not turn into a bike lane and the proper integration of transit with the rest of the city. • How can you legislate "delightful"? • "While reducing impacts" is quite vague. What impacts? On the environment? On the community? • Need to combine the different needs of internal "traffic" and transient daily flow-through "traffic". Addressing the need to create strategies for managing these two types of traffic separately but in an integrated manner. • Does the Assembly support alternate transportation companies such as Uber (taxi services)? The City generally opposes this sort of service. While the Assembly might not have the power to decide on this, it might consider bringing the need for diverse modes of transportation to the City through the report. [Other participants' comments in response to this comment: there are liability issues that might explain why the City opposes services such as Uber).
MISSING	<ul style="list-style-type: none"> • Traffic Study of skytrain; air stinks from all the idling diesel busses. • Green spaces need to be enhanced/increased, not just maintained. More spaces for gardening and better accessibility. • Having connection to the street with low-rise buildings; nothing over 6 stories; greater than six stories creates disconnect with the neighborhood. • What is the plan to refurbish and reconstruct the Britannia recreational complex – this needs to accompany. • Would like to see issues like traffic, parking, green space, etc. as part of G-W plan, not as an afterthought. Safety is an issue; there are already too many accidents in Broadway corridor; what is the specific plan to deal with this? • Accessible housing options for mobility impaired need to be appropriately located (i.e. near rapid transit nodes) • Can we collaborate with Translink as to the growth that will inevitably happen in the next year? Assembly should be attending meetings, and should be included in the discussions where decisions are being made • Drive is currently very auto-centric in its design • Consideration of better parking requirements on new construction

	<ul style="list-style-type: none"> • How do re retain parking for businesses with a more diverse range of transportation options? • I have lived here for 8 years and it continues to get better every year. • I like communication on alterative transportation options • I want more people on bikes, change the provincial law on helmets. • Change the Helmet law • Sidewalks, need to be wider for seniors using scooters for example • Public spaces • Access for seniors • Traffic calming • Parks/parklets/pocket parks • Zoning and land-use • Seniors: need to provide living spaces and support that is adequate • Wider sidewalks • Emphasizing walkable and bikeable community and shifting away from cars. Like the term “delight” • Accessibility should encompass more than just transportation. • Under “mobility and accessibility,” it’d be good to put something about the need to encourage development built around transit, and vice versa. Translink also needs to be brought to the table, and higher rises should be encouraged (6 floors, plus) at the Main Street intersection. • Under “accessible transportation,” there should be some recognition that developing infrastructure for some modes of transportation (e.g., cars or buses) precludes other modes of transportation (e.g., bikes). • “Walkability” also needs to mean building sidewalks with enough width for at least two wheel chairs to pass by.
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WELL-BEING AND HEALTH	
LIKE	<ul style="list-style-type: none"> • I like well-being and health • I like that this is the focus • Walkability! Green spaces! • I like the value of maintaining green spaces and a quality of life that fosters health. • The green spaces and pathways are part of what makes our community unique and should be maintained.
QUESTIONS OR CONCERNS	<ul style="list-style-type: none"> • Green spaces is essential to ward off high rises which would building community and health

	<ul style="list-style-type: none"> • Increased density can also mean increased green space (<u>reclaim space</u> near mid rises) • We value maintaining and increasing green spaces. • Britannia expansion great ☺ Will it be in my lifetime – next 15-20 years? ☹ • Well-being and health, character and history, safety. The residential neighborhood at William and McLean sits next to a light industrial area it was reasonably quiet until the summer of 2013 when a berry business moved in and started making a lot of noise 24/7- business and owners of site not responsive to neighbors complaints • “Maintaining” green spaces – the use of the word “maintaining” suggests that no new green space is imagined. • Why is health viewed as relative to people’s social and economic histories? As humans, do we not all need the same basic health needs? • Part of walkability is having benches on which to rest (particularly important to the elderly). Drinking fountains were important to the British seniors group when the City consulted them.
MISSING	<ul style="list-style-type: none"> • This value should include specifics regarding the community amenity process: Transparency, Consultation, and Informed by city and community • Increase childcare space, also for disabled children • Safer biking streets • Unfortunately, the ongoing and living presence of the First Nations in G-W is on the sidewalk ☹ • Affordable daycare and health services included into densification and provided by developers. • Problem is children living in poverty and better neighborhood schools. • Health Centres are missing • Affordable daycare is missing, must be included in development CAC’s. • Walkability means being able to walk amenities (retail, schools, jobs). • Arts and Culture • Wider sidewalks • More parks/parklets and pocket parks • It is important to have various types of spaces (not jus green) that <u>foster interaction</u> (note taker’s note: emphasis in original). A big part

	<p>of community building is the interactions with other community members. Spaces such as libraries, classrooms, corners, are fundamental in this regard. For instance, the plaza right by Britannia. Need to generate spaces for interaction near the skytrain station. Small community markets are an option.</p> <ul style="list-style-type: none"> • Availability and access of green spaces and community amenities. • Specifically add cycling, and other modes of active transportation. • Increase green space (more than maintain). “Grandview Woodlands is one of the most undersubscribed neighbourhoods in terms of green space, “maintain” does not begin to characterize this inequality in access and availability to social amenities. • “Security and assurance” that as the community densifies, new green space and community amenities are provided commensurate to the new growth. • More accessible holistic community centres or meeting places. • Add in something re: creation of more public spaces for citizens to meet and collaborate • Add support for community-focused health services • Under “well-being and health,” most residents also value the ability to live “car free” and to have accessible, effective transit options.
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OTHER	
LIKE	<ul style="list-style-type: none"> • I am grateful for the work the Citizens’ Assembly is doing. The values have been well thought out. Thank you. • Positive; agree with intent and wording of all as presented Nov.26/14
QUESTIONS OR CONCERNS	<ul style="list-style-type: none"> • Increase density while maintaining connections to the street.
MISSING	<ul style="list-style-type: none"> • Townhouses or row houses intact, being a strata like Tamito (?). Heritage preservation; we should restore all the buildings on the Drive like Nelson, BC. • Britannia Community Centre is the “rotting” heart of our community; it needs to be repaired, and that may help keep the safety, family oriented of our neighborhood. • More car coops to reduce cars. • Preserve our grand views; no high-rises/mid-rises. • Spaces for our littlest – no childcare centres for under 3 years old • The needs, desires and interests of residents and the community take utter precedence over the needs of developers and those seeking to

	<p>profit from “change”</p> <ul style="list-style-type: none"> • Parking: transit upgrades will lag behind densification. How will the plan deal with the major parking headaches? (this is my best guess on this one) • The value of community • NEW VALUE: We value a community process that fosters ownership and agency and seeds organizational and community capacity in order for genuine democracy and engagement where the citizens of Grandview Woodlands feel like they have a voice that is listened to and acted upon. • Livability – but could be covered in other values • Cultural events/arts • Community Input and ongoing community input – needs to be reflective of ongoing changes that are occurring, iterative process • Community democracy • Something about the value of festivals and care free events • Want “scale” to be a value • Views are not blocked • How are we going to better engage aboriginal and first nations communities knowing that there is a large population here. Record is from previous work that actions were not followed though. • Diverse types, single family, townhouse, low rise • Jobs, incubator space for industrial jobs. • NEW VALUE: ARTS AND CULTURE: We need to identify and celebrate the artists in our midst, create more spaces for public art, i.e. in our parks. Public art should be visible • NEW VALUE BUILT FORMS AND LAND USE: Preserving the diversity of housing in the neighbourhood -> Zoning for diversity What built forms in the neighbourhood do we need to protect? How do we do that? What are the built forms that are missing in the neighbourhood? We need to include the creation and preservation of parks in the development of the neighbourhood. What maximum height? Housing should be inclusive of a diversity of people, including singles, senior and low-income people • Local economy. Look at Strathcona with its social enterprises. • Transparency. The public at large must be included in our process. Regarding the comment made by one of the community members at the beginning of the session about why the community values had not been made public in advance of the roundtable, that was not a
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	<p>deliberate decision. It is just that other things were prioritized. The Assembly needs to pay more attention to this, because lack of transparency was actually the catalyst for the creation of the Assembly. It is necessary to keep this in mind.</p> <ul style="list-style-type: none"> • Sense of community is not captured in the values. Community, friendliness, and being neighbourly is part of what makes East Van unique. We should capture this within the values. • There is nothing about arts and culture in the values • Adding a statement along the lines of: “We value the sense of belonging, being connected with other people in the community.” • There should be a value about economic sustainability. There are only small mentions in some areas but is not a value on its own. There should be something about valuing small independent local businesses, and the light industrial area, which should be a protected economic engine that requires proper planning; for example, in relation to tax policy. • Mentioning more welcoming / user friendly community facilities and spaces. • Values could be in conflict with one another as there is no ‘prioritizing’ lens (i.e. prioritizing small business, affordable housing). • What are the indicators for values? They’re too general/un-specific • Economic growth and development not included, should be explicit mention of supporting economic growth of small businesses • Will require concrete recommendations for actual change based on these values • Must propose a realistic option for increased density over the long term • Require commitment by staff to be accountable for accurately presenting findings to Council
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