# UNIVERSITY ENDOWMENT LANDS AREA D

# PHASE 2A ENGAGEMENT SUMMARY

FEBRUARY 2019

BRITISH COLUMBIA

AREA D
NEIGHBOURHOOD PLAN

# ENGAGEMENT PARTICIPATION

**115**
attended in-person events

**1300+**
people reached through promotion, including postcards, newsletter, and canvassing

**20+**
interviews and meetings with stakeholders
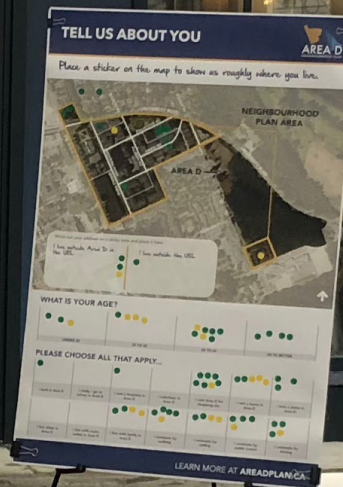
**60**
completed online surveys

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## ABOUT THE PLAN

*Area D, referred to as 'The Village', is home to a diversity of people and places. It is a community with a range of multi-family housing, shops, restaurants, transportation options, and parks and green space.*

The University Endowment Lands (UEL) is developing a Neighbourhood Plan for Area D, a historic mixed-use neighbourhood. The Plan will provide a community vision for the future, with supporting goals and objectives, and a framework to guide future change and development.

Located between UBC and the City of Vancouver, Area D is a small commercial hub serving the UEL community and other adjacent neighbourhoods. With a population of over 2,000 people, Area D has a mix of high and low-rise apartment buildings and townhouses, shops and services in the Village, Jim Everett Memorial Park as well as the theology graduate school Regent College.

Historically, development has been limited by a small land base and slow population growth. However, recent years have brought new developments and changes. We have seen demographic changes, like a growing young student population, increasing concerns around climate change and the environment, and rezonings that allow more residential and retail development. Regent College has been rezoned to include student housing and commercial uses. Leləm̓, a 22-acre parcel of forestland owned by the Musqueam Indian Band, has been rezoned to allow over 1.2 million square feet of residential and commercial buildings. And, next door, UBC has developed significant residential and retail spaces.

The Area D Neighbourhood Plan provides an opportunity to take a proactive approach to growth and development in this area in a way that reflects community values and priorities. By setting out a clear community vision today, we can shape the future in a way that is sustainable and provides a high quality of life for current and future residents.



## NEIGHBOURHOOD PLAN AREA

The Plan will focus on the study area of over 30 acres bounded by University Boulevard, Wesbrook Mall, Agronomy Road and Toronto Road; the two institutional lots on the northeast corner of University Boulevard and Wesbrook Mall due to their land use designation; and the lot on the corner of Acadia and Ortona Roads as requested by their Strata Council. The leləm̓ development will be excluded from the Plan since a comprehensive plan with design guidelines has been recently adopted.

The Plan will consider long-term scenarios for the Area and adjacent sites as they have the potential for change and development in the future.

# PLANNING PROCESS

The Area D Neighbourhood Plan will be developed through a multi-phased process. The Plan kicked-off in May 2018 with the Plan expected to go to the Ministry of Municipal Affairs and Housing for consideration in the Fall 2019.

- **Phase 1 – "Discovering"** focused on exploring the current state of the neighbourhood through background research, field visits of various sites in the neighbourhood, stakeholder meetings and interviews and technical memos on the top priorities, challenges and opportunities that may impact the future of Area D.

- **Phase 2 – "Creating the Plan"** launched in the fall 2018 and focused on exploring the community's perspective on the top priorities, challenges and opportunities related to the neighbourhood as well as in developing a vision for the future, with goals and directions for the Plan. Phase 2B will launch in the winter / spring 2019 to involve the community in refining a vision, defining goals and directions and designing specific policy options for the neighbourhood.

- **Phase 3 – "Finalizing the Plan"** will focus on developing the Area D Neighbourhood Plan, which will be brought back to the community for review and refinement before a final plan is presented to the Minister of Municipal Affairs and Housing for approval.

The University Endowment Lands (UEL) has a team of local experts and skilled consultants to engage Area D's diverse communities in the Neighbourhood Plan. An interdisciplinary team of UEL staff and consultant strategic planners, landscape architects, urban designers, transportation engineers, housing and heritage experts are overseeing the project, with the Community Advisory Council providing leadership and guidance throughout the process.

*we are here*

**PHASE 1**
Discovering
SPRING–
SUMMER 2018

**PHASE 2**
Creating
the Plan
FALL 2018–
WINTER 2019

**PHASE 3**
Finalizing
the Plan
SUMMER–
FALL 2019

**Community member input will directly shape the Area D Neighbourhood Plan.** Community input has helped to identify what we have today, and will help decide what the future could look like. The more people we hear from, the better the Plan will be!

## ABOUT THIS REPORT

The Phase 2A Community Engagement Summary Report summarizes key input gathered between October and December 2018 as part of Phase 2A of the Area D Neighbourhood Plan process. What follows is a summary of what we did and heard in Phase 2A – gathered through the multiple community and stakeholder engagement channels. The findings are presented under each question posed and engagement channel. A detailed summary of the Survey Report is included in the appendices of this report.

## ENGAGEMENT OBJECTIVES

In 2018, the Area D Neighbourhood Plan Communications and Engagement Strategy was developed. The overall engagement objectives are to:

- **Raise broad awareness** of the planning process and the Neighbourhood Plan;
- **Share information** about the value and current state of Area D and critical local issues and trends;
- **Generate timely and meaningful input** from a wide range of community members and stakeholders;
- Clearly and effectively **weave input** into the planning and content development process;
- **Generate opportunities** for people to learn, share, hear the opinions of others and contribute to the scope of the Plan; and
- Create a Neighbourhood Plan that a wide range of **community members are proud of and excited for.**

Success will be measured by the degree of awareness of the Area D Neighbourhood Plan and the diverse opportunities to provide input across a wide range of stakeholders and members of the general public. In terms of range, we mean both geographically and demographically varied participants.

# 1 WHAT WE DID

# ENGAGEMENT OPPORTUNITIES

In the Summer and Fall of 2018, there were over 10 opportunities for the public and stakeholders to engage in the Neighbourhood Plan process, reaching over 340 people.

## Open House

**30 people**

A public Open House was held on October 23, 2018. Participants were able to review a Neighbourhood Profile and a variety of Background Papers that briefly summarize the Neighbourhood Planning process and key topics to be discussed. Participants were then invited to take part in four interactive stations:

- Community Visioning Station: What do you envision for the future of the Village?
- Priority Voting Station: Review the ten key issues and vote for your top three priorities.
- Goals and Big Ideas Station: Vote on the goals and big ideas.
- Community Mapping: Record the important places (what you like most, challenges, what would you like to improve) in the community on a large map and explain why on a sticky.

## Public Survey

**60 people**

To gather input on diverse community group's perceptions of Area D and top priorities, challenges, opportunities, visions and ideas for the future, an online survey in English was designed and deployed using the SimpleSurvey platform from October 23 to November 30, 2018.

## Pop-Up Events

**85 people**

The Area D Plan team hosted three Pop-up Events in November 2018. The Pop-ups included information about the planning process and priority areas, with an opportunity to provide high-level input on priorities, challenges, opportunities, visions and big ideas.

The Pop-ups were held at three community sites in Area D during the day where people gather and socialize regularly: University Marketplace, University Plaza and Regent College Atrium. The locations were chosen based on geographic spread, and the diversity of likely community participants.

## Stakeholder Interviews

**10 people**

The Area D Plan team identified and interviewed key stakeholders to understand key challenges, opportunities and preferred engagement methods for Area D. Interviews were with a range of people in Area D, the UEL, and Electoral Area A.

## Community Advisory Council Meetings

**7 people**

In May, September, and October 2018, the Area D Plan team presented to the Community Advisory Council on the Plan process. The group helped provide direction on content development and public engagement.

## Stakeholder Meetings

**10+ people**

Between November and December 2018, the Area D Plan team held a series of stakeholder meetings to gather input and ideas from key stakeholders on the priority areas. Over 10 stakeholder groups and organizations were communicated with in person and by teleconference.

## Community Canvassing

**75 people**

In November 2018, two Area D Plan team members canvassed Area D and the UEL, informing the public and business owners about the Neighbourhood Plan process and inviting them to participate in the Pop-up Events and to complete the online survey using an iPad.

## Postcards and Posters

**600 people**

Between October and December 2018, hundreds of Area D Plan postcards were hand delivered to UEL homes and posters were put up throughout Area D and surrounding areas to expand our outreach and to invite UEL community members to learn about and imagine the future of Area D.

## E-newsletter

**25 people**

In October 2018, an e-newsletter was sent out to members of the public who have signed up for updates and key stakeholders, informing them about the process and inviting them to participate in the events and to complete the online survey.

## Social Media

**6,400 views**

Social media was used to help expand our outreach, providing another platform for the public to learn about and imagine the future of Area D. Through the hashtag #AreaDPlan, we posted information about the process on Facebook and Twitter.

On Facebook, there were 20 posts, with a total reach of 6,400 views and 289 post clicks. On Twitter there were 18 tweets, with an overall reach of 1,718 impressions, and 17 link clicks from tweets.

## Neighbourhood Profile and Background Papers

**96 distributed**

To inform and stimulate discussion on key topics and trends that will influence Area D over the next 20 years and help shape the Plan, an Area D Neighbourhood Profile and Background Papers were developed. The Background Papers were on the topics: complete community, community resilience, housing, heritage, place making, parks and green space, neighbourhood design, transportation, the local economy and infrastructure and waste. Dozens of Neighbourhood Profiles and Background Papers were shared with the public online and in-person at the Area D Plan events and stakeholder meetings.

## Website

**519 visitors**

A dedicated Project Website was launched at AreaDPlan in the Fall of 2018. The website introduced the Area D Neighbourhood Plan with background information about the project, and provided an opportunity to engage through the online survey and in-person events.
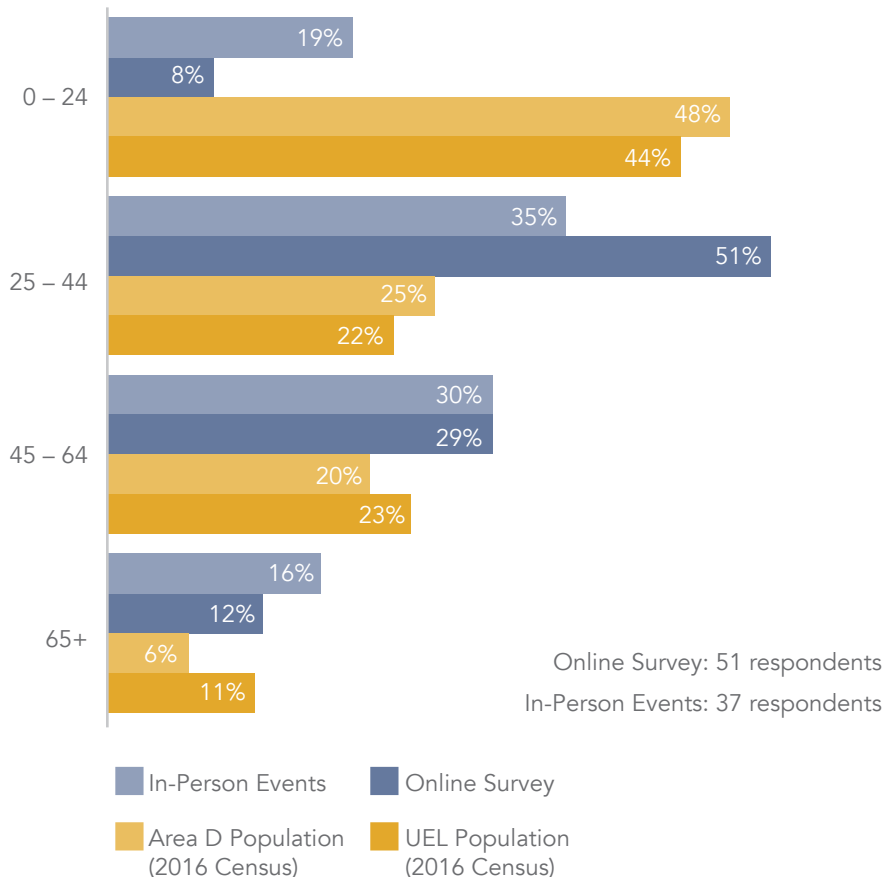
**2 WHO PARTICIPATED**

# PUBLIC PARTICIPANTS

A total of 115 people attended the Open House and the three Pop-up Events and 60 people completed the online Survey. Participants were asked several demographic questions at the In-person Events and in the Online Survey. All demographic questions were optional; the below information includes all participants that chose to answer the questions.
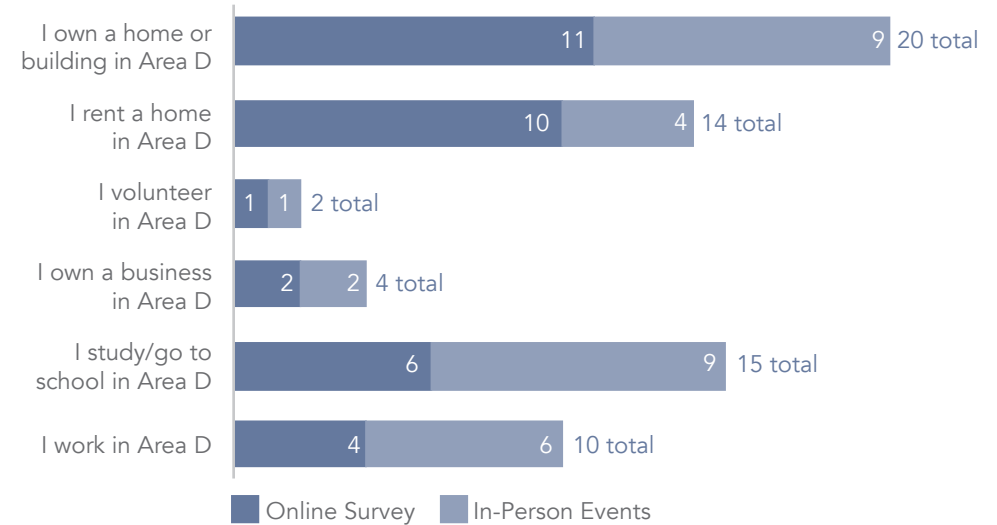
## Age

People of different ages from Area D, the UEL and beyond, participated in person and online, as represented below. Compared to the Area D and UEL population, there were far fewer participants under 25, with far more participants aged 25 to 44.

**0 – 24**
- In-Person Events: 19%
- Online Survey: 8%
- Area D Population: 48%
- UEL Population: 44%

**25 – 44**
- In-Person Events: 35%
- Online Survey: 51%
- Area D Population: 25%
- UEL Population: 22%

**45 – 64**
- In-Person Events: 30%
- Online Survey: 29%
- Area D Population: 20%
- UEL Population: 23%

**65+**
- In-Person Events: 16%
- Online Survey: 12%
- Area D Population: 6%
- UEL Population: 11%

Online Survey: 51 respondents
In-Person Events: 37 respondents

Legend:
- In-Person Events
- Online Survey
- Area D Population (2016 Census)
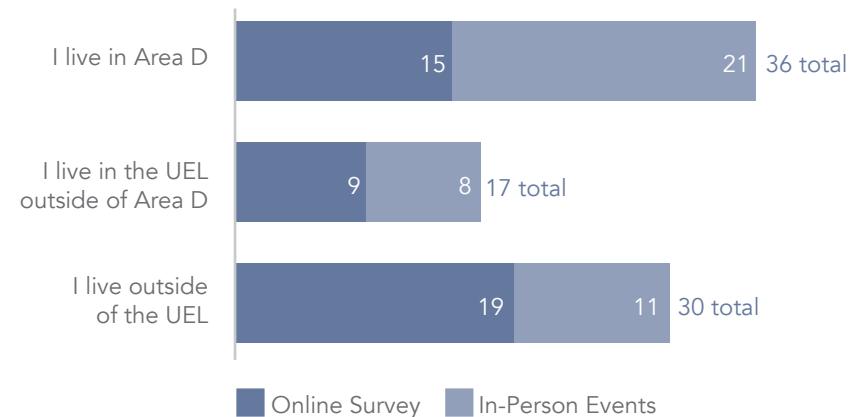- UEL Population (2016 Census)

## Relationship to Area D

We asked participants to define their relationship to Area D and the UEL. Respondents were asked to select all relevant responses.

| Relationship | Online Survey | In-Person Events | Total |
|---|---|---|---|
| I own a home or building in Area D | 11 | 9 | 20 total |
| I rent a home in Area D | 10 | 4 | 14 total |
| I volunteer in Area D | 1 | 1 | 2 total |
| I own a business in Area D | 2 | 2 | 4 total |
| I study/go to school in Area D | 6 | 9 | 15 total |
| I work in Area D | 4 | 6 | 10 total |

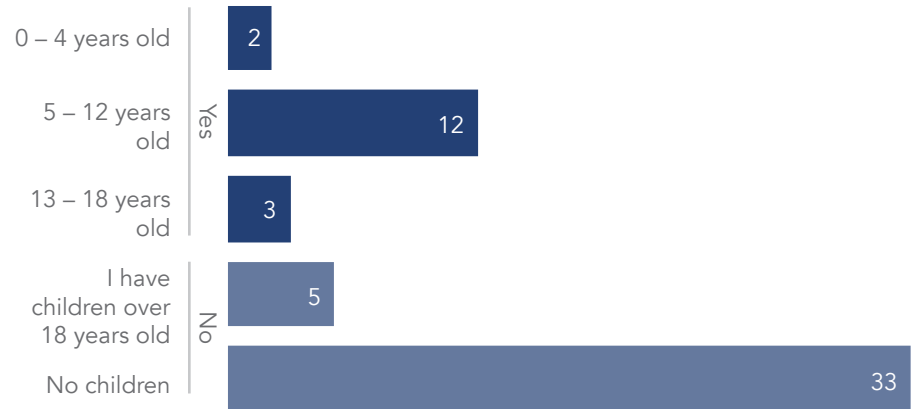Legend: Online Survey · In-Person Events

## Area of Residence

We asked participants where they lived: in Area D, in the UEL but outside of Area D, or outside of the UEL. The question was optional; 83 chose to respond.
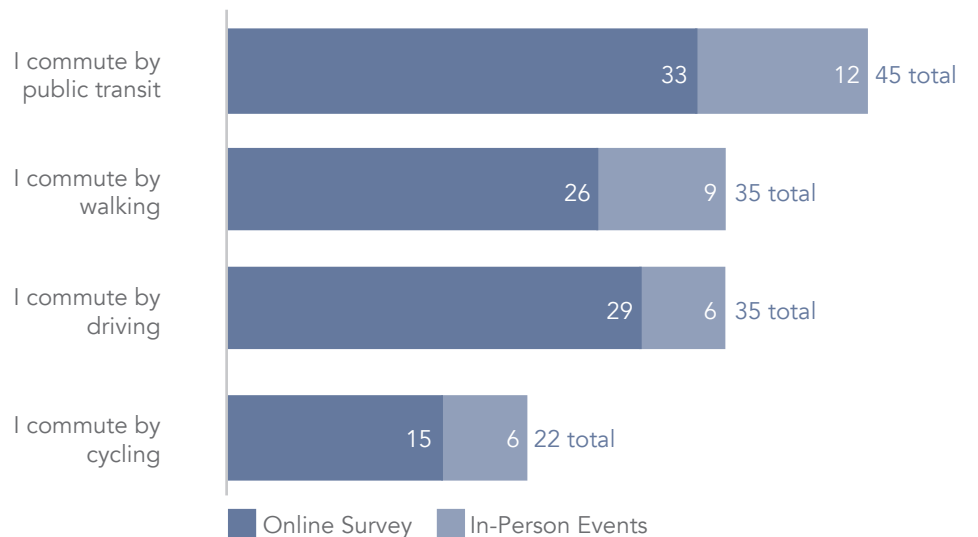
| Residence | Online Survey | In-Person Events | Total |
|---|---|---|---|
| I live in Area D | 15 | 21 | 36 total |
| I live in the UEL outside of Area D | 9 | 8 | 17 total |
| I live outside of the UEL | 19 | 11 | 30 total |

Legend: Online Survey · In-Person Events

11

## Number of Children

We asked participants in the online survey to identify if, and how many, children they have in their household.

| | | Count |
|---|---|---|
| **Yes** | 0 – 4 years old | 2 |
| | 5 – 12 years old | 12 |
| | 13 – 18 years old | 3 |
| **No** | I have children over 18 years old | 5 |
| | No children | 33 |

## Transportation

We asked participants to identify all modes of transportation they regularly use to commute to work and / or school.

| | Online Survey | In-Person Events | Total |
|---|---|---|---|
| I commute by public transit | 33 | 12 | 45 total |
| I commute by walking | 26 | 9 | 35 total |
| I commute by driving | 29 | 6 | 35 total |
| I commute by cycling | 15 | 6 | 22 total |

■ Online Survey  ■ In-Person Events

## STAKEHOLDER INTERVIEWS AND MEETINGS

Participants at the Stakeholder Interviews and Meetings included representatives from:

• Province of British Columbia
• Community Advisory Council
• University of British Columbia
• Regent College
• Metro Vancouver
• Vancouver School Board
• TransLink
• Various property owners
• Utility and service providers
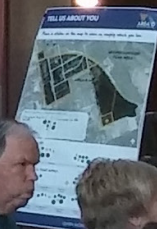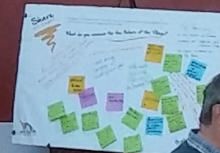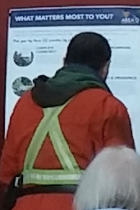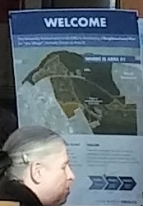• Community leaders and policy advocates

**3** WHAT WE HEARD

From October to December 2018, over 175 people provided input by participating in the Area D Plan Open House, Pop-up Events and online survey. The survey included closed and open-ended questions, with over 235 open-ended responses captured. The Open House and Pop-up Events captured 108 open-ended comments.

The input received has been documented, analyzed and summarized in this report and will inform Phase 2b "Creating the Plan". All input gathered was transcribed and analyzed. Where applicable, open-ended responses were read and assigned a 'code' or a theme to allow for grouping of similar ideas. Answers that were vulgar or illegible were given a code of N/A and not included in the results.

What follows is a summary of what we heard by topic, question and engagement channel.

*People provided input on the following topics:*

## What Matters Most to You?

• What do you like most about Area D?

• What are the biggest challenges in Area D?

• What would you like to see improved in Area D?

## What Is Your Vision for the Future?

• What is your vision for the future of Area D? Imagine it's 20 years from now and Area D is a great place to live, work and play. Spend a few moments imagining this future.

## What Are Your Priorities?

• What do you think are the top three (of ten) priorities for the future of Area D? *(see Page 24 for full list of priorities and their descriptions)*

*Participants were then asked to vote for preferred goals and early ideas for each of their top three priorities:*

**Goals** | How important are these goals for the future of Area D to you?

**Ideas** | What are your thoughts on some early ideas for actions for each of the priorities? Do you have any ideas to add?

## What do you like most about Area D?

During the Open House and Pop-up Events, participants were invited to tell us what they like most about Area D on a large "Community Map" board. Participants could place colour-coded dots and post-it notes on the community map of Area D. There were 21 dots and 17 sticky notes related to what participants liked most. In the online Survey, 60 participants provided 55 open-ended responses to the question "What do you like most about Area D?".

The most common themes were:

### Mix of Uses
*Survey: 30 comments; In-person Events: 7 comments ( Total: 37 )*
Area D has a mix of shops, services, parks, and different types of housing. The variety and diversity of housing, commercial spaces and green space is what many people like most about Area D. The Area is an integral hub for the entire community.

### Proximity to UBC
*Survey: 18 comments; In-person Events: 3 comments ( Total: 21 )*
Area D is close to UBC and students, staff, and faculty that live, work, study and play in Area D can easily access UBC given the diversity of accessible transportation options.

### Village Feel
*Survey: 13 comments; In-person Events: 2 comments ( Total: 15 )*
Area D has a natural and green feel. Area D also provides a transition from UBC to more human-scaled residential areas, and is a relatively quiet neighbourhood.

### Housing
*Survey: 6 comments, In-person Events: 3 comments ( Total: 9 )*
Area D provides a diversity of affordable rental housing. The mix of older and newer buildings is liked. Some older apartments are viewed to have heritage value.

### Sense of Community
*Survey: 4 comments; In-person Events: 4 comments ( Total: 8 )*
Participants indicated that Area D has a sense of community, especially the Village, where there are gathering places and a community hub.

### Parks and Green Space
*Survey: 6 comments; In-person Events: 0 comments ( Total: 6 )*
Area D is adjacent to the Pacific Spirit Regional Park. Access to the forest nature preserve, its walking/hiking/cycling trails and beach as well as local parks and green space are an asset to the neighbourhood and highly valued by participants.

**What are the biggest challenges in Area D?**

During the Open House and Pop-up Events, participants were invited to tell us their issues and concerns about Area D on a large "Community Map" board. Participants could place colour-coded dots and post-it notes on the community map of Area D. There were 21 dots and 18 sticky notes related to what participants identified as the biggest challenges. In the online Survey, 60 participants provided 54 open-ended responses to the question "What are the biggest challenges in Area D?". The most common themes were:

### Housing
*Survey: 13 comments; In-person Events: 1 comment ( Total: 14 )*
Area D is perceived to struggle with sufficient supply of housing and affordable housing to meet growing demand.

### Sense of Community
*Survey: 11 comments; In-person Events: 3 comments ( Total: 14 )*
Building a sense of community amongst diverse residents and visitors is perceived as a challenge, in particular amongst student and temporary resident populations. There is a desire for more community gathering spaces.

### Development Pressure
*Survey: 11 comments; In-person Events: 3 comments ( Total: 14 )*
Development pressure is seen as a major challenge, especially when development results in the loss of parks and green space.

### Transportation
*Survey: 10 comments; In-person Events: 3 comments ( Total: 13 )*
Increasing traffic congestion, aging and inadequate infrastructure for walking and cycling, and unsafe conditions at the Wesbrook Mall and University Blvd. intersection are seen as challenges.

### Local-serving Commercial
*Survey: 11 comments; In-person Events: 1 comment ( Total: 12 )*
More diverse retailers are needed, catering to students, as well as Area D and UEL residents. Ideas include nightlife, stores for everyday needs (e.g., grocery, liquor store), and evening restaurants.

### Design Quality
*Survey: 10 comments; In-person Events: 0 comments ( Total: 10 )*
Some buildings and green space are seen as poorly designed and maintained. Some see the design of buildings and the public realm as inconsistent and aesthetically unpleasing.

### Waste Management
*Survey: 4 comments; In-person Events: 5 comments ( Total: 9 )*
Area D is perceived to have challenges with waste pick-up, dumping, and maintaining cleanliness.

### Parking
*Survey: 7 comments; In-person Events: 1 comment ( Total: 8 )*
Participants indicated they struggle with accessing parking in Area D, in particular for electric vehicles.

### Noise
*Survey: 3 comments; In-person Events: 1 comment ( Total: 4 )*
Area D is seen to have challenges with noise.

### Access to Schools
*Survey: 1 comment; In-person Events: 0 comments ( Total: 1 )*
Access to primary and secondary schools is seen to be a challenge.

### Climate Change
*Survey: 1 comment; In-person Events: 0 comments ( Total: 1 )*
Climate change is a challenge Area D will face.

## WHAT MATTERS MOST TO YOU?

> **What would you like to see improved in Area D?**

During the Open House and Pop-up Events, participants were invited to tell us their ideas for improving Area D on a large "Community Map" board. Participants could place colour-coded dots and post-it notes on the community map of Area D. There were 4 dots and 14 sticky notes related to what participants wanted to see improved. In the online Survey, 60 participants provided 52 open-ended responses to the question "What would you like to see improved in Area D?".

The most common themes were:

### Sense of Development
*Survey: 17 comments; In-person Events: 2 comments ( Total: 19 )*
Participants were mixed in their support and concern for new and higher density development. Two participants were not supportive of recent development projects. Three participants wanted clear regulations on development. Eleven participants were supportive of higher density with a mix of uses and housing types.

### Parks and Green Space
*Survey: 14 comments; In-person Events: 5 comments ( Total: 19 )*
Area D can improve its parks and green space. Area D could have more parks – and better maintenance and public use of Jim Everett Memorial Park.

### Local-serving Commercial Spaces and Services
*Survey: 15 comments; In-person Events: 2 comments ( Total: 17 )*
Area D can increase its range of commercial spaces, local-serving services, and community amenities. This could include more local restaurants and services such as medical clinics and lawyers.

### Diverse and Affordable Housing
*Survey: 12 comments; In-person Events: 0 comments ( Total: 12 )*
Area D can improve its range of housing options, with a desire to focus on adding rental and affordable housing to the area.

### Green and Accessible Transportation
*Survey: 10 comments; In-person Events: 2 comments ( Total: 12 )*
Area D can improve the design of the local transportation network for pedestrians, cyclists, public transit riders and drivers. Specifically, there is a desire to improve the local streetscapes, such as the sidewalk quality, width and lighting, as well as the multi-modal networks across the entire UEL and UBC, and to bring rapid transit to the area.

### Waste Management
*Survey: 4 comments; In-person Events: 3 comments ( Total: 7 )*
Area D can improve solid waste management practices in the private and public realm.

### Sense of Community
*Survey: 6 comments; In-person Events: 1 comment ( Total: 7 )*
The local sense of community in Area D can be improved with more events and activities that bring people together.

### Parking
*Survey: 4 comments; In-person Events: 0 comments ( Total: 4 )*
There is a desire to have more personal vehicle parking in Area D and improvements to methods of payment and enforcement.

UNIV[ERSITY B]LVD

DALHOUSIE

KINGS RD

ALLISON RD

WESTERN PKWY (BRIDLE PATH)

TORO[NTO] RD

REA D —
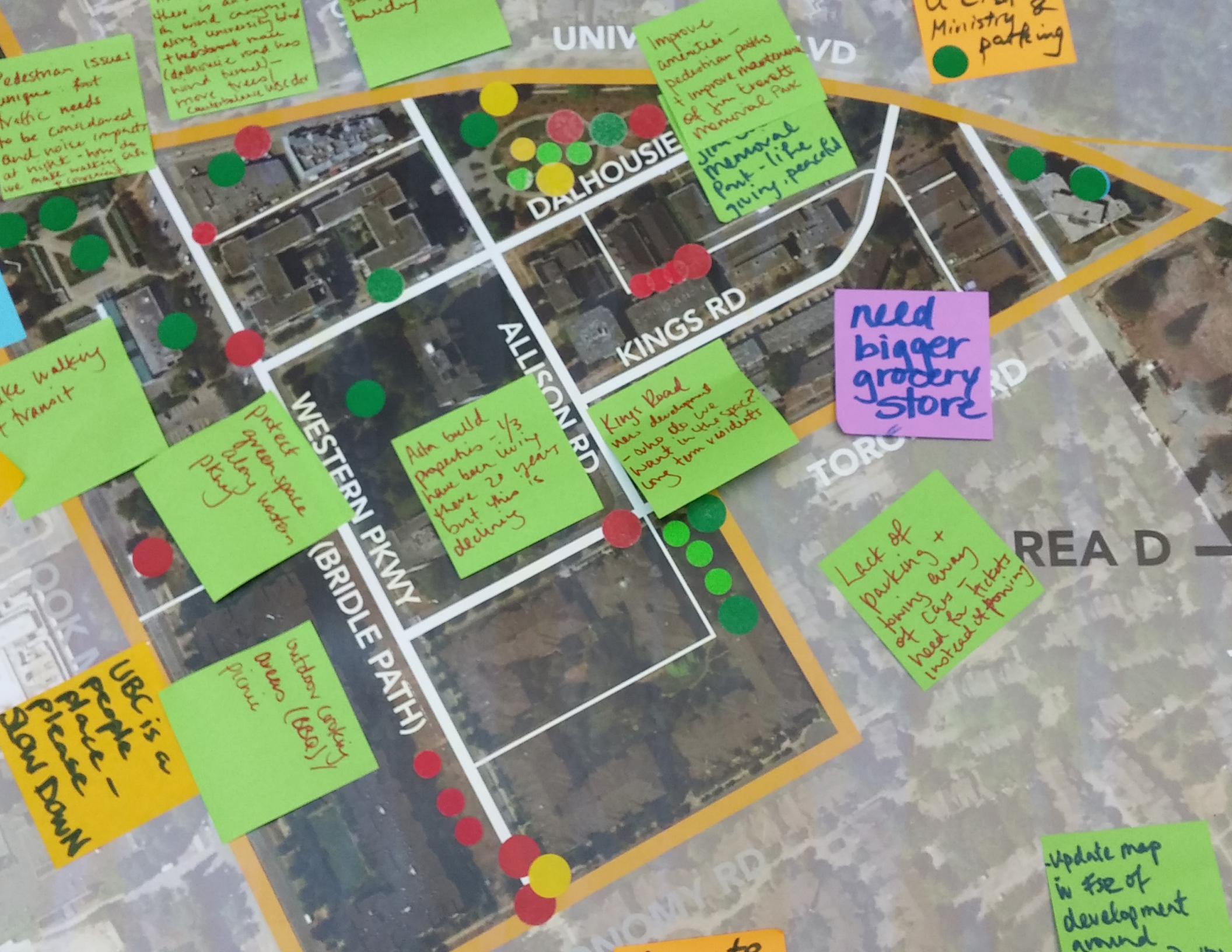
Pedestrian issues: unique foot traffic needs to be considered and noise impacts at night — how do we make walking safe + convenient

Improve amenities — pedestrian paths + improve maintenance of Jim Everett memorial Park

Jim — memorial Park-like giving, peaceful

a Church & Ministry parking

need bigger grocery store

Protect green-space along Western Pkwy

Ask: build properties — 1/3 have been living there 20 years but this is declining

Kings Road new development — who do we want in the space? long term visitors

Lack of parking + towing away of cars tickets need for tickets instead of towing

outdoor cooking picnic (BBQ)

UBC is a people place — SLOW DOWN

Update map in fse of development around

> **What is your vision for the future of Area D? Imagine it's 20 years from now and Area D is a great place to live, work and play.**

During the Open House and Pop-up Events, participants were invited to envision the future of Area D. 57 comments were gathered on the large "What is your vision for the future of Area D?" "scrawl wall".

In the online Survey, 49 open-ended responses to the question "What is your vision for the future of Area D?" were received.

The common themes were:

### Green and Natural Neighbourhood
*Survey: 18 comments; In-person Events: 15 comments ( Total: 33 )*
Area D is an exceptionally green neighbourhood with close connections to green space and parks.

### Mixed-use Hub
*Survey: 18 comments; In-person Events: 9 comments ( Total: 27 )*
Area D should act as a mixed-use hub for the University Endowment Lands that provides a mix of retail, services, and amenities for residents of Area D and surrounding areas.

### Diverse and Affordable Housing
*Survey: 11 comments; In-person Events: 11 comments ( Total: 22 )*
Area D provides a diverse range of housing options with a focus on affordable housing, and protecting apartment buildings with heritage value.

### Diverse and Vibrant Community with Gathering Spaces
*Survey: 13 comments; In-person Events: 8 comments ( Total: 21 )*
A community that values and nurtures diversity with families of all ages and socioeconomic and cultural backgrounds living side-by-side.  A community that is vibrant, active and fun with a variety of gathering spaces and events.

### Transit-oriented Higher Development
*Survey: 9 comments; In-person Events: 3 comments ( Total: 12 )*
Area D can be developed as a higher-density transit-oriented neighbourhood close to the Millennium Line Broadway Extension.

### Lower Density Neighbourhood
*Survey: 4 comments; In-person Events: 3 comments ( Total: 7 )*
Area D can be maintained at a lower-scale, with primarily buildings six storeys and less.

### Sustainable Transportation
*Survey: 8 comments; In-person Events: 10 comments ( Total: 18 )*
Area D has infrastructure for people walking and cycling, and has easy access to rapid transit such as the Millennium Line Broadway Extension.

# Share your thoughts!

Imagine it's 20 years from now and Area D is a great place to live, work and play. Spend a few moments imagining this future.

## What do you envision for the future of the Village?

CALMED TRAFFIC!
NOISE ↓ of CARS + TRUCKS
MORE EFFECTIVE TRAFFIC SIGNAGE
No TRUCK'S DETOURS.

CALMED NEIGHBOURHOODS

higher density housing w/ more green space

Affordable housing. The city is hollowing out

**open community** to meet ppl, get to know new friends. enjoy the still&peace nature

No ___ IN THE
LISTEN
No ___
No ___

**SAFETY FOR PEDESTRIANS AND CYCLISTS!** *(yellow note)*

Complete Community — people belong here, Connect, our identity *(green note)*

Maintain older buildings Including heritage buildings *(green note)*

**Natural Green space** *(orange note)*

**Skytrain** *(pink note)*

All new builds required to have greywater recycling, rainwater collection, rain gardens to benefit green roofs *(green note)*

More Groceries Store *(pink note)*

Create vibrant area (like Westbrook Mall in diversity of amenities) *(green note)*

**Skytrain!!** *(yellow note)*

Appreciate RCMP presence and easy access during parties — consider RCMP patrol in late night long term down *(green note)*

Playground, Community garden, green space, revitalize housing, places for walks *(blue note)*

Protect trees + green space — develop up rather than outward *(green note)*

Complete Community — Area A is wealthy and is different from Area D - need to talk about who *(green note)*

Maintain Area D as most ___ affordable neighborhood in ___ UEL + UBC (best value for space) *(green note)*

Attract families with 2-3 bedrooms that will live here long term - this will stabilize the neighborhood *(green note)*

stores Less traffic *(green note)*

CAC to address "making this place great" friends of UEL - boast community ___ *(green note)*

**PROACTIVE INITIATIVES TO CLEAN PARKS ALLEYWAYS** *(blue note)*

Live in green, village neighborhood – do not want to live in downtown *(green note)*

Buildings need amenities spaces/ recreation ___ *(green note)*

Heritage buildings ___ *(green note)*

Gr

AREA D
NEIGHBOURHOOD PLAN

# WHAT ARE YOUR PRIORITIES?

**What matters most to you?**
**Pick your top three (3) priorities.**

During the Open House, Pop-up Events, and in the online Survey, participants were asked to "vote" with on the top three priorities most important to them for the future of Area D from the following list:

### Complete Community
Complete communities are places where people can meet all their daily needs with a diversity of land uses.

### Community Resilience
Area D will be impacted by climate change and natural disasters. It is important to reduce GHG emissions and to increase the resiliency of the community.

### Placemaking
It is important to create unique, vibrant places and events for people to gather, socialize, and celebrate year-round.

### Housing
It is important to have a diversity of affordable housing options to meet the needs of the community.

### Heritage
It is important to identify, conserve, and celebrate heritage and important values and features.

### Neighbourhood Design
It is important to design the area to reflect history and to create new spaces that are sustainable.

### Parks & Green Space
Green space supports environmental functions and habitat, and community health and wellbeing. It is important to preserve and enhance the environment.

### Local Economy
The Village has a variety of offices, retail and services, and the new leləm̓ development will bring more. It is important to consider more local jobs and business opportunities for residents.

### Infrastructure & Waste Services
The UEL maintains water, sewer, and stormwater systems. It is important to manage our assets sustainably.

### Transportation
Most people who live in Area D walk, cycle and take public transit to work and/or school. We can continue to support a sustainable and accessible community for everyone.

# What matters most to you?
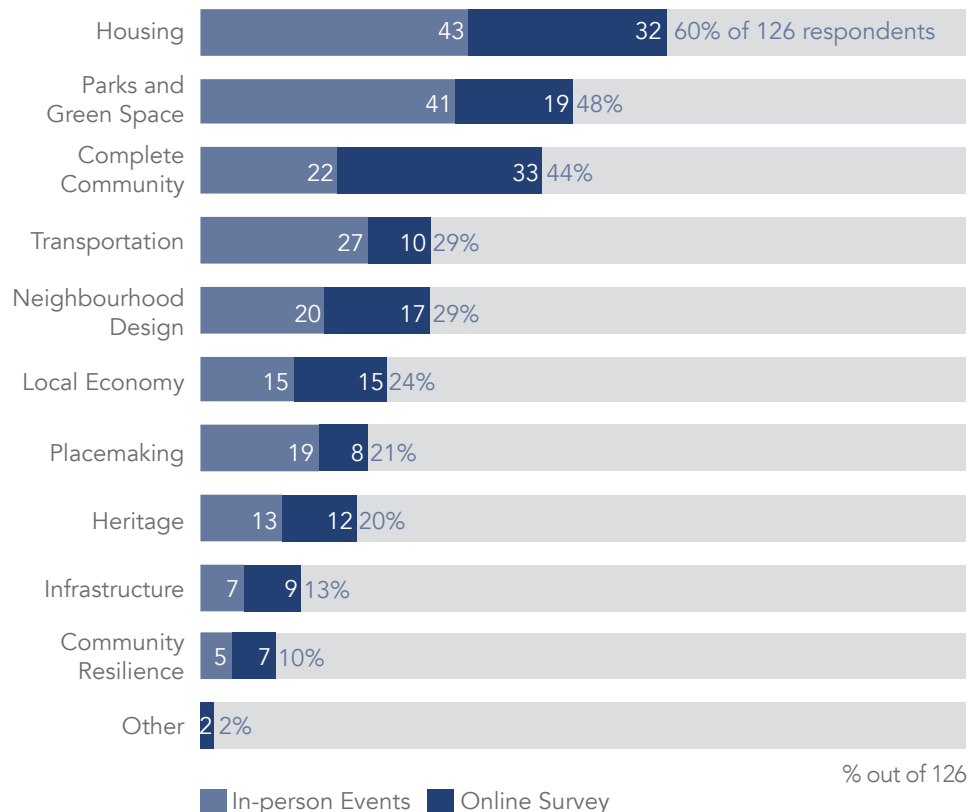# Pick your top three (3) priorities

There were 212 votes at the in-person events, and 164 votes in the online survey. Rating responses were included for all 10 priority areas , with the top three priorities identified as follows:

In-person Events:

- Housing (61% of participants[1])
- Parks and green space (58% of participants)
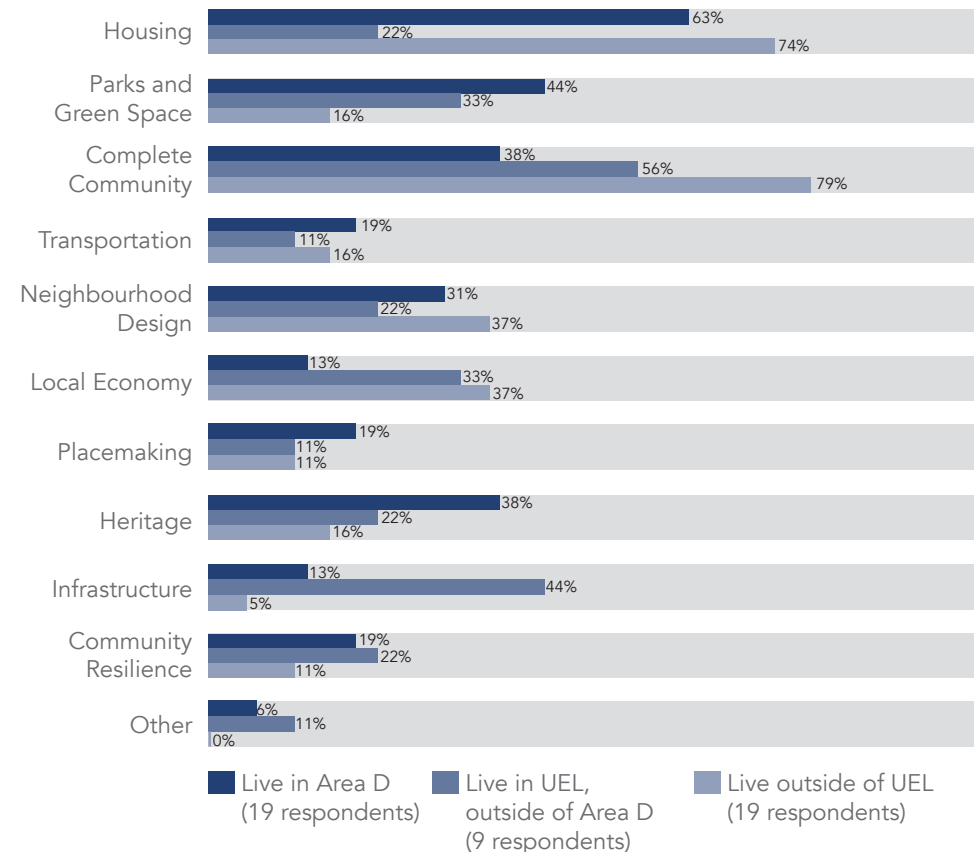- Transportation (38% of participants)

The Online Survey:

- Complete Community (60% of participants)
- Housing (58% of participants)
- Parks and Greenspace (35% of participants)

Rating responses indicated that participants identified different priorities based on where they live[1]. Key findings indicate:

- Participants who live in Area D: the top priorities are housing (63%), parks and green space (44%), complete community (38%), and heritage (38%).

- Participants who live in the UEL: the top priorities are complete community (56%), infrastructure and waste (44%), parks and green space (33%) and local economy (33%).

- Participants who live outside of the UEL: the top priorities are complete community (79%), housing (74%), neighbourhood design (37%) and local economy (37%).



Housing — In-person: 43, Online: 32 — 60% of 126 respondents
Parks and Green Space — In-person: 41, Online: 19 — 48%
Complete Community — In-person: 22, Online: 33 — 44%
Transportation — In-person: 27, Online: 10 — 29%
Neighbourhood Design — In-person: 20, Online: 17 — 29%
Local Economy — In-person: 15, Online: 15 — 24%
Placemaking — In-person: 19, Online: 8 — 21%
Heritage — In-person: 13, Online: 12 — 20%
Infrastructure — In-person: 7, Online: 9 — 13%
Community Resilience — In-person: 5, Online: 7 — 10%
Other — In-person: 2 — 2%

% out of 126

In-person Events ■ Online Survey



Housing — 63% / 22% / 74%
Parks and Green Space — 44% / 33% / 16%
Complete Community — 38% / 56% / 79%
Transportation — 19% / 11% / 16%
Neighbourhood Design — 31% / 22% / 37%
Local Economy — 13% / 33% / 37%
Placemaking — 19% / 11% / 11%
Heritage — 38% / 22% / 16%
Infrastructure — 13% / 44% / 5%
Community Resilience — 19% / 22% / 11%
Other — 6% / 11% / 0%

■ Live in Area D (19 respondents)   ■ Live in UEL, outside of Area D (9 respondents)   ■ Live outside of UEL (19 respondents)

1 Every respondent could choose up to three priority areas. Number of respondents for the in-person events is assumed to be the total number of votes received divided by three, rounded up.

1 Responses based on demographics, including where the participants lived, could only be cross-analyzed for the online survey (i.e., it could not be done for the data from the in-person events). Visualizations and analysis only use data from online survey.
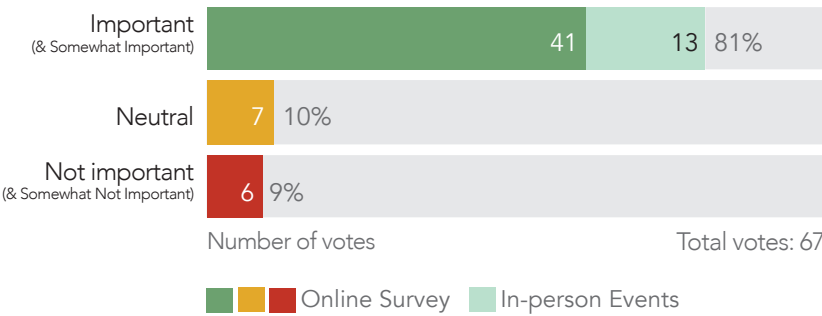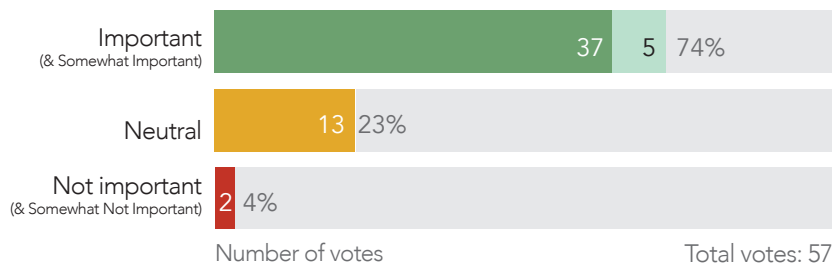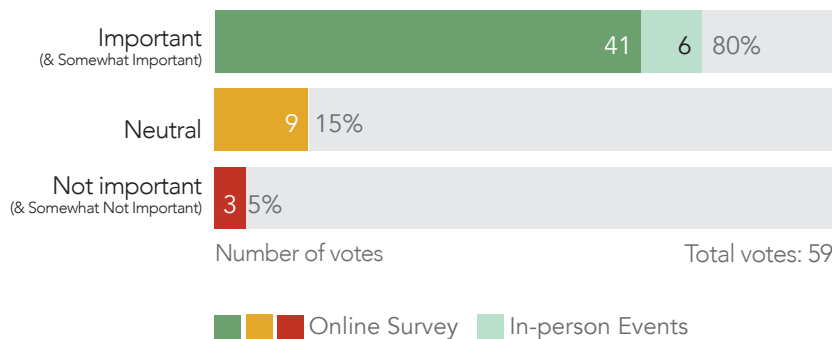
## GOALS

> **How important are these early ideas for goals for the future of Area D to you?**

During the Open House, Pop-up Events, and in the Online Survey, participants were asked to rate how important to them for the future of Area D the following early ideas for goals were.

### Increase the diversity and affordability of housing

| | Number of votes | |
|---|---|---|
| Important (& Somewhat Important) | 41 — 13 | 81% |
| Neutral | 7 | 10% |
| Not important (& Somewhat Not Important) | 6 | 9% |

Number of votes        Total votes: 67

■ ■ ■ Online Survey    ■ In-person Events

## IDEAS

> **Which early ideas for action do you like?**

During the Open House, participants were invited to review and vote with their stickers and sticky notes to let us know which early ideas for action they prefer. In the online Survey, only participants who selected "Housing" as a priority were able to select ideas related to this priority.

There were 32 responses in the online survey, and 10 at the in-person events.

The findings are as follows:

• There is broad support from participants for many ideas in this topic, including "requiring diverse housing" (76% support), "expanding inclusionary housing" (71%), and "exploring rental-only zoning" (67%).

• The least supported ideas are "protecting and upgrading existing homes" (36% support) and "exploring resident restricted housing" (45%).

# HOUSING

## Which early ideas for action do you like?

| Idea | Online Survey | In-person Events | % out of 42 |
|---|---|---|---|
| Require diverse housing | 22 | 10 | 76% |
| Expand inclusionary 'affordable' housing | 23 | 7 | 71% |
| Explore rental-only zoning | 19 | 9 | 67% |
| Partner to subsidize housing | 21 | 4 | 60% |
| Develop a housing framework | 18 | 6 | 57% |
| Provide incentives | 15 | 8 | 55% |
| Explore density bonusing | 12 | 9 | 50% |
| Explore resident restricted housing | 15 | 4 | 45% |
| Protect and upgrade existing homes | 12 | 3 | 36% |

Number of votes — % out of 42

■ Online Survey ■ In-person Events



## HOUSING IDEAS

Vote with your stickers to let us know which early ideas for action you like.

**Develop a housing framework**
Identify housing priorities and develop a framework of approaches, tools, and partnerships to support a variety of housing forms and tenures.

**Require diverse housing**
Require a mix of housing types in new developments.

**Expand inclusionary 'affordable' housing**
Build more affordable homes by requiring a higher proportion of affordable units in all new developments.

**Explore rental-only zoning**
Maintain existing rental properties as 'rental only' through Residential Rental Tenure Zoning.

**Explore resident restricted housing**
Create an inventory of rental and ownership housing that is affordable for local income earners, learners and retirees in perpetuity.

**Explore density bonusing**
Allow more density in exchange for the amenity of affordable housing.

**Protect and upgrade existing homes**
Assess and invest in the protection and upgrading of existing homes, in particular rental housing.

**Partner to subsidize housing**
Explore partnerships with the Province, CMHC, and other organizations to subsidize the building of non-market housing.

**Provide incentives**
Reduce the costs of developing affordable housing with relaxing certain zoning requirements (such as parking).

**Any ideas?**

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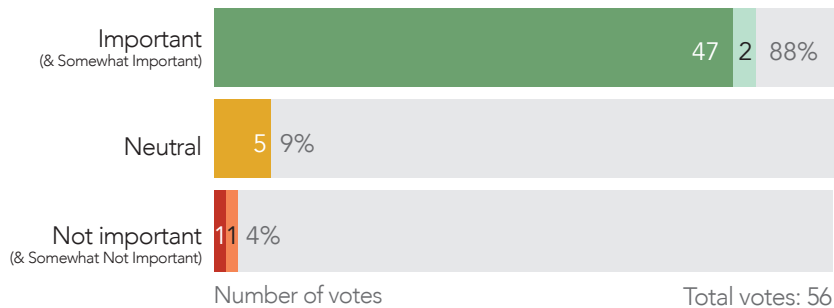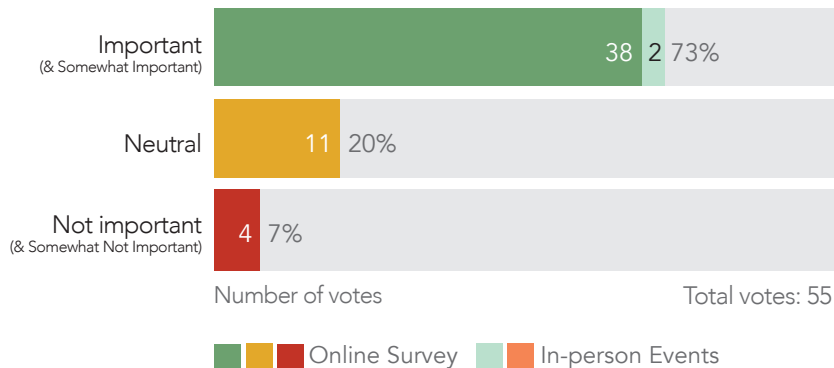
## GOALS

> **How important are these early ideas for goals for the future of Area D to you?**

During the Open House, Pop-up Events, and in the Online Survey, participants were asked to rate how important to them for the future of Area D the following early ideas for goals were.

### Create a network of greenways and parks

| | | |
|---|---|---|
| Important (& Somewhat Important) | 37 | 5 | 74% |
| Neutral | 13 | 23% |
| Not important (& Somewhat Not Important) | 2 | 4% |

Number of votes — Total votes: 57

### Protect and enhance our parks, green spaces, environmental areas and natural features

| | | |
|---|---|---|
| Important (& Somewhat Important) | 41 | 6 | 80% |
| Neutral | 9 | 15% |
| Not important (& Somewhat Not Important) | 3 | 5% |

Number of votes — Total votes: 59

**Legend:** ■ Online Survey ■ In-person Events

## IDEAS

> **Which early ideas for action do you like?**

During the Open House, participants were invited to review and vote with their stickers and sticky notes to let us know which early ideas for action they prefer. In the online Survey, only participants who selected "Parks and Green Space" as a priority were able to select ideas related to this priority.

There were 19 responses in the online survey, and 10 at the in-person events.

The findings are as follows:

- The idea with the most support was "protecting and preserving green space" (93% support).
- Establishing "private realm" (34% support) and "public realm" (48%) landscape guidelines, and "improving stormwater management plans" (48%) were the lowest supported among respondents.

# PARKS & GREENSPACE

## Which early ideas for action do you like?

**Protect and preserve green space**
17 | 10 | 93%

**Plan for tree canopy cover**
15 | 6 | 72%

**Protect views and landscapes**
14 | 5 | 66%

**Increase biodiversity and control invasive species**
15 | 2 | 59%

**Establish public realm landscape guidelines**
10 | 4 | 48%

**Improve stormwater management plans**
11 | 3 | 48%

**Establish private realm landscape guidelines**
8 | 2 | 34%

Number of votes | % out of 29

■ Online Survey ■ In-person Events
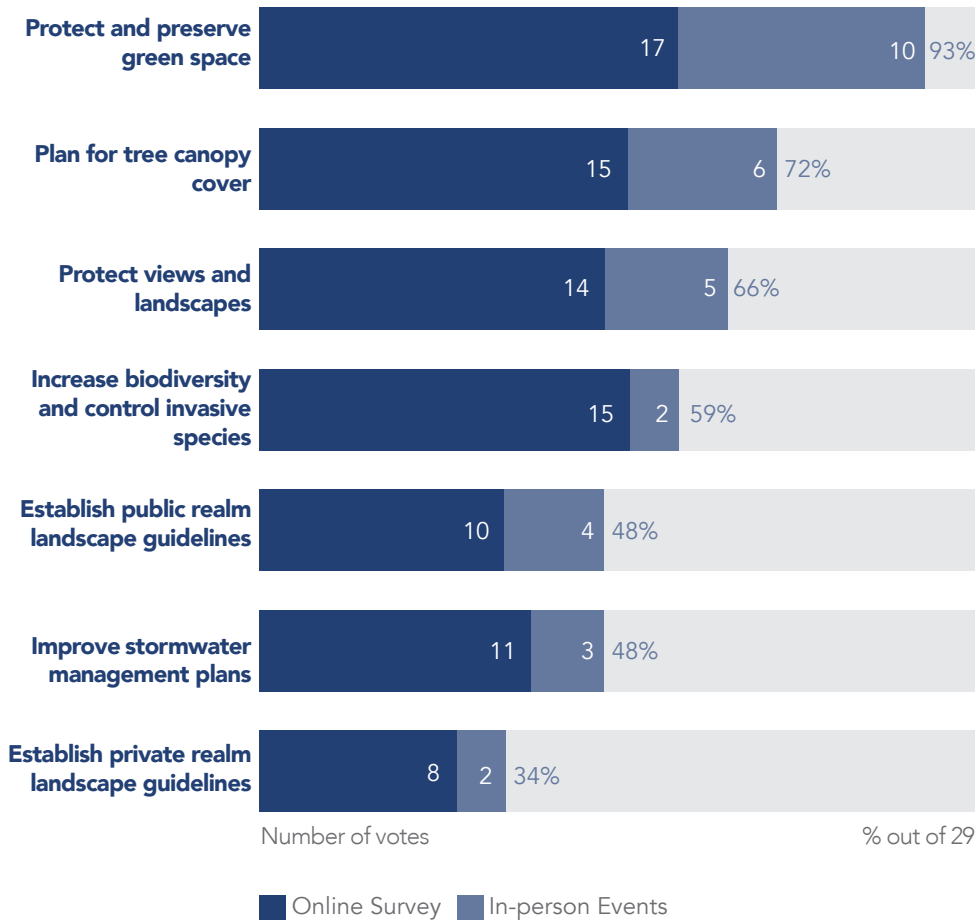


**PARKS & GREENSPACE IDEAS**

Vote with your stickers to let us know which early ideas for action you like.

**Protect and preserve green space**
Identify, plan and protect green space and habitat for species at risk and require protection plans with building and development permit applications.

**Plan for tree canopy cover**
Develop a target for "tree canopy cover" or "leaf area", along with requirements for developments to develop and implement landscape plans to achieve the target.

**Increase biodiversity and control invasive species**
Increase the biodiversity of species in the area, control invasive species and increase suitable plants that are waterwise, native and support biodiversity.

**Improve stormwater management plans**
Improve the target for stormwater runoff reduction, and continue to require developments to submit stormwater management plans and to implement proper systems.

**Establish private realm landscape guidelines**
Develop guidelines on sustaining and enhancing the environmental quality of key natural features and their connectivity in the private realm.

**Establish public realm landscape guidelines**
Establish goals for sustaining environmental quality and enhancing natural features and their connectivity in the public realm.

**Protect views and landscapes**
Identify our cherished landscapes and views and create guidelines to protect them as we develop.

Any ideas?
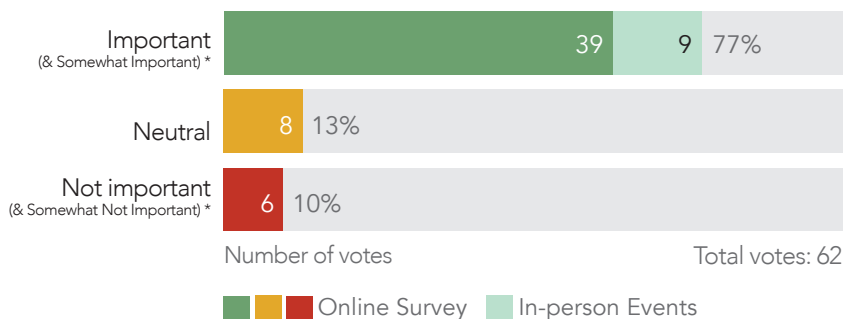
## GOALS

> **How important are these early ideas for goals for the future of Area D to you?**

During the Open House, Pop-up Events, and in the Online Survey, participants were asked to rate how important to them for the future of Area D the following early ideas for goals were.

### Create a complete community

| | Number of votes | |
|---|---|---|
| Important (& Somewhat Important) | 47 2 | 88% |
| Neutral | 5 | 9% |
| Not important (& Somewhat Not Important) | 1 1 | 4% |

Total votes: 56

### Improve community health and wellbeing

| | Number of votes | |
|---|---|---|
| Important (& Somewhat Important) | 38 2 | 73% |
| Neutral | 11 | 20% |
| Not important (& Somewhat Not Important) | 4 | 7% |

Total votes: 55

Online Survey    In-person Events

## IDEAS

> **Which early ideas for action do you like?**

During the Open House, participants were invited to review and vote with their stickers and sticky notes to let us know which early ideas for action they prefer. In the online Survey, only participants who selected "Complete Communities" as a priority were able to select ideas related to this priority.

There were 33 responses in the online survey, 10 at the in-person events, and one additional idea was shared.

The findings are as follows:

- Supporting local-serving shops was the most popular idea (79% support)
- Two other ideas had support of over 50% of participants: developing a housing framework (65% support), and exploring development contributions (63% support)

# COMPLETE COMMUNITY

## Which early ideas for action do you like?

Support local-serving shops and services — 25 | 9 | 79%

Develop a housing framework — 18 | 10 | 65%

Explore development contributions — 17 | 10 | 63%

Design gathering spaces — 17 | 4 | 49%

Support active transportation — 15 | 5 | 47%

Support entertainment — 12 | 4 | 37%

Number of votes — % out of 43

■ Online Survey ■ In-person Events
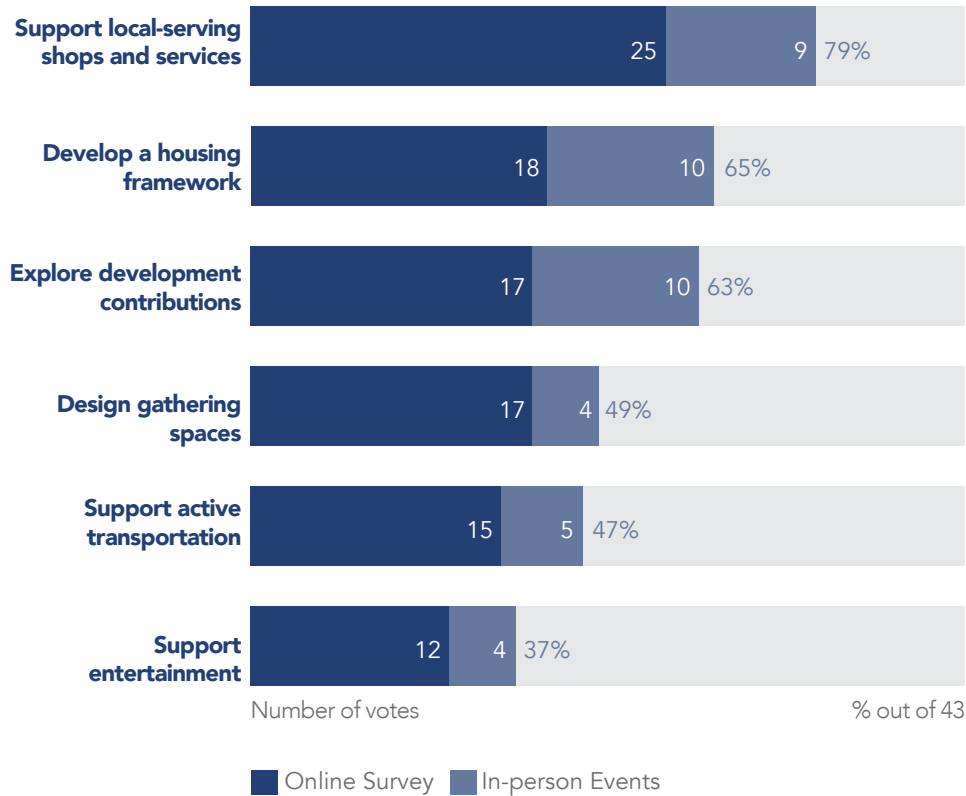
## COMPLETE COMMUNITY IDEAS

Vote with your stickers to let us know which early ideas for action you like.

**Design gathering spaces**
Design and program a variety of opportunities for gathering, recreation and relaxation in existing parks and open spaces. For example, re-establishing the annual Fall Fair in Jim Everett Memorial Park.

**Support entertainment**
Support spaces and businesses that provide year-round, day and night time activity and entertainment, through development policy and partnerships.

**Develop a housing framework**
Identify our housing priorities and develop a framework of approaches, tools, and partnerships to support a variety of housing forms and tenures.

**Support active transportation**
Continue to support sustainable transportation (walking, cycling, transit) by improving streets for the safe, comfortable use of people and cyclists.

**Explore development contributions**
Ensure new development contributes to community amenities, like parks, art, affordable housing and childcare. Density bonusing and Community Amenity Contribution policies can outline how property owners can provide amenities in exchange for any increase in density or land value gained.

**Support local-serving shops and services**
Support a range of small shops and services that serve residents daily needs (i.e., food markets, day care, social services, etc.), through development policy and working with the community to recruit specific services.

Any ideas?

SHARE OTHER IDEAS!

A & B students are sent to private school

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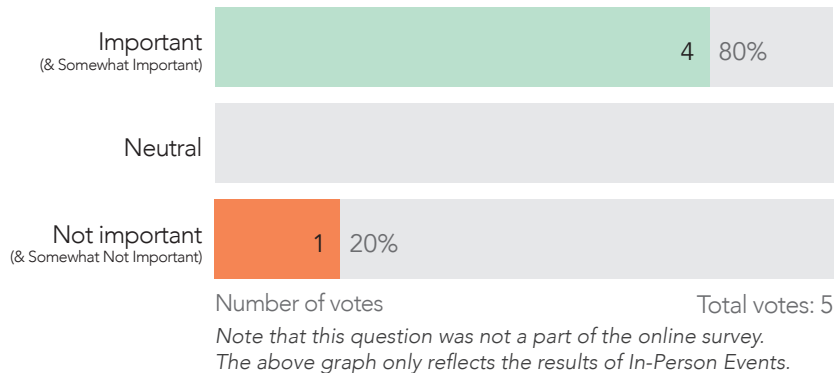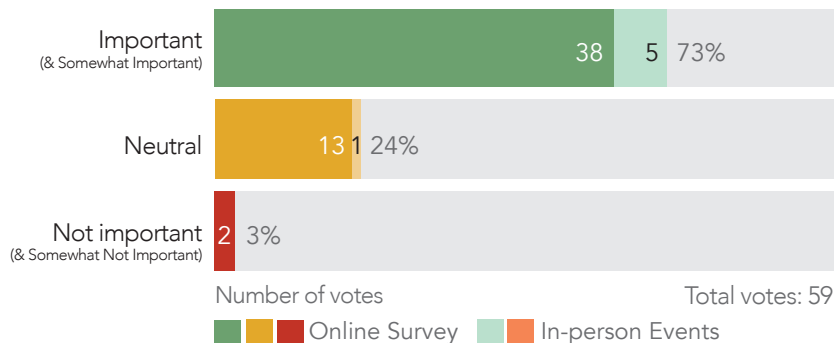
## GOALS

> **How important are these early ideas for goals for the future of Area D to you?**

During the Open House, Pop-up Events, and in the Online Survey, participants were asked to rate how important to them for the future of Area D the following early ideas for goals were.

### Promote walking, cycling and public transit

| | Number of votes | |
|---|---|---|
| Important (& Somewhat Important) * | 39 / 9 | 77% |
| Neutral | 8 | 13% |
| Not important (& Somewhat Not Important) * | 6 | 10% |

Total votes: 62

Online Survey / In-person Events

*\* Because the in-person and online survey events had different rating categories, we collapsed the "Important" and "Somewhat important" categories and the "Somewhat not important" and "Not important" categories from the online survey so that data is the same for the two different events.*

## IDEAS

> **Which early ideas for action do you like?**

There were 10 responses in the online survey, and 9 at the in-person events. The findings are as follows:

• Support varied for the ideas in this topic area. However, the highest ranked ideas were "incentivizing car share parking" (63% support) and "exploring parking maximums" (63%).

• Just two other ideas received over 50% support from respondents – "exploring transit-oriented development" (58%) and "encouraging walking, cycling and transit" (58%).

• "Reducing private parking requirements" and "considering on-street parking" received just 26% support from respondents.

# TRANSPORTATION

## Which early ideas for action do you like?

**Incentivize car share parking** — 3 | 9 | 63%

**Explore parking maximums** — 7 | 5 | 63%

**Explore transit-oriented development** — 6 | 5 | 58%

**Encourage walking, cycling and transit** — 4 | 7 | 58%

**Support fuel efficient and electric vehicles** — 2 | 7 | 47%

**Explore bulk community transit passes** — 5 | 4 | 47%

**Separate parking costs from housing** — 4 | 4 | 42%

**Explore development policies** — 4 | 2 | 32%

**Consider on-street parking** — 4 | 1 | 26%

**Reduce private parking requirements** — 4 | 1 | 26%

Number of votes                                    % out of 19

■ Online Survey   ■ In-person Events



**TRANSPORTATION IDEAS**

Vote with your stickers to let us know which early ideas for action you like.

**Encourage walking, cycling and transit**
Encourage people to walk, cycle and take public transit, such as through incentives to reduce vehicle trips, and improving street designs.

**Separate parking costs from housing**
Consider separating the cost of a parking space from the cost of a residential unit to reduce the cost of housing units and to discourage car ownership.

**Explore bulk community transit passes**
Similar to the U-Pass transit program, property owners and strata councils could provide subsidized transit passes to renters and employees in the area.

**Consider on-street parking**
Reduce parkade and building costs for redevelopments by adding curb space parking on the street.

**Explore transit-oriented development**
Explore development options that encourage transit use and work with TransLink on the Broadway Line Extension to ensure future development reflects the needs of the area.

**Explore development policies**
Develop a policy for new developments to improve walking, cycling and public transit networks and to provide loading/unloading space for commercial loading and waste management.

**Explore parking maximums**
Shift from minimum to maximum parking requirements in new developments to avoid the costly and unnecessary oversupply of parking spaces.

**Reduce private parking requirements**
If parking minimums are retained, lower the requirements to meet demand for parking, rather than a 'one size fits all' ratio.

**Incentivize car share parking**
Require the use of car share in new developments or encourage car share parking spaces.

**Support fuel efficient and electric vehicles**
Support EV charging in multi-family buildings and support local businesses to use electric vehicles. Make requirements that new developments have electric vehicle charging infrastructure.

Any ide... SHARE OTHER IDEAS!

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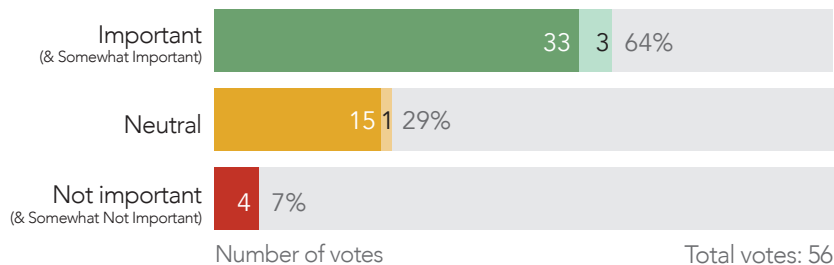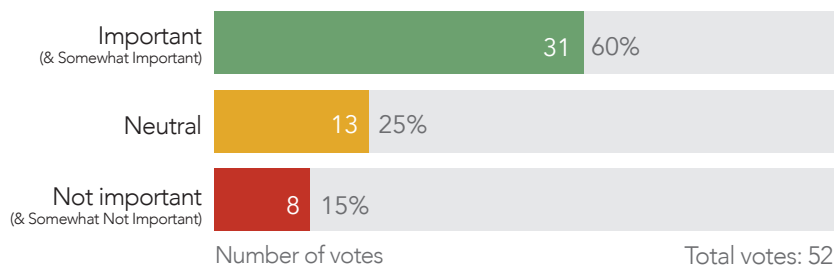
## GOALS

> **How important are these early ideas for goals for the future of Area D to you?**

During the Open House, Pop-up Events, and in the Online Survey, participants were asked to rate how important to them for the future of Area D the following early ideas for goals were.

### Create a thriving Village centre

Important
(& Somewhat Important): 4 — 80%

Neutral

Not important
(& Somewhat Not Important): 1 — 20%

Number of votes — Total votes: 5

*Note that this question was not a part of the online survey. The above graph only reflects the results of In-Person Events.*

### Make public life safe, convenient, comfortable and engaging

Important
(& Somewhat Important): 38 | 5 — 73%

Neutral: 13 | 1 — 24%

Not important
(& Somewhat Not Important): 2 — 3%

Number of votes — Total votes: 59

Legend: ■ Online Survey ■ ■ ■ In-person Events

## IDEAS

> **Which early ideas for action do you like?**

During the Open House, participants were invited to review and vote with their stickers and sticky notes to let us know which early ideas for action they prefer. In the online Survey, only participants who selected "Neighbourhood Design" as a priority were able to select ideas related to this priority.

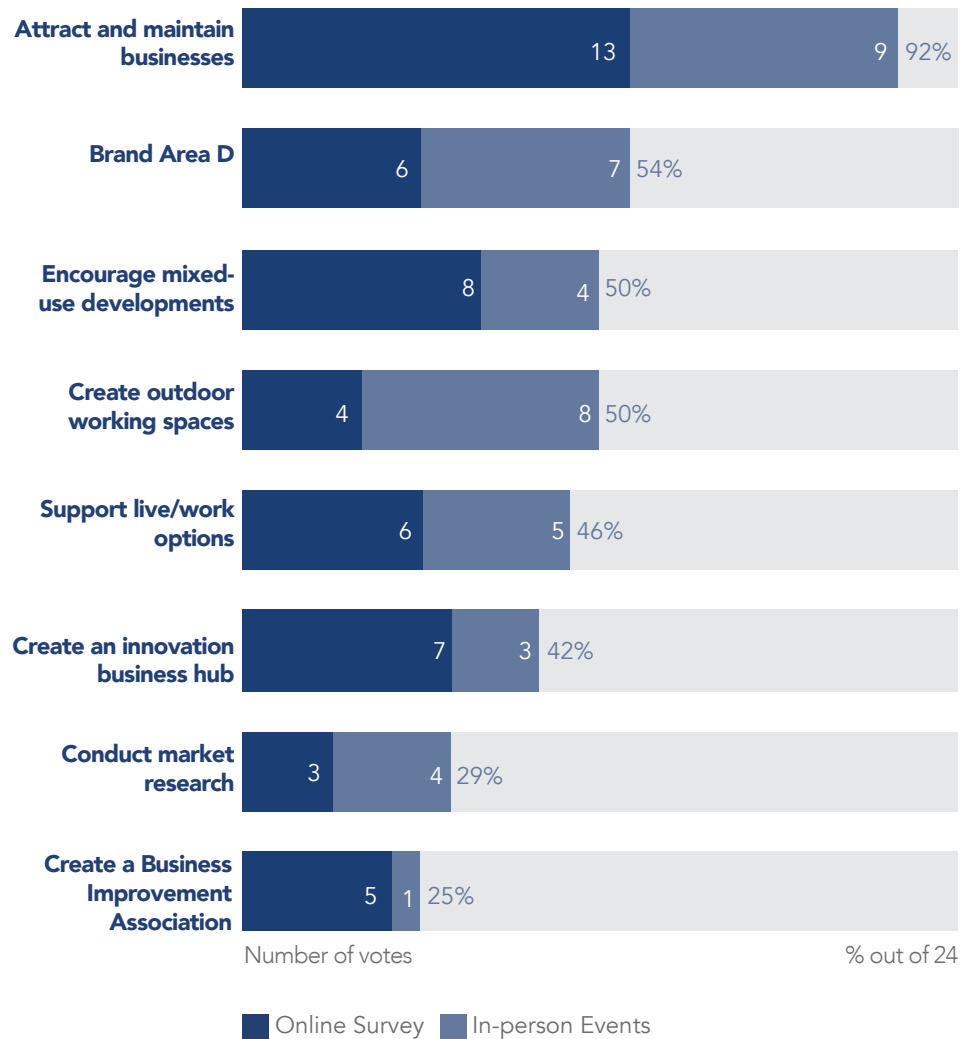There were 17 responses on the online survey, and 13 at the in-person events.

The findings are as follows:

- Many ideas in this topic had low support.
- The top three ideas were "revitalizing the Village" (77% support), "increasing density" (70%), and "establishing a University Endowment Lands gateway" (57%). These ideas had over 50% support from participants.
- Fewer than a third of participants supported "designing well-connected streets" (30%) or supporting "Dalhousie Road as a 'high street'" (33%).

## NEIGHBOURHOOD DESIGN

### Which early ideas for action do you like?
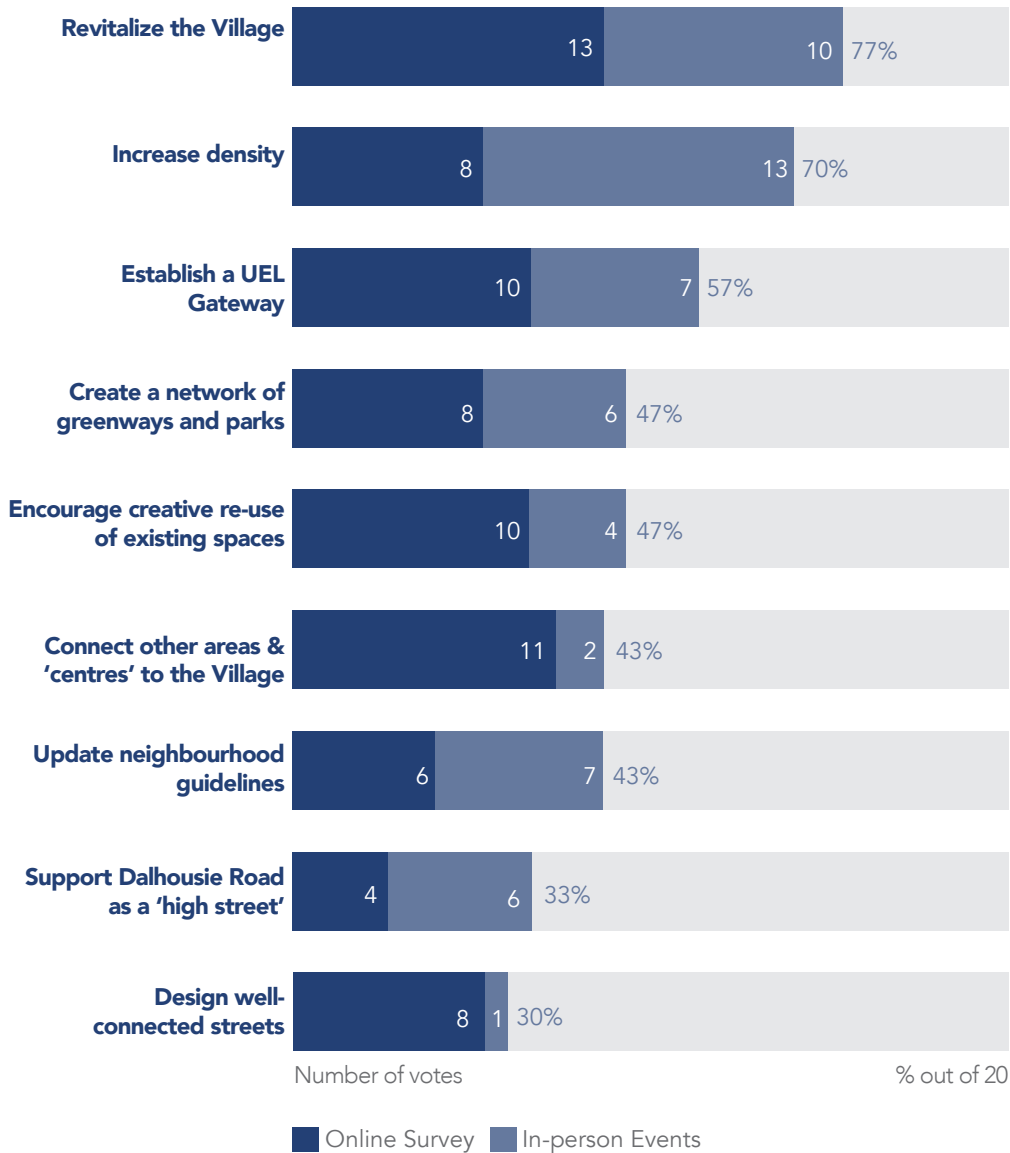
| Idea | Online Survey | In-person Events | % out of 20 |
|---|---|---|---|
| Revitalize the Village | 13 | 10 | 77% |
| Increase density | 8 | 13 | 70% |
| Establish a UEL Gateway | 10 | 7 | 57% |
| Create a network of greenways and parks | 8 | 6 | 47% |
| Encourage creative re-use of existing spaces | 10 | 4 | 47% |
| Connect other areas & 'centres' to the Village | 11 | 2 | 43% |
| Update neighbourhood guidelines | 6 | 7 | 43% |
| Support Dalhousie Road as a 'high street' | 4 | 6 | 33% |
| Design well-connected streets | 8 | 1 | 30% |

Number of votes      % out of 20

■ Online Survey    ■ In-person Events

## GOAL

**How important are these early ideas for goals for the future of Area D to you?**

During the Open House, Pop-up Events, and in the Online Survey, participants were asked to rate how important to them for the future of Area D the following early ideas for goals were.

### Support more local jobs and a diverse local economy

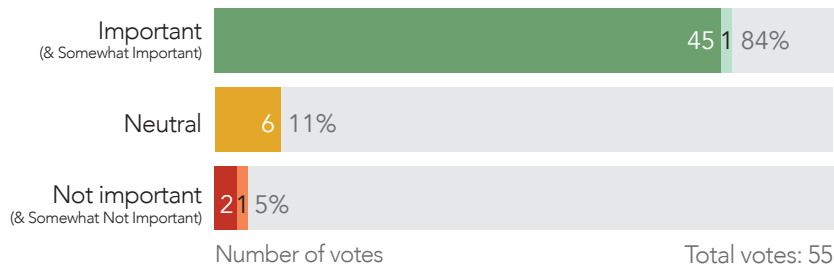| | |
|---|---|
| Important (& Somewhat Important) | 33 | 3 | 64% |
| Neutral | 15 | 1 | 29% |
| Not important (& Somewhat Not Important) | 4 | 7% |

Number of votes                    Total votes: 56

### Streamline the movement of goods and services to support the local economy

| | |
|---|---|
| Important (& Somewhat Important) | 31 | 60% |
| Neutral | 13 | 25% |
| Not important (& Somewhat Not Important) | 8 | 15% |

Number of votes                    Total votes: 52

*Note that this question was not voted on during In-Person Events. The above graph only reflects the results of the online survey*

■ ■ ■ Online Survey   ■ In-person Events

## IDEAS

**What are your thoughts on some early ideas for actions for each of the priorities?**

During the Open House, participants were invited to review and vote with their stickers and sticky notes to let us know which early ideas for action they prefer. In the online Survey, only participants who selected "Local Economy" as a priority were able to select ideas related to this priority.
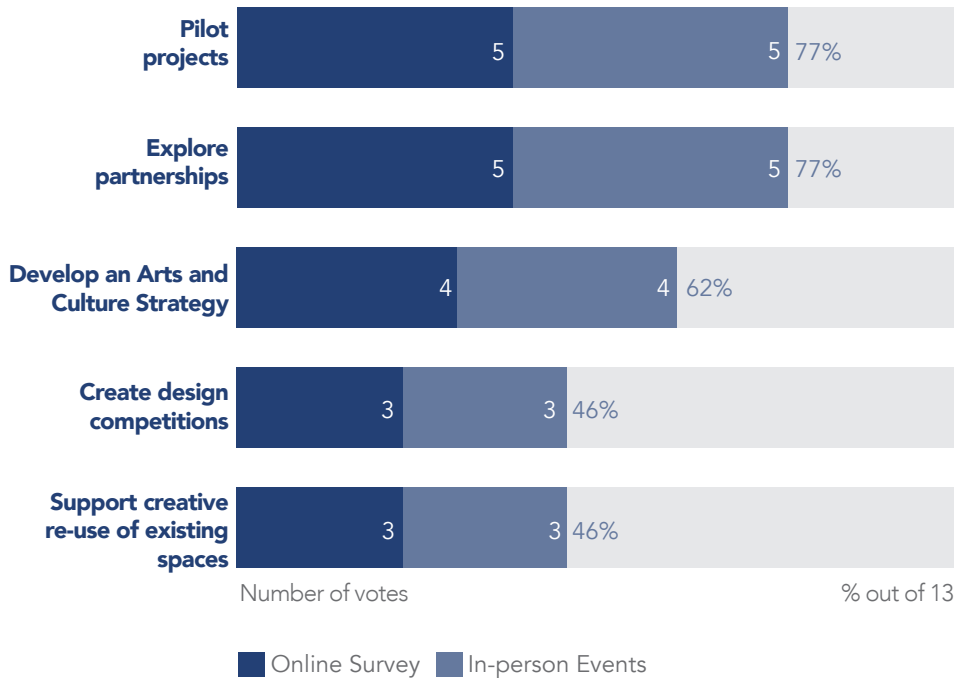
There were 15 responses in the online survey, and 9 at the in-person events.

The findings are as follows:

- The idea with the most support, by far, was "attracting and maintaining businesses" (92% support).
- Creating a "Business Improvement Association" (25%) and "conducting market research" (29%) were the lowest ranked Local Economy ideas.

# LOCAL ECONOMY

## Which early ideas for action do you like?

**Attract and maintain businesses**
13 | 9 | 92%

**Brand Area D**
6 | 7 | 54%

**Encourage mixed-use developments**
8 | 4 | 50%

**Create outdoor working spaces**
4 | 8 | 50%

**Support live/work options**
6 | 5 | 46%

**Create an innovation business hub**
7 | 3 | 42%

**Conduct market research**
3 | 4 | 29%

**Create a Business Improvement Association**
5 | 1 | 25%

Number of votes | % out of 24

■ Online Survey  ■ In-person Events



## LOCAL ECONOMY IDEAS

Vote with your stickers to let us know which early ideas for action you like.
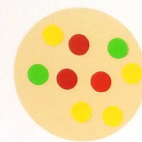
**Attract and maintain businesses**
Attract and nurture new businesses and support existing businesses that support community needs, such as, local food, technology and green companies.
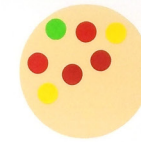
**Brand Area D**
Create a unique name and brand for Area D using signage, public art and wayfinding, to distinguish the area and to support and attract businesses.
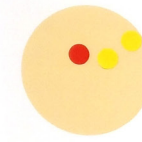
**Create an innovation business hub**
Support a business hub / co-working spaces in existing or new developments for businesses and non-profits to share space and resources and innovate.
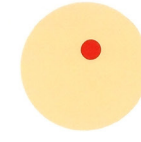
**Create a Business Improvement Association**
Support the creation of a Business Improvement Association to work with local businesses to bring community together and to advocate for local serving businesses.
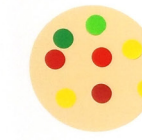
**Create outdoor working spaces**
Design and activate public and open spaces suitable for studying and working outdoors – with benches, tables, plug-ins, WIFI and adequate cover.
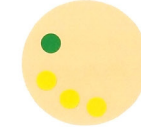
**Encourage mixed-use developments**
Encourage a mix of housing and jobs throughout the community rather than just in the Village area.
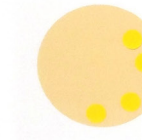
**Conduct market research**
Conduct research to determine current and future housing and commercial demand and land use.

**Support live/work options**
Support home-based businesses within live-work zones to create/find more local job opportunities.

Any ideas?

SHARE OTHER IDEAS!

LEARN MORE AT **AREADPLAN.CA**

## GOALS

> **How important are these early ideas for goals for the future of Area D to you?**

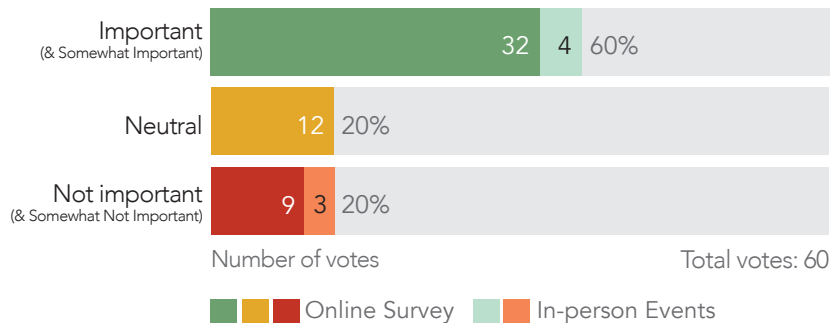During the Open House, Pop-up Events, and in the Online Survey, participants were asked to rate how important to them for the future of Area D the following early ideas for goals were.

### Promote inclusive and vibrant places and events that bring people together

| | |
|---|---|
| Important (& Somewhat Important) | 40  3  77% |
| Neutral | 10  18% |
| Not important (& Somewhat Not Important) | 3  5% |

Number of votes                    Total votes: 56
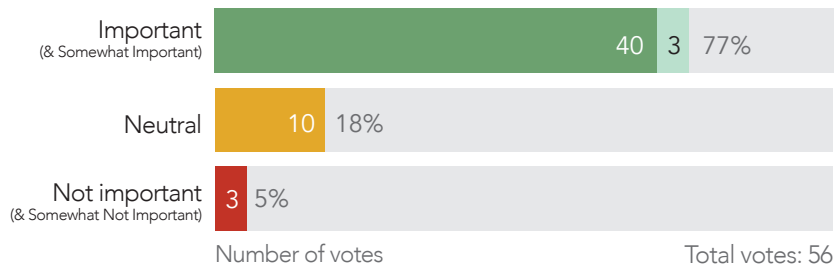
### Enhance the unique sense of place and identity

| | |
|---|---|
| Important (& Somewhat Important) | 45  1  84% |
| Neutral | 6  11% |
| Not important (& Somewhat Not Important) | 2 1  5% |

Number of votes                    Total votes: 55

■■ Online Survey  ■■ In-person Events

## IDEAS

> **Which early ideas for action do you like?**

During the Open House, participants were invited to review and vote with their stickers and sticky notes to let us know which early ideas for action they prefer. In the online Survey, only participants who selected "Placemaking" as a priority were able to select ideas related to this priority.

There were 8 responses in the online survey, and 5 at the in-person events.

The findings are as follows:

- The top ideas "pilot projects" (77% support) and "exploring partnerships" (77%) both were broadly supported by respondents.
- Fewer than 50% of respondents supported "creating design competitions" (46% support) or supporting "creative re-use of existing spaces" (46%).

## PLACEMAKING

## Which early ideas for action do you like?

| Idea | Online Survey | In-person Events | % out of 13 |
|------|---------------|------------------|-------------|
| Pilot projects | 5 | 5 | 77% |
| Explore partnerships | 5 | 5 | 77% |
| Develop an Arts and Culture Strategy | 4 | 4 | 62% |
| Create design competitions | 3 | 3 | 46% |
| Support creative re-use of existing spaces | 3 | 3 | 46% |

Number of votes                    % out of 13

■ Online Survey   ■ In-person Events



**PLACEMAKING IDEAS**

Vote with your stickers to let us know which early ideas for action you like.
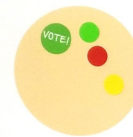
**Support creative re-use of existing spaces**
Support the creative re-use of existing buildings and spaces (like murals or similar art forms in Dalhousie Lane).
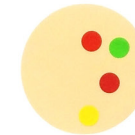
**Develop an Arts & Culture Strategy**
Develop a strategy for arts, culture and celebrations, in association with the new community centre, and identify events and activities to bring people together year-round.
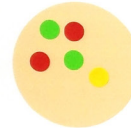
**Explore partnerships**
Explore partnerships and protocols with the Vancouver School Board and UBC for the community to use key school and recreation facilities not provided for at the new community centre.
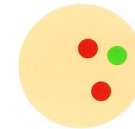
**Create design competitions**
Challenge community members to create amazing spaces (like designing spaces to celebrate winter).
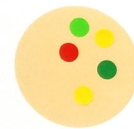
**Pilot projects**
Test new ideas for public spaces to see if people like them. For instance, activation of the marketplace lane, pop up events, a temporary closure of a street for an event, sidewalk patios or new public seating, and landscaping.

Any ideas?

SHARE OTHER IDEAS!

LEARN MORE AT **AREADPLAN.CA**
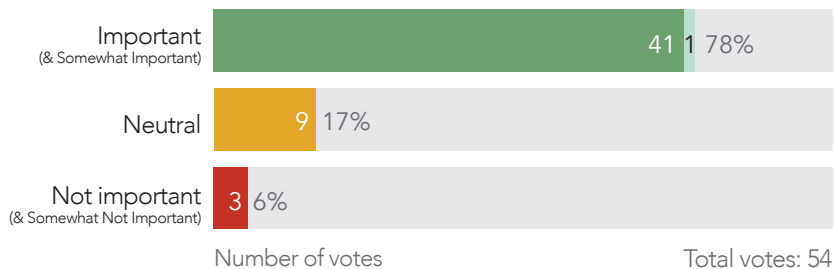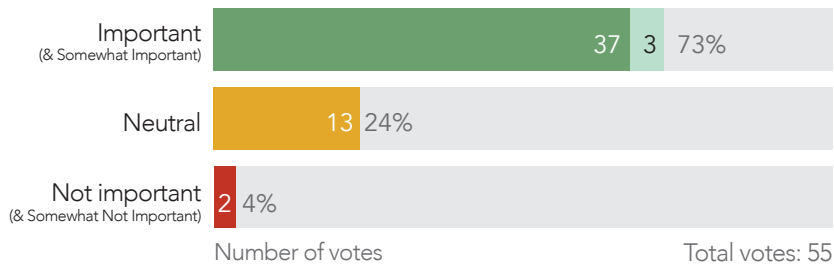
## GOALS

> **How important are these early ideas for goals for the future of Area D to you?**

During the Open House, Pop-up Events, and in the Online Survey, participants were asked to rate how important to them for the future of Area D the following early ideas for goals were.

### Conserve and celebrate heritage values



| | Number of votes | |
|---|---|---|
| Important (& Somewhat Important) | 32  4 | 60% |
| Neutral | 12 | 20% |
| Not important (& Somewhat Not Important) | 9  3 | 20% |

Total votes: 60

■ ■ ■ Online Survey    ■ ■ In-person Events

## IDEAS

> **Which early ideas for action do you like?**

During the Open House, participants were invited to review and vote with their stickers and sticky notes to let us know which early ideas for action they prefer. In the online Survey, only participants who selected "Heritage" as a priority were able to select ideas related to this priority.

There were 12 responses on the online survey, 5 in the in-person events, and one additional idea shared.

The findings are as follows:

• All three ideas had similar levels of high support: "developing a heritage conservation policy" (76% support), "identifying the most important heritage buildings" (71%), and "celebrating history through art and design" (71%).

• One person commented that Area D should celebrate Musqueam First Nations history and relationship to the land.

## Which early ideas for action do you like?

**Develop a heritage conservation policy** — 8 | 5 | 76%

**Identify the most important heritage buildings** — 7 | 5 | 71%

**Celebrate history through art and design** — 8 | 4 | 71%

Number of votes      % out of 17

■ Online Survey    ■ In-person Events
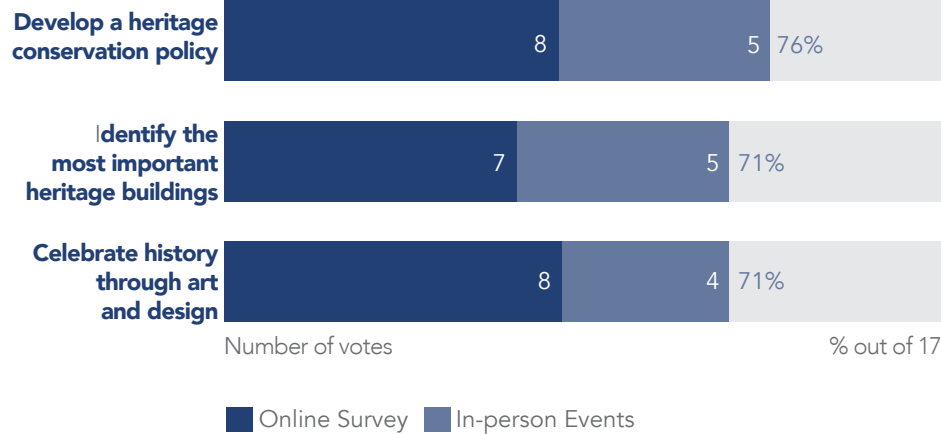


# HERITAGE IDEAS

Vote with your stickers to let us know which early ideas for action you like.
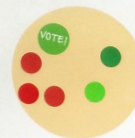
**Identify the most important heritage buildings**

Engage the community in identifying historic and valuable sites and features, which could form the basis of a Heritage Register. Properties listed could be eligible for incentives in exchange for conservation; however, there are no restrictions or legal requirements on sites unless fully agreed upon by the owner(s).
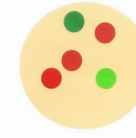
**Develop a heritage conservation policy**

Create a policy to encourage heritage property owners to retain their buildings or other features in exchange for redevelopment options such as relaxing zoning requirements.

**Celebrate history through art and design**

Engage with residents, property owners, and the Musqueam First Nation to co-create projects that reflect the history and heritage of the neighbourhood.

**Any ideas?**

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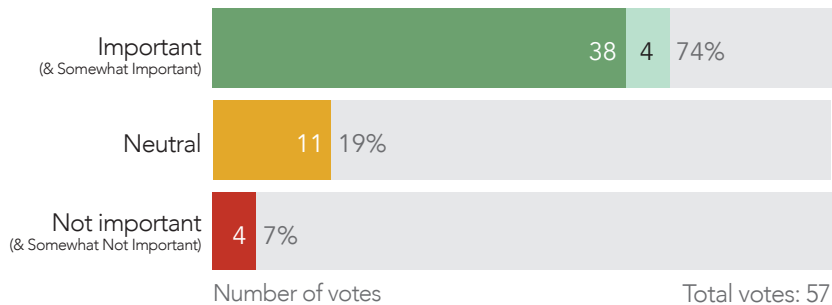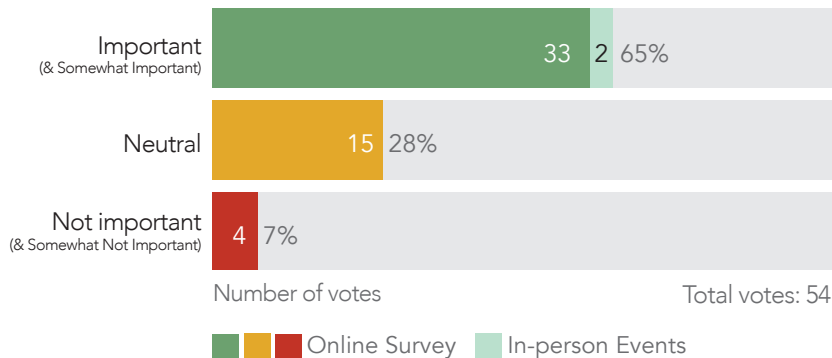
## GOALS

> **How important are these early ideas for goals for the future of Area D to you?**

During the Open House, Pop-up Events, and in the Online Survey, participants were asked to rate how important to them for the future of Area D the following early ideas for goals were.

### Provide infrastructure sustainably to the community

| | Number of votes | |
|---|---|---|
| Important (& Somewhat Important) | 41  1 | 78% |
| Neutral | 9 | 17% |
| Not important (& Somewhat Not Important) | 3 | 6% |

Number of votes      Total votes: 54

### Support zero waste to landfill or incinerator *(In-Person Events)* Improve opportunities to manage waste and/or recycling *(Online Survey)*

| | Number of votes | |
|---|---|---|
| Important (& Somewhat Important) | 37  3 | 73% |
| Neutral | 13 | 24% |
| Not important (& Somewhat Not Important) | 2 | 4% |

Number of votes      Total votes: 55

■ ■ ■ Online Survey  ■ In-person Events

## IDEAS

> **Which early ideas for action do you like?**

During the Open House, participants were invited to review and vote with their stickers and sticky notes to let us know which early ideas for action they prefer. In the online Survey, only participants who selected "Infrastructure and Waste Services" as a priority were able to select ideas related to this priority.

There were 9 responses in the online survey, 8 at the in-person events, and one additional idea shared.

The findings are as follows:

- Two ideas received high support: "encouraging vibrant laneways" (94% support) and "supporting zero waste" (82%).
- All other ideas received less than 50% support from respondents. Just 12% of respondents supported "exploring development cost charges" – the lowest ranked idea.
- One person shared an idea to promote and provide cheap disposal for students at the end of the year to discourage dumping of waste.

# INFRASTRUCTURE & WASTE SERVICES

## Which early ideas for action do you like?

**Encourage vibrant laneways**: 8 (Online Survey) | 8 (In-person Events) — 94%

**Support zero waste**: 6 (Online Survey) | 8 (In-person Events) — 82%

**Explore natural asset management**: 4 (Online Survey) | 4 (In-person Events) — 47%

**Explore development policy**: 5 (Online Survey) | 3 (In-person Events) — 47%

**Improve stormwater management**: 6 (Online Survey) | 2 (In-person Events) — 47%

**Explore development cost charges**: 1 (Online Survey) | 1 (In-person Events) — 12%

Number of votes — % out of 17

■ Online Survey ■ In-person Events



41

## GOALS

> **How important are these early ideas for goals for the future of Area D to you?**

During the Open House, Pop-up Events, and in the Online Survey, participants were asked to rate how important to them for the future of Area D the following early ideas for goals were.

### Reduce our greenhouse gas emissions

| | Votes | % |
|---|---|---|
| Important (& Somewhat Important) | 38 4 | 74% |
| Neutral | 11 | 19% |
| Not important (& Somewhat Not Important) | 4 | 7% |

Number of votes     Total votes: 57

### Increase the area's resilience to climate change and natural disasters

| | Votes | % |
|---|---|---|
| Important (& Somewhat Important) | 33 2 | 65% |
| Neutral | 15 | 28% |
| Not important (& Somewhat Not Important) | 4 | 7% |

Number of votes     Total votes: 54

■ ■ ■ Online Survey    ■ In-person Events

## IDEAS

> **Which early ideas for action do you like?**

During the Open House, participants were invited to review and vote with their stickers and sticky notes to let us know which early ideas for action they prefer. In the online Survey, only participants who selected "Community Resilience" as a priority were able to select ideas related to this priority.

There were 7 responses in the online survey, 8 at the in-person events, and two additional ideas shared.

The findings are as follows:

- Most ideas in this topic were popular among participants – only one idea, "fostering emergency preparedness" had less than 50% support.
- The most popular idea "expanding parks and green space" had 100% support from participants.
- One person noted accessibility should be a priority.

# COMMUNITY RESILIENCE

## Which early ideas for action do you like?



| Idea | Online Survey | In-person Events | % out of 15 |
|------|------|------|------|
| Expand parks and green space | 7 | 8 | 100% |
| Support renewable energy projects | 7 | 6 | 87% |
| Develop an Energy Action Plan | 6 | 7 | 87% |
| Improve new buildings | 6 | 5 | 73% |
| Upgrade existing buildings | 6 | 4 | 67% |
| Conserve and reuse water | 6 | 4 | 67% |
| Explore development policy | 5 | 4 | 60% |
| Plan for climate change | 7 | 2 | 60% |
| Foster emergency preparedness | 6 | 1 | 47% |

Number of votes      % out of 15

■ Online Survey    ■ In-person Events



**COMMUNITY RESILIENCE IDEAS**

*Vote with your stickers* to let us know which early ideas for action you like.
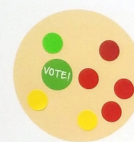
**Develop an Energy Action Plan**
Develop an action plan for conserving energy, increasing energy efficiency, fostering renewable energy, and reducing GHG emissions.
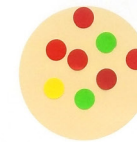
**Expand parks and green space**
Increase urban forests, trees, green roofs, public and private lawns and gardens, and alternative surfaces to increase our resilience to climate change.
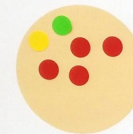
**Support renewable energy projects**
Partner with developers and others to explore options for renewable energy to power and heat buildings.
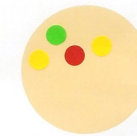
**Explore development policy**
Incorporate sustainability principles into land use policies to guide the right densities, uses, transportation options, and energy performance of buildings.
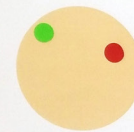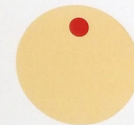
**Plan for climate change**
Plan for climate change by assessing our vulnerability and risks and advancing actions to adapt to change.
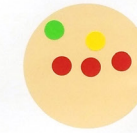
**Improve new buildings**
Adopt high building performance standards for new buildings, as outlined in the BC Energy Step Code or other third party verification programs such as EnerGuide, R-2000, LEED, Passive House.

**Foster emergency preparedness**
Foster individuals' ability to develop response plans to emergencies based on the UEL's emergency response plan.

**Upgrade existing buildings**
Encourage property owners to access services to reduce GHG emissions in buildings, such as free energy assessments through Metro Vancouver's strata energy advisor program.

**Conserve and reuse water**
Conserve and limit non-essential use of treated drinking water (e.g. lawn watering), reuse greywater and rainwater and support public drinking water conservation.

**Any ideas?**

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## Do you have any ideas to add?

In the Online Survey, 60 respondents provided 27 open-ended responses to the question "Do you have any ideas or comments to add?".

The common themes were:

### Carefully Develop and Increase Density
*Survey: 8 comments*
Some respondents wanted to see Area D redeveloped and densified over time with careful consideration for the need for increased amenities, retail, transit and diverse housing and neighbourhood enhancements. One respondent wanted to see a balance between goals for affordable housing and regulation. One respondent wanted all new development to be rental-only.

### Prioritize Sustainable Transportation
*Survey: 4 comments*
Public transit and cycling infrastructure is encouraged to be prioritized. One respondent identified the need for a protected cycle track on University Boulevard; another identified the need for protected cycle tracks on Agronomy Road, Western Parkway, and Toronto Road.

### Increase Community Engagement
*Survey: 4 comments*
Four respondents commented on community engagement. One respondent gave specific ideas: more town-hall style meetings and sending postcards to all residents.

### Prevent or Restrict Redevelopment
*Survey: 3 comments*
Three respondents did not want any further redevelopment of Area D.

### Resident-restricted Housing
*Survey: 2 comments*
One respondent indicated that housing can be restricted to students, staff and faculty at UBC and the UEL. One respondent said that existing residents should not be displaced.

### Other
*Survey: 4 comments*
• Add Workshop Space: A respondent identified the need for a worship space in Area D.

• Address Climate Change: A respondent identified the need to take action on Climate change.

• Plan for Area D as Part of the UEL: A respondent identified the need to view Area D as one part of the UEL rather than a separate neighbourhood.

• Remove Parking Minimums: A respondent identified the need to remove parking minimum requirements for new buildings so less parking is required.

cultivates intelligent, vigorous, and joyful commitment to Jesus Christ, His church and His world.
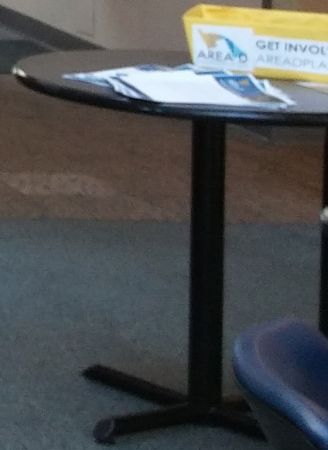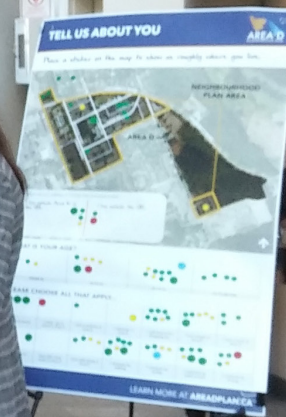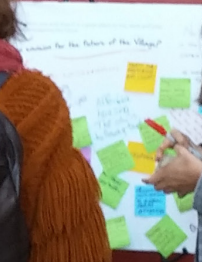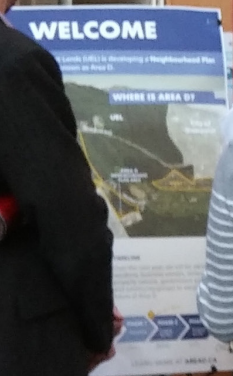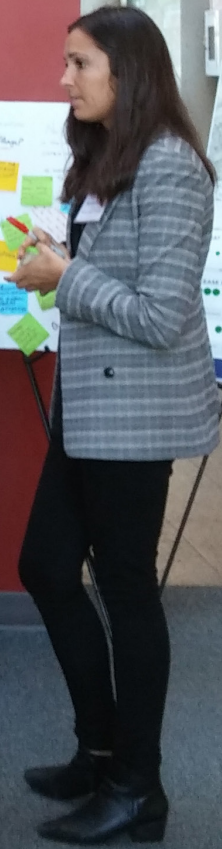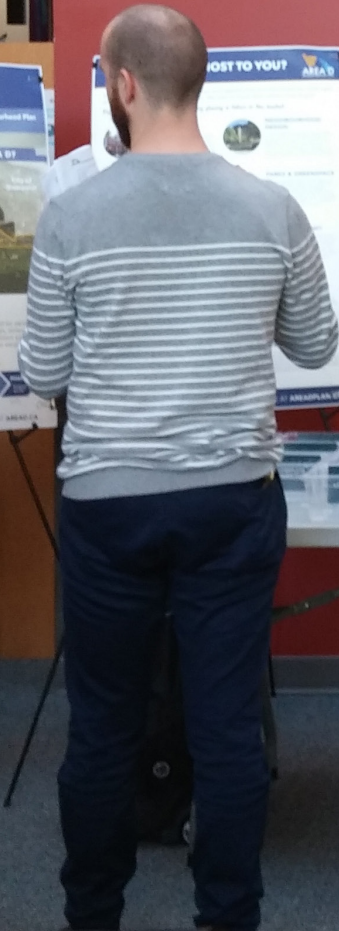
**4** NEXT STEPS

All the information received to date from community members to key external agencies will be taken into consideration when drafting the community vision, guiding principles and policy directions.

Phase 2B "Creating the Plan" will launch in the Winter and Spring 2019 and will focus on engaging the public and key stakeholders in refining the vision, goals and directions, and designing policy options for the Area D Neighbourhood Plan.

Public input is important and will be used to help shape the new Neighbourhood Plan.

Visit **AreaDPlan.ca** to stay up to date.