

What we heard

In November and December 2010, the Planning Department hosted three Open Houses to give an update on the Cambie Corridor planning process, and to get public feedback on the draft plan. The following is a summary of the key comments we received in response to the information presented at the Open Houses.

The Open Houses

There were 55 information boards on display at the Open House, explaining various elements of the draft plan for Cambie Corridor. Staff was available to discuss the plan with participants in English and Chinese, and encouraged community members to fill out comment sheets. Comment sheets were available in English and Chinese.

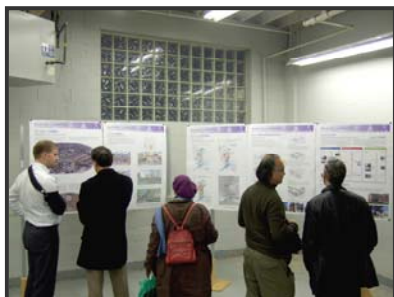
About 600 people attended the three open houses and 237 comment sheets were submitted, either in person, by mail or by email. 17 general emails were received pertaining to the materials presented. In addition, 65 signatures were received by mail with a letter regarding land use near the King Edward area station. The 'raw' responses from all three media (comment forms, emails and letter) are available at the end of this document.

About the Comment Sheets

Respondents were asked to identify their area of residence (in one of the five neighbourhood precincts along the Corridor, or not living in the study area), and were then presented with 4 open ended questions based on the ideas and themes presented at the open house relating to emerging identity, built form, public benefits, and public realm elements. An additional question asked respondents to evaluate the usefulness of the graphs and visual data describing transit performance and sustainable energy potential. Additional space was allotted to allow for general comments.

Once all comments were received, staff identified common themes that emerged from each of the questions. Raw comments were transcribed as received, and proper name or addresses, wherever used, were removed.

A summary of comments follows. Raw responses to all questions as well as letters and emails received regarding the Open House materials are also posted on the website.



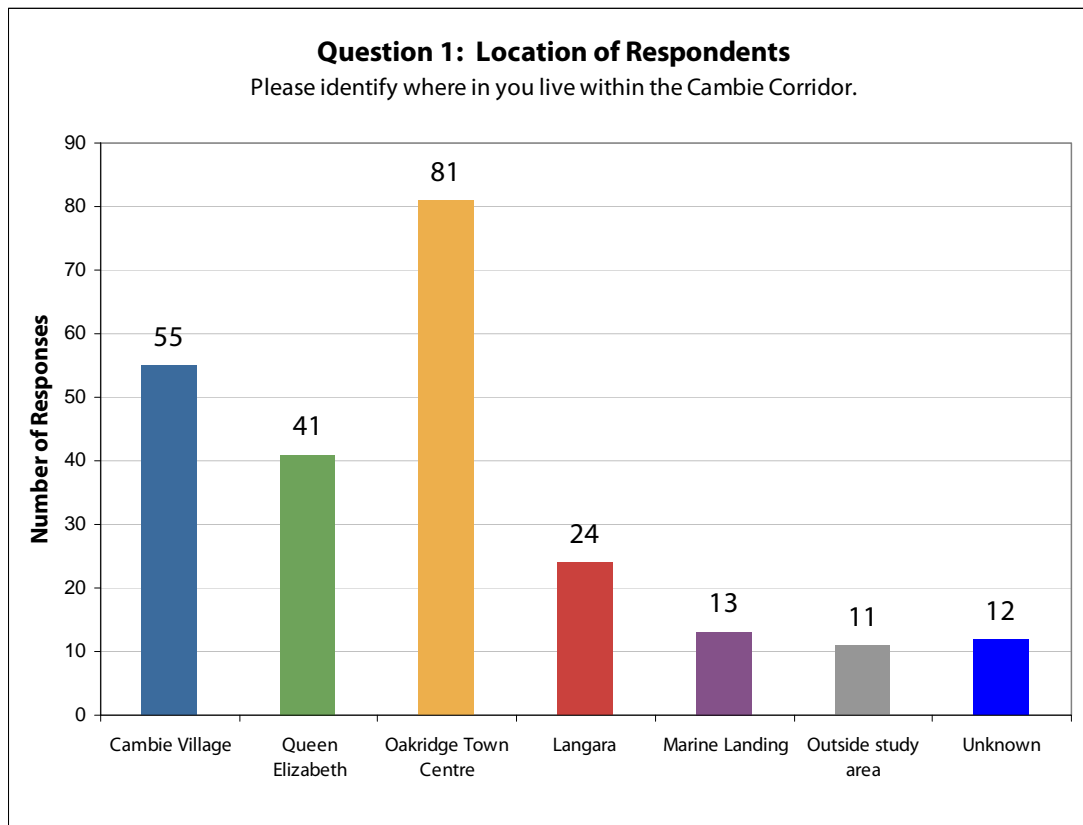
What we heard

Question 1: Location of respondents

Please identify where you live within the Cambie Corridor (Cambie Village, Queen Elizabeth, Oakridge Town Centre, Langara, Marine Landing, or Outside Study Area)

Of the 237 questionnaires received:

- 35% (81 responses) were from Oakridge Town Centre
- 23% (55 responses) from Cambie Village
- 17% (41 responses) from Queen Elizabeth
- 10% (24 responses) from Langara
- 5% (13 responses) from Marine Landing.
- 5% live outside of the Cambie Corridor area, and
- An additional 5% of respondents did not report their location.



What we heard

Question 2: Identity and Character

Please provide your comments on the emerging identity and character for the overall Cambie Corridor.

Some of the main comments that emerged regarding Identity and Character were:

- Retain some of the existing character of Cambie Corridor. Concern that plan will result in a uniform corridor that erases existing area character.
- Give added consideration to transitions/adjacencies between proposed new density and existing 1-2 storey buildings
- Localized concern from respondents in Cambie Village, Queen Elizabeth, and Oakridge that proposed heights and densities are too great: increased issues of shade, privacy and parking issues, particularly for those down slope of proposed buildings; concern that density will not achieve sustainability/ecological goals
- Some were supportive of the proposed residential density, as well as more shops and amenities, more affordable housing. A few respondents, mostly from Cambie Village and Oakridge, suggested greater density is needed around current and future transit stations.
- Some respondents linked higher building forms to a lessened sense of community and lower quality of life
- Some respondents saw this as a good opportunity to enhance vitality
- Respondents generally believed that the changes would impact Cambie Corridor's current identity: some expressed concern over the potential change in character ("*charming, family-oriented*" to "*busy, noisy, more crime*"), while others suggested that the changes would enhance vitality along the Corridor.

Question 3: Built form & Character

Please provide your comments on built form and character in your neighbourhood.

Key comments on Built form and Character included:

- Distinguish Cambie Corridor from Downtown and other Vancouver neighbourhoods: current architectural character should be retained, and/or seek out more diverse building forms.
- Several respondents suggested lower building heights: localized responses suggested that proposals were too high along King Edward, near Queen Elizabeth Park, and on 41st.
- For those respondents who expressed that they do not support of the proposed heights/density/scale, the introduction of townhouses was generally preferred over higher building forms
- Suggestion to look at options to gradually spread new density over a greater area, and to further consider the impact of proposed taller buildings on existing ground-oriented housing.
- Phase 3: Several respondents requested greater detail on forms of development being proposed in Phase 3, and there was large support for undertaking Phase 3.

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Question 4: Public Benefits

Please provide your comments on the public benefits identified in your neighbourhood.

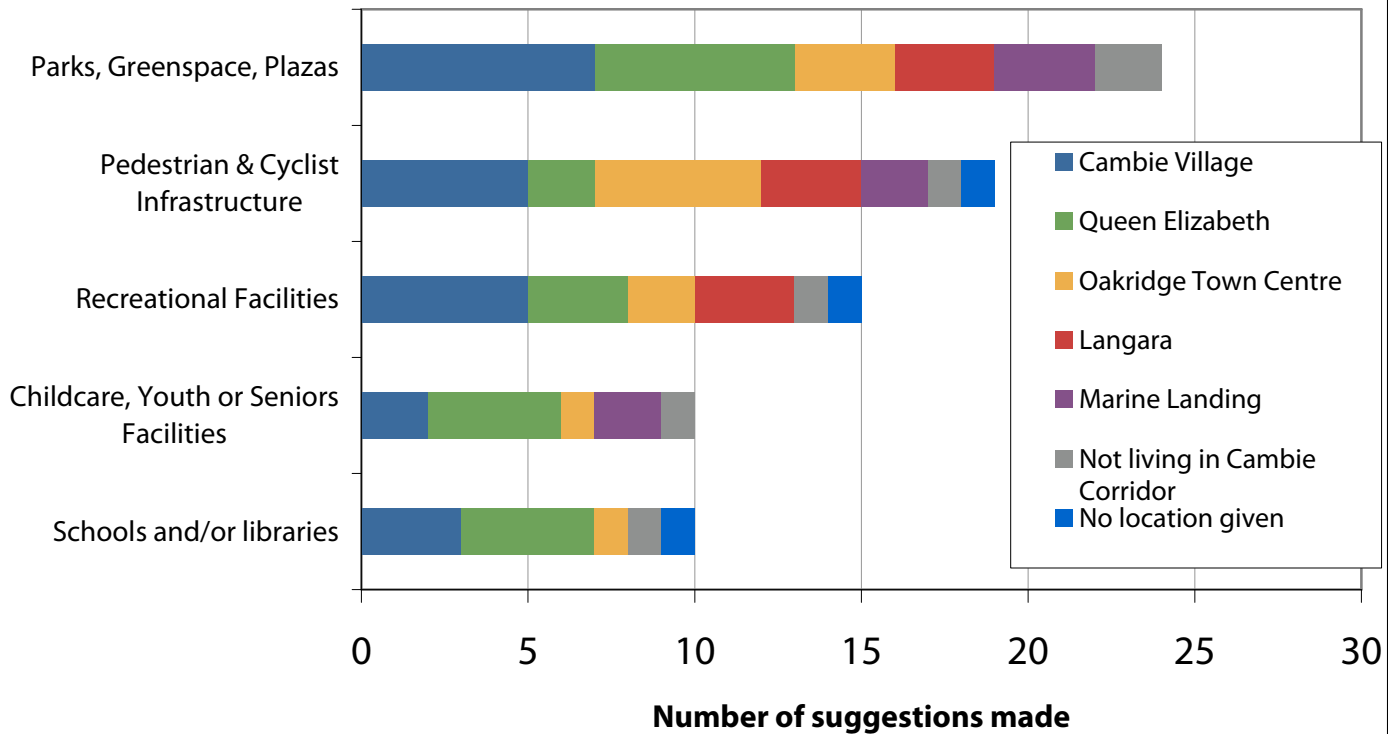
Are there any public benefits you would like to see added or enhanced in your community?

The top comments with regards to public benefits included:

- Add or improve park space, green space and public plazas
 - This was a consistent comment throughout the board, but particularly for residents of Cambie Village, Queen Elizabeth and Marine Landing.
 - Responses called for protection of current parks and green spaces – find additional funding to repair and maintain existing facilities.
 - Create new spaces of different sizes and uses, in anticipation of future demand – e.g. more active spaces, open green space, etc.
- Additional infrastructure for pedestrians and cyclists
 - This was a key comment from residents of Cambie Village, Oakridge Town Centre, Langara and Marine Landing.
 - Improved sidewalks and additional pedestrian crosswalks, particularly to provide better pedestrian access to QE Park, Langara Golf Course, Oakridge Centre and other major amenities in the area
 - Continue improvements to bike infrastructure. Several requested bike lanes or separated bike lanes along the length of Cambie Street.
- Add and/or maintain recreational facilities in the area
 - Several suggestions were made to include additional community centres, ice rinks and pools.
- Maintain or improve ratios of residents to schools, libraries childcare, youth and seniors' facilities, to ensure that everyone can have access to these services. As the population grows, amenities must keep up.

What we heard

Question 4: Top Suggestions for Public Benefits by Neighbourhood Precinct



Outside of our scope

Several respondents made suggestions for improvements to the community that land outside the scope of the Public Benefits that the City is able to provide.

- Transit-related improvements were suggested by 15 respondents. These suggestions related mainly to wanting better planning around bus and train stations to improve aesthetics, pedestrian traffic flow in and out of transit stations, and enhance public safety. Comments relating to transit improvements will be shared with planning staff at Translink.
- There were also 14 suggestions for more retail and commercial in the Cambie Corridor. Three of these responses specified enhancing the commercial the strip of Cambie Street between 19th and King Edward.

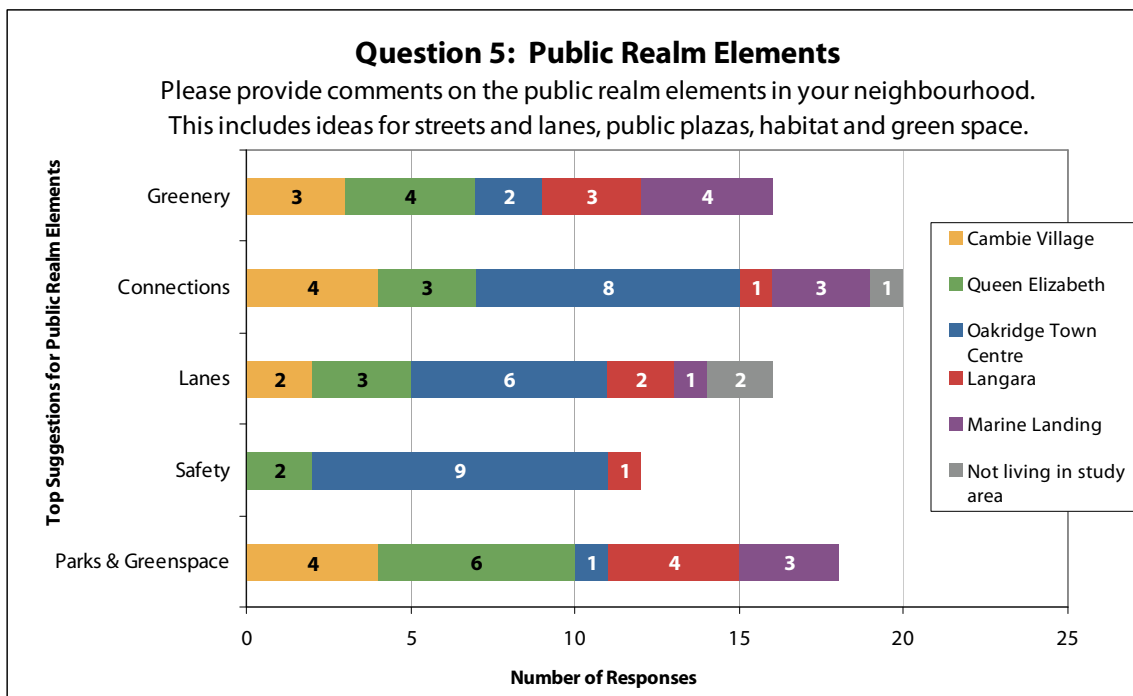
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Question 5: Public Realm

Please provide your comments on the public realm elements for your neighbourhood. This includes ideas for streets and lanes, public plazas, habitat and green space.

Top comments with regards to the public realm included:

- Pay extra attention to connections
 - Wider sidewalks
 - Consider a walkway at 39th and Cambie (4 responses)
- Parks and green space
 - More green space,
 - Like the idea of small/"mini" parks
 - Respect current parks and green spaces (e.g. QE Park)
- More landscaping ("greenery")
 - More trees and plantings in general
 - Ensure visible plantings on stepped-back building rooftops
- Lane design
 - Safety (better lighting, signage, traffic calming measures, pedestrian-friendly back lane mirrors for driver blind spots)
 - Tidying: get rid of power lines and poles
 - More detail on how proposed infill and greening measures can work in the space provided by laneways



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Question 6b:

*In what ways did the graphs assist your understandings of the proposed Cambie Corridor Plan?
(check all that apply)*

- *The information did not help my understanding of the Cambie Corridor Plan*
- *The information helped me understand the degree of difference between existing and Proposed scenarios*
- *The information helped me understand how the proposed plan relates to other places in Vancouver*
- *The information helped me understand how the plan relates to city planning goals*
- *The information enabled me to consider new issues*

The graphs appeared to be most helpful in peoples' understanding of differences between existing and proposed scenarios (70 responses). The graphs also helped relate the Cambie plan to other places in Vancouver (51 responses), and enabled the respondents to consider new issues (50 responses). 43 respondents felt that the graphs helped to relate the Cambie plan to broader City planning goals. 27 respondents reported that the graphs did not assist in their understanding of the proposal.

