

Cedar Cove Sub-Area Workshop

Table Notes - Combined

Saturday, November 29, 2014
Aboriginal Friendship Centre

Exercise 1 - Character Statements (Present Day and Future Character of Cedar Cove)

Exercise 2 - Dotmocracy - Selecting your area of focus for the workshop

Exercise 3 - Policy Geography

Exercise 4 - Built Form Considerations

Table 1

Facilitator: Jim Bailey / Dwayne Drobot

Note taker: Cameron Barker

Artist: Sam Khany

Exercise 1 - Part A - Character Statements - Neighbourhood as it is now (present day)

Defining the present day character of Cedar Cove/GW

- Diversity of types of buildings
- small businesses and thriving new business
- more down-to-earth businesses/independently owned business
- visual access to water and nearby parks/ some shopping
- variety of people
- quietness of residential area but also the higher streets with some traffic
- trees
- new greenway going west is good, but not going East
- likes character of neighbourhood and mix of uses
- friendliness and variety
- community meetings have good turnout
- Likes Britannia Centre and the park space
- Diversity and cultural exchange
- Sees the neighbourhood as a route to downtown via McGill
- family neighbourhood
- central area

Exercise 1 - Part B - Character Statements - Neighbourhood as it could be (future)

Future Aspirations and Optimal Character of Neighbourhood

- more parklets like the one near Prado Cafe on Commercial
- Pandora Park is too focused on uses just for children and could be designed more for elderly/seniors/adults and more mixed-use
- more meeting places and ability to cross paths - people meeting each other through random opportunity
- keep and increase level of independent shops
- business and economic development - issue with the Mini-Mart building
- more vibrancy and public input
- more affordable housing
- removal of older buildings that house the poor and include new ones that have better living conditions
- More seniors services and living closer to parks
- More parks

- Native Centre needs to be finished and new Aboriginal Community Centre built
- No more chicken factories

Exercise 3 - Policy Geography

Topic: Housing

CC-1

- Moderating rate of change - what is it? Protecting the existing rental stock by requiring that any replacement matches the existing stock.
- Discretionary zoning - up to 2.5 FSR is discretionary approval. 1 bedroom must be 1 bedroom, etc....but there is possibility that units may be smaller than existing units. Currently require replacement of existing stock.
- Tenant relocation plans --- is there any comparison between the cost of current unit and any future unit? City is trying to get the price below what a new unit would cost.
- How are the rental units secured? Covenant on title and they must be rental. An example was used where rental units must be rented and would be protected under a potentially different title.
- Rate of change limits building permits over a period of time? Rate of change is now zero equalling a one-for-one replacement policy.
- Why doesn't rate of change represent a condo as rental as well? City is attempting to secure rental stock for long term. Rental condos are very insecure and at whim of landlord -- secure market rental is secured for very long term. Condos do not represent secure rentals.
- Some issues with securing only rental units in the area and perhaps some expansion of more ownership and diversity of uses and types of ownership. Is it viable to do a building with 3 units of rental and 20 of condo? These scenarios are being used to identify what aspects could be maintained or improved.
- Why did the population of the Cedar Cove neighbourhood drop between 2006-2011? Very low vacancy rate and only slightly higher than city average and moving at same rate as the rest of the city.
- Is the population declining because rental unit costs are increasing? What is the correlation? There are areas within the Eastern parts of the city that are dropping

CC-2

- Issues with purchasing of older buildings in the area and resultant increase in costs of rentals. Rent increases can go up by as much as 50%.
- What can be done to preserve lower cost rental? Difficult because reinvestment is needed in older buildings, but how does the protection happen. Broader citywide council reviewing rate of change and managing permits for renovation, etc...
- Currently rely on provincial regulation in regards to tenancy and rental requirements.

- Issue with identifying a property within Cedar Cove that would be worth demolishing and RM zone may not provide very much additional housing. Existing building stock does not seem to be particularly ready for demolishing and/or change. Could exist for much longer and may limit any opportunities for more rental housing.
- Is Dundas Street an area where increased housing occur? More density?

Facilitator- Do you identify any areas or sites that could be prime development sites?

- There is a missing stock of housing for families and middle-users.
- May not be much potential along Dundas Street
- Some economic case for redevelopment
- There is some low hanging fruit in the neighbourhood

Facilitator- Are there opportunities for redevelopment in the area or not?

- Issues with the existing zoning of RM-3 which limits allowances and setbacks and height, which limits opportunities for expansion
- Desire to maintain the affordability in the area
- Keep the rate of change policy and tighten up requirements to keep existing stock of rental
- there are some sites that could enable further building of rental housing
- Reiterating the maintaining of rental stock and some concerns with new rental stock being too expensive.
- Will amenities be available for new residents? If expansion does happen, who will be served and what about local economic development?
- Financial viability - test the viability of mix, all-rental or how much rental would need to be built to secure social housing?
- Will the middle-class or mid-income folks be assisted in finding housing? Currently finding that housing is social housing and/or higher rate rental or ownership?

CC-3

- Concerns with increasing residential in this area because of proximity to Port and Industrial uses.
- What would be an ideal housing density for this location?
- May not be appropriate to have higher density development along this corridor, 6 storeys may be good, but 12 storeys could be an option.
- Suggestions to go higher at this location.
- Do we replace the number of units or the percentage of units for rental?
- Are there any other higher nodes of density in this area? -- Dundas/Nanaimo or along Wall St. and Powell St.
- A discussion about the percentage of rental housing being maintained instead of replacement.
- More cycling and opportunities for traffic calming and improving the streetscape while diverting traffic. Perhaps enhance the existing park space and look at options for closing the road. Some comparison to the Point Grey road closure.
- Some density or community amenity contribution could be encouraged if there are more developments.

Facilitator- Are there any 'no-go' areas in the area? Do not touch zones?

- The industrial areas should be maintained to encourage LED.
- The current zoning is non-conforming use that says that if there is residential uses in that area, they must be repurposed as industrial space if the residential use is redeveloped.
- Potential for adaptive commercial use that could enhance or increase the use of the public realm/streetscape/home types.

Facilitator-Any burning issues? Key themes that could be strengthened.

- More townhomes or mid-rise typology. Maintain the single family feel through less impactful development.
- Encourage connectivity
- Enhanced affordability
- Maintaining the sense of community in the area as density increases
- Maintenance of mix of middle-road housing for middle-income people. They get shut out.

Exercise 4 - Built-form (and other) Options ~ Visual preference exercise

Facilitator - How much density would be applicable based on our discussions earlier and what impacts would that density have on the area?

- Placement of 2-3 storey rowhouse or townhomes near the school Tillicum Elementary.
- Some resistance to the idea of 6 storey developments, but more so of a lower rise typology.
- Identification of nodes along Dundas St and Nanaimo and perhaps creating a small commercial node around this location/intersection.
- What is the connection between height and what is rental? 6 storeys or 8 storeys would be primarily rental....questions around what building type means what type of use. (rental or owned, etc.)
- Rate of Change- developer must come up with 3 alternative options and a housing consultant must come in and assist people with finding another building in which to live.
- 6 storey may be more viable for full rental building.
- Higher density along Nanaimo Street?
- Pandora Park higher density -- protecting views to water.
- Six storeys around Pandora Park is a concern, but city policy says that higher density is allowed if it's rental only.
- Will homeowners or people living in the area be subject to rezoning and pressure from developers. Concerns about lot assemblies and implications for holds on properties and people who don't want to move or sell.
- In this area, condo rentals are about 20% of the condo stock, but much more in the downtown peninsula -- approaching 50% or more.

- Do you see the redevelopment of Dundas as a higher density corridor connecting to parks near Wall St?
- Creating a more serviced neighbourhood that provides business opportunities, shopping and proximity to retail outlets, parks, etc.
- Some confusion about what the difference is between the condo form of use, rental, single family, etc. What building type represents what and how do they apply to the neighbourhood?
- Location of grocery stores and accessing fresh food is important.
- Seniors rental -- where to locate that? How to provide more appropriate housing for seniors?

Table 2

Facilitator: Lil Ronalds

Note taker: Catherine Neill

Artist: Susan Milley

Exercise 1 - Part A - Character Statements - Neighbourhood as it is now (present day)

- McGill St- Likes the library
- Trinity St and Wall St parks - Really likes the views
- Garden Drive -Awesome art with circles in the roundabouts
- Industrial in the west isn't integrated
- Apartments in the north
- Cambridge and Oxford - great potential
- Victoria and Dundas -underachiever
- Wall St- Nice promenade
- Beautiful views of the harbours
- Great no. 4 bus and great that it gets to UBC
- Access to Downtown from Rupert
- Great stores on Hastings - good value
- Wall St is active
- Good value compared to rest of city
- Easy parking
- Not pretentious
- No big box stores
- Oxford St and Wall St - Ethnic diversity
- Mix of residential and industrial and variety as a whole
- Port - Close to the water even if you can't get to it
- Best views in the city
- Mediterranean feel going down Nanaimo St
- Hastings St is becoming a destination (Nanaimo St to Victoria St)
- Likes the mandalas in the roundabout circles and the overall artist mix
- A lot of mature trees and young trees that might need help
- Mix of industrial and family residential. Single residential is affordable and semi-affordable
- New Brighton pool - enjoys access

Exercise 1 - Part B - Character Statements - Neighbourhood as it could be (future)

- More mixed uses. This is a heavy residential but participant want more mix of uses in the neighbourhood so she doesn't have to travel
- Better public realm throughout but still affordable

- Want affordable housing and multiple-unit housing wherever it can be worked in
- Would like much improved transit like protected bus lanes in the Olympics
- Maintain affordability and create more housing options like row housing
- Promoting compatible industrial uses with residential uses like breweries
- Better connection to the port like a pedestrian crossing
- Keep the low-rise nature to maintain views
- Better cycling access along Powell St
- Low and mid-rise housing for seniors and singles and in particular single seniors and people who require elevator access. The need for diversity in housing is a point of agreement with others on the table.
- Overall opinion: Neighbourhood requires housing and built form that creates diversity and options.

Exercise 3 - Policy Geography

Topic: Housing

- Document needs to better describe the apartment character of the neighbourhood. Document neglects to highlight the fact that 88% of the households report as multiple units. A big point here is that maybe we don't know enough about the character, mix and needs of the neighbourhood.
- Confusion that the term multi-family means that there may be many families in one unit
- General concern over affordability - This is an affordable neighbourhood and needs to stay that way
- The number of seniors isn't identified and places that are senior friendly aren't identified.
- Special type of housing is needed - This is a good neighbourhood for vulnerable seniors
- Disagrees with height increases because cost of housing in adjacent areas. Concern that this could affect taxes. Feels that height increases contributes to the loss of affordable units. Feel that the research in terms of impacts isn't fully understood. Wants to know what the existing building stock is and who lives in them. Wants to know the current density and what build-out would look like without increases in heights. BC non-profit housing index would be a good tool. Their plan is to look at all rental housing stock and assess the demand.
- Facilitator confirmed that the heights for this area is 3 to 3 ½ storeys currently and is covered by the Rate of Change Policy. This is a part of the incentives to build rental housing.
- Group agreed affordability more than height is the biggest concern. Question over what is the density of the area in comparison to other parts of the city. Wants to know whether density could be accommodated under current zoning.
- There aren't enough parks.
- Think there is an assumption that only developers can create the stock. We don't need to make a profit out of our land and development should not be for the profit of developers only.

- Make sure that Province and Federal levels of government put money in.
- Homelessness is hidden in this community and plan needs to be considerate of things like how shelter or supportive housing could be accommodated in this neighbourhood. More and more seniors are becoming homeless. In the Aboriginal community people are coming to the city and relying on the existing community to shelter them.
- Homeless people used to be in the centre where the workshop is taking place and now have a shelter at Central to house them. Concern that there is no consideration in this planning process for the homeless. Also, the number of seniors is up.
- We also need to include people who need supportive housing.
- There is an impression that there are developments provide less units in the end than promised.
- Let's not increase heights right now and get more information in case rising cost of housing throws neighbourhood into crisis.
- Facilitator explained that if we freeze heights rents will still go up.
- Apartments around the park might be acceptable. Concern that if we allowed the heights of the property to increase that the property assessments in the area would go up.
- If we allow some increased density with some restrictions like for affordable rental this should limit the value increase. Agrees there needs to be a mix of tenure.
- There may be an ability to bring increased height if there is the right mix (consensus in general and supported by group). Controls need to be spelt out.
- Certain projects could work but suggestion that a blanket zoning in the area will not fix the problems that it will create. Would like to see a comparison study of what works in other areas.
- Shelter without supportive services would not make the most effective use of land. We need to know exactly who the housing should support. Shelters and supportive housing would be supported.
- Wants to know if we allow these what is does it do to the surrounding buildings and what are the knock-on effects.
- Property values - Facilitator explained that values are a combination of zoning and policy. Asked group to think of specific circumstances when we should allow supportive housing.
- Some of group thinks we should allow certain housing on certain geographic areas i.e. arterials.
- Agreed that we have to define what affordable means.
- This area should not be about profit. (All agreed expect for two participants)
- Concern that even if rezoning is maintained the City could still spot zone in the area. Facilitator explained that this policy is about creating supporting policy that would inhibit spot zoning.
- Feeling that the corridors should be able to accept certain increased densities (Hastings St, Dundas St and Nanaimo St), areas that don't conflict with single family zones in particular.
- Lions Manor at Adanac St and Commercial St is kind of high but not obtrusive; however it is not exactly on a node.
- Want to know what is the current rental density is and how much rent are people paying to get a sense of what can be accommodated.

- Getting enough units on a property is a concern of non-profit housing in order to operate efficiently. As a non-profit they are concerned with scale and not height.
- Shelters should come with support services.
- Group agreed that there needs to be a covenant on the land titles.
- 201 Central has support services on-site and provides access to training for aboriginal and the working poor, which allows for a lower operating cost.

Exercise 4 - Built-form (and other) Options ~ Visual preference exercise

- Group raised the question: where is the potential for increased green space? Are there potential sites now that could be turned in parks?
- There is a shortage of green space in the neighbourhood.
- Triumph St - Kids play in the side yard showing that there is a lack of open in the neighbourhood.
- Park on Wall St beside the train tracks is underused.
- Suggestion to move PNE to burbs and use the park similar to how Stanley Park is used.
- Templeton St and Oxford St - Row housing works and would work elsewhere in the neighbourhood.
- Non-profit housing advocate: For supportive housing they need a building that supports community. Also, the economics of building this housing means that there needs to be a large number of units to make them economical. Families need 2 and 3 bedroom units and supportive services. Mixed-use 6-storey buildings are what would work best for supportive housing. 4-storey would not be very attractive as it would lack green spaces.
- Concern that if people agree to an increase to 6-storey that it doesn't really mean 6, it means 8. Height increase is difficult because this is such a low rise area.
- Okay with 6-storey if there is covenant at this location.
- Would allow 2-storey duplex for people with mental health issues. Facilitator explained to group that it is already allowed in zoning - likely not being built because it's not economically viable.
- Wants to keep some of the family houses scattered throughout the area. Like the scale, character and mix of this type of development.
- Suggest that increased height should only be for social housing
- Pandora Park - would rather see 3-storey rather than 6-storey buildings. Would consider dilapidated houses beside the park as potential at 6-8 storeys for social and seniors.
- Group asked about below-market rental options. Challenges re the availability/security of subsidies for rental.
- Worry with 6-storeys at Pandora Park would impact the rest of the rental in the neighbourhood. This is the reason that more research is needed.
- A point was raised that the only way to increase affordability is to be able to build more units. No agreement from group.

- Facilitator explained policy not zoning could support up to 6-storeys if it was intended to include social housing, which would depress the speculation. Reducing speculation was agreed to be the goal of the group.
- 6-storey units would be acceptable at Hastings St and Templeton St.
- Want to see more affordable rental housing. The concern isn't heights, it's that the existing residents would be kicked out.
- Maybe smaller units could be considered to make them more viable.
- Priority is to create more affordable housing.
- A few very tall buildings without the mix are very ugly.
- Maybe it shouldn't be a 30-year plan but shorter.
- Would take 8-storeys in a very limited way but understand it may not work as a model.
- Dundas St west of Nanaimo St needs more trees. A bike path connecting up to the viaducts would be helpful. Access to the water and replacement of the platform that used to get over track would be nice.
- More green space is required, potentially add or expand at existing green places.
- There was building in the industrial area that was sold and 40+ rental units were sold recently impacting the stock of rental.
- Seniors housing near Lakewood St and Franklin St at 6-storeys would be okay. This scale of housing would be consistent with the neighbourhood. This area is protected but not on an arterial.
- Protect the existing single storey housing throughout the neighbourhood.
- Row houses built anywhere would be good given that they are allowed under existing zoning anyway. These should be encouraged.
- Triumph St and Lakewood St at NW corner - There is a mature laburnum tree that comes in glorious yellow bloom every couple of years. It's a neighbourhood treasure.

Table 3

Facilitator: Dwayne Drobot / Jim Bailey

Notetaker: Christine Edward

Artist: Emily Warkentin

Exercise 1 - Part A - Character Statements - Neighbourhood as it is now (present day)

Today:

- Mixed/Diversity:
 - Ethnically (Chinese, Italian) - which is a different now from when they first moved in the area.
 - More young people (families, with children)
 - The restaurants on Hastings
 - Good mix of incomes
- No food in the area. All the amenities are on Hastings St. or Commercial Dr.
- Dundas St. amenities: Dundas Market, Princeton pub.
- Victoria St. amenities: Some more coming in along Victoria. Mainly mom and pop convenience stores. Fish and chips, dry cleaners.
- Hasting St. amenities: Everything they (participants) need is in the 2500-2400 block of Hastings St. Banks, butcher, baker, hairdresser. Convenient where they don't have to go outside the 3 block area (around Penticton to ?). Hastings St. and Nanaimo St. is a commercial hub.
- Abilities to walk to most amenities in the area.
- Restaurants and services in area: Red Wagon, Wilma, Red Wagon Rogue (French bistro, nighttime place). 49th Brewery, Coal Harbor, lots of breweries (which is great) on/around Triumph St.
- Industrial space is important. It helps put people to work in the area.
- East side cultural crawl: notice more artists' studios in the area during the last event.
- Parks:
 - Need more small green spaces.
 - Used for picnicking
 - Lot of density in the area which spills over to the parks. The park space is used.
 - Sitting around, hanging out.
- Assets: services are so close. Can run some errands, park spaces. Having a larger outdoor space is desired in addition to their small yard. Places to meet other parents and families. Daycares (daycare desert in the area).
- Assets: Salsbury Park and other parks. Elementary school playground - for the kids, close, soccer, open space.
- Arts Community:
 - Noticing more artisans using spaces in the industrial areas (outside of painters).
 - Construction, artisan, wrought iron work, uses the bigger spaces.

- Co-working spaces (Triumph, Lakewood, Semlin), ARC (on Commercial Dr.), western side (old bank building, on Hamilton), share space.
- Parks:
 - Oxford Park (has more things for kids),
 - Some “sitting and staring at the Port” places.
 - Cambridge Park has community garden space.
 - Meditation and pre-meditation spots (i.e. staring at the Port).
 - Lots of little pocket parks (along the Port side).
 - Sign of broken bridge (across the tracks) that used to lead to open space which is now restricted access.
 - Used to be able to ride along the Port properties to downtown
- Great running area (Wall St, Trinity St. ? - northern area)
- Co-op radio (on Wall St.)

Exercise 1 - Part B - Character Statements - Neighbourhood as it could be (future)

30 years from now:

- Graveyards in the city

15-years from now:

- Housing along Nanaimo: housing for older generations to transition to smaller housing and able to stay in the area.
- Schools: lots of elementary in the area, Templeton a high school.

Opportunity to upgrade in area?

- Housing:
 - Apt. (for participant) is pretty generous (1000 sf, 2 bed). If expanded family (more than 1 child) they would require a house or 3 bedroom (is one option), share house, would want a house and a yard.
 - Options/thoughts: co-housing, owning part of the basement, multiple housing, co-ownership.
 - Laneway housing is a good idea. Put the little houses in. Great if they could buy them (affordable home ownership).
- Transportation in 15 years:
 - Public transportation - not sure what it will look like.
 - The demolition of the viaducts will route more vehicles to the area (Hastings St. and Dundas St.) creating a lot of traffic.
 - The area needs more crosswalks.
 - Better system of public transportation. Not sure how they [Translink] figures out how to run the buses. 10min from downtown on two separate buses (is a positive). At night articulated bus with only 4 people on it doesn't make sense. More smaller buses running on some routes during different times would be better.
 - In the future we will still populate the city with cars. It is already the 3rd most gridlocked city and it will get worse.
- Bike Lanes: viaduct bike lane should connect up to Powell St. (west on Powell).

- Mode of transportation:
 - Transit , bus or bike to go downtown
 - Some participants drive to work (to Burnaby) but not in while going to places in Vancouver
 - Cycling in the area is generally good. Some people are comfortable bike through traffic and others prefer the residential roads. The industrial areas are a challenge and they have to weave in and out of parked and speeding cars or trucks. There is a certain comfort level required to travel through routes. Safer bike lanes, separated with concrete barriers, on Powell St. are recommended.
- More green space. People are using existing green spaces that are not formal park areas.
- Abandoned houses:
 - (e.g. one house with a mean dog) which impacts comfort level in the area.
 - Houses, some rental apartments, seem to be falling apart as owners are waiting for future development. They speculate the owners are waiting to sell the blocks to develop multiple houses. There should be a way to prevent them [owners] from letting the housing stock just sitting there.
- Keep mixed character of area, diverse neighbourhood.
- Street parking: people park their cars wherever they can.

Ideas: keep diversity - age range, ethnicity, character. Industrial - artists, brewery, using the spaces)

Exercise 3 - Policy Geography

Topic: Transportation

Bikeway and Pedestrian:

- East side of the new overpass (@ Clark Dr.) creates/leads to unsafe E-W crossings.
- Improved biking and walking (north and south connections) are needed
- Wall St. is a pretty nice street/ bikeway already
- Complete Powell St. Greenway. A separated pathway would be safer, like on the new overpass.
- Coming down Victoria St. and onto Wall St. - the bikeway is fine.
- Going up Dundas is more of a hill than ideal - while biking.
- Problem in G-W, Lakewood goes to the highest point. Victoria Dr. has higher traffic count (than on Hastings).
- Garden St. (south of Hastings) is much nicer travel route.
- Relationship to pedestrian crossings on Hastings - add more crosswalks across Hastings. Be aware of the cycling/pedestrian connections which are feeders to the crosswalks. The crosswalks are for the cyclists and residential (pleasure) walkers, roller-skaters, and the bike path expand the greenway. Making the area a place you would want to take your children
- The area west of the overpass is nice.

- Wall St. is great bike route.
- A bike route on Nanaimo from Pandora south to Trout Lake area would be good.

Vehicular:

- Lakewood is a direct route for cars. Traffic calming in the area is needed. Cars coming down the east-west routes flying through the area. There needs to be notification for the drivers that they are coming into a bike/people area, and that people and bikes are the priority (on/around Lakewood)
- Templeton has the street calming with boulders that slows people down. These don't actually slow traffic down on Dundas (area they wanted traffic calming).
- Dundas continues and makes sense for it to continue (as a ?).
- Dreamiest thing: Pedestrian controlled crosswalks like at Lakewood/Templeton. These lights are responsive; the lights change instantaneously and are not specifically synced with timing of the traffic lights.
- McGill needs to be a main commuter way into downtown; otherwise there will be lots of travel through the neighbourhoods with everyone going everywhere.
- Tons of traffic funneling into the Dundas St. which is small/narrow street.
- Nanaimo is big car mover.
- Wall and Powell is a dangerous area (by the McDonalds). It is an interesting corner with lots of issues. The area is a wide mass of asphalt with cars fly through the area. Walking across the area, where Powell becomes Dundas, is dangerous and needs a light or something to make it safer.
- There is trade off in goods movement and pedestrian movement.
- Not the huge trucks but the local serving.
- Hastings is not that great but Powell is ugly.

Public Realm:

- More street trees along Victoria
- Nanaimo: More trees are needed if more multiple housing is built. Green it up and soften the edge between the traffic and residential. Would provide better public realm for walking. Nanaimo is an underutilized road way and could support an entire lane of cycling. It would be a faster cycling route. Not everyone sees Nanaimo as bikeway (divergent point). Garden is better biking experience.
- Really nice things in the industrial area; the trees and landscape in the area are done well when it could have been ugly.

Transit:

- Cambridge St. area has no connection to Commercial Drive by transit. Buses go past that area to other destinations. Buses on Powell St./Nanaimo St. don't go up Commercial. A bus route extension from Commercial, going to Powell St., or a smaller community shuttle that collects and moves towards Commercial Dr. area would be better. A community shuttle on Wall St. would work as well. It is a pretty long walk to Hastings St. "Getting to the heart of the area which is Commercial."
- Cedar Cove is less connected to Commercial Dr. area. The area is more connected to Hastings-Sunrise commercial areas. The #7 and #4 are busy buses.

Commercial/Economy:

- Where are you going to go for coffee, etc.?
- Somewhat far from some areas (i.e. Powell) but there are little corner store at Oxford and Templeton. There is not in lot of way other than that those sites.
- Nanaimo and Dundas - potential development of retail?
- Powell and Dundas is a hub. It has places to go with local retail.
- Dundas St. has SPUD which is an order online and delivery company. Great local resource and not that many people know about it.
- Tacofino (is great) and a destination.
- Improving pedestrian experience in industrial area: micro economy of food and booze, improve wayfinding - stands to the restaurants, community network of wayfinding. Can carry over to the cultural things. Connecting local economy.
- Questions the need for gas stations on Hastings and Clark. A study of "area of actually need" should be done. The area where the gas station is now is on top of where two rivers used to be.
- Establishments/ restaurants: transportation and goods movement in relation. Fine grain local economy, goods movement. Cycling goods movement - green network of local items. Can the BIAs get involved?
- No representation of the businesses on business improvement area. The Hastings' BIA doesn't include the mid-Cedar Cove area.

Car Sharing:

- There is a lot of car sharing in the area (McGill, Cambridge, Oxford) due to the apartment zone. More apartments with less single-family and duplex. There are lots of people here but since it is cut off from other areas (commercial drive hub) the residents are more car dependent. More car sharing would be welcome.
- Charging stations are needed as well.

Parking:

- Lots of people park on the Cambridge St. which doesn't have the one-lane-created road due to cars parking on both sides.
- Parking on the street: During the Olympics there was no parking on Hastings which worked well. Making the car traffic flow faster down Hastings helps keeps the flow moving. There is a huge parking lot at London Drugs which could be utilized and would let the bus and traffic flows improve.

Summarize:

- Strengthening the walking and cycling around growth areas; bike connections on Powell and greater east-west connections.
- Detailed strategy to support the local economy such as a green network, key jobs areas, wayfinding, etc. There is a disconnection of this area to the existing networks, pedestrian, cycling, and economy/commercial hubs.
- Less shortcutting of traffic through the neighbourhoods.

Exercise 4 - Built-form (and other) Options ~ Visual preference exercise

- More density, in the form of townhouses, on Nanaimo and higher at transportation hubs.
- G-W is hilly. The SkyTrain is at the top of the hill which goes down to the water. There are a lot of tall buildings already (e.g., storage building which are 5-6 storey) in the industrial area. The grain silos block the view to the water.
- Neighbourhood stores that support local economy is desired; not a “high street” but “local hubs”.
- Oxford Park and surround retail area is strange with a swing set on the backs onto the dumpsters. There are opportunity for mixed living and retail in that area.
- Lot of single-family dwellings that could go up in the existing 3-storey in the area. Why put more 3-storey in the area or go higher?
- Things could be brought into the industrial that serves as opportunity for more local economy focused businesses.
- Townhouses, 2-3 storeys which goes to the lane, along Nanaimo St. is desired over other types of building forms. Having townhouses located closes to the schools and parks is important.
- Local hubs having public space and small plazas is important. There are opportunities close to the existing commercial areas and hubs.
- Put in a little cemetery somewhere (participant wants to be buried around where she lives).
- Co-working or community shop space needed in the industrial area.
- There are potential open space and greenways routes in the area.
- Powell St. needs greening and softened edge.
- Areas of opportunities for increased retail in the higher density zones (centered on existing hubs) increasing amenities such as space for mothers, housing for single mothers in transition, etc.
- The area is missing public art. One idea is to paint the silos north of Powell St. with an instillation similar to Granville Island.
- Commercial space, a public art work/ public area opportunities.
- Lot of opportunity in the existing apartment area already. Don't need to add much more density; fill in the existing fabric.
- Social housing and 3 bedroom requirements for local families is lacking in the area and needed.
- The older character houses are 2 storey already. Going up to the 3 storey apartment would not change or impact the views. Using trees to softening the edge along the sidewalk should be combined with any development of townhouses.
- What do you do with the cars? They go underground if possible.
- Street trees
- Bulges, street calming
- Mixed node.
- There are trade-offs when adding or making changes to bikeways and transportation routes. Nanaimo St. is easy to get down right now because it is

mainly residential; there is not as much car traffic and therefore safer. They could take a whole lane for bikes and no one would notice.

Main themes: Value of Incremental Change

- Retaining the existing zoning in the 3-storey apt areas. There is opportunity to infill and build up the Single-family houses to 3-storey apartments.
- Provide a diversity of housing along Nanaimo with 2-3 storey townhouses and complementary green, softer edge.
- One focus area for higher density is around the existing commercial hub at Wall, Dundas, and Semlin. Mixed-use buildings up to 6 storeys with open space, and social housing opportunities are recommended.
- Enhance the existing parks to making them better/safer for users.
- Artist improvement to the “view blockers” (grain silos) along the waterfront would be an improvement to the views.

Table 4

Facilitator: Kirsten Robinson

Notetaker: Simon Jay

Artist: Eric Stockand

Exercise 1 - Part A - Character Statements - Neighbourhood as it is now (present day)

Task 1a (yellow stickers for situation now) and 1b (green stickers for future) were not done separately, were almost done together. Exercise 1 notes therefore do not separate task 1a) and 1b).

- Aboriginal Mothers centre at Dundas and Wall streets was identified place as an important place in the neighbourhood.
- Bottle depot on Powell Street is an important place in the neighbourhood. We have a lot of bidders, and it's an important part of the economy.
- Would like way to cycle towards downtown on Powell Street, which is currently unsafe. Tried it once, but not again. It's very difficult to access new Powell Street Greenway. Instead currently have to go towards downtown via Union Street.
- Good coffee at JJ Bean on Powell Street.
- CoLab on Victoria Street is a pretty cool place, and an important part of the neighbourhood.
- Wall Street is a good place to walk, not just cycle. Lots of little parks. It really could be enhanced though, and there's a lot of opportunity to enhance it. Would be nice if opened access to water. Maybe you could close Wall Street like Point Grey Road, and make parks on Wall Street bigger? Not sure if possible. Maybe by putting cul-de-sacs near Lakewood on Wall Street to calm traffic.
- Fair amount of sex trade in Cedar Cove, Victoria Street is the boundary. Concentration of sex workers west of Victoria Street, in textile area.
- Aboriginal families living/renting in the area for a long time are important.
- Like that it is a rental community that is affordable. That's number one.
- One participant was a landlord, and wanted to see improvement in building quality in the area. The building next to his was falling down.
- Could certainly put some money into the parks to make them useable. Oxford Park in particular, has good views. Pandora Park is well used. Area is really underserved by parks. There is not a park that has a grass sports field.
- London Drugs on Hastings Street (not in Cedar Cove area) has a parking lot that is important for the community. Hockey game gets played there. Could be used for more.
- We have magnificent views of the North Shore. It's a big asset.
- Need day care/child care
- Industry in the area looks run down. Land speculation happening, so vacant lots. A whole block being used as a movie set near Victoria.

- Some participants didn't see a problem with light industrial being mixed with residential, though personally didn't want to live there. Acknowledged the smell of the chicken plants. Agreed important to keep industrial.
- Semlin Street is seen as the boundary/seam between industry and residential, with very different character on either side. Residential development on the industrial side at Hastings is coming in though, changing the distinction.
- Cedar Cove is not a self-contained area. Cannot buy everything needed. Don't even sell magazines in No Frills. Only value village sells clothes. Gourmet warehouse is an asset
- Lots of apartment and run down houses. Be nice to have some town houses too, for families, to own or rent. One little townhouse project near Garden Drive. Would like to see more.

Exercise 3 - Policy Geography

Topic: Public Realm

- Semlin is the 'seam'/boundary between industrial and residential.
- New policy in Vancouver from December to criminalize sex trade Johns, which may have effect on the sex workers in the area. Sex workers are seen all the way up to Pandora Park on Pandora Street.
- There is not a lot of lighting in the industrial area, especially west of Commercial Drive. Not a lot of people coming and going in this area. Biggest concentration of sex workers in this area.
- Improved street lighting may deter sex workers from using this area. Would improved lighting and increased foot traffic, push out sex workers? Is that the really the goal?
- Would be good to consider uses (not residential) in the industrial area that bring more people to it to increase foot traffic, such as artist space.
- Younger crowd seem to want to have bars and entertainment in industrial spaces - sense this seems to be a trend. How are these businesses moving into industrial areas? Seen as a good thing. How can we encourage more businesses to move into the industrial areas. More people in the area brings better safety.
- Split opinion on waterfront park - one person say it is so pie in the sky that we should move on to other more important issues. Didn't see there was enough positive impact from getting access to the water, for the amount of effort to get access from the port. Though it was a lost battle as the port has the whole area tied up.
- Others disagreed, and said we should keep asking, and keep it as a long term aspiration. Also pointed out that pre 9/11 there used to be access at the bottom of Victoria, via some crossings, and on the port road. Used to be the Canary Restaurant, one the waterfront road, which people had access to. Would like that level of access back.
- Water flows underneath the area from Pandora park to where Semlin Street meets the port. Daylighting the stream and greening around it would be great, especially if there was also access to the water on port land.

- Daylighting streams was said to be valid as a community and cultural asset, not just environmental.
- All parks on Wall Street have great views, if they keep trimming.
- Bench in Pandora Park has great sunset views. Should be more benches.
- Buildings to frame the Pandora Park would block great views, including sunset. Pandora Park is very valuable. One of the few parks near Hastings Streets. A lot of foot traffic on Nanaimo. Concerned about shadow effect of new buildings, and reducing access. Why do we need a fence around the park, it reduces access to it?
- Lots of confusion, and difference of opinion, about the size of the existing buildings around the park. Are they 3 and 4 storeys or were some also higher?
- Not sure what is being done at Pandora Park at the moment. Some works being done, but not sure what was being added/removed. Talk of a water park being added.
- Want parks to be magnets for all people, a wide variety of people. More seating, and pathway diagonally through the middle of the park would enhance interaction between people. Having corners for exercise could help diversity.
- Pandora Park is a fairly big space, would like to see more in the park.
- More parklets like Prado cafe are needed in the area, near current food places, as creates more people talking and interacting. There is a lot of pent up demand for that. Parklets are cheap and a way to focus social congregation. In high traffic areas - Nanaimo and Hastings parklets would be great. Hopefully won't turn into a booze fest.
- Corner stores would be good, especially in Nanaimo and Hastings.
- Reintroduce native plant species, some representation of first nations culture and of area's past (e.g. saw mill), plus some public art. Elsewhere examples of these add a lot to the area, and makes people care about the area.
- Dundas and Powell Street and other commercial nodes have some vacant units. Doesn't look great, need to do up, and encourage new businesses. Commercial nodes are currently an eye sore, but are functional such as going to get fish and chips. Not good access for vehicles at chip shop node though. Does this restrict business?
- Walking on Nanaimo Street near Tillicum (school) isn't pleasant. Feels like walking on street with 8 lanes of traffic. Need to soften vehicle impact. Slow vehicle speed.
- Lots of the side streets are wide, so lots of rat running/cutting through very fast. Can get 4 cars across on Pandora for example, so no incentive to slow down. Opportunity to improve walking and slow vehicles on many of the side streets.

Main points

- Want public spaces for interaction, such as having parklet areas just off the main streets - like Davie Street (at Bute) example in the West End. Or even in the alleys next to cafes.
- Restoring or reintroducing historic elements in public space, including daylighting stream.
- Support non residential animating uses in industrial area to increase number of people and improve safety.

- Pandora Park is a significant public realm asset in the area, lots of foot traffic already. Some concerns about development.

Exercise 4 - Built-form (and other) Options ~ Visual preference exercise

- Comments made about the cards: there is no mixed use 4 storey card. There is also no type of tenure on the cards.
- Group wanted to talk about types of ownership and affordability, as well as building form.
- Whether it was possible to have a real mix of tenures in a building, with a sense of community was discussed with examples from around the city such as Olympic Village and Woodwards. There was doubt that there could be.
- Why go 'up' by a park? Why not old-school 4 storey Edwardian style apartments such as in Mount Pleasant.
- Some thought that existing buildings were already 4-6 storeys at south side of Pandora Park.
- Victoria and Triumph Street (blue townhouses) type development townhouses with verandas would be great onto the park.
- Didn't want to make the park exclusive, and also worried about shadowing in the park.
- Group OK with higher densities on main routes such as Nanaimo Street, but some concern about people being displaced from those areas to allow development. In other areas of the plan where there is status quo, people aren't being displaced.
- General consensus that mixed use with commercial at ground level would be good on Nanaimo Street, not just residential as shown in the emerging land use plan.
- It was reaffirmed that Nanaimo Street isn't a good street to walk on at the moment, and that mixed use could be one way to help improve the street conditions.
- Concern though that there would not be enough commercial interest to fill the commercial spaces if all along the Nanaimo Street, so maybe a smaller commercial node. Currently only one grocery store at Dundas Street.
- Lots of talk about concentrating development on Nanaimo Street to add the density needed to support commercial in more than just a small node, and also be able to have a better public realm too, with a slower boulevard, rather than an unpleasant fast traffic street.
- Was some discussion about this section of Nanaimo Street being a truck route, with access to the bridge to North Vancouver, and whether it was possible to reduce traffic speed.
- Group wanted to add townhouses somewhere, as they feel there is a real need, but not sure where the townhouses could be located because it would be down zoning in most Cedar Cove areas. East of Nanaimo Street by the school seems to be an option. Courtyard design was also popular.
- Mixed use could really upgrade the current commercial pods.

- Discussion about additional building heights in the commercial pod areas improving the commercial pods. But worries about how these additional building heights would negatively impact the views from other parts of the neighbourhood. Group decided to stick with 8 storey buildings at the commercial pods and really emphasised maintaining views.
- Talked about adding density overlooking the water in residential zone as a potential, especially where there are currently houses, not apartments. Apartments overlooking the water would have good views, but if done well could also protect views from the rest of the neighbourhood. Views from the rest of the neighbourhood are important.
- For higher density overlooking the water, shadow casting wouldn't be a problem. Noise and pollution from the port would be a problem - mentioned that the new residential development by Brighton Park wasn't a good place to live in, with complaints and sales problems.
- Building longevity and the type of building materials was talked about. Question asked about why we are we talking about long term planning when building materials being used are substandard and won't last? We shouldn't be accepting throw away materials/buildings. But if the company is only making money from the short term selling of the building, and not through the life of the building, then buildings won't be good quality. General consensus that this wasn't acceptable.

Table 5

Facilitator: Adam Finlayson

Notetaker: Caitriona Feeney

Artist: Allison Savigny

Exercise 1 - Part A - Character Statements - Neighbourhood as it is now (present day)

- Transportation network
 - How will the port affect the area once the construction is finished?
- Likes small neighbourhood parks along Wall Street
- Likes Wall Street area- with a lot of many small parks, great spaces to go for a walk
 - Is there a street drug problem in the above area? Dark aspect to area owing to lack of lighting.
- No bus service
 - Limited transportation connection to the rest of GW community
- No access to the waterfront
 - One of the only neighbourhoods that doesn't have access.
- Create elevation within parks to get view back
- Coffee corner @ Victoria and Powell + Brewery corner
- Retention and Collaboration of Heritage
- Add neighbourhood focus in public space
- Affordable rents and condos near Pandora Park
- Artists' studios near Maclean and woodland
- Incremental changes not all at once
- Pandora Park-keep affordable housing-rental and low scale

Exercise 1 - Part B - Character Statements - Neighbourhood as it could be (future)

- Future Thought: How could the changes in zoning affect the industrial section of Cedar Cove?
- Recognition by the city of the name "Cedar Cove"
 - It is not East Village
- Keep residential use out of industrial/commercial area
- Qualify what is considered under industrial land zoning
- Future thought: How would the expansion of the Port of Vancouver affect the neighbourhood
 - Do they want a bigger Port? How would that affect us?
- Future thought: Mixed use residential along Hastings may end up hindering the industrial because they won't want the noise etc.
- Needed in area: Heritage photos around-celebration of history for Cedar Cove.

Exercise 3 - Policy Geography

Topic: Heritage

- Cedar cove creek was main purpose of coming to the area. The first building was the brewery built in 1891
- The First Nation population found that this area was the best area for cedar trees, then transitioned to forestry industry
- Now there are 4 breweries where cedar creek used to be, which builds upon the history of the area.
- Cedar Cove created the main intersection of the area. Everything was built around it.
- Expose the creek again? Is that possible?
 - If we get any parkland at all, bring back the native plants so that you could possibly put in a creek (even if it is not a real creek). Just to show the history there and get some of the natural aspects back
- Wall street history-providence of name is unknown
- Would be ideal to have linear parkland near actual creek
- Bring Cedar back to the area. Cancel out the East Village notices throughout the area and bring the name back.
- Build out the RM zone-need to redo the heritage inventory,
- Need a heritage advocate in the area
- A few heritage cottages in the industrial area that are part of the original heritage area (cedar cove), it is essential to keep those.
- Increase the potential of the old cottages to advance the heritage aspects of the area.
- Dundas Street used to look like a laneway, now it is a main thoroughfare. The heritage houses along it should be maintained so that people know what the area used to look like.
- Develop a Cedar Cove Heritage area plan
- Use some of the heritage houses in industrial areas as cafes or artistic areas to enhance the community but also bring back the heritage aspects of the area.
- Heritage gets brought out with the cracks in zoning (ie. Some commercial in the middle of residential areas). Bring out some of the heritage aspects within other zoning.
- Wall Street and Nanaimo have great view of the mountains
- Designs of new houses should be more community based- verandas, porches. Keep up the heritage aspect of the area through new design guidelines.
 - Incorporating it really raises the look of the area, ties back to the heritage
- If you bring back the ecological aspects of the creek then it will also bring back the native animals.
- Preserve heritage but also preserve neighbourhoods in terms of cedar aspects of the neighbourhood.
- Cedar cove is a neighbourhood within the community not a sub area
- Britannia community centre should really be Grandview Community Centre.
- Cedar cove is a neighbourhood not a "sub area"-terminology should be changed

- Original Brewery should be the visual centre of the neighbourhood.
- Put back some of the giant cedar stumps
- During the war there were 7000 people employed in the area to build liberty ships and airplanes at the port. It is a huge part of the history in Vancouver. Should be focused on and celebrated
- Need to find a way to get the new community to know the heritage of the area. Could inform how change occurs
- Design guidelines should be stricter in order to keep the heritage of the area.
- If we are going to talk about this area, how can we do that without having the aboriginal influence here? Where are the First Nations here? We need their input to know exactly what we should do to influence heritage.
- We mainly talk about heritage from the industrial era onwards but we need to include the First Nation culture as well
 - Celebrate it through native plants?
- No archeological sites have been found in GW
- North of Commercial Drive was Fort Maclean-ship building
- North of Salsbury was point pier-aircraft building
- It would be nice if a historical walkway was built that brought people through the historical points of interest in the area and provided a guided walking tour through signs, pictures etc.
- 1901- more people in Cedar cove area than in any other GW neighbourhood.
- Franklin Street and Woodland Drive- 100 years ago was supposed to be the new hub for Chinatown
- Possible daylighting of the creek
- Protect heritage houses near the original creek venue.
- Houses should be considered the archeological sites-the wood should be retained, find out the structure of it. A lot of history within them.
- Teaching walkway so we could bring out the historical aspects.
- Top ideas
 - Devil is in the details - What can be easily discounted can be most important
 - Cedar cove creek rehabilitated
 - Employment lands during WWII should be recognized
 - Walkway with view of the waterfront with educational feature.
 - Integrate the industrial area with the residential area- want to encourage industrial areas that residents can interact with.
- Need to find the way to have retail outlets from the industrial areas. To connect the community to the industry that is produced in the area. So that you know what is produced or processed in the area.

Exercise 4 - Built-form (and other) Options ~ Visual preference exercise

- Make sure to utilize all aspects of the house. If it has a peaked roof-utilize the attic as a unit.]
 - Subdivide existing heritage houses to increase density

- Possibly linkup the three parks near Lakewood and Templeton
 - A pedestrian overpass could be used to link this.
- Most buildings want to have the heritage house feel-big emphasis on design guidelines.
- Make sure there is a mix of rental and market together so that it doesn't skip a generation. Middle generation is leaving because they aren't able to afford to buy after they rent.
- Two bungalows could turn into a 6 unit building
- Court example is a good one. (Reference to image in precedent booklet provided)
- Rezone certain areas to allow for mixed use industrial/residential
- Quite a good amount of access to retail. If population increases may need more retail in the area but for the time being it is.
- Keep industrial uses compatible with residential. I.e. Don't replace a sulfur plant with a furniture building. Keep with the heritage industrial types.
- Social housing is important to have throughout the neighbourhood.
- Cedar Cove creek should remain as the hub
- East of Lakewood and south of Cambridge could handle density up to 4-6 stories
- Encourage mixed use of residential and industry
- Encourage light industry that employs people from the area.
- Industrial buildings to have related outlets that contribute to the neighbourhood and create an asset. Seaming the gap between industrial and residential. Ex. chicken processing plant could sell chickens from a storefront.
- Add some cottages as restaurant
- Restaurants with outdoor seating along Dundas near Lakewood drive
- Development of business on Nanaimo

Table 6

Facilitator: Paul Cheng

Notetaker: Mark Pickersgill

Artist: Joshua Bassett

Exercise 1 - Part A - Character Statements - Neighbourhood as it is now (present day)

Phrases

- Affordable rental housing
- Heritage characteristics of the neighbourhood
- Diverse population mix
- Eclectic - a little bit of everything
- Aboriginal families and character area
- Intensive traffic
- Industrial uses
- Views
- Close knit community

Summary Statements

- Diverse population includes low income, seniors, young people, aboriginal people, homeless, other communities.
- Eclectic - diversity of uses (industrial, residential, commercial, parks) and diversity of population should remain a characteristic into the future.
- Rising rents are forcing the displacement of low income and aboriginal population in the neighbourhood.
- Powell/Dundas, Nanaimo, Hastings - all very busy roads that affect walkability and safety in the neighbourhoods.
- Want the industrial character to remain, however big trucks are driving through the area with increased frequency.
- The industrial nature of the area is part of the charm.
- Biking along Wall St. is very nice, but it could be better, and stops once Wall turns into Dundas. Dundas is not a safe or desirable route for biking.
- Hilly topography of creates opportunities for public views. We should emphasize public views.
- Generally there is a lack of green-open-space - particularly in the areas near the industrial edge.
- Quantity and quality of public realm is lacking overall.
- Hastings is an important street for affordable food and goods, but difficult to access for those north of Powell/Dundas.

Agreements

- Traffic and movement through the area is problematic, particularly if you rely on walking. The public realm is lacking, there tends to be a lot of cars on the busy roads, and the topography is challenging.
- Topography is difficult to manage, and services are too far for people living in the far north parts of the neighbourhood.
- Displacement is a problem in the area, as people are getting pushed out by higher rents. Even though there has been relatively little development in this particular area.
- There is agreement that the neighbourhood could grow in population... but there are some dynamics that need to be considered, and growth needs to be incremental and strategic.

Exercise 1 - Part B - Character Statements - Neighbourhood as it could be (future)

Phrases

- More greenery
- Diversity of low income - people get to stay
- More bike routes and pocket parks
- More and better views, particularly, public views.
- More affordable rental housing.
- Great concentration of goods and services available in neighbourhood.

Summary Statements

- Shared idea: that Cedar Cove area is going to continue to be an area for a diverse population, with lots of affordable housing.

Agreements

- Change and growth is needed and welcomed, but it must be thoughtful, and incremental. Nobody wants to see this area become an endless construction site that is only going to result in homes that current residents in the area cannot afford to live in.

Exercise 3 - Policy Geography

Topic: Local Economy

Policy points discussed

- Dundas/Powell /Wall commercial node.

- Barrier b/w the industrial and residential.
- Intensification in the area, particularly in the industrial area, and in order to bring more commercial and services.

Key points of feedback on policy

- Reducing impacts of truck traffic in the residential areas should be a key consideration.
- Keeping the uses separate and distinct (industrial/residential), but look at how more uses can be included in both the industrial and residential areas.
- No residential in industrial areas is widely supported.
- Support more things like office space and entertainment uses in the industrial areas.
- There should be no residential interfacing directly with industrial, so as to avoid negative impacts. There should be buffer uses.
- The flow in the area is complex and hazardous, particularly for pedestrians and bikers.
- Local shopping opportunities should be encouraged along Powell/Dundas.
- Redevelop some of the existing retail space - to make it more viable - reconfigure lot sizes and configuration.
- Dundas from Victoria to Nanaimo should be developed into more commercial mixed use and not just residential 6-storey.
- Slow change.
- Public realm improvements throughout the neighbourhood.
- Ground floor apartments on Powell/Dundas seem unfeasible. Should be commercial on ground floor.
- Encourage smaller tenancies in commercial spaces to encourage local businesses and start ups.
- Control fumes/smells from industrial area.
- Keep street level commercial - and improve. However, above, increase intensity of incubator flex space, office, production, etc. Not residential.
- Look at ground floor retail commercial on Dundas east of Semlin, with office and flex incubator space above - b/c it is more compatible with nearby residential.

Agreement

- No residential in industrial.
- No residential interfacing with industrial.
- Adding more mixed use throughout the residential areas.
- Make Powell/Dundas more walkable ... better public realm.
- Create more opportunities for small entrepreneurs in commercial and industrial areas.
- Look at new mixes of uses ... that looks at offices and incubator flex space.
- A single commercial hub on one block along Dundas is not enough.
- Industrial uses need to maintain their integrity, however these spaces should not be locked into the industrial uses of the past.

Disagreement

- Where and how high to allow develop along Powell /Dundas
- Height along Powell & Dundas - 8 storeys may not be enough and some thought it would be way too high.
- How would the proposed commercial hub work with residential if we wanted to include the needs of the local economy--- for commercial space, artist studios, light industrial, office, flex space.

Rationales for geographies

- Traffic.
- Walkability.
- Intensifying existing uses.
- Keeping industrial and residential integrity.
- Take back Powell/Dundas Street from the cars and trucks. It is currently a barrier.

Big concerns

- Encourage production studios and flexible, incubator and street level commercial - while also accommodating.
- Pedestrianization and activation of Powell/Dundas as a hub

Exercise 4 - Built-form (and other) Options ~ Visual preference exercise

Choices - Rationale

Industrial:

- Industrial with adornment/articulation, makes large massing have a softened impact.
- Industrial development with some visual interest would serve well in the area.
- Materiality needs to be considered.
- However the building is treated or the height, it's the relationship to the street that is perhaps most important.
- A better public realm - better pedestrian realm through street design, building articulation, eyes on the street, landscaping.
- No comments on height.
- People are already biking and walking through the neighbourhood because Powell and Dundas is not a good street to walk or bike on.

Residential:

- Vast majority of the area should densify via infill and modest density increases.
- 4 storey around park on north side
- 6 storeys on north of the park Pandora park
- 4 storeys on the east and west sides.

- Nanaimo - concentrations of high density in a few specific locations. Added
- Wall Street - mostly apartment already. 6 storey for the south side, 6 storey apartment on the north side (with significant rental stock).
- Heritage preservation that allows modest increases in density.

Local Economy:

- High street on Dundas
- Local neighbourhood store along Wall near Nanaimo.
- Commercial node - Victoria - Dundas/Powell

Amenities Public/Open Spaces:

- Try to increase public views --- street end views --- prioritize that over private and residential views.
- Open space/plaza on a high street.
- Public art.
- Community amenity at Dundas/Wall

Agreement

- Views are a secondary concern. Public views are most important.
- Added density along Nanaimo. Just no consensus on how much.
- Heritage houses should be protected ... added density through infill and laneway, not subject rezoning.
- Commercial, office, residential, mixed use on Dundas.

Disagreement

- Some disagreement over the place for 8 storey vs 6 storey vs 4 storey --- along Dundas/Powell.
- 6 storey vs 4-storey on the North side of Pandora park.
- Should have more laneway and infill density considered in this area.
- No 6-storey along Nanaimo, north of Dundas. 4 storey max

Table 7

Facilitator: Ann McLean

Notetaker: David Paterson

Artist: Marie Linehan

Exercise 1 - Part A - Character Statements - Neighbourhood as it is now (present day)

- In the industrial areas there are currently 2 multi-family buildings: the Arc, and at Victoria and Powell
- Unpretentious / genuine
- Not an enclave, there is a lot of diversity and mixing
- Lots of different occupations, from white collar to artists to blue collar
- North of Dundas it is walkable with lots of green spaces
- "productive" - lots of things being generated
- Sunsets (Cambridge park)
- Strollable
- Lots of children (public schools)
- Kiwassa NH contracts out daycare to
- Place of contrasts: peaceful/industrial, safe/sketchy
- Felt that the Britannia area/school is more homogeneous in types of people; and that Tillicum is more diverse

Exercise 1 - Part B - Character Statements - Neighbourhood as it could be (future)

- Rat racing is a problem in current neighbourhood (Wall St, Trinity, Dundas and Nanaimo turn). Worse in the afternoon since Powell St Overpass, Pandora and Triumph have people that are avoiding Hastings
- Restored Port access in future (i.e. public access to waterfront & Port area). New walkway by Princeton (fence)
- Autumn festival at Cambridge Park with aboriginal population and local foods - currently lots of food producers and processors work with one another in the immediate neighbourhood. Restaurants use each other's products
- More garden space
- Traffic calming in residential area. Lakewood currently has traffic too fast for cyclists
- Block parties and neighbourhood events
- Still diverse and economically vibrant
- Preserve rental stock
- Daylighting of historic streams (perpetual puddle in Pandora park = stream?). Steep slope in much of neighbourhood

Exercise 3 - Policy Geography

Topic: Community Well-Being and Health

- Another non-profit not mentioned in the plan = “emerging directions” youth resource (job search and resumes for youth). And Mosaic
- Kiwassa NH is looking at programs for seniors in Cedar Cove, concerned about cost of living, and other reasons for people being pushed out of the neighbourhood. There is also a lack of services for seniors here.
- Seams: one on Semlin between residential and industrial, but also a seam along the port, between the port and residences
- Buffers for noise and smell - buffer can be landscaped with trees and bushes, or it can be a buffer of use (e.g. office). Buffer is both physical and visual.
- People would like port (gravel pile) to be quieter
- Trees an option along the port (but trees also diminish view)
- Noise of trains
- Still a handful of residences in the industrial neighbourhood
- Open green spaces are valued. There are none in the industrial area
- New Brighton and Crab Park are the only accesses to the water. Need to keep suggesting to the Port additional access points.
- Improve bike connection to port
- Drug dealing in parks happens alongside kids playing. Beer and pot not felt to be a big program but crack/hard drugs not wanted here
- Park is the living room for the community, especially ppl at risk. While there are facilities for families there are no facilities here for single adults at risk.
- Kiwassa programs
- Seniors - Quest is an affordable food program operating in the area for seniors - takes food near expiry date donated and delivers it to seniors.
- No Frills now on Hastings is also a source for affordable food
- Binning community is active
- Local shopping. Discussion on whether we need a new local shopping area at McGill and Garden, or whether to enhance the one at Semlin and Dundas. How big or small would the area at McGill and Garden be? If small, ok
- Buses 4 and 7 are not very frequent or reliable - a shuttle bus from the north end of Naniamo running to Naniamo skytrain station would be very useful for residents.
- Currently difficult to get to other parts of Grandview Woodland or other areas. No medical services in the area. Would be good to have more at Semlin and Dundas (health store / pharmacy / doctors and dentist / convenience store)

Exercise 4 - Built-form (and other) Options ~ Visual preference exercise

Building cards:

- Discussion on Semlin seam residential - orientation, and views. View/exposure of industry not desirable; but view of water and other residences is desirable.

- Can topography (hill) down to the north be used to make sure everyone has a good view?
- More articulation of buildings desirable (ie sawtooth shape of the 8-storey card ... but not necessarily the 8 storeys - sawtooth on six storeys)
 - Consideration of shadows
 - Semlin and Dundas: articulation of buildings is desired. Split opinion on whether 4 or 6 storey max height is desirable. 8 considered to be too high.
 - Near Kiwassa NH, 4-6 storey mixed use that is mainly services, not retail at base

Use cards:

- High street on Dundas
- Nanaimo and McGill neighbourhood store

Public Benefits cards:

- Open green space / off leash dog park in industrial area
- Street trees along Powell and Wall Streets
- More park improvements (benches) in existing parks along Powell
- Expand community garden in Cambridge park
- Add parklets use on existing traffic calming
- Add/investigate new traffic calming