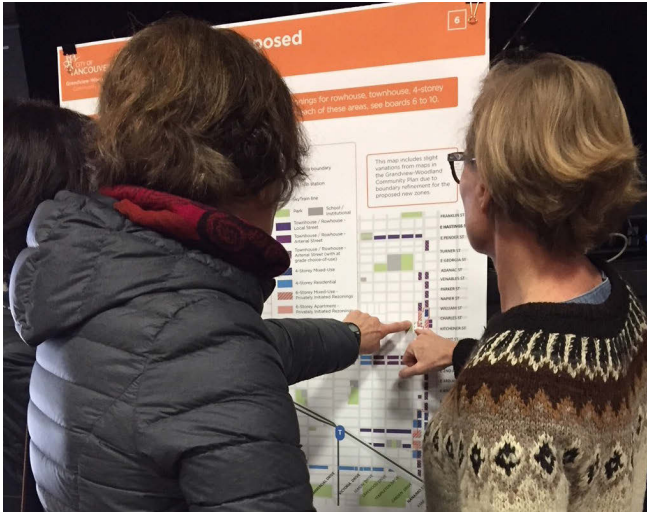


WHAT WE HEARD

Grandview-Woodland Community Plan Public Engagement Summary



March / April 2018



350+
people attended

350+
forms submitted

In March 2018, staff held two open houses to show more detailed information on the proposed rowhouse/townhouse, 4-storey apartment, 4-storey mixed-use City-initiated zoning changes in Grandview-Woodland. During this consultation period, 355 people attended the open house events, and 354 feedback forms were received. The feedback forms were either completed at the open houses or online via Talk Vancouver (survey closed April 2, 2018).

The community open houses were held on March 14, 2018 from 5:30PM to 8:30PM at Lord Nelson Elementary School, and March 17, 2018 from 12PM to 3PM at WISE Hall. A total of 8,619 postcard notifications to community members and 605 notification letters to owners were distributed in the Grandview-Woodland area two weeks prior to the March 14 open house. Additionally, this information was made available on the City's website and through an email distribution list to those previously subscribed to receive updates on the Grandview-Woodland Community Plan.

This document briefly summarizes responses to the multiple-choice questions of the survey followed by a summary of general comments.

Unless otherwise specified, response categories for all the questions in the multiple-choice section ranged from "strongly agree" to "strongly disagree" with an option of "not sure" for those who were undecided. For the purpose of this summary, positive "agree" answers (strongly agree and agree) have been merged. Similarly, negative "disagree" answers (strongly disagree and disagree) have also been merged.



Familiarity with the Grandview-Woodland Community Plan

Overall, 60% of survey respondents were familiar, and 35% somewhat familiar, with the Grandview-Woodland Community Plan. The remaining 5% had no previous knowledge of the plan.

General Support for the proposed zoning changes

64% of the survey participants either strongly agreed or agreed with the general zoning changes proposed at the March open houses. Conversely 29% of respondents strongly disagreed or disagreed, and the remaining 7% were either unsure or did not answer.

Specific zoning proposals

Respondents were asked to provide their opinion on the four specific zoning changes proposed at the open house. These included a townhouse/rowhouse zone on local streets, a townhouse/rowhouse zone on arterial streets, a 4-storey apartment zone, and a 4-storey mixed-use zone.

- Townhouse/rowhouse – local streets: agree merged (71%); disagree merged (21%); not sure/no answer (8%)
- Townhouse/rowhouse – arterial streets: agree merged (70%); disagree merged (22%); not sure/no answer (8%)
- 4-storey residential apartment: agree merged (67%); disagree merged (26%); not sure/no answer (7%)
- 4-storey mixed-use: agree merged (68%); disagree merged (24%); not sure/no answer (8%)

Additional comments on proposed zoning changes

A total of 196 additional written comments were received regarding the proposed zoning changes. The following themes that arose in order of frequency were:

Support

- For the density increases proposed
- For the type and form of buildings permitted through the proposed zoning changes
- For added density along arterial streets

Concerns

- The proposed densities were too low
- Some of the proposed density was ill-suited for specific locations
- Proposed zoning changes were not extensive enough and other locations in the neighbourhood should be considered for higher density
- The densities proposed were too high
- Concerns about pressure the proposed zoning changes will have on parking in the neighbourhood
- Not enough housing options for low income residents
- Higher volume of traffic caused by increased density

General comments

Survey respondents were given the opportunity to leave a general comment on the proposed zoning changes. A total of 155 written comments addressing a variety of topics were received. The following themes that arose in order of frequency were:

Support

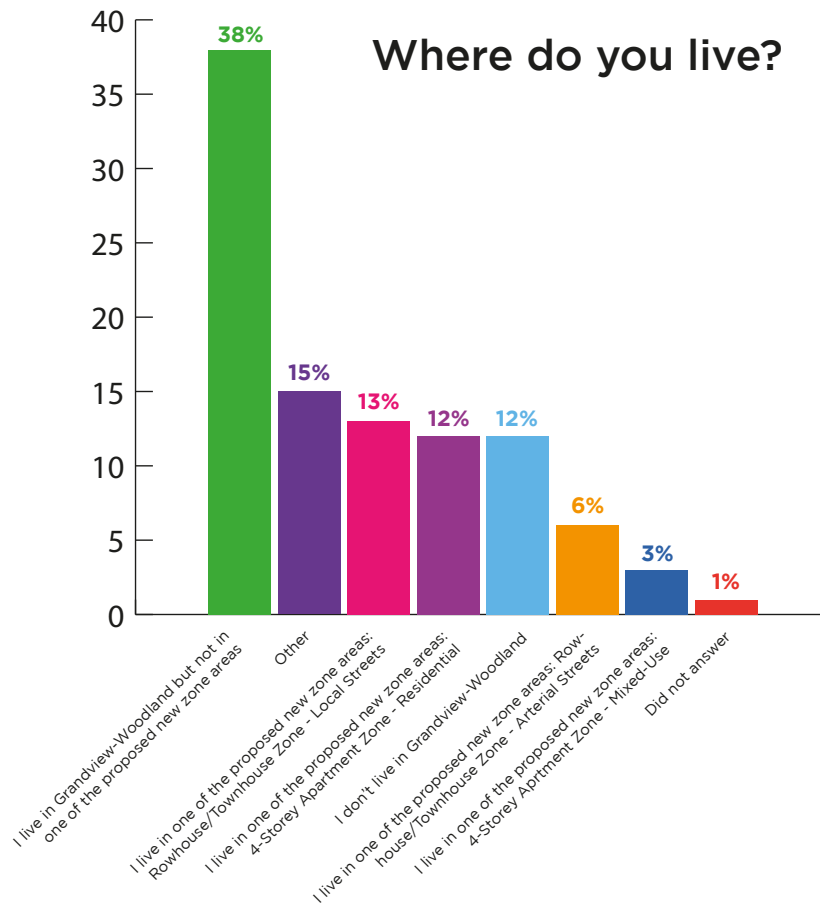
- For the proposed zoning changes general comments of support
- For the density increases proposed

Concerns

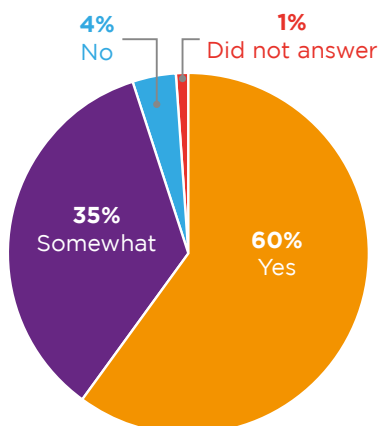
- The proposed densities were too low
- Proposed zoning changes were not extensive enough and other locations in the neighbourhood should be considered for higher density
- Higher volume of traffic caused by increased density
- Some 6-storey areas identified in the Grandview-Woodland Community Plan to be rezoned through privately-initiated rezoning
- Increased pressure on amenities that service the community, including schools and community centres
- Concerns about pressure the proposed zoning changes will have on parking in the neighbourhood

RESPONDENT PROFILE

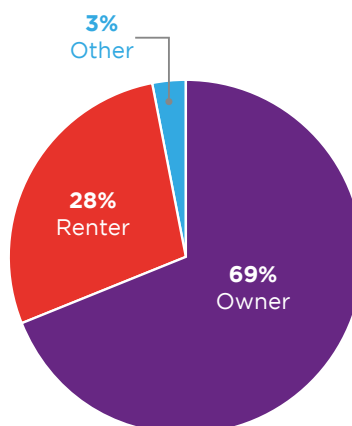
Grandview-Woodland Community Plan



Are you familiar with the Grandview-Woodland Community Plan?



Do you rent or own your home?



How old are you?

