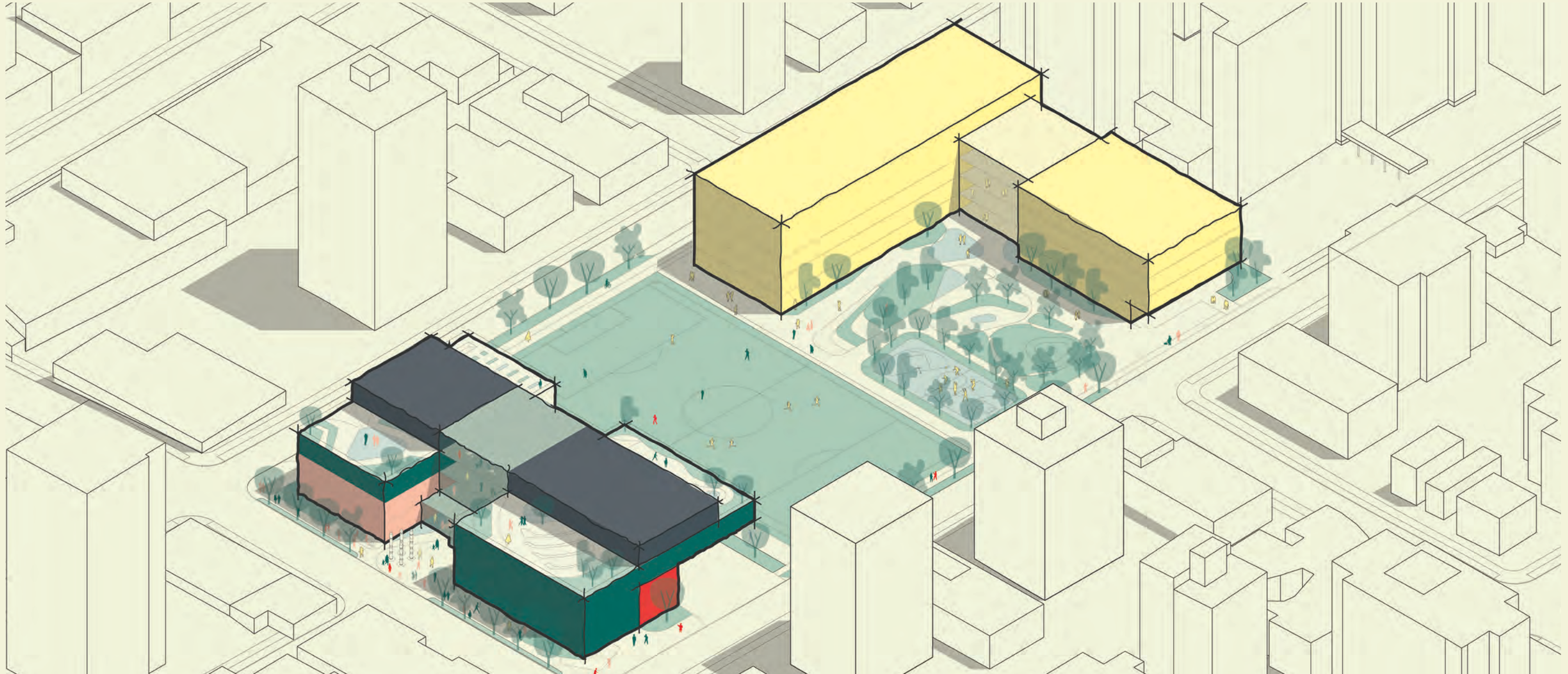


West End Community Hub Renewal Plan

Published February 2024

Community Summary



The West End Community Hub site is located on the traditional, ancestral, and unceded territory of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish) and səlilwətał (Tsleil-Waututh) Peoples. Along with being home for the local Nations, Vancouver is also home to a large and diverse community of Urban Indigenous residents. Despite systematic and institutional efforts to eradicate their communities and cultures, the resilience, strength and wisdom of the Nations has led to a revitalization of Indigenous languages and cultures, and a resurgence of self-determination over their lands and waters.

Settler residents of Vancouver have a responsibility to the Nations and the Indigenous Peoples that have stewarded these lands to learn the history of these lands they call home, to learn what role they can play in supporting the stewardship of these lands and waters, and to take tangible actions for meaningful reconciliation. With respectful recognition of the xʷməθkʷəy̓əm

(Musqueam), Skwxwú7mesh (Squamish) and səlilwətał (Tsleil-Waututh) and the Urban Indigenous community, West End Community Hub project partners are committed to reconciliation as a key value guiding the renewal of the future West End Community Hub. As a key value, reconciliation has been embedded throughout the project and this renewal plan. Further information on specific partner commitments to reconciliation can be found on page 37.

[Visit the partner websites.](#)



Acknowledgments

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Vancouver Board of Parks and Recreation (VPB)
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Coast Salish Project Associates: Chrystal Sparrow,
Cory Douglas, and Angela George

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1.0 Community Summary

1.1 Introduction

Introduction

The heart of Vancouver’s West End neighbourhood includes the West End Community Centre, the Joe Fortes Branch of the Vancouver Public Library (VPL) and King George Secondary School (KGSS).

The West End Community Plan (2013) identified the renewal and transformation of this site as a key 30-year goal. The renewal plan is a collaborative effort to develop a comprehensive direction and dynamic vision for the site and is planned in partnership between:

- City of Vancouver (CoV)
- Vancouver Board of Parks and Recreation (VPB)
- Vancouver Public Library (VPL)
- Vancouver School Board – School District #39 (VSB)
- West End Community Centre Association (WECCA)

Purpose of this Renewal Plan Document

This WECH Renewal Plan report is a document to guide and direct the future of the site, including land use, relationships between buildings and outdoor spaces, neighbourhood connections, key views, accessibility, connectivity and phasing.

In addition to replacing and expanding the existing public amenities and services on site, the renewal plan will include other uses that could improve services in the West End, such as the relocation and expansion of Firehall No. 6, new full-time childcare facilities (0 to 5 years), seniors’ spaces and arts and culture facilities.

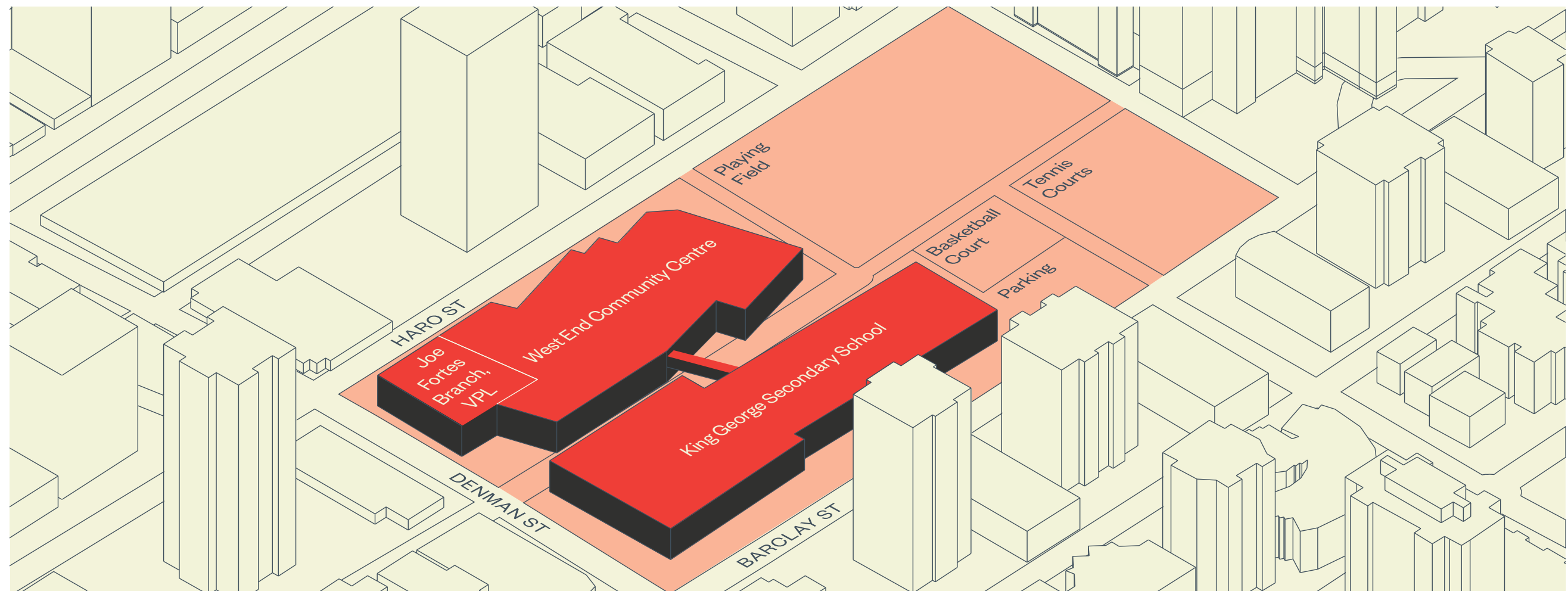
The WECH Renewal Plan celebrates Vancouver’s connection to xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish) and səlilwətał (Tsleil-Waututh) cultures, while supporting play, learning, creativity and wellness for all people.

About the site

The site for the future West End Community Hub is bounded by Haro and Barclay streets to the east and west, Denman street to the north and a mid-block location between Bidwell and Cardero streets to the south. Currently, the 4.4-acre site includes the following amenities:

- Secondary school with an official capacity of 375 students and related outdoor sports amenities, including a non-regulation size playing field, basketball and tennis courts
- Community centre that includes a non-regulation sized ice arena
- Public branch library
- Combination of underground and surface parking

The Vancouver School Board owns 71 percent of the land and the City of Vancouver owns the remainder of the land. The West End Community Centre is currently jointly operated and staffed by the Vancouver Board of Parks and Recreation and the West End Community Centre Association. The Vancouver Public Library staffs and operates the Joe Fortes branch. Vancouver School Board staffs and operates King George Secondary School.



1.2 Project considerations

Renewal funding

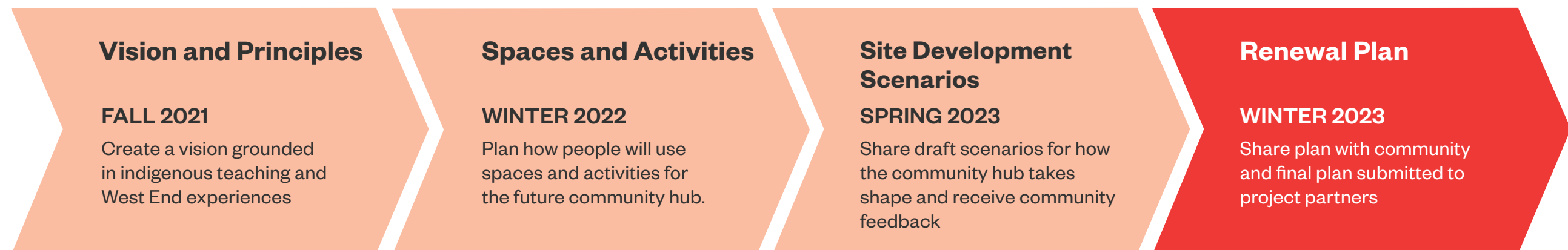
Renewing and expanding community amenities and services on this site are an important part of the commitments by partners to support a growing West End neighbourhood. The creation of the WECH Renewal Plan was funded by the City’s 2019-2022 Capital Plan. The VSB has initiated a capital funding request for expansion and seismic upgrades of King George Secondary, with the goal of a renewed and expanded school to accommodate a minimum forecasted 1,000 – 1,200 students.

The WECH site is heavily constrained within a dense urban neighborhood. Existing buildings offering important educational and community functions take up a large portion of the site and efforts have been made to develop plans that minimize disruption to existing services during future redevelopment.

Given the scale and complexity of this future project, implementation of the Renewal Plan will require significant investment on the part of both the City of Vancouver and Vancouver School Board. Renewal will likely take place over several capital plans and will not start until funding is secured.

Project timeline

The work to develop the WECH Renewal Plan took place over four phases:



Learn more about our previous phases:

[WECH Vision and Principles report](#): explore the Renewal Plan’s Framework for Indigenous Reconciliation, Vision for the future, and Principles to guide the plan

[WECH Site Scenarios report](#): Learn about the location of buildings, spaces and activities on the site

[WECH Activities and Spaces report](#): learn about the spaces and activities being planned for the renewed West End Community Hub.

Reports are also available at shapeyourcity.ca/weconnect.

Reconciliation

The West End of Vancouver is a culturally and historically rich location for Coast Salish Peoples. Through art and storytelling, xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish) and səliłwətał (Tsleil-Waututh) cultural perspectives guided the process of developing a vision and principles for the West End Community Hub.

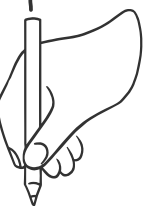
WECH project partners know that Vancouver's identity is strengthened by connecting, learning and celebrating xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish) and səliłwətał (Tsleil-Waututh) cultures.

Given the importance of Coast Salish teachings to planning this community hub, the following framework reflects the commitments to reconciliation made by all project partners and offers important guidance for the WECH vision and principles while supporting neighbourhood aspirations.

Planning, design recommendations and policies for the project include innovative ways of demonstrating that xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish) and səliłwətał (Tsleil-Waututh) Peoples have always been the stewards of these lands.

The West End is the Best End

I love the diversity of the West End, and all of the beautiful tree canopy. I would tell my friend that it is the best neighbourhood in the city. You can get the best ramen, get top of the line Korean barbecue, and have three grocery stores within a 3 minute walk. The trees help keep people cool in summer and attract birds like chickadees, bushtits, northern flicker, great Blue heron, brown creepers, Wilson's warbler and yellow warbler. The mix of co-op, rental and strata, the local school and library, etc. all help attract diverse residents.



▲ Story gathered from members of the community during fall 2021 engagement

Government-to-government protocol

The City of Vancouver's UNDRIP Strategy notes:

The government-to-government relationship is at the heart of reconciliation and the work to undo and redress colonial impacts and dispossession on the rights and title holders of these lands. As Aboriginal title holders, Musqueam, Squamish, and Tsleil-Waututh have unique rights with respect to governance, self-determination and other rights of sovereign Indigenous Nations.

As part of government-to-government relationships, the City of Vancouver sends project referrals, written overviews with suggested opportunities for involvement, to xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish) and səliłwətał (Tsleil-Waututh) Nations' staff teams and updates are sent on a quarterly basis. Based on interest from Nation staff so far, the project team has met with staff from Skwxwú7mesh (Squamish) and səliłwətał (Tsleil-Waututh) Nations.

Reconciliation commitments of project partners

The WECH Renewal Plan is guided by each project partner's ongoing commitment to reconciliation with Indigenous Peoples, including existing policies and commitments such as:

- City of Vancouver Reconciliation Framework and City of Vancouver UNDRIP (United Nations Declaration of the Rights of Indigenous Peoples) Strategy
- Vancouver School District Education Plan Equity Statement
- Vancouver Public Library Reconciliation commitments
- Vancouver Board of Parks and Recreation Reconciliation Strategies
- Truth and Reconciliation Commission Update 2018

For more details about these project partner commitments, [visit the partner websites](#).

Coast Salish Project Associates

As part of the engagement strategy and the longer-term renewal planning work, the project team engaged one individual from each of the three local Nations, each of whom are both artists and Knowledge Keepers, to ensure Coast Salish knowledge was integrated throughout the process. These Coast Salish Project Associates do not represent their Nation's government. Their advice, guidance and recommendations for future phases of work will be brought forward in government-to-government conversations.

Coast Salish project associates:

- Chrystal Sparrow – x^wməθk^wəyəm (Musqueam), artist, carver
- Cory Douglas – Skwxwú7mesh (Squamish), West End resident, architectural technologist and civil engineering technologist, artist
- Angela George – Skwxwú7mesh (Squamish), Coast Salish Weaver and Artist, and səliłwətał (Tsleil-Waututh) mother, grandmother, community member.



▲ Photos of various visioning workshops events

1.3 Engagement to create the Renewal Plan

Public engagement strategy

W.E. Connect was the name used to describe WECH engagement opportunities. W.E. Connect featured a range of engagement approaches between September 2021 and June 2023 including:

- Public engagement opportunities for West End residents and anyone in the City of Vancouver with an interest in the future WECH, using a mix of online and in-person methods.
- West End community organization engagement through early interviews and collaboration on public workshops.
- Engagement with Indigenous Knowledge Keepers, artists and young people from the local Nations, as well as Urban Indigenous community members.
- Project partner engagement to ensure the plan is aware of the needs and interests of the participating organizations (City of Vancouver, Vancouver Board of Parks and Recreation, Vancouver Public Library, Vancouver School Board and West End Community Centre Association) and the individuals and communities they serve.

The COVID-19 pandemic was a challenging reality during many phases of the renewal plan development. As needed, engagement was modified to support participant safety and comply with local health orders, such as by offering online and outdoor options, ensuring in-person participants were masked and providing hand sanitizer and increased air circulation.

Visual communication played an important role in the engagement process. Social media, posters and postcards raised awareness about opportunities to get involved. To ensure community members understood the information being discussed, the project team developed information boards, translated materials, and developed physical scale models of the site. Summary reports were created after each of the three rounds of public engagement to share what was heard back to the community.

Participation in renewal planning engagement

Survey 2,564 participants

Pop-ups 650 event interactions

Open Houses 485 participants

Virtual Open Houses 3,300 visits

School community



47 secondary school students engaged in student council and urban studies classroom workshops



6 secondary school student ambassadors



34 local elementary school parents and principals.

Focus groups 29 meetings held

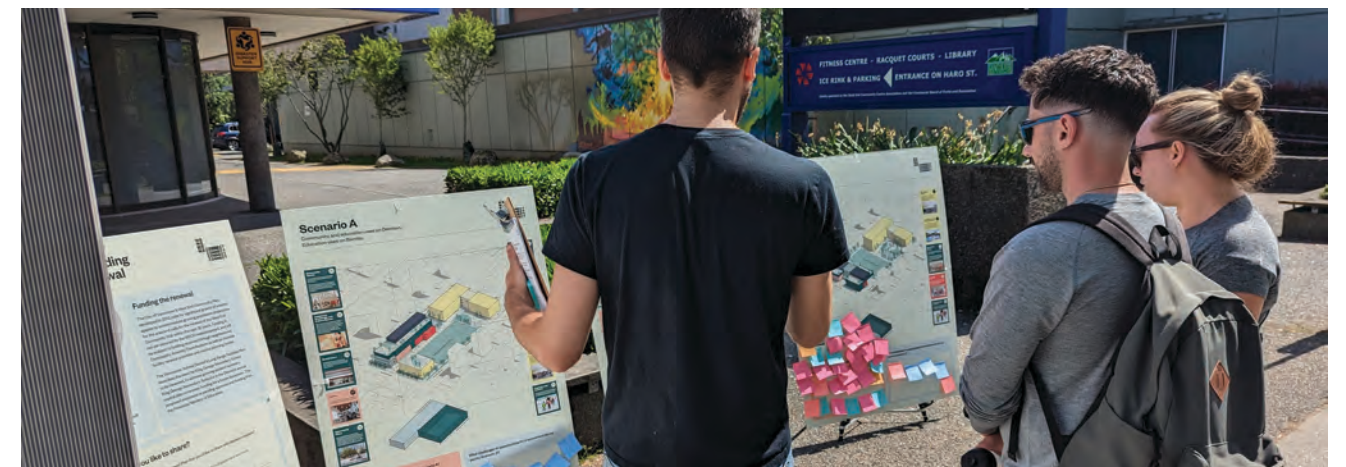
Interviews 48 discussions

Sites 5 different locations with self-paced engagement materials

Community organizations

9 community organizations
involved in shaping and co-hosting engagement

59 community organizations
received project communications, many of whom helped promote
engagement



▲ Self-paced information boards, open house and pop-up events held at West End Community Centre

1.4 Framework, vision and principles

Engagement to create the renewal plan

The first phase of renewal planning co-developed a vision, purpose and aspirations for the future WECH. This visioning process focused on story, relationship, art and values. Participants included community members, West End organizations, secondary school students, project partners and Coast Salish Artists and Knowledge Keepers. The resulting framework, vision and principles helped to define space use needs for the future WECH.

In fall 2021, hundreds of community members were inspired by Coast Salish art and stories, shared their own experiences of the West End, worked together to interpret those stories and developed directions for the new facilities, programs and spaces.

This phase relied on a collaborative and co-created approach that involved three Coast Salish artists (known during the project as Coast Salish Project Associates), two W.E. Connect Community Artists (known during the project as Community Artists) with strong connections to the West End community and collaboration with community groups active in the neighbourhood. Dozens of West End community organizations helped inform the engagement process by sharing advice prior to the engagement launch.

Engagement opportunities ran from September through December 2021, including:

- Coast Salish Chronicles of the West End — an online event featuring Knowledge Keepers and artists from xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish) and səlilwətał (Tsleil- Waututh) Nations;
- West End Experiences Survey, which collected memories and experiences of the neighbourhood (over 375 stories were shared);
- Self-paced engagement stations in five locations around the West End that showed original artwork created by the Coast Salish Project Associates and

two Community Artists;

- Seven pop-up events hosted by 6 Youth Ambassadors, connecting with over 400 people;
- Eight visioning workshops, some held online and others in-person, with over 310 participating in total;
- Synthesis Workshop held in November 2021, led by project partners and volunteers, to review and draft the vision and principles for the future community hub; and
- Public report-back event, held online December 2021, connecting with 80 community members, to share and get feedback on the draft framework, vision and principles.

The resulting co-created framework, vision and principles have guided all phases of the renewal plan and are described on the following page.

Framework

The West End of Vancouver is a culturally and historically rich location for Coast Salish Peoples. Given the importance of Coast Salish teachings to planning the future community hub and the commitments to reconciliation made by all project partners, the WECH framework outlines how WECH project partners will advance reconciliation by:

- Reflecting Coast Salish cultures and identities throughout the project,
- Working to understand and respect the protocols of xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish) and səlilwətał (Tsleil-Waututh) Nations,
- Making visible the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish) and səlilwətał (Tsleil-Waututh) Nations’ history, culture and spiritual connections in the West End, and
- Working to understand Coast Salish laws for environmental stewardship, and how these can be applied to WECH, so that the site can support Vancouverites to connect with their responsibility for the health of these lands and waters.

Vision

Vision for the West End Community Hub:

The West End Community Hub celebrates Vancouver’s connection to xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səlilwətał (Tsleil-Waututh) cultures, and supports play, learning, creativity and wellness for all people.



Principles

The West End Community Hub will...

Make visible and strengthen connections to Coast Salish peoples, histories, and cultures.

Weave the fabric of our communities together, creating a safe, inclusive, accessible and equitable place that is welcoming.

Be integrated, flexible and responsive to community needs for life-long learning and public education, recreation and social and cultural spaces.

Bring in sounds, sights and experiences of the natural environment.

Provide spaces and plant the seeds for creativity, innovation and co-learning across cultures and generations.

Offer a mix of social spaces for celebrating, ceremony, spontaneous connections or finding quiet.

Grow community and individual resilience by using seven-generation thinking.

1.5 Spaces and Activities

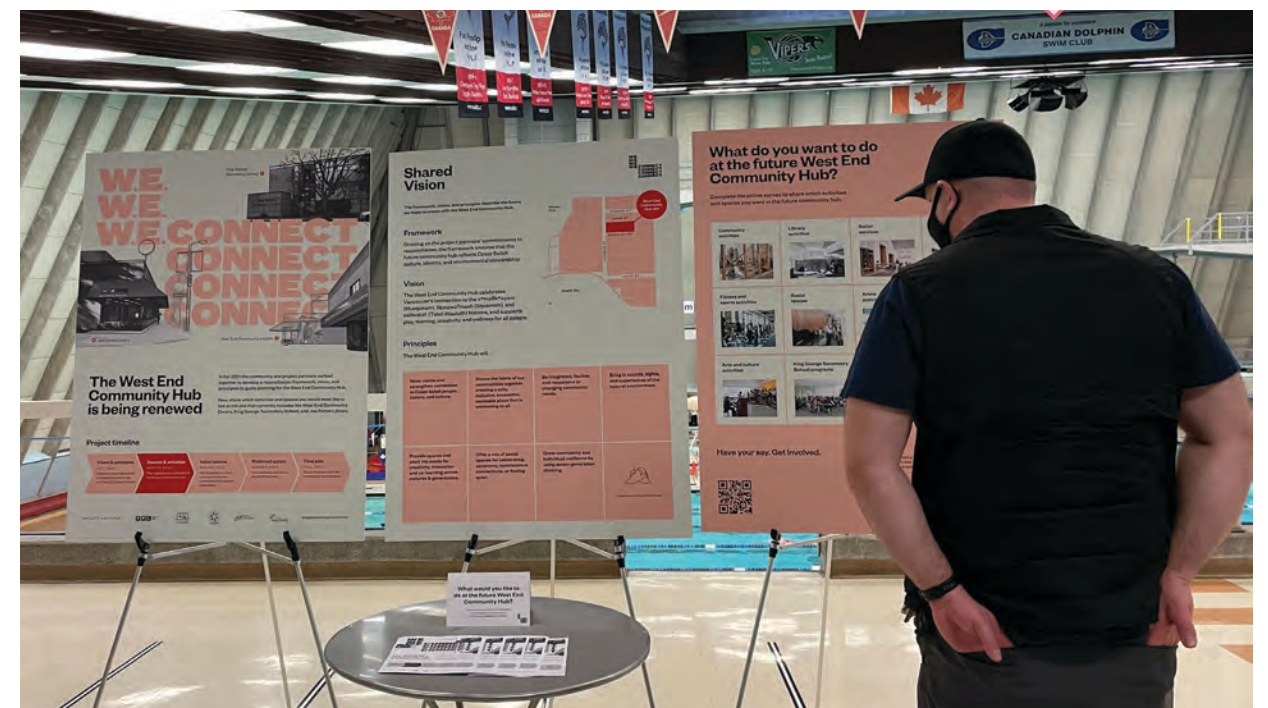
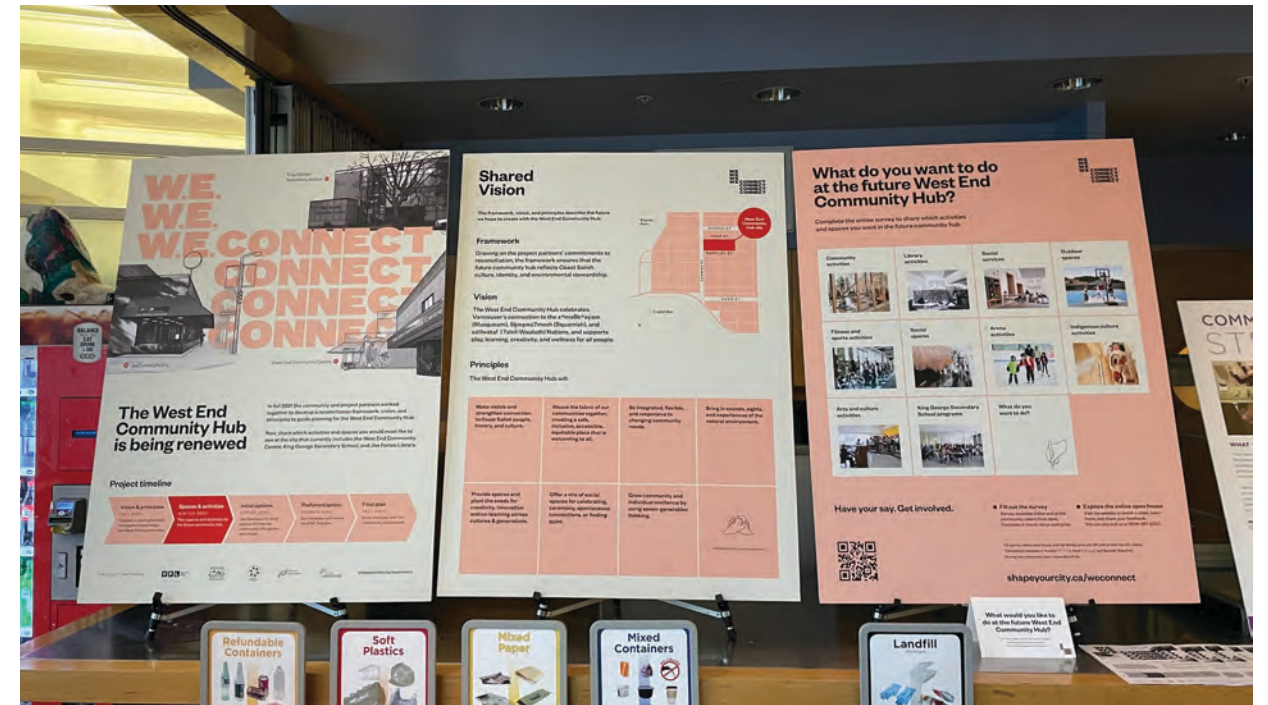
The second phase of renewal planning explored which activities, programs, services and spaces could be offered at the future West End Community Hub. The future renewal of the West End Community Hub will be successful if it maximizes public benefit by providing amenities and spaces that are accessible, inclusive and aligned with current and anticipated community needs. As such, it is important to understand what those needs are and ensure that assessments of community space needs are reviewed and validated.

This understanding is gained through a process known as a “space needs assessment” where current and future requirements for a facility are defined through the analysis of:

- Current and historical facility use,
- Partner policies, strategies, and planning documents,
- Broader city-wide, regional and national trends and best practices in activity participation and space programming,
- Population, demographics and growth projections, and
- Engagement with community members, stakeholders and user groups.

Data-driven research provides a foundation for community discussions that add context and depth ensuring the renewal plan is both responsive to current community needs and flexible enough to adapt in the future.

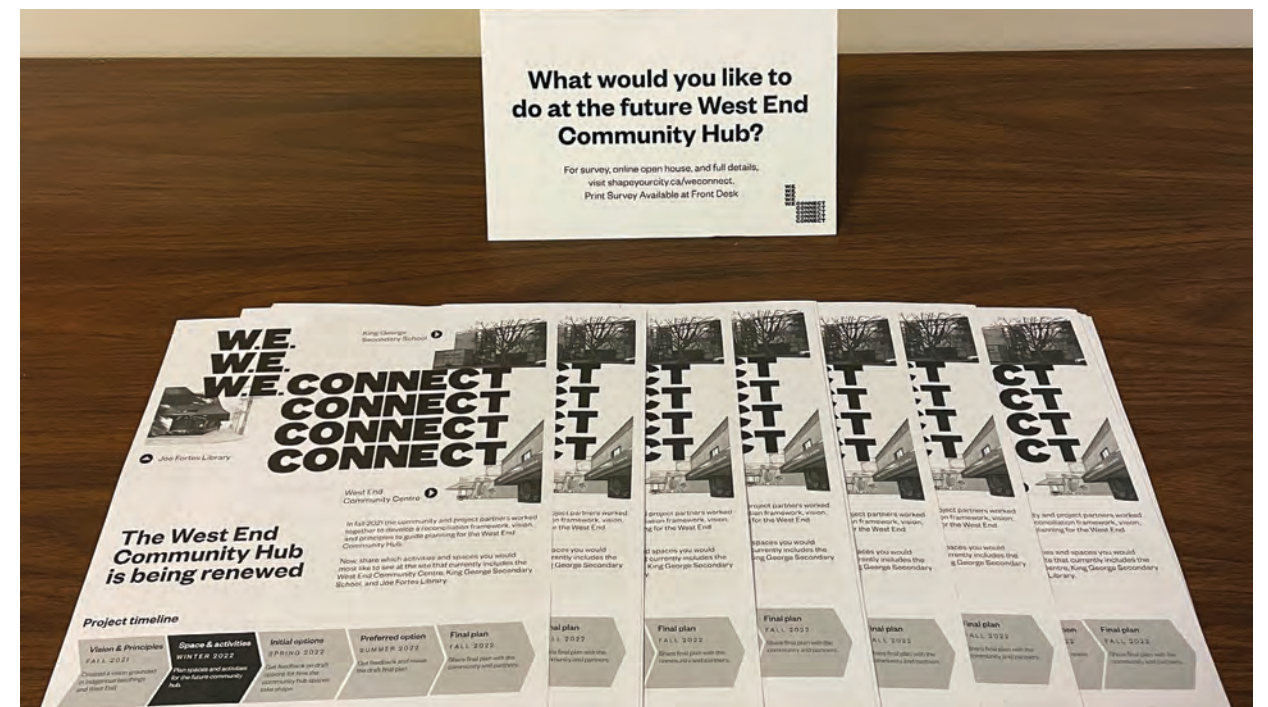
The result of this quantitative and qualitative study is an outline of the activities and spaces that could be included in the community hub as well as details about their required size, relationship to other spaces and any key technical requirements. This list of spaces and activities was used as a basis for the development of site development scenarios in the next phase of planning work.



The space needs assessment included comprehensive engagement with community members in spring 2022. Engagement activities reached a wide cross-section of the public, and included opportunities for the general public and discussions with specific stakeholder and user groups, including people accessing low-barrier services. This engagement helped to identify the spaces desired in the future facility. The purpose of this engagement was to understand how people currently use the site and what they would like to do at the future community hub. Public engagement included:

- Meetings with King George Secondary School (KGSS) students and presentation to KGSS Parent Advisory Council.
- Meetings with arena users, recreation users, arts and culture groups, library users, community service groups, staff and programmers.
- 24 focus group sessions with representatives from community groups, on-site staff and volunteers to explore specific interests, current space use and future needs.
- Activities and Spaces survey, which asked for ideas about spaces and activities for the future WECH, and which was completed or partially completed by over 2,120 people.
- Interviews with unhoused people at the Gathering Place Community Centre and West End Community Centre warming centre.
- Meeting with West End caregivers and newcomer residents at Gordon Neighbourhood House, and

The result of this phase was a list of activities and spaces identified for the WECH Renewal Plan.



▲ Engagement boards and paper surveys during Activities and Spaces phase

Space and activity options for the WECH Renewal Plan

In response to the input provided through winter 2022 engagement, as well as the space needs assessment, the following spaces were identified for WECH:

King George Secondary School



- **Secondary school**, pending approval and funding from the Ministry of Education and Childcare, the proposed expansion to provide a new seismically safe 1,000 to 1,200 student capacity secondary school, which would respond to the growing youth population in the school catchment area.
- **Adult Learning Centre** incorporated into the secondary school facility.
- **School sport field and outdoor education spaces** to meet the needs of the secondary school curriculum. School outdoor spaces could be used for community programs when not needed by the school.

Arts and culture spaces



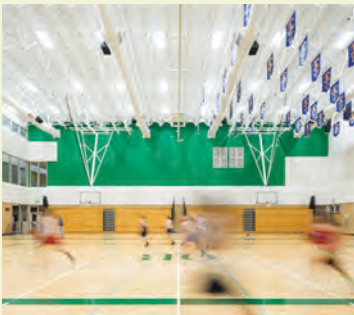
- Mix of **dedicated arts and culture spaces**, which can accommodate a wide range of specialized programs, including music, pottery, visual and performing arts and other creative activities.
- **Indigenous Knowledge and Culture Spaces** that may include collaborative spaces for cultural practices, spaces for ceremony and performance, as well as spaces for accessing Indigenous knowledge, arts, history and food.
- **Weight room and fitness studios**
- **More fitness centre space and dedicated fitness studios** along with associated support space, as well as non-gendered change rooms.
- **Youth and senior spaces**
- **Dedicated youth spaces** that can primarily be used after school, including drop-in, informal and structured social and recreational activities for young persons
- **Seniors-focused spaces** that provide affordable, inclusive and accessible opportunities for older adults to participate in a variety of active living and creative pursuits.

Social spaces and activities



- **Entrance and lobby** which could be the main reception point and social space for the community hub, a large community gathering place, and the main area connecting different services together.

Multipurpose spaces and gymnasium



- Mix of **multi-purpose rooms** within the community centre and library that provide flexibility and can be reconfigured to meet a variety of community needs.
- **Gymnasium** that will serve as both a sports facility and multipurpose space that is dedicated for full-time community use within the community centre, designed to be dividable and adjustable to allow for different activities. Additional Gymnasium spaces will be located within the Secondary School.

Joe Fortes Branch Library



- **Larger branch library** with spaces that can be shared and ones that are dedicated for library use, including a service hub to foster intergenerational activities, a children's area with an early literacy focus, a teen zone, adult collections area and a staff work area.

Firehall No. 6 replacement



- **Firehall No. 6 replacement**, as the essential life safety services that Vancouver Fire Rescue Services provides from the current location are constrained due to the building's heritage status and the site being too small for expansion to serve the growing population. A larger site within the existing response zone and co-location with other community facilities would allow for enhanced efficiency.

Support spaces



- **Administrative offices, building services, and back-of-house spaces**, which include office spaces and storage for programming, equipment and operation of the community hub.

Childcare



- **Childcare areas** that will include new licensed 0-5yr programs.

Arena



- **Regulation-size ice arena** that can accommodate hockey games and practices, figure skating, short track speed skating and sledge hockey, community leisure skating and community dry-floor events if the ice is removed during parts of the year.

Public realm



- **Public plaza** and other programmed outdoor activity areas as well as outdoor play space associated with the licenced childcare

1.6 Site development scenarios

About the WECH site development scenarios

The third phase of renewal planning involved the development of three site development scenarios for how the future West End Community Hub's buildings and spaces could take shape. The scenarios were developed to support the vision identified through collaborative workshops, a list of potential activities and spaces identified through public engagement, as well as technical and operational considerations and requirements.

All three scenarios included the same interior spaces and activities and similar outdoor spaces. Each scenario responded to valuable community feedback, planning research and project partner priorities. The primary difference among the scenarios was the location of spaces and activities on the site.

One of the outputs of this phase was an inventory of the community's perspectives on scenario's strengths, challenges and opportunities for improvement.

Supported by the findings from the previous phases, spatial relationships and synergies were explored in order to meet the programmatic and community needs. Together, three potential site scenarios were developed which responded to various design parameters and priorities. All project partners conducted further evaluation of the three site scenarios, considering the valuable input of community members and technical advisors.

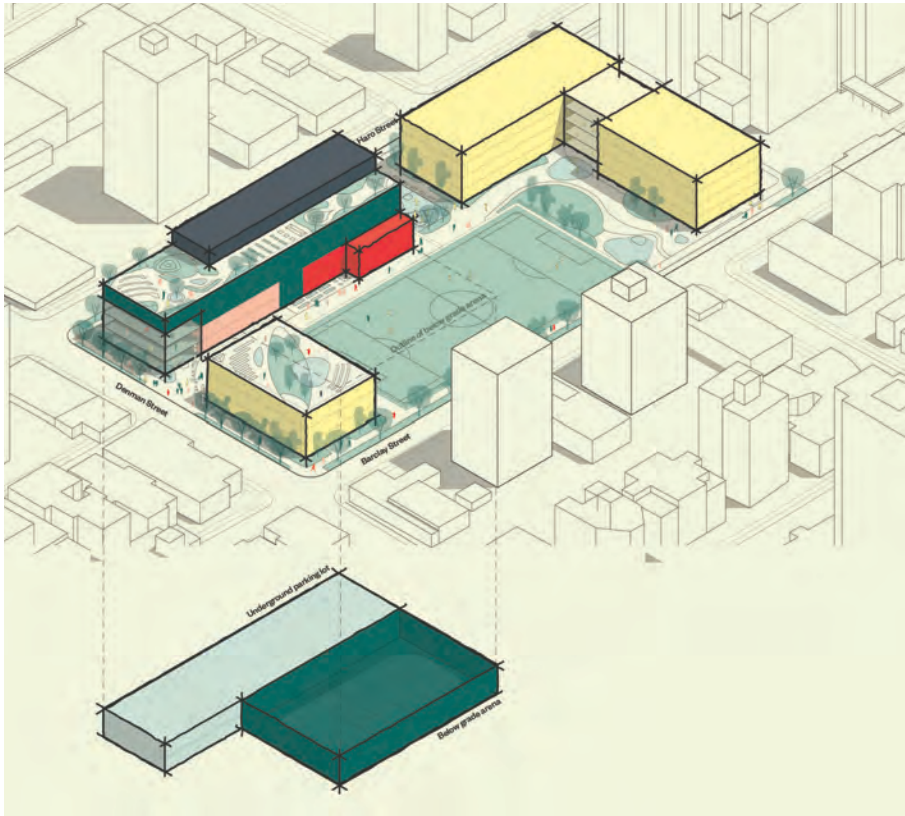


▲ Open house at West End Community Centre

Each scenario responds to valuable community feedback, planning research and project partner priorities. visit the [project website](#) for more details.

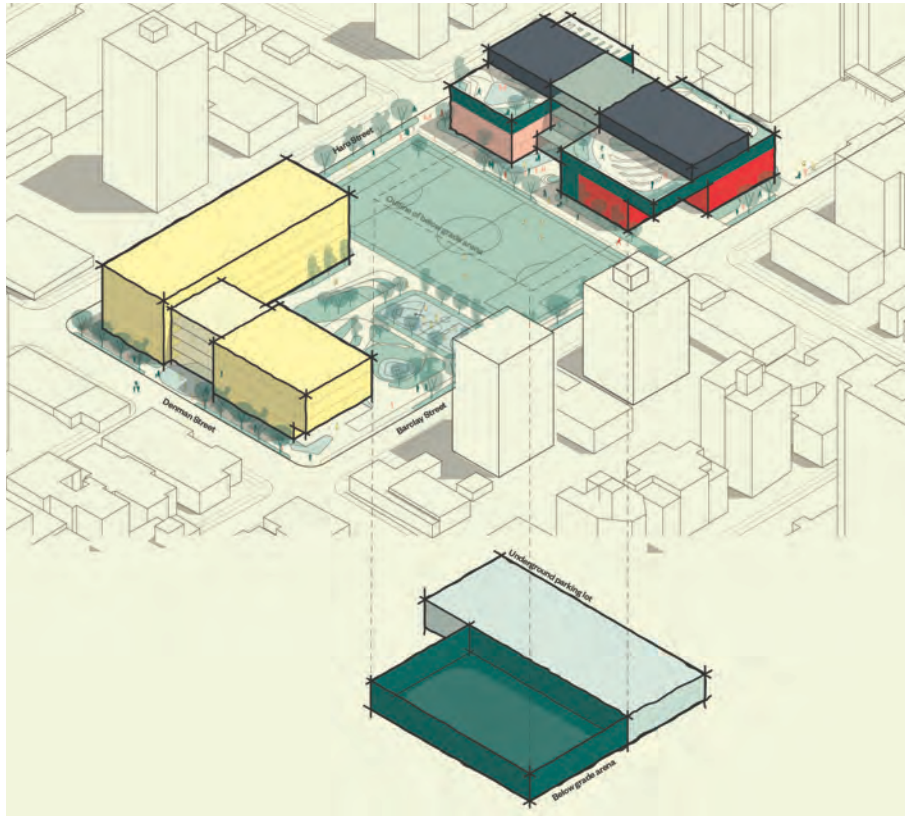
Scenario A

Community uses on Denman and Haro, Education uses on Barclay



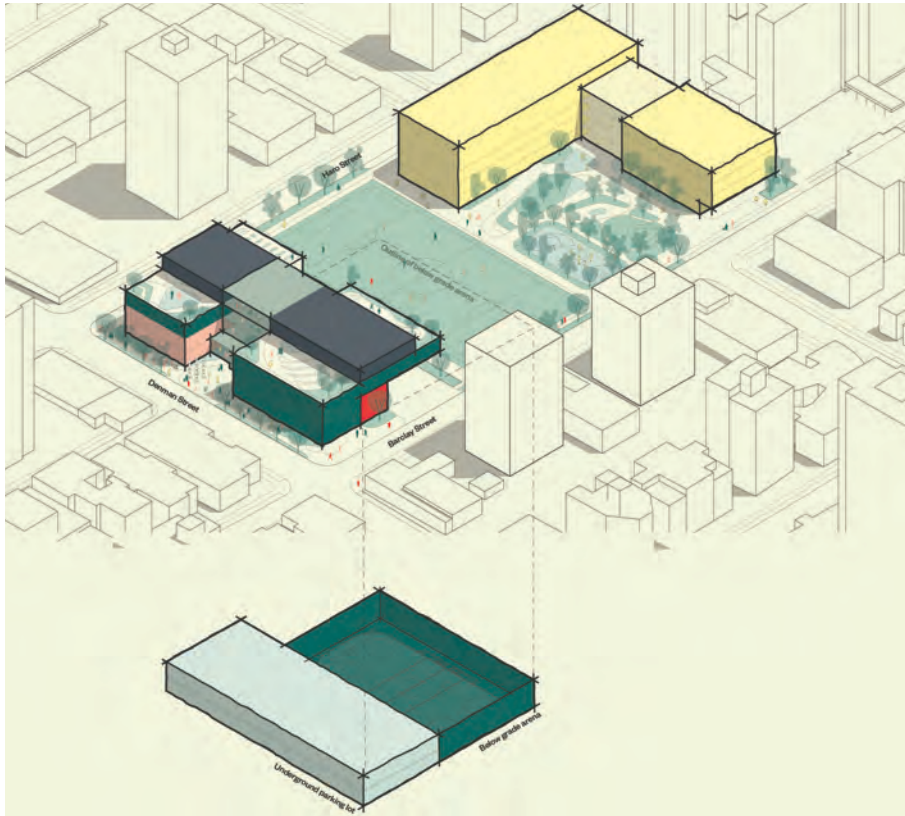
Scenario B

Community uses on Barclay, Education uses on Denman



Scenario C

Community uses on Denman, Education uses on Barclay



The images above represent three-dimensional test-fits of the types of spaces and activities proposed for the future WECH site and do not represent the design of the site's future buildings.

What we heard : site development scenarios

During spring 2023, community members provided input on how they would like to see the future WECH buildings and spaces take shape on the site.

In May and June, 2023, community members were invited to share their views on the strengths and challenges of three potential site scenarios for the future community hub. Engagement opportunities included:

- Online survey including translated versions in Korean, Spanish and Farsi.
- Two open houses and three pop-up events with information boards, physical scale models and opportunities to directly share feedback and talk to project partners.
- Paper surveys, information leaflets and binders with detailed information about the scenarios, including large-print material distributed by the West End Seniors' Network and translated surveys and leaflets available in Korean, Spanish and Farsi.
- School community focused engagement, including a presentation to the parent advisory councils (PACs) from King George Secondary School (KGSS) and its surrounding elementary schools, and two workshops with an urban studies class at KGSS.
- Self-paced engagement materials were located in the display case of the West End Community Centre with information boards and site scenario models.
- Large-print informational posters were installed on the Denman facing windows at the Joe Fortes branch library.



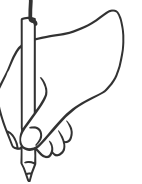
▲ Open house, high school's urban studies workshop and pop-up events held at West End Community Centre and King George Secondary School



▲ Photo of a pop-up event held near West End Community Centre.

Park(let) Connections

I live in the West End and love it here because of the diversity in housing, ages of people and incomes. This community has so much character. I love seeing people gather in the little parklets and often stop to talk to my neighbours there. People take pride in gardening as well. I'm part of a community garden at Nelson Park and there is connection and support.



▲ Story gathered from members of the community during fall 2021 engagement

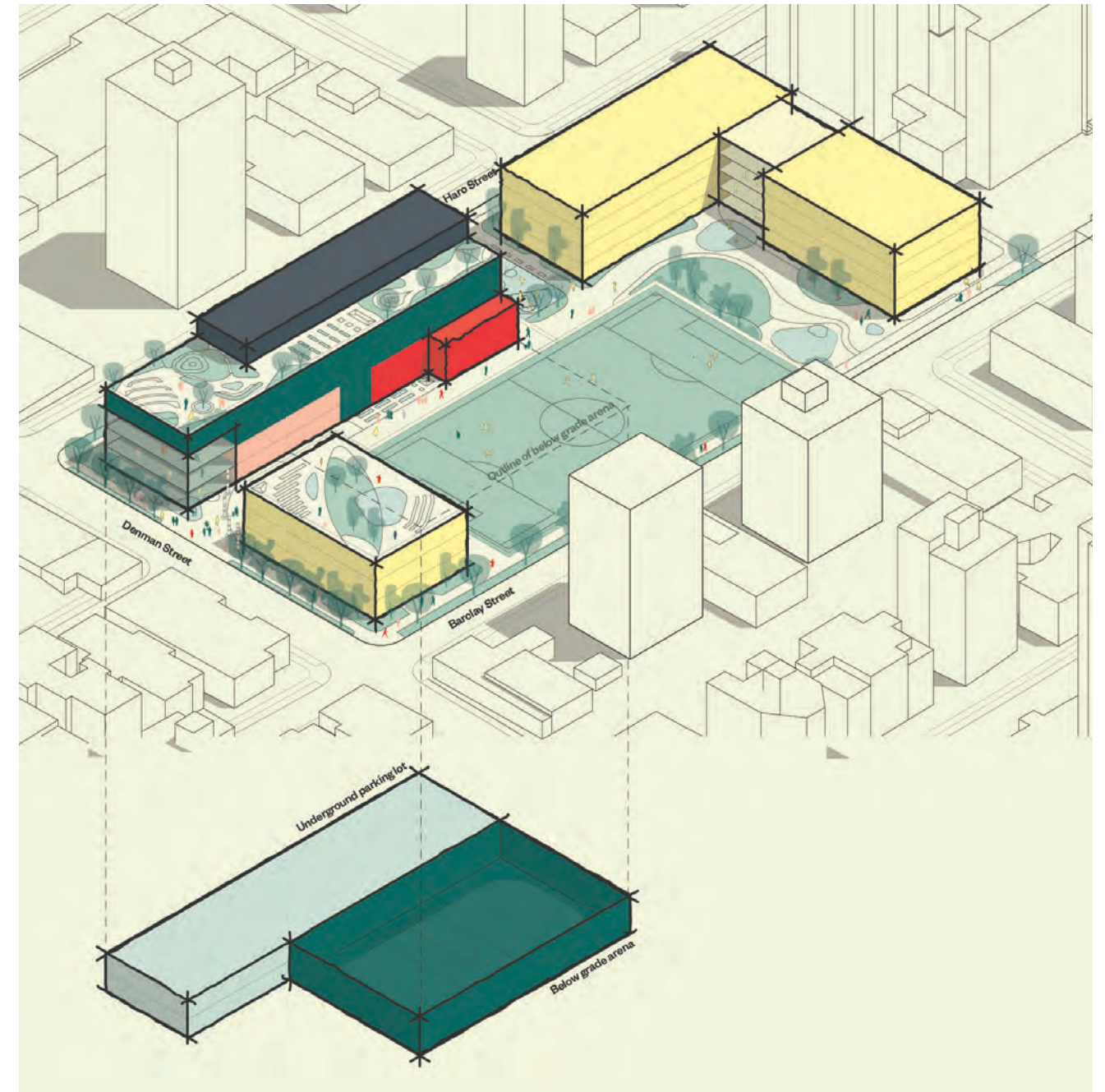
What we heard : site development scenarios

Community members were asked to provide feedback on three potential future site development scenarios by identifying each of their strengths, challenges and opportunities for improvement.

The online survey asked participants to select strengths from lists provided, with an option to write in additional strengths and/or any potential challenges. At the open houses and pop-ups, participants were invited to express any ideas they wanted to share.

Feedback on Scenario A:

Community uses on Denman and Haro, Education uses on Barclay



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Strengths of Scenario A

When asked about the strengths of Scenario A, about half of all survey respondents selected the following options from lists provided:

- *Denman Street location of an expanded community plaza*
- *Denman location of the library*
- *Denman location of the community centre*
- *Denman connection to the community centre lobby or social space*

Pop-up and open house comments about the strengths of Scenario A were mainly about the Denman-facing aspects of this scenario. The main strengths about Scenario A expressed by the community were:

- *Atrium facing onto Denman Street, which could act as a combined entrance for the library and community centre*
- *Expanded community plaza on Denman Street*

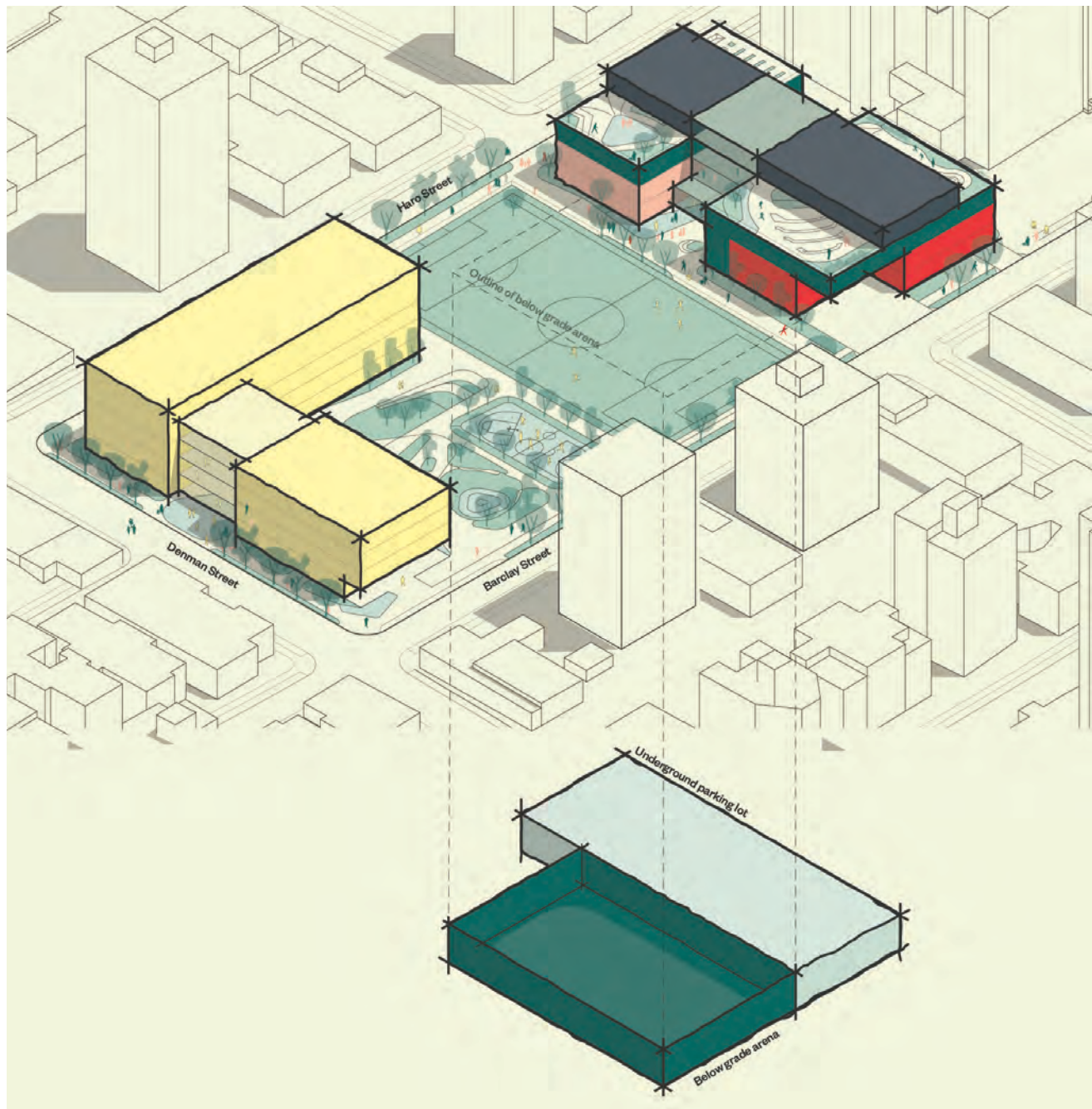
Challenges and opportunities for improvement for Scenario A

All participants (survey, open house, and pop-up) provided their feedback about challenges and opportunities for improvement through open-ended comments. The main themes about challenges or areas to improve Scenario A were:

- *Separation of school buildings between the east side of site and along Denman*
- *Haro Street location of Firehall No. 6*
- *Denman Street location of a part of the school*
- *Denman Street location of the expanded community plaza*

Scenario B feedback:

Community uses on Barclay, Education uses on Denman



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Strengths of Scenario B

Scenario B had lower overall levels of public support in comparison to the other scenarios. When asked to select strengths of Scenario B from a provided list, survey respondents identified moderate support and approximately one quarter of survey respondents identified:

- *Haro Street Greenway location of a community plaza*
- *Barclay Street connection to Firehall No. 6*
- *Movement of foot traffic around buildings*

Comments about the scenario strengths were collected at the pop-ups and open houses. The relatively moderate strengths about Scenario B expressed by the community were:

- *Barclay Street connection to Firehall No. 6*
- *Haro Street location of the community centre and library*
- *Denman Street location of a secondary school*
- *Haro Street Greenway location of community plaza*

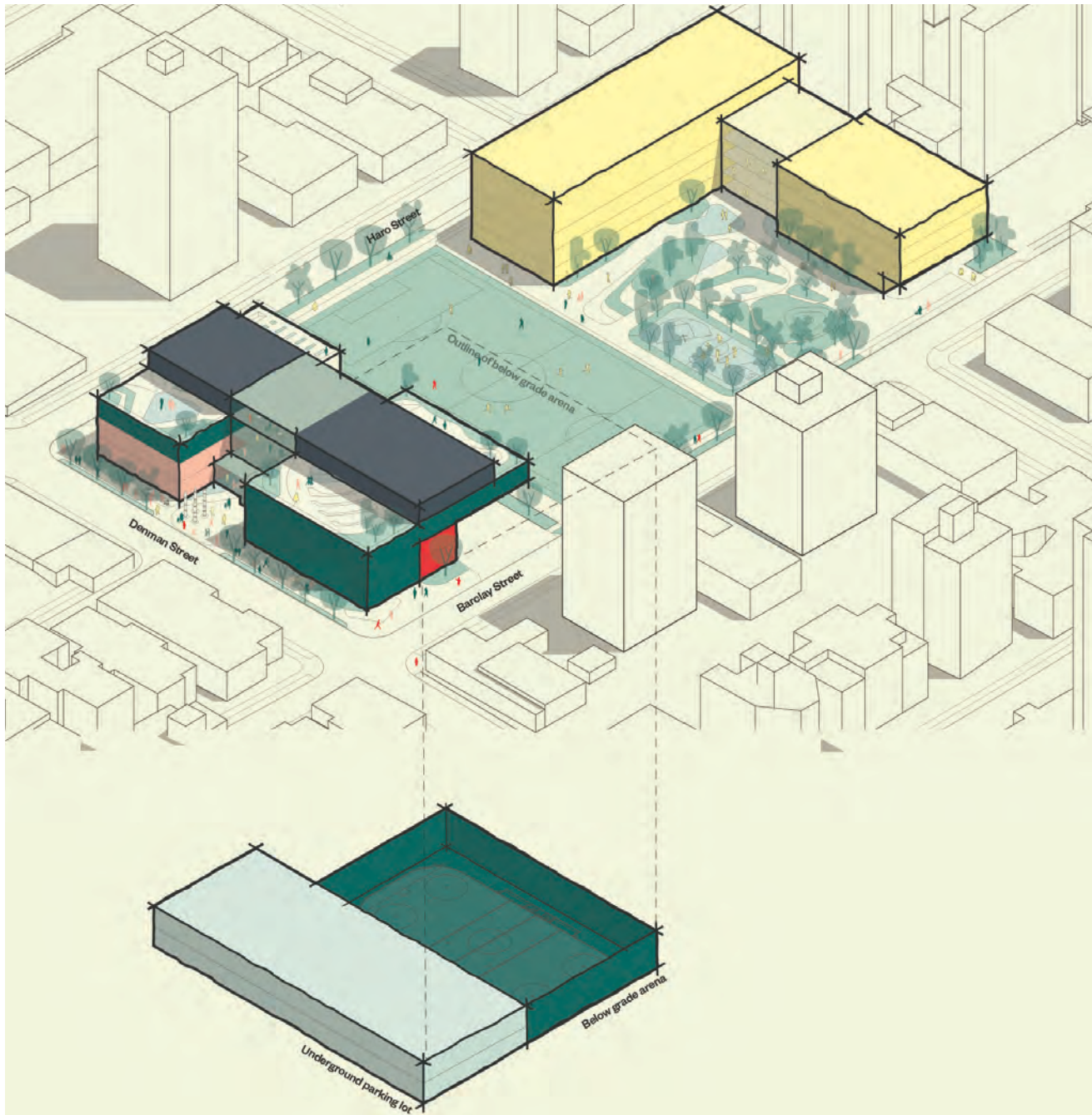
Challenges and opportunities for improvement for Scenario B

The main challenges or opportunities for improvements identified by survey respondents, open house attendees, pop-up visitors and other streams of input were:

- *Denman Street location of secondary school*
- *Barclay Street connection to Firehall No. 6*
- *Haro Street locations of the community centre and library*
- *Haro Street Greenway location of the community plaza*

Scenario C feedback:

Community uses on Denman, Education uses on Barclay



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Strengths of Scenario C

When asked about the strengths of Scenario C, approximately two-thirds of survey respondents identified the following from provided lists:

- Denman location of the community centre
- Denman location of the library
- Denman location of the community plaza
- Denman location of the community centre lobby or social space
- The secondary school’s location on the east side of the site

About a third of respondents supported the remaining elements listed about this scenario. Pop-up and open house participants shared additional perspectives about the strengths of Scenario C. The main strengths expressed by the community were:

- *Denman locations of the library and community centre*
- *Secondary school located on the east side of the site*
- *Denman connection to the community centre lobby/social space*
- *Denman location of an expanded community plaza*

Challenges and opportunities for improvement for Scenario C

The main challenges or opportunities for improvements identified by survey respondents, open house attendees, pop-up visitors and other streams of input were:

- *Denman Street location of secondary school*
- *Barclay Street connection to Firehall No. 6*
- *Haro Street locations of the community centre and library*
- *Haro Street Greenway location of the community plaza*

Preferred Renewal Plan

In summer 2023, partners reviewed the public engagement findings alongside the three site scenarios. Keeping community feedback in mind, project partners determined which scenario they could support moving forward as the recommended renewal plan for the West End Community Hub.

Scenario C was selected as the preferred direction for the West End Community Hub Renewal Plan due to it being broadly supported by community feedback, complementing other city development initiatives, such as the West End Community Plan, and closely meeting each partner's objectives and requirements.

The scenarios were developed to generally show how the spaces and activities could be located on the site but should not be considered as a defined architectural design. As the renewal plan advances with the spaces and activities location, the architectural expression and articulation may evolve into a redefined design.

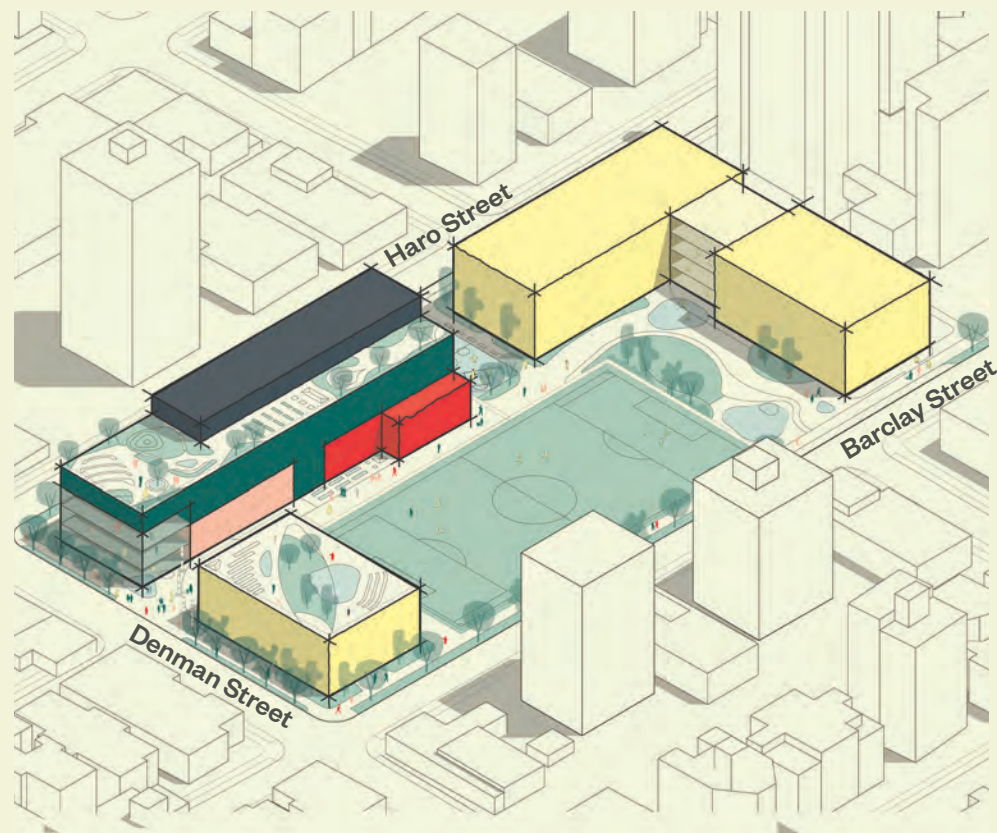


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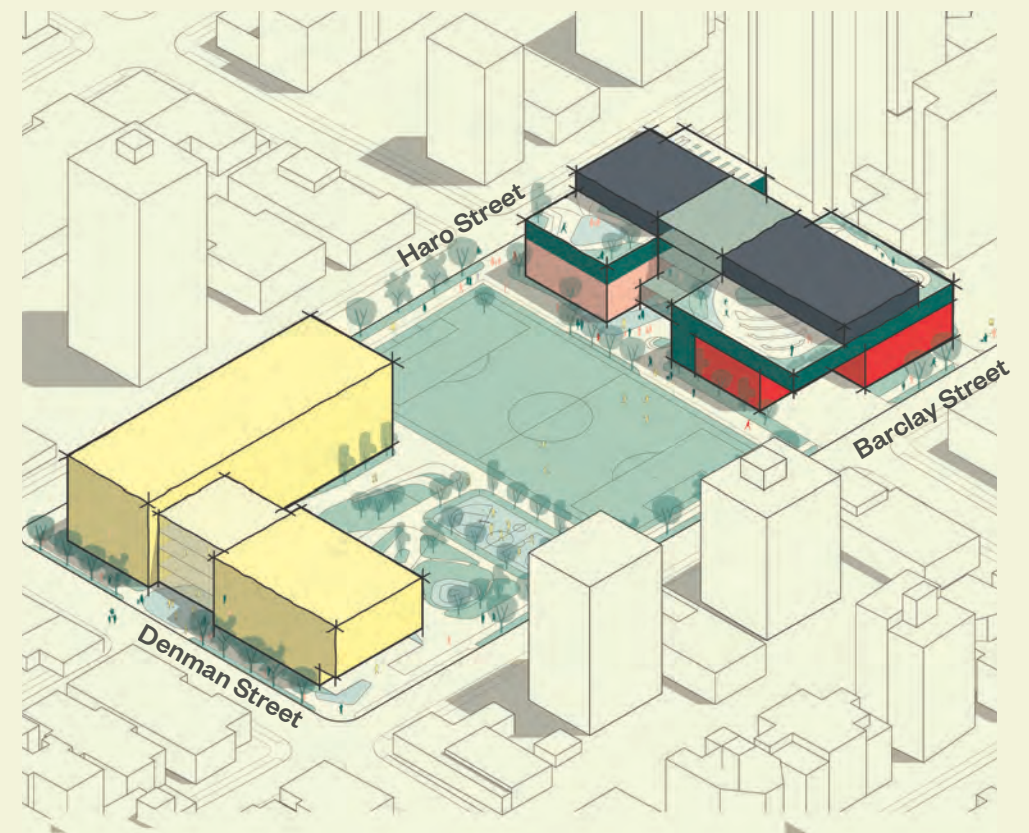
Alternate plans

The redevelopment and construction of the renewal plan will take place as funding is secured. Given the different funding sources for project partners, the renewal plan also identifies two alternate scenarios to ensure the plan is a flexible framework that responds to timing and availability of redevelopment funds. Scenario A and B are retained as potential alternate site scenarios that could meet each partner's objectives and requirements for the sites. While technically feasible, Scenario B is the least supported option by both public and project partners, and further review would be needed before pursuing any alternate options.

Scenario A *Community and education uses on Denman, Education uses on Barclay*



Scenario B *Community uses on Barclay, Education uses on Denman*



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Looking forward


The WECH Renewal Plan is important for project partners to continue to deliver needed amenities and services to a growing community. Project partners will use the WECH Renewal Plan as the basis for renewing and collaboratively transforming the site as funding is secured.

The West End Community Hub Renewal Plan achieves one of the key 10-year policies set out in the 2013 West End Community Plan to work with on-site partners to develop a renewal and expansion strategy for this site and to explore opportunities to co-locate other community facilities. The community plan also included the goal to renew recreation facilities (including the West End Community Centre and West End Ice Rink) within 30 years, designing those facilities to meet anticipated population growth. Work to secure funding for this renewal continues, and construction will not start until funding is secured. Construction will need to be implemented through multiple phases and capital plans, based on funding and renewal priorities.

The Vancouver School District's Long Range Facilities Plan describes the need for King George Secondary School to be renewed and expanded to address growing student numbers. King George Secondary School is in the district's annual capital plan to request funding for a future expansion. The proposed expansion is pending approval and funding from the provincial Ministry of Education and Childcare.

The Water Lady!


During the last two heat waves this year, one woman was sitting on a sidewalk patio with an adult beverage with her friends and asking (and getting consent) to spray people with a water gun. She was such a bully personality who understood the situation and provided some hilarity and relief. These are the types of people in the West End. It is a small community feel at the footsteps of the big city. It's connected but also secluded and the individuals in the community are what make it feel like home.



▲ Story gathered from members of the community during fall 2021 engagement

A stop on the way through life

West End has a temporary feeling. People arrive here from all over - the neighborhood has a high percentage of rental and rents are still comparatively cheap. In some ways, I feel like the fact that I'm still here after so many years, here raising my kids, no plans to move, means I've failed at life. When I was in university everyone lived in the West End, I'm the only one left. When my kids were at daycare, everyone lived in the neighborhood and now we are the only ones left. Everyone leaves. Except the people who never leave. But families leave. I think it's a great neighborhood for families but I guess most people don't. Wish there were more apartments for families, wish there were more affordable apartment for families. Wish there were fewer renovations. Where are people supposed to live in this city?



▲ Story gathered from members of the community during fall 2021 engagement



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