



CAMBIE CORRIDOR PLANNING PROGRAM

WHAT WE HEARD

2017 Spring Open Houses & Surveys

1150+
ATTENDED
THE SPRING OPEN HOUSES

1400+
RESPONDENTS
TO THE TWO SURVEYS

We're currently working on Cambie Corridor Phase 3 to build on the approved Cambie Corridor Plan (2011).

The Cambie Corridor 2017 Spring Open Houses were part of *Step 3: Draft Plan* of the Phase 3 planning process. Held on June 15 and 17, 2017 at the Oakridge Centre Auditorium, the Open Houses presented draft Plan directions for housing, areas proposed for change, transportation, parks, and community well-being. The Open Houses also provided draft policies for unique sites, as well as concepts and ideas for the Oakridge Municipal Town Centre area. Staff were present to answer questions and participants were encouraged to fill out **two surveys** to share their thoughts on the directions.

This document provides a summary of feedback received regarding the draft Plan directions presented at the 2017 Spring Open Houses. Feedback is broken down and summarized for each survey:

- Areas Proposed for Change survey (637 responses)
- Draft Plan Directions survey (774 responses).

We would like to thank everyone who attended the Open Houses and provided feedback. The input we received will be used in combination with the overall consultation to date to help inform the final Plan to be presented to Council in early 2018 for approval.

Please visit vancouver.ca/cambiecorridor to learn more about the draft Plan directions and the Cambie Corridor Planning Program.

AREAS PROPOSED FOR CHANGE

SURVEY 1



637
RESPONDENTS

OVERVIEW

The first survey, released on May 29, 2017, asked respondents to let us know what they thought about the areas proposed for change within the Cambie Corridor. The areas proposed for change provide clarity around the land uses and scale of development that will be considered over the long-term. Put simply, they identify areas where new housing types might be allowed.

RESULTS

637 respondents completed the survey. **Overall, respondents supported the areas proposed for change as well as the housing types proposed within them.** Each question received considerably more “Agree” than “Disagree” responses. There was little variation in results between respondents that currently live within the Corridor and those that live outside the Corridor.

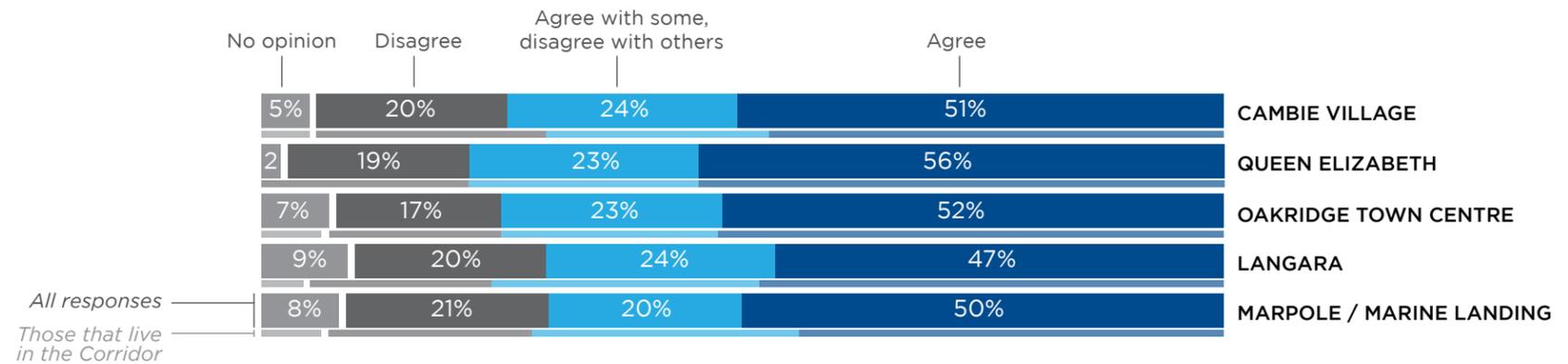
The following page provides an overview of the survey results. Responses for each question are provided in two bars: the top bar shows the results for all respondents, and the smaller bottom bar shows the results for only those that live within the Cambie Corridor.

Where respondents did not fully agree with a draft policy direction, they were asked to explain their concerns. These comments were analyzed and summarized into key themes, which are also provided after the quantitative results.

AREAS PROPOSED FOR CHANGE

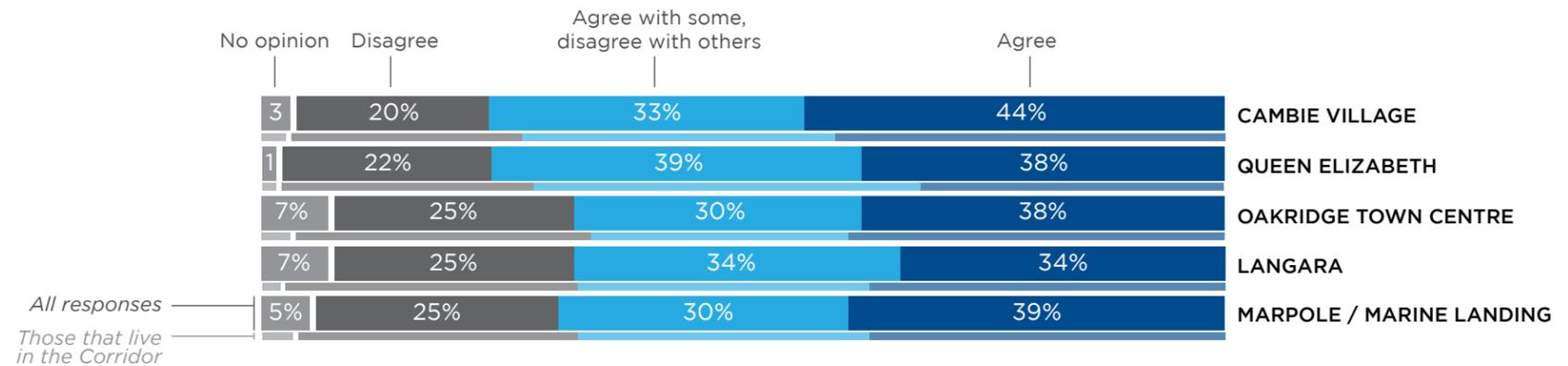
To what extent do you agree or disagree that these are the right areas for change?

(Questions were optional; each area received between 166 and 372 responses)



To what extent do you agree or disagree with the housing types proposed in the areas of change?

(Questions were optional; each area received between 166 and 372 responses)



Key themes from comments of those that did not fully agree:

Cambie Village

- General support for area proposed for change
- Strong support for expanding the area, particularly away from the major streets and near the Canada Line station
- General desire to see additional density in townhouse areas, especially for more affordable housing, as well as variation in building forms
- Interest in more mixed-use buildings with commercial at grade to better serve the community
- Limited concern regarding building heights in this neighbourhood

Queen Elizabeth

- Strong support for additional density, particularly 4-storey apartments west of Cambie St to provide a more gradual transition, as well as additional density near the Canada Line Station and Heather Street Lands
- Some desire to see townhouse area expanded to Ontario St and around Hillcrest Park
- Mixed feelings about proposal for Kersland Dr - some are concerned about the building types impacting Queen Elizabeth Park, while others wish to see more units closer to the park
- Interest in more mixed-use buildings with ground-level commercial

Oakridge Town Centre

- Interest in expanding the area proposed for change, particularly to the southwest and southeast of Oakridge Centre
- Support for additional density, particularly in areas in proximity to the Jewish Community Centre and within walking distance to Canada Line stations. Some desire for more density in order to achieve additional affordable, seniors', or family-friendly housing in the area
- Some express concern regarding height and density in the area, particularly in regards to whether the existing infrastructure can handle additional growth

Langara

- Some support for expanding the area proposed for change, particularly west of Cambie St
- Interest in expanding the area and increasing density near Langara College with a focus on rental housing that could accommodate students

Marpole / Marine Landing

- Mixed opinions about directions proposing either too much or too little change
- Some interest in seeing more affordable housing options in townhouse area (e.g. by allowing low-rise apartments)

DRAFT PLAN DIRECTIONS SURVEY 2



774
RESPONSES

OVERVIEW

The second survey, released on June 15, 2017, asked respondents to provide feedback on the draft Plan directions. The draft Plan directions were developed through best practices, technical analysis, and community input, and provide:

- An overview of proposed policy for the following topics: housing, transportation, parks and open space, community well-being, and unique sites
- Concepts and ideas for the Oakridge Municipal Town Centre area planning

RESULTS

774 respondents completed the survey. **Overall, respondents supported the draft Plan directions**, with each question receiving more “Agree” than “Disagree” responses. There was little variation in results between respondents that reside within the Corridor and those that live outside the Corridor.

The following page provides an overview of the survey results. Where respondents did not fully agree with a draft policy direction, they were asked to explain their concerns. These comments were analyzed and summarized into key themes, which are also provided after the quantitative results.

HOUSING

In general, do you agree or disagree with the proposed housing policies? (671 responses)

Key themes from comments of those that did not fully agree:

Do you have any other ideas for how more of the “Right Supply” of housing can be delivered in the Cambie Corridor? (308 responses)



- General support for additional density and more affordable housing, but concern over allowing increased building height
 - Concern that policies will result in more density than the Cambie Corridor’s infrastructure can handle, with adverse impacts to the local area and current residents
 - Some concern that the policies are too restrictive and limiting for property owners and developers; desire to increase housing supply but reduce requirements for below-market and social housing (i.e. allow more strata, less affordable units)
 - Some desire for more affordable family and senior housing options, in both townhouse and condominium forms
-
- Offer more density for affordable housing, focusing on areas proposed for townhouses or in proximity to Canada Line stations and the Oakridge Municipal Town Centre
 - Expand housing diversity and choice, including both built form (e.g. townhouses with lock-off suites) and tenure type (e.g. rental and affordable ownership models)
 - Work with other levels of government to implement policies that prevent real estate speculation and secondary homes
 - Identify innovative tools to expand the supply of affordable housing options for the “missing middle” and families

TRANSPORTATION

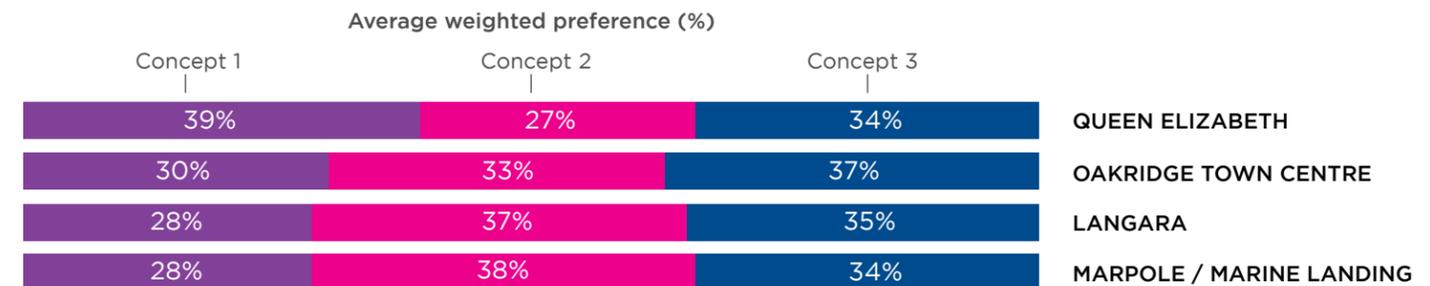
In general, do you agree or disagree with the draft Plan directions and planned improvements for transportation? (425 responses)

Key themes from comments of those that did not fully agree:

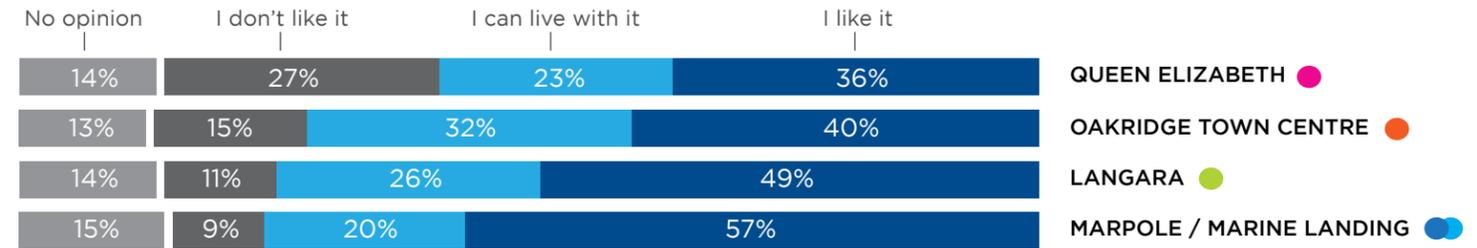


- Some wish to see greater emphasis placed on improvements for cars - particularly for east-west traffic movement
- Some disagree with the proposed Complete Street network and prefer to see cycling infrastructure focused on residential streets rather than major roads
- Some have concerns regarding the capacity of the Canada Line and its ability to accommodate future growth in the Corridor

Please rank the three graphic identity concepts proposed for each neighbourhood in order of preference. (350 responses)



What do you think about the proposed colour for each neighbourhood?
(312 responses)



PARKS AND OPEN SPACES

In general, do you agree or disagree with the draft Plan directions and planned improvements for Parks and Open Spaces? (299 responses)

Key themes from comments of those that did not fully agree:



- General desire for adding green and park spaces throughout the Corridor, wherever possible
- Some wish to see additional improvements made to existing playgrounds in the Corridor, with additions that accommodate a variety of age groups
- Some interest in “rewilding” parts of the Corridor, where possible, and limiting the use of artificial turf
- Some concern about allocating resources to improve parks and open spaces instead of other priorities (e.g. housing)

COMMUNITY WELL-BEING

In general, do you agree or disagree with the draft Plan directions and planned improvements for Community Well-being? (232 responses)

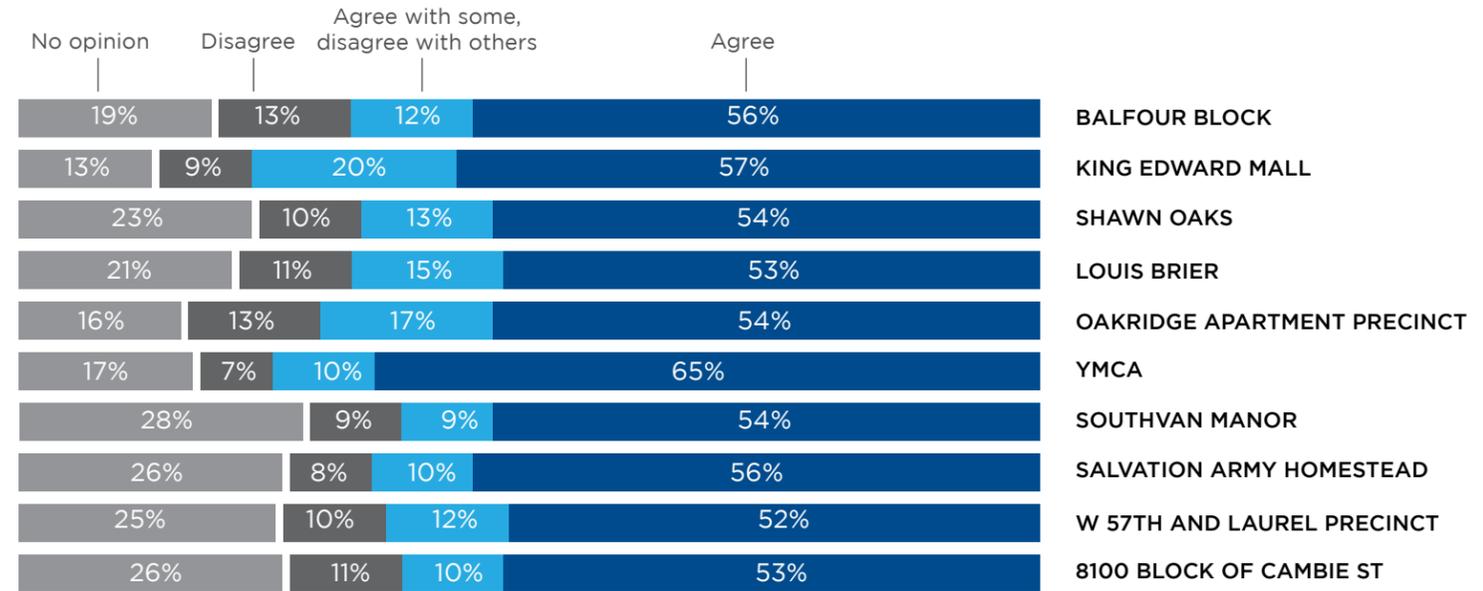
Key themes from comments of those that did not fully agree:



- Some concern that the draft Plan directions for Community Well-being are inadequate for the density proposed for the Corridor
- General desire to see additional childcare and seniors' facilities, as well as a new pool, in the Corridor

UNIQUE SITES

To what extent do you agree or disagree with the directions for each Unique Site?
(311 responses)



Key themes from comments of those that did not fully agree:

Balfour Block

- Mixed opinions that the directions propose either too much density for the area, or need to propose more housing
- General desire to maximize the amount of affordable housing that can be delivered on site

King Edward Mall

- Mixed opinions that the directions propose either too much density for the area, or need to propose more housing
- Concern about traffic congestion at Oak St and King Edward St intersection; desire to see emphasis on improving access for all modes
- Some concern about the height of the tallest buildings on the site, and potential loss of the gas station and grocery store
- General desire to maximize the amount of affordable housing that can be delivered on site

Shawn Oaks

- Mixed opinions that the directions propose either too much density for the area, or need to propose more housing
- Some desire to see additional at-grade commercial along Oak St
- General desire to maximize the amount of affordable housing that can be delivered on site

Louis Brier

- Mixed opinions that the directions propose either too much density for the area, or not enough to obtain needed housing units
- Some desire to see additional at-grade commercial along Oak St and 41st Ave
- General desire to maximize the amount of affordable housing that can be delivered on site
- Strong support to ensure seniors' facilities are expanded, rather than just replaced, on site

Oakridge Apartment Precinct

- Some concern about density being too much for the area to handle, with particular concern about potential building heights
- Desire to maximize the number of affordable housing units
- Some interest in supporting seniors' housing on-site, due to proximity to Oakridge Centre and the Canada Line

YMCA

- Mixed opinions that the directions propose either too much density for the area, or not enough to obtain needed housing units

SouthVan Manor

- Some concerns about displacement during future redevelopment

Salvation Army Homestead

- Mixed opinions that the directions propose either too much density for the area, or not enough to obtain needed housing units
- General desire to maximize the amount of affordable housing that can be delivered on site

W 57th and Laurel Precinct

- Mixed opinions that the directions propose either too much density for the area, or not enough to obtain needed housing units
- General desire to maximize the amount of affordable housing that can be delivered on site

8100 Block of Cambie St

- Some desire to see housing encouraged on the site, with a focus on affordable housing options
- Some concern about the pedestrian connections from Cambie St to Ash Park being hidden or not prominent enough; desire to see clear guidelines for the provision of a prominent connection
- Some concern about traffic impacts due to location at Cambie St and SW Marine Dr

OAKRIDGE MUNICIPAL TOWN CENTRE (MTC)

In general, do you agree or disagree with the overall approach to the Oakridge MTC?
(332 responses)

Comments from those that did not fully agree:



- Some are concerned that the density proposed is too much for the area, while some feel additional density is needed in order to obtain more housing
- Desire to see the number or height of towers limited, especially those above 16 storeys
- Some concern about impacts on existing residents and neighbourhood, including traffic congestion, transit capacity, overcrowding, and demand on local amenities and services

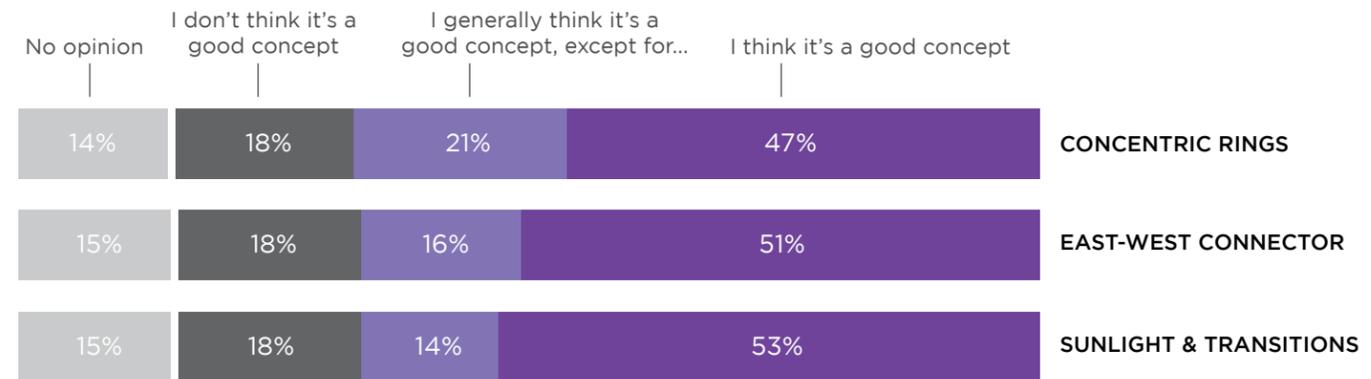
Concepts

Generally, what do you think of the **Concentric Rings** concept?
(293 responses)

Generally, what do you think of the **East-West Connector** concept?
(290 responses)

Generally, what do you think of the **Sunlight & Transitions** concept?
(287 responses)

Key themes from comments of those that did not fully agree:



Concentric Rings

- Some feel the concept proposes more density than the area can handle, while others wish to see additional density for more housing, office, and retail space
- Concern about tower heights, particularly at intersection of Cambie St and W 41st Ave, and potential shadowing
- Concern that the concept focuses too much density at the station and would prefer to see it more distributed throughout the MTC

East-West Connector

- Mixed feelings about the concept either proposing too much or not enough density
- Desire to see greater diversity in building forms and heights
- Some feel the density is too distributed and not focused enough at the Oakridge-41st Avenue station
- Some concern about building heights
- Some wish to see an improved transition to the single-family areas, particularly in the northeast quadrant

Sunlight & Transitions

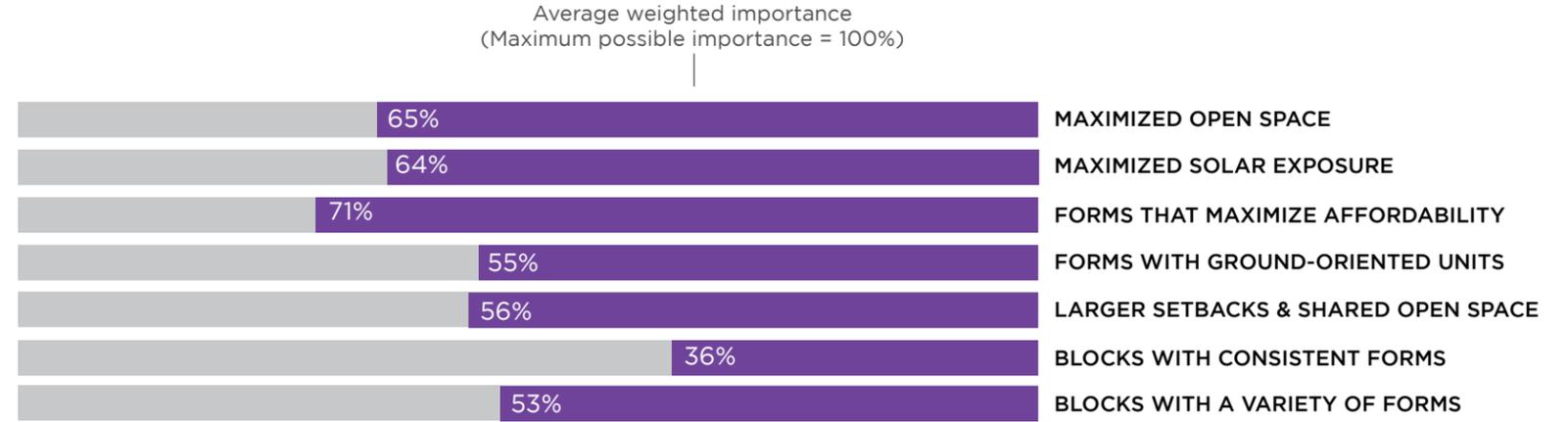
- Mixed feelings about the concept either proposing too much or not enough density; however, compared to other concepts, more feel that this concept could provide additional density
- Concern about building heights and solar exposure
- Some wish to see an improved transition along the MTC edges adjacent to single-family areas

Please rank the concepts in order of your preference.
(311 responses)

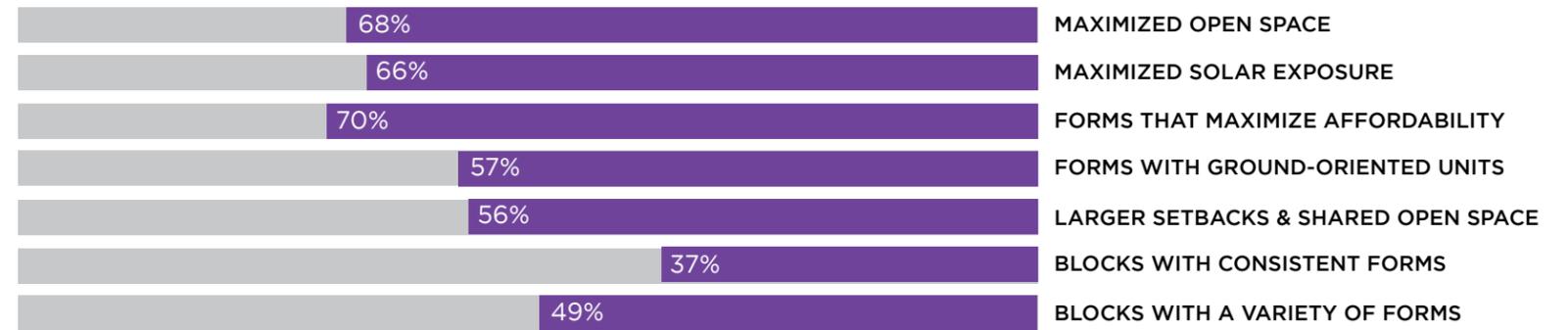


Block Designs

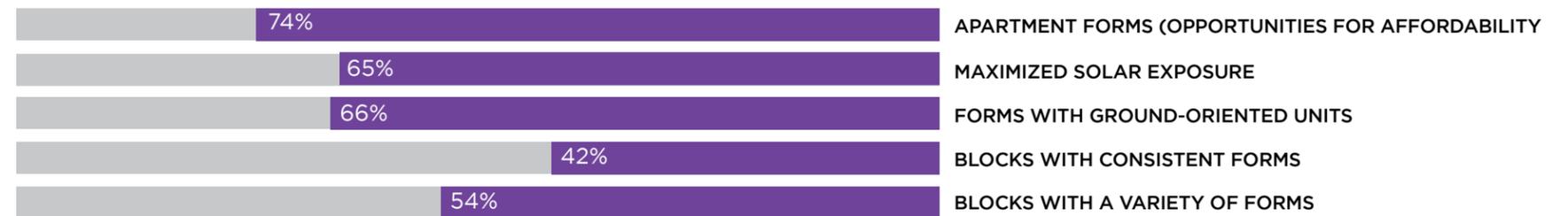
Please indicate your preference for **high density** blocks by ranking the following values in order of importance.
(305 responses)



Please indicate your preference for **medium density** blocks by ranking the following values in order of importance.
(264 responses)



Please indicate your preference for **low density** blocks by ranking the following values in order of importance.
(305 responses)



OVERALL

In general, do you agree or disagree that the draft Plan directions balance the specific interests and issues of the neighbourhoods in the Cambie Corridor with broader city-wide goals and aspirations (e.g. housing affordability, Greenest City goals, healthy City)? (543 responses)



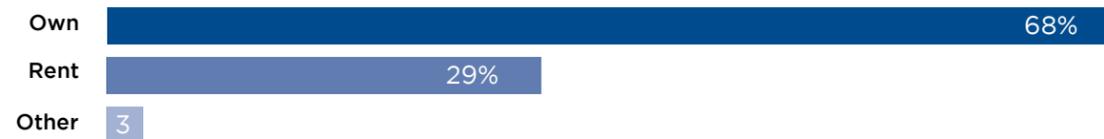
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- Desire to see the number or height of towers limited, especially those above 16 storeys
- Some concern about impacts on existing residents and neighbourhood, including traffic congestion, transit capacity, overcrowding, and demand on local amenities and services

RESPONDENTS' PROFILE

It's important to us that we hear from a diverse group of people and perspectives. Here is a summary of the demographic composition of the 1400+ respondents to the two surveys.

Housing Tenure



Place of residence



Age



STAY CONNECTED

✉ cambiecorridor@vancouver.ca

📄 vancouver.ca/cambiecorridor

☎ 604-873-7038 (ext. 3)

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