What We Heard Report

Phase 3 Engagement 2022



CITY OF VANCOUVER | Vancouver Plan

Planning Vancouver Together

Acknowledging the unceded homelands of the Musqueam, Squamish and Tsleil-Waututh Nations

This place is the unceded and ancestral homelands of the hən̓q̓əmin̓əm̓ and Sḵwxḵwú7mesh speaking peoples, the xʷməθkʷəy̓əm (Musqueam), Sḵwxḵwú7mesh (Squamish) and səlilwətaɬ (Tsleil-Waututh) Nations (MST), and has been traditionally stewarded by them since time immemorial. These lands continue to be occupied by settlers, and Indigenous peoples face ongoing dispossession and colonial violence. Despite systematic and institutional efforts to eradicate their communities and cultures, the resilience, strength, and wisdom of MST have allowed them to revitalize their languages and cultures, and exercise sovereignty over their lands.

Recognizing the lives, cultures, languages, and peoples of this land, the process of Planning Vancouver Together seeks to build on our commitment as a City of Reconciliation. Through the Vancouver Plan, we hope to strengthen reciprocal relationships with each of the three (3) host Nations to ensure we move forward together toward a city truly worthy of this amazing place. Settler Vancouver residents have a responsibility to the host Nations and the Indigenous peoples that have stewarded these lands to tangible actions and a commitment to reconciliation through decolonization.

Date of Engagement: October 25 to November 29, 2021
Project Email: planningtogether@vancouver.ca

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Executive Summary

Phase 3 Engagement Findings

Background: Vancouver Plan Emerging Directions (Three Foundational Principles (i.e. Core Values), Three Big Ideas, Three Areas of Change)

In November 2019, the City of Vancouver initiated a multi-year planning process to deliver a city-wide plan. When complete, the Vancouver Plan will guide growth and change to 2050 and beyond.

Phase 3 of the Vancouver Plan process, Emerging Directions – Foundational Principles, Big Ideas, Areas of Change, launched in October 2021, with related engagement undertaken between October 25 and November 28. The process was designed to build on the goals, ideas, and corresponding technical analysis that emerged from two (2) prior phases of engagement, while inviting community members to explore choices and priorities for how Vancouver could grow into the future.

Central to Phase 3 activities was a series of questions related to Three (3) Foundational Principles, Three (3) Big Ideas, and Three (3) Areas of Change identified through the earlier phases of work.

Three Foundational Principles

- Reconciliation
- Equity
- Resilience

Three Big Ideas

- Equitable Housing and Complete Neighbourhoods
- An Economy that Works for All
- Climate Protection and Restored Ecosystems

Three Areas of Change

- Rapid Transit Areas
- Neighbourhood Shopping Areas
- Growth in Residential Areas

Engagement findings reveal support for all emerging directions, and high levels of agreement with most of the topics tested as part of the process. This summary highlights key learnings from the different engagement activities, while a more detailed overview of the results may be found in the main engagement report and in supporting materials available on the **VancouverPlan.ca** website.

A Wide Variety of Methods to Engage the Public

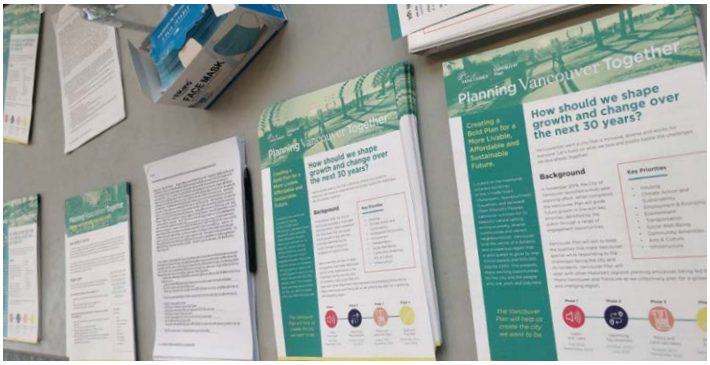
Phase 3 engagement included: three (3) Council workshops; **meetings with xʷməθkʷəy̓əm (Musqueam), Sḵwx̱wú7mesh (Squamish) and səlilwətaɬ (Tsleil-Waututh) Nations (MST) and urban Indigenous organizations**[1]; a survey (8 languages; 3,738 responses); 14 neighbourhood workshops (535 participants); neighbourhood pop-up and pop-up "plus" events (13 events, 650 participants); 14 stakeholder meetings with four (4) meetings focused primarily on equity-denied groups; an online stakeholder workshop (12 submissions); a month-long storefront drop-in space at CityLab (600 participants); an online public open house; and an array of activities focused on children and youth, including an age-appropriate survey, workshops, and design event (782 engagement interactions).

A focus of Phase 3 activities was working with equity-denied groups and the organizations serving them. This included the design and delivery of some customized activities, as well as ensuring additional supports were available to lower barriers to participation at all events.









1 Engagement with the Nations and urban Indigenous organizations has been conducted through a separate but parallel process, and is not summarized as part of the present document.

Key Priorities – Housing, People-Oriented Streets, Ecosystems and Biodiversity

Participants had numerous opportunities to identify their Key Priorities for the Vancouver Plan. While the order of the priorities varied depending on the exercise, the overall results were consistent. **Of 12 options available, the top-ranked priorities were**:

- **Adding additional housing choice** in neighbourhoods across the city (particularly affordable rental and below market rental, and 'Missing Middle' options);
- **Creating 'people-oriented' streets** that prioritize walking, rolling, and cycling; and
- **Protecting ecosystems and biodiversity.**

In the survey (N=3,738), the three (3) most highly rated options were: **Add 'Missing Middle' housing options in neighbourhoods** (including options like townhomes and low-rise apartment buildings up to six (6) storeys) (35% of participants selected this as their first or second option), **Add Affordable Rental choices in neighbourhoods** (34%), followed by Protect ecosystems and biodiversity (25%), and **Create 'people-oriented' streets** (21%).

With some variation in order, these priorities were largely echoed through other engagement activities. When the question was asked at the beginning of the neighborhood workshops (N=281) "**Add Affordable Rental**" and "**Create 'people-oriented' streets**" were both in the top three (3) most highly rated choices 11 out of 14 sessions, followed by "**Add 'Missing Middle'**" housing options (8 of 14 sessions), and "**Protect Ecosystems and Diversity**" (6 of 14 sessions).

A similar exercise in the Youth survey[2], saw the priorities ranked as follows: "**Add Affordable Rental**" (46% of participants selected this as their first or second option), "**Protect the Environment**" (36%), "**Reduce Vancouver's Carbon Footprint**" (26%), "**Create 'people-oriented' streets**" (17%), and "**Add 'Missing Middle' Housing**" (13%).







2 The wording of questions and choices in the Youth survey was based on those of the main survey, but was modified to include more age-appropriate language. Because the wording is not 100 percent the same, the results should be considered on a comparative basis.

Broad support for the Three Big Ideas

The Phase 3 Emerging Directions included three (3) Big Ideas: (1) Equitable Housing and Complete Neighbourhoods, (2) An Economy that Works for All, and (3) Climate Protection and Restored Ecosystems. Each topic had a number of survey questions, and was also incorporated into other engagement activities. Public input reveals broad support for the Big Ideas and their directions.

Big Idea Number One: Equitable Housing and Complete Neighbourhoods

A core focus of engagement activities was the three (3) Big Ideas. For Equitable Housing and Complete Neighbourhoods, responses show **strong support for the creation of increased housing choice (in particular 'Missing Middle' forms)** in Vancouver neighbourhoods, **including areas around neighbourhood assets and on local streets.** There was **significant interest in ensuring the creation of complete neighbourhoods** with the addition of grocery retail, places to eat, sustainable connections and public open spaces. In particular:

- **78% of survey respondents agree[3] that Vancouver should have a range of housing options in all neighbourhoods**. Levels of support ranged between 66%-89% depending on the age of the respondent, and support was also statistically higher if the respondent identified as a student. (N=3,739).
- **77% of survey respondents agree that Vancouver should allow more rental housing on smaller, local roads within neighbourhoods.** Support varied depending on age (ranging between 63%–89%), length of time in Vancouver (ranging between 69–95%), and whether the respondent identified as an owner, renter, or student. (N=3,740).
- When asked **what type of rental housing is appropriate on local streets** (N=3,737), the majority of survey respondents **(77%) indicated a preference for low-rise** (3-6 storey buildings), while 40% selected mid-rise (7–12 storey buildings). Only 17% selected high-rise (12+ storeys).
- **84% of survey respondents agree** that **Vancouver should add new housing types near neighbourhood assets like schools, parks, and community centres.** In these locations, **79% of respondents (N=3,101), expressed support for low-rise (3-6 storey buildings), 72% expressed support for multiplexes and townhouses, and 58% support mid-rise (7-12 storey buildings)**. Detached housing and high-rise buildings each received less than 50% support (46% and 33% respectively). (N=3,739).
- **68% of survey respondents agree that Vancouver should allow increased heights and density in neighbourhoods to create more affordable housing.** Notably, levels of support declined based on age, length of time in Vancouver, or whether the respondent identified as a home owner, renter, or student; however, with the exception of those aged 75 and over, all cohorts expressed majority support. (N=3,739). **See Areas of Change for additional commentary related to building heights and forms.**

3 Percentage statements of agreement combine "strongly agree" and "somewhat agree" responses. A disaggregation of answers for each question can be found in the main report.



- Among stakeholder, pop-up, City Lab and youth participants, the need for accessible and affordable housing was a prominent topic of discussion. Participant feedback covered topics, including: an increase in **housing supply**; a more **equitable distribution of 'Missing Middle'** housing; the **need for a mix of tenures** (ownership, co-ownership, renting and land trusts); the need to **support different incomes, abilities, ages, family configurations, and other needs;** and the need to link future growth to transit/mobility planning. Concern was also noted that new development could lead to the displacement of low-income households. Access to **housing and supports (including mental health and addictions) for vulnerable and marginalized populations** was identified as a significant need.
- Survey participants were invited to select up to five (5) **features or amenities that are most needed** to help their neighbourhood 'thrive.' Of the choices available, the most popular features among respondents (N=3,727) were: **grocery stores (64%); access to fast, frequent, and reliable transit (61%); public open spaces (52%); places to eat and drink (45%)**; and **safe pathways and connections for walking and biking (45%).** Stakeholder and pop-up participants emphasized the need to ensure that amenities remain **affordable and accessible** for all residents. **Additional input on desired features or amenities for neighbourhoods can be found in the Areas of Change section.**
- Other key topics related to Big Idea #1 identified through Phase 3 engagement channels include:
  - **Neighbourhood character** - the importance of sustaining the unique attributes of each neighbourhood; the potential of new development to impact character and identity (positively and negatively); and the opportunity to create complete neighbourhoods.
  - **Social well-being** - challenges related to opioid overdose deaths; loneliness; physical and mental health; social isolation; and the stress and related impacts brought on by the pandemic.
  - **Balancing growth with amenities** - the need to ensure that new development, growth, and change is accompanied by a range of amenities (co-located or otherwise) that will make Vancouver's neighbourhoods more 'complete.'
  - **Food assets and local business** - the importance of ensuring affordable groceries, opportunities to grow food or participate in food security programs; the impact of development on ethnoculturally-focused retail and services; and the provision of opportunities for small-scale, local business.
  - **Importance of public space** - ensuring that spaces are safe, comfortable, inclusive, and equitably distributed; creating spaces that enable a variety of activities, including community-led placemaking, markets, social and cultural activities, places for play, local stewardship; building on the opportunity to create new spaces through the reallocation of road space; ensuring the provision of more green, waterfront and open space to support the needs of vulnerable populations; and public space as a means to support reconciliation, equity, and resilience in all neighbourhoods and areas of change.
  - **Walking, Biking, Transit** - the need to develop more amenities near transit; investment in walkable/accessible communities; safer cycling infrastructure; ensuring safe routes to school; and attention to intersection design.
  - **Safety** – ensuring a sense of well-being; concerns around theft, street disorder, safety of vulnerable populations (including seniors and children).



Big Idea Number Two: An Economy that Works for All

The second Big Idea, **An Economy that Works for All**, saw **high levels of support for increasing job space in neighbourhoods across the city, along with the corresponding addition of retail and other services** to these areas. The protection and intensification of industrial lands indicated greater uncertainty amongst engagement participants. While twice as many people supported the exclusion of residential uses from these areas than not, overall levels of support were lower than with other Big Idea topics.

- **50% of survey respondents agree that Vancouver should protect and intensify development of industrial lands and generally exclude residential development** in these areas. One quarter of respondents were neutral or indicated they did not know, while another quarter said they disagreed. Respondents that identified as men agreed more (57%) than those that identified as women (43%), (N=3,739). For youth survey respondents, the proportion that agreed was slightly higher (58%). **Participants in stakeholder meetings noted that protecting and expanding the industrial land base, while not always popular, needs to be prioritized.**
- **82% of survey respondents agree** that **Vancouver should have more places for people to work throughout the city, including within or near residential areas** (e.g. home based businesses, offices, and retail). (N=3,741).
- Survey participants were asked what **forms of employment they considered acceptable in their neighbourhood.** Of the responses received (N=3,738), a significant majority chose **retail (93%)**, and **services (90%)**, while over three-quarters also indicated comfort with general **commercial spaces (78%), and office uses (76%).**
- Participants in stakeholder meetings and pop-up engagements indicated **support for more job space in neighbourhoods** (e.g., restaurants, repair shops, maker spaces, art studios, home-based businesses, and childcare), creating more **entrepreneurial opportunities**, ensuring **easier access to daily/weekly needs**, and **supporting local businesses, artists and makers, and independent shops and services.** Concerns were noted with regard to overall **affordability challenges,** the **challenges of operating a small business,** the **increasing cost of living**, and the **impact of new development** on existing businesses.

Big Idea Number Three: Climate Protection and Restored Ecosystems

There was strong support for emerging directions related to environment, including sustainable transportation method; additional housing choice in neighbourhoods (to reduce reliance on cars); green buildings; and ensuring limits to growth in environmentally sensitive areas. Extremely high levels of support were registered for climate resilient "grey and green" infrastructure, such as streets, sewer and water systems, and urban forests.

- **74% of survey respondents agree that Vancouver needs to do more to prioritize walking, rolling, biking, or taking transit** in their neighbourhood, (N=3,740). In the youth survey, the percentage of respondents in agreement was 84%. Sustainable connections to and through neighbourhoods was also a key topic of conversation among workshop participants.
- **82% of survey respondents agree that Vancouver should add more housing choice, retail, and businesses in residential areas** to reduce reliance on cars (N=3,741).



- **79% of survey respondents agree that Vancouver should require sustainable construction methods** in new buildings and renovation of older buildings. (N=3,740). A similar proportion of youth survey respondents (80%) agreed with this approach.

- 84% of survey respondents agree that Vancouver should limit growth to protect important ecosystems, such as shorelines, floodplains, and sensitive watershed/ drainage areas. (N=3,741). For youth survey respondents, this figure increased to 94% in agreement.
- **95% of survey responses agree** that **Vancouver should ensure that its "grey and green infrastructure" can withstand and adapt to climate change effects**. This question received the highest level of support of any survey question, with 81% strongly agreeing. (N=3,741).
- **Natural areas and/or the climate crisis** were priority issues for stakeholder, pop-up and other engagement participants. Key discussion topics included: the need to **balance new growth with green space and ecosystem restoration; ways to strengthen urban forestry, local habitat and stream and watershed revitalization**; interest in **nature-based solutions; attention to climate adaption measures** (green and grey infrastructure, integration of water and street systems, etc.); **resilience to extreme weather, flooding, heatwaves** and other effects of climate change; **community inequities related to neighbourhood resilience**; construction process, materials and methods that reduce energy consumption as we move towards a zero-carbon city; and **climate friendly and all-weather public spaces.**

Exploring Key Areas of Change: Rapid Transit, Neighbourhood Shopping, Low-Density Residential

A core component of the Phase 3 engagement related to three (3) key opportunity areas for future growth and change: the areas within a 10-minute walk and roll of rapid transit stations and corridors; neighbourhood shopping areas and their surrounding residential context; and low-density residential areas. Opportunities and considerations for each were set out, and feedback was invited through a series of questions. For the most part, responses show that **participants prefer the idea of spread out (distributed) forms of growth in transit areas and neighbourhood shopping areas** – though degrees of support vary depending on the key demographic attributes. At the same time, there are consistently **high levels of support for additional housing choice, shops, and services in low-density residential areas**. Among the key findings:

Rapid Transit Areas

- **57% of survey respondents prefer "spread out density" in rapid transit areas** (6-12 storeys further from the station), vs 36% who prefer "focused density" (12+ storeys closer to the station). N=2,866. **This preference was reflected in the neighbourhood workshops**, where participants expressed higher levels of support for spread-out density. In pop-up events, a smaller number of participants supported higher levels of concentrated growth, while youth engagement activities saw a higher proportion of respondents seek *both* transitional *and* concentrated forms of density.
- **58% of survey respondents agree that Vancouver should keep building heights lower on local shopping streets** to protect the area's existing character (e.g., existing businesses). There were differences in overall responses, with higher levels of agreement depending on the respondent's age (older participants expressing greater levels of support), whether they identified as a woman (67%), or whether they identified as being retired (59%). Less than half the respondents aged 18-39, agreed with this direction. (N=2,687).
- Neighbourhood workshop participants suggested the need to ensure transit areas are designed as **complete neighbourhoods** (with easy access to amenities, supporting social inclusion, safety, all-ages). Participants identified the addition of **parks, plazas and other open spaces**, social **gathering areas**, childcare and access to schools and **small businesses** as priority components to make these areas more successful. The addition of **'Missing Middle'** forms of housing was an important theme for many, while others noted that there is a need to ensure **sufficient capacity in the transit system** to support future residents of these neighbourhoods.





Neighbourhood Shopping Areas

- **86% of survey respondents agree Vancouver needs more housing options close to shops and services,** N=2,820. In the youth survey, a similar question garnered 68% agreement among respondents. Neighbourhood workshop participants indicated strong support for additional housing choice around neighbourhood shopping areas.
- **Survey respondents were asked what types of housing they would like to see in and around shopping areas.** Of the responses received, the most popular choices were **low-rise (3-6 storeys) (79%),** followed by **multiplexes and townhouses (67%)**, and **mid-rise (7–12 storeys)** (**60%**). Youth respondents favoured the same choices in the following order: mid-rise, low-rise, and multiplex and townhouses – and with less distinction in the different levels of support.
- **65% of survey respondents indicated they prefer more spread out density (lower rise buildings, 3-6 storeys, spread further out into the surrounding neighbourhood)** for neighbourhood shopping areas, while 28% of respondents indicated they prefer higher buildings (6–12 storeys), closer to shopping areas (N=2,818). **Participants in the neighbourhood workshops also showed a greater inclination towards more low-rise, spread-out density in the vicinity of neighbourhood shopping areas,** as did participants in the neighbourhood pop-up events.
- Neighbourhood workshop respondents support **a greater *mix* of uses** (residential and commercial) in the areas around shopping nodes. The success of these areas could be supported by a mix of businesses, community gathering areas, and public spaces, **access to transit,** and **improved active transportation (walk/roll and biking) infrastructure.** Other key discussion topics included: concerns about commercial rents; fine-grain storefront space in newer developments; and the disappearance of smaller, locally owned businesses.

Low-Density Residential Areas

- **82% of survey respondents agree that there is a need for more housing choices** in Vancouver's lower density residential areas, while **70% agree there is a need for more shops, services and amenities** in these areas. N=2,883. The strong support for additional housing choice was echoed in neighbourhood workshops, pop-up events, and youth engagement activities.
- Survey participants were invited to identify the **types of housing they felt were acceptable in lower-density residential areas.** Of the responses received (N=2,328), the most popular choices were **low-rise (3-6 storey buildings) (82%)**, and **multiplexes and townhouses (1-3 storeys) (81%).** Lower levels of support were expressed for detached housing and duplexes (55%), mid-rise (48%) and high-rise (22%) buildings. Youth survey respondents also favoured townhouses, detached housing, and low-rise apartments, but with even levels of support.
- **Neighbourhood workshop participants indicated strong support for the introduction of additional housing choice in residential neighbourhoods** – with a high proportion of comments focusing on the need for a **mix of building forms/heights** (with greater comfort with mid and high rise housing forms than survey respondents), and **options that deliver different levels of affordability**. Many participants noted that changes to residential areas should **honour the look and feel of existing neighbourhoods,** and **ensure a "balanced" and equitable approach to growth** and change throughout the city. Low-density residential areas could further be strengthened with the introduction of more **local shops and services, outdoor public spaces, and active transportation features.**



Foundational Principles, Future Engagement, Implementation

While Phase 3 engagement activities focused on Key Priorities, Big Ideas and Areas of Change, participants also shared feedback on other important areas of the Vancouver Plan process. Three (3) key themes that emerged across different engagement activities included: reconciliation and equity, community engagement, and the implementation of the plan.





Reconciliation and Equity

The interconnected subjects of reconciliation and equity were identified in a number of different engagement channels. Two (2) important discussion topics included:

- **Reconciliation –** Ensuring reconciliation and **Indigenous priorities** are defined and incorporated in the Vancouver Plan; the need to clarify ways in which these goals could be developed into **tangible land-use directions and related policies;** the continued involvement of local First Nations and urban Indigenous people in the planning process; and **learning from Indigenous Elders** as part of the policy development process.
- **Equity –** Emphasizing ***spatial* equity** by ensuring equity and diversity in *all* neighbourhoods, and ensuring that future development, growth, and change take place across the city; applying a **gender lens** to growth and development matters; ensuring **neighbourhoods are designed to be broadly accessible** to community members, including people with disabilities; **amplifying racial and cultural equity;** and **respecting traditions and culture of all people.**

Strengthening Future Engagement

Feedback was received on the subject of Vancouver Plan (and related) public engagement. While input was generally supportive of the various approaches taken to date, specific comments were received pertaining to future Vancouver Plan activities and processes. Two (2) key themes emerged:

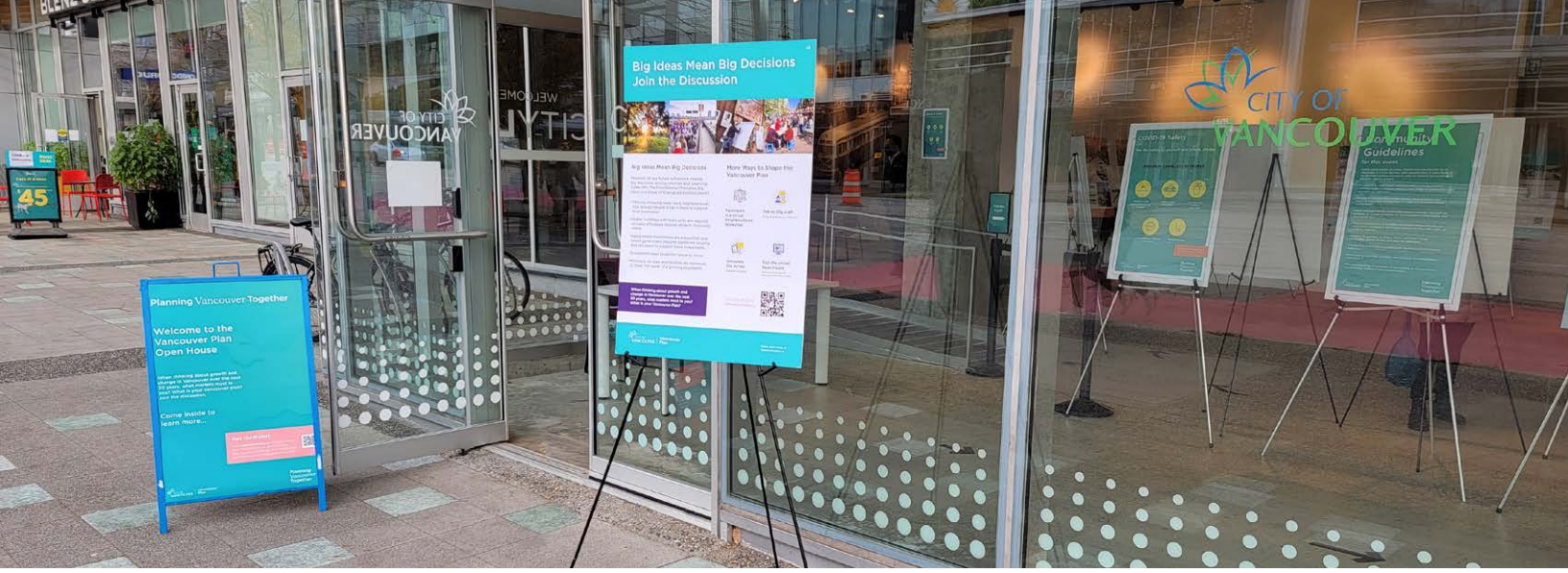
- **Equitable Engagement –** The need to elevate equity as part of the engagement process, and ensure the involvement of groups that have not been traditionally included in planning activities.
- **Community-Led engagement -** The importance of ensuring opportunities for community-led, ground-up, engagement initiatives; utilizing diverse and innovative ways to engage the community; the opportunity to incorporate community-created reports and recommendations into the planning process; the importance of working with local community organizations; and strengths and weaknesses of different tactics.

Implementation

Lastly, the subject of Vancouver Plan implementation came up in several different activities. Three (3) inter-related items were discussed:

- **Clarity & Flexibility –** The need for clarity around how the policies identified in the Vancouver Plan will be implemented; the degree to which the Vancouver Plan will remain flexible enough to accommodate **emerging issues/future changes**; the relationship between Vancouver Plan directions and **existing zoning** and land use policy (and how these will be reconciled).
- **Partnerships –** Seeking opportunities to **partner with existing groups** to ensure what is being proposed is delivered; ensuring that the Vancouver Plan is integrated with **new and existing regional strategies** and goals (such as Metro Vancouver, TransLink); and aligning regional project timelines to help secure capital for important.
- **Action and Communication -** Making the Big Ideas actionable and ensuring good, ongoing communication with the public; using the Vancouver Plan to articulate a vision of a compelling, hopeful, optimistic future. The Vancouver Plan should be a toolkit and long-term vision for our city.





1. Introduction

1.1 Background

In November 2019, the City of Vancouver launched a multi-year planning process to deliver a city-wide plan. When complete, the Vancouver Plan will guide growth and change for the entire city to 2050 and beyond, in coordination with other regional plans.

Vancouver is at the centre of a dynamic and prosperous region that is anticipated to grow by one million more people by 2050, with about half a million more jobs and homes.[1] Vancouver is anticipated to accommodate a significant share of this growth as we plan out to 2050.

Metro Vancouver and TransLink are both currently updating their long-range plans, and the Vancouver Plan is an opportunity to align with Vancouver's regional partners.

It is also an opportunity to reflect on what we learned during these past 24 months of the COVID-19 pandemic, take stock of what matters most, recommit to our values, and plan our future with those priorities in mind.

The Vancouver Plan planning process has been extensive, involving a wide array of engagement activities and technical analysis. Along the way, there have been a number of key milestones. At the end of Phase 1 engagement in Spring 2020, 10 Provisional Goals were developed that described desired directions for the City of Vancouver. These goals reflect where Vancouver is today and what the community's priorities are for the next 30 years. For Phase 2, Developing Emerging Directions, over 10,000 community members and 90 community organizations were engaged to determine how best to achieve these goals, while developing ideas for the future.[2]

1 Metro Vancouver. Metro 2050: Regional Growth Strategy (June 2021) p. 17. Link: http://www.metrovancouver.org/metro2050

2 Reports that summarize the engagement findings from Phases 1 and 2 are available on the Vancouver Plan website. Click here for Phase 1 and click here for Phase 2. The online version can be found here https://vancouverplan.ca/our-process/

1.2 Phase 3 Engagement

Emerging Directions – Foundational Principles, Big Ideas, Areas of Change

From October 25 to November 29, the City of Vancouver undertook Phase 3 of the Vancouver Plan engagement: Emerging Directions – Foundational Principles, Big Ideas, Areas of Change. This phase was designed to build on the goals and ideas that emerged from prior engagement and discuss choices and priorities for how Vancouver could grow into the future.

The Emerging Directions include Three (3) Foundational Principles that are central to the Vancouver Plan, "Three Big Ideas" to guide growth and change, and Three Areas of Change that will serve as key opportunities for the future of the city.



Brewer's Park

1.2.1 Foundational Principles

There are Three Foundational Principles at the heart of the Vancouver Plan:

Reconciliation: The Vancouver Plan will work towards reconciliation efforts in bold and meaningful ways. This starts with engaging the xʷməθkʷəy̓əm (Musqueam), Sḵwxwú7mesh (Squamish) and səlilwətaɬ (Tsleil-Waututh) Nations and Urban Indigenous Voices in the planning and decision making process. Each Nation was sent a formal review package containing the draft directions (along with all background information and engagement material). Conversations and engagement opportunities are ongoing with each of the three (3) host Nations. Input from the host Nations will help inform the draft Vancouver Plan.

Equity: Planning efforts will strive to deliver a city that is fairer and more equitable for all residents, regardless of their background or lived experience. At the same time, public participation efforts will seek to reach the voices of our most marginalized residents helping to ensure the creation of more inclusive policies in the Vancouver Plan.

Resilience: The Vancouver Plan will contain specific strategies that will help us prepare for an uncertain future – so we can respond and adapt to significant shocks and stressors like earthquakes, climate change, and pandemics.

1.2.2 Three Big Ideas

Through previous Vancouver Plan community input, we've heard that we need to plan with purpose and focus on key priorities. Based on engagement work to date, Three Big Ideas have been identified that will let us build on what we love and be responsive to our challenges.



Big Idea 1: Equitable Housing and Complete Neighbourhoods:

- Ensure more affordable housing options to ease the housing affordability crisis.
- Create opportunities for everyone to choose a livable neighbourhood that best meets their needs.
- Protect what we love about our neighbourhoods and what matters most like affordable rental housing, local businesses, arts and culture, and places and spaces where we come together.
- Create more complete, walkable neighbourhoods across the city by adding more of the things a growing city needs like shops and services, parks, plazas, childcare and other community facilities.



Big Idea 2: An Economy that Works for All:

- Protect and expand areas for business and employment while continuing to focus major office uses in key business districts.
- Add more job space to neighbourhoods (e.g., groceries, restaurants, shops, services, home-based businesses) so they better support people's livelihoods.
- Ensure a mix of housing, jobs, shops, and services close to rapid transit.



Big Idea 3: Climate Protection and Restored Ecosystems:

- Create "people-first" streets that are safe and attractive and let people move around by walking, rolling, biking, and transit.
- Support construction and building methods that reduce energy consumption as we move towards a zero-carbon city.
- Support Indigenous, land-based cultural practices, stewardship, and learning.
- Protect waterfronts and waterways.
- Make space for nature, protect habitat, and ensure healthy, thriving ecosystems.
- Design our infrastructure (water, sewer, drainage, shoreline protection) with nature in mind.
- Plant more trees in areas of the city with limited tree coverage to take advantage of all the natural benefits trees provide.

1.2.3 Areas of Change

The Vancouver Plan will build upon existing policies and plans and explore new ways to meet the needs of a growing, diverse city. While the Vancouver Plan will provide overarching land use and policy directions for all of Vancouver, Phase 3 activities focused on Three Areas of Change that will play a prominent role over the next 30 years. These areas were identified through previous engagement input, and technical analysis.

Growth in Rapid Transit Areas: Rapid transit areas are defined as being within a 10 minute walk (roughly 800-1000m) of rapid transit. Existing and proposed rapid transit areas including those found along the Expo, Canada and Millennium lines, Broadway, and key streets like Hastings, 41st Avenue and 49th Avenue, offer opportunities to add much needed affordable housing, retail shops, jobs, and amenities.

Growth in Neighbourhood Shopping Areas: Neighbourhood shopping areas are the heart and soul of our neighbourhoods and offer opportunities to advance the Three Big Ideas, ensuring more people live within an easy walk/roll of their daily needs, while also supporting local shops and businesses. Areas located within a 5-10 minute walk of these areas provide an opportunity to deliver new housing and amenities.

Growth in Residential Areas: For the purposes of Phase 3 engagement, "residential areas" are comprised of neighbourhoods with a high proportion of low-density (i.e. single detached) housing. Many of these areas have declining populations, with few shops and services within close walking distance of homes. Adding more housing and retail options in these neighbourhoods for more families will reinvigorate these areas, schools, and community centres.



1.3 Engagement Objectives

There were three (3) main objectives for the Phase 3 engagement:

1. Share emerging directions

Providing the public with clear information on the key ideas that had emerged from earlier engagement and subsequent technical analysis. As noted, particular focus was put on:

- Three Foundational Principles (Equity, Resilience, and Reconciliation).
- Three Big Ideas (Equitable Housing and Complete Neighbourhoods; An Economy that Works for All; Climate Protection and Restored Ecosystems).
- Three key opportunity areas for future growth (Rapid Transit Areas, Neighbourhood Shopping Areas, Residential Areas).



2. Gather ideas on *how* we can plan for growth

Engaging members of the public in a conversation on different ways that the city might grow, and how future growth, particularly in the Areas of Change, could reflect the Foundational Principles and Big Ideas.



3. Explore *where* growth should happen

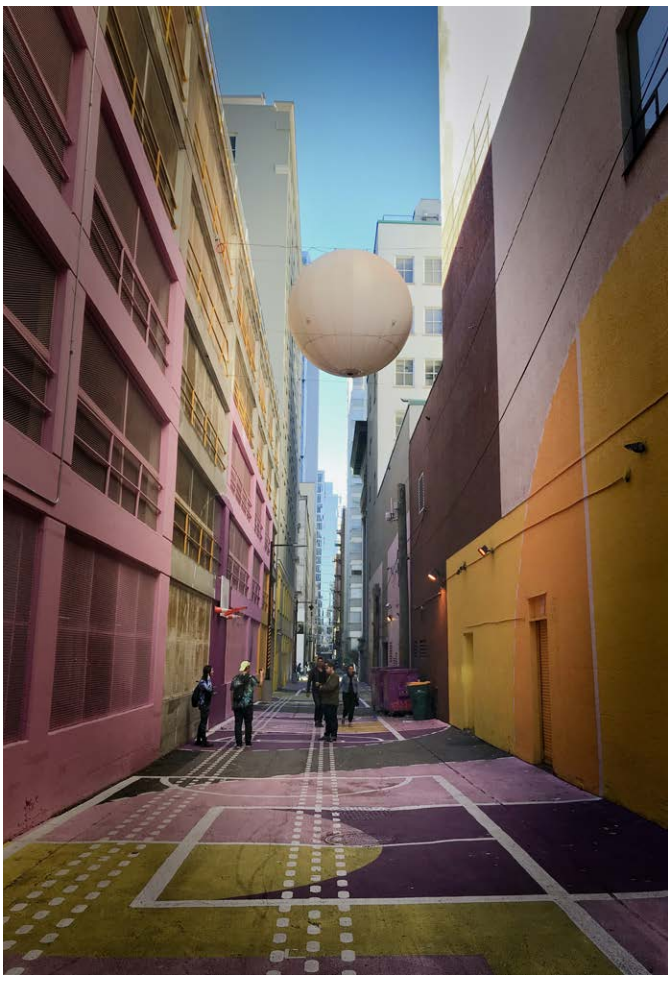
Initiating a focused discussion on the three (3) key opportunity areas, and exploring how rapid transit areas, neighbourhood shopping areas, and low-density residential neighbourhoods might change in the future.



1.4 COVID-19 Considerations

In light of the pandemic and related Public Health Officer (PHO) guidance on in-person meetings, the City's engagement team took a digital-first approach, with surveys, workshops, stakeholder and youth engagement mostly conducted online. Additional in-person engagement activities were also conducted, following appropriate PHO guidelines. These activities included pop-up engagement activities at various locations around the city, and a month-long storefront presence at CityLab (located at Cambie and Broadway). A COVID-19 safety plan was established for each of the in-person events that ensured there was hand sanitizer, masks, and social distancing as appropriate.





1.5 What We Heard Report

This engagement summary will help to inform the draft Vancouver Plan which will be made available in 2022. With the exception of Indigenous engagement activities, and an Ipsos survey undertaken in early 2022 (both discussed in the next section), the present report summarizes all streams of public engagement undertaken during Phase 3. Source materials for the engagement, including discussion guides, presentations, and open house boards, can be found on at **VancouverPlan.ca**. Additional details of Phase 3 engagement activities can also be found in two (2) stand-alone reports on Youth Engagement, and Engagement with Equity Seeking Communities – both also available at **VancouverPlan.ca**.



2. Methodology

2.1 Engagement Methodology and Participation

A media launch for Phase 3 activities took place on October 27, 2021, generating local TV, radio and print coverage of the Vancouver Plan. In the lead up to, and throughout the process, engagement activities were communicated through a number of channels, including an addressed postcard (318,581 post cards distributed to residential and commercial addresses), tri-pillar board displays (40 boards installed at high traffic areas at community centres and libraries), and on the Vancouver Plan website. Additional advertisements were placed on TransLink bus shelters and buses, while digital ads (in multiple languages) were delivered via various social media channels (Facebook, Twitter, and Instagram). Throughout the process, regular updates and invitations to participate were provided via the Vancouver Plan newsletter (2094 subscribers).

Council Workshops

Three workshops were hosted on September 28, November 10, and November 23, 2021 that involved Mayor and Council.

Session 1: Vancouver 2050: An Expert Discussion on Planning and Growth

A facilitated, discussion between City Council and a panel of experts about data, trends, and planning for growth in Vancouver. The dialogue included different perspectives on how to best consider key drivers of change – including population, jobs, and housing. This session provided some early context to Phase 3 engagement topics. You can view the recording **here.**

Session 2: Council Advisory Committees

This session involved an online workshop with members of the City's Advisory Committees and City Council. Committee members shared feedback on Phase 3 emerging directions (including policy and land use ideas), discussing their thoughts and ideas with elected officials.

Session 3: Big Ideas and Emerging Directions – a dialogue with National and International City Builders

This session featured presentations by prominent North American planners, designers, placemakers and policy experts on some of the key themes emerging from Vancouver Plan public engagement – including equity, resilience, neighbourhood design, housing choice, and economy and climate protection. The event was moderated by Globe and Mail architecture critic Alex Bozikovic. You can view the recording **here**.

Engagement with xʷməθkʷəy̓əm (Musqueam), Sḵwx̱wú7mesh (Squamish) and səlilwətaɬ (Tsleil-Waututh) Nations (MST)

Throughout Phase 3, city staff met with xʷməθkʷəy̓əm (Musqueam), Sḵwx̱wú7mesh (Squamish) and səlilwətaɬ (Tsleil-Waututh) Nations (MST) to share the draft policy directions and seek their input. Each Nation was sent a formal review package containing the draft directions (along with all background information and engagement material). Conversations and engagement opportunities are ongoing with each of the three (3) Nations, and input from the Nations will help inform the draft Vancouver Plan. As noted above, Indigenous engagement is being conducted through a separate but parallel process. The results of these discussions are not part of the present document.

Talk Vancouver Survey

The Talk Vancouver Survey was open from October 25 until November 29, 2021. The survey asked respondents to provide their opinions on key priorities for growth, the Three Big Ideas, and key choices related to the Three Areas of Change. In total, the online survey received 3,738 responses. The survey served as they key means of gathering input during this phase of engagement, and was promoted through all other engagement activities. Key survey questions also formed the basis of the Neighbourhood Workshops, youth engagement activities, and other components of the overall process.

The survey was available in eight (8) languages including:

- English;
- French;
- Simplified Chinese;
- Traditional Chinese;
- Punjabi;
- Spanish;
- Tagalog; and
- Vietnamese.

Paper copies were available at pop-up booths and community facilities throughout the city. To support respondents in providing informed input, discussion guides and one-page double sided public handouts were created to provide background information and relevant statistics. These discussion guides were also translated and available at key engagement activities. Both the survey questions and discussion guides are available at **VancouverPlan.ca**

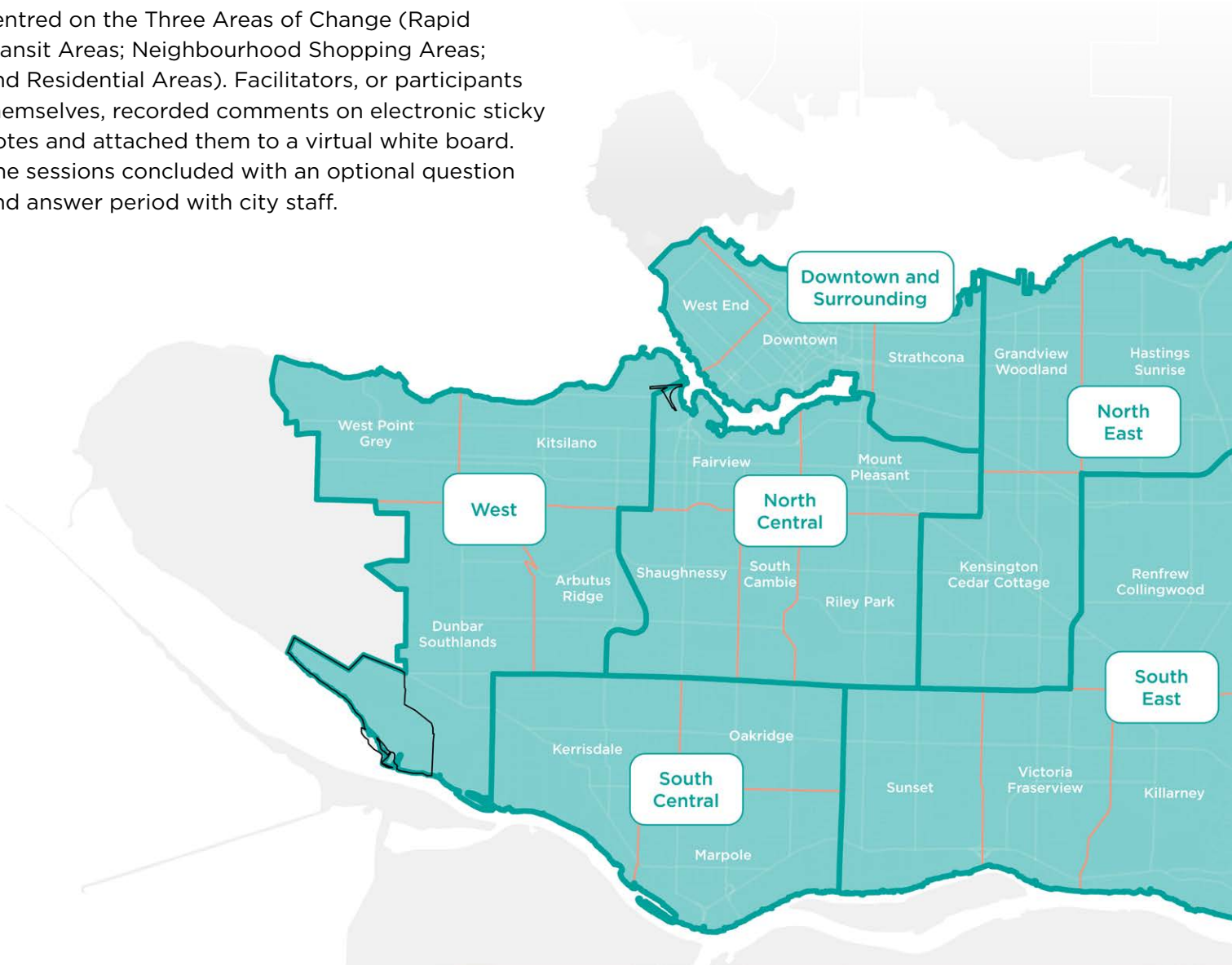
Ipsos Survey

As noted earlier, in addition to the opt-in Talk Vancouver survey, the City commissioned Ipsos to undertake a poll of Vancouver residents using questions drawn from the broader Phase 3 engagement process. Findings from the Ipsos survey are not included in the present report, and are published separately on the **VancouverPlan.ca** website.

Virtual Neighbourhood Area Workshops

Between October 25 and November 27, 2021, the project team hosted 14 virtual workshops. To obtain feedback from a diverse geographic spread, two (2) workshops were hosted for each of the six (6) neighbourhood engagement districts shown in the map below.[3] There were two (2) additional workshops hosted to accommodate waitlisted registrants.

These workshops were open to anyone who was interested in discussing the future of the city. During each workshop, participants had the opportunity to participate in a polling question and provide comments in response to three (3) questions asked during breakout room discussions. Breakout room questions were centred on the Three Areas of Change (Rapid Transit Areas; Neighbourhood Shopping Areas; and Residential Areas). Facilitators, or participants themselves, recorded comments on electronic sticky notes and attached them to a virtual white board. The sessions concluded with an optional question and answer period with city staff.



Neighbourhoods Map

3 Engagement districts were developed using existing local area boundaries, and were intended to balance geographic and demographic considerations, while providing opportunity for more localized discussion on the Vancouver Plan directions.

ASL support and closed captioning was available for all workshops. A detailed breakdown of workshop attendance is listed in Table 1 below, and the slide deck that was presented by municipal staff is available at **VancouverPlan.ca.**

Table 1: Summary of Online Neighbourhood Area Workshops

	Date	Time	Neighbourhood	# Registered	# Participated
1	October 25	10:00 am – 11:30 am	Downtown & Surrounding	39	29
2	October 25	6:00 pm – 7:30 pm	West	65	59
3	November 1	10:00 am – 11:30 am	North Central	72	45
4	November 1	6:00 pm – 7:30 pm	South Central	29	10
5	November 2	10:00 am – 11:30 am	South Central	19	8
6	November 2	6:00 pm – 7:30 pm	North Central	90	55
7	November 8	6:00 pm – 7:30 pm	North East	90	50
8	November 9	10:00 am – 11:30 am	North East	53	25
9	November 9	6:00 pm – 7:30 pm	South East	43	19
10	November 10	10:00 am – 11:30 am	South East	42	29
11	November 15	10:00 am – 11:30 am	West	90	71
12	November 15	6:00 pm – 7:30 pm	Downtown & Surrounding	90	63
13	November 22	6:00 pm – 7:30 pm	City Wide	32	22
14	November 26	10:00 am – 11:30 am	City Wide	69	50
			Total	**823**	**535**



Neighbourhood Pop-Up Events

Socially distanced pop-up booths were set up at several locations across the city. Sites were chosen to ensure materials had broad geographic coverage, and also ensure the delivery of engagement activities in neighbourhoods that are home to higher proportions of equity-denied groups. No registration was required to attend a pop-up event, and the information booths provided an opportunity for commuters and nearby community members to learn more about the Vancouver Plan. Key engagement documents were available (including discussion guides, public hand outs, hardcopy surveys, and all translated materials), while display boards were set up to both share information on the Vancouver Plan and capture feedback on key questions using sticky-dots. Staff were onsite to discuss key engagement topics with attendees.

In addition to seven (7) regular pop-up events, the engagement team also delivered an additional six (6) "pop-up plus" sessions. In addition to the activities mentioned above, these sessions also delivered facilitated presentations and dialogue events between city staff and equity-denied and underserved group. Several of these events included translation supports to help facilitate the sharing of ideas.

A detailed breakdown of the pop-up events is shown in Table 2 below, and all information boards are available at **VancouverPlan.ca.**

Table 2: Summary of Neighbourhood Pop-Up Events

	Date	Time	Neighbourhood	# Participated	Community Collaborations
1	Oct 27	2:00 pm – 5:00 pm	Waterfront Transit Station	33	
2	Oct 30	9:00 am – 12:00 pm	Trout Lake Farmers Market	65	Vancouver Farmers Market
3	Oc 30	1:00 pm – 4:00 pm	Cedar Cottage Neighbourhood House and Brewer's Park Neighbourhood House (+)	20	Cedar Cottage Neighbourhood House
4	Nov 5	2:00 pm – 5:00 pm	Vancouver Public Library - Central Branch	65	Vancouver Public Library
5	Nov 6	9:00 am – 12:00 pm	Hillcrest Community Centre	16	Hillcrest Community Centre
6	Nov 7	10:00 am – 1:00 pm	Ross Street Gurdwara*	70	Ross Street Gurdwara; Punjabi Market Collective
7	Nov 8	10:00 am – 1:00 pm	UBC, Lee Square	105	UBC Events, UBC Planning Department
8	Nov 12	10:30 am – 1:30 pm	South Vancouver Neighbourhood House (+)	30	South Vancouver Neighbourhood House, South Vancouver Food Hub
9	Nov 13	10:30 am – 1:30 pm	Vancouver Aquatic Centre	120	Vancouver Parks Board

	Date	Time	Neighbourhood	# Participated	Community Collaborations
10	Nov 18	10:00 am – 1:00 pm	Collingwood Neighbourhood House (+)	25	Collingwood Neighbourhood House
11	Nov 20	2:00 pm – 5:00 pm	Downtown Eastside (+)	80	Carnegie Centre
12	Dec 6	1:30 pm – 3:30 pm	Kiwassa Neighbourhood House (+) *	15	Kiwassa Neighbourhood House
13	Dec 7	10:00 am – 11:00 am	Strathcona Community Centre (+) *	6	Strathcona Community Centre
			Total	**650**	

Symbols: (+) = Additional Pop-up Plus activities; *Translation Services available

CityLab Open House

From October 25 to November 25, 2021, City staff hosted a drop-in open house at CityLAB (511 West Broadway) between 9:00 am and 6:00 pm. The storefront open house included display boards, policy materials, and iPads with Talk Vancouver surveys. An estimated 600 community members visited the space during the month. Staff were available to answer questions from visitors. All Vancouver Plan documents (discussion guides, public hand outs, hardcopy surveys, translated materials) were available, and staff were on hand to answer questions.



Stakeholder Meetings

City staff hosted several online meetings and workshops for several advisory committees, stakeholder groups, equity-denied groups in the Downtown East Side, and non-profit organizations. Sessions typically involved a presentation of Vancouver Plan Phase 3 materials, and an opportunity for dialogue and idea sharing. In total, there were 14 meetings, detailed in Table 3 below.

Table 3: Summary of Stakeholder Meetings and Workshops

	Date	Neighbourhood	# Participated
1	October 27	Vancouver Public Library	8
2	November 8	DTES Service Providers	28
3	November 9	Chinatown Legacy Stewardship Committee	8
4	November 10	Council Advisory Committees Workshop	24
5	November 15	Urban Development Institute	10
6	November 16	Non-Profit Operators and Service Leaders	48
7	November 18	Chinatown - CHAPC (Chinatown Historic Area Planning Committee)	8
8	November 24	CoV Intergovernmental Roundtable	8
9	November 25	Vancouver Public Space Network (VPSN)* (organized and hosted by the VPSN)	22
10	November 25	Economic Stakeholders workshop	30
11	December 6	Vancouver Park Board	18
12	December 6	Regional Associates (i.e. TransLink, Metro Vancouver, Vancouver Coastal Health, Greater Vancouver Board of Trade, local universities, etc.)	18
13	January 12	Transport Advisory Committee	14
14	January 31	Vancouver Heritage Commission	11

Stakeholder Online Self-Guided Workshops

The Stakeholder Online Self-Guided Workshop was designed to foster discussion on Vancouver Phase 3 engagement topics among community leaders, organizations, clubs, associations, and other groups. Background information on the Vancouver Plan process was provided, and groups were prompted with questions, allowing them the opportunity to provide input. Over 500 organizations were sent a link to the online workshop. In total, twelve (12) groups provided feedback.

Tri-pillar Freestanding Information Boards

Throughout the Phase 3, over 40 tri-pillar freestanding information boards were installed at high traffic locations across the city such as neighbourhood houses, community centres, libraries, and City Hall. These information boards were used to promote the survey, the Online Public Open House, and the Virtual Neighbourhood Area Workshops.



Online Public Open House

An additional "Online Open House" was created to provide an interactive one-stop-shop for Vancouver Plan information. It included an introductory video, background information on the planning process, discussion guides and a link to the public survey, and also include an opportunity for visitors to submit questions they had for city staff. This digital resource provided access to Vancouver Plan information in eight (8) languages. The site was promoted from the Vancouver Plan website, the tri-pillar displays, the pop-up events, and the Neighbourhood Area Workshops. The online version can be found **here**.

Young Planners Program

As part of Phase 3 engagement, the City developed a specialized program of engagement for children and youth and related stakeholder groups. Through this, City staff recorded 782 engagement interactions in a series of initiatives focused on residents under 25 years of age.

Age-appropriate activities included:

- A Youth Survey (276 responses)
- 13 Youth Workshops (248 participants)
- A Young Planners Design Studio – supported by youth facilitators paired with an architect or urban designer (33 participants)
- Post-secondary partnership events with students as City Studio/SFU and UBC CAPACity (105 participants)
- Additional information sessions and updates (120 Participants)
- A youth-focused educational portal with information on the planning process (550 views)

Combined, the youth-focused activities provided Vancouver's youngest community members a range of opportunities to discuss their ideas and preferences for how growth and change should take place over the coming decades.

Other related activities involved stakeholder meetings with key partners and collaborators, including representatives from Community Centres and Neighbourhood Houses, the Vancouver School Board, post-secondary institutions, and a longer workshop on emerging policy directions with the City's Children, Youth and Families Advisory Committee.[4]

4 As with earlier Vancouver Plan work, this phase was supported by a range of partnerships including Community Centre and Youth Worker collaborations, Neighbourhood Houses, the Vancouver School Board and CityStudio. Additionally, the City's Children, Youth and Families Advisory Committee participated in three (3) sessions where they provided input on the overall youth engagement program, as well as a working session where they provided feedback on Draft Policy Directions.

Engagement activities were designed to incorporate questions (or age-friendly variants thereof) drawn from the City's broader Phase 3 program. This gave children and youth the opportunity to consider the same larger questions about the future of Vancouver as other participants. Owing to their format, each activity covered Phase 3 subject matter in different ways. The youth survey invited feedback on Key Priorities, Big Ideas, and Areas of Change, while the Workshops, Design Studio and Post-secondary partnerships focused mostly on Areas of Change (while also encouraging survey participation).

Planning Together Inbox and Phone Line

In addition to specific engagement activities, the Vancouver Plan team received additional responses and input on Phase 3 matters through the Planning Together email inbox and phone line. This material was coded and included in the overall analysis of community feedback.

2.2 Equity-Seeking/Equity-Denied Groups

As part of the Vancouver Plan's commitment to equity, Phase 3 engagement activities undertook focused outreach and dialogue with equity-denied groups, aiming to centre the input of community members that have often been left out of other planning processes.

These communities often face discrimination on the basis of race, language, age, gender, ability, economic status, or other factors, as well as systemic barriers to equal access.[5] The City acknowledges that members of these groups are by no means mutually exclusive, and that many people face multiple, intersectional experiences and barriers.

In an effort to bridge some of the barriers that often exist, specific Phase 3 engagement activities were developed for (and with) equity-denied groups. In addition, the broader array of engagement activities were reviewed with an equity lens, and several supports were put in place to ensure better participation of equity-denied groups:

- City-wide online survey and background materials were available in eight (8) languages, promoted through various community networks and language-specific social media advertising.
- In-person language translation was available at several pop-up engagement events.
- Planning staff partnered with a number of community organizations to host in-person "pop-up plus" neighbourhood events to hear from members of equity-denied groups.
- Online workshops provided ASL services.
- Paper copies of materials were available at pop-up booths, CityLAB space, and community facilities throughout the city for people who have limited access to phones and the internet.

5 A note on terminology. As described in the City's Equity Framework (2021), "The Federal Employment Equity Act introduced the term equity-seeking groups to refer the four (4) designated groups facing discrimination (women, aboriginal peoples, persons with disabilities, and members of visible minorities). The term equity-denied groups [...] is an alternative to that term, which more explicitly recognizes the refusal to include certain groups (not strictly limited to the four (4) designated by the Federal government). Since equity benefits all people, everyone should be seeking equity, though only some have been denied equity." More information on the City's commitment to equity can be found in the Framework, available online here: https://vancouver.ca/files/cov/equity-framework.pdf

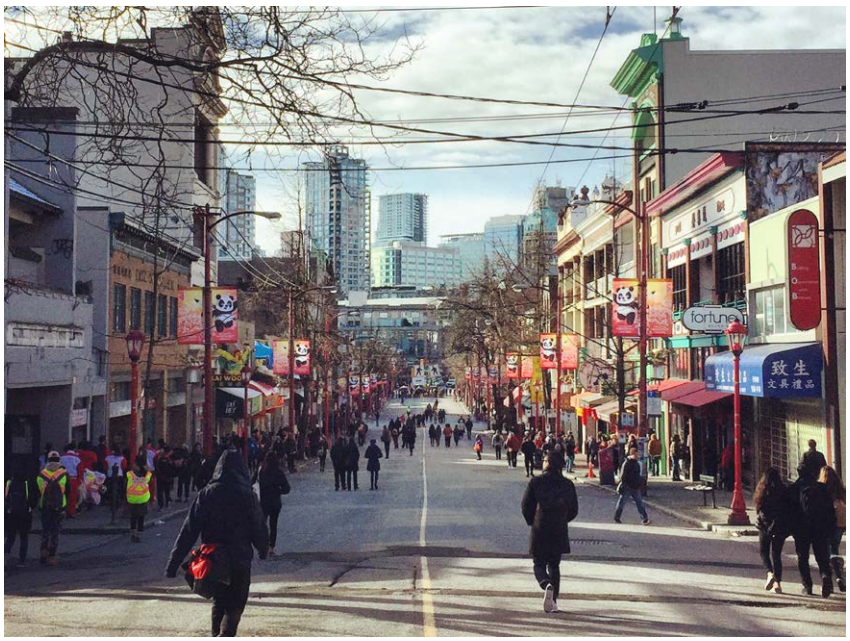
- Key engagement materials were revised into an age-appropriate format for younger participants.
- Stakeholder meetings included two (2) large workshops with non-profit operators serving equity-denied groups, as well as key service providers in the Downtown Eastside (DTES).
- Financial compensation, translation support, and refreshments were available at several engagement events in an effort to remove these barriers for participants and ensure a wide variety of voices were included in the process.

In spite of these efforts, the City of Vancouver acknowledges that the result was imperfect, and that the results of the engagement process with equity-denied groups reflects a snapshot of participant perspectives, and not a representative assessment of the city's population. The City will continue to work on improving its engagement of equity-denied groups, seeking to create relationships based on trust and to foster a plan for the future that acknowledges and values the knowledge and lived experience of all our community members.

For more details on Phase 3 engagement activities involving equity-denied groups, please see the separate summary report available at **VancouverPlan.ca.**

2.3 Data Limitations

With the exception of the Ipsos survey, participation in Vancouver Plan Phase 3 engagement activities was undertaken through self-selection. That is, participants chose to sign up for a given engagement activity (survey, workshop, etc.) and were not randomly selected to take part in any of the initiatives described in this report. As such, the input provided through Phase 3 engagement, while substantive, ultimately reflects the opinions of those who contributed; it does not statistically represent the population of Vancouver.



East Pender Street

2.4 Participation by the Numbers

Phase 3 Engagement (October 2021 – December 2021):

Vancouver Plan Post Cards
318,581 mailed

Newsletters
1,830 opened

Tri-pillar Freestanding Information Boards
40 boards distributed

Social Media
1,163,901 impressions
(8,969 social media clicks directly to the English survey, 520 social media clicks directly to the translated surveys)

22,858,900 opportunities for our messages to be viewed (posters, transit shelters, transit vehicles, and displays dispersed throughout the city)

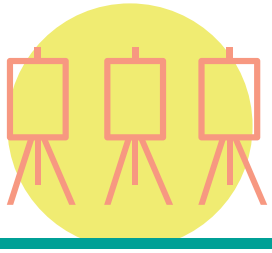


Stakeholder Online Self-Guided Workshops
500 organizations
invited, 12 submissions from nine organizations

Online Neighbourhood Area Workshops
14 workshops
535 participants

Stakeholder Meetings and Workshops
14 stakeholder meetings and workshops

Council Workshops
Three workshops



CityLab Open House
600 visitors

Neighbourhood Pop-up Events
13 pop-ups
650 visitors

Youth Engagement
782 young planners engaged



Online Public Open House
4,528 site visits

Talk Vancouver Survey
3,738 responses
(8,969 social media clicks directly to the English survey, 520 social media clicks directly to the translated surveys)

VancouverPlan.ca
39,319 page views



Planning Together Inbox and Phone Line:
29 emails and seven (7) phone calls received



Vancouver Public Library

3. What We Heard

3.1 Public Survey

The Talk Vancouver Survey was open from October 25 until November 29, 2021. The survey was divided into several sections, allowing respondents to provide their feedback on: key plan objectives; the Three Big Ideas (Equitable Housing and Complete Neighbourhoods, An Economy that Works for All, Climate Protection and Restored Ecosystems); and, the Three Areas of Change (Rapid Transit Areas, Neighbourhood Shopping Areas, and Residential Areas). In total, the survey received 3,738 responses. Eighteen (18) surveys were received in translated languages.

- 78% agreed that Vancouver should have a range of housing options in all neighbourhoods. While there was support across all age groups, on average, the younger the respondents were, the more likely they were to agree with this statement (Graph 2). Almost 82% of respondents felt that Vancouver needs more housing choices within its lower-density Residential Areas.
- Respondents indicated high levels of support (84%) for adding new housing choices around community assets (such as parks and community centres); for allowing more rental housing on smaller, local roads within neighbourhoods (76%); and for increased heights and density in neighbourhoods to create housing affordable to household incomes below $80,000 a year (69%).
- 82% agreed that Vancouver should have more places for people to work throughout the city including within or near residential areas.
- 74% of respondents were supportive of prioritizing active transportation and 82% agreed with adding more housing choice and commercial opportunities in residential areas to reduce reliance on cars.
- Respondents were supportive of using sustainable construction methods (79% agreed), limiting growth to protect ecosystems (84% agreed), and investing in climate adaptation for our infrastructure (95% agreed).
- When asked about Rapid Transit Areas, (58%) of respondents preferred spread-out density, with a greater proportion of mid-rise (7-12 storeys) and low-rise buildings (≤ 6-storeys) spread out further from the station/transit area (vs a more focused concentration of high-rise buildings (12+ storeys) closer to the transit area). However, the younger the respondents were, the more likely they were to be supportive of higher, more focused density (Graph 11).
- When asked about Neighbourhood Shopping Areas, (65%) participants preferred spread-out density, with lower rise buildings (≤ six (6) storeys) spread out into neighbourhoods (vs 28% of respondents who preferred more concentrated mid-rise buildings ≤ 12 storeys closer to shopping areas).
- For both Neighbourhood Shopping Areas and Residential Areas, respondents preferred low-rise buildings (≤ six (6) storeys) or Multiplexes and Townhouses (ranging in support from 67-83% support depending on the building form/ area of change).

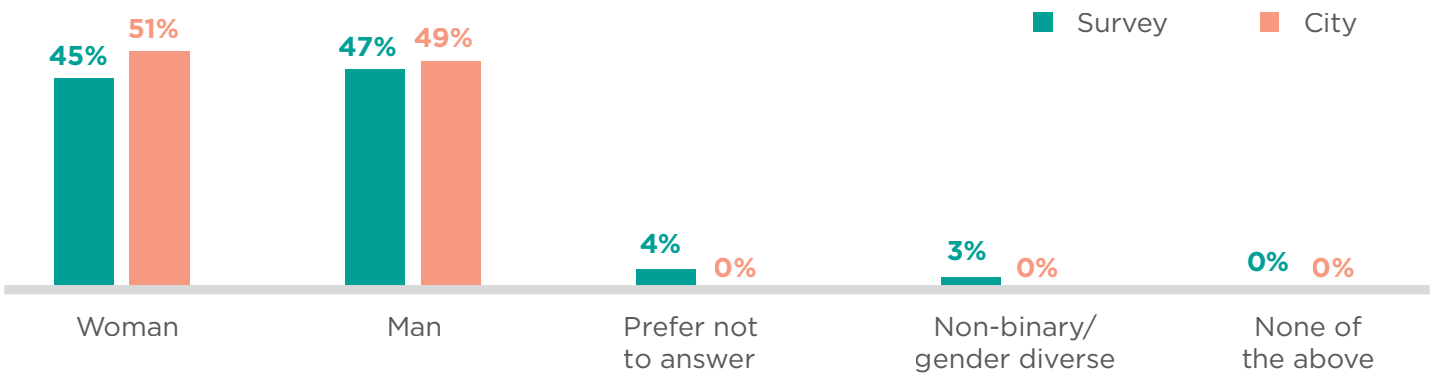


Who Participated (Survey Demographics)

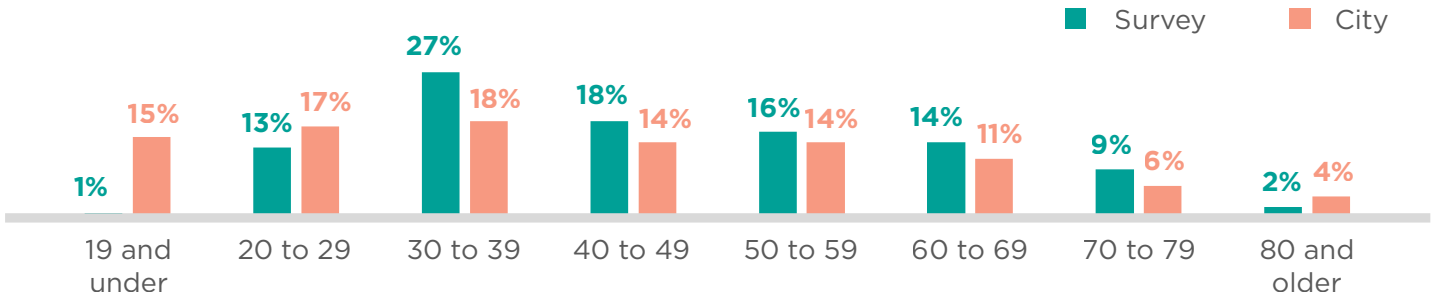
The Phase 3 engagement survey included a series of demographic questions. Information gathered helps to provide a profile of survey respondents, allowing comparison with city-wide population statistics (where available) and showing the degree to which the profile of respondents matches the profile of the city as a whole. As with many opt-in engagement activities, an assessment of Phase 3 survey participants reveals some unevenness. Despite efforts to ensure a more balanced, equitable engagement process, there are still challenges. Some categories of population are under-represented through the survey while others are over-represented.

Where there are significant differences in responses between different demographic groups, these are noted in the accompanying write-up.

Gender[6]



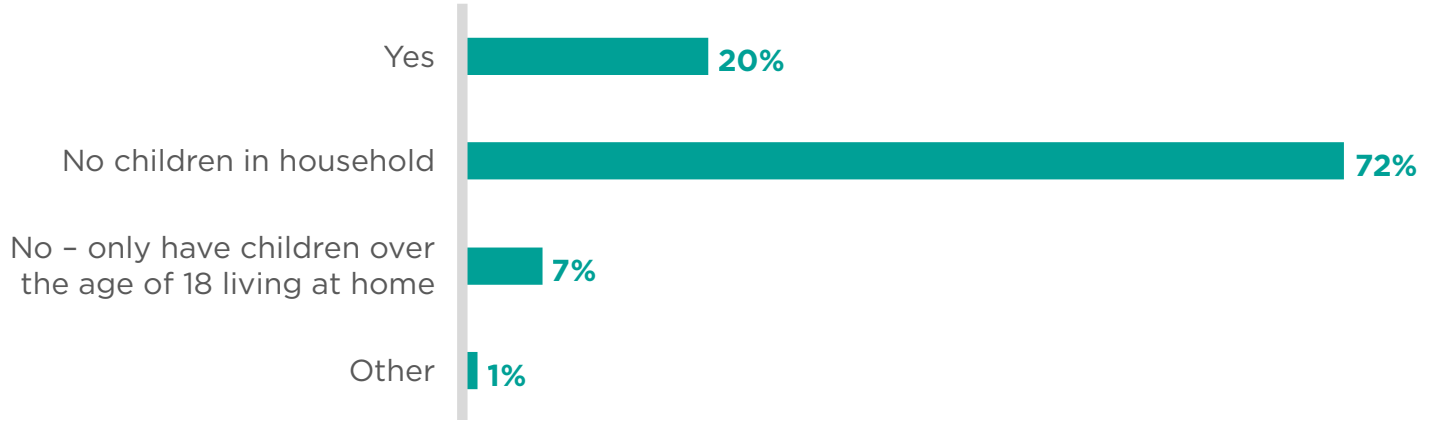
Age[7]



6 Note that not all survey categories – e.g. for gender: "Non-binary/gender diverse" or "Prefer not to answer" align with those used by Statistics Canada in the 2016 census.

7 Note that a separate survey for children and youth was conducted as part of Phase 3 engagement activities. It had 276 participants.

Children under the age of 18 living in your household?

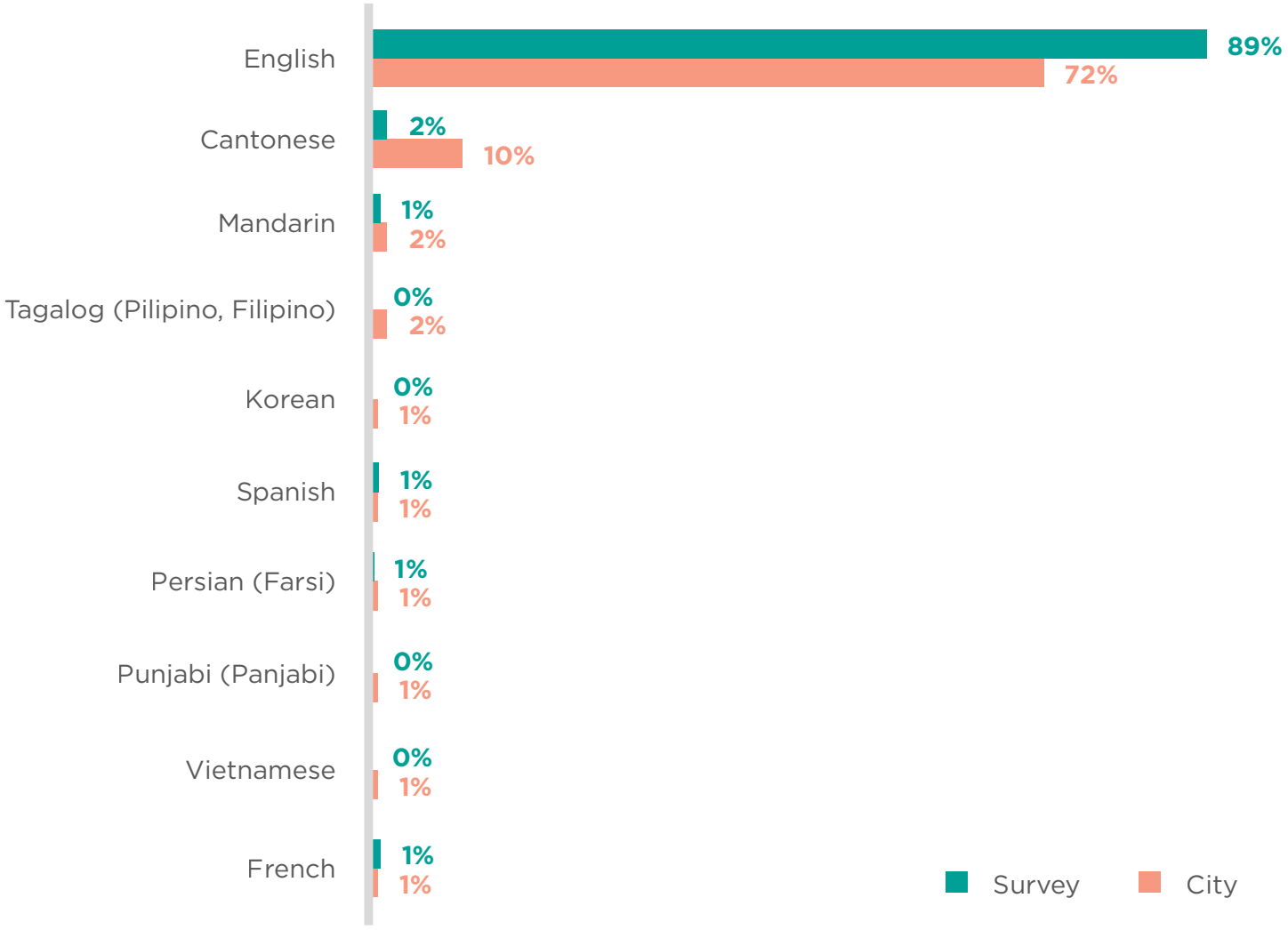


Housing Situation[8]

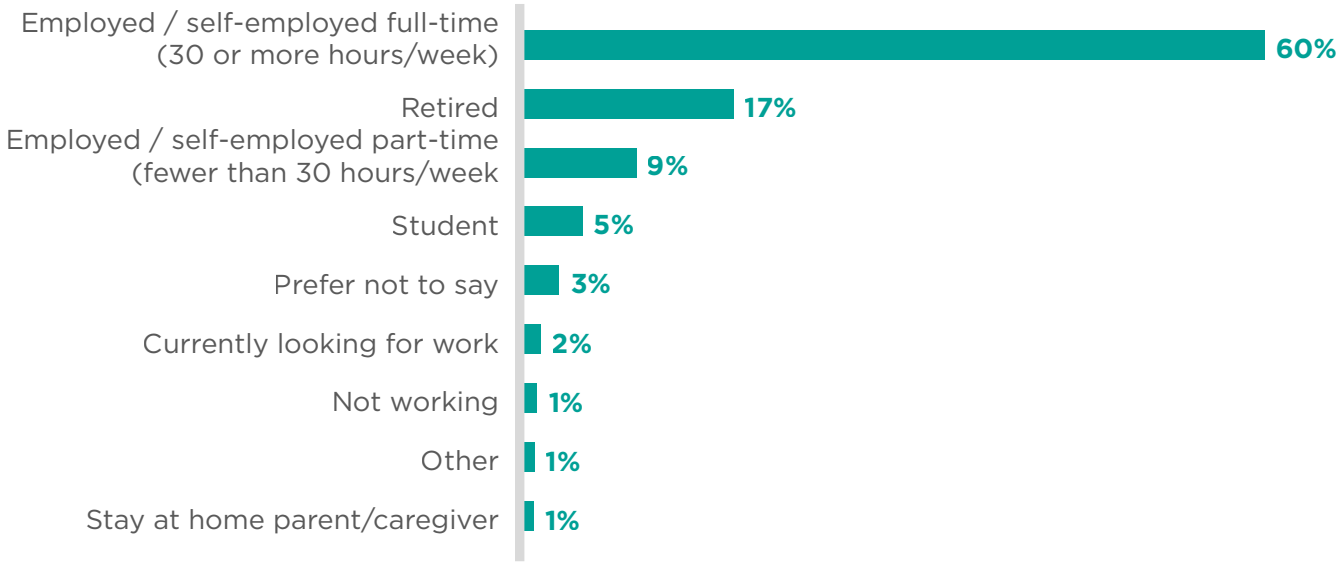


8 Statistics Canada census figures track the proportion of owner and renter households, whereas this question allows for individual responses. No direct comparison is possible; however, for reference, the 2016 reveals that 53% of Vancouver households are renter households, while 47% are owner households.

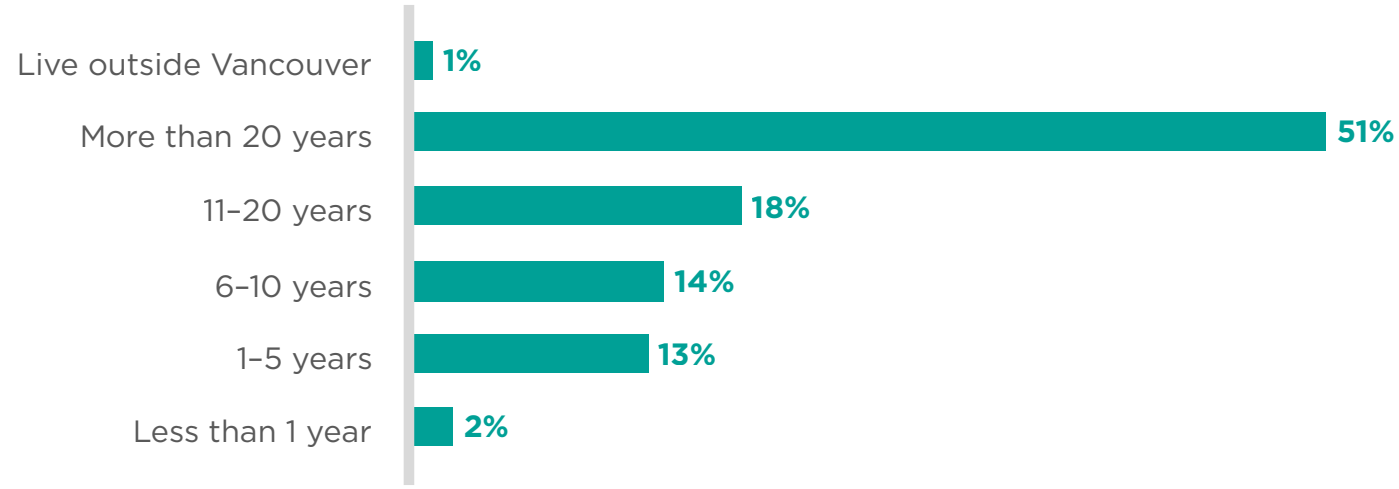
Language Most Often Spoken at Home



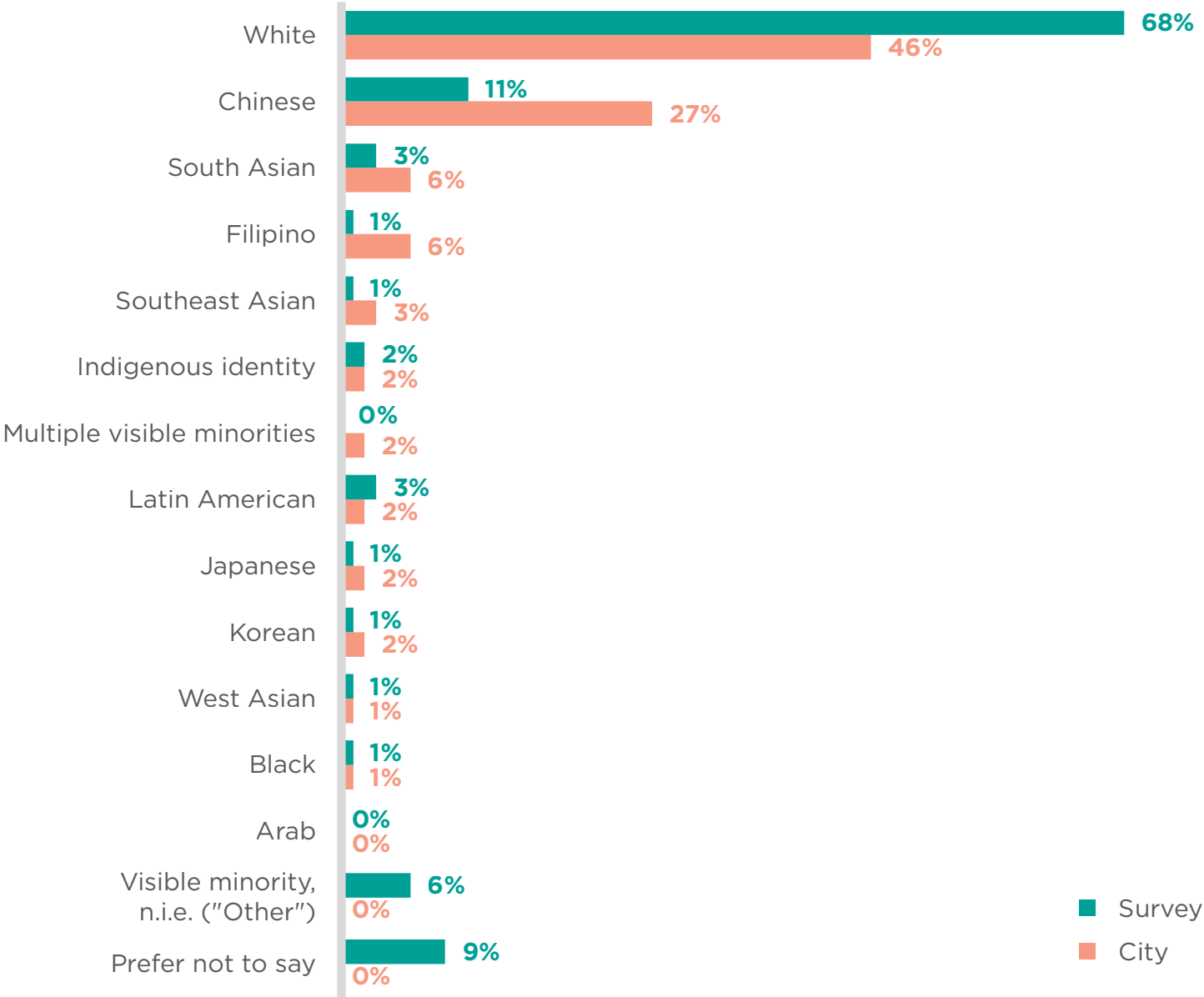
Current Employment Status



Length of Time Living in Vancouver

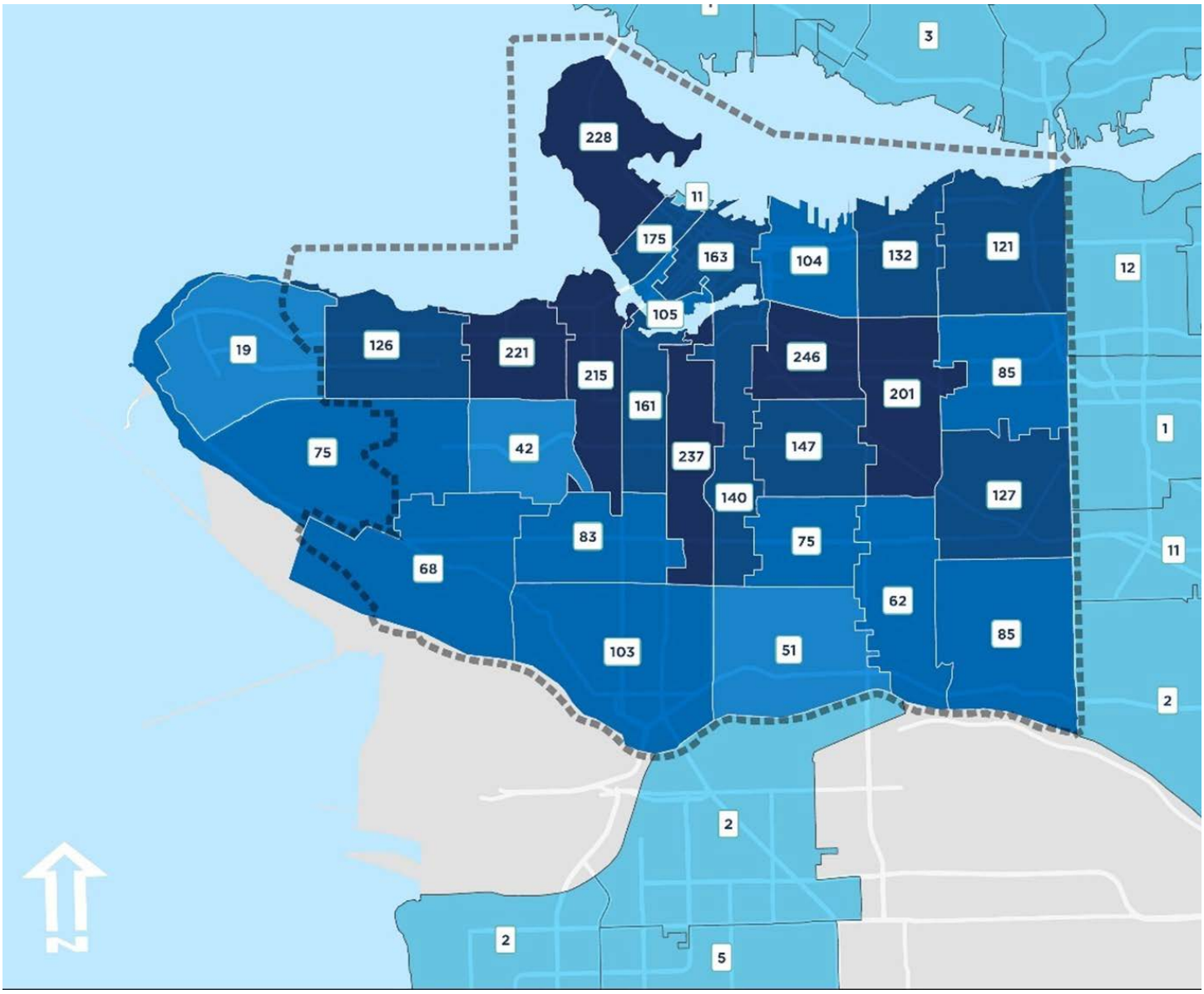


Ethnocultural Identity



Postcodes

The number of survey responses received per general postal code area are shown in the map below.



Prioritizing Plan Objectives

1. Thinking about how Vancouver might grow and change over the next 30 years, which of the following are most important to you?

Respondents were invited to choose up to five (5) options and rank them in order of importance. The graph below displays the **frequency of each option rated as the most important or the second most important.** Each of the items listed remains an area of focus for the City of Vancouver; however, this question provides a means to gauge the planning issues that are top-priority for survey respondents.



The three (3) most highly rated options were:

- **Add "Missing Middle" housing options** in neighbourhoods (including options like townhomes and low-rise apartment buildings up to six (6) storeys) (35% selected this as their first or second option).
- **Add Affordable Rental choices** in neighbourhoods across the city (such as below market rental housing) (34% selected this as their first or second option).
- **Protect ecosystems and biodiversity** (this includes waterfront, urban forests, and green spaces) (25% selected this as their first or second option).

Big Idea Number One: Equitable Housing and Complete Neighbourhoods

People have different housing needs depending on their individual circumstances, with the choice and availability of housing influenced by such factors as income, family size, lifestyle choice, transportation preferences, and the supply and availability of a given housing type. Many neighbourhoods in Vancouver are comprised of mostly single detached homes (which can include laneway houses and secondary suites), on individual lots.

This low-density type of housing takes up approximately 50% of land in Vancouver and the cost of these homes is out of reach for most Vancouverites. Additionally, many low-density neighbourhoods lack easy access to shops, services, and amenities.

Survey respondents were provided with information on housing types, which is summarized in the following illustration:

What do we mean by low-rise, mid-rise, high-rise?

MISSING MIDDLE HOUSING



Detached Housing + Duplexes
1–3 storeys

Over 50% of our land area is occupied with detached houses. They often include secondary suites and laneways homes. Duplexes are also found in these areas.



Multiplexes + Townhouses
1–3 storeys

Usually 2-3 storey multi-family buildings on small to medium sized lots. Each unit typically has a front door near or on the street.



Low-Rise
3–6 storeys

3-6 storeys buildings. People can either enter the building through a single, common entryway, or sometimes ground floor units will have their own entrances on the street.



Mid-Rise
7–12 storeys

Generally up to 12 storeys and can include a podium, terracing, or take a 'tower in the park' form.

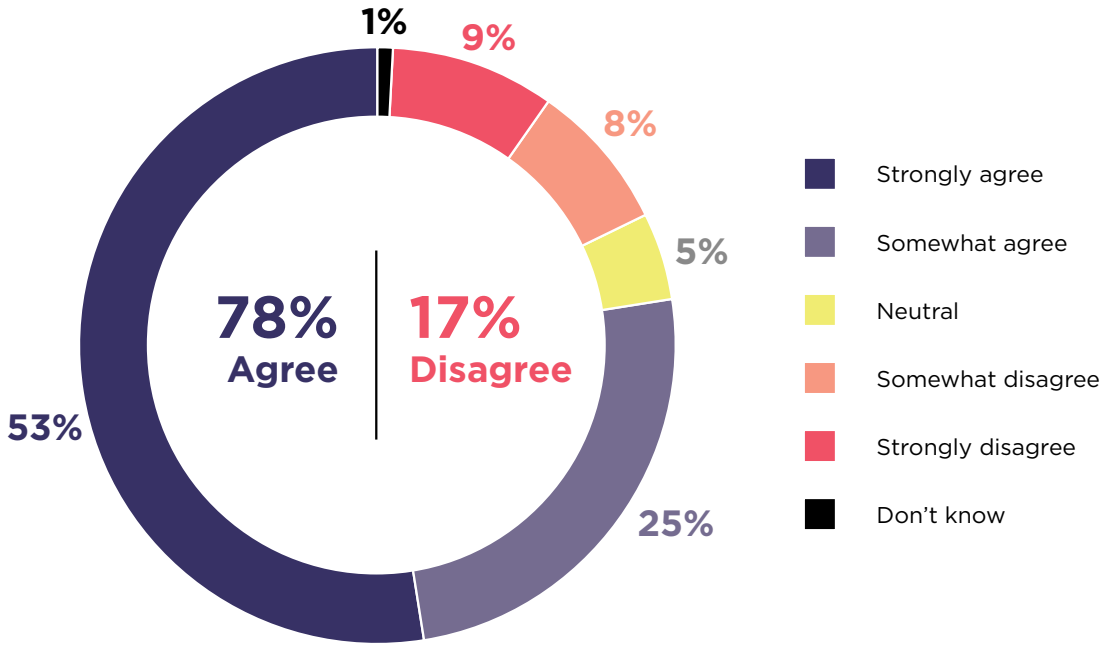


High-Rise
More than 12 storeys

Generally over 12 storeys and can include a podium, terracing, or take a 'tower in the park' form.

Respondents were then presented with several housing-related statements and asked to indicate their level of agreement or disagreement with each of the statements. The statements, as well as participants' responses level of agreement for each, are shown below.

2. Vancouver should have a range of housing options in all neighbourhoods

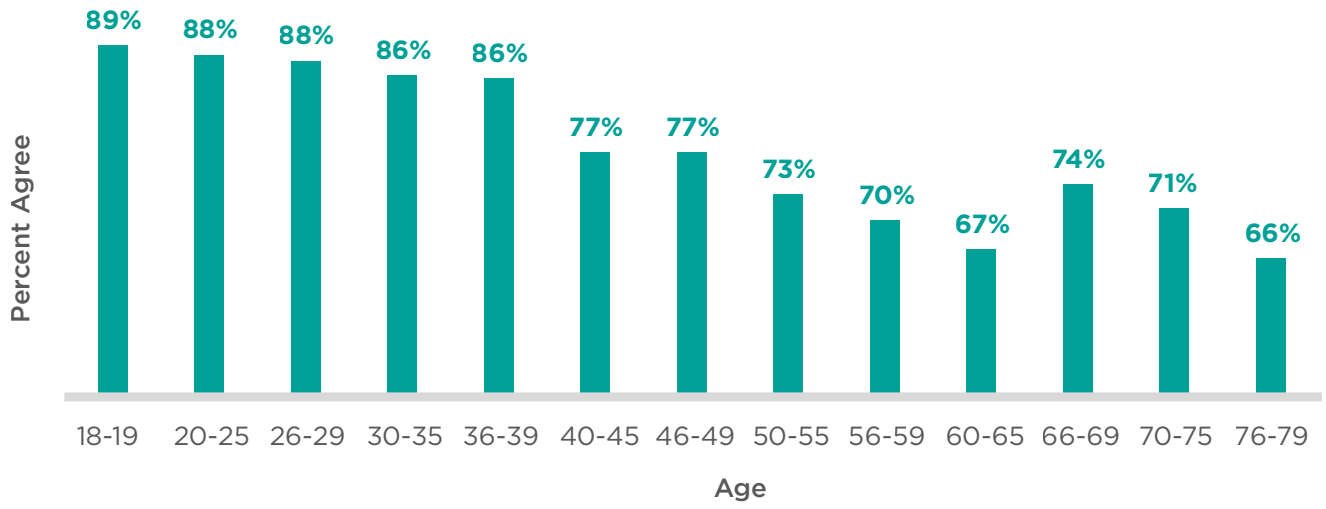


N=3,739

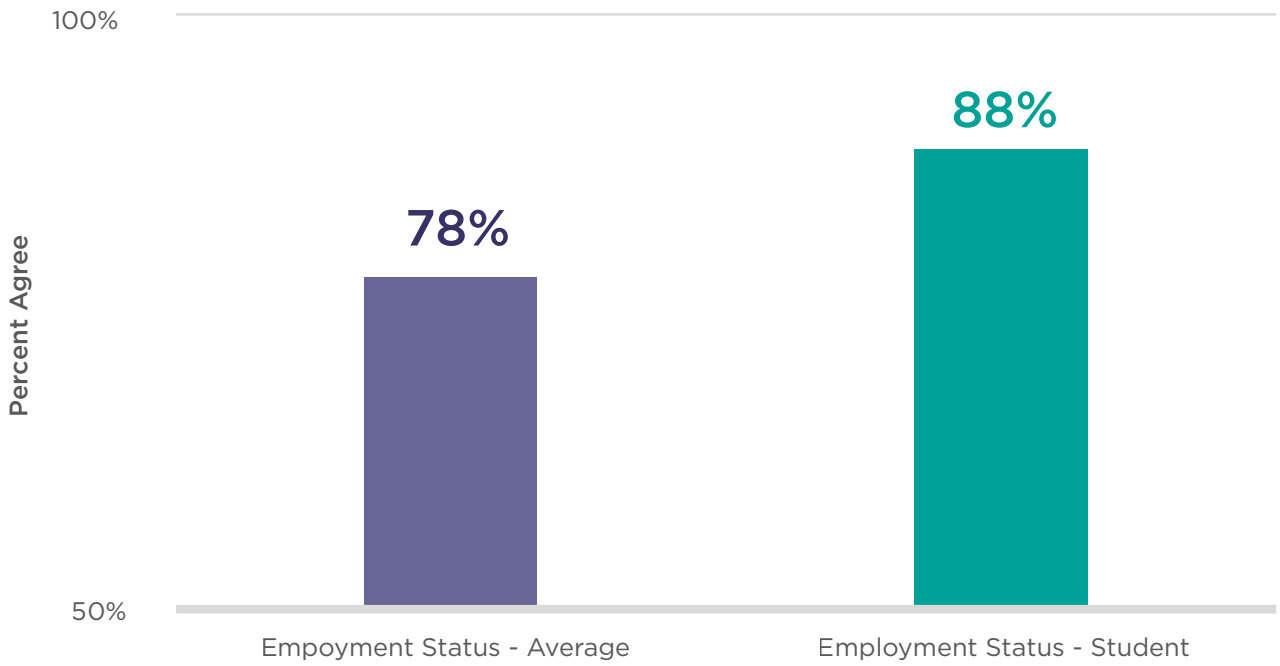
The majority (78%) of respondents to the survey either strongly agreed or somewhat agreed that Vancouver should have a range of housing options in all neighbourhoods.

Responses differ when the data is sorted by demographics. Graphs 1-2 below show differences in the response to this question based on age and whether or not the respondent identified as a student.

Graph 1: Percentage of respondents who agreed based on their age



Graph 2: The percentage of students who agreed with this statement compared to the average of all respondents



Seventeen percent (17%) of total respondents either somewhat or strongly disagreed with this statement. If respondents disagreed with this statement, they were invited to elaborate on their reasons for disagreement by providing a comment. Respondents provided 573 comments. All comments were reviewed and themed. The most common reasons for disagreement were:

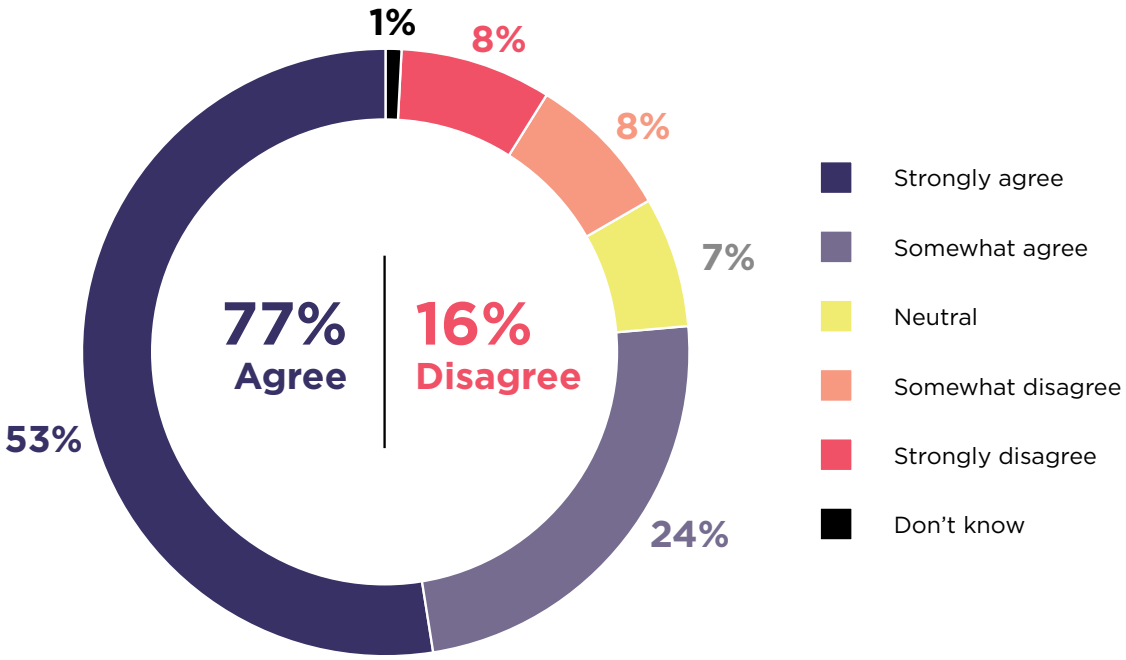
- Concern that adding additional housing choice could degrade neighbourhood character, uniqueness, esthetics, safety, or overall housing quality (260 comments).
- Perception that high-rise buildings (more than 12-storeys) are only appropriate for specific neighbourhoods (transit, commercial areas) (140 comments). An additional 27 comments were related to concerns about shadows created by high rises.
- Support only for low-rise development in neighbourhoods (51 comments).
- Support only for low-rise to mid-rise development in neighbourhoods (29 comments).
- Perceived need to control growth/population in Vancouver (23 comments).
- Concern for loss of neighbourhood vegetation/green spaces (12 comments).

Housing and Arterial Roads

In recent years, much of the city's new rental housing has been built along arterial roads that carry high traffic volumes, such as Broadway, Fraser, Knight or Nanaimo Street. Some considerations:

- These areas may have significant noise, traffic and air quality concerns.
- New housing development may displace existing small businesses.
- New housing can also help bring more customers to local shops.
- These areas often have building heights of 6-storeys and greater, to enable rental housing development.

3. Vancouver should allow more rental housing on smaller, local roads within neighbourhoods

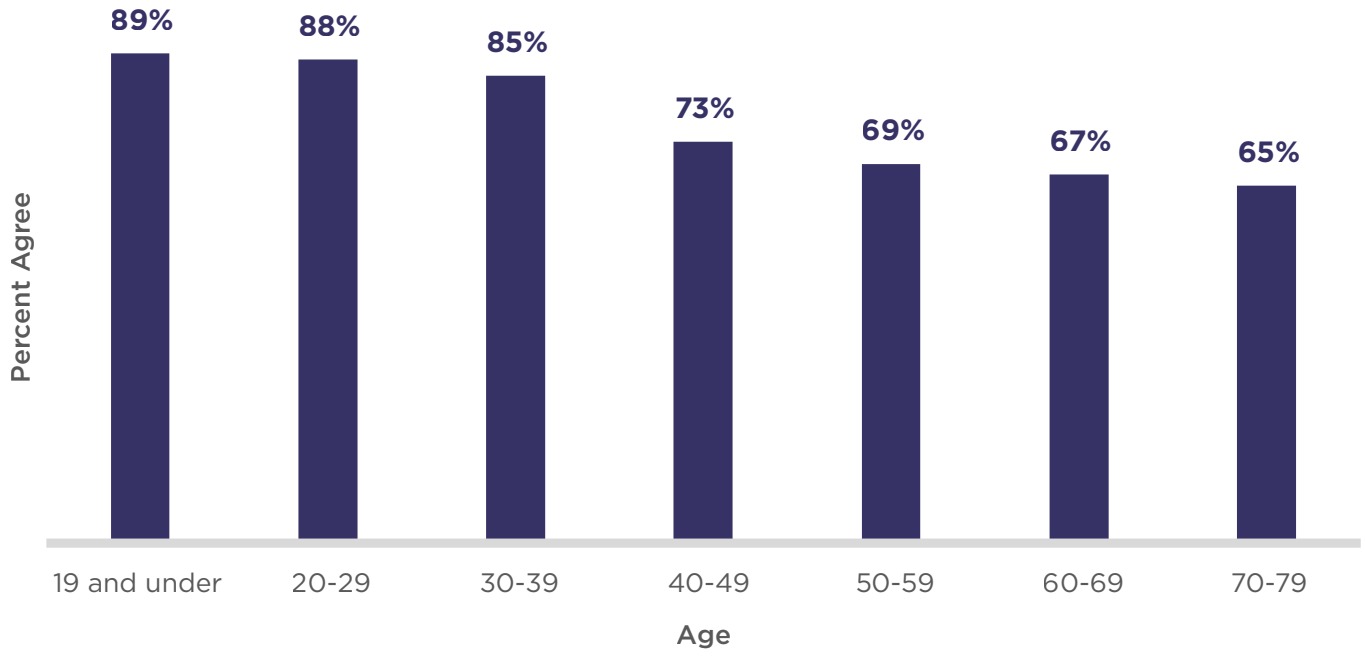


N=3,740

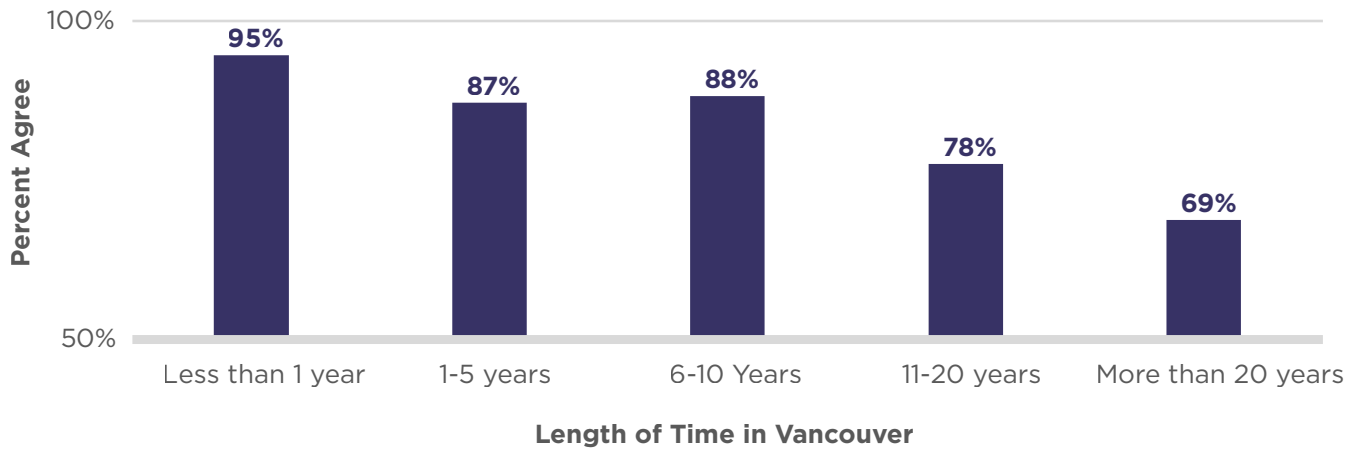
Most respondents (77%) either strongly agreed or somewhat agreed that Vancouver should allow more rental housing on smaller, local roads within neighbourhoods. Sixteen percent (16%) either somewhat disagreed or strongly disagreed.

Responses differ when the data is sorted by demographics. Graphs 3-5 below show differences in responses based on age, the length of time lived in Vancouver, and whether the respondent was a home owner, renter, or student.

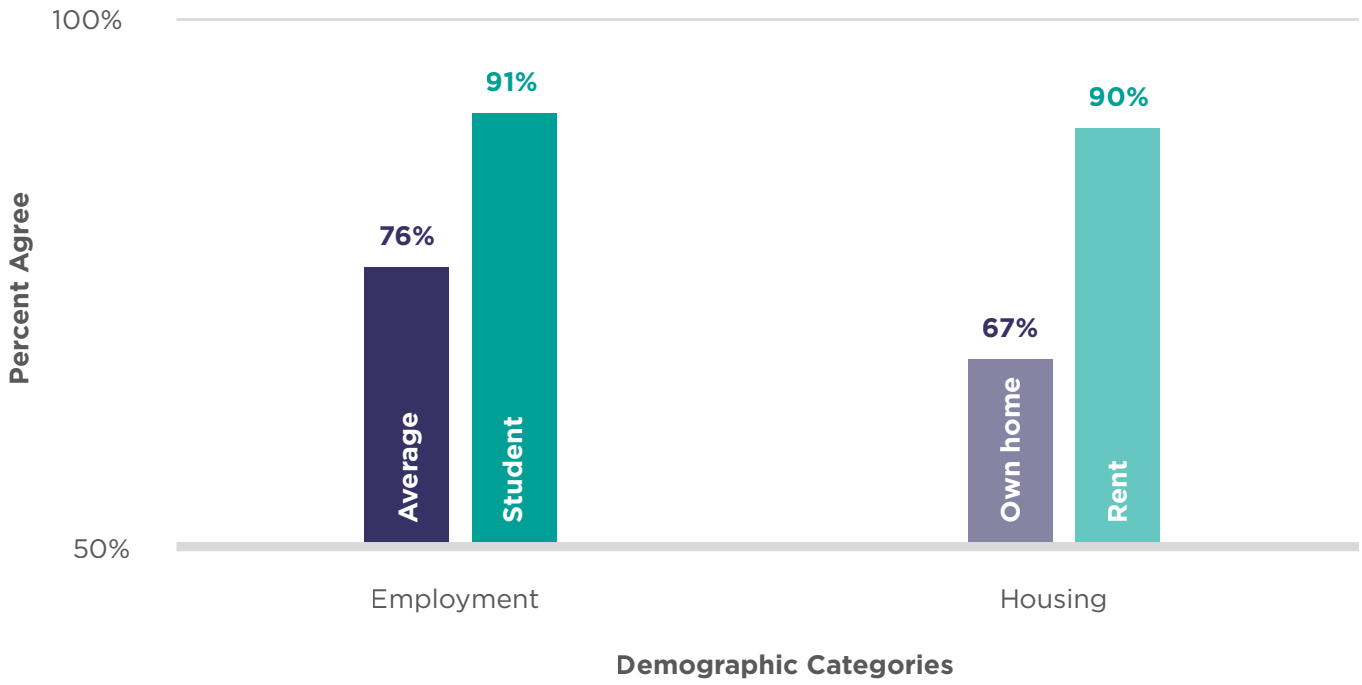
Graph 3: Percentage of respondents who agreed based on their age



Graph 4: Percentage of respondents who agreed based on how long they have lived in Vancouver



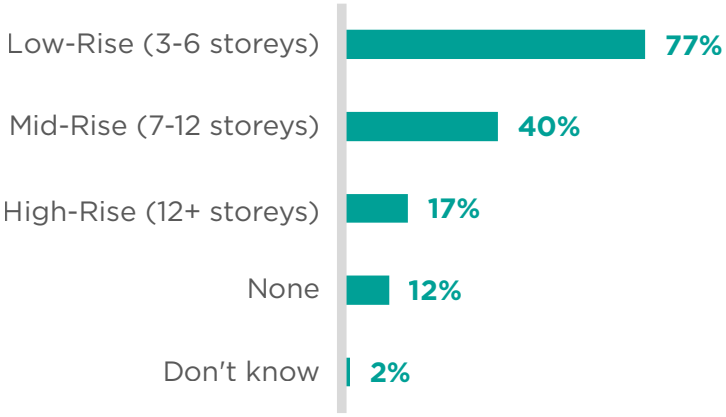
Graph 5: Percentage of students, home owners, and renters who agreed compared with the percentage of all respondents who agreed



Sixteen percent (16%) of respondents either somewhat or strongly disagreed with this statement. If respondents disagreed, they were invited to elaborate on their reasons for disagreement by providing a comment. A total of 527 comments were reviewed and themed. The most common reasons for disagreement were:

- Concern that additional housing choice will degrade neighbourhood character, uniqueness, aesthetics, safety, or overall housing quality (100 comments).
- Suggestion that new development could increase traffic congestion and crowding (88 comments).
- Concern that rental housing is not affordable (need for social housing, coops, rental subsidy) (57 comments).
- Support only for low-rise development in neighbourhoods (57 comments).
- Perception that rental housing (and related densification) should only be built on arterial roads (transit, high-density areas) (53 comments).
- Perceived need to control growth/population in Vancouver (28 comments).
- Suggestion that the City should focus efforts on supporting home ownership (27 comments).
- Government should not interfere with housing market (neighbourhoods) (15 comments).

4. Which of these forms of rental housing (if any), would be acceptable on smaller, local roads within neighbourhoods?



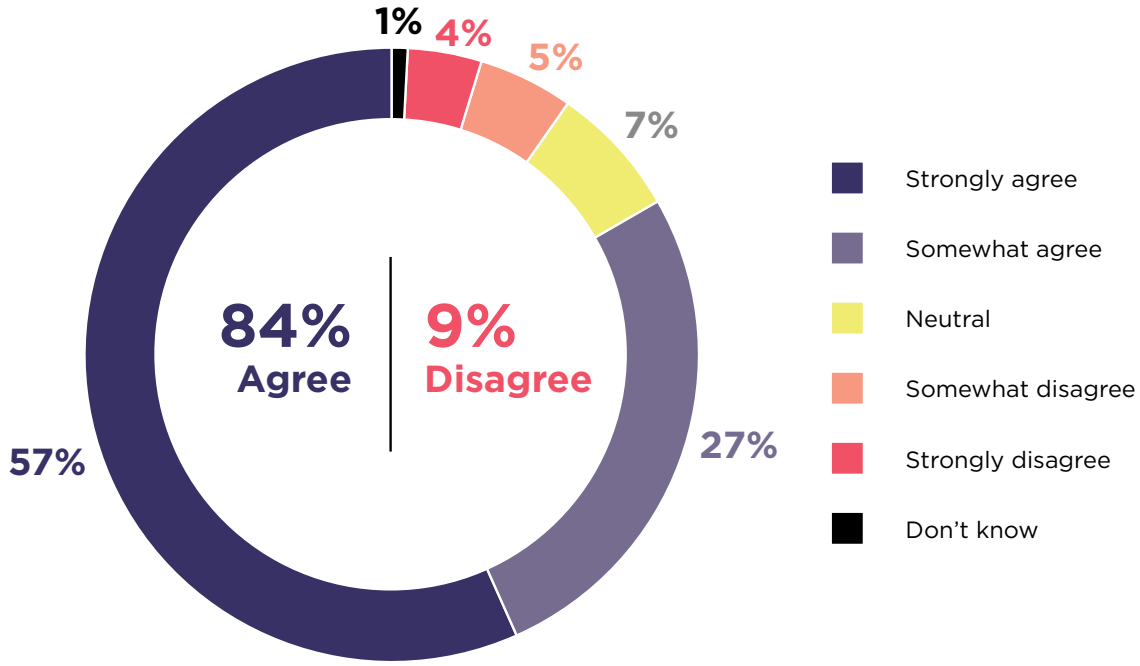
Respondents were invited to select all housing options that they felt would be appropriate on local streets. The majority (77%) of respondents indicated a preference for Low-Rise buildings, while 40% selected Mid-Rise and 17% selected High-Rise.

N=3,737

Housing and Neighbourhood Assets

Adding more housing choices in neighbourhoods close to community centres, parks, schools, and local businesses allows more people the opportunity to use these well-loved assets. People can take better advantage of parks and recreation and children can walk or bike to school. However, adding different housing types has the potential to change neighbourhood character.

5. Vancouver should add new housing types near neighbourhood assets like schools, parks, and community centres.



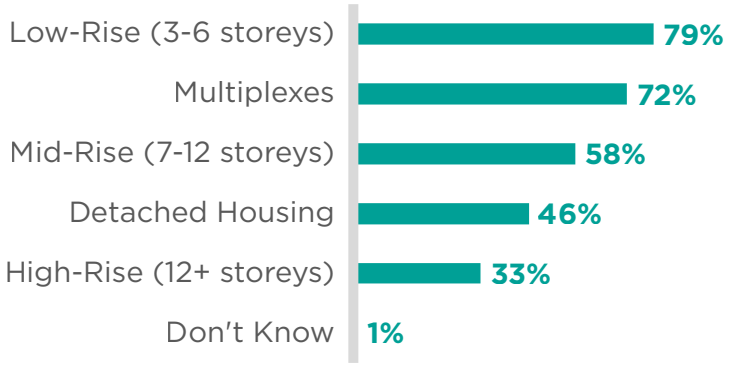
N=3,739

Eighty-four percent (84%) of respondents either strongly agreed or somewhat agreed that Vancouver should add new housing types near neighbourhood assets like schools, parks, and community centres.

Nine percent (9%) of total respondents either somewhat or strongly disagreed with this statement. If respondents had concerns with this statement, they were invited to elaborate on their reasons for disagreement by providing a comment. Respondents provided 279 comments. All comments were reviewed and themed. The most common reasons for disagreement were:

- Perceived need to better control growth/population in Vancouver (57 comments).
- Concern that new development will degrade neighbourhood character, uniqueness, aesthetics, safety, or overall housing quality (55 comments).
- Perception that new development will increase traffic congestion and crowding (30 comments).
- Support only for low-rise development in neighbourhoods (20 comments).
- Government should not interfere with housing market (neighbourhoods) (10 comments).

6. Which types of housing would be acceptable near important neighbourhood assets like schools, parks, community centres?



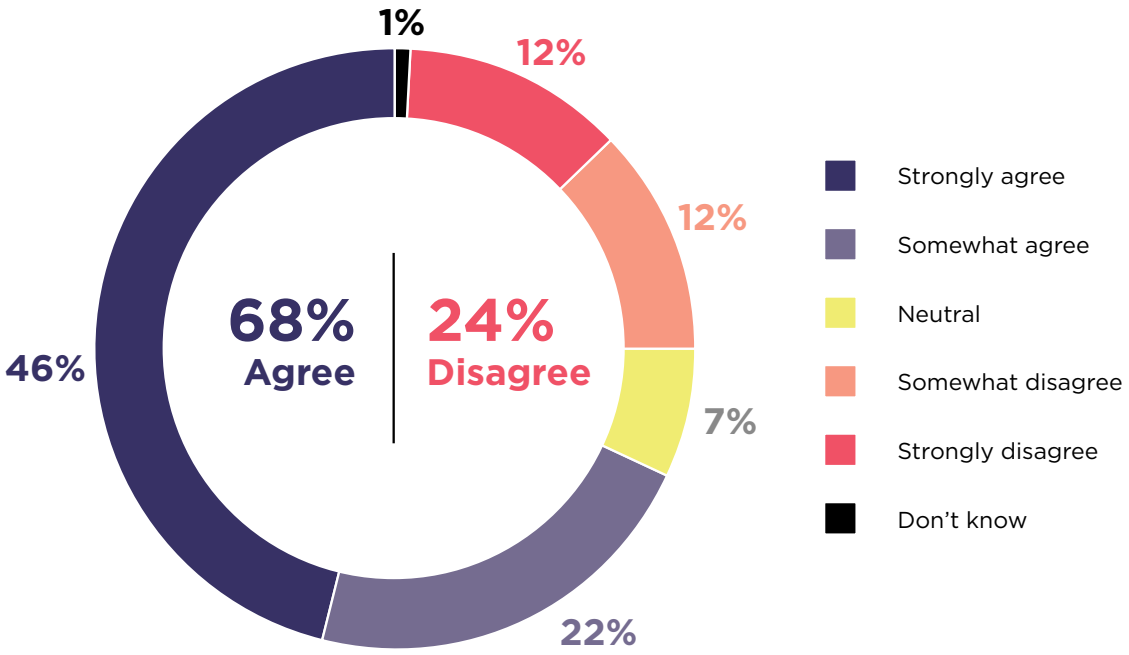
N=3,739

Respondents were invited to select all options that applied. The most preferred types of housing near important neighbourhood assets include Low-Rise buildings (79%), Multiplexes and Townhouses (72%), and Mid-Rise buildings (58%).

Housing and Income

Many people in Vancouver struggle to find adequate housing at affordable prices or rents. This is especially true for people with low and moderate household incomes - below $80,000/year. Providing affordable below-market rental and social housing units typically requires higher building heights, and a greater number of units to make them financially feasible to build and maintain in good condition.

7. Vancouver should allow increased heights and density in neighbourhoods to create more housing that is affordable to people and families with incomes below $80,000 a year.

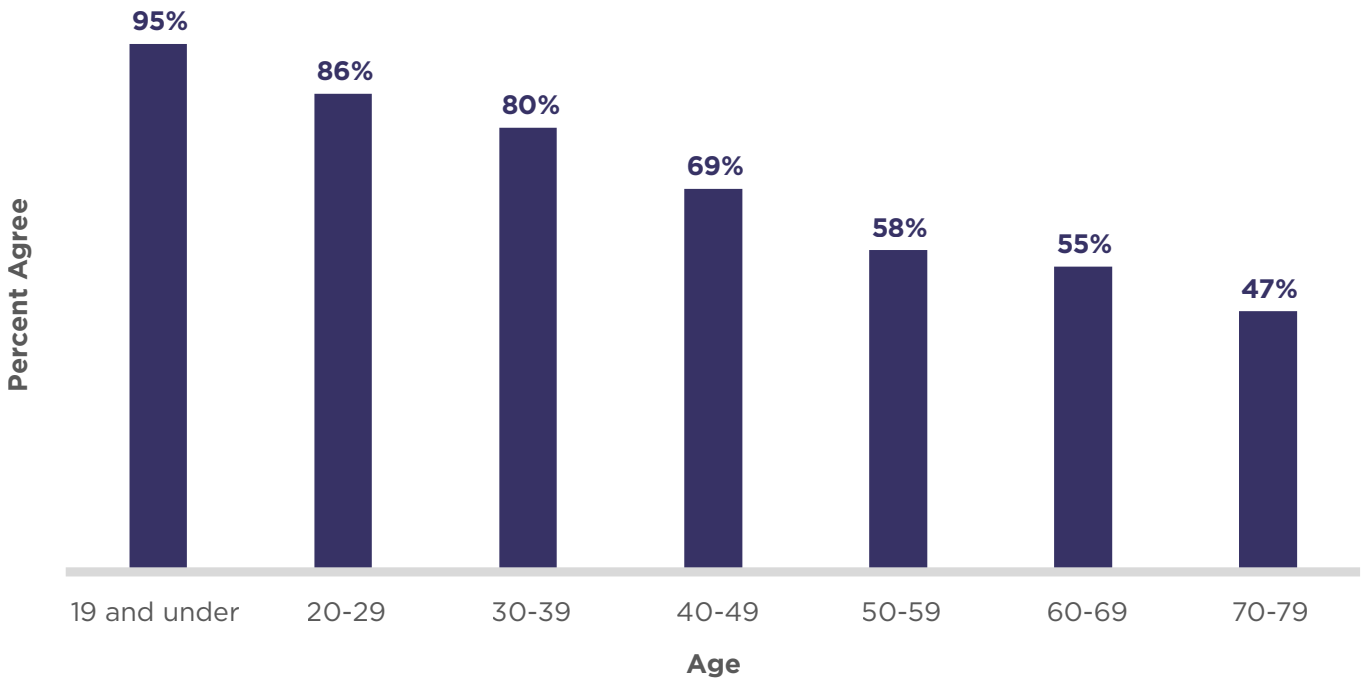


N=3,739

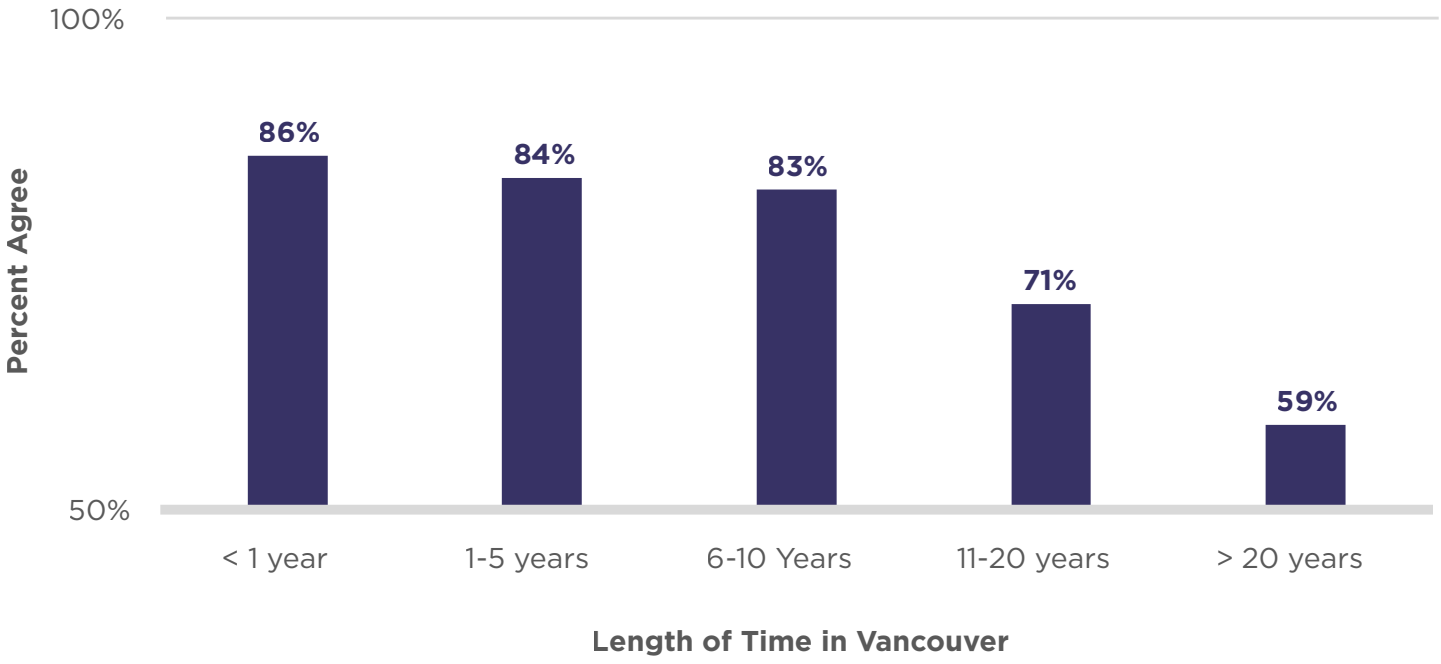
In total, over 68% of respondents either strongly agreed or somewhat agreed that Vancouver should allow increased heights and density in neighbourhoods to create more affordable housing.

Responses differ when the data is sorted by demographics. Graphs 6–8 below show key differences in responses to this question based on respondent age, the amount of time they had lived in Vancouver, whether they owned, rented, or identified as a student.

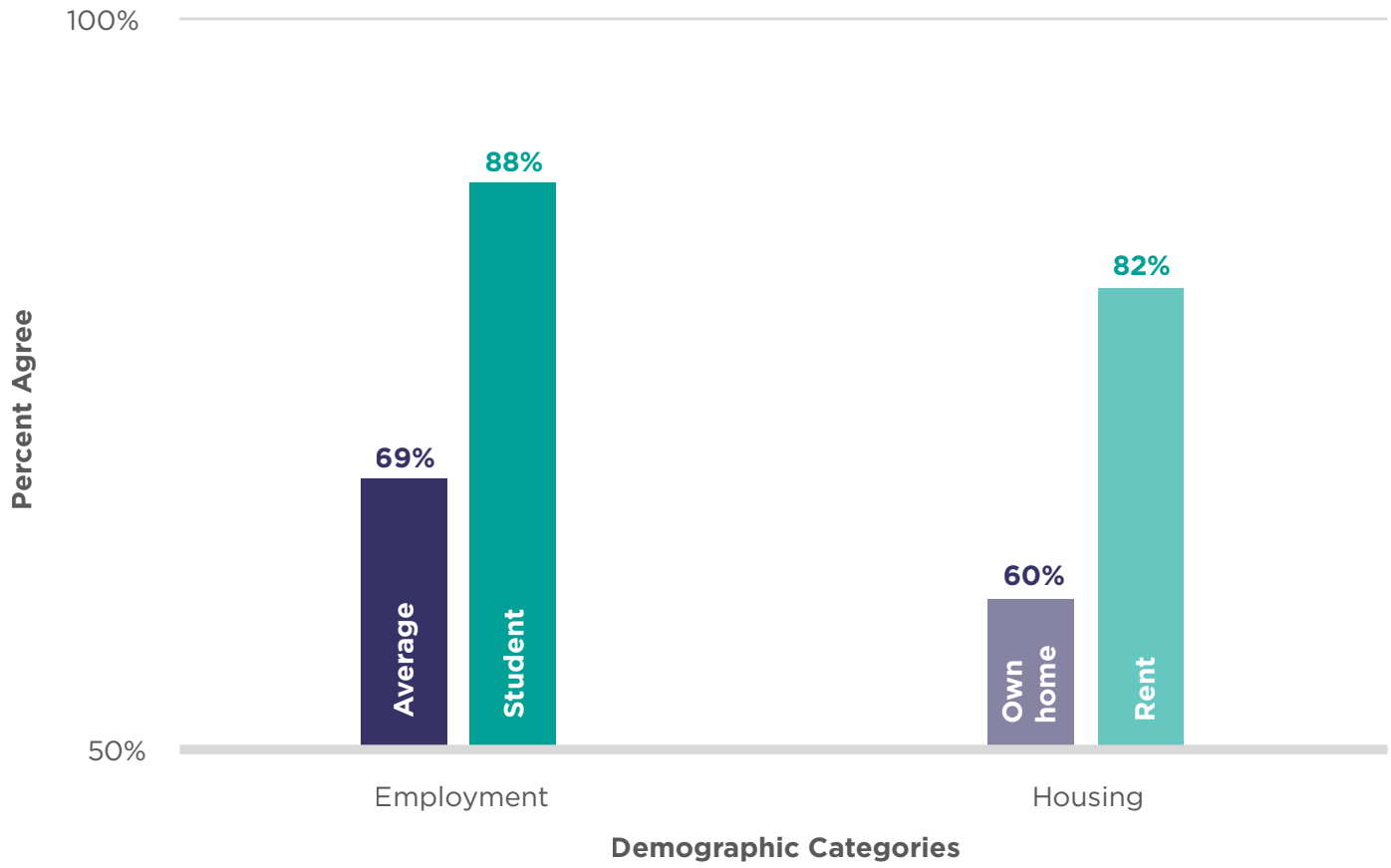
Graph 6: Percentage of respondents who agreed based on their age



Graph 7: Percentage of respondents who agreed based on how long they have lived in Vancouver



Graph 8: Percentage of students, home owners, and renters who agreed compared with the average of all respondents

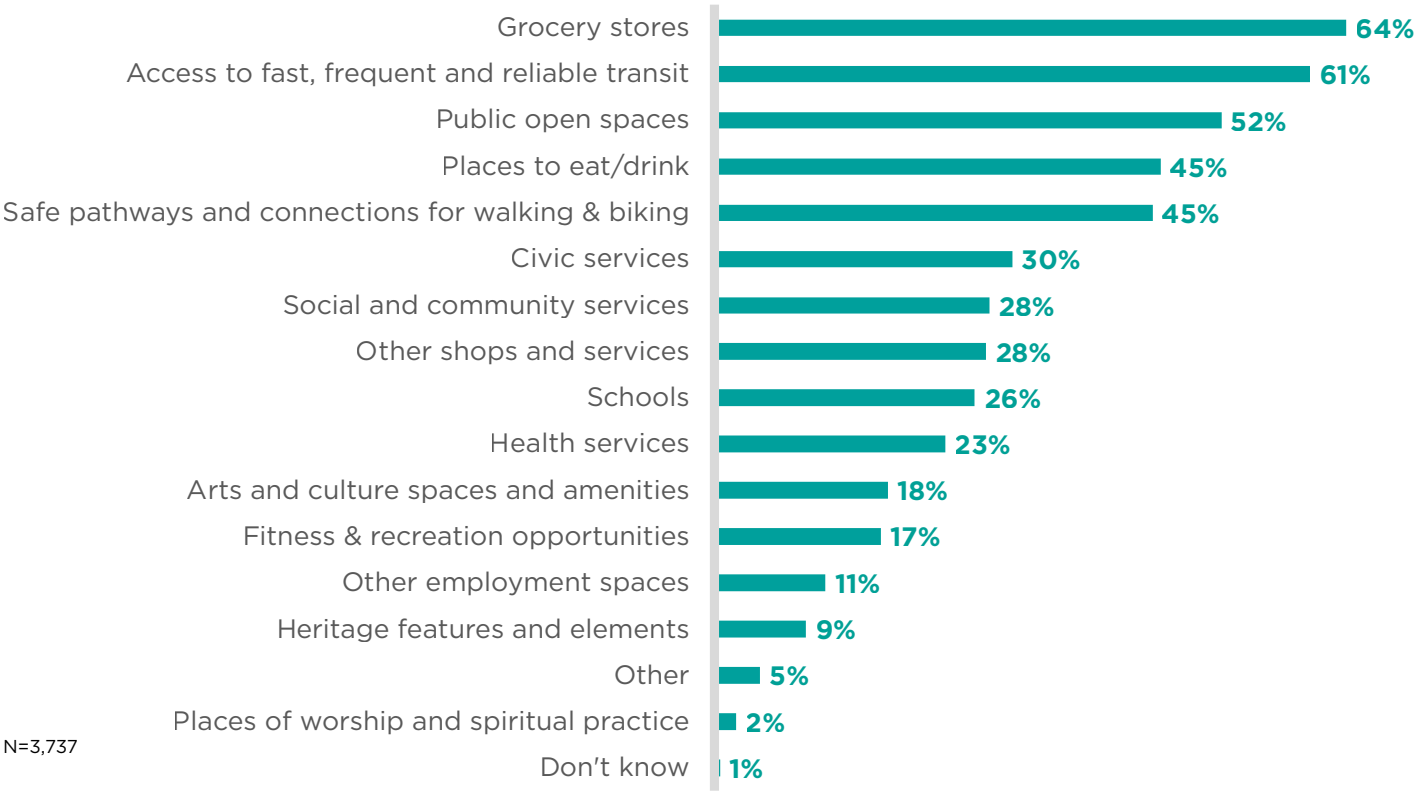


Twenty four percent (24%) of total respondents either somewhat or strongly disagreed with this statement. If respondents had concerns, they were invited to elaborate on their reasons for disagreement by providing a comment. Respondents provided 814 comments. All comments were reviewed and themed. The most common reasons for disagreement were:

- Concern that increased density (building height, high rises, etc.) doesn't mean increased affordability, concerns over rental affordability (237 comments).
- Concern that new development will degrade neighbourhood character, uniqueness, aesthetics, safety, or overall housing quality (142 comments).
- Desire to see density increased through other forms (duplexes, row townhouses, secondary suites, homes designed for shared living, co-ops) (141 comments).
- Suggestion that rental housing (increase densification) should only be built on arterial roads (transit, high-density areas) (47 comments).
- Concern for shadows created by high rises (35 comments).
- Government should not interfere with housing market (34 comments).
- High-rises (high-density) not sustainable (environmentally or socially) (31 comments).
- Perception that new development will increase traffic congestion and crowding (13 comments).
- Belief that government should be more involved in the housing market to promote affordability (10 comments).

8. In the future, what mix of amenities and services are most needed to make your neighbourhood thrive?

Survey participants were invited to share their ideas on the sorts of features that would help to make their neighbourhood more 'complete.'



N=3,737

Respondents were invited to select up to 5 answer options. Based on responses to this survey, the most desired amenities and services in Vancouver neighbourhoods include:

- Grocery Stores (64%).
- Access to fast, frequent, and reliable transit (61%).
- Public open spaces (52%).
- Places to eat and drink (45%).
- Safe pathways and connections for walking and biking (45%).

One hundred and seventy-three (173) respondents chose other. A summary of their responses is below.[9]

- None (my neighbourhood has all it needs) (36 comments).
- All of the options (can't choose just 5) (21 comments).
- Retail stores, repair shops, gas stations, or services (17 comments).
- Active transportation infrastructure (sidewalks, stop lights) (16).
- Garden spaces (14).
- More security (community policing, security presence) (11).
- Mental health facilities (mental health, addictions) (11).

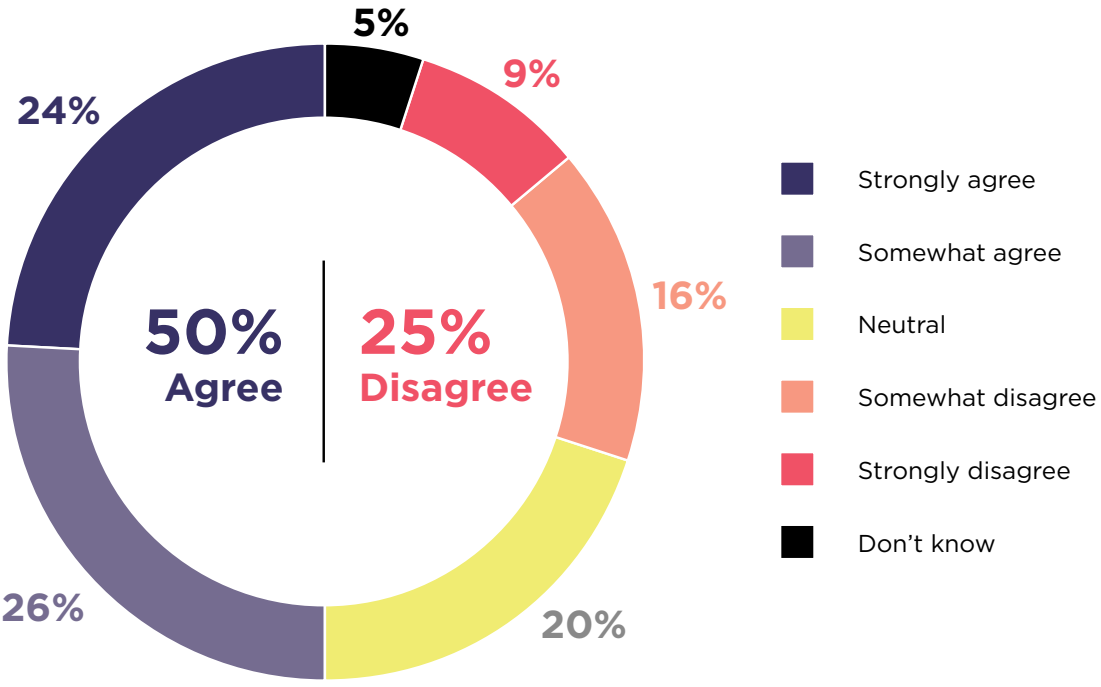
9 Note: some "other" responses could also be included under various question categories –e.g., "retail stores, repair shops, gas stations, or services" under Other Shops and Services; "Mental health facilities" under Health.

Big Idea Number Two: An Economy that Works for All

Approximately 10% of the land in Vancouver is dedicated to industrial and employment uses (commercial-retail, office, light industrial, and manufacturing), which supports 50% of our jobs. Today, most retail and office space is located downtown, on high volume traffic streets and/or at the intersections of major roads. Industrial lands are limited to a few areas in the north central and north eastern areas (Mt. Pleasant, Strathcona, Grandview-Woodland, Renfrew-Collingwood) and southern parts of the city along the Fraser River (Marpole, Sunset, Victoria-Fraserview).

Existing commercial streets and industrial areas will continue to support the majority of jobs in Vancouver; however, in future, employment could be introduced near and within residential neighbourhoods. This could provide small, local businesses an opportunity to thrive and improve residents' access to office and retail shops and services.

9. Vancouver should protect and intensify development of our industrial lands and generally exclude residential development in these areas.

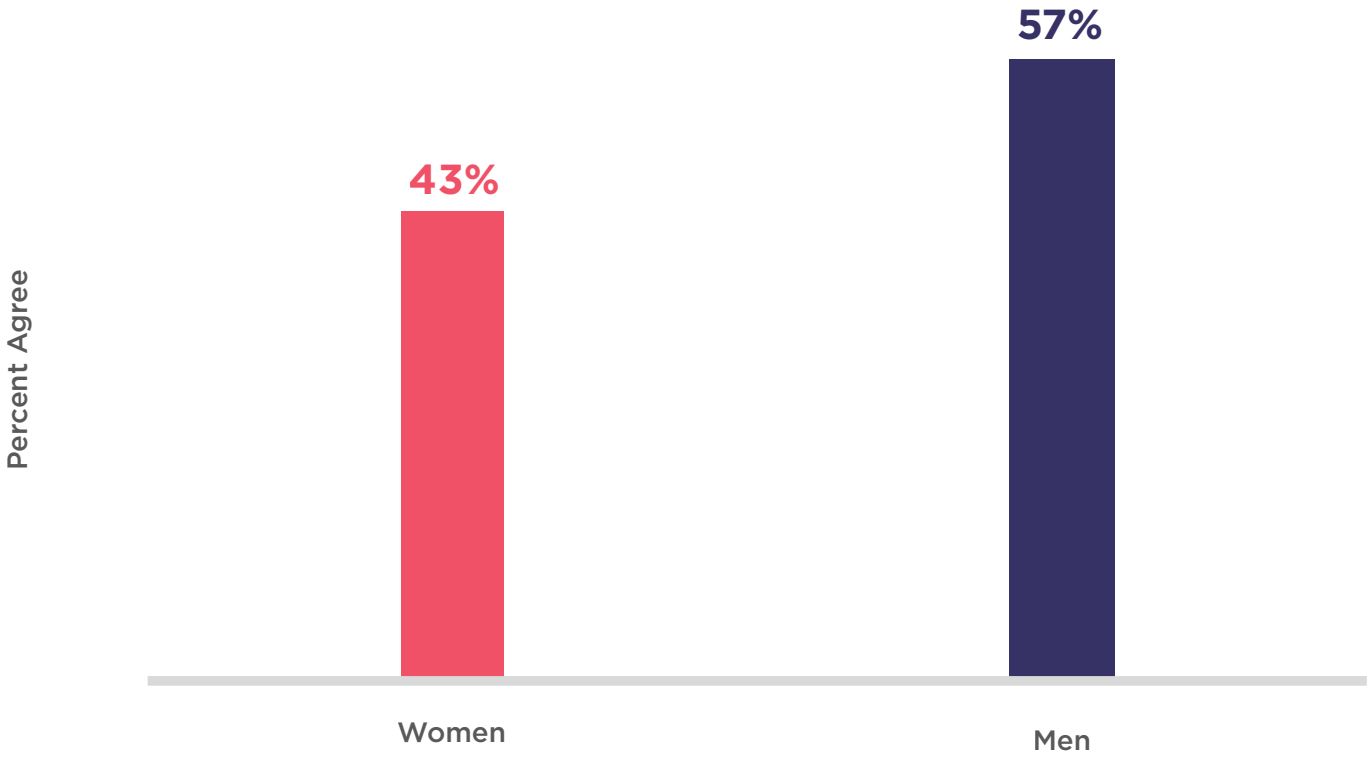


N=3,739

Half (50%) of survey respondents either strongly agreed or somewhat agreed that Vancouver should protect and intensify development of industrial lands and generally exclude residential development in these areas.

Responses differ when the data is sorted by demographics. Graph 9 shows key differences in rates of agreement based on respondent gender.

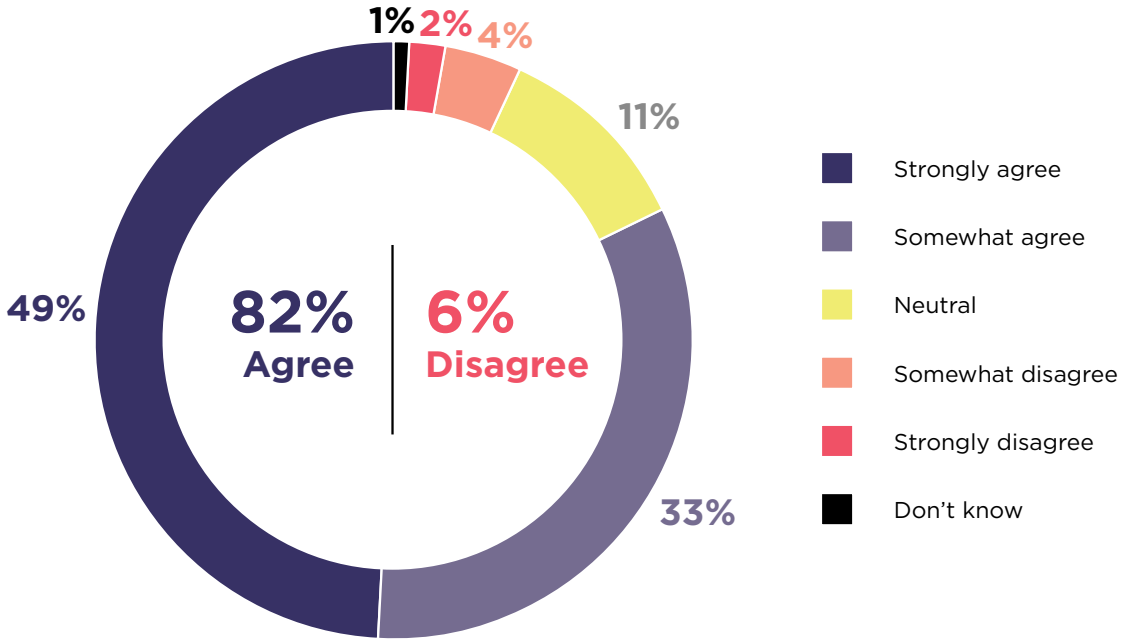
Graph 9: Percentage of respondents who agreed based on their gender



Twenty five percent (25%) of total respondents either somewhat or strongly disagreed with this statement. If respondents had concerns with this statement, they were invited to elaborate on their reasons by providing a comment. Respondents provided 787 comments. All comments were reviewed and themed. The most common reasons for disagreement were:

- Perception that there are more efficient uses of land (311 comments).
- Suggestion that adding more housing to these areas would provide housing where people work (promotes active transportation, increases vibrancy, increases safety, improves lifestyles) (209 comments).
- Related suggestion that priority should be residential development (101 comments).
- Suggestion that residential areas could be located within/near light industrial areas (movie production, small businesses) (36 comments).

10. Vancouver should have more places for people to work throughout the city including within or near residential areas (e.g. home based businesses, offices, and retail).



N=3,741

Eighty-two percent (82%) of respondents either strongly agreed or somewhat agreed that Vancouver should allow for a greater distribution of employment spaces throughout the city.

Six percent (6%) of total respondents either somewhat or strongly disagreed with this statement. If respondents had concerns with this statement, they were invited to elaborate on their reasons for disagreement by providing a comment. Respondents provided 176 comments. All comments were reviewed and themed. The most often referred to reasons for disagreement were:

- Desire to keep residential and commercial districts separate (58 comments).
- Suggestion that there is no need (i.e. because people are already working from home, there is reduced need for commercial/office space) (32 comments).
- Perception that new employment spaces will degrade neighbourhood character, uniqueness, aesthetics, safety, or overall housing quality (22 comments).
- Perception that new employment spaces will increase traffic congestion and crowding (22 comments).
- Belief that businesses should be located close to transit hubs but not residential areas (14 comments).
- Support for small home-based business only in residential areas (12 comments).

11. Which of these types of businesses (if any) would you consider acceptable in your neighbourhood?

Participants were invited to share more information on the general types of businesses they were comfortable with in their neighbourhoods.



N=3,738

Respondents could select all options that they felt applied, and to include those that already existed in their neighbourhood. The types of businesses that received the highest levels of support include:

- Retail (i.e., grocery, coffee, pharmacy, restaurants) (93%).
- Services (i.e., hair salons, massage or physiotherapy, dance studios) (90%).
- Commercial (i.e., artist studios, maker spaces or wood shops, small scale food production) (78%).

Approximately 208 respondents chose other. A summary of their responses is below.[10]

- Gathering spaces (pubs, maker spaces, arts and entertainment, coffee shops, outdoor meeting spaces, live music (42 comments).
- Arts and culture (First Nations culture, street markets, libraries) (30 comments).
- Health service providers (medical, dental, mental health) (13 comments).
- Shared office space (13 comments).
- Light industrial (12 comments).
- Recreation (pools, gyms) (10 comments).

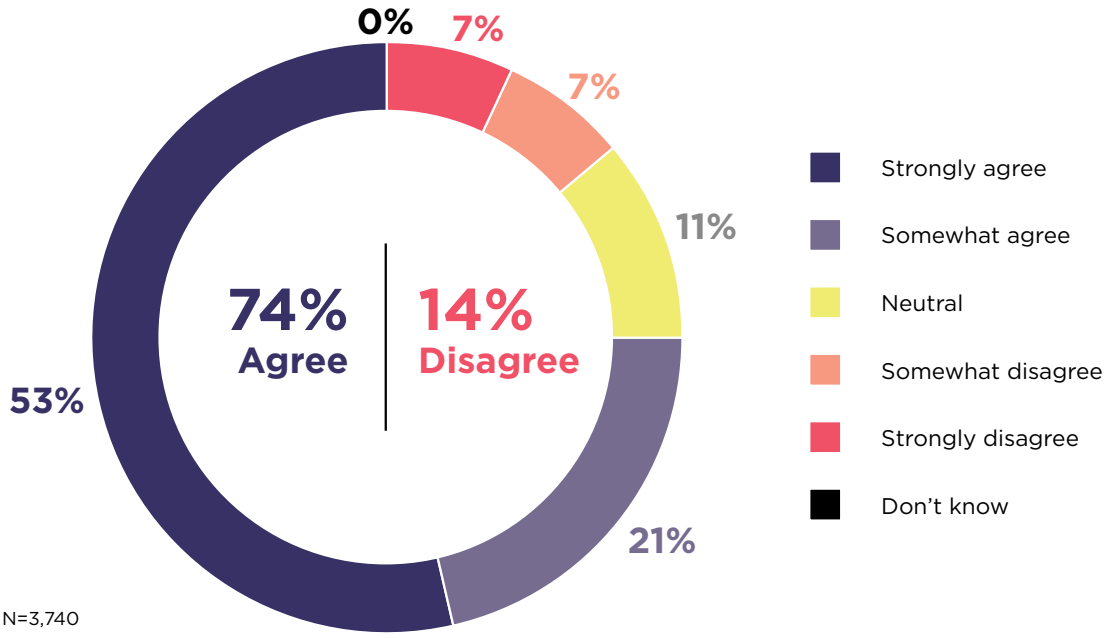
10 As with Question 8, many of the "other" responses could also be categorized under one of the response options – e.g. "coffee shops" under "retail."

Big Idea Number Three: Climate Protection and Restored Ecosystems

Responding to the Climate Emergency will require making important changes in how and where we build the city. It will mean reducing our carbon footprint and adapting to climate change. Strategies to achieve this include:

- Building walkable neighbourhoods to reduce reliance on cars.
- Expanding more climate-friendly construction methods – for example wood frame construction instead of concrete (which involves more energy and greenhouse gas emissions).
- Using electricity and low-zero carbon energy to heat and cool homes and other commercial or office buildings.
- Protecting shorelines, streams, and ecologically important watersheds/drainage areas, to help adapt and prepare for climate change and severe weather events.
- Protecting areas that serve important ecological functions and enhance biodiversity (e.g. wildlife habitat, areas to absorb storm water, or trees that provide shade).

12. Vancouver needs to do more to prioritize walking, rolling, biking, or taking transit in my neighbourhood.



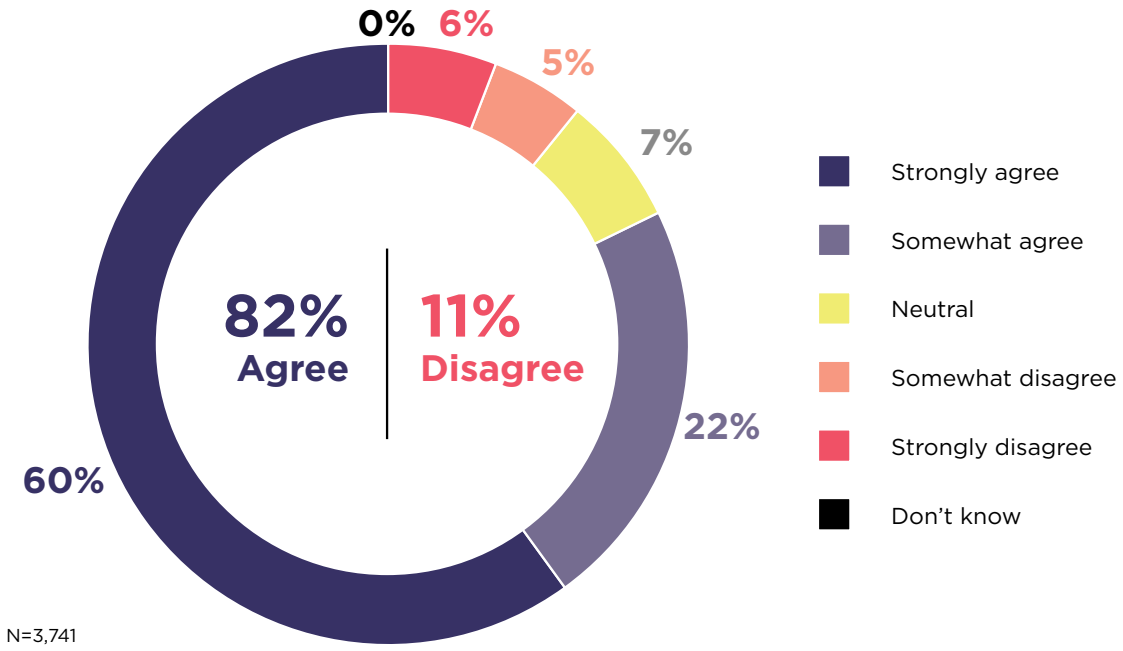
Seventy-four percent (74%) of survey respondents indicated that they either strongly agree or somewhat agree that Vancouver needs to do more to prioritize walking, rolling, biking, or taking transit.

Fourteen percent (14%) of total respondents either somewhat or strongly disagreed with this statement. Where respondents had concerns, they were invited to elaborate on their reasons by providing a comment. Respondents provided 498 comments. All comments were reviewed and themed.

The most common reasons for disagreement were:

- Perception that Vancouver already has strong active transportation infrastructure (150 comments).
- Desire to see the City prioritize motor vehicle transportation (seniors, families, commuters, mobility challenged, parking, road maintenance) (116 comments).
- Suggestion that bikes are over prioritized / should be better separated from other users (75 comments).
- Desire to see the City prioritize transit (more routes, improve the commute from outside Vancouver) (51 comments).
- Respondent doesn't support active transportation (physical safety, crime, traffic congestion, weather) (48 comments).

13. Vancouver should add more housing choice, retail, and businesses in residential areas to reduce reliance on cars.



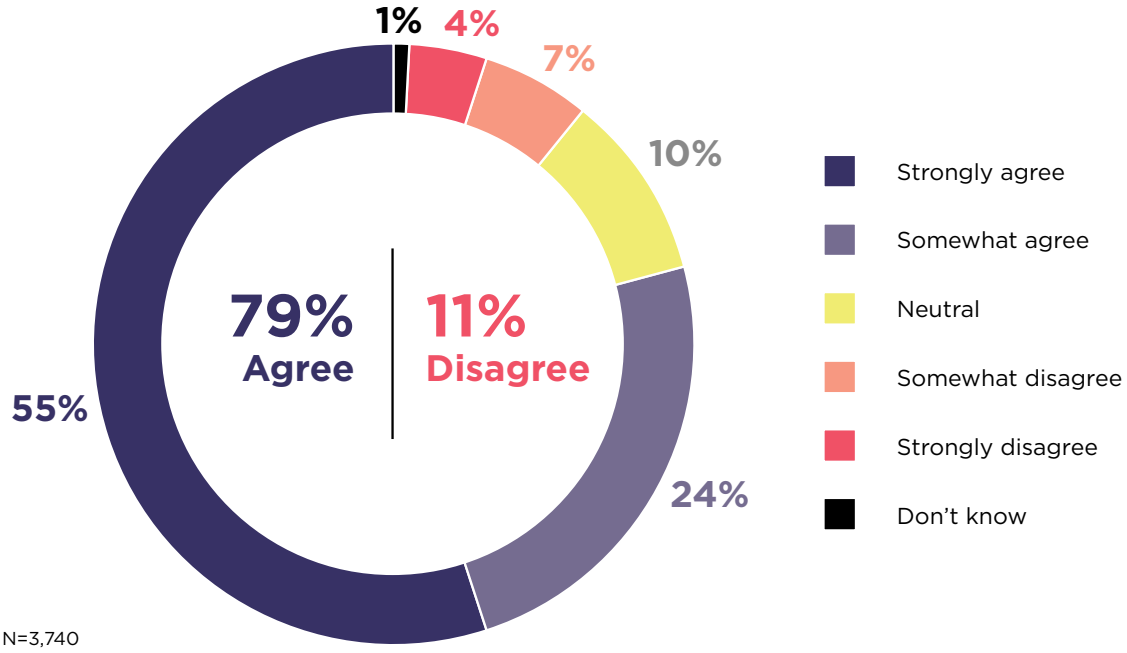
The majority (82%) of survey respondents either strongly agreed or somewhat agreed that Vancouver should add more housing choice, retail, and businesses in residential areas to reduce reliance on cars.

Eleven percent (11%) of total respondents either somewhat or strongly disagreed with this statement. If respondents had concerns with this statement, they were invited to elaborate on their reasons for disagreement by providing a comment. Respondents provided 360 comments. All comments were reviewed and themed. The most often referred to reasons for disagreement were:

- Perception that adding housing, retail and services wouldn't reduce reliance on cars (families, seniors, those with mobility challenges) / proposed approach is not effective for reducing car use (133 comments).
- Desire to prioritize alternative transportation options to reduce reliance on cars (housing choice not relevant, transit, active transportation) (49 comments).

- Concern that this would degrade neighbourhood character, uniqueness, aesthetics, safety, or overall housing quality (41 comments).
- Respondent doesn't support adding retail and businesses in residential areas (36 comments).
- Good mix of housing choice, retail and business already exists (13 comments).

14. Vancouver should require sustainable construction methods in new buildings and renovation of older buildings.

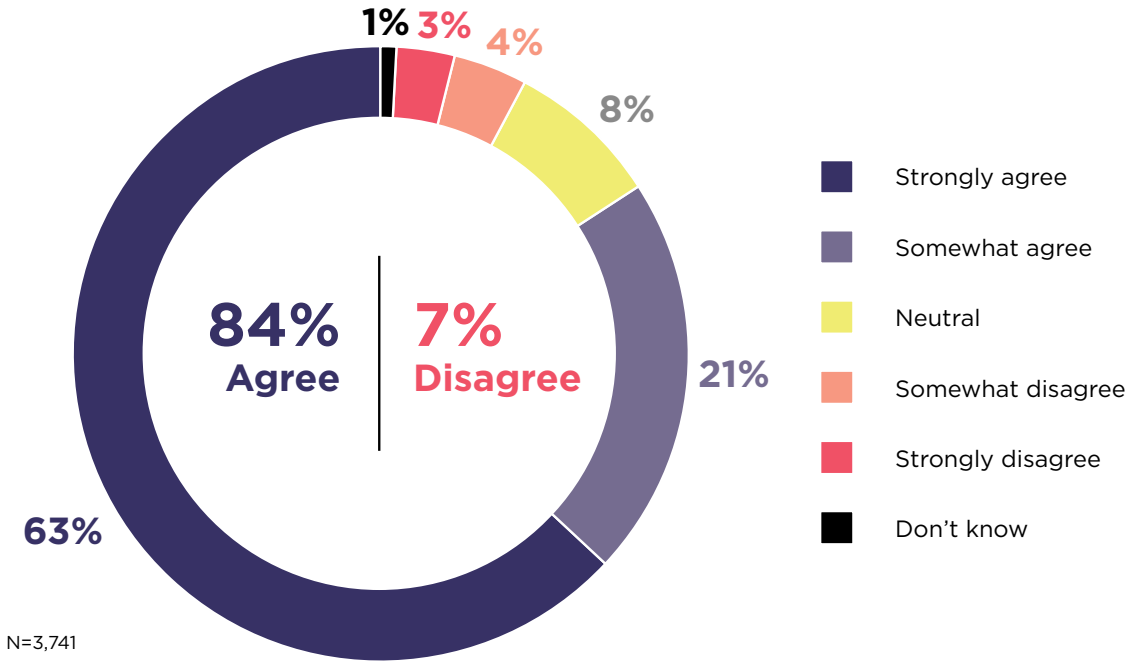


Most (79%) of survey respondents either strongly agreed or somewhat agreed that Vancouver should require sustainable construction methods in new buildings and renovation of older buildings.

Eleven percent (11%) of total respondents either somewhat or strongly disagreed with this statement. If respondents had concerns with this statement, they were invited to elaborate on their reasons for disagreement by providing a comment. Respondents provided 330 comments. All comments were reviewed and themed. The most often referred to reasons for disagreement were:

- Concerns for costs (for builders, cost of housing) (148 comments).
- Suggestion that this could increase regulatory complexity (permitting, reduce housing inventory) (59 comments).
- Respondent doesn't support sustainable construction methods (prefer concrete, wood difficult to source, wood buildings noisy, safety concerns (50 comments).
- Suggestion that this should apply to new builds only (too difficult to retrofit) (40 comments).
- Suggestion that the approach should focus on incentives not requirements (developers choice) (17 comments).

15. Vancouver should limit growth to protect important ecosystems, such as shorelines, floodplains, and sensitive watershed/drainage areas.

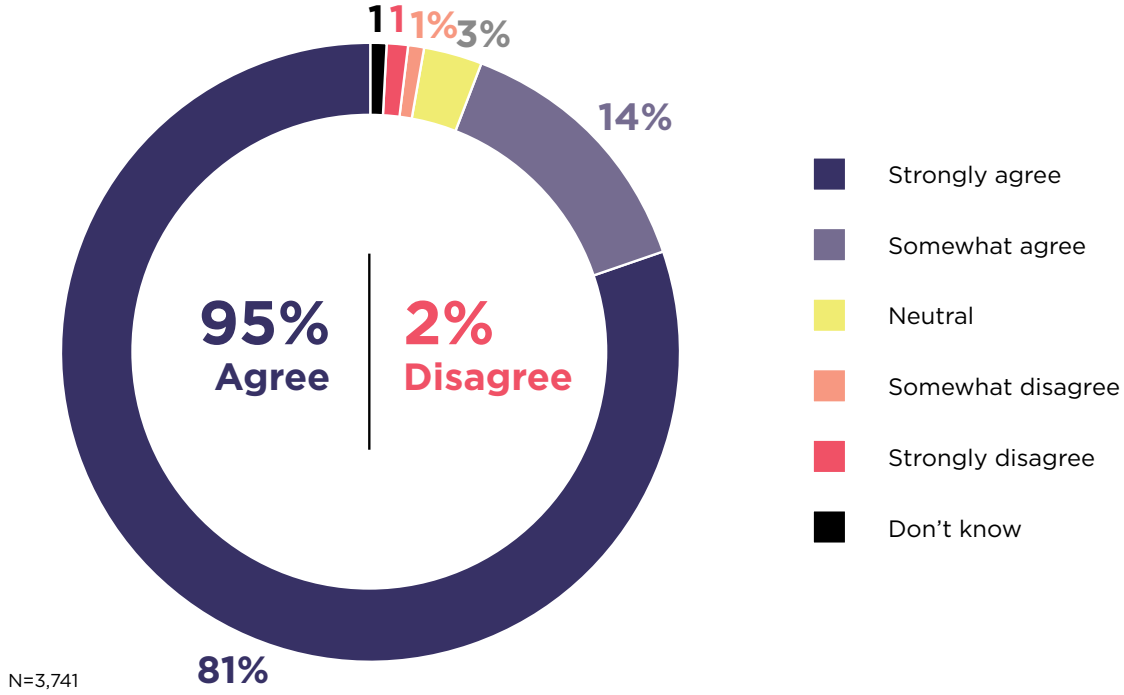


The majority (84%) of survey responses either strongly agreed or somewhat agreed that Vancouver should limit growth to protect important ecosystems, such as shorelines, floodplains, and sensitive watershed/drainage areas.

Seven percent (7%) of total respondents either somewhat or strongly disagreed with this statement. If respondents had concerns with this statement, they were invited to elaborate on their reasons by providing a comment. Respondents provided 216 comments. All comments were reviewed and themed. The most common reasons for disagreement were:

- Suggestion that the City should protect ecosystems without limiting growth (grow through densification, encourage active transportation) (127).
- Perception that limiting growth could worsen the housing crisis (43 comments) or could worsen development sprawl (environmental concerns, economic implications (16 comments).

16. Vancouver should ensure our "grey and green infrastructure" such as streets, sewer and water systems, and urban forests can withstand and adapt to climate change effects (e.g. flooding, heat waves and wind storms).



Respondents were highly supportive of ensuring that Vancouver's "grey and green infrastructure" can withstand and adapt to climate change effects. Over 81% strongly agreed with this premise, while only 2% disagreed.

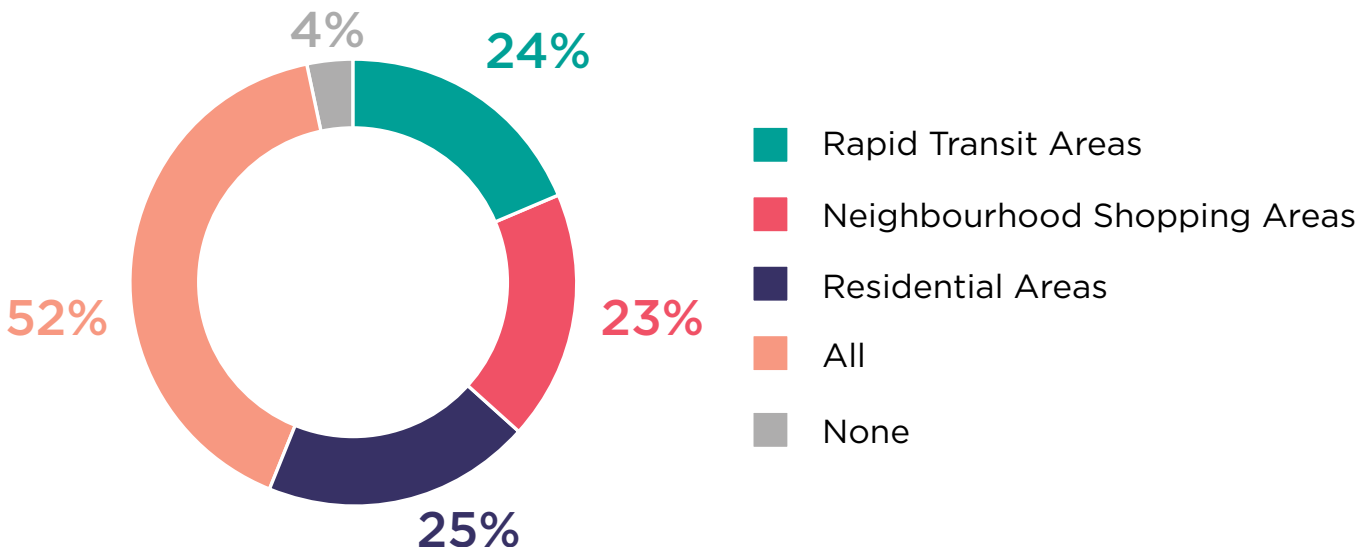
Those that disagreed were invited to elaborate on their reasons for disagreement by providing a comment. Respondents provided 64 comments. All comments were reviewed and themed. The most common reasons for disagreement were:

- Concerns over costs (19 comments).
- Respondent does not support climate related infrastructure changes (doesn't believe in climate change; perception that infrastructure issues are unrelated to climate change; or that infrastructure can already handle climate impacts) (14 comments).

Exploring Areas of Future Change

The Vancouver Plan will build on what we love about the city such as the diversity and unique aspects of neighbourhoods, while responding to pressing issues, and accommodating growth. This next section of the survey explored Three Areas of Change where there are significant opportunities to integrate the Big Ideas and shape the future of the city.

Respondents were asked which of the following areas they would like to answer questions about. About half (52%) selected all, while approximately one quarter of respondents chose to answer questions about individual areas.



N=3,738

Rapid Transit Areas

Rapid Transit Areas refer to neighbourhoods within a 10-minute walk (approximately 800m) of rapid transit stations (such as those found along the Expo, Millennium and Canada lines), and rapid transit corridors (such as Hastings, Broadway, 41st and 49th avenues). Higher-density neighbourhoods are often planned around existing and new rapid transit to encourage easy access to sustainable transportation. Important considerations about growth and development of these areas:

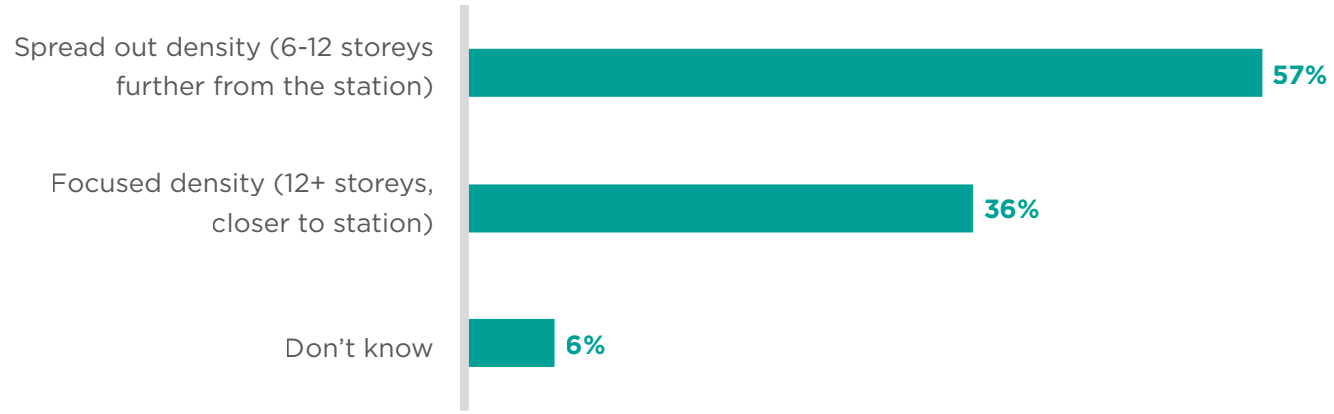
- A common approach to transit-oriented development, particularly in Metro Vancouver, includes concentrated high rise development (12+ storeys) in the immediate vicinity of the station or corridor.
- Related higher density development can more easily provide affordable housing options for people with incomes below $80,000/ year.
- Higher and denser buildings can also provide a means to leverage additional community amenities like public spaces and childcare. These can also be generated through low-and mid-rise developments, though the process can be less economically viable and take more time.

However, there are other considerations as well:

- The introduction of high-rise development can create more abrupt transitions in neighbourhood character.
- The redevelopment of surrounding areas (in particular existing commercial streets) can often trigger changes in local businesses.
- High rise forms are mainly built with concrete which is more carbon-intensive than low-rise wood frame buildings.
- Smaller low-rise buildings (3-6 storeys) and mid-rise buildings (7-12 storeys) can accommodate similar growth to high rises, but require more buildings and more space to do so.
- While smaller projects would be less of an abrupt change, low and mid-rise buildings spread further from the station also means change in neighbourhood character as more existing houses would be replaced with low-rise apartments.

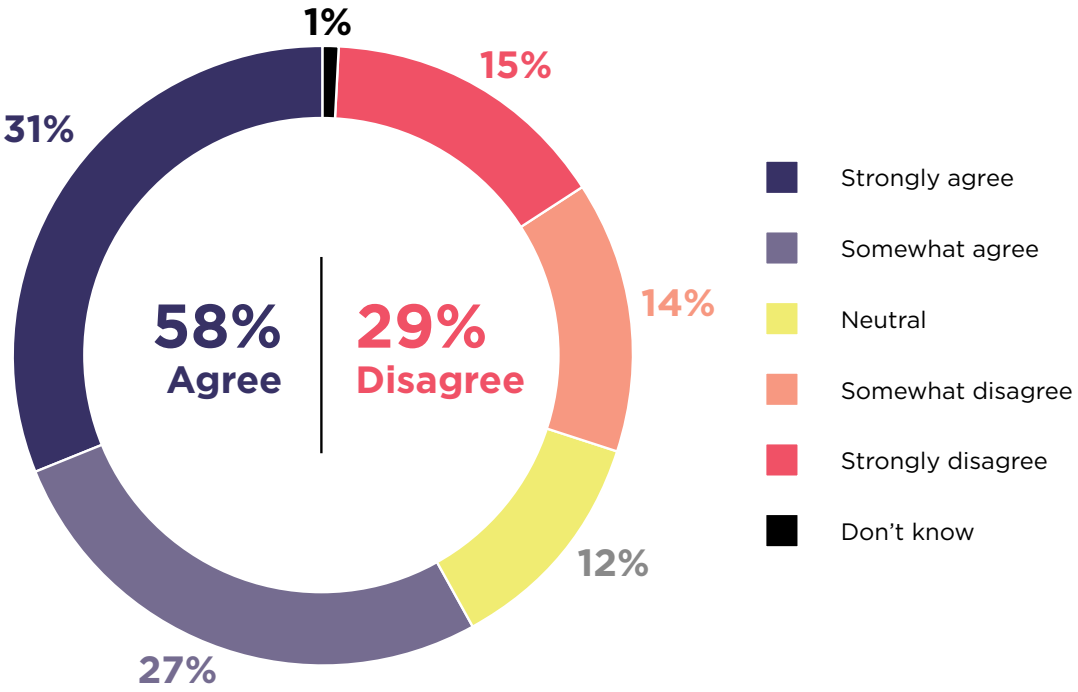
17. Over the next 30 years our rapid transit neighbourhoods will need to evolve. In general, how would you prefer these Rapid Transit Areas grow and change? Which do you prefer?

Over half (57%) of respondents preferred spread out density, whereas just over a third (36%) preferred focused density.



N=2,866

18. Vancouver should keep building heights lower on local shopping streets to protect the area's existing character (e.g., existing businesses).

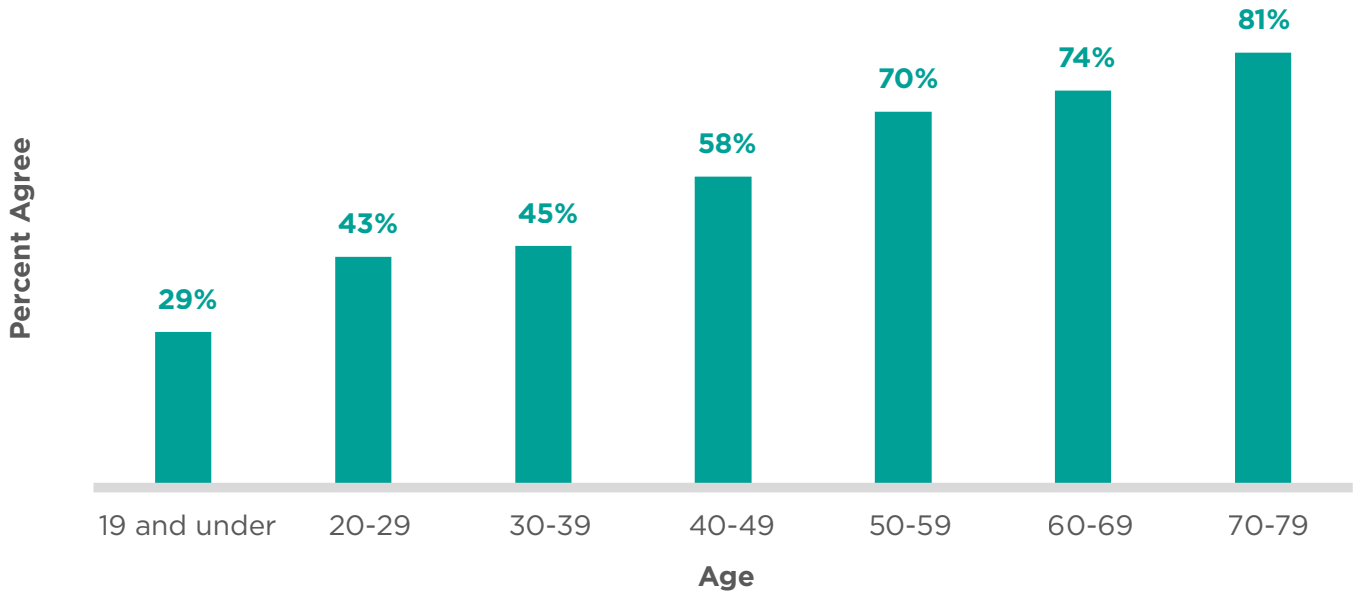


N=2,867

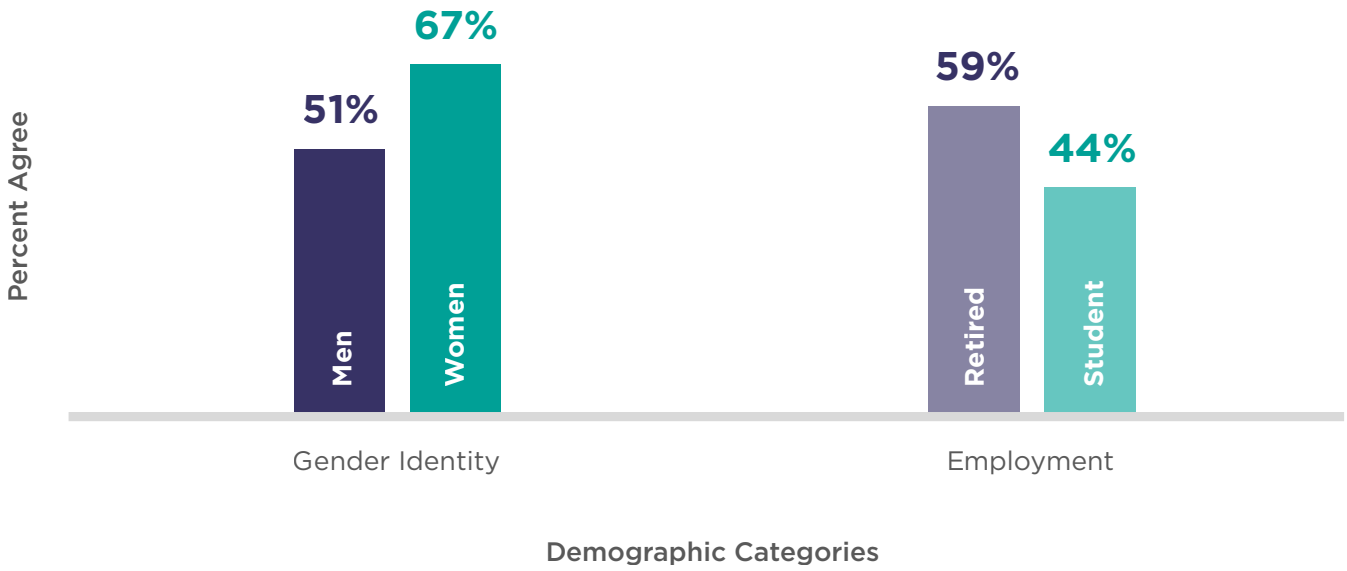
Over 58% of respondents either strongly agreed or somewhat agreed that Vancouver should keep building heights lower on local shopping streets to protect the area's existing character.

Responses differ when the data is sorted by demographics. Graphs 10-11 show differences in overall responses based on age, gender, and whether a respondent identified as being a student or retired.

Graph 10: Percentage of respondents who agreed based on their age



Graph 11: Percentage of respondents who agreed based on their gender and employment status



Twenty nine percent (29%) of total respondents either somewhat or strongly disagreed with this statement. If respondents disagreed, they were invited to elaborate by providing a comment. Respondents provided 741 comments. All comments were reviewed and themed. The most common reasons for disagreement were:

- Support for higher building heights (density) on local shopping streets (desire to prioritize housing over character, desire to improve housing affordability, suggestion that new development supports local businesses) (487 comments).
- A desire to see the City enable a range of development types (good to have mixed urban zoning, support for complete neighbourhoods) (139 comments).
- General support of densify in transit areas (39 comments).
- Support for midrise (≤ 12-storey) buildings on local shopping streets (allows setbacks and bigger sidewalks) (85 comments).

Neighbourhood Shopping Areas

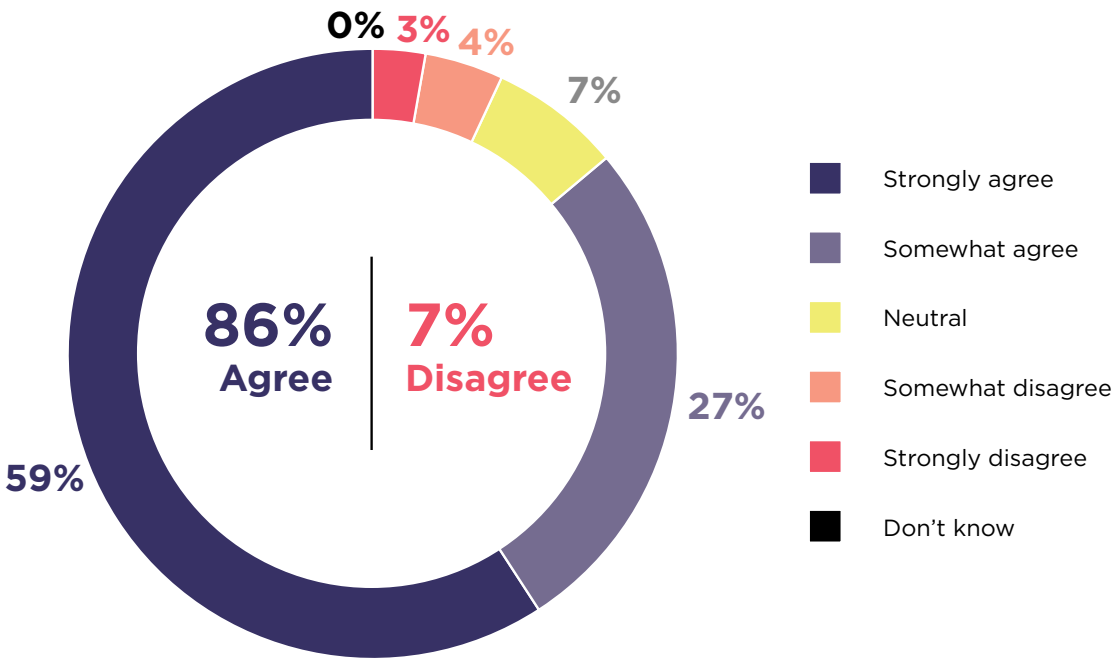
Local shopping areas, high streets, and commercial hubs are the heart of many Vancouver neighbourhoods. Some examples include W. 4th Avenue in Kitsilano or W. 41st Avenue in Kerrisdale. While varied in shape and size, shopping areas offer opportunities to strengthen neighbourhoods by providing easy access to an array of daily and weekly needs and other goods and services. Creating more housing options within a 5-10 minute walk of shopping areas means:

- More people living near shopping areas will expand the customer base of local businesses.
- More walkable neighbourhoods close to shops and services reduces reliance on cars and makes it easier to access daily and weekly needs.
- There are opportunities to deliver more rental and social housing affordable to moderate and low income households off arterials and within neighbourhoods.

However, there are other considerations as well:

- Depending on where development takes place, new buildings may impact existing retail tenants.
- New development may reduce the number of existing trees in low-density areas.
- New development (over six (6) stories) may, for some community members, change the look and feel of the neighbourhood.

19. Vancouver needs more housing options close to shops and services.



N=2,820

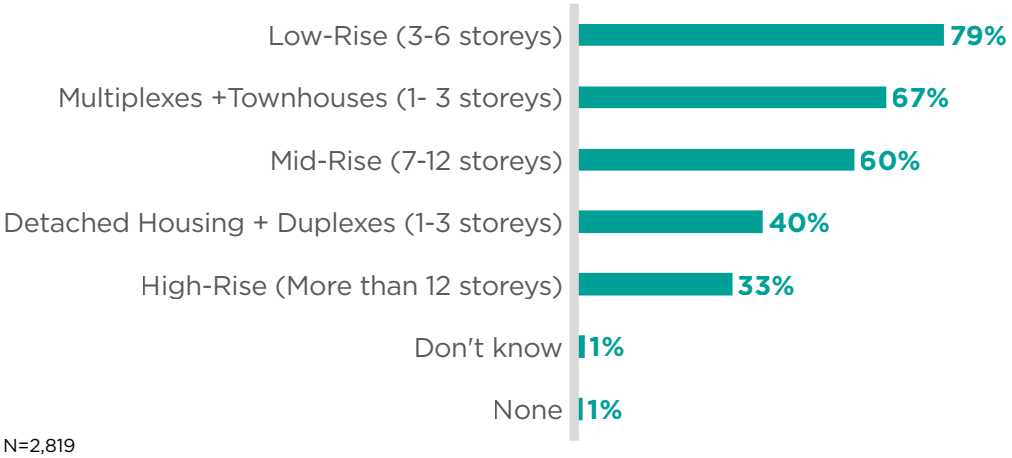
Of those who responded to this question, the majority (86%) either strongly agreed or somewhat agreed that Vancouver needs more housing options close to shops and services.

Seven percent (7%) of total respondents either somewhat or strongly disagreed with this statement. Where respondents disagreed, they were invited to elaborate on their reasons by providing a comment. Respondents provided 153 comments. All comments were reviewed and themed.

The most common reasons for disagreement were:

- Suggestion that the introduction of new housing should be neighbourhood dependent (and/or follow neighbourhood plans) (29 comments).
- Perception that the introduction of new housing will degrade neighbourhood character, uniqueness, aesthetics, safety, or overall housing quality (26 comments).
- Suggestion that the city has enough housing already (25 comments).
- General opposition to high-rise buildings (16 comments).

20. Which housing types would you like to see close to shops and services (if any)?



N=2,819

Respondents were invited to select all that applied. The most preferred types of housing for areas close to shops and services included Low-Rise (79%), Multiplexes and Townhouses (67%), and Mid-Rise (60%).

21. Over the next 30 years our neighbourhood shopping areas will evolve. In general, how would you like to see these areas grow and change?

Survey participants were also invited to provide their perspective on whether or not future growth should be concentrated more tightly around shopping areas (and incorporating the use of higher, denser mid-rise buildings), or more spread-out (and comprised of more low-rise apartments and other forms of housing).



N=2,818

Almost two thirds of respondents (65%) indicated a preference for distributed forms of growth, with more low-rise buildings spread out into neighbourhoods. In contrast, just over a quarter of respondents (28%) preferred focused concentrated growth with higher buildings located closer to shopping areas.

Residential Areas

Low-Density Housing Areas (further from transit stations or rapid transit corridors).

These are neighbourhoods comprised largely of single detached homes and located away from the Rapid Transit Areas and Neighbourhood Shopping Areas described above. These areas have less access to shops and services, meaning that residents are more likely to drive for shopping, services, and work. Making these neighbourhoods more "complete" will require new types of housing, shops, services, and other amenities. Here are some important facts about these areas:

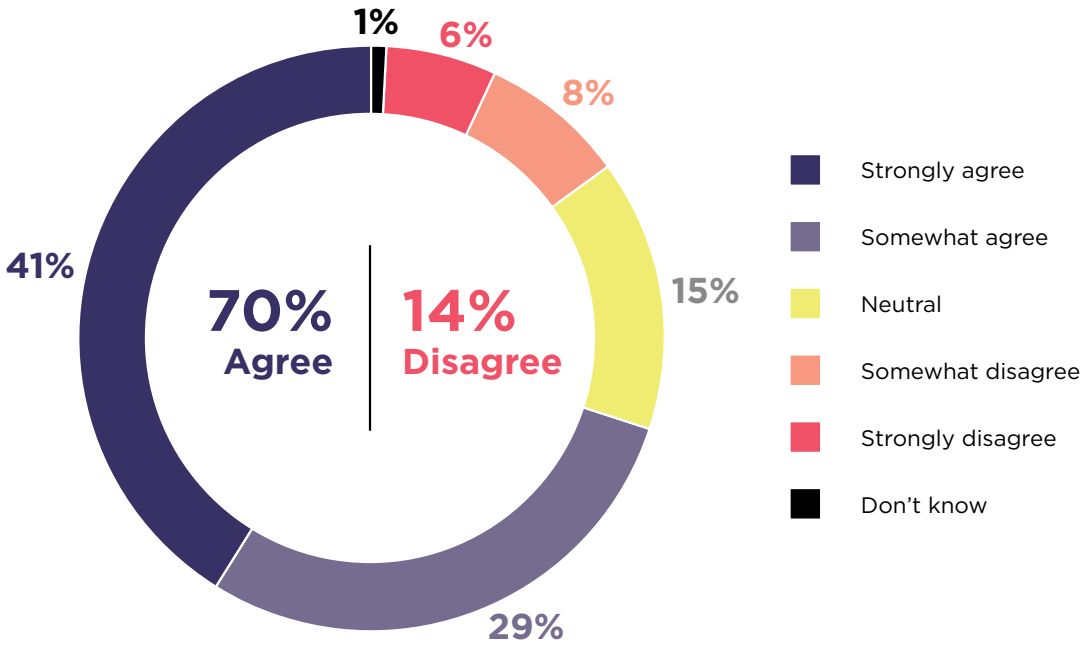
- New housing choices would let more people of different ages, incomes, and family structures live in these neighbourhoods.
- More people would help to create – and sustain – new small-scale neighbourhood shops.
- The addition of more "Missing Middle" housing options (multiplexes, townhomes and low-rise apartments) would likely be more gradual in nature, which can help maintain the overall look and feel of a neighbourhood.
- Low-density housing (such as townhomes and multi-plexes) are typically ownership options (albeit with some secondary rental opportunities). Ownership options like this are out of reach, financially, for many households.
- Many lower-density homes are constructed with low carbon wood construction.
- The introduction of new buildings could reduce open spaces and trees which are important in fighting climate change (including managing rain and summertime heat).







22. We need more shops, services and amenities serving lower-density residential neighbourhoods.



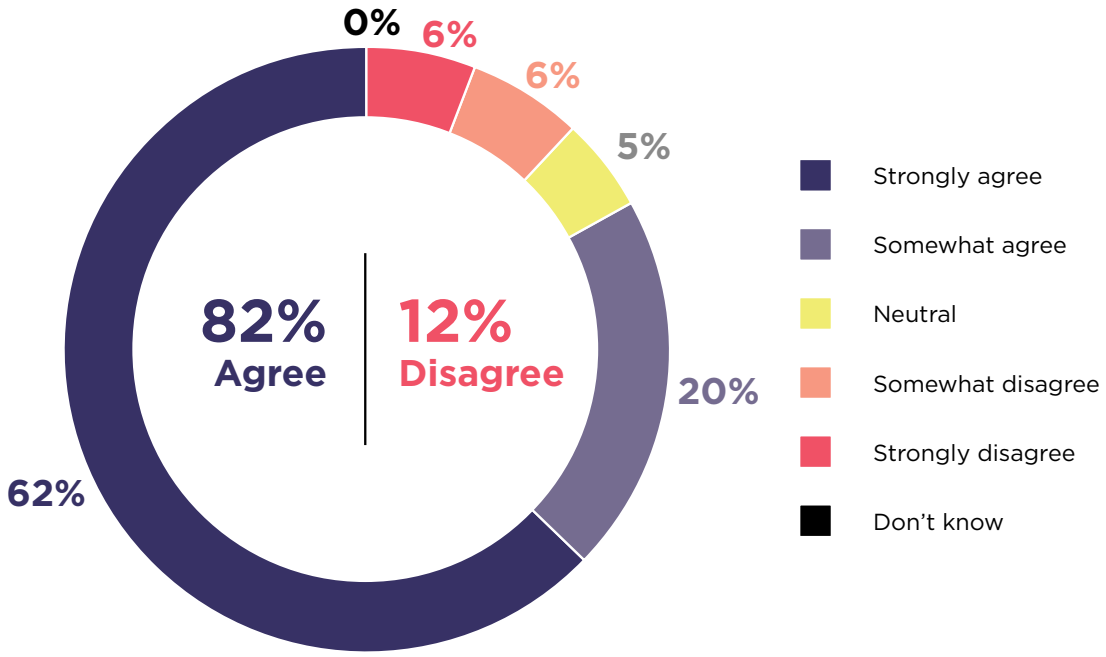
N=2,883

The majority (70%) of those surveyed indicated that they strongly or somewhat agreed with the statement that Vancouver needs more shops, services and amenities serving lower-density residential neighbourhoods.

Fourteen percent (14%) of total respondents either somewhat or strongly disagreed with this statement. If respondents disagreed, they were invited to elaborate on their reasons by providing a comment. Respondents provided 336 comments. All comments were reviewed and themed. The most common reasons for disagreement were:

- Suggestion that more services in lower-density areas are not needed (these areas have sufficient services now) (127 comments).
- That there should be an increase in the housing density of lower-density residential neighbourhoods (including "Missing Middle" housing) first before adding shops, services or amenities (65 comments).
- Perception that the addition of more shops, services, and amenities will degrade neighbourhood character, uniqueness, aesthetics, safety, or overall housing quality (52 comments).
- Concerns that shops in low-density areas will not be financially viable (44 comments).
- Desire to see the City prioritize public transportation over shops and services (26 comments).

23. Vancouver needs more housing choices within its lower-density residential neighbourhoods.



N=2,883

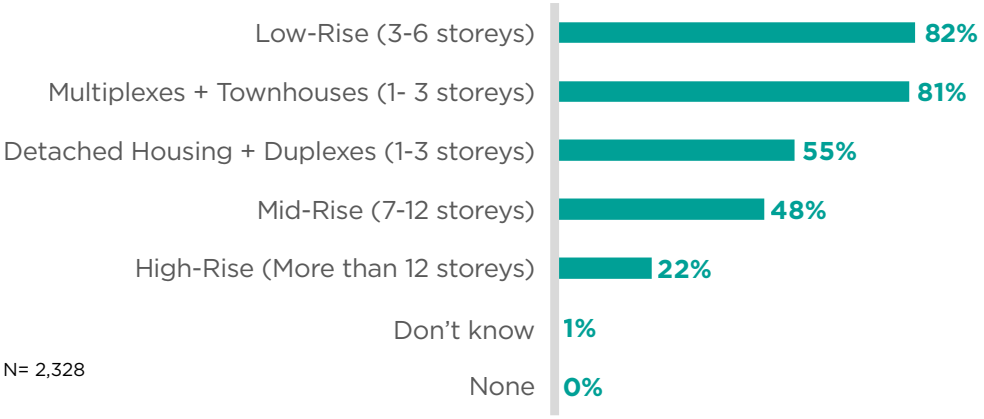
Most (82%) of survey respondents either strongly or somewhat agreed that Vancouver needs more housing choices within its lower-density residential neighbourhoods.

Twelve percent (12%) of total respondents either somewhat or strongly disagreed with this statement. If respondents disagreed they were invited to elaborate on their reasons for disagreement by providing a comment. Respondents provided 301 comments. All comments were reviewed and themed. The most common reasons for disagreement were:

- Perception that adding housing options will degrade neighbourhood character, uniqueness, aesthetics, safety, or overall housing quality (119 comments).
- Suggestion that the addition of new housing options should be neighbourhood dependent (i.e., added only where it makes sense) (71 comments).
- Respondent support for low-rise to mid-rise choices only (townhouses, multiplex, laneway houses, 3-6 stories) (28 comments).
- Desire to see the City densify near transit and arterials, not in residential areas (25 comments).
- Suggestion that the City should focus on affordable housing (25 comments).
- Concerns that new housing will require more services (infrastructure, amenities) (11 comments).
- Concerns that new housing will reduce trees and green space (10 comments).

Participants who agreed with the idea of having more housing choices in lower-density residential neighbourhoods were invited to answer an additional question related to the types of buildings they preferred.

24. Which types of housing options, if any, do you think are acceptable in these neighbourhoods?



N= 2,328

Respondents were invited to select all that applied. The housing options that respondents preferred the most for residential areas are Low-Rise (3-6 storeys) (82%), Multiplexes and Townhouses (81%), and Detached Housing and Duplexes (55%).

Other Feedback for the Vancouver Plan

As a final question, survey respondents were asked:

25. Do you have any other comments about the emerging directions for Vancouver Plan?

In total, this question received 1,956 comments. All comments were reviewed and themed. Based on the responses, the most prevalent themes and suggestions included:

- Increase density/housing inventory throughout the city (end housing crisis/ address unaffordability, densify low-density areas, improve housing policies and zoning regulations, speed up development permit process) (301 comments).
- Allow a range of housing in all neighbourhoods (low-income housing, duplexes, secondary suites, low-rise, mid-rise, "Missing Middle") (296 comments).
- Ensure liveable neighbourhoods that foster social connections (access to range of services, amenities, transit, green spaces, schools) (174 comments).
- Prioritize the environment/climate action (green spaces, reduce vehicle use, lower carbon emissions, use sustainable building materials) (153 comments).
- Improve active transportation/invest in traffic calming measures (74 comments).
- Improve/invest in transit (62 comments).
- Ensure adequate infrastructure and services to support growth (improve existing road network, provide parking, address traffic congestion) (59 comments).
- Do not allow high rises or greater density especially in low-density/single detached neighbourhoods (57 comments).
- Support local/small business economy and invest in job creation (57 comments).
- Address homelessness/addiction (more social housing, improve community safety, develop better social policy and programs) (50 comments).
- Maintain neighbourhood character/aesthetics (47 comments).
- Limit growth (concern that there are inadequate services to support growth) (41 comments).
- Eliminate speculation buying (speculation tax, vacant investment homes) (26 comments).
- Prioritize providing more housing over maintaining neighbourhood character (22 comments).



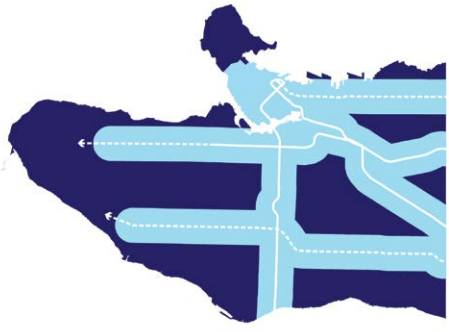
3.2 Neighbourhood Workshops

As part of the Phase 3 Engagement process, a series of Neighbourhood Workshops were delivered. The sessions allowed information sharing and dialogue related to Vancouver Plan emerging directions. Discussion focused on the Three Big Ideas, opportunities for growth in the three (3) identified Areas of Change, and consideration of what potential changes would mean for different neighbourhoods across the city. While based on similar questions as found in the survey, the workshop was designed to enable deeper conversation around the various sentiments held by community members – i.e., not just 'what' type of approach to growth and change was preferred, by also 'why'.

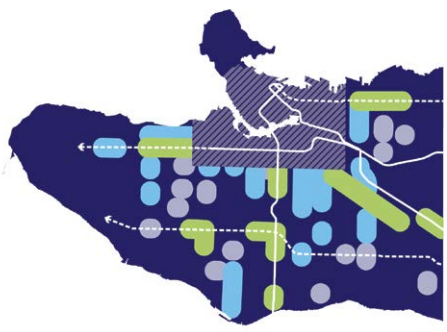
Due to the COVID-19 pandemic, all 14 of the Neighbourhood Area Workshops were held virtually through the Zoom Meetings platform. Workshops were open to any member of the public who wanted to participate in more intimate discussions regarding the future of Vancouver.

Workshop Input

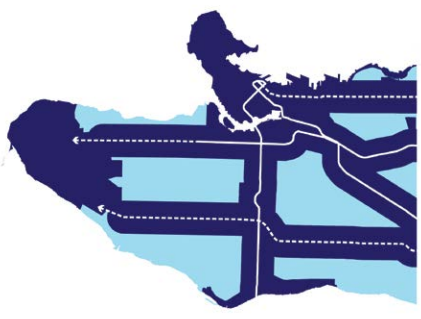
Each workshop was 90 minutes and included a 20-minute presentation on the Vancouver Plan, a 45-minute breakout room discussion, and an optional 15-minute question and answer session hosted by City staff. Sessions featured a mix of activities, large-group polling, and focused small-group discussions on the three (3) key Areas of Change.



Rapid Transit Areas



Neighbourhood Shopping Areas



Residential Areas

For the latter activity, workshop participants were randomly assigned to a small group. Each group was assigned one (1) "Area of Change" as a starting point for their conversation and invited to reflect on two (2) to three (3) related questions. If groups completed these questions, they were invited to share their thoughts on questions associated with another Area of Change.

Workshop Polling

Workshop Participants were provided with a link to a Slido poll at the beginning of the workshop that asked:

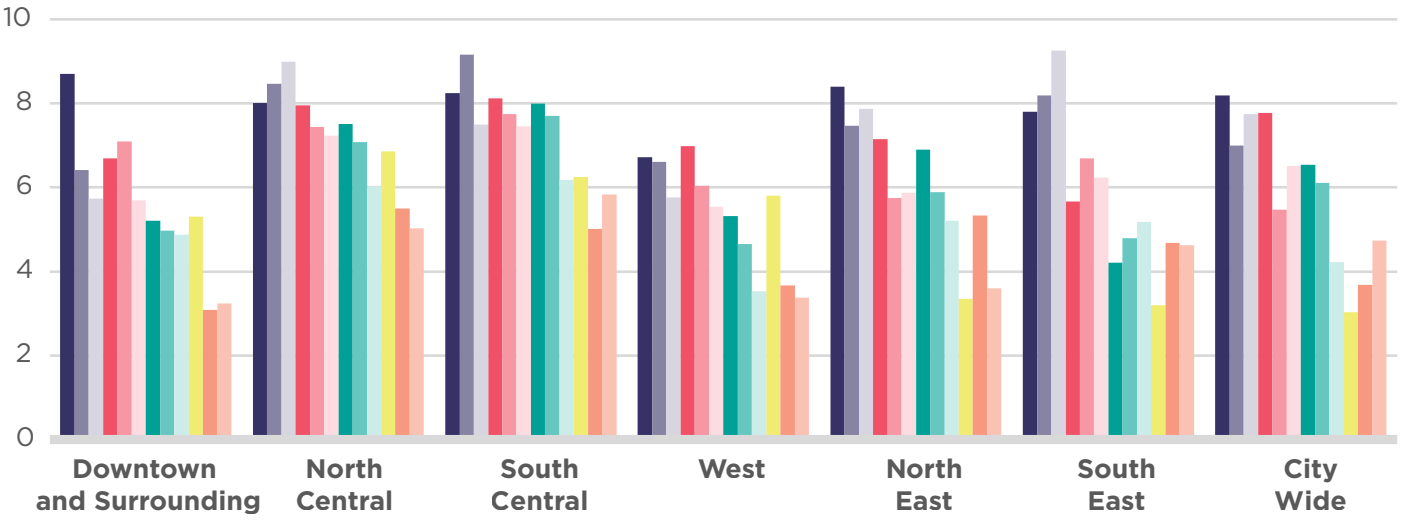
"Thinking about how Vancouver might grow and change over the next 30 years, which of the following are most important to you?" [11]

Each attendee was able to rank 12 options in order of preference. Input from all 14 workshops was compiled and the results are presented in the list below from one (1) (most preferred option overall) to 12 (least preferred option overall). It is important to note that each of the items listed remains an area focus for the City of Vancouver; however, this question provides a means to see the planning issues that were top-priority for workshop attendees.

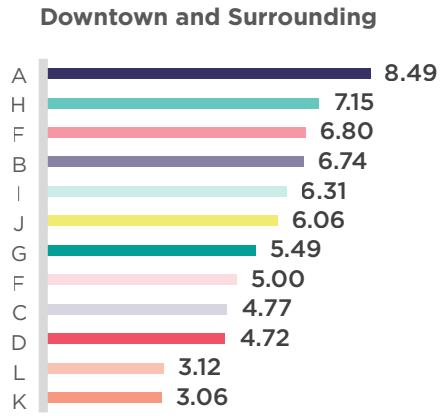
1. Create "people-oriented" streets where it's easy to walk, bike, and roll to get around
2. Add affordable rental choices in neighbourhoods all across the city
3. Add "Missing Middle" housing options in neighbourhoods
4. Protect ecosystems and biodiversity
5. Enable access to nature and public open spaces
6. Provide for shops and services close to more neighbourhoods
7. Reduce Vancouver's carbon footprint
8. Protect small, locally owned business
9. Provide for social, cultural, non-profit and arts spaces close to more neighbourhoods
10. Retain neighbourhood character and identity
11. Provide for childcare close to more neighbourhoods
12. Preserve and create new job spaces

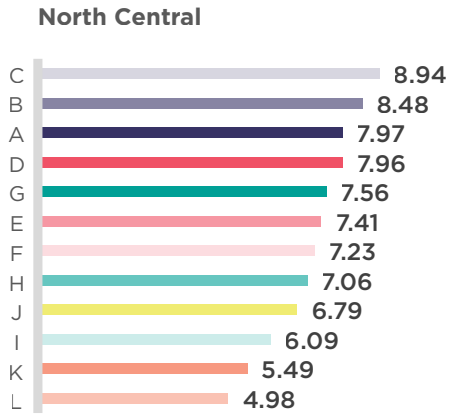
11 This exercise utilized Question one from the survey.

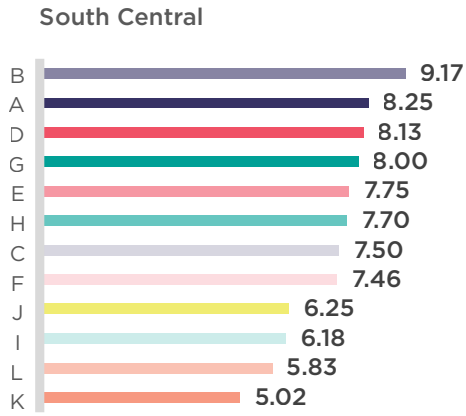
Below are the results displayed by neighbourhood:



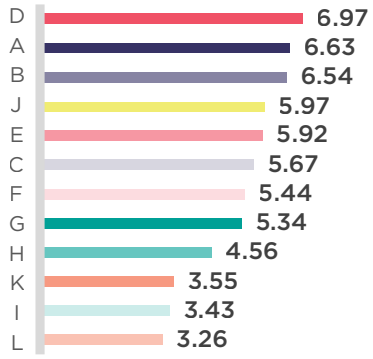
A Create "people-oriented" streets
B Add affordable rental choices
C "Add Missing Middle" housing options
D Protect ecosystems and biodiversity
E Enable access to nature and public open spaces
F Provide for shops and services close to neighbourhoods
G Reduce Vancouver's Carbon Footprint
H Protect small, locally-owned business
I Provide for social, cultural, non-profit and arts spaces close to more neighbourhoods
J Retain neighbourhood character and identity
K Provide for childcare close to more neighbourhoods
L Preserve and create new job spaces



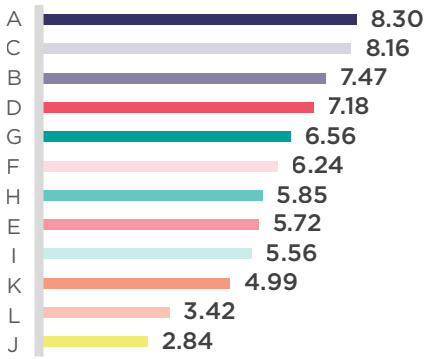




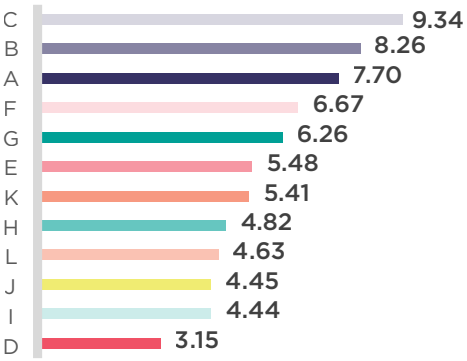
West



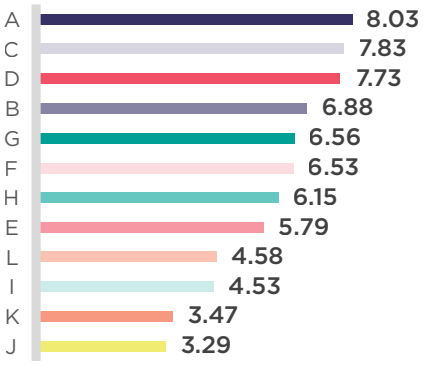
North East



South East

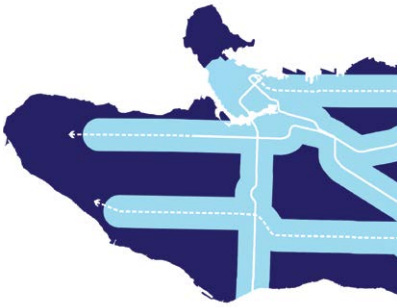


City Wide



A Create “people-oriented” streets
B Add affordable rental choices
C “Add Missing Middle” housing options
D Protect ecosystems and biodiversity
E Enable access to nature and public open spaces
F Provide for shops and services close to neighbourhoods
G Reduce Vancouver’s Carbon Footprint
H Protect small, locally-owned business
I Provide for social, cultural, non-profit and arts spaces close to more neighbourhoods
J Retain neighbourhood character and identity
K Provide for childcare close to more neighbourhoods
L Preserve and create new job spaces

What We Heard about Growth in Rapid Transit Areas



Q1: "Over the next 30 years our rapid transit areas will need to evolve. Generally speaking, how would you prefer these areas grow and change across the City? Why?" [12]

Overall, participants in the fourteen (14) workshops provided 268 comments in response to the above question. All comments were reviewed and themed.

1. **Support for Spread-out Density (lower/mid rise residential)**
   Seventy-nine (79) participants highlighted several benefits to spread out density which include less congestion (and associated health benefits), greater community connectivity among neighbours, a safer and more welcoming pedestrian experience, and the opportunity to build with more variety. However, many who indicated their preference for spread out density were also opposed to generic urban sprawl and highlighted the need to simultaneously prioritize walkability.

2. **Support for a Transitional Approach (focused density at transit stations with spread out density further out)**
   Forty-three (43) comments emphasized the benefits of focusing density near transit stations but also building less densely in the surrounding neighbourhoods. This would capitalize on the benefits of some higher-density development in the immediate vicinity of the station, but also creating more choices (and other amenities) in the surrounding vicinity. Many proponents of this approach also suggested that it could also help to retain neighbourhood character.

3. **Support for Focused Density**
   Forty-three (43) attendees were supportive of more focused density, concentrating higher buildings closer to the station, and limiting the nature of growth and change outside of the station area. Proponents of this approach cited the opportunity for more affordable housing options, convenience, lowered commuting times (and need for personal vehicles), the preservation of surrounding ecosystems, and creating more spaces for small businesses to thrive.



Waterfront Station

12 The first two discussion questions for Rapid Transit Areas were based on question 17 of the survey.

Table 4 below shows the main preferred growth options (themes) that emerged from all comments (options that were identified five (5) or more times). These main themes are presented as overall results (Grand Total) as well as the number of times they were identified by neighbourhood. Where there were additional reasons provided for identifying a theme, these are shown in brackets.

Table 4: Summary of Main Themes for Question 1

Themes	Downtown	North Central	South Central	West	North East	South East	City wide	Grand Total
Support for spread out density (lower/mid rise residential)	11	10	4	13	20	9	12	79
Support for a transitional approach (some focused density at stations but with density spread further out)	6	12	1	6	13	3	2	43
Support for focused density	6	5	2	9	8	4	9	43
Ensure livability (walkability, diversity of housing, foster social interactions, provide more open space and reduced crime)	5	11	2	6	8	–	4	36
"Missing Middle" (more rental housing, increased affordability)	–	9	7	–	8	1	1	26
Growth near amenities	1	3	–	5	6	–	5	20
Improve transit	5	1	–	2	5	–	–	13

Q2: "How would you prefer these areas to grow and change in this part of the city? (i.e. in the area covered by the engagement district) Why? What are the implications?"

Overall, participants in the fourteen (14) workshops provided **235 comments** in response to this question. All comments were reviewed and themed. The top three (3) preferences are shown below along with a summary of why participants identified this preference.

1. **Complete Neighbourhoods**
   Thirty-five (35) participants commented on the importance of designing complete neighbourhoods that provide easy access to much needed amenities, foster safety, and support the needs of seniors and children. Many highlighted the roles of complete neighbourhoods in fostering a sense of inclusion and belonging for people of all ages and abilities.

"Missing Middle" Housing

Thirty-two (32) comments highlighted the need for affordable "Missing Middle" housing options for community members. Suggestions included: Co-ops, family-sized apartments, strata, townhomes, basement suites, laneway housing, below-market rentals, and public housing. Several comments highlighted the need to approach "Missing Middle" development from an equity lens. While not related to "Missing Middle", some groups also discussed the role of detached housing, including basement suites and laneway housing.

2. **Connecting Density and Transit**
   Twenty-nine (29) attendees discussed how density and transit should be planned in conjunction to ensure that there is sufficient capacity in the transit system, and that the transit system, as a whole, is reliable, convenient, and connects to all areas of Vancouver. Several comments also highlighted how thoughtful development around transit centres supports ridership and creates more connected communities.

Table 5 below shows the 13 main themes that emerged from the analysis. Where there are additional reasons provided, these are shown in brackets. The table also shows themes that appear five (5) or more times in the overall comments (Grand Total) as well as the frequency of these themes per neighbourhood.

Table 5: Summary of Main Themes for Question 2

Themes	Downtown	North Central	South Central	West	North East	South East	City Wide	Grand Total
Complete neighbourhood (increase livability, support social interaction)	-	7	4	4	6	13	1	35
"Missing Middle" (increase rental housing, increase affordability)	1	4	4	13	8	-	2	32
Connect density and transit	5	2	4	3	9	1	5	29
Support local businesses	-	4	5	9	3	5	1	27
Need amenities (including infrastructure) to support growth	-	3	2	3	8	2	6	24
Diversity of housing (to better accommodate families)	-	2	10	3	-	2	4	21
Walkability / pedestrian safety	-	5	5	-		5	-	15
Improve transit / active transportation	8	-	-	-	-	2	2	12
Spread out density	-	1	5	4	1	-	-	11
Preserve history / character	-		3	4	1		-	8
Increase health by moving density off arterials	-	-	-	-	5	2	-	7
Transitional density	-	2	2	1	1		-	6
Community safety (reduce homelessness)	3	2	-	-	-	-	-	5

Q3: "Are there particular features (shops, services, amenities, etc.) that could help make these areas more successful? If yes, what are they? Note: Amenities could include things like parks, plazas, green spaces, community centres, libraries, etc."

Overall, participants in the fourteen (14) workshops provided 298 comments in response to this question. All comments were reviewed and themed. The top three (3) preferences are shown below.

The top three (3) features that were mentioned to help make rapid transit areas more successful include:

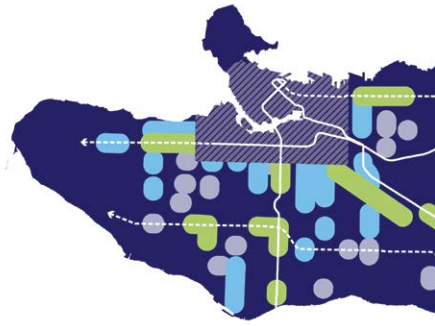
1. **Parks, plazas and other open spaces** – greenery, public waterways, mixed use plazas, sports fields.
2. **Social gathering spaces** – neighbourhood events, courtyards, community room rentals, covered outdoor spaces.
3. **Small businesses** – mom and pop businesses, local shops. (Note that related services – such as restaurants, cafés and grocery stores – are also referenced elsewhere on the list).

Table 6 below shows the 16 main themes that emerged from the analysis (received more than five (5) similar comments). The table also shows frequency in which each theme appears in the overall comments (Grand Total) as well as the frequency of these themes per neighbourhood.

Table 6: Summary of Main Themes for Question 3

Themes	Downtown	North Central	South Central	West	North East	South East	City Wide	Grand Total
Parks, plazas and other open spaces	3	7	6	8	14	10	7	55
Social gathering spaces	4	4	2	6	11	4	3	34
Small businesses	2	6	4	12	3	1	2	30
Active transportation infrastructure	3	2	8	3	4	2	2	24
General shops and services	1	1	2	1	6	7	-	18
Streets for pedestrians	3	3	1	-	3	2	4	16
Housing diversity and affordability	-	11	1	-	1		1	14
Recreation centres	1	1	1		2	4	-	12
Restaurants, patios, and cafes	-	-	-	1	5	4	1	11
Child care	1	2	1	2	2	-	1	9
Grocery stores	2	-	-	-	3	3	1	9
Urban design	-	1	-	-	2	-	6	9
Library	2	-	1	1	1	1	1	7
Community gardens	-	-	5	-	1		-	6
EV charging stations	-	-	1	3	-	2	-	6
Public washrooms	-	2	-	2	1	-	1	6

What We Heard about Growth in Neighbourhood Shopping Areas



Q1: "Over the next 30 years our neighbourhood shopping areas will evolve. Generally speaking, how would you prefer these areas grow and change across the City? Why?"[14]

Overall, participants in the fourteen (14) workshops provided **348 comments** in response to this question. All comments were reviewed and themed. The top three (3) preferences are shown below along with a summary of why participants identified this preference. **Overall, participants showed a greater inclination towards more low-rise, spread-out density in the vicinity of neighbourhood shopping areas**. There was also interest in introducing a greater mix of uses (residential and commercial) into the areas around existing shopping nodes.

1. **Support for Low-Rise, Spread-out Density**
   Eighty-seven (87) attendees were supportive of spread-out, low-rise density as this type of development facilitates a greater sense of community, protects views and sightlines, maintains neighbourhood character, but still facilitates ground-level commercial opportunities. Based on the input received (see table 7), workshop participants indicated over twice the level of interest in spread-out density vs focused density.
2. **Support for Mixed Density**
   Seventy-seven (77) comments highlighted the opportunities for mixed density. Ideas that were discussed included, building higher density on commercial corridors but keeping surrounding areas less dense, or supporting mixed use developments deeper into neighbourhoods.
3. **Local Businesses**
   Sixty-four (64) attendees discussed the need to support local businesses within neighbourhood shopping areas by controlling commercial rents, including more storefronts in newer developments, and prioritizing local vendors. Several attendees noted the disappearance of smaller, locally owned businesses and restaurants in areas such as Broadway, Dunbar-Southlands, Cambie, among others.



Trout Lake Farmers Market

14 The first two small group discussion topics were based on Question 21 of the survey.

Table 7 below shows the eight (8) main themes that emerged from the analysis. Where there are additional reasons provided, these are shown in brackets. The table also shows themes that appear five (5) or more times in the overall comments (Grand Total) as well as the frequency of these themes per neighbourhood.

Table 7: Summary of Main Themes for Question 1

Themes	Downtown	North Central	South Central	West	North East	South East	City Wide	Grand Total
Support for lower rise spread out density	20	26	-	20	13	7	11	97
Support for mixed density	5	9	4	17	17	7	18	77
Support local businesses (mix of shops and services near housing and transit)	7	21	2	14	8	8	4	64
Focused higher density (more affordable, walkable, supports transit, create social spaces)	9	9	-	11	5	3	4	41
Affordability	1	4	-	8	3	7	5	28
Improved accessibility between housing and shops/services – transit, walkability, active transportation	5	1	-	8	4	8	2	28
Walkability	-	1	-	1	-	-	3	5

Q2: "How would you prefer these areas to grow and change in this part of the city? Why? What are the implications?'

Overall, participants in the fourteen (14) workshops provided **152 comments** in response to this question. All comments were reviewed and themed. The top three (3) preferences are shown below along with a summary of why participants identified this preference.

1. **Support for Low and Medium-Density Development**
   Twenty-five (25) attendees discussed how lower rise development (≤ 6-storeys) creates a greater sense of community and supports local shops instead of only attracting large chain stores. Several participants noted the opportunity for low- and medium-density building forms around parks and greenspaces so that more residents can enjoy these areas. Twenty-two (22) comments highlighted a greater need for more affordable housing options off of arterials. Additionally, some mentioned the need to limit displacement for new development.

2. **Ensuring Denser Housing Options are located with Easy Access to Near Transit and Commercial Arteries**
   Twenty-three (23) participants commented that the densification of transit and commercial areas reduces car dependence, especially if growth is targeted around Sky-Train infrastructure. By growing the transit system, Vancouver can better connect housing developments to shopping centres such as Granville Island, Main Street, or Commercial.
3. **Improve Active Transportation Infrastructure**
   Twenty (20) attendees highlighted the need to prioritize safety and comfort for cyclists, pedestrians, and other active transportation users as part of growth and change in neighbourhood shopping areas.

Table 8 below shows the seven (7) main themes that emerged from the analysis. Where there are additional reasons provided, these are shown in brackets. The table also shows themes that appear five (5) or more times in the overall comments (Grand Total) as well as the frequency of these themes per neighbourhood.

Table 8: Summary of Main Themes for Question 2

Themes	Downtown	North Central	South Central	West	North East	South East	City Wide	Grand Total
Support for low rise development and "Missing Middle" housing options	10	13	3	9	6	-	6	47
Density near transit and commercial arteries (amenities, infill development)	2	7	2	4	1	1	5	23
Improve active transportation infrastructure (especially walkability)	8	2	-	2	-	4	4	20
Investment in community spaces and amenities	1	-	-	3	4	-	3	11
Growth and amenities in areas	-	1	1	3	-	-	6	11
Support local businesses	-	-	-	4	-	-	2	6

Q3: "Are there particular features (shops, services, amenities, etc.) that could help make these areas more successful? If yes, what are they?[15]

Overall, participants in the fourteen (14) workshops provided **161 comments** in response to this question. All comments were reviewed and themed. The top three (3) preferences that were mentioned to help make neighbourhood shopping areas to be more successful include:

- **Businesses –** grocery stores, hardware stores, cafes, restaurants, small businesses.
- **Community Spaces and gathering places –** libraries, community centres, accessible spaces.
- **Public Spaces and Public Realm–** patios, covered/weather protected outdoor spaces, plazas.

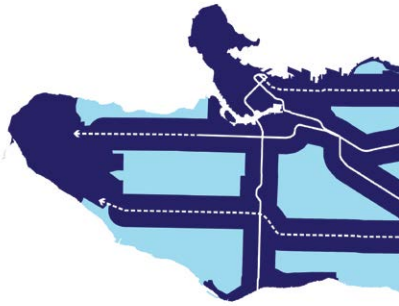
Table 9 below shows the nine (9) main themes that emerged from the analysis. Where there are additional reasons provided, these are shown in brackets. The table also shows themes that appear five (5) or more times in the overall comments (Grand Total) as well as the frequency of these themes per neighbourhood.

Table 9: Summary of Main Themes for Question 3

Themes	Downtown	North Central	South Central	West	North East	South East	City Wide	Grand Total
Local business	7	10	2	10	13	9	2	53
Community spaces/ gathering spaces	15	5	2	7	4	3	9	28
Public spaces and public realm	4	2	-	9	-	4	3	22
Outdoor amenities (greenspaces, access to nature)	4	2	1	1	1	-	3	12
Traffic calming	-	6	-	-	-	-	-	6
Arts and culture (flexible art spaces, performance spaces)	1	1	-	4	-	-	-	6
Mixed-use development (residential, commercial)	3	-	-	2	-	-	-	5
Green initiatives	-	-	1	2	-	-	2	5

15 This workshop discussion topic was adapted from survey question 8.

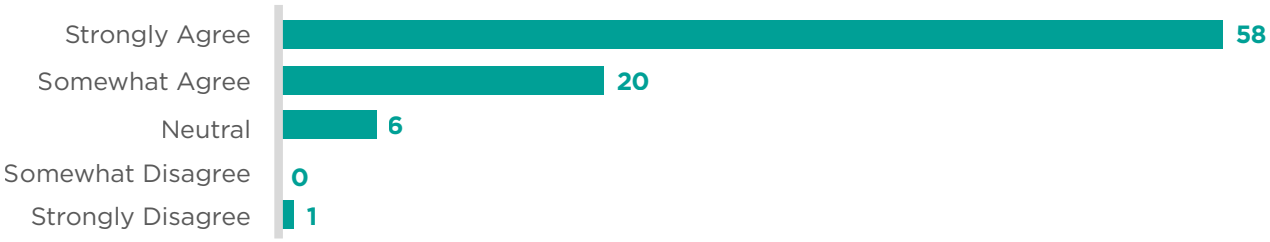
What We Heard About Growth in Residential Areas



Participants focusing on the Residential Areas were presented with the question below.

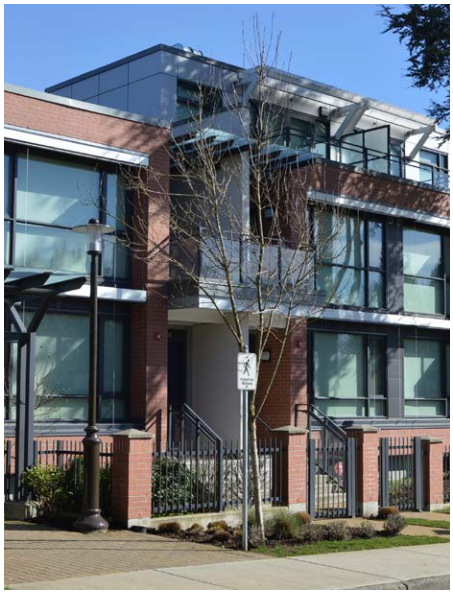
Participants had the opportunity to put a check mark on a five-point rating scale to indicate their level of agreement (from strongly agree to strongly disagree). Of those participating in the discussion, 85 chose to answer the question specifically, while most groups chose to provide more general comments. Where a direct answer was recorded, the majority of respondents agreed with the statement, as indicated below.

Q1: "Vancouver needs more housing choices within its lower-density residential neighbourhoods (across the city). To what extent do you agree or disagree with this statement? Why?" [16]



Overall, participants in the fourteen (14) workshops provided **302 comments** in response to this question. All comments were reviewed and themed. The top three (3) preferences are shown below along with a summary of why participants identified this preference.

1. **Diverse Housing Options**
   Approximately 136 attendees indicated support, through their comments, for the idea of having a greater degree of housing choice available in low-density residential areas. Many discussed a diversity of housing options are important for different populations who are in different stages of their lives.
2. **Celebrate Neighbourhood Character**
   Fifty-one (51) participants commented on how the city should highlight and support the things that make each neighbourhood unique – i.e. by working to preserve the community feel, natural features, and history of each area. Several attendees felt that heritage buildings and character homes should be retained.
3. **Balanced Density**
   Forty-seven (47) participants discussed how there should be a balanced and equitable approach to density throughout the city, where each neighbourhood should have an appropriate mix of well-planned density.



16 This workshop discussion was based on survey question 24.

Table 10 below shows the five (5) main themes that emerged from the analysis. The table shows themes that appear five (5) or more times in the overall comments (Grand Total) as well as the frequency of these themes per neighbourhood.

Table 10: Summary of Main Themes for Question 1

Themes	Downtown	North Central	South Central	West	North East	South East	City Wide	Grand Total
Diverse housing options	21	32	3	33	22	12	13	136
Celebrate neighbourhood character	6	17	5	9	8	3	3	51
Balanced density	6	15	3	9	7	6	1	47
Affordable housing	6	11	4	12	5	4	5	47
Concentrated density	2	9	1	7	1	-	1	21

Q2: "What types of housing, if any, do you think are acceptable in these areas? Where should these types of housing be located? Why?" [17]

Overall, participants in the fourteen (14) workshops provided **259 comments** in response to this question. All comments were reviewed and themed. The housing types that received the most support include:

- **Mixed housing** (a balance of low-rise, mid-rise, and high-rise building types)
- **Low to mid-rise housing** (a balance of only low and mid-rise)
- **Different types of affordable housing options** (below market options, co-op housing, basement suites, etc.)

Table 11 below shows the six (6) main themes that emerged from the analysis. Where there are additional reasons provided, these are shown in brackets. The table also shows themes that appear five (5) or more times in the overall comments (Grand Total) as well as the frequency of these themes per neighbourhood.

Table 11: Summary of Main Themes for Question 2

Themes	Downtown	North Central	South Central	West	North East	South East	City Wide	Grand Total
Mixed (low/mid/high)	18	21	9	21	13	20	7	108
Mixed (low/mid)	5	13	5	11	4	14	8	60
Affordable housing	5	15	-	2	5	3	-	30
Low-rise	4	4	3	5	-	4	2	22
High-rise	7	1	2	3	3	6	-	22
Mid-rise	-	5	-	5	1	-	1	12

17 This workshop discussion topic was based on survey question 24.

Q3: "Are there particular features (shops, services, amenities, etc.) that could help make these areas more successful? If yes, what are they?"[18]

Overall, participants in the fourteen (14) workshops provided **168 comments** in response to this question. All comments were reviewed and themed. The top three (3) features that were mentioned to help make neighbourhood shopping areas more successful include:

- **Local shops and services** (corner stores, markets, cafes, grocery stores, bookstores).
- **Outdoor public spaces** (parks and other greenspaces, plazas, dog parks, benches).
- **Active transportation / Transit connections** (bike lanes, sidewalks, improved transit).

Table 12 below shows the seven (7) main themes that emerged from the analysis. Where there are additional reasons provided, these are shown in brackets. The table also shows themes that appear five (5) or more times in the overall comments (Grand Total) as well as the frequency of these themes per neighbourhood.

Table 12: Summary of Main Themes for Question 3

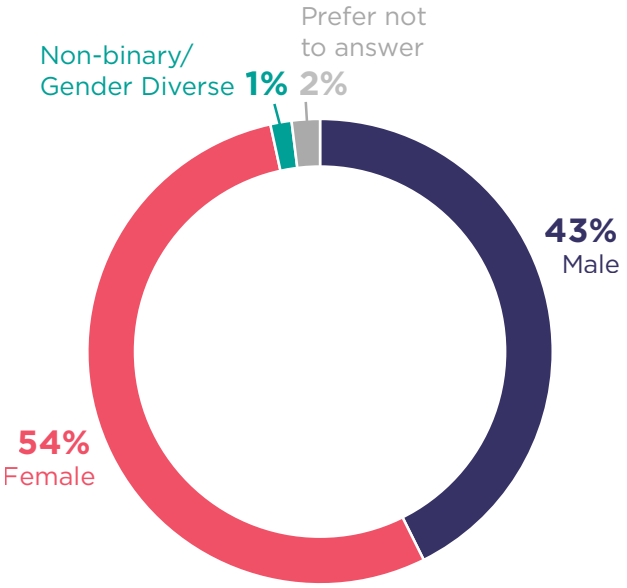
Themes	Downtown	North Central	South Central	West	North East	South East	City Wide	Grand Total
Local shops and services	8	33	15	17	8	4	4	89
Outdoor public spaces	4	12	-	1	-	-	-	17
Active transportation connections and transit connections	-	10	3	3	1	-	-	17
Playgrounds, community centres and libraries	1	8	4	-	-	-	-	13
Schools	-	4	1		5	3	-	13
Arts and culture	-	3	-	-	2	-	-	5
Trees	-	-	-	4	1	-	-	5

18 This workshop discussion topic was adapted from survey question 8.

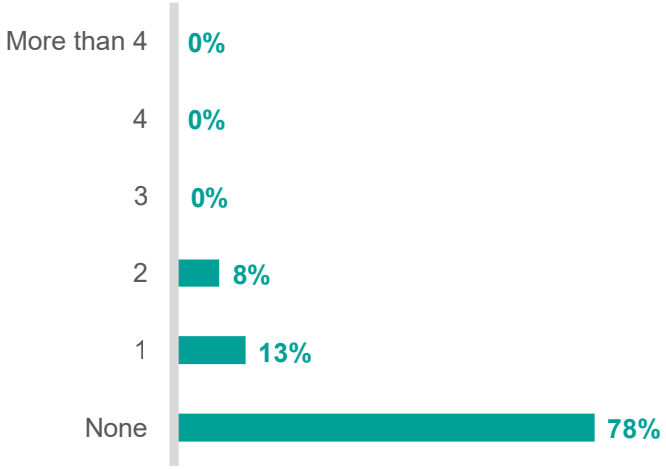
Who Participated (Workshop Demographics)

Below is a demographic breakdown of workshop attendees. Demographic information was collected via a follow-up survey following the workshop. While participation in the follow-up survey was encouraged, it was not mandatory. As a result, this demographic information does not accurately represent all workshop attendees. Out of 535 workshop participants, 204 (or 38%) completed the follow-up survey.

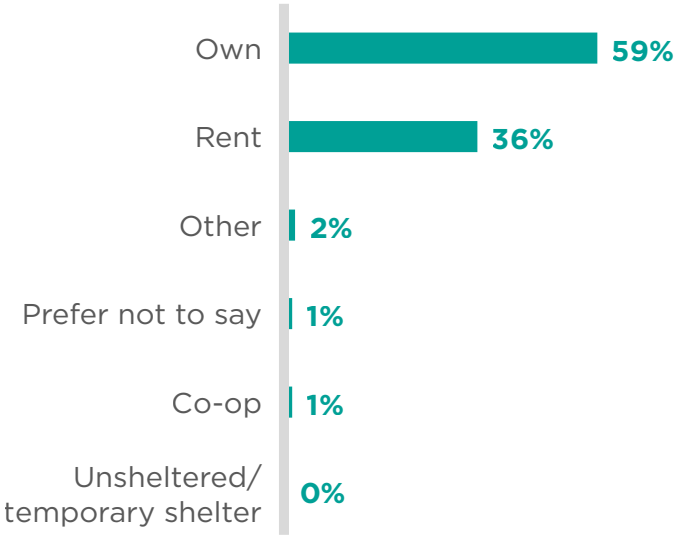
Gender



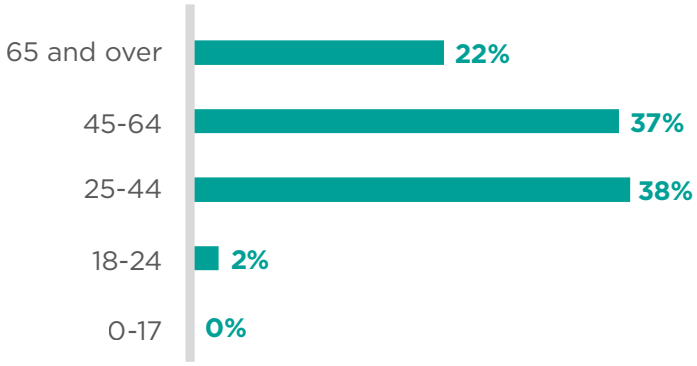
Children (aged 17 of younger) in Household



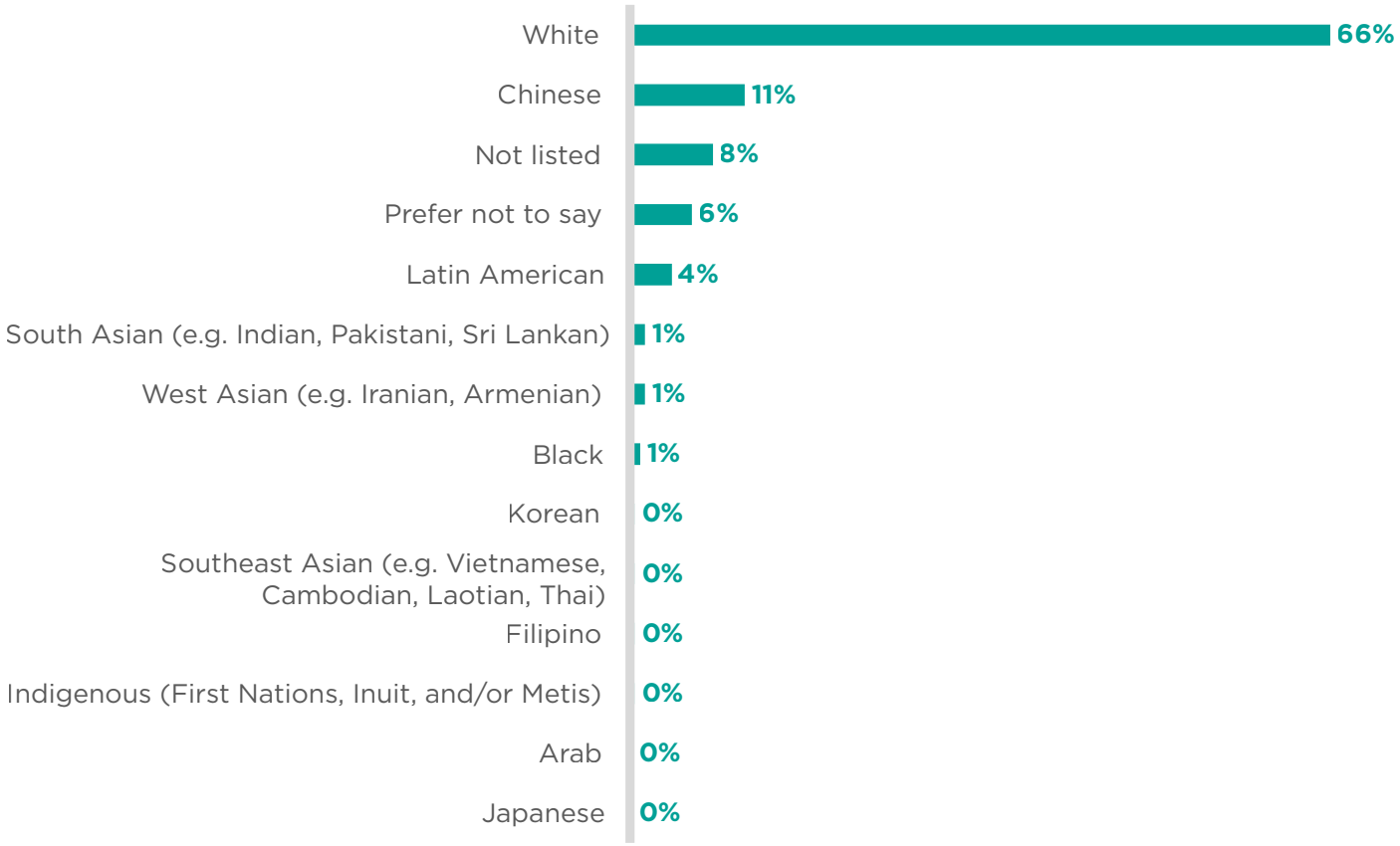
Housing Situation



Age



Ethno-Cultural Identity



Additional Findings from Exit Survey

- Eighty-two percent (82%) of survey respondents were either very satisfied or somewhat satisfied with the overall format of the Neighbourhood Area Workshop that they attended.
- Eighty-four percent (84%) were satisfied with the amount and quality of information they received during the workshop.
- Eighty-seven percent (87%) were satisfied with the opportunity they had to provide their feedback during the breakout room discussions.





3.3 Pop-Up Events

Overall Responses

The Vancouver Plan team delivered a series of "pop-up" engagement events at different locations across the city. These events, each typically 2-3 hours in length, provided an opportunity for City staff to connect with community members directly, sharing information, answering questions, and directing people to the various other engagement opportunities available. Over the course of the month, a total of 13 events were held, with approximately 650 community members involved.

Of the 13 pop-up events, seven (7) were presented as drop-by engagement activities, where the team set up in or near community facilities, or as part of other events. Visitors to these pop-up stations were given the opportunity to review display boards that provided information on the Vancouver Plan process, key statistics about Vancouver's growth, and the Three Big Ideas and Three Areas of Change. They were also invited to provide their feedback to specific questions included on poster boards.

Table 13 Pop-Up Engagement Events

	Date	Time	Neighbourhood	# Participated	Community Collaboration
1	Oct 27	2:00 pm – 5:00 pm	Waterfront Transit Station	33	N/A
2	Oct 30	9:00 am – 12:00 pm	Trout Lake Farmers Market	65	Vancouver Farmers Market
3	Nov 5	2:00 pm – 5:00 pm	Vancouver Public Library – Central Branch	65	Vancouver Public Library
4	Nov 6	9:00 am – 12:00 pm	Hillcrest Community Centre	16	Hillcrest Community Centre
5	Nov 7	10:00 am – 1:00 pm	Ross Street Gurdwara*	70	Ross Street Gurdwara; Punjabi Market Collective

	Date	Time	Neighbourhood	# Participated	Community Collaboration
6	Nov 8	10:00 am – 1:00 pm	UBC, Lee Square	105	UBC Events, UBC Planning Department
7	Nov 13	10:30 am – 1:30 pm	Vancouver Aquatic Centre	120	Vancouver Parks Board
			Total	**474**	

*Symbols: *Translation Services available*

Staff also partnered with a number of community-based organizations[19] to deliver a series of six (6) "pop-up plus" events. At these, more structured activities took place, typically in the form of a facilitated presentation and discussion. The events were designed to lower the barriers to participation though the provision of in-person translation services, food, honoraria, or other support services as needed. Locations were chosen that were easily accessed by transit and were accessible for people with different mobility needs (scooters, wheelchairs, etc.).

Table 14. Pop-up *Plus* Engagement Events

	Date	Time	Neighbourhood	# Participated	Community Collaboration
1	Oct 30	1:00 pm – 4:00 pm	Cedar Cottage Neighbourhood House and Brewer's Park Neighbourhood House (+)	20	Cedar Cottage Neighbourhood House
2	Nov 12	10:30 am – 1:30 pm	South Vancouver Neighbourhood House (+)	30	South Vancouver Neighbourhood House, South Vancouver Food Hub
3	Nov 18	10:00 am – 1:00 pm	Collingwood Neighbourhood House (+)	25	Collingwood Neighbourhood House
4	Nov 20	2:00 pm – 5:00 pm	Downtown Eastside (+)	80	Carnegie Centre
5	Dec 6	1:30 pm – 3:30 pm	Kiwassa Neighbourhood House* (+)	15	Kiwassa Neighbourhood House
6	Dec 7	10:00 am – 11:00 am	Strathcona Community Centre* (+)	6	Strathcona Community Centre
Total				**176**	

*Symbols: *Translation Services available*

Participants at all pop-up events were encouraged to fill out the broader Engagement survey, and also had the opportunity to share general feedback on the Vancouver Plan with staff.

19 In some cases, City staff delivered the pop-up plus events as part of existing programs taking place at Neighbourhood houses or community centers, including seniors programs at Collingwood Neighbourhood House, Kiwassa Neighbourhood House, and Strathcona Community Centre, and a food security program at South Vancouver Neighbourhood House.

Areas of Change – Sticky Dot Voting

For some of the regular pop-ups and pop-up plus events, participants were asked to provide input (using sticky dot voting) on selected questions related to the Three Areas of Change. (Note that participation rates in this exercise varied considerably over the different events; further, for reasons of space and time, the activity was not offered at all events). The questions and overall results are listed below:

Question 1: Rapid Transit Areas **Over the next 30 years our transit neighbourhoods will need to evolve. In general, how would you prefer these Rapid Transit Areas to grow and change – More high-rise buildings (focused density) closer to stations or more lower-rise options (spread out density) within neighborhoods, but still close enough to walk, bike or roll.**

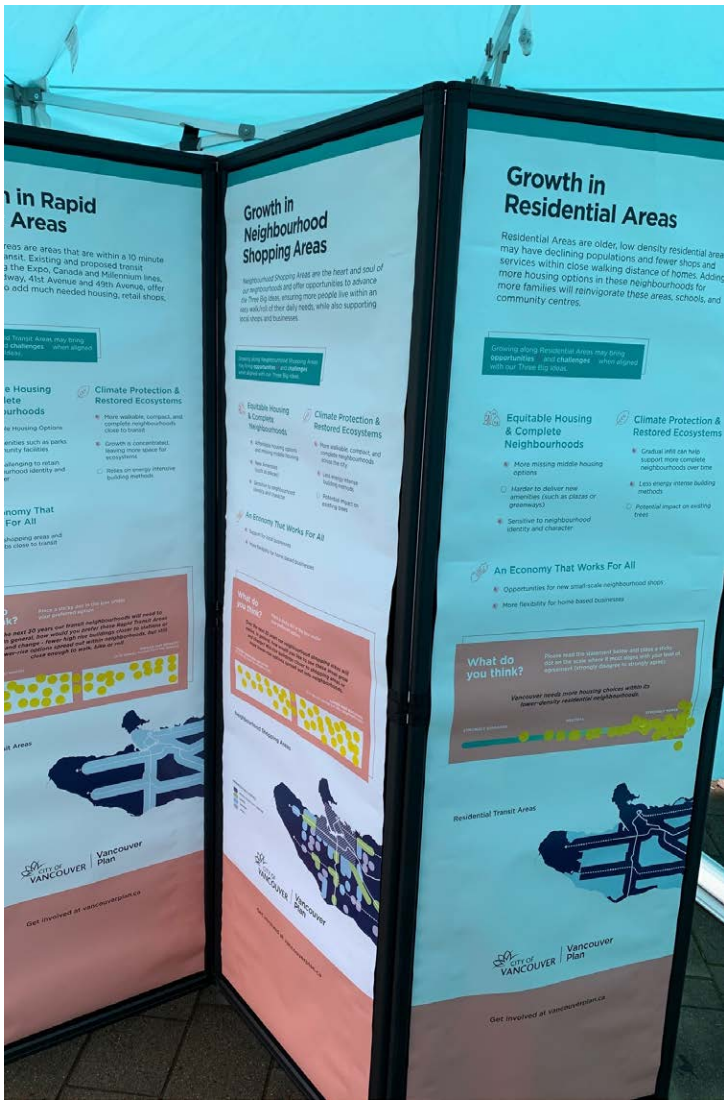
1. Focused Density (12+ storeys, closer to station): **66 total votes**
2. Spread Out Density (6-12 storeys, further from the station): **52 total votes**

Question 2: Neighbourhood Shopping Areas
Over the next 30 years our neighbourhood shopping areas will evolve. In general, how would you like to see these areas grow and change? More mid-rise buildings closer to shopping areas or more lower-rise options spread out into neighborhoods.

1. Mid-Rise Buildings (6-12 storeys, closer to shopping areas): **48 total votes**
2. Lower-Rise Buildings (3-6 storeys, spread out into neighborhoods): **50 total votes**

Question 3: Residential Areas **Vancouver needs more housing choices within its lower-density residential neighbourhoods.**

1. Agree: **101 total votes**
2. Neutral: **13 total votes**
3. Disagree: **3 total votes**



Breakdown of Responses by Event Location

Table 15: Breakdown of Feedback from Pop-up and Pop-up Plus Voting Questions

Location	Attendees	Q1 Votes	Q2 Votes	Q3 Votes
Waterfront Transit Station	33	Focused density: 3 Spread out density: 4	Focused higher rise buildings: 2 Lower rise buildings: 4	Agree: 7
Trout Lake Farmers Market	65	Focused density: 9 Spread out density: 5	Focused higher rise buildings: 5 Lower rise buildings: 10	Agree: 16
Cedar Cottage Neighbourhood House – Brewer's Park Neighbourhood House (+)	20	Focused density: 2 Spread out density: 3	Focused higher rise buildings: 3 Lower rise buildings: 2	Agree: 5
Vancouver Public Library – Central Branch	65	Focused density: 3 Spread out density: 6	Focused higher rise buildings: 2 Lower rise buildings: 8	Agree: 7 Neutral: 3
Hillcrest Community Centre	16	Focused density: 6 Spread out density: 8	Focused higher rise buildings: 6 Lower rise buildings: 9	Agree: 15 Neutral: 1
Ross Street Gurdwara	70	Focused density: 8 Spread out density: 1	Focused higher rise buildings: 8 Lower rise buildings: 1	Agree: 7 Disagree: 2
UBC – Lee Square	105	Focused density: 21 Spread out density: 16	Focused higher rise buildings: 14 Lower rise buildings: 21	Agree: 28 Neutral: 6 Disagree: 1
Vancouver Aquatic Centre	120	Focused density: 14 Spread out density: 9	Focused higher rise buildings: 8 Lower rise buildings: 4	Agree: 16 Neutral: 3

Pop-Up Plus Conversations – Discussion Topics

Because of their low-barrier structure, pop-up plus events provided an opportunity for more free-flowing discussions to take place. A variety of topics were covered relevant to the Vancouver Plan. These are summarized as follows:

1. **Cedar Cottage Neighbourhood House**
   The Cedar Cottage Neighbourhood House arranged outdoor focus group discussions at Brewer's Park where participants heard a presentation on the Vancouver Plan's Three Foundational Principles, Three Big Ideas, and Three Areas of Change. Attendees were invited to share feedback on each section. Key comments from this event included:

   - **Balanced Growth & Responding to Key Needs –** ensuring all the elements of the Vancouver Plan are integrated and equitable, ensuring policy directions respond to the needs of existing residents/ communities, as well as future residents.
   - **Affordability is key –** ensuring a more affordable city is critical to overall livability as other opportunities open up if people are not solely concerned with making ends meet.
   - **A diverse approach to housing –** including housing that is delivered with different supports and programs that respond to community need in all neighbourhoods.

2. **South Vancouver Neighbourhood House**
   The South Vancouver Neighbourhood House pop-up was conducted in collaboration with the Vancouver Food Hub and the Langara YMCA. Attendees were invited to discuss their concerns or ideas for the future of Vancouver. Key comments from this event included:

   - **Affordability –** support single parents, invest in more affordable housing.
   - **Environmental sustainability –** promote recycling, implement a ban on single use plastics.
   - **Gathering Spaces –** develop more community centres and places for people to come together.

3. **Collingwood Neighbourhood House**
   The Collingwood Neighbourhood House hosted a focused group discussion about growth and change in the city. Key comments from this event included:

   - **Affordability** – invest in more affordable housing, limit demo-victions, support low-income seniors, create more affordable child care opportunities.
   - **Support for People Experiencing Homelessness** – prioritize mental health and addictions support.
   - **Greenery** – revitalize streams, plant more urban trees, invest in more parks.
   - **More City Engagement** – rely less on social media, engage directly with neighbourhood houses.
   - **Transit and Mobility** – develop more amenities near transit, invest in walkable/accessible communities.

4. **Downtown East Side Carnegie Centre**
   Participants at the Downtown East Side Carnegie Centre pop-up shared their feedback on different topics related to neighbourhood well-being, public space, arts, community amenities, housing, and more. Key comments from this event included:

   - **Reconciliation** – include Indigenous Elders in all policies.
   - **Accessible Space and Amenities** – provide dignified, accessible public spaces that comfortably accommodate people 24/7, provide access to working phones and internet for people experiencing homelessness.
   - **Nature-Based Solutions** – integrate nature-based solutions to build a more resilient public space network.
   - **Mental Health** – invest in more mental health supports, more long-term housing options are needed for people experiencing addictions.

5. **Kiwassa Neighbourhood House**
   The Kiwassa Neighbourhood House pop-up took the shape of a facilitated discussion on growth and change in the city. Key comments included:

   - **Safety** – create public space that feels safe for all ages, particularly ensuring safety in neighbourhood parks and in Chinatown.
   - **Neighbourhood Amenities** – support for the Templeton Pool.
   - **Housing** – invest in more affordable housing, develop more supportive renter policies.
   - **Active Transportation** – invest in safer cycling infrastructure to separate users.

6. **Strathcona Community Centre**
   Similar, to the Kiwassa Neighbourhood House pop-up, the attendees of Strathcona pop-up participated in a facilitated conversation with City staff. Key comments included:

   - **Safety** – concerns with theft and safety of vulnerable populations (seniors and children).
   - **Local shops and services** – prioritize locally owned shops, support more multi-cultural shop owners.



3.4 City Lab Open House

From October 25 to November 25, 2021, between 9:00 am and 6:00 pm, City staff hosted a drop-in open house at CityLAB (511 West Broadway). The prominent storefront space included informative display boards, policy materials, and access to paper and digital Talk Vancouver surveys (via iPad kiosks). Staff were also available to answer any questions. Over the course of the month, a total of 645 community members visited.

A diverse array of comments were received as part of this aspect of the Phase 3 public engagement program. Quite a few of the pieces of input focused on specific development proposals and large-scale projects taking place in nearby areas (in particular the Broadway Plan, and Southeast False Creek neighbourhood planning[20]).

Specifically with regard to the Vancouver Plan, key topics raised at the CityLab space related to city-wide densification, housing affordability, and the pace of growth. Some visitors were seeking bolder actions to address affordability, while others had questions or concerns about the impact of more buildings, neighbourhood change, and population growth. There were specific calls to provide supportive seniors housing, housing for lower to middle-income earners, and affordable housing options for families and renters. Other issues included pedestrian safety, the need for reconciliation through tangible actions, transportation and social service infrastructure, and better transparency and engagement in City processes such as the Vancouver Plan.

A number of visitors noted that they appreciated the opportunity to talk to staff in-person, while others with limited digital access came down to review materials and fill in the paper survey.

Key themes that were discussed include:

1. Housing / Housing Affordability (22 comments).
2. Neighbourhood Projects and Change (Broadway Plan, Jericho, False Creek) (15 comments).
3. Transportation / Road Reallocation / Transit (12 comments).
4. Density / Building Heights (eight comments).
5. Equity / Reconciliation (seven comments).
6. Growth (five comments).
7. Comments on Engagement processes, including the Vancouver Plan Survey and Engagement Format (five comments).

In addition, a considerable portion of visitors to the CityLab space completed a survey, or indicated that they intended to.

20 Some of the key concerns from residents in the South False Creek area related to the desire for greater engagement in the anticipated area planning process.

3.5 Stakeholders Meeting and Workshops

Introduction

In addition to the broader outreach activities outlined thus far, the engagement team also delivered a series of workshops and online activities to other government agencies, sectoral representatives, and non-profit organizations. Much like the broader engagement materials, these sessions focused on sharing information on the Vancouver Plan Phase 3 directions, but allowed additional opportunity for discussion and feedback on key policy topics (including early policy 'ideas'). The approach included on-line meetings (including two (2) focused on organizations working with equity-denied groups), as well as the creation of a set of self-guided stakeholder materials that were distributed to several hundred organizations. A summary of key discussion themes is included below.

Stakeholder Workshops and Meetings

City staff facilitated fifteen (15) online stakeholder workshops and meetings with organizations across Vancouver. Those involved included other municipal boards, regional entities, various community groups, institutional organizations, Council Advisory Committees, Business ImprovementAssociations, developers, non-profit operators, and others. Approximately 300 participants took part in these conversations. Participating groups included:

- Council Advisory Committees
- Vancouver Park Board
- Vancouver Public Library (VPL)
- Regional Associates (including other regional institutional organizations)
- Intergovernmental Relations Group (including other cities and organizations in Metro Vancouver)
- Urban Development Institute (UDI)
- Vancouver Public Space Network (event organized by the VPSN)
- Business and economic stakeholders
- Downtown Eastside organizations (organized with Exchange Inner City, Urban Core, and the DTES Coordinated Community Response Network)
- Non-profit service providers and advocacy organizations
- Chinatown Legacy Stewardship Group (LSG)
- Chinatown Historic Area Planning Committee (CHAPC)

The format of each session included a presentation from City staff, followed by an informal workshop built around group discussion. Each session included some or all of the following questions:

- What can we do to ensure the Foundational Principles of Reconciliation, Equity and Resilience are reflected in the plan?
- What are your reflections on the Three Big Ideas? How are these relevant for the communities you represent?
- What are your reflections on the Three Areas of Change? How are these relevant for the communities you represent?
- In response to preliminary information on key policy areas: What are your reflections on the draft policy ideas? Is anything missing in the policy area(s) as you understand them?

Key Discussion Themes – All Groups

The following were the most commonly discussed topics within the stakeholder meetings:

Need for Affordable and Accessible Housing Options -

- The most prominent topic of discussion across stakeholder groups was the need for accessible and affordable housing.
- An increase in housing supply was seen as a key priority area for most participants, including a more equitable distribution of "Missing Middle" housing (e.g. townhouses and low-rise apartments), as well as secondary suites, laneway houses, duplexes, across the city. A greater variety of housing tenure needs to be offered including options for ownership, co-ownership, renting and land trusts to meet the needs of a diverse population with different incomes, abilities, and ages. Some participants noted the need for units that can accommodate families, extended families, and intergenerational families.
- Several stakeholders identified lack of equitable access to housing for vulnerable and marginalized populations (e.g., seniors and elders, renters, persons with disabilities, new families, and new immigrants) as a significant concern. The possibility that new development (or related pressures) could lead to the displacement of low-income households was also identified as a key concern.
- Many groups noted a sense of urgency regarding housing, and the need to undertake "quick start" actions that involve the Federal Government.
- A further comment was made that, should the City proceed to emphasize the development of more low-rise forms, there was the possibility that this could limit future mid- and high-rise opportunities (i.e. because of the land economics). There was also a concern with utility and service provision if the future form of development is more distributed.

Provide Balanced, Affordable and Accessible Community Amenities as part of Complete Neighbourhoods –

- Most stakeholder groups noted the need to ensure of a range of amenities are provided in all neighbourhoods in order to make them 'complete.' These included: public spaces, space to grow food, affordable and accessible childcare, recreation centres, libraries, schools, medical centres and healing centres, local shopping areas.
- Most workshops expressed the importance of neighbourhoods that are easily accessible by walking/rolling, cycling, and transit – and several groups put particular emphasis on the need to elevate "accessibility" as a consideration in neighbourhood design.
- Several groups noted that new housing development (and growth in general) needs to be balanced with the delivery of other community elements.
- Access to community centres and other age-inclusive spaces and amenities was identified as being important for addressing social isolation and combating loneliness.

Local Businesses and Food Assets –

- Many participants noted concerns about the loss of small, local businesses in their neighbourhoods including grocery stores, clothing stores, and bookstores. Particular emphasis was put on the impact of new development on ethno-cultural retail and services, and stores that serve low-income communities.
- Food assets are needed for communities to thrive; access to affordable, local grocery stores is under threat in parts of the city. This not only contributes to loss of neighbourhood character and community, but also makes it more challenging for people to access daily needs.
- Providing opportunities for residents of neighborhoods to grow food and/or participate in food security programs is an important part of creating complete neighbourhoods.

The importance of Public Space

- Several groups emphasized the important role that parks, plazas, greenways, and other public spaces (including libraries, neighbourhood houses, community centres) play in the life of neighbourhoods and the city as a whole. Access to nature and social gathering space is important for physical, mental, and community health. Vancouver needs more spaces that are designed for year-round, all-season activity.
- Ensuring that spaces are safe, comfortable, inclusive, and equitably distributed was seen as important. The Vancouver Plan presents an opportunity to deliver a more 'complete' public space network across the city – which can meet the needs of all residents. The public space network can be designed to embody Foundational Principles of Reconciliation, Equity, and Resilience, and can further be scaled to fit the different Areas of Change.
- Enabling a variety of activities, including community-led placemaking, markets, social and cultural activities. Local stewardship of these activities and spaces is important. The opportunity to create new spaces through the reallocation of road space was identified as a key opportunity.

Employment and Economy –

- Many felt it there was good focus on employment and industrial land and recognition that protecting and expanding the industrial land base, while not always popular, needs to be prioritized. This includes protecting and expanding areas for business and employment while continuing to focus major office uses in key business districts.
- Several groups offered support for the idea of adding more job space to neighbourhoods (e.g., restaurants, repair shops, maker spaces, art studios, child care, and home-based businesses), creating more entrepreneurial opportunities while ensuring easier access to daily/weekly needs.
- Some groups advocated for recognition of the informal economy and informal employment opportunities and spaces across a spectrum of ways to earn a living.

Prioritize Natural Areas and Climate Change –

- Many stakeholders noted that growth needs to be balanced with sufficient natural amenities such as green space and ecosystem restoration.
- There was considerable support for climate adaption measures (through green and grey infrastructure, integration of water and street systems, etc.) and initiatives to strengthen resilience to extreme weather and other effects of climate change.
- Concern was expressed about community inequities related to different levels of neighbourhood resilience, and the need to respond to these.
- Other groups identified the need to support the requirement (and markets for) construction processes, materials and methods that reduce energy consumption as we move towards a zero-carbon city.

Changing Neighbourhood Culture and Character –

- A common concern across the stakeholder discussions was related to the potential for new development to negatively impact neighbourhood character. Sustaining the uniqueness of each neighbourhood was identified as a way to foster a sense of diversity (whether related to different cultural communities, demographics, or elements like buildings. heritage and other neighbourhood elements) across the city as a whole.
- Many stakeholder participants indicated concerns that growth, development and change will lead to displacement from their current neighbourhoods and/or the city.
- Some groups recognized that increasing density in lower-density neighbourhoods is both a challenge and an opportunity - noting that some of the concerns about densification can be offset with the creation of complete neighbourhoods.

Social Well-being –

- Several groups noted that the City is not only experiencing a housing crisis but several other crises, including an epidemic number of opioid overdose deaths, unaffordable and unavailable child care, loneliness and social isolation, and the significant levels of stress and mental health impacts brought on by the pandemic. Addressing these must involve all levels of government.

Reconciliation –

- A number of groups were looking to better understand how reconciliation and Indigenous priorities would be defined and incorporated in the Vancouver Plan – and, in particular, how the Foundational Principles of Reconciliation and Equity would be developed into tangible land-use directions, related policies, governance and decision-making practices.

Community Involvement in the Process –

- Many groups noted that planning for growth and change needs be a community-driven process with diverse and inclusive engagement at every stage. For the Vancouver Plan, this means putting emphasis on making the Big Ideas actionable while ensuring good communication with the public.
- Many groups mentioned that the City needs to improve its engagement methods to be more innovative, inclusive and accountable to those it serves.

Implementing the Vancouver Plan –

- With regard to implementing the Vancouver Plan, a number of participants suggested that the City should partner with existing groups and initiatives to ensure that what is being proposed is delivered.
- Some stakeholders, particularly local institutional agencies, commented on the need for early integration of this plan with the strategies and goals of other regional entities. This will ensure alignment between project timelines and help to secure capital for investments to address affordability, climate change, job creation, etc.
- Other groups expressed the need for clarity around implementation of the various policies identified in the Vancouver Plan. Some noted that the plan needs to remain flexible to future changes with a focus on community-led, ground-up initiatives, the changing jobs market, etc.
- A number of groups were interested in understand the relationship between future plan directions and existing zoning and land use policy, and how these would be reconciled as part of plan implementation.

Compelling Vision –

- Some participants noted that there are lots of challenges that we need to address, but we need to use the Vancouver Plan to articulate a vision of a compelling, hopeful, optimistic future. The Vancouver Plan should be a toolkit and long-term vision for our city.

Organizations Working with Equity-Denied Groups

Equity is a Foundational Principle of the Vancouver Plan and serves as a key lens for each phase of the Vancouver Plan's community engagement. A special emphasis in the stakeholder sessions was put on connecting with front line service providers and advocacy groups in the Downtown Eastside and the non-profit organizations who serve equity-denied groups. The engagement team created and facilitated two (2) large workshops and multiple on-the-ground sessions in targeted communities for this purpose.

Additional outreach included workshops and meetings with Council Advisory Committees who represent a variety of communities, including youth, seniors, women, urban Indigenous, racial and ethno-cultural groups, persons with disabilities, people experiencing food insecurity, and others. The staff team also met with the Chinatown Legacy Stewardship group and Chinatown Historic Area Planning Committee. A separate report highlighting the more detailed feedback from equity-denied groups can be found at: Focus on: Equity-denied Groups - Phase 3 Engagement Summary.

Key Discussion Themes from Equity-Denied Groups

For these sessions, a similar approach was taken involving a presentation and series of discussion questions. Key themes raised included: the need for more affordable housing, more equitable and effective community engagement, overcoming the gap between different neighbourhoods and their access to services and amenities, and government accountability. The impacts of growth and change on disproportionately impacted residents – including displacement and rising land values – were also a matter of significant concern.

Specific feedback from the two (2) larger workshops is outlined below:

Non-Profit Organizations (NPOs) Workshop –

- **Equitable Engagement** – Discussions in this group broadly focused on ensuring an equity lens in the Vancouver Plan, better involving groups that have not been traditionally included in planning processes and doing so in more effective and accountable ways.
- **Spatial Equity** – Participants supported the Phase 3 emerging directions but felt that the Vancouver Plan needs to emphasize the importance of ensuring equity and diversity in all neighbourhoods including an intersectional approach to policy development.
- **Affordable Housing** – In terms of Big Ideas, stakeholders identified affordable housing as a key priority (including the need for innovative approaches to increase more affordable housing options, and the need to ensure housing and transit are planned in a connected fashion).
- **Equitable Amenities** – Participants identified concerns around significant inequities between neighbourhoods (with regard to services, public spaces, developments, etc.) They noted a need for stricter policies around the equitable allocation of amenities, and the need (as part of the development process) to prioritize the delivery of key amenities, such as green space, that will better consider the needs of vulnerable populations.
- **Development** – Discussions in this group also focused on the impacts of development on people who are inadequately housed; suggestion that housing provision is about more than just supply/demand.

DTES Service Providers Workshop –

- **Community-engagement** – Participants in this session discussed the need for community-led engagement initiatives, ground-up approaches, and innovative ways to engage the community. Particular emphasis was placed on prioritizing communities that are under-represented and marginalized. Participants recommended that the Vancouver Plan review and incorporate community-created reports and recommendations into the planning process. They further noted a need to involve organizations that work with DTES communities to address the issues and concerns of the neighbourhood.
- **Public Space** – Participants discussed the importance of public space and third places, having gathering spaces near transit and shopping routes, and involving the community in placemaking events. Participants noted a need for safer gathering spaces indoors and outdoors.
- **Equitable Development** – Development needs to be equal across the city and can't be focused on the Downtown Eastside; there is a parallel crisis for affordable housing everywhere, and issues of affordability need to be addressed before looking at growth and density in the neighbourhood. Physical and retail gentrification and displacement is a huge concern.
- **A Complete Neighbourhood** – The group expressed that DTES is already walkable and a complete community exists. They desired more action for the multiple crises facing residents of the area first.
- **Gender Lens** – Stakeholders recommended applying a gender lens and an intersectional approach for development and growth across the city.

Self-Guided Stakeholder Workshop Materials

Several hundred groups were sent a set of self-guided stakeholder workshop materials to ensure they had a chance to participate in the process. The online "workshop" included: a video overview of the planning process, key considerations, and more information related to the Three Big Ideas and Three Areas of Change. Groups could provide input between November 25 and December 12. In response, the City received submissions from:

- Society for Children and Youth of BC
- Association of Neighbourhood Houses BC
- Upper Kitsilano Residents Association
- West Kitsilano Residents Association
- Riley Park South Cambie Visions Community
- Career Zone Youth Employment Centre- YWCA Metro Vancouver
- Immigrant Services Society of BC / Vancouver
- BC Poverty Reduction Coalition
- West End Business Improvement Association

Stakeholder groups were asked:

- How do the approaches to growth, change and sustainability in these areas impact your organization, community or business?
- Can you tell us more about your priorities and their connection to your work? What is missing in the emerging directions and priorities and what aligns with your work?
- Is there anything else you would like to us to know in response to these materials?

Key themes were largely consistent with those described for the broader stakeholder input, and included:

- The need to prioritize affordable housing and ensure the political will to force real estate prices down so the low and middle-income households can actually afford the housing.
- The need to maintain a sense of neighbourhood character and identity and strengthen existing complete neighbourhoods.
- Support for policies that protect the urban tree canopy, local gardens, wildlife, and green space.
- The importance of supporting local businesses and independent shops – particularly given the impacts of COVID-19.
- The need to provide more opportunities for children's play in all areas of the city.
- The importance of creating safe, accessible, public streets and public spaces.
- The need to ensure a plan that fosters a livable city, and that is good for health and well-being.





3.6 Young Planners Program

The following is a synopsis of some of the key findings on Key Priorities, the Three Big Ideas and Three Areas of Change, comprised of input from all child and youth engagement activities. A longer summary of Phase 3 Youth Engagement activities is available on **VancouverPlan.ca**.

Key Priorities (Survey Responses)

Drawing on the same list as found in Question 1 of the main survey (see section 3.1), youth survey respondents were invited to rank their top priorities for the Vancouver Plan. The following results are based on the number of times each was ranked as most important or second most important. The summary displays the frequency of each option rated as the most important or the second most important.

1. Add Affordable Rental housing in neighbourhoods all across the city (46%).
2. Protect the Environment and Natural Spaces (36%).
3. Reduce Vancouver's Carbon Footprint (26%).
4. Create streets for people where it's easy to and safe to walk, bike and roll (17%).
5. Add "Missing Middle" housing like duplexes, townhouses, and low-rise apartment buildings in neighbourhoods all across the city (13%).
6. Provide shops, services, and things to do in more neighbourhoods across the city" (12%).
7. Protect small, locally-owned businesses" (9%).
8. Help more people access nature and parks by increasing these spaces all across the city (7%).
9. Create spaces for new jobs like office buildings and manufacturing plants (6%).
10. Retain neighbourhood character and identity (or the look and feel of the streets and buildings) (6%).
11. Provide for childcare in more neighbourhoods all across the city (6%).
12. Provide arts, entertainment and cultural spaces in more neighbourhoods across the city (5%).

The top three (3) priorities identified by survey respondents (N=274) were adding affordable rental, protecting the environment and natural spaces, and reducing Vancouver's carbon footprint.

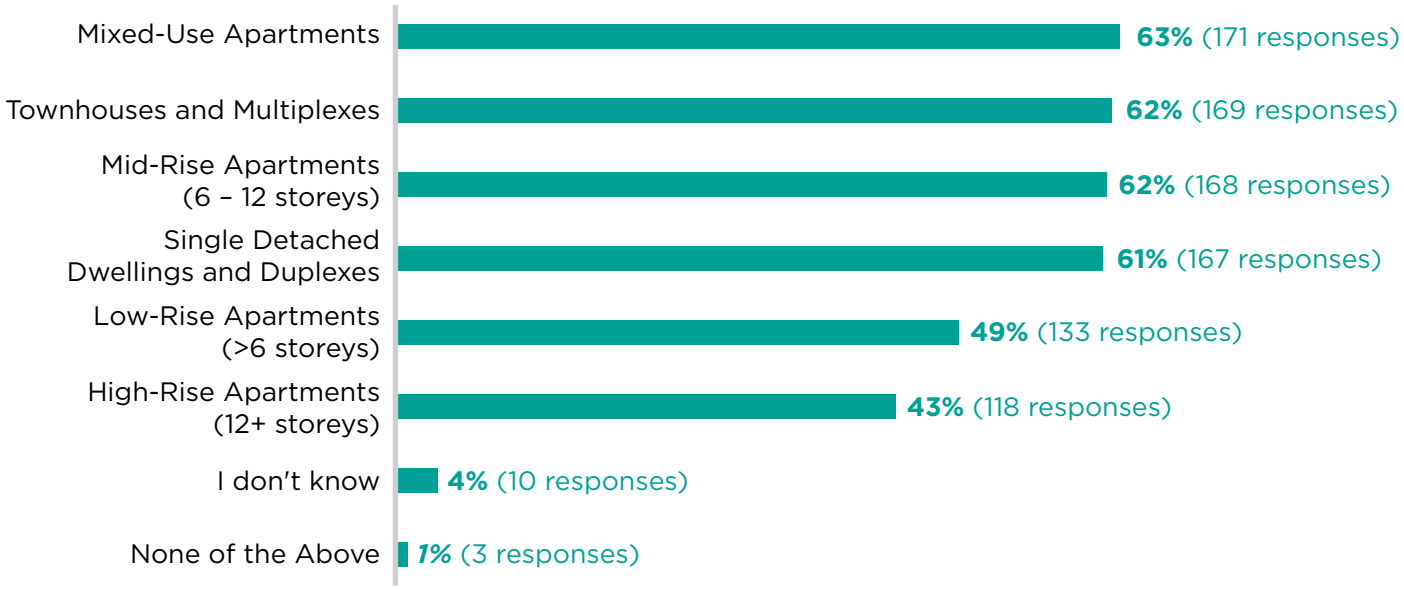
Three Big Ideas (Survey Responses)

Survey respondents were provided an opportunity to share their thoughts on a series of questions on the Big Ideas that had been adapted from the main Vancouver Plan survey.

Big Idea 1: Equitable Housing and Complete Neighbourhoods

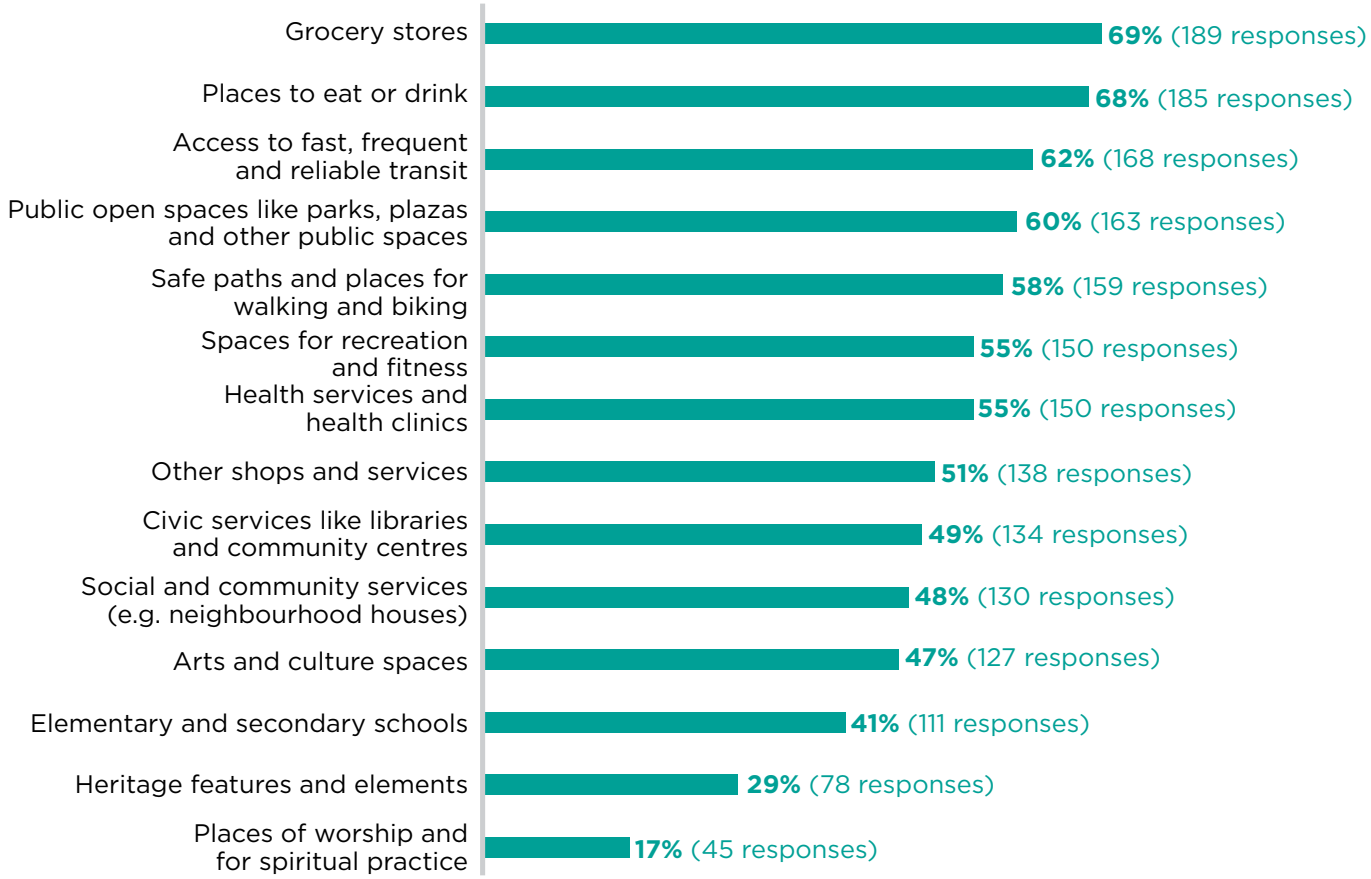
Participants were invited to share their perspective on the types of housing that might be appropriate in neighbourhoods, their level of support for higher buildings for rental or non-market housing, and the elements and amenities that they felt would make their neighbourhoods more complete.

Through their feedback, respondents indicated a desire to see a variety of different housing types allowed in neighbourhoods across the city, with roughly equal levels of support (61%-62%) for townhouses and multiplexes, mid-rise apartments, and single detached dwellings and duplexes. Similar levels of support were also noted for mixed-use apartments (a choice not available on the main survey).



Survey responses also indicated high levels of agreement (75% combined somewhat agree and strongly agree) with the statement that "Vancouver should create more affordable housing (rental and non-market housing units) by allowing for taller buildings with more housing units in all neighbourhoods across the city."

Participants were further invited to identify the sorts of shops, services and amenities that they wanted to see in their neighbourhood. Of these, the top five (5) most popular responses were Grocery Stores (69%), Places to eat or drink (68%), Access to transit (62%), Public spaces (60%), and Safe paths for walking and biking (58%).



Big Idea 2: An Economy that Works for All

One survey question asked about the protection and intensification of industrial lands and job-creating uses. Participants were asked if Vancouver should "keep these areas for jobs and/or try to develop even more kinds of industries and jobs on them." 58% of respondents somewhat or strongly agreed with this statement, while approximately a third (32%) of respondents indicated that they were neutral.

Big Idea 3: Climate Protection and Restored Ecosystems

Survey participants were asked three (3) questions related to the last of the Three Big Ideas. These provided respondents an opportunity to weigh in on several topics: how they want to move through their neighbourhoods, the use of environmentally friendly construction materials and the protection of environmentally sensitive areas.

- 84% of respondents somewhat or strongly agreed that "Vancouver needs to make it easier and safer to walk, bike, roll, or take transit in my neighbourhood."
- 80% agreed that "Vancouver should make everyone use environmentally-friendly construction methods and materials in new buildings and renovations of older buildings."
- 94% agreed that "Vancouver should protect important natural spaces like shorelines, floodplains and sensitive habitats that support birds, animals, and fish, from new development and buildings."

Three Areas of Change (Survey, Workshop, Studio & Post-Secondary Partnership Responses)

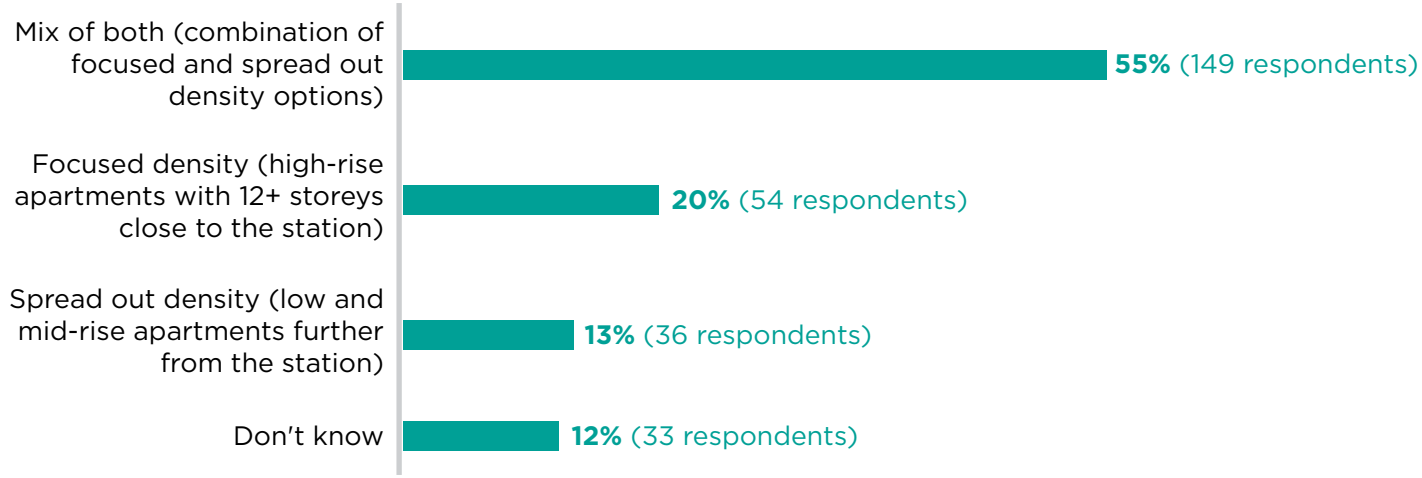
Participants in all youth engagement activities had a chance to share their perspectives on the three (3) identified Areas of Change (Transit Neighbourhoods, Neighbourhood Shopping Areas, and Residential Areas). The following summarizes key findings for each area, drawn from across these different activities.

Areas of Change – Rapid Transit Neighbourhoods



Youth participants were provided a number of means to provide input on future growth and change around Rapid Transit Neighbourhoods – areas within a 10 minute walk/roll of a rapid transit station or corridor.

- Survey respondents were asked to share their perspective on the type of growth they preferred – more high-rise buildings close to the station/corridor, more low/mid-rise buildings spread further out from the station, or a mix of both.[21] Most participants (55%) preferred a mix of both focused and spread out density. An additional 20% preferred only focused density, while 13% preferred only spread-out density.



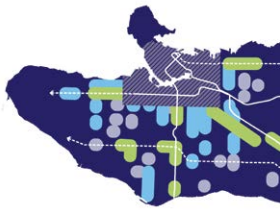
- Workshop attendees participated in a version of this question that featured a "dotmocracy" poll, using sticky dots to indicate their preferred approach. Here, there was no distinction between the top choices with "mix of both" and "focused density" each garnering 37% support. "Spread-out density" received 26% of the sticky dot votes.

21 The Youth survey used a modified version of this question from the main survey, and added a "middle" option between concentrated and distributed growth patterns.

Participants in the Design Studio identified several additional considerations that they felt were important for future Transit Neighbourhoods.

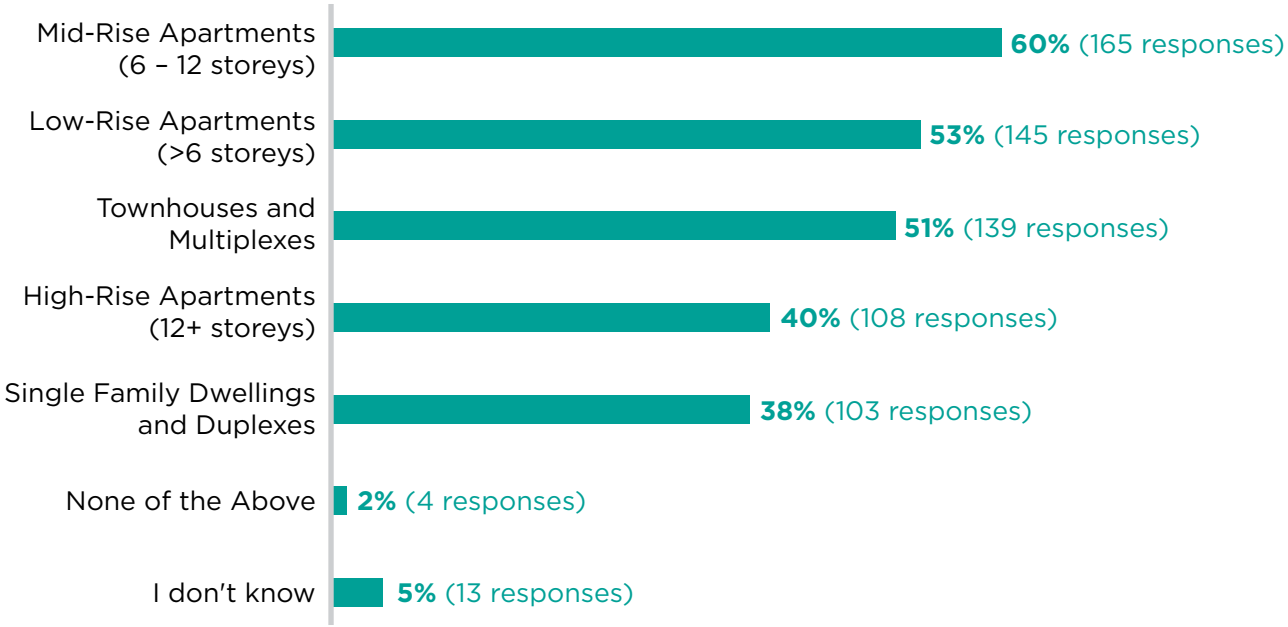
- Accessibility must be a key organizing principle in this area, including physical access to the station, as well as principles of universal design throughout the station and its surroundings.
- Design must integrate housing (including modular housing), shops and services, and parks and natural spaces within station areas. Amenities and public space designs should be youth-friendly.

Areas of Change – Neighbourhood Shopping Areas



Engagement participants were invited to share their thoughts on growth and change in Neighbourhood Shopping Areas, and the surrounding residential neighbourhoods.

- 68% of survey respondents agreed that Vancouver needs "to add different types of housing options to our Neighbourhood Shopping Areas."
- Survey respondents were asked to select the types of housing they would like to see in and around Neighbourhood Shopping Areas. Mid-Rise Apartments (60%), Low-Rise Apartments (53%), and Townhouses and Multiplexes (51%) were the most popular choices.

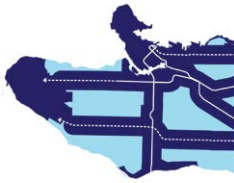


- Workshop participants were able to indicate their degree of support for how growth should take place in shopping areas – with fewer taller buildings closer to shopping areas, more spread out low-rise buildings further into the surrounding area, or both. Responses to a dotmocracy poll on this question showed that focused density was the most popular choice (43% support), followed by both focused and spread out density (34% support). "Spread-out density" was the least popular option (23% support).

Design Studio participants identified three (3) important considerations for future Neighbourhood Shopping areas.

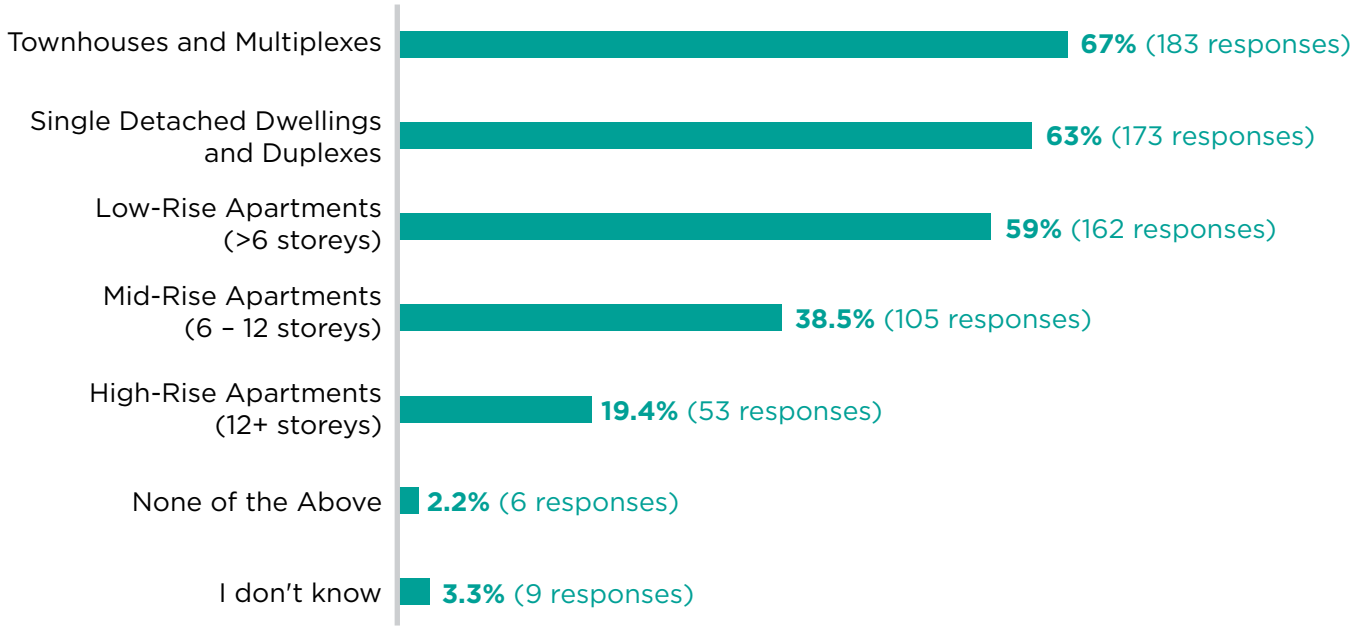
- The City should enable people to take advantage of the unique opportunities in these areas including activating laneways, adding greenspace to rooftops and developing the basements of buildings.
- Design principles and elements should include varied building heights, streetscapes that feature covered seating, street trees, indigenous plans and gardens, and public washrooms.
- Commercial spaces should be used to support sustainable, local businesses and new mixed use buildings should combine retail, office and residential uses.

Areas of Change – Low-Density Residential Areas



Youth participants also provided feedback on opportunities for growth and change in lower-density residential areas.

- 68% of survey respondent agreed that Vancouver needs "more shops, services and amenities in our low-density residential neighbourhoods."
- 69% of respondents to the survey agreed that "Vancouver needs more housing choices within its low-density residential neighbourhoods." In the youth workshops, this same question received 79% support through the "dotmocracy" poll.
- Survey respondents were invited to select the types of housing they felt would be acceptable in low density neighbourhoods. Of the choices available, Townhouses and Multiplexes (67%), Single Detached Dwellings and Duplexes (63%), and Low-Rise Apartments were the most popular.



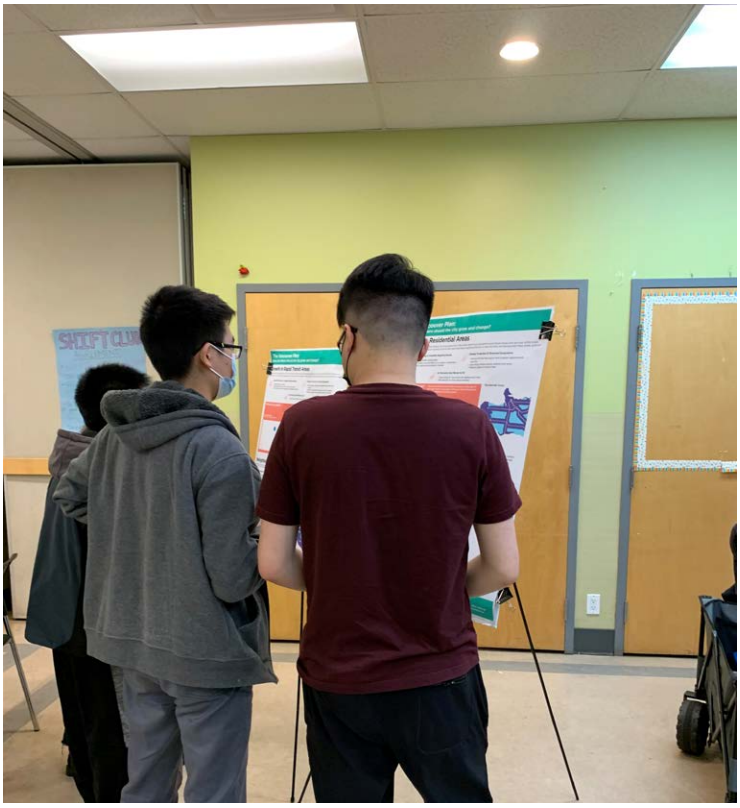
Design Studio participants identified several additional recommendations for future residential areas.

- Prioritize safer residential streets through improvements to lighting and universal (accessible) street design. Prioritize increasing the number of accessible crosswalks and adding more sidewalks.
- Add affordable housing through the introduction of larger mixed-use buildings.
- Develop new recreation centres that offer affordable programs and childcare and have play facilities.
- Expand the transportation network so there is better access to transit across the city, especially close to where new housing will be located in these residential neighbourhoods.

Additional Commentary Across Areas of Change

Some feedback from the different Youth Engagement activities applied to more than one (1) Area of Change.

- Workshop participants indicated a desire for new parks, public spaces, and recreational amenities (including pools and ice rinks), shops and services in all Areas of Change.
- Post secondary collaborators (UBC and SFU) suggested that Rapid Transit Areas and Neighbourhood Shopping Areas represent the best opportunities to advance the Three Big Ideas and the Vancouver Plan should prioritize these two (2) Areas of Change.
- Across the whole Phase 3 program there was most interest in providing comments and discussing Big Idea one (1) – Equitable Housing and Complete Neighbourhoods and Big Idea three (3) – Climate Protection and Restored Ecosystems and how both could be integrated or advanced in the Three Areas of Change.



Stakeholder Feedback – Children, Youth and Families Advisory Committee

The **Children, Youth and Families Advisory Committee** held a working session on November 25, 2021, where 15 members of the committee provided input on the Vancouver Plan draft policy directions. Key feedback from this session is recorded below.

Equity

- Strong support for including child and youth voices into land use planning activities, through specialized, age-appropriate engagement.

Housing

- Support for the development of additional multi-family options that better meet the diverse needs of households, including families with children. Future policy should reference the need to include play and green space for children and youth.
- Multifamily housing should also include bike rooms and bike storage as family units will require access to additional space.
- There is concern over how the Vancouver Plan policy will be implemented. There is a need for clarity about when (and how) actions will be taken.

Natural Areas

- Vancouver Plan policies need more geographic focus. There is a clear lack of parks on the east-side of the city as opposed to the west-side. This discrepancy needs to be clearly identified in future policy directions.

Transportation

- Vancouver Plan should consider developing policy that support a number of initiatives:
  - Cycling-focused streets (e.g., a policy that commits that a percentage of street space will be cycling focused).
  - The redesign of unsafe intersections to support road safety (and, in particular, to minimize conflict between pedestrians and cyclists).
  - The development of a safe routes to school network. (On the latter, there are existing programs; however, these need to be expanded into a city-wide network of child-focused routes to school and other community facilities.)



3.7 Phone Line, Emails, Social Media

As part of Vancouver Plan Phase 3 engagement, from November 2021 to December 2021 Vancouver Plan Team received 29 responses through Planning Together email inbox and seven (7) phone line messages regarding Emerging Directions. Key topics included:

- **Climate emergency** actions regarding flooding, wind storms, heat waves, and earthquakes.
- **Climate-resilient Infrastructure** / street furniture that caters to people in all seasons.
- **Affordable housing options** in the neighbourhoods, re-using the empty plots.
- **Access to public space and waterfront parks/beaches** in East Vancouver.
- **Culture acknowledgement,** respecting traditions and culture of all people.
- **Loss of trees,** impact on environment.
- **Concerns about "status quo" approach to planning** – including focus on re-developing corridors, larger lot assemblies.

Social Media

Phase 3 activities were promoted through different social media channels, including Facebook, Twitter and Instagram. While these channels were not directly used to solicit feedback on planning matters, comments were received on several some of the posts. Staff monitored commentary and provided responses to questions where needed.

A total of 73 comments were noted across the three (3) channels. Of these, the main topics focused on the lack of availability of housing, the high cost of living and concerns about unaffordability, a diminishing sense of public safety, issues related to sanitation, and City regulations. Not all of the topics were directly related to the Vancouver Plan process.



4. Next Steps

The City received a substantial amount of community input through the different Phase 3 engagement activities outlined in this report. The insights contained therein are a valuable source of information, and will ensure the Vancouver Plan is shaped by the wisdom and insight of community members across the city.

Community input received through the Phase 3 engagement process will be used to inform the development of key components of the final Vancouver Plan, including a land use vision and supporting policies. These foundational pieces will form the core of a draft plan that will be shared with the public in spring 2022.

At this time, Phase 4 engagement activities will be launched. These will involve sharing and testing draft Plan directions, gauging support for the directions, and gathering additional feedback. This work is anticipated to begin in April 2022. The City invites you to be part of these important and exciting next steps.

From there, it is expected that the Plan, and the accompanying community feedback, will be presented to City Council for their consideration in mid-2022. Pending Council approval, work will then shift to Plan Implementation in fall 2022.

Additional details on Phase 4 engagement and future implementation activities will be available in early spring. To stay up-to-date on the planning process, or to sign up to receive a notification of future consultation activities, please visit **VancouverPlan.ca**.

4.1 Thank You

The City would like to thank the many individuals and organizations that took the time to share feedback on how the city should grow and change over the coming decades. A special thank you, as well, to the community groups who partnered with the City to deliver engagement activities.

Thank you for helping us plan Vancouver together.



Appendix A

Stakeholder List

Stakeholder List Overview

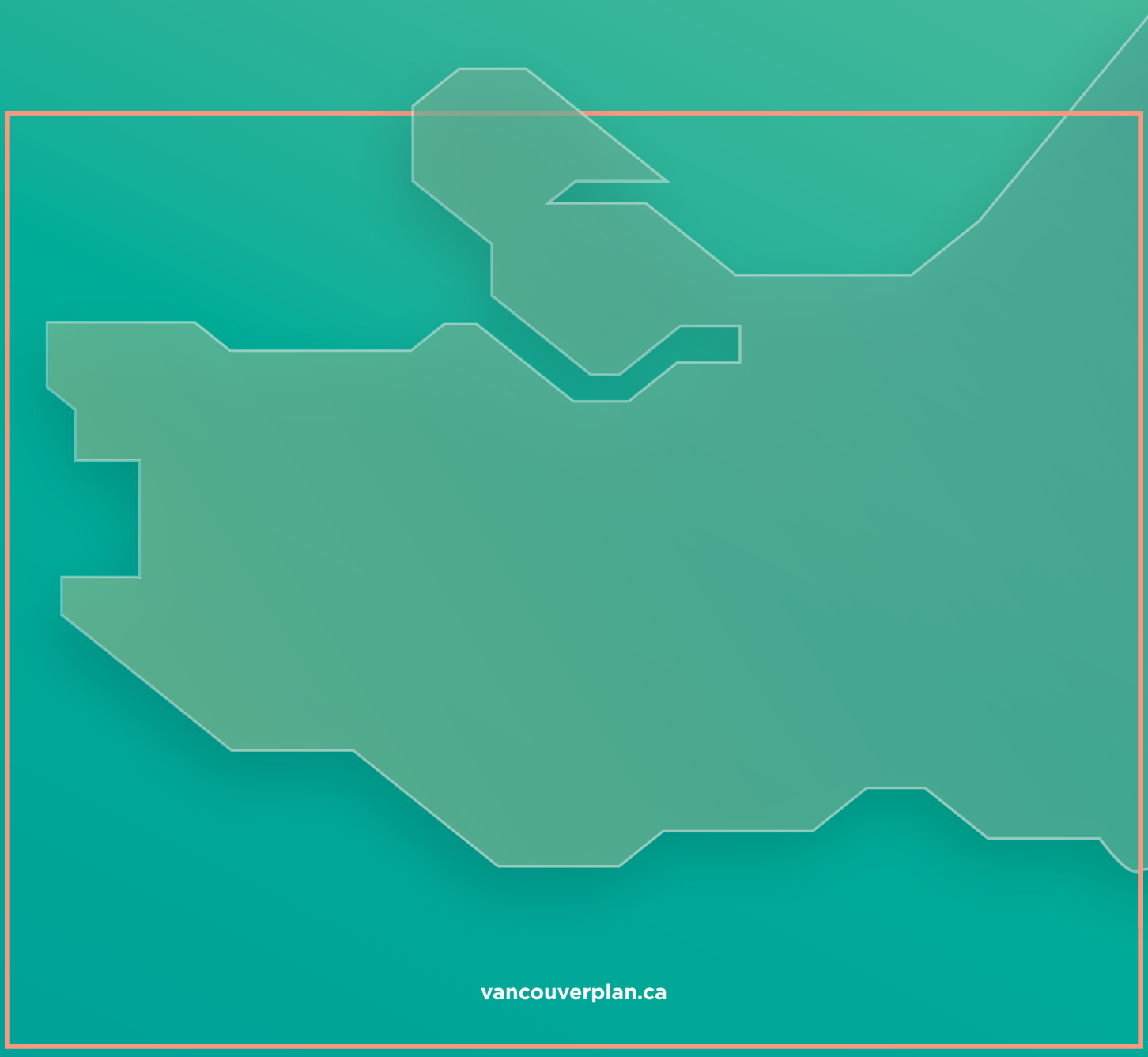
The following is a list of the other municipal boards, regional entities, various community groups, institutional organizations, Council Advisory Committees, Business Improvement Associations, developers, non-profit operators, and other groups City staff directly connected with in Phase 3. Approximately 300 participants took part in these conversations. Further to this, City staff sent several hundred groups an invite to participate in the online self-guided stakeholder webinar.

Stakeholder Workshops, Meetings and Direct Connections	Stakeholder list
Other Municipal Agencies	Vancouver Park Board Vancouver Public Library City of Abbotsford City of Delta
Council Advisory Groups	2SLGBTQ+ Advisory Committee Arts and Culture Advisory Committee Children, Youth and Families Advisory Committee Chinatown Legacy Stewardship Group Chinatown Historic Area Planning Committee Civic Asset Naming Committee Heritage Commission Persons with Disabilities Advisory Committee Racial and Ethno-cultural Equity Advisory Committee Renters Advisory Committee Seniors' Advisory Committee Transportation Advisory Committee Urban Indigenous Peoples' Advisory Committee Vancouver Food Policy Council Women's Advisory Board
Regional Associates	BC Housing Greater Vancouver Board of Trade Emily Carr University of Art and Design FortisBC Great Northwestern Way Trust Metro Vancouver Simon Fraser University TransLink University of British Columbia Vancouver Airport Authority Vancouver Coastal Health Vancouver Economic Commission Vancouver Fraser Port Authority Vancouver School Board

Stakeholder Workshops, Meetings and Direct Connections	Stakeholder list
Equity-Denied, Non-profit Operators and Youth Groups	Affordable Housing Societies African Descent Society BC Ann Livingston Asian Canadian Equity Alliance Association Association of Neighbourhood Houses BC Bao Ve Collective BC Poverty Reduction Coalition Buy Social Canada Career Zone Youth Employment Centre - YWCA Metro Vancouver Carnegie Community Centre Catalyst Cedar Cottage Neighbourhood House - Youth Council Chinatown Historic Area Planning Committee (CHPAC) Chinatown Legacy Stewardship Group (LSG) CIRES CleanStart BC Collingwood Neighbourhood House - Seniors Coffee Program Connective Support Society Covenant House Vancouver Creating Accessible Neighbourhoods Cross Cultural Walking Tours Douglas Park Community Centre - Youth Council DTES Coordinated Community Response Network DTES Neighbourhood House EMBERS Eastside Works Exchange Inner City False Creek Community Centre - Youth Council First United Church Frog Hollow Neighbourhood House Gastown BIA Hastings Community Centre - Youth Council Hives for Humanity Hua Foundation ISSofBC (Immigrant Services Society of BC) Joyce Street Action Network JustWork Kathara Pilipino Indigenous Arts Collective Society Kathy Shimizu Kitsilano Community Centre - Youth Council

Stakeholder Workshops, Meetings and Direct Connections	Stakeholder list
Equity-Denied, Non-profit Operators and Youth Groups [continued]	Kitsilano Neighbourhood House Kiwassa Neighbourhood House - Seniors Program La Boussole Louise Schwarz - Recycling Alternative Marpole-Oakridge Community Centre - Youth Council Marpole Oakridge Family Place Mission Possible Mount Pleasant Community Centre - Junior and Senior Youth Councils MOSAIC National Pilipino Canadian Cultural Centre Open Door Group Out On Screen Pacific Community Resources Society Parks Board - City-Wide Youth Council PLEA Community Services Potluck Café Society Powell Street Festival Society Rainbow Refugee Ross Street Gurdwara Scott Maxwell Shan Shan Li Sher Vancouver Society for Children and Youth of BC South East Asian Cultural Heritage Society South Vancouver Neighbourhood House - Youth Programs and Community Food Hub Program Strathcona Community Centre - Seniors Conversation Program Terra SPRE (Social Purpose Real Estate) The Binners' Project The Kettle Friendship Society Trout Lake Community Centre - Youth Council Union Gospel Mission Urban Core Urban Horse Project Vancouver Aboriginal Friendship Centre Vancouver Area Network of Drug Users (VANDU) Vancouver Association for Survivors of Torture Vancouver Cohousing Vancouver Tenants Union

Stakeholder Workshops, Meetings and Direct Connections	Stakeholder list
Equity-Denied, Non-profit Operators and Youth Groups [continued]	Vancouver Women's Health Collective WAVAW Rape Crisis Centre West End Community Centre - Youth Council Women Transforming Cities International Society YWCA Metro Vancouveretter Life Foundation
Economic Stakeholders – ELER EAG plus additional stakeholders	Aquilini Development BMO BOMA ConWest Destination Vancouver Eastside Culture Crawl Society Exchange Inner-City Foresight Greater Vancouver Gateway Society Hungerford Properties International Longshore & Warehouse Union Livable City Planning Mallen Gowing Berzins Architecture (MGBA) Metro Vancouver PCI Polygon Homes Retail Council of Canada TRG Commercial Realty Urban Development Institute Urban Land Institute Vancity Vancouver BIA Partnership Vancouver Economic Commission Vancouver Farmers Markets Society West End Business Improvement Association
Other Groups	Urban Development Institute UBC CAPACity Vancouver Public Space Network Upper Kitsilano Residents Association West Kitsilano Residents Association Riley Park South Cambie Visions Community Vancouver Public Space Network



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