2050

VANCOUVER PLAN

PHASE 4 ENGAGEMENT SUMMARY

June 2022



CITY OF VANCOUVER | Vancouver Plan




MY VANCOUVER
WALKABILITY
Human Oriented
KEEP OUR PORT SAFE
Intellectual
#100 years from now... IS
city govt is transparent
more friendly
culture
ZERO WASTE
Family Oriented



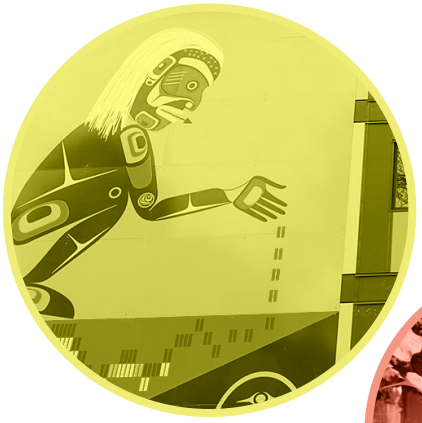




TABLE OF CONTENTS

Land Acknowledgement 2

Executive Summary 3

1.0 Introduction 7

2.0 Who We Talked To 9

3.0 Methods and Approach 11

4.0 What We Heard 23

- 4.1 Talk Vancouver Survey 23
- 4.2 Ipsos Survey 45
- 4.3 Stakeholder Meetings and Input 49
- 4.4 Equity-focused Pop-Up Events 60
- 4.5 Youth Engagement Activities 61
- 4.6 Letters and Emails 68
- 4.7 Social Media 68

5.0 Stakeholder List 69



LAND ACKNOWLEDGEMENT

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

This place is the unceded and ancestral homelands of the hən̓q̓əmin̓əm̓ and Sḵwx̱wú7mesh speaking peoples, the xʷməθkʷəy̓əm (Musqueam), Sḵwx̱wú7mesh (Squamish) and səlilwətaɬ (Tsleil-Waututh) Nations (the Nations), and has been traditionally stewarded by them since time immemorial.

Recognizing the lives, cultures, languages, and peoples of this land, the Vancouver Plan seeks to build on our commitment as a City of Reconciliation.

Working together with the Nations on the Plan, and in further work to come, we hope to strengthen reciprocal relationships with each of the three Nations to ensure we move forward together.



Seawall and Slhx̱i7lsh rock at X̱wáýx̱way *(Stanley Park) (Source: Mike Benna)*



Phase 4 weekend information booth (Source: Tanya Fink)

EXECUTIVE SUMMARY

On April 5, 2022 the City of Vancouver released the draft Vancouver Plan. The result of over two years of public engagement and technical work, the Plan sets out a long-term strategy for growth and change to 2050 and beyond.

Between April 5 and May 10, 2022 staff undertook a series of outreach and engagement activities focused on raising awareness around the Plan and its contents, and testing key aspects of the draft document with the community. These included:

- Talk Vancouver survey (eight languages; 2,621 responses)
- Randomized Ipsos poll (eight languages; 1,725 respondents)
- Ten public weekend information sessions and 13 weekday pop-up events (including eight in neighbourhoods with a high proportion of equity-denied community members)
- 23 stakeholder meetings, including four with Council Advisory Committees, three with non-profit organizations working with equity-denied communities and two with neighbourhood resident associations
- 19 youth workshops and meetings and a specialized youth survey (213 responses)

The combined activities generated approximately 23,970 engagement touchpoints with the community. Several of the events and activities were designed and delivered with equity denied groups and other communities that have often been excluded from planning processes. These aimed to better include under-represented voices, including youth, in the Vancouver Plan activities.

A concurrent engagement process was also undertaken with xʷməθkʷəy̓əm (Musqueam), Sḵwx̱wú7mesh (Squamish) and səlilwətaɬ (Tsleil-Waututh) Nations, as well as urban Indigenous organizations. These dialogues are not included in this report.

The main intake mechanism for community feedback was the Talk Vancouver survey, which contained a mixed of closed (agree/disagree) and open-ended questions on the core sections of the draft Plan – including the Land Use Strategy, Urban Design Directions, 11 Supporting Policy Areas, and two special topics (Multiplex design and Greenways). The survey formed the basis for an additional Ipsos randomized poll, youth engagement activities and other engagement work.[1]

[1] The Talk Vancouver survey was designed and delivered as an opt-in questionnaire, meaning that it was available to anyone who wished to participate. The survey further allowed participants to customize the survey to answer some or all of the topics depending on their preference. The Ipsos survey required participants to answer all questions related to city-wide land-use, neighbourhood types, urban design directions, and the overall perspective on the Plan, along with a randomly selected set of seven of the 11 policy topics.

Key Findings

Input from the survey and other engagement mechanisms reveal support for all areas of the draft Vancouver Plan. The following provides an overview, by section, of the key learnings.

City-Wide Land Use Directions

The Land Use Strategy in the draft Plan begins with three high level directions intended to make neighbourhoods more equitable, complete, and resilient.

- 68% of Talk Vancouver survey participants (*n*=2,207) and 58% of Ipsos poll respondents (*n*=1,725), and 68% of youth survey respondents (*n*=206) agreed or strongly agreed with the 3 key directions contained in the City-wide Land Use Strategy.

Neighbourhood Types

The Vancouver Plan survey tested support for key directions associated with six "Neighbourhood Types" generalized directions for different neighbourhood that include policies related to land-use, housing, jobs, building form, nature, public realm and other topics.

- 67% of Talk Vancouver respondents (*n*=2,284), 63% of Ipsos respondents (*n*=1,725), and 81% of youth survey respondents (*n*=201) agreed or strongly agreed with the key directions associated with the six Neighbourhood Types.

Urban Design Directions

- 69-78% of Talk Vancouver respondents (*n*=1,787-2,086), 59-66% of Ipsos respondents (*n*=1,725), and 70-78% of youth respondents (*n*=195-204) agreed or strongly agreed with the three areas of Urban Design policy (City-wide, Commercial Areas, Buildings & Sites) Policy Areas.

Supporting Policy Areas

The majority of respondents in Talk Vancouver and Ipsos surveys were supportive of the draft directions for 11 supporting policy areas (including housing, transportation, public space, and other topics):

- 63-80% of Talk Vancouver respondents (*n*=924-1,997) and 54-62% of Ipsos respondents (*n*=1,092-1,105) agree/strongly agree with directions contained in the 11 Policy Areas.[2, 3]

Special Topics

Two special topics were explored through the Phase 4 engagement process. These are connected with Council approved initiatives – multiplex housing and greenways – that are both concurrent to, and part of, the Vancouver Plan process.

- 80% of Talk Vancouver respondents (*n*=1,378) and 56% of Ipsos respondents support the expansion and intensification of the greenways network;
- 45% of Talk Vancouver respondents (*n*=1,406) think that new multiplex buildings should allow basements, while 32% think they should be built without basements (i.e. above ground). For the Ipsos poll, the numbers were similar: 49% and 28% respectively; however,
- 52% of Talk Vancouver respondents support reduced parking requirements for new multiplex housing, while 33% are opposed. In the Ipsos poll, these numbers are essentially reversed: with 29% supporting reduced parking requirements and 47% opposed.

Overall Support for the Plan[4]

Survey participants were invited to share their perspective on the draft Plan as a whole.

- 60% of Talk Vancouver respondents (*n*=2,621) and 55% of Ipsos respondents (*n*=1,725) said they "really like" or "like most aspects" of the Plan.
- Both surveys recorded a larger number of neutral responses for this question: 19% for Talk Vancouver, and 28% for Ipsos.

Key Feedback Themes

Participants shared a diversity of perspectives on the proposed Plan through the surveys, stakeholder meetings and other channels. Feedback can be broadly categorized into the following topics.

- Renewed support for one or more Big Ideas or Foundational Principles, and a desire to see the Plan deliver a bold, meaningful response to critical issues such as affordability, climate, economic well-being.
- Continued support for Complete Neighbourhoods but concern about the delivery of amenities (schools, open spaces, local retail, and community infrastructure) and other features with future growth – and a desire to ensure that future growth occurs equitably.

---

[2] One key difference to note between the Talk Vancouver and Ipsos surveys is that, across most agree/disagree questions, a larger number of respondents to the Ipsos poll selected a middle of "neutral" response. While the *average* middle value in the Talk Vancouver Survey questions is 9%, in the Ipsos poll it is 23%. This is particularly evident in the questions relating to Supporting Policy Areas.

[3] A smaller number of youth respondents provided input on policy questions. Here, levels of support were between 66-68% (*n*=63-66). Special Topics were not included as part of the youth survey.

[4] A smaller number of Youth survey respondents provided input on this quesiton. Of those that provided input, 83.0% (*n*=65) "really like" or "like most aspects" of the Plan.

- Housing and Building Forms: concerns about the impact of Plan on existing affordability; differing opinions about the suitability of taller buildings in different areas of the city and in general; general support for Missing Middle housing and distributed growth; divergent opinions on Multiplex Areas (geography, degree of change contemplated); a desire to see the City take bolder action to respond to housing challenges.
- Support for the protection of existing job space, including industrial areas; support for local business and entrepreneurs.
- Support for climate change and environmental initiatives, including green buildings, active transportation, greenways, blue-green systems, food systems.
- Concern around limited time for engagement; desire for additional opportunities for future engagement (in implementation phase).
- Questions and concerns related to the look and feel of neighbourhoods, and potential changes to (or loss of) neighbourhood character and identity.
- Questions and concerns about implementation topics – including prioritization of city-wide and neighbourhood planning activities; how boundaries will be defined; delivery of Plan directions at the neighbourhood level, implications for future planning processes.
- Relationship to current and recently approved area plans, as well as areas currently undergoing planning: False Creek South, Jericho and Broadway Plan.



Phase 4 Weekend information booth, Coal Harbour (Source: Tanya Fink)



Phase 4 Pop-up material transport (Source: Stina Hanson)



Phase 4 draft Vancouver Plan Public Transit Advertisement (Source: Megan Kaptein)

PART 1:
INTRODUCTION



Summer in a Vancouver Park (Source: Alison Boulier)

1.0 INTRODUCTION

On April 5, 2022, the City of Vancouver released the draft Vancouver Plan, the result of over two years of engagement work, urban design and technical analysis. The draft Plan sets out long-term directions to guide growth and change in Vancouver.

The release of the draft Plan marked the beginning of Phase 4 engagement activities. Work on the Plan unfolded over three previous phases:

- **Phase 1 – Listen & Learn** (Fall 2019 – September 2020)
- **Phase 2 – Identifying Key Directions** (October 2020 – July 2021)
- **Phase 3 – Policy and Land Use Ideas** (August 2021 – November 2021)
- **Phase 4 – Draft and Final Plan** (December 2021 – June 2022)

Building on Previous Phases of Engagement

Aligned with the broader planning process, public engagement unfolded over four phases and was guided by a series of six engagement principles:

1. Including all voices;
2. Advancing reconciliation;
3. Supporting community leadership;
4. Ensuring many ways to participate;
5. Going to where people are;
6. Ensuring the process is fun, easy and relevant.

Activities across the four phases sought to create a means for all community members to participate, and used a variety of approaches and methods, including:

- Engagement with Musqueam, Squamish and Tsleil-Waututh First Nations, and urban Indigenous organizations
- Workshops and meetings with Council Advisory Committees , stakeholder organizations and community groups
- A variety of online surveys
- 29 neighbourhood workshops, "pop-up" engagement events and information sessions in neighbourhoods across the city – including many that were co-designed with, and delivered to, equity-denied groups and organization that serve them
- Youth workshops, presentations and sessions for young planners
- Additional broad-based engagement tools and activities such as DIY Conversation Kits, online dialogue events and self-guided walking tours

Public participation in the Vancouver Plan process was encouraged through addressed mail, postcards, newsletters, posters and tri-pillar displays, transit advertising and social media advertising; supporting communications via Shape Your City, the vancouverplan.ca webpage and social media.

Phase 1 activities posed broad questions that elicited public feedback on the city we want. Participants identified the key assets, issues and opportunities that mattered the most when thinking about the future – input that was then used to inform draft goals and general directions that were explored in **Phase 2**. This second phase also provided a more in-depth opportunity to discuss housing, complete neighbourhoods and other topics. Input received from the first two phases helped provide shape to the three foundational principles, three Big Ideas, and three key Areas of Change, which in turn were tested through an extensive array of **Phase 3** engagement activities. Details on previous engagement work can be found at vancouverplan.ca.

Staff assembled and completed the various components of the draft Plan between December 2021 and March 2022, after which **Phase 4** engagement focused on testing the draft document with particular focus on key land use and urban design directions along with supporting policies.



Phase 3 Carnegie Centre Pop-up session poster (Source: Tanya Fink)



Phase 4 neighbourhood pop-up engagement event, Carnegie Centre (Source: Andrew Pask)



Phase 4 Weekend information booth, Coal Harbour (Source:Tanya Fink)

2.0 WHO WE TALKED TO

Between April 5 and May 10, 2022, staff undertook a variety of different engagement activities with the public at large, stakeholder groups and equity-denied communities and the organizations that serve them.

The combined activities generated approximately 23,970 engagement touchpoints with community members. The following section provides an overview of the different activities, including Talk Vancouver and Ipsos surveys, stakeholder meetings, public information sessions and pop-up events and initiatives for youth and equity-denied groups. Where demographic information was gathered on participants – via Talk Vancouver and Ipsos surveys – it has been included in the relevant sections that follow.

Engagement with xʷməθkʷəyəm̓ (Musqueam), Sḵwxwú7mesh (Squamish) and səlilwətaɬ (Tsleil-Waututh) Nations (MST)

Throughout Phase 4, City staff met with xʷməθkʷəyəm̓ (Musqueam), Sḵwxwú7mesh (Squamish) and səlilwətaɬ (Tsleil-Waututh) Nations' Staff (MST) to share the draft Plan and seek their input. Input from each Nations has helped shape the final Vancouver Plan, and we aim to continue building a working relationship with each Nation. As noted above, engagement with Musqueam, Squamish and Tsleil-Waututh, along with Metro Vancouver Aboriginal Executive Council (MVAEC) is being conducted through a separate but parallel process. The results of these discussions are not part of the present document, but will be reflected during the Implementation Phase of the project.

Engagement with Equity-Denied Groups

As in the other phases, staff put special effort into engaging with equity-denied groups across the city during Phase 4. Equity-denied groups are people who face systemic barriers to equal access, including participation in public processes, and discrimination. These groups are some of the most under-served and marginalized in our communities because of the barriers they face, and include: people who identify as Indigenous including xʷməθkʷəy əm (Musqueam), Sḵwxwú7mesh (Squamish) and səlilwətaɬ (Tsleil-Waututh), and urban Indigenous people; Black people and people of African descent; people of colour and racialized people; people with disabilities; people who live with mental health challenges; deaf and hard of hearing people; LGBTQ2+ and gender diverse people; people with low incomes; refugees, newcomers and undocumented people; minority language communities; women and girls; or youth and seniors.

To support the participation of equity-denied groups, the Vancouver Plan team collaborated with partner organizations such as neighbourhood houses, DTES organizations and the Carnegie Community Centre to host community engagement sessions and pop-up activities. Staff delivered other pop-up engagement activities in areas of the city where there is a high proportion of equity-denied groups. Staff held additional stakeholder meetings with a number of organizations that work with represented equity-denied groups.

The results of these various activities are incorporated into the key findings in section 3.0. For previous engagement results with equity-denied groups, visit https://vancouverplan.ca/our-process/



Phase 3 Pop-Up Session, Carnegie Centre (Source: Tanya Fink)

3.0 METHODS & APPROACH

Talk Vancouver Survey (2,621 responses)

The main engagement tool utilized for Phase 4 was an online survey delivered on the City's Talk Vancouver platform between April 5 and April 27, 2022. The survey tested two key aspects of the draft Vancouver Plan – the Land Use Strategy and the Supporting Policies. There were also additional questions on two special topics (multiplex housing and greenways), as well as overall support for the Plan. In total, the survey contained 20 agree/disagree or multiple choice questions, and 19 open-ended questions. Agree/disagree questions tested levels of support for key policy directions, while open-ended questions allowed participants to provide further details on their support/non-support for different policy topics. Each question also allowed participants to access additional information on the Plan through a series of hyperlinked documents and webpages. In addition, participants could customize key aspects of the survey, choosing which topics (in both Land Use and Supporting Policy areas) that they wished to answer.

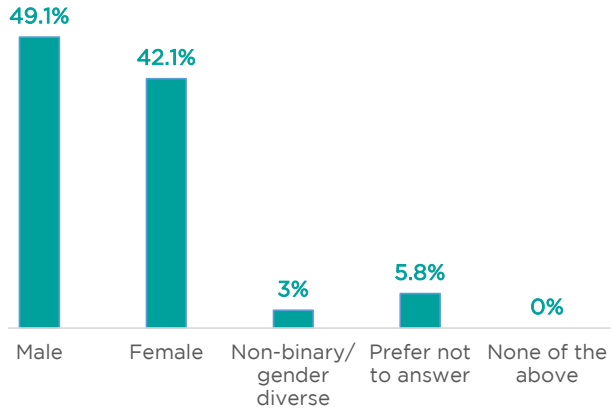
The survey was available in eight languages: English, Traditional Chinese, Simplified Chinese, Punjabi, Vietnamese, Tagalog, French and Spanish. Survey links were distributed to subscribers of the Talk Vancouver platform, and could be accessed directly through the vancouverplan.ca website. Advertising materials, including the Phase 4 information boards, postcard and supplemental advertising, encouraged direct participation through hyperlinks and QR codes. Paper copies of the survey were also available at public outreach sessions.

Survey Demographics

Participants were asked to respond to a series of questions to provide more information on their demographic identity. Depending on the question, between 2,571 and 2,621 participants provided a response:

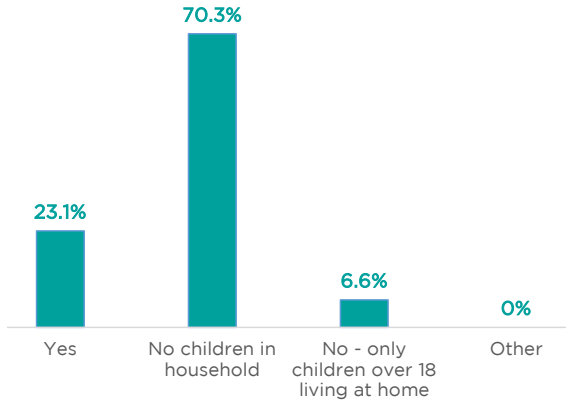
Gender

Almost half of the survey respondents were men. Another 42% were women.



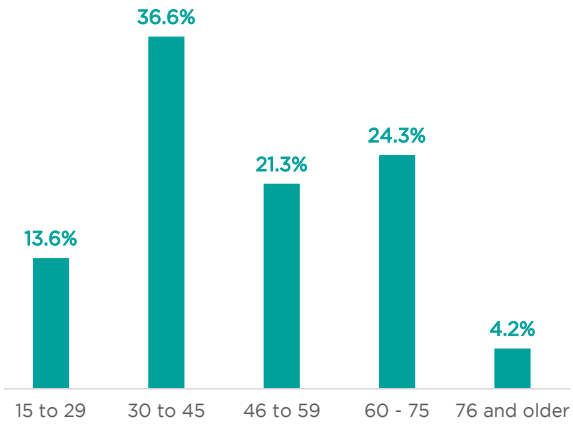
Children under 18 living at home

A significant proportion of respondents (70.3%) have no children in their household.



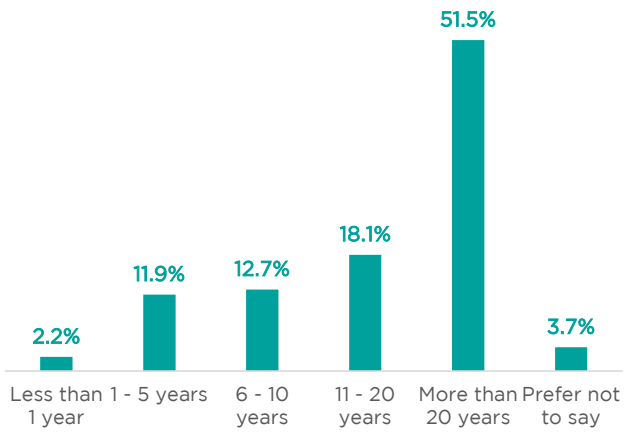
Age

People aged 30-45 accounted for one third of survey responses.



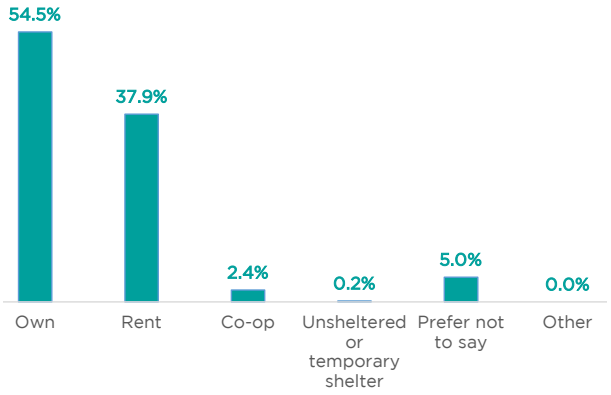
Length of time in Vancouver

Over half of the survey respondents (51.5%) have lived in Vancouver more than 20 years.



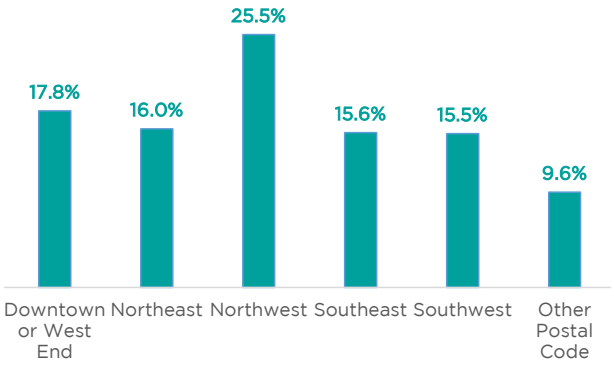
Housing Situation

Over half of survey respondents (54.5%) own their home, versus 37.9% who rent.



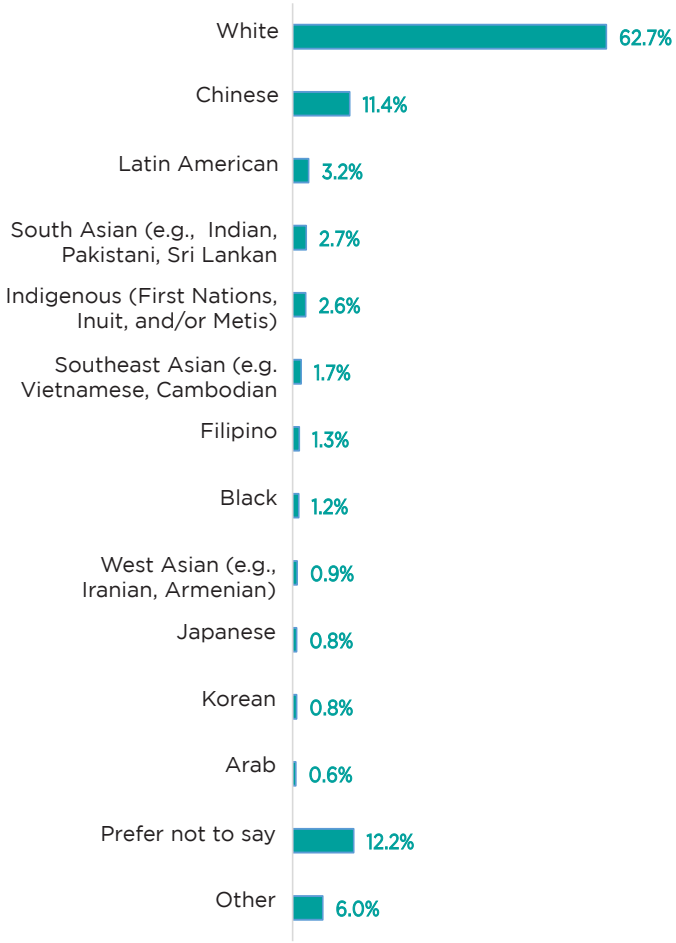
Geography (Postal Code Roll-up)[5]

One in four survey respondents lives in the northwest portion of the city.



Ethnocultural Identity

Almost two-thirds of survey respondents (62.7%) identify as white.





Phase 4 Weekend information booth, Robson Square (Source: Elijah Sabadlan)

[5] Northeast refers to areas north of 16th Ave and east of Main St. Northwest refers to areas north of 16th Ave and west of Main St. Southeast refers to areas south of 16th Ave and east of Main St. Southwest refers to areas south of 16th and west of Main St.

Randomized Ipsos Survey (1,725 responses)

A randomized Ipsos survey was conducted between April 25 and May 15, 2022. The Ipsos poll was structured in a similar fashion to the Talk Vancouver survey, with 20 agree/disagree questions and supporting information for different policy topics. There are two key differences to note:

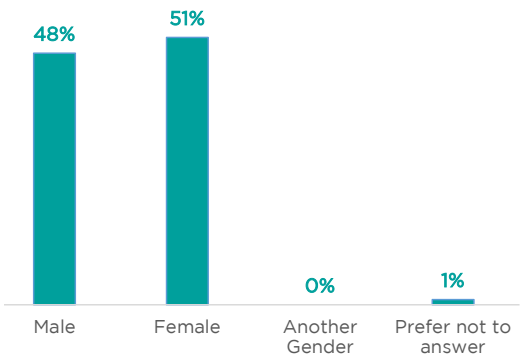
1. Unlike the Talk Vancouver survey, no customization of the Ipsos survey was possible. Respondents were required to answer all Land Use questions, as well as a question on overall support for the Plan. For questions related to the 11 supporting policy areas respondents were randomly assigned 7 topics – which ensured that the sample size of respondents for each policy area was consistent. The two special topics (multiplex housing and greenways) were bundled with their related policy areas (housing and transportation, respectively).

2. Where the Talk Vancouver survey had one open-ended question for each topic area, the Ipsos poll contained only one open-ended question at the end of the survey.

The Ipsos poll was conducted in the same eight languages as the Talk Vancouver survey, and had a sample size of 1,000 for English-language participants, and 100 each for Traditional Chinese, Simplified Chinese, Punjabi, Vietnamese, Tagalog, French and Spanish. Final data was weighted to ensure that the gender/age and neighbourhood distribution reflects that of the actual population in Vancouver according to the most recent Census data, and a language weight was also applied. The survey recorded a total of 1,725 completions. Based on this sample size, the overall poll is accurate to within 32.7%, 19 times out of 20, of what the results would have been had all adult Vancouver residents been polled.

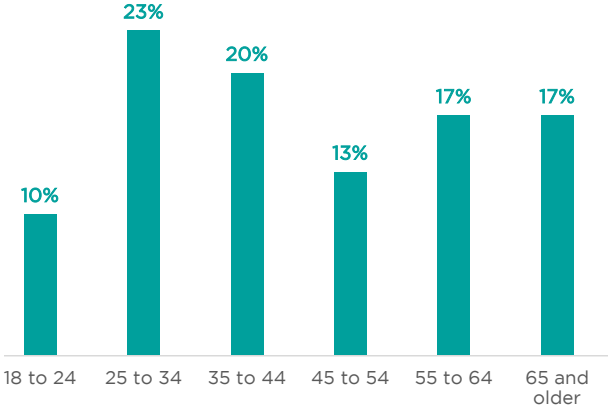
Gender

Just over half of Ipsos survey respondents identify as female, while another 48% identify as male.



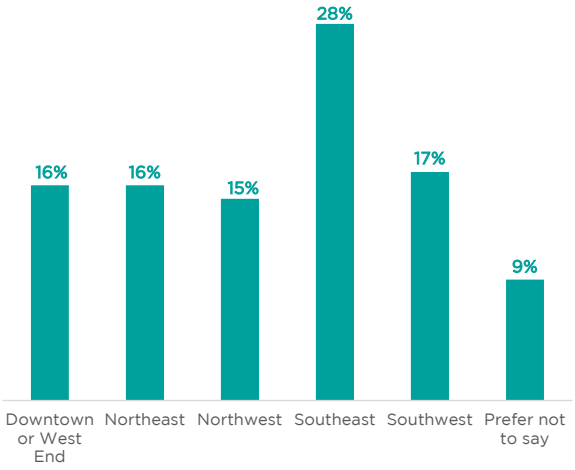
Age

Almost a quarter of Ipsos survey respondents are between the ages of 25 - 34.



Geography

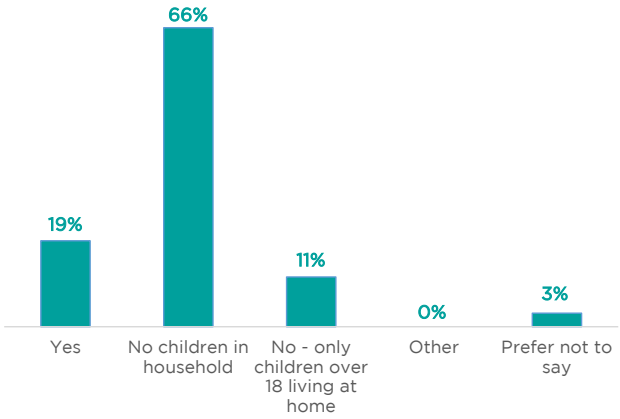
Over a quarter of Ipsos survey respondents reside in the Southeast area of the city.



For more detail on how the sub areas are defined, see the Geography definitions contained in the preceding section (on Talk Vancouver survey demographics).

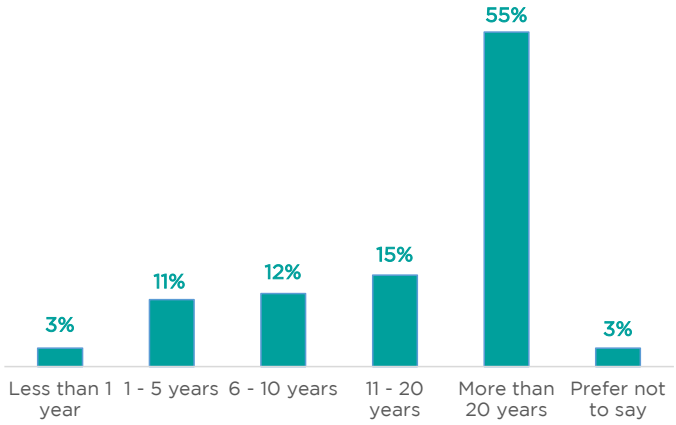
Children under the age of 18 living at home

A significant proportion of respondents (70.3%) have no children in their household.



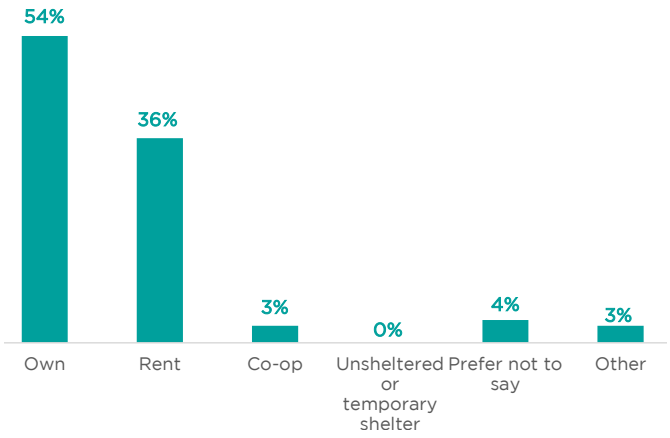
Length of time in Vancouver

Unlike the Talk Vancouver survey, the Ispos survey was only available to those respondents who indicated that they lived in Vancouver.



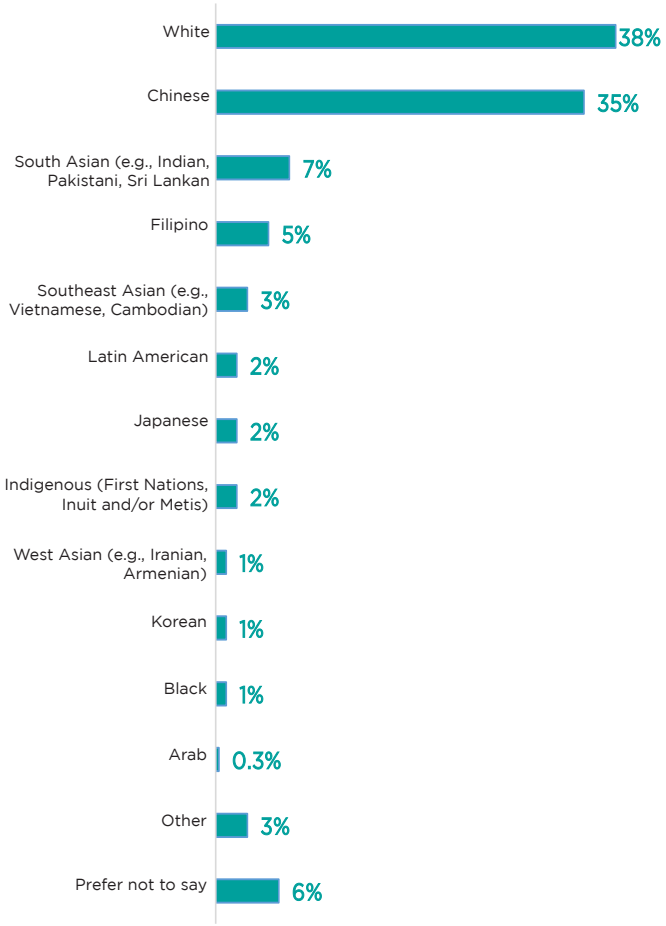
Housing Situation

Over half of the Ipsos respondents own their home. These figures are roughly similar to those from the Talk Vancouver survey.



Ethno-Cultural identify

Over a third of survey respondents in the Ipsos poll identified as white, and roughly another third identified as Chinese. Compared to the Talk Vancouver Survey, the Ipsos poll shows a greater degree of overall ethno-cultural diversity amongst respondents.





Phase 4 Weekend information booth, Robson Square (Source: Andrew Pask)

Information Sessions and Pop-up Events (23 Events)

A series of 20 information sessions and pop-up sessions were held during April, 2022. These sessions were designed to create awareness of the draft Vancouver Plan and opportunities to provide feedback. In addition, a staff team was available to answer questions.

Information sessions were full day events that were held in public spaces with high volumes of foot traffic. Sessions featured information boards, and postcard hand-outs. A key focus of these sessions was getting the word out, with smaller staff teams dispatched to neighbouring areas (including Yaletown, Cambie and Broadway, Denman and Davie, Science World, Marine Gateway, Waterfront Station, and Burrard Station).



Phase 4 Weekend information booth, Robson Square (Source: Elijah Sabadlan)

Session	Location	Dates	Engagement Touchpoints
1 - 3	Robson Square	April 8, 9 and 10	~5,500
4 - 7	Seawall - Olympic Village	April 15 - 18	~5,700
8 - 9	Seawall - English Bay	April 22 and 23	~2,700
10	Seawall - Coal Harbour Community Centre	April 24	~1,800
Total:			**~15,700**

Table 1 - Full Day Information Sessions



Phase 4 Weekend information booth, Coal Harbour (Source: Andrew Pask)



Phase 4 Youth Survey Poster (Source: Andrew Pask)

Pop-up sessions were shorter sessions, usually 2-3 hours in length. Many were held at key transit stations during peak hours. While information sessions took place in prominent central locations, pop-up sessions were delivered in a variety of neighbourhoods throughout the city. Part of the intention was to ensure a broader geographic distribution of events, though the relative number of hourly participants in many of these locations tended to be lower.

Eight pop-up sessions (marked with an "*") took place in neighbourhoods with a high proportion of equity-denied group members. The session at the Carnegie Community Centre also utilized specially designed engagement materials, and featured additional low-barrier supports (including food and an honorarium) to facilitate the participation of community members. Details on the specific findings associated with the Carnegie and Cedar Cottage sessions can be found in section 4.3.5.

Pop-Up	Location	Date	Engagement Touchpoints
1, 2	Broadway - Commercial Station (2 sessions)*	April 11	~500
3, 4	Vancouver City Centre/Granville Station (2 sessions)	April 12	~1,000
5	Joyce Collingwood Station and Collingwood Neighbourhood House*	April 13	~250
6	Champlain Square*	April 14	~50
7	River District Town Centre	April 14	~50
8	Arbutus Greenway (at West 41st Avenue)	April 19	~50
9	Maple Street Public Space (at West 4th Avenue)	April 20	~75
10	Chinatown Memorial Plaza*	April 20	~150
11	Carnegie Community Centre*	April 20	~160
12	Victoria Drive and Fraser Street (between East 41st and East 49th Avenues)*	April 21	~100
13	Cedar Cottage Neighbourhood House*	April 27	~30
		Total	**~2,565**

Table 2 - Pop-Up Information Sessions



Phase 4 neighbourhood pop-up engagement event, Chinatown (Source: Tanya Fink)



Phase 4 neighbourhood pop-up engagement event, Carnegie Centre (Source: Andrew Pask)

Stakeholder Meetings and Feedback

In addition to the broader outreach activities outlined thus far, the engagement team also delivered a series of meetings with a number of stakeholder organizations. Stakeholder organizations also shared feedback through the Talk Vancouver survey and written correspondence.

City staff facilitated 23 online stakeholder meetings with organizations across Vancouver. Those involved included other municipal boards, other government agencies, sectoral representatives, advocacy groups, various community groups, institutional organizations, Council Advisory Committees, business and economic stakeholders, environmental advocates, developers, non-profit housing operators and renter serving organizations, and others. A complete list of participating organizations and groups can be found at the end of this report.

Sessions focused on sharing information on the draft Vancouver Plan policy directions and land use strategy. City staff presented an overview of the material, followed by opportunity for discussion, questions and answers. Participating organizations were further invited to take the Vancouver Plan survey or submit additional correspondence following the meeting if they had further comments to provide.

Additionally, over 600 stakeholder organizations were advised by email of the Phase 4 materials and invited to share their feedback through the survey and draft Plan. Across internal and external stakeholder meetings, 8 sessions (marked with an "*") were held with organizations working with equity-denied groups.

Session	Stakeholder(s)	Date
1	Council Advisory and Committees - Joint Session #1(*) Open to all Advisory Committees and included: • Children, Youth and Families Advisory Committee* • Women's Advisory Committee* • Urban Indigenous Peoples Advisory Committee* • Civic Asset Naming Committee • Senior's Advisory Committee* • Renters Advisory Committee* • Arts and Culture Advisory Committee • Persons with Disabilities Advisory Committee* • 2SLGBTQ+ Advisory Committee*	April 11, 2022
2	Chinatown Legacy Stewardship Group*	April 12, 2022
3	Council Advisory and Committees - Joint Session #2(*) • Transportation Advisory Committee • Vancouver City Planning Commission • Urban Design Panel • Chinatown Historic Area Planning Commission* • First Shaughnessy Advisory Design Panel • Gastown Historic Area Planning Committee • Vancouver Heritage Commission	April 19, 2022
4	Renters Advisory Committee*	April 20, 2022
5	Children, Youth and Families Advisory Committee	April 21, 2022
6	Vancouver Board of Parks and Recreation	May 2, 2022
Total:	**18 Advisory Committee Groups**	**~40 Attendees**

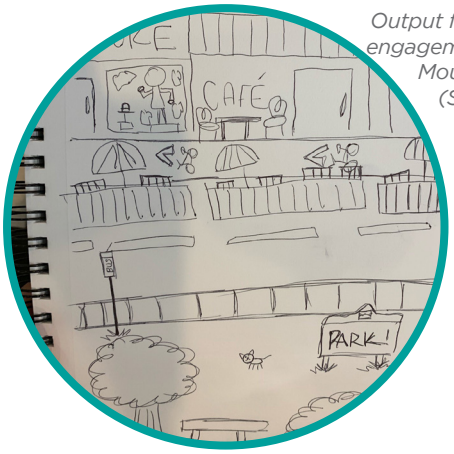
Table 3 - Internal Stakeholders - City of Vancouver

Session	Stakeholder Organization(s)	Date
1	Urban Development Institute	April 7, 2022
2	Non-Profit Housing Providers	April 11, 2022
3	Regional Associates and Greater Vancouver Board of Trade - including regional organizations (TransLink, Metro Vancouver, Vancouver School Board, Vancouver Coastal Health, Port of Vancouver, Vancouver Airport Authority, Vancouver Economic Commision), and local universities and post-secondary institutions (UBC, SFU and Emily Carr)	April 11, 2022
4	Non-Profit Sector Representatives*	April 12, 2022
5	Economic Stakeholders (Employment Lands and Economy Review and others)	April 12, 2022
6	Business Improvement Association (BIA) Partnership	April 13, 2022
7	Environmental and Sustainability Organizations	April 14, 2022
8	Neighbourhood House Community Navigators - Session 1*	April 18, 2022
9	Neighbourhood House Community Navigators - Session 2*	April 19, 2022
10	Neighbourhood Resident Groups - Session 1	April 20, 2022
11	Intergovernmental Roundtable Groups (including other municipalities and regional organizations)	April 21, 2022
12	Neighbourhood Resident Groups - Session 2	April 21, 2022
13	Vancouver District Parents Advisory Council (DPAC)	April 21, 2022
14	Metro Vancouver	April 26, 2022
15	Real Estate Board of Greater Vancouver	May 5, 2022
16	Vancouver School Board Leadership Table	May 6, 2022
17	BC Housing	May 10, 2022
Total		**~660 Participants**

Table 4 - External Stakeholders

In addition to the Stakeholder meetings and presentations, additional input from stakeholder organizations was received through the following means:

- Written Correspondence: 18 letters and emails
- Phase 4 Survey: 37 survey completions[6]



Output from a youth engagement session, Mount Pleasant, (Source: Stina Hanson)

[6] While the Phase 4 survey was anonymous, respondents who provided input on behalf of a group or organization were given the option of identifying themselves.

Youth Workshops and Survey

As part of Phase 4, a specialized program of engagement was developed to give children and youth the opportunity to learn about the draft Vancouver Plan and share their feedback. Activities built on the relationships developed over the previous three phases of the Vancouver Plan's "Young Planners" program and "closed the loop" with groups and organizations that have been involved with the process since it began in late 2019. Through this multi-faceted program City staff recorded 524 engagement interactions in Phase 4.

Age-appropriate events and activities included[7]:

- Youth survey (213 participants)
- 14 youth information sessions (233 participants)
- Young Planners Program youth facilitator information and wrap-up session (ten participants)
- Post-secondary partnership with City Studio/ Langara College (20 participants)
- Two in-classroom sessions at Eric Hamber Secondary School (48 participants)

Combined, these provided Vancouver's youngest residents a range of opportunities to learn about the draft Vancouver Plan and provide their feedback on the overall Plan and its components (the Land Use Strategy and supporting policy chapters).

Engagement activities were designed around the City's broader draft Vancouver Plan engagement program and primarily focused on informing participants about the draft Plan and giving them an understanding of the parts of the plan covered by the Youth Survey. This gave children and youth the opportunity to consider the draft Vancouver Plan as a whole and critically consider the Land Use Strategy, its supporting key directions and the various policy chapters. Given the focus on the draft Vancouver Plan, this phase of engagement prioritized education and information sharing and as such did not include the same types of interactive workshops and activities as previous phases of child and youth engagement. The results are primarily embodied in the youth survey responses.

Youth Program	Date	Participants
South Vancouver Neighbourhood House	April 4	10
Kitsilano Community Centre Youth Council	April 5	12
South Vancouver Neighbourhood House	April 8	15
False Creek Community Centre Jr Youth Council	April 8	6
Trout Lake Community Centre Youth Council	April 8	55
Champlain Heights Community Centre Youth Volunteer Orientation	April 9	13
South Vancouver Neighbourhood House	April 9	20
South Vancouver Neighbourhood House	April 11	15
Marpole-Oakridge Community Centre Youth Council	April 13	10
City-Wide Youth Council	April 13	17
Mt Pleasant Community Centre Jr/Sr Youth Councils	April 22	10
Hastings Community Centre Youth Council	April 23	30
West End Community Centre Youth Council	April 27	11
Douglas Park Community Centre Youth Council	April 27	9
	Total:	**233**

Table 5 - Youth Workshops



Phase 4 Youth engagement activities, Mount Pleasant, (Source: Stina Hanson)

[7] Additional resources and activities were available via the Vancouver Plan Young Planners website.

Written Correspondence

In addition to the input received through the aforementioned channels, the Vancouver Plan team also received 35 electronic submissions – letters and emails – from the broader public. These were reviewed as part of the broader Phase 4 feedback.

Other input - Social Media

The City utilized four social media channels to promote the Vancouver Plan – Facebook, Instagram, LinkedIn and Twitter. While these channels were not promoted as a means to provide input, 93 comments were received in response to the promotional posts. These have been reviewed as part of the overall Phase 4 input.

Limitations

COVID-19

As with earlier phases of engagement, public outreach activities for Phase 4 took place during the COVID-19 pandemic. The Vancouver Plan team recognizes that this affected participation in a number of ways: by creating barriers to actual involvement in public activities, and by virtue of the fact the pandemic generated a variety of stressors for community members – including impacts on mental and physical health, and social and economic well-being.

In spite of the challenges faced by COVID-19, staff were able to hold a number of in-person public events in the form of information sessions, pop-ups and youth engagement meetings. Appropriate precautions were taken, and the events proved to be popular with the public.

Duration and focus of engagement period

Building on the extensive work of the previous engagement phases, Phase 4 activities lasted just over one month and utilized a more selective array of engagement tactics than in earlier phases. Where previous activities took a more dialogic approach – identifying and refining key pieces of the Plan – this phase was focused on testing levels of agreement with how the components of the Plan had been assembled. As a result, the process was more succinct and focused, involving a narrower range of engagement tactics.

Reaching equity-denied groups

Throughout the Vancouver Plan process, participants from equity-denied groups provided feedback on the City of Vancouver's engagement practices and efforts to reach and include equity-denied groups. Key suggestions for improvement, included:

- Engage earlier in processes to ensure more fulsome opportunity to shape plans.
- Utilize existing input first, rather than 're-asking' questions through subsequent processes.
- Consider using a weighted response for feedback from those who are part of marginalized groups.
- Ensure a better connection between the City and equity-denied communities – with more accessibility, accountability and follow-up on the results.
- Use more and better methods to reach equity-denied communities, including employing peer workers, going to the places where people are already engaged and adequately compensating people for their knowledge and expertise. This phase of engagement did not reach enough people from equity-denied groups.

While the Vancouver Plan team endeavored to connect with different equity-denied groups as part of the Phase 4 process, it is important to acknowledge that there is always more work that needs be done to ensure an equitable engagement process. To that end, the results of the engagement process with equity-denied groups reflect a snapshot of participant perspectives, and should not be taken as a representative assessment of the city's equity-denied communities. The City of Vancouver is grateful for the people who did participate in spite of difficult circumstances. The City continues to seek ways to improve its engagement practices by centering and integrating equity in all land-use planning processes.

Equity-denied groups

Equity-denied groups are those who have been excluded from the design of our current societal systems, and whom as a result face marginalization or discrimination. These groups are some of the most under-served in our community because of the barriers they face, and include: people who identify as Indigenous, Black people and people of African descent; people of colour and racialized people; people with disabilities; people who live with mental health challenges; deaf and hard of hearing people; 2S/LGBTQIA+ and gender diverse people; people with low incomes; refugees, newcomers, and undocumented people; minority language communities; women and girls; or youth and seniors.

PARTICIPATION BY THE NUMBERS

through **four phases of engagement**
from **November 2019** to **May 2022**

Postcards
318,581 mailed

Newsletters
37 newsletters to up to **2,237 subscribers**

VancouverPlan.ca
152,908 page views

52,480 engagement contacts
("touchpoints")

4 Council workshops

11 Councillor meetings
with community groups

100 youth workshops
presentations and sessions for young planners

29 neighbourhood charettes, mapping events and workshops

Approximately
30 pop-up engagement events
in neighbourhoods across the city

36 workshops and meetings
with Council Advisory committees

119 meetings
with stakeholder organizations and community groups

185 meetings and events with **equity-denied community members**
and the organizations that serve them

12 online surveys
available in at least
6 languages
Including youth surveys and 2 Ipsos randomized polls

25,756 survey responses

5 "Future We Want" online events
(in partnership with Simon Fraser University)

3 self-guided walking tours

DIY conversation kits

Advertising
90M+ impressions from 746 posters, transit shelters and vehicles, restaurants, and other displays dispersed throughout the city

Figure 1: Vancouver Plan engagement participation

PART 4:
WHAT WE HEARD



Phase 3 Neighbourhood pop-up engagement event at Brewer's Park (Source: Tanya Fink)

The following section identifies key findings from each of the activities undertaken as part of the Phase 4 engagement process.

4.1 TALK VANCOUVER SURVEY

The main engagement mechanism for Phase 4 activities was the Talk Vancouver survey. The survey was promoted through a variety of ways, including Talk Vancouver and Vancouver Plan mailing lists, social media promotions, transit advertising, Phase 4 presentations, and through postcards and information boards at pop-up engagement events and information sessions.

The survey contained 20 closed (agree/disagree and multiple choice) questions related to key aspects of the draft Plan and 19 open-ended questions. The open-ended questions were intended to provide participants with a means to explain their response (i.e., level of agreement or disagreement) with a given topic.

All questions were opt-in, and participants could customize the survey to answer some or all of the topics depending on their preference. Key findings from the survey are reported below. Open-ended questions have been themed and coded. For the sake of brevity, only the main responses associated with each question are reported here, along with their frequency of response.

4.1.1 Land Use Strategy - Overview

A core component of the Vancouver Plan is a Land Use Strategy, which will provide important guidance for how land will be used in the city – for housing, jobs, ecology, transportation and more. The Strategy:

- Sets out key directions for city-wide land use;
- Defines different types of areas in Vancouver, and sets out how they will grow and change over the coming years; and,
- Details urban design policies for the overall form of the city, commercial areas and individual buildings and sites.

The Talk Vancouver survey contained 10 questions on aspects of the Land Use Strategy (five agree/disagree, five open-ended). Participants could select the topics they wished to provide input on, or could skip ahead to the supporting policy questions. Topics included:

- City-Wide Land Use Directions
- Neighbourhood Types and Key Directions
- Urban design policies – Overall form of the city
- Urban design policies – Commercial areas
- Urban design policies – Buildings and sites

Each of these five sections provided a summary of associated aspects of the draft Plan, including high-level policy directions. Hyperlinked materials allowed participants to review the full text of the Plan and all associated policies, should they wish.

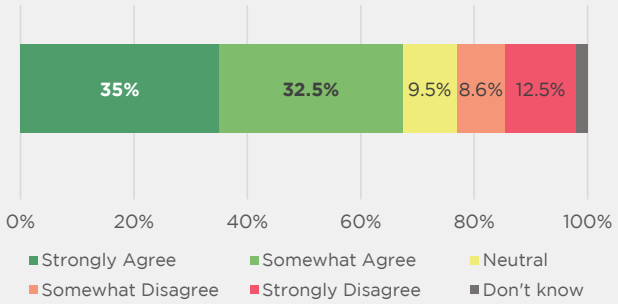
4.1.2 City-Wide Land Use Direction

The Land Use Strategy in the draft Plan begins with three high-level directions that are intended to make neighbourhoods more equitable, complete and resilient, improving people's ability to access key needs across the city, while ensuring that future growth builds on the strengths that currently exist in each neighbourhood.

1. Enable more housing choice, jobs, services and amenities in neighbourhoods throughout the city so that most daily needs can be met close to home.
2. Direct growth in a way that considers the unique assets and opportunities of Vancouver's diverse neighbourhoods, such as transit investments, local shopping areas and employment districts.
3. Ensure future public investments, and the benefits and costs of growth and change, are distributed more equitably among Vancouver neighbourhoods and help reduce our risk from any number of shocks and stresses.

Respondents were asked to indicate whether they agree or disagree that "the high-level directions for city-wide land use will meet the needs of Vancouver now and into the future."

Graph 1: Percent agreement with high-level directions for city-wide land use



67.5% AGREE

(N=2,207)

Participants were then invited to explain why they agreed/disagreed, and whether they felt the policy directions were "missing anything." A total of 1,054 respondents provided feedback. The most common responses were:

- More housing is needed – general comment (n=128)
- Affordable housing is a priority/needed (n=126)
- Dislike increased housing density (n=82)
- Concerns about development leading to loss of character, neighbourhoods, and heritage (n=76)
- Dislike high rises / prefer to reduce height of new buildings (n=48)
- Like the focus on walkability, active transportation and reduced reliance on vehicles (n=44)
- More amenities will be needed – especially schools, and also medical facilities, covered outdoor spaces, bike parking and EV stations, sport and recreation facilities (n=40)
- Increased density is needed to support housing (n=40)
- Need for more green space and parks (n=36)



Figure 2: Land Use Strategy Map (Source: TalkVan Survey)

4.1.3 Neighbourhood Types

The draft Vancouver Plan describes six Neighbourhood Types and presents general policies associated with each. The six types are:

1. **Metro Core** (including downtown peninsula, and central Broadway) – The principal centre of business, employment, cultural and entertainment activity for the city and the region. Also an area with significant housing, including affordable and non-market rental homes.
2. **Municipal Town Centre (Oakridge)** – An important centre for housing, employment, amenities, and services.
3. **Rapid Transit Areas** – Areas that are within a 10 minute walk of a rapid transit station or corridor (SkyTrain or Canada Line Station or rapid bus).
4. **Neighbourhood Centres –** The areas in and around existing local shopping streets.
5. **Villages –** The areas in and around smaller commercial areas and community hubs.
6. **Multiplex Areas –** These will allow smaller-scale Missing Middle ownership housing (single detached up to multiplexes), with opportunity for secured rental buildings, local serving shops and services and opportunities for home based businesses.

For each of the six Neighbourhood Types, the draft Vancouver Plan advances a Key Direction. Each area also has additional policies (not shown here) related to housing, jobs, building form, nature, public realm and other topics. The six key directions are:

1. **Metro Core** (including downtown peninsula, and central Broadway)

Key Direction: Continue to reinforce Metro Core's role as the principle centre of business, employment, cultural and entertainment activity for the city and region by updating and implementing detailed neighbourhood plans and policies.

2. **Municipal Town Centre** (Oakridge)

Key Direction: Ensure this area continues to transform to become a more inclusive, mixed-use centre with significant housing and jobs space.

3. **Rapid Transit Areas**

Key Direction: Reinforce these areas as vibrant, mixed-use neighbourhoods providing more opportunities for purpose-built rental and social housing, childcare, community infrastructure, and arts and culture uses, together with public spaces that allow people to connect.

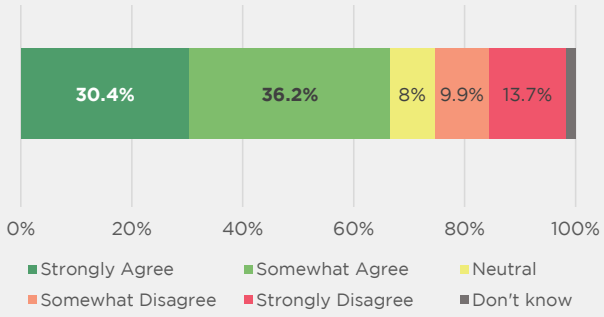
4. Neighbourhood Centres
Key Direction: Enhance Neighbourhood Centres as successful, mixed-use neighbourhoods with vibrant local shopping areas, green and leafy residential streets, and a wide range of housing options

5. Villages
Key Direction: Enhance these lower density residential neighbourhoods by adding shops, services and housing choice to provide more complete, inclusive and resilient neighbourhoods.

6. Multiplex Areas
Key Direction: Support the evolution of our low density residential areas to enable smaller-scale Missing Middle housing (including multiplexes) across the city, respecting the local character of our neighbourhoods, while adding housing choice, local serving shops and services and opportunities.

Respondents were asked to indicate whether they agree or disagree that "the Key Directions associated with the different Neighbourhood Types will help meet the needs of Vancouver now and into the future."

Graph 2: Percent agreement with key directions for Neighbourhood Types



66.5% AGREE

(N=2,284)

Participants were then invited to explain why they agreed/disagreed, and whether they felt the policy directions were "missing anything."

A total of 1,149 respondents answered this question. While most of the answers were more general in nature (i.e., an unspecified location), a smaller number focused on one or more of the six neighbourhood types. Key "general" topics included building height and density, greenspace, housing supply and housing affordability.

Building height and density
- Like increased housing density / need greater density (n=102)
- Concerns about impact of development - loss of character, neighbourhood or community (n=40)
- Dislike increased housing density (n=34)
- Dislike high rise buildings (n=30)

Greenspace
- More greenspace is needed (n=46)

Housing supply
- Need more housing for the Missing Middle / like inclusion of missing middle in the plan (n=28)

Housing Affordability
- Affordable housing is needed / low income housing is a priority (n=84)

Where a neighbourhood type *was* specified, the key topics were as follows:

Metro Core
- Dislike tall buildings in the Metro Core (n=10)
- More greenspace and trees needed in the Metro Core (n=6)
- Concerns about loss of character in the Metro Core (n=4)
- Dislike increased housing density in the Metro Core (n=4)
- Need more housing in the Metro Core (n=2)
- Affordable housing needed in the Metro Core (n=2)
- Need more childcare in the Metro Core (n=2)

Municipal Town Centre / Oakridge
- Oakridge is unaffordable and exclusive (n=8)
- Dislike tall buildings in Oakridge (n=2)
- Concerns about loss of character in Oakridge (n=2)

Rapid Transit Areas
- Like increased housing density in Rapid Transit Areas (n=10)
- Concerns about loss of character in Rapid Transit Areas (n=6)
- Dislike increased housing density in Rapid Transit Areas (n=2)
- Need more housing in Rapid Transit Areas (n=2)

Neighbourhood Centres
- Dislike tall buildings in neighbourhood centres (n=12)
- More greenspace and parks needed in neighbourhood centres (n=4)
- Would like increased housing density in neighbourhood centres (n=2)
- More recreational facilities needed in neighbourhood centres (n=2)
- More schools needed in neighbourhood centres (n=2)

Villages

- Reduce the number of single family houses to increase housing density* (n=36)
- Would like increased housing density in Villages (n=34)
- Want to keep single family homes and areas* (n=26)
- Concerns about loss of character in Villages (n=22)
- Would like increased housing density in low density residential areas* (n=14)
- Dislike tall buildings in residential areas* (n=10)
- Dislike tall buildings in Villages (n=10)
- Affordable housing needed in Villages (n=10)
- Build taller in Villages (n=2)
- Dislike increased density in Villages (n=2)
- More recreational facilities needed in Villages (n=2)
- Need more childcare in Villages (n=2)

Note: The term "Villages" is not specified in comments marked with an "*"; however, this is inferred based on the broader nature of the feedback.

Multiplex Areas

- Like multiplexes (n=36)
- Would like more multiplexes (n=32)
- Dislike multiplexes - apartments are needed (n=22)
- Dislike multiplexes (general comment) (n=16)
- Multiplexes should be taller (n=16)
- Concerns about loss of character in Multiplex Areas (n=12)
- Prefer no single family homes in Multiplex Areas (n=4)
- Multiplexes will not make housing more affordable (n=4)
- More greenspace needed in Multiplex Areas (n=2)

4.1.4 Urban Design Policies

The Vancouver Plan sets out a series of high-level urban design policies that are intended to support an overall vision to "create equitable and resilient built environments within each neighbourhood that distinguish identity, encourage social connections, and build better communities."

Urban design policies touch on three key areas:

- Overall Form of the City
- Commercial Areas
- Buildings and Sites

The survey provided an overview of the key policies associated with each, and invited respondents to indicate their level of agreement, along with other feedback.

4.1.4.1 Overall Form of the City

Key policies include:

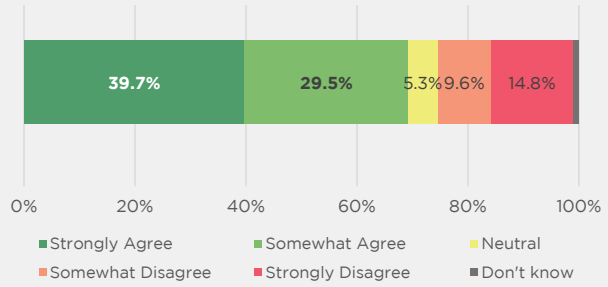
- Locate taller forms of development close to transit stations and shopping areas, and off busy streets (to reduce health impacts)
- Encourage more distributed patterns of growth by allowing more low and midrise buildings across more areas
- Provide for an array of distinct neighbourhoods at different scales
- Allow for a mix of building types and tenures on every block
- Create a connected network of parks, open spaces and walking/biking routes



Draft Vancouver Plan Illustration (Source: City of Vancouver)

Respondents were asked to indicate whether they agree or disagree that "the urban design directions for the overall form of the city will meet the needs of Vancouver now and into the future."

Graph 3: Percent agreement with urban design directions for overall form of the city



69.2% AGREE

(N=2,086)

Participants were then invited to explain why they agreed/disagreed, and whether they felt the urban design directions for overall form of the city were "missing anything." A total of 1,008 respondents answered this question. The most common responses were:

- Dislike high rise buildings / prefer low to midrise (n=234)
- Like the proposed network of open spaces, the walking and biking routes, and reduced reliance on cars (n=76)
- In favour of increased housing density (n=74)
- Like idea of mix of building types on every block / reduce zoning restrictions to allow greater diversity of buildings and mix of uses (n=60)
- Dislike idea of mix of building types on every block (n=58)
- Concerns that development will lead to loss of community, character or neighbourhoods (n=50)
- Dislike increased housing density (n=34)
- Would prefer to disperse housing density into other, low density areas (n=30)

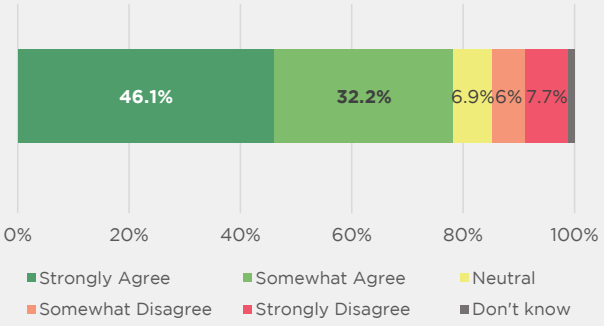
4.1.4.2 Commercial Areas

Key policies include:

- Allow adequate sunlight on shopping streets
- Provide small storefronts to promote walkability and more affordable spaces
- Provide weather protection and covered places
- Create safe and welcoming shopping streets through active ground floor uses and public realm features
- Ensure that shopping streets on busy arterials are safer, healthier and more comfortable

Respondents were asked to indicate whether they agree or disagree that "the urban design directions for commercial areas will meet the needs of Vancouver now and into the future."

Graph 4: Percent agreement with urban design directions for commercial areas



78.3% AGREE

(N= 1,787)

Participants were then invited to explain why they agreed/disagreed, and whether they felt the urban design directions for commercial areas were "missing anything." A total of 744 respondents answered this question. The most common responses were:

- Not concerned about sunlight on commercial streets (more important on residential streets) - shade is good (n=114)
- Like car-free spaces (n=74)
- Concerns about rents and taxes for small business – unaffordability and unsustainability (n=70)
- Plan for weather protection is good (n=60)
- Want more outdoor spaces, e.g., plazas and patios for sitting, gathering, and dining (n=52)
- Would like more commercial space and stores off major streets and arterials (n=48)
- Need to encourage and support small businesses (n=48)
- Include, or have more, green spaces, e.g., parklets (n=36)

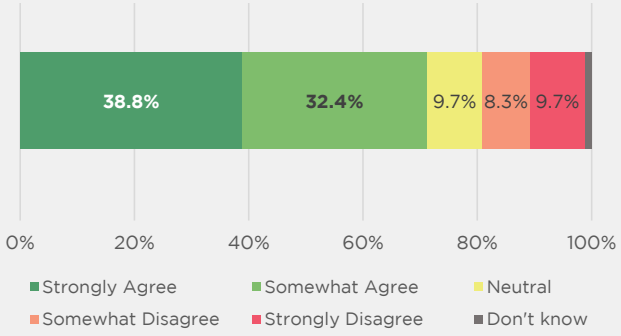
4.1.4.3 Buildings and Sites

Key policies include:

- Ensure building and site design provide space for nature, reflect local landscapes and celebrate views
- Encourage development to reflect the unique values and living histories of the Musqueam, Squamish, Tsleil-Waututh and urban Indigenous Peoples, and equity-denied communities
- Facilitate small lot, incremental development where feasible and appropriate
- (For larger developments) ensuring complementary design that softens the transition between new and existing buildings
- Design buildings to create safe, comfortable sidewalks, plazas, and open spaces
- Protect solar access to parks, schools, shopping streets and other outdoor open spaces during key times of the day and year
- Design homes to support health, well-being and social connection
- Ensure green building design that reduces carbon pollution and supports a healthy environment
- Improve city-wide building seismic performance
- Design, build and renovate buildings for durability and adaptability over time

Respondents were asked to indicate whether they agree or disagree that "the urban design directions for buildings and sites will meet the needs of Vancouver now and into the future."

Graph 5: Percent agreement with urban design directions for buildings and sites



71.2% AGREE

(N=1,973)

Participants were then invited to explain why they agreed/disagreed, and whether they felt the urban design directions for buildings and sites were "missing anything." A total of 853 respondents answered this question. The most common responses were:

- Lower the height of new buildings / dislike high rises (n=94)
- Green infrastructure is important / more emphasis needed – e.g., green energy, solar panels, rainwater management, use of natural materials in construction (n=88)
- The plan doesn't address housing affordability (n=76)
- Need stronger commitment to MST leadership and involvement (n=60)
- Reduce regulations, red tape, permitting requirements (n=52)
- Shadows are not an issue, especially in parks - shade is good (vs. 26 emphasized importance of solar access) (n=48)
- Would like more green space, parks and trees (N=46)
- Need more emphasis on climate change resilience in building design – e.g., against flooding, extreme heat, earthquake (n=42)
- More amenities needed, e.g., EV charging, schools, community centres, childcare, seating (n=40)
- Plan should reflect the diversity of the whole local population (n=40)

4.1.5 Key Policies – By Topic

The second section of the survey invited participants to share their feedback on up to 11 supporting policy areas and two special topics contained in the Plan.[8] As with the previous section, each policy question included a summary of the topic, including vision statement, along with the high-level policy directions found in the Plan. A link was provided so that participants could also review the full text of the policy chapter in question and all associated policies.

Participants were able to indicate the topics they wished to provide feedback on (indicating their choices on a randomized list), or skip the section if they wished. Table 6 summarizes the number of responses received for each.

Topic	Number of Responses
Housing	1,997
Transportation	1,644
Public Space	1,499
Special Topic: Multiplexes	1,406
Special Topic: Greenways	1,378
Community Infrastructure	1,335
Climate	1,268
Arts, Culture, Heritage	1,138
Economy	1,112
Ecology	1,026
Food Systems	1,020
Watershed/Water Resources	992
Childcare	924

Table 6 - Number of Survey Responses by Topic

[8] As part of the Phase 4 survey, two special topics were included: greenways and multiplex housing. Both of these programs are the subject of separate Council motions. While being advanced through the Vancouver Plan program, they are also considered as potential 'quick start' activities, and the survey questions are intended to help gather additional input to advance work on these programs.

4.1.5.1 Housing

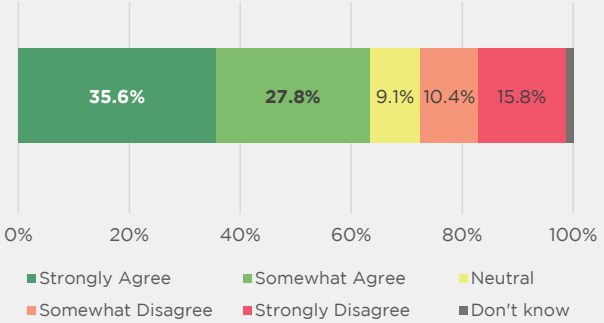
Adequate housing is a fundamental human right, and yet our current housing system is not meeting the needs of Vancouver's current or growing population. The Vancouver Plan takes an equity-based approach in order to prioritize housing for those who need it most, including by encouraging more secured rental and social housing. It further focuses on more family appropriate and Missing Middle options, including ownership, so families can choose to stay in the city. This will result in more inclusive and affordable neighbourhoods across the city.

The Vancouver Plan has seven policy directions for Housing:

1. Plan for and accommodate existing and future housing need.
2. Ensure opportunities for inclusion of low and moderate-income households and diversify the housing stock across all residential areas.
3. Address homelessness by ensuring every person has access to permanent secure housing with a range of diverse supports.
4. Significantly increase the supply of social and supportive housing and support the growth of the community housing sector.
5. Work with Indigenous partners to support Indigenous housing models and wellness.
6. Become a city for renters that provides more secure rental housing options, and mitigates displacement.
7. Continue to address speculation and take steps to promote equitable treatment of renters and homeowners.

Respondents were asked to indicate whether they agree or disagree that the policy approach for housing will meet the needs of Vancouver now and into the future?

Graph 6: Percent agreement with housing policies



63.4% AGREE

(N=1,997)

Participants were then invited to explain why they agreed/disagreed, and whether they felt the policy directions for housing were "missing anything." A total of 1,152 respondents answered this question. The most common responses were:

- Affordable housing is a priority – need below market, low income housing, rent caps and developer incentives to supply these (n=190)
- Housing options should include cooperative housing and options for affordable ownership (n=138)
- Inclusion of homeless people in the plan is important; homeless people need intensive support, supported housing and support services to address causes of homelessness (n=96)
- Need to address speculation – this is a priority (n=90)
- Social and supported housing are needed (n=46)
- Simplify permit process, cut red tape, loosen zoning restrictions (n=40)
- Dislike subsidized housing focus - everyone needs housing (n=36)

4.1.6.1S – Housing – Special Topic: Multiplexes

To further the Vancouver Plan, Council has also directed staff to advance a new housing option in Residential One-Family Zones (RS) that could allow up to six units on a lot. This is expected to result in the creation of a new "multiplex" option in some or all RS zones.

Multiplex housing – is a building, typically on one lot, that includes three or more dwelling units, each with separate entrances. Because the cost of the land is shared over more units and the multiplex units are smaller, they provide homes that cost less than a detached house or duplex

As part of early work to advance multiplexes, City staff have identified the following preliminary objectives:

- Allow building designs that meet the needs of a range of household sizes and types, including families with children.
- Allow for more flexibility in design and a simpler permitting process.
- Seek opportunities to achieve further affordability by delivering some of the homes as affordable home ownership (AHO) units, or by requiring builders to make a payment to the city to help fund other affordable housing projects or amenities.

The survey provided two questions to allow respondents to share their feedback on key aspects of the proposed multiplex option.

4.1.6.1S (A) – Multiplex Basements

The majority of detached houses and duplexes in RS zones today include basements. There are some benefits and challenges that come with this:

Benefits:
- By partially sinking the basement below ground, overall building height is limited;
- Basement levels often include secondary suites which provide lower cost rental housing;
- Basement suites provide rental income to the home owner.

Challenges:
- Basement suites are less livable as they have limited natural light and limited views to the outdoors;
- Stairs are required to access each floor of the building;
- Basements require significant excavation and site disturbance making it difficult to retain existing trees;
- Extra concrete construction required for basements increases greenhouse gas pollution.

One alternative that is being explored is whether multiplexes should be built entirely above-ground. This means there would be no basement, the ground floor entrance would be level with the ground and all three floors are built above the ground. A small increase in height may be needed.

Participants were asked to choose which of the following statements best described their thoughts on basements in multiplexes.

"I think multiplexes should allow basements"	**45.5%**
"I think multiplexes should be built without basements (i.e., above ground)"	**31.8%**
"I don't know"	**9.2%**
Something else (please specify):	**13.6%**

Table 7 - Percent responses on basements in multiplexes

45.4% THINK MULTIPLEXES SHOULD ALLOW BASEMENTS

(N=1,406)

Participants were then invited to explain why the selected the choice they did. A total of 699 respondents completed this question. The most common responses were:

- Allow basements in new multiplexes – they are necessary to increase housing density, and are more affordable, but make them more livable (e.g., with more light) (n=258)
- Prefer multiplexes without basement apartments - build taller instead, or use basements for underground parking, utilities, or storage (n=242)
- Parking is needed at multiplexes (n=30)
- Dislike multiplexes (n=26)
- Like multiplexes (n=20)

4.1.6.1S (B) – Multiplex Parking

It won't be possible to have an on-site parking space for all units in a multiplex because space is needed to provide room for other features like trees, bicycle parking, garbage facilities and electrical boxes.

Currently, the City only requires one on-site parking space for a house with a secondary suite and a laneway house (i.e., 1 on-site parking space for 3 homes). Exploring new multiplexes provides an opportunity to reassess parking requirements.

Participants were asked to choose which of the following statements best described their thoughts on parking reductions.

"I support reduced parking for new multiplex housing"	**51.8%**
"I oppose reduced parking for new multiplex housing"	**33.0%**
"I don't know"	**7.6%**
Something else (please specify):	**7.6%**

Table 8 - Percent responses on parking reductions for new multiplexes

51.8% SUPPORT REDUCED PARKING

(N=1,406)

Of note, this was the one area where overall direction from Talk Vancouver survey respondents differed from those of the Ipsos poll. In the Ipsos poll, 47% of respondents opposed reduced parking allowances (vs 29% support).

Participants were then invited to explain their selection. A total of 685 respondents answered this question – 374 expressing support for reduced parking, and 300 expressing opposition to reduced parking. The top reasons for each choice are as follows:

Support reduced parking for new multiplex housing:

- Agree with reduced parking - encourage other modes, e.g., transit, bike, car share, Uber (n=66)
- Agree if there is transit nearby (n=54)
- Agree – remove all parking (n=50)
- Agree – will discourage reliance on cars (n=42)

Opposed to reduced parking for new multiplex housing:

- Parking is needed – for all residents, by seniors and people with disabilities, and for driving to (or for) work (n=148)
- Will have negative impact on street parking / there is not enough street parking (n=104)
- Oppose reduced parking (general comment or one off) (n=24)
- Transit is not efficient (n=16)

4.1.6.2 – Economy

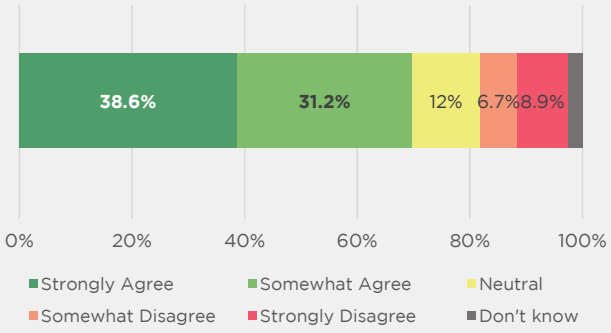
Vancouver is a globally recognized hub for many sectors including tech, film/television, climate solutions, life sciences, tourism and arts and culture. The city is also home to Canada's largest port, has two of the Province's largest business districts and supports a robust retail sector with well-loved shopping streets. All of these components contribute to a diverse and resilient economy. At the same time, many small businesses, artists and non-profit organizations (NPOs) struggle to find affordable or suitable space, while others are struggling to hire and retain workers due to a lack of affordable housing and childcare.

The Vancouver Plan has six main policy directions for economy:

1. Help Vancouver continue to thrive as the regional job centre by building on our economic strengths and welcoming value-aligned investment, workers and employers.
2. Protect and expand industrial/employment areas, business districts and campus institutions and the diversity of jobs and activities they support.
3. Support and create affordable economic spaces to address displacement and foster entrepreneurship.
4. Encourage a diverse and accessible mix of local-serving and small businesses and jobs in every neighbourhood that enable communities and culture to thrive.
5. Create a supportive business environment by updating City regulations to remove barriers and improve access to City services for everyone.
6. Advance accessible and equitable economic opportunities for Vancouver's diverse residents – prioritizing people most often excluded.

Respondents were asked to indicate whether they agree or disagree that "the policy approach for economy will meet the needs of Vancouver now and into the future."

Graph 7: Percent agreement with economy policies



69.8% AGREE

(N=1,112)

Participants were then invited to explain why they agreed/disagreed, and whether they felt the policy directions for economy were "missing anything."
A total of 449 respondents answered this question. The most common responses were:

- Support small businesses – reduce taxes, ensure affordable spaces/rents and reduce zoning restrictions for small business (in residential spaces) (n=142)
- Need affordable housing for employees, close to work and in industrial areas (n=38)
- Agree with the plan to remove barriers and red tape (n=32)
- Protect and have more industrial areas (n=28)
- Need jobs with fair wages / living wage (n=22)

4.1.6.3 – Climate

Our planet is warming and its climate is changing. In Vancouver, we are already seeing increasing air pollution from forest fires, deadlier heat waves and destructive flooding. While every person is impacted by climate change, these impacts are not experienced equally.

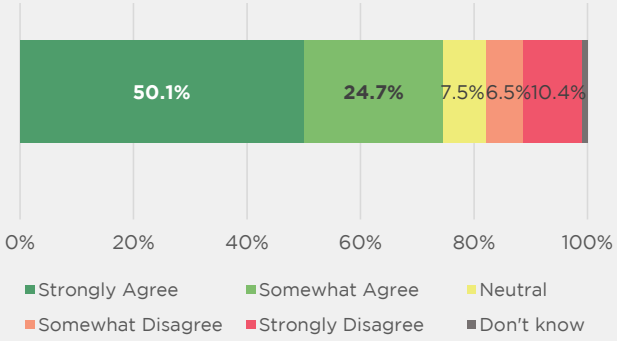
The neighbourhoods in Vancouver that already connect where people live to their daily needs are healthier, more affordable, decrease dependence on driving and enable the use of more environmentally friendly (low-carbon) energy sources. However, the majority of communities in Vancouver currently do not have access to these benefits. Systematic changes to our city are underway but we need to accelerate this work to be successful.

The Vancouver Plan has three main policy directions for climate:

1. Advance and accelerate actions to eliminate carbon pollution.
   - (e.g., reducing vehicle dependence, supporting low carbon building construction)
2. Advance zero-waste practices that support sustainable consumption.
   - (e.g., encouraging the share, repair, reuse and recycling of goods and resources)
3. Accelerate actions to build climate resilience.
   - (e.g., supporting efforts to adapt to the impacts of climate change – including drought, flooding, sea level rise, extreme heat events and poor air quality)

Participants were asked to indicate whether they agree or disagree that "the policy approach for climate will meet the needs of Vancouver now and into the future."

Graph 8: Percent agreement with climate policies



74.8% AGREE

(N=1,268)

Respondents were then invited to explain why they agreed/disagreed, and whether they felt the policy directions for climate were "missing anything." A total of 601 respondents answered this question. The most common responses were:

Carbon Pollution – Vehicles
- Encourage green and active transportation, to reduce reliance on vehicles (n=54)
- Discourage reliance on vehicles – provide disincentives, charges, reduced parking and encourage remote working (n=34)
- Dislike the focus on reduced car access – people need to use cars, including people with disabilities (n=28)

Carbon Pollution – Construction
- Need for green infrastructure in buildings and use of natural materials in construction – provide incentives to developers (n=34)
- Need for more housing in the city, to encourage less commuting and less development outside of the city (n=28)
- Need for green energy in buildings – provide incentives to developers (n=24)

Zero Waste (e.g., recycling)
- Need more recycling facilities with simpler, clearer guidelines (n=22)
- More action needed to reduce use of plastic and cups, e.g., tax on cups and bags (n=18)
- Encourage resource sharing and recycling of equipment, furniture, etc. (n=10)

Climate Resilience
- Agree with climate resilience plan – need to adapt to climate change (n=22)
- Need sustainable food system and community gardens to grow food (n=14)

Greenspace
- Need more green spaces and natural green areas (n=20)
- Encourage rooftop gardens – provide incentives (n=14)
- Increase tree canopy, plant and maintain trees, and end deforestation (n=12)

4.1.6.4 – Ecology

Vancouver's local ecology includes its parks, streams and waterways, urban forest, natural areas, biodiversity hotspots and the many diverse species that inhabit these areas. It also includes the processes that connect all these things.

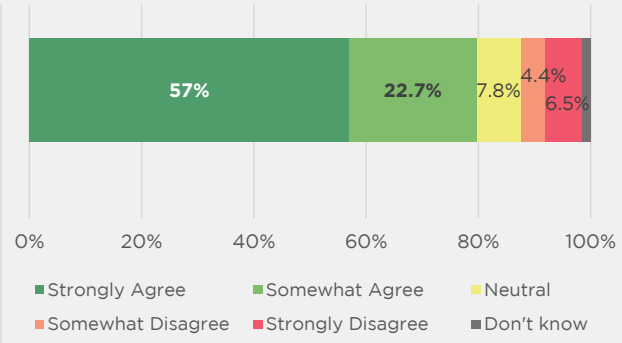
Through colonization and development over time, almost all of Vancouver's original natural landscape has been destroyed. Once a vast array of forests, streams, meadows and wetlands, stewarded by local Nations, Vancouver's ecosystems have been disrupted over the past few centuries. We are now at a critical point in planning for Vancouver's future to correct our trajectory and our approach.

The Vancouver Plan has four main policy directions for ecology:

1. Support the health of Vancouver's ecosystems as an integral part of planning, urban design, and city building.
2. Identify, rehabilitate, and connect ecological systems in Vancouver.
   - (e.g., ensuring enough connected space for the water system or species habitat)
3. Protect ecosystems and manage growth around them.
   - (e.g., developing tools to preserve ecosystems, manage growth around sensitive habitats and protect natural assets)
4. Increase and ensure equitable access to nature.
   - (e.g., creating ways for more people to access nature both geographically, by distance, and socially, through learning spaces and programs).

Participants were asked to indicate whether they agree or disagree that "the policy approach for ecology will meet the needs of Vancouver now and into the future."

Graph 9: Percent agreement with ecology policies



79.7% AGREE

(N=1,026)

Respondents were then invited to explain why they agreed/disagreed, and whether they felt the policy directions for ecology were "missing anything." A total of 346 respondents answered this question. The most common responses were:

- Agree with the Ecology vision/policies (n=42)
- Increased housing density and high rises will undermine goals for ecology - development destroys green space and habitats (n=42)
- Access to nature is a priority (n=32)
- Grow trees and plants – replace and maintain trees, develop more tree canopy, encourage planting in yards and control invasive species (n=30)
- Housing is a priority – build upwards to protect natural areas / urban expansion protects natural areas (n=24)
- Concerns about plastic packaging, littering, noise and light pollution (n=24)
- Clean up and restore False Creek wetland, urban waterways and restore streams (n=22)

4.1.6.5 – Transportation

Transportation plays a vital role in supporting a thriving city and region, connecting us to people and places, influencing our quality of life, the environment and the economy. The City has long prioritized affordable, healthy and low carbon ways to get around; however, many people continue to face travel barriers.

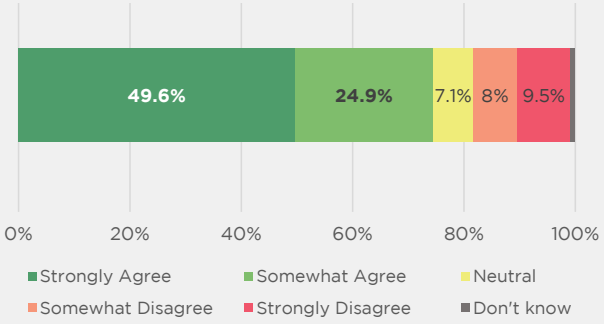
More neighbourhoods need shops and services closer to home, with safe and comfortable streets and greenways, and better access to frequent transit. We also a need to better serve diverse community needs and address inequities in service provision, safety, universal accessibility, greenery and dignified travel.

The Vancouver Plan has three main policy directions for transportation:

1. Enable safe and comfortable walking, biking and transit through land-use and urban design.
2. Create people first streets by transforming road space to support population growth and the changing needs of residents and businesses.
3. Accelerate planning for an equitable and sustainable transportation future for people and goods.

Respondents were asked to indicate whether they agree or disagree that "the policy approach for transportation will meet the needs of Vancouver now and into the future?"

Graph 10: Percent agreement with transportation policies



74.5% AGREE

(N=1,644)

Participants were then invited to explain why they agreed/disagreed, and whether they felt the policy directions were "missing anything." A total of 808 respondents answered this question. The most common responses were:

- Need to improve public transit - more frequent and reliable transit, rapid transit, extend SkyTrain and light rail, have more bus routes and lanes (n=269)
- Dislike reduced vehicle access – cars are needed by commuters, seniors, people with disabilities, families and for deliveries (n=118)
- Try to discourage cars – encourage car share, transit and active transportation; and offer disincentives, e.g., charging, tolling, congestion or gas taxes, no free parking or reduced parking (n=102)
- Would like more bike paths / separated bike lanes (vs. 27 who disagree) (n=67)
- Like the People First streets concept and the focus on active transportation (n=62)
- Like the plan for improved bike infrastructure / need to improve infrastructure, routes and bike parking (n=35)
- Like car free spaces or reduced vehicle volume, and want more (n=32)
- Need to improve conditions for walking – e.g., plant trees, improve air quality, covered areas, wider sidewalks (n=30)

4.1.6.5S – Transportation – Special Topic: Greenways

Greenways are high quality active transportation, recreation and public space corridors that support walking, biking and rolling for people of all ages and abilities and identities. They form a city-wide network across the City's diverse neighbourhoods and provide access to key destinations such as parks, schools and community spaces. They also provide opportunities for reconciliation, community building and stewardship, improved natural systems and public life.

The City is currently undertaking a "greenways refresh" process to renew planning for these important spaces. As part of this work, two key directions are being explored:

1. Transitioning greenways from car-lite to car-free corridors in order to increase opportunities for public space uses (e.g., plazas, parklets, safer spaces for walking/rolling and biking).

2. Expanding the network, so that all residents live within a 5-minute walk of a Greenway.

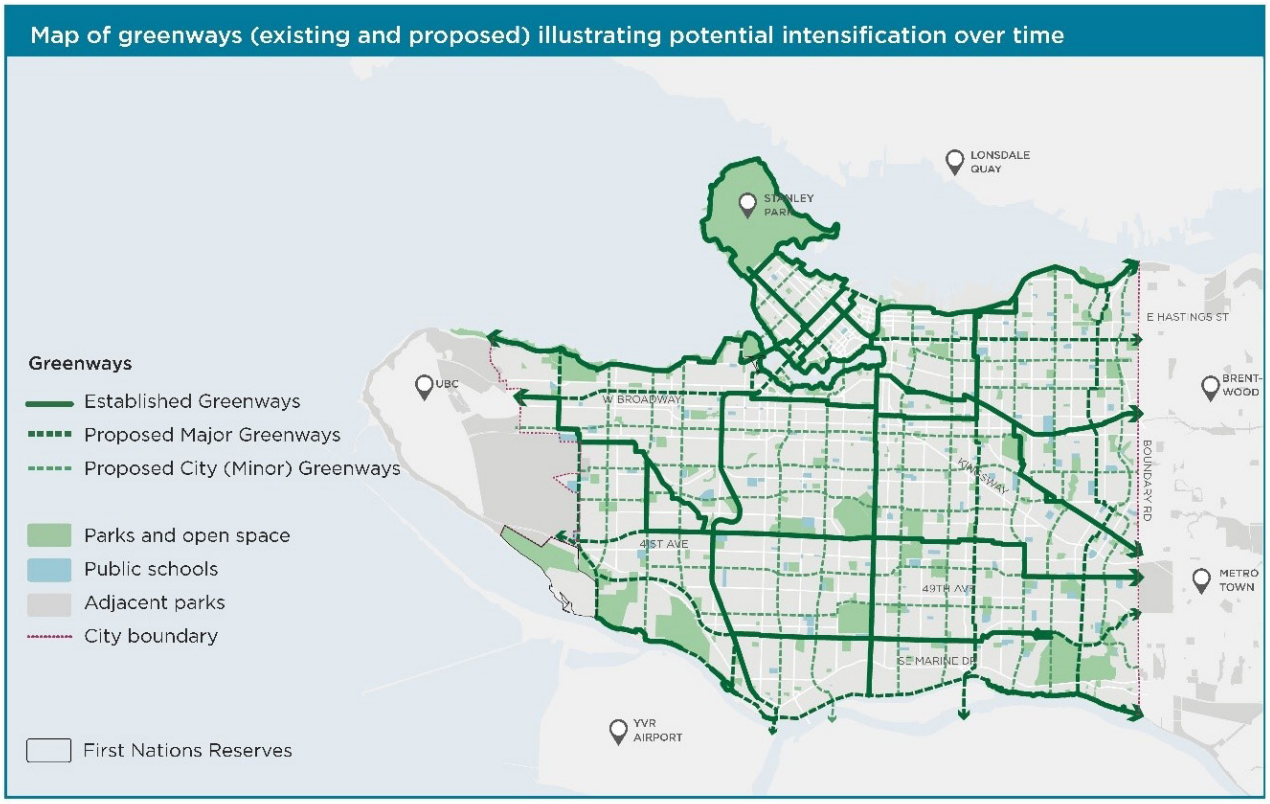
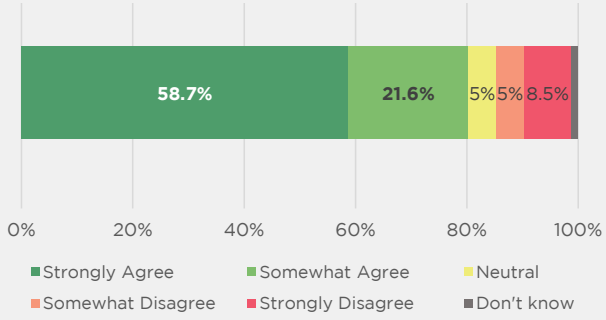


Figure 3: Greenways Map (Source: TalkVan Survey)

Respondents were asked to indicate whether they agree or disagree that "the policy approach for greenways will meet the needs of Vancouver now and into the future."

Graph 11: Percent agreement with greenways



80.3% AGREE

(N=1,378)

Participants were then invited to explain why they agreed/disagreed, and whether they felt the directions for greenways were "missing anything." A total of 606 respondents answered this question. The most common responses were:

General Support
- Like the Greenways Plan (general comment) (n=148)

Transitioning Greenways from Car-lite to Car-Free Corridors
- Dislike plan for car-free corridors – cars are needed (n=60)
- Like the plan for car-free corridors (n=56)
- Like car-lite but not car-free corridors (n=20)

Public Space Uses
- Would like Greenways to have less paving and more natural greenspace – trees, plants, flowers, gardens, community gardens, parklets (n=46)

Walking, Rolling, Biking
- Prefer separated bike lanes / want more bike paths / like the bike paths proposed (n=40)

Expand the network so that all residents live within a 5 minute walk of a Greenway
- More Greenways are needed, including East Van, South East and the West End (n=36)
- Expansion is not needed / unnecessary for all residents live within a 5-min walk of a Greenway (n=22)
- Better connections and routes are needed (n=18)
- Expansion may negatively impact traffic – traffic planning needed (n=16)
- Like the idea that all residents live within a 5-min walk of a Greenway / like the extension (n=12)

4.1.6.6 – Childcare

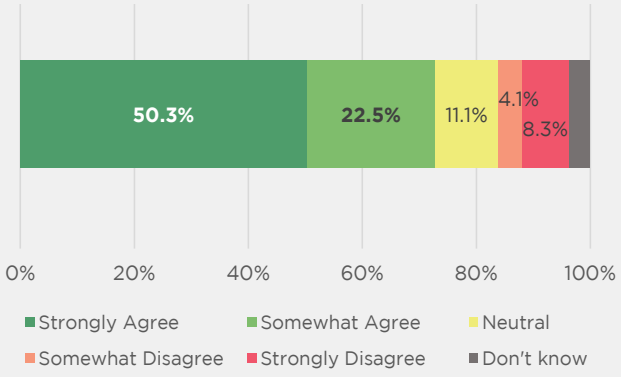
Access to quality, licensed childcare and early learning improves health outcomes for children throughout their lives. It enables families to live in the city, and is critical to a thriving, healthy and stable economy. Yet, the availability of quality, affordable childcare remains a struggle for many families in Vancouver. As of 2021, less than half of children whose parents need licensed full-time childcare (to go to work, study or for other needs) can access it. Childcare is a responsibility of senior governments – but the City can continue to leverage land use planning tools, investments and partnerships to support and advance this system.

The Vancouver Plan has one main policy direction for childcare:

1. Expand, support and retain not-for-profit operated childcare spaces alongside planning for housing and jobs, as part of complete neighbourhoods.
    - (e.g., planning for a diversity of childcare facilities, integrating childcare in suitable areas of the city, ensuring facilities are designed to support healthy child development)

Respondents were asked to indicate whether they agree or disagree that "the policy approach for childcare will help meet the needs of Vancouver now and into the future."

Graph 12: Percent agreement with childcare



72.8% AGREE

(N=924)

Participants were then invited to explain why they agreed/disagreed, and whether they felt the policy directions were "missing anything." A total of 312 respondents answered this question. The most common responses were:

- More childcare is needed / like the plan for more childcare (n=75)
- More affordable childcare is needed (n=51)
- Need for convenient childcare space – e.g., in residential developments, close to home or work, at work places (n=36)
- Ensure safety and quality – with play space, licensing and culturally appropriate facilities (n=36)
- Consider daycare space on school properties (n=33)
- Childcare doesn't have to be non profit – consider public and private (n=18)

4.1.6.7 – Community Infrastructure

Community infrastructure plays an essential role in the lives of Vancouver residents, providing access to the activities, services and supports people need to stay healthy, engaged and connected throughout life. Some community services are operated and delivered by the City, such as libraries and community centres. Other services, are delivered by non-profit and community partners. Over the next 30 years, community facilities will need to respond to a growing, diverse and changing population. Upgrades and investments are necessary to keep pace with population growth and to ensure equitable access.

The Vancouver Plan focuses on two types of community infrastructure:

- **City-delivered community infrastructure:** the Vancouver Public Library, community centres and recreational facilities (in partnership with Community Centre Associations); and

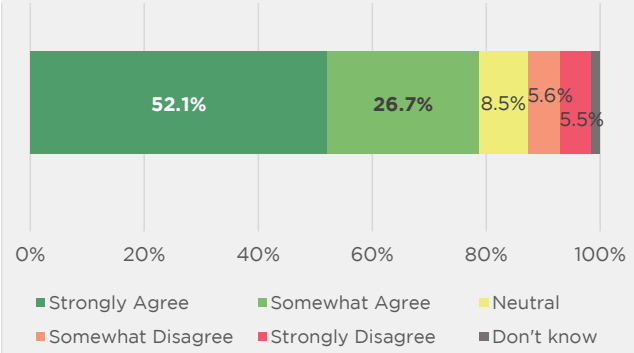
- **Non-profit operated and City-supported community infrastructure:** (for example) Social-serving organizations including neighbourhood houses, family places, youth, seniors' and social service centres

The Vancouver Plan has five main policy directions for community infrastructure:

1. Deliver and support community-serving spaces across all neighbourhoods to meet population growth and changing needs, prioritizing underserved communities.
2. Maintain and enhance access to library spaces that are welcoming and enable residents to engage with information, ideas, and each other.
3. Ensure community centres and recreational services continue meeting the needs of all communities.
4. Enable more social and community uses through co-location, shared spaces and use of underused or vacant spaces.
5. Expand the range of public washrooms for all residents and ensure access for people who currently experience barriers to water and washrooms as a human right.

Respondents were asked to indicate whether they agree or disagree that "the policy approach for community infrastructure will meet the needs of Vancouver now and into the future."

Graph 13: Percent agreement with community infrastructure



78.8% AGREE

(N=1,335)

Participants were then invited to explain why they agreed/disagreed, and whether they felt the policy directions for community infrastructure were "missing anything." A total of 493 respondents answered this question. The most common responses were:

- Washrooms are important / like the plan for enhanced washrooms (n=62)
- Community centres need upgrading and improving / new or larger centres are needed (n=47)
- More facilities will be needed to accommodate increased density, e.g., sports and recreation, arts and culture (n=46)
- Libraries are important / need more libraries / expanded library services / upgrading needed (n=32)
- More schools are needed (n=20)
- Concerns about use of facilities by homeless people, drug users, and people with mental health problems (n=20)
- In favour of plan for community centres / community centres are important (n=18)
- Like the plan for shared spaces (n=18)
- Like idea of having showers for homeless people / need additional services, e.g., charging stations and shelter from rain (n=18)
- Need for increased safety and maintenance at facilities, e.g., lighting in parks, clean up public facilities (n=16)

4.1.6.8 – Arts, Culture, and Heritage

Vancouver is home to world-renowned artists, diverse cultural traditions and industries, and a flourishing music scene. We are also at the centre of Indigenous cultural resurgence. The city's heritage — from oral traditions and rituals to archeological sites and buildings — tells a rich and complex story that is Vancouver.

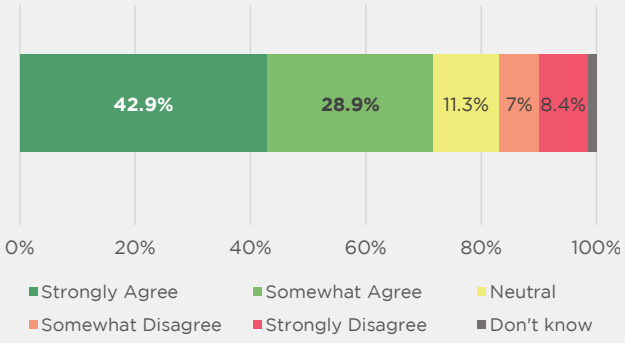
At the same time, artistic and cultural communities face increasing costs, limited incomes, loss of production and presentation spaces, and restrictive regulations. If left unchecked, staying in Vancouver will become untenable for most artists and cultural workers and the City will see an unprecedented loss of space for arts and culture.

The Vancouver Plan has three main policy directions for arts, culture, and heritage:

1. Embed arts and culture in city building.
    - (e.g., including a focus on art and culture approaches within infrastructure and community planning)
2. Expand and support spaces to produce, present and experience arts and culture.
    - (e.g., spaces such as art and rehearsal studios, outdoor performance venues, museums and galleries)
3. Integrate Indigenous and equity-denied groups' perspectives and approaches into arts, culture and heritage policy and projects.

Respondents were asked to indicate whether they agree or disagree that "the policy approach for arts, culture, and heritage will meet the needs of Vancouver now and into the future."

Graph 14: Percent agreement with arts, culture, and heritage



71.8% AGREE

(N=1,138)

Participants were then invited to explain why they agreed/disagreed, and whether they felt the policy directions were "missing anything." A total of 425 respondents answered this question. The most common responses were:

Integrate Indigenous and Equity-Denied Groups' Perspectives and Approaches

- Integrate all perspectives and approaches, and include other equity denied groups, so the plan is representative of the population (n=62)

Expand and Support Spaces to Produce, Present and Experience Arts and Culture

- Need more, and affordable, spaces for artists to work (n=76)
- Would like more outdoor spaces, venues, performances, community events – reduce permit requirements and red tape (n=48)
- Need more affordable and accessible venues, across the city – e.g., free spaces for artists to perform, museums, theatres and music venues (n=36)
- Support local community groups and non profit arts organizations, and informal arts activities (n=20)

4.1.6.9 – Public Space

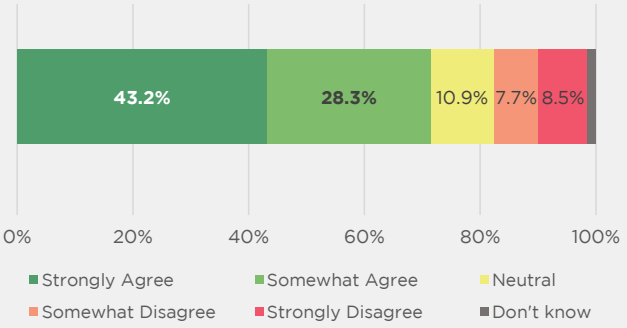
Vancouver's plazas, parks, streets, paths and beaches make the city a vibrant place to live. These outdoor public spaces are where we gather, explore and connect. But, as Vancouver continues to grow, demands on our public space network will also increase. Public space must accommodate many different, sometimes competing uses – with limited space and resources. To stretch public dollars as far as we can, we will need to be innovative and strategic in how public space is delivered.

The Vancouver Plan has six main policy directions for public space:

1. Support xʷməθkʷəy̓ əm (Musqueam), Skwxwú7mesh (Squamish) and səlilwətaɬ (Tsleil-Waututh) Nations to take a leading role in shaping public spaces.
2. Promote an inclusive public life, by prioritizing underserved areas and equity-denied communities.
3. Grow and protect the public space network, to provide ample, high quality public spaces and robust connections across all neighbourhoods.
4. Create universally accessible and safe public spaces that are dignified and comfortably accommodate all people, throughout the day and across all seasons.
5. Ensure the public space network supports the city's social and ecological resilience.
6. Build and invest in community partnerships, fostering broader participation and social connection and promoting resilient, community-led stewardship of public spaces.

Respondents were asked to indicate whether they agree or disagree that "the policy approach for public space will meet the needs of Vancouver now and into the future."

Graph 15: Percent agreement with public space



71.5% AGREE

(N=1,499)

Participants were then invited to explain why they agreed/disagreed, and whether they felt the policy directions for public space were "missing anything." A total of 565 respondents answered this question. The most common responses were:

Support xʷməθkʷəy̓ əm (Musqueam), Skwxwú7mesh (Squamish), and səlilwətaɬ (Tsleil-Waututh) Nations to take a leading role in shaping public spaces.

- Prefer a partnership or collaboration, not a leading role, and the plan needs to include other groups in shaping public spaces, to be representative of the population (n=111)

Public Space and Connections

- Outdoor public space and plazas are important, and more are needed, across the whole city – prioritise people over vehicle access (n=69)
- Other amenities wanted – e.g., washrooms, farmers markets, food vendors, water stations, dog parks, seating and benches (n=56)
- Concerns about use of spaces by homeless people and use of drugs (n=26)
- Need to maintain and clean up existing and new public spaces and parks (n=24)
- Like the all seasons plan – covered spaces are needed (n=23)
- Public safety is a priority (n=19)

Social and Ecological Resilience

- Retain green spaces, and have more parks, natural green spaces and trees (n=74)

4.1.6.10 - Watershed/Water Resources

Vancouver is located in a temperate rainforest surrounded by water – from our Fraser River shoreline and coastal waters of the Salish Sea, to the rain that falls from our skies.

Urban development over the past two centuries has disrupted the water cycle, degraded natural systems and eliminated important natural assets. While our current water and sewer systems generally meet the practical needs of our city today, they limit our ability to meet the challenges ahead.

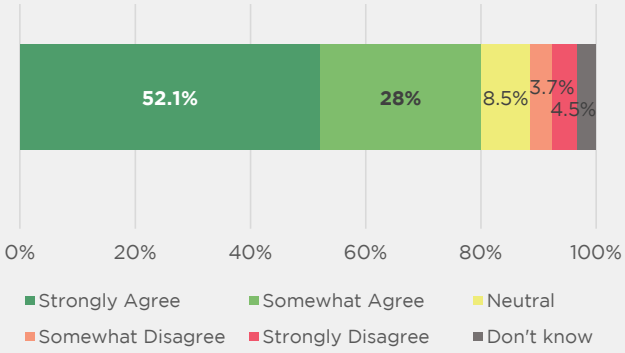
A watershed planning approach recognizes that healthy water systems are important for a thriving urban environment and all forms of water are interconnected.

The Vancouver Plan has three main policy directions for watersheds / water resources:

1. Take a holistic approach to managing all our water resources and improving the health of the aquatic environment.
2. Manage water on public property to address climate change risks and achieve associated co-benefits.
   - (e.g., enhancing ecosystems and public spaces)
3. Manage stormwater and optimize drinking water use on private property.
   - (e.g., supporting green rainwater infrastructure, water-adaptive public spaces, building-scale drinking water conservation)

Respondents were asked to indicate whether they agree or disagree that "the policy approach for watersheds / water resources will meet the needs of Vancouver now and into the future."

Graph 16: Percent agreement with watershed/ water resources



80.1% AGREE

(N=922)

Participants were then invited to explain why they agreed/disagreed, and whether they felt the policy directions for watersheds/water resources were "missing anything." A total of 311 respondents answered this question. The most common responses were:

- Important to restore watersheds, waterways and daylight streams (n=53)
- Like the stormwater plan / promote rainwater storage and collection at private residences (n=43)
- Include water management in building design, and reduce water wastage in private properties – e.g., through education, charges and law enforcement and water meters (n=25)
- Encourage and incentivise grey water recycling and use (n=24)
- Consider restrictions for lawn watering and discourage lawns at private residences (n=18)
- Like the plan for separate sewer system / sewer upgrade (n=16)
- Encourage use of permeable surfaces (n=16)

4.1.6.11 – Food Systems

Access to food is a basic human right and defining element of day-to-day life. Food systems – which include the infrastructure and processes needed for food production, processing, distribution, sales, and waste management – are a key element of city building.

In Vancouver, the City's role in land use planning and development provides an opportunity to work toward a more just and sustainable food system aligned with principles of resilience, equity, and reconciliation.

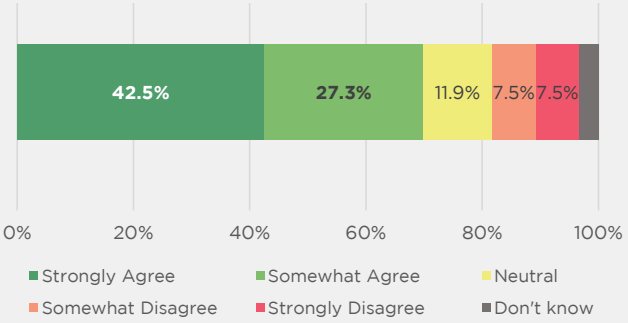
The Vancouver Plan has one main policy direction for food systems:

1. Support the development of an equitable and resilient food system.

This means:
- Taking a holistic approach to sustain and grow food supply chains
- Supporting community-based food initiatives in an equitable and resilient way
- Leveraging development to create spaces to celebrate, grow and share food
- Increasing access to food and supporting the local food economy

Respondents were asked to indicate whether they agree or disagree that "the policy approach for food systems will meet the needs of Vancouver now and into the future."

Graph 17: Percent agreement with food systems



69.8% AGREE

(N=1,020)

Participants were then invited to explain why they agreed/disagreed, and whether they felt the policy directions for food systems were "missing anything." A total of 431 respondents answered this question. The most common responses were:

Access to food and support local food economy
- Would like more farmers markets (n=84)
- Encourage local grocery stores, diverse food vendors and food carts (n=29)
- Support local farms and protect agricultural land from development (n=23)
- Encourage the prioritisation of locally sourced food (n=17)
- Protect and plant fruit trees and shrubs (n=15)

Spaces to grow and share food
- Against plans for growing food in the city – consider it impractical or unnecessary, and some concerns about the use of pesticides and single use vehicles for food deliveries. (n=54)
- In favour of plans to grow food in the city – e.g., through vertical farming, rooftop gardens and backyards or convert lawns (n=51)

Support Community Food Initiatives
- Like community gardens (n=39)
- Consider other initiatives, e.g., community allotments, community gardens in parks and green spaces, indoor farming, community kitchens and offer grants for community gardens (n=14)

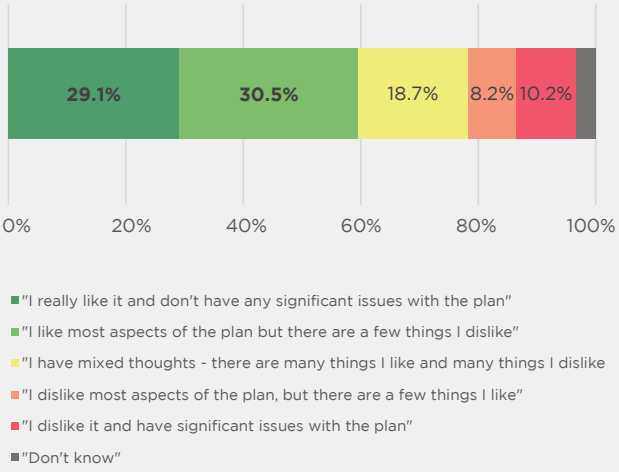
4.1.7 The Overall Plan

The previous questions provided an opportunity for you to weigh in on specific aspects of the Vancouver Plan. Again, we realize it is a lot of information to consider, but we would like to capture your overall opinion of the plan.

Respondents were asked: "Overall, which of these statements best reflects your thoughts about the proposed Vancouver Plan?"

Respondents were asked: "Overall, which of these statements best reflects your thoughts about the proposed Vancouver Plan?"

Graph 18: Percent agreement with overall Plan



59.6% "REALLY LIKE" OR "LIKE MOST ASPECTS"

(N=2,621)



Draft Vancouver Plan Illustration (Source: City of Vancouver)

4.2 IPSOS SURVEY

The following section provides a summary of the key findings from the Ipsos poll conducted as part of Phase 4 engagement activities. As noted, the Ipsos poll asked the same agree/disagree questions as the Talk Vancouver survey[9]; however, unlike the Talk Vancouver survey, the Ipsos poll only provided one open-ended question at the end of the survey.

In general, poll results show overall support for the draft Land Use Strategy (including key directions, neighbourhood types and urban design policies) and supporting policy areas, albeit with lower overall values than in the Talk Vancouver survey. In addition, two key observations should be noted:

1. A greater number of respondents in the Ipsos poll selected a middle, or "neutral" response for the different questions. Where the average middle value in the Talk Vancouver Survey questions was 9%, in the Ipsos poll was 23%.

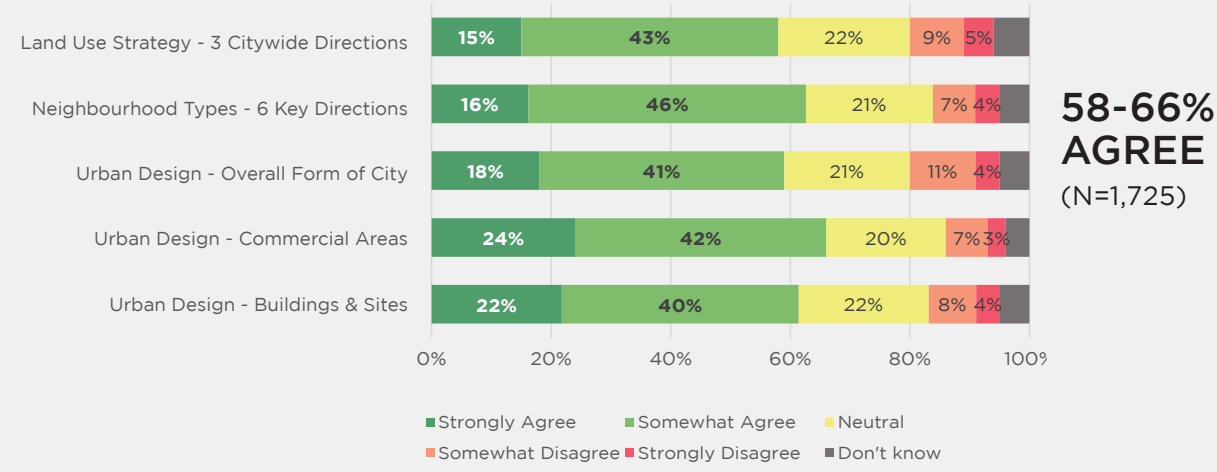
2. A smaller proportion of Ipsos respondents indicated that they somewhat disagree or strongly disagree with the given topics. The average value of disagreement was 13% in the Ipsos survey vs 17% Talk Vancouver. Importantly, in both surveys, the levels of disagreement with given topics remains low – ranging between 8-26% (Talk Van) and 9-22% (Ipsos).

The full wording of each question can be found in section 4.1. A separate report, prepared by Ipsos and outlining their survey findings, is available at vancouverplan.ca.

4.2.1 Land Use, Neighbourhood Types, Urban Design Directions

Between 58-66 percent of Ipsos respondents agreed with the proposed policies outlined in the sections dealing with Land Use Strategy, Neighbourhood Types and Urban Design.

Graph 19: Ipsos survey percent agreement with Land Use Strategy, Neighbourhood Types and Urban Design directions.



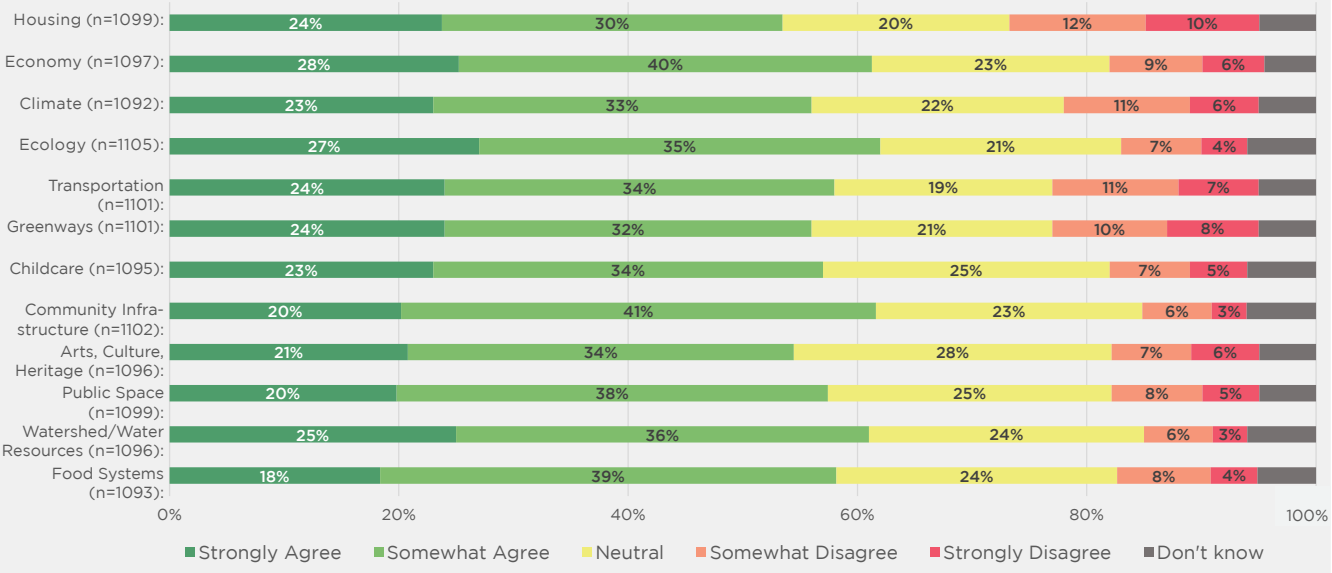
[9] For the two questions on multiplex housing, Ipsos respondents were not given the option of providing their own response under the "Something else" category.

4.2.2 Supporting Policies

Ipsos respondents were randomly assigned seven of the 11 supporting policy areas. The two special topics (multiplexes and greenways) were bundled with Housing and Transportation respectively. Depending on the particular topic, between 54 and 62% of respondents agreed with the proposed directions outlined in the Vancouver Plan.

Between 54 - 62 percent of Ipsos respondents agreed with the proposed policy directions outlined in the Vancouver Plan.

Graph 20: Ipsos survey percent agreement with proposed policy directions



54-62% AGREE

4.2.2 Special Topic: Multiplex

The multiplex topic allowed participants to share their perspectives on two key design questions. Here, the majority of respondents indicated that they think multiplexes should allow basements (49%) and opposed reduced parking requirements for new multiplex housing (47%). Of note, this latter finding differs from the results of the Talk Vancouver survey, where more participants supported reduced parking allowances.

Participants were asked to choose which of the following statements best described their thoughts on basements in multiplexes.

"I think multiplexes should allow basements"	**49%**
"I think multiplexes should be built without basements (i.e., above ground)"	**28%**
"I don't know"	**20%**
Something else	**4%**

Table 9 - Percent responses on basements in multiplexes

49% THINK MULTIPLEXES SHOULD ALLOW BASEMENTS
(N=1,099)

Participants were asked to choose which of the following statements best described their thoughts on parking reductions.

"I support reduced parking for new multiplex housing"	**29%**
"I oppose reduced parking for new multiplex housing"	**47%**
"I don't know"	**18%**
Something else	**6%**

Table 10 - Percent responses on parking reductions in multiplexes

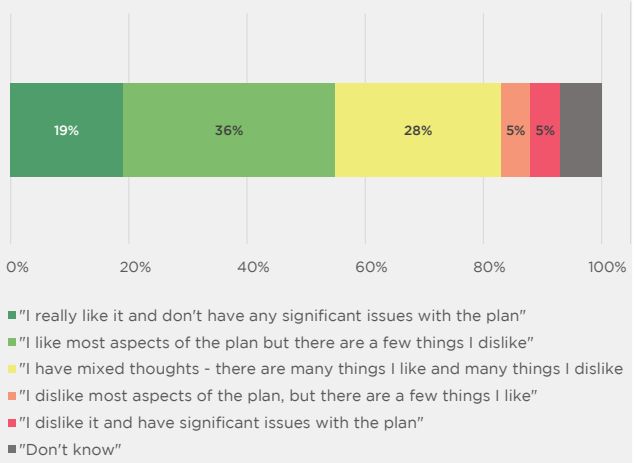
29% SUPPORT REDUCED PARKING
(N=1,099)

4.2.3 Overall Plan

The majority (55%) of Ipsos participants "really like" or "like most aspects" of the Plan. A sizeable number (28%) indicated their thoughts were more mixed. Only 10% of respondents indicated that they dislike most or all of the Plan.

Respondents were asked: "Overall, which of these statements best reflects your thoughts about the proposed Vancouver Plan?"

Graph 21: Ipsos survey percent agreement with overall Plan



55% "REALLY LIKE" OR "LIKE MOST ASPECTS"
(N=1,725)

4.2.4 Additional Comments

At the conclusion of the survey, participants were asked whether they had "any other comments about the proposed Vancouver Plan." One quarter (25%) of respondents (430 participants) provided a response, and a diverse array of topics were identified. The key topics were:

- Improve housing / affordable housing (7%, or ~120 responses)
- Unsure about feasibility of Plan/how it will be implemented (5%, or ~86 responses)
- Improved transportation infrastructure/traffic/ roads/parking (3%, or ~52 responses)
- Increase focus on climate/environment (3%, or ~52 responses)

4.2.5 General Conclusions

The Ipsos summary identifies three key take-aways from the survey:

- Residents generally support the tested elements of the Vancouver Plan.
- While overall agreement with each area is somewhat tempered, relatively few disagree with anything that is proposed.
- One notable exception is the approach to multiplexes, with residents demonstrating an overall preference for allowing basements and against reduced parking.



Draft Vancouver Plan Illustration (Source: City of Vancouver)



Phase 4 Weekend information booth, Coal Harbour (Source: Tanya Fink)

4.3 STAKEHOLDER INPUT

City staff held 23 meetings with stakeholder groups, including internal stakeholders (such as City Advisory Groups or the Park Board) and community stakeholder groups (such as local non-profits, neighbourhood associations, developers, business associations and others). Staff also received 55 pieces of correspondence.

Comments and questions covered a wide array of topics, with a considerable number focusing on the relationship between the Vancouver Plan and existing or concurrent policies (including area plans), phasing and priority setting, and how the Plan will be implemented. There were also a number of questions seeking clarification on Plan policy, additional information on key concepts (e.g., multiplex housing), and clarity around how areas would change. While many stakeholder groups supported the draft Vancouver Plan and/or particular topics, questions and concerns were also identified relating to the look and feel of neighbourhoods, affordability, the perceived "boldness" of the plan (i.e. too bold or not bold enough), and the overall livability of the city.

4.3.1 General Feedback from Stakeholder Meetings and Correspondence

Alignment with other Plans and Agencies

- **Alignment with other Plans:** A number of groups, in particular other regional institutional agencies, noted a strong positive structural alignment between the Vancouver Plan and their key policies and frameworks. This included TransLink, Metro Vancouver, Vancouver Coastal Health and the Vancouver School Board. Groups noted the importance of working together to align efforts across the region.
- **Collaborative Partnership:** A number of institutional agencies noted support for collaborative planning and indicated a desire to continue to partner with the City on further projects, e.g., transportation planning, schools, infrastructure.

Affordable and Accessible Housing

- **Additional Housing Opportunities:** Housing and affordability remained one of the key areas of interest in discussions on the plan. Participants from a range of groups sought to understand how new affordable housing opportunities would be delivered through the Plan. There was general support for more equitable distribution of housing across the city, and avoiding displacement of existing renter households. A number of groups stated they would like to see more opportunities for accessible and affordable housing across the city, as there is a critical shortage now and there will be an even greater shortage in the future as the population grows and ages.
- **Opportunity to Deliver New Social Housing:** There was a general desire to see more flexibility for social and supportive housing projects, so that these can be feasibly delivered in all neighbourhoods. Some stakeholders questioned whether heights and densities could be higher, particularly in the Multiplex Areas, in order to support more social and rental housing in these areas. Other groups questioned the need for increased density and higher building forms.
- **Delivering Affordable Housing:** Staff heard from housing partners that the cost of developing social housing is a significant challenge for the sector. The importance of partnerships with other levels of government and in securing more funding for social housing, as well as income, rental and Persons with Disability assistance programs was reinforced. Non-profit housing providers were highly supportive of opportunities to streamline the development process, stating that pre-zoning is one of the most important actions the City can take.
- **Definition of Affordable Housing:** Some stakeholder groups questioned the City's existing definition of social housing and stated a desire to see more affordability. There was also interest in understanding how the City is going to prioritize people disproportionately impacted by the housing crises (e.g., seniors, persons with disabilities, low-income artists, Indigenous Peoples and 2S/LGBTQIA+ people).
- **Multiplex Housing:** A number of participants were interested in the Multiplex Areas, in terms of both the definition and the design parameters of the housing typology being explored, and the implementation timeline. Stakeholders were generally supportive of adding more dense and diverse housing options to existing low-density areas. Some groups suggested that the Multiplex Areas should include other forms of missing middle housing (e.g. townhouse and low-rise apartments).
- **Housing and Population Projections:** Some stakeholders sought to better understand how the City has been factoring in anticipated population growth, and how the City will know whether housing needs are being met as the Plan is implemented.
- **Concerns of Displacement:** A number of groups noted concerns about residential displacement and/or 'renovictions.' Many people, including seniors, live in older rental apartment buildings that are affordable due to the building age or length of tenancy. Some stakeholders expressed concerns that if these buildings are redeveloped, residents will be displaced with nowhere to go.

There was general support to protect older, more affordable rental buildings, particularly in areas such as the Broadway Corridor.

Long-term Implementation

- **Achieving the Vision:** A number of groups were interested in understanding how the Plan will be operationalized, noting that many components seem aspirational. There were also concerns of its viability given local opposition to change and other factors, such as rising land values. Staff noted that the next step of the process would be to bring forward an implementation strategy with sequencing that will lay out what pieces would be delivered first.
- **Future Council Direction on the Plan:** A number of participants were interested to understand the degree to which future Councils will be able to weigh in on the Plan. Additional questions were raised related to renewing and updating the Plan.
- **Understanding the Implementation Mechanisms:** There was an interest to understand how the Plan could be implemented via regulatory tools, such as an ODP (Official Development Plan). Staff clarified that future implementation work would indicate how growth and change will be phased, identify key implementation tools such as zoning changes and rezoning policies, and that area planning will likely be needed to get to more detailed zoning changes. The Plan intends to make more predictable zoning changes and to make it easier to understand what policies are applicable to an area.
- **Level of Detail on the Maps:** Some participants had specific site questions and wanted to know if a more detailed map was available. Staff noted that this is a land use strategy and the boundaries, like neighborhood centres, are fuzzy on purpose, as more detailed work is required.
- **Achieving Equitable Results:** Some participants expressed concerns that, while they liked the proposals, policies alone will not guarantee equitable results. There was a desire to understand how the foundational principles can guide the prioritization of future planning and investment as part of the next step of the implementation strategy.
- **Neighbourhood Hierarchy:** Some participants wanted to understand how the neighbourhoods on maps align with existing neighbourhood centres and retail areas. Staff explained that the Vancouver Plan sets a citywide structural vision for the city in terms of different scales of neighbourhoods and that future, more detailed area planning will ensure attention to the local context.
- **Neighbourhood Character and Heritage:** A few groups raised questions about the impact of the Plan on the current look and feel of neighbourhoods. Others wanted to understand how heritage, including both tangible and non-tangible assets, would be managed through the Plan.



Phase 3 Pop-up Plus Session, Strathcona Community Centre (Source: Jaidhi Gohil)

Transportation Alignment

- **Integrating Land Use and Transportation:** A large number of groups commented how they were glad to see the land use and transportation alignment as a key part of the land use strategy and the future growth of the city. Some were curious to understand the transportation mode being proposed for the 41st /49th Avenue corridor. Staff note that this has been identified as a high-capacity corridor, and that the City is working with TransLink to study this further.
- **Transportation Issues:** Some groups were interested to know whether the Plan addressed transportation, traffic or accessibility issues. Staff noted that these are big considerations of the Plan as it looks to focus density near rapid transit.

Community Plans Integration

- **Aligning with Community Plans and Other Policies:** A number of groups were interested to understand how the Plan aligns with the more recent community plans and what impact it might have on them. Staff will be looking at all the plans and policies but that the Vancouver Plan would complement, not supersede the more recent community plans and that modifications may be needed.
- **Integrating with the Broadway Plan:** A number of groups sought information as to how the Vancouver Plan and the Broadway Plan are aligned. The two projects are proceeding in tandem; however, in general, the Broadway Plan provides more area-specific detail, whereas the Vancouver Plan provides a more high-level, city-wide focus.

Supporting Neighbourhood Commercial Space and Retail

- **Supporting Local Businesses:** Stakeholder participants noted general support for economic policies laid out in the draft Plan; however, a number expressed a desire to see more support for businesses across all neighbourhoods and fine-grained retail in commercial areas. It was noted that certain parts of the city are seeing a high level of businesses close due to unaffordability of commercial space. In general there was support for that distributing new housing (i.e. development opportunities) off of existing commercial streets will help take the pressure off arterials and lead to less commercial displacement.

Protecting Industrial Lands and Goods Movement

- **Employment Lands:** There was general support for protecting industrial lands. While the Vancouver Plan seeks to modernize employment land policies, increased flexibility should not allow residential uses on industrial lands with exclusive employment opportunities.
- **Industrial Lands and the Ecology Vision:** A small number of groups asked for clarification about the ecology overlay in the industrial lands, noting that some of Vancouver's key job spaces were located in areas of flood risk and that there is a need to build resilience into infrastructure.
- **Goods Movement:** There was strong support of the continued recognition of the port and the importance of goods movement. The viability of rail corridors and truck routes for commercial and industrial goods movement needs to be ensured.

Ecological Vision and Green Space

- **Achieving the Ecological Vision:** Many groups recognized that the Plan includes a bold ecological vision and were interested in understanding how it might be achieved. Several implementation approaches were identified, including opportunities in City-owned parks, or through the reallocation of road space, or through land acquisition. This is a long-term approach in the expansion of the greenways.
- **Balancing Density and Parks:** Some participants wanted to know whether the Plan identifies enough new park and open space areas to accommodate the new population and density being accommodated.

Engagement

- **Short Engagement Period:** Some groups felt the engagement period in Phase 4 was short and that additional time for review would be helpful.

4.3.2 Key Topics – Council Advisory Committees

The following is a summary of the questions and comments posed at key sessions.

Council Advisory Committees, Heritage and Design Panels – Session 1

April 11, 2022

Children, Youth and Families Advisory Committee (*), Women's Advisory Committee (*), Transportation & Accessibility Sub-Committee, Urban Indigenous Peoples Advisory Committee (*), Civic Asset Naming Committee, Arts and Culture Advisory Committee, Vancouver Food Policy Committee, Seniors' Advisory Committee (*), Persons with Disabilities Advisory Committee and Accessibility Task Force (*), 2SLGBTQ+ Advisory Committee (*), Renters' Advisory Committee (*)

Key Topics:

- **Climate Solutions**: Interested in understanding what climate solutions mean at a local level.

- **Reconciliation:** Interested in understanding how Reconciliation will be visible through the Plan and how the City has been working with the Nations to achieve this.
- **Retail Mix:** Concerned about the retail gentrification in the neighbourhoods.
- **Long-term Implementation:** Concerned about how enabling policies would achieve equitable results and help us determine where to prioritize investment.
- **Affordable and Accessible Housing:** Interested to understand how the City will measure affordable housing, both in terms of supply and accessibility. There is a critical shortage (current and projected) of affordable and accessible housing; expressed support for multi-generational housing; encouraged the City to review the definition of affordable housing.
- **Inclusion:** Pleased to see a fair amount of change in this version of the draft plan and recognized that Vancouver has a significant and growing ageing community; interested in understanding whether any gender-based analysis has been undertaken.
- **Aligning with other Plans:** Wanted to know how the Vancouver Plan aligned with other community plans and polices, including the Broadway Plan.

Council Advisory Committees, Heritage and Design Panels – Session 2
April 19, 2022

Vancouver City Planning Commission, Urban Design Panel, Transportation Advisory Panel, Vancouver Heritage Commission, Gastown Historic Area Planning Committee, First Shaughnessy Advisory Design Panel

Key Topics:
- **View Cone Policy:** Sought clarity on how the Vancouver Plan supports the established View Cone Policy.
- **Retail Space:** Concerned that in certain parts of the city there is high level of turnover due to unaffordability of commercial space.
- **Need for Park Space:** Asked questions about how the Plan will identify new park and open space areas to accommodate the new population and density coming in.
- **Broadway Plan:** Asked questions about how the Vancouver Plan and Broadway Plan would align.
- **Multiplex Housing and Livability:** Asked questions about how this multiplex housing would be serviced; expressed some accessibility concerns for housing options without elevators; made suggestions around minimum unit sizes for more livable units and to increase the livability for families in higher building forms.
- **Population Growth:** Asked questions about how we are tracking the influx of people into the city and their demographics.
- **Future of Work:** Asked questions about how the Plan will address concerns regarding job automation and the replacement of entry-level labour jobs.
- **Cultural Neighbourhoods:** Expressed concern that neighbourhoods should have cultural amenities, like opportunities to see live music.
- **Bold Vision:** Suggested that the Plan needs to be bold and the City should ask for ten times the amount of things they think will be achieved.

Renters Advisory Committee (*)
April 20, 2022

Key Topics:
- **Council Direction and Implementation:** Interested to understand how the next Council will be able to shape the Plan if approved; expressed a desire to better understand how the Plan will be implemented across all neighbourhood types and how areas of the city will be prioritized.
- **Neighbourhood Types:** Interested to understand the difference and reasoning for Neighbourhood Centres and Transit Areas on the maps. Requested clarification on the multiplex design parameters; interested to see how feasible it would be on single-family lots. Expressed desire to see Village and Multiplex Areas combined and to allow up to six storeys everywhere enabling rental and social housing in these areas.
- **Affordable Housing in other parts of the City:** Requested to see more modular supportive housing and social housing across the city, outside the DTES; called for assertive renter-tenancy laws.
- **Indigenous Land Trusts:** Encouraged the exploration and inclusion of Indigenous Land Trusts.
- **Community Plans and Development Process:** Questioned the role of the Plan in larger context of community and area planning. Expressed general support for the Vancouver Plan to reduce the need for rezonings and to simplify the development system.
- **Environmental Assessment:** Sought to better understand how the Vancouver Plan considered carbon emissions in determining different ways to grow; supported more housing in the city as it supports reduced emissions from commuters and is better for the region.

Children, Youth and Families Committee (*)
April 21, 2022

Key Topics:
- **Overall draft Vancouver Plan:** Expressed general support for the draft Plan; asked questions related to implementation of policy; expressed desire to see accessibility and universal design more prominently.
- **Equity Commitments:** Concerned about how child and youth voices will be included in future land use and planning activities.



Phase 2 Conversation Kit Mapping Activity (Source: City of Vancouver)

- **Housing:** Expressed general support; encouraged stronger commitment to ensure multi-family housing is appropriate for children and youth (specifically the inclusion of outdoor and play space).
- **Transportation:** Expressed general support; encouraged more references to children and youth as a specific user group; expressed emphasis on safe routes to schools.

Chinatown Legacy Stewardship Group (*)
April 12, 2022

Key Topics:
- **Affordability:** Questioned the distribution of low-density multiplex opportunities; expressed concern about loss of affordable rental walk-ups, particularly in Broadway Plan area.
- **Heritage:** Concerned about heritage deconstruction (e.g., Fairmont Building) and the process for salvaging heritage materials and loss of older buildings.

4.3.3 Key Topics – Vancouver Board of Parks and Recreation

Vancouver Board of Parks and Recreation
May 2, 2022
Key Topics:

- **Sustainability:** Questioned how the City will achieve the ecological vision; interested to understand how the expediting of sewer remediation works was progressing; interested to understand the planning for our industrial lands, which are the most at-risk for flooding.
- **Community Plans:** Expressed support for the direction of the Plan and interested to understand how it integrates with the some of the more recent community plans; interested to understand how the Plan might impact vacant sites similar to the one to the south of the Cambie Street Bridge.
- **Retail:** Interested in understanding how the Plan will support community-based businesses.

4.3.4 Key Topics – External Stakeholder Organizations

Urban Development Institute
April 7, 2022
Key Topics:
- **Multiplex Definition:** Sought clarification on the definition of multiplex; staff clarified that it is up to six units on a single lot.
- **Engagement Period:** Not opposed to tight schedules but expressed concerns around length of engagement period.
- **Impact on Rezoning:** Questioned how this Plan will be used in implementation and be turned into a rezoning policy.

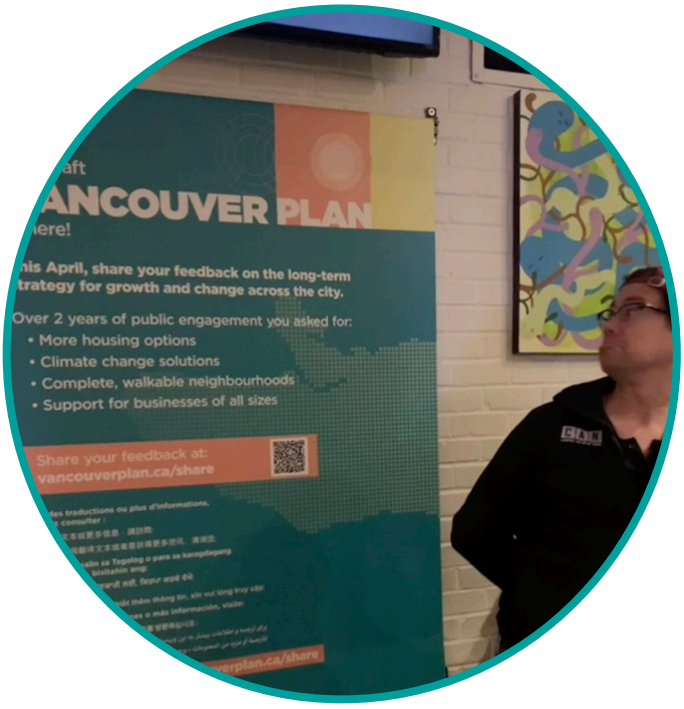
- **Building Design Specifics:** Concerned that the Plan does not contain specifics of the built form.
- **Implementing Higher-Level Directions**: Interested to understand how some of the other policy directions integrate into the Plan.
- **Inclusion of Housing Targets:** Requested that the City include housing targets in the Plan.
- **Multiplexes and affordability:** Expressed a desire to go further with new housing opportunities in Multiplex Areas.
- **Greenways:** Sought clarity on how the greenways will be created.
- **Residential in Industrial Lands:** Noted that there is a ban on residential in employment lands; however, the Metro RGS allows residential within 200 metres of stations.

Regional Associates
April 11, 2022

Session included: BC Housing, BC Hydro, Greater Vancouver Board of Trade, Destination BC (Formerly Tourism Vancouver), Emily Carr University of Art and Design, FortisBC, Metro Vancouver, TransLink, University of British Columbia, Vancouver Airport Authority. Vancouver Coastal Health, Vancouver Economic Commission, Vancouver Fraser Port Authority and Vancouver School Board.

Key Topics:

- **Plan Alignment:** Expressed broad support for the Plan, particularly the alignment of the transportation and economy, support for growth and transit-oriented focus; liked how the Plan provides more predictability for neighborhoods. Many institutional agencies would like to continue to partner with the City on implementation; suggested that the City does not enable excuses for limited change as Vancouver is one of the lowest density cities in Canada.
- **Formalized ODP:** Sought clarity about the timeline to produce the ODP and higher resolution maps.
- **Industry and Goods Movement:** Interested to understand how the City would protect goods movement, retain industrial lands, and align the industrial and ecological visions.
- **Health Benefits:** Suggested that the City should highlight its framework for urban health, consider stronger linkages to equity-denied groups, promote the role of public spaces and civic facilities in emergency response, and childcare.
- **Adjacent Jurisdictions:** Suggested that the City recognize adjacent jurisdictions more in the Plan (e.g., in the maps, school planning, etc.).



Phase 4 draft Vancouver Plan Poster (Source: Megan Kaptein)

Economic Stakeholders (Employment Lands and Economy Review and others)
April 12, 2022

Key Topics:

- **Land Use Strategy:** Sought clarity on how the Plan is prioritizing high streets and commercial hubs; questioned how the Marine Drive Special Study area appears on the map.
- **Equitable Housing:** Expressed support for equitable housing in other parts of the city; suggested that it appears that only high-density housing is proposed only in the DTES and Downtown; questioned the housing tenure being proposed.
- **Industrial Areas:** Suggested that industrial polices should include the circular economy and green jobs as a key to inclusive employment; recommended the inclusion of a fourth principle around a strong economy.
- **Integration with other Plans:** Interested to understand how the Vancouver Plan integrates with the Employment Lands and Economic Review (ELER) work; questioned how the policies in this new Plan will be integrated/ reconciled with existing plans; questioned how existing polices will be integrated in the implementation phase.
- **Working with Partners:** Asked whether investment in transit will be a requirement for the Vancouver Plan; questioned whether it aligns with TransLink's regional goals and building transit as areas develop; interested to understand how the City have been working with Metro Vancouver in terms of their pending long-term growth plan.
- **Land Speculation**: Asked about what sort of tools during implementation phase will be used to stop upwards pressure on land prices.
- **Climate Change:** Liked the focus on climate change but would like to see direct references to mitigation.



Phase 3 neighbourhood pop-up engagement event, Collingwood Neighbourhood House (Source: City of Vancouver)

BIA (Business Improvement Association) Partnership
April 13, 2022

Key Topics:

- **Commercial Affordability:** Sought clarity on whether affordability includes commercial affordability as well.
- **Industrial Lands:** Asked about whether there a growth plan to zone/create more industrial lands; inquired whether there are plans to locate more industrial lands along rail and shipping routes, and create more transit hubs near industrial jobs.
- **Green Spaces, Larger Park-like Spaces:** Asked whether there is there a plan to grow the softscape green space (not bike lanes or hardscape plaza/mini parks).
- **Low-income/social housing:** Expressed interest in more details around location planning for low income/social housing.
- **Existing Community Plans:** Asked about which point in this process the City will need to look at integrating the existing community plan (e.g., the DTES Plan); questioned how the BIAs will be involved in shaping this integration process and the overall implementation plan; asked if the Vancouver Plan will supersede existing community plans.
- **No residential in Industrial:** Expressed support for no residential uses in industrial areas.
- **Citywide Funding:** Asked about whether community amenities will be funded on a city-wide basis, or if it is contingent on what is happening in the individual communities.
- **Rezonings:** Questioned whether the adoption of this Plan will stop the one-off rezonings and actions that occur without consideration of area plans.

Environmental and Sustainability Organizations
April 14, 2022

Key Topics:

- **Multiplex Areas:** Asked how the City will ensure multiplex zoning stays at the core of the work during implementation.
- **Support for the Plan:** Expressed overall support.
- **Current Climate Issues:** Found the Plan to be future-focused. Interested to understand how it impacts the climate right now; asked how the City will avoid gentrification as a side effect with the greenways.
- **Equitable Active Transportation:** Asked about how the City will ensure active transportation network and prioritize underserved communities as it builds out things like greenways.

Intergovernmental Roundtable Groups (incl. other municipalities and regional organizations)
April 21, 2022

Key Topics:
- **Plan Implementation:** Discussed phasing components including sequencing of infrastructure, transit delivery; servicing, coordination with transportation upgrades over time, and the differential in school and community centre capacity.
- **Industrial Lands:** Expressed support for the emphasis on the importance of industrial lands, including the modernization, intensification and expansion of industrial areas.
- **Housing Affordability:** Interested to understand the terminology around housing and the relationship to federal programs, including funding programs for social housing; staff explained that the Housing Vancouver Strategy details the relationship to regional needs and approaches.

Vancouver District Parent Advisory Council (DPAC)
April 21, 2022

Key Topics:
- **Reconciliation:** Asked about the relationship of the Plan to Heather Lands, Jericho, Sen̓áḵw.
- **Schools:** Asked about how schools were being incorporated into the Plan policies; suggested that the population projections could highlight the need for more schools; enquired about the relationship between Vancouver Plan and VSB Long-term Facilities and operational plan; concerned with the condition of some schools, including seismic upgrades to schools and school closures.
- **Equity:** Questioned the provision of amenities; access to greenspace; resilience and impact of shocks and stressors.
- **Housing and Building Form:** Asked about building heights along with the delivery of amenities in tandem with growth; mentioned their concern around displacement, along with the need for supportive and affordable housing; asked about the role of co-ops; discussed the need for housing for intergenerational families along with the requirements for multifamily housing; discussed the relationship between seismic upgrades and accessibility requirements.
- **Engagement Process:** Expressed the importance of ensuring input from residents; expressed support for DPAC engagement.
- **Ecological Vision:** Shared support for the greenways and open space.



Phase 3 Engagement Materials (Source: Tanya Fink)

Real Estate Board of Greater Vancouver
May 5, 2022

Key Topics:
- **Area Planning:** Discussed future area planning; sought clarity on the relationship between the Vancouver Plan and recently approved and ongoing plans including Broadway Plan, False Creek South Plan, Waterfront Hub and Rupert-Renfrew Station Area Plan.
- **Transportation:** Asked about the role of 41st/49th Avenue corridor for transit and the potential future development in this area; asked about other bus rapid transit opportunities across the city.
- **Complete Neighbourhoods and Active Transportation:** Inquired about how the Arbutus Corridor was being reflected in the Plan; asked about the proposed changes to greenway network.
- **Greenspace:** Asked about the plans for stream daylighting and rainwater management.
- **Development process:** Expressed concerns about obstacles to development; asked for an update of the review of development process; asked for an update on the City-initiated C-2 zoning for rental; asked about how DCL and CAC would change as a result of the Plan, in particular within the Broadway Plan area.
- **Social Housing:** Asked about locational considerations for social housing across the city.
- **Multiplex Housing and other Missing Middle:** Asked whether there would be areas for fee-simple row housing; townhouses; enquired about the minimum frontage for multiplexes.
- **Office and Retail Space:** Inquired about the proposed potential incentives to create more office and retail space as part of complete neighbourhoods; asked about how some of the ideas from the Employment Lands and Economy

Review would be brought forward through the Plan, including the need to grow our retail/ commercial supply.

4.3.5 Key Topics – Neighbourhood Resident Associations

Neighbourhood Resident Groups – Session 1
April 20, 2022

Key Topics:

- **Complete Neighbourhoods:** Sought clarity on how the Plan defines complete neighbourhoods.
- **Maps and Illustrations:** Asked about the characterization of building types.
- **Proposed Land-Use and Building Forms:** Expressed concerns about relationship to growth projections, building heights and changes in low-density areas; questioned how the City will ensure growth will take place in an equitable fashion.
- **Neighbourhood types:** Sought clarity on overlapping neighbourhood 'types'; asked about the relationship between shopping areas and transit areas; asked about how their boundaries would be defined during implementation; sought more definition about how areas like Jericho and Kitsilano would change with regard to transit; highlighted that False Creek South is a distinct part of the Metro Core.
- **Implementation:** Expressed the need to ensure the Plan has "teeth"; suggested a structured decision-making process to guide implementation; called for more transparency around decision-making.
- **Relationship to Existing and Proposed Neighbourhood Plans:** Sought clarity on the connection to the Broadway Plan; expressed concern around Broadway directions with regard to building heights, the potential for displacement, controls around affordability; sought clarity on Jericho planning boundaries and integration with recently approved plans; sought clarity on the connection with the future False Creek South planning process.
- **Economic Policies:** Concerned about local production and the loss of industrial lands; expressed the need to support local workers.

Neighbourhood Resident Groups – Session 2
April 21, 2022

Key Topics:

- **Connection to Existing and Proposed Neighbourhood Plans:** Asked for clarification on the relationship between Vancouver Plan and Broadway Plan; False Creek South planning process, and previous neighbourhood Vision policies, including Dunbar.
- **Neighbourhood Types:** Asked about the relationship of the Plan to existing neighbourhoods; asked about the representation of distinct neighbourhoods (e.g. Upper Kitsilano) and what changes were being proposed (e.g. neighbourhood centres transit area, proposed building types, etc.); expressed concern that the variability within each areas was not apparent; expressed concern that typological approach homogenizes existing neighbourhoods; highlighted importance of local context.
- **Watershed Planning:** Sought clarification on the relationship in the Plan to False Creek area and the broader blue-green network.

Phase 3 Young Planner Design Studio (Source: ELK Planning)



- **Land Value:** Inquired how the City will deal with the rising cost of land; sought clarity on implications for Plan implementation; noted the relationship to infrastructure planning.
- **Foundational Principles:** Expressed the importance of the role of livability and affordability; supported the connection to Reconciliation, Equity, and Resilience.
- **Plan Implementation:** Asked about the impact of the Plan on future rezoning policies; noted that there is a legacy of past rezoning and land-use planning; asked about the role of CACs to support local neighbourhoods; asked about the opportunity for incrementalism and phase implementation; concern about speculation and about spot rezonings.
- **Engagement Process:** Expressed the importance of involvement by neighbourhood associations in current and ongoing planning engagement processes.
- **Housing and Building Types:** Concerned about higher buildings (in particular tower forms), missing middle housing, and land assemblies; expressed importance of ensuring family-friendly housing is accessible for all people, including those with disabilities and seniors; concerned about displacement of renters and lack of tenant relocation supports.
- **Local Economy:** Expressed desire for local stores instead of corporate chains; reiterated the importance of ensuring access to daily needs (such as greengrocers).

4.3.6 Key Topics – Equity-Serving Organizations and Groups

A special emphasis in the stakeholder sessions was put on connecting non-profit organizations who serve equity-denied groups. As noted above, outreach included meetings with Council Advisory Committees and City-initiated groups 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.

In addition, staff also met with various non-profit organizations who work with 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 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 key stakeholder meetings is outlined below:

Non-Profit Housing Providers
April 12, 2022

Key Topics:
- **Multiplexes Direction:** Sought to understand if the Multiplex Areas the same idea as the Mayor's project about six-plexes; called for the density proposed to be higher to support more affordable housing.
- **Transportation Issues:** Questioned how the Plan would address transportation and traffic issues.
- **Affordable Housing Partners:** Expressed support for the City to work with other partners to develop affordable housing, especially for the bottom half of the affordability spectrum; expressed concern that if funding is not there for redevelopment, some sites might languish.
- **Community Plans:** Interested to understand the relationship between the Plan and the hierarchy of other community plans, especially the support of social housing (e.g., South False Creek).
- **Enabling Six-Storey Units for Social Housing:** Expressed a desire to have additional implementation policies that allow up to 6-storeys for social housing in key zones (i.e., not rezoning) to support financial and construction feasibility.
- **Social Housing Definition:** Concerned that existing definition of affordable housing is unclear, and creates problems.
- **Financial Viability:** Noted that even with freehold land, it is becoming difficult to develop anything below market (financing is thin); additional approaches are needed for investment into social housing.
- **Property Taxes:** Mentioned that an increase in property taxes decreases the cash flow available for projects, especially in the first few years. This is potentially a missed opportunity for funding future investment in affordable housing.

Non-Profit Organizations (NPOs) Meeting
April 12, 2022

Key Topics:
- **Services and Amenities:** Some participants wanted to know whether the Plan provided details on the provision, prioritization and future location of amenities and services.
- **Difference between Outcomes of CityPlan and the Vancouver Plan:** It was noted that many of the directions in the Vancouver Plan are similar to the earlier CityPlan, which took a long time to develop and limited development. They wanted to understand how the Vancouver Plan would do better.
- **Discrimination for Sex Workers and Accessing Housing:** A participant noted that they would like to see changes to land use policies and regulations that have caused the exclusion of sex workers in the past and an increase in access to housing for sex workers going forward.

- **Conflict between Citywide Plans and Priorities in Local Planning:** There was a question about how priorities would tie into local planning regulations when they conflict with the larger goals. For example, they recognize that density is needed but questioned how the Plan will allow the building of mixed-use communities when most commercial areas are on car-dependent roads.
- **Need to Include Youth:** Some participants noted the Plan lacks substantive language relative to youth – both stable and vulnerable youth.
- **Conflict between Car-dependence and Complete Neighbourhoods:** There was a comment that it will be hard to build mixed-use, complete neighbourhoods when most commercial space is on car-dependent roads

Community Navigators Meetings Neighbourhood House Community Navigators – Session 1 and 2 (*)

April 18-19, 2022

As part of earlier phases of the Vancouver Plan, the City developed a "Community Navigator" and "Scenario Navigator" program with a number of Neighbourhood Houses and non-profit organizations. These organizations worked with equity-denied groups and helped to facilitate their participation in the overall planning process. During Phase 4, City staff met with some members of these groups to share the draft Plan and seek feedback. An overview of the comments received is presented below.

- **Engagement process:** Asked about the legacy of Navigator process and how the inputs received show up in the Vancouver Plan; asked about the approach to public engagement and accessibility for Phase 4 and as the Plan is rolled out (particular interest in translation of materials); expressed support for a continued equity focus during engagement in future phases, including planning for children and youth, digital literacy and accessibility (e.g. for engagement materials); advocated for the need to adequately resource engagement activities to ensure participation of equity-denied groups; City staff mentioned the role of Chief Equity Officer in the City and how this work was progressing.
- **Transportation:** Enquired about the prioritization of role of active transportation (bike lanes and walking) versus commuting via other means (South Van has a high proportion of car commuters); asked about transportation options for working class commuters and workers; enquired about the alignment to TransLink's regional planning and whether it would be rapid bus on 41st/49th Avenue
- **Affordability:** Expressed concerned about the rising cost of living and cost of housing.
- **Housing options for people experiencing homelessness:** Expressed concern with the increasing numbers of visible homelessness, as well as those in a precarious state and at-risk of homelessness.



Phase 3 neighbourhood pop-up engagement event, Collingwood neighbourhood house (Source: City of Vancouver

4.4 EQUITY-FOCUSED POP-UP EVENTS

In Phase 4, several pop-up events were held around the city in order to raise awareness of the Draft Plan. Two of these events featured specially designed content, and were designed to gather feedback from community members. An overview of key findings from these events is outlined below.

DTES Resident Session - Carnegie Centre – Drop-in

April 20, 2022

Key Topics:

- **Foundational Principles (Reconciliation, Equity, Resilience):** Expressed support for Reconciliation, Equity, Resilience, which was seen as very important to our future work in local government. Agreed that we need to pay attention to them as they are a benefit to the city; expressed support for more opportunities for connection and collaboration (i.e. avoid division, exclusion, discrimination, and classism); expressed support for the care for future generations and keeping heritage and culture alive, along with building resilience against shocks and stresses.
- **Equitable Housing and Complete Neighbourhoods:** Expressed support for more affordable, suitable and adequate housing across the city; expressed support for more complete neighbourhoods with access to transit, washrooms, showers, garbage cans, green space; highlighted the need for more safety.
- **An Economy that Works for All:** Endorsed more inclusive job and training opportunities and support for small business and industrial areas.
- **Climate and Restored Ecosystems:** Expressed support for more trees, greenspace, climate protection and conservation, along with support for more public transit and less pollution.
- **Engagement Process:** Encouraged staff to provide better notification about city planning – all the content must be shared equally; suggested that planners need to explain their decisions and what the Plan means for everyday DTES residents; included a request for more multicultural information; noted an appreciation for the staff coming to the community and sharing information.

Cedar Cottage Neighbourhood House – Drop-in community information session

April 27, 2022

Key Topics:

- **Civic Facilities:** There were a number of questions about how the Plan might impact civic facilities like the Cedar Cottage Neighbourhood House redevelopment.
- **Parks:** There were questions about how the City is working with the Park Board and the long-term maintenance of outdoor facilities (e.g., the recently upgraded Brewer's Park).
- **Resilience:** Some attendees asked about the resilience approach within the Plan and what that might mean for their neighbourhood



Phase 4 neighbourhood pop-up engagement event, Carnegie centre (Source: Andrew Pask)

4.5 YOUTH WORKSHOPS AND SURVEY

Each phase of Vancouver Plan public engagement has featured activities and programs designed to prioritize and advance equity through the inclusion of equity-denied or traditionally under-represented communities, including children and youth. Phase 4 activities included:

- Youth Information Sessions (14 Sessions; 233 participants)
- Youth survey (213 participants)
- Young Planners Program Youth Facilitator Information and Wrap-Up Session (10 participants)
- Post-secondary partnership with City Studio/ Langara College (20 participants)
- Two in-classroom sessions at Eric Hamber Secondary School (48 participants)
- Young Planners website with a range of educational materials and activities (275 page views)

4.5.1 Youth Workshops and Survey

Phase 4 included 14 youth-focused information sessions with 233 participants. As in previous phases, the Vancouver Plan partnered with Community Centres, and Neighbourhood Houses to deliver these in-person sessions, with youth staff at partner organizations providing important logistical and operational support.[10]

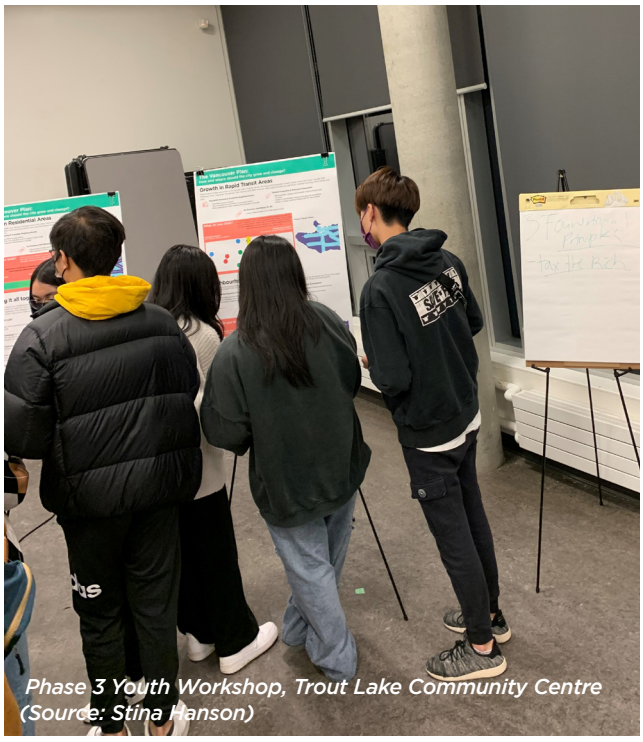
Information sessions included an overview of the Vancouver Plan public engagement process and a presentation on the draft Vancouver Plan highlighting the 2050 Vision and Land Use Strategy (including the Urban Design Vision and corresponding policies), along with a recap of the three Big Ideas.[11]

The group discussion portion of each session was more open-ended in nature, and participants were invited to share feedback and questions on the topics that were of most interest. In some instances, other engagement activities were also used.[12]

In addition to group discussion, each information session included time for participants to complete the youth survey.

A number of topics were prominent across several information sessions:

- **Housing:** The availability and affordability of housing; relationship of new housing to existing neighbourhoods; multiplex housing
- **Transportation:** In particular, the role of rapid transit on Broadway and 41st/49th Avenue Corridor
- **Ecological Vision:** Support for open space and ecological vision; impact and concern around climate change
- **Equity and Indigenous Decision-making:** Support for the directions that strengthen equity and reconciliation.



Phase 3 Youth Workshop, Trout Lake Community Centre (Source: Stina Hanson)

[10] In two instances scheduling conflicts required staff from the South Vancouver Neighbourhood House, an organization that has been involved in the process since Phase 1, to run the Information Session. Vancouver Plan staff provided a detailed facilitation guide, activity description, and session materials and also held a mini-training session with Neighbourhood House Staff.

[11] Phase 3, *Policy and Land use Ideas*, focused on the Three Big Ideas, which allowed these sessions to focus on concepts, particularily urban design, which were new and unfamiliar to many session participants.

[12] A Though all organizations had participated in a previous phase of Vancouver Plan public engagement, some specific programs were new to the project. For these sessions the introduction included additional informaiton about the Vancouver Plan, results from previous phases of engagement and a neighbourhood drawing activity. The drawing activity incorporated the "Official Urban Design Sketchbook", a customized sketchbook that has been part of the Vancouver Plan child and youth enggaement program since Phase 1. Over 900 sketchbooks have been distributed to Young Planners program participants so far.

Key Topics from individual sessions are outlined below:

South Vancouver Neighbourhood House (Session 1)
April 4, 2022

Key topics:
- **Housing:** Support for housing affordability.
- **Neighbourhood Centres:** Support for proposed Neighbourhood Centres (in particular Victoria Drive).

Kitsilano Community Centre Youth Council
April 5, 2022

Key Topics:
- **Housing:** Concern for future housing affordability and whether the draft Plan can make a difference; tension between preserving neighbourhood character and the need to increase housing options and diversity.
- **Transportation:** Questions around future congestion pricing; transportation options and support for transit expansion like the Broadway SkyTrain.

South Vancouver Neighbourhood House (Session 2)
April 8, 2022

Key Topics:
- **Housing:** Support for policies that try to improve affordability.

False Creek Community Centre Jr Youth Council
April 8, 2022

Key Topics:
- **Broadway Plan:** Questions around the Broadway Plan and further SkyTrain development.
- **Neighbourhood Amenities:** Desire for more amenities in the neighbourhood (e.g., a pool and ice rink).

Trout Lake Community Centre Youth Council
April 8, 2022

Key Topics:
- **Housing:** Questions around housing affordability and the draft Vancouver Plan housing policies.
- **Youth Employment:** Concern that the Plan is missing a reference to youth employment opportunities.

Champlain Heights Community Centre Youth Volunteer Orientation
April 9, 2022

Key Topics:
- **Transit:** Support for future rapid transit proposed for South Vancouver.
- **Ecological Vision:** Support for new green spaces and the Ecological Vision,
- **Affordable Housing:** Support the need for housing policies focused on affordability.

South Vancouver Neighbourhood House (Session 3)
April 9, 2022

Key Topics:
- **Ecological Vision:** Support for the Ecological Vision.
- **Housing:** Housing issues and understanding housing diversity.

South Vancouver Neighbourhood House (Session 4)
April 11, 2022

Key Topics:
- **Reconciliation:** Support for Indigenous decision-making.
- **Ecological Vision:** Support for the Ecological Vision and climate change-related policies.

Marpole-Oakridge Community Centre Youth Council
April 13, 2022

Key Topics:
- **Transportation:** Concern that the transportation improvements are not sufficient; desire for commitment to further expansion of the SkyTrain system.
- **Housing:** Support for more housing options; concerns that the draft Plan may not be able to improve housing affordability.
- **Community Infrastructure:** Calls for the connection of the new community centre to the proposed SkyTrain expansion; questions around how new neighbourhoods may be created in this process.

City-Wide Youth Council
April 13, 2022

Key Topics:
- **Engagement process:** Discussed the promotion of the youth survey and youth information sessions.

Mt Pleasant Community Centre Jr/Sr Youth Council
April 22, 2022

Key Topics:
- **Ecological Vision:** Discussion about the Ecological Vision and proposed policies to help protect the environment.

Hastings Community Centre Youth Council
April 23, 2022

Key Topics:
- **Rapid Transit:** Questions about the future of the Hastings Neighbourhood, specifically with the inclusion of new rapid transit along Hastings Street.

West End Community Centre Youth Council
April 27, 2022

Key Topics:
- **Reconciliation:** Questions around how Indigenous decision-making has shaped the draft Plan and how it will be incorporated into the implementation phase.

Douglas Park Community Centre Youth Council
April 27, 2022

Key Topics:
- **Housing:** Discussion around multiplexes and how these new housing options could be implemented across the city.

4.5.2 Draft Plan Youth Survey

The Phase 4 Youth Survey was hosted on the Young Planners website from April 5-27, 2022. 213 children and youth responded to the survey.[13] The survey invited feedback on the Land Use Strategy including the Neighbourhood Types, Urban Design Directions and Key Priorities, and the policy chapters. The survey was broken into two main sections with the first containing ten questions on the Land Use Strategy, while the second included 13 questions on the policy chapters and the overall draft Vancouver Plan. The draft Plan-specific questions used a combination of likert-scale and open-ended questions. The survey's final section included four optional demographic questions.

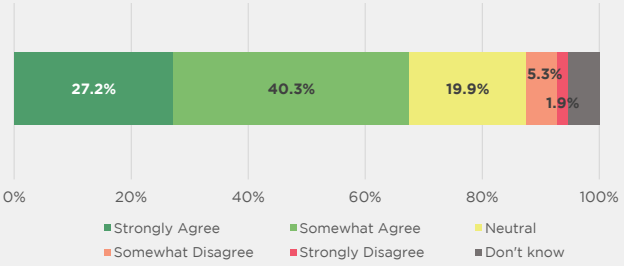
Unlike previous youth surveys, where content and questions were based upon the main engagement questions, but modified to be more appropriate for children and youth (through simplified language and the addition of images), these questions were identical to the main survey. The draft Plan directions and policies were not edited or adjusted, allowing children and youth to consider the same materials as other participants. This decision, however, did make this survey longer and required participants to comprehend concepts and language that were less age-appropriate than in previous phases. For participants who completed a survey as part of a Youth Information Session, Vancouver Plan or program staff were available to help explain unfamiliar concepts or terms and part of the session's presentation was devoted to discussing aspects of the draft Plan that were new to this phase, specifically the Land Use Strategy and its components.

The functionality of the Youth Survey platform did not allow respondents to choose which policy sections they wanted to provide comments on. Instead, respondents were given an option, after they had completed the first section of the survey, of either providing input on the policy sections or going straight to the final demographic section.[14] 34% of respondents chose to provide input on the policy sections and the overall draft Plan. These results can be seen in the responses to questions 12-24.

4.5.2.1 Land Use Strategy
The Youth survey began by inviting respondents to consider the Land Use Strategy and its components, Neighbourhood Types and Urban Design. Each question included an introduction that provided context and a description of the topic, direction or policy. For the Neighbourhood Types question a map was included that illustrated each type within the city and provided a description of what could be allowed in each one. Likert-scale questions were used to determine respondents levels of agreement with the directions proposed and respondents were able to tell us why they agreed or disagreed with the directions or policies and anything they felt was missing. For each question a link to the relevant draft Plan section was included, allowing respondents the option to learn more before answering.

Question 1: Respondents were asked to indicate whether they agree or disagree that "the high-level directions for city-wide land use will meet the needs of Vancouver now and into the future."

Graph 22: Percent agreement with high-level directions for city-wide land use



67.5% AGREE
(N=206)

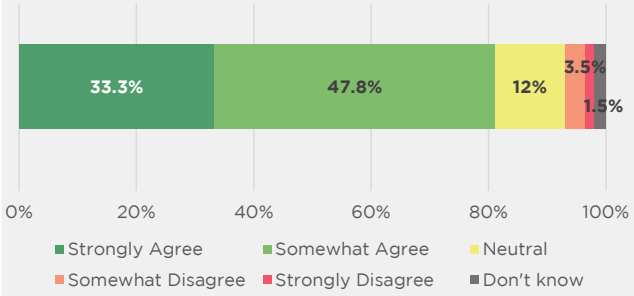
[13] This analysis considers only the responses from children and youth (those 25 years of age and under). An additional 10 responses were received from older participants that are not included in this summary.
[14] Prevous phases of child and youth enggaement considered aspects of the policy topic areas in significant detail, which led to the decision to focus comments on the new materials introduced the by draft Plan, the Land Use Strategy.

Participants were then invited to explain why they agreed/disagreed, and whether they felt the high-level directions for city-wide land use were "missing anything":

- Reasons for agreement: More housing options, like seeing there is a plan for growth, believe this will accommodate new immigrants to Vancouver, support walkability, believe directions will be sustainable and will provide job opportunities.
- Missing specific references to the environment and green infrastructure and to employment opportunities for youth and young adults.
- Concerns that the directions will not deliver housing affordability or sustainability and over the neighbourhood types given to specific areas.

Question 3: Respondents were asked to indicate whether they agree or disagree that Key Directions associated with the different neighbourhood types will meet the needs of Vancouver now and into the future?

Graph 23: Percent agreement with Key Directions



81.1% AGREE

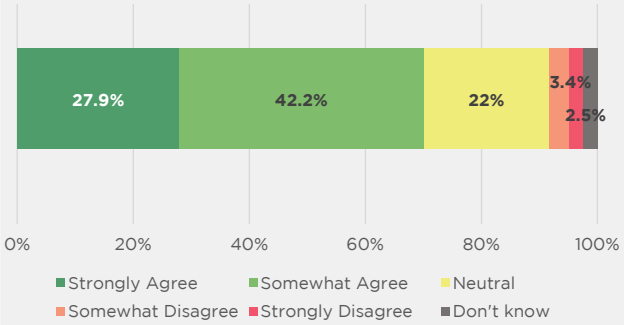
(N=201)

Participants were then invited to explain why they agreed/disagreed, and whether they felt the Key Directions for the different Neighbourhood Types were "missing anything":

- Reasons for agreement: support a second municipal town centre, support different approaches for each neighbourhood type, like the idea of complete neighbourhoods, hoping for increased housing choice and accessibility and expanding Rapid Transit Areas.
- Missing specific references to wellness, accessible services and community gathering spaces and clarity about what specific areas could look like in the future.
- Concerns that this will not address housing affordability and questions about how to balance growth while maintaining neighbourhood character and uniqueness.

Question 5: Respondents were asked to indicate whether they agree or disagree that the Urban Design Directions for the overall form of the city will meet the needs of Vancouver now and into the future?

Graph 24: Percent agreement with Urban design Directions for the overall form of the city



70.1% AGREE

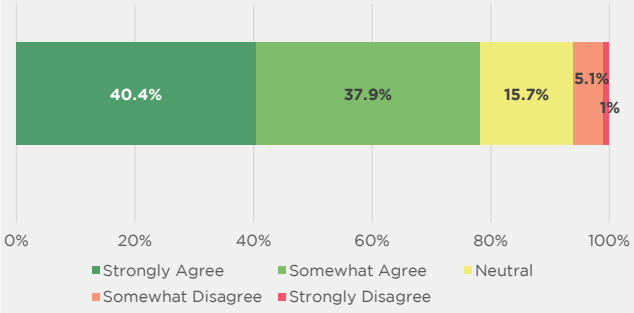
(N=204)

Participants were then invited to explain why they agreed/disagreed, and whether they felt the Urban Design Directions for the overall form of the city were "missing anything":

- Reasons for agreement: new parks and cycling paths, variety of building types and heights.
- Missing specific references to public safety and how things like public art and public spaces will be funded.
- Concerns that this is not enough to address housing affordability and may make housing more expensive, over the aesthetic and environmental impacts of tall buildings and the land use strategy and the neighbourhood types given to specific areas.

Question 7: Respondents were asked to indicate whether they agree or disagree that the Urban Design Directions for the commercial areas will meet the needs of Vancouver now and into the future?

Graph 25: Percent agreement with Urban Design Directions for commercial areas



78.3% AGREE

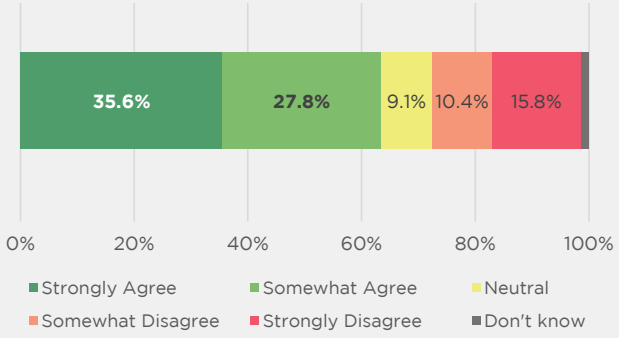
(N=198)

Participants were then invited to explain why they agreed/disagreed, and whether they felt the Urban Design Directions for commercial areas were "missing anything":

- Reasons for agreement: support for covered public spaces, walkability, public safety, additional trees and access to sunlight, a greater commitment to new greenspaces and more concentrated high-streets and more public garbage and recycling bins.
- Missing an emphasis on accessibility for persons with disabilities, commitments to removing on-street parking to improve walkability and programs for property-tax relief for business owners.

Question 9: Respondents were asked to indicate whether they agree or disagree that the Urban Design Directions for buildings and sites will meet the needs of Vancouver now and into the future?

Graph 26: Percent agreement with Urban Design Directions for Buildings and Sites



78.3% AGREE

(N=198)

Participants were then invited to explain why they agreed/disagreed, and whether they felt the Urban Design Directions for buildings and sites were "missing anything":

- Reasons for agreement: support for seismic upgrades, green building design, the connections with MST, Indigenous public art.
- Missing timing for when and how the policies will be implemented, improved accessibility for persons with disabilities, requirements for all new buildings to have play spaces, and requirements for sound-proofing of multi-family buildings.
- Concerns that protecting solar access means some neighbourhoods will not have to accommodate new housing types and that some areas needing additional support (like Chinatown) will not be prioritized.

4.5.2.2 Key Policies by Topic

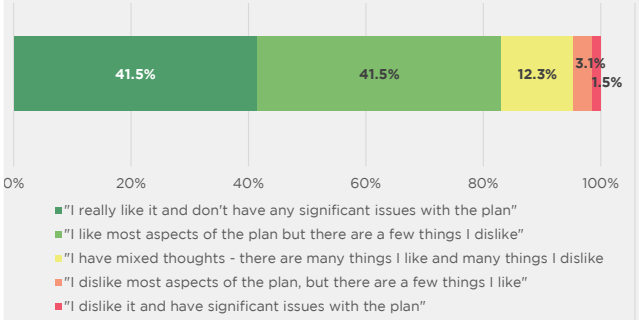
In the next set of questions, respondents were given the option to consider the draft Plan's key policies by topic area. While the main survey allowed respondents to choose which policy areas they wanted to respond to, the youth survey platform asked whether respondents wanted to provide feedback on the key policies or to go the demographic section of the survey. For each policy topic a vision statement, context and background information, and the main policy directions were provided. For each question a link to the relevant policy section of the draft Plan was included, allowing respondents the option to learn more before answering. 33% (77 respondents) wanted to answer questions on the key policies, while 64% (136 respondents) went to the end of the survey (see Graph 28 on page 62 for responses on key policies).

4.5.2.3 The Overall Plan

Respondents who had answered questions about both the Land Use Strategy and the key policies were asked two final questions on the overall Plan and any other observations or things they felt were missing.

Question 23: Respondents were asked to indicate which statement best reflected their thoughts about the proposed Vancouver Plan?

Graph 27: Percent agreement with the overall Plan



83% AGREE

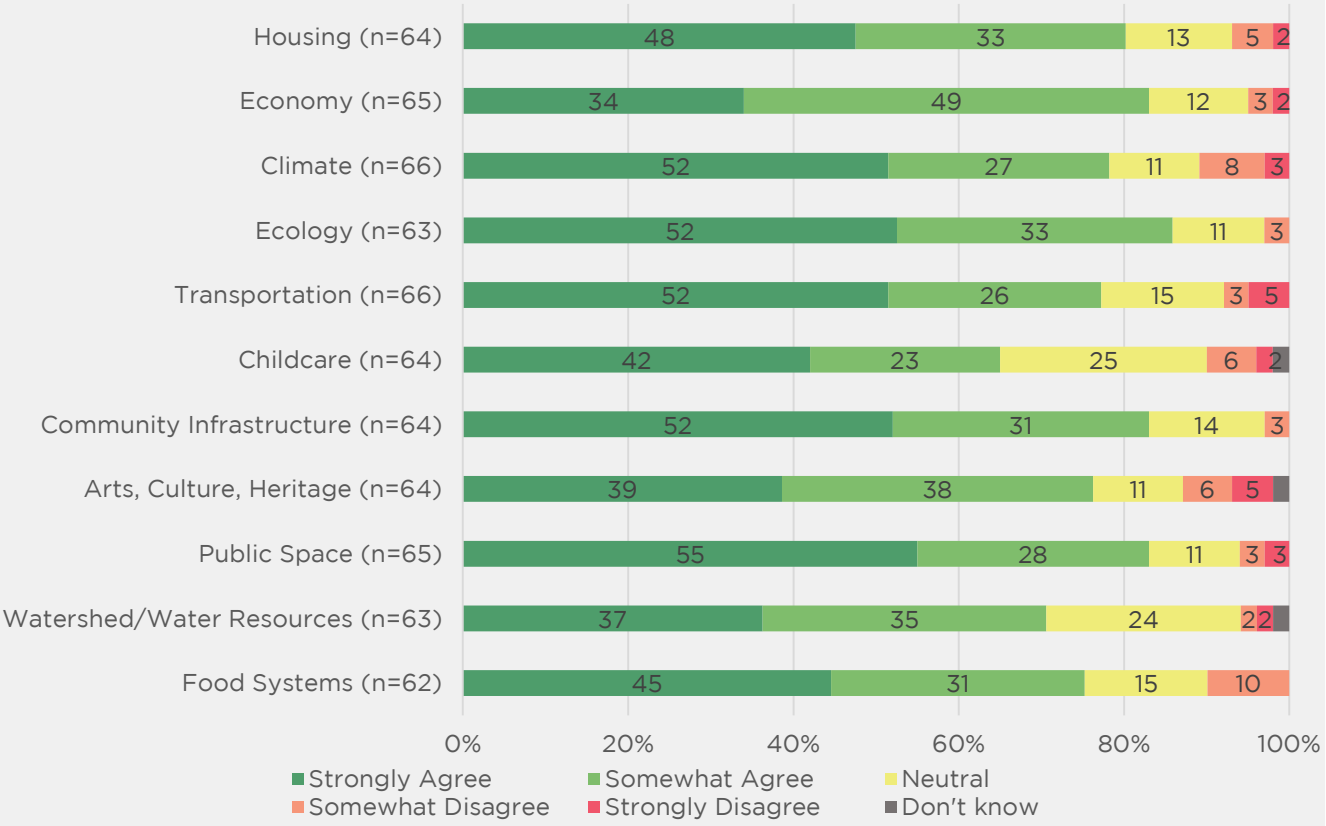
(N=65)

Participants were invited to explain why they agreed/disagreed, and whether they felt the Vancouver Plan was "missing anything":

- Reasons for agreement: Believe the draft Plan has something for everyone.
- Missing implementation details on how various aspects of the draft Plan will be realized, requirements for green and play spaces in multi-family developments, references to Indigenous representation and commitments to protecting cultural districts (like Chinatown).

Questions 12 - 22: Respondents were asked to indicate whether they agree or disagree that the Key Policies for each topic will meet the needs of Vancouver now and into the future?

Graph 27: Percent agreement with the Key Policies for each topic area



65-85% AGREE

4.5.2.4 Demographics

A short series of demographic questions were asked to better understand who was participating in this stream of Vancouver Plan engagement.[15]

- The average age of respondents was 16.8 years old. 6% of respondents were aged 13 and under, 83% were between 14 and 18 years of age and 11% were between 19 and 25 years of age.
- 54% of respondents identified as female, 39% identified as male, 2% identified as non-binary/ gender diverse, and 3% preferred not to provide their gender identity.
- Respondents were also asked to identify their main ethnic origin, or that of their ancestors. 36% of respondents identified as Chinese, 30% of respondents identified as White, 5% of respondents identified as South Asian, 4% of respondents identified as Latin American or Southeast Asian, while 2% of respondents identified as Black or Japanese. 6% of respondents identified as Other while 4% of respondents preferred not to say.



Phase 4 Youth Facilitator outreach, Robson Square (Source: Stina Hanson)

[15] Owing to the smaller overall survey results, disaggregated data for the youth survey questions is not available.

4.5.3 Other Youth Sessions and Partnerships

The **CityStudio** program remained a key partner in Phase 4, by promoting the various Vancouver Plan public engagement opportunities to their network of university students and facilitating a class collaboration the on the draft Vancouver Plan and youth engagement with a second year Langara College geography class (GEO2275).

Twenty students participated in a session that explored the draft Housing Policy Directions, and ways that youth can be part of public engagement by exploring connections between civic literacy and civic engagement. As a class project, the students developed "Vanopoly" – a board game designed to teach children and youth about different housing types and tenures which allowed them to explore various ways of developing a city or neighbourhood. The game was centred around Big Idea 1: Equitable Housing and Complete Neighbourhoods and asked participants how to best design a city or neighbourhood so that all residents were surrounded by a similar level of "completeness."

Students were also given an information presentation on the draft Plan, encouraged to complete a survey and invited to join Vancouver Plan staff at public information sessions in order to gain experience with in-person public engagement and share their understanding of the draft Vancouver Plan with other young people. Throughout the process, the key themes provided by the students included:

- Overall support for the draft Vancouver Plan and the Land Use Strategy with particular support for the options provided by the Rapid Transit Areas and the Ecological Vision.
- The Housing Policy Directions are key to the future of so many youth and young adults. Efforts to ensure these demographics are aware of the draft Vancouver Plan and these policies in particular are really important.
- The connection between civic literacy and civic engagement was surprising for some students, in particular the complexity of the affordable housing issue and the gaps in resources specifically dedicated to engaging children and youth.

The **Young Planners Design Studios** were a key part of previous phases of Vancouver Plan child and youth engagement. The sessions featured three groups, each led by a team of youth facilitators and paired with an architect or urban designer who provided graphic support to visualize the conversation.

In Phase 4, ten former youth facilitators were invited to participate in the final digital studio session. They had the opportunity to build on their previous ideas and provide feedback on both the draft Vancouver Plan and the overall child and youth engagement program. Key findings that emerged from that session included:

- Overall support for the draft Vancouver Plan, specifically how the Plan was constructed around the "Big Ideas". Youth facilitators believe Big Idea 1: Equitable Housing and Complete Neighbourhoods and Big Idea 3: Climate Protection and Restored Ecosystems are key for the future of Vancouver and it will be key to see how both can work together as the Plan is implemented;
- Support for the 2050 Vision, particularly the reference to Vancouver as being both inclusive and resilient;
- Support for the expansion of the transportation system, and prioritization of rapid transit options in South Vancouver during the Plan implementation phase;
- Concern that the draft Plan is missing specific policies to address the impacts from major infrastructure or development projects (like noise or road closures);
- The youth-specific outreach has been key to their participation in the Vancouver Plan process;
- Support a youth engagement program that includes peer-to-peer opportunities that are supported by experts. Particularly liked the format of the Young Planners Design Studios where they were able to draw on the expertise of architects and designers and felt supported throughout the process.

In addition to this online session, youth facilitators were invited to join Vancouver Plan Staff at the public information booth sessions where they were able to gain experience with in-person peer-to-peer public engagement.

The **Vancouver School Board** was also a key partner throughout the Vancouver Plan process. In Phase 4, Vancouver Plan staff led two in-classroom sessions with the Marketing 11 class at Eric Hamber Secondary. Students learned about Young Planners Program and how its youth-focused materials were developed, and had an opportunity to learn about the draft Vancouver Plan and complete the Youth Survey.

4.6 LETTERS AND EMAILS

As part of Vancouver Plan Phase 4 engagement from January 2022 to May 2022, City staff received 35 responses through the Planning Together email inbox regarding the draft Plan.

The key topics included:

- **Impact on Zoning:** A number of individuals were interested to understand how the Vancouver Plan might affect their property and what new types of developments and increased density would be permissible in residential areas, particularly the Multiplex Areas.
- **Next Steps:** A number of people wanted to know what the next step for the draft Vancouver Plan would be, including the date it is scheduled to go to Council.
- **Increased Density, Growth, and Population Estimates and Growth:** There were some questions about the projected population growth in Vancouver and how this was being determined as part of the Plan. There were also concerns with the densification of the city and what taller buildings and growth would mean for livability.
- **Climate Analysis:** There were remarks about how the City needs a risk and mitigation analysis, particularly given the enormous disaster risks and the climate emergency. There was a follow-up comment about the need to think about clean infrastructure (e.g., domestic EV charging) and to further explain how the Ecological Corridors would be developed.
- **Oakridge–MTC Definition:** There was a question about the Oakridge-MTC area and what design character and new transit modes are being planned for this area.
- **Housing Tenure:** There was a comment about ensuring people have the option to own and not just rent in the city.
- **Accessibility:** There were calls to embed accessibility into design (e.g., the public realm).
- **Future Impact of Technology:** There was a comment about the need to think about the impact of technology on our daily lives and how this might shift in the future.

4.7 SOCIAL MEDIA

Phase 4 activities were promoted through different social media channels, including Facebook, Twitter, LinkedIn and Instagram. While these channels were not directly used to solicit feedback on planning matters, comments were received on several of the posts. Staff monitored commentary and provided responses to questions where needed.

A total of 93 comments were noted across the four channels. Of these, the main topics focused on lack of housing availability, the high cost of living, concerns about unaffordability, concerns around densification, concerns about implementation and the need for additional plans and by-laws, the cost of the plan, and the upcoming election. Not all of the topics were directly related to the Vancouver Plan process.



Phase 4 draft Vancouver Plan Social Media Ad (Source: Arthur Ruiz)

5.0 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 4.

Further to this, City staff sent several hundred groups email updates on the draft Vancouver Plan and asked them to participate in the survey.

Stakeholder List

Other Municipal Agencies

- Vancouver Board of Parks and Recreation (VPB)
- Vancouver School Board (VSB)

Council Advisory Groups

- 2SLGBTQ+ Advisory Committee
- Arts and Culture Advisory Committee
- Children, Youth and Families Advisory Committee
- Chinatown Historic Area Planning Committee
- Civic Asset Naming Committee
- Chinatown Legacy Stewardship Group
- First Shaughnessy Advisory Design Panel
- Gastown Historic Area Planning Committee
- Persons with Disabilities Advisory Committee
- Racial and Ethno-Cultural Equity Advisory Committee
- Renters Advisory Committee
- Seniors' Advisory Committee
- Transportation Advisory Committee
- Urban Design Panel
- Urban Indigenous Peoples' Advisory Committee
- Vancouver City Planning Commission
- Vancouver Food Policy Council
- Vancouver Heritage Commission
- Women's Advisory Board

Regional Associates

- BC Housing
- BC Hydro
- City of Richmond
- Destination BC
- Emily Carr University of Art and Design
- FortisBC
- Great Northern Way Campus Trust (GNWCT)
- Greater Vancouver Board of Trade
- Infrastructure Canada
- Metro Vancouver
- Simon Fraser University
- TransLink
- UBC
- Vancouver Airport Authority
- Vancouver Coastal Health
- Vancouver Economic Commission
- Vancouver Fraser Port Authority

Equity-Denied, Non-profit Operators and Youth Groups

NPO Meeting Groups:

- BC Housing
- Abundant Housing Vancouver
- African Descent Society BC
- Aunt Leah's Place
- BC Coalition of Experiential Communities
- Carnegie Centre
- Catalyst Community Developments Society
- Coalition of Peers Dismantling the Drug War
- Connective
- Covenant House
- The Crisis Intervention and Suicide Prevention Centre of British Columbia
- The Dugout Drop-In Centre
- East Side Family Place
- Equitas
- Frog Hollow Neighbourhood House
- HUB Cycling
- Marpole Oakridge Family Place
- McCreary Centre Society
- MOSIAC
- Multicultural Helping House Society
- PACE Society
- Stanford Housing Society
- VanCity Community Foundation
- Vancouver Cohousing
- Vancouver Second Mile Society
- WAVAW Rape Crisis Centre
- West Coast Family Centres Society
- West Side Family Place

Community Navigators:

- Mount Pleasant Neighbourhood House
- Cedar Cottage Neighbourhood House
- Collingwood Neighbourhood House
- DTES Neighbourhood House
- Kitsilano Neighbourhood House
- Kiwassa Neighboourhood House
- South Vancouver Neighbourhood House

Stakeholder Survey Responses:

411 Seniors Centre

Pop-Up Session Partners:

- Carnegie Community Centre
- Cedar Cottage Neighbourhood House
- Collingwood Neighbourhood House

Youth Groups:

- CityHive
- South Vancouver Neighbourhood House
- CityStudio
- Langara College
- Eric Hamber Secondary School
- Youth Councils from the following Community Centres: Champlain Heights, City-Wide Youth Council, Douglas Park, False Creek, Hastings, Kitsilano, Marpole-Oakridge, Mt Pleasant, Trout Lake, West End

Economic Stakeholders – ELER EAG plus additional stakeholders

- Aquilini Development
- BC Poverty Reduction
- BC Tech Association
- BCTA
- Black Business Association of BC
- BOMA
- Brook Pooni
- Buy Social Canada
- ConWest
- Eastside Culture Crawl Society
- Exchange Inner-City
- Greater Vancouver Gateway Society
- Hungerford Properties
- International Longshore & Warehouse Union
- PCI
- Rennie
- Retail Council of Canada
- Telus
- TRG Commercial Realty
- Urban Development Institute
- Urban Land Institute
- Vancity
- Vancouver District Labour Council
- Vancouver Farmers Markets Society
- Vancouver Regional Construction Association

Business Improvement Associations (BIAs):

- Collingwood BIA
- Yaletown BIA
- Marpole BIA
- Downtown Vancouver BIA
- South Granville BIA
- Kitsilano Fourth Avenue BIA
- Downtown Vancouver BIA
- Hastings North BIA
- Cambie Village BIA
- Fraser Street BIA
- West End BIA
- Strathcona BIA

Housing Groups

- Aquilini Development
- Abundant Housing
- Affordable Housing Societies
- BC Non-Profit Housing Association
- Brightside Community Homes Foundation
- Catalyst Community Developments Society
- Community Land Trust
- Co-op Housing Federation of BC
- LPA Development & Marketing Consultants
- Lutheran Manor Society of Vancouver BC
- M'akola Housing Society
- Mount Pleasant Neighbourhood House
- New Commons Development
- Terra Social Purpose Real Estate

Environmental Advocacy Groups

- BC Sustainable Energy Association
- Climate Smart
- Open Tech
- Radicle Balance
- 5T Sports
- Switch It Up BC
- Student Energy
- Wilderness Committee

Neighbourhood Associations and Parent Advisory Councils

- District Parent Advisory Council (DPAC)
- Coalition of Vancouver Neighbourhoods (CVN)
- Dunbar Residents Association
- False Creek South Neighbourhood Association
- Norquay Residents
- Upper Kitsilano Residents Association
- West Kitsilano Residents Association
- West Point Grey Residents Association
- West Southlands Residents Association

This page intentionally left blank.



CITY OF VANCOUVER | Vancouver Plan