



1. Do you generally support the proposed vision and the proposed land use concept?

Response	Times Mentioned
yes	10
no	17
not sure	4

- Insufficient info provided to offer an informed opinion (one respondent).

2. What did you like most about the proposed land use plan?

- The proposed greenways/bikeways/trails.
- Open - Plans - Parks & Ring Trails.
- Ewen Avenue as a main corridor - with upgrading (i.e.) boulevard.
- The perimeter walking trail.
- Keep industrial areas along River north of highway.
- Develop more community services, eg. commercial.
- Port Royal Area.
- Ewen Avenue - small business development.
- Parks and green space.
- Retention of low density with ditches.
- Park across Street.
- Main access to Port Royal drives right by industry?
- Not much.
- More input required from residents of Queensborough.
- Community input attempted. I hope this is really a “draft”.
- Walkways, green spaces.
- Plan is practical, seems like it is based in reality and is doable.
- Hopefully the City is finally listening to the residents of Queensborough.
- Removal of the traffic circles on Ewen Avenue, hopefully a 4 way stop at Ewen Avenue and Boundary Road.
- Nothing - should not change residential back to industrial use.
- Insufficient info provided to offer an informed opinion.
- Attempting to respect current residents views, but devoid of background information.
 - 2.1 - demographics past, present future projections.
 - 2.2 - traffic plan - streets and parking plan and projections.
 - 2.3 - Infrastructure plan.
 - 2.4 - soils conditions across Queensborough area.

- Increased medium density in Port Royal.
- Mix of residential.
- I like the idea of light industrial area at Ewen Avenue and rail road. Like to support duplexes (optional) rezoning.
- What I liked most was having the option of building duplexes on lots that are 6,000 sq. ft. and more.
- Industrial/commercial north of Boyd Street.
- Maintain residential as per OCP 1995.
- Less industrial land and more residential land.
- More low or medium density residential. Less or no industrial land.

3. What, if anything, would you change about the proposed land use plan?

- The industrial proposal between Port Royal and the established “original settlement”. Please keep it residential.
- Keep all perimeter loop/dyke access public at river’s edge.
- I do not support the cutting off of Port Royal by industrial land use. Otherwise I have no problem with the plan. Change it back to residential.
- Don’t fragment south shore residential area. OK, allow buffer or low impact commercial/industrial business park but not M-1 or M-2 in south.
- Do not separate the residential communities with industrial between Stanley Street and Derwent Way.
- Commercial properties on (i.e. gas station, convenient stores) would be good on Ewen Avenue or Derwent Way. Everything east of Derwent Way should be residential/parks.
- Walkway around perimeter.
- Less industrial and do not break residential communities up with industrial lands i.e. Port Royal community.
- More green space (in place of residential).
- Industrial next to Port Royal does not make sense. Should be zoned residential (med).
- No industrial area between residential area.
- Provide more space for new schools and parks.
- Improve roads and drainage systems.
- I would like to see more green space and have our walk way extended with bike trail access.
- More green space.
- No industrial use, except for small business i.e. doctor, dentists.
- Need schools.
- What is the point of heavy industrial in Queensborough.
- Ewen Street can be another Dunderave in West Vancouver.
- Put residential between Derwent Way and Port Royal. The owner of that land wants to develop that into residential.
- Put “some” commercial down in Port Royal, a coffee shop and convenience store for the \$\$ that lives in Port Royal makes sense.
- No industrial use by the Port Royal development. Change industrial use to business.
- Griff area should remain residential.

- Would prefer to see more flexibility: flexibility for land use to change between industrial to commercial; flexibility to increase density in single family zone to duplexes etc - not high density, perhaps row houses.
- No more big box American stores, we have enough.
- Keep the residential areas as per the old plan. Very poor mixture of industrial in the middle of the middle of the residential.
- I would like to see a continuation of residential zoning along Ewen Avenue and not cut off Port Royal with a strip of industrial land.
- Retain residential use.
- There needs to be some forward thinking about traffic volume and flow regardless of land use. That thinking should inform potential land use.
- Port Royal community is being separated from rest of Queensborough by industrial/commercial.
- Emphasis seems to be on land use without sufficient attention to background info on streets and roads network, infrastructure, soils conditions, access and egress to area limitations and opportunities etc that provide cues to land use, capacity, population and infrastructure - storm water etc.
- Need more local commercial businesses, need fewer big boxes.
- I would not have industrial designation between Port Royal and Derwent Way.
- I'd like to suggest another bridge crossing Ewen Avenue to New Westminster Quay.
- I'd like to see another high school.
- To control traffic and a proposal would be to provide another way of access to Queensborough for example another bridge access.
- Focus on more residential; perhaps also a grocery store.
- Industrial/commercial north of Boyd Street.
- Maintain residential as per OCP 1995.
- No industrial/business park between Port Royal and rest of Queensborough.
- Strongly oppose the land use plan at Stanley Street area. I wish to turn this area back to residential area. Heavy industry land should be located at the Walmart area.
- Change the land use plan at Stanley Street area to residential.

4. How does the proposed vision differ from your own vision for Queensborough?

- Too much industrial north of highway.
- I do not support the cutting off of Port Royal by industrial land use. Otherwise I have no problem with the plan. Change it back to residential.
- Would like more waterfront/marine character. Marine industrial has a place here, but needs to be buffer between industrial and residential especially in East end.
- The place is ugly.
- The streetscape is terrible; a serious case of beautification is needed.
- A bigger community center with more amenities is needed.
- Need to preserve residential communities and not to develop industrial lands into communities.

- Development of joint community rec. centre with City of New Westminster.
- Development of community policing office.
- More community services.
- I would prefer retention of ditches, less curb and gutter and medium density housing.
- Traffic congestion in next 5 to 10 years not taken care of.
- Have no heavy industrial and have more low density homes with a mixture of some commercial.
- Too much industrial zoning, not enough green space.
- More commercial in Port Royal is needed.
- More residential next to Port Royal.
- Not compatible with heavy industrial. Encourage business park development.
- More green space per property rather than house occupying whole lot.
- Would like to see more commercial near highway, not industrial prefer to see old industrial cleaned up - land is remediated environmentally and visually.
- Queensborough should have its infrastructure beefed up before any more big development is allowed in, Maybe talk to Richmond.
- Separate clearly residential from commercial from industrial.
- Liked 1995 plan.
- Too small a community to mix industrial, commercial, residential. It is a patchwork of uses with no clear flow especially with consideration to the residents.
- Not a residential current plan direction, isolates Port Royal neighbourhood from rest of community.
- I would not have industrial designation between Port Royal and Derwent Way.
- Still want to see planning in regards to pathways, green space, infrastructure = roads, lights and walkways. Perhaps see daycare, dental, medical, vet.
- Industrial/commercial north of Boyd Street.
- Maintain residential as per OCP 1995.
- Would like local business serving residents ex. Grocery stores, bakery, video store, coffee shop, ice cream, etc.
- Agric. Character = "community farm".
- Continuous riverfront public access walk all around Queensborough with small business on/near river walkway.
- Instead of industrial north of highway, would like regional destination pool, rink, fitness complex and library.
- Very close to what I thought except the big surprise about the land use at Stanley Street. This area was supposed to be residential area according to previous Land Use Plan.
- The land use plan is quite close to what I thought, except the area at Stanley Street.

5. Thinking about the draft land use plan, is the balance between industrial/employment generating land and residential land (choose one):

Response	Times Mentioned
about right	4
more industrial/employment generating land needed	0
more residential land needed	20
not sure	2

- Need high employment industrial not warehouse run by few.

6. Do you support the introduction of duplexes on lots that are 6,000 square feet or more in some of the low density neighbourhoods?

Response	Times Mentioned
yes	24
no	1
not sure	1

Comments:

- Better to have legal duplex then illegal.
- That way the “suites” would be legal and taxed.
- Make it allowed and introduce appropriate zoning and design guidelines to control it. Also need sufficient infrastructure - roads, sewers, sidewalks, parking.
- Rather have legal duplex and multifamily housing for legal tax base not illegal suites.
- Duplex without secondary suites.
- The employment generating land will not be used by residents as the jobs do not match the income level needed to live in Queensborough.
- Support higher densities.
- Great idea.
- Insufficient info provided to offer an informed opinion. Community should be advised of # of lots, # of people that would result in this proposal.
- Need more density in order to get better services.
- Increase affordable houses, less rentals.
- Definitely a need. I am a homeowner of 7,500 sq. ft. lot and have no option to build an affordable home. I cannot subdivide and if I build a big house I would need a mortgage helper.
- Even triplexes or fourplexes.
- This strategy may be an incentive for those to re-develop their old-timers.

7. Outside of Port Royal, (west of Derwent Way) do you think:

Response	Times Mentioned
There is <u>enough</u> medium density residential land designated in the draft land use plan	6
There should be <u>more</u> medium density residential land designated	16
Don't know/no opinion	3

Comments:

- More residential but with local shopping.
- Need roads, schools and infrastructure to support.
- Higher density at strategic locations along Ewen Avenue OK. Would support commercial and transit.
- Prefer more residential and not industrial lands.
- Part of the land could transition - such as row homes and clusters of denser housing.
- Develop Ewen Avenue as main street.
- Insufficient information provided to offer an informed opinion.
- Need to connect Port Royal to historical Queensborough.
- Port Royal area should be connected with the rest of residential area. It should not be cut by commercial park or industrial land.

8. What questions remain unanswered or unexplored?

- Why did the ring/dyke access way get taken away along the north side? Walmart has access - should continue both sides.
- Infrastructure. Port Royal needs a sidewalk along Ewen Avenue. Why was Aragon not required to build it? The overpass over the railway is locked still? Do fire and police have a key?
- Does City Hall have any respect for Queensborough?
- Should look at joint venture with City of Richmond for community rec. centre and possible schools. This would service both communities better but build partnerships and show fiscal responsibility. Think outside the box!
- Still want to know how the City is going to properly maintain our ditches.
- Queensborough Community Centre.
- Community policing.
- School ground.
- Electrical line through our 2 schools.
- Not much; more flexibility moving forward needed. Things change and what is not on the radar today may make sense in the future.
- Generally would like to see more commercial stores and less plants and manufacturing.
- Some small parks for kids.
- Traffic improvements.
- Community policing office.
- Library branch.

- After 11 years of living in this community I am still left with the sense that Queensborough as a whole is an after thought and any planning/services are applied in a haphazard, opportunistic manner that appears to be a catering to quick money rather than a thoughtful consistent process with the best interests of the residents. Constant variation and requests and grants make this exercise feel futile and pointless.
- Insufficient information provided to offer and informed opinion.
- Parking, transportation, bicycling.
- Ecology, marshland protection.
- Need some commercial nodes in Ewen.
- To cover the ditches.
- When ditches will be covered.
- Need to study growth and sales trend by demographics, 1980 vs. 1990 vs. 2000 and current, to more accurately determine Queensborough needs in the near and far future.
- Build/plan for enough density to support local businesses that are community oriented.
- The road of Ewen Avenue needs improvement.