

RAW NOTES FROM YOUR PLAN FOR OUR CITY OPEN HOUSES

Future Land Use Map Comments

- Pre-zone RGO & townhouses
- more townhouses and low rises along busy corridors
- for townhouses garages are a lot better than carports
- more rowhousing on transit corridors, energy efficient. More sociable than townhouses of laneway
- RGO 1.0 FSR minimum, allow garages, allow internal roads
- TM housing with underground parking
- what about small lot duplexes - 5000 instead of 6000 E. Col & Simpson, 3 max not 6
- Needs more transit solutions. Transportation + traffic are the issues
- Would like to see more duplex and townhouse quadraplex options in central area
- It is a good idea to build new buildings and townhouses because the city is a very old city
- a good map, no changes please
- too much growth in small area
- seems to meet the requirements, preserves established, mature neighbourhoods
- I think we now have it right. Now designation of TH areas is Glenbrooke north is more appropriate
- thank you for listening to concerns raised by residents of 5th street
- more rowhouses on major transit areas - 6th, 8th, 12th
- love it! Wish there were more townhouse rowhouse areas spread throughout the city
- not agree
- good
- good start. Review often
- allow garages. Pre-zone RGO + RT, RGO 1.0 FSR minimum, allow internal roads on sites. No one wants to park in a carport
- concern about property beside 20th St
- West End NR-1 zoning height restrictions complexities. On the uphill side views protected. People on low side of street can impede views of neighbours front window on the high side, result low side houses have to either cover more land, resulting in loss of greenspace, or excavate deeply, making window pits for ground floor basement, build large retaining wall, etc Expensive construction! also due to excavation a lot of ground cover/green lost, usually they pave a lot. eco unfriendly
- RGO ground oriented infill - wow caution you have 10-11 different scenarios. Who and when will decide. Very wide open to interpretation
- change first street from townhouse to ground oriented (8th ave too)
- timid
- RGO needs parking. 10th McBride has very limited parking
- not enough = or no emphasis on style and function
- RGO: you have so many scenarios on building - from status quo to townhouse. It's the wildwest. Leaves way to much grey area
- needs to address the needs of the community
- need single family small lot houses, not enough variety plus development too slow. Cant wait too long
- I would like to see more townhouses on major thoroughfares near community amenities (schools, parks, commercial, transit) 8th ave 6th ave should have many more townhomes

- As a resident of seventh ave RS1 we prefer the future plan still allow to rebuild RS1 or duplex. But townhouse would be third option
- treat not only Queens park as a special conservation area but other as well. Heritage and character homes must be retained and protected everywhere
- cant wait
- the devil is in the details. What changes in development process will be made in City Hall to facilitate efficient uptake of the various bylaws and design guidelines. process Process Process
- very exciting
- love it good job
- (heart) it! Great job!
- Again, townhouse designation. No mention of rowhouses! Freehold ownership
- Presently in detached, wanting to stay in NW. want row or TH, minimum 20'x15' patio. Will never live in a high rise
- I believe the city failed us by restricting the townhouse designation. Our area has 3 schools, two parks, small mall and expanding high rises. We need a community that encourages young families to make New Westminster their home. Townhouses are affordable. On Cumberland York needs underground parking to accommodate families with children.

Overall Plan Comments

- Thank you for being so diligent about the process, Kudos
- shrink the size of the laneway house
- important to demand more \$ for amenities from developers
- enough with the high rises, can't keep our city quaint, love the low rise shops
- keep historical aspect of NW
- more newer community sports center
- A good compromise between growth and maintaining neighbourhood character
- Lets get on with it!
- much improved
- the physical location of new West will not allow inexpensive low entry housing regardless of the zoning. We can increase densification but it wont be affordable
- midsize apartment building is good to build on 7th ave and 20th st
- glad to see no change to the heritage home area
- good work, just a bit more density needed
- build 2 houses on 1931 7th ave would not be worth. There could be some better plan
- see above, good process, like the open houses.
- Quick comment - glad to see that New West is actively starting to implement alternative housing options (eg lane homes, row houses). I am somewhat troubled to learn that in order for me to have a lane home, I would have to demolish my small (but perfectly good!) detached garage. All into the landfill? Does not seem like a very environmentally sound move from my standpoint. Hope there will be room to present a different proposal when the time comes. looking forward to what i understand will be individual meetings come april. Please keep me posted. I have the laneway home plans, the location, and most importantly, the need!
- "Please keep Sapperton Density Plan (boards 28+29) with low density single family housing primarily with hills not feasible to do higher density most neighbours + us in the area want to keep our homes as they are.
- With infill at RCH WesGroup (8 new towers behind Save-On) infill on E. Columbia - more than enough change.
- We cant park as it is now, will be a nightmare for parking, noise, pollution, decrease green space, for everyone living here and or passing through

- please keep having public input as it is so vital to our neighbourhood and city"
- "Board #10 shows that ^{Personal} property is included in the study area, then why the city is not planning about apartment building as low rise building with underground parking.
- The lot is 80' front and 116 ft in depth with total area of over 10000. Building 2 houses on them would cost almost 500-\$600,000 and a total cost would go to 1.4 million including lot price. Then what benefits would there be to build new house because realtors estimated 1.4-1.5 million selling price, not easy to find buyer.
- Also in Vancouver at Cambie Street there are high rises and mid rise on the busy street both in front of each other like this area. So i request the City Council to consider my feedback and go with a better plan for our property ^{Personal Info} "Seventh Ave "
- "In terms of your OCP for West End... please save the green space! Lane houses eat it up! Allow more 2 story duplexes. Make the bylaws change. Allow low siders to build higher without absurd excavation projects.
- Lets save 1920s, 1930s, 1940s bungalows by allowing people to raise them up and add full second stories, etc. This is currently not possible for 50% of W.E. Residents - low siders. We would be ""over"" the NR1 height restriction. And who will build a low side duplex (no-one) when you have to do such a major excavation to get 2 full stories. See Hamilton St new builds on high side... nice... low side paved lots. "
- I would like to see better outreach to consideration of renters and their opinions
- shoving more people in the area with no foresight to deal with existing traffic much less more, and yes people will drive
- did not, does not address traffic = Queensborough, Pattulo. We are a thru fare for the lower mainland. No room for us. Very short sighted
- at times less is more
- infrastructure = increase tax! Need to balance everything
- need to expand parking in laneway house, not enough parking! Spend more time with design and function
- more variety and more density plus need to prioritize walking. Too much attention to commuters passing through
- should have kept some townhouses on fifth st
- tree bylaw needs teeth, mostly a paper tiger at this point. I could take you on a walk and show you all that has been chopped recently
- wonderful
- good to see evidence of discussion being incorporated.
- Q: given design guidelines, FSR etc, what % of possible increased density is required to meet (illegible) ie does the plan have the needed capacity
- great
- strong plan
- the public was consulted, great process
- thanks for asking
- for our area, Cumberland = York, the changing designations are confusing. Not only concerning members should sway decisions, should be made by homeowners
- I am here for **Personal Information** have been left out of the infill. Across the street has infill. Please consider. Neighbours support. ^{Personal Information}
- Cumberland to York on 8th Ave - if you build high rises at the bottom of the hill at 8th + McBride you would have a higher density area - residents of 108-E 8th Ave

Overall Vision Goals and Policies Feedback

- figure out transportation plan before building all the density
- parking is a problem where there is more density
- density does not necessarily mean more cars
- the emphasis should be to maintain neighbourhood character, particularly single family neighbourhoods
- should be included in the plan
- well thought out
- too much traffic, good for apartment building
- Not enough flexibility in regards to meet energy infrastructure technologies. Houses should be more carefully situated for ultimate solar heating benefit. Lots houses in rows based on old utilities, infrastructure that will be changing in 20-50 years
- lack of vision concerning traffic
- would need more schools. Property taxes are just going to get higher
- west end of 22nd st traffic needs to be addressed, all vehicles go to this route
- short sighted regarding parking and traffic
- need SkyTrain from 22nd to bridgeport station
- all good.
- do not rush into densification. Do one project areas at a time, growing slowly and organically
- comprehensive and well thought out
- love it
- great vision and end goals
- well thought out and planned. Kudos.
- new buildings with interest. These glass concrete low/high-rises are ugly and extremely hard on bird population. Also terrible for heating.
- the vision needs to be more affordable and attractive for young families. We could see an increase economy and employment
- townhomes 3 story please
- absolutely agree townhomes 2x
- decrease property tax

Culture Policies Feedback

- Love to see more street art, murals etc, not just in downtown and 6th&6th
- I agree
- Yay for culture goals
- don't get rid of the library, it has great vibe. Don't modernize it with ^{Personal Informatio} lights

Economy Policies Feedback

- Yes and fix lower 12th st (3.4 diverse range of retail)
- 20th street has been a commercial drain since the bridge was streamlined. Too much traffic makes more commercial development impossible for this corridor
- how will you do this without justification? (4. promote diverse range of retail)

Energy Policies Feedback

- stop catering to people driving into the area then
- yes it is a good idea
- encourage solar and wind as well as community energy
- ban and enforce big trucks on residential roads
- ban big trucks from Pattulo bridge
- find a way to move transportation trucks quickly, no idling
- new builds encourage incentives for passive houses
- infrastructure = increased tax

Environment Policies Feedback

- weeds are not necessarily weeds - learn medicinal values
- encourage grey water rain h2O collection tanks to conserve H2O in the summer
- don't build the grain mill, I'm allergic to wheat
- mandate and enforce non-paving in front of homes to keep surface permeable and green
- wheelchair access to natural areas wanted but must be smooth (bumpy is painful) without damaging the environment
- educate us how to coexist with wildlife
- ponder how our natural trees and plants are heritage gems
- encourage community gardening on boulevards
- Enforcement needed re paving blvds and lots espcc new construction, make bylaw re land-building ratio for rain infiltration in ground
- bush + natural areas need to have a balance with natural landscape. Restore parts (NE) of Queens Park + Glen Ravine

Hazards Policies Feedback

- inform all of us how people in high rises will be assisted during electrical outage or now water
- give new west residents the same electrical usage discount as the BC hydro users
- educate community #2

Heritage Policies Feedback

- need some protection for heritage houses
- what makes NW unique are the beautiful heritage houses - I love walking amongst them
- work with heritage owners so everyone's needs are met
- keep Queens park as it is. Heritage houses affordable, stop the multiple bidding
- sense of history is very important
- Ok then please stop knocking down heritage buildings on Columbia St
- Heritage needs to include old trees and green spaces as well as buildings and architecture
- more definition here, what does this mean? A 1950's war house tear down? Define what your new housing will mean

Housing Policies Feedback

- higher density small houses and lots = lower impact on environment
- get feedback from low income people to learn what their needs are
- encourage private landlords with incentives to buy in condo buildings
- adopt energy efficient design including passive house, net zero

- current housing rules make it impossible to add a laneway house in the future, revamp building law
- find designs suited to seniors who downsize to laneway housing
- provide non market housing using ideas from Habitat for Humanity
- adopt energy efficient design, including passive, net zero
- find economies in design and material suppliers for laneway houses
- people in apartments should pay taxes
- city costs should be covered by taxes, it should not net cost
- People who are homeless due to mental health problems need supervised housing - live in councilors, etc (sic)
- This may be strictly provincial control, for low income seniors without addiction problems get subsidized suites in housing (designated)
- allow for tiny houses ASAP on existing lots
- townhome / ground oriented infill should be pre-zoned to encourage uptake
- how are we doing this (1,2,3)
- more secondary suites, end laneway houses in QP
- housing needs to be accessible for those with mobility challenges. We have an aging population and lots of seniors. Make it affordable.
- add Age in place flexibility of FSR relaxation
- Add more social housing options for low income families
- no carriage houses. More opportunities to use existing housing stock for more multi family housing, eg bonusing apartments
- townhouses. Very important and vital in our community. Affordable in today's climate.

Infrastructure Policies Feedback

- innovative how, mentioned in goals but not policies
- recycling in every neighbourhood
- start replacing tarmac with permeable surfaces
- follow through #2

Parks Policies Feedback

- Sapperton needs a community center, especially with upcoming development that family oriented
- create cross city walking path / greenway
- connect NW to Sapperton and beyond with greenway / park/walking route
- cost of parks etc should be covered by taxes collect by people moving into apartments
- create agriculture parks as CRD / Victoria
- Improve upkeep to Grimston eg. Hedges, benches look into hedges
- Please consider our flora and fauna when planning in human events in our queens park
- Westside needs a dog park right now - stop ignoring requests
- better flowers and plants with community involvement in Grimston park - ecologically lacking, improve parks already existing
- parks near Queens ave 12th St and near 13th St 6th Ave to 8th Ave
- With all the housing going on, Brewery District Sapperton needs its own community center and its own library branch
- Transit to Centennial community center and pool and recycling depot, change transit of facility location
- decrease property tax

- more parking needed at the community center and pool
- parklets are not a bad idea but need to look better
- parks = parklets. Small community parklets.
- if most density is going downtown, increase parks and rec downtown
- lets not cut down all our trees like we have been doing

Transportation Policies Feedback

- Keep residential roads for residential traffic - do not allow rat running or business parking in residential areas
- 20th st is gridlocked now - how will this be fixed. The last fix made it worst
- Stop giving free parking to commuters, get them on transit
- resident only parking near RCH and SkyTrain
- Enforcement
- Ease traffic on Columbia
- Widen sidewalks using permeable forms - as in townhouses in Q'boro, permeable surfaces in lanes
- make Columbia McBride intersection safe for ped. Move X walk to corner for visibility, not 6' up
- safer (braid + Sapperton) SkyTrain stations. More light, clean, more security, safe cross walks
- Queensborough bridge access from 20th street must be addressed - no lights, through traffic
- need more amenities on the westside to promote walking
- during snow season, sidewalk areas at bus stops need to be cleared at front and back doors of bus
- only allow parking on one side of residential streets, both sides results in one lane traffic
- 0.5+0.1 still too restrictive esp in RGO
- better lighting at bus stops
- please allow west end residents only to access HOV exit of Queensborough to help with traffic accessibility
- we are all busy going from city program to city program. Walking or riding bikes does not work with working families, or those who have baggage to carry
- yes please, in cooperation with Translink (develop complete bike network)
- If your a adding Density you add cars and traffic. So there is no room for parking now.
- toll bridge. Restrict 8th ave to cars only 24/7. no commercial vehicles

Urban Design Policies Feedback

- Maintain buildings so they don't collapse in the snow
- CAC's in Sapperton put towards a community center

Well-being Policies Feedback

- how do you ensure parking and access for vehicles to homes with increased density
- schools are already full, traffic congested, very little parking for current high rises, daycare shortage cannot meet current demand
- density wont work unless you have a proper transportation plan
- traffic and parking for residents horrible already
- how do we include new residents in multi family into our cohesive community
- traffic congestion is already negatively impacting livability of new west, how are you prepared for increased density
- You have destroyed livability in Sapperton already, this is awful

- Developers to pay for more community amenities
- school board needs to plan more closely with planners