



wemac

your community • your voice

WEST END MAYOR'S ADVISORY COMMITTEE

Community Priorities for the West End

Interim Report to Mayor Gregor Robertson: July 20, 2011

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Introduction

The information contained in this report is the result of work completed by the West End Mayor's Advisory Committee (WEMAC). It is work completed by community members for the community.

This report includes results of the WEMAC Priorities Survey as well as additional recommendations that were developed as a result of specific activities in the community where WEMAC was asked to comment.


WEMAC recognizes that considerable work has been done over the past two years to examine and identify community member priorities for the West End community. The recent work builds upon work that has been ongoing for decades in planning for this community. The WEMAC survey and this report were not developed in isolation of this important work. The sections of the survey as well as the list of choices under each section were developed based on issues of concern identified in community meetings, surveys previously undertaken, and information and reports provided by the West End Residents Association (WERA), West End Neighbours (WEN), the West End Business Improvement Association (WEBIA) and the City of Vancouver over the previous year (See Appendices). The survey sections and choices identified were not intended to be finite and survey respondents had the opportunity to identify further priorities and make additional comments in each area of the survey.

WEMAC is also aware that there is ongoing work being undertaken by various ad-hoc and city-initiated community mechanisms, groups and organizations. The contents of this report are meant to complement that work and be considered within the context of other information which may come forward to City Council from the community.

This report has been submitted to the Mayor of Vancouver in July 2011 with recommendations for consideration as City Council makes decisions that will provide direction for and help shape the future of our West End community.

Background on Mayor's West End Community Advisory Committee (WEMAC)

Overview

The Mayor's West End Community Advisory Committee is a pilot project and is intended as an interim measure to a formal planning process being undertaken for the West End. It was established by [a resolution of Council on July 8, 2010](#)  (23kb).

Mandate

The Committee is responsible for communicating community priorities to the City in its planning and policy development and for helping to communicate City policy initiatives that may be of interest to residents in the West End.

Terms of Reference

The Committee will be responsible for the following activities interim to a formal planning process be undertaken for the West End:

1. Developing and maintaining a list of community priorities for the West End.
2. Meeting with developers proposing re-zonings in the West End prior to community open houses to ensure these proposals are informed by current community priorities.
3. Providing advice to the Mayor's Office on further initiatives to increase linkages between the West End and the City in relation to development and policy.

Committee Membership

The process for appointing the West End Mayor's Advisory Committee was established by a motion of Council.

Specifically, Council appointed two interim Co-Chairs – Chair of the Planning and Environment Committee, Councillor Andrea Reimer, and Councillor Tim Stevenson – that were charged with appointing the remaining twelve (12) members using an open call nomination process, similar to that used for Type B advisory committees. It should be noted that such a process has not previously been used for mayor's advisory committees in the City of Vancouver so no precedence for procedure existed.

In addition to the open call process, Council directed the interim co-chairs to ensure that, as much as possible, the committee reflected the demographics¹ of the West End including:

- Single resident households, 40 years of age and under
- Families of young children
- New immigrants and refugees
- Seniors
- Local business owners who live in the neighbourhood
- LGBTQ community

The call for nominations closed on September 10, 2010. Eighty (80) applications were received for 12 positions. The interim co-chairs evaluated the applications against the demographic considerations provided by Council as well as against the City's Code of Conduct which requires participants on

¹ The demographic considerations were derived from the most recent census data for the community available from BC Stats at http://www.bcstats.gov.bc.ca/data/cen06/profiles/peds/Vancouver-West%20End_BC.pdf

Advisory Committees to display Integrity, Accountability, Responsibility, Leadership, Respect, and Openness. In respect to the latter requirement, consideration was given to evidence of these qualities through previous participation in community bodies.

A short list was provided to Mayor Gregor Robertson who assisted in the final advisory committee election. In October 2010, an initial appointment of 12 members was made. Over the intervening months some members left the committee for personal reasons and subsequent appointments were made using the same process (see notes below for duration of tenure). Due to the extensive orientation sessions, and the time-limited nature of the mandate, the committee asked that no further appointments be made after April 2011.

As of the date of this interim report, the committee is composed of nine (9) individuals from the West End.

Donald Allison (October 2010 to present)

Demographics: Co-op Member, Senior

Community Affiliations (past and present): McLaren Housing Society, Sojourn Housing Co-op, Mole Hill Community Housing Society, Dr. Peter Centre

Christine Ackermann (October 2010 to present)

Demographics: Renter, Under 40, LGBTQ community

Community Affiliations (past and present): West End Residents Association, Renters at Risk

Tony Clark (October 2010 to March 2011)

Demographics: Renter, Under 40

Community Affiliations (past and present): Vancouver Rugby Association, Urban Studies Students Association, Vancouver Centre NDP

Marlann Cooper (October 2010 to present)

Demographics: Renter, Senior

Community Affiliations (past and present): Seniors Housing Advocacy Group, West End Senior Network

Jim Deva (October 2010 to present)

Demographics: Owner, Small Business Owner, LGBTQ

Community Affiliations (past and present): LGBTQ Advisory Committee, West End Community Policing Centre, West End Business Improvement Association

Michelle Fortin (October 2010 to present)

Demographics: Owner, LGBTQ

Community Affiliations (past and present): Watari Youth, Family and Community Services, Vancouver Dyke March and Festival, Out on Screen Film Festival, CCEC Credit Union

Rob Hines (October 2010 to June 2011)

Demographics: Renter, Under 40, LGBTQ

Community Affiliations (past and present): Vancouver Centre Green Party, Strathcona Community Garden, Davie Days, Vancouver Pride Parade, Car Free West End

Lena Hozaima (October 2010 to present)

Demographics: Renter, Under 40, Parent

Community Affiliations (past and present): West End Community Centre Association, Health Canada Public Advisory Committee

Tiko Kerr (October 2010 to December 2010)

Demographics: Owner, self-employed, parent, LGBTQ

Community Affiliations (past and present): West End Neighbours, Dr. Peter Centre, Vancouver Native Health Society, A Loving Spoonful

Dean Malone (October 2010 to present)

Demographics: Renter, small business owner, LGBTQ

Community Affiliations (past and present): West End Seniors Network, PINK CARP, Lesbian and Gay Aging Issues Network, A Loving Spoonful, Fillmore Family Foundation

Cherie Payne (October 2010 to present)

Demographics: Renter, under-40, self-employed

Community Affiliations (past and present): Friends for Life, Coastal Church, Vancouver Centre Liberals

Carole Reardon (October 2010 to December 2010)

Demographics: Owner, parent

Community Affiliations (past and present): West End Residents Association, Legal Action Education Fund

Duncan Wlodarczak (March 2011 to present)

Demographics: Renter, Under 40

Community Affiliations (past and present): SFU Graduate Students Society, SFU Sustainability Advisory Committee, Sustainable SFU

WEMAC Meetings

WEMAC held thirteen (13) public meetings between October 14, 2010 and June 23, 2011 at Vancouver City Hall. In addition to these public meetings, several sub-committees and working groups met many times in development of the priorities survey, consultation process planning, and in developing the report.

WEMAC also had an opportunity to meet with several proponents for development projects in the West End on December 14, 2010. In the absence of confirmed community priorities, WEMAC considered information presented by the developer within currently established West End development policies and utilizing the experiential knowledge that WEMAC members have of the West End Community. During these meetings, WEMAC was not expected to consider or comment on how the information provided regarding the development meets with current zoning and development bylaws. The focus of these meetings was:

- To be introduced to developers with current applications and enquiries.
- To gain a high-level understanding and current status of the development project.
- To consider how the information provided may assist in planning for community priority consultations.
- To consider how WEMAC may best inform developers for subsequent communication of community priorities.

Due to the intensity of the work required by WEMAC over the last several months, many committee members also committed immeasurable daytime, evening and weekend volunteer hours.

Executive Summary

In order to identify community priorities for the West End, the West End Mayor's Advisory Committee (WEMAC) conducted a survey of West End Residents between May 13 and June 10, 2011. There were 994 respondents to this survey providing data that was both quantitative and qualitative. Another 30 handwritten surveys were not included in the quantitative data due to incomplete information but their comments are included within the appendices.

A significant number of comments were received in the survey as they relate to priorities for the community. In many instances, these comments helped to further clarify and provide context to the information provided in the data. All survey results are included in this report including all comments received from the community.

The survey covered a number of key areas that have been identified by the community in previous work and throughout the responses a high priority and recurring emphasis was placed on preserving and expanding green space, ensuring housing affordability, safety for pedestrians, and the value of small and local business owners. Specifically regarding building development - building heights, views, and shadowing impact scored relatively low as neighbourhood design priorities. In this report, WEMAC makes 23 recommendations to Mayor and Council arising from priorities identified by the community.

The three most important transportation related issues identified by West End residents were:

1. Access to transit
2. Safer intersections
3. Traffic calmed streets

The three most important housing priorities for West End residents were:

1. Increase rental stock
2. Increase subsidized housing
3. Increase co-op housing

The five most important neighbourhood design priorities identified by West End residents were:

1. Retain heritage buildings
2. Mix of commercial and residential
3. Open spaces, landscaping
4. Designs that complement surroundings
5. Buildings setback from sidewalks

The seven most important livability features identified by West End residents were:

1. Walkability
2. Self-contained community
3. Close to work and opportunities
4. Diverse recreation
5. Safety
6. Shopping and commercial district
7. Diverse cultural mix

The seven most important public space/facility improvement priorities for West End residents were:

1. Green space
2. Hospitals and health care facilities
3. Libraries
4. Laneway parks
5. Community Centres
6. Access to public fountains and washrooms
7. On street recycling

WEMAC Survey

Purpose

In order to deliver the mandate of WEMAC, a key component was a mechanism to develop and maintain a list of community priorities for the West End. As has previously been indicated a community survey was developed by WEMAC of which the basis of many recommendations in this report are the result of data analysis from the community survey completed as well as subjective data, meetings and the experiential knowledge of the community members of WEMAC (see Appendix).

This report contains the results of a survey of people who live in and/or operate a business in the West End.

The information which follows provides detailed data from the survey completed by members of the West End Community.

Data Collection

The survey was initiated by the West End Mayor's Advisory Committee (WEMAC) to collect information, observation and priorities for the West End. The survey was available to West End Residents both on-line and by paper copy for the period of May 13, 2011 to June 10, 2011.

Paper copy survey Pick-up Locations

Joe Fortes Library (also-drop off location for completed surveys)
Office of Spencer Herbert, MLA
Office of Hedy Fry, MP
Gordon Neighbourhood House

Outreach to Increase Awareness of the Survey

WEMAC also engaged in community outreach activities at the following locations:

Delaney's Coffee House (on Denman Street)
Denman Place Mall
Dr. Peter Centre
King George Secondary School
Mainstreeting
 Denman Street
 Davie & Bute Street
Mole Hill
Nelson Dog Park
West End Community Centre

WEMAC received support from the following organizations in distribution of the survey notifications:

Bosley's
Little Sister's
Mole Hill Community Housing Society
Pacific Co Tanning
Qmunity – Queer Resource Centre
Renters at Risk
SIT Doggy Daycars
St. Andrew's-Wesley United Church

Vancouver PRIDE Society (VPS)
West End Business Improvement Association (WEBIA)
West End Residents Association (WERA)
West End Seniors Network (WESN)
Vancouver Public Space Network (VPSN)

WEMAC also used social media, including Twitter and Facebook, to advertise survey availability.

Independently from WEMAC, the Mayor's Office emailed the survey to valid emails of West End residents on a petition related to West End priorities submitted to the Mayor's Office from the West End Neighbours (ad-hoc resident's committee).

Data Analysis

The data was considered in its entirety as well as in some instances across an additional lens of Owners and Renters. As the West End consists of 81% of the residents in rental housing, it was felt by WEMAC that it was important to consider in the findings any anomalies between these two distinct groups. It is also important to note that the considerable number of additional comments that were received were considered in tandem when considering the statistical data and in formation of any recommendations arising from the data.

In order to more visually reflect the strength of responses to certain elements of this report, a weighting scheme has been utilized. For example, in some instances, 3 points were given for the "Often" choice, 2 for "Frequently", 1 for "Rarely" and 0 for "Never". Graphs noted as "Weighted" have used a similar approach although the number of points ascribed varies with the number of choice options in each section of the survey.

Survey Limitations

In development of the survey and in engagement with the community, WEMAC recognizes that a number of limitations are evident. These limitations do not decrease the value of the results, but provide opportunities for improving future community engagement activities. Limitations included, but were not limited to:

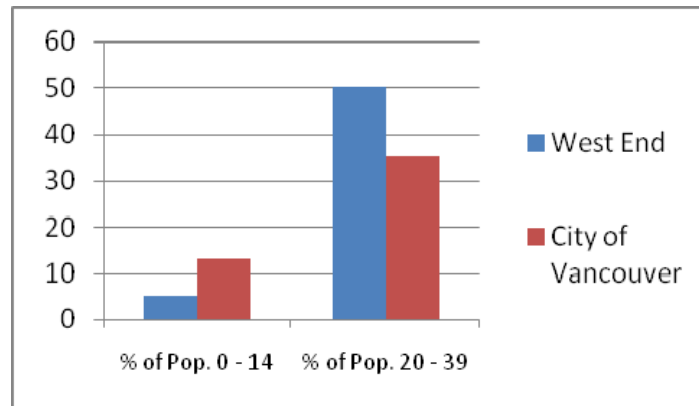
- **Technology** use for the on-line survey. Time and financial resources dictated the use of a limited use survey tool.
- Sections and **priorities listed** were choices based up on survey work that was previously completed by other organizations and may not include the full range of possibilities for these categories.
- **Engaging communities** is a challenge at the best of times. Those who often participate, often participate again, while those assuming the status-quo will prevail, remain disengaged.
- **Engaging Renters** is difficult as gaining access to rental buildings is challenging. As well, due to the transient nature of some renters, they are often less likely to become active in community issues.
- **Engaging Elementary Schools** was challenging as administration would not participate in communication initiatives with parents and children.
- **Age representation.** As is common, there was a very limited number of responses from those under the age of 30 despite this group representing a high proportion of our resident mix.
- **Timing.** The survey was available for responses from the community for 4 weeks
- **Cross-cultural/Multi-Language responses.** The survey was available in English only which likely limited the participation of some members of our community.

Who Lives in the West End?

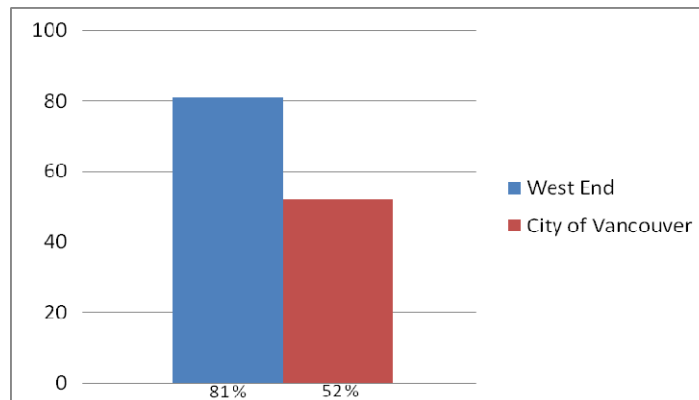
WEMAC identified early in the process that critical to the success of the WEMAC survey would be engaging members our community in representative proportions to those identified by the 2006 Census Canada Survey. In other words, we did not hear from a fully representative sample. Several demographic factors were key in consideration.

Compared to the City of Vancouver overall:

- a. The percentage of population aged 0 – 14 is lower although the density of children is higher than any other local area.(West End 5%, CoV 13%)
- b. The percentage of population aged 20 – 39 is higher (West End 50%, CoV 35%)



- c. The percentage of rented homes is much higher. (West End 81%, CoV 52%) *(Note: 18% of the city's rental stock is in the West End)*



- d. The percentage of who walks to work is much higher (West End 40%, CoV 12%)
- e. The average and median income is lower (West End \$38,500, CoV \$47,000)
- f. The West End has significantly more seniors who rent (68%) than the City of Vancouver as a whole (34%).

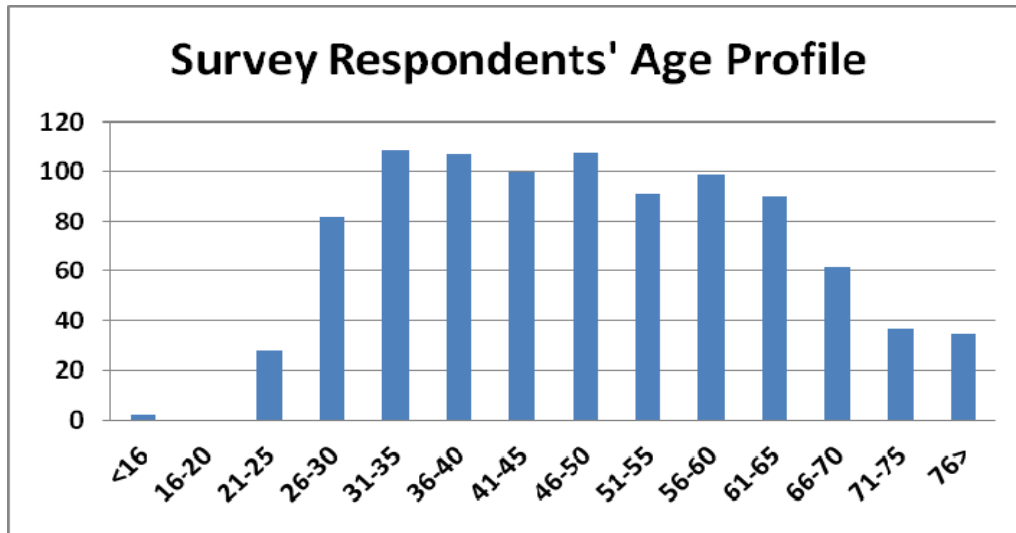
Notable demographic shifts in the West End over the past 20 years

- a. The percentage of population over age 65 has decreased (1986: 17%, 2006: 11%)
- b. The percentage of owner occupied dwellings has increased (1986: 9%, 2006: 19%)

WEMAC Survey Participation - Demographics

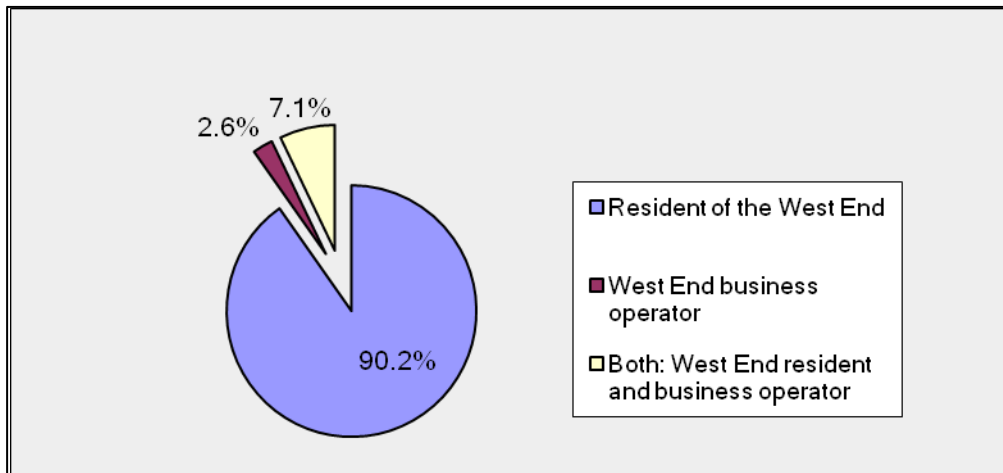
Total number² of completed surveys: 994

Responses were received with a balanced distribution across age profiles.



Resident, West End Business Operator or Both

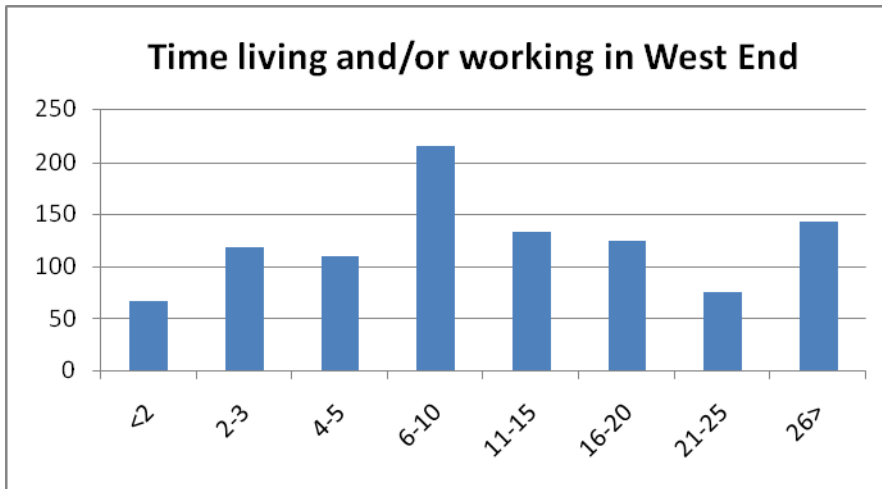
The survey was open to both residents and business owner and operators in the West End. A mix of survey respondents were received across these categories with a notable response from the business community.



Years in total lived and/or worked in the West End

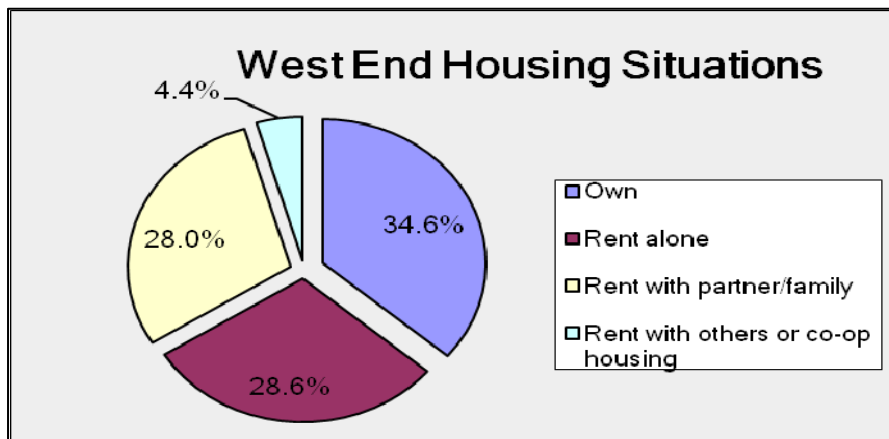
² There were also approximately 85 hand-completed surveys that could not be fully entered due to missing or invalid data completion. However the comments from these forms have been included in the detailed comments section in Appendix A.

Survey respondents were asked to share the number of years they have been living and/or working in the West End.



Housing Status

It is recognized in the survey results that there is a higher percentage of respondents from owners as opposed to renters when compared to the current mix of these two groups. As previously describe in this report the 2006 Census Canada data, indicates that 81% of residents in the West End live in rented dwellings. Only 65.4% of WEMAC survey respondents self-identified as renters.

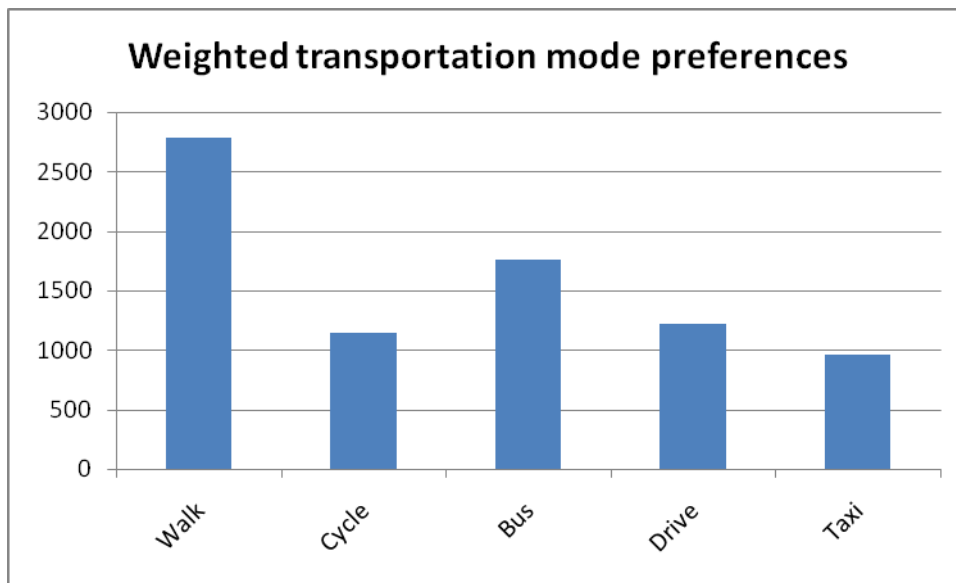


WEMAC Survey Results

Transportation

Transportation modes used to get around in the West End

Survey respondents were asked how often they use the following transportation modes to get around the West End³.



When the various modes of transportation were analyzed, the major difference between owners and renters is that owners reported that they choose driving slightly more than renters and renters, conversely, report using the bus slightly more than owners.

Other modes of transportation that were identified included, in no particular order, the following:

- SkyTrain
- car share / co-op
- roller blade
- skateboard
- scooter / motorbike
- mobility scooter

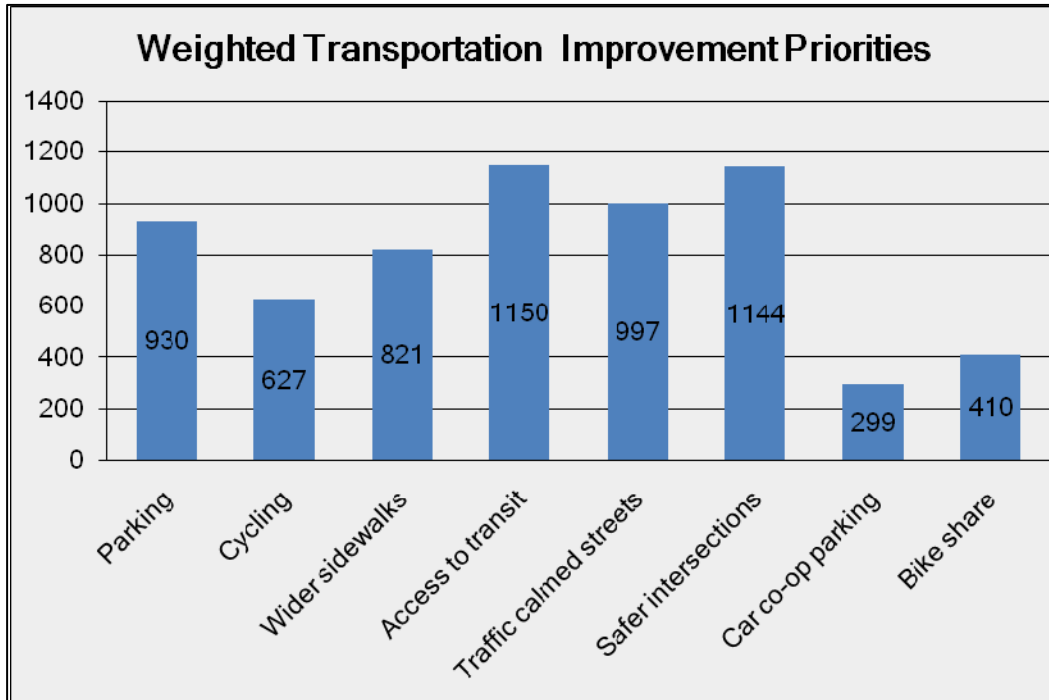
Transportation priority improvements

From a total list of eight (8), survey respondents were asked to rank in order of importance, the top three (3) transportation related issues that are most in need of improvement and/or more resources in the West End.

³ In order to more visually reflect the strength of responses to certain elements of this report, a weighting scheme has been utilized. For example, in this instance, 3 points were given for the “Often” choice, 2 for “Frequently”, 1 for “Rarely” and 0 for “Never”. Other graphs noted as “Weighted” have used a similar approach although the number of points ascribed varies with the number of choice options on the survey.

The three most important transportation related improvements identified by West End residents were:

1. Access to transit
2. Safer intersections
3. Traffic calmed streets



When the various transportation improvement priorities were analyzed, the only area with a very minor difference between owners and renters is that owners reported a slightly higher rating for the need to improve traffic calming on streets.

Other comments⁴ about transportation priorities included:

Transit

- *bus routes and scheduling do not adequately serve the needs of the West End*
- *other transit modes should be investigated for the West End in addition to buses and community shuttles*
- *TransLink is encouraged to improve the overall reliability of the transit for the West End by focusing on customer needs*



Cycling

- *There should be restrictions where cycling is allowed, particularly with respect to use of sidewalks*
- *Existing bylaws pertaining to cyclists should be better enforced*
- *Cyclists need to be more courteous and thoughtful of other people, particularly pedestrians but also drivers*
- *Many people indicated that they were opposed to the bike lanes that have been installed but there were also (though fewer) supporters of the bike lanes*

Driving

- *There needs to be better enforcement and other measures taken to make vehicular traffic safer*
- *Some of the existing traffic calming measures have also introduced safety concerns*
- *Drivers need to be more respectful of other modes of transportation, particularly of pedestrians*
- *Measures need to be taken to address traffic flow in the West End, including the consideration of traffic restrictions in places*
- *There also were some comments that reflected the ongoing reality of cars as a part of West End and need for support while also the opposite comments of the need to reduce car traffic in the West End*

Walking

- *Many of the comments pertaining to pedestrians related to the need to improve*

⁴ As the reader reviews these comments, it will be apparent that there are many perspectives and they sometimes appear contradictory. However, the comments as they appear in this section of the report are a high-level synthesis of “similar” comments from many people who agreed with each other. To get a better sense of the nuances and specific ideas in each section, the reader is encouraged to look at the detailed comments survey respondents made for this and other sections of this report in the Appendix – WEMAC Survey Comments. It is also important to point out that the graphical representations in the report are based on the numerical rankings of the surveys while the “weight” of the commentary is not statistical but rather should be treated in a way to add a more robust look at the ideas within the community.

safety conditions

- *Improvements to sidewalks are needed, particularly with respect to the blockages due to sidewalk signs*
- *Pedestrian behaviour also was noted as needing to improve with respect to other modes of transportation*

Parking

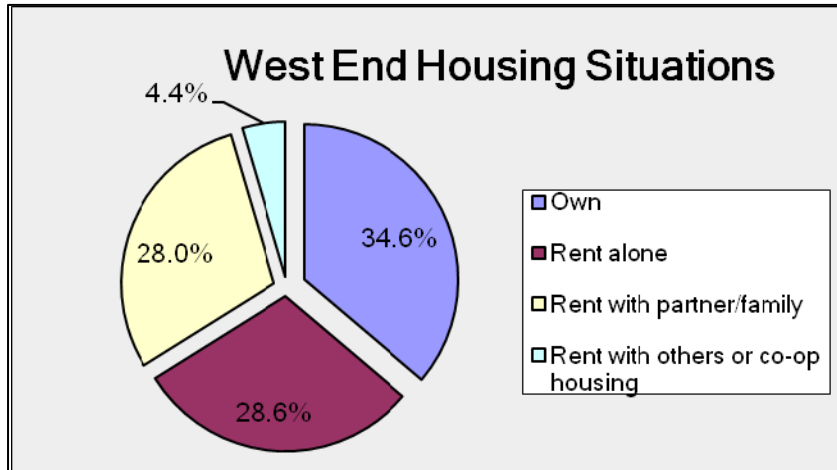
- *Many survey responses indicated that the difficulty of parking, in particular for visitors to the West End is a particular concern and in general is too restrictive*
- *However, there were also comments indicating that parking should be even more restrictive*
- *Some suggestions have been made that other parking options should be sought to increase capacity*

WEMAC Recommendations: Transportation

1. A West End Transportation Task Force be established with a mandate to make urgent recommendations on safety for pedestrians and develop recommendations regarding better access to transit. Considering the unique nature of the West End with respect to the transportation needs and exemplified by the contradictions between modes used versus issues cited in this survey (e.g. walking versus need for more parking), this advisory group should also act as a contributing body to the City of Vancouver Transportation Plan Update that is currently being undertaken.
2. WEMAC supports the establishment of a city-wide pedestrian advisory committee as requested of city staff by motion of Mayor Robertson on November 18, 2010.
3. Future development in the West End should reflect the transportation improvement priorities in the order they are reported in the table on page 14.

Housing

Survey respondents were asked to identify their current housing situation.⁵



Other housing situations that were reported included the following;

- Leasehold
- Co-op housing
- Affordable housing (subsidized)
- Rent and work in same location

It is recognized in the survey results that there is a higher percentage of respondents from owners as opposed to renters when compared to the current mix of these two groups. As previously describe in this report the 2006 Census Canada data, indicates that 81% of residents in the West End live in rented dwellings. Only 65.4% of WEMAC survey respondents self-identified as renters.

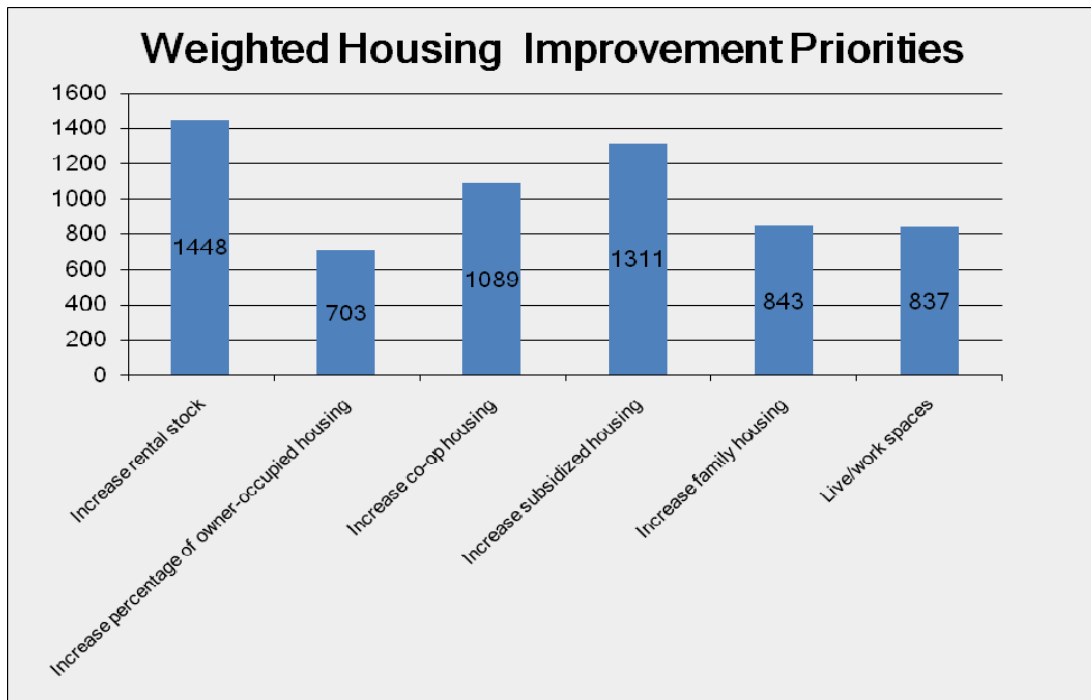
Housing priority improvements

From a list of six (6) choices, survey respondents were asked to rank the three (3) housing issues that are most in need of improvement and/or more resources in the West End.

The three most important housing improvements for West End residents were:

- 1. Increase rental stock**
- 2. Increase subsidized housing**
- 3. Increase co-op housing**

⁵ For many of the responses, additional analysis has been done to determine where owners and renters have similar and dissimilar responses to the survey.



When the various housing improvement priorities were analyzed, the only area where there was basic agreement among owners and renters was the need to increase subsidized housing which also was the second highest supported area overall. Owners had a significantly higher rating on the need to increase percentage of owner-occupied housing. Renters, on the other hand, had a higher support rating on all the other options to increase rental stock, co-op housing, family housing and live/work spaces.

While participants were asked to comment about housing improvement priorities, there is definitely a blurring of the lines with regard to preserving the character of the West End, neighbourhood design, livability issues and concerns about density and building types. The reader will see this in reviewing the detailed comments in Appendix – WEMAC Survey Comments. In summary, comments regarding housing priorities included the following:

- *Do not lose the character of the West End*
- *'Renovictions' are a significant problem and renter protection is needed*
- *It is important to preserve and improve the existing rental stock*
- *Ensure that there is a mix of building type and accommodation*
- *More rental and affordable housing is required – there were also some comments that it is important to not overbuild rental accommodation or supportive housing*



- *Affordability is a significant concern*
- *More family oriented rental housing is needed*
- *More support to develop Co-op housing should be provided*
- *Seniors and other supportive housing needs must be addressed*
- *Concerns with impacts of STIR on the community; several comments said that STIR should be discontinued*
- *There should be controls to restrict empty units and the construction/purchase of accommodation for speculative purposes*
- *More pet friendly buildings are needed*
- *Some comments called for more condos*

WEMAC Recommendations: Housing

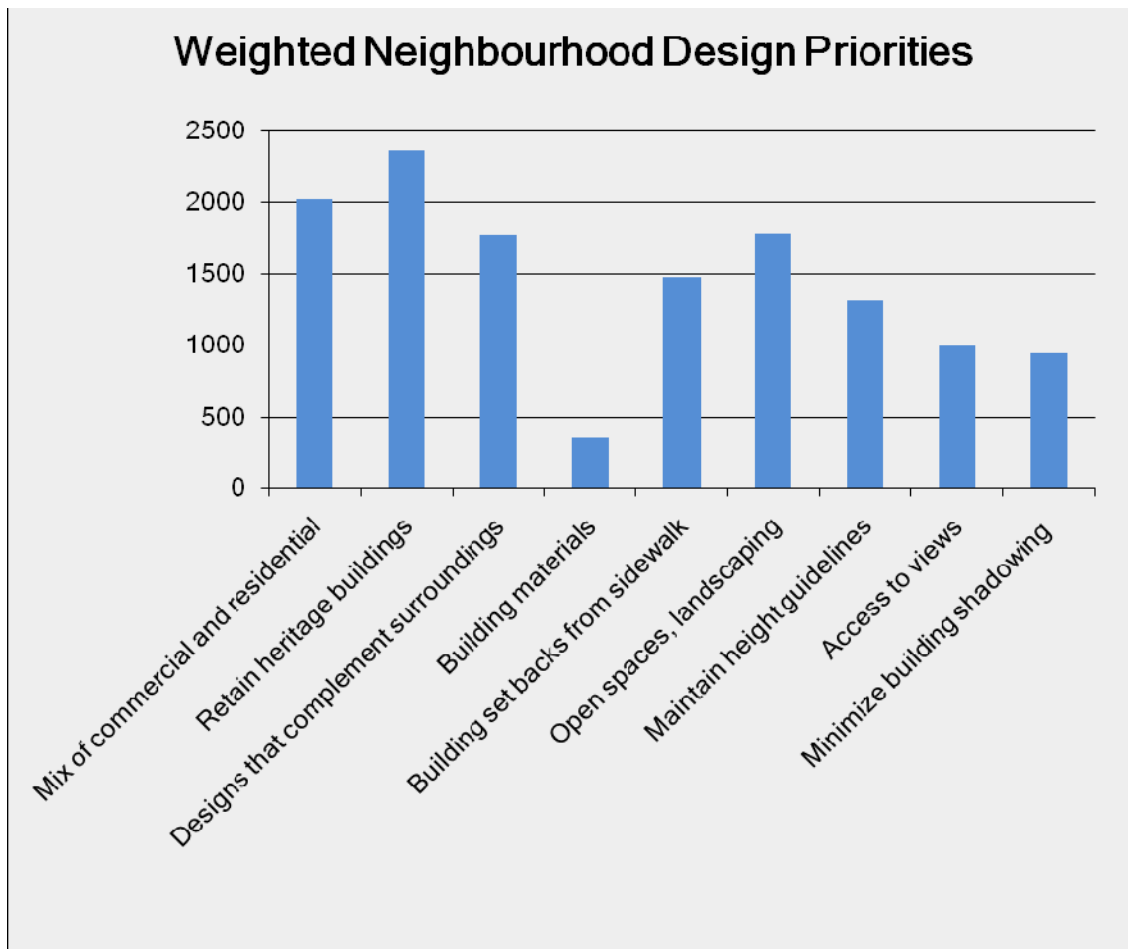
4. A West End Rental Advocacy Committee be established to develop a robust and sustainable plan for outreach to West End renters for the City of Vancouver. In light of the significant challenges in engaging renters, the committee would also address the many issues identified by this report thereby providing a reliable, cohesive voice for West End renters with other levels of government. This committee would serve as a liaison with other existing community-based rental groups and co-participate in bringing forward initiatives to address rental housing concerns.
5. All new development consideration in the West End must have a priority for maintaining rental housing stock. At a minimum, the 80/20 renter/owner ratio should be maintained with priority given to projects that increase the ratio of renters in the West End.
6. In order to encourage affordability, a designated portion of the rents in new purpose built rental developments should be targeted towards the median income of the community. (*Note: Based on 2006 Census data, median income of the West End is \$38,500*)
7. The City of Vancouver, leverage partnerships with other levels of government and examine all possible means to increase affordable housing options within the West End.
8. WEMAC meet with, and encourage all residents of the West End to meet with, local MLAs and MPs to advocate for their support and funding for a full spectrum of affordable housing options, using the survey data as evidence.
9. Support the appointment of a community-based Rental Protection Advocate at the City of Vancouver with a city-wide mandate to support renters.
10. Future development in the West End should reflect the housing improvement priorities in the order they are reported in the table on page 18.

Neighbourhood Design

Survey respondents were asked to identify from a list of nine (9), the top five (5) design ideals that should be most favoured for the West End.

The five most important neighbourhood design priorities for West End residents were:

1. Retain heritage buildings
2. Mix of commercial and residential
3. Open spaces, landscaping
4. Designs that complement surroundings
5. Buildings setback from sidewalks



When the various neighbourhood design improvement priorities were analyzed, owners were somewhat more strongly in favour of maintaining existing height guidelines. Renters were somewhat more supportive of ensuring a mix of commercial and residential as well as ensuring the complementary nature of building materials to the surrounding area. All other areas, the viewpoints were highly similar. It is noted as well that in both the data and comments, there was no unified/agreeable/common definition of “character” suggested and it remains to be a nebulous web of a number of characteristics spanning many areas of this survey.



The comments about neighbourhood design priorities included the following:

- *Maintain the current character of the West End neighbourhood*
- *Make sure that building styles compliment the existing style in that area of the West End*
- *Work to a community plan, stop spot rezoning*
- *Comments noted that there were concerns with the City’s public consultation and other processes*
- *Comments were made both on the need for density as well as a concern for the focus on density*
- *Comments were also made both in favour of and opposed to high buildings, including a call to restrict heights and high rises*
- *Ensure that natural light and viewsapes are maintained*
- *Preserve West End heritage features*
- *Ensure that there is a focus on design*

WEMAC Recommendations: Neighbourhood Design

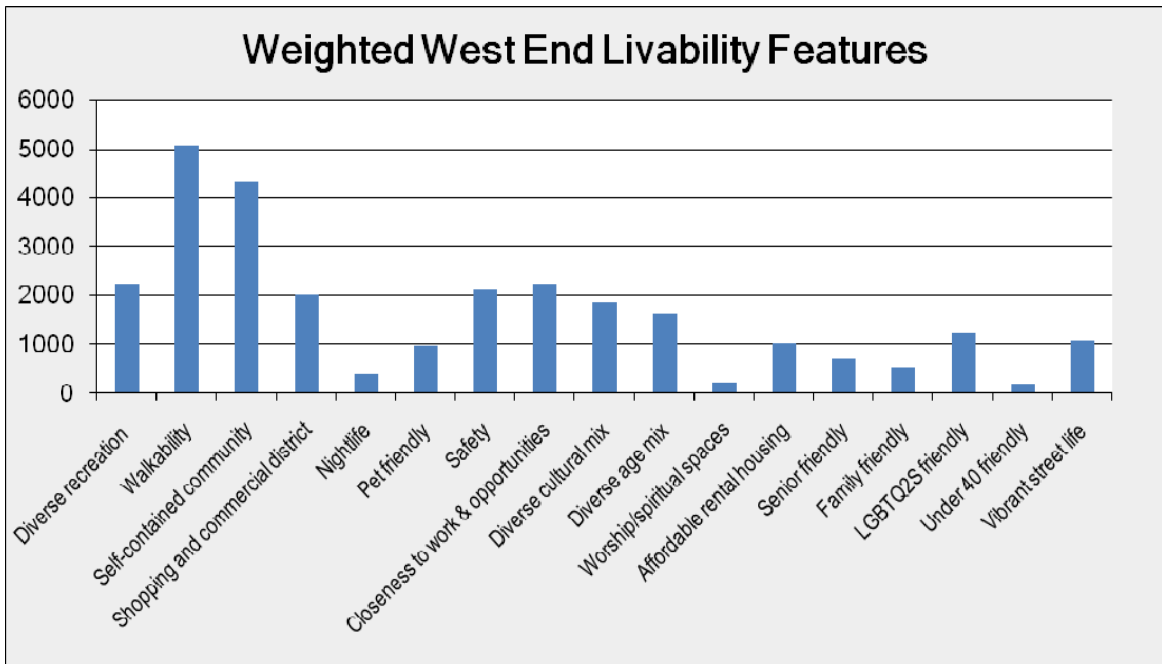
11. In consideration of a similar model already established for the community of Shaughnessy, when development applications in the West End are brought to the Urban Design Panel, the West End Community should have an equal representation of community members as voting panel members as the counterparts from the total representation of professional advisory members.
12. Future development in the West End should reflect the neighbourhood design priorities in the order they are reported in the table on page 20.

Livability

Survey respondents were asked to identify from a list of seventeen (17), the top seven (7) reasons they choose to live in the West End.

The seven most important livability features for West End residents were:

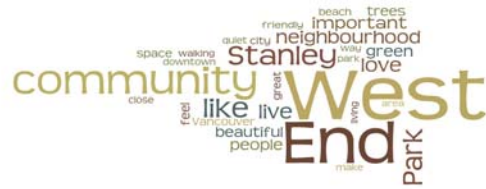
1. Walkability
2. Self-contained community
3. Close to work and opportunities
4. Diverse recreation
5. Safety
6. Shopping and commercial district
7. Diverse cultural mix



When the various reasons for living in the West End were analyzed, renters significantly more strongly valued affordable rental housing, nightlife and under 40 friendly than owners and moderately less valuing of worship/spiritual spaces. All other items showed relatively little difference between these two groups.

The comments about neighbourhood livability included the following:

- *Many comments reflecting that the West End is a beautiful, safe, diverse, accessible community*
- *Green space, access to parks and the beach is wonderful*
- *It was also noted that the West End is considered by many to be the LGBTQ community “home base”*



WEMAC Recommendations: Livability

13. Future development in the West End should reflect the livability features in the order they are reported in the table on page 22.

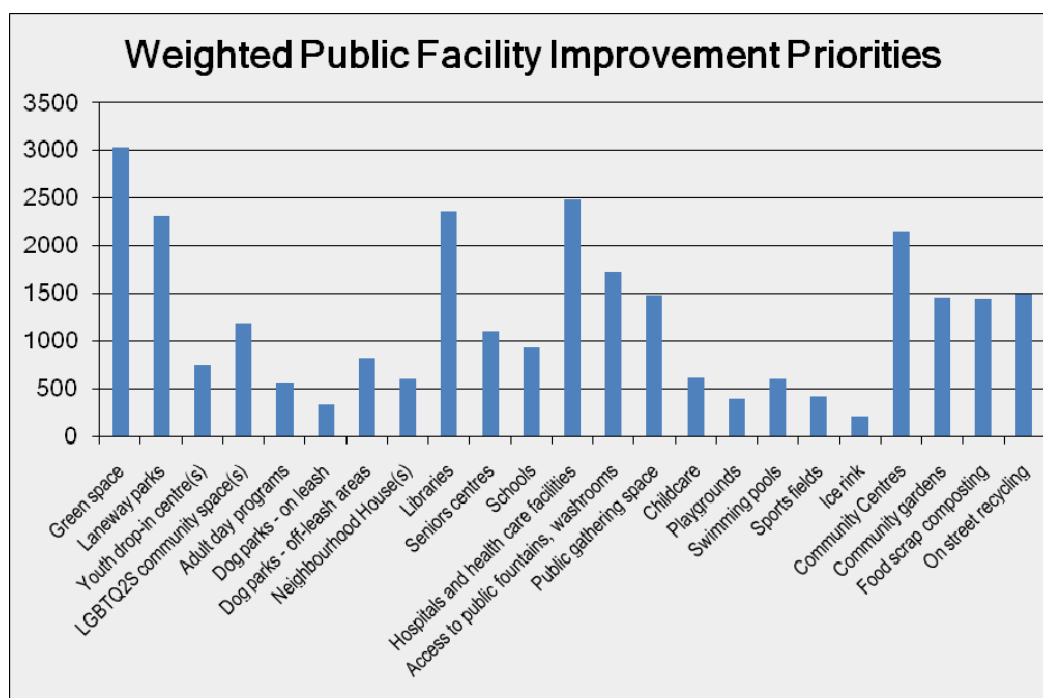
SPECIAL NOTE: Please see transportation section for other recommendations related to walkability. Additional recommendations related to self-contained community and work/opportunities are included in both the Community Facilities section and the Commercial/Retail opportunities section.

Public Space and Facilities

Survey respondents were asked to identify from a list of twenty-three (23), the top seven (7) public facilities that are most in need of more resources and/or improvement.

The seven most important public facility improvement priorities for West End residents were:

8. Green space
9. Hospitals and health care facilities
10. Libraries
11. Laneway parks
12. Community Centres
13. Access to public fountains and washrooms
14. On street recycling



When the various public facility improvement priorities for the West End were analyzed, owners were significantly stronger in feeling than renters that the ice rink needed improvement and moderately stronger in feeling need for an improvement of seniors centres. On the other hand, renters were significantly stronger in their support for improvements to on street recycling, youth drop-in centre(s) and on leash dog parks. Renters were more modestly in support of improvements to public gathering space, childcare, community gardens and food scrap composting.

The comments about public facility improvement priorities included the following:

- *There is support for “green” activities such as food composting*
- *Park, public and green space improvements and protection are required*
- *Better accessibility needed for mobility impaired*

- *Address issues with garbage and messiness*
- *Improve LGBTQ facilities and programming*
- *Improve facilities and infrastructure in general – in particular, swimming facilities, library and community centre were noted as needing improvements*
- *Concern was expressed about health care facilities and particularly the need to ensure St. Paul's Hospital is kept in the community*
- *Improve pet friendliness*

WEMAC Recommendations: Public Space and Facilities

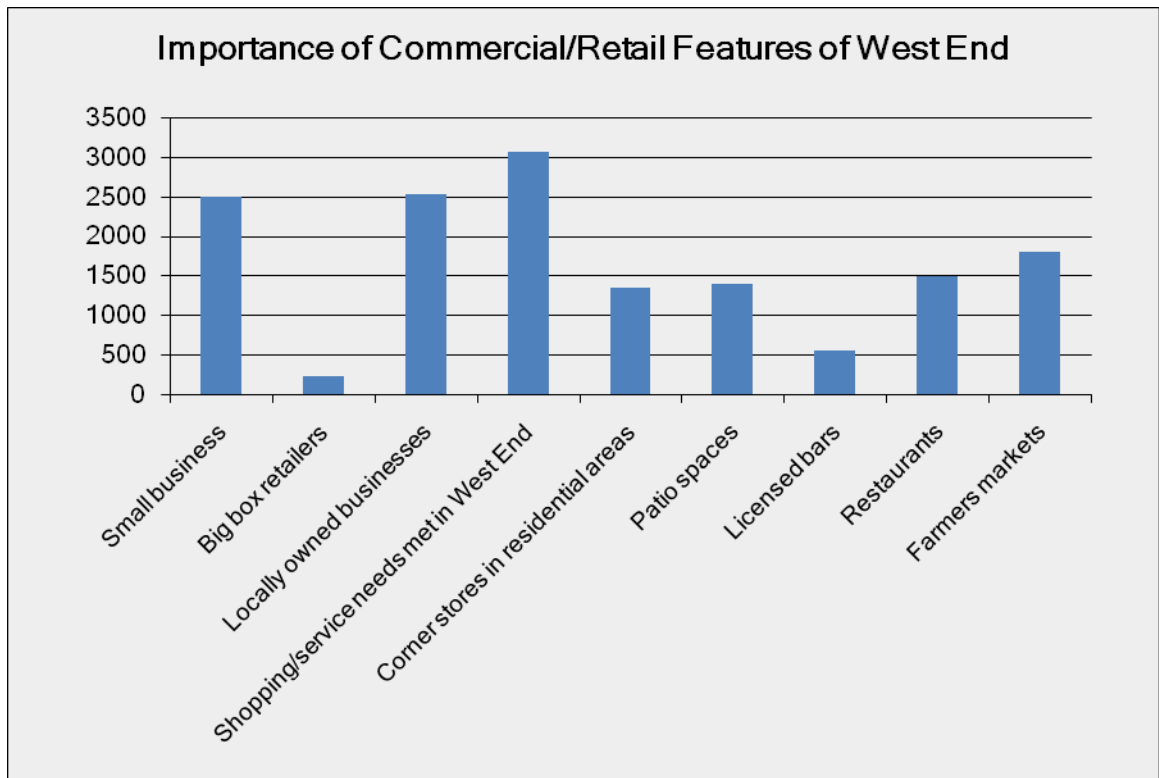
14. Prioritize the preservation of green, open and public space in the West End and that undertake the following activities:
 - City staff work with Park Board and community members to complete a green, open and public space asset map to identify immediate opportunities to increase green, open and public space
 - City staff conduct a study on repurposing laneways as green space, pedestrian thoroughfares, cycling infrastructure and other uses that emphasize West End resident priorities
 - Future development proposals be evaluated against the asset map and laneway study
15. WEMAC meet with local MLAs and MPs regarding the need for investment in healthcare and hospital facilities within the West End.
16. A community vision process be undertaken immediately to better understand the current use of and future planning for an updated/new West End Community Centre and Library.
17. Future development in the West End should reflect the public facilities improvement priorities in the order they are reported in the table on page 24.

Commercial/Retail Characteristics

Survey respondents were asked to rank from a list of nine (9) the top five (5) commercial/retail characteristics of the West End.

The five most important commercial/retail features for West End residents were:

1. Shopping/service needs met in West End
2. Locally owned businesses
3. Small businesses
4. Farmers markets
5. Restaurants



When the various aspects of the commercial/retail features of the West End were analyzed, renters and owners indicated very similar values.

The comments about the commercial/retail features of the West End included the following:

- Many comments recognized that it is important to integrate businesses and services as a part of the community
- There were several comments encouraging improvements to the shopping, dining and



entertainment opportunities

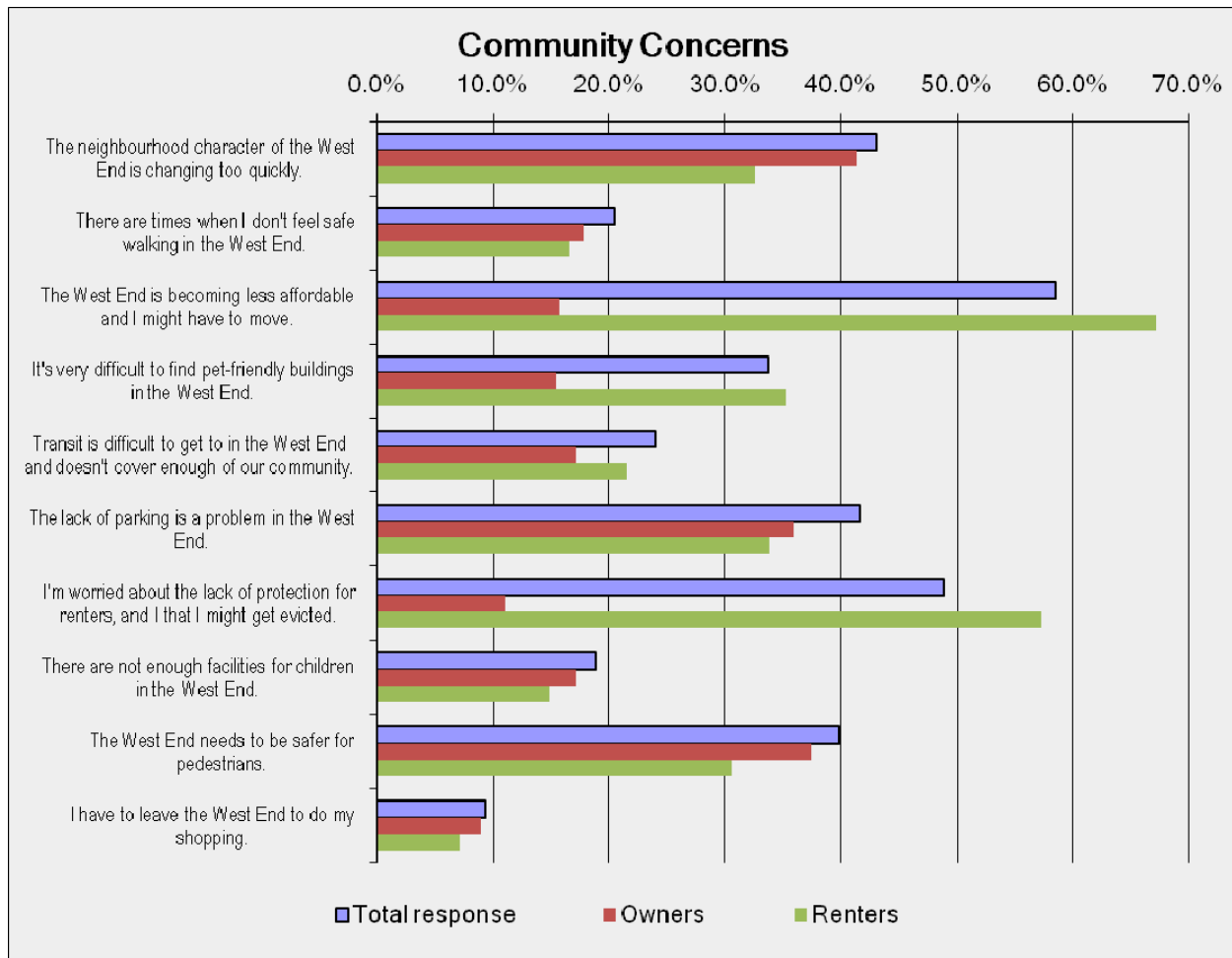
- *Numerous comments indicated a desire to put limits on some types of businesses – in particular there were concerns about big-box retailers as well as chain outlets and the number of similar types of the same business (mainly food outlets)*
- *Some survey comments call for improvements to the farmers market and street food vendors*
- *The commercial street areas, mainly Davie and Denman were seen as areas in need of clean-up*
- *Some indicated that the West End provides a good selection while others noted that the costs are too high*

WEMAC Recommendations: Commercial/Retail Characteristics

18. Review the current commercial zoning bylaws to ensure they support an eclectic and diverse mix of business in the West End.
19. Continue to press the BC Assessment Authority and the provincial government to allow Vancouver to differentiate between small business and others in property tax policy.
20. Future development in the West End should reflect the commercial/retail features in the order they are reported in the table on page 26.

Community Concerns

Survey respondents were asked to consider a number of statements and select any that they could identify with. The chart below identifies the response and also includes a reflection of similarities and differences between those concerns felt by owners and those felt by renters.



Survey respondents were also provided the opportunity to express concerns regarding the West End that were not captured in other survey items.

Comments included the following:

- *Poverty, vagrancy and homelessness need to be addressed*
- *There are calls to address safety and intolerance issues*
- *Need more opportunities for*



people to connect

- *Public events that serve the whole city but take place in the West End and the entertainment district are reported as having a negative impact on the community*
- *Noise is a problem*
- *Some people feel that “NIMBYism” is blocking community evolution*
- *Laneways are noted as needing attention – both from lack of being cared for as well as opportunities they present*
- *A few comments indicated that everything is just fine as it is*

The information provided through the Community Concerns section was intended provide contextual support and information to the mayor around community concerns, rather than in the development of any specific recommendations based on the information

Other Concerns

Some survey respondents also commented on the survey and on WEMAC. While these were not numerous, the nature of these comments included:

- *Resentment over the forced choices the items called for*
- *A feeling that the survey items reflected a bias or were designed to collect a pre-conceived idea of what the outcomes would be*
- *Distrust of WEMAC as agents of developers*

Other WEMAC recommendations

As identified within the terms of reference for WEMAC, the committee has been asked to provide advice to the Mayor's Office on further initiatives to increase links between the West End and the City in relation to development and policy. Within the data and information gathered through the survey, WEMAC meetings, and community engagement activities, and through the detailed review of comments provided by the community, WEMAC makes the following additional recommendations.

NOTE: The following represent initial recommendations of WEMAC. It is anticipated that further recommendations will be brought forward as further activities take place arising from recommendations in this report.

WEMAC Recommendations: General

21. Update and develop a Comprehensive Community Vision and Plan to reflect the updated needs and priorities of the West End Community. This is to be accomplished through the City of Vancouver Community Vision and planning processes. (See existing West End Residential Areas Policy Plan, 1987)

WEMAC Recommendations: Development Process & Policy

22. The current two-block blanket rule for notification is insufficient and must be reviewed on a case-by-case basis. New tools need to be developed for notification beyond the "official" notification current received by residents. These may include leaflets, posters, information posted in community library and community centre. Social media tools will be included in the hopes of increasing citizen engagement.
23. Community input to development proposals should come earlier in the Planning Department's decision-making process. The current process does not provide for community feedback until after plans have been developed. A revised process will improve the participation of the community and developers throughout the planning process.

WEMAC: Further Activities

Meetings with Developers

As identified in the WEMAC Terms of Reference, the committee is now expected to meet with developers proposing re-zonings in the West End prior to community open houses to ensure these proposals are informed by current community priorities.

In delivery of this term, WEMAC will be immediately developing a balanced scorecard of community priorities based on those identified by our community in this report that will be applied to all currently proposed developments in the West End.

This scorecard process will provide an opportunity for WEMAC to deliver specific feedback to developers and City Council with a recommendation that it be given formal consideration by City staff and Council as decisions are taken regarding these applications. This scorecard will serve as the basis of a future feedback mechanism for development applications as they enter the process as opposed to the look back that WEMAC will now be taking with current applications.

Meetings are anticipated to take place with developers in the Summer of 2011.

Community Priorities: Areas of Focus

WEMAC will review more deeply, what areas identified within the WEMAC survey data would benefit from further exploration and investigation (e.g. parking requirements, green space ideals, public space consideration). A subsequent report will be issued that will establish an order in which to move through the further research and community engagement and discussions on community priorities.

APPENDICES

WEMAC Recommendations Summary

Transportation

1. A West End Transportation Task Force be established with a mandate to make urgent recommendations on safety for pedestrians and develop recommendations regarding better access to transit. Considering the unique nature of the West End with respect to the transportation needs and exemplified by the contradictions between modes used versus issues cited in this survey (e.g. walking versus need for more parking), this advisory group should also act as a contributing body to the City of Vancouver Transportation Plan Update that is currently being undertaken.
2. WEMAC supports the establishment of a city-wide pedestrian advisory committee as requested of city staff by motion of Mayor Robertson on November 18, 2010.
3. Future development in the West End should reflect the transportation improvement priorities in the order they are reported in the table on page 14.

Housing

4. A West End Rental Advocacy Committee be established to develop a robust and sustainable plan for outreach to West End renters for the City of Vancouver. In light of the significant challenges in engaging renters, the committee would also address the many issues identified by this report thereby providing a reliable, cohesive voice for West End renters with other levels of government. This committee would serve as a liaison with other existing community-based rental groups and co-participate in bringing forward initiatives to address rental housing concerns.
5. All new development consideration in the West End must have a priority for maintaining rental housing stock. At a minimum, the 80/20 renter/owner ratio should be maintained with priority given to projects that increase the ratio of renters in the West End.
6. The median income of the West End is \$38,500. In order to encourage affordability, a designated portion of the rents in new purpose built rental developments should be targeted towards the median income of the community.
7. The City of Vancouver, leverage partnerships with other levels of government and examine all possible means to increase affordable housing options within the West End.
8. WEMAC meet with, and encourage all residents of the West End to meet with, local MLAs and MPs to advocate for their support and funding for a full spectrum of affordable housing options, using the survey data as evidence.
9. Support the appointment of a community-based Rental Protection Advocate at the City of Vancouver with a city-wide mandate to support renters.
10. Future development in the West End should reflect the housing improvement priorities in the order they are reported in the table on page 18.

Neighbourhood Design

11. In consideration of a similar model already established for the community of Shaugnessy, when development applications in the West End are brought to the Urban Design Panel, the West End Community should have an equal representation of community members as voting panel members as the counterparts from the total representation of professional advisory members.
12. Future development in the West End should reflect the neighbourhood design priorities in the order they are reported in the table on page 20.

Livability

13. Future development in the West End should reflect the livability features in the order they are reported in the table on page 22.

Public Space and Facilities

14. Prioritize the preservation of green, open and public space in the West End and that undertake the following activities:
 - City staff work with Park Board and community members to complete a green, open and public space asset map to identify immediate opportunities to increase green, open and public space
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Commercial/Retail Characteristics

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19. Continue to press the BC Assessment Authority and the provincial government to allow Vancouver to differentiate between small business and others in property tax policy.
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General Recommendation

21. Update and develop a Comprehensive Community Vision and Plan to reflect the updated needs and priorities of the West End Community. This is to be accomplished through the City of Vancouver Community Vision and planning processes. (See existing West End Residential Areas Policy Plan, 1987)

Development Process and Policy

22. The current two-block blanket rule for notification is insufficient and must be reviewed on a case-by-case basis. New tools need to be developed for notification beyond the “official” notification current received by residents. These may include leaflets, posters, information posted in community library and community centre. Social media tools will be included in the hopes of increasing citizen engagement.
23. Community input to development proposals should come earlier in the Planning Department's decision-making process. The current process does not provide for community feedback until after plans have been developed. A revised process will improve the participation of the community and developers throughout the planning process.

WEMAC Survey Comments

The following comments were made in response to the various open ended items on the survey. They have been sorted and an attempt has been made to gather similar comments together although in many cases, the comments are a blend of thoughts. For example, many people commented on concerns with density while others commented on this issue in connection with concerns for the lack of a community plan – the reader will see that there are overlaps in these parts of the notes but there also appeared to be a usefulness in having both sections (i.e. some people's comments were strictly about density and not about the community planning process). In many cases, a number of different ideas were expressed in a single entry. Where the input could clearly be split up into components that were able to be sorted with other similar ideas, this was done. Therefore these notes are presented knowing that the sorting process is at best imprecise but none-the-less, the gathering into some key themes does provides a picture of the various values, hopes and concerns of the survey respondents. The reader is encouraged to read these for the quality of the concepts and to weigh these in addition to the graphs in the main part of the report.⁶

Transportation Priorities

Transit comments

Rethink bus routes and scheduling

- *better transit schedules & routing required*
- *Increase numbers of buses during week end & holidays*
- *increased transportation for things like fireworks or other events*
- *Lack of adequate transit (scheduling & routing)*
- *Would use bus more often but too infrequent for so many people*
- *Transit is horrible down here. Get those 6 buses at any given time at Denman and Davie moving! And more 19s along Georgia!*
- *Stop re-routing transit every time there is a special event especially in the summer!*
- *More bus service later at night.*
- *run buses and especially SkyTrain later so people working outside the West End can get home safely*
- *Earlier AM bus service and later and more frequent late night #5 Robson*
- *There should also be better bus service at night. The 5 bus line is way too infrequent after dark!*
- *The speed of the #5 is very slow because of rerouting therefore I have stopped using this, but this means I have to walk down to West Georgia.*
- *I think the buses # 5 and #6 need to operate more often and without stopping at English Bay. Thanks*
- *Get the Robson bus back on Robson not doing the loop at Thurlow!!!!*

⁶ The reader will note the occasional censoring (blacking out) of words that were deemed by the author of this report to be too offensive to present as written but in all these cases, there is no intent to change the overall thought that was being expressed and all comments submitted have been included in this report.

- *The rerouting of the Robson bus doesn't work well for seniors or those with a mobility issue.*
- *It would be nice to have a bus heading down Nelson and over the Cambie street bridge. A bus that heads out of downtown Vancouver.*
- *The Number 5 bus has very bad service on the weekends!*
- *faster transit to connect to SkyTrain*
- *direct transit to SkyTrain stations*
- *More frequent busses*
- *In the past, the #5 Robson stopped opposite the central library. This is no longer the case, and there is no bus that goes from the West End to the central library. This makes it difficult for elderly, and/or persons with mobility issues to get to the library, and to return home on the bus.*
- *I love, and often use, the C21 and C23 Davie-based shuttle buses connecting the West End with Yaletown and the Main/Terminal SkyTrain. Are there other potential routes not yet served by these friendly little people-movers, rather than using full-scale buses?*
- *C21 & C23 buses more often in rush hours*
- *The C23 bus doesn't come frequently enough and is often full and so you can't get on it when it does arrive.*
- *I find that the #23 buses are almost always full in the morning when I'm trying to catch one to get to the Yaletown Canada Line station*
- *Lots of buses on Georgia but they all come at the same time. I slow and crowded bus on Robson, just takes too long to get to the SkyTrain so I don't use transit. I would if it weren't such a long wait.*
- *West End being a compact area, the ideal public transport approach would be to serve its perimeter, not to have public transport go through it.*
- *run downtown buses more frequently so they are not packed. The buses are available-- one often sees 4 or 5 Robson or Davie buses sitting empty for 15 or more minutes at their end stop on Davie and Denman. Why not keep them in motion?*
- *transit options around Denman/Davie are terrible*
- *I would like to see some sort of fast express bus service from the Denman Area to Broadway, because it takes forever to get out of downtown. Sometimes it is walking pace. It's faster to get to any of the suburbs than it is within Vancouver. I can walk to work in the same time as the bus takes.*
- *Although TransLink is a separate entity from the City of Vancouver, I think the West End should emulate other cities that have a "downtown loop" bus that goes continuously, no wait time, just running every few minutes. Although such a bus might not be able to be free, I think if it was a reduced amount (say a Loonie), it would get many people out of their cars and seeing how effective and convenient transit can be!*
- *A Community bus running the length of Nelson Street would be useful for more direct delivery of passengers downtown.*
- *West Enders need a West End / downtown only bus which runs in a loop and costs significantly less.*
- *increased Handy Dart services*
- *have shuttle buses looping the West End for free*

- *Not having the buses line up along Davie Street, causing congestion and also creating an eyesore.*
- *Community bus connection off roundhouse SkyTrain inadequate. Community bus often full after three stops, unable to pick up people.*
- *I think that a smaller, community bus should run down Nelson Street.*
- *fix Robson 5 once and for all, it's frustrating*
- *I don't understand why the buses have to stop at Davie & Denman and can't just continue on their routes.*
- *24 hour bus service; for a 24 hour community*
- *more frequent # 5/6 bus; bus-only thru Robson Square*
- *More buses running to Yaletown Roundhouse*
- *The idea of a free bus making the loop - Denman, Robson, Burrard, Davie - is still good. I hope it will be implemented.*
- *Bus service adequate but could be more frequent ie #6 with amount of seniors & other residents. Would like more enforcement of 1) wheelchairs 2) seniors first (like in Portland, Oregon)*
- *there is no public transit that travels directly from south to north in Kitsilano. Its a waste of time to have to go around in a circle just to get from point A to B and change buses at least twice to go north. For example if you are arbutus & 14th and need to go to Arbutus & 1st you need to take 2 buses for about 30 minutes when its a 15 minutes walk. Handicapped people and mothers with several children find this challenging especially if you don't have a car and rely on transit*
- *a C-line bus across Davie-Robson/Georgia in between Denman and Burrard*
- *more and frequent busses in W End*
- *having busses not wait at the top of Davies (Davies/Denman)*
- *For transit, we need better late-night service along Robson. I don't want to go to Davie Street when I am tired and want to go home. Also, the old schedules where Davie and Robson buses continued on to Main and Fraser streets worked better than the half-assed transfer nightmare that we have now. I don't want to take the SkyTrain to Main to transfer and, likewise, I don't want to change buses at Main and Hastings.*
- *#5 bus takes the long way everywhere. takes 45-1hr to get to VGH. it shouldn't.*
- *More frequent runs of c-23 to compensate for the Yaletown SkyTrain stn traffic*
- *more frequent service between Yaletown and West End*
- *Nighttime buses from downtown to the West End are so infrequent that walking is usually quicker. Thus they're almost useless.*
- *There is no direct link from Davie to the Roundhouse Canada line station by regular bus. The shuttles don't have room for suitcases.*
- *The C23 bus often passes people waiting at stops because it is full. More busses to and from the SkyTrain station, especially at peak hours, are needed.*
- *Community Shuttles like C21 and C23 are often full, and schedules don't provide frequency of service to meet demand.*
- *bring the C21 Burrard SkyTrain bus back! That thing saved my life!*

- *Transit going down Nelson (little community bus) might help especially for the less mobile individuals & during bad weather!*
- *A neglected bus route: the west end of Nelson Street all the way to Broadway or beyond over the Cambie Bridge, would serve better the core area of the West End. (i.e. the smaller buses). Could tie in with Pacific Blvd to Stanley Park entrance (circle route) and to train/bus station.*
- *I live on Nelson Street which is between the Robson and Davie street bus lines & I find the way the system is set up now I have to walk half way to my destination. Totally inconvenient at times!*
- *I would like to be able to use the Robson bus again and have it go all the way down to Robson St to Seymour the way it used to. Now it is too slow and the circuitous route is a waste of time. I generally walk to work now instead of pay for slow, out-of-the way bus routes.*
- *Return Denman-Robson bus to pre-Olympic route i.e. to Granville.*
- *Access to transit - & greater frequency*
- *See above re: frequency. Shorter distance between bus stops; on Robson, there is no stop between Bidwell & Nicola going east; no stop between Bute & Broughton going west*
- *Community buses making more stops on a greater selection of streets Haro, Barclay, etc.*

Consider improved and other transit options

- *We need a tram system(reinstalled) going up Davie to Pacific and around to Beach along the bay. It would be eco-friendly and become a great fixture for tourists and residents alike, increase business in Davie Village and replace the inefficient community shuttle bus that is often too full.*
- *Time to bring the streetcar down Robson/Davie again please*
- *a streetcar loop: Davie, Denman, Robson, Granville.*
- *Light rail down Robson and/or Davie!*
- *Rapid or light rail transit into the West End would be fantastic*
- *SkyTrain continued to West End*
- *SkyTrain station in the West End/near Denman street!!!*
- *SkyTrain station or streetcar line is very much needed.*
- *Build a SkyTrain in the West End, preferably underground.*
- *I still can't understand why there is no Canada Line station at Burrard and Davie*
- *Transportation into the West End on bus is always crowded. As I am claustrophobic, this lends for a very unpleasant experience. Need a SkyTrain stop in the West End!!!*
- *We need a SkyTrain line (underground)!!!!!!! It's almost impossible to lug suitcases to the airport on public transportation.*
- *resurrect a free tram system - a hop on/off tram (like Portland, OR downtown model)*
- *To get people out of their cars we need free buses for downtown core. The only reason that I drive is because the price of the bus is the same as the price of gas to me. It costs me \$5.00 to take the bus from Denman and Davie to my gym at Davie and Granville, return price. This is not an incentive to not drive. If the bus was free I would use it more often and go more places downtown and spend more money in shops that I presently*

never go to because of the price of the bus and the of course the cost of parking. Free buses would promote more interaction with businesses, restaurants etc in the down town area.

- *Free downtown core transit like they have in Portland, OR would be wonderful!*
- *SkyTrain needs to start earlier especially on weekends and holidays.*
- *A SkyTrain station with better access to English Bay/Stanley Park would make a lot of sense.*
- *Should have looped a few subway stations through the West End and even into Stanley Park. I never go to Stanley Park because it's way the heck nowhere near anywhere I walk to. I get its importance as the lungs of the city but unlike Central Park in Manhattan, it's not really central.*
- *faster transit from Denman/Davie/Georgia/Robson/Georgia to downtown, e.g. light rail*
- *It is absolutely crucial to have at least one SkyTrain station within the West End boundaries.*
- *There needs to be a SkyTrain stop in the West End. It is ridiculous that one of the most populated residential areas in North America (with a large seniors population I might add) only has three bus lines and no SkyTrain station. I would recommend a stop at the corner of Denman and Georgia, at the foot of Stanley Park. This would give greater access to the city's largest green space also.*
- *The West End is very densely populated and has a high percentage of people without cars but there is no SkyTrain/Canada Line stop in the neighbourhood (eg.Mole Hill or English Bay). Furthermore, the walk from anywhere down in the West End to a bus that crosses False Creek (Burrard or Granville Streets) is longer than it is in most suburbs. Additionally, it is almost always quicker to walk up Davie Street than it is to wait for a bus.*
- *Access to the Canada Line is terrible. The bunny buses are a wretched addition to the local transit system. There are too many diesel buses using electrified routes. We need a Davie rail tram service connecting Ceperley Park to Science World*
- *I live downtown but am a 25 minute walk to my closest train station*
- *the C23/21 has to be upgraded to a "real" bus route. Can't manage luggage on the community shuttles to get on the Canada Line at Yaletown*
- *SkyTrain stop in the West End*
- *Vancouver needs more SkyTrains/subways. clearly there needs to be one to UBC, but in a perfect world there would be a UBC-Kitsilano-West End- downtown -Hastings -SFU line. genius right?*
- *how about a streetcar down Robson*
- *really just need more transit.*
- *Re: Access to Transit above, need closer SkyTrain station*
- *Would love to see a trolley system that connects Stanley Park to SkyTrain/Canada Line routes.*
- *Bring back streetcars. The tracks are still there under the pavement. I saw them when Robson Street was being re-paved. That would be a very environmentally-friendly mode of transit and the tourists would love it.*

- *Need more adequate buses i.e. to SkyTrain, Canada Line. Love the small buses (C21/C23) but they fill up too quickly a "Bus Full" signal appear! - Also due to the exceedingly dense population - more frequent buses. i.e. #5 Robson, #6 Davie, Nelson Street?*
- *Davie needs to be electrified to the Yaletown-Roundhouse Millennium station. C21 & C23 buses cannot accommodate the volume.*
- *Buses overloaded.*
- *Better/more buses to take the load. (6AM to midnite approx).*
- *More buses on Davie Street?*
- *Small buses on Nelson Street?*
- *Community bus on Nelson from Stanley Park to downtown.*
- *Airporter bus was ideal to and from airport. Now it's a taxi direct or taxi to Yaletown or Georgia Granville to Canada Line. All are more costly and awkward with luggage and transfers off sky train to shuttle bus or taxi for return.*
- *Maybe more buses*
- *Better public transit*
- *Access to transit means, to me, more reliable service and less standing from early stops & less passing by b/c buss full ie. More buses.*

Improve reliability and focus on customer needs

- *If Vancouver really wants to be a "world-class city" (and it definitely isn't yet), it needs to have public transit that actually works. Having lived in Toronto, ON and London, England, I've experienced first-hand what it's like to live in a city where transit works. Vancouver's transit system needs to be more reliable, run more often and for longer hours, and have better signage that includes route numbers, maps, and schedules for locals and tourists alike.*
- *Hire people who actually take the bus to drive it.*
- *more bus shelters*
- *My cell phone is just a phone - no smart features. And I know many people who don't even have a phone. So when the bus is late, or blows by because it is "full", or there is some other issue, we have no idea what is going on in real time. This is one of the biggest barriers to transit use - the uncertainty and lack of control/knowledge. It is not enough to be able to dial TransLink and get the schedule at a particular stop - that is just the schedule and doesn't say what is happening in real time. Please address this - it would lessen every transit user's stress, to know when the next bus is coming and it we are going to reach our destination on time or how late we will be.*
- *I would like better style community buses that people with walkers and shopping carts would find easier to board and leave*
- *TransLink service is unreliable and its vehicles (and drivers) are very rough on passengers. Its transit system is in serious disarray.*
- *Make all transit zones the same fare cost to encourage ridership. With the high cost of a 3-zone fare, most car owners feel it is more efficient to use their cars. Take the three zone fares and average them to give one consistent fare across the city. Increase the number of buses on the heaviest routes. Over time, the combination of better service for one fare will entice people to get out of the automobile. The creation of a "congestion zone" in*

downtown Vancouver (like London's) will also make people think about driving into town when they don't need a vehicle for their work.

- *not enough shelters/seats at bus stop*
- *the small community buses race along way too fast!*
- *better bus stops and frequent service*
- *More often, cheaper and longer hours for transit must be the priority.*
- *I think The West End is well served with Robson, Davie, and community shuttles. Better signage, more readable for seniors would be great.*
- *The no 21/23 shuttle from Canada Line stn is too small; can't get luggage on it plus local commuters*
- *TransLink major weakness - unreliable (badly managed)*
- *The community bus stops on Davie. Requires the disabled to climb a hill. The Robson bus announcement asks folks to get off at Burrard and Georgia for SkyTrain.*
- *I feel that the design of our buses is poor. I feel unsafe travelling on them since there is nothing firm to hold onto. The little buses are fine. I write as one who is able to walk any distance at a good pace, but I still find the buses a problem.*
- *More bus shelters. It rains a lot. Get bikes off our pedestrian paths, also skateboards and blades. Bike paths under-used, particularly Pacific from Thurlow to Burrard Bridge. Very dangerous car-turning at Thurlow and Pacific - too narrow lanes. Beach Ave to Hornby reduced to one lane, too narrow! Enforce bikes to respect laws of the road! No more crazy Bike Days causing traffic tie-ups. Noise and pollution.*
- *Too far between bus stops on Robson. I walk effortlessly but a lot of people don't.*
- *More seats at bus stops.*
- *The well in advance notice – transit fares scheduled for 2012 (fares of course!) Perhaps senior transit tickets could be considered for a 2 hr. period.*

Miscellaneous transit comments

- *eliminate some of the walking between transfers on buses*
- *the community shuttles are pointless and insulting.*
- *bus service is poor - on par with a small town, not a city*
- *Access to Transit is at it's appropriate level.*
- *I hate the trolley buses-they can't pass each other-duh*
- *The West End's bus service leaves it feeling like a community cut-off from the rest of the downtown core.*
- *transit is terrible considering the population in the West End*
- *improvement of public transportation.*
- *It is faster to walk across the West End than to take a bus. But I am cool with that*
- *Transit in the West End works as well as it does, but it would be nice to have some buses to take us to some destinations without having to transfer.*
- *Yes in the highest population density in North America I can't believe that have the worst downtown public transit. Needs to change quickly.*
- *Bus Traffic at Davie and Denman is unsightly and should be moved.*

- *Transit could be improved*
- *There are too many events in the West End which result in the bus service being eliminated or drastically cut.*
- *transit needs to be a priority! Esp. with many that are older*
- *Would like to see the city consider making the transit system.*
- *Transportation on Granville Street should be shared on 3 streets like before instead of all bus running up Granville forcing us to walk a lot especially now I have arthritis. My comment was Granville bus mall.*
- *subsidies for carpool, train station parking for passholders/transit users*
- *Better transit!*
- *New emerging transportation technology.*
- *free transit zone in downtown peninsula*
- *Better transit would make the West End more liveable.*
- *Access to big-box retailers by transit should be improved.*
- *The access to transit within the WE is very good, but I need 2 buses to go outside of the WE (i.e. Kerrisdale, UBC, Oakridge).*
- *I love the C21 & C23 Davie-based shuttle buses connecting the West End with Yaletown and the Main/Terminal sky train. Are there other potential routes not yet served by these little friendly people movers?*
- *The ESL schools could use transit instruction. Boys from some cultures believe they are entitled to take seniors seating.*
- *Transit should be expanded.*
- *I am impressed with the patience and courtesy of bus drivers who frequently go above and beyond in order to assist passengers. I think we have a good bus service.*
- *We have an amazing bus Canada Line skytrain; Love it and I use it.*
- *Coming up for senior paper offered, transit information to senior but all in metro Burnaby, Why not in Vancouver? I need to know how - what is available?*
- *I think the transit is great and feel very safe here. Also for the handy dart & taxi savers.*

Cycling comments

Restrict where cycling is allowed

- *bikes on sidewalks not in bike lanes*
- *less bikes on streets & sidewalks!!!!*
- *Cyclists don't belong on the road and this survey appears to be gearing towards this issue I can see*
- *cyclists required to use streets, not sidewalks*
- *less bikes on streets & sidewalks!!!*
- *too many bikes in down town city!!!*
- *Kick cyclists off sidewalks!*
- *no bikes on sidewalks*

- *I walk most often and find this a great form of exercise as I do my messages in the neighbourhood. Cyclists riding on sidewalks are a constant cause of annoyance. It is unsafe and dangerous for we pedestrians.*
- *Could the current council be more proactive regarding pedestrians and clamp down, i.e., ticket cycles over the age of 6 who ride their bikes on sidewalks? While this mayor and council have accommodated cycles (and I don't entirely disagree with this) it appears to be at the expense of pedestrians - I've lived in the West End for years and have never seen so many people actively cycling on sidewalks - it must be addressed before a pedestrian is struck and injured.*
- *Keep bikes off sidewalks;*
- *dislike bike riders in sidewalks*
- *Cyclists must be forced to stay off the sidewalks*
- *bikes off sidewalks*
- *How to keep bicycles off the sidewalks?*
- *the city has got to do something to stop bikes from being ridden on sidewalks. A great deal of concern has been shown for cyclists safety. Millions have been spent, yet cyclists are endangering pedestrians everywhere and are determined to ride wherever it suits them.*
- *Bike rental companies should direct cyclists to alleys and side streets. Bikers must be instructed to park their bikes (Like care users) and walk to their restaurant then use Bus poles and block access to vehicle.*
- *Keep bikes off the sidewalks.*

Better enforcement of bylaws

- *bikes must be ticketed for speeding and weaving*
- *aggressive bicyclists on sidewalks disobeying bylaws*
- *we need clearer and more signage on seawall indicating "Pedestrian Only" as I constantly have to ask cyclists to use their own pathways and they almost always swear at me!*
- *Bicycle policing should be restored to reduce lawlessness.*
- *Need "policing" and fines for cyclists using sidewalks.*
- *Fine cyclists for riding on the sidewalk!*
- *Police the cyclists who bike on sidewalks. This is a constant violation I see daily over West End and downtown.*
- *I see dozens of bicycle and pedestrian bylaw infringements in the English Bay area, there should be bylaw enforcement officers on patrol at high traffic times for safety's sake. I NEVER see any bylaw enforcement.*
- *get the bikes off the sidewalks - it's illegal, does anyone at city hall care???*
- *Enforce cycling by-laws / helmets, riding on sidewalks etc*
- *Enforcement of cycling laws is essential*
- *More education & enforcement of bike & skateboard use & safety.*
- *What rules do cyclists obey? None! As far as I see.*

- *More policing of cyclists who don not use the cycle paths, ride on sidewalks, disobey rules of the road and do not use proper compulsory headgear. Have bad attitude.*
- *enforce rules for cyclists*
- *standardize road rules for cyclists e.g.: going through stop-signs, cycling on sidewalks etc.*
- *Cyclists must obey the laws.*
- *Get the bikes off the sidewalks.*
- *Cyclists exist in same category. Ride on sidewalks, disobey stop signs, etc. Cyclists should be licensed as in other cities. The #'s would be useful in identifying them in case of an accident, theft, traffic misdemeanors, etc. and would help city image and coffers.*
- *Stricter rules for bicycle renters especially during the summer months. This has been for me quite hazardous on the sidewalks taken illegally over by the cyclists who don't respect the traffic signs.*

Courteous bicycle operations

- *I think cyclists need to be (1) licensed, and (2) heavily fined if they ride their bicycles on the sidewalk. That's the resources I suggest in question 2 should be brought; not expanding facilities, but forcing cyclists to take other people's safety into account.*
- *Aggressive behaviour of cyclists on the sea wall*
- *Bike riders expect the best of all worlds, they have the bike lanes and use the side walks. They complain about motorists and treat pedestrians the same way. They want all the benefits of the roads but pay for no license. Their monthly rides on Friday afternoons should not be tolerated*
- *lack of sidewalk courtesies by bicyclists and scooter operators*
- *Bicycles need to be "licensed" & they need to know the rules of the road on sidewalks, stop at stop signs & red lights. Most are considerate but quite a few feel they are blessed and can do whatever pedestrians should wake up & stop from crossing when the red hand is flashing & or red light.*
- *Cyclists go at top speed on waterfront ignoring speed recommended signs.*
- *bicyclists are jerks to everyone and ride on sidewalks along with through our little parks with little regards for the people here, cars and suburban traffic are reckless, noisy, and belligerent. we need more police during the summer seasons to crack down on reckless bicyclists and drivers*
- *cyclist education should be top priority*
- *cyclists who ride on our narrow sidewalks and don't stop for pedestrians*
- *All bicycles should have a bell to show their presence when they are behind you. This should be enforced with the bicycle rental shops. I have lived all my young life in Europe on a bicycle and later in Vancouver so I have experience on this subject.*

Rethink the bike lanes

- *Instead of the very expensive major and deluxe cycle routes with concrete dividers, planters etc (as on Hornby and Dunsmuir streets) that are developed -- for a rather scant use of bikes (given the many months of rain in this city), please provide more "bike-share" lanes as on Homer street. Also, the Hornby deluxe cycle route was pushed*

through without the taxpayers' knowledge of the high cost etc. Businesses were indeed bad disrupted. I suggest Hornby bike lane be revised as per Homer bike lane !

- *Please remove the all of the bike lanes*
- *Please stop with the bike routes*
- *we have enough bike lanes.*
- *please don't hastily put in any more bike lanes without properly determining the need for them (like Hornby Street).*
- *no bike lanes in the West End*
- *Put the divided bike lanes up for a public vote--most people I know want them gone.*
- *driving difficult, especially since bike lanes installed*
- *I don't like the way the bike lanes were shoved on us! We need to make this city easier to drive in and around - not more difficult!*
- *No more bike lanes.*
- *The bike lanes are causing more accidents and safety concerns*
- *Also, the new bike lanes on Hornby and Dunsmuir have negatively disrupted the flow of traffic causing more congestion in the area.*
- *Creating traffic congestion to cater for small groups of cyclists is not a good prioritization of resources*
- *The bike lanes are really poorly thought out. Consult next time*
- *The badly designed bike lanes are making our streets ugly.*
- *Do not approve of bike lanes and think people who cycle should pay for licenses and fees.*
- *Get rid of bike lanes*
- *Enough with the cycling agenda already. We have enough bike lanes.*
- *On my way to work I commute to work along Beach Ave. and Pacific St. on my bike (also take my daughter to school but we ride on sidewalks along this stretch). I have had many close calls and one hit by cars trying to sneak by without changing lanes. For many West End and North Van bike commuters, this is the route that connects to the Burrard St. Bridge. It would be great to have a bike lane along Pacific leading to the bridge. As a separate issue, I would like to see the short bike lane section between Thurlow and Burrard turned back into a car lane so that there are 2 car lanes leading onto the 2-lane bridge - it makes sense. The sidewalk on this block is wide enough to accommodate a cycling lane (it's only for one block). I know that as a regular cycling commuter I will not miss this lane and I will greatly appreciate it when driving.*
- *I think the old bike lanes were more convenient and safer. The new bike lanes are also an eye sore for the city.*
- *No more bike lanes! I don't think creating traffic congestion for a couple of thousand users during peak months in summer/spring is prudent use of my tax dollars. It's great the mayor bikes to work but the rest of us shouldn't pay for it.*
- *People will not stop buying or driving cars. Bike lanes are not a solution! Waste of tax payers \$ as few bikers (cyclists) on lanes now. What a joke!*
- *Bike lanes make disability access more difficult.*
- *Making more bike lanes are detrimental to the economic well being of the city. More public transit is the answer to the transit problem of the west end. Older people have*

more trouble cycling; people to not cycle in inclement weather. Cyclists are road fascists when they take to the sidewalks here. Too many users of the road.

Cycling infrastructure support

- *I feel as though the West End's cycling network, sidewalk width, transit access, and traffic calmed streets operate very well and are in little need of improvement compared to other neighbourhoods. I feel lucky to live here.*
- *I so appreciate the new bike lanes downtown and hope they will remain. I have been a daily cycle commuter for the whole 10 years I've lived here. Bravo for all your efforts Gregor!*
- *need better cycling connections for all ages*
- *I like the concept of Bixi bike share.*
- *love seeing the bike share offering in Paris and London. think it looks to be a great option for downtown core.*
- *Stay the course with bike lanes & alternative transportation options.*
- *Provide equal priority to bicycles when bike lanes are re-routed, with adequate convenient detours.*
- *widespread safe bike parking*
- *More bicycle parking facilities*
- *Cycling lane quantity & access are great; walking is great*
- *a dedicated bike lane to the park.*
- *I live on a bike route, and I've noticed that its use has increased. I like that it gives me easy access to the Seawall.*
- *The trend towards more access and safety for cyclists is a very positive sign and I hope it continues*
- *The bike lanes are great I use them year round. It is great to be separated form the other traffic. Thank you!*
- *Love the new Cardero cycle route. Don't block it with more buildings.*
- *the fact that the West end is bike friendly, in conjunction with the new bike lanes elsewhere downtown, is a big reason I will stay here.*
- *I think there is a deep seeded hatred towards cyclists that presents a serious problem for providing space and protection to bike users. I hear a lot about how bikes make it dangerous for cars and pedestrians and they should be removed from roads and sidewalks; where exactly does that mean they can go? Cycling is a mode of transportation that is healthy, reduces GHG's, and can accommodate many of us as we move to a peak oil future. Furthermore, the idea that bikes make it dangerous for cars is ludicrous, and there needs to be much more attention to how often cars break laws and bylaws. It is far too common to see cars completely blocking sidewalks and intersections making it dangerous for bikes and, especially, pedestrians, to move through such spaces. Cars travel too fast and to wildly through side streets and alleys, yet I hear no attention being paid to this issue. cars are a problem, not bikes, and providing safer spaces for bikes is better for everyone. Any community plan that is created absolutely MUST talk about how the community will adapt to climate change, how it will help address the issue of emissions, and how it will become more resilient in the face of rising fuel prices, peak oil, and issues associated with climate change and its disruptions. The West End is not*

an island within the city, but an integral part of creating a more green, sustainable, and just city for everyone.

- *More bike routes*
- *I am shocked having lived in a variety of N. Amer. Cities how cycling is not possible for anything but recreation (sea wall) in the west end & Vancouver. Esp. if you have children getting out on a bike is a big ordeal & very hard to do errands.*
- *Keep the pedestrians off the streets! Honestly – the Hornby bike lane does not work for me as a cyclist. The Burrard bridge cycling lane does.*
- *Bike lanes please*

Miscellaneous cycling comments

- *I feel cyclist should require a license so they know the rules of the road and help pay for bike lanes and road work*
- *cyclists should be tested and licensed - go revenue for city and go practice for the walkers and drivers they come into contact with (sometimes quite literally!)*
- *Bikes coming down Burrard from Burnaby to Pacific can be dangerous to pedestrians and cars(!) because they wait up the hill to gain speed before the hill on the bridge.*
- *I feel the "bike share" would be fantastic. I know Montreal operates with that system, and I feel that is so cool, energy efficient, and progressive.*
- *we need an east-west bike path between Robson and Davie connecting to Cambie Bridge.*
- *Bike share would put many more cycles on the road, making cycling more visible and safer for everyone*
- *Bike sharing is really really necessary - I would get rid of my car*
- *Vancouver needs a bike-share program*
- *Be nice if on bike maps showed the elevation as lots of hills in this city! Unlike lots of Europe that are really bike friendly cities (Amsterdam).*
- *All bike should require a license.*

Improvements needed for traffic control / flow

Better enforcement and other measures to make vehicular traffic safer

- *How about more police enforcement on traffic violations, I live on Comox Street and I see people making illegal traffic violations each and every day. I believe that the city is always saying that we don't have money for this and that, it could be a way of generating revenue.*
- *Enforcement of STOP signs (speed bumps). Better signage at small round-a-bouts. Replace flashing green light intersections with flashing amber (more universally understood) and replace stop sign with lights for secondary cross street.*
- *Increased enforcement - j-walking, auto driving violations, parking violations*
- *Hopefully more traffic circles and/or 4-way stops can be put in to help stop some speeding.*
- *We need to slow down the traffic, particularly Nelson street west of Denman - we need speed bumps.*

- *Nelson Street desperately needs traffic calming. It's a death trap.*
- *Too many motorists are idling their cars while checking e-mails, etc (need to police that as this is a no idle city).*
- *I'd like to see something done about drivers that block the intersections*
- *Denman Street needs to move more slowly. It is not a thoroughfare*
- *slow down the Denman, Davie and Robson bring speed limit down to 30km*
- *post more speed limit signs.*
- *calm Nelson st,*
- *Speed limits should be enforced on Nelson Street. There needs to be more stop signs so cars have to slow down when travelling on Nelson in the West End.*
- *I feel there is a need for greater traffic enforcement at the corner of Denman and Robson Sts.*
- *Broughton street that lead onto Harwood from Davie street needs a STOP sign at Harwood. Cars speed all the way to Cardero without having to stop. Very Dangerous*
- *Bridge traffic along Beach and Denman is too heavy and park speeds are not respected. Alternate route through downtown is required.*
- *I'm concerned that increased "density" will automatically bring More & More cars. I walk my kids to Lord Roberts every day & notice that a lot of drivers speed through alleyways & side streets to burn through the West -End. I do not feel comfortable letting my kids bike to school on these streets. The drivers are way to unpredictable & inconsiderate/ distracted.*
- *Control traffic*
- *Chilco St needs more traffic calming; drivers still do 50+KPH*
- *speeding through the neighbourhood. Using Nelson as a way to get from downtown to Denman to the bridge to North Van. The commuters don't respect our speed limits, safety concerns or stop signs.*
- *enforcement of traffic laws to ensure pedestrian safety at intersections*
- *Please have the City of Vancouver put up signs informing ALL drivers that pedestrians not just exist but also have the right of way.*
- *better visibility of street signages (ie, stop sign, 4 way stop.. etc)*
- *calm Thurlow speed down*
- *enforcement of existing traffic laws*
- *many drivers ignore stop signs*
- *Enforce traffic rules. Cars are often blocking the marked crosswalk when it says Walk! (A friend of mine was run over last year)*
- *During rush hours traffic police at major intersections would solve many grid locks & stop illegal driver actions*
- *Denman needs lower speed limit*
- *Bylaws enforced*
- *Traffic calmed streets need to be enforced. The calming circles are ineffective without the 4-way stop signs that were removed.*

- *Speed bumps on Beach Ave would help drivers stick to the 30km/hr limit.*
- *Yes how can we get thoughtless drivers from blocking intersections. Cardero and Georgia is a prime example. There are more and more handicap people (seniors) using scooters, walkers and canes to get around. They put their life in their hands trying to weave thru traffic. Even buses block the intersections*
- *I live next door to an elementary school and finally this year speed bumps were introduced which was a huge issue for us. I feel that all intersections should be 4 ways stops as people are far too careless in the West End. Cabs don't really stop, pedestrians just walk out, and drivers don't always pay attention as every other intersection is a stop sign.*
- *have traffic police at all major intersections to ensure cars and pedestrians obey signals*
- *Reduce the speed limits, fix the ineffective partial closure traffic calming, and put up stop signs at traffic circles. Drivers are still maniacs and don't recognize unmarked crosswalks (when do we get an education campaign on that?)*
- *distribute "rules of the road" as applicable to cars & cyclists. There's a little too much righteousness from both groups.*
- *enforcement of no vehicle entry signs*
- *too many cars speeding on Beach Ave (no ticketing)*
- *Speed limits in alleys need to be better enforced. Speed limit in all the West End needs to be lower. stricter enforcement of noise by-laws especially 2 cycle motors and motor cycles. More driver education of uncontrolled intersection and the rights of pedestrians. More enforcement of 30km speed limit on Beach Ave to discourage bridge traffic from Denman St.*
- *Intersections are dangerous; too many cars on the road that do not obey stop signs. This is a community with cats walking across the street.*
- *also traffic between Broughton-Denman on Davie. Now quite dangerous, no respect of speed limit or traffic lights.*
- *Increase the use of transit/traffic police to enforce traffic laws. Regular cops have better things to do. Also too costly.*
- *Cars/cyclists don't obey traffic signs or signals.*
- *I use Modo sometimes but rely on foot & transit. My children & spouse like to ride bikes but I see how hard it is for them. Very unsafe neighborhood for children - No bike safe areas. Speedy streets & dangerous neighborhood intersections. Why??*
- *Consider that a pedestrian overhead at an intersection can replace stop lights and lower the pollution density by keeping traffic flowing smoothly; less traffic stops.*

Traffic calming concerns

- *Roundabouts used for traffic calming are a nightmare - driver's just speed around them, and now they can't see pedestrians.*
- *The curved street-calming is dangerous for pedestrians and cyclists alike - this model doesn't work well and needs to be reviewed.*
- *I feel that some traffic calming measures are more of a hindrance than intended; specifically, many drivers are not familiar enough with roundabouts to negotiate them safely.*

- *instructions on how to use the traffic circles! So many people do not use them properly!*
- *People seem to handle round about poorly; perhaps change that back to 4-way stop?*
- *These little "traffic circles" in intersections are deadly. No one can figure out if they are proper roundabouts or just stop-signless intersections with a potted plant in the center!*
- *Traffic calming circles (roundabouts) Would like to see some signs or general education for drivers who has right of way instead of steady barrage of horn honking and foul language which occurs regularly at Nelson/Jervis*
- *No more speed bumps*

More cooperation between modes of transportation

- *"Yield to right signs" at round-about*
- *Drivers are simply needing to be more careful as we have so many people walking & cycling in our West End. I still see drivers out of control and not allowing pedestrians to make it across the streets. I'd hate for there to be accidents. I've seen a few take place.*
- *respect of car drivers*
- *Cars and bikes should both straighten up. Both are extremely dangerous..*
- *Bikers and pedestrians need to learn to co-exist with drivers.*
- *improve co-existence of people, bikes and cars*

Better traffic flow control and traffic restrictions

- *Every intersection bounded by Robson/Davie/Denman/Thurlow should be a 4 way stop*
- *restricting use of alley ways for cars. West End drivers treat them like streets*
- *turning lane on Denman going onto Robson, lots of honking as 2 lane on Denman becomes one lane at Robson. Everyday increased noise for neighbourhood , Keep whole length of Denman 2 lane*
- *Stop drivers using alleys as freeways.*
- *limit traffic on Denman St*
- *vehicle traffic flow/turning restrictions in the Pacific/Burrard area have been overdone to accommodate the new bike lanes. Some like the no right turn from Thurlow to Burrard make no sense; as does the removal of a turning lane from Pacific down on to Thurlow or the one-way restriction on Drake between Howe and Burrard. These need to be reviewed.*
- *Buses should have separate inside lane in order not to have to pull in and out of traffic*
- *easier access to Burrard going south from the West End*
- *Denman between Davie and Georgia during Rush hour. ZOO!*
- *With the current traffic pattern, it is getting really difficult to get to the North Shore - traffic backs up on Denman Street because Georgia Street is only accessible through the left lane. That needs to be changed - waiting 20-30 minutes to get from Denman and Davie to Denman and Robson is not good.*
- *Commuters transiting through the down town are hard pressed to move through easily. this leads to conflicts and frustrations.*

- *Bike lanes and lack of parking are causing greater traffic jams as people try to navigate through downtown as well driving around in circles looking for parking. The net effect is more green house gases.*
- *no parking on Robson, Denman, Davie either sides during the rush hours. 3-6 pm.*
- *Getting some of the congestion off of Denman would be nice...*
- *improved traffic flow*
- *Denman St. congestion is terrible*
- *restrict traffic from North/West Van using West End as a traffic corridor-Davie, Denman, Comox, Nelson*
- *disallowing left hand turns from Denman onto west Georgia would make our community a whole lot better. we shouldn't have to take the load for access to the north shore on such a mixed use street.*
- *Denman should not be a thoroughfare, to the North Shore, especially on weekends.*
- *Denman Street bus lanes east side/northbound parking should be restricted until 7:00 pm*
- *More left turn lanes and signals, reduce traffic congestion. We drive cars too you know!*
- *Actually transportation in the West End is quite good ... if only one could discourage the through car traffic on Denman St. it would be even better.*
- *The road system around Beach Avenue needs to be changed as it is often really hard for residents to return home if they've had to drive somewhere*
- *ease traffic flows such as re-instating Left Turn Bays on Pacific Ave, which were stupidly taken out around Olympics even though there is the space -- Davie Street and Pacific intersection is prime example where traffic is stalled even for buses making turns which slows everyone down and causes a lot of pollution by idling cars having to wait*
- *Divert through traffic from the West End. i.e. Denman, Davie, Broughton, Nelson, Robson. Make Beach avenue a HOV/BUS/TAXI only weekends to encourage pedestrian/bicycle promenade*
- *Davie needs to be a priority for emergency services such as snow removal.*
- *Back in the 80's some wise heads at City Hall decided to carve up the West End for the convenience of commuters. Thurlow was turned from a 2-way residential street into a racetrack. Beach Avenue is also a thundering racetrack. Denman on the other hand is usually at a standstill - clogged up with commuter traffic and we are expected to put up with this and breathe the poison they spew out. I am not the only one who avoids Denman so no Monday there. Commuting traffic should be where it belongs on the main arteries. not destroying a residential neighbourhood.*
- *The enjoyment of Stanley Park is compromised by a heavy volume of cars passing through it. Certain types of restrictions might reduce the situation. It was designated as an area to walk around in.*
- *Cars to North Shore control Denman. "Causeway" no help 3PM to 7PM. Car exhaust and noise.*
- *More restricted traffic access into the West End. (More pedestrian traffic, less vehicular traffic). More restriction of non-downtown/West End residents driving across bridges/access routes into the downtown area.*
- *Again - commuters should not get priority in a residential neighbourhood.*

- *During rush hour synchronize lights (traffic) getting traffic through quicker. Idling cars increase exhaust pollution.*
- *Locate new route for vehicles from Lions Gate Bridge driving down Denman/Beach to access Burrard St. Bridge*
- *East-West streets need protection from commuter/park traffic cutting through the neighbourhood.*
- *Need to reduce commuter traffic on east-west streets going from bridge to bridge or bridge to downtown.*
- *Open up Robson street at Court House*
- *Traffic cutting through the neighbourhood has to be kept off residential streets. Any traffic calming has to be planned with care and much community input.*
- *Denman horrible through street for Lions Gate Bridge*
- *Nelson Street is too Busy! So is Denman. It's used too much for cross bridge traffic. Cars use Georgia.*
- *Too many cars heading for the Lions Gate Bridge. Drive by Nicola & Barclay*
- *Too much traffic down Denman heading for bridge.*
- *Denman & Georgia horrible* #1 Longer crossing times for peds. #2 Always horn honking/vehicle confusion Dual lefts vs. through traffic #3 PM rush hour turn restriction Denman North of Georgia abused. #4 New pkg. meters installed Denman/Bayshore sit empty particularly evenings (why 10 pm not 6 pm) (Streets empty now – evenings not comfortable, buffer gone, wider road, higher speeds, no foot traffic) Too hard to cycle up Denman for shops & services.*
- *Traffic on Denman painful, slow and unsafe.*
- *Safer from through traffic. Permit areas in Coal Harbour (keep streets animated not empty)*

Improve vehicle conditions

- *cars are a reality. Make sure there is space for them*
- *don't even consider tearing down the Viaduct.*
- *Council seems to forget the number of people who live in the West End and the fact they need to get in and out of the area where they live. Stop making it so difficult for the people who live here.*
- *These options are not satisfactory - we need to be able to drive in and out of the downtown core at times and it has become very challenging. This is one of my most important priorities.*
- *make it easier to drive! Less blocked streets and make some places you can turn left!!!!*
- *Although Vision, WEMAC and WERA would like to eliminate driving in the West End. I use my car to transport my 89 year old mother, my partner uses a vehicle for transporting sculpting materials to Capilano University. I am deeply concerned about the safety of people including workers (women) who have to arrive home late at night and want to use a car - not bike or walk and cannot afford a taxi. Their view does not take these issues into account. They are narrowly focused which is why we need a plan for the West End - to find a solution that works for everyone.*

Reduce car traffic

- *There should be a gradual reduction in the access to the West End by cars (and pickups, SUVs, etc.)*
- *close the area to cars more often, more street parties*
- *streets like Granville and Robson shut down more often to driving traffic*
- *make Denman from Davie to Robson car free*
- *Car free zones would be nice like in Europe.*
- *Anything that encourages fewer cars is good*
- *Reduce reliance on autos*
- *Too much traffic on Denman street.*
- *less priority given to motor vehicles, more priority to bicycles and pedestrians*
- *Too many cars*
- *Vehicle traffic should cease in Downtown Vancouver and institute a congestion charge, i.e. the London congestion charge. The London congestion charge is a fee for motorists travelling within the Congestion Charge Zone (CCZ), a traffic area in London. The charge aims to reduce congestion, and raise investment funds for London's transport system. The zone was introduced in central London on 17 February 2003, and extended into parts of west London on 19 February 2007. Though not the first scheme of its kind in the United Kingdom, it was the largest when introduced, and it remains one of the largest in the world. Several cities around the world have referenced London's congestion charge when considering their own schemes.*
- *Discourage car ownership*
- *The focus for this city should be public transit, walking and cycling. The automobile has been catered to for far too long.*
- *more car free days*
- *Allow less traffic in downtown core*
- *Most residents do not own a car yet the automobile is given priority over other modes of transit. Major initiatives are required to give priority to walking, cycling and public transit especially if Vancouver is serious about being the greenest city in 2020. The pedestrianization of Robson, Davie and especially Denman would be a useful start.*
- *West End residents should be discouraged from owning cars. Ideally, the neighbourhood should have a plan to be as car-free as possible.*
- *The West End should have a plan to be as car-free as possible in the future.*
- *To decrease automobile use in downtown Vancouver (and the lack of parking), do what Rome, Italy is doing - only allow cars that have licenses ending in an odd or even number to enter downtown on alternate days. Rome has less congestion and less pollution overall as a result of this progressive measure to reduce traffic.*
- *I don't think West End streets should be used for commuter traffic*
- *Make Davie, Denman, Robson car free 9am -sunset!*
- *Minimize motor vehicles*

- *the traffic corridors for leaving the West End are adequate, and there is no actual need for anyone to drive on the peninsula at all, other than the Georgia corridor heading to the north shore.*
- *Fewer cars in the West End and in Vancouver in general should be encouraged. Bike share, car share, public transit should be encouraged. There should be disincentives to drive downtown (i think London, England has a program for this).*
- *Living close to Denman street, I think it is a shame that it is such a through way for North Shore traffic. There is so much traffic and bumper to bumper. I would love to see it redirected.*
- *Liveability would be far greater if the auto was not given priority over other modes of transportation. Denman St. should be pedestrianized on a pilot basis for other streets.*
- *Less car centric, more human centric. For example: Why do we still have these highway style turns? It increases crossing distance for pedestrians AND it has cars make turns much faster. Bring the sidewalk out, make it 90 degrees and force cars to slow down when trying to turn.*
- *need more incentives to get people out of cars and walking/cycling, we hate cars!*
- *through traffic is too heavy*
- *We already have too much traffic.*
- *The west end is over-used by cars. Many streets have become shortcuts or attempted shortcuts – to Lions Gate Bridge and other areas of the city. Where cars presently dominate the side streets, public transport cannot go. I think the public transport is very very good place the west end. But it is at times ? by extremely dense traffic sharing the same traffic lanes; parking in bus zones and being disregarded of buses.*
- *The traffic on Denman is often crawling along, bumper to bumper, and spewing exhaust into the air. The noise is incessant. The speeding commuters in the morning going south make it a dangerous journey for a walker to cross the street. The commuters going north in the evening are often sitting idling in the middle of the intersections. Denman could be, and should be, with its restaurants and shops, a charming asset to our West End beachside community. Instead it is a major thoroughfare, with lots of congestion from cars and hordes of pedestrians. A deadly accident waiting to happen.*

Improvements needed for pedestrians

Safety considerations

- *walking should always be protected from cyclists speeding buses and cars*
- *safer intersections! - Alberni and Broughton - please add a cross walk*
- *More pedestrian crossings painted in - some cars ignore pedestrians in intersections (e.g. Barclay and Nicola, Nelson and Nicola).*
- *The cross walk at Burnaby Street & Beach Ave needs work. I run 5 days a week on the seawall and cross there every time and nearly get hit by a car a least once a week.*
- *Foliage in traffic circles should never be tall enough to obscure the visibility of pedestrians or children*
- *restrictions on scooter chairs use of sidewalks..slow down!*
- *stoplights changing too fast for pedestrians to make it across the road*

- *We have to protect our Seniors and special needs people in the community. I often see vehicles honking and not being patient for someone who needs time to cross the street. I think we should look at ways to hold that "walk" light a bit longer in busy areas. Create a safe zone! I wish people could be more helpful to those who need help.*
- *Some racing electric wheelchair users are a menace on the sidewalk.*
- *Make sidewalks safer...stop bike riding on sidewalks*
- *Zigzag road stripes & flashing overhead lights advance warning for crosswalks.*
- *Not enough priority + safety for pedestrians on Denman - seniors at risk*
- *more pedestrian controlled intersections & painted crosswalks at corners across busy streets (Davie, Denman, Robson, Beach/Pacific in particular)*
- *We need to make the sidewalks safer for those of us who walk - not ride or roll or blade - on sidewalks*
- *Because so many people use electric scooters, (disabled scooters) sidewalks are actually dangerous for pedestrians on some streets. Bikes riding on the sidewalks contribute to this problem as do store advertising boards along Denman Street.*
- *It would be nice if there were some improvements for pedestrians: like sidewalk lighting, more controlled crosswalks, enforcement of the bylaws that already exist about cycling on sidewalks, etc.*
- *very hard to see pedestrians at the roundabouts where trees and high bushes have been planted - they look lovely, but block vision - also as there are more and more bicycles, enforcement regarding their infractions such as riding on the sidewalks and not stopping at lights or stop signs must be increased,*
- *Pedestrian friendly intersections have been overshadowed by bike friendly ones - with pedestrians forced to cross roadways.*
- *Get rid of the ridiculous and dangerous traffic lights at cross walks where the lights only show in one direction i.e., the cross street has no light visible and the crossing car traffic is never sure what is going on*
- *Re: safer for pedestrians - lighting*
- *all Denman intersections need at least flashing crosswalk lights.*
- *safer crosswalks, police attention to not stopping at Xwalk, passing on right there, etc....maybe an ICBC project to identify problems there and violators for ticketing*
- *electric wheelchairs on sidewalks should not go faster than walking speed !*
- *More responsive pedestrian lights - ironically, some of the new bike lanes make pedestrian crossing more hazardous*
- *enforce/educate lower speeds for motorized scooters of sidewalks.*
- *Need more separation of cars and pedestrians*
- *For safer intersections, we should have no right-turns for cars when pedestrians are present and scrap the priority turn signals for cars (e.g. Hornby and Smithe is too dangerous for pedestrians and Thurlow and Georgia as well).*
- *The bike route along Haro Street is a good idea, but the cut-off at Cardero is a danger for pedestrians. The former design was better because it included a path for pedestrians.*
- *To have safer intersections, the city should try 4-way stops for the vehicles to allow pedestrians to cross at each corner and kitty-corner. The cars will have to wait a couple*

of minutes, but no people will be injured or killed. These intersections can be found in New York City and Concord, New Hampshire and they work quite well to ensure pedestrian safety.

- *clearer pedestrian cross walks*
- *seniors and disabled need longer walk lights at Georgia and Cardero Sts*
- *Congested cycling is dangerous for pedestrians*
- *Crosswalks should be changed to street lights*
- *crosswalks must be safer -- Denman & Pendrell!!!, crossing Beach in front of "maze" statues (should keep these).*
- *Too much jay walking*
- *A pedestrian crosswalk clearly marked but with no lights is urgently needed at Thurlow and Barclay. Residents risk their lives every day trying to get across Thurlow.*
- *Drivers not watching when turning at intersections for pedestrians. People on scooters driving like cars too fast - keeping to centre of sidewalks. Pedestrians low priority.*
- *Slowing down motorized scooters (handicapped), no bikes on sidewalks. Longer lights in intersections for seniors.*

Improve pedestrian behaviour

- *The West End needs to be safer for drivers -- pedestrians here are the worst in the city, including tourists. Too much to see to notice cars, which do, incidentally, drive on the road. The children looks both ways, while their parents drag them blindly across the street. Lots of blind corners too.*
- *I'd like to just say that the "safer for pedestrians" point has come up a couple times in this survey. I don't think it's a matter of making it safer for them, but pedestrians not being too bold. That would help. I walk all the time. I also drive. I don't drive on Davie because the people for some reason like to dart across the road without looking. Or walk into the street texting. This has nothing to do with "Making it safer" for them. This is just people assuming because they have the "right of way" that they get to win the arguments. But the fact is, human vs. car... car wins. Doesn't matter who is supposed to be right, you get hit by a car you get way more hurt. Stop being so arrogant. So maybe we should educate pedestrians instead of just adding lights or "safety" precautions against drivers. Just my own opinion though. But my Mom taught me to look both ways and not take on a vehicle in a game of chicken. And she is one smart lady.*
- *too much spend on bicycle routes and amenities without making bikers follow the law or be ticketed, spend the money on making, and bring back Elmer the Safety Elephant particularly for the Korean exchange students who insist on walking on the road at night instead of the sidewalk and whose who do not as pedestrians even stop to see if there are cars coming or turning and feel they have no responsibility at intersections.*

Sidewalk improvements

- *I clicked 'wider sidewalks' above, but really all that is needed is to unclutter the existing sidewalks by banning business signs from the sidewalk and perhaps allowing them overhead or on the streets.*
- *Many sidewalks need upgrades and improvements.*
- *I'm pretty happy with the transportation in the West End. My only complaint is that the sidewalks on Denman are too narrow for the traffic.*

- *What is the meaning of "pedestrian friendly"? -- Pedestrian accessibility should not be hindered by business signs.*
- *wider sidewalks on commercial streets*
- *Widen sidewalks*
- *sidewalks should be cleared of patios etc in busy areas*
- *remove signs on sidewalks*
- *Post guidelines for pedestrian traffic to walk on the right side of sidewalks, slower walkers keep to the right etc.*
- *I would like to say 'walkability' was a top reason but the proliferation of business signs interferes drastically with walkability*
- *sidewalks on my street a quite uneven - a safety issue*
- *The sidewalks are so cluttered with too many obstacles, sandwich signs, bike racks, bus shelters, garbage cans, pan handlers*
- *sidewalks in decent repair - walkable without danger*
- *yes. do not allow hedges to overgrow sidewalks and impede walkers. ie SE corner of Comox and Guilford. There is a prickly hedge that keeps people from going down the sidewalk.*
- *More attention needed for seniors, people on scooters, clearing of sidewalk & corners snow for seniors, protection of shaded walking routes*
- *better bike lockups on wider streets so people can walk more easily. Wider sidewalks will allow 3 people to walk abreast, 2 one way and 1 from other direction.*
- *Some side street sidewalks not wide enough i.e.: All sides of Morton Park (Davie/Denman/Beach).*
- *We need safer sidewalks. Too many people are tripping and falling, especially at corners where the street pavement has wide, hidden grooves to catch your foot. Many of the ramps for wheelchairs and strollers have huge gaps and cracks that have never been fixed.*
- *some sidewalks on side streets need upgrading/repair*
- *Wider sidewalks!*
- *There is way too much junk on sidewalks: signs, masses of tables, grossly oversized transit shelters.*
- *Wider sidewalks on Robson, Davie, Denman would be great, but good luck with that.*
- *make property owners trim hedges that occupy sidewalks so that we have room to walk - Gilford at Comox is especially bad. I couldn't push a wheelchair down the sidewalk due to a prickly overgrown hedge.*
- *We need cleaner sidewalks. The old style sidewalks on Davie masked the gum on pavement well. The new paving accentuate dirt and gum on our sidewalks.*
- *sidewalk paving repairs often needed*
- *encroachments on sidewalks, greenery or signage*
- *Taking away off-street parking and widening sidewalks (especially along Denman) would be greatly appreciated.*

- *wider sidewalks for strollers, wheelchairs and pedestrian. remove bicycles from side walk and bike park on side streets, not on main streets like Robson, Denman and Davie.*
- *Wider sidewalks*
- *If the sidewalks were wider, it would be safer for pedestrians because so many of us walk on sidewalks now that are too narrow to accommodate us all safely and comfortably.*
- *sidewalks need to wider*
- *I'm concerned about the amount of overgrown shrubbery that blocks sidewalks in the West End and in downtown Vancouver. It makes it difficult (especially with umbrellas) for pedestrians.*
- *Patios are nice, but they are encroaching on they already too small sidewalks... this needs to be fixed!*
- *with our current narrow sidewalks, tent signs should be completely banned and bus shelters should be repositioned closer to the the curb and bus stop and the advertising panels should be angled to create less of a barrier to pedestrians*
- *The sidewalks are ridiculously narrow (I saw 1907 inscribed somewhere) and cluttered up with bike racks, sandwich boards, newspaper boxes, tables and chairs and their occupants with stretched out legs. Hazards galore!*
- *On many sidewalks that were built in the 50's - 60's and the population was much less they cannot handle the present day use. We now have scooters, extended sidewalk patios, sandwich boards, wheelchair and walker people & in-line skaters, buses & bike racks, dogs on leashes with owner on one side of the sidewalk and dog on the other. Where are we to walk? Maybe its time to think of closing some streets and give some room to the people.*
- *Too many signs, eating areas on sidewalk. With the huge strollers, walkers, huge scooters, walking space can be very limited.*
- *There are too many obstacles on sidewalks, sandwich boards, cafe tables and chairs, newspaper boxes, etc.*
- *Wider sidewalks to accommodate strollers and scooters*
- *Wider sidewalks would be safer with so many mobile devices.*
- *Better repaired sidewalks.*
- *More outside but not blocking sidewalk need more tourist booths. I am always helping lost tourist on Davie, Denman and lower Robson*
- *The streets are clean, thanks to the street cleaners I hear at 3:30am some mornings. The sidewalks, however, are filthy. A litter law with a stiff fine would be a big help. In addition, there are often bicyclists riding down the middle of a crowded sidewalk.*

Miscellaneous pedestrian comments

- *Alley are often pedestrian corridors, yet the City treats them as exclusively for trash while all other uses are crammed into a single route.. Why does trash get its own road?*
- *More pedestrian only zones (sections of Davie, Denman, etc.)*
- *Pedestrians should be the priority in this area, some streets could be completely pedestrianized*

- *The West End is a walkable neighbourhood, but it is far from being pedestrian friendly. Back alleys are another concern, especially where they meet sidewalks-- they are used as primary roadways in this neighbourhood and should be signed and calmed as such.*
- *Put more trash cans at the stops bigger than a sill 5 gallon bucket and empty more often.*
- *Walking, walking, walking.*
- *Need pedestrian zones, too much emphasize on biking, Pedestrian are the most environment friendly group.*
- *To make matters worse is that, unlike in other cities where it rains a lot (eg. Auckland, NZ), there is minimal allowance in Vancouver's Building Code to allow for generous awnings over the sidewalk outside of shops so West End residents who walk anywhere around Downtown or Davie or Robson Streets get wet!*
- *Its the West End I can walk*
- *I wrote wider sidewalks so this would allow for patio dining by some restaurants*
- *Make some streets/lanes pedestrian only.*
- *more pedestrian only areas*
- *Sidewalks have been widened*

Parking improvements

Parking is too restrictive

- *The cost of parking and transport is keeping me from socializing. I feel trapped, I am lonely. Did no one think of this when they raised parking time to 10PM? I can't afford to visit friends in the evening anymore.*
- *There needs to be more parking options for residents of the West End who occasionally rent cars and vie for spots with those visiting the area restaurants and beaches*
- *Parking: for families when they visit.*
- *more non-resident parking during the evening*
- *The parking is too expensive, too rare, and too late for visitors.*
- *Although we do not use our car frequently in the West End, the parking is very restricted for visitors to the area.*
- *The visitor parking system needs much improvement - very difficult for guests.*
- *Friends from out of the community don't like to visit as there is nowhere to park.*
- *A lot of former permit parking spots have become meters that are under utilized thereby increasing the demands on permit spots..*
- *I would also like to suggest a better plan for resident visitor parking passes for the West End -- something like downtown Calgary has, that is simple, rather than the complicated and expensive system here. I don't want traffic to increase, just to make it easier for my guests.*
- *There is a lack of free parking for residents that cant afford permit parking. We need more free parking spaces and the cost of meter parking is ridiculous.*
- *Residents without cars should be able to get parking passes, rather than having to rely on expensive temporary passes.*

- *We don't have enough parking for friends etc.*
- *West End permit parking spaces that are available (not occupied) are becoming frequently more difficult to find.*
- *It's difficult to have visitors to the West End as there is nowhere for them to park.*
- *More visitor parking*
- *Permit Parking is not sufficient*
- *Need more bike racks and dedicated motorcycle parking.*
- *bike parking and motorcycle parking*
- *Parking is too expensive and not easily available. It is important to promote easy access to and within the West End, otherwise it may become a place for only the tourists, daytime workers and temporary living. There are less and less long time resident in the West End, this is not sustainable*
- *Need more parking for residents, visitors and trades*
- *More affordable parking important. Other transport modes not always realistic.*
- *I'd like to see more West End parking permit spots - the number of parkers has steadily increased over the last five years.*
- *there needs to be more 2 hour parking for visitors. and every summer when there's construction all 2 hour parking is taken away. friends and colleagues are unable to find parking (sometimes circling for half an hour before giving up and leaving)*
- *Its a pedestrian area but with no parking for service people or visitors which makes it difficult to live here.*
- *The residential parking permit spaces should be opened up for visitor parking during weekday work hours. Most of these spots are empty all day while the residents are working and could be utilized by people visiting during regular working hours (9 to 5).*
- *I am disabled and when I need deliveries now that the bike lane is in front of our building some places won't deliver because no where to park and tickets are to high and unfairly given out*
- *It is extremely difficult for friends who come to the West End to visit to find an affordable place to park*
- *As a resident, parking is a huge issue. There is not enough space allocated for permit parking in general.*
- *Visitor parking should more available in West End*
- *parking for guests without West End permits is an issue*
- *more street parking for residents*
- *Tourists from the lower mainland can't afford to bus a whole family to the beach. Parking is essential and the West End is lacking*
- *I rarely get visitors because of the lack of parking. I usually travel to my friends' homes outside the downtown core instead*
- *lacks in parking spaces and community services*
- *no parking for my friends or family when they visit*
- *The reason I leave the West End to shop is due to lack of parking.*

- *A need for Visitor Parking so family and friends can visit and not feel concerned about their car.*
- *Permit parking for residents of the West End works well but friends who visit always complain about the lack of parking in the area*
- *Commercial needs parking, friends visiting for dinner need to park. Put parking meters back to 8 PM, it's drastically changed my life for the worse.*
- *I don't drive but I must have a parking available at all times for friends who visit me regularly.*
- *Parking is not a “transportation mode”. Nevertheless expect a backlash in your attempts to eliminate parking. I will be among them.*
- *Existing permit parking system needs work. Provide more 2 hours spaces. Require those with on-site parking to use it. E.g. by charging more for permit parking when an on-site alternative is available.*
- *No parking meters on residential streets!*
- *Parking has always been very tight in the West End for residents. Permit parking is important and must be maintained.*
- *no parking for the “small” business*

Street parking should be more restrictive

- *Parking important as well - we need to charge far more for on-street parking; increase 1- and 2-hour parking areas.*
- *Charge for street parking - too many people using street for vehicle storage when they could use own buildings*
- *residential parking permits should cost way more - encourage people to use the garages in their building so curb spaces can be available for visitors.*
- *Need to decrease parking on streets and in buildings to encourage use of transit and cycling.*
- *On street parking on streets like Robson should be move to parking garages and the space given to pedestrians and cafes*
- *using parking price as method of road pricing to support sustained transportation modal shift*
- *Keep permit parking*
- *More enforcement in permit parking areas*
- *On street parking is limited and must be protected with permit parking which is enforced.*
- *No parking on Denman, Davie & Robson from 6 am to 9 pm.*

Create more parking options

- *There are needs re cars. Perhaps a co-op parking would help resolve some of the issues.*
- *allow parking on both side of some streets*
- *more parking for residents. On both side of some streets*
- *Designated on-street scooter/motorcycle parking*

- *Parking could be found in parkades/ loading zones/ alleys - perhaps mixed-use arrangements (e.g. public after 6)?*
- *My concern is about increasing pressure (from near high-rise construction) on permit parking (Already in short supply). Developers should provide adequate underground parking for all units in their building. The surplus can be rented out. Otherwise it will soon become impossible for those of us whose buildings lack underground parking. Otherwise I am happy with transportation as currently maintained.*

Miscellaneous parking improvements

- *outside of parking, the transportation options in the West End are superb.*
- *Greater distinction between City of Van parking areas and Personal Property. I've been towed in the West End for parking in an area that was deemed private property despite a sign from City of Vancouver saying permitted parking was available. Whether a car needs to be behind or in front of a pole is not clear at all and residents and tourists are learning the hard way by being towed and paying the price.*
- *Cars park so close to intersections that visibility of traffic on cross streets is low; perhaps parked vehicle height restrictions within 20' of an intersection would help.*
- *lowered parking standards. the West End is highly walkable and has access to good transit - parking standards should be extremely low in new buildings.*
- *discourage 1:1 parking stalls in new developments*
- *increase parking enforcement for the resident only parking areas.*
- *What is meant by Car Co-op Parking?*
- *I think more should be done to inform people how to park efficiently. Almost without exception, the last car and the first car are parked with up to a half car length over what is required. Perhaps ticketing would ensure people park properly at both ends. At the very least, reminder tickets. We lose a lot of parking spaces due to this lack of attention.*
- *too many non-residents in res parking*
- *Parking enforcer need to check residential street parking more often. About the 2hr free street parking: a) it indicates that the signage is effective from Mon-Sat, yet people got ticketed on Sunday - can that be clarified? b) can valid residential permit holders be exempted from the 2hr limit?*
- *Permit Parking areas are no longer well marked and sometimes confusing in back alleys especially*
- *More enforcement in permit areas*
- *Secure parking is essential; cameras can record crime, not prevent it; if you cannot protect the bike racks they become redundant.*
- *I feel privileged to have a parking permit in the west end and a very good bus service with exceptionally friendly bus drivers.*

Miscellaneous transportation comments

- *Also, pity the tourist trying to buy gas (or even the suburban folks coming downtown for an event). For those poorly served by transit in their own communities, they are really screwed if they don't gas up in advance.*

- *Keep costs to taxpayers down. Ensure that green initiatives (bike lanes) do not cause the adjoining neighbourhoods from becoming increasingly polluted.*
- *The West End is well-served by transportation options.*
- *Increasing use of residential streets by commercial vehicles to avoid congested arterials.*
- *I need my car for work but your survey doesn't allow me to indicate that*
- *more car coop vehicles in my neighbourhood*
- *Be the first city to close a road permanently and rip up the concrete.*
- *Denman can't cope with sidewalk signs, pedestrians, strollers, seniors', scooters, bladders, joggers etc.*
- *The West End is so compact that it's pretty easy to get around.*
- *The modes of transport I use (walk, bike) are fine the way they are.*
- *To get around in the West End I do not need a car (as per Question 1), however in my line of work I require tools/equipment and the ability to transport it consequently require a vehicle.*
- *West End roads are in dreadful condition*
- *Ironically, the seawall is one of the most dangerous areas for cycling and walking. Highly populated yet virtually unpatrolled.*
- *Don't waste our tax dollars on a greenway along Comox*
- *good to see the intersection lights at Bidwell and Davie*
- *It's apparent from the narrow perspective of your committee that you overlooked the transportation needs of the disabled and the elderly.*
- *I do, in part, believe there is a mandate for pretty much all of the above options.*
- *Busy street (i.e. Thurlow) than run through the West End are still extremely dangerous, especially at cross streets that are uncontrolled (i.e. Thurlow and Burnaby). In a future of filled with the need to lower GHG emissions and increasing fuel prices/peak oil, the city needs to prioritize not just what we need now, but what we will need in the future. This means walking, cycling, and transit. Peak oil and climate change are the definitive issues of our time and if we did clearly state that in any plan we have made a serious and destructive error.*
- *West End bus and cycle routes do not actually connect with the city - Burrard and the grid seam may as well be a wall.*
- *many streets & sidewalks need refurbishing*
- *fix the streets. Cardero between Georgia and Robson. also Comox between Burrard and Thurlow.(this is disgraceful for a street serving St. Paul's hospital*
- *Motorists should have some rights.*
- *Have noted with dismay a great increase in heavy truck/tractor-trailer traffic in the West end in the past two or three years.*
- *The above are not all transportation modes so difficult to answer question.*
- *I walk in the West End but I need my car for my job. Transportation in and out of the West End is brutal.*
- *Traffic/people/bikes/cars congestion on streets (e.g. Denman, Beach & Pacific)*
- *Takes much research and planning to do well.*

- *I feel we are keeping abreast of these needs*
- *All are fine*
- *None of the above*
- *In the summer, the west end, particularly Denman Street has many forms of transport competing for use. Most worrying is the cycling on the pedestrian sidewalks by visitors afraid of traffic and by Vancouver cyclists in a hurry. The buses do their best in an increasingly difficult situation.*

Housing priorities

Don't lose the character of the West End

- *Maintain current neighbourhood feel of the West End and prevent destruction of older buildings in favour of high-rises*
- *Maintain the aesthetic character of the neighbourhood regardless of type of housing...*
- *There are plenty of rental units in the West End - just look at the 'for rent' signs everywhere! Perhaps renovating some existing buildings would improve quality of rental units or condos. But please don't build any more buildings higher than the current four storey limit!!! We don't need another Yaletown or Coal Harbour.*
- *the West End is dense enough and needs to preserve the plan put in place many years ago*
- *Stop building up! Keep skyline low for light and views.*
- *The West End does not need any more people living here*
- *don't tear down our churches, no more high rises - density already too high*
- *Love the density, but wonder when it's too much.*
- *keep form at a safe, compatible and human scale*
- *I'd like to see an increase in the use of the available space as in buildings and areas more so than the destruction of older buildings that give this area it's unique character strength both in aesthetic and in the people that live and work here instead of just making more high rise buildings and increased traffic and downtown influence.*
- *I do not believe we can increase any housing in the West End without looking at how more buildings will destroy the neighbourhood, both the look and feel, as well as more people and more vehicles but no room for them.*
- *Heritage homes should not be kept if they are going to have a multi story tower built on the same lot - poor aesthetics*
- *keep the few houses remaining*
- *The West End does need more available rentals, but I believe this can be achieved without building huge towers like the one that is proposed on the corner of Broughton and Comox streets and other areas in the West End. It is so important to preserve what we have here and not turn the West End into another Yaletown with the huge buildings with little curbside appeal and almost no trees and grass- too much concrete. I would like to see a real plan set in place instead of developers coming in and putting up these huge high-rises without any thought to the neighbourhoods that must live beside the finished product. We, who live in the West End, wish to have our voices heard and to be consulted in this process because this is where we live, our beloved home.*

- *Housing in West-End is fine. We don't need 20 storey buildings and we don't need to turn the west-end into Yaletown. Concrete will kill the west-end culture and spirit*
- *most of my time in the West End (10 years) has been as a renter. I have NEVER had a problem finding good quality rentals in my budget. The West End should be maintained before it becomes another Yaletown or Coal Harbour. it would be nice to see this area maintained much like San Francisco has maintained part of their city from large high-rise rentals.*
- *Prevent Yaletownization of the West End, too much housing, too much blocked sky, too few trees*
- *Don't let the West End become another Yaletown*
- *What is great about the West End is the diversity and the history of the area. As you cannot stop development of new high rises (I work in the industry) allowances do need to be made for the people who already live in the area. I rent and there are people who have been renters in my building for 15+ years. As Vancouver is one of the least affordable places to live nationally, new home development only narrows the community diversity. Priorities need to be made for families and lower income persons. The whole of the downtown core simply cannot be made up of investors and high end consumers.*
- *The West End should be a protected neighbourhood. You don't build world class cities by destroying the best parts of them*
- *The West End is an awesome place to live. Let's not ruin the unique character of this area through ad hoc rezoning decisions*
- *The West End is a unique community that needs to be protected in order to survive. Increasing density and building height is not the answer.*
- *Please keep all glass & steel towers out of the West End.*
- *We do not need more accommodation. We need more amenities for the people who live here*

Renoviction is a significant problem

- *The "renovation to evict" loophole needs to be closed - it is an embarrassment for the city and a worry for all renters.*
- *support better options than renovictions*
- *Protect renters from 'renovictions'*
- *Most worried about the amount of renovictions that are occurring in the West End.*
- *protecting tenants against "renovictions"*
- *Stop renovictions!*
- *I am concerned about the number of 'renovictions' that have taken place in the West End. I hope the City is able to take a more firm stance against unscrupulous landlords like Hollyburn Properties and Gordon Nelson Inc. in the future.*
- *Tenants need better protection. Rented homes are homes too! The Residential Tenancy regulations needs to be less landlord-centric and be geared more toward protecting long-term tenants from the increasing trend (especially in the West End) toward "renovictions" and renovations that are cosmetic (e.g. stainless-steel appliances) that lead to \$400 increases in monthly rent.*
- *Stop renovictions - embarrass provincial government to change RTA*

- *I am very concerned about the "renovictions" and lack of affordable housing, particularly for seniors and families. To me, it is practically criminal to see a senior have to leave their friends and support network because they can no longer afford their living spaces. Although difficult to quantify, I theorize the toll of stress, etc. on displaced seniors/families, ends up translating into more call on other services (health care, etc.) and in the end quite a cost to the community as a whole.*
- *Our owner has already evicted 3 suites for bogus renovations (not necessary, only to increase rents) and will do more...*
- *I have already been evicted from my building at 1075 Burnaby Street (at Thurlow) a year ago, being told that I would have first dibs to move back into the building once it was renovated, 6 months later. They never renovated, and only painted the outside of the building, then moved in other tenants. The reason we all agreed to move out, is because we knew it would not pass inspections and was dangerous (plumbing and electrical). This building would never pass an inspection.*
- *I have been evicted once from a building that was renovated and I don't feel confident that it won't happen again.*
- *Protect renters from greed-motivated evictions*
- *Renovations are a problem and need immediate attention*
- *Renovictions disconcerting, was much more affordable 10 years ago. If I had to move now, couldn't afford to stay in West End. Only remain because I've been in the same building 8 of the 10 years I've lived here. My rent would jump \$300-400/mo. if I had to move.*
- *Although I own my residence, I am very concerned about the rental market and the "renovictions" that are happening - we need our renters and all types of individuals/families/ages in the West End! Renters must be protected and affordable rentals must continue to be available. IMO, this will not be achieved via more high rises and token "affordable" suites, but through carrot and stick initiatives - rewards for buildings/owners that support affordability (the carrot), assessments against owners who treat their renters poorly (the stick). I don't want to see the West End end up looking like Yaletown - glass/steel canyons of high-rises.*
- *Need to address the renovictions. Increasing the high end rental stock could help with this, but that's too risky to count on.*
- *Decrease renovictions and unfair rent Increases!*
- *West End is becoming less affordable and I know many who are being stretched by the \$\$\$ for the rent - also the lack of protection for renters - renovictions - is a disgrace . Part of the vibrancy of the West End is the rental population.*
- *Developers and real estate industry seem to have targeted West End as next area to "gentrify", leading to rash of renovictions (Gordon Nelson, Hollyburn, etc.).*

Renter protection is needed

- *Rental Control! I see big corporations evicting tenants stating they have to renovate, just to simply put in a new coat of paint, and then raising the rents enormously. I've lived in Vancouver all my life, so how fair is that? I feel long time tenants are not respected but being pushed out. I fear I'll have to leave. Something has to be done about this. It's time to step up and support our community, especially for our seniors and special needs people. I love my city, but I don't love how tenants are being treated. Act now!*

- *Limits on rent increases*
- *Rent control to protect from greedy developers*
- *Yes, ensure rental properties remain affordable*
- *There is no protection for renters. Salaries are not matching rental prices.*
- *Maintain rent control.*
- *Rent control needs to be implemented and really seriously enforced, as rent rate jumps are out of control in most West End buildings.*
- *More protection for renters.*
- *Montreal has rent control laws, Vancouver should implement something similar to encourage those who work downtown to live downtown. Downtown rents are so high it forces many people out into the suburbs. This has many problems associated with it - quality of life issues, commuting problems with a transit system not capable of handling increased passenger load, pollution resulting from driving into downtown for work etc*
- *Affordable housing is suffering due to greed of landlords, etc. Greed supercedes the needs of citizens and one day they will find their properties are tenantless because the government kills with taxes and low services and are incapable of keeping up with their greedy demands.*
- *RTB's processes and guidelines and regulations must be revamped in order to protect its renters. West End should be kept its utmost integrity as a great community at all cost especially against ridiculous expensive renting.*
- *strong rent control!*
- *I found that the residential tenancy board was useless; totally in favour of landlords. I am a responsible person who had a legitimate complaint and was rudely dismissed after investing much time and some expenses. Too much effort to fight it.*
- *We need to start rent controlling apartments of the West End will become a ghost town because no one can afford to live there.*
- *greater protection for renters*
- *Somehow get landlords to stop increasing rent so drastically when people move out. Increases for new tenants are ridiculous.*
- *Lower rent , landlords must stop gouging*
- *Personally I would like to see rent controls and more affordable rent, along with more rental properties. What I don't wish to see is a bunch of high rise condo buildings that only the wealthy can afford or that are being bought up by the mainland Chinese. The West End is a place that should be affordable for everyone to live and enjoy, not just for those with money. We are not to be an exclusive address!*
- *Rent control! Reinforce renters' rights.*
- *rents are too high now--we need rent controls!!!*
- *Renters' rights need to be strengthened.*
- *Rent legislation must change to protect renters from greedy landlords*
- *price control...supervision of slum lords*
- *Rent controls and mandatory social housing*
- *Rents at say \$2000 per month should be allowed an annual increase below the general annual percentage increase allowed*

- *affordable rent is a must have. Rental price regulations.*
- *annual allowable rent increase should reduce by half*
- *Priority one: stabilize rents, presently they are far too high and far too easily raised per year.*
- *Rent control is needed to stop sky rocketing rents*
- *better access to rental ombudsman services to help with negligent landlord issues*
- *rent control! Keep companies like Hollyburn from evicting and increasing the rent exponentially.*
- *rental control is very much needed*
- *Keep rent controls and get rid of the Liberals' housing loopholes*
- *Yes, the outrageous loss of seniors to the West End due to rent gouging.*
- *Long term residents are being bullied into vacating their homes so landlords can raise rents. Rent control for long term residents needs to be implemented*
- *need a tenant association*
- *Rent controlled by the city*
- *Rents need to be more reasonable - limits on rent increases and more laws protecting renters need to be enacted - the Rentalsman office ought to be restored*
- *Tenants need more protection. in rents, required repairs and reasonable renovations - timelines, inconveniences, increases, evictions etc.*
- *Crack down on bad building management*
- *The Province has made tenancy protection so weak, the City should intervene to help tenants in distress against ruthless landlords.*
- *rent control!*
- *stringent rules against rent hikes*
- *We need rent controls and legal recourse for renters*
- *Housing controls and greedy landlords are a huge problem*
- *Too many rich people, I hate Hollyburn and what they do to long-term residents - I would love to see companies with no morals facing stiffer penalties (though I realize this isn't a city concern).*
- *Rent control, building owners who evict long term tenants in order to increase rents.*
- *Renters need an association to be equal to owners on political situations*
- *Hollyburn is getting too much control in the West End and evicting tenants; others are evicting anyone with pets because of one bad tenant. It is proven that pets help people battle depression and create greater social opportunities and health benefits. The corporate culture of large-scale property management is ruining the west-end and the lack of affordable and co-op housing is pathetic.*
- *I'm worried about the lack of protection for renters even though I am a condo owner, not a renter*
- *put stringent rules against rent hikes by greedy owners so that the West End is affordable to renters*

- *Rent goes up every year so do living costs, but not our salaries. Introduce some rent controls so landlords can't squeeze us out and turn their properties into expensive condos for wealthy Asian citizens.*
- *The rents in the West End are too high, but I don't want to see multi-million dollar condos either, even though there are rental units, because these units are too expensive. There should also be more protection for the renters especially from the BC Government.*
- *Protect renters rights tree protection*
- *Rent control for working people - need rent control*
- *Put ceiling on prices, what to charge.*
- *More checks on unscrupulous practices by landlords.*
- *Stronger renters' rights. Transparent access to landowners deals. Greater communication for renters' rights.*
- *worry for lack of protection for renters espec. those with pets*

Important to preserve and improve the existing rental stock

- *I would have selected improved rental stock. There are numerous low-quality rental buildings that are in need of improvement.*
- *Need plan to preserve/enhance 3 storey walk-ups to save as rental housing. They are nearing end of life span and are in danger of being demolished for condominiums*
- *Much of the rental housing stock is older buildings. It is important that city zoning policies, like STIR, do not remove these older buildings.*
- *I also think it's very important to protect the West End's existing supply of aging rental stock that is often more affordable than newer stock. I am only able to afford to live in the West End because I live in an older building in an un-renovated suite.*
- *retain the existing rental stock.*
- *keep abreast of slum lords who do not maintain buildings*
- *There should be no further permits to construct or reclassify to condos. Leave existing rental stock as is - even if demolished*
- *Mechanism to ensure existing rental stock is kept (ie: the walk ups/pet friendly)*
- *I'm worried about the deteriorating of permanent rental housing and the lack of any new construction.*
- *The community is gentrifying and more investment is required in order to protect the existing inventory of rental housing.*
- *do not switch rental space into condo purchase*
- *many nice old buildings need to get rid of bad smell inside*
- *The city of Vancouver should consider revising bylaws regarding conformity of current building codes for older houses. Owners of older houses go through lots of trouble, many times having to see the board of variance just to have minor alternations in their homes. That discourages many homeowners to apply for permits mainly for secondary suites and turn around and do the addition anyways with no permits so we end up with illegal suites, unsafe spaces and lose on taxes on rental income from these suites. City should be more lenient towards older houses without sacrificing safety of course but clear on the*

procedure as opposed on taking it on a case by case basis that makes the process ambiguous and discouraging to homeowners.

- *maintain existing rental properties*
- *Some rental stock in need of upgrading -- without normal rent increases or evictions*
- *This question is pretty leading. I don't think the split between renters and owner-occupied is all that important. What is important that we have a vibrant community, and that we have policies to encourage smart renewal of the building stock.*
- *some older buildings should be rebuilt to reduce bed bugs*
- *Some buildings are getting to the end of their life span - something needs to be done to ensure they remain renter-friendly even after renovation or replacement while maintaining the character and upping the density if need be*
- *I want to see new rental buildings that are well maintained. I think that the existing rental buildings are disgraceful and new buildings would push the current landlords to take better care of their own buildings.*
- *Better enforcement of proper maintenance in rental properties is due. The city is too lenient with the owners. Under the guise of renovations, tenants are kicked out.*
- *Required maintenance and upgrades to older buildings (mostly rentals) to maintain a good quality of housing.*
- *What [REDACTED] options. My housing issues have to do with a landlord who does the bare minimum of upkeep and maintenance.*
- *Must maintain older, already constructed rental buildings to retain what mix of housing we now have.*
- *Penalize owners who neglect properties (1215 Bidwell, 1041 Comox). Deny them access to planning resources until they demonstrate responsible management of these properties.*
- *Some buildings need fixing, but don't fix all up, then charge more! Keep up maintenance, landlords should have something that is mandatory.*
- *Too many renters. Too many affluent gay men have moved to Yaletown as the west end was become so run down with dumpy old rentals.*

Ensure there is a mix of building types and accommodation

- *Keep a mix of low and high buildings. Don't make the West End a canyon of towers.*
- *There needs to be more opportunity for families, i.e. more multi-bedroom units (whether condo or rental)*
- *I would like to see 2 master bedroom suites so two adults can purchase together*
- *need a mix of living/working situations*
- *You should house low income alongside people that earn an average income or higher to achieve balanced neighbourhoods. Separating housing re: low income only, subsidized only etc does not benefit the caring nature of a balanced neighbourhood that would be a goal we should try to return to.*
- *build more housing of all kinds, maintain heritage houses*
- *More exploration of models other than just own. Mole Hill as Model.*

- *We have plenty of rental stock but let's keep it. Keep property mgt groups like Hollyburn out. Mixed housing works best in our neighbourhood.*
- *The West End has a very high rental stock already - if not the highest, one of the highest in the city. More alternate housing required to balance the rental stock*
- *Height restrictions are one thing, but I would like to ensure we always have a mix of three storey and higher storey buildings. Affordability.*
- *important to maintain the current and past mix of rent/own in the West End.*
- *The low rise apartment model is very good for this neighbourhood*
- *A greater balance between number of rentals and no. of owners..Need a more balanced community*
- *As we move to a future with higher fuel prices (peak oil) we need to provide options for all income brackets to live in dense, walkable communities with amenities. Without subsidized housing the more vulnerable communities will not be able to take part on the future we need. Social sustainability is crucial to overall sustainability. This means if we want to (and we need to so its not a matter of want) to adapt to climate change and peak oil we MUST provide space for all residents to live in places like the West End. It would be selfish, both locally and globally, not to acknowledge this and have our community adapt to it.*
- *I do not prefer 100% rental housing in one building. The community currently has a nice mix of owners-renters.*
- *larger units (400 - 600 sq ft is too small!), but not pricey*
- *Make it friendly and accessible to all income levels, not just the rich.*
- *This neighbourhood's livability is tied to its affordability and economic mix. Let's not turn it into an enclave for the wealthy.*
- *A balance of affordable housing eg seniors ? a low income \$800 is max per month.*
- *Do not allow more ugly buildings to be built. There are enough already. We need new buildings, nice ones, with people living in them who have money to spend and can help nice restaurants etc remain open and allow new ones to open.*
- *We need a mix. Not many highrises in the west end.*

Don't overbuild rental or supportive accommodation in the West End

- *As one of the most densely populated neighbourhoods in Canada, I don't agree with the perceived need for the massive amounts of rental housing currently proposed for my neighbourhood (i.e. developments on Bidwell and Comox streets). I think the West End is an amazingly well-balanced, safe and surprisingly quiet and comfortable neighbourhood to live in (for a downtown zone) and these developments threaten to destroy these positive qualities of the neighbourhood that I love to call home. Envisioning the future West End with these developments complete has made me decide to start looking for another part of the city to live in and I resent the fact that I feel the need to leave my neighbourhood (which I truly love!) in order to continue to enjoy these qualities.*
- *I do not support the STIR program nor believe that it supports a goal of increasing affordable rental stock. I have indicated a low priority on "increasing rental stock" as there are already "for rent" signs on every block.*
- *The West End is largely developed; I think we need more rental units in the rest of the city.*

- *the West End should continue with good rental accommodations, but we need a balance. Don't make the West End the primary rental area in the city at the expense of other forms*
- *I am not sure if by increasing the rental stock in the West End the quality of life of the neighbourhood will deteriorate. Renters tend not to pay attention to vital issues as owners do.*
- *there are a lot of rentals in the West End.*
- *too many rental initiatives in the West End - I feel this will devalue my property*
- *There's a ton of rental stock on the market & coming up...look at Jervis & Robson 250 plus suites coming soon. (former hotel site) as well as the Coast Hotel on Denman street.*
- *You don't give any options if you don't think we need more of these things. This survey is bias. I think the West End is fine the way it is. It's expensive, but it is water front living in one of the top cities. It should be expensive! We don't need more co-ops and low income housing. Build that where it isn't prime real estate!!*
- *No more subsidized housing.*
- *no more rental housing*
- *There is already a huge supply of rental housing in the West End. Creating more market rental housing will do nothing to address housing affordability or homelessness.*
- *the West End is an inappropriate space for subsidized housing*
- *subsidized housing should be moved to lower cost areas of city*
- *I do not agree with subsidized housing in the West End. I am all for diversity but why should I pay top dollar and the next guy be subsidized. There is already enough subsidized housing and it does not make sense to be providing it in the most expensive area in Canada. If people cannot afford to be here then move somewhere where you can afford it. Sounds harsh but the reality is market should dictate in this area. There can be more developed in other less costly places in Vancouver.*
- *There are too many rental units in the west end. Ideally it would be 80% owner occupied and 20% rentals. Why is the west end supposed to be a rental ghetto? Spread rentals evenly throughout our city. A low condo development in the west end.*
- *No more rental or condo buildings in the west end; we have the highest residential in Canada; no more cars, high rises*

More rental and affordable housing is required

- *We desperately need more density to ensure adequate rental supply. Enough of the condo owners co-opting progress in order to keep the "quaint village" aspect!*
- *more rentals and coops - affordable housing is very important to me and is vital for the community*
- *We need the provincial and federal governments to create tax incentives & other programs to build more market rental & social/coop housing; the City of Vancouver cannot do this on its own.*
- *Need to increase rental housing stock, both market and socially supported. When developing a new community plan, please use the existing plan as a starting point. We don't need to recreate everything. The current plan has served us well and now we need to consider how to adapt that to respond to future needs.*

- *we need new purpose-built rental housing - I appreciate the City's recognition of the importance of that. I also realize that new rental housing will not be affordable initially, but as the building ages over time, it will become more affordable - it's the natural cycle.*
- *more rental and subsidized homes*
- *Affordable rental housing is needed.*
- *housing for single seniors with low to moderate pension income*
- *affordable rental housing needed*
- *increase subsidized housing! NOW*
- *More affordable housing for middle income earners*
- *Seniors and Lower Income most important*
- *Need more affordable housing so that seniors can 'age in place'*
- *Limit the number of expensive condos and gentrified/renovated heritage homes for the wealthy, and build more 100% rental buildings with ordinary rent ranges (eg. 1-bdrm under \$1,000), and increase the number of homeless shelters.*
- *more affordable housing needed in West End!*
- *Affordable housing in Vancouver is so rare. Governments at all levels have to act upon this. Unfortunately, in this right-wing age, it seems to only the City who cares as the Province and Federal gov'ts don't seem to care at all.*
- *hopefully more rentals would bring down cost of rent*
- *increasing "affordable rental housing". rents are as high as \$1400 for 1 bedroom. who can afford these rents (currently they are 'roommate situations' with numerous people living in living room, dining room and bedroom"*
- *Increasing the rental stock will not address housing issues unless cost of rentals is also considered - we need more affordable rental housing*
- *We need affordable housing for young families and seniors.*
- *Any developer has to build as many rental housing units as private housing.*
- *affordable housing for middle class hardworking genre*
- *Affordable apartments for Seniors are needed in West End*
- *Increase affordable rentals - not high-end.*
- *Homes for the homeless - seems to save money. Try to discount owners' (effective) lobby against new rental stock.*
- *More affordable rental stock for the West End.*
- *affordable housing and addressing the issue of bedbugs in rental accommodations and as a matter of public health.*
- *not enough reasonably priced rentals*
- *The city is allowing too many private condo's and not enough rental high-rises.*
- *Need more affordable rental housing.*
- *More low-cost housing for individuals/families who work in the core areas of the city (Downtown)*
- *I think that Q9 fails to address some serious problems in the West End. e.g. Developers trying to get around zoning regulations, building higher than presently allowed for.*

Affluent buyers, throwing out a few rental crumbs as bait to city authorities. It is essential to maintain affordable housing, rental and owner occupied. People who have lived here for a life-time or for many years, should not be forced out of the West End. Apartments should not be empty or be used as holiday homes for the affluent. I have no problems personally, but I am alarmed by what I see happening around me.

- *We need more rental housing.*
- *Federal/provincial governments must be pressured to re-establish incentives for investors/owners to build rental buildings and to build social housing as done in years past.*
- *Senior levels of government must re-instate programs that saw purpose built rentals, co-op and senior housing built.*
- *Increase rental stock - affordable units*
- *Great need for affordable housing.*
- *Affordable rental housing - I wish! Everyone is welcome!*

More support for Co-ops

- *Market co-ops create community!*
- *we need more co ops. We get countless applicants but there is rarely any vacancies in our building.*
- *Co-op housing should be a priority for Vancouver*
- *affordability for those who work in Vancouver is the top of my list, therefore co-op, subsidized housing are more important than simply increasing rental stock which may not be affordable; building amenities should be included e.g. storage, secure bike parking*
- *more coop housing please!*
- *We hope that the city will continue to support the co-op housing.*
- *reasonable rentals and tons more co-ops - not like your "co-op" on false creek that has "housing charges" starting at \$1600 per month (disgusting abuse of the co-op initiative)*
- *I am worried for the future of affordability of housing in the future. I work as an artisan on Granville Island and love my job. I hope to earn a modest salary and be able to live in the West End forever. Please do something to protect people in my situation. I wish there were more housing coop options. Currently most housing coops are very difficult to get in to as the waiting lists are so long and the turnover is so little.*
- *Increase rental stock with more co-op housing units, eligible for everyone, not to certain groups. Not by building highrises for multi-million dollars amount that don't care about the community. Even if there are rental units that are \$1,500. Rents which are too high. This is my own viewpoint and I am not part of any group.*

Affordability of housing is a concern

- *Rents are too high. It is becoming unaffordable to live in Vancouver - especially the West End.*
- *Reduce over-inflated rents, decrease landlord gouging.*
- *Housing affordability is my biggest concern for the neighbourhood.*

- *Many apartments are in need of upgrading inside and outside but this increases the rent substantially. Single occupancy apartments must find it a struggle.*
- *all housing in Vancouver needs to be more affordable whether renting or purchasing - our salary increases do not come close to keeping up with rental, purchasing and tax increases*
- *affordable housing = 30% of gross income*
- *Affordable rentals and purchased properties for those over 60*
- *our seniors population is moving away because of high rent*
- *The real issue is rental affordability as well as the poor conduct of certain landlords (i.e. renovictions) which in my view the city is making little effort to curtail, instead using this important issue as a pretext for forcing unwanted development into the West End. I am very surprised that this item on the survey section does not have an option for "rental affordability."*
- *all housing needs to be more affordable*
- *Stop greedy landlords from making it impossible to live in the West End*
- *It's not enough to increase rental stock if that rental stock is overpriced and undersized (e.g. the conversion of the hotel at Denman and Nelson...the suites are going to be small and expensive. Who does that help?)*
- *affordable rents! No more Hollyburn!!*
- *I like to see more affordable owner occupied housing for singles. Since the Asian market is buying real estate, the market is out of reach for most of us. What is the answer?*
- *affordability -- there's plenty of rental housing available, but almost none of it is affordable*
- *I consider affordable rent, specifically in this neighbourhood, a top priority*
- *affordable rental stock, not just increased amount*
- *I want to remain here but the way rents are rising I might have to leave the community I love. Need more low income places to live as I getting on in years and my pension might not cover high rents.*
- *I am concerned with the rising costs of renting, city-wide.*
- *price control....cost of living is too extreme*
- *The diversity of the West End has created a unique and very special community character, and I'm concerned this will be lost as competition for housing intensifies and those on fixed incomes are forced out.*
- *Gentrification is probably the number one issue that threatens the majority renter population of the West End*
- *affordability is not good. My wife and I both work full time making a good wage and we are not able to own our own home.*
- *I am worried that the West End will be developed with large condo buildings that will raise the rent prices in the area and block the views of existing buildings.*
- *Affordability is my number-one concern about the West End. I think the income mix and high renter population here is what makes the neighbourhood so appealing, so desirable, and so unique. I hope the West End continues to be a haven for renters in the future. I don't think anyone here wants to see it become Yaletown 2.0.*

- *affordable housing*
- *The West End used to be a safe, affordable place to live.*
- *Keep rents affordable!*
- *I think the wording of these questions forces answers that don't accurately reflect the fine points of the problem or potential responses. "Increase rental stock" is wording I'm not comfortable with unless the increased options can be shown to be affordable for average West End residents. We all know this isn't a simple question open to simplistic solutions, but I suggest that "Increase rental stock" is a simplistic solution, and I feel uncomfortable supporting it at all unless it's clearly understood that the problem is, increasingly, the imbalance between the market price of new rental accommodation and the average income of the current and forecast West End population, many of whom are on limited incomes and are already renting because they can't purchase even a small apartment, and even at today's relatively low interest rates.*
- *affordable!*
- *Greedy companies such as Hollyburn have increased rental prices to such a high level that it is becoming more and more difficult to find affordable rental housing. The ongoing rental increases mean that many people who have lived in rental housing in the West End for decades may soon not be able to afford to pay rent increases. Many people are not eligible for low income housing, and yet they cannot afford the pay current rentals. The Safer allowance needs to be updated, it is unrealistic. The character of the West End will change unless something is done to make rental housing accessible to all incomes. Otherwise the rental housing will only be available to short term tenants, such as language students, or to tenants who do not intend to stay in the neighbourhood but are just passing through. The West End is like a village, and the village is at risk.*
- *Rents are becoming less and less affordable*
- *the rent is too high & it goes up every year. i want to stay here ,not be forced out*
- *Affordable housing is #1 issue for most Canadians*
- *too many high priced condos already, increase affordable options*
- *I also think these new residential developments are having an adverse affect on affordability which eventually will affect our quality of life here in the West End.*
- *renting and owning here is becoming so unaffordable i fear we will be a neighbourhood of absentee owners and renters/visitors with no connection to the city - and business will leave the downtown core since employees will not be able to live in the area*
- *I am concerned about my rent - I have a good income from UBC, but the rent is very high here. Buying in Vancouver is not an option for me right now... what is the plan for people like me to live here? I earn \$80,000 a year, I have a small boy in elementary school, and I am struggling to pay for the basics in our lives. I have taken a second job at night doing contract work from home. When is this city going to address the needs of families like mine? I really don't know how long we can stay in Vancouver. This makes me sad, I've lived here most of my adult lilfe.*
- *Keep the neighbourhood accessible to people who are out of the socioeconomic mainstream.*
- *Protect renters - condo pressure is going to build now that downtown south is almost built out*
- *This is the best place to live in Vancouver. Please help keep it affordable to stay here.*

- *Foreign building owners trying to make this another Yaletown and get maximum dollar out of renters. Multi-building owners doing the same thing making it unaffordable for families to live here anymore despite this being critical for our physical and financial health.*
- *The affordability issue is shifting the demographic from what has primarily been seniors, young singles, students to young urban professionals*
- *Make 25% of Coast Hotel Apartments subsidized senior housing*
- *cheaper rent*
- *Love the West End..wish rents were lower though!*
- *I hope the neighbourhood's rental stock stays affordable as time goes on.*
- *There should be more affordable rental housing*
- *We need more affordable housing*
- *I would like to see more affordable rental housing - I like living near the beach, lots of public transit and Stanley Park but rents are very high in this area*
- *Affordable housing is the biggest concern both for buyers and renters. In particular, youth are losing their opportunities to live here.*
- *rents are unaffordable, we don't know how much longer we can continue to live in this neighbourhood that we call home, have friends and patronize local stores-the City needs to maintain diverse groups living here and not make this neighbourhood devoid of locals like Yaletown and Coal Harbour*
- *I love living here, although the rent is high for a single person, times can be tough.*
- *Rental stock needs to be affordable for the general worker*
- *trying to buy for 7 yrs but cannot afford at these prices*
- *housing and other space is extremely unaffordable in the West End, as in a lot of Vancouver*
- *need to be able to afford to purchase my first home (at least 2 bedrooms) in the West End; affordable rents*
- *The issue of affordable to average income people is most important. It is becoming for the rich; and for absentee residents.*
- *rent is always increasing for no reason not my income!*
- *affordability is crucial*
- *Affordable housing - both rental and owner occupied.*
- *we can't raise a family in a 1 bedroom apartment, but that's the only thing affordable to own*
- *I rent and have considered buying but current Vancouver housing prices are out of my reach as they are for many.*
- *Monitor rental rates and apt/condo inflation, too many fees, etc.*
- *More affordability = better neighbourhoods/community*
- *West End needs affordable rental - expensive 'market' rental will not help at all*
- *Affordable rentals for seniors and disabled need to be prioritized.*

- *city needs find tools to make market rental units more affordable. reduce parking capture savings through bench marking affordability of starting rent to median income of community.*
- *Affordability*
- *Make the cost of Rentals and home ownership affordable*
- *Property management companies drive up rent*
- *need to be able to afford to purchase my first home (at least 2 bedrooms) in the West End; affordable rents*
- *Retention of views at the expense of neighbourhood living cost is absurd. It just means everyone pays a lot for a tiny view instead of some people paying a lot for a view & the rest of us being able to afford to live here*
- *This is not an affordable rental housing area.*
- *Whether you're old or young, gay or straight, single or have a family, it's only livable if you're rich.*
- *The Mayor is selling out to developers! Affordable rent in the West End is now a rare commodity, especially with the likes of Hollyburn Properties*
- *Keep the West End rental affordable with a sense of community for seniors as it is one of the few where areas available.*
- *Love to live here, just too costly*
- *too expensive to rent and not enough rental housing*
- *Rental affordability and the rights of renters needs to be a priority the average Canadian is being priced out*
- *Too expensive, just like everywhere in Vancouver*
- *the rents here are excessive*
- *Try to make the West End more affordable instead of letting developers renovating & turning people out & raising the rents & building more expensive condos for purchase. We need to keep the small town feeling.*
- *Housing affordability is too extreme*
- *I love the West End I worry that one day I cant afford*
- *Rents used to be reasonable - now they are not - I'm too old to move and want to feel safe where I live*
- *that current housing is steadily being replaced by higher end building that eventually my neighbourhood will be only for the affluent*
- *decrease the property taxes*
- *cost pressure on poorer residents rising*
- *lack of affordable housing for families*
- *The rents keep going up each year. Can't they develop some freeze in raising rents???*
Scrapping the pet deposits in BC? Some provinces in Canada don't have to pay pet deposit or a security deposit. Also giving a one month notice really sucks. It benefits the landlord - not the tenant. Not raising payments for welfare/people with disabilities. Rents/Taxes /Food and everything goes up but, Welfare is never raised to allow a DISABILITY person who does not get BC Housing pay tons in rent. It forces woman who

have abusive or other issues to live with someone they can't be with. They are forced just because welfare does not give the right money for rent or anything else.

- *decrease in affordability will affect neighbourhood character*
- *Although I don't rent and would not need subsidies if I did, I know many retirees my age who are concerned about availability of rental housing they can afford. Is it possible to get up-to-date data on the average income of West Enders over 60 and examine how that relates to the average west end rental fee per month or year? "Increase rental stock" is not a solution if as almost always happens, all the new units are priced far above what people on fixed incomes can pay.*
- *Maintain affordable rents. 1 bdrm now rents for \$1,400, 2 bdrm \$1,900+. Previously when we first moved here it was \$800 - \$1,200 for above.*
- *Make housing affordable*
- *We must stop rising money number to determine use of space, building design and construction.*
- *I have many friends who spend a huge portion of their income on rent and know many who have moved. Many pressures have and are increasing costs in major cities.*
- *New construction and up-zoning increase prices and will continue to do so as does increased population growth, off-shore investors and so on.*
- *This is a neighborhood full of elderly & low to mid income people plus families w/ children. The rents do not reflect this. The rents & rent increases to business owners are extravagant – small businesses really struggling.*
- *There does need to be more attention paid to needs of long term residents whose retirement pensions cannot keep up with the rents.*
- *Families can't afford the rent so the area is not family oriented.*
- *Such a great community of people. Need more practical support to live w/out the stress of rent increases & prioritizing cars.*

More family oriented rental housing is needed

- *I think there are plenty of rentals available for singles. I want to see more housing for families! It's ridiculous how common it is for families of four or more to try to squeeze into one-bedroom apartments! We don't need more high-rises with tiny apartments, we need to utilize what we have better. Quit tearing down our heritage sites for housing we don't want!*
- *Affordable family units are in short supply and high demand.*
- *More 3 bedrooms are needed - rent or own doesn't matter but apartments are too small for families here*
- *More three bedroom condos/apartments are needed to accommodate families who want to stay in the West End*
- *increase family-sized apartments, but not through 1401 Comox towers*
- *We need more 3+ bedroom units. It's almost impossible for a family with 2+ kids to stay in the West End!*
- *Multiple bedrooms important.*
- *Needs to be more family friendly - more daycare, more out of school care, more 3 bedroom apartments*

- *My biggest concern is the lack of 3+ bedroom family apartments. I also think the people who worry about new buildings are just NIMBY-ists. Cities change. Our neighbourhood should, too.*
- *many rental properties reject young family with infant/toddler.*
- *Although I do not have children I can't imagine being able to raise children in the West End mostly on account of not being able to find a suitably sized and affordably priced dwelling to live. No wonder everyone moves to Abbotsford and Langley to have children - that is so sad.*
- *Making this community more livable to families makes it a safer & better place for all to live. Children are an important part of the community - the housing & road systems do not reflect this.*
- *We definitely need more 3 bedrooms co-op housing for families.*

Seniors and supportive housing needs must be addressed

- *Residents (seniors) of Sunset Towers should not be living amongst the street people and criminals that have moved in there. The Barclay & Haro Buildings must be changed back to housing for seniors and handicapped ASAP.*
- *I'm concerned that buildings originally designated for senior accommodation now house people with rental problems, people with drug problems, street people who receive no help. Not that people should not receive care and homes but seniors are afraid of their environment and there's no secure administration help for any of these groups.*
- *Do not mix seniors and "special needs" people housing"!*
- *More seniors housing made available. More housing separately for hard to house with proper medical or facilities (keep our senior housing separate from this group)*
- *Subsidized housing (BC Housing) i.e. Sunset Towers, Nicholson Tower, should be kept mostly for seniors & families. Renting to the mentally challenged & drug users frightens the seniors as many of the above don't really worry about security & let all their friends in maybe it would be a better idea to have one of these buildings strictly for seniors & single moms with children and the other for hard to house.*
- *More affordable housing for seniors*
- *I would like to see Sunset Towers revert to a seniors building so the hard to house folks can find secondary level housing and reduce the cost the governments have to pay when there is no aging in place building (like now)..*
- *senior residential care facilities!*
- *Senior's residences have been misused to house mentally ill, making them unsafe for seniors, and forcing seniors to stay in private rentals. The hard to house need to be dealt with, in order that lower cost housing become available for those who need it. The trickle down effect of building luxury rentals does not help those in need. It only raises property values, and rents.*
- *Seniors must be a priority*
- *Lack of permanent housing for homeless.*
- *better facilities for the hard to house - unfortunately the hard to house have brought bed bugs into the facilities and making it hard for seniors to live*

- *Affordable housing in the downtown core is not a social issue. If you can't afford to live in the West End it doesn't mean that we should overdevelop the area and ruin the community. The West End is NOT an area for social housing.*
- *I feel the city government is selling the seniors of this city out and making it harder for us and others to live out our lives here.*
- *Seniors with early onset Alzheimer's are my neighbours. Scary. Possibility of fires, etc. They need more places for these special needs seniors, not putting regular working folk in danger due to associated hazards.*
- *Fewer place for homeless people to take cover under. Find them somewhere to live. I don't want them sleeping in my back anymore. Also they shouldn't be allowed to put up tents wherever they want to. (i.e. under causeway bridge or near lagoon. Their crazy rants are threatening and scary to tourists and residents alike. Police need to move them along to a facility, make them shower and then send them out again in the morning. Vancouver is turning into a city of homeless derelicts and the working poor (like me, who works full time year after year) pays for this?!!*
- *Find places for the homeless to live. Do not allow people to sit in front of entranceway and ask for money. "No loitering" needs to be enforced for public safety and to entice tourists to enjoy our city - not dodging vagrants and mental patients that should be in facilities.*
- *Haro Lodge only facility providing care to Seniors of West End.*
- *Increase housing for the homeless.*
- *Seniors must not be displaced by the "hard to house"*

Do not continue with STIR

- *Stop STIR! It is not the right program to provide useful rental stock*
- *The STIR program is not a good program for the West end*
- *STIR program must go!*
- *I'm appalled at the STIR program and the impacts it is having all over the city. Cherished landmarks are being demolished and replaced with buildings that clash with the feel of the neighbourhood, neighbourhood plans and zoning restrictions - all without input from the people who live there! I find this all very disturbing and upsetting! We should be saving these sites, not turning them into high rises. There are plenty of places no one would mind a high rise going up - Robson across from the Empire Landmark Hotel, for example. Converting the Tropicana and Coast Hotels into apartments, for example... There is no need to demolish these other buildings people care about.*
- *Tax subsidies for rental housing create an artificial market, and unfair advantage for developer.*
- *Don't apply S.T.I.R program to all developments. It doesn't work universally.*
- *Would be very disappointed if city were, through STIR, to subsidize millionaire developers to build out of reach luxury rentals that current residents unable to afford, increasing property values, and surrounding rents. Cit needs to look at supporting people with low income, not millionaires.*
- *The STIR program was misleadingly promoted. There is not a shortage of rental accommodation if one includes condo units. There is a shortage of affordable*

accommodation. STIR units are rented out at market rents and do not address affordability.

- *Protect the current low rent low rise buildings in the West End from redevelopment through tax incentives, instead of giving away millions to developers under the STIR*
- *Stop pocket rezoning in the West End. West End density is high enough.*
- *STIR is not being used appropriately and should be scrapped.*
- *there isn't enough green space now - more high rises will ruin what there is - stop the STIR program!*
- *400 sq ft units is too small.*
- *No density incentives for developers*
- *Stop STIR*
- *STIR and other bonusing must be stopped.*

Concerns with impacts of STIR on the community

- *I am concerned that most of the new STIR proposals have very large numbers of very tiny units - around 400 square feet. these are not child friendly and barely couple friendly - they are so small that the tenants need to use public spaces to do almost anything other than sleep, eat or watch TV - these projects don't have to contribute to public amenities, yet they will be adding a very large number of residents who need these facilities even more than current residents and these facilities are already at the breaking point - the West End has also always had a certain level of churn but also a large percentage of long term residents committed to the West End and who volunteer and contribute to its livability - these tiny suites could tip the balancing point where too many residents have no interest in the West End as a community*
- *STIR program not according to any overall development plan in light of existing zoning*
- *Stop STIR Tim, Geoff, Gregor!!. You are pissing me off with it, and I am a Vision supporter.*
- *scrap the STIR program. get rid of Gregor. get a community plan.*
- *scrap STIR, there's nothing in it for the West End, just developers*
- *Most of the above factors are in decent shape... the bigger issue is preventing them from deteriorating as programs like STIR add people without additional facilities*
- *There are currently misguided densification projects being planned for the West End - notably the Beach Towers project, a bilking of taxpayers through the ill-conceived STIR program. If densification of the West End is seen as a truly desirable goal (rather than, say densification of Broadway from Cambie to Kingsway) then there are plenty of aging, energy-inefficient 3-storey walk-ups that could be replaced with LEED quality 7 to 9 storey rental buildings.*
- *I want to ensure that the city enforces the existing requirement that all new development must give a portion back to the community in the form of child care centres, parks, etc.*
- *The large scale developments proposed for the West End with STIR and other proposals will drive up the costs of renting and not give the community the amenities it requires to grow and thrive. They will turn it into Yale Town West with the homogeneity and high cost. We need a plan, not a questionnaire that restricts the actual dialogue about what increased density means and how to ensure that we have a meaningful approach to the future development in the West End. This approach seems to be designed to pander to the*

developers and to provide them with a rationale to do what they know best: make money and in this case at our expense.

- *I don't like the STIR program. It's just making more expensive rentals and giving big corporations a financial incentive to build them. Stop it !!!*
- *I am most concerned that programs like STIR are giving away the farm to developers. Change in the neighbourhood is fine and adding density is fine, but I don't think that we should sacrifice the community as a whole for the sake of adding a few rental units.*
- *I am suspicious of rationales that justify rapid development of high-rise housing in the name of a “need” for more rental stock.*
- *STIR is an expensive band-aid solution. With spot rezoning it is counter-productive, giving away too much to get a relatively small number of market rental (not affordable) units.*
- *Giving developers millions without reduced rents is outrageous.*
- *As already stated, I am very worried about pressure from developers under the STIR program and want to see a review of the current zoning policies before any more variances are granted by city council.*

Pet friendly buildings are needed

- *It saddens me that so many buildings will not allow pets. Pets help us live happier lives, and as our worlds become smaller with transportation being more expensive to visit people, we will get lonelier and sadder. My apt is too small to have people over, but if I move, I will not be able to find a place that allows cats, no longer allowed by any building in this management company.*
- *pet allowances...should not discriminate.*
- *there is a great need for more pet friendly rentals; large population of responsible pet owners with limited options available*
- *I think we should be more relaxed about pets in apartments, Pets enrich our lives, yet they are almost demonized by Property Managers. There are almost no apartment buildings that are pet friendly. Thanks*
- *an increase in pet friendly rentals would be nice.*
- *The lack of pet-friendly buildings is terrible, any improvement to that situation would be amazing.*
- *More pet friendly buildings would be very much welcomed!*
- *Vancouver needs more pet-friendly apartment rentals. The West End has so many great animal owners and its hard to find a decent place to live with your furry family*
- *The businesses are very pet friendly. The apartment managers are not.*
- *More pet-friendly buildings!*
- *pets should be allowed in any building as long as a pet deposit is paid -but too many buildings in the West End are not pet friendly.*
- *Need more pet friendly buildings*
- *Strata's are ruining this neighbourhood.. Most of the senior's have been refused pet's. Fix that, it's really cruel.*

- *large number of pet owners and limited available resources for our pets; for many in the West End, pets are our chosen family - I think this needs to be recognized*
- *Vancouver is not pet friendly - rentals rarely allow pets, and you have to pay an arm and a leg. Shocking compared to other cities.*
- *More pet friendly buildings.*
- *More pet friendly buildings.*
- *Pets should be allowed with restrictions. Animals are therapeutic for many, in many ways. Monthly inspections could weed out the ignorant owners.*
- *It is very difficult to find pet-friendly affordable housing for families. We'd love to stay in the West End, but we may have to move out of the area due to this.*
- *More pet friendly buildings.*
- *More pet friendly buildings for owners & renters.*

Restrict empty units and speculation

- *restrict new housing construction, by restricting the profit a developer can make from a new project*
- *Too many investment condos left empty, waiting the market to increase the value. Should be a surtax on condo flipping and speculations. It appears that the city promotes developers, realtor in this activity*
- *Do something about the condos which are not occupied or rented by their owners*
- *Get the renoviction landlords out of here and those who are buying rental properties to convert to condos, as well as the permits which are being allowed for new condo developments with a paltry offering of small rental units. Some of us choose to live here with families because of our work and personal circumstances. Living further out is not an option!*
- *Community land trusts (city owned land, resident buys building profit capped) Penalties for flipping stability and long term 3-6 story height*
- *Yes. Change the law back province-wide to limit the sales of housing to non-residents who leave their condos empty for 340 days/yr.*
- *The West End is being sold out to developers without regard to liveability.*
- *have a higher tax for apartments that aren't occupied.*
- *I am lucky to live in one of the few locally-owned rental buildings. The city needs to limit foreign ownership to help solve the housing crisis. If a suite is vacant, the owner should pay a hefty surcharge or be forced to rent the suite. There are over 50,000 vacant suites in the West End and that is a crime.*
- *Restrictions on off-shore buying particularly when many places are not occupied*
- *rental owners should always live in country, or in city*
- *Stop speculation, limit foreign ownership, do not subsidize developers with programs like STIR. Keep publicly owned land for citizens who have always lived here. Take control of housing out of the hands of off shore speculators.*
- *The offshore owners that hold 11,500 suites that sit empty should be forced to have them occupied. City Hall council should be abolished if they are not willing to listen to those*

that have lived here for years and for those that will continue into the future. For City Hall does not have our best interest at heart but have sold out to the love of money.

- *we already have a great deal of rental housing and absent owners in this neighbourhood.*
- *absentee foreign ownership*
- *affordability. Allowing only residents to purchase homes to live in, not just to invest and drive up the housing market. My generation is being pushed out of the housing market by people who do not contribute to the community.*
- *Limit foreign ownership of properties here? Prices for rent are crazy because housing prices are crazy.*
- *limit number of apartment buildings any one person/company can own*
- *no foreign ownership*
- *Establish a plan, which will ensure us West Enders that not every new developer will be able to challenge to make more money by flipping or speculating.*
- *I participate in a community that I love and I don't want to feel that the price tag of residential investors is more important than the life that we are creating in the West End.*
- *I think that the West End should have a 'need to reside' clause for owners.*
- *Please put a stop to foreign ownership so that Vancouverites can afford to buy their own homes*
- *Foreign ownership not owner-occupied should be heavily taxed. Have been told by BC housing that there are 20,000 on list. Immigrants apparently get priority so I'm told. I don't know although I do know that some co-ops tend to be going that way.*
- *There are too many apartments owned by people who do not live here.*
- *Renters should be compensated if owners evict to sell property or convert to condo.*
- *Foreign ownership should be restricted. This is affecting affordable housing due to developments being “market value”.*
- *Take steps to limit real estate speculation by foreign buyers.*
- *Encourage ownership not subsidizing wealthy landlords.*
- *Eliminate foreign ownership “absentee owners” Coal Harbour sucks – sits empty. Affordable housing for residents that work in Vancouver – keep in running!*

Have more condos

- *More condos, I want to own here in the West End eventually, not rent eternally like an idiot till my dying years*
- *Allow buildings to convert from rental to condo*
- *More owner owned condos*

Miscellaneous housing comments

- *Tighten control over developers' choices. For example, the construction of the new tower on 1400 block of West Pender, blocked off the entire city block for three years now.*
- *Convert all buildings to 100% non smoking buildings.*
- *More in-suite laundry in buildings would be nice.*
- *Stop turning office space into residential before all businesses move to the suburbs.*

- *reduce overconcentration of SROs in Downtown Core*
- *I don't want to see large conversions to rental units like Coast Plaza without adequate parking*
- *Save us from the likes of Hollyburn please and thanks.*
- *I'm concerned about being able to stay in the West End as I head in to retirement.*
- *do not load taxes on the owners occupied!!!*
- *All new apartments should be sound proof to minimize noise complaints.*
- *there are many old buildings in the West End verging on the edge of disrepair that should be torn down and replaced with new buildings*
- *privately owned condos that are rented out should not be viewed as a solution to the lack of purpose-built rental stock since renters can be legally evicted at any time "for personal use" of the unit. That's pretty terrible security of tenure.*
- *Focus on owner occupied housing*
- *Restrict or ban owner-occupied housing in the West End.*
- *student housing*
- *Both rental and condo buildings are aging and we must allow for considered and well thought out development or the neighbourhood will start to decline.*
- *No to Beach Towers expansion / rezoning*
- *no more condos!*
- *Stop tearing down low and medium rises.*
- *Not sure we have to increase any of the above - could we not consider how we reuse and rehabilitate existing structures rather than the least green option of tearing down and building new*
- *Don't sacrifice new, well planned development for concerns about heritage - that is a noisy minority of people*
- *Can't fight new supply of housing and complain about affordability - does not make sense!*
- *reduce rent from bankruptcy*
- *there is no reason for affordable rental housing affordable rental housing affordable rental housing affordable rental housing affordable rental housing affordable rental housing affordable rental housing affordable rental housing*
- *Ease up on the public housing aspect as well as child-oriented facilities.*
- *we are leaving Vancouver altogether because we can't live the life we want downtown (i.e., buy) and we refuse to move to the suburbs when both my husband and I work downtown*
- *I live in a mixed residential/commercial dwelling. This mixed use housing does not work as the needs of the commercial owners/occupants are at odds with the needs of the residential owner/occupants. I advise friends, family, and colleagues to never buy into a mixed use residential/commercial building as there are too many issues.*
- *Get at building. This (and the location) is what have made the West End.*
- *Get rid of Strata fees. Far as I know Alberta does not have them. They're a ridiculous expense. Have a basic maintenance fee and stop building condos with too many facilities.*

Seriously, go swim at the Aquatic Center. Go run on the seawall. Does every condo need a pool and fitness gym?

- *Lower rental costs for old buildings that have done minimal restoration*
- *freehold/leaseholders rights should be addressed*
- *Who is going to pay for subsidized housing*
- *need to increase services if housing stock is increased*
- *You have not defined what co-op housing means.*
- *Um, stop tearing down community space?*
- *bed bugs scare me*
- *proper social housing with human sized spaces not 16 X 20 boxes*
- *I was very disappointed council folded like a house of cards over criticism of the proposed STIR development on the site of the former church. It would have provided much needed rental housing and community space - where is your collective backbone, council? Something to remember when we head to the polls this fall.*
- *Put a moratorium on rental conversions to condos.*
- *the questions are slanted to creating more housing in the West End - which should not be a priority*
- *People who own their own homes have a stake in the community*
- *The Earth is Commonwealth - shift taxation towards the model proposed by Henry George [Progress and Prosperity]; Re-introduce the People's Budget of 1911 by Lloyd-George.*
- *concerned that increase rental stock is market rental and affordability is not being defined nor ensured*
- *more support from City Hall for housing*
- *Need to promote green roof housing*
- *too many dogs are stuck in apartments that are too small for their well-being. A by-law of some sort could reduce their numbers.*
- *In future will rent/own to downsize affordable?*
- *Many in Coal Harbour foreign owned*
- *Instead of subsidizing wealthy owners or corporations, the city could give the money to families to help them buy, not rent, a home.*
- *Stop conversion of rentals to strata.*
- *New construction caters to a narrow, well-to-do market and forces people to live in crowded conditions often with roommates whom they don't know.*
- *Social programs and other regulation that closes the socio-economic gaps is one way to ensure diversity and mixed, affordable communities.*
- *In recent years, many, many short term foreign students have displaced seniors and other long term residents.*
- *I feel I can't answer this as I live in subsidized & done so for 17 years & love it.*
- *To have a comfortable roof over your head makes a person quite stress free*
- *Q9: 5 of the 6 options start with the word "increase"*

- *Build to reflect the west coast. Good drainage. Must address parking.*

Neighbourhood design priorities

Maintain the current character of the West End neighbourhood

- *Don't turn this into Yaletown/Coal Harbour*
- *I would like the West End to stay the way it is now and not like Yaletown or Coal Harbour that even though they are pretty looking, it's not as beautiful as the West End*
- *concerned developers will turn it into Yaletown or Coal Harbour*
- *I fully support maintaining the current height restrictions, and fully reject the idea of building any more towers -- we have Coal Harbour and Yaletown, and don't need more of the same. The West End is a unique neighbourhood that must be maintained -- both through maintaining heritage buildings and building new ones that fit into the neighbourhood.*
- *Living in the West End is like living in a park and every effort should be made to maintain this character.*
- *The green space is essential to keep the West End a popular place to live. It is densely populated and without the greenery and extensive landscaping the area would be ugly and an undesirable place to live.*
- *The current balance is good and should be maintained where possible*
- *this is a small town & it deserves to stay this way*
- *Please don't do anything to change the character of the West End.*
- *The neighbourhood character is good at the moment, but that could change with careless planning*
- *I don't want the West End to lose the real community feeling to accommodate new build condos and high rises. I moved out of Yaletown for this reason. I want the West End to retain its heritage character.*
- *it needs to remain a community, not a downtown space full of high rises*
- *maintain the village atmosphere which is the charm of the neighbourhood*
- *I love the West End and I'd do anything to improve it. We need to think of it as a home and as our community. We need to look after it. thanks*
- *Stop tearing down buildings in the area that have incredible unique designs. There are enough clever looking new buildings all over the city. The West End has a different feel and it comes from the people and places that are here. 20 story high rises and the influx of people that will bring will change the area in ways that I don't think are a benefit. You lose the uniqueness of the area.*
- *maintain character of neighbourhoods as they are now*
- *I own my apartment, but I'm worried that development such as that at Coal Harbour or False Creek may be allowed in the West End which will drastically change the character and makeup of the neighbourhood. Now it's a nice mix of buildings and people. This will change if big, modern, expensive buildings are built on the quiet side streets of the West End.*
- *should maintain its character rather than become too commercialized and modern like Yaletown*

- *Maybe this will come up later but the West End has been a lovely mix of low and high rise for many years. Height restrictions on new developments should not be changed for any reason. The West End is not without its problems but it is much more liveable than Yaletown with block after block of high-rise and lack of street presence.*
- *I'm concerned about increased density in the West End and losing the small businesses that are a part of our character.*
- *Present mix of buildings encourages sociability. Meeting people on the street etc. This is lacking in high rise neighbourhoods*
- *West end is well zoned, well designed community as far as I'm concerned. We should keep its integrity and unity as such.*
- *We don't want to become "Yaletown West, or Coal Harbour North". We are the West End. Unique. Keep it that way.*
- *I love that the West End has a diverse range of building designs. It makes our neighbourhood unique.*
- *maintaining of the West End community without adding any more buildings to an already dense area*
- *All these are very important. The uniqueness of the West End must be retained. Turning it into another high rise area similar to those which exist only makes the city look cookie cutter like.*
- *Maintain the current mix of height; open space; tree-lined streets.*
- *I'm concerned about more towers being built in this already very dense neighbourhood, at the expense of light, green space, public space, and important buildings (e.g. St. John's United Church, which was a beautiful structure and a vital public space). I'd definitely like to see the rental stock retained and even increased, but other key neighbourhood features shouldn't be sacrificed in the process.*
- *I like low rise more than high rise, I like to keep some open spaces e.g. around the church that is being torn down, around the old Macaroni Grill, these places give us a break from all the high rises.*
- *I really like the socioeconomic mix of the West End, and would like to see it retained. This means ensuring that housing in the neighbourhood remains affordable.*
- *the charm and character of the West End is being quickly eroded with tall high rises and lack of planning.*
- *My #1 concern is that the West End is about to change for the worse. Change is inevitable but let's be creative and imaginative instead of bending to developers desire for profit.*
- *I'm sad that the City Of Vancouver wants to mess the West-End up.... It's a great place to live. Pretty mellow/ calm place great for raising a family. Affordable-ish.(If one can stand raising 2 kids & 2 adults in a 1 bedroom apt).... Please try & go easy on the super development. If people want Yaletown or Coal Harbour they could move there.*
- *We should set aside the obsession with enforcing cheap rentals. The emphasis should be on making the neighbourhoods attractive and liveable.*
- *this place works as it is - don't mess with a good thing*
- *Do not want to see current open spaces around towers in-filled. The character of the West End is defined by its green, open spaces, and the existing towers were built to provide high density, and accompanying open spaces. Want this preserved. There is*

plenty of opportunity for tweaking with lane way housing, enhancing the alleys and providing added security.

- *Don't let the West End become the new Yaletown*
- *Maintain neighbourhood characters*
- *No Downtown South or Yaletown developments in West End!*
- *Need to keep older buildings so West End maintains its distinctive character, along with putting restrictions on new buildings in terms of height and style so they fit into the neighbourhood*
- *I moved to the West End from Yaletown two years ago for a number of reasons including: rents more reasonable (although still a pressure), more of a true neighbourhood feel where neighbours interact with one another, good assorted of community services (although not enough for what has continued to be a growing community) and, although already dense neighbourhood in terms of population, building height does not currently overwhelm! Please preserve these important qualities about the West End. I am very concerned that builders are being permitted to exceed established guidelines (e.g. building heights/density/zoning) in exchange for what is promoted as being improvements to the community, but which seem to be unsubstantial/of little value to the community. E.g. Heritage building torn down , but preservation of facade is presented as being a concession/investment on their part - and in exchange new building then permitted to exceed current building height limits. How does this contribute to the community???? Will mean that existing community resources e.g. community centres, library, parks) already very well used by the West End population will be further stretched by the addition of hundreds of new residents. In my opinion, all of the options presented as neighbourhood design options, with the exception of 'maintain existing height guidelines' could be rationalized (faulty methodology) as being in support of increasing building height as long as these other factors are taken into consideration, when that may not be true. It absolutely is not true in my case.*
- *I am not in favour of the proposed tower construction. I am not aware of the current existing guidelines (I've heard conflicting facts). I don't want the West End to become another Yaletown. We live in a community where people recognize & speak to one another & look out for each other. This will change if density is significantly increased & open spaces are taken away.*
- *We don't want a Yaletown. The West end is great because of the diversity of buildings and people. Let's keep it that way.*
- *The current mix of buildings - heritage homes, walk-ups (moderate) towers, old to new with lots of street trees, gardens is part of the charm of the West End.*
- *I think it is very important to keep the West end character and not to fill empty spaces with new buildings as proposed on Beach Ave. for instance. It will not solve the problem for low income people, instead ruin a precious, unique sight/site.*
- *STOP trying to turn us into Yaletown!! We're our own community - we talk to each other, we walk almost everywhere - we are a family and pet friendly community! We are nothing like Yaletown so stop trying to turn us into them. Keep the yuppies out of the West End - let the quirky, fun, lively, and artistic community remain! And get rid of Hollyburn!*
- *Keep the West End as a quiet, safe and green residential area*
- *If we don't preserve the character of the neighbourhood, we will have nothing left*

- *Keep West End's neighbourly look and experience, its great*
- *Ceiling rental stores along Denman Street, keep village concept*
- *The proposed Comox/Broughton construction does not fit in well*
- *The West End is not Yaletown.*
- *Please allow the West End to maintain its current character, ambience & beauty.*
- *preserve leafy, garden atmosphere; quiet streets; better restaurants, all are important*
- *So much of our neighbourhood has already or is being destroyed. preserve a world class neighbourhood*
- *We don't want to be like Yaletown or Coal Harbour*
- *This is a great neighborhood, well worthy of its reputation, would like to see it maintain itself instead of being turned over to the rich through development*
- *what I love most about the west-end is the trees, the low buildings. it has a small-town feel in the middle of Vancouver. Don't turn it into the next concrete Yaletown!*
- *nice community, please no Yaletown!!*
- *Yaletown and Coal Harbour are fine places but they are concrete jungles with tower after tower. A big part of livability in the West End is that it is dense with people but has some soul to it and a real neighbourhood feel.*
- *It is a suburb in the middle of the city with great parks, safe streets and a wonderful community - all of which will be ruined by the proposed new developments within the area.*
- *The West End is not Yaletown*
- *West End are an established neighbourhood of over 100 years unlike Yaletown or Coal Harbour. It should remain that way.*
- *In general I am very happy and would like the West End to retain its own distinct character.*
- *West End is becoming another Yaletown*
- *The West End is definitely losing some of its great feeling (moving too fast ie developers) i.e. lower buildings*
- *I have a concern that the West End will lose its community feeling which makes it so special.*
- *once it disappears we can't get it back, last Canadian working hood in a desirable location in Canada.*
- *Again, we are not Yaletown - we value diversity, quirkiness, families, and pet/dog ownership. We are the antithesis of Yaletown - and we are proud of this! We are a strong, feisty, passionate, and most of all, compassionate community. Destroying the West End community is the destruction of one of the most amazing villages in North America.*
- *I am especially concerned that the West End does not end up a concrete jungle like Yaletown. No more high-rises please.*
- *with the rise of offshore investors and greedy landlords, the West End would be high-rise Hong Kong style way too expensive condo community instead of its good old nice real community based living -*
- *the neighbourhood character of the West End hasn't changed yet and I don't want it to*

- *The West End is a world class neighbourhood and should be preserved as such*
- *Maintaining present residential mix is important. RE: Open Space, greenery, etc. - The West End has wonderful gardens and tree-lined streets. Some recently developed areas of the city, on the other hand, are all glass and concrete without trees, utterly sterile and with so-called gardens. (grey plants dumped in rows) that have never seen a gardener. Please do not introduce such sterility into the West End.*
- *I like the diversity of designs we have. New high rises do not provide reasonable rental accommodations.*
- *Retain present character of this buys neighbourhood. New coat of paint on many old houses & buildings - creates a "dingy and seedy" look for the area.*
- *Don't introduce Yaletown sterile architecture into the West End. Maintain our residential community spirit that currently exists. Thank you for the flowers, trees and park maintenance that the city provides. Please ensure any trees removed are replaced. We love cherry trees! The cherry trees along Georgia street were never replaced. How about doing that from downtown to Stanley Park causeway.*
- *Retain unique nature of this area. People should learn how to smile/say hello/be friendlier as in a neighbourhood. Miserable long wet weather creates such long faces but we have to learn to deal with it. Holding doors for others. Saying Thank you. Manners are important. Smiling/saying hello to seniors (Sometimes this is the only human contact they will make all day.*
- *Keep area low rise as much as possible to retain character of the West End. Another Yaletown would add to the blandness of the street scape.*
- *All important and all interconnected. Can't prioritize. Remember we are a tourist attraction. We won't be if we continue to destroy neighbourhood character.*
- *The existing pattern of lawns and landscaping is what creates the character of the West End.*
- *The unique village atmosphere must be kept. Yaletown is a cement ugly jungle and not green.*
- *Vancouver/west end rocks. It is a model for the world as a safe party haven. Keep it a model place focused on people not profits.*

Make sure that building styles work in the West End

- *No featureless Yaletown style buildings for the neighbourhood*
- *Yaletown style glass towers are not appropriate for the West End and are being imposed.*
- *Need to avoid mixing ugly modern concrete structures like the Dr Peter Centre with heritage buildings such as the Mole Hill houses.*
- *would like to see some interesting looks to high-rises*
- *Yes, I loathe the architectural style of new condo towers in the West End. The buildings are drab, ugly and an eyesore for me and make me want to move away from the West End.*
- *Building look & style that complements streetscape & architecture*
- *require sensitive contextual design*

- *Site requirements should vary from block- to- block and should fit with the current uses. For example a 22 story building replacing a low-rise community space is a drastic change.*
- *I mentioned building look as the least important when in fact it is very important. Vancouver's architecture is very dull and lack-luster with every new building looking pretty much the same as most in this city. All glass and steel, which is not dynamic or unique at all. I moved here from Calgary, where the skyline has a beautiful assortment of design styles and a lot of uniqueness. It makes for a much more exciting and visually appealing place to live. New buildings coming into the West End should be mixed use and incorporate green space.*
- *Please do not put any "Yaletown" style glass towers in the neighbourhood! We need the "setback" on the sidewalk. There's been situations where items have been thrown off balconies from these high towers on Nelson Street. I wouldn't want to be walking by a 20 story tower with minimal setbacks.*
- *increase variety of styles and COLOURS of buildings (enough grey!)*
- *too much Coal Harbour/Yaletown designs are creeping into the West End - way too much glass and concrete and much too close to the sidewalks –*
- *I am not a fan of the current glass and steel buildings that are becoming the norm for the look of this city. It would be nice to see more brick and some interesting designs. Do you really have to tear down so many of the older buildings that at least were interesting to look at. If your message is truly about being a green city you need to have all the new condos, rentals buildings include green space so that they can all have gardens and grow their own food. This would be forward thinking and planet changing but having said that I know it will never happen because developers are in charge not the city..*
- *It is so important that the West End does not be eaten up by the surrounding glass and steel architecture of the city. Though beautiful, that style has no place in a neighbourhood as charming as ours.*
- *buildings should maintain the neighborhood aesthetic*
- *The West End is its own community within the downtown core. People are drawn to it for the location, the sense of community, and for the history. Any new developments in the community are welcome but should adhere to the overall makeup of the existing community. The West End doesn't need to be reinvented. I want to walk down the street and see the beauty of the area, not be face to face with high rises that favour a larger structural footprint over grass and trees.*
- *While I agree that more housing is needed, I'd like to see more low-rise buildings put in (say under 5 storeys) instead of huge towers*
- *Build low-rise affordable housing that fits in with existing buildings*
- *Building set backs from the sidewalk (green space from sidewalk to building) if this equates to public space/ parks*
- *new buildings not more than 6 floors high, maintain openness*
- *yes, I'm very concerned about the concrete towers trying to be put in. Do not make this like Yaletown!*
- *Development projects trying to build tall hi-rises turning the West End into another Yaletown.*
- *Set-backs are extremely important. No infills please.*

- *Building set backs from sidewalk. Open spaces are also quite important for the well-being of the people of the WE.*
- *Keep open spaces at ground level - no more "wings" on towers such as town houses, meeting rooms. Grounds such as 2000 block of Pendrell, Comox, Barclay, are neighbourhood gardens.*
- *More like 1090 Nicola. Enough impersonal glass towers already. No more Yaletown creep into the West End. No monstrosities like 1215 Bidwell, Beach Towers, 1241 Harwood and 1401 Comox proposals. Keep the mix that currently exists.*

Work to a holistic community plan and stop spot rezoning

- *No pandering to developers and speculators. Community plan first - absolutely no spot rezoning.*
- *I would like to see the West End Land Use and Development Policies and Guidelines to be updated. The document has not been updated since 1998.*
- *Site-specific zoning should be avoided. Respect zoning rules*
- *I am concerned that the City of Vancouver performs site by site rezoning and throws all zoning requirements out the window.*
- *If the Mayor could stop selling out to every developer who wants to drop Yaletown into the West End, that'd be cool.*
- *All the above are important. Follow current zoning guidelines. Stop spot rezonings. Spurious rating of priorities in the West End*
- *I want a comprehensive building plan that respects previously established guidelines.*
- *plan well for the future while maintaining the integrity of West End*
- *until recently, a lack of a transparent plan for the entire West End*
- *a community plan is needed before density is increased*
- *No towers without a community plan, please!*
- *consistent zoning plan - no zoning by lot as in STIR*
- *city needs to be more accountable- transparent-realistic about decision making ie: tall buildings, West End is already overbuilt& lacks services*
- *I really worry about the density issues of the big towers, but also the investment aspect of not being able to live here as the market is pushed up by off shore investment in those towers who, as is the case of coal harbour, do not even live here. Please, come up with a voice for Vision Vancouver's plan for our community, be accountable. We are getting mad by being ignored .*
- *The West End needs a community plan which respects existing neighbourhoods and finds ways to create affordable housing stock - which is not 500 square foot apartments 'for families' in 22 storey behemoths plunked down among 4 to 6 story condos [many of which are rented out but not included in City rental stock calculations so far as I know]. The proposed developments on Nicola [max 4 stories and a mix of townhouse/condo units] much the same as the development on the SW corner of Nicola and Comox, are appropriate to and an enhancement of the area, given that they maintain the character, walkability and green garden look of the West End. Huge concrete towers do not, unless they are hotels already built and converting over to rental stock which is a great way to recycle space. How about dumping the STIR program and doing a proper job of*

planning communities with communities. I'm not against re-development; just short-sighted, non-respectful redevelopment.

- *We need a community plan!! stop ruining the West End!!!!*
- *Develop a West End plan that eliminates the current tendency to allow ad hoc rezoning without an overall agreed community vision for, e.g., building heights, setbacks, and destruction of neighbourhood heritage structures!*
- *No new towers without a community plan, please!*
- *spot zoning outside a comprehensive area plan*
- *Concerned about the city pushing through extreme rezoning with big incentives for developers at the cost of taxpayers, which includes renters through rental increases.*
- *I do not agree with one off rezonings that allow for large high-rises to be developed destroying green space, heritage sites, views.*
- *The Community Plan is way overdue. Where is it? Stop approving new towers on a one-off basis and stop approving buildings which are in violation of existing height restrictions.*
- *Only one I have is keep the character of the West End paramount in decisions about land use. The West End is not Yaletown concrete and glass postage stamp apartments/condos. It's on the ground, garden surrounded low-rise buildings or townhouses - unique in Vancouver and unique in the world. I have yet to have guests from out of town NOT marvel at the character of the area - they love the old buildings/homes, gardens, new townhouses/condos built to reflect the area's character, the walkability of it...Please don't screw it up with huge ugly daylight sucking towers. Dumb decisions without a community plan can't be reversed once the damage is done.*
- *We need a community plan to help manage the changes in our neighbourhood*
- *don't push the zoning without a master plan!*
- *Concerned about extreme rezoning.*
- *do not increase density and no rezoning*
- *stop allowing rezoning*
- *Maintain the existing 2.2 FSR. No fill-ins of space around hi-rises*
- *Council has no plan, consistently does not listen to the West End community and seems to do whatever it wants.*
- *I am shocked and appalled at site by site rezonings that are leading to the destruction of heritage buildings, churches and historic trees. Of particular concern is the city's attempt to "manufacture consent" for predetermined decisions on our neighbourhood. We have a 11,000 signatures asking for a community plan before major changes and that says it all. I am very concerned that just because the civic government doesn't like this message delivered by this petition it has created a pretence of democracy whereby a few handpicked appointees (WEMAC) seem to have a louder voice for the West End than the 11,000 people who have spoken loud and clear. My message to WEMAC members - if your recommendations to the mayor are in any way influenced by developer "gifts" directed to the special interest group you represent, you are engaging in corruption, plain and simple. Even if you believe it is for the best of causes. If WEMAC members have at any time been gathered in a room and offered developer "treats" to buy your support for decisions that are just plain wrong (and trust me knocking down churches, heritage buildings and 107 old trees is just plain wrong) then I suggest you look long and*

hard at your conscience, measure your person ethics and decide who you want to see looking back at you when you look in the mirror. The destruction of our neighbourhood is motivated by a small group of clever people who make a bunch of money, plain and simple. You can help put a stop it, the decision is yours.

- *Allowing ad hoc rezoning for the purpose of allowing more high-rise towers, without an updated comprehensive community plan will result in more cars, less parking and more street congestion in the West End.*
- *There has already been a great deal of new developments and building in our neighborhood. Density continues to increase. In addition traffic has become increasingly congested and great deal of this traffic seems to be non-local I.e. People transiting in and out of the West End. The street changes made for the new bike lanes has contributed to increased traffic on my street Harwood. We estimate 2000 cars per day take a short cut down our street to avoid bridge traffic our avoid congestion on Burrard. In addition to this there are several new developments in process within a 4 block radius of our home. Increased traffic density and bike density has made it increasingly unsafe for pedestrians. The city needs to have comprehensive plan for increased density that considers impacts on pedestrians as well.*
- *I signed the no rezoning petition, I do not want developments like what was proposed at 1401 Comox in the West End*
- *What is needed first is a multi-decade vision for target population in West End, preferred changes in the target mix of housing types, and then a gradual program to reach those targets.*
- *Stop approving one-off development applications. And stop approving developments that violate the existing height restrictions.*
- *I understand the requirement of density - but want it done intelligently, not on a one by one decision matrix. Want a comprehensive West End density plan laid out and then followed.*
- *Go back to the original West End neighbours plan...no more high-rises especially one that do not fit in and impact on the neighbourhood. Check out our current population and you will see we do not need more density...we need city government out of our neighbourhood and stop giving in to the richman's dollars.*
- *Once again, no rezonings that violate our current guidelines*
- *I think the existing zoning policies and guidelines are fine and have served us well. You neglected to include "No further rezoning" in the neighbourhood design ideal. Tsk tsk.*
- *It is a good idea to have a plan for this historic and wonderful neighbourhood. It's a shame to have developer after developer come forward for a new building without any plan for the whole West End.*
- *There should be no spot rezoning until a new Community Plan is in place. Planning should be community led rather than developer led as at present.*
- *Existing guidelines have done very well and have been generally respected. The current plans for the West End are not a problem, and this community can accept still thousands more residents without rezoning, just by building within current guidelines. Planning department is dragging feet on releasing the true numbers despite Council request since January 2011.*
- *Keep Beach Towers as it is, the last open-feeling space left.*

- *Quit allowing builders to break zoning bylaws - eg - 1401 Comox. We don't need any more 20 story buildings in the West End.*
- *already out schools, community center and library are operating over-capacity and yet proposed developments are not addressing these issues when they consider hundreds of potential new residents moving into the West End.*
- *Again, this is so artificial. They are all important and with a plan they could all be addressed. This is a simplistic exercise so that developers can appear to be responding to neighbourhood needs when they get approval for massive buildings that are not within the current planning guidelines.*
- *Stop piling more people into the West End with no corresponding increase in funding to schools, community centers and amenities.*
- *I am worried that there will be too many people living here with not enough life infrastructure to support them - parking, schools, space...*
- *If you are going to increase the density of the West End with more high rises, then you have to build the infrastructure first - bigger schools, community centres, libraries, make sure there are enough grocery stores, parking etc.*
- *Amenities are of primary importance - not enough for density now - more people = more strain on existing facilities*
- *Develop a Community Plan before any new building/development is approved @ City Hall. Reverse the plan to tear down the heritage building Maxine's on Bidwell and advise the builder to keep the building intact and build around it. It would make a wonderful, Community Centre which could easily be developed as an integral part of a new building there. And, if there is a building to be erected here, ensure that it does not exceed the existing building height code...59 feet, not 225 feet. You are ruining Bidwell Street with another tower. Do not make the West End another tower-full Yaletown. And, City Hall, get out of the development business. We all know what happened at the Olympic Village.*
- *agree with densification done intelligently and in a co-ordinated fashion for the West End; need to have a comprehensive plan for the future of the community*
- *City Council is sneaking too many high rises into the West End without complete public input. It's \$\$\$*
- *no more spot rezonings, give us the opportunity to develop a community plan*
- *The city is trying to overdevelop and override plans that were worked on by residents*
- *priority and tax incentives being given to big developers so that they can build light/view blocking additions to already dense properties (Beach Towers) is currently the most grievous assault being mounted against the West End. We need a development plan that precludes this sort of greedy plunder of the common good*
- *Of course change is coming that is the nature of cities, but I want to have a say about the kind of change is coming to my neighbourhood, I want to be heard, I want to be part of the solution.*
- *development especially building height concessions should be executed very cautiously until completion of a neighborhood plan*
- *I think the city should honor the petition for no rezoning without a comprehensive plan*
- *A new Community Plan based on accurate resident feedback is urgently required. All development proposals must satisfy the needs of this Plan.*

- *I am concerned about piece meal redevelopment; changing the character of our neighbourhood. I recognize that change is inevitable but would like to see a coherent strategy or framework within which that change can take place - as in a neighbourhood planning process (which it is to be hoped this survey represents?)*
- *Our community has no say in the development of the community. We have no community plan in place*
- *I am extremely opposed to developers cutting deals using “community amenity contributions” to be allowed to build bigger and taller buildings where it isn't currently allowed. "Spot rezoning" is nothing but a gift to developers. The raw data of this survey should be available to the public. It seems there's nothing to stop anyone, including developers, from taking this survey multiple times.*
- *Ad Hoc planning without a Master Plan*
- *I think the West End works well now! We need to carefully review changes to the community to ensure we respect existing character. A comprehensive community plan is the correct way to achieve long-term successful solutions.*
- *I think it is a mistake to give permission to build building over the current guidelines without a revised community plan. We need to know what the impact will be of these new buildings on community resources.*
- *not enough public input into the changes that are happening.*
- *Temper West End boom-and-busts. Give residents even more voice.*
- *Re the 1st item: the West End's character is being threatened by random re-zoning*
- *let the community have a say in what gets built or not built in the West End.*
- *There needs to be a clearly stated density goal for the West End.*
- *Stop rezoning for any of these choices. Stick to the plan or make a new one!*
- *Develop a West End Plan that eliminates the current tendency to allow ad hoc rezoning with an overall agreed vision for e.g. building heights, setbacks, and destruction of neighbourhood heritage structures.*
- *We need a community plan asap before more permitting for increased density.*
- *Stop spending tax money by handing a public benefit to developers for their private benefit*
- *At the moment there is no community plan and we should really have one before any kind of rezoning is contemplated. I am part of a wonderful community that has to be protected for its survival.*
- *The proposed spot rezoning and hotel conversions to rentals means thousands more residents while community facilities and schools are already bursting and run down.*
- *Heard about “No rezoning without a comprehensive plan” much?*
- *Comprehensive plan with strong community involvement.*
- *I think the housing balance in the West End is already quite balanced with the highest rental housing proportion of any neighbourhood in Vancouver. I think future growth and housing choices need to be guided by a community plan, not on a site by site basis.*
- *Develop within a community plan.*
- *Why is this survey not part of a community plan?*

- *West End zoning and guidelines have worked and do work. Thousands of units have been built following the zoning and guidelines without using discretion.*
- *West End zoning and guidelines which are in place must be respected. Thousands of units have been built with these guidelines and zoning without causing trauma and disruption.*
- *No spot re-zoning or up-zoning discretion.*
- *Up-zoning and re-zoning increase speculation and drive up all prices and must be stopped.*
- *Up-zoning and spot-zoning must be stopped. Up-zoning increase speculation, drives up prices and changes the nature of the community.*
- *Don't trade FSR for amenities. Don't give developers excessive concessions for any amenity contributions.*
- *Respect zoning*
- *Spot rezoning and hotel conversions to rentals are dumping thousands of new residents into the West End without a community plan (a smart one). Stick to present zoning.*
- *Vision and Planning department have plans very much at odds with community preferences. We need a community plan. WEMAC should be calling for this plan at every opportunity.*
- *No comprehensive community plan. Must have before rezoning. This is a fabulous community and must be protected.*
- *With every proposed development – increase in traffic congestion.*
- *The lack of a community plan and consideration of development on a site by site basis is a huge concern.*
- *Where is the community plan?*
- *There is no democracy. This questionnaire/survey is avoiding the most critical questions facing our community – zoning and guidelines. Development industry and ideological goals are over-riding good planning. The West End is the most densely populated of all 22 Vancouver neighbourhoods! It is a community that works. Building form and mix – there is no depth of understanding.*
- *Proposed towers and spot re-zoning is a huge concern.*
- *Yes stop changing our zone height regulations*
- *On redevelopments and feeling completely disrespected by Mayor and council.*

Concerned with consultation and City processes

- *we need a membership community organization that can legitimately reflect the community*
- *If the Mayor could stop selling out to developers who want to drop Yaletown buildings in the middle of the West End, that would be cool.*
- *the rampant rezoning of the West End by council with no regard for residents concerns and the results this will have on our community, our open spaces, our right to live with light not cast in shadow all day.*
- *Too much attention is given to pleasing developers/investors and not enough consideration is given to residents as people with real lives and real concerns.*

- *City hall won't listen to the residents, they will only bow down to the power of money and corporate, and the West End will be ruined by high rise development and high end residential complexes, forcing the average low to middle class citizen out to the suburbs. There need to be controls and parameters put into place to ensure that the West End does not get lost in progression.*
- *I don't trust the City or the planners at all.. Never will again..*
- *why have density ratios been set? It seems that anyone who applies for a redevelopment permit is granted it.*
- *Our community is not a real part of the community development process*
- *The City's Planning Department is too often an advocate for developers. City Hall needs to regain public confidence by a shift in mindset to protect the public first, respect existing guidelines for land use planning, and providing correct information to the public in a timely way. Many actions of City Hall since November 2008, including the adoption of the STIR program and its resulting fallout in the West End, have reinforced the idea that deals are being made in the back room with powerful developers. There is no rush to get the current rezoning applications through. Many of the existing zoning guidelines (height, density, streetscape, etc.) have served us very well and created a West End that is seen internationally already as "density done right." Current capacity to accommodate new construction WITHOUT rezoning could probably accommodate many thousands more people in the West End, and Planning Department owes it to the public to provide these figures. Also, the public needs independent experts to comment on statements out of City Hall, in order to provide a system of checks and balances. If developers were to think longer term, they may become enlightened and realize that by acting consistently in a way that earns trust, they will be more respected, trusted, and welcome in the West End. And in the long run, that could save them money. Finally, what we see here in the West End is symptomatic of problems deep in City Hall. Reforms are needed in relationships between developers and politicians, and public servants. Communities and the public should come first. WEMAC appears to be an attempt by the Mayor and his handlers to reverse-engineer the appearance of public consent for predetermined outcomes on some hot land-use decisions in the West End. I hope that the final outcomes of WEMAC work prove this impression to be wrong. Actions of certain elected officials, public servants, developers and their partners, have created divisions in the community. Billions of dollars, political careers, egos, and reputations are at stake, and these are common dynamics when it comes to land use decisions, but the community needs to be alert and wise in order to avoid letting those external forces harm relationships within the community.*
- *The lobbyists for business and developers have more power than citizens; that is deeply disruptive to communities as Karl Polanyi demonstrated [The Great Transformation]*
- *Owners outsize influence on political process (opposing STIR etc.)*
- *I'm very concerned about developers being the priority over residents! It's very sad.*
- *I wish the city and its citizens regarded renters with the same respect they have for home owners. Better decisions would be made about the permanent needs of the community.*

Density is needed

- *Let's not be afraid to densify. Build up!*
- *High density is better - services become more varied, closer and more available*
- *We currently have lots of green space and I feel there is room for some more density*

- *I feel as though certain people believe they are entitled to live in the West End, but others are not. There is very much a 'this is my community', let's keep others out mentality. It's closed minded. We should be welcoming progress, not blocking it. High density residential areas are a good thing.*
- *it is great but can handle more density*
- *avoid seeing hi-rises as the evil. There are many towers already in the West End and more people should be able to enjoy this lifestyle - and density is the way*
- *increased rentals means higher density; I'm ok with that*
- *More density! Don't let NIMBY keep the area in the 1980s*
- *I'd like to see the 3-story medium density buildings replaced by much higher density, if only to reduce the rental costs of the whole neighbourhood*
- *need more rental stock which will mean higher density*
- *more/better density projects*
- *I support high density residential in the West End.*
- *Increase density; don't listen to the NIMBYs.. There are a silent majority of people who know that in order to get the costs down you have to increase density -- people who live in towers who complain about new towers are hypocrites, frankly.*
- *What I have checked as most important is 'most important' because the all go together to make a livable high-density neighbourhood.*
- *I would like to see an increase in density in the West end; there just needs to be innovative ways of doing it in addition to the standard approach (i.e. more towers). For example, the city could look at Laneway housing in some of the alleys behind apartment buildings. Some buildings have large tracts of parking behind them and could be converted into low rise buildings that don't affect character or impact views. In addition, redevelopment of alleys can be tied with the greening of them, which could create increase space for pedestrians and bikes to alleviate pressure from streets. Could also be locations for community garden plots? I do not think maintaining views are very important. We live in the most beautiful city in the world and live 5 minutes from the beach - walk there.*
- *Way more density! Start tearing down walkups and replace with modern towers. Old buildings are filled with mice, bedbugs, etc*
- *Get rid of these idiots who are protesting about the building of any more towers. The more people we have in the West End, the better the services. We need population density. Vancouver is still a very small city compared to real cities like the second tier ones after the Tokyo, New York, Paris types. I'd like to see Vancouver reach sort of Barcelona, San Francisco, Sydney levels of density so we can have a truly superb transit system amongst many things.*
- *I also live in the West End because of its lively streets; this is because of the density, no question.*

Do not like the focus on density

- *Keep density as is*
- *Maintain current density*
- *the density is fine, more density more issues about parking, giving up green spaces and views on properties*

- *Density issues on these big towers such as the Harwood at Butte proposed monster. Whoever approved the demolition of Maxine's on Bidwell should be ashamed of themselves.*
- *The density is increasing with high-rise buildings replacing historically significant buildings*
- *Plans to increase density. It's dense enough.*
- *uncontrolled Increased density will lower livability for everyone*
- *Concerned about increased density of housing, placing stress on environment, infrastructure, and traffic.*
- *No increase in housing the West End is dense enough now.*
- *Stop the high density development in the West End. It doesn't address any of these issues and makes it worse.*
- *More density = greater problems - big now - worse with more people!!*
- *higher density housing will worsen parking problems*
- *West End should not further increase density*
- *housing space is not an issue in the West End. We have a reasonable number of rental units available throughout the year. We do not need high price high density sites and have rejected those over the entire time I have lived here. If the mayor were willing to put a 12 storey high-rise cluster next to his home, I might reconsider, but the type of housing that is in the West End (except for the monsters that have already been rammed through) is what draws people, tourists (and money) to the West End.*
- *Don't increase density in the West End at all*
- *West End do not need more development in the West End. We are over populated with residents and owners at this time. We need those that own rental properties to be held responsible for the condition that they are in. We also do not need high rises built blocking resident's views and also depreciating the value of the properties that exist in the West End.*
- *How about densifying other areas ? The West End is already dense enough. I mean, where do you stop !?!?*
- *There should be an option in #2 for "No increase in housing". Why increase the density of the West End? There are other neighbourhoods in Vancouver that are less dense.*
- *Question #2 should have a selection to not increase housing in the West End at all! WHY make it more and more dense? There are less dense neighbourhoods in this city where density could be increased more sensibly.*
- *don't increase density*
- *reduce the number of residents--not increase--too crowded*
- *Do not increase density at Beach Towers. Any increase in value of density on any site should not be given to a developer (speculator). We don't need more density in the West End.*
- *decreasing density in the West End and maintain current level.*
- *Absolutely no bigger and taller buildings*
- *why change ideal zoning laws-further densification in this area is not needed*

- *The amount of density that the Mayor wants in the West End will destroy our beautiful community*
- *preserve character and livability of West End by stopping high density builds/towers*
- *Don't let present high density increase.*
- *Concerned about increasing density*
- *Increasing density is decreasing the livability of the West End*
- *Increased density is underlying many problems in the community. Respect or revise zoning bylaws to limit density.*
- *increased density will deteriorate quality of life for those already here*
- *Concerned about further increases to density of neighbourhood when community resources are already stretched thinly. Don't want the West End to become a ghetto of tower blocks like many cities in the UK or Toronto, New York, etc.*
- *Why bring more people into an overly dense, crowded area.*
- *The increased density for West End is not creating livability.*
- *The West End is dense enough. Priority should be given to enhancing life for people who live here and not making it worse by overcrowding and destroying what is good about our home.*
- *The more congested, the more unliveable, unaffordable. Each development has cumulative impact.*
- *Things are fine the way they are now. Increase density in Shaughnessy & the burbs.*
- *We live in a community where people recognize & speak to one another & look out for each other. This will change if density is significantly increased.*
- *Eco density would be best in ? outer green belt - rezone ? our peril.*
- *We live here now & have for years & find it's very livable. Don't mess it up City of Vancouver/ Developers & make it unlivable! It's already dense enough.*
- *Lesser people density*
- *The west end does not need further densification. I choose not to live in Yaletown – Don't turn the west end into the same thing. Increase density in the suburbs – then they could support proper public transit.*
- *Please do not "Fix" the West End. We don't want to live in Yaletown tower or beside one. The developers don't live in the neighborhood. (& perhaps the city planners don't either) There is lots of places the developers could bulldoze & build & densify for a happier result. Like places that don't already have high density. Arbutus corridor, East Hastings, UBC & beyond. This area of the city is already super dense. The schools are PACKED. There are waitlists for both Roberts kindergartens. Why build in already packed & dense spaces????*

Build more height

- *These questions are so obviously skewed against taller and new buildings, which I personally have no objection to. I do object to you trying to get the 'right' answer for the NIMBYs in the area though...*
- *The higher the better*

- *I have no problem with building more high-rises in the West End; quite a bit of the wartime rental stock is on its last legs. But it cannot be replaced with condos!*
- *Several new towers, of 20 stories or so, are reasonable to add to the neighbourhood. Setbacks very important.*
- *In favour of more high rise buildings*
- *The neighbourhood is vibrant and can handle a few more tall buildings.*
- *A city is a living, changing entity. While I have great respect for the heritage of the West End, it is important to acknowledge change is necessary to remain a vibrant place in which people want to live. The only way is up - as in, we must build higher apartment buildings.*
- *I think if people were guaranteed a comparable place to live during construction, older buildings should be demolished, & new taller buildings constructed with higher standards & to increase density*
- *Allow more high rise rental units*
- *There should be no more exceptions for height. Anywhere. Ever.*
- *increase building heights, bear in mind that the West End is still downtown Vancouver*

Restrict heights and high rises

- *No glass towers, 30 story max*
- *Too many tall buildings going in making for more shade and compromised views... turning into cityscape vs. residential feel.*
- *Retaining height restrictions is extremely important*
- *Save us from massive towers that shadow over the low rises. Save the view corridors.*
- *No more high rises. The West End has it's share.*
- *No more Hi-Rises in the West End!!!!!!!!!!!!!!!!!!!!!!*
- *density does not equal height!*
- *maintain the existing height guidelines*
- *I would like to see building heights restricted to 10 stories. When I spoke in person to people from the WEMAC about it, they both seemed to be trying to convince me that things were fine as they are, which is not how I feel.*
- *no more high rises that rob residents of light and peace and quiet*
- *Enforce existing bylaws re: height & density, prevent over development*
- *I would once again like to restate my objection to the building of towers in the West End.*
- *Concern for new high rise projects being built*
- *Rezoning for higher buildings must be stopped. West End dense enough already. Help maintain existing housing stock instead of demolishing and increasing height and density. West End is full!*
- *keep the building height restrictions -> focus on affordable housing*
- *I don't want to see high-rises being approved in the West End*
- *Do not want more high-rises here (e.g. 1241 Harwood) designed for rich investors. It will destroy the neighbourhood.*

- *we do not need any more high rise buildings*
- *I do not want to see tall buildings with small units (i.e. under 600 square feet)*
- *We do not need high rises or more buildings which will turn the West End into another Yaletown. One Yaletown is enough.*
- *I feel the Beach Towers proposal is a mistake. It will have huge ramifications in a neighbourhood that already has a high population density. The current site was designed to respect the views for all. I am concerned that it has few, if any, benefits for the residents of the West End. This seems to be the case with all high-rises that seem to be spot approved or proposed for this neighbourhood.*
- *Have a moratorium on high-rises.*
- *No more high-rises.*
- *no more high rises listen to the people*
- *No more high-rises.*
- *Discourage additional towers density goals to be achieved with 3-6 story buildings. Keep low profile six story cap. Don't Coal Harbour it dehumanized, divorced from street life.*
- *No towers without a community plan, please!*
- *no more developers no high rises*
- *Do not bring towers or podiums to the West End*
- *no high rises in the West End*
- *No more high-rises of any kind, anywhere in the West End.*
- *I would like buildings kept under 10 stories.*
- *stop building high-rise condos.*
- *We have carried our share of density for years. Build your towers elsewhere.*
- *The West End already has so many high rises, if you want to increase density, please try other neighbourhoods in the city. We've accommodated enough high rises in the West End, time for other parts of the city to do their share. 3 or 4 storey buildings are fine as long as they aren't blocking other neighbours.*
- *increasing height of buildings and densification in an already densely populated neighbourhood, too many proposed new high-rises which will block views and shadow the surrounding area*
- *I am concerned about the number of new high rises going up.*
- *Totally against major rezonings allowing bigger and taller buildings and foreign ownership*
- *I do not want more high-rises. There is no community participation among rich high-rise condo owners. You lose community sense with these folks who fork out a million or more for their fancy West End digs.*
- *High rises to minimum.*
- *No more towers*
- *Fewer monster high-rises*
- *No more high rises in West End - keep the community and neighbourhood feeling*
- *No more high rises, please.*

- *limit number of multi-storey high rises*
- *no more high-rises*
- *build affordable low-rise housing - not tall towers*
- *Enough density, keep the low-rise buildings - not more hi-rises!*
- *Totally against major rezonings allowing bigger and taller buildings and foreign ownership*
- *new buildings should only be up to 6 stories high in the West End*
- *stop the crazy density bonuses to developers. to truly maintain a livable and sustainable model of community neighbourhood learn from the European models of up to 7 storey buildings. if you don't understand this concept contact local experts at SFU and UBC schools of planning and community development*
- *no more high rises*
- *West End do not need more high-rises in the West end and we do not need to build more on the waterfront. When Imperial Towers was built all the city bylaws were broken and the existing Mayor at the time, Campbell, wanted this built he broke all the bylaws and had it built. Are we going to have a repeat performance of this once again....it better not happen. And when can City hall just take it upon themselves to change the height restrictions whenever they feel like it. When I took The Real Estate Course in Vancouver in 1988 there was building height restriction of ten floors which was permanent. Suddenly this has been tampered with by Robertson and his cronies. Who does he think he is...God. I will not stand for this injustice especially because it will have such a negative impact on the neighbourhood. Why should be purchase a home in Vancouver when the Mayor can change rules and regulations whenever he feels like it. I think it is time to rise up as one body and defeat them.*
- *limit high rises - sensitive to local ambience*
- *no over-sized high-rises*
- *No more high-rises!*
- *please do not allow monstrous towers to be built in the heart of the West End*
- *We don't want to look like Yaletown or Coal Harbour= no high-rises.*
- *too many high-rise being built....council should be protecting us from developers*
- *High rises should be avoided.*
- *Don't build taller buildings*
- *New buildings that are too high blocking sun and sky views.*
- *No change in height restrictions please!!!*
- *Building height should be severely restricted to keep the past environment in effect.*
- *I believe in density but NOT in more huge high rise towers. More towers would negatively affect the village feeling. I believe there should be more emphasis on row housing, main floor commercial and upper floors for residential; tall buildings only where they will not dwarf the neighbouring buildings*
- *There are too many skytowers in West End*
- *Losing its history. Need less high-rises!!*

- *Tall buildings (and increased density) will decrease the quality of life of people in the area, bring less green spaces and privacy, more parking problems, less community orientation and more crime*
- *West End will become overcrowded with increase of high-rise buildings/towers*
- *No more condos or rental buildings higher than 10 stories*
- *The building height restriction should remain, no more (additional) high rise building. The West End is not the only place to provide rental units. Developers should not be able to 'bribe' the COV with amenities so they can build outside the existing parameters.*
- *Too many high-end developers building height inappropriate buildings to the detriment of low and middle income earners*
- *put a stop to bigger and taller buildings*
- *building height restrictions on Davie from Burrard to Jervis*
- *No more super skyscrapers in the West End! A blight in the community.*
- *No more towers! Absolutely no more towers! The people who live here do not want towers! Developers should not be running the city.*
- *Why is it necessary to put up a huge high rise where St. John's Church was located. Should have left park area.*
- *High rises (More rentals/residences) will cause an overpopulation of this area. Already lack of services & amenities (including parking) i.e. library, community centres, care facilities, etc.*
- *Consider strongly building permits and keep to legal allowance height.*
- *I'm very worried about building of high rental towers (or co-ops) that will change the current character of the West End and block light to lower neighbouring buildings (and also increase pressure on on-street permit parking.*
- *Please respect this neighbourhood, instead of forcing developments on the community. This is not the downtown area, but a residential community. This design should compliment the West End, not overpower the neighbourhood. Also, what the West End residents want for the community should be listened to and not have city hall force their vision on what we, who live in the West End want to see.*
- *Cambie, Oak, Broadway – all great streets for high rises (STIR). West End is like a village with unique character and history, well known throughout the world. Build your high rises where they will fit in.*
- *Stick to present zoning and height restrictions to protect livability.*
- *Present zoning for maximum 6 storeys should be upheld and strengthened.*
- *Main concern is the thought the high rises about to be constructed in quiet areas will be the start of destroying the West End's character.*
- *I am very fortunate, at my age. I'm healthy and able to walk everywhere. I find the West End to be safe, friendly, and neighbourly. Altogether delightful. My concern would be unrestricted high rises, which could change the character of the neighbourhood.*
- *No more highrises blocking view corridors.*
- *Please do not build anymore highrises near the main streets*
- *Don't allow any more highrises along or near waterfront which creates a "wall" around the beauty & excludes it from others behind.*

- *I am concerned about the possibility of more highrises in the heart of the West End. I enjoy walking through the middle of the West End with it's current mix of building heights. I am concerned about approval given to the building of something over 4 floors at Comox and Broughton.*

Ensure that natural light and viewscapes are maintained

- *avoid creating sunless wind tunnels such as those now in the downtown core. West End is a pedestrian oriented neighbourhood.*
- *Retaining views and sunlight are important.*
- *Too many tall trees lining our streets.. Rarely any sun in some garden's.. Get rid of those Poplar's.. What were you thinking!!*
- *Lighting. Diffused light (especially through trees) is welcoming at night and inspires outdoor use. Harsh lighting (e.g. at gas stations and car dealerships) drives people away. Doesn't feel and often isn't as safe.*
- *Maintain existing access to views as originally intended*
- *Do not allow high cost units/buildings that cut off views for existing buildings - especially cutting off views for mid -floors such as floors 5-8 of existing buildings*
- *Developers who buy sites zoned for 6 stories can "buy" credits to build 2-3 times higher only in places where they can make mega bucks 'stealing' views of those who live here. I'm concerned that City Hall may be siding more with developers than the community who live here.*
- *The loss of views & green space. Higher density for the rich only.*
- *Re: minimizing shadow -- I'd really like to see the current mix of low-, mid-, and high-rise buildings retained.*
- *Bit late for access to views.*
- *'Access to views' is an option that is subject to interpretation: if you build a tower, that will create a great view for someone who lives there, and completely block someone else's view from their place. Needs clarification.*
- *It is very important to me that sight corridors and low-density housing remain hallmarks of the West End.*
- *Stop the towers!!! We are slowly obliterating the mountain and ocean views to the point where only those who can afford the multi-million dollar condos will have any views.*
- *View corridors must be maintained and adequate green space also*
- *Too many high-rise creating wind tunnels, dark/no sun street, no green spaces. Should look at Scandinavian cities, instead of Hong Kong.*
- *It is vital that we keep our green spaces- trees, grass, open spaces to see the sky, not huge concrete buildings that block the light and the sky.*
- *Vancouver is cloudy and grey much of the year. Please maintain our access to light, sky, water, openness.*
- *skinny towers = light, views, peace*
- *Height guidelines should also take into consideration access to views. I prefer low density.*
- *Keep as many view and open spaces as possible.*

- *Access to views and minimizing shadows important too, but since laissez-faire Nazis like to limit freedom of choice, though I'd spell it out for the losers.*
- *Access to light and sun is a huge issue that needs to be dealt with.*

Preserve West End heritage features

- *I'd like to see heritage buildings retained, and affordable rents retained with them (with heritage preservation often comes gentrification unless some form of rent control is in place).*
- *need to keep heritage/historic resources*
- *Protect heritage buildings (not just facades please*
- *Maintain heritage buildings.*
- *Lack of protecting heritage buildings.*
- *we need to protect older buildings that have some character*
- *I am sad that my Grandma's church is being torn down - I really can't believe it.*
- *Furious that St. John's Church has been torn down!*
- *Increase public access to heritage buildings*
- *I want to keep heritage buildings, but at the same time I want to make sure these buildings are safe, especially in the case of earthquakes. Actually, I am concerned about the safety of many older buildings in the case of an earthquake.*
- *Maintain heritage buildings as they, i.e. not allow such travesties as the old library, an important example of regional modernist architecture that should have been maintained without change*
- *I do not trust heritage designation being honoured when city staff can just call anything a class B heritage site and only keep the facade...look at what happened with the Gaoler's Mews which was a provincial heritage site of the original town site of Vancouver.*
- *Support heritage buildings (maybe even give incentives to repair them while preserving the heritage)*
- *It is good to keep our heritage buildings - it appears thanks to the Mayor we may lose of the areas on Davie St. too Bad.*
- *Again, community space. Like in that church that's being razed as I type this*
- *The heritage houses that have escaped the wrecking ball add character to the neighbourhood and we need to retain more of this in the future. It is one reason why tourists and locals flock to the area to appreciate how life was once lived here. It is such an asset for us all.*
- *Not sure why a "world class" city chooses to destroy so much of their heritage when Vancouver is such a relatively new city. Keep the little we have left before all neighbourhoods are destroyed.*
- *Heritage preservation is great, but needs to be done before a development proposal is on the table - by then it smacks of NIMBYism.*
- *keep our heritage buildings and worship spaces from becoming commercial*
- *I feel that the changes the neighbourhood has been undergoing have been mostly positive; however, maintaining the neighbourhood's heritage is crucial. Rand House is an excellent example of a heritage building that has been wonderfully restored, and has*

brought more rental units to the neighbourhood as well. Examples like that one show what the neighbourhood could be!

- *Taking down the last of the heritage buildings is a loss of memory and place for many including myself, I have lived in Vancouver West all my life. Replacing heritage buildings with more uninteresting towers sterilizes the flavour and what had made the West End special.*
- *Please save the Tulip tree, St. Paul's Hospital and any other heritage assets!*
- *losing the heritage buildings of the West End is disturbing and older reasonably priced solid apartment buildings*
- *Heritage homes being knocked down*
- *it is a pity that the charm of the neighbourhood has to give way to property developers' greed. This will kill West End as part of Vancouver's history more effectively than the already costly rent. I have never heard of a city in which a church is bulldozed to make even more money off renters!*
- *too many heritage buildings being torn down*
- *Retain heritage buildings providing they offer a real historical aspect. Architectural interest, not merely an old and decrepit building.*
- *Tearing down St. John's church was a sad mistake. City should have canvassed neighbourhood first. It should have been kept as a community facility to be enjoyed as a heritage building and neighbourhood gathering place. We do not need another high-rise in the midst of a low-rise area. What an eyesore!*
- *I was disturbed to see a 30 years old church demolished for a highrise development (market value). The wood splintered to smithereens (probably old growth forest wood). Not sustainable for a Vision Council who wants Vancouver to be the "greenest city" in the world. Heard the church rubble was to go to landfill! Shocking.*
- *Reply to Retain heritage buildings: yes but not "facades"*
- *Require developers to take down and recycle timber when destroying old buildings eg church on Comox.*

Ensure that there is a focus on design

- *quality design is the top priority. buildings that will last*
- *Encourage green/sustainable/eco-friendly designs*
- *better building codes..fewer leaky condos..require access panels to make plumbing and wiring replacements less of an ordeal..function over form*
- *prefer well-designed, efficient buildings over retaining heritage; time to replace old concrete towers too*
- *Denman Street could use some nice looking buildings.*
- *I chose building material as an important design element with the caveat that they be sustainable building materials. I care less about the aesthetics.*
- *Re: building materials -- one of the things I love about the West End is that it isn't just a landscape of sea foam green glass (like in Yaletown). I'd like to see the diversity of building materials retained, and the quality of materials upgraded where necessary.*
- *quality of construction and aesthetics*

- *The design quality of most new developments in Vancouver is terrible, featuring awkward non-functional floor plans and insufficient passive cooling. Better design should be encouraged in permit reviews.*
- *No more floor to ceiling glass condos! More focus on units that have passive airflow (operable windows on multiple faces).*
- *more variety in the style of new buildings would be nice*
- *How about upgrading architecturally the West End community centre?*
- *faux heritage is not ideal. great design can be modern.*
- *constructing towers on heritage buildings in ugly and tacky*
- *Avoidance of more grey concrete*
- *actual design instead of boxes would be an improvement*
- *Architecturally the city is an eclectic mix of (very small percentage) old and new. Better design needs to be a priority rather than generic high rises.*
- *Allow for innovative design (don't impose uniform "look"); avoid expensive maintenance of ersatz "heritage"*
- *internationally tall glass towers are considered to be outmoded and non-sustainable and still we are faced with unimaginative designs where a site is razed and another average, uninspired design is slapped up.*
- *no stupid podium buildings*
- *No soulless looking buildings. Restaurants which have patios and outdoor spaces. Don't mind towers if they are nice looking.*
- *Don't change any of the "Design" details....Please & thanks! the West end is fantastic the way it is.*

Miscellaneous neighbourhood design priority comments

- *Keep doing what has worked / try to prevent gentrification*
- *Denman St. needs to be redone- slow traffic, widen sidewalks, have building style guidelines such as Beach Community Seattle*
- *take charge in the by-laws for penalties*
- *The West End has world class access to parks and beaches, do not make development more expensive by creating large setbacks, views corridors and height limits.*
- *Look & style item too subjective; materials and shadowing items too vague to elicit response*
- *we should have more open air shops under the bridges and we should have artists paint under the bridges and have those paintings lit*
- *Rentals can be as expensive as condos mortgage.*
- *Artist centered/designed buildings*
- *Developers are strong-arming the City to the detriment of our neighbourhood. They are scheming and not transparent and need to be held accountable for maintaining a proper balance. Far too much credit is being given to them and we are having building approved/developed with no ear for our concerns. Shame on Vision Vancouver for not having a focus or voice.*

- *No more McCondos...they are ugly!*
- *No more bars/pubs.*
- *we need to build up in some areas, especially on or near main streets and commercial areas*
- *I would like to see all business transactions and tenants needs to be handled in a legal manner between our city legislator and positive business partners conducted in a legal step by step manner, so there are no massive accrued debts to be forfeited and passed on to the tax payer to pay off over the year. Taxpayers are carrying a heavy load and should not be responsible for unnecessary bankruptcy debts.*
- *Beach Tower proposal is a travesty - scrap it and stay true to our livability standard*
- *Eliminate more planning for Coal Harbour, Olympic Village, Yaletown developments, many are overpriced and empty-lopment. These are not desirable except for rich investors*
- *Need better commercial space and more rental stock*
- *I am angry about plans to wall off English Bay with tall buildings*
- *Get rid of heritage designation. I don't see value in it and see it as rich stealing from poor through tax abatements.*
- *On main streets such as Davie, there are commercial buildings of 2 storey, which offer replacement opportunities for terraced, mixed commercial/residential properties of perhaps 5 to 7 storey, with the floors above commercial being progressively set back (terraced) from the street*
- *maintaining all of the above are most important to me*
- *"Vancouver's dirty addition problem" is destroying old buildings.*
- *These "design ideals" are specific characteristics of the West End. Adding the modifier "Maintain" or "Minimize" to them doesn't make sense. I would add "Personal Privacy" to the list - I don't want others looking into my living space.*
- *This is critical for the neighbourhood*
- *These are all important issues. The biggest problem we are facing is the monstrosities along the major streets like Robson and Granville where there is highly inefficient use of space. What's up with the two-story high storefronts?? Such a waste, when the second and third floors used to provide modest rental apartments. Put a cap on the commercial rents on Denman Street. I am sick of the greedy landlords jacking up commercial leases and forcing small businesses to shut down or move away. Denman Street used to be vibrant, but now it's more like a ghost town.*
- *construction workers must be of a better quality, unsafe practices, unprofessional, long drawn out jobs, this must all be held to a higher standard.*
- *More setbacks? West End already suffers from useless "tower in the park" green scraps - better to consolidate into actual useful public space.*
- *It would be nice to know what the existing height guidelines are... I'm not sure if I'm being tricked into agreeing to a 30 storey existing height guideline. My response is based on the average heights of buildings (approx. 6-10 stories) - I do not prefer very tall buildings in the West End - those should be saved for Coal Harbour, Yaletown, etc.*
- *High rises are fine, so long as they have a small footprint compared to the lot, giving room for landscaping and green space.*

- *Respecting Vancouver's humanistic vernacular style and materials is Green*
- *I feel that all options are very important to preserve*
- *the higher/larger the building, the more green space it has to provide*
- *Less commercial. More residential.*
- *Maintain all the above. What kind of choice is this?*
- *Signage - Corner of Nelson & Denman had a business that sported flapping fabric signage for bike rentals and hair extensions. Ripped. Back alley Asia. This requires the disabled to again climb up a hill to Georgia and dodge the traffic to walk back down 1 full block. Dunsmuir street has a stop flatland straight to elevator.*
- *Think livable/affordable*
- *What is a neighbourhood design “ideal”?*

West end livability

This is a beautiful, safe, diverse, accessible community

- *It's beautiful*
- *The most beautiful urban setting on this planet*
- *Diversity, great urban design, tolerance.*
- *way cooler than any other area of Vancouver- way more people-oriented*
- *Mature community with mix of culture, activities, purposes*
- *there is such a great mix of people here*
- *Love the West End, love the fact I can walk downtown, take the ferry to Granville Island, people are friendly, they talk to their neighbours and look out for each other. One feels like they're on vacation when you're living here in the summer time.*
- *I enjoy walking everywhere*
- *I like that fact that there are always a lot of people out and about on the streets - that to me is a vibrant street life - not one filled with drunken partiers.*
- *This a diverse and dynamic community where I feel I can raise my family safely while meeting my personal accessibility needs, my partners work commitments, and our children's education and recreation needs*
- *I think we do have the most beautiful city in the world. I think those people who complain about high density in the West End or event such as fireworks, casinos etc. should move out. When moving into the West End that is what you sign up for or*
- *beautiful geography, park, seawall, great transit*
- *strong volunteer community and sense of community.*
- *Beauty of location.*
- *I thoroughly enjoy the community feel of the West End which is fostered by a good mix of commercial and residential buildings, relatively affordable rent prices which allow for varied age groups and cultural diversity.*
- *the magic of the West End is a combination of two things: 1) very quiet, beautiful residential streets and 2) always being within a few blocks of a vibrant commercial street = vibrant and peaceful*

- *My partner and I are both writers who work from home. While we've looked at living on Commercial Drive or elsewhere in East Vancouver where most of our friends live, the West End's proximity to green space, Stanley Park, and great places to go for long runs and walks keeps us coming back. We can't afford a car and we don't earn a high income, but we feel extremely fortunate to live in the West End because we feel like we can enjoy a very high quality of life here.*
- *I feel safe and stimulated by living here. I love that it is affordable across the economic spectrum and that there is a good mix of ethnicities .*
- *I am lucky to live in the West End, and it's the best neighbourhood in Vancouver.*
- *Eh. The West End rocks.*
- *It is close to downtown, but peaceful. Not like Yaletown which has a very different atmosphere which I strongly dislike.*
- *I like the West End because it is family friendly, the schools are small enough everyone knows everyone, the area almost feels like living in a small town with all the big city benefits, I like having St. Paul's around the corner in emergencies, I like the fire hall is down the street, I like the old churches, I like the heritage buildings all throughout, I like the quiet neighbourhoods, I like the parks and open spaces, I like the beaches and playgrounds within walking distance, I like all the great dining and grocery choices, I like the low-rise feel... Don't change my neighbourhood!*
- *friendly West End*
- *I primarily chose living in the West End due to having everything I need within blocks of my residence, such as groceries, walk-in clinic, restaurants, coffee shops and so on. Plus having an abundance of green space within walking distance is a big bonus. Affordability has been a bit of an issue at times, but I am willing to sacrifice having next to no disposable income for what the West End has to offer for recreational space.*
- *It's really pretty and the people are wonderful. That's why I moved here. And the proximity to the park and easy North Van access was a perk.*
- *The West End reflects a diverse community.*
- *West end is still the best neighbourhood. I've been in nature, metro, harmoniously together. It's almost like a quiet park or woods in the end of a noisy busy day in downtown. Thank you West End.*
- *West End feels like a small town within a big city.*
- *best neighbourhood in Canada*
- *The history and sense of community the West End brings. People are involved in their community. It is not homogenous in any way. Speak to any long-term Vancouverite and inevitably they resided in the West End at one time, and recount the experience with wistful longing, recalling how lovely it was to be in the heart of Vancouver and all its wonder a simple walk away.*
- *It's the ideal community: work, recreation, groceries, parks, friends, access*
- *It's beautiful, quiet, tolerant and I have nature's beauty outside my window.*
- *I think the West End is one of two vibrant communities left in Vancouver (Commercial Drive being the other). All other neighbourhoods have lost their character, and their affordability. Kitsilano, Kerrisdale, Marpole, etc. have been lost. This loss of neighbourhoods is a loss to all of Vancouver.*

- *Location itself - gorgeous beach & view, Stanley Park, sea wall, ferry to Granville Island, the fireworks, annual parades & festivals, restaurant selection diversity. etc...*
- *Overall I just love living in the West End and feel so privileged and fortunate to live here.*
- *I love the West End's green spaces and pocket parks. I also love the organic mix of building types that have developed here over time.*
- *I prefer the shorter buildings here. We're close to downtown, but feel like a neighbourhood.*
- *The 'still existing' human scale in the West End*
- *love general diversity*
- *Have aged here, and love the open society and beautiful surroundings. Very different from suburban or Yaletown communities*
- *Currently and in the past few decades, the West End is one of the most unique, viable and vibrant neighbourhoods in the world. Let's keep it that way - adding expensive Yaletown type housing to the mix is not the way to maintain such a community*
- *I love the friendliness in general which is a result of such a mixed crowd.*
- *Keep what we already have and make it better.*
- *most favourite neighbourhood I've ever lived in*
- *Being a community, not a transient place*
- *I love the West End for its feeling of a "small community" within a larger metropolis.*
- *The West End is special in its inclusivity of population. It is a welcoming area with people who appreciate the outdoors and keeping in shape.*
- *The measurement that is missing from the above is "everyone friendly". I love the way that diversity is accepted in this area. It is such a wonderful community.*
- *It's a community which is rare in a city; neighbors get to know neighbors. You don't see this in Yaletown or Coal Harbour.*
- *love the sea wall, love the old established businesses*
- *I can walk around at 4 am and not feel unsafe, alone....not so much rest of Vancouver!*
- *Most importantly, it's beautiful here, yet affordable, and more fun than Kits!*
- *I love the West End. it keeps getting better.*
- *Living in a high density neighbourhood that is quiet is my key attraction.*
- *The West End is a safe and quiet place, within downtown, let's keep it that way!*
- *I moved here because of the neighbourhood and the community*
- *Like it because it's a fully mature neighbourhood*
- *West End is complete community one can work and shop and play in the community. St. Paul's hospital is within walk distance. West End close to Stanley Park, pools fitness centres, great resident association like WERA, the Save St. Paul's Coalition and Renters at Risk, Good community support like Seniors Housing Advocacy Group (SHAG)*
- *like a small town in midst of city*
- *beauty of heritage and low rise buildings surrounded by trees and natural beauty*
- *there are loads of programs to support families with children at community centre like access to public health nurses, drop ins parents and children, early childhood education,*

before school care, after school care, be well programs for seniors, community based celebrations and fitness opportunities.

- *The charm of the West End is the old Victorian style buildings, the small businesses, the diversity of people. It is the reason I love Vancouver.*
- *I am really happy that I chose West End to live in (I have lived in many places in the world, among them the US, Montreal etc). Not to say West End cannot improve, in terms of patio/sidewalk dining and free festivals (it does not have to be a big jazz fest, often little Fringe fests instill a great sense of community and I think is all the more important where one can be lost in a heavily touristic area like the West End).*
- *I choose to live here because of how self-contained my community is and how little footprint I need leave to live/work. LOVE my West End!*
- *I like the quiet streets. Residential feeling.*
- *It's clean.*
- *I moved to the West End at age 53. Retired at 85. Present opinion is a great area for a retiree in good health. Some answers "I'm working" and West End. Then "Area" has developed "positive" in my days here. Smaller trees - great.*
- *Safety - I always feel safe to walk alone on Denman any time of day or evening coming back from West Vancouver or concerts downtown.*
- *Actually I was attracted to the perceived safety of the West End. West of Denman seemed quiet and I loved all the trees.*
- *Having moved from the suburbs, I have found it to be a lovely eclectic neighbourhood - friendly and safe. I am really hoping that city council will listen to the public with regard to having a viable, sensible, caring plan in place with regard to development and growth, not just look at the financial gain it may receive.*
- *After having looked at about 22 different places from White Rock, West/North Vancouver, and discovered the Beach Towers complex I told my husband "Here I could be happy" and so we moved in March 1, 1984. Now on my own. Love my strong will of survival to my living in these wonderful surroundings with most of the facilities at my disposal. Also walking distance from Yaletown, Robson, False Creek North and Stanley Park at my door. The Orpheum and QE Theatre also easily accessible. I enjoy the friendliness of the people on the street, young and old, most of the local stores have staff with whom you build a pleasant relationship. I also appreciate the location of St. Paul's Hospital, doctor's offices, pharmacies, all a walking distance from home. In other words, I love it.*
- *Except for the hundreds of short term foreign students who live in the West End, people of all ages and groups want to and do stay in the West End for many years of their lives.*
- *Meaningful community involvement and processes*
- *Disabled friendly*
- *Over 40 friendly*
- *Child friendly*
- *All of the above make our community what it is for all of us.*
- *Pretty good overall as is; Good feeling of community*
- *I feel it is the safest community in Vancouver night & day*
- *Diversity and safety! Top marks*
- *Free to be who you are*

- *It's awesome living here. The infrastructure could make it even more incredible. Let's be creative and make a world model place to live.*
- *I love it all*
- *I like it*

Green space, access to parks and the beach is wonderful

- *I treasure Stanley Park*
- *The beach.*
- *I love the green spaces and the quantity of trees that I see in my neighbourhood.*
- *Love the tree lined streets.*
- *Retain all large trees.*
- *Green space - proximity to Stanley Park and English Bay beaches*
- *Main reason for me is closeness to ocean via English Bay*
- *Get building owners to stop cutting down healthy trees!!*
- *I appreciate the current green space.*
- *Protect valuable trees! One building in our neighbourhood recently cut down two clusters of very large trees and the neighbourhood is all the poorer for it.*
- *add more green space*
- *Density is important, but let's remember green space per person (esp. children). And why or why aren't there more plants, grasses on roof tops? The more plants, the quieter the city, the nicer the air.*
- *more urban farming opportunities*
- *being near the ocean and Stanley Park is #1*
- *main reason-close to our beautiful seawall*
- *Close access to ocean and Stanley Park make the West End an absolute awesome place to live!*
- *Access to world class amenities (Stanley Park, English Bay beaches) by far the most important reasons to live in the West End.*
- *Stanley Park is the West End's greatest asset. More should be done to make the park more part of everyday life...encourage people to use all parts of the park, not just the perimeter. Bring back the free shuttle! Or offer a residents' price on the existing shuttle. More free events in the park!*
- *Green space, playgrounds, sports fields, dog parks already good*
- *the top reason we chose to live here is the proximity to the park and beach, everything else is secondary*
- *Easy access to recreation - beach, Stanley Park; limited parking means more people walking, in contrast to newer areas like Yaletown.*
- *Stanley Park and the seawall!! Access to parks, green spaces and playgrounds makes this neighbourhood attractive to live in and for visitors.*
- *Access to Seawall and beaches*
- *wonderful setting in nature*

- *the green spaces, that it is a nice residential community with the right density*
- *My view from my 9th floor condo of English Bay is spiritually uplifting every day. I don't want to lose it!*
- *If it weren't for the beaches and Stanley Park I wouldn't live here*
- *What I value most is easy access to Stanley Park and the seawall.*
- *West End has a lot of green space (beaches, Stanley Park and gardens))*
- *ocean views, green spaces, quiet despite density*
- *One thing not mentioned is proximity to the park and the beach. The West End is close to nature and is a very beautiful neighbourhood. That would be one of my top reasons.*
- *Love being near the seawall - great for biking and walking*
- *Most important - it is a green (trees) neighbourhood*
- *Stanley Park!!!! a big reason we stay here.*
- *Love being near Stanley Park and able to enjoy seawall. Walking helps me deal with stress of high rents!*
- *Being Close to the Beach and Stanley Park is why I still live here*
- *close to Stanley Park and downtown*
- *next to Stanley Park and the ocean are most important*
- *The mini-parks created in the 1970s for traffic calming were absolute genius and have contributed enormously to the West End's liveability, providing social gathering places and little areas of calm and happiness.*
- *We moved here primarily because of the view and proximity to the water. The lush greenery and gardens make it a beautiful and calming area - very few ugly high rise towers. Love the heritage buildings and the sense of community.*
- *Proximity to the Sea wall and beach as well as downtown core*
- *Choosing to live close to Stanley park and sea wall*
- *the mature trees and green spaces (so far); if I wanted to live in Yaletown, I would have bought there*
- *most importantly, I live here because of the mature trees and green spaces*
- *Access to the beach.*
- *It also has beautiful street trees and building setbacks. Proximity to the beach is also fantastic.*
- *The close proximity to Stanley Park & the many beaches is a huge plus.*
- *love the parks and all the other greenery*
- *why no mention of living next to nature (Stanley Park/Ocean)? that's our #1 reason to live here, so we can enjoy nature and make it part of a healthy lifestyle. much more likely to get fit walking the seawall than paying for a crowded gym membership. all ages all access.*
- *The West End is green enough, well maintained enough, parked enough and provides a good quality of life.*
- *Green space, historical buildings, Beach/Stanley Park are all important.*
- *Proximity to Stanley Park, Art gallery, concert halls and North Shore.*

- *I love the mini-parks, which are beautifully kept West of Denman.*
- *Green space – Have lots already*

LGBTQ community “home base”

- *The West End is considered "home" to much of the LGBTQ community throughout Western Canada. It is the cultural and geographic "home base" for the LGBTQ community. It is very important, for the social stability and physical and emotional health of this community, that the LGBTQ community be supported, sustained, and encouraged to grow in the West End.*
- *The LGBTQ character of the West End is changing, due primarily I believe to condo developments on the periphery, and to increased rents. I believe the LGBTQ community should be encouraged to develop and grow in the West End.*
- *Gay friendly.*

Miscellaneous West End livability comments

- *Is the city still helping to find a new location for The Odyssey?*
- *I would like to see the City promote / advise / showcase the beautiful landscaping many buildings/blocks have - when I walk to work (about 25 minutes) downtown, I try to zigzag and enjoy the beautiful displays of flowers, trees and heritage treasures. Perhaps the City could sponsor a column in the West Ender that profiles community treasures every week - landscapes, history of a particular building/facility (how about Joe Fortes walking stick in the JF library?), 'then and now' views, etc.*
- *Get rid of WERA!*
- *a moratorium on smelly falafel joints, please.*
- *all those above are important for the West End*
- *it's all about making the community better and better developers can't be the ones to be in control of this*
- *Any future large scale development should also eliminate overhead power lines. This is a visual requirement as well as one that will prevent massive fires during an earthquake.*
- *Open spaces, heritage aspect, view corridors are three of the MOST important reasons we live here !!*
- *I have recently had hopefully temporary mobility issue, and have come to appreciate how accessible the West End is.*
- *need more families with young children*
- *Commercializing Stanley Park and Beaches.*
- *most important is livability*
- *I am lucky most rents are too high for seniors*
- *I would include volunteer opportunities in the "Live close to work/employment opportunities" choice. I began to volunteer because, here in the West End, I live in a place that makes it an easy part of my regular life to do so. This is a win-win situation for the city, those needing volunteer assistance, and ourselves as community members. Please don't underestimate its importance in a close-knit community such as the West End.*
- *What's wrong with the way it is now?????????????*

- *Affordability. Especially for food. I do the lion's share of my grocery shopping on Commercial Drive where the prices for the same products are dramatically lower.*
- *I'd prefer more diversity however due to high rents people are moving out of the West End. It will only be an area for rich people*
- *Go back to community groups that can dialogue with city hall for things like lighting, sidewalks, safety*
- *Something needs to be done about the bed bug problem*
- *Walkability to local shops, amenities and Downtown as well as the beach and Stanley Park are the most important part of living in the West End. You pay for this convenience with higher rent and is therefore less affordable especially for families and retired people which are integral to keeping this a vibrant and diverse neighbourhood..*
- *The West End is not pet friendly: it's a stupid place to have a dog.*
- *Being close to a major hospital is a big plus for many of us.*
- *I hate commuting to work*
- *I think it's foolish to rank a quality of the neighbourhood above another. This isn't a competition for livability.*
- *again, all that are checked are of equal importance*
- *Building/density...the exact ingredient (plus the location) ..is what created the vibrant dynamic we all love. Intelligent action is needed now to assure and improve livability and affordability. This is a good endeavour you are all working on. Thanks.*
- *As for a rating for each of these items because they are all important to the enjoyment and livability of the West End.*
- *I think it so important to keep St. Paul's Hospital in operation to serve our community. Main Street is not an option worth considering.*
- *I was born - Bute Street Hospital - 1926. First winter too cold - moved to 775 Bidwell Street 1927 - went to Lord Roberts - then K.G.H.S. - Army 1944-46. Vancouver Sun paper carrier - Pender & Hastings St. After school delivered products for Mitchell Press Printing - Delivered Safeway food (on bicycle) for Eagle Time Delivery. Stanley Park was my back yard - We played cowboys & Indians at Oldmill site (now Bayshore) Trains came all way west to Bidwell St. - Raided crab nets - cooked crabs on Readman's Island. Married West end girl - #1 son born in St. Paul's - #2 in General Hospital.*
- *Please mark my record showing all of the above as "most important." For me, it's the complete package that is the West End and makes it special and unique. I would also add, long-standing respect for well-designed guidelines for zoning, height, density, streetscapes.*
- *enforce the smoking bylaws*
- *all are important*
- *All of these points are important.*
- *Many attractions are superficial only. Trend more to not pet, child and spiritual/worship friendly.*
- *what if LGBTQ2S????????????????????*
- *Certain land developers are trying to make the West End for the rich only.*
- *walkability is important as well, but I could only choose 7, so...*

- *Character of West End differs depending on age mix. If 55 plus housing is not kept a priority the area may lose it's safe feel. Twenty something's don't make me feel safer they just add to noise levels*
- *If people want to live in a quiet community, move to Coquitlam..*
- *enforcement of smoking restrictions*
- *Families make the West End a better friendlier place.*
- *Affordable rental and owned housing.*
- *All of the above and more that you twits are seeking to mess with.*
- *Introduce strict regulations to control the impact of demolitions and construction on neighbouring buildings and residents.*
- *Proximity to schools and health care should have been included.*
- *All of the above reasons are of equal importance to me. They are what, in total, makes the West End what it is.*
- *We are not maintaining the age mix we once had or the socio-economic mix either and it's getting worse with each passing day.*
- *Practical car-free area*
- *Please make it practical for a population that wants to be car-free and health conscious. Make it possible to run errands on a practical level for cyclists & walkers & those in wheelchairs, etc. Vancouver is said to be a “green city”. Really geared to athletes and dare devils – not everyday people.*
- *Get the cars off the streets – or give us car free paths/streets that really work for all ages & abilities.*
- *Too many foreign students. they do not add to the community and mostly don't mix with the community.*
- *Let us live up to the “green” and family friendly reputation that Vancouver/west end has.*
- *It is our home. Not enough attention given to the really green, car free focus so many of us have here.*
- *I feel the west end is very pet friendly. Dogs are so very important to so many people. Health, exercise, and mental & social benefits are a big part of sharing your life with a pet. Most dog owners in the west end act responsibly when out with their dogs and are not given credit for such responsibility.*
- *Not affordable; not pet friendly*
- *Too crowded and noisy. Frustration with the need to fight with city council*
- *Again, I repeat, the location is great but the buildings and the residents not so great.*

Public facility priorities

Support green activities

- *Garden waste recycling for condos would be good. We have great services in general.*
- *Would love to see a composting program and expanded recycling (more than #1,2,4 & 5) in blue box system. My office offers both composting and expanded service so I ride all my composting & extra blue box items into my office everyday. Please help us contribute in our community!*

- *I wish I had better access to composting facilities in the multi-unit rental apartment building where I live. I don't know anyone in our building who composts, and I don't either. I feel like multi-family compost access would truly solve the plastic bag problem for us. And it would divert at least 50 per cent of our waste from the landfill.*
- *composting would be a great addition!*
- *Re: green spaces -- while lawn is fine for activity areas, I'd really like to see a diversity of plantings.*
- *More community gardens, please! I've lived here for over 2.5 years and am still on waiting lists for a plot.*
- *neighbourhood crops on grass sidewalks verges, more community gardens*
- *Allocate public spaces for gardening, local recycling*
- *Urban farming!!!! I want to grow my own veggies!!!!*
- *More community gardens would improve liveability.*
- *I would like to see more community garden spaces. There are plenty of spots in front lawns of rental buildings. Managers/owners could be given additional revenue stream from property rentals and save money on landscape, while residents get access to something in high demand.*
- *composting for greengrocers*
- *Would like to see the city promote roof gardens. They can be a great refuge from the street.*
- *People for the most part don't have their own outside space, so it's important to provide this through green space, gardens, composting opportunities, etc. We are fortunate to have a space for a compost bin, and I've been shocked at the level of interest shown by other residents.*
- *I belong to 2 gardens Davie St. & St. Paul's it's great to have opportunities like this may more should be provided*
- *Composting would be nice if it was close*
- *We should think of ways to grow our own food. I think residential/building lawns should be given over to tenant/resident vegetable gardens.*
- *If the City of Vancouver wants to be the Greenest City it must provide better recycling and composting options (among other things) to multi-tenant, rental buildings. There is a huge percentage of waste that is missed in these buildings - programs should not just be for single family homes and property/condo owners.*
- *Again urban farming!*
- *need on street recycling*
- *food scrap recycling for condos is extremely important.*
- *Introduce recycling bio-degradable bags for apartment dwellers' use.*
- *Community gardens; car free spaces*
- *Promote vermicomposting community gardens; bike lanes; S.V.P. youth need a place that meets their needs.*
- *Community gardens will become increasingly important as we deal with food security*
- *community gardens*

Park, public and green space improvements and protection required

- *The new playgrounds are too complicated and weird, the kids can't use the twisty monkey bars, keep it simple and easy to play!*
- *Seawall walkways should be shut down for less time.*
- *Nelson Park needs serious improvements and much better lighting and maintenance*
- *skate park for teens*
- *It would be nice to have some playgrounds spread along the waterfront areas not just concentrated in one space in Stanley Park.*
- *The dog park's are gross and dangerous, what a waste of space...*
- *Improvement to me indicates that these facilities need a bit of a face lift and some of the recreational areas in the West End are starting to look a little run down and are in need of some TLC. Dog off-leash parks are a bit of a disgrace, at least the enclosed ones are. My dog does not enjoy playing on gravel and concrete, which is what most of these are made of, so I tend to avoid them. I will risk getting a fine by letting my dog run free in green space, which is what he enjoys more, and so do I. Dogs don't want to play on hard surfaces, please consider this fact!*
- *Change the no-smoking parks bylaw so that there are designated smoking areas.*
- *More street design is urgently required by professional planners*
- *I would like to see some No Dog parks. All the green spaces have dog poo or the remains of the same on them. Who wants to have their children playing in these areas or have a picnic?*
- *Parks and beaches are becoming unsafe and unclean with human excrement and used needles. I have had several cases where either myself or friends have been playing with our children and found used needles both on beaches and parks. Also with no public washrooms homeless use parks etc for bathrooms.*
- *Protect green spaces.*
- *Please clean up or maintain the arboured pathway that cuts through Mole Hill leading to Comox between Thurlow and Bute. I presume it is public/city owned. Add a gravel pathway from Nelson Street between Thurlow and Bute to Thurlow and Comox corner in Nelson park.*
- *King George sports field should be open to the public*
- *Sustain or have more trees/bushes that are indigenous*
- *The semi public areas, the spaces around residential buildings are extremely important to preserve.*
- *At minimum, we need to keep what green space we have. There is only a finite amount!*
- *stop cutting the old trees which are actually healthy..*
- *Why are there no public soccer fields for a population of 40,000 with a high immigrant percentage?*
- *I cannot go to Nelson Park due to no washroom any more*
- *Bathrooms and water fountain at Sunset Beach taking forever to re-open. No temporary water fountain has been installed. The public fountains throughout the West End have not had their drains cleared since the winter, and are overflowing like bird baths...*

- *I think there are too many dogs and dog parks around ... more dog parks than children's parks*
- *City maintenance of flower gardens in Parks and public spaces is very important to residents and visitors*
- *The Beach! Top priority.*
- *The changing rooms at 2nd beach pool are in need of updating and refreshment.*
- *more green spaces like Europe*
- *Some of the old or too large trees should be removed*
- *Lack of sports fields, activities for youth*
- *There needs to be green protection with setbacks and spacing. When developers cry that they have to build this high/this big to get their money back, the answer can still be no.*
- *no room elsewhere but just wanted to say that even though "No Smoking" signs have been posted at the beaches, people ignore them. Also, we need a campaign that teaches that "Cigarette Butts Are Litter Too! "*
- *Most area changes is Stanley Park. Cutbacks to maintenance, noticeable in appearance and/or availability of concessions to be opening. Timing erratic.*
- *A heron colony viewing platform would make ours a unique community.*
- *No more commercialization in parks.*
- *No more P-3 on public beaches*
- *No more P3 on public beaches*
- *Community gardens; laneway enhancement; pedestrian only lane?*
- *Maintain trees & leafy ambiance.*
- *Create area in Stanley Park for off leash dog walking eg. Designate a few trails similar to UBC Pac. Rim Park.*
- *There should be more areas where people with dogs can meet & socialize both dogs & people with permission!*
- *no tree cutting!*
- *Keep all green space... "Vital" to city living. Keep clean...Better clean up!*
- *Have to drive out of w. end to provide quality off leash time for dog*

Better accessibility needed

- *How about a LGBTQ2S space that is able to be accessed by people in wheel chairs or those with a disability.*
- *seniors' require more accessible seniors' centre & close to public transit*
- *should encompass all - and barrier free*
- *more accessible and larger seniors center*
- *handicapped accessibility is important as the population ages*
- *could be better for the disabled.*

Address issues with garbage and messiness

- *Our alleys are filthy and ugly. They are a perfect place for more greenery as they are as wide as normal streets. Mole Hill is the perfect example of what can be attained.*
- *The city's move from collection garbage from apt building dumpsters was a bad one. It means the lanes and streets have many private companies visiting one or more buildings several times a week. On my lane, there are 3 different garbage companies plus 2 different recycling trucks plus the city's garbage, recycling and green trucks. The apt trucks come 3 times a week to their buildings. The pollution from them attaches to walls, windows and our lungs. Want to be a green city? then reduce the trucks to one company. Some days there are 8 different large garbage trucks in my lane, which also has the play area for a day care centre facing it.*
- *Need free public toilets, ash trays and garbage cans on sidewalks. Litter, cigarette butts, chewing gum and needles are a problem. Fountains would help reduce the water bottle litter. Prosecute the pigeon feeders and consider pigeon birth control methods. Prosecute the early morning sea-gull feeders.*
- *if things are maintained and cleaned, upgrading is less necessary*
- *more trash & recycling on the street would promote a better neighbourhood.*
- *An area where we can drop off large pieces of furniture for the dump would be useful (many people here do not have transportation) instead of them building up in the back alleys!*
- *I am very distressed about the amount of littering on our beaches. I often pick up trash. Perhaps a "No Littering" campaign might improve awareness. More signs, more enforcement and more education are needed. I often pick up trash. I think a "No Littering" campaign might help bring awareness.*
- *Sidewalks kept clean: get rid of the lazy 'Downtown Ambassadors' and hire some power washers to clean the filthy sidewalks on Davie and Burrard. Especially in front of Celebrities! The owners or WEBIA should be on this...*
- *Some dog owners do not leash/pick up after their dogs when they are required by law to do so.*
- *empty garbage containers on main streets (Robson/Davie/Denman)*
- *Litter is a continuous & increasingly significant problem along the streets & parks & seawall. This increases with the number of people using the West End & the use of takeout products. All businesses should be required to pick up litter daily.*
- *With so many visitors by Sun. morn. containers in front of stores, rest. are overflowing with food stuff, milkshakes half drunk, coffee, etc. It stinks, is sticky and unpleasant to view all through summer mos.*
- *More garbage bins around schools.*
- *A desperate need for more garbage containers, street cleaning and for commercial businesses to clean/sweep their sidewalks*
- *Cleanliness is becoming an issue, particularly with street kids allowing their pets to defecate on the sidewalks*
- *Denman Street is looking dirty and rundown in spots, i.e. dirty awnings, people sleeping in doorways*
- *The poor condition and amount of garbage in the West End alleys is leading to a 'broken windows' syndrome that is begetting more garbage*

- *The beach is obviously a huge draw in the summer time and our current facilities (washroom, garbages, etc) never seem to be enough. On the beach I think the city has done a good job of providing more facilities, but east of Denman you can walk for blocks without seeing a garbage bin leaving it up to residents and building managers.*
- *More emphasis needed on keeping West End community clean and litter free; residents need to be socially responsible.*
- *Yes: There is too much graffiti on street light poles that do not get removed sometimes staying for over a year. Also, can we please clean the streets from fall leaves? It's still there on some streets since fall- it is almost summer! Last thing: Davie street needs a major upgrade on its gum-filled sidewalks. How can we keep the sidewalks cleaner? It's obvious that most businesses do not bother to clean them.*
- *enforce the penalty for the litters on streets & sidewalks*
- *More garbage containers all over the congested areas.*
- *Need more garbage refuse cans and bins at bus stops, etc. - Train/employ street people to care for clean streets.*
- *Saw garbage bins being blown around Granville & Georgia - Dirty city not attractive. Keep it clean!*
- *City should focus on garbage/recycling/yard waste in west end. We currently have trucks from as far as Port Coquitlam 7 days a week and throughout the day.*
- *Please install more waste baskets on Beach Ave between Bute and Aquatic Centre. People throw their debris everywhere.*
- *In a perfect world, more garbage containers with appropriate pick-up service.*
- *our west end has become filthy.*
- *It is inevitable that smokers who have few places left to smoke gather at benches in mini parks or on sidewalks. Would like to see (more) containers for cig. butts to reduce proliferation of butts on grounds.*

Improve LGBTQ facilities and programming

- *City owes LGBT community a recreation centre*
- *The West End is in dire need of a useable, publicly funded, LGBTQ community centre. The existing community centre on Denman St does not fill this role and the Qmunity centre is drastically underfunded and located in a completely inadequate space. Why is there no properly publicly funded and supported LGBTQ community centre in the West End?*
- *More places for the GLBT community to socialize and fundraise (community centres, nightclubs, etc)*
- *I would also urge City funding of more LGTBQ programming within the West End and throughout the City.*
- *New LGBTQTS centre needs to be a priority.*
- *We need more gay clubs for everyone to feel safe.*
- *Maybe I was spoiled in San Francisco, but this is the least-gay "gaybourhood." It's now the "white-guy, Asian girl couple" neighborhood.*
- *Please thinking about how best to serve the ture mix of people who make this awesome gay & family friendly place our Home.*

Improve facilities and infrastructure in general

- *there are no live performance venues/theatres! There should be!*
- *I would really like to see the 1401 Comox development move forward to include space for QMUNITY and Gordon Neighbourhood House.*
- *when looking at West End facilities I find that they are often lumped in with what I would really call City wide public facilities - such as the Aquatic Centre, English Bay Beach, Stanley Park tennis courts and the seawall - when one looks at the facilities which really serve the West End residents, they are very limited and all of them are bursting at the seams*
- *Access to child care for West End residents is appalling. West End residents do not have any priority at facilities, such as VSOCC. Additional childcare facilities need to be established and priority for West end residents needs to be established.*
- *public washrooms- self contained units like in France*
- *The Aquatic Center, WECC and schools are all in need of improvements. STIR program exempts developers from contributing to these improvements.*
- *Having a community that is walkable makes public space very important and public washrooms are way to enhance public space and support business in the community.*
- *The West End is a dense community and is very important to invest in community amenities and green spaces within the community (instead of the perimeter).*
- *More public washrooms as there are in European cities especially along/near Davie, Denman, Robson, Burrard & the seawall.*
- *More public signage such as at entry spots to Stanley Park. Directional signs for visitors.*
- *Dedicated roller hockey facility would be great!*
- *As there are now more young families in the west end. I suspect that more pre-school and elementary school programs and facilities for both are needed.*
- *Would like to get more things going for seniors. Think we should have a better centre, other places they are great. Bingo etc. & other things for elderly people.*
- *Benches for seniors, people with pets, recuperating people, people in general.*
- *Mixed – adult/youth rec. centre programming (kind find a fitness class I can do with my niece who is 13)*

Swimming facility improvements needed

- *The aquatic center is too full as is the fitness center within, inadequate.*
- *I can't use the aquatic centre swimming pool - too much chlorine. Switch to ozone.*
- *put swimming pools 1st as the washroom facilities at second beach are horrendous that facility needs some serious attention. would be great if the aquatic centre could be ozonated.*
- *The aquatic centre needs a upgrade, the weight room is small and grungy For swimming I go to west van.*

Library and community centre improvements needed

- *What about appropriate community amenities such as community centres adequate to service a potentially growing population?*

- *Denman St. needs to be improved, we live in Coal Harbour, but have to go to other city districts to use recreation facilities*
- *Time to enlarge Joe Fortes library at its current site*
- *a new library and child care*
- *Investment in community centre and fitness facilities must become a priority.*
- *We need a new community center and or a new library..ours smells and is airless in both summer and winter. What about tall windows that open to our wonderful Vancouver fresh air?*
- *Joe Fortes library should be triple the size - demand for space far exceeds supply; the true centre for Denman St community along with community centre.*
- *West End Community Centre and the Joe Fortes Library are woefully out of space*
- *Need a new library and renovate the WECC.*
- *The Joe Fortes library is too small to meet the current population. (Overcrowded)*
- *The staff at the library is most friendly but the facility is in dire need of improvement. It should reflect the diverse & vibrant community, instead it is a dingy place which is not too inviting.*
- *Although we have community centre libraries & hospitals all could use some extra resources/improvement.*
- *Larger library and senior centres should be considered seriously*
- *need much bigger branch library!*
- *Our community centres and library desperately need upgrading*
- *Joe Fortes library is overcrowded and so are sidewalks.*
- *With the exception of the library, I think the existing facilities work quite well.*
- *need bigger branch library*
- *Do community centres and seniors centres have to be separate? Why not combine them?*
- *Better hours for the libraries - Sunday mornings!!*
- *The West End community centre and Joe Fortes library are well used and busy places. They could use an uplift as well.*
- *West End Community Centre is critical to healthy living style and programs for many seniors*
- *I go to Main Library because Joe Fortes is too crowded and poorly-stocked.*
- *The Joe Fortes Library is a disgrace. I believe it has been there since 1972. Index cards were replaced with computers, there has been no other change. But the population has increased beyond belief. People have been seen and heard fighting over the use of the computers. Objects have been thrown. People have fallen over shopping carts. I've been told there's no money to expand that space is expensive. The city has no money for larger libraries? Just for the glitzy things. Shame! The new central library got a lot of publicity, but only because of the showy architecture, not because it was a library.*
- *The Community centre charges outlandish fees for their programs and flea market table rentals. Vendors need an option to sell outside at a city sanctioned spot. Cops might chase them away otherwise.*

- *West end library is far too small for the large population it serves. It is highly used. Please enlarge it. Downtown library is quite a walk from here, particularly for seniors and carrying heavy books (in the rain).*
- *Expand and freshen the air in the WECC library. IT is used as a homeless hangout, full of stinky old men. Gross for us trying to find books/videos. Maybe a place could be made for them to hang-out, clean-up and re-enter society later.*
- *Also, the public library is a vital service for the West End and anyone who is visiting.*
- *The library situation needs to be addressed otherwise the existing facilities are quite adequate for the existing population.*
- *The library needs expansion room.*
- *Libraries – longer WE (Joe Fortes hours)*
- *I frequent libraries all over Vancouver because ours is so small and crowded and badly supplied with books, we deserve better! Our community centre is also not big enough for the community it serves.*
- *The community centre is wonderful and well used. The library's busy from opening to closing. I can see that the facility as a whole could well use more space. It is a continually active Hub in the west end, is wonderfully linked to the local high school, but expansion – more room – is required for both the youth and the increasing tide of other folks.*
- *Larger community centre & library necessary.*

Health care facilities are important

- *St. Paul's Hospital should not close - it is very much needed in the West End/downtown area*
- *I think more money needs to go into St. Paul's and the schools. I think Vancouver as a whole needs to manage it's money better and fix priorities back to schools and hospitals and less for the mayor's pet projects.*
- *Maintain St. Paul's Hospital where it is.*
- *St Paul's Hospital is of vital importance to all residents and visitors/tourists and people working downtown.*
- *Having a hospital within walk distance is important*
- *Improve pet friendliness*
- *more pet resources & dog friendly areas. better maintenance of Nelson Dog Park, remove the gravel!*
- *new consideration for the number of pet owners in this area - more pet friendly rentals and more variety in business types (limited by zoning restrictions)*
- *More dog friendly businesses!!!*
- *not pet-friendly*
- *a huge need for more pet resources! especially since the West End identifies as being so pet friendly!*
- *needs far more pet friendly buildings which can be achieved by protecting landlords with a separate pet deposit. There are many seniors and singles in the West End and pets give them company and increased quality of life*

- *I do not find the West End or the city of Vancouver pet friendly. The number of dogs & the benefit of the dogs to the physical, mental & social benefit of the owners is not recognized. As a responsible pet owner I feel threatened & intimidated!*
- *Needs to be more pet friendly. Corner poop bag and disposal facilities.*
- *important to note -- I chose pet friendly as the most important but please realize that for the amount of dogs in the west-end the amount of off-leash areas is so small as to be bordering on animal cruelty --- the city is encouraging constant conflict between dog owners and others because dog owners are forced to break the bylaws to give their dogs exercise due the lack of space and poor quality of the spaces provided in the West End -- you need a car to go to the north shore or UBC to get to any good -sized quality off leash areas*
- *It can be very difficult to find pet friendly rental buildings. Dog walking and be a crucial component to make streets friendly and vibrant and that needs to be recognized. Cats cause no problems there is no reason to ban them from buildings. Pets are part of the family and the community wants to support families - clear connection.*
- *As for pet-friendly, take the gravel out of the off-leash area in Nelson Park. That would be pet-friendly.*
- *Would be great to have a fenced in 'dog beach' like at Buntzen Lake.*
- *Badly need more off-leash dog parks so folks don't need to drive to exercise their dogs.*
- *As indicated earlier, with the huge number of dogs living in the West End, the number and quality of the off-leash areas is totally inadequate. The only small beach space is non-existent if the tide is in and the other small spaces are muddy and dirty when it rains because they are so small and so few in number that they are over-used. This lack of space is forcing owners to break the bylaws to provide their dogs with their much needed and required exercise. We all pay large amount of property taxes but are woefully inadequately served by the City in the West End.*
- *There are times when it is difficult to walk along Denman and Davie with a dog because of crowds*
- *To keep my dog and myself healthy I risk fines for being off leash. The fines should be for excrement, not pawprints in the sand.*
- *Why was there not a space for dogs above --- I believe there is a strong bias in the Park Board and possibly the City not to adequately provide larger and a greater number of off-leash facilities within reasonable walking distance in the West End. The current situation amounts to animal cruelty and needs to be resolved urgently.*
- *need for dog daycares; I know someone trying desperately to open one but zoning issues are preventing it and there is a huge need*
- *I'd like to be able to take my dog to a patio and have a meal - I don't understand why we can't. It happens all the time in Europe. It would be nice to just be able to go out, and grab a bite without having to take my dog home all the time. I like my dog - that's why I have one. I would be able to eat out more and hang-out more if there were ways that I could actually buy food while having an afternoon out with my dog. And there are lots of folks like me out here...*
- *My life was saved I believe because I was 6 blocks from St. Paul's hospital when I sliced my carotid artery in an accident. The Nelson Street fire department (2 blocks away) reached me within minutes and controlled the haemorrhaging until the ambulance*

arrived. The presence of local west end medical facilities is a key feature I appreciate as I get into my senior years.

- *As note in Q 14, we take St. Paul's for granted, but it is facing huge choices about how or whether to retain a viable earthquake-proof presence in the West End. The discussions have been going on for at least 8 years. How to push this to a workable resolution and funding plan?*
- *Generally happy with existing community facilities, but very concerned at the possible closing of St. Paul's Hospital.*
- *Keep St. Paul's Hospital in West End.*
- *St. Paul's Hospital is a vital service in the West End and it should remain so.*
- *Proximity to health care*

Miscellaneous public facility priority comments

- *why do you include items such as health care facilities & schools when you have no jurisdiction over them?*
- *I think we're spoiled and have it all. This question doesn't really apply to the West End.*
- *there is growing pressure on all public facilities*
- *more on-street facilities (bike parking, recycling, news stands, cafe/terrace)*
- *I think most of these things are doing quite well.*
- *local electronic recycling depot including pick-up options for people without cars*
- *More daycare spaces - especially for 12 - 18 month olds!*
- *stop restaurants from restricting use of washrooms until have many public ones available*
- *There isn't enough dollars to go around especially as an example. They have studied the needs of St. Paul's for years. They have the results St. Paul's needs help. The gov't has had the money for years but is spending it frivolously and not for medicine, they don't care about us just their needs.*
- *they are all important - but green space is paramount*
- *We hope the seawall will be finished soon and the fences removed - this project seems to have moved very, very slowly.*
- *overall I'm really satisfied- I use all sorts of things on this list, like the library, community centre, pool, certainly the parks - I think these services are great and would want them to be maintained, but I'm not sure I'd say they necessarily need more funding*
- *It is almost impossible to prioritize the above. They all work together.*
- *Stanley Park - please retain it as a public park.*
- *These are all pretty important...*
- *I am also a firm supporter of St. Paul's Hospital and would like to see its facilities upgraded where necessary.*
- *re-paint the bus shelters non pink*
- *Minimize private development on the beach, such as the new restaurant at English Bay. It is not needed.*
- *These are minor quibbles. The area is great as it is.*
- *access to pay phones.... I don't use or want a cell phone.*

- *worship centres - keep them sacred*
- *the washrooms in Denman mall are constantly filthy and it says no pets allowed in the mall but they have too many dogs which causes allergies for me to go there!!!! They do nothing and will not answer the phone at the mall to explain this*
- *All of the above would be wonderful, of course. In terms of recreation, the basics are more important than extras (like swimming pools are not a necessity, especially since we have the beaches and Lumberman's arch and the aquatic centre; which are all accessible by transit.*
- *what is LGBTQ2S?? lesbian, gay something?*
- *The above list demonstrates how the West End is indeed a self contained neighbourhood, providing for most people's needs.*
- *Please stop tearing down all of the above to build towers*
- *Designated smoking areas.....and I'm not a smoker.*
- *It will be nice to have a public Francophone school (not just French immersion)in the West End , as the closest one is at Oak & 37th !*
- *Much more. Where else would be better than the West end.*
- *I don't think anyone knows what a "greenway alley" is.*
- *Save St Paul's!!!*
- *all are important*
- *They are all in need of resources.*
- *the existing community centre and library are excellent*
- *we have good enough programs as it is*
- *overall I find the public facilities excellent in the West End! One of the reasons I take on the terrible rent.*
- *Begging developers through back-room deals for public facilities must end. Shift taxation onto capital speculators' unearned income by land value taxation*
- *Supplant quickly ransacked worship/spiritual space.*
- *We could use more sunshine. :)*
- *With condos = pets common now have observed being pet owner.*
- *Has anyone done a study of community needs, per capita? How does our community centre compare in size and population need to others such as Trout Lake? Why does the West End deserve so little of city resources?*
- *What is this a [REDACTED] WERA shopping list? Tell you what I'll rank public washrooms in there just to [REDACTED].*
- *This question is poorly worded. We already have all these amenities in the West End. They all require upkeep.*
- *All need improvement but council gave away Davie and Bidwell so no amenities.*
- *We needs a balance of all things to support a diverse and liveable community.*
- *All public facilities do make the community what it is.*
- *At different phases of life different needs and wants emerge.*

- *With 45,000 people in 5/8 of a square mile, variety and balance makes communities viable.*
- *The place is aging and in great need of renewal and new blood.*
- *Between Coal Harbour & the west end, there are a number of community programs and services offered.*
- *There seem to be enough recreational areas, if all include Stanley Park tennis courts.*
- *What is LGBTQ2S?*
- *Childcare – Huge (affordable!!)*

Commercial/Retail Features of the West End

Integrate businesses and services as a part of our community

- *It is vital that small businesses be encouraged to flourish and serve the neighbourhood. Since I have moved here in 1984, the number of service businesses and individually operated stores has decreased dramatically. Robson Street used to be a neighbourhood shopping street - now it is just for rich tourists. This trend must stop before we all have to buy a car and drive for 30 minutes to get to Home Depot to buy a hammer. Commercial drive and 4th Ave have much better neighbourhood commercial streets.*
- *I think the city needs to consider some rezoning to allow for a greater variety of businesses - it's difficult for small business owners to start-up in the West End because the types of businesses that are allowed are so restricted*
- *Independent businesses give the West End something special in downtown Vancouver there should be large support / financial aid from the City for independents otherwise Denman will be taken over from larger chains.*
- *some updates to types of businesses*
- *I am concerned that rent is far too high for local businesses to make a go it. The amount of small business turnover is sad. Businesses that were busy and still couldn't afford the rent of some of these commercial landlords.*
- *Increase space for commercial - cafes off the main streets, small shops interspersed in the neighbourhood.*
- *more commercial pockets that are not necessarily on the main roads*
- *Remove barriers to small scale enterprise.*
- *encourage small shops*
- *losing all the small stores and the new developments on Davie/Denman/Robson are turning into strip malls of suburban chain outlets and not the local businesses which make the West End unique*
- *constant changeover by small businesses on commercial streets suggest that taxes may be too high--it is important to protect the viability of small businesses offering a wide diversity of services*
- *high taxes drive out small businesses - stop it. We need more Denman Street and less Robson Street.*
- *Increase commercial activity.*
- *A modern mix of housing, entertainment, and retail is needed*

- *Don't be scared of mixing residential and commercial. Better and bigger cities do it all the time and with great success.*
- *small/local business not being able to afford to stay in the West End*
- *useful stores like hardware, better quality in food stores, express groceries for quick food like M&S in Britain*
- *Local businesses slowly getting pushed out by chains - hard to slow down though*
- *The folks down here are a true community, sensitive to one another. We support the business's here because they support us. I would like to see more focus back onto developing new business's to the area of a diversity beyond another ice cream or Donair shop and increase professional services and other fresh ideas that would add to the depth of the hood.*
- *The last three I could care less about. There is plenty of greenery in the West End and I'd prefer if North America would adopt the Asian trend of having the 1st floor in every building in the West End be commercial. I mean, why not? Even if it's just a convenience store. A real mix of commercial and residential should mean in the same danged building not blocks and blocks of residential then all the commercial stuff just on Davie, Denman and Robson.*
- *keep small neighbourhood businesses*
- *stop increasing commercial rental space so that small fun businesses are replaced by the only ones that can afford those rent, namely Mc Donald's , Starbucks , etc*
- *Commercial properties are so expensive to rent that the shopping for basic needs, baker, hardware store, produce are not able to make it on Denman*
- *support independently owned businesses to remain in the West End. shoe cobbler and Galloways bulk foods left neighbourhood as their rents were being increased by up to 4 times what they were paying resulting in more franchises moving into the neighbourhood.*
- *Portland offers incentives for local businesses independently owned to remain in the community as they serve a vital function and the money stays in the community.*
- *New businesses do not reflect the culture and are not practical. They do not have the feel of a small community.*
- *The choice to build a "restaurant" (Cactus Club) right at the beach, in front of another restaurant. Upgrades to facilities are nice, but to have a major chain that cuts open plastic bags to serve "food" is not an improvement in my opinion. Getting a local restaurateur in (if you want to do upscale dining) would have been the much better choice.*
- *too many ice cream shops would like fewer trendy shops*
- *More neighbourhood and neighbourly feel restaurants and shops that reflects the residents of the West End as opposed to big, loud, pretentious restaurants and shops wanting only to capitalize on consumerism and not the West End's tempered quiet neighbourhood.*
- *the West End is residential - keep it that way - don't change it*
- *allow more distributed commercial enterprise in neighbourhoods.*
- *I could do without the massive Safeway store on Robson Street.*
- *As well, it would be nice to see more local business that carry unique items, but at the same time rental prices need to be affordable to allow these business' to operate.*

- *Small and local businesses, especially those serving the LGBTQ community, must be encouraged and supported.*
- *It's important for our community to keep supporting local businesses and independent stores*
- *I hate the Safeway building at the corner of Robson and Denman -- it's too dominant without providing value-added to the community for its macho architectural style*
- *Encourage more small businesses on residential streets, not just Davie and Denman.*
- *Part of the West End charm is places like Melriches and Little Sisters, independently owned shops combined with convenient access to Shoppers Drug Mart, Safeway, etc.*
- *More private and local please.*
- *Small business is associated with new innovative and ideas lending itself to a unique retail experience while maintaining a community feel*
- *Keep the small-town feel*
- *I think spaces such as coffee shops or local bars could be brought off the main commercial streets and into neighbourhoods if done correctly. The Cardero Bodega is a good example of this, and Portland has numerous places like this. If they are created in ways that are meant for community use then it would strengthen the community aspects of the West End that make it a great place to live. More commercial/corner store type spaces can also assist in providing access to goods for senior or those less mobile.*
- *small independent businesses add character*
- *Mix use zoning works well in the West End even off the high streets. It nice to have restaurants and stores even on residential streets. Being able to play, enjoy food and shop in one's own community is wonderful. More space should be taken from cars and turning to public plaza's where folks to eat and talk to support local restaurants and tourism to Vancouver in general*
- *should have more neighborly type of stores/business to reflect the community and not so much fast pretentious consumerism driven entities*
- *Retain individual owned retail/commercial enterprises. West End doesn't need any more chains/franchises.*
- *Small businesses in the West End are heavily frequented. This should be promoted!*
- *Keep commercial on transit lines*
- *It is desirable for some useful small businesses to return – especially bakeries, shoe repair shops, book & magazine stores. What exists now, because of astronomical rents, all franchises for industrial food and fly-by-night restaurants & faddish, short lived fashion enterprises.*
- *Small businesses – restaurants included in this*
- *Corner stores in residential areas – more of this please. Mixed zoning, pubs in residential? (streets more active/vibrant)*

Improve the shopping, dining and entertainment opportunities

- *More nightlife in the West End would really make for a better neighbourhood.*
- *More patios please - more livability*
- *we need more patios and outdoor spaces/restaurants*

- *trying to keep the village atmosphere is important*
- *Would be nice to have a cafe on English Bay, I'm not talking about a restaurant but a cafe, there is one further up towards Burrard Street.*
- *liquor licences for the West End*
- *more patios please*
- *more healthy, fresh food cafes for diabetics or people who don't want to eat pastries all the time.*
- *Open up more patio space to make the most of our short summers.*
- *the West End needs to have more patio spaces with extended hours*
- *When a new business wants to open up on Davie or Denman is not some sort of community research that can be done so that we can stop having more and more of the same noodle houses opening up This neighbourhood is restaurant and dollar store boring.*
- *There are very few cosy neighbourhood bar in the Robson/Bute/Denman area. Difficult to find a truly neighbourhood bar as most are on the Davie side of the West End.*
- *I wish there were more patios/bars - that licensing could be a bit relaxed*
- *not enough European or Canadian restaurants. Too many Asiatic restaurants (smell)*
- *more outdoor seating options*
- *need more green grocers, perhaps on side streets (esp. Robson east of Nicola)*
- *There are very few good patios in the West End, and a small quiet neighborhood style pub would be awesome*
- *I think there should be more Western restaurants*
- *We could use more ocean view patios (variety - beer, food coffee, cheap, classy...)*
- *I remember asking a city councillor years ago why cafes have to bring in there outdoor tables and chairs at 10 or 11 p.m. The reason? Noise. I find that hard to believe - it seems to me longer outdoor seating hours at coffee shops would provide a non-alcohol social alternative to bars and restaurants, and would keep streets busier in a reasonable way, and therefore both more lively and safe. Right now, Vancouver's on par with Hooterville when it comes to outdoor, non-alcohol related, seating.*
- *More gay night clubs!!*
- *We could use some live music here, early shows or original music. this would be great for residents and tourists.*
- *Set up places for residents to sell.*
- *I would like to see a greater diversity of social establishments and particularly pubs and music venues.*
- *Relax liquor licensing regulations to allow music and arts scene to grow*
- *There is a lack of pubs and music venues in the West End. Establishments on Main Street and in Gastown are much more diverse, interesting and lively. It would be great to create more opportunities for that in the West End.*
- *sidewalk cafes and pubs seem to be too restricted*
- *We used to feel safe late at night and there were more businesses that offered a vibrant night life.*

- *The city needs to approve the application for the Odyssey night club to re-open in the West End.*
- *We need more facilities for the arts - it was such a shame that Maxine's (and it's cabarets) shut down. More performance spaces and live music, please!*
- *Need some higher end shopping & dining mixed with existing.*
- *No more McDonalds, Wendy's, Dairy Queens. We want unusual, new, interesting, retailers, food merchants. How about a gourmet marketplace like they have in San Francisco's waterfront? Farmers markets on certain days & lots of unique, small food merchants in side that are open all week long. The Robson market used to be good 20 years ago. Now it is all taxes and accounting, Fido, Rogers. Where are all the cheese shops? Fish mongers? Bakeries? That would make us a special neighbourhood again! And a good drawing card for tourists to come and spend some money!*
- *I ranked big box retailers #1 because of the convenience I enjoy from that Walmart at Beach Avenue and Cardero. (Do you people even live in the West End?)*
- *Very difficult to buy gas for one's car. Only one station at Burrard and Davie.*
- *Would love to see a name brand women store mid range pricing*
- *Enough business commercial more shopping/service commercial.*

Put limits on some types of businesses

- *how many pizza, schwarma places do we really need? have strict zoning policies to restrict these practices from occurring and ask the community what they want.*
- *Minimize chain control of commerce on Davie and Denman. No Robsonization.*
- *More resident oriented services and less ice-cream shops!*
- *We do not need a Cactus Club across the street from a Milestones, and rumour has it there is an Earls going in too. This is redundant. Bad decision.*
- *Junk food franchises have killed the West End's neighbourhood character.*
- *Wish we could make this a corporate free zone, ha! No more Starbucks, no more McDonalds. If only!*
- *I would not want to see any big box retailers here*
- *no more big box retailers please!*
- *Please keep big box retailers out of the West End*
- *The box retail stores seem out of place around here and I like that. I like knowing the money I spend is directly helping local business. And that includes my rent.*
- *Why are we getting a Cactus Club across the street from a Milestones, and rumour has it that an Earls is going in. That is crazy. We only need one of those.*
- *Big box stores should never belong in the West End.*
- *I would like to see fewer Asian restaurants. As a Caucasian, I understand that we have a high Asian population, however it is very difficult to find a place to dine out in my part of the West End that isn't ethnic. I would like to see more European or steak places.*
- *We hate big box retailers. Let the local people own business and minimize commuting time. Balance the environmental protection and sustainability with the economic realities of today's world.*

- *I know building/mall owners are a business - I get it. But to jack up rents and drive out small business and local owners is short sighted - it makes me angry but I, as one consumer, feel helpless. Could the city somehow show/tell/make it to the advantage of these building/mall owners that they should be cautious or stop such rent increases - I will vote with my pocketbook and not buy at the chains (retail or restaurant) they dump the locals for. But by then the small biz and local owners will be gone, the neighbourhood will have changed for the worse and the West End will be on its way to being a cookie-cutter community.*
- *No big box stores in the West End--ever!*
- *No big box retail stores in the West End please!*
- *Diversity. We don't any more swarma places!!!*
- *important to keep local businesses, and not convert all the restaurants on Davie and Denman to chains*
- *Figure out how to keep commercial rents down. No bookstore and 5 ice cream shops is ridiculous. Soon it will be Ice cream and The Gap. Watch Main Street in the next few years. Very sad....*
- *No big box retailers please!*
- *Sadly big box satisfied needs but most are not good corporate citizens.*
- *the West End needs all of the above except big box stores! - (who thought that was a good idea?!)*
- *Less shameful trash like Little Sisters*
- *So If I don't mention restaurants they won't be considered important? The only thing I don't want is big box retailers.*
- *Keep out big box stores who take away business of small retailers. It happens too often. I found it difficult to get my music books at Long & McQuade had to walk 3 blocks a bit difficult with my arthritis*
- *I love everything listed above except big box retailers and I hope that no more are allowed in.*
- *Prefer to keep smaller business in the area - big box stores not necessary, but some competition is - to keep prices lower*
- *Other than big box retailers, I wish I could rate them all 1.*
- *Big box retailers cannot serve West End residents - we live in spaces too small for the goods they sell.*
- *no more bars.*
- *too many rent-a-bike shops = too many bikes on our streets, they should limit their bike rental to Stanley Park, not Robson, Denman or Davie (sides streets only)*
- *Cultural diversity is appreciated in the West End but that needs to be reflected in the granting of business licences. . How many sushi restaurants do we need in 1 square block.*
- *No box stores please.*
- *We need more diversity in that so many businesses that were here for years were driven out. Other cities have limits on the # of businesses are the same. How many ice cream, sushi, Korean, hairdressing shops do we need and don't get me started on Starbucks.*

- *Do we really need more new restaurants? Turnover suggest that many aren't viable in the first place, given the fierce West End competition. If the City of Vancouver regulates, for instance, how many sushi outfits are appropriate for a single block of Davie St? It would be helpful to know what the present guidelines are and whether they are regularly reviewed or opened for public comment.*
- *Stop issuing permits for chains/franchises. how many pizza, Korean restaurants, Shwarma, etc. places do we need?*
- *No to changing bar times*
- *No to nightclubs on Denman.*
- *No nightclubs on Denman*
- *No big boxes in West End. Minimize chain pressure & balance it all with many local businesses.*
- *Get more variety of businesses – have enough eateries.*
- *No box stores please.*
- *No big box retailers*
- *Check on type of retail. Too many coney island stores. More neighborhood individually owned retail. Too many franchise operations.*
- *No big retailers. Support small businesses locally owned.*
- *Less chain stores. Too many franchised stores. More individually owned stores. More competition needed in grocery and pharmacy areas. Shoppers Drug too much a monopoly.*
- *Keep big box retailers out*

Improve the Farmers Market and street food vendors

- *I identified Farmers Market as an important characteristic. In fact, our farmers market is pretty anaemic. I rarely go because it does not attract a good variety of vendors. Also, street food is not listed at all. I have just come back from six months in Bangkok, Thailand where there are dozens of food vendors per block, and not the gentrified versions of street food that is being so tightly controlled in our city. Those small food vendors in Bangkok add considerably to the vibrancy of the city. Why is it the only thing I can buy here is a pre-cooked Smokie on a stale bun -- or go to the restaurants on wheels now masquerading as street food.*
- *more sidewalk cafes and open air markets*
- *Farmers market is great; could there be another closer to Stanley Park? W End could probably support it*
- *Make the farmers' market year-round (Seattle has several year-round markets in the same climate as ours) and consider returning the market to the old school location, which felt less sterile than the current location, with stalls just running in single straight line.*
- *Our farmer's market is an overpriced waste. WERA should have never moved it from the school ground.*
- *Year round farmers' markets required*
- *farmers markets*

- *expand farmer's market in West End*
- *Support the farmers market and help it grow*
- *Could the West End have a winter, or at least extended season farmer's market that opens before June and runs longer?*

Improve the commercial street areas

- *Robson street is so ugly.. You have all that wasted space .. It should resemble Gastown, more cafe's street level dining, shop upstairs!! It is so ugly many of us agree..*
- *improve Davie Village!!*
- *Something needs to be done regarding Denman Street. It is a high traffic street, has a lot of business turnover and perhaps has the wrong mix of business', which is why there may not be enough foot traffic to support some of the business' coming in.*
- *What's with the ugly awnings that deteriorate and go mossy. Other cities do fine without them.*
- *Increasing commercial development along Davie, Denman, Robson, a good idea. Other cities develop two floors of commercial, the second stepped back, with patios. There does appear room to do this.*
- *Windows of all business's in West End could be cleaner as their walkways in front. Starbucks at Davie and Denman have some friendly rats running under the tables and chairs unbeknownst to the patrons sitting there (view from our car)*
- *If only stores could be persuaded to put full awnings on the street. It is a blessing when the rain falls and when the sun shines.*
- *fewer sex shops and bars on Davie would be great - to make it more family friendly.*
- *Some old retail stock could be updated as long as on Denman it does not go higher than it is (part of the West End Plan) or used as an excuse to sneak in a high-rise in behind,*
- *Existing retail space is adequate. The BIA needs to do more to clean up Davie Street and to attract a higher quality of retail operation.*
- *My greatest concern is the condition of Denman Street. It is grungy, the pavement (Cigarette butts, dirt) store fronts, uneven sidewalks. It needs a thorough steam clean and hanging baskets. I wonder what tourists think if the dirtiest streets in Vancouver. We don't present a good image to the rest of the world.*
- *Denman mall needs revamping - tired run down.*
- *Davie Street is a disgrace. Needs to be gentrified. Kerrisdale looks better... 10th Ave looks better... West 4th looks better.. West Van looks better.*
- *I like to see Denman and west of Denman cleaned up more often*

West End provides a good selection

- *Presently I don't need to leave the West End to get what I want. I think it has a good balance of stores.*
- *Great mix of supermarkets, drugstores and small Mom & Pop stores. Keep touristy venues to a bare minimum. Denman St. is great!*
- *I like the variety of choices available to me in the West End.*
- *There is a good mix of large/small retailers currently*

- *I support the small greengrocers and family businesses.*
- *love having grocery stores / drugstores / produce nearby (walking distance)*
- *I love the fact that I can walk to get everything I need-nothing is too far away-the businesses are small-I see the same people all the time, a real community.*
- *Getting to know the local business owner is an advantage. The farmers' market is a must for the freshest produce and provisions. I avail myself of both as often as I can.*
- *Like that not really many chain restaurants or retail outlets (besides Robson)*
- *I live in the West End because it provides me with the lifestyle I seek – beautiful views of the sea and the mountains, a combination of ideas as identified in Q11 and Q13. It is close to many amenities such as the Orpheum, Queen Elizabeth Theatre and the whole downtown core plus the green space of Stanley Park. I have everything I need for comfortable living within two blocks of where I live. I must go elsewhere to buy clothes.*
- *People in the lower income brackets who reside in the West (if they can afford the rents), as well as professionals and owners enjoy the diversity of restaurants (Low & high-priced) already.*

Costs are too high

- *I do find, however, that the high prices and taxes here often lead me to drive down to Bellingham for better deals. If the taxes weren't so high, it would be easier to shop locally.*
- *I haven't bought anything at the farmers market for at least 3 years as they are egregiously over-priced.*
- *I love places like the Cardero Bottega and West Valley Produce market. I feel badly that commercial rental rates on Davie and Denman Streets are so high that they limit the kinds of businesses that can thrive in the West End.*
- *Without big box venues the West End doesn't offer competitive prices which raises the cost of living here for those of us who don't own cars and rely on public transportation.*
- *Business improvement levies are easily afforded by chain stores, slowly independents are being crowded out, like they were in Castro in SFO.*
- *rents are too high for locally owned businesses*
- *Prices in grocery stores and other businesses are higher in the West End than in other parts of town - this neighbourhood is not affordable*
- *make it affordable for small locally owned businesses*
- *The rents seem to be so high that some stores do not last for a long time.*
- *A popular restaurant (Kam's) recently moved to the West Side because its rent was doubled. Let's strive to keep local business thriving and limit chain/franchise businesses.*
- *Long term contract for business and affordability for business owner.*
- *Grocery stores are overpriced, perhaps because of tourists? I end up driving out of West End to get affordable groceries.*
- *Price of commercial rental space on Denman is too high, resulting in stores that can't stay open and a hurting commercial community. Also, results in lack of decent bars, which are all fleeing to the cheaper main street space.*
- *I hear "the rent is too high" many businesses only last six months.*

- *Businesses come & go. Rents way too high for folks to make a go of things. Sad – primarily short term leases.*
- *Lower rent to keep small/locally owned businesses/restaurants*
- *Stop allowing crazy rent increases for businesses. So many great restaurants, shops being forced out. Very disturbing.*
- *We love our small businesses. It is sad to see how many have left or are struggling because of ridiculous costs & increases.*
- *I would like Bute: A variety of retail establishments that relate to the community, rather than franchises who can afford the rent but support neither the character nor the atmosphere of this part of Vancouver. (They make “place” into “anywhere”) However, I appreciate the high rents dictate what or who can afford to set up shop in the west end. In truth, I think the rents should be regulated and businesses encouraged which relate to the needs of the community (which is diverse, I appreciate this) in the west end. But it is not a mass-market minded-community.*

Miscellaneous

- *service staff have low wages and high rents and no rights*
- *it is hard to answer as it's not clear whether these are the characteristics or that you favor so I couldn't complete it*
- *shopping and nightlife is too low-quality*
- *All I ask is the city/prov. powers that be can put business in 100% legal manner and eliminate all of at least some of the red tape to allow new businesses be welcome in BC and to generate more jobs and happiness for all concerned.*
- *limit # density & frequency. We do not need 50 restaurants on Denman*
- *business requirements to keep storefront facades looking beautiful and clean*
- *many businesses clean up their front property in summer and winter*
- *High tax rates prevent businesses that serve the local population from opening/staying open (e.g. bakeries, fruit and veggie markets and so on).*
- *I would like to see some arcades or atriums in the West End - perhaps near the current community centre? Think how great it would be to more gathering/events/retail with outside presence, even in the wet months. See the Fluevog store are in Gastown - maybe similar to that space.*
- *small town*
- *Don't see how heated patios fit in with plan for greenest city.*
- *If we go out to eat, we tend to leave the neighbourhood for Main Street or Commercial Drive, where there are more independent eateries and bars.*
- *business is bad because transit is inefficient too*
- *Most make little attempt to keep their street frontage clean or clear of panhandlers.*
- *I've always wondered why West End shopping is worse than other areas.*
- *In this case, the indoor farmers market on Robson exists so I didn't annotate it on my list; and, we do not need more licensed drinking establishments to have a liveable neighbourhood.*
- *Art walks, outdoor sculpture, local artist display area would be a nice addition,*

- *all are important*
- *Business' are closing.*
- *we need to foster economic diversity.*
- *I am concerned about small business places being torn down and replaced with more housing.*
- *Need more short term rotating retail rental spots (e.g., 3 months) on major streets for greater diversity, antenna shops, etc.*
- *I am concerned when I see thriving small retail businesses demolished to make way for expensive premises that fail to meet community need and often be empty. The building and Robson & Bidwell, for example, has been 3/4 empty through most of its existence.*
- *Was not in favour of restaurant at English Bay. Any consideration of the next earthquake/tsunami high water due to climate change?*
- *I don't believe it is the city's role to micro-manage retail mix.*
- *What is a retail characteristic? Are you asking what deficiencies exist? What I like? Question is unclear.*
- *Again, everything is important in creating variety and vitality. Good balance is always the goal.*
- *Have to leave to find toys and clothes for kids.*
- *Large sizes wide shoes*
- *have to leave w. end for some groceries & bigger items.*

Other community concerns

Poverty, vagrancy and homelessness need to be addressed

- *Consistently remove vagrants from public washrooms*
- *we should enforce the vagrancy law and not allow people to ruin our open spaces with garbage*
- *Address the mentally ill homeless in the West End*
- *too many shopping carts trolling lanes and utter poverty*
- *Too many homeless people are setting up semi-permanent camp, leading to crime and detracting from the character of the neighbourhood.*
- *the meth dealers in the alleys, the crazies on the corner of Davie and Bute..where is the local police presence?*
- *Panhandling/spreading out sleeping bags, dogs on the sidewalks. This is a real hazard for the disabled.*
- *The vagrancy problems at Nelson Park. Drug users & alcoholics constantly use the park as their living room. Women alone don't feel safe there even during the day, and the police presence needs to be increased. Drug addicts also hang out in the back lane at Mole Hill and I never see the police driving through to do a check, nor police on bikes checking on the area.*
- *Inadequate response to graffiti*
- *The panhandling/homeless drain me emotionally, maybe because I'm an elderly woman with limited resources.*

- *too many homeless begging on the streets*
- *Homelessness needs to be resolved.*
- *panhandlers need to go away*
- *Homeless and open drug dealing and users*
- *Too many panhandlers and beggars.*
- *too many homeless sleeping on the street in the West End*
- *Homeless and panhandlers impede foot traffic and always make walking in the West End unpleasant*
- *We are seeing more homeless and beggars sitting on our sidewalks*
- *I like to feel safe, a lot of street people, some seem unpredictable*
- *Please, move away homeless people from Nelson park. There is a non stopping smell of cannabis out there. Homeless sleep, piss, smoke on Lord Roberts Annex school territory. Sometimes it's scary to go through this park in the evenings*
- *Homeless shelter*
- *Dealing with the homeless, they live in the park and prowl the laneways. usually harmless but with no funding for mental health it's a growing problem.*
- *too many people begging on the street*
- *Too much of cannabis on a street. Homeless people, people with mental disorder should be controlled as sometimes their behaviour frightens children*
- *panhandlers and transient homeless youth*
- *panhandling all the time. bidders all night*
- *Beggars - The poor people with severe mental problems out walking the streets into traffic, etc. risking their lives.*
- *crack addicts and alcoholics dominating our mini parks*
- *help for the homeless/mentally ill.*
- *street vagrants and beggars*
- *Panhandlers can destroy the appeal of a business. We need a bylaw: no panhandling in front of open businesses.*
- *Please enforce no sitting, sleeping, or begging on our streets. Provide places for homeless. The same ones are still on our streets in doorways leaving litter and filth behind. Mayor Robertson's first priority he said, was to resolve this! The problem still exists! Instead he installed a trial \$3.1M bike path, which is barely used! Our tax dollars paid for that whim!*
- *I also don't like being bothered by beggars and seeing them sleeping on the streets.*
- *Shelters for the homeless - access to showers and toilet*
- *Street people allowed to sleep in doorways.*
- *Another source of irritation are the bums who beg outside the 7/11 on Denman. They even signal each other with the crosswalk beeper when they have scored their drugs. We see the same people year after year – and they are probably making more money than most people who are employed. I find it offensive when they try to act like my best friend*

or ask for spare change while lounging on the sidewalk. They are not honest and needy, they are drug addicted parasites.

Address safety and intolerance issues

- *As a gay man, it would be nice if I could walk down the streets of my own neighbourhood without weekend warriors shouting "Hey faggot!" at my husband and me. But hey maybe that awesome new Cactus Club will bring in a higher caliber of visitors? Yeah right.*
- *Gay bashing is out of control.*
- *I am concerned that the Davie Village is becoming unsafe for LGBT citizens.*
- *Good lighting helps define spaces and create a safe and welcoming environment*
- *put some restrictions on gay men hooking up in the park - it's hard to walk near those areas after dark without feeling uncomfortable.*
- *safety for women*
- *Drug trafficking and garbage scavenging/bidders are out of control.*
- *Street people are allowed to run amok, very often fouling the neighbourhood with garbage and foul language, and intimidating women, seniors and tourists. The negative behaviour is from a small, but significant minority of street people. It is not politically correct to criticize the behaviour of those troublemakers. However, action needs to be taken to rein in those few who are ruining the neighbourhood for everyone else.*
- *I don't think nightclubs should ever be allowed in residential neighbourhoods like Maxine's was on Bidwell. The peace and safety of the neighbourhood was greatly compromised.*
- *Yes, I am extremely concerned about the welfare of seniors in Sunset Towers and the Nelson & Thurlow "BC housing" building, since street people and drug addicts have been allowed into these complexes. I mean for seniors who are living independent lives, it is often terrifying and very agitating to see this happening, and to be subjected to drug deals in hallways, abuse from out-of-control users and disturbances within their hallways at night. It's really shameful that this shift to housing dangerous people alongside vulnerable elderly people has been allowed to occur, and seems to be a growing trend. It's very tragic for these citizens who have given so much to our community, and who deserve a safe, peaceful home environment.*
- *more control over aggressive and dangerous street people who hassle and confront tourists and residents-becoming very bad and dangerous-also control of dogs left unattended outside businesses such as no frills-just a matter of time until there is a serious injury to an adult or child*
- *close the crack houses on Davie/Jervis*
- *late night drug dealers and homeless people*
- *The vandalism from graffiti vandals on Telus boxes etc is disgraceful -- these vandals should be held accountable and charged.*
- *Need police walking patrols in West End, especially on weekends and in summer when people visiting from other parts of city*
- *desperately need more policing and street safety*
- *safety in Stanley Park*

- *more police presence*
- *Hospitals there was some talk about opening another hospital. For those of us who are going to St. Paul's for some reason other than drug dependency it would be better to handle those situations separately. When you are told that it's safe to go down to the vending machines before the cafeteria opens....really? Wouldn't it be better for us all to have the people who are detoxing be in a centre that specializes in that rather than creating a scary place for people recovering from regular surgery.*
- *Protection of the gay community including safety and services*
- *Not enough vigilance re. Gay bashing incidents*
- *lack of police presence at English Bay during summer months*
- *Keep asking questions in this format, also get the police out of their cars and start walking the beat!*
- *Pedestrian crosswalks and the seawall are not patrolled*
- *It is getting less safe to walk at night (early evening) in Vancouver West End.*
- *Some of the lighting on Nelson Street, that used to be along the stem of trees, seems to have been removed, not sufficient light when walking home from the bus in the dark.*
- *Probably would be nice to see a policeman on foot patrol on Robson, Davie and Denman out of their cars, off the bikes and horses. Foot patrol police engage more easily with business owners and residents alike*
- *A stepped up police response to drug dealing in Alexandra park has been appreciated though it starts up again in earnest each spring season. Some of the characters plying drugs are pretty scary people and it alarming to see how young they are too. Given the easy access, money and customers, an alert community police presence is needed.*
- *A little more active surveillance by police/security personnel through the residential areas during the night. Organized neighbourhood watch groups. Asking for more of everything costs more in taxes. By the results of the tickets sold for the recent Stanley Cup Series, there is no shortage of money. Anyone who can spend many hundreds of \$ to watch grown men shoot a rubber disc around the ice for a few hours then do the same each and every evening have lots of \$ to throw away. (Average price/ticket = \$900). Imagine what they spend during a whole year. All that \$ spent and nothing to show for it, after it's over. And this doesn't include the cost of police, security and clean-up. Let's get our priorities straight first.*
- *Better street lighting, sometimes hidden by trees. Need to be pruned occasionally although love the trees in the area.*
- *I would like to see police officers on foot in the west end. On many occasions I have been nearly hit in crosswalks by cars and by bicycles on the sidewalks.*
- *Please keep the mounted and bike police patrols. They suit the West End Pedestrian friendly environment better than guys in patrol cars.*
- *Local food delivery "motorbikes" driving on sidewalks to cut through park access instead of using roadways. Noisy, dangerous, and illegal! Vietnamese and Thai restaurants on Denman do this all the time near my building. Needs to be enforced.*
- *More walking cops needed.*
- *West Robson St. is not as safe as 10 years ago*

- *Kudos to the police who keep our streets safe. I always feel protected and safe, and that is saying something in a neighborhood like ours. I especially love the mounted police and wish we could have more of them.*

Need more opportunities for people to connect

- *Our Community does not have activities and opportunities which tend to integrate neighbours, such as street market, street parties, picnics, and fun activities for families that are free of charge.*
- *It would be great to see a West End town square -a zocalo for people to gather, do art shows, or simply a place to sit and reflect, farmers markets (instead of school parking lot). Alexander Park would be a great place for that.*
- *Community Centre too small-more gathering space needed*
- *There should be more spaces where large numbers of people can gather, sit & enjoy coffee, watch people go by*
- *More opportunities for folks to gather close Davie Street. Additional pubs on sea wall allow organic ongoing street scene is this places strength.*
- *Not a concern, a recommendation. I'd love to see community gatherings or street 'parties' to bring the communities closer.*
- *We need structures that help neighbours connect with each other and one of the best ways is through gardens - not imposing over height entranceways and heavy concrete facades.*
- *The mix of overt greenery and mix of ages and cultures makes our neighbourhood special but we need more cultural aspects be it through great architecture or venues that support culture like galleries or music festivals and rather than just athletic events.*
- *a plaza/town centre for the West end*
- *More community meeting space is needed*
- *having a built form that supports interaction of residents. spaces for interaction to promote intercultural understanding, make social connects between seniors, and also space of intergenerational communication*
- *Vancouver needs a public square and a pedestrian mall like many other great cities of the world.*
- *Seniors do not have a meeting place on their own other than Barclay Manor.*
- *youth drop in, community spaces and neighbourhood houses need more support - people need more places to gather like community gardens that are open to every (where people can go even if they don't have disposable income)*
- *public gathering space*
- *there needs to more public space for socializing to support street live.*
- *Q 15 doesn't mention the popular summer street closings. Let's have more.*
- *Have more Denman/Davie days with closed streets! Allow buskers, bands, musicians, performers to entertain us on our streets, as in London UK. It makes people feel happy.*
- *More meeting places for Seniors, etc.*

Public events and entertainment district negatively impact our community

- *There are a lot of events/races/ that trap residents due to road closures.*
- *One issue not addressed in this survey is the decline in the quality of life many of us are experiencing due the influx of people to this neighbourhood for events such as the symphony of fire, the spill-over of drunks from the so called entertainment district; there is not a night any more that is not impacted from this. I think everyone has forgotten that the West End is a working class neighbourhood not a destination for drunken idiots. We do need more of a police presence/beat cops to ensure the safety of ourselves and our property.*
- *Summer crowds, and all the accumulated garbage. the fireworks. I hate them. So do most residents, and we hate the crap that comes with having to be the ones who "host" this event every summer.*
- *I'd like to see more police presence on Denman St. during these so called celebration car trains every time there is a game be it hockey soccer or whatever.*
- *Try to find new routes for parades; marathons, etc. and new locations for fireworks. It's great to have some of these in our "backyard" but it would be nice if the "load" were shared with other communities more.*
- *Far too many special events (Fireworks, marathons, parades) that close down the infrastructure*
- *The sense of community has been very badly eroded by events like the fireworks, that encourage visitors to ignore the presence of residents in the immediate vicinity and these residents' right to law, order, peaceful streets, safety, a night's sleep and freedom from nauseating levels of trash and environmental damage (for the sake of a great party - in someone else's neighbourhood).*
- *Please limit the number of festivals, parades, fireworks events in the neighbourhood. Move some to other parts of the city, please.*
- *This is a residential neighbourhood, and the city seems to forget that when it approves endless large noisy public events involving excessively loud music and sound systems.*
- *Fireworks nights are a nightmare for residents.*
- *Fireworks festival attracts too many disrespectful and disruptive visitors - spread the events over the whole summer in different locations: Victoria Day at Kits/ Canada Day at Coal Harbour/ BC Day at English Bay/ Labour Day at False Creek*
- *Greater policing presence required in lanes off Beach during annual fireworks event.*
- *It is very hard to drive in the West End. Stop blocking Davie and Denman for events. Move them to the miles of public space in Stanley Park.*
- *There should be no more special event permits issued for the West End as we seem to have an invasion every weekend. The noise level of existing special events should be lowered.*
- *there's too many "festivals", runs, etc that close down the West End.*
- *the West End is a neighbourhood which should not be subjected to four night of fireworks and the resulting mayhem every year. I one or even two nights but four is unreasonable. I have to sit on my ground floor patio every night to keep people from peeing against my fence.*

- *Stop closing our streets for so many events, sometimes we cannot get out of the West End and stop those Harley Davidson's from entering the West End. If my car exhaust made noise like these motorbikes I would bet a ticket from the police.*
- *Please don't allow more events – we have lots already (non community events such as marathons, etc.)*
- *We do not need any more special events in this neighborhood. The traffic and extra people totally cripples residents for the time events are in progress. We are still a neighborhood and should be respected as such.*
- *Time to give another community opportunity to host fireworks in July. Suggest rotating sites.*

Noise is a problem

- *It's just really noisy, even if it looks quiet. The wonderful green space means lots of noisy gardening equipment - leaf blowers and lawn mowers are constantly going in the summer. I don't like the yearly rental increase when nothing is done to improve the buildings, rents are very high.*
- *People visit the West End to party. They don't care that people are asleep in their apartment/home. More police patrols between midnight & 3am.*
- *Noise*
- *Street noise at night*
- *Control nightlife.*
- *Preserve peace and quiet when including commercial*
- *Do not make the West End "Party Central".*
- *Audible alerts on walk signals impact and irritate the neighbors for blocks around each intersection. A silent signal sent to an audio receiver/alert box would be a work-around for blind pedestrians. Back-up beepers on garbage trucks also have a huge audio impact on downtown residents. Large delivery trucks resupplying 7-11 should not be operating in a residential area after 9 pm. This is often done at midnight or later.*
- *quieter busses. the air brakes, beeping and honking are maddening*
- *A noise bylaw for all the hogs would be nice. Having them blare up and down Beach in the middle of the night (or even during the day) is anything but enjoyable.*
- *Over the years I have notices less and less respect for the West End residents' right to a peaceful night sleep. I refer to the many occasions where the police allow the streets (Robson) to become clogged with cars honking non-stop for several hours. This occurs on New Year's Eve, after hockey games, during World Cup, and other occasions and can begin at any time and last from 10pm until 1:30 am or later.*
- *it would be good if all building containing residences were zoned quiet zones at least in the pm. so the din of venting systems would need to comply to a level that reflects that they are in a area that also contains residences.*
- *When will they introduce quiet refuse vehicles? or make mufflers (car or motorcycle) mandatory?*
- *Appreciate noise restrictions - both on commercial sites and city projects - not in favour of ongoing construction noise and pollution*

- *Noise limitation i.e. banning leaf blowers. More outdoor public and cafe/ restaurant seating i.e. New York's chess match areas.*
- *There is a complete lack of respect by suburbanites when they come to, or through (North Vanians), our neighbourhood - They seem to think they have some kind of right to blare horns, and treat us as if we don't deserve a night's sleep, they leave garbage everywhere after the fireworks - how would other neighbourhoods feel if we went randomly blaring air horns at 2AM and honking our car horn? Don't think we haven't considered doing exactly that - there needs to be greater publicity regarding "suburban tourists" treating us with some vestige of respect. I have a car, with a horn, and I'm not scared to use it!*
- *Barking dogs (off-leash parks). Most dogs are good, but some bark out-of-control, even late at night.*
- *Would it be too much to ask for enforcement of noise ordinances. I'm not talking partying but people who constantly cut the lawn drive me nuts. Building across the street cuts the lawn with a power mower three times a week often. Once a month is enough esp. as I work at home and it's just freakin' annoying.*
- *too noisy, enforce noise bylaws and outlaw noisy mufflers on cars and motorcycles, more safe places to lock bikes are needed and bike theft needs to be cracked down on and made a priority by the VPD and city council and by civic establishments. Eliminate bike thievery in Vancouver instead of ignoring it, as is the present state of affairs.*
- *As stated, the noise levels in the West End continue to escalate. The biggest contributors, other than emergency vehicles, are the back-up signals on delivery and garbage trucks and the audible cross-walk signals at intersections on Denman. Delivery truck times should be mandated to working hours.*
- *Do something about the noisy drunks late at night, loud bike mufflers, cyclists on sidewalks*
- *We need more restrictive noise bylaws in super high density residential areas (construction noise especially!)*
- *Noise is a growing problem. Things that might help: controlling traffic, enforcing and improving noise bylaws, reducing the transient student population, and controlling access to airspace over the West End (what's with all the planes/helicopters!?).*
- *Noise from construction ruins the quality of life.*
- *There needs to be enforcement of noise bylaws, e.g. motorcycles.*
- *keep noise levels down, enforce noise bylaws!*
- *no loud bars that disturb residents*
- *There should not be a 24/7 McDonalds by a residential bldg by 1225 Cardero. The noise affects Tenants like myself and you never get sleep because of this eatery. People park in front of our bldg to purchase food/leave engine running with music blasting. Makes me want to move out!!! The grease smell goes right through the windows 24/7 and makes our walls yellow!!! No one cares.*
- *More police patrols in Sunset Beach Area in the Summer after dark. Lots of noise there up until 4:00 AM sometimes. People drinking on logs, also lots of other stuff going on on grass area near the skating rink - out of sight but noisy.*
- *Close all beaches, especially Sunset Beach & surrounding park areas at 10 PM to eliminate noise (screaming) at 3 & 4 AM when clubs close! Monitor this with police! Also no tents in these areas overnight or late night BBQ's. Thank you for doing this. Please listen and act on WE Citizens suggestions. We love our community.*

- *It is important to keep the noise level right down during the night and there should not be night clubs in this residential neighbourhood.*
- *Quiet! The sense of calm and privacy is what drew me to the West End and is what I value most.*
- *I could do without noisy bikes, boomboxes*
- *Increased noise in last 10 years – e.g.*
- *Do not like car free days. In last years, very noisy. Had to drive out of w. end to avoid noise – espec. from competing bands playing on Denman St.*
- *I didn't see this on the survey, but it is a major detriment to the quality of life. From screaming sirens 24/7 to the crosswalk beeper that I can hear incessantly in my 25th floor suite, noise is amplified by the canyons formed by tall buildings. Motorcycles rip through with decibels exceeding any legal limits, and never enforced. Noise is a significant detractor from the quality of life in the West End.*

NIMBYism is blocking community evolution

- *I feel the West End is becoming stagnant and needs some new development and renewal of spaces to keep remaining vibrant and alive. There are a few very vocal people in the West End who seek to keep things at the status quo, but we cannot afford to allow this very important neighbourhood to run down and sit in the past. It is an important neighbourhood for residents, but it is also one of Vancouver's most important tourist destinations as well. Change is needed, development is needed, support of locally owned small business is needed.*
- *negative protesters are stopping progress and growth*
- *I'm saddened by the NIMBYism of some West End Residents who seem averse to the addition of tall buildings in the already tower-rich West End. In order to build more rental stock, we need to build more density. And that often requires building upward.*
- *There's too many NIMBYs in the West End that are against everything. They are a bunch of hacks, if they don't like more density and people here then why do they live downtown?!*
- *Too many NIMBYs*
- *small town people*
- *don't let the NIMBY people defeat good projects*
- *please quit allowing "NIMBYesque" residents to turn the West End into another bedroom suburb...*
- *Nimbyism is destroying the community through atrophy*
- *The community needs to be open to some development essential to improve liveability (parking spaces; electrical infrastructure improvements; roadwork). I'm concerned that the "status quo" culture in the West End will block these developments and our neighbourhood will not progress with the needs of an ever changing population.*

Improve laneways

- *laneways should be made greener and more in keeping with the neighbourhood since many apartment windows face them.*
- *Lanes here are grossly over lit at night, and light from the lamps is intrusive in most homes along them.*
- *Very much improvement needed in our laneways. This is a great place to increase West End density without resorting to more high rises and also liven up and clean up the alleys*
- *Would like to see more maintenance from business owners, especially restaurants. Odours in back lanes from spillage are offensive*
- *I also live on an alleyway and wish that these were traffic calmed as well - (Bidwell/Nelson)*
- *add more commercial spaces in the lanes. 2nd floor above retail for office, medical dental.*
- *More attention needs to be paid on using alleys in more socially productive ways i.e. playgrounds, benches, community gardens, community composting.*
- *Laneway parks – Does city actually support this?*
- *More laneway improvements. No need to have unkept lanes. Businesses need to be active in keeping space lean & tidy.*
- *lane gardens and land enhancement*

No changes required

- *don't mess with a good thing!*
- *we don't need change-don't fix things that don't need fixing*
- *I sold my home in N.Van. and bought in the W.E. purposefully; I find none of the aforementioned statements to be applicable to our circumstances or perceptions.*
- *In general, the West End works. Don't break it!*
- *West end is perfect*
- *West end well served*
- *Nice community. Nice community centres.*

Miscellaneous community concerns

- *Trees need to be better protected*
- *the West End is a prime location to live and it makes sense that is reflected in the cost to live in this neighbourhood - this is a neighbourhood that could stand to see renewal at a more rapid rate*
- *I travel all over the world and this is my favourite place, don't ruin it with mis-guided politically driven policies*
- *Utilizing the Coast Plaza conversion to its best use. Perhaps a library/ GLBT center/ local business offices/ more comprehensive community center/ flea-market. Oh, and use the garden as community open space. Perhaps the unused soccer field at King George could entertain the farmer's market as a lot of customers are already down here.(at least for one of the days)*

- *changes that are occurring are mostly negative*
- *the seniors population is in decline*
- *I do not identify with the above, but they are of a concern to me, as I can understand they would be a concern to many.*
- *why house addicts with no future job possibilities?*
- *small town*
- *Buildings scheduled for demolition are either left with fencing around or left in partial demolition state for far too long...an eyesore to the community. Give developers a timeline to complete demolition and start new project...or create an open space when the building(s) are gone.*
- *As a Caucasian, I am worried that I am going to feel like a minority due to the rapidly increasing Asian population entering into the city.*
- *we need to have summer walking areas with the increase number of tourists and pedestrians*
- *Beach Avenue has too much traffic on it now.*
- *I love this community but greed and inconsideration for us as neighbours is beginning to be felt/sensed.*
- *developers are more cared about than us*
- *Too many perks to developers grabbing view properties*
- *the West End needs to slowly begin redevelopment before it is dilapidated*
- *Good luck!!! And thank you very much !!!!*
- *Our buildings taxes are assessed at the commercial rate although we are residential. This should be changed and residential should be treated as that and not charged at the same rate as commercial is it a mixed use building. The increasing rate is a serious concern for our building.*
- *The above question is quite negative. How about a similarly lead positive question?*
- *I'm not a renter, but I have many friends and family renting in the West End so I ticked off the appropriate boxes above.*
- *No real concerns other than what's listed above. I love the West End and know that it needs to be "updated" to reflect the demands and priorities facing the community. I thank WEMAC for all that they are doing and hope that there will be progress moving forward. We need more rental stock in the West End while not taking away from much green space and views and I hope that this happens. Thank you for giving us an opportunity to voice our thoughts about our neighbourhood.*
- *I do not have any of the 'fear' concerns listed above*
- *Whiney special interest groups who get on a cause like it is a rickety old hobby horse - and this mayor and council fall for it - see my comments regarding the proposed STIR development on the vacant church site.*
- *Stratas have too much power*
- *I'm worried about the lack of space in the schools.*
- *stop pitting residents against each other.*
- *The Seawall construction was frustrating but now that it's nearly complete I am so grateful. Thank you Vancouver!!!*

- *the skunk/raccoon population is getting really bad.*
- *Smoking is getting out of hand. If you're going to have a by-law, enforce it.*
- *Sense of community is becoming non-existent.*
- *At least once a year, organize a free shredding event for the West End as other neighbourhoods in Vancouver already have. Promotes security, fights ID theft, and would make a great street party.*
- *Had meetings last year at Sheraton Landmark that told you what we want.*
- *I would just like to be able to access the report online or on paper at the library*

Concerns re survey, process, WEMAC

- *WERA is too elitest. Does not represent whole community in hands of activist only. Under leadership of house by band?*
- *more garbage answers*
- *Your questions are terribly worded. "Building materials" are not a "design ideal." All these questions need to have a copy editor correct them. The answers you're getting won't make sense half the time.*
- *That is run by people who think this 'survey' gives credibility to any answers you receive. Such stupidity is incredible. Fire the person who devised this debacle.*
- *I am concerned your questions have a bias*
- *I found it hard to answer "need of more resources" and "improvement" in one question; makes it very unspecific.*
- *concerned the West End Mayor's Advisory Committee is manufactured to create the appearance of consultation yet still give the green light to developers.*
- *For the third time you have structured the required response so that I am forced to tick what I don't want.*
- *Since you want garbage answers I will give you garbage.*
- *this is a very contrived menu to choose from, part of the nonsultation process*
- *I object to the requirement that I tick two options I oppose just so that I can tick the one issue that needs addressing (above). .*
- *This is question is totally obscure!*
- *Those statements are all too negative.*
- *I identify also with positive statements about the West End. You have only included negative ones.*
- *I am concerned that you are using SurveyMonkey, an American survey company that doesn't guarantee privacy, also I found the survey questions very confusing (and I am an academic researcher and have designed many surveys), so I am concerned that others less technically literate will be very intimidated by it and not complete it or make errors.*
- *These questions reflect extreme bias of people with issues*
- *I find the categories in this survey do not reflect how I feel hardly at all. I don't like that I am forced to pick seven (or three) things whether I like the items to choose from or not.*
- *The above won't allow less than 7 things to be chosen, even if there are fewer than 7 that are priorities.*

- *Again, I don't like being forced to pick seven items.*
- *I don't think you will be able to put the results of this survey to work, it is so badly done and too driven by single minded ideology. You need to redo this and consult with professionals who build surveys that will give you real answers.*
- *you have created a possible misunderstanding in question 2 - caution using the results*
- *I only had two items I wanted to select here - please ignore my "least important" option. I would like to see more on street visitor parking and more enforcement of our existing traffic regulations. Otherwise, I think transportation works well in the West End. ("Access to Transit" and "Traffic Calmed Streets" and "Wider Sidewalks" are not "Transportation Modes" - you have a survey design problem here.)*
- *the above question is very badly designed.*
- *I'm not clear from the wording of question 2 if least important means 'least important of all options' or 'least important of my top 3'?? this may skew the responses. I've responded as least important of all options presented.*
- *Bad and imbalanced survey design. I would be "own with partner" but was forced to click simply "own."*
- *Questions in 2 above force positions either for or against. There're middle grounds.*
- *Regarding above - why is there only an option to increase things?*
- *Misleading, problematic question. I was forced to pick 3. Preferred not to check any, and refer you to my comments here.*
- *Your question design could lead to biases in interpretation.*
- *Again, the above question is badly designed.*
- *These are all important and should be maintained equally. Was difficult to choose which is the most and least important.*
- *why do you force me to answer top 3 or top 5 - I don't think you will get accuracy*
- *All of these are important and it is artificial to set it up this way. Why didn't you ask people to rate each of these items on a five point scale?*
- *This is a terribly designed questionnaire. What does "building look and style that complements streetscape and architecture" mean?? If you have verbs in front of one item, there should be verbs in front of all of them. This is basic survey design. There are many companies (eg VisionCritical) that can help you conduct better research that will truly reflect the opinions of the target audience.*
- *I picked the first 4 above (1-4), but the rest were random (5-7) to let me pass this question - if possible, exclude 5-7 above from your analysis.*
- *I think it's disgusting that your committee recommended the demolition of 1401 Comox when it could have been put to continued use as a community center in a land swap with Westbank. Shame on you, all it needed was a new roof.*
- *Honestly. This is so artificial.*
- *I do not like the design of these text boxes. Very difficult to read/edit what I have written as need to continuously scroll back and forth... The list presented above does not contain most of the reasons why I choose to live in the West End. As this may be true for many respondents, once again, the data collected will most likely not accurately reflect the community's priorities/concerns/desires etc.*
- *Troublesome question. I was forced to select and rank only 7.*

- *Again, this is bias. You don't give a none of the above option. I like the way things are now. My answers are void because you are forcing me to chose from a list that doesn't include my wants.*
- *Sneaky format encourages respondent to prioritize the top ones, which appear to fit in nicely with the interests of the politically-appointed committee members. What is the logic for the ordering of these options? Also, of concern is that the Planning Department will use this list as a shopping list for developers to offer "sweeteners" and "buy off" public support for major rezonings. The public should be cautions about how responses to this question are portrayed in the report. When tallying, please delete my ranking (it was forced) and rank all as 2.*
- *It's really cynical to ask for community opinion after tearing down the church and Maxine's. You suck.*
- *more garbage answers - obviously its a waste of time to even read the question.*
- *this does not seem fair that I have to choose between locally owed small corner store businesses and licensed restaurants and bars with patios - these things are not mutually exclusive.*
- *All of above. Please delete my (forced) ranking above and rank all as 2*
- *I only wanted to answer three of these, so please ignore my lowest two responses.*
- *Again, the above question is horribly constructed.*
- *I'm concerned that a hand-picked committee (WEMAC) is going to use this survey to produce a pre-determined outcome i.e. support spot rezoning and skewed towards certain interest groups. We'll see.*
- *Yes, You. I don't recognize your undemocractic committee's purpose or efforts. It's a shining example of how developers use you as a cheap tool in exchange for a city paid free dinner. [REDACTED]?*
- *[REDACTED] Off. Not interested in Gregor's/Kevin's spam.*
- *This survey is a waste*
- *I sure hope that this survey is not to give the appearance that city hall is interested in hearing, but that you will listen.*
- *Leaders have own agenda, are not representatives of west end residents (referring to WERA and WEN)*

survey



tell us about yourself

This survey is an opportunity for people who live in and/or operate a business in the West End to contribute information, observations and priorities for their community. The information gathered will be used by the West End Mayor's Advisory Committee, a pilot project by the City of Vancouver, to ensure better representation of the West End's concerns in City decision-making.

The committee will use the information in preparing a report to the Mayor of Vancouver in June 2011 that will contain recommendations for consideration as City Council makes decisions that will provide direction for and help shape the future of the West End.

This survey is based on issues of concern identified in community meetings and surveys undertaken by the West End Residents Association (WERA), West End Neighbours (WEN), and the City of Vancouver over the past year. Your contribution will be anonymous and all responses will be analyzed and amalgamated to inform the report.

Thank you in advance for your time and thoughtful input.

Surveys can be dropped off at the Joe Fortes Library and must be received by June 10, 2011.

Q1

Postal Code: _____

Q2

Age: _____

Q3

Are you a:

- Resident of the West End
- West End business operator
- Both: West End resident and business operator

Q4

How many years, in total, have you lived and/or worked in the West End? _____

TRANSPORTATION

Q5

Please indicate how often you use the following transportation modes to get around in the West End.

	Never	Rarely	Sometimes	Often
Walk	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cycle	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bus	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Drive	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Taxi	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other (please specify): _____

Q6

Please rank in order of importance, numbering from 1 to 3, the **THREE** transportation modes that you feel are most in need of improvement and/or more resources in the West End.

- ___ Parking
- ___ Cycling
- ___ Wider sidewalks
- ___ Access to transit
- ___ Traffic-calmed streets
- ___ Safer intersections
- ___ Car co-op parking
- ___ Bike share

Q7

Do you have any other comments about transportation priorities that you would like to share?

HOUSING

Q8

Please indicate your current housing situation in the West End.

- Own
 - Rent alone
 - Rent with partner/family
 - Rent with others or co-op housing
 - Other (*please specify*):
-

Q9

Please rank in order of importance, numbering from 1 to 3, the **THREE** housing issues you feel are most in need of improvement and/or more resources in the West End.

- ___ Increase rental stock
- ___ Increase percentage of owner-occupied housing
- ___ Increase co-op housing
- ___ Increase subsidized housing (i.e. supportive housing, housing for low income seniors or those with special or medical needs)
- ___ Increase family housing (i.e. number of bedrooms)
- ___ Live/work spaces

Q10

Do you have any other comments about housing priorities that you would like to share?

NEIGHBOURHOOD DESIGN

Q11

Please rank in order of importance, numbering from 1 to 5, the **FIVE** neighbourhood design ideals you favour most.

- ___ Maintain mix of commercial and residential
- ___ Retain heritage buildings
- ___ Building look and style that complements streetscape and architecture
- ___ Building materials (e.g. timber, glass, brick, stucco, concrete)
- ___ Building set backs from the sidewalk (green space from sidewalk to building)
- ___ Open spaces/greenery/landscaping
- ___ Maintain existing height guidelines
- ___ Access to views
- ___ Minimize shadowing of sidewalks, public spaces and buildings from buildings

Q12

Do you have any other comments about neighbourhood design priorities that you would like to share?

LIVABILITY

Q13

If you reside in this community, please rank in order of importance, numbering from 1 to 7, the top **SEVEN** reasons you choose to live in the West End.

- Recreation opportunities that reflect diversity of community
- Walkability
- Self-contained community (amenities are all available in community)
- Shopping and commercial district
- Nightlife
- Pet friendly
- Safety (lighting, pedestrians)
- Live close to work/employment opportunities
- Diverse cultural mix
- Diverse age mix
- Worship/spiritual spaces
- Affordable rental housing
- Family friendly
- Senior friendly
- LGBTQ2S friendly
- Under-40 friendly
- Vibrant street life

Q14

Do you have any other comments about West End livability that you would like to share?

PUBLIC FACILITIES

Q15

Please rank in order of importance, numbering from 1 to 7, the top **SEVEN** public facilities in the West End that you feel are most in need of more resources and/or improvement.

- Green space (including pocket parks, waterfront walkways)
- Laneway parks (eg. community gardens, greenway alleys)
- Youth drop-in centres
- LGBTQ2S community spaces
- Adult day programs
- Dog parks - on leash
- Dog parks - off-leash areas
- Neighbourhood Houses
- Libraries
- Seniors centres
- Schools
- Hospitals and health care facilities
- Access to public water fountains, public washrooms
- Public gathering space
- Childcare
- Playgrounds
- Swimming pools
- Sports fields
- Ice rinks
- Community centres
- Community gardens
- Food scrap composting
- On-street recycling (commercial and residential areas)

Q16

Do you have any other comments about public facility priorities that you would like to share?

COMMERCIAL/RETAIL

Q17

Please rank in order of importance, numbering from 1 to 5, the top **FIVE** commercial/retail characteristics of the West End.

- ___ Small businesses
- ___ Big box retailers
- ___ Locally owned businesses
- ___ Not having to leave the West End to get what I want
- ___ Corner stores in residential areas
- ___ Patio spaces
- ___ Licensed bars
- ___ Restaurants
- ___ Farmers markets

Q18

Do you have any other comments about commercial/retail priorities that you would like to share?

COMMUNITY CONCERNS

Q19

When you think about the West End Neighbourhood, which of the following statements do you identify with (choose all that resonate with you)?

- The neighbourhood character of the West End is changing too quickly.
- There are times when I don't feel safe walking in the West End.
- The West End is becoming less affordable and I might have to move.
- It's very difficult to find pet-friendly buildings in the West End.
- Transit is difficult to get to in the West End and doesn't cover enough of our community.
- The lack of parking is a problem in the West End.
- I'm worried about the lack of protection for renters, and I that I might get evicted.
- There are not enough facilities for children in the West End.
- The West End needs to be safer for pedestrians.
- I have to leave the West End to do my shopping.

Q20

Do you have any other concerns about the community that you would like to share?

Q21

3. If you would like to receive a copy of this report when it is completed, please write your home address or e-mail address below

thank you!

Surveys Used to Inform WEMAC Survey

1. West End Residents Association Community Visioning Report

This report is a summary of a Community Visioning Forum for West End residents that took place on January 31, 2010 and is available online at <http://wera.bc.ca/wordpress/wp-content/uploads/2010/03/WERA-Community-Visioning-Report.pdf>

2. West End Residents Association – What Makes the West End Great?

This report is a summary of a forum for West End residents that took place on May 29, 2010 and is available online at <http://wera.bc.ca/wordpress/wp-content/uploads/2010/07/WERA-PlanningforChange2.pdf>

3. City of Vancouver – West End Discussion on Community Needs and Affordable Housing

This report was completed by a consultant at the request of City Council. People who live and work in the West End were asked to participate in a discussion on community needs and affordable housing. Approximately 250 people attended two meetings on May 12 and 13, 2010, and 95 verbal and written contributions to the discussion were recorded and are documented in this report. In addition to the meetings, 600 surveys were completed. This report is available online at <http://vancouver.ca/commsvcs/planning/westend/pdf/june2010report.pdf>

4. West End Neighbours – Survey Questionnaire and Results

This report was compiled by the West End Neighbours based on on-street surveys volunteers asked people to fill out in September 2010. A hard copy of the survey and results were provided by WEMAC and WEN member Tiko Kerr. An online version is not available.

5. West End Business Improvement Association – Position Statement on Development

This position statement was developed by members of the West End Business Improvement Association on September 6, 2010. It was emailed to WEMAC at the request of the committee, a copy of which follows this page of the report.

West End Business Improvement Association

Position Statement

September 6, 2010

Whereas the City of Vancouver has recently received and has approved or is processing a number of residential development proposals for the West End, including projects proposed under the STIR Programme;

And Whereas the Mayor and Council of Vancouver is in the process of establishing a Mayor's West End Community Advisory Committee to advise the City on community priorities in its planning and policy development and to help communicate City policy initiatives that may be of interest to members of the West End community;

And Whereas the West End Business Improvement Association (WEBIA) represents the interests of more than 750 businesses and property owners in the West End and is thus an important constituent member of the West End community, and wishes to play a constructive and proactive role in shaping its community;

Therefore the WEBIA has prepared the following Position Statement with respect to these matters:

From a business perspective, the WEBIA supports residential densification because this supports local BIA businesses. The WEBIA supports increasing the number of residents in the West End, recognizing that having more local residents will support the WEBIA member businesses in the community..

The WEBIA is however mindful of and respects the concerns that have been raised by some resident groups about proposed residential development projects, and supports the right of such groups to be heard as legitimate voices in the community.

The WEBIA supports, in principle, a more inclusive, healthy, sustainable and complete West End community, and recognizes that this includes a broad mix of housing types and tenures, including market condominium (strata) housing, market rental housing, non-market rental housing, and mixed-use developments that include housing of some type.

The WEBIA supports efforts to create and sustain a broad socio-economic mix of people living in the West End.

As there is a real shortage of commercial office space for local-serving businesses, The WEBIA also supports efforts to create additional office space in the West End, possibly in new mixed-use projects located on the main commercial arteries (Davie, Denman and Robson Streets).

Recognizing that current land use and planning policies are at least 20-30 years old and in need

of updating, a new policy framework is needed for the West End in order to evaluate new development proposals. While the WEBIA believes that growth and change are good for the West End, we encourage development applications with active community consultation, on a case-by-case basis, while this vision is taking place.

In considering such applications, the City needs to minimize disruptions to existing businesses.

As WEBIA represents a key segment of the West End community, we would like to play a constructive and supportive role in the City's proposed interim planning process.