

# **West End Discussion on Community Needs and Affordable Housing**

## **Community Discussion Summary Report**

**June 2010**

# West End Discussion on Community Needs and Affordable Housing

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# **West End Discussion on Community Needs and Affordable Housing Community Discussion Summary**

## **Executive Summary**

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. The surveys asked both closed and open ended questions. A significant volume of feedback was collected in response to the eight open ended survey questions. Over 1,900 individual comments on issues of interest to the community were recorded in the open ended portions of the survey. Full survey results, including a complete list of comments, are appended to this report.

A summary of key messages identified at the meetings and in the surveys is provided below.

### **Key Messages with Respect to Community Needs**

- Neighbourhood character and green space is important.
- Increased density will increase pressure on already stretched community infrastructure and services.
- Recent tower developments don't appear to fit in the context of the West End's unique neighbourhood character.

### **Key Messages with Respect to Affordable Housing**

- There are growing affordability challenges for renters, and concerns with the ability of STIR projects to alleviate this problem.
- There is a lack of options or support for the elderly who are living on fixed incomes and cannot afford further increases in rent.
- While some respondents supported increased density and the City's efforts to encourage purpose-built rental housing, the majority of respondents expressed fears about the height of the towers, loss of sunlight, loss of green space, and affordability.

### **Key Messages with Respect to Other Issues**

- The speed at which the Short-Term Incentives for Rental (STIR) developments are proceeding and the lack of consultation with the community is a concern.
- There should not be any further site specific rezonings until a comprehensive community plan is developed.
- The public should be more involved in the planning process.

## I Purpose

At the request of City Council, City staff organized a discussion on issues of community needs and affordable housing in the West End community. The West End community engagement included two community meetings and a community survey.

Community meetings were held on May 12<sup>th</sup> and 13<sup>th</sup>, 2010. The meetings followed the same format and agenda, one meeting was held in the morning and one in the early evening. The meetings included presentations from City staff on community needs and affordable housing issues as well as brief presentations by representatives from four community groups (West End Seniors Network, West End Residents Association, West End Neighbours, and the Tenants Resource and Advisory Centre). The presentations were followed by comments and questions from the floor.

A survey on community needs and affordable housing was distributed at the meeting. 92 surveys were completed and returned by meeting attendees. In addition, the community survey was available online. People were encouraged to complete the online survey through advertisements in the *Vancouver Courier*, *Westender*, *Xtra* and *Georgia Straight*, and in posters that were distributed throughout the community in cafés, not-for-profit agencies, community centres, and other locations. 508 surveys were completed online.

The purpose of this report is to document the feedback provided at the meetings and in the surveys.

## II Participation

### Community Meetings

250 people attended two community meetings (Approximately 50 on the morning of May 12 and 200 on the evening of May 13)

34 verbal comments or questions were received at the meetings

61 written comments or questions were received at the meetings

Community Meetings (2)	Participation
Verbal comments/questions	34
Written comments/questions	61
<b>Total Inputs</b>	95

### Surveys

92 surveys (hard copies) were completed and submitted at the meetings

508 surveys were completed online

Surveys	Number Received
Online	508
Community Meetings (hard copies)	92
<b>Total Surveys</b>	600

### III Methodology

Section I of this summary documents all verbal and written submissions from the two meetings held on May 12 and 13, 2010. All comments received are included, and grouped by key themes.

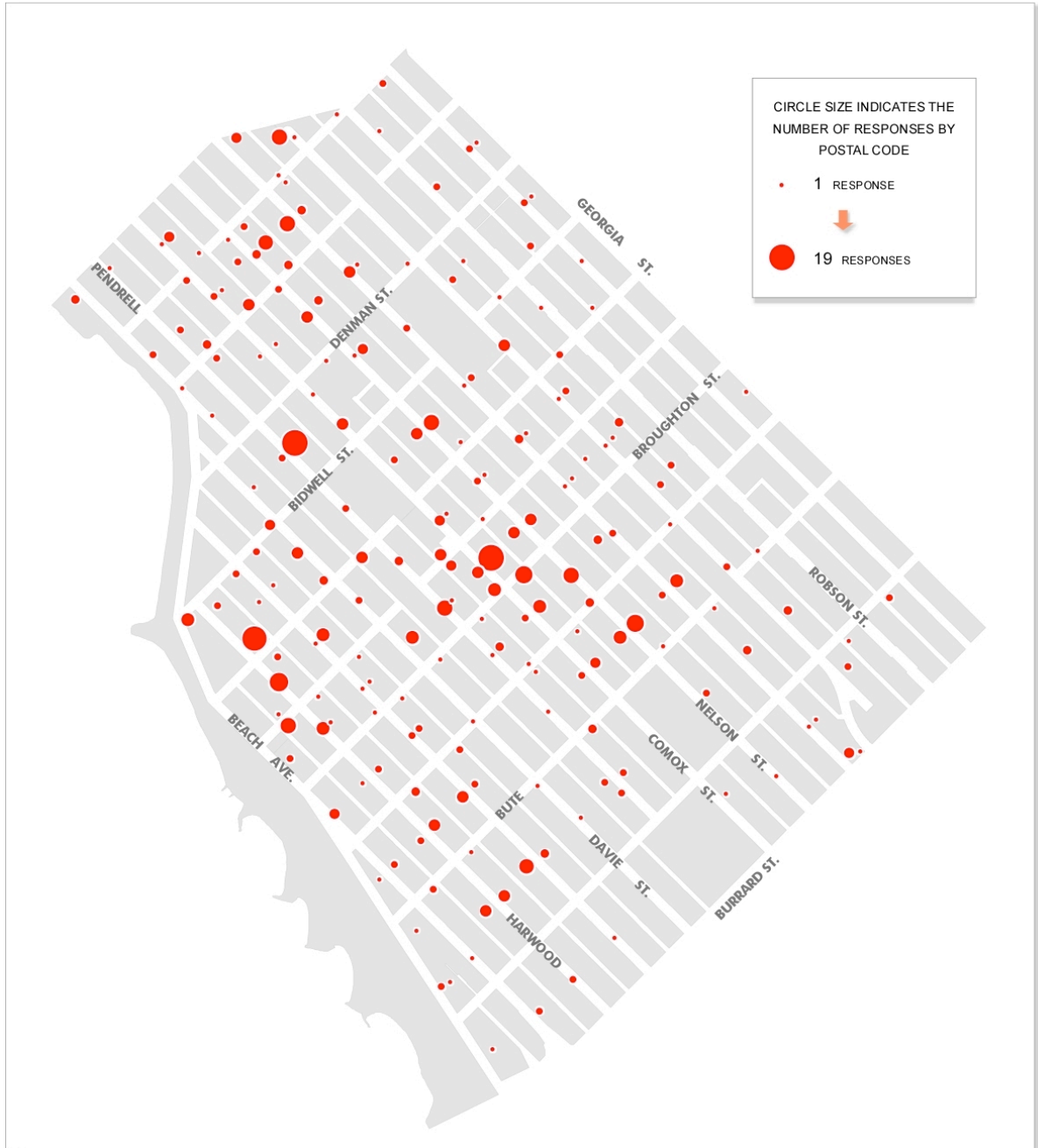
Section II of this document is a summary of responses and comments received in 600 completed surveys.

- Although some results are presented in the form of percentages, there are no margins of error for this data because there is no probability sample. The sample is based on self-selection; therefore a sampling error cannot be measured.
- Surveys were collected in hard copy at the two meetings and online, creating the possibility for more than one submission per person.
- There is limited potential for multiple online survey entries by the same individual given “unique identifier settings” in the software (i.e., only one entry per computer is accepted)
- The key theme summary of open-ended comments does not attempt to quantify the number of comments per topic, due to the volume of responses (1,912 comments submitted in response to 7 open-ended questions) and the often complex nature of the responses. Complete open-ended response data is provided in the appendices.
- Where “xxx” appears in the appended responses to open-ended survey questions, words have been deleted that are offensive or that compromise privacy regulations.

## Survey Respondents as West End Residents

Based on postal code information supplied as part of the survey, 566 of survey respondents live in the West End (566 provided postal codes in the West End, 20 provided postal codes outside the West End and 14 did not enter a postal code).

Map 1: Location of West End Survey Respondents (n = 566)



## **IV Community Meetings Summary**

### **IV.1 Community Meetings Presentations**

#### **IV. 1.1 City of Vancouver Presentations**

##### **Community Needs**

Michael Gordon, Senior Central Area Planner for the City of Vancouver, provided a presentation on community needs, highlighting population growth since 1971, development trends, existing community facilities and amenities and how they are financed. The full PowerPoint presentation from the meeting is included in Appendix C of this report.

##### **Affordable Housing**

Jill Davidson, Assistant Director, Housing Policy, City of Vancouver, provided a presentation on affordable housing issues with a focus on rental housing, and described City initiatives for different parts of the housing continuum. The full PowerPoint presentation from the meeting is included in Appendix D of this report. Some of the key points included:

- Very little new purpose-built rental housing constructed since the 1980s
- Low vacancy rates in the City (average 0.9% over the last 30 years); the current vacancy rate in the Downtown/West End is 0.9%
- New rental supply is essential to addressing affordability
- Rate of change regulations have been effective in the West End in preserving the existing rental stock

#### **IV.1.2 Community Group Presentations**

Four community groups were invited to participate in the meetings. A representative from each group was offered five minutes to speak at the beginning of the meeting before the discussion was opened up to the broader group.

##### **West End Seniors Network**

Their membership is concerned with: being evicted from rental housing; the affordability of housing due to fixed incomes; and the mix of frail seniors and persons with mental illness and substance abuse issues in affordable housing projects.

##### **West End Residents Association (WERA)**

Their membership is concerned with and has worked on: community gardens; art projects; the 'renters at risk' campaign; homelessness; supportive housing; the affordability of new market rental housing; and advocacy regarding the homelessness action plan. The group is also interested in sustainability issues; transportation planning; diversity and immigration; and the aging of society.

##### **West End Neighbours (WEN)**

Their membership is concerned with the scale, density and character of new buildings being proposed in the West End. The group feels that no rezonings should be considered until a comprehensive plan has been prepared for the neighbourhood. The group perceives that the proposed rezonings are being brought forward and considered too quickly and that more time needs to be taken to understand implications.

## **Tenant Resource & Advisory Centre (TRAC)**

TRAC is concerned with the affordability challenges that are faced by renters in the West End. This group supports the rental housing being proposed in the STIR projects and also supports the need for more consultation in the West End to address the concerns of the community.

## **IV.2 Community Meeting Discussion Summary**

This summary includes **all** of the inputs received from meeting participants, either through comments from the floor or from written submissions received from meeting participants. The summary also includes comments provided by City staff in response to questions.

### **IV.2.1 Community Needs**

#### **Neighbourhood character, views, and built form (of new developments or upgrades to existing rental properties)**

- How does a glass tower fit in with the character of the West End neighbourhood?
- How does the City intend to address the issue of aging low-rise rental housing stock – a policy framework is needed to allow these properties to redevelop in a manner that meets owner and community objectives.
- We don't want the Woodwards ripple effect in the West End. More and more development of high-rises with 5 or 6 rentals will not help us. It will help the developers with market prices.
- The reason there has not been high-rise developments in the West End in the past 20 years is because there were restrictions on height. There was a plan. The last "high-rise" was the Millennium Tower at Broughton & Davie and it was restricted to 9 storeys to match other towers close by. Woodwards Ripple Effect – we don't want in the West End. More development is not the solution.
- The West End is identified as a tourist attraction. Tourist guides describe the West End as a relaxed environment and a good relief from the intensity of the downtown area. We want to maintain this quality of life for us, for the city. Increased massive tower developments in the West End can quickly turn us into Yaletown West! Many West End neighbours have been clear that this is not what they want. We have options. Let's work on a plan that will represent all of us, not just a small group that will only benefit them. How can we protect this asset?
- Type of development vs. form of development – we are upset because of the form of development, not the type – tower structure is what we oppose
- We need something more concrete like a hospital vs. a tower. We could build viable rental if given the land.
- I don't have a view from my 6-storey building. High-rises getting in the way is ridiculous. I could not live in a walk-up. We need to come to grips with the variety, and not our own personal needs.
- The City provides opportunities for public comment on new developments. Comments on land use fit, built form, architecture and materials are encouraged. The urban design panel is an important filter in the process.
- Heard that we need more rental – we know this. But the cost to the rest of community to build these buildings is the problem. How many projects outside West End are proposed?



- There are 9 STIR applications (840 units) currently in process of which 2 (241 units) are located in the West End. The percentage of West End STIR units currently in process is 28% of the total. Inquiries under the STIR program fluctuate depending on applicant readiness or eligibility under the program. There are no new applications currently proposed under the STIR program for the West End.
- Will neighbourliness be a requirement in the West End? Can you confirm this?
- A STIR project cannot override a neighbourhood policy. We can't do STIR without good urban design. Urban design is part of planning.

#### **Facilities and services to serve a diverse and inclusive community**

- How does infrastructure keep up with increased density? We have one school (K-12 stream), a small library and very limited recreational facilities. Very inadequate for 46,000 people. What about utilities, transportation, etc.?
- Robson Street (Burrard to Broughton) no longer a neighbourhood street as it was pre-1986. Too expensive, lack of services – controls needed. West End residents no longer being adequately served by changing and deteriorating service industry.
- I'm in core housing need – 2 kids in 1-bedroom. Should be more facilities for kids in the West End.
- You say 43% spend more than 30% on housing on West End. Proposed apartment sizes are really tiny – if people are spending so much on housing, this puts huge pressures on services (libraries, etc.). Parks, libraries now jammed, playfields have limitations – more people in small suites – going to be out there on the street using parks, etc.
- Can't serve who's here, how can we keep it livable if we can't provide the services?
- If you put too many rats in a box, it's a problem
- How does infrastructure keep up with increased density? (schools, transportation, services, etc)?
- City staff prioritize what capital facilities should be built and Council decides. There are many demands on the capital budget, so sometimes facilities have to wait. Schools are a challenge, there are an increasing number of kids in downtown. There are empty schools in suburbs, but schools closer in are full. The City meets with school board staff about our need for more schools downtown. There is a site for an additional school at International Village. There is also a site in Coal Harbour that is reserved for a school.

#### **Desire for a new community plan**

- A comprehensive West End Plan would allow an opportunity to address community needs in a balanced manner – rather than having the development industry define these needs and solutions.
- The West End is a beacon of sustainable living in North America. High density areas require careful policy implementation to protect and enhance livability – they are “finely balanced machines” that can become unpleasant very quickly. Please do not allow this to happen.
- TRAC advises that the STIR program should not replace the community consultation process. Please do not allow STIR to override sound neighbourhood planning.
- Comment: comprehensive West End plan would address community needs in balanced manner vs. developers rule.
- Should be moratorium on new development until we have our own comprehensive Community Plan – no spot zoning.

### **Miscellaneous comments re community needs**

- Traffic @ Nelson/ Burrard is difficult – would like to see West End become more green (traffic calming, discourage car use).
- Stop wasteful lawn sprinklers – don't need lawns.

## **IV.2.2 Affordable Housing**

### **Rental housing affordability and threat of renovations/evictions**

- What is the City able to do to help tenants avoid extraordinary rent increases?
- Rent regulation is a Provincial Government responsibility.
- A Landlord organization is talking to the government to allow them to raise rent to cover increases to utilities etc. Writing letters to the Provincial Government on this issue is important.
- Life, literally, is to some extent a matter of act of luck and despair, no matter how one tries. Those blessed-rich-successful residents should reciprocate their fortune to consider a rezoned mix for all unlucky, disadvantaged, misfortunate people to reside.
- Councillors should put cap on West End becoming elite and expensive.

### **Seniors housing affordability, issues with subsidies, threat of renovations/evictions**

- I am a resident of the West End – 80-year-old evicted after 4 decades – very stressful for seniors
- Many owners in West End – very stressful – tremendous pressure – they have no feelings
- Pray that politicians will get insight and wisdom. Council to have wisdom, perspective and courage to mix this area of palliative and affordable, seniors – all mixed together
- Re: seniors supporting STIR – if we bring people into town with high incomes, the businesses jack up prices, and then seniors can't afford the prices
- How many seniors feel comfy in Yaletown, Coal Harbour?
- The challenge is high for seniors, they fear the last week of every month; they know they are targets, can't pay increases.
- From my perspective, it is very simple. Seniors need housing, need more rental; turn the high-rise proposals into low-rise seniors units – makes their units available for others.
- Genocide is happening – senior housing is being taken away by the government and turned into hard-to-house. Why is this happening? Why doesn't someone speak up? Please let us stay in our community. I'm hearing from many seniors – they are feeling vulnerable – need subsidized housing for seniors.
- Evictions due to renovations – it is serious, particularly as it affects seniors. Other challenge is moving hard-to-house in with seniors. The STIR program is seeking to solve something that is not a crisis. Why?
- These are all challenges. Perhaps you feel that the form of development is a challenge. Rental is also a challenge. Council has committed to move quickly and we are. We are trying to listen. We have heard very clearly that there is a rental challenge for seniors
- Will towers be more expensive than existing? Will adjacent buildings charge more?
- New towers will be a bit more expensive than the current. Units will be affordable for new tenants, not seniors on fixed incomes. Renovations and higher rents in older buildings will happen even without the new buildings. Units will not be affordable for every tenant.

### **Affordability of units created by STIR**

- Rezone high-rise buildings, please develop to replenish affordable housing/apartments.
- City Council: please use your wisdom, insights, perspectives, prospects and gumption to sanction to pass the rezone high-rise buildings in West End in order to supply the near future for those disadvantaged people or organizations, associates of unlucky ones to advocate to purport a rezone high-rise buildings.
- West End high-rise buildings residents are selfish to have an ongoing petition to City to prevent from building a future high-rise.
- Please, do rezone to build high-rise buildings in West End to supply a future affordable apartment/rental/housing. Sandpipers Residents are very selfish and aggressive.
- We currently have 18% vacancy in rental units. We are a capitalist country. Market value will be dictated by demand. A few more rental units will not guarantee lower rents. Rental control is the only way to control rents. Creating more rental units as a means to engage high density developers is a ruse and a red herring.
- STIR is supplying affordable housing to whom? Are any of those people current residents in the West End?
- Why is replacing an affordable market rental housing with new unaffordable market rental housing in the West End community so important to the City? Please explain Rate of Change? Current Rent \$1,090 – New development /new market rate \$1,800.
- Why can market rental housing not equal affordable housing? Why are your arrows from shelter – ownership? How many shelters, rooming houses or social housing are in the West End? Why is introducing unaffordable rental housing supposed to satisfy our community need for affordable housing?
- Why do you keep using the word “affordable” when none of the proposals provide this? We know we have issues with provincial and federal level funding, but please do not suggest this program creates “affordable” housing. Let’s work together. This is pitting neighbours against each other.
- Under STIR, a 390-square-foot studio will rent for \$1,050 per month. Any landlord who has a 600-square-foot studio will think he can get more money. So please explain how STIR will bring rents down.
- STIR unit at 365 square feet is not a bachelor, it’s an SRO. \$2.80/sq ft. for rent. Is this affordable? STIR a failure. Stir also = spot rezoning. Don’t spot rezone if you want a cohesive community or a stable land market. We stopped this kind of thing in the 60s.
- We heard WERA say increase is small from STIR – when you lower rents other people come in to the West End and rents will not lower... so what is the point of STIR?
- In order to do anything about affordability there will need to be increased supply. STIR is a small piece that will not have a dramatic affect but will help to address the problem. Supply will not guarantee affordability.

### **Social Housing**

- Many wanted Woodwards – didn’t understand that property values would increase, rents in rooming houses are going up, small businesses are going away. Rents are going up; people in the Downtown East Side can’t afford to stay – people from West End are moving into Downtown East Side. We have no community plan either. The City has limited powers, but can’t just rely on the City. Province needs to spend their money on affordable housing.
- Many in the West End are in core housing need. There is no option of social housing for those of us losing our housing. (Others have taken these spaces – homeless, mental illness, etc.) We know we’ll have to move out of West End, out of Vancouver.

## IV.2.3 Other Topics

### Public consultation and City process

- How can we achieve community input in the development process long before the developer has already invested time and money in building plans and models, etc.?
- Why does the first consideration of any rezoning not go to the people who have lived and paid taxes here for many years? Subsidies are given to developers (speculators) at our expense. What do we get?
- Will there be more consultation with the community? Will the City continue or even start discussions with the community networks?
- I find this a frustrating process – can't address critical issues.  
Process is haphazard, hit and miss, no depth – can't get to the fundamentals.  
Need some sense of what's going on, need to stop spot zoning.  
The West End goes back 100 years.  
I would like to see a 2-day workshop with elected officials, planners etc. on the West End before changes are made in the West End.
- I was evicted when Comox was sold. We want involvement in the planning – it all happened without involvement from the community – we have visions and ideas that involve sustainability, livability. STIR will have an effect on our community in many ways.  
Rely on creative community in West End – we/they have a lot to offer.
- This isn't a public consultation process. This process is a sham. A knee-jerk reaction on an emergency basis.
- I have found it difficult to find a way to speak in this environment that assumes they speak for everyone. There are things I agree with, but not everything. "Genocide" is way more heat than light on the subject. We must respect the notion that we all have different perspectives.
- Re: STIR – why are we having consultation a year later?
- A new ODP is years away – what should regulate development in the interim?
- Existing guidelines should be upheld by elected officials in Council until that happens.  
Vacancies are up, so we can slow down and think this out.
- STIR This was done with an axe vs. a scalpel. What process do you go through before you go to public hearing?
- The City provide information on planning process later in the month at the WERA event.  
There is a lot of confusion and questions about the process. STIR projects go through same process as other developments, although the process can be expedited. Open house, information gathering, Urban Design panel, etc. Ultimately, a report goes to council to ask if they want to refer it to Public Hearing. What do you mean by rezoning?
- Zoning is a set of rules for a particular area. In a rezoning, a development applies for a special set of rules for a site. We sometimes call this "site-specific zoning".

### Recent rezoning proposals in the West End

- Why can't any of these proposed towers be only 9 floors?
- If the "crisis" being addressed is the lack of rental housing, why has the 1754 Pendrell development been considered when it is removing more rental units than it is providing? (Demolition of a 21-unit apartment building and 9 unit houses/provision of 26 units in a 21-storey tower)
- I don't believe it's NIMBY (not in my back yard) – it's non-consultation. Fraser/Knight – didn't see a lot of high-rises there.
- Why are we getting this pressure? So developers can make money.

I asked Mayor why no moratorium? I thought he was getting the message, but because of these meetings, he's not – we need to have resolve.

- Agree with much of what you're saying, WERA, etc. Concerned with lack of consultation, need for community plan, but also concerned with housing of the Qmmunity group that is currently living in pitiful conditions. The Qmmunity group has an opportunity in the Comox development for a new home. The facility will bring value to our community. Qmmunity could expand its programming space. All kinds of groups will benefit from this. Development will happen, so I encourage you not to stand in the way of this one development.
- Re: Qmmunity, this is a lot of expense to have a high-rise to get a community space. There should be affordable housing, not high-rise market rate housing that will drain amenities. Have seen an increase in all kinds of housing and prices have continued to go up. Why not put money into focused needs rather than something that isn't going to affect housing?
- Vast majority on street are against the 1401 Comox proposal. What will it take to convince you?
- City Council will get the survey and other information from other sources. This is weighed against all of the City's priorities and goals. City staff balance the information and Council makes the decision. Vancouver needs to do more to achieve a sustainable green city. Every neighbourhood is a part of it. The West End guidelines anticipate more towers and the current proposals reflect the guidelines. Staff look to the public for comment on the details and then council makes the decision.

#### **STIR program**

- STIR appears to be well intended but is being applied in a way that will damage the West End character – will STIR be amended to establish a reasonable density bonusing limit?
- If developers say it is not economically feasible, why are they buying everything in sight, and Beach towers sold so quickly?
- Why are the STIR projects exempt from DCLs?
- What will the STIR program cost taxpayers? Will the City have money to increase library space, community recreation facilities, policing, cleanup and other resources needed in the community? Where will this money come from when the City is short of funds? And why are we paying developers for market rental housing?
- Resident of the West End for 14 years – interested in lack of rental, do support STIR as one piece of rental strategy.
- West End should be for everyone – when there are lots of suites, they will be available, affordable.
- Developers are not represented in this room. Contributions to councilors. \$676,000 contributed to various political parties in 2008. They did not make these contributions without hoping for influence.
- STIR is well intended, but will damage West End character. How do you determine UD, form, height, density?
- STIR does not override existing policy or guidelines (e.g., tower separation). Also STIR does not override urban design principles, guidelines. The City considers the appropriate level of density and design – we want to hear from you if the proposals do that.
- How much subsidy does each STIR unit receive for 1 bedroom?
- Calculations are very complex, but could be \$26,000 – \$95,000 per unit. Range is dependent on a lot of things. City Staff provides council with information on per unit basis but it is very variable depending on location, etc.
- What alternatives were considered before STIR was selected?

- Council has committed to tackle rentals as quickly as possible – once elected staff were directed to create something. There was strong support at the time to creating the STIR program. Outside experts and real estate professionals were involved. Nowhere else in Canada are there 1,800 rental units on the books.
- Why should we assume that developers won't make money on rental?
- No rental has been built. This shows that it isn't viable. Also, the City has real estate staff that go through the pro formas and calculate the gap for each project.
- Why are you assuming that developers have to have same rate of return on rental? Rental produces less risk, more stability?
- The city includes different assumptions for profit in the analysis of rental projects.

### **Miscellaneous Topics**

- What happens in any community is dictated by government, zoning, policies and attitudes. This is the fundamental on which all that happens is based.
- Many statistics quoted tonight but out of date – 2005? Why so old? Therefore how can you determine today's "supply & demand"?
- To CEO of Qmmunity: don't you understand that your Community will not be able to live in the West End if STIR at 1401 happens? You may have office space but your community will have moved away from Vancouver, not just the West End!
- How many of the councillors or planning people live in the West End? How many of the people on or in the STIR program or people that approve STIR projects live or have even spent any time in the West End?
- In Norquay 32% of families are low income and the City wants to increase density. Community planning in Norquay is now in its 5th year.
- Does rate of change mean replacing number of apartments? Rental rates the same?
- The rate of change policy refers to the stock of rental units, not rent levels.
- I am struck by your statistics – they skew everything. The boundary of the West End does not go north of centre line of Robson Street. Stats need to be accurate – makes a big difference. I would like clarification on boundaries.
- Staff use the boundaries from the local area profiles established by social planning in early 70s. The stats are collected on a local area basis, the last census is the most recent available.
- How much is in the capital budget, to fulfill the needs we suggest? How much can we spend this year, next year? How much from government sources?
- How does the City address aging rental stock?
- The question of aging rental stock will be addressed in the upcoming affordable housing strategy that will be going to Council in the Fall where the public will be invited to provide advice.
- How is the survey being promoted by the City?
- The survey has been advertised in the *Westender*, *Vancouver Courier*, *Xtra* and *Georgia Straight*. There are also posters regarding these meetings that encourage people to complete the survey. The survey is live right now. There are 200 posters in the community.

## V Survey Summary

### V.1 Summary of Key Themes

Neighbourhood Character

Form of New Development

Parks and Green Space

- Recreation

- Gardens

- Trees

STIR

Affordable Housing

- Seniors at Risk

- Social Housing

Service and Facilities

- Young families

Transportation

- Transit

- Traffic

- Bikes

- Pedestrians

Crime and Safety

Desire for a Community Plan

Desire for more public consultation

Density

Diversity

Sustainability

Views

Parking

Local businesses and services

Heritage

Pet friendly housing

Need for more rental housing/benefits of purpose-built rental housing

## V.2 Detailed Survey Results – 600 surveys completed

### Participants self-selected into discussion rather than being selected randomly.

The views represented in this report reflect the priorities and concerns of the meeting attendees and survey respondents. They may not be representative of the views of the community and other stakeholders because they self-selected into this engagement process. Although some results are presented in the form of percentages, there are no margins of error for this data because there is no probability sample. Because the sample is based on self-selection, a sampling error cannot be measured.

### Question 1: Issues and concerns of people living and working in the West End.

578 – 596 completed this question (some respondents responded to some portions of the question and not to others). A summary of responses can be found in Appendix F-1.

Respondents were asked to indicate, on a “not important” to “very important” scale, a number of issues and concerns relating to the West End community. In rank order by the percentage of people who selected “very important”, the areas of greatest importance are:

Neighbourhood character	69%
Parks and green space	67%
Housing	60%
Sustainability	56%
Crime and safety	55%
Transportation	45%

The City would like to better understand the issues and concerns of people living and working in the West End. Please indicate on a scale of one to five, the importance of these issues for future consideration:

	1 (Not important)	2	3	4	5 (Very important)	Response Count
Housing	3.4% (20)	7.0% (41)	14.8% (87)	15.0% (88)	<b>59.7% (350)</b>	586
Parks and Green Space	0.5% (3)	1.5% (9)	7.6% (45)	23.0% (137)	<b>67.4% (402)</b>	596
Recreational Facilities	1.9% (11)	6.3% (37)	24.5% (144)	30.8% (181)	<b>36.6% (215)</b>	588
Transportation	2.7% (16)	4.9% (29)	21.6% (127)	25.6% (150)	<b>45.1% (265)</b>	587
Education	6.6% (38)	12.9% (75)	27.1% (157)	22.6% (131)	<b>30.9% (179)</b>	580
Neighbourhood character	0.8% (5)	2.2% (13)	8.4% (50)	19.3% (114)	<b>69.3% (410)</b>	592
Growth and development	16.4% (96)	17.7% (104)	21.0% (123)	14.7% (86)	<b>30.3% (178)</b>	587
Views	4.6% (27)	9.2% (54)	21.3% (125)	24.6% (144)	<b>40.3% (236)</b>	586
Crime and safety	2.4% (14)	4.3% (25)	14.1% (83)	24.5% (144)	<b>54.7% (321)</b>	587
Sustainability	1.4% (8)	2.8% (16)	15.9% (92)	24.4% (141)	<b>55.5% (321)</b>	578
Other (please specify below)	4.2% (8)	0.5% (1)	2.1% (4)	8.4% (16)	<b>84.7% (161)</b>	190
If you selected "Other" please describe here. Also, please provide specifics about the three issues of greatest importance to you.						296
<b>answered question</b>						<b>598</b>
<b>skipped question</b>						<b>2</b>



Respondents were asked to identify other areas of interest and to provide detail about their areas of greatest interest. 296 respondents identified other issues of concern and/or provided comments in this section. A complete list of these responses can be found in Appendix F-1. The following is a summary of key themes in these responses, with examples of representative comments from respondents:

**Concerns about preservation of the unique neighbourhood character of the West End, and concerns relating to potential impacts of rezoning without a community plan:**

*“The West End has done more than its part in terms of providing this city with density in housing over the decades. Our community needs, and deserves, a plan presented to us that takes into account, seriously, height restrictions, green space, light and privacy. This is not Yaletown.”*

*“I think it's of the utmost importance to deal with housing, green space, and character issues. Should these things be pushed aside to allow for randomly approved projects not in line with the current development in the West End, it will diminish everything that makes it so special and it will essentially be just an extension of downtown, characterless high-rises & all.”*

*“It is the best neighbourhood in the world. With affordable housing, we can keep the diversity of residents – from seniors to young families. We need to have good education available so the area is attractive to families with children. We need to keep the view corridors so we can all enjoy the ocean and sunsets. If buildings obstruct the view, only the rich and fortunate will be able to enjoy what should belong to all of us.”*

**Parks and Green Space:**

*“I feel strongly that existing green space should be maintained and, perhaps, increased...”*

*“The West End is beautiful because of its green spaces and mixture of heritage and apartment buildings. Bringing high-rises into the neighborhood will destroy this.”*

**Affordable Housing**

*“The West End has become unaffordable for seniors, families, people with disabilities and others. Current tenants are at risk of eviction due to development projects and RTA legislation that allows extraordinary increases.”*

*“More seniors' housing is essential to the character of the West End, rather than have them leave the area because they can't afford to live in the place they have been for most of their lives. There should be something done to allow them to age in place, even if it means that the city helps to subsidize or passes new initiatives to keep them in their present homes.”*

**Crime and Safety**

*“Crime in the West End has become a norm. Because it is heavily populated with easy access to public transportation, it is a mecca for petty criminals and those suffering with alcoholic and other problems. Break-ins to our buildings, garages and cars are common.”*

*“Break-ins have increased greatly...people no longer report crimes, unless they want to ‘get a file number’ from the police for insurance purposes.”*

## **Transportation**

*“Better Transit services for West Enders. Transit buses are packed and many riders are scrambling for space to stand , forcing other seniors to stand as well. Riders will find downtown buses packed at Robson/Denman going east and returning from downtown are packed by the time they reach Robson/Burrard. It is safer for me to take a vehicle out than to take the buses.”*

*“Hurry up with a downtown West End/Yaletown street car system.”*

*“The West End is already densely populated. It is a transit cul-de-sac, already underserved for the number of people living there. There are no plans...along the Broadway corridor...for rail. This is where densification should be occurring. Not in the most densely populated area of the city, already inadequately served by transit and city services (library, community centres, garbage/compost pickup, etc.).”*

## **Other Issues and Concerns of respondents:**

### **Facilities and services**

*“I am supportive of further development in the West End, if it is thought through – we do have one of the densest populations in the city but that's part of what makes it so nice to live here, with the amenities that come with density.”*

*“Recreational facilities are already stretched to the limit – library, community centre, Gordon Neighbourhood House, and school playing fields cannot handle the existing demands, let alone those of several thousand more people. Beaches, Stanley Park and the Aquatic Centre serve Greater Vancouver and these are also becoming increasingly crowded. There are waiting lists for many activities.”*

*“The West End services are already stretched to over-capacity (i.e., community centres, schools, libraries, etc.) Where will the funds come from to increase our services to service new residents?”*

*“Non-recreational community facilities are also important – library upgrade, senior drop-in and assistance facilities, a gay/bi centre. These are the responsibilities of all 3 levels of government and should not be used as barter chips for easement of constraints on development in sensitive areas.”*

### **Desire for a new community plan**

*“An official development plan: up to date and developed through a comprehensive, transparent and inclusive process to obtain input from the community.”*

### **More public consultation in City processes**

*“Lack of consultation in many matters that affect residents of the West End, especially with regard to the traffic congestion caused by the imposition of the bicycle lane on the Burrard Bridge and the resulting vehicle backups on Pacific.”*

*“Consultation, consultation and consultation with a broad base outlining plan/guidelines, along with discretionary design workshops and charettes for sites requiring special consideration.”*

## **Diversity**

*"I'd like to see a mix of housing options and a **diverse population** in terms of age, income, gender and ethnicity."*

*"The West End is made up of a very complex diversity of people. It is important that there are community programs that encourage and promote exchange and sharing amongst the different groups that live there."*

## **Gardens**

*"Our gardens are paramount in making the West End livable. Future development should not gobble up streetfront garden space..."*

## **Young Families**

*"Outlets for "Young Families" to live in the neighborhood."*

*"Education – our children need A1 services, help for extra needs to ensure well-equipped citizens."*

*"Facilities for children/child-friendly neighbourhood."*

*"Not enough space for kids to go to school and play. West End already has lots of market rentals – not enough family-oriented units."*

## **Garbage cans**

*"Why aren't there more **trash cans**? People throw trash all over our streets and gardens because the **ONLY** visible trash cans are those tiny ones at the bus stops. PLEASE install more."*

## **Sustainability**

*"The West End should be a model of sustainability – a place where people can live and walk or bus to work. For this, we need fewer cars, more public transport, affordable housing and, critically, housing for families."*

*"I am concerned about the belief that **sustainability** means building more high-rises without considering the issue of resources. These include the obvious resources of community centres, libraries, etc., but more importantly they include basic requirements such as electricity and water. Care needs to be taken to ensure that as we go "up" we ensure all resources are sufficient to sustain the community."*

## **Parking/Bike Lanes**

*"As I am a bike rider and understand what council is doing. What I would propose is May to October to have special parking allowed in bike lanes from 9pm to 9am (or something like that) as no one will be riding bikes from midnight to early morning, so could be used for parking), and that parking be allowed back from Nov to April or May."*

*“Taking out important areas for parking and replacing with bike lanes that are only used during decent weather should be relooked. During the winter months, the bike lanes that were installed outside of my home were barely used and could have been used for parking, which is much needed in the high density residential area I live in.”*

*“When this City Council insists on taking parking off the street under a misguided concept that no one will need to use cars, they neglect two things: they are pandering to a transient young community. And they forget that many of us would like to age in place....and thus will need people in vehicles – Meals on Wheels, caregivers, friends, etc. to allow that to happen.”*

### **Density**

*“I am in favour of more density, if designed carefully. There are many three-storey buildings in the West End that are reaching an age that they could be replaced with better designed and more efficient living.”*

### **Heritage**

*“Change Vancouver heritage and rezoning policies and by-laws to preserve heritage buildings. Remove incentives that encourage developers to buy heritage buildings, demolish them and save only a façade because the density bonus makes it more profitable than developing an empty lot or non-heritage site.”*

### **Other Issues and Concerns**

- Too many bike stores/bike rentals
- Nudity in Pride Parade
- Leash laws and dog defecation on street
- Wireless Internet access should be part of basic services
- Maintaining St. Paul's Hospital at its current location
- Pet-friendly housing.

## Question 2: Availability of Accommodation in the West End

553 – 575 completed this question (some respondents responded to some portions of the question and not to others). A complete summary of responses can be found in Appendix F-2.

Respondents were asked to indicate on an agree/disagree scale the extent to which there is sufficient accommodation in the West End for various categories of residents.

65% somewhat agreed or strongly **agreed** that there was sufficient accommodation for Singles  
 61% somewhat agreed or strongly **agreed** that there was sufficient accommodation for Couples  
 52% somewhat disagreed or strongly **disagreed** that there was sufficient accommodation for Families with children  
 45% somewhat disagreed or strongly **disagreed** that there was sufficient accommodation for Seniors  
 58% somewhat agreed or strongly **agreed** that there was sufficient accommodation for Renters  
 52% somewhat agreed or strongly **agreed** that there was sufficient accommodation for Owners

**There are about 45,000 people living in the West End, and 60% of households are single person households. Approximately half of West End residents are between the ages of 20 and 39, and 12% are seniors. There are about 30,000 households in the community. About 3,500 children are living at home. 81% of the dwellings in the West End are rented. Please indicate to what extent you agree that there is sufficient accommodation in the West End for:**

	<b>Strongly Disagree</b>	<b>Somewhat Disagree</b>	<b>Neither Agree nor Disagree</b>	<b>Somewhat Agree</b>	<b>Strongly Agree</b>	<b>Response Count</b>
Singles	8.7% (50)	11.1% (64)	15.7% (90)	25.6% (147)	<b>38.9% (223)</b>	574
Couples	4.6% (26)	12.7% (72)	22.1% (125)	<b>30.6% (173)</b>	29.9% (169)	565
Families with children	23.3% (132)	<b>28.9% (164)</b>	24.9% (141)	13.2% (75)	9.7% (55)	567
Seniors	21.0% (121)	<b>23.8% (137)</b>	17.9% (103)	22.6% (130)	14.6% (84)	575
Renters	13.3% (76)	18.5% (106)	10.5% (60)	25.3% (145)	<b>32.3% (185)</b>	572
Owners	8.7% (48)	11.6% (64)	<b>28.0% (155)</b>	26.8% (148)	25.0% (138)	553
Other (please specify below)	29.0% (29)	6.0% (6)	<b>33.0% (33)</b>	6.0% (6)	26.0% (26)	100
					Other	116
<b>answered question</b>						<b>583</b>
<b>skipped question</b>						<b>17</b>

Respondents were asked to provide comments about accommodation in the West End. 116 respondents provided comments in this section. A complete list of these responses can be found in Appendix F-2.

The following is a summary of key themes in these responses, with examples of representative comments from respondents:

### **Rents unaffordable**

*"The rents are generally too high for singles and most seniors on a fixed income."*

*"Sufficient" is not the same as "affordable."*

*"There is not enough affordable housing for seniors in the West End. Seniors should not have to leave a neighbourhood they've lived in for many years in order to find affordable decent housing."*

*"There is a lack of accommodation for people on limited incomes."*

*"This statement does not address the percentage of people living on the street, in alleys, in the park, in doorways. Affordability and marginalization are two huge issues that MUST be addressed. More For Rent signs appear today than observed in the last decade."*

### **Homeless people**

*"This statement does not address the percentage of people living on the street, in alleys, in the park, in doorways. Affordability and marginalization are two huge issues that MUST be addressed."*

### **Pet-Friendly Housing**

*"There is a huge lack of accommodations that accept tenants/owners with pets."*

*"There is a need to introduce legislation that prevents landlords from discriminating against pet owners, particularly cat owners. Any problems can be taken care of with a reasonable damage deposit. Pets make healthy owners."*

### **Young Families**

*"There needs to be a "Starter Stock" of housing for first-time buyers, specifically families with young children, within the West End and other parts of Vancouver."*

### Question 3: Mix of Housing in the West End

579 – 584 completed this question (some respondents responded to some portions of the question and not to others). A complete summary of responses to this question can be found in Appendix F-3.

Respondents were asked to indicate on an agree/disagree scale the extent to which they agreed with statements about the availability and mix of housing in the West End.

47% **strongly or somewhat agreed** that *“Housing that I can afford is available in the West End.”*  
 47% **strongly agreed or somewhat agreed**, while 40% **strongly disagreed or somewhat disagreed** that *“The West End has a mix of housing types for people like me both now and in the future (as my housing needs and preferences change).”*

87% **strongly agreed or somewhat agreed** that *“The West End should continue to accommodate a range of ages and incomes to ensure a balanced, complete community.”*

Please indicate the extent to which you agree or disagree with the following statements:						
	Strongly Disagree	Somewhat Disagree	Neither Agree nor Disagree	Somewhat Agree	Strongly Agree	Response Count
Housing that I can afford is available in the West End.	20.5% (120)	24.5% (143)	8.0% (47)	<b>25.5% (149)</b>	21.4% (125)	584
The West End has a mix of housing types for people like me both now and in the future (as my housing needs and preferences change).	16.6% (96)	23.8% (138)	12.6% (73)	<b>29.0% (168)</b>	18.0% (104)	579
The West End should continue to accommodate a range of ages and incomes to ensure a balanced, complete community.	2.7% (16)	2.7% (16)	7.5% (44)	18.2% (106)	<b>68.8% (402)</b>	584
	<i>answered question</i>					<b>590</b>
	<i>skipped question</i>					<b>10</b>

#### **Question 4: Considerations for Housing in the West End**

330 people provided comments in response to this question. A complete list of these responses can be found in Appendix F-4.

Respondents were asked what they would like the City to consider with regard to housing in the West End. The following is a summary of key themes in these responses, with examples of representative comments from respondents:

##### **Affordability**

*“Rents are going up at an astounding rate – people on a fixed income cannot afford 4% to 6% rent increases per year.”*

*“I applaud efforts to keep the population diverse in terms of age and economic status and kind of work. Keep the harbour from becoming nothing but the pretty plaything of the rich. It is a working harbour, and I love it.”*

*“The seniors in the West End are an essential component of our neighbourhood. As the seniors are forced out due to health and price increases, the population that replaces them will be higher income, and that will force further changes to sectors of the population who cannot afford to be in the West End.”*

*“Pricing the rent out of reach of most of the people that live here now will have a devastating effect on the businesses in this community as well.”*

*“Rental pricing in the West End seems pretty high, but I guess that's what you pay for living in the core of the city.”*

*“I live with a very low income. I've found an apartment in an older building that works for me, but the price keeps going up and there's nothing else in the neighbourhood I can afford. It scares me that I might lose my home and connection to the neighbourhood that I call my home.”*

*“There is a strong need for affordable housing within the West End...related to the rise in private rental rates within the last few years. My young family loves the amenities and the feel of the West End and would hate to have to move out into other communities solely based on the affordability of rent. Currently our rent utilizes about 60% of our monthly budget. This large percentage takes away from our overall ability to contribute to the local economy within the West End where both my wife and I work. Please consider that the need for affordable housing is great and has an amazing impact on family life.”*

*“I understand the need for affordable housing, but I really question if we are obliged to provide more in one of the most favourable places to live in Canada. If you are unable to afford to live here, you simply live someplace else. I would love to live in Hawaii, but you know what, I can't afford to, and I certainly don't expect government or anyone else to subsidize me so I can. Why do we feel obliged to do so here?”*

*“Market housing does not mean affordable housing. The only way to keep this neighbourhood affordable and accessible to all is through rent control, subsidized housing or other government*



*interventions. As rents increase, long-term residents are facing eviction because their units can rent for far more 'market' rental rates."*

*"Affordable housing exists in the West End and is not sufficiently protected. This is what the 'renovictions' phenomenon is all about: eroding the existing stock of affordable rental housing."*

### **Need for Comprehensive Plan**

*"The community needs to receive information about the current situation, including the currently available housing stock. (This should also include an estimate of the number of rentals within condos. I know of some condos in which 25% of the units are rented out.)"*

*"There is a community development plan for the West End. Either adhere to it, or develop a new plan WITH the community."*

*"No spot rezoning to allow high towers, especially without a comprehensive neighborhood long-term plan."*

### **Public Process**

*"Development must include public input and due process in a realistic timeframe. Policy in the West End should not be generalized within the city of Vancouver framework but be localized for the West End as Vancouver's most unique urban village."*

*"The City is expected to release the results of a survey in the fall of 2011. Before then, there is no need to make rash, irreversible, radical, community-altering decisions...There is no reason to rush housing policy decisions in a matter of weeks. Housing issues are not in such a state of crisis that taking several months more for a rational, full and transparent dialogue with all the stakeholders will have any negative impacts."*

### **Pet Policy**

*"The City needs to do what it can to change the current pet policy. The Residential Tenancy Act should be amended to accommodate animal companions."*

### **Family Accommodation**

*"I think the city should pay primary attention to children. Make the square footage in the rentals adequate to house more than one child. The West End is wonderful place for a child. Surely planners can do that without allowing architects to build high-rises!"*

### **Seniors at Risk**

*"A focus of policy has been on finding housing for homeless and persons with mental and behavioural problems. An unintended consequence has been that housing conditions and availability for seniors has suffered".*

*"Is there anything that can be done to stabilize the rent for seniors? Many have lived here for 40 or 50 years and should not have to leave due to rent increases beyond their means."*

*"I think there should be assisted living and long-term care facilities to meet the growing population of seniors so that they can stay in the neighbourhood they know and love when the time comes that they can no longer live independently."*

*"I'm concerned about the continued availability of affordable housing for seniors. I think policies need to specifically target their needs. The trickle-down theory behind the STIR program does not seem to me to be appropriate for this neighbourhood."*

### **Complete communities – accommodating a range of ages and incomes**

*"Since many of the businesses in the West End (and downtown core in general) are service-based, it is essential to have a sufficient stock of housing to accommodate the employees of these businesses. People should not have to commute from low-income districts to serve coffee to the wealthy. A mixed space is vitally important."*

### **Need for more rental housing**

*"Rental housing is old and the quality is poor. Need energy upgrades and buildings with more amenities. This won't happen on its own with land costs what they are."*

### **Benefits of Purpose-Built Housing/Increased Density**

*"Some residents of the West End want to preserve the status quo... But I believe that if developers are allowed to develop higher density buildings, they could help to develop recreational facilities, libraries, and restore some of the facilities we already have such as the Aquatic Centre. They could improve and maintain the beaches. I think the city should consider allowing a few more hotels near the beach... I think if developers were permitted to build a few hotels, they could help in the development of the West End."*

*"Anything that encourages purpose-built rental housing reduces costs of development and land costs – specifically changing city-wide zoning to allow increased density throughout the city, not just in the West End and downtown."*

*"I think that the city pays way too much attention to residents of the West End who are opposed to virtually all new developments. People want to live in the West End. We need newer, larger buildings that can accommodate more people. The city is too often bullied by vocal residents who care only to protect their own interests, rather than creating a community that can welcome those who want to move to the West End."*

*"I believe high-density housing for both renters and owners is the only reasonable future for the West End. I would never want to see all the great heritage buildings gone, but some like the building at the end of Barclay at the park are nice additions that give options for owners and those who want more modern housing."*

*"We definitely need to increase the density of the West End. Not necessarily giant towers but I can see having more 10- to 20-storey buildings with rental units. There are more than enough walk-ups in the West End right now. We need to plan for the future growth of the area."*

## **STIR Program**

*“We need to have a plan for replacement of rental housing. STIR is a GREAT start. Please approve these projects; then let's move forward with a plan to develop further rentals and condos while maximizing density.”*

*“The STIR program is ill-conceived at best – again, serves developers and ignores the rental requirements of the communities. Planning departments need to respect the current zonings and become advocates for higher density through better design – not just adding more and more boring glass towers without consideration to views, blocking sunlight, parking, and opportunities to retain the current character.”*

*“The STIR program, while good intentioned, is being used to subsidize developers to build the only level of housing that is not in need of subsidy, the market. The city must take a stand here and make it clear that subsidizing luxury waterfront townhouses on Beach Avenue was not their intention. Water-view properties of any kind do not need subsidy to develop. The money spent takes away money better spent providing social housing.”*

*“The STIR program, allowing piecemeal rezoning, is to the benefit of developers at the expense of the quality of the neighbourhood. I do not understand why a program to cram more people (and more cars) into the city's densest neighbourhood is deemed sensible.”*

## **Social Housing**

*“Encourage the building or conversion of housing co-operatives.”*

*“We need safe, clean, accessible shelters for the homeless that are run with the safety of its neighbours in mind. So many of the homeless youth are on the street because of abuse and substance abuse. They need a safe place to sleep and get fed.”*

*“I strongly object to social housing, especially indigent housing, and social indigent support agencies in the West End. We already have too many druggies and alcoholics coming in every day to this neighbourhood.”*

*“It's clear to me (having attended recent community needs meetings) that the province's decision to house hard-to-house people in a facility previously filled solely with seniors has had a terrible impact, leaving seniors feeling frightened, potentially under attack, insecure and 'hung out to dry'. IF it's essential that these two categories of residents must share a building, the City – for lack of anyone else taking such responsibility – must ensure that there are security and support people/agencies/systems for both categories of residents.”*

*“I have worked all my life to be able to afford the West End. I strongly disagree with subsidized housing.”*

## Question 5: Neighbourhood Character of the West End

579 – 595 completed this question (some respondents responded to some portions of the question and not to others). A complete summary of responses can be found in Appendix F-5.

Respondents were asked to indicate the extent to which they agreed with a series of statements.

95% **somewhat agree or strongly agree** that “My neighbourhood has a distinctive and positive character.”

58% **somewhat disagree or strongly disagree** that “New development in my neighbourhood is appropriate in terms of character, form and height.”

91% **somewhat agree or strongly agree** that “Character or heritage buildings play an important role in my neighbourhood.”

89% **somewhat agree or strongly agree** that “Views to the mountains and the ocean are important and should be preserved in the West End.”

Neighbourhood Character With regard to the neighbourhood character of the West End, please indicate the extent to which you agree or disagree with the following statements:						
	Strongly Disagree	Somewhat Disagree	Neither Agree nor Disagree	Somewhat Agree	Strongly Agree	Response Count
My neighbourhood has a distinctive and positive character.	0.5% (3)	2.0% (12)	2.7% (16)	22.5% (134)	<b>72.3% (430)</b>	595
New development in my neighbourhood is appropriate in terms of character, form and height.	<b>36.5% (212)</b>	21.5% (125)	12.0% (70)	17.9% (104)	12.0% (70)	581
Character or heritage buildings play an important role in my neighbourhood.	1.5% (9)	2.4% (14)	5.2% (31)	17.3% (103)	<b>73.6% (438)</b>	595
Views to the mountains and the ocean are important and should be preserved in the West End.	1.7% (10)	2.4% (14)	7.1% (41)	20.7% (120)	<b>68.0% (394)</b>	579
On the subject of neighbourhood character, is there anything else you think the City should consider?						273
					<b>answered question</b>	<b>596</b>
					<b>skipped question</b>	<b>4</b>

Respondents were asked to provide comments about what the City should consider on the subject of neighbourhood character in the West End. 273 respondents provided comments in this section. A complete list of these responses can be found in Appendix F-5.

The following is a summary of key themes in these responses, with examples of representative comments from respondents:

### **Unique Character/Tourism Destination**

*“The West End character is very much a beach village, which should be preserved. It's not merely the western residential portion of Vancouver's downtown. Apart from being an international destination for visitors, it is the playground for those who live downtown, in Yaletown, in Coal Harbour who come for the change in scenery”*

### **Form of New Development/Updates to Existing Buildings**

*“The meaning of Question 2 is unclear... Does this refer to the proposed spot rezonings currently in the pipeline West End such as 1401 Comox? If so, the answer is absolutely not. If the question is generic, asking if "new development" at all is acceptable, I would say yes.”*

*“NOT opposed to more high-rise developments; but they can't be built side by side to dominant a streetscape. If a high-rise is dispersed among other low rise buildings, including character homes, its monolithic impact is diminished and the street, to the passerby, still feels friendly and at a human level.”*

*“New modern style towers and extensive development will ruin the character of the area.”*

*“New development should respect West End built form character: if towers, they should have low site coverage. Maximum is now 50%, and the higher the building there should be trade-off with site coverage, i.e., more green space, less site coverage.”*

*“Look at almost any corner of the West End and you'll find buildings of a variety of character, size and quality. The character of the West End is its high density in a green setting. More density will only add to the character and vitality of the neighbourhood and should be encouraged, but the green "front yard" setbacks must be preserved. Leave the zero lot line townhouses for other areas.”*

*“Please, don't turn the West End into Yaletown. We don't need expensive new towers that no one can afford to rent or buy. You'll drive all the locals out, where will we live”?*

*“We have enough very tall buildings now. And why do they all look the same? Green glass everywhere. I feel we could have more individuality in our buildings such as more colour in place of grey concrete and green glass, just to name one thing.”*

*“We are not a neighbourhood for 20-, 30- or 40-storey glass towers; there should definitely be height and building style restrictions on future developments approved for the West End.”*

*“I strongly oppose building of new high-rises on the West End. We don't have enough space for that many vehicles.”*

*“Please, no more high-rises!”*

*“I think that the city should consider how they might encourage development of nicer buildings and the replacement/upgrading of older housing stock. One of the neat things about the West End is how*

*nice it is despite itself – there is some seriously terrible architecture in it and yet it's quite a pleasant place to be.”*

*“...It would seem logical that the density of the West End will increase, and as many of the mid-20th century buildings are of questionable quality, it would seem reasonable that these would be replaced by high-rises.”*

*“At some point, there was a proposal that heights would be greatest along the "backbone " and quite moderate along the shores. This would seem to be passé. I would like to see a strong plan that lays out densities, allowable heights and green allowances. Your second question above is not appropriate because there would seem to be no plan for new development. If there is a plan, it would be refreshing to see it.”*

### **STIR Program**

*“Current community guidelines and zoning have guided all construction for the past 20 years. Developers, architects, City staff, and all involved have respected them. The STIR program should NOT be used as the lever to override these guidelines. The egregiousness of spot rezonings being proposed here under the STIR program are all the worse because of the dramatic increases in height and density being proposed.”*

*“Re: appropriateness of development – I would agree to this point that development has been appropriate. I selected 'somewhat disagree' specifically because of the STIR program proposals.”*

### **Views**

*“The views aren't great in the West End. It's more about the quiet, peaceful nature. So as long as you don't block the sky in all directions, you could build up some.”*

*“The views are an interesting topic. If you are walking along the street you do not see the views of mountains and water, you only see the city directly around you. The buildings and towers will always have the views and that is fine by me. Plus no walk-up apartment in West End has a view of the mountains, so I do not see views as a major issue”.*

*“No more towers for rich newcomers. Preserve views and livability.”*

*“Most residents don't have a view or their view is already limited. Except for buildings close to the water, residents should not expect their views to remain pristine.”*

*“I would not put views above affordable housing. But it would be nice if we could have some of each. I also don't mind some really high high-rises if there is sufficient community amenities, but I wouldn't like to see the West End become another Concord Pacific land.”*

### **Gardens/Rooftops**

*“...make more boulevard gardens and roundabouts. Pockets of prettiness are welcomed and appreciated!”*

*“As space becomes increasingly at a premium as the City grows, and access to green areas becomes more problematic, the City should encourage new development where possible to include roof*

*gardens and shared community space for the users and residents of the buildings. In addition to helping to build community spirit, these roof gardens can have beneficial environmental advantages as well in helping to keep the buildings warmer in winter and cooler in summer.”*

### **Diversity**

*“I like the diversity of the West End. I know they're hardly ‘heritage’, but I hope the city planners consider preserving some/many of the 1950/1960 walk-ups in the mix.”*

*“Maintaining the mix of income, age, ethnicity of this exceptional neighbourhood where the medium taxable income for West End 2007 tax filers was only \$36,000. That means protecting our 80% of West End renters.”*

### **People Spaces**

*“I'd certainly like to see more 'plazas' where people can sit, have coffee, socialize, walk. The beach is great, but doesn't help meet the needs for community for everyone. I think Vancouver in general would help people get a better sense of community by following the lead of European and Latin American countries in having 'social spaces'.”*

### **Local Shops, Businesses and Services**

*“The West End always had a ‘village’ atmosphere. This is changing fast. Small family businesses are closing down because of cost of space to be replaced with the ‘trendy’ stores. The character is changing, but not for the better.”*

*“I always support my neighbourhood shops and businesses. I would like to see more healthy and “new age” options. Why do I have to go to Kits when I want to eat something healthy. In the West End there are only Asian restaurants and fast foods. No vegetarian, vegan, organic, local, fair trade options.”*

*“Bidwell street proposal attempts to erase Maxine's Beauty School, which should have full heritage status. Keeping one wall as façade to a monster tower that obliterates, for example, the sole small fresh grocer on the corner is criminal, unimaginative and insensitive.”*

*“I think the city should continue to support the gay village on Davie Street and limit development that would turn it into another Robson Street. The Robson Market should be reconfigured and brought back to life. Right now it is in its final death throws and does not add to the community.”*

*“I already sadly know that the neighbourhood grocer on the corner will go and be replaced with A) a Starbucks, B) a Subway, or C) a 7-11. The independent businesses that give a neighbourhood and a city character cannot afford the higher rents.”*

*“Density is beginning to affect livability, making it stressful to move down over crowded sidewalks, find space at local gyms and libraries and so on. The city should consider encouraging more densification in other less developed neighbourhoods.”*

### **Pet-Friendly Places**

*“More dog-friendly places are needed. For sure.”*

## **Public Art**

*“More public art, including multimedia installations”.*

## **Heritage**

*“Preserve entire heritage buildings; not just façades.”*

*“Subsidize heritage preservation instead of trading off heritage status for huge, inappropriate towers.”*

*“I am deeply disillusioned by having watched how ‘heritage’ serves as a vehicle for evading the zoning laws.”*

*“Heritage is something that we all agree should be fostered... European cities have wrestled with this issue for decades (there is more to lose there than here). Regulation that provides financing to residents of heritage houses for upkeep, renovations and improvements is used in Western Europe... Owners of heritage buildings are never allowed to demolish them, and they know that when they buy the property.”*

## **Traffic**

*“In the West End, one of the things that goes a long way towards destroying character is the Bridge traffic travelling north on Denman Street.”*

*“The West End is a walking-friendly zone. During rush hour especially, Denman and Pacific are like a highway as a shortcut from downtown and the west side to the Lions Gate Bridge. Either vehicles are speeding, or being aggressive or it is clogged, so that cars are stopped on crosswalks, and thus making pedestrian safety compromised.”*

## **Trees**

*“Please be very watchful for the health of the large trees on our streets, they work hard to clean the air for all of us.”*

*“Don't allow developers/anyone to cut down mature trees; they are the heart and soul of the West End.”*

## **Sidewalks**

*“When a sidewalk is replaced, and the new date of replacement is put on it, why not keep the old one too, that shows how long ago a sidewalk was there? It would be a cheap way of creating a sense of history. Again, since being a child, that date has fascinated me.”*



## Question 6: Transportation in the West End

559 – 597 completed this question (some respondents responded to some portions of the question and not to others). A complete summary of responses can be found in Appendix F-6.

Respondents were asked to indicate the extent to which they agreed with a series of statements.

91% **somewhat agree or strongly agree** that “It is easy to get around in my neighbourhood”  
 93% **somewhat agree or strongly agree** that “The local streets are pleasant and safe for walking.”  
 70% **somewhat agree or strongly agree** that “I can get around conveniently by bike.”  
 73% **somewhat agree or strongly agree** that “Transit service is generally good in the community.”  
 55% **somewhat disagree or strongly disagree** that “There is adequate parking in my neighbourhood.”

Transportation With regard to transportation in the West End, please indicate the extent to which you agree or disagree with the following statements:						
	Strongly Disagree	Somewhat Disagree	Neither Agree nor Disagree	Somewhat Agree	Strongly Agree	Response Count
It is easy to get around in my neighbourhood.	1.5% (9)	4.2% (25)	3.4% (20)	31.8% (190)	<b>59.1% (353)</b>	597
The local streets are pleasant and safe for walking.	0.8% (5)	2.5% (15)	3.9% (23)	34.0% (203)	<b>58.8% (351)</b>	597
I can get around conveniently by bike.	2.6% (15)	5.2% (30)	22.7% (132)	24.6% (143)	<b>44.9% (261)</b>	581
Transit service is generally good in the community.	4.9% (29)	11.2% (66)	10.8% (64)	<b>36.5% (216)</b>	<b>36.5% (216)</b>	591
There is adequate parking in my neighbourhood.	26.8% (150)	<b>28.3% (158)</b>	17.9% (100)	16.8% (94)	10.2% (57)	559
On the subject of transportation, is there anything else you think the City should consider?						260
					<b>answered question</b>	<b>598</b>
					<b>skipped question</b>	<b>2</b>

Respondents were asked to provide comments about what the City should consider on the subject of transportation in the West End. 260 respondents provided comments in this section.

A complete list of these responses can be found in Appendix F-6.

The following is a summary of key themes in these responses, with examples of representative comments from respondents:

### Bikes and Bike Routes

*“Statistically, more people walk (and bike) in the West End than any other community in Canada (this Stat is from Stats Can). I think it is essential for this to continue.”*

*“Too many bikes on sidewalks, making it unsafe.”*

*“Making the city more bike-friendly is going well, I think. However, both pedestrians and cyclists need to be more aware of the rules of the road for both parties to remain safe.”*

*“I am angry that the City spends millions of dollars on bike paths, yet there is no requirement that where available – they MUST be used rather than the main streets.”*

*“Our household is a cycling household. We share a vehicle and are members of a car co-op. We support all efforts to improve and expand the cycling network through our neighborhood and are happy to see recent efforts to improve the city network as a whole. Good work.”*

*“Have special areas for bike parking – not on the small pavements that are made even smaller with open-air restaurants and bikes parked against trees, etc.”*

### **Pedestrian Traffic**

*“With so much focus on bicycles and the war between cars and bicycles, pedestrians are being forgotten. As cyclists are terrified of cars, they are riding more and more on the sidewalk. This is especially true for some reason on Denman. It's also a factor around all of the bike rental places – where those renting or returning rentals all ride on the sidewalk until they hit the seawall.”*

*“Better marked and more crosswalks.”*

*“As I get older I also notice how narrow some of the sidewalks are on the busier streets (Robson, Denman, Davie) and how important it is to ensure we can all safely utilize them.”*

### **Vehicle Traffic**

*“The closing off of several through streets has been one of the best initiatives for the West End as it has curtailed fast traffic and contributed to a feeling of a small town community. “*

*“Unfortunately the West End streets cater to motorists at the expense of pedestrians, cyclists and public transit. Please implement the transportation goals of the City.”*

*“While there is much encouragement to be car-free, my 94-year-old grandmother cannot ride a bike or even walk to a bus stop. My need for a car is for this and work requirements – not just to burn gas. Don't punish car owners.”*

*“We need more traffic calming on Nelson Street. Walking is unsafe with the speed of the traffic.”*

### **Transit**

*“I believe there should be more rapid transit. The Canada Line is great, yet already has reached the numbers which were anticipated for three years from now. How did that happen? Already we need it expanded.”*

*“Transit service in this area does not inspire the public to leave their cars at home. The lack of safe bike routes that do not endanger the rider (drivers opening their doors before looking, drivers turning right and not checking the bike lane). People will not risk their lives to take a bike to work.”*

*“I think the transit service in the West End is terrible. It's easier and faster to walk than to take the bus. I just don't understand why the service is so bad. Why is there only one bus to serve our community (#5-6). In rush hour, people just see the bus pass by and not stopping because it is full.”*

*“The City should not allow any more events to the West End that disrupt bus service along Denman Street. The Car-Free weekends are also another major disruption to the West End on Denman Street. It is unfair for residents relying on the buses travelling on Denman Street to have their bus transportation taken away from us on multiple weekend days throughout the year.”*

*“The community bus route 23 is not adequate, now that it connects to the Canada Line. Frequency and capacity on that line needs to be increased.”*

*“The new route of the # 5/6 Robson bus is neither efficient nor convenient. It does not go down Robson to cross Granville or Seymour, which is where many bus connections are made.”*

*“I think the smaller community buses are a big success.”*

*“I suggest that there be a smaller route that circles just the West End. This should be the kind with a very low door, as is commonly used, but the community shuttles have big high steps to board, and that is not helpful for seniors, or a disabled person.”*

*“I get a little ticked when I need to take a bus for 10 blocks because I cannot carry all I have and I have to pay the same as if I was going to the PNE. Especially if I have walked one way to get there and only need a ride home.”*

*“Should be free transit downtown.”*

*“Would like to see the city consider a free mini-bus service to serve the downtown district as happens in other major 'world-class' cities around the world.”*

*“West End needs to develop a rapid street car system and it must have priority over cars and at intersections.”*

## **Parking**

*“Relaxing parking requirements for new developments will place more strain on street parking availability and cause concern for those returning home at night from work, and safety issues.”*

*“There just won't ever be enough parking in the West End, because we are such a destination for visitors. Direct visitors to pay parking off-street.”*

*“Do what they do at UniverCity in Burnaby and make an annual community transit pass available to new owners who forgo a parking space. Make parking MORE difficult – not less.”*

*"While parking is at a premium, there is usually a solution for both visitors and those who live here. We do not need more parking, we need less. More people in the West End do not own individual cars. Zipcar, the car co-op, etc. are popular and used well. I have a West End parking permit (thank goodness!) but it's difficult for friends visiting (especially if overnight) to find extended hours parking! Areas with two-hour limits don't meet these needs. Could residents be issued a 'visitor parking card' for a pay parking lot – or something?"*

*"More non-permit parking for visitors."*

*"It is already difficult to find parking in the West End. With STIR spot rezoning and increased developments in the West End, traffic volume and need for parking will become critical."*

*"Resident parking passes are fabulous...thank you."*

*"I support the fact that it is hard to get parking because I encourage people (including myself) to walk, bike, or take public transit. I think it's okay that there aren't many parking spots."*

*"Do not increase new building density without adequate parking provided in the plans."*

*"Don't worry about parking. No one who lives in the West End should own a car."*

*"Without an increase in parking spaces on the streets, large numbers of new residents arriving in the West End with even one car per household will increase traffic congestion in the West End. Many West End residents use the public transit system to go to work. However, many West End residents need at least one car to travel to stores outside the West End where they can make larger and bulk purchases."*

*"There should be a provision so that tenants can buy a visitors pass that they can make available for temporary parking for their visitors so they can park on the street. When I had elderly parents who could not walk more than a block, they gave up visiting me because they knew they could not park on my street."*

*"1401 Comox has provided 80 parking places for 192 units!!!! I WANT MY GRANDCHILD TO VISIT!!"*

## Question 7: Parks in the West End

582 – 592 completed this question (some respondents responded to some portions of the question and not to others). A complete summary of responses can be found in Appendix F-7.

Respondents were asked to indicate the extent to which they agreed with a series of statements.

95% **somewhat agree or strongly agree** that “I regularly visit nearby parks that are within walking distance from my home.”

84% **somewhat agree or strongly agree** that “There are enough parks and open spaces close to me.”

91% **somewhat agree or strongly agree** that “My neighbourhood parks are attractive, well maintained and designed to allow the types of activities I like to do.”

Parks With regard to parks in the West End, please indicate the extent to which you agree or disagree with the following statements:						
	Strongly Disagree	Somewhat Disagree	Neither Agree nor Disagree	Somewhat Agree	Strongly Agree	Response Count
I regularly visit nearby parks that are within walking distance from my home.	0.3% (2)	1.2% (7)	3.9% (23)	14.0% (83)	<b>80.6% (477)</b>	592
There are enough parks and open spaces close to me.	3.6% (21)	7.1% (42)	4.9% (29)	33.5% (198)	<b>50.9% (301)</b>	591
My neighbourhood parks are attractive , well maintained and designed to allow the types of activities I like to do.	0.5% (3)	4.0% (23)	5.0% (29)	31.4% (183)	<b>59.1% (344)</b>	582
On the subject of parks, is there anything else you think the City should consider?						217
					<b>answered question</b>	<b>594</b>
					<b>skipped question</b>	<b>6</b>

Respondents were asked to provide comments about what the City should consider on the subject of parks in the West End. 217 respondents provided comments in this section. A complete list of these responses can be found in Appendix F-7.

The following is a summary of key themes in these responses, with examples of representative comments from respondents:

### Trees

*“Do not allow the developers to take out any of the green areas, nor to cut down any of the trees.”*

*“Thank you for keeping them all pretty and well maintained. Please don't tear down trees. I always see trees down for no apparent reason.”*

## Recreation

*“The West End could do with more access to outdoor sports facilities within the community – basketball, baseball, etc. The health benefits would be great. Can more access be arranged to the field near the Community Centre? It’s nearly always locked.”*

*“My concern with parks is simply for the children. I would like to see a large space provided for soccer and baseball. The King George field is not available for everyone.”*

*“Parks should contain facilities easily accessible for children, seniors and young adults – i.e., climbing bars, places for horseshoes/boules; skateboard park – something for everyone.”*

*“West End Parks, as opposed to the beaches and Stanley Park are very crowded. The playing fields are all part of schools and have numerous restrictions. The soccer field at Sunset Beach has been dug up for close to two years. There are no baseball or softball fields in the West End. There are only two tennis courts in the West End and a few more near Lost Lagoon. The major tennis court area is not all free and are heavily booked by users from all over the City.”*

*“Improve the weight rooms at the Vancouver Aquarium and West End Community Centre. Kitsilano Community Centre has an award-winning weight room – why not the Aquatic Centre? The gym equipment is old and inadequate and needs to be upgraded.”*

## Green space

*“Given that the majority of West End residents live in small apartment units, having enough parks and green spaces is important to give a sense of space in a densely populated community. The green setbacks along the neighbourhood streets are very important to maintain in order to maintain this sense of space.”*

*“1401 Comox is our closest green space and a big reason why we chose to live in this block.”*

*“The 1401 Comox proposal will take up open space that provided safety for all residents and especially children who pass by from Roberts Elementary School. The small park thoroughway facing Gordon Neighbourhood House was a play area for children and a safe place for others to pass through. It will now be in a shadow.”*

*“I think the city is doing a fair job of green space, and with the Emery Barnes park on Seymour, Davie and Richards, this is a great addition.”*

*“The ease and enjoyment of the streets and parks in the West End is what makes it possible to meet so many in the community.”*

*“Amazing green space in the West End!”*

*“Zoning should require larger setback for all buildings for more lawns, gardens and trees.”*

*“The West End has a number of parks, for all residents to enjoy. I particularly enjoy the recent development of community gardens. They have been a pleasing addition to our neighbourhood.”*

*"I just want to say the city did such an awesome job with Nelson Street park. I wish there were more parks like that."*

## **Maintenance**

*"The parks AND the gardens owned by the city (i.e., Weeks House, Barkley House, etc.) are really well maintained. They are delightful and the gardeners do a great job. Some of this credit goes to the neighbourhood people that help on a volunteer basis. Not only should they be given more credit, but more resources."*

*"City does a fabulous job of maintaining the parks and green spaces in the West End. Kudos! Their work is deeply appreciated"*

*"A pat on the back for the wonderful work that is and has been done. The interspersed living and parks and artwork is wonderful."*

## **Dogs**

*"I really am opposed to the city developing special (no leash) areas in our parks for dog lovers."*

*"Dogs on leash rules are often ignored by dog owners and should be enforced or at least more signage visible for owner."*

*"Fenced off-leash dog areas need to be increased. The population trend is to small- or medium-sized dogs, which should at least have ready access to small off-leash areas. Larger dogs should have an off-leash trail in Stanley Park."*

*"More off-leash areas for dogs."*

## **Safety**

*"Lighting from the bus loop in Stanley Park to the Aquarium should be installed. It is a real safety issue for visitors to the park and the Aquarium."*

*"There is a lack of patrolling in Stanley Park and Lost Lagoon. I don't understand why there are not more officers regularly patrolling the Lost Lagoon area... I feel unsafe in that area."*

*"Small park at Burnaby and Cardero Streets has become a gathering spot for vagrants. Some local residents feel uncomfortable making use of it."*

## Question 8

### Community Services and Safety in the West End

573 – 596 completed this question (some respondents responded to some portions of the question and not to others). A complete summary of responses can be found in Appendix F-8.

Respondents were asked to indicate the extent to which they agreed with a series of statements.

81% **somewhat agree or strongly agree** that “Facilities in my neighbourhood are inclusive and serve the diverse population of the West End.”

66% **somewhat agree or strongly agree** that “My community centre’s facilities and programs generally meet my needs.”

62% **somewhat agree or strongly agree** that “My neighbourhood’s library facilities generally meet my needs.”

52% **neither agree nor disagree**, 26% **disagree**, and 23% **agree** that “There are enough services for families with children (child care, schools).”

90% **somewhat agree or strongly agree** that “I generally feel safe when walking around in my community.”

Community Services and Safety With regard to community services and safety in the West End, please indicate the extent to which you agree or disagree with each of the following statements:						
	Strongly Disagree	Somewhat Disagree	Neither Agree nor Disagree	Somewhat Agree	Strongly Agree	Response Count
Facilities in my neighbourhood are inclusive and serve the diverse population of the West End.	1.0% (6)	6.6% (39)	11.5% (68)	<b>45.3% (268)</b>	35.6% (211)	592
My community centre’s facilities and programs generally meet my needs.	3.6% (21)	11.1% (65)	19.6% (115)	<b>41.4% (243)</b>	24.4% (143)	587
My neighbourhood’s library facilities generally meet my needs.	5.9% (35)	11.7% (70)	20.1% (120)	<b>33.6% (200)</b>	28.7% (171)	596
There are enough services for families with children (child care, schools)	8.6% (49)	17.1% (98)	<b>51.8% (297)</b>	14.0% (80)	8.6% (49)	573
I generally feel safe when walking around in my community.	0.3% (2)	4.1% (24)	5.2% (30)	40.6% (235)	<b>49.7% (288)</b>	579
On the subject of community services and safety, is there anything else you think the City should consider?						191
				<b>answered question</b>		<b>598</b>
				<b>skipped question</b>		<b>2</b>

Respondents were asked to provide comments about what the City should consider on the subject of community services and safety in the West End. 191 respondents provided comments in this section. A complete list of these responses can be found in Appendix F-8.



The following is a summary of key themes in these responses, with examples of representative comments from respondents:

### **Buildings and Facilities**

*"Our library, community centre, and aquatic centre are heavily used and aging."*

*"The West End library is pathetic for the population it serves."*

*"A greatly expanded library is needed. No space for book clubs, very difficult for readings and shelf space is severely limited. They do their best, but the space could be doubled and still be inadequate. The Community Centre is beginning to feel the strain in handling the growing number of users."*

*"Very poor services for size of population. That's what the city should be focusing on. Library and rec center are overcrowded and we have no space for public meetings or concerts."*

*"The Aquatic Centre and the Community Centre's recreation facilities are old, at capacity and need of updating."*

*"The Community Centre and Aquatic Centre desperately need an overhaul....soon! The Aquatic Centre is not a very appealing place to go...depressing."*

*"Need community space for meetings, more recreation space. WECC is bursting at the seams."*

*"We don't have enough facilities and amenities to service more people if more STIR-fueled developments are allowed, stretching schools and community services past capacity."*

*"While the staff who work in the facilities in the West End work very hard to include and serve the diverse population living in this densely populated community, the infrastructure supporting these facilities requires funds (from developers and all three levels of government) to pay for the aging infrastructure upgrades."*

### **Schools**

*"Primary and secondary schools in the West End are full and certain programs have been curtailed."*

### **Safety**

*"The homeless situation is a problem. Don't think they live here, but it is a place to get bottles, etc. Some of the people are on drugs or mentally ill or drunk and I don't feel comfortable sometimes when needing to share the space with them while running errands on foot."*

*"As a gay person I am uncomfortable with our lack of hate crime legislation/ I have almost been beaten twice. Community police cannot be everywhere."*

*"The VPD needs to continue to improve its relationship with the gay community and take seriously the treats and violence directed at it."*

*"More visible police presence, out of their cars."*

*"I think officers patrolling on foot get to know the residents, act as a visible deterrent to crime and can respond to issues more immediately."*

*"I would feel much safer if there were more patrols, perhaps on bicycle, and homeless people were not allowed to live in the park."*

*"Police on bicycles should be restored to improve public safety."*

*"I feel safe walking around the West End due to the community feel with the low rises, character homes and lush green spaces – unlike the dense concrete neighborhoods of Yaletown, Crosstown or Coal Harbour, for instance. The community police and the street ambassadors have been great contributors to our safety."*

*"With the proposed towers, especially 1401 Comox, my activities and my feelings of safety will be compromised. All ready the Fitness Centre at the Community Centre is overused and machines are old and some unsafe."*

*"I generally feel safe; however, on my corner of Cardero and Davie there is a larger population of homeless people. It does make feel a bit anxious walking later at night. Most of them leave me alone, but there has been the odd one who is a bit aggressive."*

*"I have always felt very safe in the West End; there has never been a time when I have been concerned for my safety, at any time of day or night."*

## Question 9: Anything Else?

Respondents were asked if there was anything else about the West End they would like the City to know. 229 respondents provided comment(s) in this section. A complete list of these responses can be found in Appendix F-9.

The following is a summary of key themes in these responses, with examples of representative comments from respondents:

### Development/Density

*"No spot rezoning for high-rise towers outside current zoning restrictions should be allowed."*

*"I don't think we need any more density in the west end, especially not with towers that provide little other than expensive apartments. There are so many other neighbourhoods in Vancouver that could densify, why add more to the West End?"*

*"PLEASE do not let our neighborhood turn into Coal Harbor or Yaletown. We neither want nor deserve this anymore than neighborhoods such as Kits, Kerrisdale or Mount Pleasant. There are other ways to densify the neighborhood without infilling it with more high-rises."*

*"Removing landmarks from our neighbourhoods like St.John's Church at 1401 Comox, are not only destructive to the overall character and feeling of the neighbourhood, but they also deprive the community of natural places of gathering. This will truly be a loss to our neighbourhood. Please consider all of the people who currently utilize and enjoy this space."*

*"Please do not let the plans for these structures pass. It will ruin the West End. The residents of the West End do not want this. I moved to Comox St last summer so that I could live in a quiet, safe, beautiful neighbourhood. If I'd wanted to live in a Yaletown, I would have moved there."*

*"This is a great model neighborhood in terms of density and livability combined. Development should preserve the standards and ideals already in place."*

*"I know there seems to be a small but very vocal group in the West End that is trying to fight every new building development. I find this annoying to say the least as these groups do not speak for everyone and certainly not for me. I have lived in the West End since 1986 and have seen it change and then suddenly stop changing. Some people are so bogged down in keeping things the same even if that is not what the majority wants. Change and development can be done well as we have already seen in other places of the downtown core."*

*"Let's move the West End into the 21st Century by adding new developments, encouraging new business, and residents while celebrating the character that has made the area so desirable. I have lived in the West End for 25 years. I also own and operate an independent business in the West End."*

### Consultation

*"More consultation please."*

*"I am not opposed to development. I am upset that public consultation has been poor, that long-standing policies are being ignored and no long-term plan for development is in place. We need full community participation through community centers to educate and include local residents without being pushed through in a ridiculously small length of time."*

*"I would like the city of Vancouver to listen and respect what the residents of the West End have to say. What they want to see in the West End. There isn't a lot of wealth walking around here, and I feel we need to be listened to, just as much as the wealthy communities are."*

*"The West End is a shining example of a livable, walkable, attractive neighbourhood that helps to achieve the city's sustainability goals. Please ensure that current and future development in the West End respects and enhances the livability of the West End. Further consultation is needed to determine needs in the West End, and a community plan process is needed to best determine the methods to meet these needs – allowing the development industry to plan our neighbourhood is certain to result in an outcome that pits non-profit groups against each other, and falls short in protecting existing livability."*

*"I bought in the West End for its character, livability, diversity, and greenness. I also researched the zoning and the density before purchasing. If I wanted to live in a dense neighbourhood, I would have bought in Yaletown, or Coal Harbour. I feel that the City, to whom I pay my property taxes, is changing the rules and have given no consideration to those of us who purchased."*

*"...I am very much in favor of more space and support for community agencies such as Qmunity or Gordon Neighbourhood House. However, the process should be open, transparent and include other community agencies – and the wider community. The process which has been used creates distrust and resentment..."*

## **Community Plan**

*"We want a transparent, consultative process rather than a top-down secretive decision-making process that ambushes the community. We want to choose how our community evolves."*

*"I am happy to see that the city appears to be listening to our request for consultation in the formation of a new community plan. This plan must be made a priority that when formalized meets both the inevitable need for increased density without negatively impacting the character and livability of our cherished neighborhood. I will be watching closely to see that our community voice is not only heard but incorporated."*

*"I love living here, but I was shocked to recently hear that the West End has no Comprehensive Development Plan. I think we need to be very careful to protect the character of the neighbourhood and limiting the height of new buildings is important to this."*

*"NO REZONING WITHOUT A COMMUNITY PLAN."*

*"Consult people in the west end before development occurs. Stay with the plan that is in place until a new one is developed."*

*"Thanks for asking. Please hold off the high rise developers until we can get a plan for the West End that preserves this unique neighbourhood."*

*“Please DO NOT develop without an overall plan – develop a new one, or adhere to the old one. Spot rezoning does not work. I understand the neighbourhoods change, but let's do it together, intelligently, with a big vision in mind.”*

### **Homelessness**

*“We have a major problem with homelessness, drug and alcohol addiction and mental illness in the City and while it is centred more on the East Side, it spills into the West End as well. Sadly, the City seems woefully incapable of dealing with the problem.”*

### **Diversity**

*“I love living in this community. It's safe and beautiful. The trees & shrubs are lovely and folks take pride in their gardens. I love having the variety of people in the neighbourhood; young/old, rich/poor, frail/sound, white/coloured.”*

*“I love the West End and hope it remains a great place to live for all ages and incomes. Diversity is one of the main things that makes it such a great neighbourhood. I feel sorry that I will not likely be able to retire in this area; I'll never be able to afford it the way things are now and that is a shame considering I've spent almost 40 years her.”*

*“I admire my neighbourhood residents, and am very happy for the opportunity to live here. I like the fact that there is still a corner store or two, and a few tiny cafes tucked in among residences. I truly believe in the concept of mixed neighbourhoods, and that they are probably the healthiest way to live in a city. And to be able to do so right downtown!”*

### **Affordability**

*“It's the diversity that defines this community and makes it interesting and vital to live here – this cannot survive without affordable housing.”*

*“The biggest problem facing the West End and downtown Vancouver is the lack of affordable housing. There are plenty of market rental units that are unaffordable. Educated younger adults are moving out of the lower mainland to work in other provinces where housing prices and monthly rents are more affordable.”*

*“As for STIR – enough rentals in west end, but not affordable! More supply does not guarantee affordability!”*

### **Seniors**

*“I love the mix of young and old in my community and hope that the city can assist the elderly to remain in this community by any means possible”*

## **Beach Events**

*"I would strongly urge that a moratorium be placed on Beach Avenue events. Quite willing to go along with what's already in place, but even with these I object to the fact that they were all put in place with no community consultation as to time or impact."*

## **Appreciation**

*"I love it! Thanks for all you do."*

*"Thank you for the well thought-out survey, and for the opportunity to comment."*

*"I love this community and consider myself blessed to live here!"*



**West End Discussion on Community Needs and Affordable Housing**  
**Wednesday, May 12**  
**Empire Landmark Hotel - Crystal Ball Room**  
**7:30 am - 9:30 am**

---

**7:30 AM** Welcome & Introductions (*Nancy Spooner*)

**7:40 AM** Presentations by City Staff and Community Representatives

- Community needs (*Michael Gordon, Planning Department - City of Vancouver*)
- Affordable Housing (*Jill Davidson, Housing Policy - City of Vancouver*)
- West End Seniors' Network
- West End Residents' Association
- West End Neighbours
- Tenants Resource and Advisory Centre

**8:30 AM** Open Community Discussion (*moderated by Nancy Spooner*)

**9:20 AM** Thank-you and next steps (*Nancy Spooner*)

**We want your input!**

Please fill out the attached survey and hand it in to staff at the end of the meeting or please access the survey online at: [www.vancouver.ca/westend](http://www.vancouver.ca/westend)



West End Discussion on Community Needs and Affordable Housing  
Thursday, May 13  
Empire Landmark Hotel - Crystal Ball Room  
6:30 pm - 8:30 pm

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6:30 PM Welcome & Introductions (*Nancy Spooner*)

6:40 PM Presentations by City Staff and Community Representatives

- Community needs (*Michael Gordon, Planning Department - City of Vancouver*)
- Affordable Housing (*Jill Davidson, Housing Policy - City of Vancouver*)
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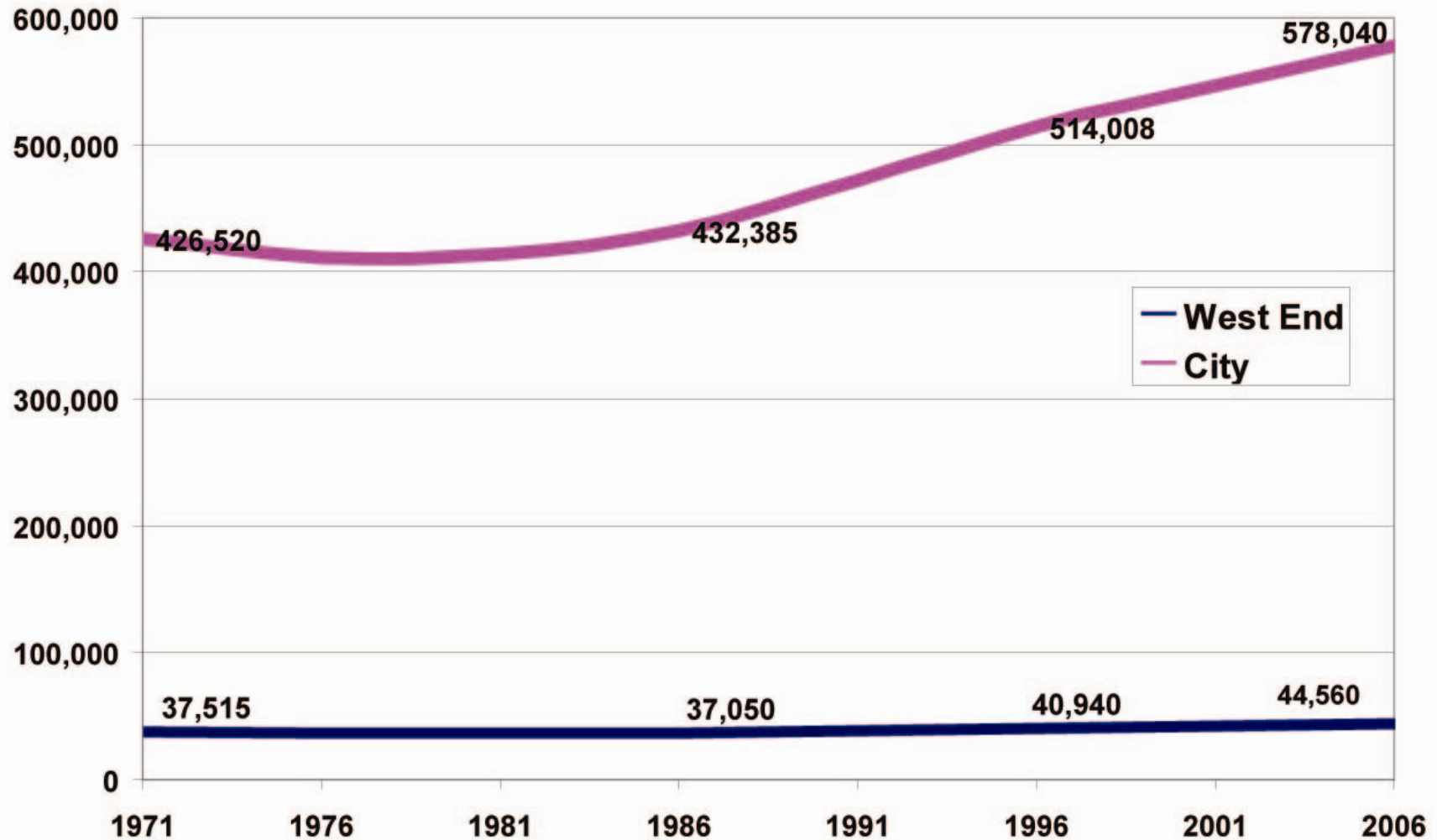
# West End Discussion on Community Needs and Affordable Housing

- May 12 and 13, 2010



# Planning Context - Population Growth

## Population Growth in the City and the West End (1971-2006)



# Planning Context - Recent Developments

Major Residential Buildings  
Completed after 1988



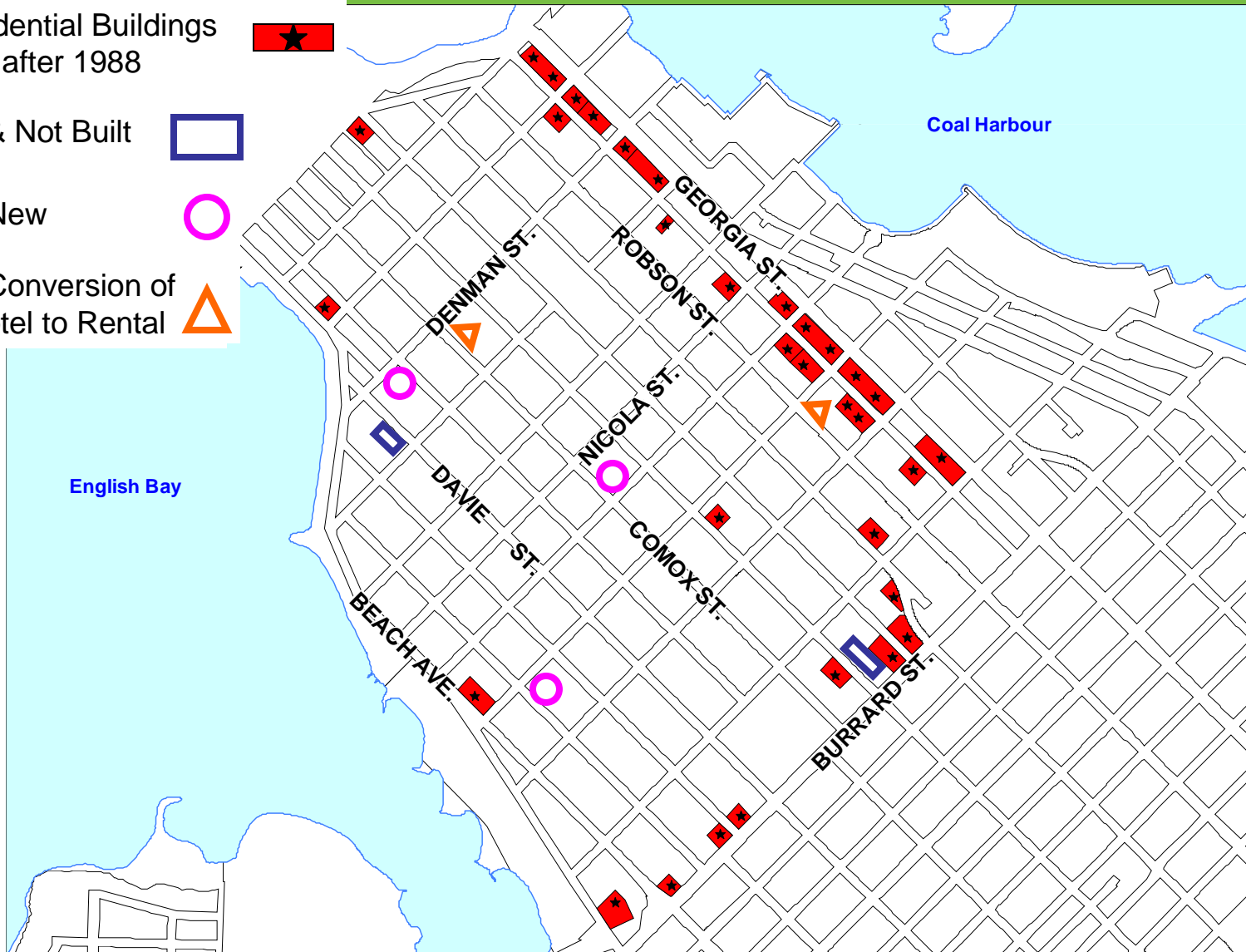
Approved & Not Built



Proposed New



Proposed Conversion of  
Existing Hotel to Rental

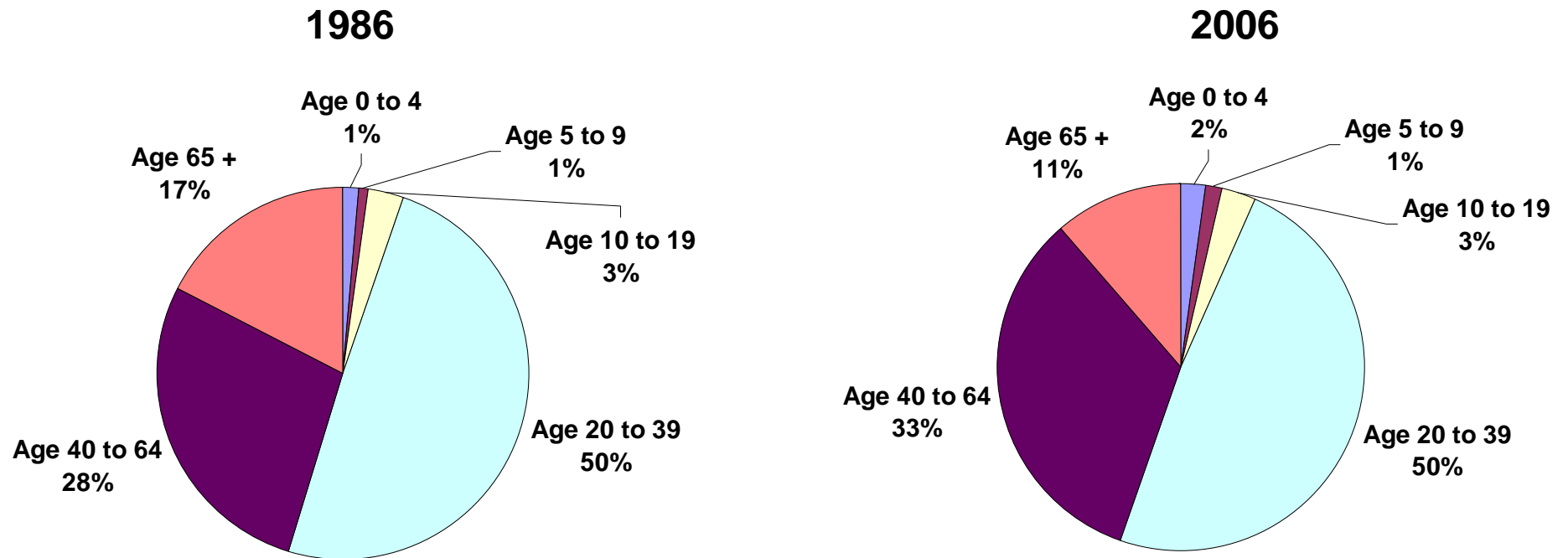


# Planning Context - Population Profile



# Planning Context - Population Profile

## Age Groups in the West End: 1986 & 2006



# Planning Context - Community & Recreation



# Planning Context - Education



# Planning Context - Parks and Open Space





# Planning Context - Local Shops

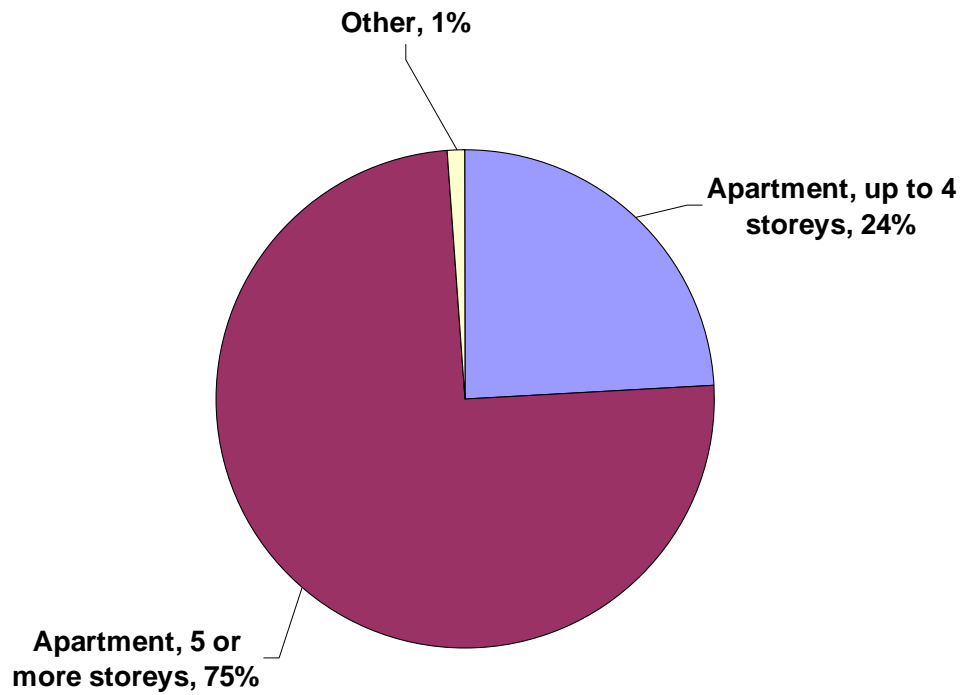


# Planning Context - Safety

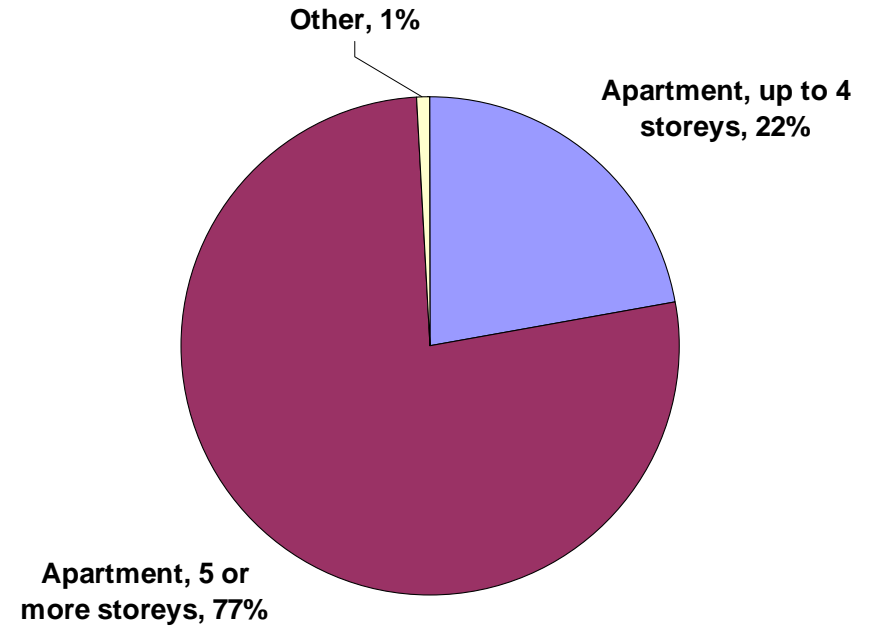


# Planning Context - Housing Stock

**1986**

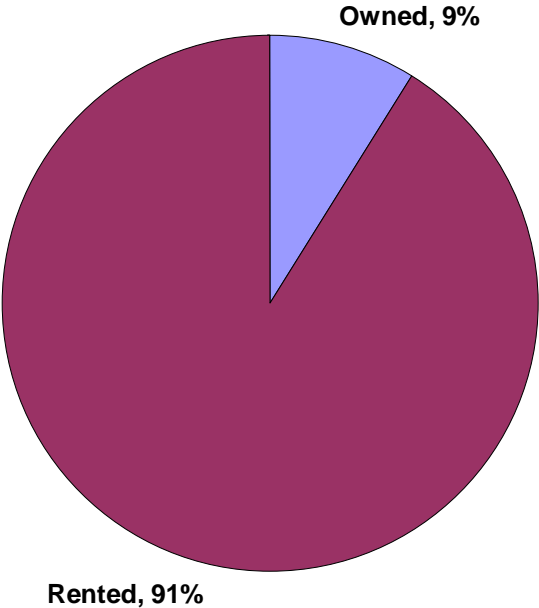


**2006**

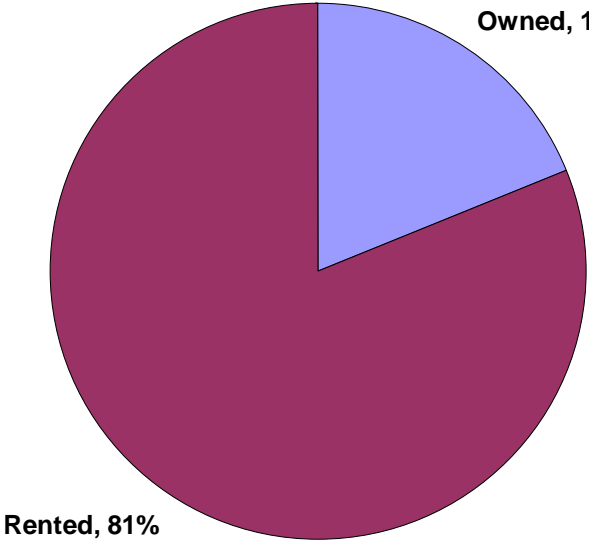


# Planning Context - Housing Tenure

**1986**



**2006**



# Community Needs - What We're Hearing

- Housing
- Parks and Green Space
- Recreational Facilities
- Transportation
- Education
- Neighbourhood character
- Growth and Development
- Views
- Crime and safety
- Sustainability
- Other??

# How are Community Needs Funded?

## City of Vancouver

- Capital Plan
- Operating Budget
- Development Cost Levies
- Community Amenity Contributions



# How are Community Needs Funded?

## Senior Governments (Provincial and Federal)

- Schools
- Health Care
- Affordable Housing



Thank You





- Affordable housing
- Rental housing



# Affordable Housing

## Affordable housing – what is it?

- *Type of housing (e.g. social housing, non-profit housing, co-op housing, etc.)*
- *Housing costs compared to income ratio (households spending less than 30% income on housing costs)*

# Affordable Housing

## Broader context:

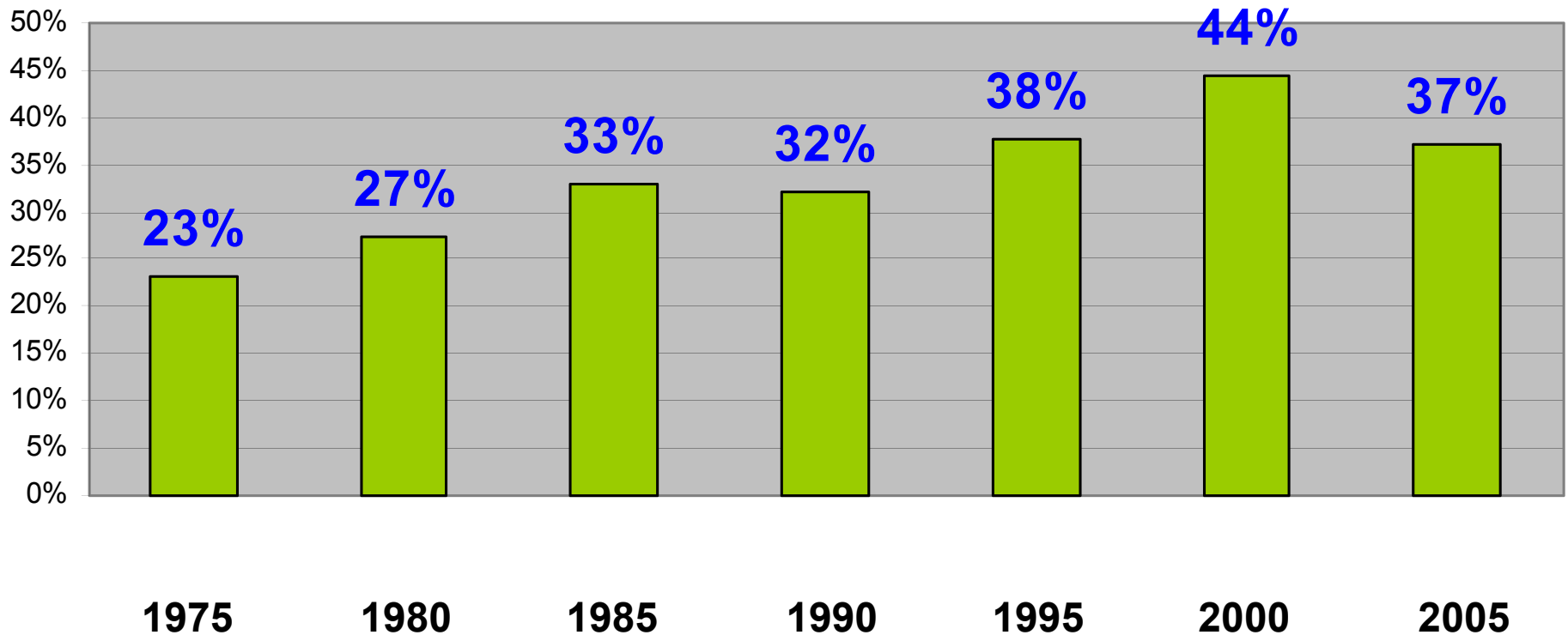
- *Ability for household to afford rent or mortgage*
- *Applies to any part of the housing continuum*

## Housing Continuum



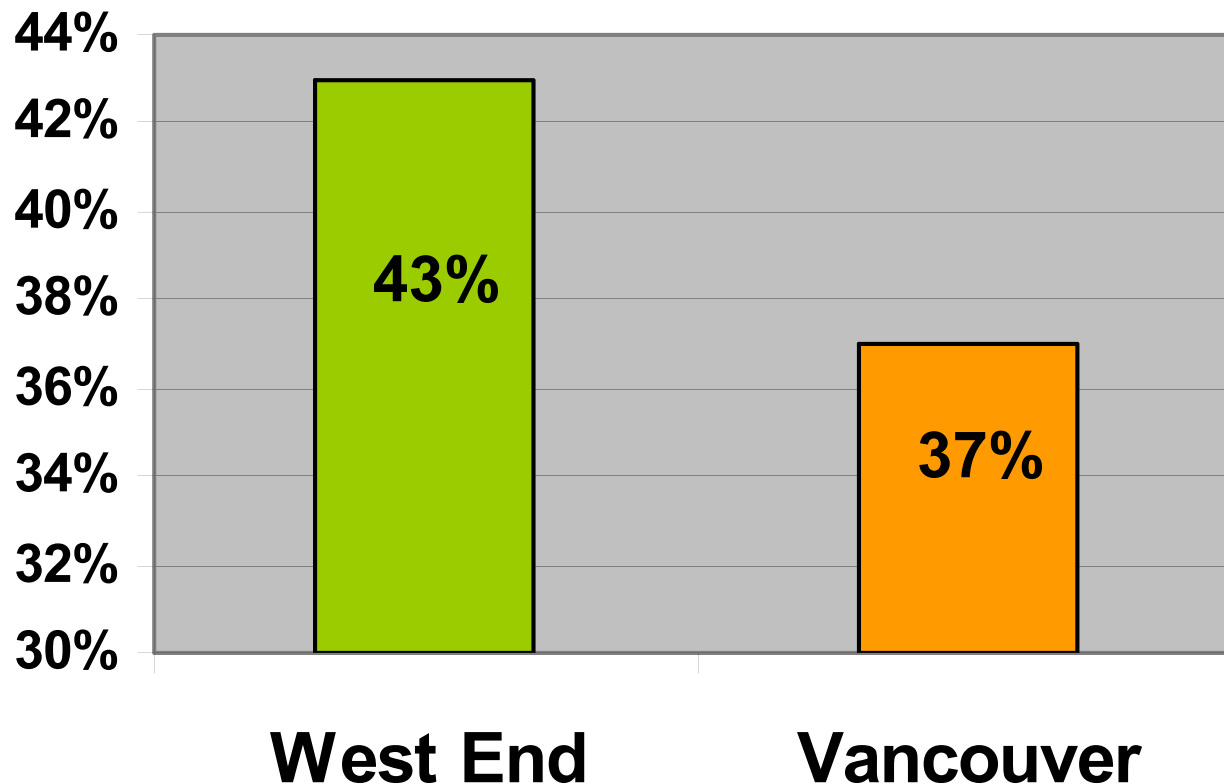
# Housing Affordability – Challenges

## Households paying 30% or more of income on housing Vancouver, 1975 - 2005



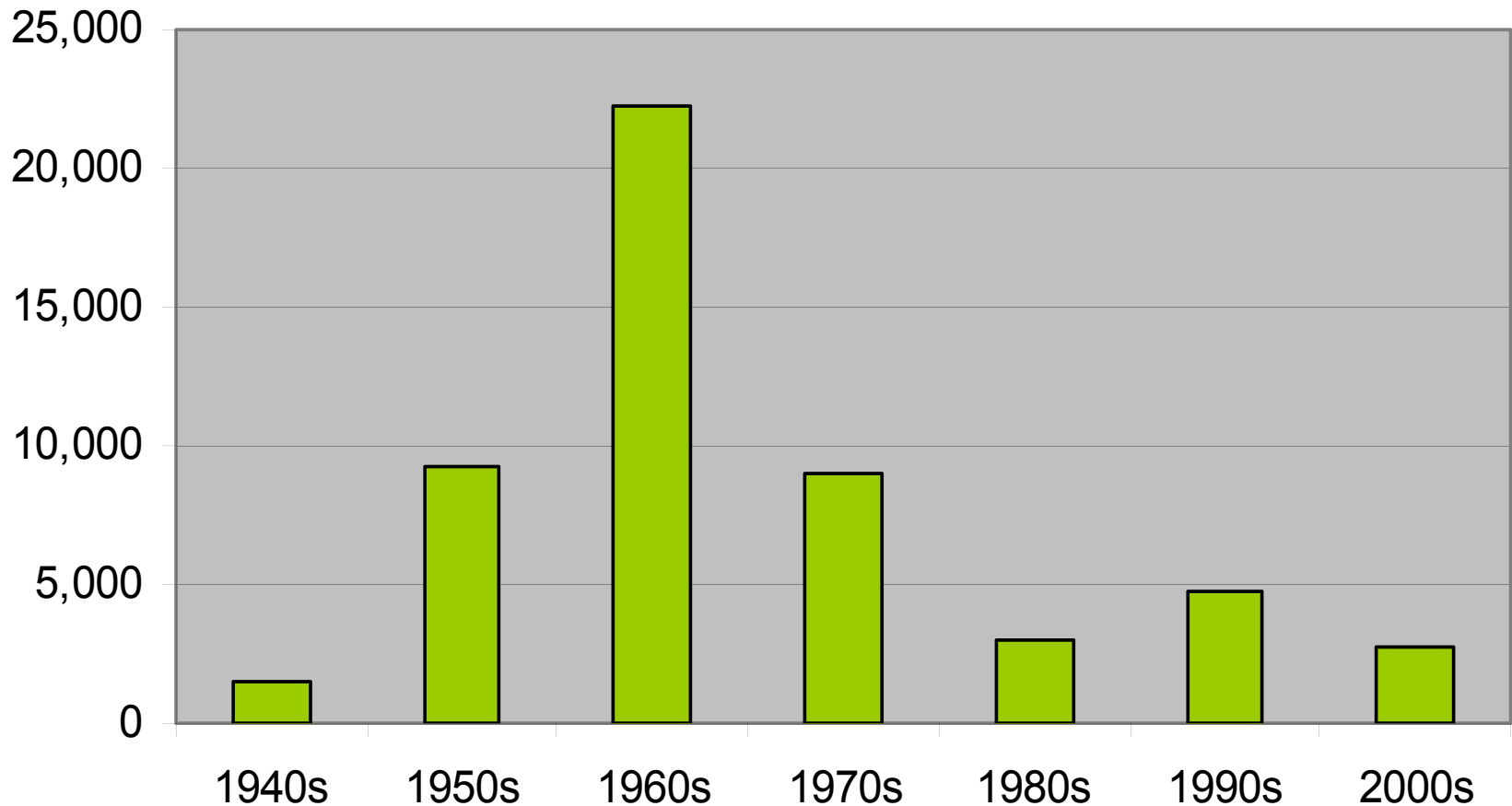
# Housing Affordability – Challenges

## Households paying 30% or more of income on housing West End and Vancouver, 2005



# Housing Affordability – Challenges

## Market Rental Housing Units, Vancouver, 1940 - 2006



# Housing Affordability - Current Initiatives

**SHELTERS**

**ROOMING  
HOUSES**

**SOCIAL  
HOUSING**

**MARKET  
RENTAL  
HOUSING**

**HOME  
OWNERSHIP**



**SHELTERS**

**ROOMING  
HOUSES**

**SOCIAL  
HOUSING**

**MARKET  
RENTAL  
HOUSING**

**HOME  
OWNERSHIP**



# Housing Affordability - Current Initiatives



**SHELTERS**

**ROOMING  
HOUSES**

**SOCIAL  
HOUSING**

**MARKET  
RENTAL  
HOUSING**

**HOME  
OWNERSHIP**



# Housing Affordability - Current Initiatives

SHELTERS

ROOMING  
HOUSES

SOCIAL  
HOUSING

MARKET  
RENTAL  
HOUSING

HOME  
OWNERSHIP

# 14 City-owned Sites



**SHELTERS**

**ROOMING  
HOUSES**

**SOCIAL  
HOUSING**

**MARKET  
RENTAL  
HOUSING**

**HOME  
OWNERSHIP**



# Housing Affordability - Current Initiatives

**SHELTERS**

**ROOMING  
HOUSES**

**SOCIAL  
HOUSING**

**MARKET  
RENTAL  
HOUSING**

**HOME  
OWNERSHIP**



# Housing Affordability - Current Initiatives



SHELTERS

ROOMING  
HOUSES

SOCIAL  
HOUSING

MARKET  
RENTAL  
HOUSING

HOME  
OWNERSHIP

# Why is rental housing important?



SHELTERS

ROOMING  
HOUSES

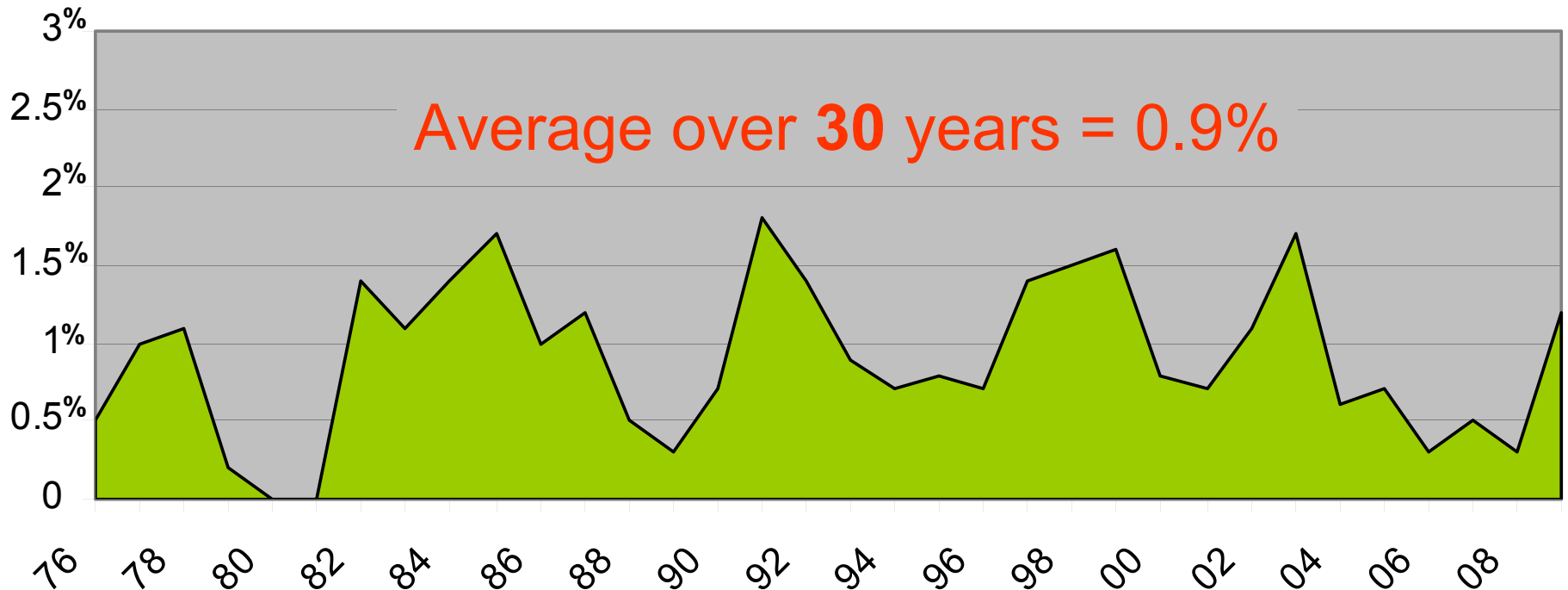
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HOUSING

HOME  
OWNERSHIP

## RENTAL HOUSING - CHALLENGES

### Vacancy Rates, 1976 - 2009



SHELTERS

ROOMING  
HOUSES

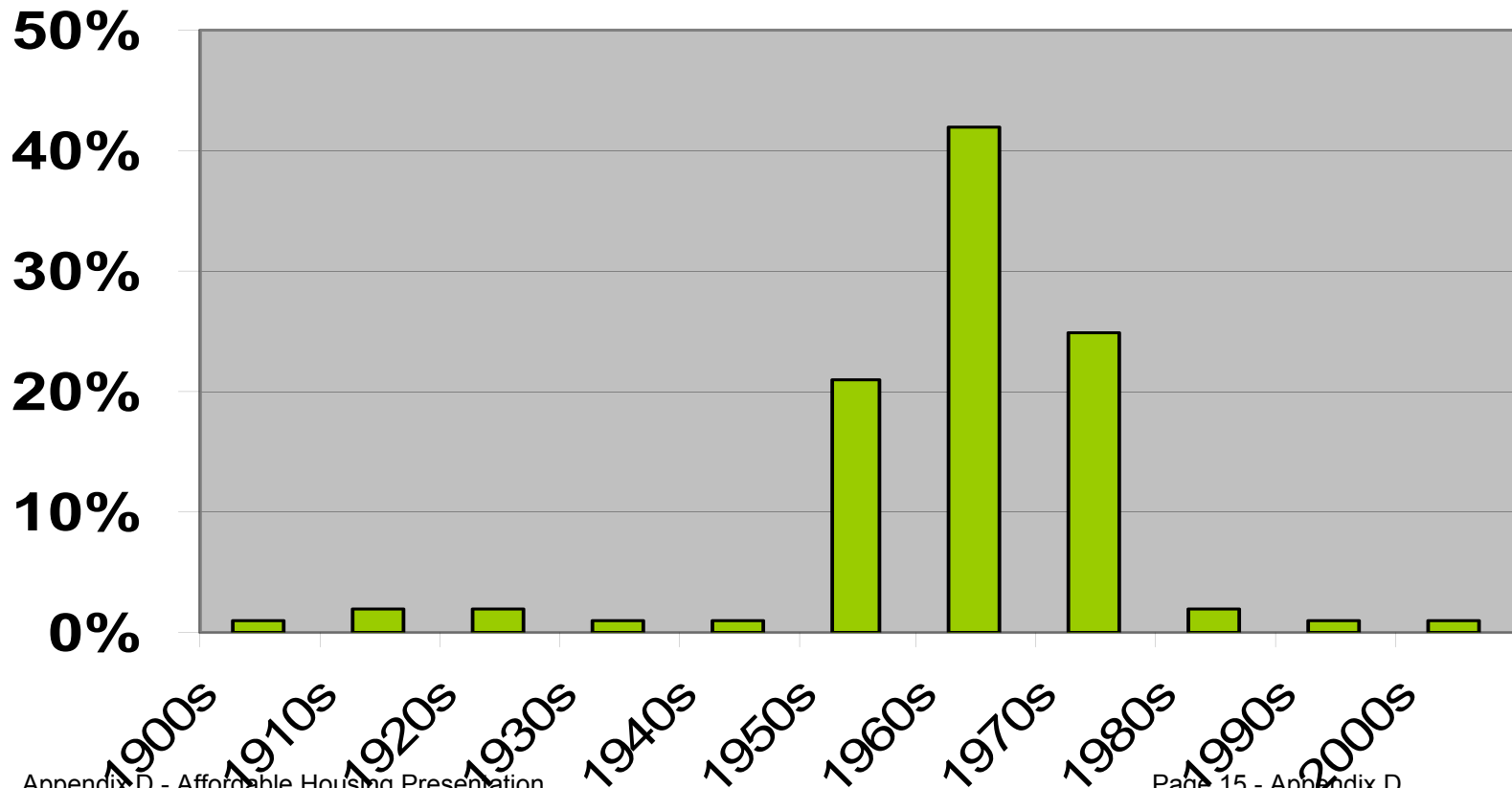
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## RENTAL HOUSING - CHALLENGES

### Age of Rental Units, West End



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ROOMING  
HOUSES

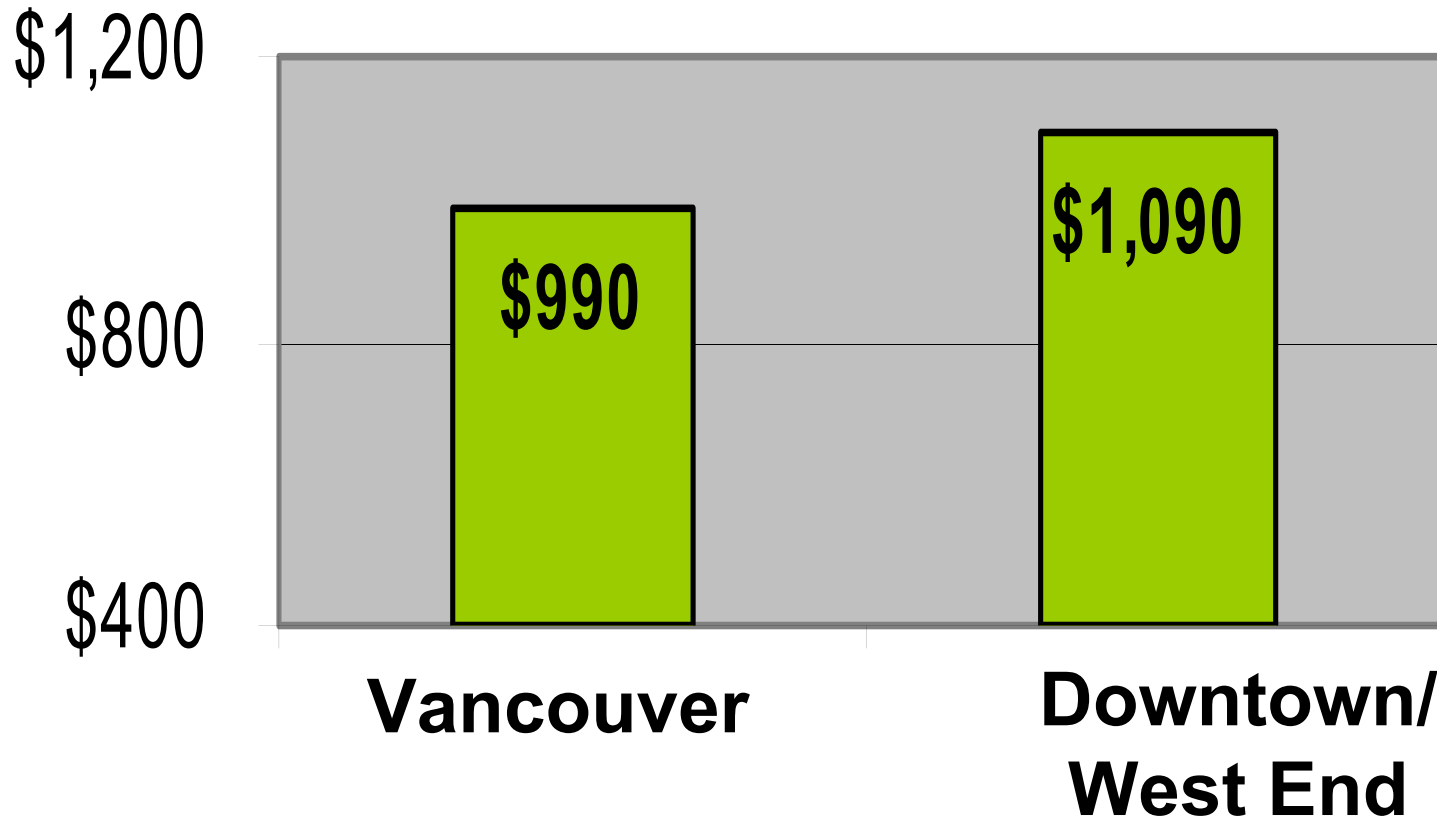
SOCIAL  
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RENTAL  
HOUSING

HOME  
OWNERSHIP

## RENTAL HOUSING - CHALLENGES

Rents (one bedroom unit) City & West End, 2009





SHELTERS

ROOMING  
HOUSES

SOCIAL  
HOUSING

MARKET  
RENTAL  
HOUSING

HOME  
OWNERSHIP

# RENTAL HOUSING - CURRENT INITIATIVES

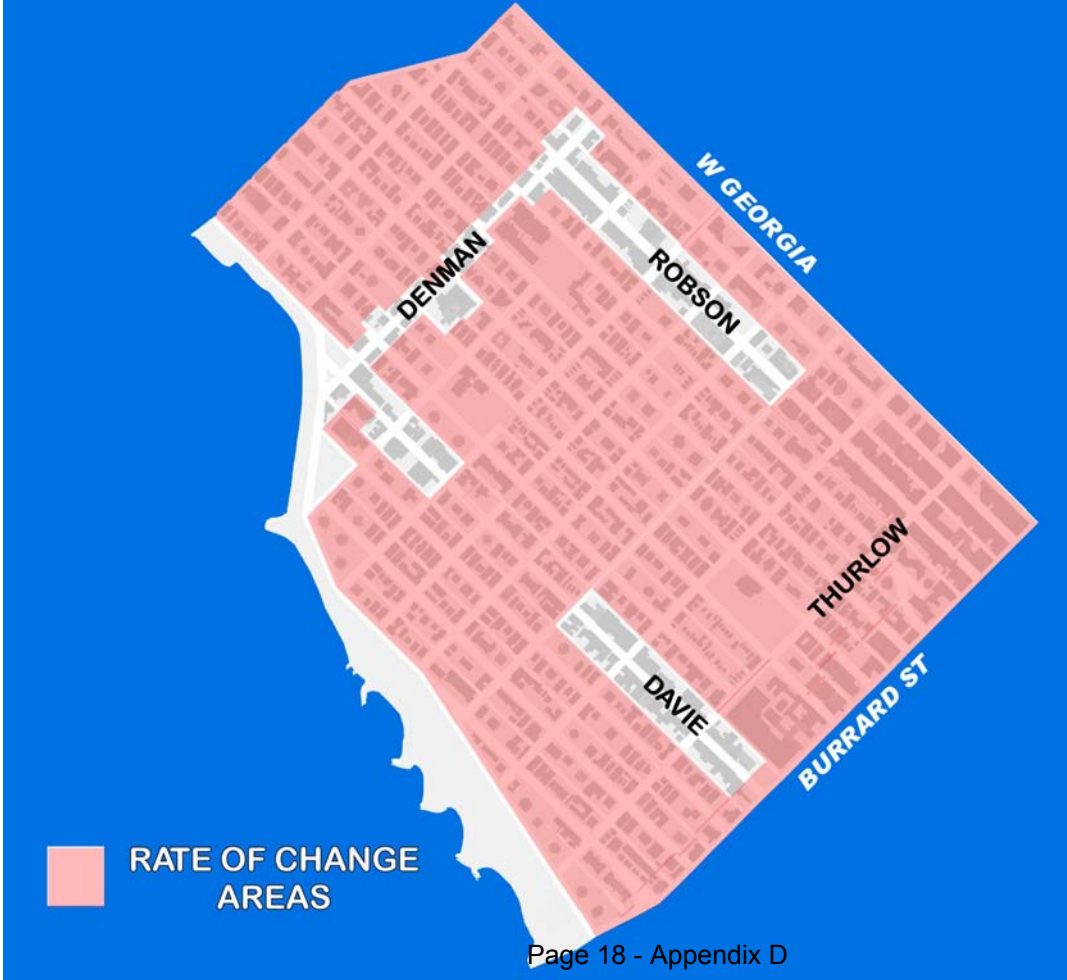
## Preservation of Existing Rental Housing





# RENTAL HOUSING CURRENT INITIATIVES

Areas where existing rental housing is protected by Rate of Change Regulations, West End



SHELTERS

ROOMING  
HOUSES

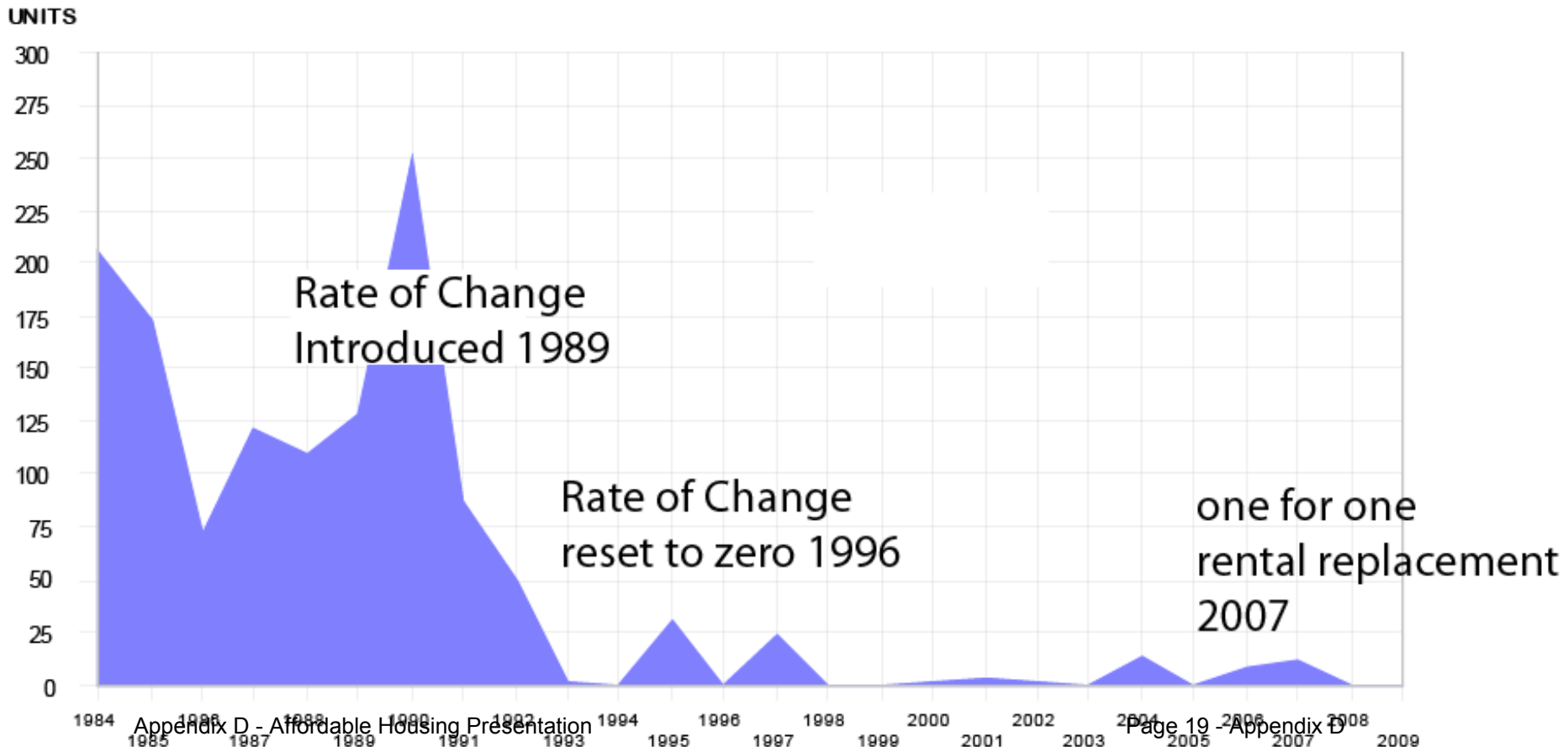
SOCIAL  
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HOME  
OWNERSHIP

# RENTAL HOUSING - CURRENT INITIATIVES

## Rental units demolished, West End, 1984 - 2009



SHELTERS

ROOMING  
HOUSES

SOCIAL  
HOUSING

MARKET  
RENTAL  
HOUSING

HOME  
OWNERSHIP

## RENTAL HOUSING - CURRENT INITIATIVES

### Short Term Incentives for Rental Program (STIR)

- Rental property assessment
- Development Cost Levy waiver
- Parking reductions
- Expedited permit processing
- Increased density



SHELTERS

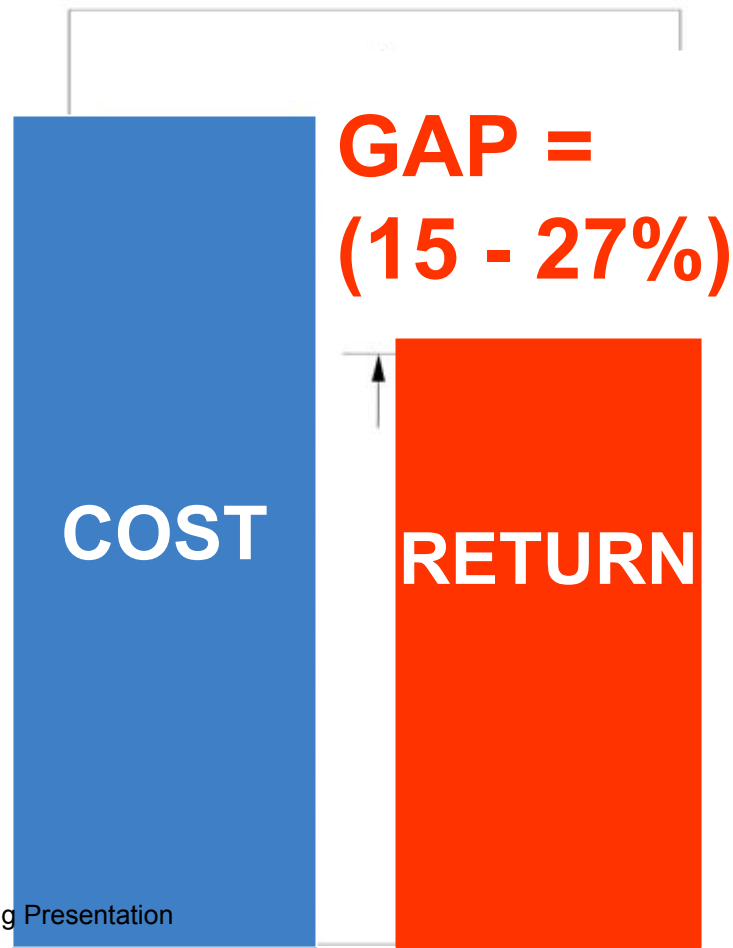
ROOMING  
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## RENTAL HOUSING - CURRENT INITIATIVES



**SHELTERS**

**ROOMING  
HOUSES**

**SOCIAL  
HOUSING**

**MARKET  
RENTAL  
HOUSING**

**HOME  
OWNERSHIP**

# RENTAL HOUSING - CURRENT INITIATIVES

## New Rental housing - Rented Condominiums



SHELTERS

ROOMING  
HOUSES

SOCIAL  
HOUSING

MARKET  
RENTAL  
HOUSING

HOME  
OWNERSHIP

## RENTAL HOUSING - CURRENT INITIATIVES

### Rental Housing Strategy

- Long-term and comprehensive
- Involve senior governments



# Thank-you



## Summary by Key Themes

### 59 written comments/questions from May 12 and 13 meetings

#### Community Needs:

##### **Neighbourhood character, views, and built form of new developments or upgrades to existing rental properties**

- How does a glass tower fit in with the character of the WE neighbourhood?
- How does the City intend to address the issue of aging low-rise rental housing stock – a policy framework is needed to allow these properties to re-develop in a manner that meets owner and community objectives
- We don't want the Woodwards ripple Effect in the West End. More and more development of high rises with 5 or 6 rentals will not help us. It will help the developers with market prices.
- The reason there has not been highrise developments in the West End in the past 20 years is because there were restrictions to height. There was a plan. The last "highrise" was the Millennium Tower @ Broughton & Davie and it was restricted to 9 stories. To match other towers close by. Woodwards Ripple Effect – we don't want in the West End. More development is not the solution.
- The West End is identified as a tourist attraction. Tourist guides describe the West End as a relaxed environment and a good relief from the intensity of the Downtown. We want to maintain this quality of life for us, for the city. Increased massive tower developments in the West End can quickly turn us into Yaletown West! Many West End neighbours have been clear that this is not what they want. We have options. Let's work on a plan that will represent all of us, not just a small group that will only benefit them. How can we protect this asset?
- The existing RM5 zoning guidelines represent important planning policy to guide neighbourhood development – will new development be evaluated against these guidelines?
- Why are you building high rises on a property that is a low rise? 1401 Comox is a beautiful building. Why not build a new library in this building? We don't want high rises.
- Fact: Years ago the City changed the by-laws to allow strata to be built. Question: if the City truly wants affordable rental housing built, why don't you just change the by-laws so that no more condos will be built but instead only rental housing will be built?
- Can the Urban Design Department confirm that one of their core objectives – neighbourliness – will be required in new development in the West End?

##### **Facilities and services to serve a diverse and inclusive community**

- How does infrastructure keep up with increased density? We have one school (K-12 stream) a small library and very limited recreational facilities. Very inadequate for 46,000 people. What about utilities/ transportation/ etc.?
- Robson St (Burard to Broughton) no longer a neighbourhood street as it was pre 1986. too expensive , lack of services – controls needed. West end residents no longer being adequately served by changing and deteriorating service industry.

##### **Desire for a new community plan**

- A comprehensive WE Plan would allow an opportunity to address community needs in a balanced manner – rather than having the development industry define these needs and solutions.

- The West End is a beacon of sustainable living in North America. High density areas require careful policy implementation to protect and enhance livability – they are “finely balanced machines” that can become unpleasant very quickly. Please do not allow this to happen
- TRAC advises that the STIR program should not replace the community consultation process. Please do not allow STIR to override sound neighbourhood planning.
- Do developers, the City or other community groups have over 4,700 signatures from West End residents to demonstrate desires different from the West End Neighbours petition for No Rezoning without a Comprehensive Community Plan?
- To R. Helton: A new ODP may take many years for the City to create in consultation with residents. What should regulate development in the interim?
- There should be a moratorium on any new development until West End has its own comprehensive development plan. No spot rezoning.

#### **Miscellaneous**

- Please stop wasteful lawn sprinklers! We do not need beautiful grass!

#### **Affordable Housing:**

##### **Rental housing affordability and threat of renovations / evictions**

- What is the City able to do to help tenants avoid extraordinary rent increases?
- WE has become a preposterous high raising in all terms of the above comment concerns. City Hall Councils should sternly put feet (?) on to prevent this would be elite-potent trend. Life, literally, is a some extend matter of act of luck and despair, no matter how one trys. For those of blessed-rich-successful residents should reciprocate their fortune to consider a re-zone mix for all unlucky, disadvantaged, misfortune, like bible lepsy people to reside.
- Why doesn't Vancouver have rent control like they do in New York City?
- Will the City build affordable housing in the West End?

##### **Affordability of units created by STIR**

- Rezone high rise buildings, please, develop to replenish affordable housing/apartments.
- City Council: please use your wisdom, insights, perspectives, prospects and gumption to sanction to pass the re-zone high-rise buildings in West End in order to supply the near future for those disadvantaged people or organizations, associates of unlucky ones to advocate to purport a re-zone high rise buildings.
- West End high rise buildings residents are selfish to have an on-going petition to City to prevent from building a future high rise.
- Please, do re-zone to build high rise buildings in West End to supply a future affordable apartment/rental/housing. Sandpipers Residents are very selfish and aggressive.
- We currently have 18% vacancy in rental units. We are a capitalist country. Market value will be dictated by demand. A few more rental units will not guarantee lower rents. Rental control is the only way to control rents. Creating more rental units as a means to engage high density developers is a ruse and a red herring
- STIR is supplying affordable housing to whom? Are any of those people current residents in the West End?
- Why is replacing an affordable market rental housing with new unaffordable market rental housing in the West End community so important to the City? Please explain Rate of Change? Current Rent \$1090 – New development /new market rate \$1800.

- Why can market rental housing not equal affordable housing? Why are your arrows from shelter – ownership? How many shelters , rooming houses or social housing are in the West End? Why is introducing unaffordable rental housing supposed to satisfy our community need for affordable housing?
- Why do you keep using the word “affordable” when none of the proposals provide this? We know we have issues with Provincial & Federal level funding but please do not suggest this program creates “affordable” housing. Let’s work together. This is pitting neighbours against each other.
- Under STIR a 390 sq. ft. studio will rent for \$1050 per month. Any landlord who has a 600 sq. ft. studio will think he can get more money. So please explain how STIR will bring rents down.
- Could the Housing Centre please provide evidence that a modest increase in rental housing supply could be expected to result in a decrease in rent?
- Since STIR will not reduce rents, would millions of dollars being used to subsidize developers be better used to directly deliver subsidized housing?
- How much subsidy does each STIR unit receive for a 1-bedroom apartment?

### **Other:**

#### **Public consultation in City processes**

- How can we achieve community input in the development process long before the developer has already invested time and money in building plans and models, etc.?
- Why does the first consideration of any rezoning not go to the people who have lived and paid taxes here for many years? Subsidies are given to developers (speculators) at our expense. What do we get?
- Will there be more consulting with the community? Will the City continue or even start discussions with the community networks?
- Have a meaningful vision process. At this meeting were less than 5% representing 20-39 year olds. I thought that this group makes up 50%. How do you address this?
- If the residents of the West End decide against the rezoning will the City of Vancouver listen and do what we want? Thanks.
- the motion about STIR was released on a Friday for a Tuesday Council meeting, and the COPE councillors and Councillor Anton all complained about the lack of lead time. If there had been public consultation about STIR, maybe some of the problems we’re seeing wouldn’t be happening

#### **Recent rezoning proposals in the West End**

- Why cannot any of these proposed towers be only 9 floors?
- If the “crisis” being addressed the lack of rental housing, why has the 1754 Pendrell development been considered when it is removing more rental units that it is providing? (demolition of a 21 unit apt. building and 9 unit house/provision of 26 units in a 21 storey tower)
- I have been one of those who have been on the street petitioning people and it is clear that the vast majority of people we talk to are strongly opposed to these developments. My question is: what will it take to convince you that we don’t want these radical rezonings? Why should we be adding more high density housing to an already very high density neighbourhood?

### **STIR program (group positive and negative comments)**

- STIR appears to be well-intended but is being applied in a way that will damage WE character – will STIR be amended to establish a reasonable density bonusing limit?
- if developers say it is not economical feasible, why are they buying everything in sight, and Beach towers sold so quickly?
- Why are the STIR projects exempt from DCLs?
- What will the STIR program cost taxpayers? Will the City have money to increase library space, community recreation facilities, policing, clean-up and other resources needed in the community? Where will this money come from when the City is short of funds? And why are we paying developers for market rental housing?
- STIR – how many units of rental housing been created in the West End under STIR? What was the total cost of concessions given to developers in exchange for these units? How much per unit?
- Are STIR units given to the City for limited time or indefinitely?
- So far the urban design panel has supported only 400 STIR units – 106 on Granville are only 320 sq. ft.. 60% are in the West End. Why so few outside the West End
- Why do we need to believe the assumptions 1) that developers cannot build profitably under current conditions and 2) that the West End needs more rental housing now (as opposed to other areas of the city)?
- What alternatives were considered before STIR was selected?

### **Miscellaneous**

- What happens in any community is dictated by government, zoning, policies and attitudes. This is the fundamental on which all that happens is based.
- Many statistics quoted tonight but out of date – 2005? Why so old? Therefore how can you determine today's "supply & demand
- To CEO of Queermunity Centre: Don't you understand that your Community will not be able to live in the West End if STIR at 1401 happens? You may have office space but your community will have moved away from Vancouver, not just the West End!
- How many of the councillors or planning people live in the West End? How many of the people on or in the STIR program or people that approve STIR projects live or have even spend any time in the West End?
- Does the real estate department value condo and rental buildings differently so that the long-term income stream for rental buildings is recognized?
- Why would owners of condominium rentals move into the rental condo pushing the renter out? After all, they bought that condo as an investment property – they have another place to live.
- Why is a gambling casino being built in the downtown sector – acreage – when all districts need housing?
- When is the West End Development plan going to start? Do we have a start date?
- The City should stop through the engineering department arbitrarily let people fence in their properties up to the sidewalk, including City land. They should at least pay taxes for that parcel of land.
- How is the survey (west end discussion on community needs) being promoted by the City to include as many people as possible?

## West End Discussion on Community Needs Survey

**The City would like to better understand the issues and concerns of people living and working in the West End. Please indicate on a scale of one to five, the importance of these issues for future consideration:**

	1 (Not important)	2	3	4	5 (Very important)	Response Count
Housing	3.4% (20)	7.0% (41)	14.8% (87)	15.0% (88)	<b>59.7% (350)</b>	586
Parks and Green Space	0.5% (3)	1.5% (9)	7.6% (45)	23.0% (137)	<b>67.4% (402)</b>	596
Recreational Facilities	1.9% (11)	6.3% (37)	24.5% (144)	30.8% (181)	<b>36.6% (215)</b>	588
Transportation	2.7% (16)	4.9% (29)	21.6% (127)	25.6% (150)	<b>45.1% (265)</b>	587
Education	6.6% (38)	12.9% (75)	27.1% (157)	22.6% (131)	<b>30.9% (179)</b>	580
Neighbourhood character	0.8% (5)	2.2% (13)	8.4% (50)	19.3% (114)	<b>69.3% (410)</b>	592
Growth and development	16.4% (96)	17.7% (104)	21.0% (123)	14.7% (86)	<b>30.3% (178)</b>	587
Views	4.6% (27)	9.2% (54)	21.3% (125)	24.6% (144)	<b>40.3% (236)</b>	586
Crime and safety	2.4% (14)	4.3% (25)	14.1% (83)	24.5% (144)	<b>54.7% (321)</b>	587
Sustainability	1.4% (8)	2.8% (16)	15.9% (92)	24.4% (141)	<b>55.5% (321)</b>	578
Other (please specify below)	4.2% (8)	0.5% (1)	2.1% (4)	8.4% (16)	<b>84.7% (161)</b>	190
If you selected "Other" please describe here. Also, please provide specifics about the three issues of greatest importance to you.						296
<b>answered question</b>						<b>598</b>
<b>skipped question</b>						<b>2</b>

**If you selected "Other" please describe here. Also, please provide specifics about the three issues of greatest importance to you.**

1	homelessness	May 13, 2010 12:03 AM
2	The Westend is the heart of the city and already almost too busy in regards to residents and traffic. There are enough opportunities for development out side the city, so no further high rise buildings needed!	May 13, 2010 1:36 AM
3	Outlets for "Young Families" to live in the neighborhood.	May 13, 2010 3:45 AM
4	Affordable housing needs to be maintained in the West End. It is the best neighbourhood in the world. With affordable housing, we can keep the diversity of residents - from seniors to young families. We need to have good education available so the area is attractive to families with children. We need to keep the view corridors so we can all enjoy the ocean and sunsets. If buildings obstruct the view, only the rich and fortunate will be able to enjoy what should belong to all of us.	May 13, 2010 4:08 AM

If you selected "Other" please describe here. Also, please provide specifics about the three issues of greatest importance to you.		
5	<p>Real Estate Affordability. Unfortunately, I'm seeing alot of people squeezed out of the downtown because they can't afford it anymore. If I were to consider buying a condo, rather than renting, I would have to move to Surrey or New Westminster.</p> <p>And the other thing is, I work in Burnaby. The downtown is now unattractive to companies to set up shop here, where you have people living here like a bedroom community, but work in the Suburbs. My current job of the past 2 years has been a commute of 1 hour to Burnaby. It doesn't help that all the new developments have been condos, not office space, or office space turn into condos. "The Cube" on West Georgia is a good example -- it started out as office space, then got converted to condos for the rich -- because it meant more money.</p> <p>The outrageous amounts you need to live in the WestEnd mean alot of younger gay people who have always made the gay community vibrant, are now living out in the burbs. I would say the gay community here in the west end is aging (and shrinking), because the younger gays are simply not finding it affordable to live here.</p>	May 13, 2010 6:44 AM
6	<p>Housing is important, but it has to be affordable and it has to fit in with the existing character of the neighbourhood. We also need an expanded library as the existing one is too small for the size of the community.</p> <p>Any new development should be on a human scale - six to eight stories in height, with green setbacks. Also parking requirements for new developments need to be reduced.</p>	May 13, 2010 6:20 PM
7	<p>proposed new rental high-rises in old-established residential areas are completely incompatible with the immediate neighbourhoods. Spot re-zoning is totally unfair to owners who paid high prices for their locations which were assumed to be protected by zoning regulations which were in force at the time of purchase.</p> <p>West-enders need better community facilities NOT increased density!</p>	May 13, 2010 6:59 PM
8	I'd like to see a mix of housing options and a diverse population in terms of age, income, gender and ethnicity.	May 13, 2010 7:46 PM
9	Growth and Development Question above is ambiguous -- I believe it is IMPORTANT to sSTOP EXCESS GROWTH & DEVELOPMENT.	May 13, 2010 8:20 PM
10	Gardens. Mid-century architecture. Keeping the West End wierd (diverse in every possible way).	May 13, 2010 10:12 PM
11	<ol style="list-style-type: none"> <li>1. Parks and Green Space</li> <li>2. Neighbourhood Character</li> <li>3. Crime and Safety</li> </ol> <p>Other: Diversity</p>	May 13, 2010 11:06 PM
12	Spot zoning under the STIR Program and lack of community consulation before this program was implemented.	May 14, 2010 4:19 AM
13	<p>Another issue of significance is diversity. The West End is made up of a very complex diversity of people. It is important that there are community programs which encourage and promote exchange and sharing amongst the different groups that live there.</p> <p>The issue of greatest importance to me now is the spot re-zoning happening. This will not result in a sustainable, cohesive environment. Moreover, the flawed process will further diminish trust in politicians and belief in the importance of civic engagement.</p>	May 14, 2010 5:23 AM
14	Growth and development is the most important issue for me. We need to have input and provide our plans to the city in an organized way.	May 14, 2010 6:28 AM
15	The need for community to be involved in setting direction and creating vision for the community	May 14, 2010 6:57 PM

If you selected "Other" please describe here. Also, please provide specifics about the three issues of greatest importance to you.		
16	<p>There seems to be a move to use the West End , a fragile place, for all sorts of social experimentation without consulting with residents.</p> <p>The area has suffered in many ways-- including visually!</p> <p>Issue #1: Why aren't there more trash cans? People throw trash all over our streets and gardens because the ONLY visible trash cans are those tiny ones at the bus stops. PLEASE install more in the West End and downtown.</p> <p>Issue #2: Break-ins have increased greatly. I don't care what your statistics say, people no longer report crimes, unless they want to "get a file number" from the police for insurance purposes. Our strata has had so many property-damage situations that we've been advised to stop reporting them-- because our deductible was getting so high!</p> <p>Issue #3: Please REPAIR the wonderful Burrard Bridge before it falls down. The railings are flaking, whole sections are rusting and two of those "torch lights" (one at either end) have been out for over four YEARS! I would much prefer that the \$32 million extra for that post-Olympic social housing had been spent on the Burrard Bridge. It effects so many more citizens -- and voters.</p>	May 15, 2010 12:10 AM
17	<p>I am concerned about the belief that sustainability means building more high rises without considering the issue of resources. These include the obvious resources of community centers, libraries, etc., but more importantly they include basic requirements such as electricity and water. Care needs to be taken to ensure that as we go "up" we ensure all resources are sufficient to sustain the community.</p> <p>Transit is a particular problem in this community. Yes, there are multiple busing options. But, to take transit to my work (less than 15 km away) I must take two buses or two buses and a train. Buses do not run on schedule and therefore make for an unreliable way to get to work, esp as the estimated transit time (not including walk time) is 3-4x longer than driving. Biking is not an option for me. Therefore, I (shamefully) drive my car every day.</p> <p>As pointed out in question two, the West end is already 81% rentals and has the resultant reputation. Increasing the density and the perception of transient living (although realistically I suspect most renters are long term) has the potential to drive down the property values. We already have significantly lower values than in Coal Harbor or Yaletown.</p>	May 15, 2010 1:21 AM
18	<p>Transportation, Growth &amp; development, Neighbourhood Character: The west end is already densely populated. It is a transit cul-de-sac, already underserved for the number of people living there. There are no plans currently to upgrade the West end transport infrastructure, whereas along the Broadway corridor there are nascent plans for rail. This is where densification should be occurring. Not in the most densely populated area of the city, already inadequately served by transit and city services (library, community centres, garbage/compost pickup, etc_)</p>	May 15, 2010 3:51 AM
19	<p>Growth and development, for me, include density, zoning, housing mix (rental &amp; ownership). Affordability is another important issue for the West End. New construction based on 'affordable' rents needs to be qualified as the attractiveness of living in the West End increases rents and rental revenues up, which is what attracts new rental development.</p>	May 15, 2010 4:39 PM

If you selected "Other" please describe here. Also, please provide specifics about the three issues of greatest importance to you.		
20	<p>Taking out important areas for parking and replacing with bike lanes that are only used during decent weather should be relooked. During the winter months, the bike lanes that were installed outside of my home were barely used and could have been used for parking which is much needed in the high density residential area I live in.</p> <p>As I am a bike rider and understand what council is doing, what I would propose is May to October to have special parking allowed in bike lanes from 9pm to 9am (or something like that) as no one will be riding bikes from midnight to early morning, so could be used for parking). and that parking be allowed back from Nov to April or May.</p>	May 15, 2010 5:40 PM
21	<p>1) An official development plan: up-to-date and developed through a comprehensive, transparent and inclusive process to obtain input from the community.</p> <p>2) Public servants and elected officials who respect our neighbourhood's character, history and uniqueness: by being the guardians of existing zoning (height, density, neighbourhood character) and planning policies until newer policies and plans are developed.</p> <p>3) For city council to immediately revoke, amend or clarify the STIR program to be less toxic to the West End.</p>	May 15, 2010 6:24 PM
22	Building height limit enforcement.	May 15, 2010 8:38 PM
23	<p>Good looking buildings on a large footprint, lots of garden, reasonable square footage, can be tall but not monstrous bland boxes.</p> <p>I still can't believe that the church on Comox was sold for \$2million, it should have become a community centre or developed for an old peoples residential home.</p> <p>The westend community could have raised the money to buy that had they known. Its seems highly suspicious!</p>	May 15, 2010 10:39 PM
24	<p>Housing.....doesn't mean just more of the same.....build better buildings, include better amenities.</p> <p>The long term vision for the West End should be to make it the BEST place to live not some mediocre area which has been downgraded by pumping 100 - 1000's of people suddenly into it..... with no consideration for pressure on schools, health care &amp; seniors care facilities, churches, policing, parking and park space. Crowding only makes people live like "rats"!</p> <p>There is already a great deal of low income and subsidized housing in this area. A drive through the WEst End this weekend shows many available rental apts. this Enough is enough. Lets improve life for everyone who lives here and ensure the right thing is done in the Planning Dept by insisting that new projects benefit more than developers and new tenants. What about those of us who have lived here for 30 years.</p> <p>When this City Council insists on taking parking off the street under a misguided concept that no one will need to use cars, they neglect two things: they are pandering to a transient young community they forget that many of us would like to age in place....and thus will need people in vehicles - Meals on Wheels, care givers, friends etc to allow that to happen.</p> <p>Trying to make Vancouver operate like Amsterdam, Copenhagen, Stockholm .....all countries we have recently visited is totally ridiculous. These cities have existing narrow streets and also they have ring roads for major transportation.....something the City of Vancouver fought against many years ago.</p> <p>So get real with the planning and know how many of us are simply furious that these new buildings and their occupants are being forced on our community.</p>	May 16, 2010 6:04 AM



If you selected "Other" please describe here. Also, please provide specifics about the three issues of greatest importance to you.		
25	Not only just "housing" but housing that is affordable to the wide range of incomes of the people currently inhabiting the West End, to keep our community from becoming a monotone largely upperclass neighbourhood.	May 16, 2010 3:57 PM
26	Need to continue consensus community planning. If we are going to change the previous community planning from the 1980s, the West End residents needs to do it, NOT the City Council!	May 16, 2010 6:03 PM
27	Graffiti is a major issue. Newspaper and mail boxes are the worst, as property owners do a good job of cleaning it up quickly. Canada Post is the worst offender and is totally unresponsive to community complaints.  A pedestrian light at Thurlow and Barclay ... this is a very dangerous crossing.	May 16, 2010 7:25 PM
28	Neighbourhood character is most important to me. In keeping with that, I feel strongly that existing green space should be maintained and, perhaps, increased. I'm undecided about bulldozing extremely low rises that occupy large chunks of land but they seem an inefficient use of space. Our gardens are paramount in making the West End livable. Future development should not gobble up street-front garden space at.  I object to building highrises near the waterfront. Much of the light and view in the West End is already occupied by high-rises. There are already a lot of wind tunnels in the West End. Building high-rises on the waterfront increases this problem.  I wasn't at the meeting and am not clear on what the City meant by sustainability. My mistake. As to crime and safety, I feel safe in the West End and I think the police do a great job. What a gift to live in Vancouver where a woman can walk to the Orpheum, go to the Vancouver Symphony pops and walk home in the dark on a night when the Canucks, luckily, lost!	May 17, 2010 1:52 AM
29	The rezoning applications that could, but should NOT be passed such as 1401 Comox Street. Issues of concern: Traffic: The Westend is already difficult to access by motor vehicle. More population due to high rises will make this almost impossible. Sunlight loss: Being boxed in by 22 storey buildings will shadow current 4 to 6 storey buildings. Green space, Parks and character: The Westend is beautiful because of it's green spaces and and mixture of heritage and apartment buildings. Bringing high rises into the neighborhood will destroy this. Stop rezoning.	May 17, 2010 6:54 AM
30	To remove the nonsense of a "bike lane" from Burrard bridge. To maintain the status quo of the area without further "growth" of highrises.	May 17, 2010 7:13 AM
31	More rental housing is required if the West End is not to lose its mixed residential character. I am in favour of more density, if designed carefully. There are many three story buildings in the west end that are reaching an age that they could be replaced with better designed and more efficient living. I have lived in the West End for twenty almost twenty years and have yet to personally experience any crime, however, I do understand it is a concern for my neighbours. Whether that is do to actual experience or jsut a concern based on 'what they hear" I am not sure.	May 17, 2010 3:25 PM
32	- Not allowing building owners to evict, renovate and re-rent at much higher rates! - Not allowing building managers/owners to refuse rental to pet owners - Not letting commercial interest come before community's health and views	May 17, 2010 3:29 PM
33	Other includes recognizing the elements that the West End a vibrant, highly-functional urban community: Mix of owned and rented units, cross-section of demographics (socio-economic, age, nationality, family situation), car-free living, access to amenities. Tinkering with one of those elements will naturally impact the others, and must therefore be done with care, consultation and consideration.	May 17, 2010 3:46 PM

If you selected "Other" please describe here. Also, please provide specifics about the three issues of greatest importance to you.		
34	one of the most important issues for me is the lack of consultation in many matters that affect residents of the West End, especially with regard to the traffic congestion caused by the imposition of the bicycle lane on the Burrard Bridge and the resulting vehicle back-ups on Pacific.	May 17, 2010 6:10 PM
35	I think it's of the utmost importance to deal with housing, green space, & character issues. Should these things be pushed aside to allow for randomly approved projects not in line with the current development in the West End, it will diminish everything that makes it so special & it will essentially be just an extension of downtown, characterless highrises & all.	May 17, 2010 9:11 PM
36	density; residential parking as density increases; new building heights that are far taller than the neighborhood average.	May 17, 2010 9:36 PM
37	What do you mean by is housing important? Of course it's important but what kind of housing is the issue. Same with education and transportation.	May 17, 2010 11:24 PM
38	With a mix of approximately 20% ownership and 80% rental stock in the West End housing is important however not at the expense of green space and neighborhood character. There is a continual ebb and flow of occupancy rates in the West End. To say we need more rental stock is clearly not evidenced by the vast number of rental signs visible on any street throughout the neighborhood. I have not checked recently but there is an rental building of about 20 floors on the South side of Nelson directly across the lane from the disputed 1401 Comox property which, as of March had 20 vacancies. How the City can claim that we need more rental stock boggles the mind. To push for more rental properties built by for profit developers, yet subsidized at tax payer expense is an insult the the electorate.	May 18, 2010 1:56 AM
39	Affordability, Green Space, Communication between city and habitants	May 18, 2010 2:17 AM
40	I think Denman Street needs better maintenance and walking police, particularly during the tourist season. Perhaps the business people, particularly restaurants, need to take more responsibility for their sidewalks? A night time street-cleaning trial would be great. I also think that the needs of mentally ill homeless people living in or near the park needs to be addressed. I accept that new housing solutions will have to enter the west end but believe that these should be within an overall plan which takes green spaces, views and character of the neighbourhood into account. Lower level developments, on the whole, are a better idea than highrises, except where the latter considerably increase the quality of the area. The west end, particularly the lower (west of Thurlow, say) part, is filled with walkers, and the beauty of the area is what has drawn many like myself to live here. The gardens, the proximity to the beach, the views, Stanley Park, are all part of that attraction. We must preserve the quasi-home like quality of the neighbourhood. Walking police would help with the robbery, break-ins, drug sales, etc. which leak off the main streets into the lanes around our homes. I think rental housing is important, but also owned properties/condominiums. I think they make a good mix but this neighbourhood stands out to many of us as more human-scale and affordable than, for example, Coal Harbour or Yaletown. We should not let that go at any price.	May 18, 2010 2:48 AM
41	Parking. Needs to be a tiny bit more liberal and logical. Some alleys are crammed and hard to squeeze through and others are no parking areas. It doesn't make sense. Parking on one side of the street only makes no sense in many parts. No parking at all on Lagoon Drive makes no sense. It's very wide and could safely fit a few cars. Distance from the corners is too far in many cases and makes no sense. I hate that I cannot find a spot at all some nights. I have to drive around for ages and end up really far from home. It's a waste of gas and time. Often the thought of the later parking challenge keeps me from going out in the evenings, which is just silly... It needs to be a little more liberal. I'm not suggesting it be crammed full. Just a few more permit areas so that people with permits don't have to use the 2-hour spots.	May 18, 2010 2:52 AM

If you selected "Other" please describe here. Also, please provide specifics about the three issues of greatest importance to you.		
42	<p>Other:</p> <p>Access to sunlight, especially winter light from the south.</p> <p>Tree-lined streets are part of the West End character.</p> <p>Fencing /Gating Laneway garbage receptacles is important.</p> <p>A review of street pattern /traffic calming /dead-ends /through-ways is required.</p>	May 18, 2010 2:56 AM
43	New housing needs to be affordable, sustainable and with diversity.	May 18, 2010 2:58 AM
44	Crime prevention, parks, zoning restrictions to stop people from trying to redevelop sites to five times allowable zoning by building rental units. We need condos at present zoning not more residents renting.	May 18, 2010 4:32 AM
45	<p>Maintaining the green space found in the West End which is not as evident in Yaletown or Coal Harbour</p> <p>Maintaining a mixed income community through sufficient rentals and affordable rental rates</p> <p>Maintaining mixed height buildings which is the essence of the West End and actually provides enough views as well as low rise living spaces</p>	May 18, 2010 5:14 AM
46	<p>Facilities , Day Care and recreation for seniors</p> <p>Community amenities facilities and parks</p> <p>Character of the area</p> <p>better and bigger library</p> <p>More street parking for residents, trade people and visitors</p>	May 18, 2010 6:20 AM
47	<p>What I love about the West End is the mixture of park space and city living. Especially the park space. All the trees and animals give the west end a very laid back and beautiful environment. I don't need a yard because the park is easily accessible. I love that the sun can still reach the street when walking around. I currently live in a 700 sq ft one bedroom with my partner and it is the right amount of space for two people. Any smaller and it would be more difficult to live together. I would hate to see smaller yale town size suites become the norm. The livability of the West End is what gives it its charm.</p>	May 18, 2010 7:08 AM
48	Reasonable property taxes. (No high taxes because a building "could be" a bigger one, for instance.)	May 18, 2010 7:28 AM
49	<p>ensuring that all the different groups are encouraged to consider the greater good of the whole neighbourhood and not just their needs ie;</p> <p>i) off leash dogs in the park and around the sea wall;</p> <p>ii) bikes being ridden on the sidewalks even though there is not enough room for the pedestrians sometimes and</p> <p>iii) the city realising that the west end is not only a residential neighbourhood but a destination area for many other city residents and tourists - ie summer beaches/marathons/charity walks and festivals/stanley park and aquarium, etc. - every extra highrise you bring into the area, without requiring compensating social benefits, you are exacerbating the problem of less space for more people and eventually you will be creating a ghetto-type atmosphere with the resultant rise in tension and lack of compassion and co-operation with others.</p>	May 18, 2010 2:37 PM
50	<p>Affordable housing that matches median income of community. Sustainable built form that is meeting 80% reduction in GHG. Less parking to promote healthy active live styles and the use of public transportation. Built environment that promotes walking and discourages car use. Transformation of public space from cars and parking to community gardens. More housing for seniors to promote aging in place. More day care. More housing units big enough and affordable for families.</p>	May 18, 2010 2:54 PM

If you selected "Other" please describe here. Also, please provide specifics about the three issues of greatest importance to you.		
51	<p>As a 20-year resident of the west end: "Other" is Diversity - of housing (we must have as much affordable as luxury, and we must have some social housing) and Diversity of business - we must allow small businesses to flourish.</p> <p>HOUSING - Being a landlord is a responsibility, not a right. We must have rights for tenants and protections against "renoviction" situations.</p> <p>TRANSPORTATION - Bus service to and from the West End is inadequate.</p> <p>NEIGHBOURHOOD CHARACTER - I would hate to see the West End turn into an upper-class enclave, with Davie Street becoming another Robson and none of the housing being affordable. But I suspect that there are a lot of property developers bent on turning it into exactly that - a neighbourhood "rebranded" just for the wealthy. It does not have to be that way. I am a fully-employed person with a good income, but I welcome pensioners and lower-income people into my neighbourhood.</p>	May 18, 2010 3:45 PM
52	<p>Three issues that are important to me: Safety - the ability to be out in the evening by myself and feel safe</p> <p>Views and Neighbourhood character- keep the character of the West End - low rise buildings - small high rise buildings ie. no more than 11 or 12 stories high</p> <p>Keep parks and green spaces - life is stressful so people need to be able to relax - chill out!</p> <p>The West End is HOME to many people and we want to live as comfortably and safely as people in West Vancouver!</p> <p>Build your high rise buildings in West Vancouver and leave the West End alone!</p>	May 18, 2010 3:51 PM
53	<p>Transportation: West End/Downtown core needs more frequent bus service. Should consider free transit for Davie/Burrard/Robson/Denman quadrangle, for example. Portland, Calgary as models. Not direct City of Vancouver jurisdiction, but city should discuss with province. As parking is reduced, improved public transit should counter-balance.</p> <p>Neighbourhood character: West End is notable for its liveability. Small parks, setbacks of buildings from sidewalk, traffic circles, etc. , provide balance to high density. Recent "spot-zoning" approvals and proposals are not respecting this character.</p> <p>Growth and development: Must take place in context of updated plan, vision for West End. In one sense West End is already fully developed, and meets eco-density principles to a far greater extent than other areas of the city. Already has one of the highest proportions of rental occupancy in North America. Planning should focus on systematic upgrading, replacement of older buildings that are approaching end of lifespan with ones that maintain character of neighbourhoods.</p>	May 18, 2010 4:32 PM
54	long term development plan	May 18, 2010 5:05 PM

If you selected "Other" please describe here. Also, please provide specifics about the three issues of greatest importance to you.		
55	The character of my neighbourhood is of utmost importance to me otherwise I would move somewhere else. The density issue should be considered in other parts of Vancouver, not the West End. We are at the upper levels of density in comparison to other sections of the city. Any future development in the heart of the West End should be low rise (up to 8 stories). My view corridor will be severely eroded by the 21 storey building on Comox Street. I have written letters and emails to council since November 2009. There are many people up in arms about these hi-rises going up where there shouldn't be! We have enough hi-rises. The building where I live was built in 1947. Some <del>cccc</del> built a hirise 40 feet away from my living room window and so I look out a picture window to a concrete side of a building. Enough! I am mad as hell!	May 18, 2010 5:09 PM
56	The reason that I put housing and growth and development as not important is I see the newest developments being bought up by off shore interests. There should be regulations placed on this. The buildings that are bought up by off shore interests, alot are not lived in and used purely as investment. If we are to build new housing (prefer low rise) then it should be for the citizens that live here. This is driving our real estate prices up and making it very unreachable for most who work and breath in this community. I look out my window and see maybe 2 lights on in a 22 story building. We should use the housing stock that we have. Sustainability is a key issue therefore I would vote against anymore highrise buildings for the pure reason of the use of energy and infrastructure and important to those who bought places with unobstructive views that new highrise buildings would hinder. I think the West End is densified enough and we should use what we have. Neighbourhood character is also an important issue to me, most of the buildings are unsympathetic to aesthetics and green space. Anything built now should have strong guidelines to protect. Heritage has always been important to me and have watched over the years our lack of governace over this issue. We have so little left of the Vancouver I use to know. Converting hotels/motels into rentals is an excellent idea. I was born and raised in Kitsilano Vancouver, I love my city and would like to see it affordable for those who live here.	May 18, 2010 5:22 PM
57	For generations government, business, education and community leaders have instilled the belief through preaching and practice that the items listed above are important - very important to citizens and society. I am curious as to why we are now rating their value as anything less than important or very-important components of a healthy and vital community.	May 18, 2010 5:25 PM
58	1. Can the road infrastructure cope with increased traffic. HOUSING - New development means higher prices and the inability of present residents to stay in the area. If housing is to be replaced with newer developments what safeguards will be put in place that these are not empty condos like Coal Harbor 2.It is proven through many cities that with an increase in density the Neighborhood Character will be lost. The sense of community and belonging. The ability to recognise neighbors and look out for each other. The community that is more evident in suburbs.	May 18, 2010 5:27 PM
59	(1) I am tolerant with respect to gay issues, but I do not approve of the so-called "gay agenda." In fact, I resist it. For this reason I am thoroughly annoyed with the use of gay-associated colours on public properties, incl bus shelters, that give the impression to visitors that ours is a gay neighbourhood. If it were researched, it would probably be found that "straights" are in the majority in the WE.  (2) I am not a smoker. However, I disagree with the prohibition of smoking in restaurants and cafes. Outside is a different issue, for it affects all passers-by, but inside should be a matter of choice. Customers should have the freedom to choose on smoking and non-smoking. This holds for me as long as smoking is not outlawed period for health reasons.	May 18, 2010 5:37 PM

If you selected "Other" please describe here. Also, please provide specifics about the three issues of greatest importance to you.		
60	<p>Ambulance station needed in West End</p> <p>Housing - affordable housing for seniors - no more renovations</p> <p>Growth and development - we are already residentially dense - keep us safe and friendly as we are now</p> <p>Sustainability - keep our amenities up-to-date</p>	May 18, 2010 5:54 PM
61	<p>Rushing the STIR program through without the community having a comprehensive plan in place.</p> <p>The 1754 Pendrell St. plan allows for altering the character of the block with a high tower blocking the afternoon &amp; evening sun from my property at 1725. Once again the developer resells my great view to newcomers who might only occupy the suites for maybe 1 month in the year. Since purchasing my unit 32 years ago I have already lost some view to two towers on the west side of Denman wherein I see very few suites showing lights at night. I refer to that statistic that tells that 18,000 suites in the downtown area have only a fridge drawing power. We already have a wind tunnel effect on our block which forces us to have low height flowers in our landscape.</p> <p>I feel sorry for the 26 current rental units on that site where the long term residents will be forced to seek new affordable accommodation somewhere else in the Lower Mainland and away from their friends and neighbours.</p>	May 18, 2010 5:59 PM
62	<p>We should make sure that any new buildings in the West End are not breaking the existing height restrictions of 4 stories. It would be criminal to ruin the landscape of the area by allowing giant towers to be erected. Yaletown is the tower district and that is the way things should remain.</p> <p>The city spent all the time energy and tax payers money to save the heritage houses in Barclay Square and Mole Hill to change direction now and allow towers to be built in the West End would be a crime.</p>	May 18, 2010 6:10 PM
63	<p>The character of the neighborhood is what makes it such a great place to live. The green space, quality of light as well as the feeling of calm and beauty as opposed to a concrete jungle is what keeps us here. This neighborhood is a jewel and is seen as such by all of the tourists who enjoy its recommended walks in the tourist guides. If we are to become the 'greenest city' we must stop to think and to develop a comprehensive plan for the hood before haphazardly plunking down huge towering buildings without considering the ramifications. Growth and development is very important but the nature of that growth and development is "key" to integrity of what the city says it wants for Vancouver and actions that follow.</p>	May 18, 2010 6:17 PM
64	<p>More Seniors' housing is essential to the character of the West End rather than have them leave the area because they can't afford to live in the place they have been for most of their lives. There should be something done to allow them to age in place even if it means that the city helps to subsidize or passes new initiatives to keep them in their present homes.</p>	May 18, 2010 6:44 PM
65	<p>Housing ... affordability continues to be the key issue that affects everyone, but especially seniors living on fixed incomes.</p> <p>Crime and safety .... I feel safe walking about the West End at all times of day although some senior neighbours won't go out when it gets dark which comes early in the winter months. And that's a shame.</p> <p>Crime is a concern as it has affected me personally: B&amp;E of my second floor condo was very troubling; vandalism to my car in an underground garage - five times! - was a concern. I sold my car a year ago and can manage quite nicely living in the West End as shops/services I need are so accessible, and I am a frequent transit rider, and on occasion I will take a taxi. And local grocery store will deliver at a reduced rate for seniors.</p> <p>I see potential sites for laneway housing in the West End. Would like to see that option pursued here rather than more increasingly high towers. Worth noting: seniors who live in high rises buildings above the 8th floor have a higher incidence of illnesses.</p>	May 18, 2010 6:59 PM

If you selected "Other" please describe here. Also, please provide specifics about the three issues of greatest importance to you.		
66	noise pollution issues, densification and overcrowding.	May 18, 2010 7:11 PM
67	Inclusiveness and retention of the Gay character of the West End.	May 18, 2010 7:14 PM
68	<p>The West End is a very unique part of our city - although already densely populated, it is liveable because of all the houses, low rise apartments, and green space. We cannot allow this to be developed to the nth degree like Coal Harbour and Yaletown. If we allow all the proposed high rise developments to take place, I think we will look back in 20 years and wonder how the heck we allowed this gem in our city to be destroyed.</p> <p>The West End is currently home to senior citizens, young families, as well as everything in between. Why? Because it's liveable, safe, not to mention physically beautiful.</p>	May 18, 2010 7:27 PM
69	<p>1) liveability ( no more density! and skyscrapers) The west end and downtown area has taken in its share of density. ENOUGH already! I think its time that other neighborhoods starting incorporating density into their neighborhoods.</p> <p>2) Feelings of open space and views...within the neighborhood are important. This twenty storey idea for the Old United church space is a bad idea. It takes away one of the few open air spaces in the hood- the light that comes into that area is amazing and 20 storeys will zap that out. its also one of the places that has a sense of spaciousness to it .. because it is low lying. Thank god for Nelson Park! but we need more spaces that feel open... and allow light into the area. The old United Church was one of those spaces.</p> <p>3) affordability... and neighborhood character. please dont start allowing big skyscrapers and tiny apts that lead to less sociability.. and again less open public space! we dont need another yaletown! The old church should really be a social space... for families and others who pay more than 50% of their income on their housing. there are not a lot of public spaces in the west end ( short of the beach and seawall, which we pay for with the higher rents.. ).. and not a lot of sunny areas that feel open. And allowing 20 storyes in exchange for some puny meeting rooms is really a rip off and a joke. that's what we get in exchange for giving up that airy space? oh dear. what have we come to... does the city allow it because it needs revenue? is that what its come to?</p>	May 18, 2010 7:28 PM
70	<p>The three issues that are most important to me:</p> <p>1. Neighbourhood character: The WE needs to be a community where all sorts can live and thrive collectively. Glass high rises foster anomy, insularity, transience, and individualism, none of which contribute to such collectivity.</p> <p>2. Sustainability: The WE should be a model of sustainability - a place where people can live and walk or bus to work. For this, we need fewer cars, more public transport, and affordable housing and, critically, housing for families. Small expensive condos produce a transient population of folks (as soon as one gets a family, one leaves) more likely to use cars and to work elsewhere. Absentee owners offer next to nothing to the community (I repeat this below). Density is already very high, and one has to be very careful not to increase it to the point where the sense of community is lost. One can maintain and increase density with 3-6-story buildings rather than 20-story buildings. Increasing the density along the major routes should be looked into (e.g. relaxing the two-story restriction along Davie and Denman, allowing for lots of light).</p> <p>3. Green spaces: Green space, public spaces and traffic calming all foster (1) and (2).</p>	May 18, 2010 7:31 PM

If you selected "Other" please describe here. Also, please provide specifics about the three issues of greatest importance to you.		
71	<p>I'm very concerned about the lack of planning and impact of city hall decisions on my neighbourhood.</p> <p>I'm very concerned about the damage being done to the character of West End neighbourhoods by unfettered development.</p> <p>I'm very concerned the City Hall politicians appear unconcerned about the damage their ill-conceived decisions could have upon West End neighbourhoods. Specifically when the need is for supported, and senior citizen housing, city Hall appears committed to taxpayer subsidy of Market rental housing, the only level of housing that DOESN'T need taxpayer support.</p>	May 18, 2010 7:36 PM
72	child care availability	May 18, 2010 8:02 PM
73	auto and residential property crime	May 18, 2010 8:09 PM
74	<p>Owners take better care of their properties and their neighbourhoods than do renters. There are more than enough people already living in my area of the West End. I don't want to see the sky darkened and views blocked by more highrises. The mini-park by our building has become nothing more than a hang-out for alcoholics and drug users - all day, every day.</p> <p>We value our building and keep our entire block clear of litter, supermarket buggies, even cigarette butts. Passing neighbours compliment our landscaping and efforts to keep the area clean.</p> <p>I don't think we should have to live with the tension of a neighbouring property being rezoned and a highrise erected. It's very stressful to all our residents.</p>	May 18, 2010 8:31 PM
75	<p>1. Proposed spot rezoning violates the current of RM-5 zoning. It leaves the community open and vulnerable to disorganized ad hoc development wherever there is property. This sets a dangerous precedent. It needs to be stopped until an updated plan is in place. West End residents do NOT WANT Yaletown West by default.</p> <p>2. The rezoning applications ignore privacy, shading and sunlight, space between building, green space, views, noise and parking challenges. 1401 Comox Street is a predominantly low-rise neighbourhood. The Urban Design Panel ignored the needs of this neighbourhood when they assessed 1401; however, they applied criticisms to Pendrell (e.g., massive, etc) that equally applied to 1401 and even more so given it is a much larger proposed building.</p> <p>3. Developers are getting subsidies at the cost of lost amenities to the neighbourhood. Market rental housing is not an amenity. The West End services are already stretched to over-capacity (i.e., community centres, schools, libraries, etc.) Where will the funds come from to increase our services to service new residents?</p>	May 18, 2010 8:35 PM
76	Affordable Housing is really what should also be put on your list.	May 18, 2010 8:39 PM
77	we are already the densest place in Canada.....please work to improve what we already have...additional housing should be added to the areas around the newly improved transport system....developers should not be given incentives that adversely the community.....please investigate the very poorly handled lease hold owners who are owners that are being abused because this form of ownership has fallen thru the cracks...owners who live in their units contribute even more to the community than renters...	May 18, 2010 8:57 PM



If you selected "Other" please describe here. Also, please provide specifics about the three issues of greatest importance to you.		
78	It is important to retain the history and character of the West End distinct from the newer communities such as Yaletown. It is important to retain the features such as the setbacks from the sidewalks that allow for mature trees and gardens. The different heights of the buildings and saving the diversity of architecture that happened here. It is important to retain the zoning regarding heights and form that have been part of the planning for the last 30 or 40 years. This retains the air and light corridors to the water and the mountains that make this neighbourhood distinct and a possible World Heritage place in the not too distant future. I have been around the world 15 times and not very many cities have such a livable neighbourhood so close to the CBD and the waterfront. Let's save it as an example of diverse liveable density.	May 18, 2010 9:19 PM
79	Density - let's not have any more.  Affordable rentals very important.	May 18, 2010 9:50 PM
80	I've glanced through the survey before starting to fill it out, and I have a couple of concerns: a) the shape of the questions reflect a point of view b) the rating of the above categories will get compiled into statistics which can then mean almost anything: if 20,000 respondents rate parks and green space at 80%, does that mean they want MORE green space than the West End currently has? they are satisfied with current green space?	May 19, 2010 12:35 AM
81	1. Housing. We desperately need more rental housing and I believe that more high rise buildings can be made to fit into the existing pattern of a mixture of high and medium rise buildings. There is no compelling need for all buildings to have views of English Bay or the mountains, since we are in the wonderful position of being able to access views simply by going out the front door of the buildings in which we reside. 2. We need more and better transit. We especially need alternative transit opportunities to be available for those (especially seniors) who live near or south (?I think) of Beach Ave during the large number of events that cause roads to be closed, requiring that frail people walk all the way to Robson or Georgia Streets to get transit. Which usually results instead on these residents being imprisoned in their own homes. 3. I don't know what is meant by the phrase 'neighbourhood character', so I'd like to mention 'community amenities'. If I had my dream fulfilled, we'd have a larger branch library and spaces for people to meet, do yoga (or the like)--more recreational facilities space in the 're-create' sense of that word.	May 19, 2010 12:39 AM
82	Re housing: I do not want to see a downgrading of the community with low rent housing. Taxes are high in the West End and housing needs to reflect the cost of living in this area.  Re parks and green space/neighbourhood character: self-evident, one of the most naturally beautiful residential areas in the country and one I feel we are all obligated to respect and preserve.  Re crime and safety: Again, self-evident, to support residents in the West End.	May 19, 2010 12:57 AM
83	1) A comprehensive community plan before any Highrise development.  2) The retention of the the West End ambiance, style and character, which should continue to distinguish the West End from other communities such as Yaletown and Coal Harbor.  3) Look to European cities as examples of dense communities without highrise saturation.	May 19, 2010 1:08 AM

If you selected "Other" please describe here. Also, please provide specifics about the three issues of greatest importance to you.		
84	<p>Protection of the West End from unsuitable development projects such at 1215 Bidwell and 1401 Comox.</p> <p>Non-recreational community facilities are also important - library upgrade, senior drop-in and assistance facilities, a gay/bi centre. Saying that, I believe that these are the responsibilities of all 3 levels of government and should not be used as barter chips for easement of constraints on development in sensitive areas.</p> <p>The West End needs a moratorium on spot rezoning and high-rise projects until a community plan is developed involving members of the West End community.</p>	May 19, 2010 1:41 AM
85	<p>I am very concerned over the rental situation in the West End. Ycccccc owns far too many rental buildings. I think the City needs to consider the implications of having so much rental housing in the hands of one privately held property management company. As a result, they are determining who can rent, at what cost and setting companion animal policies for Vancouver, particularly in the West End. This is an issue that needs to be addressed by both City Council and the Provincial Government. When one property management company increasingly is becoming the primary holder of rental units in the West End, it is putting this high density housing area at risk of being beholden to a privately held company that has a history of evicting tenants in order to increase rents beyond the percentage set by the Residential Tenancy Act. Even worse, people are being forced to give up pets and are not allowed to rent if they have animal companions in Xxxxxx properties. This impacts the tenant, the pets and the animal shelters that are overburdened with small animals, and increases the stray population of pets. I think Council needs to seriously consider the impact of allowing one company to take over, creating a "Pottersville" (See It's A Wonderful Life) here in Vancouver. I think that is imperative that the law is changed so that property owners are not allowed to evict people for having pets when the pets and people are not causing a nuisance. This is one way to counterbalance the no pet policy set by Ycccccc and to bring some control over the eviction rate caused by people having pets, particularly when the real reason is to evict them to enable higher rent increases to new tenants. It will also make it more possible for people with pets to find rental housing int this city, which currently is virtually impossible. It will help bring down the homeless pet situation substantially and reduce shelter costs. Most importantly it will improve people's lives by allowing them to have animal companions to care for and share affection with. This is particularly important for the elderly, the disabled, the lonely and those with mental illnesses. All in all, the City really needs to do something about the Ycccccc situation and get the provincial government to amend legislation.</p>	May 19, 2010 2:19 AM
86	<ol style="list-style-type: none"> <li>1. Future housing and its specific location should be carefully planned</li> <li>2. Parks and Green Space should be of great importance</li> <li>3. Neighbourhood character, which is unique in the West End, should be maintained</li> </ol>	May 19, 2010 2:31 AM
87	<p>A pact was made with the residents of the westend and the city. Your actions are a betrayl.</p> <p>We live in what the world seems to recognize on a regular basis, the most liveable neighbourhood ion the world.</p> <p>Erecting towers in the westend will in a very short time destroy our neighbourhood. The city has decided to destroy one of the last character sites in the westend, Davie and Bidwell.</p>	May 19, 2010 2:32 AM

If you selected "Other" please describe here. Also, please provide specifics about the three issues of greatest importance to you.		
88	<p>1. every building needs green space around it. the higher the building, the more space is needed. so many 60's towers in the West End have huge green spaces. this is wonderful. the towers of downtown have no greenspace around them. this is awful. two foot setbacks, with the remains of grass killed by dog urine. no wonder the West End is a destination.</p> <p>2. there's only so many people you can jam into an area and still have a sense of community, a sense of reasonable distance of other people. too crowded means much more anti-social behaviour and crime. there's only so many people you can jam in an area and still have it maintain good social behaviour.</p> <p>3. has the City noticed that the population of the West End just escalates hugely in the summer? on a sunny weekend, the West End has THOUSANDS of additional people in it. the City should take this into account when looking at West End density. the City needs to set a density number for the West End.</p> <p>4. the idea of tower with podium base of townhouses has been done enough downtown. it's great in luxury buildings. it's the pits in cheap buildings: 800 sq ft spread over two levels, minus the intruding staircase. like living in a phone booth. give the developer an extra floor and demand MORE SETBACK.</p> <p>5. the Van Police Dept do absolutely nothing about unreasonable noise, such as motorcycles and boomcars. excess noise is just a form of violence. it harms on a neighbourhood.</p> <p>6. every developer is bawling on the City's shoulder that he just really really needs to build this many more units to survive. isn't that too bad. no. just say no.</p> <p>7. the City doesn't just need a West End plan. the City needs a city plan. Vancouver is a huge destination point for the rest of Canada and now the wealthy of the world. when times are good, people move here. when times are bad, people still move here. we are going to need huge amounts of extra housing. the City HAS TO decide which parts of Vancouver will be the next West End.</p>	May 19, 2010 2:56 AM
89	<p>There must be a comprehensive plan in place before density is increased.</p> <p>I see no plan to deal with infrastructure pressures - transportation - fire - water - power - medical etc.</p>	May 19, 2010 3:17 AM
90	<p>The item "growth and development" is ambiguous. Does the "issue of" mean more growth and development or less? Do I answer "not important" if I want less growth and development, or does "not important" mean I'm indifferent to growth and development? I want less growth and development and that factor is very important to me.</p>	May 19, 2010 3:53 AM
91	<p>Offering affordable housing options to support an all ages community while maintaining the integrity, character, and green space that the West End is known for.</p>	May 19, 2010 4:17 AM
92	<p>Neighbourhood character/ growth and development is paramount. This is not Yaletown so why are we changing the streets to accommodate buildings that do not fit in with the existing buildings. Why add highrises with little to no setback? This is already a highly dense neighbourhood and additional density is not warranted when there are other neighbourhoods near accessible public transportation that have almost no highrises (along the Canada Line, East Vancouver?). Part of what makes the neighbourhood great is the wide variation in demographics... a neighbourhood of young and old, single and family. Parks and green space is very important. The neighbourhood parks are what make the West End a wonderful place to live. The money spent on Nelson Park is very much appreciated. It went from being an almost unused park to a fabulous meeting place for both dog and non dog owners alike. Thank you.</p>	May 19, 2010 4:33 AM
93	<p>sufficient services for the population: utilities, fire, police, hospital, emergency</p>	May 19, 2010 5:03 AM
94	<p>I'd rather see us build up than out but don't rush things through without considering a community plan. Stop digging stupid gardens and get on that.</p>	May 19, 2010 5:09 AM

If you selected "Other" please describe here. Also, please provide specifics about the three issues of greatest importance to you.		
95	<p>The West End needs an updated Community Plan before any further rezoning applications should be approved by the city.</p> <p>The unique character of the West End is threatened by uncoordinated development. Although we are not opposed to further development, it should take into consideration the neighbourhood character that makes this a very desirable and livable part of the city. It should also take into account the pressure that already exists on transportation, parking, recreational facilities and green space.</p> <p>Many older low rise buildings already provide very affordable housing in the area and allowing these buildings to be replaced with not so affordable high rise rental units is not right. In addition, giving millions of dollars to developers by way of waiving development fees puts extra burden on the tax payers to provide for the services required by these additional units.</p> <p>Get with it City Hall and listen to the residents before you act.</p>	May 19, 2010 5:18 AM
96	<p>We are strongly against over-development. the high density developments proposed will severely tax the resources of the neighborhood and dramatically impact the existing character.</p>	May 19, 2010 5:44 AM
97	<p>Housing - the West End currently is, for the most part, a livable, affordable area that attracts singles and small families. In order to maintain a 'community feeling', in a highly populated area, it is important to have sufficient housing that promotes interaction among the residents i.e. not high-rise buildings but buildings with up to 20 units or so or that are low-rise.</p> <p>Parks and Green Space - Because of the higher density of population, individual yards and gardens are not often available and therefore, it is important that parks and greens space be a priority when planning for the West End.</p> <p>Neighbourhood Character - One of the attractions of living in the West End is the general character, especially in areas where there are few or no high rises. The friendliness of neighbours, the safety of the streets, the trees, local shopping and parks all make the West End a nice place to live.</p>	May 19, 2010 6:33 AM
98	<p>REMOVE ADVERTISING PANELS ON THE SIDE WALKS MOSTLY ON ROBSON, DENMAN AND DAVIE STREETS.</p> <p>There is not enough room to walk about with all the scooters, walkers, bicycles, roller bladers, advertising panels, etc. NO MORE BICYCLES AND ROLLER BLADERS ON SIDE WALKS. TOO MUCH TRAFFIC AS IS</p> <p>Control the number of bicycle rentals stores in our area.... too many of them.</p> <p>Also, too many bikes thefts in the West End and Vancouver in general. There are not enough secured bicycles parking/locking areas.</p> <p>There are too many highrises in the West End, lets keep it 3-5 stories maximum with underground parking.</p> <p>Too many dogs and owners who do not clean after them. There should be a limit in the SIZE of the dogs.</p> <p>Also, remove homosexuals magazines boxes from public view. We have children living in the area, AND no more nude homosexuals during the Gay Parade. At any other time they would be arrested for indecency.... why allow it during the Gay Parade? I don't get it.</p> <p>More garbage containers on Robson, Denman and Davie.</p>	May 19, 2010 6:48 AM

If you selected "Other" please describe here. Also, please provide specifics about the three issues of greatest importance to you.		
99	<p>The West End is not Coal Harbour, nor is it Yaletown - it is a walking space, with mature plantings. In my opinion, the mix of low- and high- rises is quite attractive and light reaches most streets most days. I don't think this was exactly good planning, but it is certainly special.</p> <p>I love living here, but I am concerned about increased density. For this reason, the STIR program concerns me. Tall, inexpensively constructed suites is not what I would like to see. And, yes, I paid dearly for my view of English Bay which will be severely compromised, which I guess means I'm selfish; but so be it.</p> <p>Regards, Ycccc Ycccc</p>	May 19, 2010 3:51 PM
100	<p>The biggest issue, in my opinion, is maintaining the character of the neighbourhood. The west end is a village within a city, one which has become THE destination for others to visit. They visit because of it's character, it's walkability, it's low scale buildings. It is by far more attractive and pleasant to be in as compared with Coal Harbour and Yaletown which, because of the towers, are not warm, friendly areas to be in. Further, any new designs on major roads (Robson, Denman, Davie) should be subject to a design committee....so that we do not end up with another Safeway of the design at Denman and Robson.</p>	May 19, 2010 3:54 PM
101	<p>Why does the Ministry of Housing allow companies like Ycccc to do mass evictions under false pretenses? They are getting away with crimes. The BC Government only tells people that they can go to the RTB (Residential Tenancy Branch) for arbitration. Why can't the city step in and force the Liberals to close the loopholes that allow Ycccc to continue terrorizing renters.</p>	May 19, 2010 3:57 PM
102	<p>I am not sure what sustainability means to you so I have chosen not to indicate a preference. The other that is important to me is for the city with input from the residents of the neighbourhood to develop a community plan that provides for additional housing while retaining the character and livability of the West End. If a building is a heritage building I feel the building should be retained. The retention of a heritage facade destroys any heritage value and puts unnecessary restrictions on the abilities of the architects in designing a new building. To me views mean being able to see the mountains, the sun or the ocean, not necessarily from my home but from different locations as I walk through my neighbourhood.</p> <p>We are already the most densely populated neighbourhood in Vancouver and there has to be some discussion of what a reasonable saturation point is.</p>	May 19, 2010 4:13 PM
103	<p>NO to the 21-storey building in the 1700 block of Pendrell street We do not need more traffic in this area Keep the Lord Roberts field open for children in the summer months...don't try to seed the grass...it only succeeds in feeding the birds...waste of public money at the moment i feel safe walking the streets in my area at night</p>	May 19, 2010 4:19 PM
104	<p>There is currently a lack of housing options for families with children. It is difficult to get units with more than 2 bedrooms.</p>	May 19, 2010 4:41 PM
105	<p>Traffic congestion. Too many cars already.</p>	May 19, 2010 5:09 PM
106	<p>Better transit connections to the Canada Line - the buses take so long!</p>	May 19, 2010 5:15 PM
107	<p>Density - RM5 has made the West-End the livable/green community it is today. The current density works for the neighbourhood and should not be increased. Keep the density at RM5.</p>	May 19, 2010 5:38 PM
108	<p>Affordable housing for seniors who have lived in the West End and have all their doctors and contacts here.</p>	May 19, 2010 5:46 PM
109	<p>Diversity of residents in income, age, origin and background.</p>	May 19, 2010 5:52 PM
110	<p>Some selective development would be desirable. The housing stock is getting a bit old and run down.</p>	May 19, 2010 6:07 PM

If you selected "Other" please describe here. Also, please provide specifics about the three issues of greatest importance to you.		
111	Some proposals for development will cause a reduction of property values and loss of amenities for some Condo owners particularly those who have paid for units with views and amenities ie: fireworks, sunshine, sunsets, water views.	May 19, 2010 6:30 PM
112	The West End is a comfortable fairly crime free place to live and enjoy the city. It is already fairly dense and does not need the input of more hi-rises.	May 19, 2010 6:30 PM
113	<p>I believe one of the important problems in the West End has to do with character. Building form and the choices we make around it have important consequences for having sunlight on the streets, having access to views, and creating a sense of community. Although access to sunlight and views are easy to defend as being vital to a neighborhood, sense of community is a much harder to grasp quality. However, those things are interconnected. Building form that allows streets to have sunlight fosters informal communication among residents, provides opportunity to individuals to share information about the neighborhood and have a sense of influence and control over their environments. A similar process can result from access to views in public spaces (a good example is the little part on Burnaby @ Jervis): residents sit on benches and look at the water and mountains on the way to and from work or shopping. This has important crime reducing capacity as well, as residents are more likely to be out informally 'patrolling' areas that can be easily turned into hubs of illegal activity (the park I mentioned above is a good example of that: when residents sit at the park, other, less desirable, activities disappear; when residents do not sit there, illegal activities appear again. Without those benches and views, we would have a significant increase of illegal activity in the neighborhood. This sounds small, but at the right scale, it can be huge).</p> <p>Building form that is high (more than 3 to 6 stories) results in significant reductions in sunlight. This is evident when walking around in the West End. The tall (7 story and higher) buildings in the neighborhood cast large shadows on the pavement. There is, thankfully, respite from these shadows due to the shorter buildings. But, if the plan is to replace the shorter buildings (see Pendrell, Comox, Harwood applications) with tall ones (more than 6 stories) in the short and long term, the shadows will become more dense and walking in the neighborhood will become much less desirable. This may seem like a small thing, but I believe, the CoV should be striving to increase the quality of life of its residents, and not decrease it by reducing access to light in public space walking. This is the choice between making the West End a more livable place versus a less livable place. Allowing the development of tall (more than 6 story) buildings, makes inevitably the West End a less livable place. This is just the reality of it. The really tall buildings that we have in the neighborhood are a big problem and more will only make this problem more intense.</p> <p>Indeed, I live in the West End with my family (young daughter and husband) and appreciate the access to public space and the character here. We are very involved in community activities, use the parks and children areas, work nearby, and walk and cycle everywhere. But, if the CoV continues to serve to development interests more than its residents in the West End, we have decided, as a family, that we need to move out of the neighborhood. And yes, one would say, 'if you don't like it here, move out', yet, we consider the West End our home and we will feel uprooted. This is the impact of CoV's decisions (allowing more rezoning applications and more than 6-story buildings) are having, directly, on our life. In fact, we were very happy to see Vision win the elections. We are reconsidering our voting choices at this point.</p>	May 19, 2010 7:15 PM
114	The proposed building of highrises in the West End is of great concern. It will increase density without increasing associated amenities such as recreational facilities, community centers and parking. The West End is already dense enough.	May 19, 2010 7:39 PM

If you selected "Other" please describe here. Also, please provide specifics about the three issues of greatest importance to you.		
115	There has been no plan for future development. We are a pretty well maximum density now for existing infrastructure. Put these new developments in less dense parts of the city, instead of attempting to turn the West End into Manhattan, with no views or green areas.	May 19, 2010 7:48 PM
116	It's about time the West End had a gay community centre.  The three issues of greatest importance: Recreational facilities: As above, a gay community centre. Neighbourhood character: The West End is unique in the country and probably in the world. It doesn't need fixing, it needs to stay approximately the same. Views: Keep the number of sight lines of the water and mountains the same as present -- or increase them if possible.	May 19, 2010 8:28 PM
117	I am very concerned about the current proposals to build more high rises in the West End. I feel that the area per square meter already has sufficient housing and is already stressed. More high rises will change for the worse the character of the West End which many still find very appealing and livable. This area is already surrounded by a forest of glass buildings in Coal Harbor, Yaletown and False Creek. Also it is subject to much cross town traffic which adds much to the noise and pollution. In addition we have many week-end visitors to the nearby beaches, especially in the summer months and we play host to such lower mainland events such as the annual fireworks and parades and all the congestion and noise that arise from those activities.  I think that adding more high rises will be a further detriment to the quality of life in the West End. I know from studying the literature regarding on high rise proposal - namely 1401 Comox St - that insufficient off-sets are proposed, as well as insufficient parking and a reduction in apartment size. Also the style of the proposed building is out of character with the West End.  Please look elsewhere if you feel you need to build something, and please leave the zoning alone.	May 19, 2010 8:43 PM
118	city needs to be made aware of concern of residents of Leasehold buildings and the lack of legislation affording any protection against malevolent management companies extorting huge management fees from these leaseholders...and not delivering the management that is being paid for. The city appears to maintain these Leaseholds as a way of suggesting to the public that they are doing something about affordable housing.  1)neighbourhood character...do not want to see anymore High density highrises in one of the densest areas of Canada....other neighbourhoods could be better served by this type of development as in the westend there are already too few services serving too large a population....ie two pathetic Safeways 2)Views.....prefer the view corridors that already exist rather than blocking them with poor ill thought out development at any cost 3) Parks and greenspace ...want to maintain or increase the Parks and greenspace in the westend rather than taking up valuable land with High priced highrise rental units...which bring people in with no vested interest in the westend or community development	May 19, 2010 9:24 PM
119	The one thing I am most concerned about is that all issues with regard to the West End be discussed with residents prior to changes happening. All citizens deserve the respect to be informed about proposed changes to the neighborhood.	May 19, 2010 9:28 PM

If you selected "Other" please describe here. Also, please provide specifics about the three issues of greatest importance to you.		
120	<p>No clear point to this "survey". All items on the list are positive values for community health. I support all these things - so what?</p> <p>I can't see how to complete this in a way that reflects my priorities. I fear my answers will serve hidden agendas . It's ambiguous - EG. recreation - yes for the aquatic centre and the west end community centre - no for bc place - and any facilities and events that bring rowdies from the rest of the city into the west end Transportation - do you mean - cars - or public transport? I have opposite views. Crime and safety = does this mean money for police? crackdown on bidders - housing for bidders? Oh course I want safety. I'd like a West End without homeless alcoholics and drug addicts bothering me, pissing on the park benches, and shitting in the parking garages. But that's not likely. Perhaps that's why it isn't listed. Or is it included in Crime and safety? I strongly object to social housing esp indigent housing, in the West End. We already have too many druggies and alcoholics coming in every day to this neighbourhood.</p>	May 19, 2010 9:34 PM
121	<p>Housing - more affordable housing needs to be developed ensuring the diversity the West End now enjoys. It's diversity that makes a city vibrant with ideas and change.</p> <p>The growth and development of the West End recently has only benefited the wealthy to the detriment of neighbourhood character. It should be a neighbourhood for everyone, not just the playground of developers to enrich themselves. I believe we can make better use of what we already have in the West End without any major increase to the density. Maintain low income residences, and build more low-income housing that maintains the character of the neighbourhood - not more glass towers that remain largely empty.</p> <p>It seems to be the philosophy of city hall and developers at least in practice that we can't afford to put low-income housing in many places - the Olympic village for example, and also new developments I've seen proposed for the West End as at 1245 Harwood St.. so where then do the working people of this city live. And more importantly where do their children live. So many new condos are not built with children in mind. Will we be getting rapid transit to Hope, BC or flying people down from northern BC to work in Vancouver?</p> <p>Or do we do what's happening in so many expensive resort towns and just pack as many workers, preferably foreign, into as small a space as possible. I would like to see a better future for my neighbourhood.</p>	May 19, 2010 9:51 PM
122	<p>Zoning... High-rises are fine so long as they have a large footprint for greenspace and view corridors. High-rises with townhouses cramming the area are totally unacceptable. Not to mention having healthcare centres (like St Paul's) staying in close proximity for emergencies (and pedestrian visiting).</p> <p>Need sufficient local education - goes with sustainability and neighbourhood character.</p> <p>Neighbourhood character... plenty of greenspace, gardens and mature trees. Pedestrian friendly, no fast cars - generally OK at present, except for a few speeders; maybe introduce a 30Kph zone.</p> <p>Growth and development. The West End is already high density. Why cram more people into a space not well served by transit? Build density elsewhere around transit hubs and corridors.</p>	May 19, 2010 10:47 PM



If you selected "Other" please describe here. Also, please provide specifics about the three issues of greatest importance to you.		
123	Destroy all automobiles. Smash them into a heap and set them onfire.	May 19, 2010 11:49 PM
124	<p>There is crime in the West End but it is not out of control and thus I have rated it a lower priority.</p> <p>Housing needs to be addressed in the context of preserving the character of the neighbourhood. This is more important than growth and development, of which there is already plenty in the WE. We could use better quality buildings not bigger buildings (towers).</p> <p>The parks are a marvel of the WE, obviously Stanley Park, but the more green space the better. The WE is primarily living space, with a commercial area but not as the dominant character.</p>	May 19, 2010 11:55 PM
125	More rental housing!	May 19, 2010 11:59 PM
126	I have lived in the West End for 25 years and am afraid that my partner and I will be forced to move away from the area. We are both HIV +, both work and currently rent a small 1 bedroom apartment. Knowing what Ycccc does and can do, creates such fear in me. It's unsettling knowing that renters have no rights.	May 20, 2010 12:03 AM
127	Leash laws and Dog Defication on street policed more intensely More parking spaces for handicapped. Some other cities, Halifax for one, have a handicap space (metered) every two blocks. I know of one in the West End.	May 20, 2010 12:09 AM
128	<p>Living in the West End comes with the higher cost of housing and higher taxes. Those who pay the extra \$\$ for views are constantly threatened with losing their views due to developers who make deals with the city. As well, this changes the character of the west end and increases problems such as parking, infringing on open space, etc.</p> <p>Crime in the West End has become a norm. Because it is heavily populated with easy access to public transportation it is a mecca for petty criminals and those suffering with alcoholic and other problems. Break ins to our buildings, garages and cars are common which increase our insurance costs and the deductibles which we have to pay out of our own pockets. In the 10 years I have lived here my car was broken into twice (windows broken, items removed, interior splattered with glass), our garage broken into over a dozen times resulting in costs to repair doors, garage doors, alarms that were cut from the walls, etc; vagrants have relieved themselves in our gardens; and our garbage is broken into not on a daily basis but on AN HOURLY BASIS despite the fact that we have locks on the garbage gates.</p>	May 20, 2010 12:11 AM
129	<p>It breaks my heart to hear about persons being evicted so that greedy property owners can raise rents</p> <p>I. like hundreds of seniors, use translink as our only mode of transportation and we are appaled at the lack of consideration for those who have to use walkers when deciding to arbitrarily change the routing. and extending the distance between stops. ie: The #5</p> <p>Why was it necessary to close neighborhood police outlets?</p>	May 20, 2010 12:14 AM
130	Wireless internet access should be part of basic services--roads, bridges, water, hospitals, Internet Access!!!	May 20, 2010 12:17 AM
131	To keep the friendly seaside character of the West End.	May 20, 2010 12:19 AM

If you selected "Other" please describe here. Also, please provide specifics about the three issues of greatest importance to you.		
132	<p>Other: I think the most important thing is to consider housing, transportation, green space, and sustainability TOGETHER. If we move toward even higher density, it must be done carefully and boldly-- build in incentives to encourage car-free living, ensure access to green spaces, make this an area that works for people of a full range of income levels.</p> <p>P.S. I'm not at all sure what is meant by "views" in this list. I assume views from existing homes/apartments?</p>	May 20, 2010 12:19 AM
133	<p>Probably the most important issue in the West End is what some residents consider the Planning Department and Council's continual pandering to developers at the expense of livability in the West End. The two proposed developments - one on Comox St and the other on Bidwell St are prime examples of this.</p> <p>The West End already has the highest density in Canada - it doesn't need to be pushed higher under the guise of "affordable rents" which, in fact, are debatable whether the proposed rents are really affordable.</p> <p>The Planning Department and City Council also doesn't need to to give more concessions to developers by ignoring or "downsizing" the required parking spaces for a development. For those who have lived in the West End for years will remember that the current parking situation (lack of on-street parking) was primarily created in the mid-70s through the late-80s by a steady stream of developers whining to the Development Permit Board and City Council about how expensive it was to create underground parking and were allowed to provide less than the then required parking. The result? The lack of on-street parking for both residents and guests of residents.</p> <p>People are NOT going to give up their cars and ride bicycles just because a few councillors think its a "cool" idea that the flavour of the month. Read the article and survey in the Thursday edition of the Vancouver Sun which states that only 1% of drivers were willing to change their form of transportation even if other forms were readily available.</p> <p>In short, the West End does NOT need to be a further experiment in social engineering to appease either the developers or the political whims of Council! If you want to experiment, try another area - possibly the one in which Gregor Robertson or Geoff Meggs lives.</p>	May 20, 2010 12:26 AM
134	I love the west end. the people, the parks and the tight knit community. please dont ruin it by building this tall apt. that is so out of place.	May 20, 2010 12:32 AM
135	<p>I think more should be done to police the fireworks each year. It is always a frightening time to go out in the area and the poor behaviour of people visiting for the event makes it very intimidating.</p> <p>I am glad to hear about people making a stand against unfair evictions in the area. Xxxxxx Xxxxxx are behaving like bullies and this is very much against the character of the West End. I hope they are stopped yet again from evicting tenants just to allow them to hike up the rent on apartments in their buildings.</p> <p>Is it too late to save the Stanley Park Petting Zoo? It is one of my favourite places in the West End. Now that the Parks Board has been given vast amounts of money from Xxxxxx which is going up on the sea front, they have the funds to save the zoo now?</p>	May 20, 2010 12:40 AM
136	While I understand that urban density is an important element of sustainability I feel it is of utmost importance to maintain the character and community of the West End. I am VERY disappointed to see areas such as English Bay being rezoned for a Cactus Club and Comox St. @ Broughton St. rezoned for a high rise. As a young entrepreneur struggling to build a business I hear a clear message from the City of Vancouver.....there is no room here for small business and young families.	May 20, 2010 12:42 AM

If you selected "Other" please describe here. Also, please provide specifics about the three issues of greatest importance to you.		
137	There are so many people without housing on the streets of the westend. I would love to see more services in our community for those who are less fortunate.	May 20, 2010 12:50 AM
138	<p>Maintaining St Paul's Hospital at its current location with all of its departments and specialties intact.</p> <p>I live on the 1100 block of Burnaby Street. The three issues of greatest importance to me are:</p> <ol style="list-style-type: none"> <li>1. maintain the distinct villages (Davie Village), (West of Denman Village) and the Nelson Corridor Village. These areas all have a wonderful flavour of community and "home"</li> <li>3. increase the number of foot patrols throughout the West End not just the Denman corridor and Davie corridors; but lets have a presence in the residential areas as well</li> <li>4. maintain the wonderful seawall - no other city in the world has such a beautiful walking area. The walk ways and bike paths need constant upkeep and I've noticed its taking longer and longer for repairs to be done.</li> </ol>	May 20, 2010 12:53 AM
139	<p>Housing - I am supportive of further development in the West End, if it is thought through - we do have one of the densest populations in the city but that's part of what makes it so nice to live here, with the amenities that come with density.</p> <p>Parks and green space - when you have people living in such dense neighbourhoods, parks and green space become even more important.</p> <p>Neighbourhood character - the West End population is diverse and I feel a sense of community here. It concerns me a great deal when people are attacked verbally or physically for being who they are.</p>	May 20, 2010 12:58 AM
140	<p>OTHER: No more density in the West End until other less dense neighbourhoods are densified first - ie. Kitsilano, Downtown Eastside, East Van., Dunbar, Marpole, Granville South, etc..</p> <p>No more hi-rises.</p>	May 20, 2010 12:58 AM
141	<ol style="list-style-type: none"> <li>i. Housing</li> <li>ii. Neighbourhood character</li> <li>iii. Sustainability</li> </ol>	May 20, 2010 1:06 AM
142	Parking Permit for WE residents - gradually growing in price but decreasing in availability (more and more difficult to find a space, especially in the evening)!	May 20, 2010 1:09 AM

If you selected "Other" please describe here. Also, please provide specifics about the three issues of greatest importance to you.		
143	<p>In my neighbourhood (west of Denman Street), we have a wonderful community. It has a mix of rental and condominium units, and includes both high-rise and low-rise buildings. It's relatively quiet, has a low crime rate, and has accessible amenities such as shops (many locally owned), a library and community centre, Stanley Park, waterfronts, and small green spaces and traffic calmers. Almost everything we need is within walking distance - whether the residents are young and mobile or old with mobility issues.</p> <p>I've been a resident in the area for 25 years and although my suite isn't modern, I consider myself very, very lucky to live in such a neighbourhood! There's generally a good sense of community and people look out for each other and discuss neighbourhood issues. Many tend to get involved in community initiatives.</p> <p>I fear that if we allow unscrupulous building owners to buy up or build properties that are priced high just to take advantage of market conditions, the neighbourhood will end up with people who rent as a stop-gap measure and don't want to contribute to the community.</p> <p>Two issues that are very important to me: one is the availability of pet-friendly suites. I have gotten to know many of my neighbours simply because they are visible in the streets walking their dogs or cats. Although many buildings overtly have a no-pet policy, there is an abundance of people with pets. It has been proven in countless studies that having a pet is a benefit to both physical and mental health. For so many of us, the threat or reality of having to give up our pets engenders fear, resentment, and can lead to depression. Pets are what keep many single (and dual) residents content and active. I would like to see more stringent regulations that enable people to have and keep pets; many of us would be more than willing to pay extra damage deposits to cover any costs.</p> <p>The other issue is the control of traffic through the neighbourhood - and this has been adequately addressed with traffic-calming circles and barricades to the major arteries of Beach Avenue, Denman Street, and Georgia Street. Having a major bicycle corridor also is valuable, as it provides smog-free transportation and recreation and can reduce the amount of vehicular traffic. The air in the West End is almost always fresh and clean, partly because of geographic conditions, but also because traffic is minimal.</p> <p>So, to sum up, I want to retain the mix of people that live in my community, and I don't want to see it turned into a place where people stop just long enough to be able to buy a property in the suburbs. Our community proves that medium- and high-density communities can be safe, friendly, and cohesive.</p> <p>Finally, one thing I would like to see is more community garden space in the western part of the West End. There are a few lots that have been vacant for decades that could be used for residents to garden instead of growing weeds while the owners wait for the right market conditions!</p> <p>sincerely,</p> <p>Dalyce Epp 1990 Barclay</p>	May 20, 2010 1:15 AM
144	community feel/character	May 20, 2010 1:27 AM
145	<p>We need an updated PLAN for West-End development not an on-going series of "one -off" exemptions for developers. If city hall is intent on turning the West-End into another Yaletown, be honest about it and tell West- Enders that this is the programme you have decreed for us.</p> <p>We need a ward system so SOMEONE will REPRESENT the West-End .</p>	May 20, 2010 1:41 AM

If you selected "Other" please describe here. Also, please provide specifics about the three issues of greatest importance to you.		
146	<p>Better Transit services for westenders. Transit busses are packed half pass their routes and many riders are scrambling for space to stand , forcing other seniors to stand as well. Riders will find Downtown buses packed at Robson/Denman going East and returning from downtown are packed by the time they reach Robson/Burrard. It is safer for me to take a vehicle out than take the buses.</p> <p>Westend has grown immensely the last 10 years....many second language schools are located here and have brought in more people and these people need bus transportation to and fro to their homes or education institutes.</p> <p>We need a "people mover " operating Robson and Granville Streets. Westenders living in the vicinity of Robson/Denman are the ones that are disadvantage..there are no shuttle buses operating here as they have on Davie Street serving those areas.</p>	May 20, 2010 1:49 AM
147	<p>Add a Bike lane and remove a vehicle lane. Would it not be sensible to have Denman alternate 2/1 lane to coincide with the Lions Gate bridge, as the majority of traffic is so destined?</p> <p>Also: I'M DAMN TIRED OF BEING HIT BY BIKES/SKATEBOARDS. If it is against the bylaws as I have been told by VPD, THEN WHY NOT POST IT?</p>	May 20, 2010 2:01 AM
148	<p>Affordable housing is a big problem in the West End, particularly for renters. There is little space and prices are routinely hiked up despite renters regulations which no longer offer protection. This is the only issue that truly matters to me right now as this practice desperately needs to be stopped.</p>	May 20, 2010 2:06 AM
149	<p>The West End is a mature community with a high population density that includes residents in each of the age groups. Therefore, maintaining neighbourhood character, parks and green spaces and services such education and recreation programs is more important than growth and development. Having effective public transportation services that can operate efficiently without increased traffic will be important to sustain the current neighbourhood character that has evolved over many decades to accomodate the needs of all age groups (from cradle to grave).</p>	May 20, 2010 2:07 AM
150	<p>The issues of green space, light and privacy are being ignored. The impact of large developments, many of which are being pushed through council on the wings of "heritage preservation" etc., severely affect the quality of life of nearby residents by dissolving their privacy and access to natural light.</p> <p>The proposed development at 1245 Harwood, now on hold, is a prime example of complete disrespect for the longstanding traditions of preserving quality light and privacy to neighbouring residents. The owners and residents of 1330 Jervis and 1285 Harwood would be impacted in a negative way should this proposal succeed, as would the 30+ years of green growth in their respective courtyards.</p> <p>The Westend has done more than its part in terms of providing this city with density in housing over the decades. Our community needs, and deserves, a plan presented to us that takes into account, seriously, height restrictions, green space, light and privacy. This is not Yaletown.</p>	May 20, 2010 2:11 AM
151	<p>Education: The jobs are gone where we could chop things down,dig things up,lower the nets or make things in factories.. it's all brian power now and if we don't get with it we'll be left in the dust.</p>	May 20, 2010 2:17 AM
152	<p>Pet friendly housing. There are obviously doggies in the neighbourhood - but all the for rent signs say no pets ... where are they all living??</p> <p>Speeding through the West End, in particular Nelson Street.</p>	May 20, 2010 2:19 AM

If you selected "Other" please describe here. Also, please provide specifics about the three issues of greatest importance to you.		
153	<p>need more seniors homes together with dining in facilities that are within the monetary reach of seniors.</p> <p>It would be pleasant if we seniors had blocks that were within our rent. A number of seniors whom couldn't pay the exorbitant rent increases and whom have lived in the West End most of their lives.</p> <p>If I get another increase in my rent I will be moving to the suburbs. As it is now I am close to my Doctor and close to the Healthy Heart Dept of St. Paul's Hospital. All that will evaporate into the ether is I have to move.</p>	May 20, 2010 2:29 AM
154	Lack of children and pet friendly buildings, and total lack of free parking.	May 20, 2010 2:40 AM
155	The most important issue is affordable housing for low and middle income earners. The second most important issue to me is parks and green space. More is needed. The final issue that concerns me is new development that would densify the area more and block daylight to surrounding residences.	May 20, 2010 2:41 AM
156	ABSOLUTELY UPHOLD and enforce city NOISE bylaws/,more enforcement of motorcycle noise bylaws not the "announced one weekend focus, a year, by VPD". The police should always be enforcing the bylaws.I have seen, many times, officers- disregard an excessively loud motorcycle. This is selective enforcement and the motorcyclists know this.	May 20, 2010 2:51 AM
157	<p>Most important issues to me are:</p> <ol style="list-style-type: none"> <li>1. Neighbourhood character - We recently moved to the West End and I was first stunned, then delighted at the feeling of community here. I am IN LOVE with the friendliness of everyone, the ease of interaction among all the diversities, the feeling I'm in a small, friendly, safe neighbourhood - a wonderful, homey raft on the big urban sea. All the other issues contribute to this.</li> <li>2. Parks &amp; green space - how beautiful this area is, how beautifully kept. This includes the Stanley Park paths (I use regularly) and the traffic-calming parks especially. I walk everywhere (or take buses) and am constantly impressed by the beauty, the flowers, the private as well as public care for gardens.</li> <li>3. Transportation - We moved from Burnaby where bus schedules were terrible and you HAD to have a car, and 45 minutes to get anywhere. My husband and I sold our second car soon after we moved here and often take the bus (or walk) wherever we go. Fabulous transit, though always full.</li> <li>4. Views - one of the things we all can share that makes this part of town magical. Wherever I go, I can see mountains or ocean. Very calming.</li> <li>5. Education - We no longer have young children but of course, this is really number 1, most important. The kids are our future. Nothing will go well in the future if they're not well educated.</li> </ol>	May 20, 2010 2:55 AM
158	The affordability of housing in the West End is critical to maintaining a livable, diverse and vibrant neighbourhood.	May 20, 2010 2:56 AM
159	Available washrooms through out the city is critical!!!	May 20, 2010 2:59 AM
160	<p>Serious consideration needs to be taken to ensure that West End seniors are not put out onto the street</p> <p>by apartment owners who feel it is their "god-given" right to raise rents to such a degree that seniors living on pension only will find they have no place to live. I have lived in my apartment for over 30 years and yes my rent is lower than others in this apartment block. Every time a suite comes up for rent, the rent has increased by whatever the owners feel they charge to new tenants. We seniors need some built-in security for our loyalty to the owners over the years.</p>	May 20, 2010 3:15 AM
161	Keeping rents at a reasonable rate.	May 20, 2010 3:40 AM
162	Housing available at a reasonable cost!!!!!!!!!!!!	May 20, 2010 3:44 AM

If you selected "Other" please describe here. Also, please provide specifics about the three issues of greatest importance to you.		
163	The West End is beautiful and should be able to provide a variety of living accommodations -- affordable and otherwise --for many segments of society -- singles, elderly, families, couples, pets, etc. Recreation needs to serve all these groups as well. The West End is unique in its quaintness, combined with west coast sophistication -- we must not lose the quaintness to cold sophistication. Maintain views and gardens, sunny warm spots well away from the beach, yet do not impede all growth and modernization. Public consultation is critical.	May 20, 2010 3:50 AM
164	housing - is important - see notes below regarding affordable living for families. parks and green space - is key - children need places to play as they grow - they already live in very small apartments and need the fresh air and exercise to live healthy lives. education - the schools in the west end are at their maximum capacity - often with waiting lists - any future building would require looking at the capacity for new/higher number of children in the system.	May 20, 2010 3:55 AM
165	I want to see homelessness gone. It is a shame that such a rich country has anyone without a home. There are so many innovative ideas, surely we can house some in our area. Transportation is so important, as the automobile causes so much pollution, accidents, noise. The west end should be for people not cars. How about a pedestrain mall like most great cities of the world? Sustainability - More gardens, turn our lawns into food producing gardens, add beehives, more solar panels. Less use of fossil fuels.	May 20, 2010 4:01 AM
166	My "other" selection is "Predictability" - I believe there should be a land use and development control system in place that provides predictability for residents, land-owners, the city, and developers. A community plan is the correct way to provide this predictability. The three issues of greatest importance to me are: Parks and green space - living in smaller spaces means that parks in the West End are important assets for all residents. Parks need to be enhanced and preserved. Growth and development - ensuring that development benefits the neighbourhood and supports existing livability, rather than damaging it. Neighbourhood character - the recognition that the West End has a unique character that needs to be enhanced and preserved	May 20, 2010 4:03 AM
167	Affordable secure housing is very important to the West End. The neighbourhood has undergone somewhat of a gentrification over the last decade, many developments have been for the good, for example the Mole Hill Housing Society, keeping the areas heritage alive while combining social and market housing. Other developments, like the proposal for the St. John's United Church property is completely out of touch with the neighbourhood.  When I say secure housing, I mean that people are secure in the knowledge that they won't be renovicted. It's disgusting that someone who has lived in a suite for DECADES can be put out on the street because the property managers want to raise the rent. There are so many current vacancies in the West End this practice of renoviction is abominable.  Transit services, that the No. 5 Robson bus has been re-routed still...the Olympics are OVER, put it back to it's regular schedule. This is an extreme inconvenience to many of the seniors in the neighbourhood who depend on that route to take them downtown to do their shopping at Sears or the Bay, come on Translink, show some respect, the number 5 is a very well used bus route, give your riders back their regular route.	May 20, 2010 4:26 AM

If you selected "Other" please describe here. Also, please provide specifics about the three issues of greatest importance to you.		
168	<p>I'm very concerned that low to average earners (20-40m annually) will soon find it almost impossible to find affordable rental apartments in the West End. I've rented in the West End for 39 years. My first apartment on Barclay St between Burrard and Thurlow was a one bedroom for \$135 a month in 1971! I realize this is relative to wages etc at the time, but never the less, I feel it has gotten way out of porportion. I am now widowed, thus living alone, and I pay \$894 for a one bedroom on Davie St between Nicola and Bidwell and am finding it a bit of a struggle what with all the other costs of living these days. I feel very strongly that this is a serious issue. The "flavour" of the West End MUST be preserved; we need people of all incomes and walks of live to keep the wonderful neighbourhood as great as it is. Please, please don't let it become a place where only the well off can afford to live. It would be a huge loss to so many not to have easy access to our beaches and parks. This is the issue of greatest importance to me.</p> <p>Second would be education. By that I mean, we NEED to keep the existing schools in place. This is very,very important,especially considering the number of single parent families now in existence.</p> <p>Third would be the commercialization of our beaches and parks. I'm not a huge fan of the fact that a chain restaurant will replace the English Bay concession. It changes the whole atmosphere of the area and not in a good way.</p>	May 20, 2010 4:33 AM
169	<p>For me, the greatest issue is affordability and the apparent increase of landlord's trying to gouge longtime tenants (Xxxxxx, Xxxxxx Xxxxxx, for example) by making it difficult to get repairs done, increase rents unfairly etc. The Residential Tenancy Office needs to stand up to these bully landlords who would just love to renovict people.</p> <p>New parking meters on Beach Avenue 1000 to 1,200 block. There was no warning when these were put in. As such, there are fewer spots for permit holders, and I find I now need to often pay for parking (at a meter) simple to park in my own neighbourhood.</p>	May 20, 2010 4:55 AM
170	<p>The three most important issues to me are: Housing, Crime &amp; Safety and Growth &amp; Development.</p> <p>Housing - because there we need more affordable housing to accommodate people who have lived in the West End for years and cannot afford to be home owners.</p> <p>Crime &amp; Safety - because I want to continue to feel safe living here.</p> <p>Growth &amp; Development - because I look around the neighbourhood in the evening and notice that the high rise buildings which have replaced low rises appear to be more than 50% vacant. Builders are coming in here, tearing down low rise buildings and replacing them with buildings which are in a large part sold to foreign investors. Many people are forced to move from the West End due to affordability issues with the newer buildings.</p>	May 20, 2010 4:57 AM
171	<p>I am very concerned about the high rises planned for various areas of the West End. One of the reasons that I (and many other people I know) chose the West End is that it doesn't have those glass towers that Coal Harbour and Yaletown do. The neighbourhood character would not be the same. It actually makes me very sad.</p>	May 20, 2010 5:12 AM
172	<p>I am a single guy and moved into the neighbourhood to be closer to work and friends, but \$1300 per month is already expensive for a 600 sq foot (not complaining) apartment. I am worried that with further development in the area that rents will continue to rise. If they rise much further it will cease to be a working neighbourhood, and become a playground for the rich and boring, just like coal harbor.</p>	May 20, 2010 5:35 AM



If you selected "Other" please describe here. Also, please provide specifics about the three issues of greatest importance to you.		
173	<p>Other: Livability, distinctive neighborhood character, collaborative, smart, transparent planning process.</p> <p>The West End is a gem, with a character all its own. It's not Yaletown, and I don't want it to be. The mix of older, beautifully tended buildings, newer townhouses, condo's and heritage buildings can't be found anywhere else.</p> <p>The existing density of the west end is significant, and the services available are borderline/adequate only for the population here now - increasing density through ill considered monster towers is tragically short sighted. Once we change the character of the west end, it's gone.</p> <p>I also am frustrated that the 'rental shortage' numbers are so skewed and inaccurate. My understanding is that owner rented suites in condo buildings are not included in rental stock calculations, and that's either willful manipulation or plain dumb. Our building has 33 units, 5 of which are permanently rented, and many other condo buildings in the west end rent the same or higher percentages of units.</p> <p>While the STIR program makes some sense on paper, the application of it misses the mark. Rentals of \$1000 plus per month for tiny suites are not feeding units into the target housing market - those rental rates are beyond the capacity of most renters.</p>	May 20, 2010 5:47 AM
174	<p>1) Housing - AFFORDABLE, liveable housing with LandLords/housing owners who are completely responsible for their building and dont hike up the price per unit everytime someone leaves. this is happening in my building right now, i pay 990 per month, new tenants pay 1200 for the same space, is that fair?</p> <p>2)Crime and Safety - Especially on Davie St!!</p> <p>3)Parks and Green Space - with the density population i think green space and parks that arent filled by drug users/dealers are essential</p>	May 20, 2010 5:54 AM
175	<p>Do not increase the density in the WE further. The two new developments will alter the character of those neighbourhoods, and should not be approved.</p>	May 20, 2010 5:55 AM
176	<p>Neighbourhood Character - want to keep the large green footprints around residential buildings - do not want buildings right to the lot line which many of these new projects are showing. Older towers were on the footprint of the house they replaced. Important to keep the kind of extensive lawns, gardens and trees which most currently have. This greatly increases walkability and a feeling of safety. Yaletown/Coal Harbour streets are not pleasant to walk on and are usually deserted. Only the sea walls are pedestrian friendly.</p> <p>The tiny units being proposed are only good for singles - many are too small even for a couple. This impacts sustainability of community, as the turn over in these spaces is frequent as if the occupant ends up in a relationship or wants a family they will increasingly have to leave the neighbourhood.</p> <p>Recreational facilities are already stretched to the limit - library, community centre, Gordon Neighbourhood House, school playing fields cannot handle the existing demands let alone those of several thousand more people. Beaches, Stanley Park and the Aquatic Centre serve Greater Vancouver and these are also becoming increasingly crowded. There are waiting lists for many activities.</p>	May 20, 2010 6:31 AM

If you selected "Other" please describe here. Also, please provide specifics about the three issues of greatest importance to you.		
177	<p>Specifics:</p> <ul style="list-style-type: none"> <li>-- affordable Seniors' rented housing, contrary to Xxxxxx-type practice.</li> <li>-- parks and green space is good per se, but need more fenced off-leash dog areas, with water fountain at the edge reachable to people outside the fence and dogs within.</li> <li>-- transportation (public) is excellent at present, but should remain so.</li> <li>-- neighbourhood character (lower buildings) is excellent as it stands; high-rise should be restricted.</li> </ul>	May 20, 2010 6:57 AM
178	<p>Housing: there is a lot of housing available if you have lots of money, but most of us don't. The whole city is too expensive for people to have a decent life in it if they are just ordinary working folks. I know that we need federal and provincial support for more affordable decent housing (and I don't mean basements) but the city has a role to play.</p> <p>I am concerned about the homeless, and the so-called working poor. Also single mothers and seniors.</p> <p>Sustainability - it has to be in the forefront of all thinking on all subjects. It is more than time we examined the cost of brutalizing our planet when we do any of our projects. I will say that there are lovely green spaces, and Stanley Park is a jewel, but they need vigilance. And also, I am not in favour of the incinerator plan to deal with waste. There are better ways to do it.</p> <p>Transportation is better than in many cities and the promotion of bikes is wonderful. I hope that the Robson street bus will soon be put back to its normal route, as what it is now is pretty useless when heading out of the west end. Connecting with busses going south on Howe is awkward and time-consuming at best. I am able-bodied, but many are not. When the sun run happened, between the closures, I wound up having to walk out of the west end all the way to Seymour and Richards (I think it was Richards) in order to go east to Strathcona. The run is great, but that seemed to much of an interruption to other people's means of transportation.</p> <p>I would also like to suggest something a bit strange. I don't drive, I used to ride a bike a lot, I now cannot do it as much, and sometimes I am carrying groceries or some such, and I wish then for a slow moving electric vehicle, just big enough for 2 plus stuff, with protection from the weather. A slow lane if you will, with the equivalent of the golf cart being legal. I am sure there are many reasons why not, but what a treat it would be to have the downtown at least to travel when a bike or a wheelchair is either not possible or not needed, but a car or a bus is too much. I saw such vehicles on Catalina Island, where they allow no cars or nearly no cars. What a concept. Does it have to be reserved for islands?</p> <p>Thanks for asking for my input. PS: accommodation, missing an "m" below.... ; )</p>	May 20, 2010 7:12 AM
179	<p>housing - affordable and social housing to enable a cross section of citizens to live and work in central vancouver. This gives a sense of community, essential for environmental care to minimize commute for many people, enable walking to work, markets/shops, facilities etc</p> <p>transport - continue ability to live in this area without a vehicle by access to public transit to other areas of city and lower mainland, carry stuff like groceries, library books etc when too heavy to carry or rain is really heavy</p> <p>recreational - crucial with high density of this area, esp as many areas are used by many who do not live in this area</p>	May 20, 2010 7:39 AM
180	The WEstend has a character which is aprt of the community. All development should be within the character that already exists.	May 20, 2010 2:15 PM

If you selected "Other" please describe here. Also, please provide specifics about the three issues of greatest importance to you.		
181	We need someone to address the mass population on bidders that are depreciating our properties. Its getting so bad that there is a steady stream, anywhere from 30-90 seconds apart constantly rumaging through bins and recycle 24 hours a day. They are rude, disruptive, urinate and deficate in the allys beside our bins, and bring crime to the neighbourhood. As well at this point there is a begger on every st corner. No matter where you cross theres one on all 4 corners. Its bad for the neighborhood, tourism, health anmd property value and I for one am sick of it. Something HAS to be done to move these people off the street and into jobs. And btw, the shopping carts are STOLEN PROPERTY. I dont know why politicians think this is acceptable. My home had become less attractive, more break ins, and less property value due to the masses of st people that have made it THEIR home. If you dont pay property tax or any other tax for that matter then you have no right to take over the neighbourhood. Its a disgrace.	May 20, 2010 2:29 PM
182	Loss of green space on public parks and beaches due to development on same .	May 20, 2010 2:51 PM
183	The West End is the last place down town that is low rise family buildings that normal people can afford to live in. If we develop it with high end large towers we will lose it forever. I do not want large scale building in my neighbourhood. Let the West End be the West End forever!	May 20, 2010 3:08 PM
184	There needs to be some regulation for rental apartments in the West End; it is not fair that the rents are so high and one has to put up with mould, un-kept buildings in need of maintenance. The landlords charge a big price and are not accountable for any standards their tenants live in. If it were possible to move to a model as in Germany we would all have a standard to follow. The Landlords are living on GREED and as we move into a heavily taxed era this is something that the average middle class person can no longer afford.	May 20, 2010 3:23 PM
185	i feel that the west end now has a good community feeling. there is a diverse group of people living here and we all mostly get along, and actually know who our neighbours are. we are distinct in that we are not a forest of high rises like yaletown and i think this is what gives it that sense of neighbourhood. the apartments and houses have front lawns and plants which contributes to the green space, i think all large buildings should have some kind of green space around them. and room for permanent community gardens would be great. i don't know what the answer is to have this as well as keep it affordable for the average person, but there must be ways to accommodate a wide range of incomes. if it becomes less about developers getting rich and more about the people who live here, it might go a long way.	May 20, 2010 4:23 PM
186	I am a 61 yr.old single disabled person living on a disability pension. When I reach 65 my income will drop significantly more than it did when I became disabled yet rents will continue to rise. I live in a modest 480 sq. ft. bachelor apt. so downsizing is not an option. The governments rental assistance program applies to a maximum rent of \$700, which is totally unrealistic. I live in Vancouver because of proximity to specialist doctors and the disabled friendly sidewalks, doors and public transport upon which I depend as I am no longer strong enough to drive. I, and many more like me, need affordable housing and services where we are, as moving would be an intolerable burden.	May 20, 2010 4:24 PM
187	Proper rent controls to maintain a diverse community.	May 20, 2010 4:52 PM

If you selected "Other" please describe here. Also, please provide specifics about the three issues of greatest importance to you.		
188	<p>Housing: Rental accomodation is important but not at the expense of quality of life of existing residents who have lived in the community for many years.</p> <p>Neighbourhood character: We moved to the West End about 12 years ago because it wasn't like Yale Town and had an existing appropriate balance of highrise and lowrise buildings. Surely this character can be maintained and still provide more (or maintain existing levels) of rental housing.</p> <p>Sustainability: This can be achieved without more imposing highrises, in a more environmentally sound way (possibly 4 to 6-story wood low rises) that maintains existing community feel.</p> <p>Other: The city is giving away far too much for developers to provide a few rental units or provide other dubious 'benefits' to the city. How can we justify 21 stories for 'saving' an ugly, largely irrelevant facade, or for providing 26 or so dedicated low rent units?? Surely there are much more creative ways to increase rental space if it is required. We need a comprehensive community development plan in place before any further approvals are given. These developments affect the character and quality of the community for decades to come. Approval for them cannot be given lightly to solve perceived current problem.</p>	May 20, 2010 5:28 PM
189	<p>I am concerned with the automobile parking issues in such a congested area. Traffic flow is a major problem as is access to the West end. Access and egress are sometimes impossible during events.</p> <p>There are too many events scheduled. For example : Pride Parade, Fireworks etc. On such occassions it is impossible for residents to even view such activities as we must stay with our pets who freak at the noise. Hold the events somewhere esle for a change.</p>	May 20, 2010 5:29 PM
190	<p>All healthy communities address all of the above "issues and concerns" in a way so that none become problematic.</p> <p>This is only achieved through balance and creative approaches that address needs other than "growth and development" (greed) at all costs.</p> <p>Housing should be such that diversity and human scale is maintained in the neighbourhood. Everything from heritage buildings to the 1950's walk-ups need to be maintained and retained well into the future.</p> <p>Governments at all levels determine what happens at the community level and have the power to preserve or destroy....let's have some creativity, courage and balance. Years of work have gone into making the West End what it is today. Now that developers have built out the downtown peninsula they have now returned their attention to the West End.</p>	May 20, 2010 6:17 PM
191	<p>The Westend is currently bulging at the seams: not only for the residents but for the thousands of visitors. There is limited parking, packed buses, and an aging community centre. There seem to be a lot of vacancies so can't think why we need to look at more housing until we look after the infrastructure.</p>	May 20, 2010 6:53 PM
192	<p>While housing, transportation, and safety are very important, neighbourhood character and views are what make the West End unique. There is no other community like it. It is the heart of the city. You pay a premium to live here, as I have done for 31 years. The tree-lined streets with buildings set back to give space for greenery add to the character of this area. Views need to be preserved. The value of many units is tied to the view from that unit. It is part of the life-style of the West End and the reason many people live here. The rescuing of heritage homes and converting them into great living spaces was one of the best things done by the city.</p>	May 20, 2010 6:53 PM

If you selected "Other" please describe here. Also, please provide specifics about the three issues of greatest importance to you.		
193	RE-Developemnet: There are a few small blocks of buildings here and there that have jsut a couple of stores, and no other levels above. These could be re-developed to have some rental units above the stores. To rebuild there would not be a disruption of current residents, as there are none at the moment, and it would increase the density, but also availability of rental units. There would have to be a design made, which locations can have 2, 3 5 or 10 storey buildings. in Some cases, the hi rises could be a mix of low income, middle income rentals, and condo units above. There would have to be sufficient parking built under for the renters and condo owners.	May 20, 2010 7:31 PM
194	The West End is a beautiful place where people from every demographic live. I think focusing on crime and safety is important so that everyone from children to elderly have a peaceful place to reside. Our education system is also extremely important as it will keep young families living in the West End and help the community have a bright future! Neighbourhood character is also an important issue in my mind as I worry about the over-development of Vancouver and the attitude that newer is better. I feel that a lot of our city's short history has been destroyed by the dozens of new condo's that have been put up in recent years. I would love to see the older buildings of the West End protected and rent controlled.	May 20, 2010 7:33 PM
195	(1) Our library and community centre are in need of up-grading. They receive heavy use and very little in the way of renovation or expansion have occurred. (2) Housing for the homeless and support services in-house for mental health issues and addiction issues. (3) New construction should benefit social services needed and should not impede view corridors already in place.	May 20, 2010 8:06 PM
196	Lack of truly affordable housing for ALL! The few rentals they propose for the new mega developments will be neaither affordable or sustainable.  Thanks for trying to heop us Spencer. Keep up the good work  Rise Eaton	May 20, 2010 8:12 PM
197	AFFORDABLE HOUSING: We need protection from renoviction by greedy and unscrupulous landlords. We need affordable housing in livable suites ie. not 350 sq. ft. (or smaller) "coffin-boxes". Larger suites incorporated into the proposed towers (which will block sunlight to neighbouring buildings and on street-level) will not be affordable as developers and landlords try to make the most on their return.  NEIGHBOURHOOD CHARACTER: The West End is a vibrant, vital community. It has become a desirable neighbourhood; it wasn't always so. When I first moved to the West End (after having lived in Kerrisdale and Kits), Davie Street was still a prostitution stroll, and Davie and Denman were both seedy streets. Only after residents fought for the preservation of their neighbourhood through campaigns such as "Shame the Johns" did the West End become a safer, more friendly place to live. Part of what makes our community work are the small, low-rise buildings that encourage and enable neighbours to know and BE neighbours, and to participate in the life of this community (West End Neighbours; Renters At Risk: WERA; West End Cleanup). People choose to live in the West End for this sense of community, and because they choose not to live in anonymity in glass and steel towers. Don't destroy what makes this community work by recreating Yaletown only a few blocks away.  GROWTH AND DEVELOPMENT: Your website states that "the city is growing and there is demand for new development in all neighbourhoods". If this is indeed the case, then let's see new development in ALL neighbourhoods (particularly the vastly untouched, NIMBY West Side), and not just the one that is already the most densely populated (the West End).	May 20, 2010 8:50 PM

If you selected "Other" please describe here. Also, please provide specifics about the three issues of greatest importance to you.		
198	<p>Affordable housing that allows for mixed socio-economic neighbourhoods is a huge and growing problem. Land use decisions and economic forces are turning Vancouver into a "resort" city like Whistler, Vail or Aspen - an area where the rich from anywhere can own a second, third or fourth home, but local workers cannot afford to live, especially if they have families.</p> <p>I urge the City to reconsider land use (zoning) that crams all density into very geographically limited areas, while preserving vast swathes of the City (and the region) for single, detached family homes. This increases land costs and contributes to the affordability crisis. It also encourages sprawling development, making transportation and sustainability problems worse.</p>	May 20, 2010 8:59 PM
199	<p>I'm concerned about over densification of neighbourhoods. The west end provides a nice mix of green space: lawns around buildings, plants and so forth, that provides a greater sense of a living neighbourhood. Areas such as Coal Harbour and Yaletown feel less vibrant and more like human storage spaces. I would not like to live in a human storage unit. As a low income earner, I know I am limited to the amount of living space I am entitled to. As I build my career and can afford a home, I would prefer to purchase one that has space in which I can live, read, entertain guests, garden and so forth. Having small apartments in mixed residential/business communities is great, but higher density neighborhoods should only house minimal businesses, and have more recreational facilities.</p> <p>Building design is also important. In newer areas where there is high density residential and higher density business, the space is not utilized efficiently. Building design is uninspiring and boring, with very few and often expensive exceptions. I find the markets in Yaletown claustrophobic. The Westend has a nice mix of corridors of market/medium density residential spaces, very close to higher density residential.</p>	May 20, 2010 9:53 PM

**If you selected "Other" please describe here. Also, please provide specifics about the three issues of greatest importance to you.**

200 Dear City Council: May 20, 2010 10:24 PM

This is long, but please take the time to read through it.

I put "housing" down as very important, for there is a need for better quality apartments. I don't mean Yaletown or Coal Harbour-type glass-and-steel, but more architecturally interesting low-rises, and more with 3 bedrooms. We want to encourage families to live here, and 3 bedroom apartments are few and far between. Most of them are in huge high rises, which are not good because they block views, and because of their height, they change the character of the West End. For example, a very nice low-rise is at 2050 Comox (I do not live there but have viewed suites there), and should be a model for housing. Many of the 1950's - 1960's vintage buildings should be torn down with new, environmentally-friendly (there are federal funds for constructing these), and not "box-shaped" apartments, being constructed.

If you turn the West End into a bunch of high rises, or boxy buildings like the typical one you can view at 2090 Comox, (which are rampant all over the West End from the '50's), the entire character of this area will be changed irrevocably. If the city wants high rises to house more people, put these in Coal Harbour and Yaletown, which are defined by highrises. Put the low income units in there too, if that would be a better use of public funds, with more units per building footprint. I don't mind at all having low income units subsidized in architecturally, environmentally sound low-rise buildings in the West End (there should be these also), but don't go the route that it seems people have taken with constructing utilitarian, Eastern Communist Block-type buildings. You can really have both (affordable housing and attractive housing) if you just think it through and form partnerships.

I know that much of the West End was transformed into some of its ugliness in the '50's by some powerful developers, but let us not repeat those mistakes of the past. This City Council needs to set an example and lead the West End into the future of sustainability, livability, and environmentally-friendly buildings, which means in part, not blocking views via uncharacteristic high rises, encouraging (or giving tax breaks to building owners who include) the incorporation of pleasant atria viewed from the street, or front yards nicely planted in any new apartment built.

I might even add rent control for seniors, but that might smack too much of Santa Monica California or something like that.

But please--- 1) relax laws for upgrading old buildings or for tearing them down to construct new low rise more interesting apartments, and 2) encourage families to move in by encouraging 3-bedroom units to be built, and also, very importantly, 3) no more high rises west of Denman for sure, and probably not west of Thurlow on the less busy streets like Haro, Pendrell, or Comox. Otherwise we will soon not only have a very ugly area next to a major tourist attraction (S. Park) and downtown, we will also have only an aging population as well as short-term renters in bachelor apartments who really do not have a vested interest in the neighbourhood.

Families care about the neighbourhood. Please encourage the development of family-friendly low-rises, with added space for seniors (and rent control??) and for those who cannot afford the West End. I would encourage seniors before the latter, simply because I believe that the West End is a relatively safe part of town for them.

So there you go with my 3 issues of importance, all centered around a new and revised housing plan. The squeaky wheel has gotten the grease (and your ears) so far, but I truly believe that more people think like me than have spoken up to date. Question of Professionals with little time or who are so multi-tasking that they forget to speak up).

If you selected "Other" please describe here. Also, please provide specifics about the three issues of greatest importance to you.		
201	Traffic: A lot of traffic rushes through the neighbourhood. I think they use the West End as a shorter route from coming and going to the North Shore.	May 20, 2010 10:35 PM
202	<p>SUSTAINABILITY: The two proposed towers 1401Comox and 1754&amp;1772Pendrell will put an unnecessary burden on the existing unsatisfactory facilities. Sadly the city officials and planners chose to divide and conquer for 1401Comox, promising some groups facilities... so that they would overlook the inappropriateness of the structure for the surrounding area. Are human needs met fairly and efficiently for all? Needs for education, recreation, parks and transportation?</p> <p>NEIGHBOURHOOD CHARACTER: The West End is unique. The area surrounding 1401Comox is especially so having condos, rentals (market based and low income) and Heretage houses. Most are within the March 1980 Zoning Plan.</p> <p>HOUSING: If more low-income rental housing is necessary then let the renters feel they are in a building appropriate to the area NOT PUT IN A GLASS TOWER . Allow them the feeling of belonging..like the people accross athe street from 1465 Comox.</p>	May 20, 2010 10:59 PM
203	<p>Housing - there needs to be more affordable rental housing for families and for seniors. STIR is not the solution (see more below).</p> <p>Recreational facilties - Joe Fortes library should be doubled in size, at least.</p> <p>Growth and development - should respect West End building character.</p>	May 20, 2010 11:35 PM
204	Homlessness.	May 20, 2010 11:49 PM
205	<p>Housing—affordable housing—is central to maintaining diversity, enabling "aging in place," enabling people who work here to live here, and it is essential for stopping the community from being a playground for the rich—the often absent rich—who are unlikely to contribute to the community. Co-op options need to be significantly expanded.</p> <p>Transportation—varieties should primarily be alternatives to the private automobile. The West End of walkable and cycle-able and needs links to public transportation to other areas. Hopefully with this trend toward the reduction of the private automobile, above ground parking lots can be transformed into gardens within a few years which will help with global warming. Roof top gardens should be encouraged, especially with new buildings.</p> <p>Sustainability is also central. We should not be plundering the resources by the few at the expense of the overall well being of the area for future generations.</p> <p>Growth and development (ambiguous on the survey) should be guided by an overall vision—not by the near-monopolistic landlords who believe their money and power should trump the law and the sense of belonging and community.</p> <p>Thanks for the opportunity of providing this input.</p>	May 21, 2010 12:15 AM
206	The STIR programme shortchanges all tax payers, providing massive incentives to developers. The money lost to the developers would be far better spent on upgrading recreational facilities and other community needs in the West End	May 21, 2010 12:33 AM
207	Affordable housing, parks and green space and neighbourhood character of the Westend are most important to me. I am fortunate to to afford the apartment I live in but it's getting harder as the rent slowly creeps up. It would be hard for me to move out now as it would be difficult to afford a different place. It is all the gardens and green space and the neighbourhood feel that everyone finds so appealing about the Westend. Keep up the good work and don't develop any of greenspaces (or build upwards and ruin the views). All amenities are conveniently located and I feel comfortable and safe walking around the neighbourhood by myself and at night (as a woman). Also, keep up the good work in this area.	May 21, 2010 12:35 AM



If you selected "Other" please describe here. Also, please provide specifics about the three issues of greatest importance to you.		
208	<p>1. Transportation: My wife and I live about four blocks from the Burrard Bridge, and commute (together) South across the bridge to work every morning and back in the evening. It is not rare for car traffic to be backed up close to our home for half an hour and sometimes more, while we have never seen more than four bicycles at a time on the bridge. Not only is this an irritating delay, but the long line of cars spewing pollutants into the air while idling and inching along to get to and across the bridge is environmentally destructive. Adding more bike lanes to more West End streets will spread the same problem to more places. The Mayor and Council should bear in mind that some people have required travel that is too far to go on a bike; some people are too old and/or infirm to travel by bike; some carry large or heavy loads; some need to travel together with one or more others; etc. Stop treating drivers like outcasts and bicyclists like coddled favourites!</p> <p>2. The neighbourhood character: The West End is a lively, friendly, open-minded neighbourhood. We appreciate the green space, parks, beaches, English Bay, Stanley Park, the views of the North Shore mountains, etc. We also used to appreciate the fact that we could enjoy amenities like those in a human-scale, relatively uncrowded, environment. Changing zoning regulations to allow more and more high-rises, blocking the view, impinging on traffic flow, accessibility, and cleanliness because of ever-higher density, is damaging and will eventually destroy that neighbourhood character. The facts that more people want to move here and developers want to make more money do NOT require that we ruin the neighbourhood and the city to accommodate them. This is exactly what happened in Los Angeles, now one of the least livable cities on the West Coast.</p> <p>3. Parks and Green Space: See my comments under #2.</p>	May 21, 2010 1:09 AM
209	Don't make it into a Yale town.	May 21, 2010 1:12 AM
210	The West End needs a long term community plan on sustainable development. Not planning rules that change as frequently as City Councils.	May 21, 2010 1:41 AM
211	Livability. This means all levels of income, all age groups. diversity of people. These are what make the West End unique. A better balance between home ownership and rentals.	May 21, 2010 1:48 AM
212	<p>Some of the most important determinants of the West End's character are the unobstructed views of the forest, waters and mountains. These make living here a joy and must not be sacrificed to high rise buildings.</p> <p>Rent control is another vital issue. Rents are high here and many are on a fixed income so we must keep increases low and predictable eliminating unscrupulous methods whereby tenants are evicted.</p> <p>So far there has not been (to me) a significant incursion of criminal activity here and I support ways of maintaining and reducing criminal activity.</p>	May 21, 2010 2:01 AM
213	<p>(1) A official documented plan in place regarding development and changes for the community here in the West End</p> <p>(2) More community input into the changes in our community.</p> <p>(3) Keep up the good work on the greenspace and parks.</p>	May 21, 2010 2:17 AM
214	Affordability	May 21, 2010 3:35 AM
215	<p>Maintain comparatively affordable accomodation in this neighbourhood historically the first home for a variety of new immigrant groups, and seniors and others on fixed, low to moderate incomes.</p> <p>Maintain high level of public amenities (parks and green space) within walking distance of homes and businesses serving basic needs.</p> <p>Maintain adequate elementary and secondary school spaces for increasingly dense population including many young families.</p>	May 21, 2010 4:01 AM
216	Affordable housing, not building condos that the average Canadian cannot afford. Keeping views and green spaces that are open to the public, the rich should not get priority to these things. Vancouvers West-End does not need anymore housing development unless it is for affordable housing, and buildings that are put up should be tasteful and have character, not more walls of glass and concrete.	May 21, 2010 4:31 AM

If you selected "Other" please describe here. Also, please provide specifics about the three issues of greatest importance to you.		
217	<p>Why does the city constantly succumb to the lobbyists for developers?</p> <p>The fore bearers in the city council determined the appropriate zoning years ago, now we are constantly under pressure to accommodate the developers want for money.</p> <p>What is the justification for changing the zoning? More affordable housing or greater profits for the development companies.</p> <p>More housing that fits in the character of the neighbourhoods is the solution, not grand 20 story buildings that cast great shadows and increase the density of the area. Have the developers build more smaller buildings instead of trying to re-create 'Yaletown' in the west end.</p>	May 21, 2010 4:42 AM
218	<p>Population Density is my main concern(#of people per square area of available space)</p> <p>What is save, sustainable and livable? Parking in the West end is almost unattainable--what benefit is there in increasing the number of inhabitants and not increasing proportionately the # of parking spaces in the new developments?</p>	May 21, 2010 4:53 AM
219	<p>I believe one of the most important problems facing the downtown of Vancouver is how we are going to keep our neighbourhoods liveable - while being affected by larger and larger populations.</p> <p>I really don't think Council has sat down and really thought about how the larger density and resulting rise of population anis going to affect our neighbourhoods.</p> <p>There needs to be more legislation drafted to suit a city with a much larger population and building density than the laws that were originally drafted. There also needs to be stronger enforcement of existing anti-noise by-laws - especially with regard to motorcycles outfitted with special mufflers that make a horrible noise and other loud and obnoxious equipment..</p> <p>Traditionally the West End of Vancouver was populated mainly by seniors, a few families and single people. Now the whole demographic has changed with the influx of the large number of families with children being forced to live in rental accommodation or small owned apartments because of the high real estate prices in the city. This puts a whole new set of dynamics into play and I don't think this has properly been thought out.</p> <p>When Government changed the legislation wherein it was illegal to refuse families in the City they stopped at that. They did not seem to be too worried about the fact that a lot of the rental building stock was old and almost totally unsuitable for family dwellings. Most of the apartments are only one bedrooms and the buildings are not insulated for the additional noise. They were never intended for families.</p> <p>Calgary, Alberta has a superior system. They have two designations of buildings. Adult buildings where there are no families and those designated as family buildings. There is a difference between the two in their design and construction. Family buildings usually have larger suites with multiple bedrooms, washers and dryers in suite, allow pets, have recreational facilities for children and are much more comfortable for families.</p> <p>The adult buildings are more like what would be built here and most do not allow pets.</p>	May 21, 2010 5:29 AM

If you selected "Other" please describe here. Also, please provide specifics about the three issues of greatest importance to you.		
220	<p>1. Other: Heritage Buildings: Reverse 1215 Bidwell rezoning. Use CAC's from previous developments to buy 1215 Bidwell and preserve and protect entire building, not just facade.</p> <p>Change Vancouver Heritage policies and bylaws to remove incentives that make it more profitable for developers to buy a heritage building, demolish it and save only the facade to get a density bonus, which makes it more profitable to redevelop a heritage site than an empty lot or non-heritage site.</p> <p>2. Views: Restrict all development to the 60-foot maximum outright building height to maintain existing views of mountains and ocean from existing buildings and from street.</p> <p>3. Housing: Create 50% condos and 50% rentals balance in the West End, like the rest of Vancouver. Limit buildings to 6-storey wooden buildings which are better for the environment, more sustainable than concrete, steel and glass buildings.</p>	May 21, 2010 6:07 AM
221	<p>I love living in the West End because:</p> <p>a) of its proximity to nature. I specifically chose this neighbourhood because of its closeness to beaches and water and also because of the park.</p> <p>b) as a single female, I feel very safe living alone in the West End. I am comfortable with walking the neighbourhood alone and would hope that it could remain that way.</p> <p>c) the view that I have from my apartment. I have remained in the West End because of the importance of what I see from my windows. I would be heartbroken if my view was suddenly replaced by a concrete wall etc.</p>	May 21, 2010 6:11 AM
222	<p>for a quality of life I have recently come to Vancouver's West End. Since I rely on public transportation it is vital for the benefit of daily needs where I welcome the enjoyment of public spaces that are hopefully free of crime with a safety to reassure living here.</p>	May 21, 2010 6:13 AM
223	<p>other: SUNLIGHT - we live in a rainy grey climate in winter. Sensitivity to building heights.</p> <p>neighbourhood character - many residents have lived in the WestEnd 30+ years because of the zoning and community plan that was put in place. ALL ages live here and many low income earners especially. This should be respected and considered when making decisions. spot rezoning changes the character of a neighbourhood</p> <p>housing - should be as affordable as possible for ALL ages. Also different from other dense areas of the city, this makes/keeps the character of what is here.</p> <p>green/park space - is essential to keep sunlight available to as many residences as possible. One needs to go outside more when living in smaller space. Open space is visually enlarging, calming and de-stresses the pressures of urban living.</p>	May 21, 2010 6:25 AM

If you selected "Other" please describe here. Also, please provide specifics about the three issues of greatest importance to you.		
224	<p>1. Other: Heritage Buildings: Reverse 1215 Bidwell rezoning. Use CAC's from previous developments to buy 1215 Bidwell and preserve and protect entire building, not just facade.</p> <p>Change Vancouver Heritage policies and bylaws to remove incentives that make it more profitable for developers to buy a heritage building, demolish it and save only the facade to get a density bonus, which makes it more profitable to redevelop a heritage site than an empty lot or non-heritage site.</p> <p>2. Views: Restrict all development to the 60-foot maximum outright building height to maintain existing views of mountains and ocean from existing buildings and from street.</p> <p>3. Housing: Create 50% condos and 50% rentals balance in the West End, like the rest of Vancouver. Limit buildings to 6-storey wooden buildings which are better for the environment, more sustainable than concrete, steel and glass buildings.</p>	May 21, 2010 6:32 AM
225	<p>We need more affordable housing in the Westend. Approval has been given to an number of developers to build more high-end condos in parts of the Westend, but these developers should be required to provide something in return. I don't mind developers building more highrises, but they should have to provide more affordable suites in their highrise buildings. Since developers are being permitted to increase the height of their buildings, they should be required to develop parks and recreational facilities, not only in the Westend, but in other parts of the city. They shouldn't be given carte blanche permission to develop sites, without giving the city something in return.</p>	May 21, 2010 7:49 AM
226	<p>Other: Separated Bike lanes and more car-free roads!!</p> <p>Affordable housing and regulations to protect renters.</p> <p>More green space and parks, more community gardens and better use of green space, encourage conversion of roof tops to green spaces etc.</p> <p>Less cars, less vehicles overall in the Downtown core. Improved quick-access frequent-service transit system.</p>	May 21, 2010 10:17 AM
227	<p>Cultural Center and Heritage Preservation. The West End needs a cultural center.</p> <p>1. Of course housing is important, but not the kind that would negatively impact livability, like more rental towers (STIR) with spot rezoning in the wrong part of the neighborhood. Over 80% of units in the West End are already rentals, and availability had increased 10 fold in the last few years, so</p> <p>2. We don't need to focus on more growth and development right now, especially without a long-term plan for and by the neighborhood. What we need is to focus more on preserving livability, providing enough amenities and maintaining the neighborhood character.</p> <p>3. It's vitally important to maintain livability in such high-density neighborhood to preserve and even create more green space and parks, like community mini-gardens. Maintaining this would also increase sustainability in the long run, which is in line with the city's focus on being the greenest in the world.</p>	May 21, 2010 10:36 AM

If you selected "Other" please describe here. Also, please provide specifics about the three issues of greatest importance to you.		
228	<p>there is not comprehensive development plan or strategy that includes public input within a realistic time frame. established long term plans are being ignored. short notice and limited notice (only residents within a 2 block radius of the proposed 1401 Comox Street development were notified, where the entire West End should have been)for busy residents is a problem. we feel pressured that STIR for example lacks long term insight, is being pushed through much too quickly and as the mayor has stated is a measure to stimulate economic development.</p> <p>why should tax dollars be used to subsidize developers who are proposing a very unsustainable glass complex such as 1401 Comox??</p> <p>also we feel disconnected from the canada line so it's service is useless for us.</p>	May 21, 2010 1:44 PM
229	parking, traffic congestion and noise	May 21, 2010 2:33 PM
230	<p>I am very interested in the city exploring the fact that recycling is not mandatory in the west end</p> <p>i find it appalling that for the last 5 years my landlord has refused to provide recycling facilities to the tenants in my building and the businesses below.</p> <p>I have learned the recycling is 'optional' in this area of vancouver ... how can the environment ever be considered 'optional' by a world class city???</p>	May 21, 2010 3:42 PM
231	<p>1). Neighborhood Character and Parks and Green Space - The parks and green space in and around the West end help define the areas character, which I think is very unique given the recent mass modernization of the downtown core. It is very difficult to find such well integrated green space and housing in any of the recent (&lt; 10-15 year old) developments.</p> <p>As well, this is the last "untouched" area in the downtown core, void of any rushing and gridlock that is present in the rest of the city. When you walk through the West End you feel a great sense of community and tranquility which you can rarely find in other parts of the downtown.</p> <p>2). View - The ocean front, mountains, and parks (Stanley Park) are the icons of the city, not 35 story concrete structures. If you can't see at least one of these features without struggling in this neighborhood you might as well live in Toronto.</p> <p>3) Crime and Safety- speaks for itself.</p>	May 21, 2010 4:42 PM
232	<p>The most important issue for me is the protection of our parks, trees, and green areas. As well as promoting our sense of community in our neighbourhood through community events, workshops, meetings, festivals, family activities, etc. Respecting different lifestyles is a must in our city, I think we should promote it always.</p>	May 21, 2010 4:49 PM

If you selected "Other" please describe here. Also, please provide specifics about the three issues of greatest importance to you.		
233	<p>1. Stop conversion of rental housing into condos. Rental housing is managed to accomodate the turnover of renters - condominiums are not set up to handle this, and causes stress on Strata Councils and their Management companies.</p> <p>2. Limit the conversion of neighbourhood commercial services and retail outlets on Robson , Denman and Davie. Robson Street in the 1980's used to be a neighbourhood shopping street, "Robsonstrasse", but now it is Vancouver's overpriced "Rodeo Drive", and does not serve the neighbourhood. Curb what is happening on Robson street, and don't let this happen to Davie and Denman. Robson street is now an "International Mall" and has no local character.</p> <p>The West End used to be well served by a wide range of service stores. It is not anymore. The number of these services has diminished dramatically over the last 25 years. If the West End is to remain a walkable, car-free neighbourhood, it is not acceptable, for example, to have to drive 1/2 hour to get to Home Depot to buy a few hardware supplies when there used to be several good hardware stores in the neighbourhood.</p> <p>3. Do not allow the relocation of critical Medical Services, ie. St. Paul's Hospital, from the West End. This facility and the doctor's offices that support it, are within walking distance. A relocation of the Hospital and Doctor's Offices from the West End would be a disaster and gross inconvenience for an aging population in the West End. Most people moved to the West End to enjoy its many services without having to rely on a car.</p>	May 21, 2010 5:22 PM
234	<p>- I very much wish to retain the diversified 'human' character of the West End so that it doesn't become another 'Yaletown'. One aspect of this is retaining older houses and other lower buildings.</p> <p>- I'm also concerned about the possible closure of the Acquatic Centre. Surely a high-density area like this requires an 'in-neighbourhood' facility like this!</p> <p>- Increased street noise is inevitable in high-density areas, especially in the warmer months, but there need to be limits! Can anything be done to minimize the use of police sirens at night? Could a public awareness program be initiated to encourage more considerate behaviour by those noisy (not always just inebriated) 'night owl' pedestrians who make it difficult to sleep?</p> <p>- Rental costs are high! My \$950 monthly rent for a bachelor suite is close to 50% of my income, and that rent is among the most reasonable in the area. Whatever can be done to make rents affordable would certainly be appreciated!</p>	May 21, 2010 5:25 PM

If you selected "Other" please describe here. Also, please provide specifics about the three issues of greatest importance to you.		
235	<p>Housing and Growth and Development: these seem to be intertwined given the recent and proposed increases in density. If density continues to increase at the rate it has been in the West End as in other parts of the city (downtown, Yaletown), it will become a much less enjoyable place to live. I shudder to think of all of the current 4 or 6 story buildings being replaced with high rises. Views will be lost, there will be too many people, and the streets, sidewalks, beaches and parks will be even dirtier than they have become over the past 15 years. Because the West End beaches and Stanley Park are tourist attractions, we already have a tremendous # of people congregating here. It will become unlivable if density is increased at the rate City Council seems to want to have happen.</p> <p>Traffic: Tourists and commuters go through the West End daily. Having bike routes isn't helpful at all in moving people along (commuters and tourists aren't on bikes.) In fact, cars sit idling to get on the bridge and usually we see at most 4 or 5 cyclists using the Burrard Bridge bike lanes when the cars are backed up 4 blocks. Expanding the bike routes won't help at all. What has seemed to help some is having the smaller buses and maybe these could be considered more.</p> <p>St. Paul's Hospital (other): Vital to keep this where it is. Staff are fantastic and deal well with the mix of people it serves.</p> <p>Good things to continue are the festivals, firework displays, parades, etc. We live on Beach Ave in the midst of these activities, but we don't mind the hassles because people enjoy them so much.</p> <p>Another good thing to continue is the beauty of the parks and flower beds. Might be nice to have more frequent trash pickup during the summer months as the bins overflow.</p>	May 21, 2010 5:31 PM
236	affordability is essential. One of the ways that rents will come down is by direction from City Hall.	May 21, 2010 5:45 PM
237	<p>Respect streetscape and neighbourliness when considering any new development proposal.</p> <p>Do not approve rezoning applications allowing greater than 50% bonus density until an official development plan has been confirmed for the West End. Exceptions could be considered on Robson, Denman and Davie facing applications.</p>	May 21, 2010 5:56 PM
238	If the city really wants to address the problem of transportation in the inner core, it should make public transportation free as in Portland Oregon. We can't keep building high rises to house thousands of more citizens and their cars without addressing the traffic gridlock problems that will be created and are already bad. I don't think most of us want the West End to look like Yaletown, nothing but cold glass and steel skyscrapers with a few pathetic tiny trees and green spaces. Such environments diminish the sense of community and increase the sense of personal isolation of those living in them.	May 21, 2010 6:12 PM

If you selected "Other" please describe here. Also, please provide specifics about the three issues of greatest importance to you.		
239	<p>The West End is unique to greater Vancouver in that it blends its proximity to the downtown core beautifully with quite living, respect for nature – flora and fauna alike – and has great character thanks to the wonderful old buildings that many have made a point of maintaining.</p> <p>There is a wonderful mix of residents in the area which gives a great community feel and utilises the programs offered by the city in many forms including the West End Community Center and the Seniors Network.</p> <p>As an adult in my 30s, I love being able to walk, cycle and run around the Lost Lagoon, Stanley Park and meet neighbours who care and appreciate the same things, direct tourists visiting the great neighbourhood and hear stories from many active seniors who still “remember when”.</p> <p>I am very worried about losing important and historical sites (ie. The business currently closed known as Maxine’s) and the character and stories they hold to tall, concrete buildings. No matter the architect or the guarantees of the builder or the City, they in no way blend with the neighbourhood, disrupt people’s views and break the long-standing height restrictions.</p> <p>I don’t understand how our representatives who run the City can think for a moment they are trustworthy when they act with the best interest of businesses rather than people. Developers are going about their business and understandably would like to capitalize on this neighbourhood. It is the city’s job to prevent them from ruining what is great about our neighbourhood. So far, it appears to be failing and doing so dishonestly.</p> <p>Please stop looking at the bottom line and do what the best politicians at every level should be doing and that is working toward the long term – not their own term. Maintain the unique beauty and charm that is Vancouver’s West End.</p> <p>Thank you.</p>	May 21, 2010 6:22 PM
240	<ol style="list-style-type: none"> <li>1. The neighborhood characteristics listed above will all be adversely affected without an overall plan for future development and a comprehensive vision.</li> <li>2. If City Hall is working to an undisclosed overall plan, this should be shared with WE residents.</li> </ol>	May 21, 2010 6:41 PM
241	<p>These options in Q1, while appreciated, should perhaps have been written differently. Of course they are all issues and concerns. The significance of your summary and conclusions of this question may be questionable. To be actionable, the wording would have been more useful to have some kind of verbs that give guidance to policy makers, such as "more," "increase," "preserve," and so on.</p>	May 21, 2010 6:56 PM
242	Fitness, Health, Culture, Serenity.	May 21, 2010 6:57 PM
243	Cohesive thought planning - no spot rezoning	May 25, 2010 4:26 PM
244	All of these are important and they are currently being achieved. We need to sustain and maintain our current standards. The West End is dense enough.	May 25, 2010 5:21 PM
245	Integration of newcomers into our communities	May 25, 2010 5:27 PM
246	Need to preserve the unique character that exists here, which include a variety of housing studies and significant green spaces (parkettes, boulevards, setbacks, etc.)	May 25, 2010 5:41 PM
247	<p>No development without an Official Development Community Plan for the West End</p> <p>No spot rezoning</p> <p>Stir does not equal Affordable housing... it's a joke.</p>	May 25, 2010 5:49 PM



If you selected "Other" please describe here. Also, please provide specifics about the three issues of greatest importance to you.		
248	Seven dollars a sq. ft. development cost levy. Affordability is 30% of income (47% in the West End) Vacancy rate = 0.09% - ?????? rate is 0.03% \$923- bachelor \$1090 - rent 1 br. West End \$990 - same rate in Vancouver 25% of condominiums are rented	May 25, 2010 6:07 PM
249	Housing - affordable and more subsidized. Education - our children need all services and help for ????? needs to ?? and well equipped citizens. Keep this community of moderate not to keep intended character with large blockage of view prohibited. Growth - modest to preserve neighbourhoods. Parks and green space - preserved nice spaces provided. Transportation - planned to accommodate community	May 25, 2010 6:18 PM
250	Having affordable rental housing.	May 25, 2010 6:25 PM
251	Development for profit only destroys the livability of people who have lived here for many years.	May 25, 2010 6:29 PM
252	I am particularly concerned about the preservation of the West End community Centre and Joe Fortes Library in its current location however that might be achieved on a long term basis. Also I am very concerned that future growth and development adhere to the existing plan for the West End or to a new plan developed after serious consultation with the community and that any plan respect the unique character of the West End neighbourhoods.	May 25, 2010 6:49 PM
253	<ul style="list-style-type: none"> <li>- high rises not appropriate in context of older buildings</li> <li>- 21 storey buildings are grotesque for proposed sites!</li> <li>- no adequate setback at Comox or Pendrill</li> <li>- increase density will have a negative impact</li> <li>- large developments should not be located on low traffic streets</li> <li>- increased noise, traffic and safety issues</li> <li>- on-street parking already maxed out</li> <li>- congestion for Denman and back lane</li> <li>- shadowing and loss of sunlight</li> <li>- loss of greenspace</li> <li>- sets a precedent for more high rises, ruining West End character</li> <li>- we need a longer term plan for West End</li> <li>- there will be construction impacts</li> <li>- not enough space for kids to go to school and plan</li> <li>- West End already has lots of market rentals</li> <li>- not enough family oriented units</li> <li>- no subsidies for developers of rental units</li> <li>- developers should not be deciding the housing objectives of the West End</li> </ul>	May 25, 2010 6:57 PM
254	Housing - existing affordable. Retain existing sustainability/livability in West End. We need numerous community amenities to which STIR is not addressing - public amenities.	May 25, 2010 7:01 PM
255	Growth and development - is fine as it is.	May 25, 2010 7:26 PM

If you selected "Other" please describe here. Also, please provide specifics about the three issues of greatest importance to you.		
256	<p>Housing - more condos not rentals.  Transportation for vehicles.  Growth and development only within original zoning.  Sustainability - means wooden buildings;not concrete, steel and glass.</p> <p>Heritage: reverse 1215 Bidwell rezoning. Use CAC's from previous developments to buy 1215 Bidwell to preserve and protect entire heritage building Maxine's. Lease 2 uses like previous tenant Maxine's Hideaway. Redevelop site within original zoning and FSR of 2.2. Change Vancouver Heritage and Rezoning Policies and bylaws to preserve heritage buildings. Remove incentives that encourage developers to buy heritage buildings, demolish them and save only a facade because the density bonus makes it more profitable than developing an empty lot or non heritage site.</p> <p>Views: Maintain views of ocean and mountains. Have any development that will deteriorate views pay compensation to every owner. Agree to compensation before development approved. If any owner does not agree to compensation offered development must be denied. Views are purchased or paid for by rent they should not be stolen or resold to profit developers.</p> <p>Housing: The west end has an unhealthy percentage of rentals vs. ownership housing. The existing 1987 west end residential areas POLICY PLAN STRATEGY 7 acknowledges that tenure evolving towards strata are normal, creating a more balanced community. "Strategy #7 do not provide development incentives for one form of tenure vs. any other" so the city should NOT PROVIDE incentives for building rental housing!</p>	May 25, 2010 7:50 PM
257	Historical buildings - Vancouver already has so little. Preserve what we have.	May 25, 2010 7:56 PM
258	Bike lanes	May 25, 2010 8:00 PM
259	<p>1) Crime &amp; Safety: despite proximity to downtown and downtown eastside the causes of downtown's unsafe situations should not spill over to a quieter residential community.</p> <p>2) Greenspace: the glass and concrete of Yaletown should remain there. The WE should not become another Yaletown.</p> <p>3) Many single people cannot afford high rents. Please keep this a possibility; not just for couples and wealthy people.</p>	May 25, 2010 8:07 PM
260	More community amenities	May 25, 2010 8:19 PM
261	<p>Housing - within existing zoning  Transportation - for vehicles  Growth and development - only within existing zoning, no spot rezoning  Sustainability - wood buildings</p> <p>1) save heritage buildings - including Maxine's at 1215 Bidwell  2) maintain views fo oceans and mountains  3) housing - balance home ownership 5-% and rentals 50% in WE like the rest of Vancouver by allowing normal evolution to increased stratification of rental buildings - increase rentals in neighborhoods where rentals are below 50%</p>	May 25, 2010 8:29 PM
262	<p>More co design workshops  housing - the city government doesn't seem to have any clue as to how to solve this chronic housing crisis</p> <p>transportation - hurry up with a downtown/west end/Yaletown streetcar system!!!</p> <p>growth and development - consultation and consultation with a broad base outline plan/guidelines along with discretionary design workshops and charettes for sites requiring special consideration.</p>	May 25, 2010 8:51 PM

If you selected "Other" please describe here. Also, please provide specifics about the three issues of greatest importance to you.		
263	1. neighbourhood character - I am against bulk and height of proposed buildings 2. parks and green space - new buildings should be surrounded by green space and have significant set backs. 3. sustainability - lets look at the future - keep the west end as beautiful as it is now - keep it a community not a cement centre!	May 26, 2010 4:31 PM
264	Is the building high restriction in WE still existing? The new building high only can meet replaced building high. The high tower building doesn't fit in west end character! WE has a special character in downtown and Vancouver. We don't want two other Yellow down build in WE!	May 26, 2010 4:36 PM
265	The people who are living here now! The West End is a wonderful place to live and building 22 storey sites is appalling the average building in the west end is 8 stories we want low rises!	May 26, 2010 4:44 PM
266	I am concerned that if there is more density in the west end it will be more difficult to improve sustainability - where will there be room for composting, community gardens, and preservations of buildings, and green spaces (mini parks and tree lined streets?	May 26, 2010 4:51 PM
267	We do need rental housing but we need it for seniors and low income, single parent families who make up the bulk of the community in the west end but huge high rise developments that are not providing affordable rent to our vulnerable community memeber are not the answer.	May 26, 2010 5:05 PM
268	Community feeling/caring for the neighbourhood  Retaining the uniqueness of the west end and it's livability  We have enough density in the west end  We need to have a community plan for the west end *moretorium on rezoning changes in the west end  Stop density bonuses in the downtown  Retain all existing green spaces in the west end and stop their distruction  Publice consultation and invovlement with people who live in the neighbourhood before deciding something so drastic and the STRI project in the west end.	May 26, 2010 5:33 PM
269	Senior services - programs parkettes - tables, seats for seniors. Schools retained and maintained good bus services - most have no cars	May 26, 2010 5:55 PM
270	Diminished privacy	May 26, 2010 6:04 PM
271	#1 - Other (please specify below) Biggest issue, and not just in WE but city wide affordable housing affordable rental housing affordable family housing both rental and ownership and STIR is NOT the solutions!  #2 Growth and development no rezonings until updated plan! no del waivers or tax breaks to developers!!!  #3 Neighbourhood character respect low coverage for fowers (max 50% for usual dev't should be lower for towers) WE is not Yaletown! more density OK, but must respect openness & landscape	May 26, 2010 6:43 PM
272	Community plan for 25-50 years of rental and sustainability	May 26, 2010 6:59 PM

If you selected "Other" please describe here. Also, please provide specifics about the three issues of greatest importance to you.		
273	Housing needs to be affordable lower than the 10% below market that BC Housing and CMHC uses as a so called affordable housing guideline. When average 1 bedroom in West End are \$1000 - \$1100 per month, a 10% below market rate would still be unaffordable at \$900 - \$1000 for 1 bedroom.	May 26, 2010 7:07 PM
274	Rent controls for seniors the homeless in the West End (affordable housing) city must hit on the feds. Feds are getting away scott free.  Shelters are not the answer to homelessness start instituting the pillars of Housing First V12 "Calgary Plan Portland Plan"	May 26, 2010 7:12 PM
275	Limit growth in over-populated areas i.e. Westend, which had max density in the 50s when I first came. Additional high rises will benefit wealthy at the expense of affordability for 80% of workers. Many are paying over 35% (43%) on house rentals.	May 26, 2010 7:24 PM
276	Library	May 26, 2010 8:49 PM
277	Diversity - we MUST have an injection of new rental stock in the west end.	May 26, 2010 9:08 PM
278	I would like, we need a community based & created community plan.  NOT skewed developer's questionnaires & surveys! I am tired of the manufactured consent either by the City or Developers!	May 26, 2010 9:13 PM
279	The west end is one of the best place to live and to discover for tourists. When we bought our condo we also bought peace & quiet. Do not DESTROY IT for a matter or \$\$! We didn't elect Mayor Robertson in order to have our paradise destroyed....If you give the "OK" stamp for too tall, buildings, you will change the face of the west end forever.	May 26, 2010 9:25 PM
280	West end is still a good place to live. It's still in a HUMAN SCALE. Those monster towers proposed will be just out of place.  Over 80% of the housing in the west end is rental and the density is already very high. parking space is very rare in the evening. I think towers are no longer appropriate in the west end.  West end is not the only place in Vancouver.	May 26, 2010 9:34 PM
281	Pleasant liveable neighbourhood with lots of open space with views of the mountains and water.	May 26, 2010 9:47 PM
282	The disparity of west end and east end is a curable mandate bylaw to erase this kind of stigma in society. The gradual elite trend in client marketing index keeps up the greater discriminate and prejudice among the cities owns. City councils members should have the courage incentives to AVERAGE rezonings. West end should have more high rise buildings to facilitate as hospice and paliative for those disadvantages peoples such as HIV AIDs. Social housing mental rehabilitate facilities and seniors that cannot afford the high increase rentals to rezone. Be fair to all people.	May 26, 2010 9:59 PM
283	Livability	May 26, 2010 10:01 PM
284	Affordability	May 26, 2010 10:09 PM
285	the west end community requires more affordable housing e.g. 30% of individuals incomes. The west end has become unaffordable for senior, families, people with disabilities and others. Current tenants are at risk of eviction due to development projects RTA legislation that allows extra ordinary increases.	May 26, 2010 10:14 PM

If you selected "Other" please describe here. Also, please provide specifics about the three issues of greatest importance to you.		
286	Facilities for children/child friendly neighbourhood. Please fund/great more places like Mole Hill - low rise livabel mixed and family friendly (and Heritage!) Please support Mole Hill in returning to it's core mandate of affordability when BC Housing insists it must charge as much as possible (market -10% and increase by a maximum every year). Keep traffic off Nelson. Close off streets for pedestrians to further discourage car use. Add more community gardens. Protect renters from extraordinary rent increase as far as the City can.	May 26, 2010 10:32 PM
287	Seniors LTB community local businesses	May 26, 2010 10:38 PM
288	Seniors LGBT issues/lifestyle community business	May 26, 2010 10:43 PM
289	Urban planning	May 26, 2010 10:48 PM
290	Seniors housing	May 26, 2010 10:51 PM
291	We need a 2 day or longer immediate program to review and plan where the west end is going before any changes or development permits are issued in the west end.	May 26, 2010 10:52 PM
292	Preservation of heritage (not quasi preservation like keeping the facade and destroying the building) stop destroying views and neighbourhood character demand set backs be mandatory and green spaces preserved.	May 26, 2010 11:00 PM
293	Access to schools ? The management of growth? Not sure if many peoples would rate these motherhood issues as not important.	May 26, 2010 11:06 PM
294	Very near a vibrant city _____. To hear love streets with apts allow occ renters space for elderly residents to move free. Cannot read additional comments.	May 26, 2010 11:14 PM
295	Any new growth and development should be in keeping with present character of the neighbourhood.	May 26, 2010 11:22 PM
296	no condo developers no changing laws for the benefit of developers	May 27, 2010 6:11 PM

# West End Discussion on Community Needs Survey

There are about 45,000 people living in the West End, and 60% of households are single person households. Approximately half of West End residents are between the ages of 20 and 39, and 12% are seniors. There are about 30,000 households in the community. About 3,500 children are living at home. 81% of the dwellings in the West End are rented. Please indicate to what extent you agree that there is sufficient accomodation in the West End for:

	Strongly Disagree	Somewhat Disagree	Neither Agree nor Disagree	Somewhat Agree	Strongly Agree	Response Count
Singles	8.7% (50)	11.1% (64)	15.7% (90)	25.6% (147)	<b>38.9% (223)</b>	574
Couples	4.6% (26)	12.7% (72)	22.1% (125)	<b>30.6% (173)</b>	29.9% (169)	565
Families with children	23.3% (132)	<b>28.9% (164)</b>	24.9% (141)	13.2% (75)	9.7% (55)	567
Seniors	21.0% (121)	<b>23.8% (137)</b>	17.9% (103)	22.6% (130)	14.6% (84)	575
Renters	13.3% (76)	18.5% (106)	10.5% (60)	25.3% (145)	<b>32.3% (185)</b>	572
Owners	8.7% (48)	11.6% (64)	<b>28.0% (155)</b>	26.8% (148)	25.0% (138)	553
Other (please specify below)	29.0% (29)	6.0% (6)	<b>33.0% (33)</b>	6.0% (6)	26.0% (26)	100
					Other	116
<b>answered question</b>						<b>583</b>
<b>skipped question</b>						<b>17</b>

Other		
1	There needs to be a "Starter Stock" of housing for first time buyers, specifically families with young children, within the West End and other parts of Vancouver. Stock which would be regulated and controlled by the city but would allow owners to gain appreciation and build equity through morgages. Such an endeavour would allow for a more equitable and socially mobile society. Our current housing model furthers stratification among society by allowing land owners to amass wealth while renters languish as slaves to those with the most capital. By creating a more socially mobile and equitable society we decrease social problems such as addiction, increase civic participation and wholistically make our community healthier, wealthier and wiser.	May 13, 2010 3:45 AM
2	I would like to see more Pet-Friendly rental buildings. Pets are good for mental health and happiness.	May 13, 2010 6:44 AM
3	Stop the spot re-zoning. RM5 is the zoning and to change it for high end rentals in a 20+ story building is NOT the solution.	May 13, 2010 11:43 AM
4	These questions don't make any sense. "West Enders" already live here; we by definition have adequate housing because we live in the West End inside of existing dwellings. Are you asking about the millions of people who would like to live here? I want to live in Manhattan but cannot afford it. Does that mean that there is insufficient accommodation in Manhattan for middle-aged women? Should New York City council pass some regulations and programs to make it easier for me to rent a new apartment? The thought is laughable.	May 13, 2010 10:12 PM

Other		
5	Rental housing is getting too expensive in the West End, and there aren't enough 2-bedroom suites amongst the stock of studios and 1-bedrooms, which means that these types of rental units are especially needed (and currently overpriced).	May 14, 2010 7:44 PM
6	We own. I do not have a good enough sense of the options for renters/owners/etc. Certainly the options for families with children are lower due to the size of the available dwellings.	May 15, 2010 1:21 AM
7	More lower cost rent housing needed	May 15, 2010 5:40 PM
8	It seems that the "condo unit vrs rental unit" ratio (number of) regarding the new building proposals favor's the condo owner than the renter. Condo owners may have a higher income because they can afford to buy. A renter may rent because he cannot afford to buy. This situation supports a higher income demographic in the West End forcing lower income individuals out of the West end due to lack of rental units. This DOES NOT reinforce multi income earners living in the West end.	May 15, 2010 8:38 PM
9	ACTually if you check the 2006 census nearly most of the folks in the West End is very similar in age groups as the rest of Vancouver. Most iiving in high rise complexes. Travel by public transit has gone up. Cycling has gone down. Density went up between 2001 to 2006. Do "rental unit" numbers account for condos rented by private owners???? This number is deceptive and should be better documented.	May 16, 2010 6:04 AM
10	I don't know the stats on this but I would guess that there is very limited accommodation for those of low income, especially seniors on fixed incomes. And that the rapaciousnous of certain landlords is making this demographic even more difficult to house in the West End.	May 16, 2010 3:57 PM
11	Regarding owners, the housing accomodation is very stressed by the "Leaky Condo" problem. This means that many owners cannot afford their own homes!	May 16, 2010 6:03 PM
12	There are lots of available rental units in the West End! 20 in my building alone. Always people moving, always vacancies. Tired of the misleading comments of lack of rentals. Total Xxxxxx!!!	May 17, 2010 6:01 AM
13	International students	May 17, 2010 3:46 PM
14	Please define sufficient - the question is meaningless without affordability context.	May 17, 2010 5:31 PM
15	People with pets, especially dogs.	May 17, 2010 9:11 PM
16	I think we do need a plan to upgrade some of the older less lovely buildings as the opportunity appears, and to perhaps turn some of these into owned dwellings. I think the replacements should be approved on the degree to which they fit within the character of the neighbourhood. I am aware that there are several 'west ends'. Yaletown and the area closer to downtown have a younger character and more of a work/entertainment orientation. Further west, there is a higher percentage of seniors than is indicated by the averages. I would like to see more children and families in the whole area.	May 18, 2010 2:48 AM
17	Awkward to answer with no comparatives, or having not attended the Open House. The graphs in the posted presentation provide some help. What is the average vacancy rate? Is there a surplus? /deficit? of hi-end rentals? /lo-end rentals?	May 18, 2010 2:56 AM
18	There is a lack of affordable rental housing, which the STIR program will do nothing to address. We also need legislation to protect renters.	May 18, 2010 3:32 AM
19	The West End is currently just on the verge of affordability for singles and renters with rent taking up almost one third of income for many who wish to live alone but live on a low middle class income. This dynamic could be changed dramatically if developers and greedy owner/operators had their way	May 18, 2010 5:14 AM
20	I enjoy the current blend of the neighbourhood. I've made the conscious decision to rent and live in a great neighbourhood than buy a place and not have the amenities of park and downtown.	May 18, 2010 7:08 AM
21	pet owners, and low income housing	May 18, 2010 8:18 AM

Other		
22	There is not enough affordable housing for seniors, or families. It is hard to find 3 BR. accommodation -for familites.	May 18, 2010 5:09 PM
23	Based on information provided here my respone of somewhat agree reflects the intentional or unintentional confusion and complexity of the question.	May 18, 2010 5:25 PM
24	As the Westend becomes Xxxxxxville rents are no longer afforable in many buildings;seniors are suffering poor health due to this plus the housing of "hard-to-house" in government senior towers.	May 18, 2010 5:59 PM
25	affordability of the current/ future housing stock is a pressing issue	May 18, 2010 7:11 PM
26	I think keeping the west end a renting neighborhood primarily is good. More owners means higher prices.. less affordability for renters.	May 18, 2010 7:28 PM
27	There is not enough housing for people who work in service industries on minimum wage (very common in WE). These are 'singles,' but confounded with other types of 'singles' above.	May 18, 2010 7:31 PM
28	the issue isn't the demographic of the resident, but the income level. Low income people need support, the rest of us don't. City Hall decisions are destabilizing propret values in the entire neighbourhood.	May 18, 2010 7:36 PM
29	There should be senior subsidised housing in WE ..not in same building as 'hard to home' types that put seniors at risk or discomfort	May 18, 2010 8:16 PM
30	I think there should be more condominiums. Owners take pride in their neighbourhood.	May 18, 2010 8:31 PM
31	There is a lack of accommodation for people on limited incomes. Currently there are many rental vacancies in the West End. Work with the national and provincial government to deal with these serious housing issues - housing for senious and low income. Building market-rate rental housing units is not the mandate of the City.	May 18, 2010 8:35 PM
32	please , please, correct the mistreatment of leaseholders...this form of ownership should be among the most affordable...but owners are being abused because they do not have the rights of strata owners...should be simple to fix, but these owners are ignored	May 18, 2010 8:57 PM
33	I want to clarify that I strongly disagree to sufficient AFFORDABLE accomodation in the West End.	May 18, 2010 9:44 PM
34	It's the affordability of the accommodation - to buy or to rent that is the issue.	May 18, 2010 9:50 PM
35	we have enough rental accommodation. we need to have more owners who will be responsible for their homes.	May 18, 2010 10:00 PM
36	There's never enough affordable accommodation in the West End -- however that relates to the demographics of the place.	May 19, 2010 12:27 AM
37	This question reflects one point of view. An alternate question would be: per city of Vancouver region (West End, Kits, Point Grey, Kerrisdale, South Granville, East Van), population density is a, b, c, d. Rental % is a, b, c, d. How should these regions collectively bear density / rentals?	May 19, 2010 12:35 AM
38	Student or working person below 25 years of age.	May 19, 2010 2:10 AM
39	Pet owners - there is far too little rental accommodation for people with pets. This absolutely needs to change. See my comments to question 1. Also, the rental units that are being built today are far too smal for singles, let alone couples and families with children. We need larger units not more small ones.	May 19, 2010 2:19 AM
40	this is a red herring. the problem is that other parts of town don't offer enough variety of housing. for example, why doesn't Mount Pleasant get a few dozen towers of different heights and different price points?	May 19, 2010 2:56 AM
41	"Sufficient" is a result of income level. Yes, there is sufficient of all kinds for high income people and insufficient for people with low income levels. This is a matter of price and ability to pay. Basic Econ 101.	May 19, 2010 3:53 AM
42	Low-income individuals and families cannot generally afford to live here. This is a shame because the neighborhood is very convenient and beautiful.	May 19, 2010 4:11 AM



Other		
43	We need more accommodation for seniors	May 19, 2010 5:56 AM
44	Firstly, in order to address the issue of accommodation, it would seem the Planning Department needs to learn to spell it correctly first.	May 19, 2010 6:33 AM
45	The West End does not belong to the Gay community.... but to all of us. I find their PUBLIC posters, advertising and magazines offensive.	May 19, 2010 6:48 AM
46	Nice mix, really, of rental and owner suites	May 19, 2010 3:51 PM
47	Please note that "accommodation" is spelt with two M's. Ditto below in #3.	May 19, 2010 3:54 PM
48	YOu have not asked if there is affordable housing, only that there is housing. Since I am not currently looking at apartments, how would I know if there is sufficient housing? All I know is that Xxxxxx is price fixing, by evicting people under the guise of needing to do renos, then jacking up the rents by 50% or more. I do not think we need more housing, we need the government to get out of bed with Xxxxxx.	May 19, 2010 3:57 PM
49	noore highly-priced condos	May 19, 2010 4:19 PM
50	Places that allow pets.	May 19, 2010 5:15 PM
51	This is a very dense community - as evidenced by your statistics. Why is this neighbourhood being targetted for higher rental density. As an owner, is this not where the City wants me to live? Is the West-end to be totally rentals? Is that where the rezoning is going?	May 19, 2010 5:38 PM
52	affordable housing for seniors so they can stay in the West End	May 19, 2010 5:46 PM
53	There is a dearth of family-sized (two or three bedroom) places in the West End. A very useful building form that is popular in very dense European capitals (such as Amsterdam or Copenhagen) is townhomes arranged around a courtyard. I would like to see more of this kind of building form in the West End as a way to attract families. This kind of building form is dense (you can have two townhomes on top of each other in a four-story building), allows for community forming through the courtyard, for informal crime reduction and for the creation of green space that is shared among neighbors. This form is very attractive to families. There are a couple of examples of this form in the West End and it would be wonderful to see more. I don't understand why the definition of density in the West End (and not in other Vancouver neighborhoods) consists only of high rises. Density can be achieved in many ways that are appropriate to families. Much research has shown that living in high rises is transient, even among people who are satisfied with their residence. A more comprehensive and creative list of alternatives for density is available and the CoV could help the West End become a wonderful example of mixed forms that attract families, singles, couples and seniors. High rises serve a transient population that moves out during life transition, oftentimes despite still working in the West End or downtown.	May 19, 2010 7:15 PM
54	Not enough co-op housing!	May 19, 2010 8:32 PM
55	Affordable housing for renters on a fixed income. I am a senior so I really don't know about the other areas.	May 19, 2010 9:28 PM
56	pet owners, there is a need to introduce legislation that prevents landlords from discriminating against pet owners, particularly cat owners. Any problems can be taken care of with a reasonable damage deposit. Pets make healthy owners.	May 20, 2010 12:19 AM
57	Just a comment: It would be interesting to hear where you conjured up the above stats. If you are implying that there are 3,500 children living in the West End which is what this survey is about, you need to explain why there is only about 450 students at King George High School. Obviously, some are at Lord Roberts Elementary School but that accounts for only another 350 students. Where are the remaining 2,700 children? In other schools outside the district? Being Home Schooled? Not going to school? You cant expect me to believe that there are 2,700 children who are not yet of school age. Your stats don't add up.	May 20, 2010 12:26 AM
58	There is a huge lack of accommodations that accept tennants / owners with pets. This is very unfair, especially for dog owners, as dogs are excluded even more than cats are.	May 20, 2010 12:40 AM

Other		
59	there is sufficient accommodation at an affordable price	May 20, 2010 12:42 AM
60	AFFORDABLE RENTAL HOUSING: for singles, couples, families with children & seniors is being drastically lost to upscale renovations w/ attendant rent hikes & condo-ization. Keep young people, creative & low income folks downtown!	May 20, 2010 12:58 AM
61	to not change the character of the west end it seems there shouldn't be more highrises	May 20, 2010 1:27 AM
62	I realize that real estate prices have gone through the roof, and it is unfair to expect charity from individual landlords. Can there be more attention to co-op housing in our area to keep the increasing number of us squeezed out under a roof? I know now the effect of 'fixed income' on us seniors.	May 20, 2010 2:01 AM
63	a diversity is required for a healthy community	May 20, 2010 2:03 AM
64	There is not enough affordable housing for families with children, immigrants and immigrant families with children, seniors on fixed incomes and younger adults, middle-aged adults and older adults with modest and lower incomes who rent. Rental spaces that have lower rental amounts are too small for those for must live with others to share rental costs.	May 20, 2010 2:07 AM
65	Again, pet friendly affordable rental housing.	May 20, 2010 2:19 AM
66	With the influx of international students it has become harder and harder for people to find accomodation in the West End.	May 20, 2010 2:41 AM
67	I don't know much about this and haven't lived here long. There are always For Rent signs out but I'm not sure what the rates are.	May 20, 2010 2:55 AM
68	Affordability is an issue for families and seniors	May 20, 2010 3:37 AM
69	Accomodation not affordable to own	May 20, 2010 3:46 AM
70	I do not knpw whether there is suffucient accommodation for any of these groups.	May 20, 2010 3:50 AM
71	the cost of living in the west end is prohibitive for families	May 20, 2010 3:55 AM
72	There is a need for a greater variety of housing types - almost all existing dwellings are apartment units in either high-rise or low-rise buildings. Larger unit types (two and three bedrooms) are and will continue to be, a challenge to provide in the West End.	May 20, 2010 4:03 AM
73	There is not enough affordable housing for seniors in the West End. Seniors should not have to leave a neighbourhood they've lived in for many years in order to find affordable decent housing.	May 20, 2010 4:26 AM
74	See comments above.	May 20, 2010 4:33 AM
75	Most housing is available to those with a high income. As with all of Vancouver, affordability is the issue.	May 20, 2010 6:31 AM
76	"Sufficient" is not the same as "affordable."	May 20, 2010 6:57 AM
77	I felt too ignorant, though your precis at the beginning was helpful.	May 20, 2010 7:12 AM
78	I think there is enough units in the West End and i see units for sale and rent almost every time I go out and walk around my block. (Comox and Bute)	May 20, 2010 3:08 PM
79	everyone should be able to feel at home here	May 20, 2010 4:23 PM
80	Disabled tenants in ground floor apartments designated for fire safety.	May 20, 2010 4:24 PM
81	What statistical boundaries are you using? Do these boundaries actually coincide with the true physical boundaries of the West End? If not, do they have any validity in understanding the West End? I think not and it shows what little regard there is for the real needs of our community. Frankly, I do not have enough detailed information to comment. However, I do know we have lost much senior housing through the conversion of Sunset Towers and Nicholson Towers to housing for the "hard-to-house".	May 20, 2010 6:17 PM
82	Given the large amount of people with pets, there is an overall lack of renting property and purchase property that allows any types of pets. Including small dogs, which I happen to own. It made finding a place to purchase difficult.	May 20, 2010 7:13 PM
83	It still comes down to affordability ESPECIALLY if you live alone	May 20, 2010 8:12 PM

Other		
84	Some current apartments could be turned into purchasable stratas. This is especially important for people like seniors or disabled vets who are on a fixed income. Ditto for people with kids.	May 20, 2010 10:24 PM
85	Disabled people have very imited choices.	May 20, 2010 11:35 PM
86	don't know	May 21, 2010 2:01 AM
87	Its also about the cost of rental and other types of housing	May 21, 2010 2:23 AM
88	It's perfect the way it is	May 21, 2010 2:32 AM
89	Singles and seniors are being pushed out of their homes because of the higher rents and are being replaced by couples and families.	May 21, 2010 5:29 AM
90	Need to reduce the number of rentals and increase the number of condos, to balance 50% condos and 50% rentals. Within 50% rentals, need more subsidised seniors housing and more family-sized rentals.	May 21, 2010 6:07 AM
91	Need to reduce the number of rentals and increase the number of condos, to balance 50% condos and 50% rentals. Within 50% rentals, need more subsidised seniors housing and more family-sized rentals.	May 21, 2010 6:32 AM
92	More accommodation for disabled and low-income people needed.	May 21, 2010 10:36 AM
93	The west end is one of the most desirable communities in the country. There will never be enough housing to accommodate everyone and it is not realistic to try. Please don't ruin the character and community feeling of the area for the sake of a relatively small number of unaffordable units that give a large company numerous tax and community contribution fund breaks.	May 21, 2010 2:33 PM
94	Affordable Housing for Renters	May 21, 2010 4:12 PM
95	It's almost impossible to rent an appt if we own a pet. I had to get rid of my dog and I don't think it should be that way. Pet owners are treated like dirt. Rents are going up very quickly and out of control. People who have been here for a while and are the ones who built this community are being forced to leave. I don't want to loose my community. We love the way it is. Please help us continue to live like we've been doing so far.	May 21, 2010 4:49 PM
96	A lot depends on affordability when you consider 'sufficient accommodation'!	May 21, 2010 5:25 PM
97	This statement does not address the percentage of people living on the street, in alleys, in the park, in doorways. Affordability and marginalization are two huge issues that MUST be addressed.	May 21, 2010 5:45 PM
98	More For Rent signs appear today the observed in the last decade	May 21, 2010 5:56 PM
99	The rents are generally too high for singles and most seniors on a fixed income. Often they have to share housing with those they don't like or have little in common. Families with children can only live here if both parents work full time which is not great for the children.	May 21, 2010 6:12 PM
100	Rents are working toward being unaffordable and many seniors are not being advocated for. For Shame. As for the cost of owning, it's a problem no strictly isolated to the West End.	May 21, 2010 6:22 PM
101	There is room for everyone	May 25, 2010 5:41 PM
102	We need sufficient accommodation for all at affordable prices.	May 25, 2010 6:38 PM
103	Singles - need for rent to income Couples - need for rent to income Families with children - rent to income Seniors - need for rent to income	May 25, 2010 6:57 PM
104	Need to stop rental incentives and build more for home ownership, within existing zoning, FSR and outright height limit of 60 feet.	May 25, 2010 7:50 PM
105	Family activities	May 25, 2010 7:56 PM
106	Int students	May 25, 2010 8:00 PM
107	Disabled persons	May 25, 2010 8:19 PM

Other		
108	Subsidized housing-what the hell kind of useless question is this: you know the demographics everyone is important	May 25, 2010 8:51 PM
109	Presently rentals are unaffordable! STIR is not providing a solution through the proposed new buildings	May 26, 2010 4:31 PM
110	More cheap senior's rental needed	May 26, 2010 5:55 PM
111	Pet owners	May 26, 2010 6:04 PM
112	Disabled	May 26, 2010 6:43 PM
113	Westend pop more like 90,000 population Coal harbour 30,000 Yaletown 40,000 total 160,000	May 26, 2010 7:24 PM
114	I stongly disagree with buidling more tiny one bedroom units	May 26, 2010 9:13 PM
115	People with disabilities	May 26, 2010 10:09 PM
116	Middle class	May 26, 2010 11:00 PM

## West End Discussion on Community Needs Survey

Please indicate the extent to which you agree or disagree with the following statements:						
	Strongly Disagree	Somewhat Disagree	Neither Agree nor Disagree	Somewhat Agree	Strongly Agree	Response Count
Housing that I can afford is available in the West End.	20.5% (120)	24.5% (143)	8.0% (47)	<b>25.5% (149)</b>	21.4% (125)	584
The West End has a mix of housing types for people like me both now and in the future (as my housing needs and preferences change).	16.6% (96)	23.8% (138)	12.6% (73)	<b>29.0% (168)</b>	18.0% (104)	579
The West End should continue to accommodate a range of ages and incomes to ensure a balanced, complete community.	2.7% (16)	2.7% (16)	7.5% (44)	18.2% (106)	<b>68.8% (402)</b>	584
<i>answered question</i>						<b>590</b>
<i>skipped question</i>						<b>10</b>

## West End Discussion on Community Needs Survey

With regard to housing in the West End, is there anything else you think the City should consider?	
	Response Count
	330
<i>answered question</i>	<b>330</b>
<i>skipped question</i>	270

Response Text		
1	Rental housing is old and the quality is poor. Need energy upgrades and buildings with more amenities. This won't happen on its own with land costs what they are.	May 13, 2010 12:03 AM
2	keep it green and keep the character of the West end, that means NO further high rises and approvals for new constructions	May 13, 2010 1:36 AM
3	<p>Young families and lower/middle income citizens trying to break into the housing market. We need to encourage housing ownership as this makes citizens more engaged civically and socially. Rental units are good to a point but ultimately subjugate those by making them slaves to the land owners. If I have to pay 1300 a month how am I going to be able to afford a down payment on a house of my own. We have to ask ourselves, do we want Vancouver to be the land of the segregated rich or the integrative dialogic community? By allowing wealth accumulation to happen on all levels of society we create a healthier society which is engaged in their community.</p> <p>Sustainability, sustainability, sustainability!</p> <p>Community gardens and local food production.</p> <p>Localization, localization, localization!</p> <p>Outlets to encourage community participation and civic engagement.</p> <p>Lets show the world what an equitable urbanized society can flourish.</p>	May 13, 2010 3:45 AM
4	<p>If I ever want to buy a condo, which I have for the past 8 years, I will have to move out of the WestEnd. I have lived here for the past 10 years, and I really like it here. But I won't ever be able to afford to buy a place here. I've accepted that years ago. I worked out the difference how much it would cost to buy versus renting. To buy a place would cost twice as much per month. I would have to ask myself why would i buy a place and pay double the amount per month for 25 years? By the time I pay it off, i'll be near retirement age -- and I'll own a small 400 sq. ft. tiny bachelor apartment. It's just not worth it. How will I ever be able to have a pet? What if i want a yard? What if I want more space? Why are they building these condos so small? Concrete doesn't cost that much.</p> <p>A new "luxury" condo building went up 2 blocks from where I have been living in the West End for the past 4 years. the suites start at like \$700,000? It's outrageous. who is supposed to afford these places. Who is buying them? can i meet them so I can ask them which bank they robbed?</p>	May 13, 2010 6:44 AM
5	There is sufficient rental stock already. Don't destroy the character of the West End by allowing developers to profit from 20 story towers beside 3 story residential. STOP the spot re-zoning now please.	May 13, 2010 11:43 AM

Response Text		
6	as the housing stock ages and needs to be replaced, ensure the replacement stock is a mix of low and medium density; not just point towers. Part of what makes the West End livable is its balance of densities, its green space and its human scale.	May 13, 2010 6:20 PM
7	I'm very concerned that safe, affordable accommodation is being eroded for those of us in the middle: middle-income, middle-aged who could not afford to buy 'leaky' condos and are going to face retirement within the next 10-15 years and want to be able to stay in our community.	May 13, 2010 7:46 PM
8	<p>RE: housing issue - Hugely important to bring RENT CONTROLS in line with income realities. It could probably be demonstrated that 90% of the renters of the west end do not have income increases remotely corresponding to the legal rent increase of percentage plus inflation. IE - a vast majority of this population pool is abused by the laws allowing obscene rent increase. Whom exactly benefits from a policy which clearly pushes for the main population here to move away by pricing us out of the market?</p> <p>I realize that legislation on this is provincial -- Fine -- the City should overrule that or demand Provincial awareness of the value of preserving the current renter base in the West End. The West End is one of the densest residential areas in North America, a fantastic asset that should be preserved. Given rights of self determination, those 80% of the population who rent would support that preservation. If there is one thing you hear from this survey, it should be that. The city and vast majority of the neighbourhood has a stake in preserving the west end renter base. The laws for rent increase and pushes for further densification, development and corresponding tax load to justify further rent increases MUST BE STOPPED!!!!!!!!!!!!!!!!!!!!!!!!!!!!</p>	May 13, 2010 8:20 PM

Response Text		
9	<p>Affordable housing exists in the West End and is not sufficiently protected. This is what the 'renovictions' phenomenon is all about: eroding the existing stock of affordable rental housing. If the city plans to make the West End of downtown Vancouver affordable for every individual that wants to live here, but doesn't yet live here, they will fail. Imagine such a scheme in New York or San Francisco - it's simply crazy and does not consider the inherent and lasting desirability of the West End and Vancouver generally; in other words, it does not consider the power of long-term demand to live in this neighbourhood, which is more beautiful than Kits, Coal Harbour, Strathcona, or Yaletown. Vancouver's West End is one of the most naturally beautiful and liveable areas in the world. If they want to embarrass themselves by trying to create enough housing for an imagined population of an unknown size, why not build soviet style housing blocks. That would kill two birds with one stone: increase housing supply and decrease demand because no one wants to live in an ugly neighbourhood.</p> <p>It is unpleasant and dishonest for City of Vancouver planners and politicians to use the renovictions crisis (and it was and is a crisis) and West Enders' associated concerns especially for evicted seniors to gain support for the development of new rental. The two are not only unrelated, they are incompatible; it is because of the presence of older rental stock combined with long-term renters that affordable rents exist in the West End. Pressure from developers, if bolstered by City of Vancouver politicians and planners, will eventually seek to demolish these buildings to construct new ones. Once we demolish those buildings, you can say goodbye to the economic diversity we now enjoy. Replacing these de facto lower-income rental units with market rentals - and mitigating that change with a fraction of low-income rental units and an associated expensive bureaucracy to administer them - is insanity.</p> <p>Finally, I strongly object to the characterization of 50 or 60-year-old buildings as at the "end of their lives". This is ludicrous. A building and house will last longer than a human. It's ironic also in the shadow of the leaky condo crisis to characterize wood as a material that doesn't last; it can be replaced piece by piece where stucco cannot. Wood frame, mid-century buildings will last a lot longer than I will, and that's a good thing.</p> <p>P.S. why does the city conflate pressure from developers with pressure from people wanting to live here? The two are distinct.</p>	May 13, 2010 10:12 PM
10	<p>Maintaining the rental stock in the West End is crucial. There are lots of expensive rentals around already. Affordable rental units are what's needed. The current proposed projects in the West End, create housing for people who can already afford to live in the downtown core and will add nothing to help the people that are struggling to stay in their neighbourhood. And by giving the developers municipal tax breaks the residents of the neighbourhood gain no new services either.</p>	May 13, 2010 11:06 PM
11	<p>There is no point in providing tiny rental suites as part of the STIR Program. If additional rental housing stock is to be built it must be affordable and of a livable size.</p>	May 14, 2010 4:19 AM
12	<p>It is vitally important to have a community visioning process which results in a comprehensive development plan that the community is bought into.</p> <p>How can the City promote the rental of the many empty condos? At present, there is a lot of housing stock sitting empty.</p>	May 14, 2010 5:23 AM
13	<p>Put a moratorium on highrises until there is a comprehensive and official community plan in place. And include the public in this development.</p>	May 14, 2010 5:36 AM
14	<p>Housing in Vancouver is ridiculously priced everywhere. In regards to the west end in particular, its important to maintain a mix of housing such as currently exists.</p>	May 14, 2010 6:57 PM
15	<p>More ownership opportunities. Most buildings are rentals, forcing West End residents who want to own a nice place to move to Yaletown or elsewhere.</p>	May 14, 2010 11:46 PM



Response Text		
16	It's certainly nice to encourage families-- although that doesn't mean all social housing. More reasonably sized condos would appeal to many people who want to live in the downtown area -- as they do the other large cities.	May 15, 2010 12:10 AM
17	<p>My attraction to owning in this community is the community feel. It is not the concrete jungle of Coal Harbor or Yaletown. There are mature trees, much green space, and the lack of glass buildings gives it a homier feel (albeit the 50's/60's buildings are completely unattractive). My reason for living in this community is precisely because of the lack of glass towers. While attractive to some, I find them cold and depressing. We need to have such a balance of options to appeal to those with "modern" taste and those with "traditional taste". I am not opposed to growth in the West End but I think buildings need to fit with the community and not try to mimic other communities.</p> <p>Parking is a huge issue in the West End. It is difficult for my visitors to find street parking. Adding more high rises will only compound this problem; esp if they aren't built with adequate resident and visitor parking. While I understand that this council is trying to "force" people out of their cars, until the transit system is improved (see above) my friends will continue to drive to visit me. Friends trying to take skytrain have the option of taking TWO buses from Pacific Centre or Burrard OR getting on/off skytrain at Terminal and Main; not a safe option late at night. I find this ridiculous in a city our size.</p>	May 15, 2010 1:21 AM
18	Transportation. Light.	May 15, 2010 3:51 AM
19	<p>Development in the centre core for more affordable housing. This would accomodate singles familes, and complete the least developed area of the West End. Because of the landscape, the highest hight this would offer better views and balance the skyline of the Westend and protect waterfront views which we have developed and pay extra taxes for and higher prices to live in.</p> <p>More mini parks and street closures to accomodate bicycles and taxis, cutting down pollution and noise.</p> <p>The West End is the most unigue residential area in the world for singles and seniors and should be developed and protected for futre development and quality living.</p>	May 15, 2010 4:18 PM
20	With housing comes the need for related infrastructure - public transportation, parks and open spaces, access to community facilities, etc. These need to be considered in relation to housing...people need to be accommodated indoors and outdoors.	May 15, 2010 4:39 PM
21	<p>I'm concerned about the continued availability of affordable housing for seniors. I think policies need to specifically target their needs. The trickle-down theory behind the STIR program does not seem to me to be appropriate for this neighbourhood.</p> <p>I am concerned about the impact on seniors of changes in the social housing population.</p>	May 15, 2010 5:51 PM
22	<p>An official development plan: up-to-date and developed through a comprehensive, transparent and inclusive process to obtain input from the community.</p> <p>For public servants and elected officials to respect our neighbourhood's character, history and uniqueness: by being the guardians of existing zoning (height, density, neighbourhood character) and planning policies until newer policies and plans are developed.</p>	May 15, 2010 6:24 PM
23	Housing geared to income. Supports lower income individuals, seniors, pensioners, those on Provincial Disability etc.	May 15, 2010 8:38 PM

Response Text		
24	<p>The Westend should accomodate regular workers who cannot afford Coal Harbour or Yaletown, all the Yuppie created areas. We moved to the Westend when everyone looked down their noses at it, what do you want to live there for they would say? So why now, should we all suffer, because of smart marketing etc? The accomodations are not great, they're old and need updating, they are not worth the high prices, but satisfies the people who genuinely love the Westend. The Westend and down town is already wall to wall people. The very thing that makes the Westend attractive is the way it looks right now, so to change its character to make it available to everyone who can afford it, will spoil the very look of it that attracted them to it in the first place.</p>	May 15, 2010 10:39 PM
25	<p>Housing in this premium location should NOT be subsidized by the City of Vancouver taxpayers. After living in many major cities....if you can't afford it move to where you can. Who says someone should live in prime location subsidized by the hardworking taxpayer.</p> <p>the Council needs to get a grip on what we can afford. This stuff is out of their (OUR) budget.</p> <p>We need great architecture, great amenities, streetscapes that communicate with the other buildings nearby. Trust me....Amsterdam, Stockholm and Copenhagen would never put up with the boring streetscapes of Concord etc.</p> <p>I am not against development but against the City of Vancouver asking taxpayers to pay for developers costs while not demanding amenities like adequate parking etc</p> <p>The WestEnd should not allow any more big food chains to move into our community. That would be our dream for a new community plan. McDonald's on Davie is disgusting and pumps disgusting smells and gods knows what else into the community. It has brought the worst kind of transient to our busy lower Davie neighbourhood. All chains should be asked to clean the street in front of them and that includes the banks who do little to be part of us.</p> <p>The downgrading of the West End is taking place with more Tim Horton's less of wonderful small neighbourhood restaurants and pubs.</p>	May 16, 2010 6:04 AM
26	<p>The City has already made far too many mistakes in dealing with new development in the West End. The lack of consultation has been appalling - and it took an organized community uprising to make Council listen at all. Shame on all of the arrogant elected officials who thought they could ignore the people of our urban village. We have a strong mature community here of responsible citizens who care most about this end of our City.</p> <p>The City also ignored the Community Plan that was adopted by the West End some years ago. Council unilaterally approved building permits that are in direct contravention of that plan and the parameters set therein. This behaviour is ABSOLUTELY UNACCEPTABLE!!!</p> <p>Who does council work for? The people of Vancouver's communities or for the developers that fund their election campaigns? The answer is obvious.</p> <p>No development should be approved in the West End until our community has completed a full and thorough review of our old development plan. West Enders should be driving the process of that review and consultation. West Enders should be voting on the plan that will be recommended through the process. West Enders should decide what happens here not removed arrogant civic officials.</p> <p>The behaviour of City Hall will be long remembered after the events of late fade. Do what is right and allow the process</p>	May 16, 2010 3:25 PM

Response Text		
27	Again I would reiterate that what we need in the West End is a range of housing. Just because I happen to be lucky enough to have the income for many (though certainly not all) of the units offered doesn't mean I don't want to see housing in sufficient quantity for those whose income is not as good as mine.	May 16, 2010 3:57 PM
28	The City MUST plan for West End Housing planning by consulting the residents.	May 16, 2010 6:03 PM
29	There are not enough condos. We live in a condo/townhouse. When the time comes that we want something with less maintenance, there are limited options for us in the West End as there are so few condos. The City should allow more condos in the West End and encourage more rentals in other neighborhoods.	May 16, 2010 7:25 PM
30	I do not believe that the parking lot at Beach Towers should be developed in the future. Nor do I want the townhouses. Beach Towers is an admirable architectural accomplishment both because of its efficiency of housing and the spaces that separate the towers.	May 17, 2010 1:52 AM
31	Yes, no more highrises!!!!!!!!!!!!	May 17, 2010 6:01 AM
32	<p>The city should consider and preserve the unique environment in the West End, both esthetically and socio-economically. Coal Harbour, Gastown and Yaletown/False Creek already provide a certain environment and there is no need for the West End to become gentrified and homogenized in the same way. The West End is regarded as one of the best neighborhoods in the world to live in JUST THE WAY IT IS. Development should enhance the existing ambiance and community, not change it. Upgrades to existing structures, rent controls and improved community centers will continue to support a diverse neighborhood that is revered by tourists and Vancouverites, alike.</p> <p>Lack of essential services in a neighborhood with such a high population density should be addressed before developing property that will bring more people and cars into a neighborhood that does not have a housing shortage (just an affordable housing shortage). Forcing out citizens who have rented homes in the West End for over 15 years, some as many as 40-50 years, is nothing short of a human rights violation.</p>	May 17, 2010 6:36 AM
33	Keeping buildings that are already there and investing in them by creating arts centers or community facilities that could offer educational programs. Keep the zoning codes the way they are. The Westend is a great neighborhood.	May 17, 2010 6:54 AM
34	<p>Zoning that was in place when people sunk their life savings into purchasing a condo.</p> <p>Distinct character of the West End (NOT Yaletown with new high rises).</p> <p>Parking!!! It's unacceptable for a new building not to provide sufficient parking for its residents.</p> <p>Don't subsidize private developers with public funds. A low vacancy rate isn't necessarily a problem.</p>	May 17, 2010 1:13 PM
35	The West End is a community that is geared towards people who like the outdoors and the number of young families seem to be on the rise. You do not need a car living in the West End as everything you need is within walking distance. Please do not relocate more homeless shelters into the West End. I want to feel safe walking around the West End, even at night. While I understand the need for homeless shelters for people in need, let's face it, there are a lot of drug addicts and mentally ill people who use these facilities who do not always make the best choices due to the circumstances they find themselves in.	May 17, 2010 3:27 PM
36	<p>Government rent control</p> <p>Removal of "no pet" policy</p> <p>Reinforcement of laws for renter's rights</p>	May 17, 2010 3:29 PM
37	Market housing does not mean affordable housing. The only way to keep this neighborhood affordable and accessible to all is through rent control, subsidized housing or other government interventions. As rents increase, long-term residents are facing eviction because their units can rent for far more "market" rental rates.	May 17, 2010 3:46 PM
38	The market should dictate prices	May 17, 2010 4:34 PM

Response Text		
39	The City should consider a different approach to affordability, instead of creating more market rental housing and giving away the farm with relaxing parking restrictions and DCLs/CACs, the city should pursue other opportunities such as co-op housing and a city housing authority similar to Whistler.	May 17, 2010 5:31 PM
40	I strongly disagree with tall high-rises that are planned for West End. Heights of the new buildings should not surpass the older buildings. West End has beautiful gardens and around buildings there was always left enough space for them. In the plans for new buildings gardens are left out and buildings are stretched across the whole lot, gardens are left out. There are not enough infrastructures for new families with children. Schools (primary and secondary) and daycares are full now and there is not enough space for new students that will come with new apartment development.	May 17, 2010 5:34 PM
41	The City should 'push' the Federal & Provincial governments to amend the tax laws to encourage developers to build more rental housing.	May 17, 2010 6:10 PM
42	I think the City should consider that there are plenty of rentals in the West End & if they try to increase them by allowing these highrises in the neighborhoods & on the streets that they don't belong on, they'll destroy the character of the West End & if prices were to go down slightly, it would only mean more people would move here & availability would go back down & prices up. In addition, I think it's important to keep in mind the incredible noise & disruption the construction would cause for years, and that resources in the West End are already tight, like parking. For example, having 80 parking spaces for almost 200 units, many of which are more than one bedroom, plus 12 townhouses, means that the already unbearable parking situation in this area will become impossible. We don't need more rental housing. We need more community & green spaces, day cares & properly maintained heritage buildings.	May 17, 2010 9:11 PM
43	Please consider that most of us who live in the West End don't want the character and mix to radically change. We appreciate the diversity and the feel of this area. While the need to re-develop parts of the West End (in particular old buildings that badly need it or sites that are poorly utilized) is obvious, that doesn't mean we want 25 story structures that radically alter the landscape. Please don't let the voices of developers be those that are given most of your attention. I think we understand the need for growth/development but within sustainable limits that don't negatively impact the current atmosphere of the neighborhood. Also, there is clearly the need for more seniors housing on the wide spectrum (from independent living to assisted living and beyond). The West End is a wonderful place for seniors to thrive and we should continue to provide more options for them.	May 17, 2010 9:36 PM
44	preserving the heritage feel and open spaces (i.e, no more high rises)	May 17, 2010 11:24 PM
45	Do not rezone for high-rise apartment complexes in the west end. There is a sufficient amount of rental housing, and these developments will alter the west end neighbourhood.	May 18, 2010 1:07 AM
46	I think that it goes against the design of the West End to construct large high rise buildings in the neighborhood such as the one that it proposed on Comox. It will add to traffic congestion, noise, parking problems and possibly negatively impact housing prices in the neighborhood. There are other parts of Vancouver that are still in need of development and so if the city feels a need to construct high rises perhaps they need to consider areas of Vancouver that are under developed such as the East Side. The West End is an established neighborhood and part of it's charm is the low rise buildings, green spaces and little traffic congestion. All new buildings need to be low rises to save the charm of the neighborhood.	May 18, 2010 1:12 AM

Response Text		
47	<p>It would be wonderful if the city were to ask architects to offer ideas on the best way to preserve the area of the west end nearer to Denman St and the park, to make Denman Street more mixed in resources and to increase options for housing co-ops or self-owned and rentals. That sounds like a far fetched idea but there is something special about the area and it definitely includes the proximity of nature (sea and park) the gardens and 'gardened' sidewalks and greenspaces, the small shops and ethnic diversity, etc.</p> <p>It is a real challenge and it would be a real shame to waste the opportunity to do something wonderful. We have done False Creek and Coal Harbour but this area, older and more established should offer a different view and experience of Vancouver.</p> <p>The very best of luck.</p>	May 18, 2010 2:48 AM
48	The West End has always been a melting pot of cultures; seniors, gays, new Canadians, families. Living in rental housing that is affordable for those on fixed incomes, service-jobs, starting out. That is what has set the West End apart from more recently developed parts of the peninsula; that is what has made living in the West End so enjoyable to me for 30 years.	May 18, 2010 2:56 AM
49	It is important to encourage a diversity of housing types in the West End. We need a combination of rental, owned, co-op, non-market, special needs. The existing rental housing stock is old and needs upgrading. This is a threat to affordable rental housing	May 18, 2010 2:58 AM
50	Support legislation, or lobby for changes that would limit the expansion of and outrageous greed of companies like Ycccc Ycccc	May 18, 2010 3:32 AM
51	stop the spot zoning bonus to developers to build rental units. As noted above the west end already has about 81% rental. We need more condos at present zoning rather than towers housing renters blocking views, more noise, cars, congestion etc. Stop the bonus zoning for rental accomodation in an area with one of the highest percentage of rental units in Canada.	May 18, 2010 4:32 AM
52	With regards to the last point just above: Yaletown and Coal Harbour are out of the range for many who live in the West End. Coincidentally those who live in the West End prefer the community feel to the other ares mentioned. That is why the West End should be protected towards renters and affordability. Those who can afford luxury and modern high rise living already have enough options downtown. The percentages mentioned above should be maintained with a focus on more affordabe rents, many of the young people mentioned living downtown have help paying their high rents, by roomies	May 18, 2010 5:14 AM
53	By allowing giant condo buildings to be built would start a slippery-slope towards turning the West End into Yaletown - grey and concrete. It feels like a community here, with the abundance of green trees and parks. Putting in giant concrete condos everywhere would destroy that.	May 18, 2010 5:45 AM
54	The STIR program is mis-placed in the West End. There simply isn't any need to subsidize the development of additional rental housing in this area -- we already have one of the densest areas of rental housing. While I have no problem with further rental stock, I have a big problem with giving subsidies to do it.	May 18, 2010 6:10 AM
55	I see vacancy signs for rental units all over the West End. I fail to see how there can be a rental housing shortage here.	May 18, 2010 6:26 AM
56	Don't make the West End a yaletown style neighbourhood. With tiny condos in highrises. The West End is a very densely populated neighbourhood, but it is still very livable because everyone still has access to the sun, parks and ocean. I love how quiet it is. Vehicle traffic should continue to be discouraged in the area.	May 18, 2010 7:08 AM

Response Text		
57	The West End is highly populated already, yet the continuing development can not be stopped. More people want to live in Vancouver, many buildings need to be replaced, probably by bigger ones, that is to be expected. These developments, however, should be closely monitored. There should be no new high rises sandwiched in between two existing ones, and the little houses that are left should remain, especially ones with historic significance.	May 18, 2010 7:28 AM
58	Rent control. The city has very little control over what landlords can charge tenants. Sure, there is only a small percentage that can be added to rent yearly, however there is nothing to stop a landlord from raising the rent however much s/he desires once the tenant has vacated, thus gauging the price for the next tenant. This is what is creating the false economy of such high rent. Eventually the high rent bubble will burst, and people of a whole range of incomes can afford to live in the west end. Not just the rich kids.	May 18, 2010 8:18 AM
59	don't allow developers to tear down the smaller buildings to erect highrises - a neighbourhood relies on it's livability to help create harmony;  if you also allow more developers to change the character of the davie and denman streets - ie more highrises instead of the two storey shops now the west end will become another colourless area - if you are going to allow people to be packed together more and more for the sake of the ecodensity god you must defend other aspects of the community.	May 18, 2010 2:37 PM
60	reductions in parking requirements inclusionary zoning housing authority using property endowment to invest in affordable housing establish full time housing advocate for the City of Vancouver to support tenants in their tenure and also to working on changing provincial legislation of RTA to give more security of tenure for tenants. establish funding for helping landlords fight bed bugs. support tenants with bed bug issues. lobby BC housing to create more units for seniors. more supportive housing. lobby federal government to establish more co-ops lobby provincial government to build more social housing lobby federal government to change tax law to incentives purpose built housing units.	May 18, 2010 2:54 PM
61	City should work towards preserving the West End character. City should prevent any development that would increase already very high density in the West End.	May 18, 2010 3:22 PM
62	The STIR program, allowing piecemeal rezoning, is to the benefit of developers at the expense of the quality of the neighbourhood. I do not understand why a program to cram more people (and more cars) into the city's densest neighbourhood is deemed sensible. The neighbourhood is dense enough already. I would like to see more affordable accommodation provided in the west end for senior citizen renters, many of whom are being priced out of Vancouver altogether.	May 18, 2010 3:45 PM
63	Lately the 'low end' of the housing market has fallen in numbers, and been replaced with more expensive apartments and condos. If we are to retain the balance and mix of incomes we need more focus on rental, coops, and specifically rents geared to income.	May 18, 2010 3:59 PM
64	Approach to replacement / upgrading of older housing stock. Limitations on incentives, approvals for luxury apartments.	May 18, 2010 4:32 PM
65	high density ,  demolished low rises up to 4 floor  and build mid rises up to 7 - 10 floor across all west end	May 18, 2010 5:05 PM

Response Text		
66	Is there a homeless shelter in the West End? If yes then disregard but if not we should have one.	May 18, 2010 5:22 PM
67	Affordability for citizens is a factor the City itself has come up against with the Millennium Waters, why is it so difficult for the City to understand the complexity and challenges of affordability faced by citizens and a neighbourhood?	May 18, 2010 5:25 PM
68	<p>I'm very frustrated with the affordability question. I currently pay \$1,800/month for 2 bedrooms plus a parking spot in a well-maintained, 1960s era mid-rise. I WISH I could buy my suite in order to lock in my ability to stay here for the long haul, and have considered trying to get the many long-term renters in my building to try and cobble together a corporation which would attempt to purchase the building as a co-op.</p> <p>I'm in a financial situation to buy something, but cannot afford to buy an equivalent space to what I am renting. This drives me crazy and makes me feel quite despondent.</p> <p>One of the things I wish the City would seriously consider is the incredibly high number of suites that sit empty, owned by off-shore (or maybe local) speculators. During my 5+ years in the West End, I have observed several buildings that sit virtually empty, with lights on only a few nights a year, presumably when the owners fly in from overseas.</p> <p>I would like to see some sort of requirement in place requiring occupancy. I think the City (and citizens) would be shocked to see how quickly rent and ownership prices would lower if empty suites were suddenly all on either renter or owner-occupied.</p>	May 18, 2010 5:33 PM
69	The population of WE is sufficient. Why talk of increasing housing?	May 18, 2010 5:37 PM
70	i disagree with the attempt to increase the rate of rent increases that is currently being discussed. i have lived in the same building for over 7 years and since it was taken over by a property management company 3 years ago my rent has increased by \$100. I do not complain about that, I pay it and am ok with it. I understand the forces of property tax, etc. that causes [in part] the need to increase rents, but if the rent increases are allowed to be more than currently allowed, many renters will no longer be able to pay the higher rent and have to leave this place i call home. I volunteer in my neighbourhood and I love my city. Please help us afford to keep our community and neighbourhood affordable to us that don't make big money.	May 18, 2010 5:43 PM
71	NO MORE HIGH RISE CONDOS OR APARTMENT BLDGS OVER 6 STORIES HIGH	May 18, 2010 5:54 PM
72	<p>Yes, the city should listen to its citizens instead of catering to the developers that only seek to profit by building towers in the "honey pot" area known as the Westend.</p> <p>Some of the recent purchases in my condo are former Yaletown owners who seek a quieter life where neighbours interact with each other and there is greenspace between building instead of a concrete jungle. There is no community feel in Yaletown, Concord Pacific &amp; Coal Harbour. Why allow a long established community feel be thrown out without the citizens having some say as they do in such as Kitsilano, Kerrisdale &amp; Point Grey.</p> <p>It has often been said that a mistake was made in the Westend years ago when a plan was not made to have all towers at the highest point and tapering down to the waterfront area. Why continue with this mistake?.</p>	May 18, 2010 5:59 PM
73	Make sure that the building restriction stay in place for the West End. Keep giant towers in Yaletown.	May 18, 2010 6:10 PM
74	Very important to maintain a mix of housing options that encourages diversity of singles, couples, families, young adults to seniors, and mixed ethnicity.	May 18, 2010 6:59 PM

Response Text		
75	Residents do not want the West End to become a high-income enclave like Coal Harbour or to some extent Yaletown. This is not the place for more "luxury" developments. Also, the West End seems to be dense enough as it is. Density is beginning to affect livability, making it stressful to move along over crowded sidewalks on streets such as Denman and to find space at local gyms and libraries and so on. The city should consider encouraging more densification in other less developed neighbourhoods	May 18, 2010 7:11 PM
76	I believe the West End has a great opportunity to grow and support those who value the neighbourhood and the lifestyle it affords. I think the Central West End - the area in between Davie/Robson/Denman and Burrard Streets is the most suitable to new high rises. The overall shape of the area should be in keeping with the topography. There should be a 'stepped' skyline with the tallest new towers in the West End closest to the Central Business District, and then step down as you near Denman and the Beach area.  So many older, 3 storey walkups are found in that area and they can certainly be replaced with taller, more sensible buildings. Ultimately more housing will keep prices down. If we stay the way we are more and more demand will be placed on the stock available and prices will be forced up.	May 18, 2010 7:14 PM
77	I understand the need for affordable housing, but I really question if we are obliged to provide more in one of the most favourable places to live in Canada. If you are unable to afford to live here, you simply live someplace else. I would love to live in Hawaii, but you know what, I can't afford to, and I certainly don't expect government or anyone else to subsidize me so I can. Why do we feel obliged to do so here?	May 18, 2010 7:27 PM
78	The city should foster the production of low-rise (3-6 stories), mixed-use housing. Individual projects should be a mix of market owned, market rental, and below-market housing, as such mixed projects are likely to be the most successful at producing stability for all concerned. Critically, the city must foster and ensure rental and non-rental housing for families.	May 18, 2010 7:31 PM
79	The STIR programme, while good-intentioned is being used to subsidize developers to build the only level of housing that is not in need of subsidy, the market. The city must take a stand here and make it clear that subsidizing luxury waterfront townhouses on Beach Avenue was not their intention. Water-view properties of any kind do not need subsidy to develop. The money spent takes away money better spent providing social housing.  Spot rezoning in the West End, particularly, seriously destabilizes all property values. If one can't depend upon zoning to protect and guide neighbourhood development, we're in real trouble! This is extremely dangerous!!  Ýccc Ýcccc just spent \$117,000,000 to buy Beach Towers. He does not need taxpayers dollars to add development to a property that is already 50% over neighbourhood fsr limitations. The value of that property to the neighbourhood is in the space around it. City Planners should know this and need to stop encouraging development on this property.  The Comox Street development is a ruthless grab for waterview apartment profits at the cost of every resident within blocks.	May 18, 2010 7:36 PM
80	increase density outside the west end, to relieve pressure for increased density in the west end	May 18, 2010 8:09 PM
81	Put more focus on 'community' development .. upgrade existing community facilities rather than allow more development.	May 18, 2010 8:16 PM
82	If any changes are to be made, I would suggest, more housing for the up and coming baby boomers, who will one day need more assisted living or just senior homes, in the area, and I will be one of them! :o) Thanks!	May 18, 2010 8:24 PM



Response Text		
83	I think the city should not attempt to keep older rental buildings from being redeveloped. I don't think that policy ensures cheaper rents. It just ensures the area becomes run down. I favour three to four story condominiums. That way, there will be a mix of owners and renters since some condo owners rent out their units.	May 18, 2010 8:31 PM
84	Stop the STIR projects in the West End until there is an updated is in place OR abide by the existing guidelines.	May 18, 2010 8:35 PM
85	Affordable Housing	May 18, 2010 8:39 PM
86	protect the current quality of life with green spaces, views, and diversity.....add density to the burbs	May 18, 2010 8:57 PM
87	The Woodward's multi-use model should be just that: a model for future city development. Also, the small, sustainable-building example of Verdant at UniverCity (in Burnaby) should be introduced to Vancouver. People can buy their own home at 20% less than market-value on the understanding that they will sell it at the same discount when the time comes. Also, the Verdant complex is a nice size and really fosters neighbourliness.	May 18, 2010 9:51 PM
88	Spot rezoning is never a good idea for a neighbourhood, and even worse when it is divorced from any kind of community input or rational, long-term development plan. Providing developers with significant per-unit subsidies to build market-rate housing (and, not doubt HIGH market-rate housing) is absurd, bordering on the irresponsible. Ignoring the history and character of the neighbourhood is offensive, to say the least. There are models of development -- even recent -- in the West End which do not contribute to making a Yaletown out of the West End; let us look at those and similar buildings to design more housing in the West End!  There should be no additional development at all allowed on the Pendrell site, and the Comox site development must respect the garden-level nature of most of the West End, pulling the building back from both Broughton and Comox Streets to ensure that the character of the neighbourhood is preserved.	May 19, 2010 12:27 AM
89	1) For many years (still?) the West End has had the highest population density in Canada (North America?) 2) Does the West End (and the larger downtown core) bear a moral imperative to be the only region of the city of Vancouver to bear such a high population density?	May 19, 2010 12:35 AM
90	It's clear to me (having attended recent community needs meetings) that the province's decision to house hard-to-house people in a facility previously filled solely with seniors has had a terrible impact, leaving seniors feeling frightened, potentially under attack, insecure and 'hung out to dry'. IF it's essential that these two categories of residents must share a building, the City--for lack of anyone else taking such responsibility--must ensure that there are security and support people/agencies/systems for both categories of residents.	May 19, 2010 12:39 AM
91	I would welcome seniors' accommodation, full kitchens, and programming on a level with Terraces on 7th, suitable for active seniors, preferably with optional meal plans. If such a facility is developed in the West End, I would sell my condominium to provide accommodation for someone else. At the moment, seniors who wish to live in the West End and can afford higher end accommodation do not have such a facility as an option.	May 19, 2010 12:57 AM
92	Maintaining the cultural highlights and architecture that is getting lost with newer crowding high rises. Vancouver is NOT a Canadian city, the way it is going. The more I live here, the less Canadian I am starting to feel.	May 19, 2010 2:10 AM
93	Yes, the City needs to do what it can to change the current pet policy. The Residential Tenancy Act should be amended to accommodate animal companions.	May 19, 2010 2:19 AM

Response Text		
94	<p>Loosing a seat on council because Ycccc Ycccc's betrayl of his constituents will insure his defeat next election.</p> <p>I was shocked to read in the paper that the complex I live in, The Beach Towers, now represents 15% of the rental space in the Westend. Stop the Gentrification.</p> <p>Think, your servants will not always be willing to come in from Surrey and Richmond for your pleasure.</p>	May 19, 2010 2:32 AM
95	opening up some rental buildings to co-op management	May 19, 2010 2:40 AM
96	Getting rid of its Parking Bylaw so that buildings can be built car-free and reduce the cost of housing unit by the cost of the parking space.	May 19, 2010 3:53 AM
97	Density in the West End is high. We should be looking elsewhere to increase density - not to the West End	May 19, 2010 4:09 AM
98	New developments should be req'd to include low-income, subsidized units so the neighborhood can maintain its diversity and so poor people don't end up stuck in ghettos with little access to people with other lifestyles. Developers make money in Vancouver and should be required to invest in humanistic projects.	May 19, 2010 4:11 AM
99	Building ultra high rent apartment towers, with an option to "go condo", is not a solution for this neighbourhood.	May 19, 2010 4:22 AM
100	Over the last several years as well as in the near term, there are have several new condominiums built in the downtown area which house both owners and renters. Have these new highrises not met some of the needs of a growing population?	May 19, 2010 4:33 AM
101	It is very important to maintain the diversity and character of the West End. We do not need to have it be as homogeneous a population as False Creek, Yaletown and Coal Harbour.	May 19, 2010 4:56 AM
102	It's getting too expensive to live alone in the West End. My rent goes up more than my wages and the cost of living keeps rising. At this rate, I will inevitably end up either outside the West End or in low-cost housing of some sort.	May 19, 2010 5:00 AM
103	Landlords should be granted more incentive to improve housing. There are many old buildings which need basic upgrading but I assume due to high taxes or utility rates they are not making basic improvements (or only doing so after tenants move). I'm not talking about "upgrades" but basic earthquake protection, bedbug and other pest fumigation, painting, elevator repair etc etc. Since rent rates are extremely high compared to other parts of the province and country. My building has started to rent bachelors and one bedrooms to more than 3 people at a time. How can building occupancy rates allow that? How do the city utilities and services support that?	May 19, 2010 5:03 AM
104	A freakin' community plan.	May 19, 2010 5:09 AM
105	Listen to what the residents are saying about the direction growth and development are taking in the West End. Do not base your decisions on pressure from developers and real estate speculators.	May 19, 2010 5:18 AM
106	<p>If you have hundreds of people living in tiny apartments and no place to go - it does lead to more crime.</p> <p>These buildings also are not required to put in the parking normally required. While the residents may all walk or bike, their visitors probably drive. Street parking is already a problem and a building with 100 suites and 60 parking spaces is not going to help.</p>	May 19, 2010 5:44 AM
107	<p>I/we do not want another Tinseltown in the West End....</p> <p>This is not Hong Kong or Shanghai or Taiwan</p> <p>Keep construction to maximum 3-5 stories with underground parking</p> <p>Too many street people living on the streets in the West End... take them home with you or find a solution.</p>	May 19, 2010 6:48 AM
108	Vancouver	May 19, 2010 7:13 AM

Response Text		
109	I'm just sick of the highrise development being thrust on the west end. It's already plenty dense as it is, please don't make another Yaletown!	May 19, 2010 8:53 AM
110	I would encourage more condominium development in the West End to balance the high number of rentals thus creating a more balanced mix of housing types. I also strongly believe the downtown peninsula in general is saturated in terms of "hard to house" social housing facilities and these need to be spread more evenly throughout the City (and region).	May 19, 2010 9:46 AM
111	Our city is a beautiful place, a unique one with diverse cultures, neighbourhoods and nature. Vancouver is obviously facing housing issues, from homelessness to lack of enough housing. In planning for its growth, some weight needs to be placed on maintaining a certain feeling to our neighbourhoods. We live in the West End where many projects are being fast-tracked for quick access to housing. The problem is that long-term consideration needs to be taken with regard to how this affects a community. Our neighbours are diverse in age, culture, and occupations. We need housing, yes. But we need housing that is affordable to senior citizens, families, and those working local 'normal' jobs. Vancouver's West End has citizens who value their neighbourhood, their neighbours, and their city's beauty. In creating more small apartments in highrise buildings, more space is created but at what expense. The neighbourhood's appearance changes instead of aiming to maintain the character it has (Europe has managed to preserve its quality and takes pride it doing so. Vancouver could follow the same mentality). The smaller apartments promote transience and a city that has no people who know and love it in the long term. We need to create housing without sacrificing the character and people that make Vancouver (the West End and other neighbourhoods in similar situations) what it is.	May 19, 2010 3:40 PM
112	Before proceeding with building a number of new (significantly higher) towers in the West End (regardless of whether they are condos of rentals or co-op or low income) a new comprehensive plan for the neighbourhood must be undertaken. It's too late to consider this after the towers are put up.	May 19, 2010 3:43 PM
113	The West End is like no other neighbourhood - I hope it can continue to be the really unique place it is.	May 19, 2010 3:51 PM
114	The City of Vancouver should be able to have <del>Ycccc</del> and companies like them investigated and prosecuted for evicting tenants under false pretences. The Liberal Govt will do nothing, other than tell people to go to the RTB. This costs the tenant time and money. Why not fix the problem so that the taxpayers do not have to keep paying arbitrators to work on tenants vs Xxxxxx?  Xxxxxx now owns over 40 buildings in Vancouver, most in the west end. By evicting tenants and then jacking up the rents by 50% or more the prices are becoming unbearable. You are going to lose the neighbours. I live in a Xxxxxx building. In the past 2 years, I cannot tell you how many people have moved in, paying very high rents, and moved out again, either because they were undesirable and got evicted, or had multiple people in each suite.	May 19, 2010 3:57 PM
115	There needs to be a strong inventory of traditional rental units in the west end. To ditch them all in favor of condos will change the neighbourhood and raise the cost of living. The condos in Coal Harbour and Yaletown belong to investors that don't live there. This has become the defacto rental stock in those neighbourhoods - with sky-high rents. We don't want that kind of situation in our neighbourhood.	May 19, 2010 4:05 PM
116	NO MORE high-rises....there are plenty of rental suites empty	May 19, 2010 4:19 PM
117	More integrated housing along the lines of Mole Hill development. Housing in character with existing stock - keep the glass towers in coal harbour and false creek, not in the west end	May 19, 2010 4:37 PM
118	Leave it alone. It is dense, it is diversified, it is livable, it is green. It works!!! Do not change the density. Look at other neighbourhoods. Kitsalano, Fairview Slopes, etc.	May 19, 2010 5:38 PM

Response Text		
119	Not changing the neighbourhood's character from its present into a sea of tall buildings blocking the openness and warmth it now displays. Do not cheapen the WEST END with a bunch of towering cement monstrosities. Invest in the architecture of the existing places making them into community and cultural centres eg. church on Comox.	May 19, 2010 5:46 PM
120	Avoiding condo towers in the Yaletown vein.	May 19, 2010 6:28 PM
121	This is a comfortable place for seniors to get around and to be able to afford (for most of them) accommodations that make it possible to be self sufficient rather than having to go into a old age home before it is time.	May 19, 2010 6:30 PM
122	Affordability is an issue, both at the rental and owner fronts. The CoV is trying, with the STIR, program to elicit more rental housing, but unfortunately, this is not going to affect affordability. The new rental units are going to be expensive. More creative and bold moves are needed to tackle affordability. The neighborhood is now suspicious that the STIR program has been created to serve developers' interests. I do not know if this is the case. My take on it is that the STIR program is misconceived: The CoV knows (or should know) that any decision that will result in significant change, a thorough analysis needs to be undertaken about the potential social, economic, psychological (yes, psychological) impacts. One of the consequences of STIR is built form, in the sense that it encourages the development of high rises (more than 6 stories). This is a significant impact that has it own consequences and the CoV should have examined if this impact is justified by the potential gains (and I say potential, because I am not sure the idea that allowing more rental units will ever have an impact on affordability). The West End is largely against high rises, but the CoV is intent on having them multiply. The residents are outraged with the lack of real consultation, dialog and communication. Sneery-sounding and disrespectful city planners in mock community meetings do not help.	May 19, 2010 7:15 PM
123	I have worked all my life to be able to afford the West End. I strongly disagree with subsidized housing.	May 19, 2010 7:48 PM
124	I'm totally against putting up hi-rise apartment buildings in the midst of 3-4 & 6 storey buildings. The West End has a great neighbourhood character that is completely lacking in areas like Coal Harbour (full of hi-rises). When I was financially able to purchase a condo (2 years ago) I aimed at areas that had a good neighbourhood feel - the West End and Kitsilano both have that. The bonus of the West End is it's proximity to the downtown work area. Having a neighbourhood like this between Stanley Park and the downtown core is special. Populating it with hi-rises is a sure way of destroying that completely.	May 19, 2010 8:14 PM
125	Re question 3(b) above: Why should you automatically assume that my "housing needs and preferences change"? Re question 3(c) above: The West End, in which I've lived for 35 years, has already "accomodated" the wealthy to its own detriment. If people need luxury condominiums, let them go to Coal Harbour or Yaletown. The city desperately needs a thriving rental market in the West End because a lot of low-paid service workers have to live there. If you succeed in driving service workers out of the West End, you'll end up with a lot of wealthy people sitting in cafes that can't find any staff to serve the overpriced lattes. Service workers are low-paid and need rental housing -- if you drive them out of the West End, you may well find that the hub of economic activity moves to a location where those people can afford to live, like New Westminster. I think the city should put a total moratorium on new condominium development in the West End and offer incentives to convert condos to rental housing.  I strongly suspect that "a range of ages and incomes" is code for "young, single, low-income people are going to be forced out". Believe me, you HAVE enough elderly wealthy people in the West End.	May 19, 2010 8:28 PM
126	Please consider long-term liveability and what's the best for the most people.	May 19, 2010 8:32 PM

Response Text		
127	<p>The zoning that currently exists was put in place after careful consideration of the communities needs. Some of these areas, such as the center of the West End, near 1401 Comox St, were recognized as being important zones of tranquility and safety for families. Please do not change this zoning willie nillie. We need a comprehensive plan for the community as a whole and GOOD REASONS for changing the current zoning of any of its areas. I have begun to wonder if there is more than the good of the community at work here.</p> <p>I also understand that the City is offering substantial subsidies to some of the developers. What's with that?</p>	May 19, 2010 8:43 PM
128	Services for seniors...families with children .. singles and couples	May 19, 2010 9:24 PM
129	<p>I strongly object to social housing esp indigent housing, and social indigent support agencies in the West End.</p> <p>We already have too many druggies and alcoholics coming in every day to this neighbourhood.</p>	May 19, 2010 9:34 PM
130	More 2-bedroom (and greater) rentals for more economical renting. I don't mind sharing my space if in ends up being cheaper per capita.	May 19, 2010 10:47 PM
131	<p>Stop letting greedy landlords like Xxxxxx screw up the neighbourhood.</p> <p>Expropriate their building if you have to.</p>	May 19, 2010 11:49 PM
132	I think that the city pays way too much attention to residents of the West End who are opposed to virtually all new developments. People want to live in the West End. We need newer, larger buildings that can accommodate more people. The city is too often bullied by vocal residents who care only to protect their own interests rather than creating a community that can welcome those who want to move to the West End.	May 19, 2010 11:56 PM
133	Loss of tennant rights is frightening. The current Xxxxxx case for example	May 19, 2010 11:57 PM
134	I am very fortunate to live in co-operative housing here in the West End because I am now retired otherwise there would be no way, financially, that I afford the rental rates. I would be forced to leave the community that I have loved living in since 1975. I feel for those, particularly seniors and people with pets who can't find a place to live, at a reasonable cost here in the West End.	May 20, 2010 12:02 AM
135	<p>We definitely need to increase the density of the Westend. Not necessarily giant towers but I can see having more 10 - 20 storey buildings with rental units. There are more than enough walk-ups in the Westend right now. We need to plan for the future growth of the area.</p> <p>I also feel that Davie Street between Bute and Burrard is in dire need of cleaning up and modernizing. I understand that it requires new development and I am all for it.</p>	May 20, 2010 12:07 AM
136	Maintaining the character and zoning that works... three to four storey maximum structures with lots of commercial and retail. No more towers. They will kill the unique nature of the West End.	May 20, 2010 12:09 AM
137	<p>Promote new housing that allows sharing and sub-leasing part of the unit by inclusion of features like additional bathrooms, kitchenettes and electrical sub-panels.</p> <p>Allow greater density in return for a percentage of rental units.</p>	May 20, 2010 12:10 AM
138	<p>Seniors who are living in homes which have increased dramatically in resale prices pay increased taxes on the value even though (a) they aren't selling and (b) have less money to pay.</p> <p>Like anywhere else you pay for what you get. The West End has incredible views, access to everything, proximity to Stanley Park and bridges south and north, and miles of beaches. This comes with a price and so those who wish to enjoy these amenities expect to pay for them. You cannot reduce the costs of housing in the West End thinking that everyone has the right to live there.</p>	May 20, 2010 12:11 AM

Response Text		
139	work with renter-rights groups in the West End to ensure that their rights and responsibilities don't get quashed in sub-leased condo situations. EBLA Lease-Holder's Associ. is having a meeting at the SURFCREST condo/apartment block, 1215 Cardero St. on Wed.. May 19th.	May 20, 2010 12:17 AM
140	The City should stay out of legislating neighbourhood mix and character ... it should not let large scale development take place and change the character of a community that works so successfully because it has developed organically through the decades. The West End works brilliantly right now. Recent developments allowed by the city ... namely the project on Comox and the other on Bidwell are a real disaster. This is a small friendly place, such huge chance is completely insensitive and only makes money for the few. A similar decision by the Parks Board to allow the upscale restaurant at English Bay is another mistake ... how much nicer it would have been to have a friendly tearoom with deck chair rentals. Let's emphasize the historical seaside character, not obliterate it.	May 20, 2010 12:19 AM
141	I live with a very low income. I've found an apartment in an older building that works for me, but the price keeps going up and there's nothing else in the neighbourhood I can afford. It scares me that I might lose my home and connection to the neighbourhood that I call my home.	May 20, 2010 12:19 AM
142	Something else that the City should consider? Absolutely.....try this for size.  1. LET THE WEST END RESIDENTS DECIDE THE TYPE OF COMMUNITY THAT THEY WANT, NOT THE PLANNING DEPARTMENT OR CITY COUNCIL WHO HAVE NOTHING TO LOSE IF THEIR EXPERIMENT ON SOCIAL ENGINEERING IS A(NOTHER) FAILURE IN INEPT PLANNING AND DECISION MAKING.  2. ENSURE THERE IS SUFFICIENT PARKING FOR ANY NEW DEVELOPEMENTS THAT ARE APPROVED. THAT DOES NOT MEAN PARKING CONCESSIONS AND THE REPLACEMENT OF PARKING SPACES WITH BICYCLE RACKS. IT MEANS PARKING SPACES FOR CARS.  3. RECOGNIZE AND ACKNOWLEDGE THAT NOT EVERY RESIDENT OR FUTURE RESIDENT WILL FIT INTO YOUR MOLD OF THE "IDEAL WEST END RESIDENT" WHO CYCLES TO WORK IN NORTH VANCOUVER, BURNABY OR SURREY AND PEDDLES HIS OR HER BICYCLE ATTEMPTING TO CARRY SIX BAGS OF GROCERIES. IN OTHERWORDS, TRY TO LIVE IN THE REAL WORLD.	May 20, 2010 12:26 AM
143	Provide a mix of house types and styles for all incomes and life styles. The West End should not become an enclave and playground for the rich. Regrettably, it seems that is the way it is heading!	May 20, 2010 12:32 AM
144	The West End is one of the great Vancouver neighbourhoods. I see it as a mix of everyone mixing and living together. It should not be turned into a pricey exclusive Coal Harbour community. I do not support taller and newer towers being built in the West End. Older buildings will have to be replaced, but should not be replaced with ones that are significantly taller than the ones that they are replacing. The charm of the West End is the fact that students, seniors and working people can all live together and shop at the same stores and walk the same streets. There is a real sense of community. Please do not allow it to be transformed into anything that excludes others.	May 20, 2010 12:33 AM
145	The City needs to be aware of harsh and unfair tactics employed by West End property owners. Xxxxxx Xxxxxx have demonstrated unfair business practices time and time again in an attempt to get more money from their residents. It would be nice to see the City take a stand against this kind of bullying. Renters are human beings, not just cash cows, and landlords should adhere to both legal stipulations and certain levels of respect in their practices.	May 20, 2010 12:40 AM

Response Text		
146	I would hope that the city would take into consideration the amount of units in the West End which are owned by both Canadians and Foreigners who neither live in nor rent their properties. Also, please consider implementing rent control in our city. There are plenty of rental units available in the West End; the problem lies in the fact that they are far over priced. Finally, the city needs to consider implementing a law restricting renters from implementing no pet policies and regulations. Both the provinces of Ontario and Manitoba have made it illegal to restrict pet ownership as it has the capabilities of burdening our health care system.	May 20, 2010 12:42 AM
147	Rental pricing in the West End seems pretty high, but I guess that's what you pay for living in the core of the city.	May 20, 2010 12:49 AM
148	We need safe, clean, accessible shelters for the homeless that are run with the safety of its neighbours in mind. So many of the homeless youth are on the street because of abuse and substance abuse. They need a safe place to sleep and get fed.	May 20, 2010 12:53 AM
149	Though I am not in danger of being evicted because of renovations and nor am I vulnerable in terms of income, the evictions that have taken place over the past few years are disturbing. Any measures that can be taken to protect renters while at the same time, provide a decent return to owners, would be beneficial to the community. This is why, for example, I am supportive of development here, and any tax breaks for developers. It's not, from what I understand, cost-effective to build high-density development for rentals in this housing market. Yet we need to make sure the needs of low-income households are met.	May 20, 2010 12:58 AM
150	Affordable housing - in the Existing housing stock. Rent controls. NO MORE HI- RISES! If affordability is being used as justification, then put them in other less dense neighbourhoods.	May 20, 2010 12:58 AM
151	With an ageing population consideration must be made for affordable, comfortable, and safe housing for seniors living within the community.	May 20, 2010 1:06 AM
152	Not let the renting companies taking the full control over the rent increase!!!	May 20, 2010 1:09 AM
153	keep/consider green spaces within community	May 20, 2010 1:27 AM
154	In general, the city should get into housing. Developers just want to build luxury condos. *Someone* has to step in and start providing affordable housing again, and at this point it seems like the only organization with the slightest bit of inclination to do so would be the various levels of government.	May 20, 2010 1:35 AM
155	Stop the developers from building high storeys buildings. Stop developers from destroying affordable housing fro high rise luxury condos.  Stop the developers from donating election monies to the right-winged parties.	May 20, 2010 1:49 AM
156	As I mentioned above, affordable housing for renters no longer exists in the West End. I personally may be forced to move soon do to the annual rent increases. The culture and shape of this neighbourhood is changing as many can no longer afford to stay in their homes and are pushed out, in some cases after spending most of their lives here. Please do something to stop companies from coming into our community, buying up property, kicking tenants out, hiking the rents and selling the property for a profit. Please fix the loopholes in residential tenancy act as I believe was recently done in Ontario.	May 20, 2010 2:06 AM

Response Text		
157	<p>There is empirical evidence to support the fact that municipal governments working with private developers are not able to build affordable rental units. Federal and provincial funds are required to build affordable rental units to accomodate immigrants and those with modest and lower income levels. Instead of subsidizing developers through the STIR program to build small market rental units for young adults with income levels in the \$50,000 to \$60,000 range, the City politicians should be developing ways to get provincial and federal funds to build larger affordable rental units for adults with income levels in the \$25,000 to \$39,000 range. As baby boomers decrease their labour participation rates, Vancouver will to have the type of affordable housing that attracts younger workers, workers with families, immigrants and immigrants with families. The type of smaller market rental units suggested through the STIR Program is not the type of housing that will be required to attract jobs and younger workers over the next 10 to 15 years. In another 5 to 8 years, the jobs will start moving out of Vancouver to follow the workers who find larger affordable living spaces in other communities. Until provincial and federal funds are provided to build affordable living spaces, Vancouver will not attract the workers and jobs as the future labour shortages greatly increase.</p>	May 20, 2010 2:07 AM
158	<p>So many of our residential rental buildings have no access to the roofs. I think it would be advantageous to have roof gardens or at the very least encourage the buildings' owners to plant sun reflective gardens (like we see in newer buildings) - with more and more beehives.</p> <p>I have lived almost all my adult life renting here in the West End - moving into town from West Vancouver at age 20. I'm 59 years old now and I still love living here. Friends say,"How can you live downtown"? "It is sooooooo dangerous!" The West End is like living in a small town _IF_ irrational fear does not result in trapping oneself living in an ever shrinking world hiding under your bed and behind locked doors. You're more likely to be bopped on the head in the suburbs than on the streets of the West End where at any moment one has six pairs of binoculars pointed at you. The West End IS a small town. Take away the mountains and the ocean and the parks we could be living in a medium sized city on the Prairies. I now the names of the merchants on Davie Street and they know and recognize me. I wave to my neighbours and many of my friends live within walking distance. Our building manager is on top of things and is worth his weight in gold. Our building's owners have a summer BBQ for the tenants since it is important to know who is living on our 20 floors. (Needless to say,the owners of my building are not the nasty pieces of work represented by that horrific Xxxxxx Xxxxxx crowd). We don't need gated communities and complexes resembling armed camps if people introduce themself to their neighbours. We need the city and the Province as well as The State to get the mentally ill off the streets and into care. There are some really dangerous freaks on our streets and why they are still wandering around screeching at the sky every second night and scaring the living bejeezes out of the tourists and the rest of us is beyond me. I love the diversity and I especially like to hear all those kids at recess hollering down at Lord Roberts Annex playground. It makes me feel alive!! The community gardens and the farmers' markets are terrific. We need more events like that to get people out of their apartments/condos and into the streets. One last thing in this stream of consciousness ramble... leave St.Paul's where it is!!</p>	May 20, 2010 2:17 AM



Response Text		
159	As I have written earlier	May 20, 2010 2:29 AM
160	THE CITY SHOULD ADVOCATE FOR RENT CONTROLS SO THAT PEOPLE CAN CONTINUE TO AFFORD TO LIVE IN THE WEST END AND STOP PROPERTY MANAGERS LIKE XXXXXXX FROM EVICTING PEOPLE SO THEY CAN DO MINOR REPAIRS AND INFLATE THE RENT DISPROPORTIONATELY. OTHERWISE ONLY THE WEALTHY WILL BE ABLE TO AFFORD TO LIVE HERE.	May 20, 2010 2:41 AM
161	stop the cubby hole type accomodation, people need one bedroom situations and a place for a small garden. Allow developers who want a fair return, not an excessive return ,and guarantee the work will last for a period pf time, without leaky situations.	May 20, 2010 2:51 AM
162	I don't know much about the housing availability (we own), but one of the key things that makes this area an extraordinary place to live, is that range of ages and incomes (and ethnicities and sexual preferences, etc.) here. The mix is crucial, I would say, to the reason we love it here.	May 20, 2010 2:55 AM
163	Proper consultation with West End residents BEFORE rezoning to accommodate large developments that have a significant impact on traffic and services.	May 20, 2010 2:56 AM
164	Seniors facility for gay people!!!	May 20, 2010 2:59 AM
165	More affordable housing for low income people, whether they be families or singles.	May 20, 2010 3:05 AM
166	More condos would be fine, but they need to be for people that already live in the West End and not real estate speculators. The speculation kills neighbourhoods and that's why Coal Harbour and Yaletown don't have the vitality of the West End. Kind of the same as what happened with Woodward's.	May 20, 2010 3:45 AM
167	Stop the reno evictions!!! It's outrageous and adding insult to injury to an already unaffordable situation. The rationales given for these evictions are ludicrous and the Residential Tenancy Act must be changed!!	May 20, 2010 3:46 AM
168	Larger apartments -- not the 500 sq ft ones!	May 20, 2010 3:50 AM
169	multi child families have very few options for housing that is affordable	May 20, 2010 3:55 AM
170	shared accomodation for persons who cannot afford single units, with shared kitchens and bathrooms etc. The west end has become too expensive, and we need to find ways to help people stay here. We do not need more commuters bringing their cars into the city.	May 20, 2010 4:01 AM
171	Existing low-rise / walk-up buildings are coming to end of their functional lives. The City in the past has "frozen" the re-development options for these buildings through the rate of change regulations. While this might have made sense as an interim measure, it is necessary that a strategy for allowing these sites to develop be established. A community plan would be the right way to determine the appropriate mix of housing units to be created on these existing low-rise sites. The city needs to consider an optimal balance for rentals and condos - the current "mix" means that there are very few options for home-ownership in the West End. The city needs to be realistic about the impacts it can have on the housing market in terms of rental and ownership affordability - the West End has been, and will continue to be, one of the most desirable locations in Canada in which to live.	May 20, 2010 4:03 AM
172	when i retire in a few years and have to live on a small fixed income, not sure how i will afford my rent.	May 20, 2010 4:25 AM

Response Text		
173	<p>The current trend of renovations by developers is very disturbing. Yes, the West End does has a somewhat transient population, however, there are many of us that have lived here for several years, we should be able to feel secure in the knowledge that our neighbourhood is affordable and our home is secure. We shouldn't have to worry about being asked to leave a rented apartment so the landlords can up the rent.</p> <p>The character of the West End is what draws and keeps so many residents here, the City should be conscious of this neighbourhood's appeal when considering development permits. We are NOT Coal Harbour, we are NOT Yaletown, we are not a neighbourhood of concrete and glass, nor do we want to be.</p>	May 20, 2010 4:26 AM
174	See comments above.	May 20, 2010 4:33 AM
175	they should put a stop to renovations. I know that the majority of landlords are good, but there are a few (Xxxxxx, Xxxxxx Xxxxxx Investments ) that give the good ones a bad rap.	May 20, 2010 5:18 AM
176	Please don't screw up rent control. I can't imagine that the community could afford a 30% increase in rates to match values established by Yaletown and Coal Harbour.	May 20, 2010 5:35 AM
177	<p>How about a development and planning department/process that looks at more than the proposed building design in theory - how about the actual impact of the building on the surrounding neighborhood? Does the scale of the building complement or destroy the ambiance of the neighborhood? If it significantly changes it, and not in a way that improves a neighborhood beyond packing more people into it, what is served by forcing it on the community? Why is there such reluctance to engage in collaborative, interest based consultation and planning touted as one of Vancouver's strengths? Why is there such a huge disconnect between the Planning and Development department's assessment and recommendations and what the community needs and wants? Why do developers' proposals and wants trump the desires and needs of those who LIVE in the community? And, maybe the west end's community plan is not the only thing that's 20 years old - maybe planning and development's design criteria and approvals process needs refreshing.</p> <p>You have the chance here to save face and maintain goodwill re: STIR's objectives, and at the same time create a more powerful collaborative and engaging process that becomes a model for other communities and cities. Let us help guide this, and look to satisfy a wide range of interests and needs, not just the developers and those who are banging the illusory and politicized drum called we need more rental stock.</p> <p>Please make me feel I did the right thing in voting for you. Earn my trust and vote again by rethinking these monstrous, unwanted, unsuited towers before you wreck my home.</p>	May 20, 2010 5:47 AM
178	A lot of foreign students here on three and four month language courses find their accommodation in the West End. In many cases they share their accommodation. If a small suite is going to cost \$2,000 a month than there will be four students sharing it. As there is only room to sleep and shower, these students need spaces in the library and any place they can find to study and socialize. This is an important part of the economy of Vancouver. Their accommodation needs are not considered as they are transient. Huge need for residences and recreation/social spaces for foreign language students.	May 20, 2010 6:31 AM
179	If I cannot afford to rent in the West End or Vancouver, I would most reluctantly leave the city.	May 20, 2010 6:57 AM

Response Text		
180	<p>co-ops, co-housing, apartments in subsidized or co-op housing for singles that are not so small as in Mole Hill.</p> <p>I have 609 sq. ft. for a subsidized rent of \$760 and I find it hard to make the rent but I do, and I also manage as a self-employed artist to have enough room to work from home (I have split my bedroom into the sleeping area and a study. I am short of storage space, but it is working. At Mole Hill, I would even with subsidy, if it was available, I would pay more for a much smaller space - about 400 sq. ft. And I would be ineligible for anything bigger. I find this discriminatory - I am older at 63, but I am still working. I don't want to be "boxed up" quite yet.</p> <p>Keep the green spaces as large as possible. I think that Stanley Park, and especially English Bay are vital to the sanity of people living in such high density, among such high buildings, that obscure the sky and the movement of the moon and sun. Every time I cross a bridge out of the downtown area, every time I sit by the ocean and look west to the opening of the bay, I feel my head open and peace of mind enter.</p> <p>Please, oh please, do something to keep the noise down. It echoes off the buildings, there are so many motorcycles and cars allowed to run about unmuffled, or whatever it is they do to make them sound so big. We need silence here too, and I do not feel like the city's police care much about it. This simply improves the living conditions. Oddly enough I don't mind the airplanes, or even in some ways the traffic, it is the noises associated with thoughtless self-centredness.</p> <p>I applaud efforts to keep the population diverse in terms of age and economic status and kind of work. Keep the harbour from becoming nothing but the pretty plaything of the rich. It is a working harbour, and I love it. I have since I was a child, growing up on Boundary Road, loving Stanley Park and the freighters and the tugs and the big granaries, the bigness of the docks. Keep the full spectrum of the harbour, the lifeblood of Vancouver.</p> <p>I am ranting on....thank you for the chance.</p>	May 20, 2010 7:12 AM
181	I would suggest programming in more subsidised housing available or income-dependant rental rates encouraged. i haven't been able to find a rental suite my best friend can afford, so he will have to share, and he is now 80.	May 20, 2010 7:16 AM
182	Low income housing or more co-op housing. Please remember there are still employers in BC who think you can live on \$8 / hr.	May 20, 2010 7:28 AM
183	with the aging boomers, there will be increased need for handicapped accessible housing in all parts of city	May 20, 2010 7:39 AM
184	<p>Rents are too high for many people to afford. Part of the genius of the westend is the income diversity of its residents which has been diminishing for at least a decade due to steadily increasing rents</p> <p>I support the concept of a tax or levy on the owners of non-occupied residences in the west end. The majority of condos near my apartment are empty and this does nothing to contribute to the urban density that makes the westend such a livable community. They could be rented and adding to the urban density but are left vacant instead.</p>	May 20, 2010 8:06 AM
185	Keeping the existing character of the west end. There are limited green spaces and recreation facilites. Schools are full. Any development should look at the existing schools as there will be no more.	May 20, 2010 2:15 PM
186	DO NOT ALLOW HIGH RISE CONJESTION< KEEP THE BULIDING HEIGHTS TO 6 STORIES!!!!	May 20, 2010 2:29 PM
187	The city should not develop the West End any more but should heavily develop the areas around the Sky Trains. Doing this would provide new units to the market and encourage transit use.	May 20, 2010 3:08 PM

Response Text		
188	do cycling lanes on the burrard street bridge that enhance the beauty of the city....rather than aheavy cement yard!?...very unesthetic	May 20, 2010 3:35 PM
189	The development highrises in the West End is not conducive to growth of the community if it lpeople cannot afford them and if those same accommodations are essentially owned by people who do not live in the community on a regular basis and if those same accommodations are being used for investment purposes (eg. off shore owners). I would change some of my answers in 1) and 2) if I knew for sure that some of the current development was being aimed at making it affordable for seniors and younger people to buy as opposed to rent. There is enough rentals in the West End. We do not need anymore.	May 20, 2010 4:05 PM
190	We have outgrown the Joe Fortes library and there are not enough room available in the West End Community Centre on Denman for all of the activities. It is time to incorporate a new library into future development and give the present space over to the WECC.	May 20, 2010 4:24 PM
191	The close proximity of Yaletown, with its large condo/townhoouse style buildings, should also be considered when looking at demographics for rental or owner occupied housing.	May 20, 2010 4:48 PM
192	Encourage the building or conversion of housing co-operatives.	May 20, 2010 4:57 PM
193	Do not sacrifice West End character and livability by allowing uncoordinated and inappropriate development.	May 20, 2010 5:28 PM
194	The cost of rents are beyond the financial means of many people who, like myself, are on fixed incomes. There is little or no provision for assisted housing.	May 20, 2010 5:29 PM
195	affordability	May 20, 2010 5:37 PM
196	The current trend of people being evicted for landlords to renovate the suites and increase rents by unreasonable amounts is despicable. There are a number of long term residents in the West End who have invested a great deal of their lives living in this community, these residents have made it the desirable location that it is, for them to be evicted for companies like Xxxxxx to make a profit is disgusting. Personally I would never rent in a Xxxxxx building. The City should be much more pro-active in keeping rents reasonable and making sure developers and property owners don't turn the West End into an extended Yaletown. If I wanted that kind of atmosphere I would move to Yaletown or Coal Harbour, let's keep the character and neighborhood feel of the West End.	May 20, 2010 5:47 PM
197	The best chance we have of accomodating a range of ages and incomes in our community is to change government policies....everything from the residential tenancy act, enforcing maintenance by-laws and plugging all the holes that are allowing developers to work around the West End Guidelines and defeat their intent.	May 20, 2010 6:17 PM
198	There needs to be legislation that protects Leaseholders' rights. Right now, Leaseholders fall through the cracks because they are neither renters nor owners. It would be nice to see the City help lobby the provincial government for this.	May 20, 2010 6:17 PM
199	Should be more subsidized and long term housing for seniors, especially seniors with pets. Should not be building large condos which are sold to non residents and sit empty as in Coal Harbour.	May 20, 2010 6:53 PM
200	I think it's important the west end remain more of a community and does not become like Yaletown with glass skyscraper. I know there is discussion of putting up a larger building at the old St/ John's church and I think this would stand out like a sore thumb. The west end buildings have history behind them and I think there are enough tall buildings currently there.	May 20, 2010 7:13 PM

Response Text		
201	I think there should be assisted living and longterm care facilities to meet the growing population of seniors so that they can stay in the neighbourhood they know and love when the time comes that they can no longer live independently. There is a real shortage of housing for the elderly who need additional support services as they become less mobile and mentally alert. At the very least more health professionals are needed to visit and maintain seniors in their own homes.	May 20, 2010 8:06 PM
202	Nothing that has not already been said	May 20, 2010 8:12 PM
203	I believe high-density housing for both renters and owners is the only reasonable future for the west end. I would never want to see all the great heritage buildings gone, but some like the building at the end of Barclay at the park are nice additions that give options for owners and those who want more modern housing.	May 20, 2010 8:30 PM
204	Anything that encourages purpose-built rental housing, reduces costs of development and land costs - specifically changing city-wide zoning to allow increased density throughout the city, not just in the West End and Downtown	May 20, 2010 8:59 PM
205	<p>Key to having a balanced community is the mix of housing types. Currently the most positive aspect of the community is the fact that there are smaller buildings and single /duplex/row housing available in which one can maintain the feel of a "neighbourhood"---when I walk by a small B&amp;B or private home, I chat with the residents in the front yard---this happens every day. As Downtown has evolved into mega towers as in Yaletown and Coal Harbour---the sense of neighbourhood has disappeared. The West End and the East Vancouver/Mt Pleasant are the sole remaining areas in which this sense of community exists---elsewhere its disappeared.</p> <p>Vancouver City Hall prides itself on calling itself a world class city---but more and more that terminology seems to apply only to business development and not quality of life of its residents. City Planners to date have NOT been listening to the residents of the WE---they are development driven and preoccupied to serve developers and not communities. The recent proposals at Comox and Beach are prime examples. The STIR program is ill-conceived at best---again serves developers and ignores the rental requirements of the communities. Planning depts need to respect the current zonings and become advocates for higher density through better design---not just adding more and more boring glass towers without consideration to views, blocking sunlight, parking, and opportunities to retain the current character---that is the challenge and surely the satisfaction of a planning dept hopefully.</p> <p>The City has the opportunity to do it right in the west end---retain the current zoning and apply itself to the design of buildings which accommodate higher density through innovative planning /design. You'd find WE residents would work with you not against you---currently you give us no choice.</p>	May 20, 2010 9:41 PM
206	<p>Since many of the businesses in the westend (and downtown core in general) are service based, it is essential to have a sufficient stock of housing to accommodate the employees of these businesses. People should not have to commute from low income districts to serve coffee to the wealthy. A mixed space is vitally important.</p> <p>It is also important to have sufficient infrastructure for lower income earners to engage in the community. This includes recreational facilities, skill development opportunities, and social opportunities. The Westend currently provides many of these options already.</p>	May 20, 2010 9:53 PM
207	We need to consider the quality of life for the people who have chosen to live in the west end. We obviously like buildings with character and prefer not to live in the eyesore that Yaletown has become.	May 20, 2010 9:56 PM

Response Text		
208	<p>Refer to my #1 above for details. No more high rises (priority), no blocking views, more family-friendly apartments (3 bedrooms) (second priority), more architecturally-pleasing and environmentally sound buildings, less bachelor apartments, transformation of some buildings from rentals to ownership, and subsidized/fixed income housing for seniors.</p> <p>and by the way, I put "somewhat agree" re: affordable housing simply because there is a dearth of 3 bedroom units. One can find very affordable housing here, if one is willing to downsize to a one-BR or bachelor, but this is impossible with 4 people. Well, not impossible compared to the rest of the world, but not very acceptable for someone growing up in the U.S. or Canada in a middle class etc. environment.</p>	May 20, 2010 10:24 PM
209	Too many short term renters who don't value the neighbourhood.	May 20, 2010 10:35 PM
210	Stop raising rental rates!! Jobs don't give raises as much as rents seem to go up. This is the last area of Vancouver where single people can somewhat afford to get by but it's starting to squeeze even me out.	May 20, 2010 10:55 PM
211	<p>YES !! The above statements can be very misleading. For someone like me, elderly retired professional, "strongly agree" is simple. For those without adequate pension or no pension for those with low paying jobs, parents with 2 or 3 children, single parents, the disabled etc. ACCOMODATION IS NOT BALANCED.</p> <p>I think the city should pay primary attention to children. Make the the square footage in the rentals adequate to house more than one child. The West End is wonderful place for a child. Surely planners can do that without allowing architects to build high rises!!! Developers are getting adequately compensated. Time to rethink priorities!</p> <p>Get back to previous rezone plan and start again</p>	May 20, 2010 10:59 PM
212	I think increasing density in the West End should be a major priority for the City.	May 20, 2010 11:29 PM
213	STIR program is wrong-wrong-wrong! Is a giveaway to developers and does nothing much for rental housing affordability. STIR adds drop to the bucket, any first-year Economics student would laugh at this wrong and simple-minded approach. If this program is retained, VISION VANCOUVER councillors will not have my vote in 2011 civic election and Clr. Anton and any new NPA candidates will. VISION's Green City efforts notwithstanding!!!	May 20, 2010 11:35 PM
214	No glass condo towers, please for the love of god. How many actually people want to live in these gerbil boxes?	May 20, 2010 11:49 PM
215	Build low cost government housing. Build housing for seniors. Implement rent control in the city, say a cap of \$1100 for 1 bedroom, \$750 for a studio. Less cars and more affordability.	May 21, 2010 12:14 AM
216	Do whatever is necessary to encourage co-ops and co-housing options. Ensure that near-monopolistic landlords live by the rules and stop threatening tenants who are ill-equipped to stand up their legal rights.	May 21, 2010 12:15 AM
217	There is a strong need for affordable housing within the west end. The need is directly related to the rise in private rental rates within the last few years. My young family loves the amenities and the feel of the west end and would hate to have to move out into other communities solely based on the affordability of rent. Currently our rent utilizes about 60% of our monthly budget. this large percentage takes away from our overall ability to contribute to the local economy within the west end where both my wife and i work. Please consider that the need for affordable housing is great and has an amazing impact on family life.	May 21, 2010 12:18 AM

Response Text		
218	<p>No more high rises, you are allowing slums to be built.</p> <p>I have heard developers say that our skyline is boring. It is because they have built the same highrise with green glass windows.</p> <p>If you build block after block of highrises there will be no light or sunshine getting into the apartments.</p> <p>Pass a city by-law that says pets should be allowed.</p>	May 21, 2010 12:19 AM
219	<p>If more high rises are to be built in low-rise residential areas, such as the tower proposed on Comox Street, then traffic, parking and facilities will be over extended. This will make living in the West End far less desirable than it is at present. The city should cancel the STIR programme as developers need no incentives!</p>	May 21, 2010 12:33 AM
220	<p>As a single female renter it has become more difficult to afford the Westend. I'm not that old (46) and unfortunately had to go on disability 3 years ago and I've had to deal with a decrease in income while my rent keeps increasing. It's difficult even for couples but at least they have the benefit of dual incomes. I believe it's even more difficult for families. Living in tiny less expensive quarters is one option but that's not ideal.</p>	May 21, 2010 12:35 AM
221	<p>I made my comments about increasing density under #1.</p>	May 21, 2010 1:09 AM
222	<p>I have worked in the West End for 18 years. I choose to live here and pay higher rent than in the suburbs. Please don't change our neighborhood.</p>	May 21, 2010 1:33 AM
223	<p>Low availability of rental accomadation in the west end should not be addressed by the Council approving plans like the current tower on Comox Street, relaxing the height restriction and approving minimal parking stalls in the plans for that building. Parking is already severely limited in the area. We can't just keep cramming high rise buildings into the West End like what was done in Coal Harbour..I believe that area has become the most densely populated in North America by size.</p> <p>The West End needs a long term community plan for sustainable development, not notions that change from council to council. The answer is not in allowing developers to fast track plans that exceed current restrictions on building height for example, this is a knee jerk reaction. Once a restriction like this is relaxed once the way is open for the next developer to want the same or ask for it to be increased again.</p> <p>When you look at the style of the new and re-development that been approved in the West End in say the last 6 years and the current proposals its like a sea-saw. The solution lies somewhere in the middle.</p>	May 21, 2010 1:41 AM
224	<p>(1) The community that has traditionally supported the West End are middle class and lower middle class people. I feel that since they paid the mortgage on the properties that exist here now, and that they created the vibe and community spirit that exists here, they should be accommodated before the financial interests of developers and people from outside of the community.</p>	May 21, 2010 2:17 AM
225	<p>This does not need to become a community with higher cost housing-focus should be on middle to low income</p>	May 21, 2010 2:23 AM
226	<p>see comments on question 5</p>	May 21, 2010 2:32 AM
227	<p>We need more affordable housing, but intelligently planned to meet the needs and desires of area residents. Developments, such as the proposed 1401 Comox Street development, would help to destroy some of what is cherished in the area.</p>	May 21, 2010 2:43 AM
228	<p>it would be nice to have more two bedroom places to buy at an affordable price - but affordable is a bit of a joke in Vancouver.</p>	May 21, 2010 3:00 AM

Response Text		
229	"The West End should continue...."; the West End needs a community plan so that the community has meaningful input into community design before the city or developers have input. The West End already has sufficient density and it is time for developers and the city to focus on the density of other neighbourhoods. The city should try to ensure a balanced, complete community, including affordable rental properties, in Kerrisdale and Shaughnessy.	May 21, 2010 3:19 AM
230	True affordability.	May 21, 2010 3:35 AM
231	upgrade community centre, library. Consider more bike routes, places to store/ secure bike while attending to business Consider a parkade at reasonable rates for cars	May 21, 2010 4:53 AM
232	I believe we need to put rental guides back on. For example in the building I live in (rent) there are mostly one bedrooms, junior one bedrooms (more like a studio) and a few two bedrooms. In the past there were the following guidelines:  - In the large one bedrooms up to 2 adults could live there. - In the small one bedrooms only one person could occupy the suite. - Up to 3 people could inhabit the 2 bedrooms.  Now in the large one bedrooms there are renting to as many as 3 people and the small one bedrooms are now being rented to couples.  That is fine for the couples and the landlord but xxx for the single person who now has to try to manage the higher rent asked for the small suite simply because the landlord now knows he can rent it to a couple who has their combined income to put towards the higher rent.  This one factor is causing a lot of single people to lose out in their quest of a home with decent rent. This is something that should be addressed.  I think it a sad day when Vancouverites think it quite normal for a family of 2 adults and 2 or 3 children to all be cooped up in a one bedroom apartment. We are not progressing - we are regressing.	May 21, 2010 5:29 AM
233	Create 50% condos and 50% rentals balance in the West End, like the rest of Vancouver. Limit buildings to 6-storey wooden buildings which are better for the environment, more sustainable than concrete, steel and glass buildings.  Remove ability of architects, developers and the City (who all profit from rezoning and density increase) to decide and negotiate what is best for the community. Change policies to transfer this responsibility to West End residents.  Create a legally protective Official Development Plan.  Stop spot rezoning.	May 21, 2010 6:07 AM
234	I am opposed to the building of highrise condos in the West End.	May 21, 2010 6:11 AM
235	There seems to be an adequacy of available rentals.	May 21, 2010 6:13 AM
236	Keep to the current zoning on building. The WestEnd has never really been know as highend rentals. Let's keep it affordable	May 21, 2010 6:25 AM



Response Text		
237	<p>Create 50% condos and 50% rentals balance in the West End, like the rest of Vancouver. Limit buildings to 6-storey wooden buildings which are better for the environment, more sustainable than concrete, steel and glass buildings.</p> <p>Remove ability of architects, developers and the City (who all profit from rezoning and density increase) to decide and negotiate what is best for the community. Change policies to transfer this responsibility to West End residents.</p> <p>Create a legally protective Official Development Plan.</p> <p>Stop spot rezoning.</p>	May 21, 2010 6:32 AM
238	<p>Some residents of the West End want to preserve the status quo. Because they have lived in the West End for thirty or forty years, they want everything to remain the same. They don't want any more people moving into the West End. You might say they are part of a NIMBY syndrome. But, I believe that if developers are allowed to develop higher density buildings, they could help to develop recreational facilities, libraries, and restore some of the facilities we already have such as the aquatic centre, they could improve and maintain the beaches. I think the city should consider allowing a few more hotels near the beach. Our beaches are one of our greatest assets in the West End, and I think if developers were permitted to build a few hotels, they could help in the development of the West End. I think if the developers build hotels and more highrises, it will increase the density, and the tax base for the city of Vancouver and provide the people of the West End, with more and improved public facilities. Some citizens are strongly opposed to high density. But, the city of Paris is one of the most densely populated cities in the world, but it is also one of the most livable.</p>	May 21, 2010 7:49 AM
239	<p>more co-op housing, and more affordable housing for the working poor.</p>	May 21, 2010 10:17 AM
240	<p>No spot rezoning to allow high towers, especially without a comprehensive neighborhood long-term plan.</p> <p>There are enough towers already, we need to encourage human-scale developments. Also, it is important to keep some parts of the West End more family and senior-oriented with enough green space. We don't need towers in every part and corner of the neighborhoods. (example: 1401 Comox proposal)</p> <p>Protect renters from renovictions and provide affordable housing for seniors.</p> <p>Encourage renovations of old (character) houses for rentals.</p> <p>Maintain affordability housing and rentals.</p>	May 21, 2010 10:36 AM
241	<p>development must include public input and due process in a realistic timeframe. policy in the west end should not be generalized within the city of vancouver framework but be localized for the west end as vancouver's most unique urban village. the proposals on Bidwell and Comox streets are massive, incongruous to the neighbourhood, particularly on Nelson Slopes which was set aside for low-rise family housing. they are not green and sustainable, do not provide ample parking and require tax dollars as subsidies.</p>	May 21, 2010 1:44 PM
242	<p>As the rising number of seniors in society there should be more affordable housing. The West End rent prices have sky rocketed &amp; is become too much and is forcing life long West Enders to consider moving, I am one of these. It seems the city is wanting to change the character of the West End to become a space for young executives only..I Have always loved living in the West End but as retirement approaches I must consider moving as I dont think I will be able to afford to live here any longer, that saddens me greatly.</p>	May 21, 2010 1:49 PM
243	<p>traffic congestion and parking and associated noise. See also note in #2</p>	May 21, 2010 2:33 PM

Response Text		
244	The building owner have become like our enemy. The relationship between them and us is just awful. We are treating each other in a very unfriendly manner. That's because we don't feel safe anymore. We feel like we can be evicted tomorrow for no reason. We just want home security that we can afford. Just like we have been having since long time a go. WE don't have that anymore and we are anxious and worried.	May 21, 2010 4:49 PM
245	Plan for more Affordable Senior Housing as the Baby Boomers retire and need Assisted Living Housing. It is important to provide for this in one's home neighbourhood, and not force people to relocate to another part of the city where they then must reestablish community connections at a time in life when this becomes increasingly hard to do.	May 21, 2010 5:22 PM
246	It is already very densely populated and I am very strongly against substantial increases in density because it will destroy the liveability of the community. The westend should not become another Yaletown or Coal Harbour full of towers with insufficient green spaces, trees and community facilities. The church on Comox street should be used as some type of community centre not developed into a 22 story tower, housing more people than can be comfortably absorbed into the area. Those of us who live in the West End do so because of the nature and feel of the area and the proposed major developments of rental properties will alter this in a very negative manner.	May 21, 2010 5:23 PM
247	As a senior I'd like to see complexes develop for more 'shared accommodation' that still provide a degree of private space for those who remain capable of being independent. This could help affordability and provide opportunities for companionship.	May 21, 2010 5:25 PM
248	Is there anything that can be done to stabilise the rent for seniors? Many have lived here for 40/50 years and should not have to leave due to rent increases beyond their means. I am not one of them, yet have concern for those who live here who are.	May 21, 2010 5:31 PM
249	Please don't increase the density to the levels it has been heading with the recent proposals.  I don't know how much subsidized housing there is for seniors/low income, but I think that is good to have.	May 21, 2010 5:31 PM
250	The seniors in the West End are an essential component of our neighbourhood. As the seniors are forced out due to health and price increases, the population that replaces them will be higher income, and that will force further changes to sectors of the population that cannot afford to be in the West End.  Affordable housing is essential.  Pricing the rent out of reach of most of the people that live here now, will have a devastating affect on the businesses in this community as well.	May 21, 2010 5:45 PM
251	Tall bulky glass towers do not belong in the West End.	May 21, 2010 5:56 PM
252	The west end is already one of the densest neighbourhoods in the city (and North America).With 45,000 already here and what most people seem to consider a healthy balance, why not increase density in areas that are also close to downtown. Based on growth expectations, it will happen eventually, why not base it on the way the West End has developed ? A city full of West Ends ? HOW DENSE CAN YOU BE ? before it becomes unlivable.	May 21, 2010 6:00 PM
253	I have lived here for 20 years. I do not want yaletown in the west end. It would destroy what is left of our neighborhood. STOP NEW development now!! or at least stop changing the zoning laws.	May 21, 2010 6:06 PM

Response Text		
254	<p>The West End is quickly becoming unaffordable except for the rich. Even in these times of recession, landlords are permitted to raise the rent 3.2% every year and most do. I have seen people move from my building because they could no longer afford the rent. I am already paying over half of my available income as a senior on rent and can see if the trend continues, I will have to leave. Then there is the problem of "renovictions," an immoral policy perpetrated by the worst of landlords, like Xxxxxx Xxxxxx to clear out buildings of their long term tenants in order to raise the rents to top ongoing market value.</p> <p>The City should consider outlawing "renovictions" and require that landlords find suitable temporary housing for their tenants if major upgrades are required. The amount a landlord may raise the rent should be tied to the health of the local economy, so that in times of recession, people living in the community are not forced to lose their housing.</p>	May 21, 2010 6:12 PM
255	<p>Keeping the character and sense of community within the West End. 30 story buildings do not engender a sense of community. I like that even though I live so close to downtown, it doesn't feel like some kind of concrete jungle and everything I need is within walking distance. There are too many overpriced condos which are not conducive for single individuals. Affordable housing is key.</p>	May 21, 2010 6:17 PM
256	<p>Stop putting up highrises. The developers always promise it will increase the housing in the neighbourhood and make it affordable for more people to live. They get their permits and turn around and do whatever they please. The City just allows it. If it would only once stand up to a developer not doing EXACTLY as was agreed, they might eventually respect the City and its residents.</p>	May 21, 2010 6:22 PM
257	<p>1. A focus of policy has been on finding housing for homeless and persons with mental and behavioral problems. An unintended consequence has been that housing conditions and availability for seniors has suffered.</p>	May 21, 2010 6:41 PM
258	<p>Many of the owners in the west end, coal harbour, and yaletown have downsized from larger homes so that they can afford their retirement, rather than relying on reverse mortgages or illegally renting suites in what were their single family homes. Many will give up a second car, or rely on shared or public transportation.</p> <p>Neighbourhoods are built on stability, and finding a fair balance between rentals and ownership will ensure less turn over, which results in keeping costs more affordable.</p>	May 21, 2010 6:42 PM
259	<p>No more 20 + story high rises. Make do with 12 story or less. The area is overcrowded now and not enough parking now.</p>	May 21, 2010 6:47 PM
260	<p>(1) For a comprehensive plan, the community needs to receive information about the current situation, including the currently available housing stock. (This should also include an estimate of the number of rentals within condos. I know of some condos in which 25% of the units are rented out.) (2) When looking at housing policy for the future in the West End, citizens deserve information about all the options on the table, and their costs to our society (including impacts on taxation). For example, the conversion of Coast Plaza Hotel and Pacific Palisades from hotel to rental could put hundred of apartments on the market in very short time, at very low cost to taxpayers. (3) The City is expected to release the results of a Rental Housing Strategy in the fall of 2011. Before then, there is no need to make rash, irreversible, radical, community-altering decisions. (4) There is no reason to rush housing policy decisions in a matter of weeks. Housing issues are not in such a state of crisis that taking several months more for a rational, full and transparent dialogue with all the stakeholders will have any negative impacts.</p>	May 21, 2010 6:56 PM
261	<p>The West End shouldn't just be a monoculture of 1 bedroom tower and podium accommodation. But if you allow developers to have their way, that's exactly what they would build.</p> <p>it is bland architecture, degrades the neighbourhood and doesn't take into consideration the space required for the variety of living arrangements of different types of families.</p>	May 21, 2010 6:57 PM

Response Text		
262	<p>-rents are going up at an astounding rate</p> <p>-people on a fixed income cannot afford 4-6% rent increases per year</p> <p>-the developers argument that they cannot afford to build if the rents aren't \$1500 or more is a poor excuse to drive the rents up- let the developers build somewhere else- we do not need more housing in the West End, we need more affordable rents- if the younger crowd cannot afford to rent downtown, they should go somewhere else because they are the group with the most energy and availability to move/travel</p> <p>-giving the developers subsidies to build more accommodation in the West End is ridiculous- give the money you are giving to the developers to the people living in poverty so they can rent their places and be off the streets- when the marginalized are unable to afford housing, there are more people on the streets which causes more money to be spent on health care, policing, short term shelters,etc. - when people are left in their housing, a lot of money will be saved and not have to be put out 'after the fact' for emergency services</p> <p>-the current "unspoken" policy of allowing landlords to raise the rent in apartments for people who have been there a long time when the majority of newer rentals are higher to "the current market value" is disgusting- and the "unspoken" policy that when one apartment is charging 50% more for rents than another, then the landlord can say he/she needs to charge "the going rate" is despicable - we are the voice of the people who elected the government officials and, at last count, we still live in a democracy so why are the wealthy doing what they want while the ordinary citizens are suffering so badly in Vancouver?</p> <p>-keep the rents where they are and allow all people to be valuable citizens participating in their community</p>	May 21, 2010 6:58 PM
263	Adhering to the current plans at least! But a 20 year old plan should/needs to be revisited.	May 25, 2010 4:26 PM
264	Keeping the atmosphere as is	May 25, 2010 5:21 PM
265	More housing for families	May 25, 2010 5:27 PM
266	<p>(from #3) The average single home in Vancouver is \$1 million. There is no affordable housing here.</p> <p>Community space. Not just for GLBT;also other community groups to meet.</p>	May 25, 2010 5:41 PM
267	fit housing in neighbourhood, no stark contrast between high and low	May 25, 2010 5:53 PM
268	More social housing for all income levels (more European)	May 25, 2010 5:57 PM
269	Protection of lower earners and seniors - to regulate rentals! Innapropriate evictions!	May 25, 2010 6:20 PM
270	Building low cost housing for first time home buyers.	May 25, 2010 6:25 PM
271	<p>Stop rezoning for expensive condos.</p> <p>First consideration should go to people who have lived here and pay taxes for many years.</p>	May 25, 2010 6:29 PM
272	<p>- because of the pressure of market focus the trickle down theory of STIR to relieve cost and vacancy rate of rentals is TOTALLY flawed.</p> <p>2007 tax filer info for both postal ???? in W/E show that more than half of all senior renters in W/E are "core need for housing".</p> <p>City and W/E are rapidly losing seniors in the diversity of this community!</p>	May 25, 2010 6:35 PM
273	<p>From #3...</p> <p>The West End is becoming progressively more expensive to rent an apartmne with less and less attention being paid to tenancy rights. The city should be advocatiing for fair and equitabl eirghts so that (in particular) long term renters should not have to live in fear.</p> <p>From #4...</p> <p>The city needs to commit to developing a community plan with all stakeholders and abide by the results. We do not need a STIR programmme that is being abused by developers and subsidized by taxpayers.</p>	May 25, 2010 6:49 PM

Response Text		
274	I will submit on email.	May 25, 2010 6:57 PM
275	Coops. Co-housing. Senior buildings. Artist live/work.	May 25, 2010 7:01 PM
276	I believe that housing affordability is more important than views.	May 25, 2010 7:05 PM
277	Low rise wood frame rental buildings should be removed and replaced by mid rise concrete buildings.	May 25, 2010 7:23 PM
278	Rental housing built today is not affordable to many people, especially seniors living on fixed, and in some cases, decreasing incomes. We need to retain existing stock instead of demolishing it and replacing with expensive condominiums.	May 25, 2010 7:26 PM
279	3) Need to balance by building for only home ownership - no more rentals.  4) See comments for question #9 and question #1 priority #3 housing.	May 25, 2010 7:50 PM
280	Seniors are a definite priority both renters and owners should support the seniors we will all be there one day! Agree with building low rise seniors housing.	May 25, 2010 7:56 PM
281	There should be a tenancy board close to the WE; one that does not favor landlords for political reasons	May 25, 2010 8:07 PM
282	Create a housing authority. Put together community groups and renters and non profit property owners example: the United church sold its building for 2 million to the developer. A lost opportunity for community space. Some kind of land trust for community housing.	May 25, 2010 8:19 PM
283	Housing that I can afford is available in the West End. - subsidize home ownership not market rental  The West End should continue to accommodate a range of ages and incomes to ensure a balanced, complete community. - needs better balance, fewer rentals more condos  Balance home ownership and rentals in the west end 50 to 50 like the rest of Vancouver.	May 25, 2010 8:29 PM
284	The City should consider the character of the area. It seems the developer wants to put up the same style high rise we see in Coal Harbour and Yaletown and apply it to the residential, quiet street of the West End. It does not fit.	May 25, 2010 8:36 PM
285	Relaxing /reducing greatly the ratio requirement for parking.  - help drive construction costs down -more/better meaningful incentives for developers to build below market rental....tax breaks etc.	May 25, 2010 8:51 PM
286	Do not obstruct view of mountains and water.	May 26, 2010 4:16 PM
287	All the single story buildings (business etc) on Davy/Denman/Robson should have 2 or 3 stories of living space above (like European cities) to provide higher density without highrises.	May 26, 2010 4:19 PM
288	- more consultation regarding changes to land use in the west end, listening and making the adjustments(i.e. heights of proposed buildings) - input from the community !! - Council has not right to over ride community plans etc. - No spot rezoning !!	May 26, 2010 4:31 PM
289	Use inclusionary zoning to encourage rental housing and affordable ownership housing.	May 26, 2010 4:38 PM
290	The west end is not Coal Harbour or Yaletown. WE DO NOT WANT gigantic high rise buildings. Think about the people living here. You have lost my vote and confidence.	May 26, 2010 4:44 PM

Response Text		
291	With an aging population there needs to be more plans and subsidies for seniors housing particularly senior homes	May 26, 2010 4:51 PM
292	Lets see rental growth outside of the west end. We already have 80% rental in the west end. We have the wonderful skytrain to accommodate transporation to the west end. Not everyone can live here.	May 26, 2010 4:59 PM
293	Maintain existing zoning or revise it! Do not rezone via CD 1 to meet political goals.	May 26, 2010 5:28 PM
294	Coops. "affordable units" that are affordable for all and no market rent I used to be a building manager in the west end until last year when we could not longer afford to live there as our rents rose drastically due to a change in ownership	May 26, 2010 5:33 PM
295	Affordable seniors' housing	May 26, 2010 5:55 PM
296	The proposed developmetns do not satisfy the need for AFFORDABLE housing.	May 26, 2010 6:04 PM
297	GREATER OVERSIGHT OF RENTAL LANDLORDS. NO MORE EXPENSIVE HIGH RISES.	May 26, 2010 6:23 PM
298	1. rebuildings of deteriorating/aging buildings  2. City should have "inclusionary" zonings which requires affordable rentql or ownership housing in all dev'g (or pay in lieu) & STIR should be scrapped for  3. Mabybe 1.1 rental housing displacement requirement	May 26, 2010 6:43 PM
299	- improve public amenities - update aquatic center - west end community center - increase transit frequency & speed on Davie/Robson	May 26, 2010 6:48 PM
300	Just lower costs of rentals per month freeze the rentals prices	May 26, 2010 6:52 PM
301	Street furniture - clusters of covered benches serving the same purpose as piazza and market squares in European cities	May 26, 2010 6:59 PM
302	All, if any new towers should have at least 35% affordable.	May 26, 2010 7:07 PM
303	Rent controls for seniors on fixed incomes	May 26, 2010 7:12 PM
304	Rental housing is still in short supply, esp. affordable rentals. towers are NOT the answer - they are too expensive to build do NOT add to community, exhaust existing facilities. Joe Fortes library is overcrowded on most days, esp weekends.  Make affordable housing a priority on all levels of gov't	May 26, 2010 7:24 PM
305	Any new housing should be social housing	May 26, 2010 8:49 PM
306	There is a community development plan for the west end. Either adhere to it, or develop a new plan with the community.	May 26, 2010 9:03 PM
307	The proposed development at 1401 Comox will provide much needed new rental stock. This is very important and I STRONGLY support this development.	May 26, 2010 9:08 PM
308	A LONG TERM PLAN!	May 26, 2010 9:13 PM
309	They are 45,000 people living in the west end and we reached a maximum of place. Towers are not a solution for a paradixe that is part of the heritage of the province.	May 26, 2010 9:25 PM
310	Already quiet like that. I think the price will never be very low neither.  I think there is a maximum we can put in the west end and we are already very close to it. Towers are not longer appropriated.	May 26, 2010 9:34 PM
311	Have a plan that involves community input no unilateral rezoning by mayor and his coherts.	May 26, 2010 9:38 PM
312	No more density.	May 26, 2010 9:41 PM
313	No more towers!	May 26, 2010 9:43 PM

Response Text		
314	Only allow 3 storey buildings to be replaced by 5 or 6 storey buildings, that would increase the density to the limit for our community.	May 26, 2010 9:47 PM
315	Not housing but high rise buldings to build no delay for current headaches.	May 26, 2010 9:59 PM
316	Built form honouring green space, dispense with glass tower development.	May 26, 2010 10:01 PM
317	Is there a role for the City to offer to keep low rise building stay as such in the community. Concern that owners allow properties to deteriorate as value of land is considerable - equivalent STIR initiative ?And or can they require landlords to maintain their buildings.	May 26, 2010 10:09 PM
318	A community development plan is essential increase the attention to the need of affordable housing	May 26, 2010 10:14 PM
319	More affordable heritage housing for families with green spaces adjacent. (lawns parks.) Mole Hill market housing incomes have gone from 35,000 to 55, -60,000 in 2 years and are no longer realistic for single parents, the list for subsidized housing is so long that children will be grown by the time one's name comes up.	May 26, 2010 10:32 PM
320	Neighbourhood character	May 26, 2010 10:34 PM
321	We need to have a plan for replacement of rental housing STIR is a great start please approve the projects. Then lets move forward with a plan to develop further rentals and condos while maximizing density.	May 26, 2010 10:38 PM
322	More rental units while maintaining and keeping in mind local community businesses the LGBT community (the village) and green space.	May 26, 2010 10:43 PM
323	Keeping the character and green space of the west end please don't take away our green space	May 26, 2010 10:48 PM
324	A portion of new buildings for subsidized housing	May 26, 2010 10:51 PM
325	Stop the scandeleous 1401 rezoning stop destruction of St John's church stop muilti million dollar subsidies to developers demand that spot rezonings stop until there is a community plan increasing supply will not lower rents but will destroy neighbourhoods	May 26, 2010 11:00 PM
326	I have no direct knowled but would think it was a challenge, seniors and renters seem to have the most problems with landlords and property managers, (e.g. 92 yr old woman with cancer) than with rental availability.  A better library community center.	May 26, 2010 11:06 PM
327	Need a comprehensive plan conducted by all stakeholders in an enclusive process and stick to it with no side deals based on spurious needs.	May 26, 2010 11:14 PM
328	I like the present mix.	May 26, 2010 11:22 PM
329	Rent control like what is in place like Manhattan. Although, proof of income/need should be provided.	May 26, 2010 11:24 PM
330	seniors houses, Sunset Towers stolen by liberal government	May 27, 2010 6:11 PM

## West End Discussion on Community Needs Survey

<b>Neighbourhood Character</b> With regard to the neighbourhood character of the West End, please indicate the extent to which you agree or disagree with the following statements:						
	<b>Strongly Disagree</b>	<b>Somewhat Disagree</b>	<b>Neither Agree nor Disagree</b>	<b>Somewhat Agree</b>	<b>Strongly Agree</b>	<b>Response Count</b>
My neighbourhood has a distinctive and positive character.	0.5% (3)	2.0% (12)	2.7% (16)	22.5% (134)	<b>72.3% (430)</b>	595
New development in my neighbourhood is appropriate in terms of character, form and height.	<b>36.5% (212)</b>	21.5% (125)	12.0% (70)	17.9% (104)	12.0% (70)	581
Character or heritage buildings play an important role in my neighbourhood.	1.5% (9)	2.4% (14)	5.2% (31)	17.3% (103)	<b>73.6% (438)</b>	595
Views to the mountains and the ocean are important and should be preserved in the West End.	1.7% (10)	2.4% (14)	7.1% (41)	20.7% (120)	<b>68.0% (394)</b>	579
On the subject of neighbourhood character, is there anything else you think the City should consider?						273
					<b>answered question</b>	<b>596</b>
					<b>skipped question</b>	<b>4</b>

<b>On the subject of neighbourhood character, is there anything else you think the City should consider?</b>		
1	The West End is very well rounded and attractive neighbourhood and would benefit from a cohesive and comprehensive plan to keeps these characteristics.	May 13, 2010 12:03 AM
2	Even the street pattern of the West End is differnt than the rest of the city. This is one of the most unique parts of the city and it would be a tragedy to end up with another Coal Harbour or Yaletown. While those areas are good for the community which they serve the West End is unique in its structure and style. THIS MUST BE MAINTAINED. It would be horrific if such character was lost.	May 13, 2010 3:45 AM
3	I like the views of stanley park i have each time i walk to the bus to work every morning. the new development of condos on West Georgia (Laguna) are ridiculous and too tall. They totally destroyed alot of views.	May 13, 2010 6:44 AM
4	Stop the spot re-zoning. RM5 is the zoning and to change it for high end rentals in a 20+ story building is NOT the solution.	May 13, 2010 11:43 AM
5	views are not that important - if you want a view of the ocean, walk to the ocean.	May 13, 2010 6:20 PM
6	I want to continue to see a range of local services especially with regard to the commercial aspect. Living and buying locally is very important to me.	May 13, 2010 7:46 PM
7	Favor older architecture over new construction	May 13, 2010 8:20 PM
8	Gardens! Mid-century architecture! Open spaces around towers! Trees arching over streets? Traffic calming! Shops open until midnight!	May 13, 2010 10:12 PM



On the subject of neighbourhood character, is there anything else you think the City should consider?		
9	Parks and Green Space, Views, and Neighbourhood Character define the West End. The airy, park-like feeling in the West End is uncomparable. Let's not ruin it by constructing giant towers and creating darkened corridors. Yaletown, Coal Harbour, and the Business District create plenty of shade already.	May 13, 2010 11:06 PM
10	Any new development MUST be compatible with the existing character and density of the West End.	May 14, 2010 4:19 AM
11	The City should continue to support urban agriculture and be open to very creative ideas in a neighbourhood that has very limited land for community gardens. I love the way Nelson Park was re-developed. We should be looking at other spaces that can become community gardening plots - which promote food security and build social capital.	May 14, 2010 5:23 AM
12	As long as there are no more highrises, new developments with character and hight restrictions are ok	May 14, 2010 5:36 AM
13	Not only do the residents appreciate the unique character and mix of housing and residential and commercial, but this is also a magnet for tourists. They enjoy the mix as well. If they like the modern steel and glass tower look, there are many parts of Vancouver (Yaletown and the False Creek seawall) \that provide that but only the West End combines heritage housing, parkland, beaches, and low scale commercial shops and cafes. Not only the residents will mourn the heritage buildings such as Maxine's and the pleasant residential feel to the community.	May 14, 2010 6:57 PM
14	Improve lanes and streets other than just at Mole Hill.	May 14, 2010 11:46 PM
15	I live near Burrard Street so one cannot expect a real sense of community but I lived for 19 years at Comox near Stanley Park, which has a nice sense of community and some lovely heritage houses.	May 15, 2010 12:10 AM
16	Prior to these newly proposed projects (which I can't comment on as I have not seen the plans myself) I think the new dvelopment has been appropriate in terms of character, form, and height. Developments are low rise buildings with character fitting with the heritage character of this community. I think this trend should continue.  The ocean front parks are critical in maintaining the feel of Vancouver as a city, not just the West End.	May 15, 2010 1:21 AM
17	Higher quality shopping for groceries and produce, the West End is Jepordized for lack of competition and captured density and does not have to compete like the suburbs who have superior choices and quality in shopping. Why does West Vancouver, North Vancouver and Richmond have better produce?  Why has not Alexander Park not been upgraded with sidewalks and more park benches to accomodate handicapp people who cant use the sidewalks and dirt paths on one side of the park. Ashphalt sidewalk very rough and always full of mud, sand and water barley navigitable. This park is over a hundred years old and has had no attention other than the bandstand. There is an entire length of one side of the park along Burnaby Street that had no park benches, the best view and shade in the park that would provide more seating for concerts and provide more enjoyment for residents. This is the only real park that is part of the West End which has beautiful gardens that are well maintained, more benches would insure the use of the park to it best advantage for everybody and provide more income with the plaques.	May 15, 2010 4:18 PM
18	Character is based on: architectural style, views, open spaces, access to light, walkability, landscaping, building allowances, near by amenities, etc.	May 15, 2010 4:39 PM

On the subject of neighbourhood character, is there anything else you think the City should consider?		
19	<p>An official development plan for the West End: up-to-date and developed through a comprehensive, transparent and inclusive process to obtain input from the community.</p> <p>For public servants and elected officials to respect our neighbourhood's character, history and uniqueness: by being the guardians of existing zoning (height, density, neighbourhood character) and planning policies until newer policies and plans are developed.</p>	May 15, 2010 6:24 PM
20	<p>New development should not compromise view, sun exposure and traffic issues. New development should evolve "community connectedness"</p>	May 15, 2010 8:38 PM
21	<p>Is there only one architect in Vancouver, or do they all re-cycle the same building plan?</p> <p>Surely some one should be able to design something other than a green glass windowed tall box, hell even I could do that. Just put some character into the buildings once in a while.</p>	May 15, 2010 10:39 PM
22	<p>New development in my neighbourhood is appropriate in terms of character, form and height.</p> <p>Is that a statement?</p> <p>The 5 new proposed developments are none of the above.....not good enough for those of us who love and have lived in the neighbourhood for over 30 years!!</p>	May 16, 2010 6:04 AM
23	<p>I would not put views above affordable housing. But it would be nice if we could have some of each. I also don't mind some really high high-rises if there is sufficient community amenities, but I wouldn't like to see the West End become another Concord Pacific Lands. I think there is room in this city for new neighbourhoods like that at the other built up areas of the Downtown core which have added so much liveliness to the city, but also for a low-rise leafy neighbourhoods like the West End.</p>	May 16, 2010 3:57 PM
24	<p>Right now, suddenly the West End is faced with many projects that will block cherished views, caused more density, and change the character of the residents, that is to rich, high-rise residents versus the current mix. If we go in this direction, the West End character will cease, and downtown will be surrounded by Yaletown, Coal Harbor, and a West End of highrises getting taller and taller.</p>	May 16, 2010 6:03 PM
25	<p>Fix up alleys and improve/widen sidewalks on major pedestrian streets like Bute.</p>	May 16, 2010 7:25 PM
26	<p>It is important to maintain or renew older buildings as allowing them to become run down does not help maintain the character of the neighbourhood.</p>	May 17, 2010 12:04 AM
27	<p>I am in favour of the Bidwell and Davie development because I think the major arteries of Davie and Robson are appropriate for high-rise development. As to the Broughton/? Comox proposal, I'm undecided. If it covers every bit of the property, I would not favour that. I appreciated word from the City that a high-rise tower will not be considered at Harwood and Cardero.</p>	May 17, 2010 1:52 AM
28	<p>Don't ruin the charm of the West End by letting them build high-rises!! Not needed!!!</p>	May 17, 2010 6:01 AM
29	<p>I have lived in the West End for almost 7 years and feel sick that huge towers that block not only the views but natural light are being approved by city council. It's a short sighted cash grab, putting money in the pockets of developers in the short term, and in the long term making a gorgeous neighborhood a cement jungle.</p> <p>Walking around the West End you are fortunate to experience loads of sunlight, foliage and pedestrians. The only way I can see improving the West End is to improve dilapidated structures and add more green spaces to rooftops and balconies. Adding more solar power and rain capture to existing structures is also far more reflective of all Vancouver citizens wants and needs, rather than massive (ugly) concrete and glass sun blockers.</p>	May 17, 2010 6:36 AM
30	<p>Arts centers, continued education facilities, and keeping zoning codes.</p>	May 17, 2010 6:54 AM

On the subject of neighbourhood character, is there anything else you think the City should consider?		
31	Please see #4 (Distinct character of the West End (NOT Yaletown with new high rises).	May 17, 2010 1:13 PM
32	Amenities trump character, If the amenities are built in advance of development, then further development could be considered.	May 17, 2010 5:31 PM
33	New development that conforms to the existing zoning is appropriate in the Westend.	May 17, 2010 8:36 PM
34	I think they should consider how passionate West Enders feel about preserving their neighbourhood. If the City destroys this by allowing out-of-character development the West End, the diversity of downtown neighborhoods will be lost forever. Not only that, but allowing rezoned development without a comprehensive plan means the city will likely have a mess on their hands requiring clean-up in a few years. And allowing these random developments just means the city's setting a precedence; all the small, five and six storey buildings in the neighborhood will be bought up, torn down, & gigantic skyscrapers will take their places. And since the city approved it on residential streets in the heart of the West End, not even on Davie or Denman, they won't be able to say no. All West Enders want for now is the City to halt these rezoning applications until they consult with those who live in the West End & put together a comprehensive community plan.	May 17, 2010 9:11 PM
35	adding 25+ story structures around buildings and streets that are mainly low rise makes no sense. Is there nothing more moderate that you could consider?	May 17, 2010 9:36 PM
36	All new development should be low rises to preserve the charm that is the West End. That is what makes the West End special and different from Yaletown, Downtown, and Coal Harbour.	May 18, 2010 1:12 AM
37	New development WITHIN THE ZONING tends to be appropriate - the rezoning proposals are not.	May 18, 2010 2:47 AM
38	I think I expressed this above. To summarize, what I love is the number of people walking everywhere; the people helping each other out, the small shopkeepers (Robson Market should be assisted or subsidized for the wonderful people who do hang in there in spite of the difficulties (which I do not know but we used to have a fish shop and it went under and has been sorely missed). Volunteers clean the streets and that is a genuine act of love. People nod and say hello because they walk. Coffee shops are genuine neighbourhood meeting places. I do think the city should look at ways to keep Denman St. cleaner during the summer. It is a shame that visitors to the city and residents should see the street the way it becomes in that season. Perhaps we should have another civic campaign asking Vancouverites to help keep our city clean. When I say that I somewhat disagree on the appropriateness of character of development, I am thinking of the seniors building on Barclay Street behind the community centre. That was probably built a long time ago but it is an eyesore and developments for seniors as well as others should not be that in future. I think we need to demand high quality and some good architecture to fit into the older neighbourhood.	May 18, 2010 2:48 AM
39	see above questions.  Access to sunlight.  "Character streets" like Nelson Street - tree-lined and arterial.	May 18, 2010 2:56 AM
40	It is important to encourage a diversity of housing types, including built form. I do not want the West End to be another Yaletown (podium towers that all look alike). The boulevards are important to the west end	May 18, 2010 2:58 AM
41	The Beach tower proposal borders on the obscene.	May 18, 2010 3:32 AM
42	Views of the mountains and ocean are important, as is the mixed level housing and abundance of green, trees found in the West End. It's a beautiful place to walk through for residents and visitors, it reminds me of communities near a downtown like Lincoln Park in Chicago, Plateau Mont Royal in Montreal, Queen Anne and Capital Hill in Seattle; to name similar livable high renter quotient mixed density communities in very livable cities near to the downtown core	May 18, 2010 5:14 AM

On the subject of neighbourhood character, is there anything else you think the City should consider?		
43	I think we have enough tall buildings in the West End. The proposed new rental housing buildings are too tall, add congestion to the West End and strain existing public facilities and transportation systems. Finding a place to park on the street will become almost impossible. They also reduce the views for thousands of West End residents and change the character of the West End in a negative way. I am against these new buildings and the process of overriding existing zoning that allows them to be built.	May 18, 2010 5:40 AM
44	By allowing giant condo buildings to be built would start a slippery-slope towards turning the West End into Yaletown - grey and concrete.  The West End is a diverse, green neighbourhood. Allowing giant condos to be built would take away: green space, parking, and the community.	May 18, 2010 5:45 AM
45	I think that the city should consider how they might encourage development of nicer buildings and the replacement/upgrading of older housing stock. One of the neat things about the West End is how nice it is despite itself -- there is some seriously terrible architecture in it and yet it's quite a pleasant place to be. How can we take the neighbourhood to the next level? Mole Hill is a great example of what the neighbourhood can be (albeit in a fairly low density area).	May 18, 2010 6:10 AM
46	People love the West End because of it's unique character. If people want to live in expensive high end highrises, they have lots of other places to live close to the West End like Coal Harbour or Yaletown. These new high rises will destroy the West End.	May 18, 2010 6:26 AM
47	Same as above keep park space accessible, Don't move towards yaletown style planning.	May 18, 2010 7:08 AM
48	Maintain the few houses left, especially historic ones. New developments can replace ugly, unsustainable one story buildings such as the one on the south-west corner of Jervis and Harwood.	May 18, 2010 7:28 AM
49	this area has always been the most densely populated in the city - with the added neighbourhoods of yaletown and cold harbour - if you continue adding highrises, which diminish privacy/space/light/views - you need to add more parks/playgrounds/senior and kids amenities/community areas/services.	May 18, 2010 2:37 PM
50	Preserve the existing character.	May 18, 2010 3:22 PM
51	We must allow small businesses to continue to thrive in this neighbourhood and not allow it to be taken over by chains and franchises, like Robson Street (which is now a "branded" street, completely touristy without a trace of neighbourhood character). We must avoid allowing developers to market the area as a highly desirable executive-class enclave - the neighbourhood is whatever we decide to make it, and if the City decides to make it another Yaletown or SoMa - trendy, slick, jam-packed and unaffordable - then that's what we'll get and it will be tragic.	May 18, 2010 3:45 PM
52	Balance between new housing development and quality of supporting amenities-- library, community centres, parks, demands on infrastructure.	May 18, 2010 4:32 PM
53	Preserve what is left which isn't much. There are enough highrises in the West End - preserve our views. I'm very disappointed to see Maxines is going to be demolished to house yet another high rise which will be uninteresting - this is another example of Vancouver not respecting its heritage. These types of places create flavor to a community. The Spanish mission style building is a delight to look at and I am very sad to see it disappear. I love to hear the history of it once being a brothel and that it had tunnels to it from the beach and the Rogers Mansion. Speaking of which - what is happening to our beautiful Rogers Mansion - it has been boarded up for months? The Church at Comox which houses a large green space for that area is also sad to see disappear into a 22 storey highrise. Another example of our community being sterilized. How boring are we? We are classified not as a world class city but many from outside call us the no fun city. Other cities take great pride in preserving their heritage, there should be property tax breaks for those who preserve buildings not only from a historical point of view but also a sustainable one.	May 18, 2010 5:22 PM

On the subject of neighbourhood character, is there anything else you think the City should consider?		
54	Mole hill is the gem of downtown. Learn from this and do not sell out to big money.	May 18, 2010 5:43 PM
55	Yes, stop railroading this STIR program through without allowing for a developed community plan.	May 18, 2010 5:59 PM
56	An influx of concrete highrises are going to detract from the neighbourhood in a substantial, palpable way. Mistakes now cannot be undone.	May 18, 2010 6:09 PM
57	The West End has managed to hold onto it's Heritage buildings and having a height restriction of 4 stories has helped to maintain the character of the the area.New Towers in the West End would be a crime.	May 18, 2010 6:10 PM
58	New development in the neighborhood is important as we move to a more sustainable future but that does not include 22 story towers where the current zoning call for a significantly lower limit. The community must be consulted and a rational agreement that suites both the community and the move towards higher density is the only option. As you have seen this community is passionate about the place in which we live and this issue has opened our eyes to our responsibilities in the process of contributing to a vision for the place we so treasure.	May 18, 2010 6:17 PM
59	<p>Please, please, please maintain the character of the West End which for me includes treed boulevards, park benches within the community on side streets especially west of Denman Street, keep a mix of heights and bulk of buildings, small green space between buildings and the sidewalk that allow for soft landscaping including flowers, bushes (that bloom in the spring) - amazing how some rental buildings offer the most generous garden-like landscaping - be considerate of heritage structures please...</p> <p>There's a myth that persists about the mobility of residents who live in rental accommodation. At a recent meeting hosted by the new West End Neighbourhood (WEN) group, one of the moderators asked people to indicate (hands up) how long they've lived in the West End and the results were quite amazing ... highest percentage have lived here for more than 10years, and many were over 25 years.</p> <p>There is a shared view that because the West End is home to such a high percentage of voters, that as residents we don't warrant the same attention and consideration from city hall as does those neighbourhoods that are mostly owner-occupied.</p>	May 18, 2010 6:59 PM
60	Density is beginning to affect livability, making it stressful to move down over crowded sidewalks, find space at local gyms and libraries and so on. The city should consider encouraging more densification in other less developed neighbourhoods.	May 18, 2010 7:11 PM
61	One comment regarding preserving views of the mountains and ocean. If you are on the street you can't see these things very well anyway. The best views of the mountains and oceans are in the apartments that rise above street level. By building taller buildings you are in fact creating more views of the ocean and mountains. Vancouver has demonstrated how to successfully build tall buildings that are sensitive to the views of their neighbouring buildings. This approach should be done in the West End. More towers = more views from these homes!	May 18, 2010 7:14 PM
62	At least as of a few years ago, San Francisco had height restrictions on their buildings - presumably to preserve views, etc. Why can't we do the same? Why do we want to ruin this beautiful spot?	May 18, 2010 7:27 PM

On the subject of neighbourhood character, is there anything else you think the City should consider?		
63	<p>I've said it already.. the United Church space really is one of the few open air spaces in the west end.. with its spacious yard in front, it provides a sense of breathing space in the west end. it should be retained.</p> <p>The height of buildings should not be determined by what's around them, and how much it blocks views, sun light etc for the surrounding areas. I may not be living within range for notices regarding united church but I walk by there all the time and do so deliberately to get that open air sense as I walk about the hood, doing my business.</p> <p>I think there are areas where heights could be higher but the area around them needs to be considered too... I really STRONGLY disagree with this 20 storey tower!</p>	May 18, 2010 7:28 PM
64	<p>Character is a function of people caring about a neighbourhood and investing in that neighbourhood. For this, there must be stability and a sense of community. High rise condos that produce a transient population (and the data show they do) erodes 'character,' or at least the character that many cherish in the WE.</p>	May 18, 2010 7:31 PM
65	<p>The West End is not Yaletown. Our residential buildings have gardens and open spaces around them. Not podium development. This form of development is totally inappropriate in the West End.</p> <p>This neighbourhood is already very very dense. And we like density. Any further development, however, must take this into consideration. We are not seeing a level of care on the part of planners, or City Hall. It is a scandal.</p>	May 18, 2010 7:36 PM
66	stop trying to turn the west end into coal harbour or yaletown!	May 18, 2010 8:09 PM
67	Keep set back zoning as is ..and insist on green space be considered with any further development. NO towers!!!	May 18, 2010 8:16 PM
68	The green spaces surrounding buildings should be kept. It may be tempting to build right up to the sidewalk as has been done in parts of town but it would not be welcome here.	May 18, 2010 8:31 PM
69	The STIR projects and Pendrell are NOT appropriate in terms of character, form, height and form.	May 18, 2010 8:35 PM
70	Affordable Units are More Important than character, style or views.	May 18, 2010 8:39 PM
71	allowing developers to create another Yaletown, with Yaletown prices and no community improvements is not the answer....densify the burbs	May 18, 2010 8:57 PM
72	Follow the European model and find ways to integrate families into more downtown 'hoods. That will likely mean accommodating more school-age children which will likely mean building more schools downtown.	May 18, 2010 9:51 PM
73	The character and appearance of the neighbourhood today is great and that is why I choose to live here. However, there needs to be strong assurance that this character can be sustained and not destroyed on a piecemeal basis in the future.	May 18, 2010 11:22 PM
74	(see #4 above)	May 19, 2010 12:27 AM
75	<p>The West End has a much quieter, greener character than Yaletown. For years I have said/heard the comment "wow, you can just step off Robson onto Haro and you are instantly in a quiet neighbourhood street". In contrast, the underlying emotional tone of all the negative reaction I have heard towards the current building plans is that the West End will "just turn into another Yaletown".</p> <p>For the city to respond to this feeling tone by implying that the West End region specifically has a unique moral imperative to provide more rental housing is not answering the concern about the character of the West End becoming a Yaletown.</p>	May 19, 2010 12:35 AM

On the subject of neighbourhood character, is there anything else you think the City should consider?		
76	I've stated elsewhere that I don't know what is intended by the phrase 'neighbourhood character'. Perhaps a more clear statement would be "neighbourhood character is in the eye of the beholder". I don't think that there is one definition, to which all would subscribe. Indeed, all of the statements I've heard in discussions I've attended seem to be based on each individual's self-perceived need and desire. It seems nigh unto impossible for people to see the needs of a community of people.	May 19, 2010 12:39 AM
77	Restrict further high rise development adjacent to English Bay, Stanley Park.	May 19, 2010 12:57 AM
78	New development during the previous 10-15 years has been appropriate but new the high rise proposals are not appropriate	May 19, 2010 1:08 AM
79	Building heights are extremely important.	May 19, 2010 2:10 AM
80	I think the City should establish a committee that would review development plans based on the esthetic appeal, not just the utility, form and height of buildings. Too many buildings are utilitarian and lack any type of character. This would encourage novel ideas in architecture. Currently new buildings are comprised of small kennel like units. We seem to be recreating Hong Kong with our architecture rather than a unique Vancouver.	May 19, 2010 2:19 AM
81	Setbacks!	May 19, 2010 2:56 AM
82	Jeez, forgive me, but this is a stupid question. Council should seriously consult with West End people and stop building until a clear community plan is widely heard and approved by the community. Yes, there is something else the City should consider -- listening to local people!	May 19, 2010 3:53 AM
83	Architecture in Vancouver is generally way behind that in Europe and Asia, and higher design standards should be required of new developments, including green design initiatives like community garden spaces, play spaces and green roofs.	May 19, 2010 4:11 AM
84	High rise developments do not belong in the West End.	May 19, 2010 4:17 AM
85	Appropriate character is very wide open. It would seem logical that the density of the West End will increase, and as many of the mid-20th century buildings are of questionable quality, it would seem reasonable that these would be replaced by high rises. At some point there was a proposal that heights would be greatest along the "backbone " and quite moderate along the shores. This would seem to be passe. I would like to see a strong plan which lays out densities, allowable heights and green allowances. your second question above is not appropriate because there would seem to be no plan for new development. If there is a plan it would be refreshing to see it.	May 19, 2010 4:36 AM

On the subject of neighbourhood character, is there anything else you think the City should consider?		
86	<p>YES!!! The city gives density bonuses for things like parks, day care and heritage restoration. This is all great, but I would like to suggest something else that could increase and maintain the character of the West End and Vancouver in general.</p> <p>For example, the development at Bidwell and Davie. I already sadly know that the neighbourhood grocer on the corner will go and be replaced with A) a Starbucks, B) a Subway, or C) a 7-11. The independent businesses that give a neighbourhood and a city character can not afford the higher rents.</p> <p>A density bonus should exist that subsidizes rent for one or more of the retail units of a new development for a number of years. The criteria for a business setting up in one of the subsidized spaces could be like that of Granville Island, where they have successfully enabled local businesses to thrive and not be taken over by generic multinational businesses.</p> <p>I know much of my fear and protest of new developments would disappear if new buildings in Vancouver and the West End enabled independent, interesting, local businesses to thrive (with subsidization through density bonus for example)</p> <p>As, for the corner of Bidwell and Davie - I know the grocer will no longer be there. I will be forced to pay the inflated prices of produce at Safeway - and a little more of the character and neighbourhood feel of the West End will forever be lost when the grocer becomes another Starbucks or Subway.</p> <p>Thank You Brent Sawlor 250-514-1774 (I own a condo in the West End - but am currently in Victoria for awhile)</p>	May 19, 2010 4:56 AM
87	<p>Vancouver's Yaletown and downtown are world renowned for being walls of glass towers with no character. please don't turn the West End into Shanghai or Hong Kong. We are already the least affordable place to live in NA outside of New York. The city is the most beautiful location i have been to - I have lived here 20 years and I am a professional yet I am unable to afford to won a liveable space in my own neighbourhood. I pay rent twice what I would pay in Toronto where I would earn 30% or more than i do here. Ahhh the Vancouver paradox.</p>	May 19, 2010 5:03 AM
88	<p>Let's not turn this special part of the city into another Yale Town or Coal Harbour.</p>	May 19, 2010 5:18 AM
89	<p>we dont need a flashy high rise in the west end. not to mention loud construction noises for months. its just not worth it. and the church 1401 comox i think it is, is awesome. why can't multiple organizations agree to buy it, use it for something. but to tear it down would be a shame.</p>	May 19, 2010 5:33 AM
90	<p>The West End is a very quiet place to live and it should remain this way. It is great to have low high rise buildings and some houses that add character to the area. It is great to have parks and lots of greenery.</p> <p>Keeping the character is very important to residents (and for the city of Vancouver) that is why there are heritage houses and buildings that help maintain the West End character.</p> <p>West End residents can enjoy gardens, views and a peaceful place to live. The West End is not Yaletown (with its high rises) and it should remain this way to keep its unique character.</p>	May 19, 2010 5:56 AM
91	<p>The City of Vancouver has and plans to demolish smaller buildings to make room for high rises with many small units for single people. Such high density accommodation contributes to the transiency of a community where people do not know each other, do not contribute or become involved in the community.</p> <p>Some of the new development has resulted in small and tasteful buildings but these often are expensive and cannot be classified as "affordable" accommodation.</p>	May 19, 2010 6:33 AM



On the subject of neighbourhood character, is there anything else you think the City should consider?		
92	No more high rises.... we are loosing our view and sun because of extreme height of some buildings.  Too many cars in the spring and summer months.	May 19, 2010 6:48 AM
93	Vancouver	May 19, 2010 7:13 AM
94	I feel that building sizes should step back from the waterfront with the highest buildings being set behind and lower ones set closer to the water. This preserves views and is fair for a greater number of residents.	May 19, 2010 8:53 AM
95	Look at almost any corner of the West End and you'll find buildings of a variety of character, size and quality. The Character of the West End is its high density in a green setting. More density will only add to the character and vitality of the neighbourhood and should be encouraged, but the green "front yard" setbacks must be preserved. Leave the zero lot line townhouses for other areas.	May 19, 2010 9:46 AM
96	Question 2 - appropriateness of development - I would agree to this point that development has been appropriate. I selected 'somewhat disagree' specifically because of the STIR program proposals.	May 19, 2010 3:51 PM
97	No more GLASS TOWERS please.	May 19, 2010 3:54 PM
98	No additional highrises.	May 19, 2010 4:05 PM
99	The new proposed developments on Comox Street and Pendrell are completely out of character to the West End.	May 19, 2010 4:13 PM
100	the volume of traffic is high enough already without another high-rise tower	May 19, 2010 4:19 PM
101	Please don't turn the West End into another Yale Town!!	May 19, 2010 5:09 PM
102	The mix, diversity of architecture, the view corridors, and the green spaces work. It is the right density now at RM5. Please do not change it.	May 19, 2010 5:38 PM
103	Heritage is something that we all agree should be fostered. Regulation of heritage is the only way this can be achieved. European cities have wrestled with this issue for decades (there is more to lose there than here). Regulation that provides financing to residents of heritage houses for upkeep, renovations and improvements is used in Western European towns (I have lived in the Netherlands in a heritage house for 6 years). Owners of heritage buildings are never allowed to demolish them and they know that when they buy the property. The things that we try to do here, like give developers more variance in exchange to keep the heritage and end up with a heritage house next to a high rise are seriously frowned upon by very knowledgeable planners in Europe. When you contrast this policy with what the Dutch do, it is laughable.	May 19, 2010 7:15 PM
104	This is not the area for more 22 story type high rises.	May 19, 2010 7:48 PM
105	New development in the West End must especially!! be appropriate to the Existing Character, Form/style and Height. Without it the West End will lose it's charm, it's sense of neighbourliness and everything else that gives it that unique sense of a small town.	May 19, 2010 8:14 PM
106	If you're planning on having a discussion about the neighbourhood character of the West End, you're going to have to acknowledge out loud that gay people make up a huge chunk of it and, indeed, probably created most of it. So if you're thinking about preserving and/or enhancing the neighbourhood character of the West End, try asking gay people what they want, listening to the answers and acting on them -- maybe even ENHANCING the neighbourhood character that already exists by making it more attractive for gay people to move back there from Commercial Drive. Stop hiding your collective heads in the sand and pretending that restricting liquor licenses and closing hours in the West End is meeting the needs of the inhabitants.	May 19, 2010 8:28 PM
107	We already have enough high-rises! No more please.	May 19, 2010 8:32 PM

On the subject of neighbourhood character, is there anything else you think the City should consider?		
108	Please recognize that the West End is still a relatively green zone which is now surrounded by a sea of glass high rises and concrete as mentioned above. This area is already stressed by all the cross town traffic and other activities. If anything we need more in the way of green space and community services, not more dense population.	May 19, 2010 8:43 PM
109	Dialogue with citizens prior to developers making their plans so the issues for the community are considered in those plans and that will help us stick to the existing bylaws about building height and density requirements....adequate parking for residents and visitor before buildings are approved.	May 19, 2010 9:28 PM
110	<p>re neighbourhood character - if that's a buzz word for Heritage - I want to note that I have learned Heritage in Vancouver is a way to get around the zoning bylaws - as per 1240 Harwood - where heritage designation A was completed when the developer (Bing Thom) wanted to get around zoning height and density by-law - and the rule re max distance to next high rise. They got their "heritage bonus", in part for promising to move a tree that will surely die. The proposed building is to severe detriment of near-by buildings.</p> <p>This developer hired the former head of the City's Heritage unit, as a consultant to help him navigate the City's system.</p> <p>I attended the meeting the city held at Gordon House on this. It was was a united front presentation: - the developer and the city planning employees. There was no public "input".</p> <p>Subsequent efforts to attend meeting at city hall - were stymied by the employees of the planning dept.</p> <p>I heard the project hit a road block at the planning committee stage - local residents finally managed to find out when and where the meeting was turned up for it. Then the financial down turn occurred. Doubtless this project will be back. The City and the developer both stand to profit from a building containing a few multi million dollar view suites. Also doubtless, it will penalize the neighbourhood. Apparently observing zoning laws is not so important as a development thrust backed by an Orwellian warp on the notion of "heritage preservation"</p> <p>I am deep disillusioned by having watched how "Heritage" serves as a vehicle for evading the zoning laws.</p>	May 19, 2010 9:34 PM
111	<p>The new development at 1245 Harwood St. does nothing for affordability, does not maintain neighbourhooood character and is a joke as far as protecting a heritage house or the heritage tulip tree which will be sandwiched in between 2 high rises and will most likely have its roots damaged when the house is moved near it. To slap an 18 story high rise beside a small heritage house is a transparent grab for extra height to make more money for developers. I think the whole notion of how to preserve heritage sites needs to be re-examined.</p> <p>Why don't we start rezoning West Point Grey and start building highrises along the ocean front there? Let's spread out the madness into a few more neighbourhoods.</p>	May 19, 2010 9:51 PM
112	Don't allow developers/anyone to cut down mature trees; they are the heart and soul of the West End.	May 19, 2010 10:47 PM
113	Maintaining the style of the West End is very important. Putting in massive new developments is detrimental to the neighborhood. This should be stopped immediately!	May 19, 2010 11:29 PM
114	Most residents don't have a view or their view is already limited. Except for buildings close to the water, residents should not expect their views to remain pristine.	May 19, 2010 11:56 PM
115	Saddened by the loss of the church on Broughton, it was a focal point of the commubnity. I attended accupuncture, square dancing, memorial services at that location.	May 19, 2010 11:57 PM
116	Noise from exhaust fans and parkades.	May 20, 2010 12:03 AM

On the subject of neighbourhood character, is there anything else you think the City should consider?		
117	<p>The views are an interesting topic. If you are walking along the street you do not see the views of mountains and water, you only see the city directly around you. The buildings and towers will always have the views and that is fine by me. Plus no walk-up apartment in Westend has a view of the mountains so I do not see views as a major issue.</p> <p>I like what was done with Coal Harbour. Many buildings were put up and the view corridors were all maintained so it is possible for other areas of the Westend to do the same.</p>	May 20, 2010 12:07 AM
118	<p>I'm really upset with the rezoning that has been going on in the West End to allow for taller residential structures. The West End is a tourist destination and treasured community in Vancouver because of its heritage homes mixed with low-rise residential. The density is perfect to create a peaceful, but populated area to support the local commercial and retail locations. We don't want another coal harbour or Yaletown with cold and empty condominium towers. I think it is really unfair to people who invest their life savings in an area based on the existing zoning and promise of maintaining the character only to find that more and more large scale developments are being permitted. They ruin the character of the neighbourhood, they ruin the views and sunlight access that the existing homes have, and they hurt property values by altering the character and sunlight access. It's really very frustrating.</p>	May 20, 2010 12:09 AM
119	<p>Character does not come simply from imitating existing buildings. Character comes from the buildings, neighbourhood, parks, streets and what happens at the front door. Making more deadend streets helps outdoor spaces for residents and calms traffic. These pedestrian/bike blocks are one of the best things to happen in the West End.</p>	May 20, 2010 12:10 AM
120	<p>New development should not infringe on current residents' rights which they have paid for.</p>	May 20, 2010 12:11 AM
121	<p>Only allow small scale development.</p>	May 20, 2010 12:19 AM
122	<p>I like the diversity of the west end. I know they're hardly "heritage" but I hope the city planners consider preserving some/many of the 1950/1960 walk-ups in the mix.</p>	May 20, 2010 12:19 AM
123	<p>The new Safeway Store at Robson and Denman is an architectural atrocity that belongs in Coquitlam, not the West End. City must implement a West End Official Plan and Design Guidelines that will add to the unique character of the West End, not detract from it.</p>	May 20, 2010 12:32 AM
124	<p>The yearly fireworks event goes directly against the character of the West End. Loutish and drunken behaviour coupled with littering is the opposite of what the West End is all about. For those four days each year, I am not only regretful of living in that area, but nervous about even going out. It should be relocated to where the bulk of the visitors are living, not held in a quiet respectful neighbourhood that gets abused and treated like a trash can as though it were Granville St. on a Saturday night.</p>	May 20, 2010 12:40 AM
125	<p>Please no more high rises!</p>	May 20, 2010 12:50 AM
126	<p>The neighbourhood character is wonderful most of the time. However in the summer - especially during the fireworks - it gets a little ugly with so many people converging in one space. It's loud at night, garbage is left behind, people swear loudly and fight at what's supposed to be a family-friendly event - it's some other city's turn to host the fireworks! (I was pleasantly surprised during the Olympics though).</p>	May 20, 2010 12:58 AM

On the subject of neighbourhood character, is there anything else you think the City should consider?		
127	NO MORE HI- RISES! - especially in the centre of the West End. The current mix of hi-rises, low-rises, 4-storey walk-ups & houses works wonderfully wrt. light, views, feelings of safety, big trees & green space that help absorb noise, pollution. This mix of housing types & heights, with the OLDER HI-RISES SURROUNDED BY GREEN SPACE, makes all the difference wrt. liveability. The very hard-edged Yaletown, Coal Harbour & Downtown Area with very little green space, spindley trees which will never create the types of canopies in the West End, few grassy boulevards & hi-rises too close together so that sunshine often doesn't reach the street is no where near as gracious, calm or relaxing as the West End. And the aforementioned neighbourhoods will never mature into the same liveability as the West End due to the lack of landscaping which softens the concrete, glass, asphalt, etc.	May 20, 2010 12:58 AM
128	Friends who visit me are always amazed at the number of trees and green spaces within the West End. This must be preserved.	May 20, 2010 1:06 AM
129	Ensure that a homogenous mix continues in the area and a continued respect for all!	May 20, 2010 2:01 AM
130	I would agree with the statement that new development in the West End is appropriate in terms of character, form and height if a public consultation plan is developed for West End residents. The current process whereby the City goes through the motions of holding open houses is not acceptable. Given that the West End is a mature community, any new project should involve multiple community meetings with residents from all parts of the West End. Fast tracked spot re-zoning in a densely populated mature community with no meaningful public consultation process is unacceptable. Given the fact that most West End residents live in small apartments that are located close together, new development is only acceptable if the majority of residents approve of the character, form and height. It should not be only the developers, architects, city planners and municipal politicians who make these types of decisions. The West End residents who pay the taxes and vote for the politicians should also be involved in a meaningful way in this decision making process.	May 20, 2010 2:07 AM
131	Subsidize heritage preservation instead of trading off heritage status for huge, inappropriate towers.	May 20, 2010 2:11 AM
132	I sort of covered that in my rant in #4. But in regard to heritage buildings in my neighbourhood, it is too late. They're all long gone except for Mole Hill and the only reason that was preserved had little to do with the city and an awful lot to do with citizens who were ready to throw themselves in front of the bulldozers. I'm old enough to remember the occupation by the 'hippies and yippies' of the land adjacent to the entrance to Stanley Park. With the city council we had then I'm surprised they never clearcut the park.	May 20, 2010 2:17 AM
133	I strongly oppose building of new highrises on the West End. We don't have enough space for that many vehicles.	May 20, 2010 2:40 AM
134	I think the city should continue to support the gay village on Davie St. and limit development that would turn it into another Robson St. The Robson Market should be reconfigured and brought back to life. Right now it is in its final death throws and does not add to the community.	May 20, 2010 2:41 AM
135	Gardens roof top or otherwise. Seagull control completely: dissuade them from taking up residence on rooftops in west end. Fine people for feeding them, actually enforce it.	May 20, 2010 2:51 AM
136	What's unique is the mix in this neighbourhood. We don't want a barrage of high rises like Yaletown. I know several West Enders who moved there and have come back because it has a colder character, is less beautiful (less green space and trees) and poorer views unless you're one of the lucky bums who can afford the view.	May 20, 2010 2:55 AM
137	Allowing development of more strata units vs. affordable rental housing will help to destroy the character of the neighbourhood.	May 20, 2010 2:56 AM

On the subject of neighbourhood character, is there anything else you think the City should consider?		
138	Too many big buildings right to the edge of the property line kill the feeling of a neighborhood. Smaller, buildings back from the sidewalk are better.	May 20, 2010 3:45 AM
139	Avoid wind tunnels; make more blvd gardens and roundabouts. Pockets of prettiness are welcomed and appreciated!	May 20, 2010 3:50 AM
140	Proposed new development is completely at odds with existing character - massive density bonuses are creating difficulties in siting buildings and providing the "tower in a park" landscape formats for which the West End is famous. Neighbourliness of new development should be a key objective for new development, and to date has not been achieved - developments are proposing to damage privacy, to shade both public and private areas and to overwhelm streetscapes. The city has a very narrow definition of view preservation. Some attractive views exist from low-rise buildings and from streets - these views have not to date been considered in development application reviews, and this is wrong.	May 20, 2010 4:03 AM
141	The most famous neighbourhoods around the world are reknown because of their strong, distinctive character. Planning in the West End should focus on preserving and enhancing those characteristics that contribute to the current character of the area.	May 20, 2010 4:15 AM
142	we are the most sustainable community anywhere in that our reliance on cars is far less. there should be free transit in the downtown core (and other benefits compensating those of us living in this density)	May 20, 2010 4:25 AM
143	Again, the City needs to be more conscious of maintaining the character of the West End when approving development permits. We are not a neighbourhood for 20, 30 or 40 story glass towers, there should definitely be height and building style restrictions on future developments approved for the West End.	May 20, 2010 4:26 AM
144	We have enough very tall buildings now. And why do they all look the same? Green glass everywhere. I feel we could have more individuality in our buildings such as more colour in place of grey concrete and green glass, just to name one thing.	May 20, 2010 4:33 AM
145	Encouraging one-off "boutique-style" shops over the chains. For example, i dislike that a restaurant like the Cactus Club (yes, it's local but don't we have enough of them with their vacant-stare big boobs waitresses?) will sit on English Bay, but from what I understand, the City made it unaffordable for a smaller proprietor to be able to truly "compete" for the spot.	May 20, 2010 4:55 AM
146	Stop the highrise sprawl!	May 20, 2010 5:12 AM
147	I indicated strongly disagree to number 2 with regard to the four proposed towers, and in particular, 1401 Comox, which violates the street's legal restrictions on building height. Other low rise developments in the neighborhood have been well thought out and designed to reflect the character of the neighborhood, unlike the 22 floor horror story proposed for the lot next to my home.	May 20, 2010 5:47 AM
148	Please, don't turn the Westend into Yaletown. We don't need expensive new towers that no one can afford to rent or buy. You'll drive all the locals out, where will we live? :( Being a young person with a career (28 years old), it's already a reality that at this rate I'll never be able to own a home (apartment) in Vancouver. Please don't make it worse.	May 20, 2010 5:59 AM
149	As noted above - buildings should be well back from the sidewalk Do not need the glass canyon effect of Yaletown/Coal Harbour here. Trees and gardens should be key to anything new. If new towers come in they should not be glass walled. Except for the commercial street of Davie/Denman/Robson we do not have platform tower structures and we should not, nor should we have townhouse frontage with towers sticking up. Tudor Manor got away with it, but they kept the huge lawn and the original footprint. Nothing here is and it's not in keeping with the character of this area.	May 20, 2010 6:31 AM
150	Many "heritage" buildings are so renovated that they should no longer be labelled as such.	May 20, 2010 6:57 AM

On the subject of neighbourhood character, is there anything else you think the City should consider?		
151	<p>I think I said it already above. The harbour, the Park, the English Bay. A mix of new and old buildings, architecture, the signature small corner grocery store - did you know that the selling of flowers from corner grocery stores is unknown in Calgary, and very different in places I've been in elsewhere in CANada? It is part of our folklore.</p> <p>Oh yes, about the dating of sidewalks. When a sidewalk is replaced, and the new date of replacement is put on it, why not keep the old one too, that shows how long ago a sidewalk was there? It would be a cheap way of creating a sense of history. Again, since being a child, that date has fascinated me.</p> <p>I also love the sculpture, and the writing that Vancouver people did for the millennium that have been put up here and there.</p>	May 20, 2010 7:12 AM
152	Please be very watchful for the health of the large trees on our streets, they work hard to clean the air for all of us.	May 20, 2010 7:16 AM
153	maintain what character remains look at the wonder of the mole hill housing development, thank goodness we can look at the past and enjoy its human scale as we pass by	May 20, 2010 7:39 AM
154	The city needs to take a long look at imposing a height restriction on new construction in the west end. Frankly, the West End already has a high population density, and very tall apartment blocks are not in keeping with the core of the west end's character.	May 20, 2010 8:01 AM
155	Look at parking and what already exists. No large buildings as they do not fit. Keep the heritage of the area by keeping entire buildings not fronts which do not fit with new buildings. Look at Barclay Square, Mole Hill and see what past councils with input from the community have developed. Listen to the people not developers. Make the developers pay for sights and provide services back to the community. Do not pay the developers.	May 20, 2010 2:15 PM
156	THE BUMS-DRUG ADDICTS OUT NUMBER THE RESIDENTS. GET RID OF THEM AND START CHARGING THEM WITH THE CRIMES THEY ARE COMMITTING	May 20, 2010 2:29 PM
157	If the City is concerned about perserving the character of the West End, then it should reconsider whether it wants it finds allowing development towers to be the best solution. Does the City really want to develop the West End into another concrete jungle like Yaletown, cold and with no green space? One of the reasons why I love the West End is that things like the views to the mountains and oceans can essentially be enjoyed by all. I can see in the future signs going up near the beaches saying "Private Property" and limiting access by the neighbourhood and the public. I also object to changing the character of the West End in building in these monstrosities (new development) that are currently being considered by the City. I do not want the same kind of character development to occur in the West End.	May 20, 2010 4:05 PM
158	the development in my area has so far been appropriate to the existing character, but the proposals in now do not reflect the character in the west end.	May 20, 2010 4:23 PM
159	All neighbourhood should have amenities. No new multistory building should be built without incorporating community facilities in its street level podium.	May 20, 2010 4:24 PM

On the subject of neighbourhood character, is there anything else you think the City should consider?		
160	<p>The two new proposals:</p> <p>1401 Comox will be an eyesore, cut views, block light and as currently approved will contribute to crowding, parking problems (who was the bright star that though limited parking was a good idea). That space should be limited to the 6 story design. In fact the city should have acquired the property as a green space as there are so few in that immediate area.</p> <p>In the near future the current stock of old 3 story buildings will be running out of economic viability. replacement with modern 6 story buildings will provide the increase in density city hall desires. Just don't start cutting the requirements for parking. Make developers provide a level of public parking for general use in each building.</p> <p>Project on Bidwell; putting a 22 story "facaded" hi-rise is a totally hideous alternative. Vancouver "City of Facadism" will be the new city motto. Facades of old buildings poorly grafted on to new construction look like hell, are an architectural joke. It doesn't maintain our heritage, it spits on it.</p> <p>There are enough people living in the West End, proven as public amenities are stretched thin. To increase density will require a commensurate increase in amenities.</p>	May 20, 2010 4:49 PM
161	<p>I am referring to the latest proposals in the new development question.</p> <p>Preserving character and heritage requires more than saving an insignificant facade, and destroying other neighbourhood characteristics in the process.</p>	May 20, 2010 5:28 PM
162	<p>Continued commercialization is NOT needed.</p> <p>I disagree with the City's decision regarding the development (Cactus Club) on English Bay.</p> <p>The congestion in that area is too great as it is !</p>	May 20, 2010 5:29 PM
163	<p>The West End is not a glass and cement neighborhood, let's keep it that way.</p> <p>The character of the neighborhood is the reason many of us moved here and continue to stay here year after year.</p>	May 20, 2010 5:47 PM
164	<p>Building scale, height and FSR's are the key to maintaining the health and character of the West End.</p> <p>Respect the West End Guidelines and close all the weasel clauses that allow "re-zoning".</p>	May 20, 2010 6:17 PM
165	<p>Just keep doing your best to keep it clean and safe.</p>	May 20, 2010 6:17 PM
166	<p>The beauty of the West End is the character of the buildings and streets. Coal Harbour and False Creek north do not share the same character because there is too much concrete and glass and no mature trees and vegetation. It would be extremely short sighted for the city to keep pushing through large buildings which will obstruct views, cast shadows and increase density.</p>	May 20, 2010 6:53 PM
167	<p>New buildings should not be allowed to be constructed close to the edge of their property. The designers should have to allow at least 10 to 15 feet for planting greenery around the property.</p>	May 20, 2010 6:53 PM
168	-	May 20, 2010 7:13 PM

On the subject of neighbourhood character, is there anything else you think the City should consider?		
169	<p>The West End is a walking friendly Zone. During rush hour especially, Denman and Pacific are like a highway as a shortcut from downtown &amp; the west side, to the Lions Gate Bridge. Either vehicles are speeding, or being aggressive, or it is clogged, so that cars are stopped on crosswalks, and thus making pedestrian safety compromised.</p> <p>I would like to see a traffic flow plan created so that one way Thurlow St south is even more efficient to get traffic through, and have it connect better to Pacific, so that the pressure is off of Davie St.</p> <p>Burrard St is too busy, so many use Thurlow.</p> <p>Also similar for Denman. Denman is very busy all the time, but worst in rush hour.</p> <p>Is there a better route that can be created to increase the safety and lessen the pressure on Denman.</p>	May 20, 2010 7:31 PM
170	<p>I think the city plans and view corridors that have been established should be maintained and honoured and not changed at the whim of meeting developer demands.</p> <p>A new or revamped community centre is needed in the West End to meet the needs of a diverse population.</p>	May 20, 2010 8:06 PM
171	<p>We have lost most of our old heretige buildings and are seeing more going soon. The neighbourhood will lose the character it retains with the older apt buildings which are starting to fall now too.</p>	May 20, 2010 8:12 PM
172	<p>The views aren't great in the west end. It's more about the quiet, peaceful nature. So as long as you don;t block the sky in all directions, you could build up some.</p>	May 20, 2010 8:30 PM
173	<p>"New development in my neighbourhood is appropriate in terms of character, form and height" -- if this refers to the current (long-standing) ban on high-rises in the West End, then yes.</p>	May 20, 2010 8:50 PM
174	<p>Avoid pointless preservation of "heritage" (i.e., meaningless facades such as on the Scotiabank dance centre building) which simply raise the cost of construction without preserving anything meaningful.</p>	May 20, 2010 8:59 PM
175	<p>The City should consider the needs for more community space. onverting a site like Comox (strategically centred in the middle of the west end) to a proper community space/structure for all community groups--seniors, children, sports, and the various associations /groups would enhance the community spirit. The newly opened YMCA on Burrard has caught this vision with its community programs for all groups---cooking classes, yoga, etc ----a community centre within the WE should be the focus of effective planning. I'm referring to proper and sizable community space for programs and organizations---not token throw-ins by developers.</p>	May 20, 2010 9:41 PM
176	<p>No more Communist-block type buildings (the "Aquilini type"). Keep the Victorian houses, even if they are divided up into smaller suites (but keep some for ownership in entirety). And again, in case you didn't get it, no more high rises.</p>	May 20, 2010 10:24 PM
177	<p>A Disney-like glass tower with coloured lines running down the sides is most definitely NOT in accord with the neighbourhood CHARACTER, FORM or HEIGHT!!</p> <p>Of course views should be preserved if possible BUT livability, affordability and peace of mind are what we as citizens should care about for each other.</p> <p>I think the city should consider carefully what we in the West End are asking.....NO REZONING WITHOUT A COMPREHENSIVE PLAN!</p> <p>This survey is a good start but it should have and STILL CAN be MAILED out to all West End citizens. The replies may astound you.</p>	May 20, 2010 10:59 PM



On the subject of neighbourhood character, is there anything else you think the City should consider?		
178	New development should respect West End built form character: if towers they should have low site coverage. Maximum is now 50%, and the higher the building there should be trade-off with site coverage, i.e. more green space, less site coverage. Consider lane-oriented infill development. Higher density doesn't have to be high-rise (see Paris!).	May 20, 2010 11:35 PM
179	Who approved that ugly new building on Robson & Denman? It looks like the box a building comes in.	May 20, 2010 11:49 PM
180	At 1401 Comox St , it is too high and contains little green space. Build a 9 storey building with a typical West -End set back from the street.	May 21, 2010 12:14 AM
181	Give consideration to potential of aging in place with all new development plans.	May 21, 2010 12:15 AM
182	Part of the west end's charm is its diversity. new developments should have to fit in to current structures and not take away from the vibe and aesthetic appeal that already exists. please dont turn the west end into another yaletown.	May 21, 2010 12:18 AM
183	Sky scrapping highrises are not character.  We are going to have to do more with less. In a few decades you won't be able to get the water (the little that we have) up to the top floors.	May 21, 2010 12:19 AM
184	It is because of the neighbourhood feel and the swaths of greenery that I live in the westend. I love walking around and seeing all the character homes and properties with beautiful gardens, tree lined streets, grass strips and the neat little shops and restaurants. Visitors are always amazed that there is this great community neighbourhood after seeing Yaletown, Coal Harbour and Downtown where there are many dense concrete highrises, expensive shops & restaurants and minimal greenery.	May 21, 2010 12:35 AM
185	See previous comments.	May 21, 2010 1:41 AM
186	low rise buildings that do not block views are the way to proceed with development.	May 21, 2010 2:01 AM
187	(1) Yaletown style development would not be positive here. The greenspace, trees, and bushes around buildings is unique and really adds to the character of the streets.	May 21, 2010 2:17 AM
188	There shouldn't be any more large footprint buildings taking up much of a city block	May 21, 2010 2:23 AM
189	There should be no more big high rise buildings that block views and change the feel of such a beautiful laid out area. It has a wonderful feel about it an that is why it's so popular. Why does the city want to always put in MORE. Go and put MORE into West Vancouver and see what happens then!!! A lot of 'Seniors' have given up beautiful big houses and gone to 1 bedroom apartments for the same price so that they can live in the West End. Why do we want to make it easy for everyone. Just try putting low cost housing or high rise buildings that block views in West Van. It just COULDN'T happen!!!	May 21, 2010 2:32 AM
190	Vancouver	May 21, 2010 2:43 AM
191	I think the city should start to focus on other neighbourhoods that are less dense and need more affordable rental housing.	May 21, 2010 3:19 AM
192	New development should only be in the form of replacing similar building type - no rezoning should occur (e.g., church or heritage building to apartment towers).  A neighbourhood has character only when it has stability and a sense of permanence. New development disrupts the neighbourhood that people chose to live in. Other neighbourhoods that are still in transition can absorb such a disruption more easily (e.g., Yaletown, Coal Harbour).	May 21, 2010 3:47 AM
193	limit the number of highrises	May 21, 2010 4:53 AM

On the subject of neighbourhood character, is there anything else you think the City should consider?		
194	<p>In the West End one of the things that goes a long way towards destroying character is the Bridge traffic travelling north on Denman Street.</p> <p>This one factor alone has tremendous ramifications on this neighbourhood what with the attendant pollution, noise and of course the constant accidents that are caused.</p> <p>I cannot believe that the City would allow thousands and thousands of cars to bisect the neighbourhood. There have been many many studies done in the US about the effects of such a busy highway travelling through a neighbourhood.</p> <p>In the summer months the noise level is horrendous.</p>	May 21, 2010 5:29 AM
195	Preserve entire heritage buildings; not just facades.	May 21, 2010 6:07 AM
196	There has already been a few new large buildings go up that are not particularly suited to the West End. Buildings such as the highrise with the tree on top should definitely be limited in this neighbourhood.	May 21, 2010 6:11 AM
197	keeping a sky balance of interplay with high and low buildings so one is not walking in a tombstone graveyard where nature isn't evident	May 21, 2010 6:13 AM
198	The city should stick to the current zoning in the West End....no spot rezoning! Keep the character of the neighbourhood to the way it was designed in the original zoning.	May 21, 2010 6:25 AM
199	<p>Preserve entire heritage buildings; not just facades.</p> <p>Preserve streetscape character, views, sunlight, privacy and green space.</p>	May 21, 2010 6:32 AM
200	I think the West End is unique, because we have a mixture of wealthy people, living in highrise condos, we have a large middle class, we have young people living in highrise and low-rise building and we senior citizens all living together in harmony.	May 21, 2010 7:49 AM
201	More public art, including multi-media installations.	May 21, 2010 10:17 AM
202	<p>West Enders have worked hard in the past in shaping the neighborhood to come up with this positive and distinctive character we have today. We love it and we want to maintain and protect what we have. Spot rezoning and modern high rises do not fit in, human scale development does. Old character homes and buildings should be protected, especially heritage buildings.</p> <p>And again, not every corner, block and possible space in the West End needs to be a tower. In some cases, new development proposals are grossly inappropriate, like 1401 Comox. The current green space and building should be kept and turned into a badly needed cultural center.</p> <p>More importantly, the city should really stick to present zoning and commit to creating, with residents, a long-term, solid plan.</p>	May 21, 2010 10:36 AM
203	<p>bidwell street proposal attempts to erase Maxine's Beauty School which should have full heritage status. keeping one wall as façade to a monster tower that obliterates for example the sole small fresh grocer on the corner is criminal, unimaginative and insensitive.</p> <p>STIR is just the beginning of opening the flood-gate to greedy developers and our weak city council is falling into step with them for their own re-election hopes.</p>	May 21, 2010 1:44 PM
204	The West End always had a "village" atmosphere. This is changing fast. Small family businesses are closing down because of cost of space to be replaced with the "trendy" stores. The character is changing but not for the better.	May 21, 2010 1:49 PM
205	This is why we persevered to be able to live here. We don't want to live anywhere else. This is one of the most unique and desirable communities in the world and we have lived in several world class cities. Please, please, please reconsider these developments. They will negatively impact the character of the west end and once it is changed it can never be restored.	May 21, 2010 2:33 PM

On the subject of neighbourhood character, is there anything else you think the City should consider?		
206	I always support my neighbourhood shops and businesses. I would like to see more healthy and "new age" options. Why do I have to go to kits when I want to eat something healthy. In the West End there are only asian restaurants and fast foods. No vegetarian, vegan, organic, local, fair trade options. Stanley Park is my favourite place in the world. Please keep it the way it is. More dog friendly places are needed. For sure.	May 21, 2010 4:49 PM
207	New modern style towers will and extensive development will ruin the character of the area.	May 21, 2010 5:23 PM
208	I'd certainly like to see more 'plazas' where people can sit, have coffee, socialize, walk. The beach is great, but doesn't help meet the needs for community for everyone. I think Vancouver in general would help people get a better sense of community by following the lead of European and Latin American countries in having 'social spaces'.  The small areas that block off traffic, have greenery and some seating are good! We need such 'people space' around Denman or other more heavily-used areas. Could something be done to improve the entrance area to the Joe Fortes Library? But - if it's just occupied by 'street people' it won't be seen as desirable, I'm afraid.	May 21, 2010 5:25 PM
209	If new development is to be considered, it must not be in the form of high-rises which would further decimate the character of the west end. We are blessed with our views, and these must not be destroyed. Is there any chance of being able to restrict the height to say, 6 or 8 storeys? Further, the park itself must never be changed/developed, nor should the beachfront.	May 21, 2010 5:31 PM
210	Cleanliness of the area has been decreasing. Homeless, drunks, and mentally ill make it much less pleasant. It would be nice to have the garbage containers less visible in the lanes--in any new development they should be incorporated into the building's space, not in the lanes.	May 21, 2010 5:31 PM
211	While cost and "positive" character are the same thing to some, they are not to me. Affordability creates positive character.	May 21, 2010 5:45 PM
212	Redevelopment in the past five years so far fits well, the new proposed towers do not. Some owners are spending large sums to renovate buildings, have they been surveyed as to why and are they satisfied with the new proposed towers.	May 21, 2010 5:56 PM
213	I am prepared to fight city hall with every bit of my energy to stop the insane development which is being approved at lightening speed. What kind of secret deal did city hall and the developers reach?	May 21, 2010 6:06 PM
214	There are thousands of wasted acres on the rooftops of buildings, especially the larger ones in the City. As space becomes increasingly at a premium as the City grows, and access to green areas become more problematic, the City should encourage new development where possible to include roof gardens and shared community space for the users and residents of the buildings. In addition to helping to build community spirit, these roof gardens can have beneficial environmental advantages as well in helping to keep the buildings warmer in winter and cooler in summer.	May 21, 2010 6:12 PM
215	I like the neighborhood feel of the West End and shoving a lot of people in the West End would increase all the negatives associated with that - increase in crime and decrease in green space and livability.	May 21, 2010 6:17 PM
216	New development with appropriate "character, forms and height" is important but the developers don't often adhere to every restriction and requirement and the City doesn't do enough to discourage this.	May 21, 2010 6:22 PM

On the subject of neighbourhood character, is there anything else you think the City should consider?		
217	<p>1. In their great majority, residents of the West End wish to see existing zoning provisions (mainly RM-5) maintained. Proposals to rezone to CD-1 is strongly resisted as leading to radical changes in the community and its population.</p> <p>2. Proposals for 19-24 storey buildings in glass and steel are seen to be completely out of scale and character with the neighborhood.</p> <p>3. With few exceptions, rezoning to CD-1 in residential areas will result in sharp increases in land values that will be reflected in much higher municipal taxes and unequal surplus benefits to developers. Where land is rezoned to CD-1 and neighboring properties kept at RM-5. Logic and equity will result in large areas of the 'protected' West End being rezoned to CD-1. Increased taxes will offset any cost gains made towards affordable rents.</p> <p>4. Existing high-rise slab rental buildings from 30 years show the generally poor shape of this type of ownership. Smaller units, of which there are many in the WE, seem to be much better maintained.</p>	May 21, 2010 6:41 PM
218	The proposed developments under the STIR program are totally out of character with the surrounds in my area.	May 21, 2010 6:42 PM
219	(1) The meaning of question #2 is unclear. It should be scrapped. Readers will have been confused, and the data compilers and interpreters could skew it to meet their own objectives. Does this refer to the proposed spot-rezonings currently in the pipeline West End such as 1401 Comox. If so, the answer is absolutely not. If the question is generic, asking if "new development" at all is acceptable, I would say yes. If you do report this question, some caveats are needed in the report. (2) Current community guidelines and zoning have guided all construction for the past 20 years. Developers, architects, City staff, and all involved have respected them. The STIR program should NOT be used as the lever to over-ride these guidelines. The egregiousness of spot rezonings being proposed here under the STIR program are is all the worse because of the dramatic increases in height and density being proposed.	May 21, 2010 6:56 PM
220	<p>The West End character is very much a beach village, which should be preserved. It's not merely the western residential portion of Vancouver's downtown. Apart from being an international destination for visitors, it is the playground for those who live downtown, in Yaletown, in Coal Harbour who come for the change in scenery.</p> <p>If you build these mega-building STIR monstrosities like at 1401 Comox, 1215 Bidwell you will be opening the door for future generations and city administrations to build a Hong Kong like Vancouver and that will radically change the character.</p>	May 21, 2010 6:57 PM
221	<p>The fact the the streets have grass, trees, and feel very comfortable, on a human scale.</p> <p>NOT opposed to more high rise developments; but they can't be built side by side to dominant a streetscape.</p> <p>If a highrise is dispersed among other low rise buildings, including character homes, it's monolithic impact is diminished and the street, to the passerby, still feels friendly and at a human level.</p> <p>Wish to avoid the feeling of walking along Coal Harbour or Yaletown, and instead preserve a more small town type residential street experience.</p>	May 21, 2010 7:00 PM
222	Low level rise and high density not high level, high density	May 25, 2010 4:26 PM
223	yes but not a facade	May 25, 2010 5:21 PM
224	Keep it green	May 25, 2010 5:27 PM
225	There are many aspects to housing and alternatives besides ugly high rises	May 25, 2010 5:41 PM
226	Define "new development".... if current proposals = strongly disagree	May 25, 2010 5:49 PM
227	<p>No fencing in of front yards up to sidewalk with this it changes drastically the character of the neighbourhood</p> <p>The City should at least have those people pay more taxes of occupied City land</p>	May 25, 2010 5:53 PM

On the subject of neighbourhood character, is there anything else you think the City should consider?		
228	City should make people who drive have a car to pay more on parking downtown/in the West End. Vancouver downtown is very compact and isn't designed to have those speeding cars on its street. Maybe propose a toll when going downtown in a car.	May 25, 2010 6:07 PM
229	Show more pride, such as having Georgia St. having Canadian flags flying on both sides of street from Burrard to Denman.	May 25, 2010 6:25 PM
230	No more towers for rich newcomers preserve views and livability.	May 25, 2010 6:29 PM
231	Maintaining the mix of income, age, ethnicity of this exceptional neighbourhood where the median taxable income for W/E 2007 tax filers was only 36,000. This is less than the average in most neighbourhoods - much less densely populated and much less attractive - let's work hard to keep that. That means protecting over 80% of W/E renters!	May 25, 2010 6:35 PM
232	The West End has for the most part been well developed for the last 40 years. I do not want this city to succumb to short term quick-fixes that alter the successful existing development and set an unalterable base precedent for the future.  [STOP 1401 COMOX]	May 25, 2010 6:49 PM
233	Even tourist/non-residents enjoy being able to see ocean and mountains.	May 25, 2010 7:01 PM
234	Real heritage building preservation, not only facades. Change city policies see comments in questions #1, priority #1 heritage.	May 25, 2010 7:50 PM
235	New development in my neighbourhood is appropriate in terms of character, form and height. Now it is  Bidwell's Maxine's has a story for future generations. It could be a positive tourist venue with some REAL history not considered by our heritage foundation.	May 25, 2010 7:56 PM
236	Preserve heritage buildings. The unique shops and Davie and Denman should not be replaced by big, flashy, glass buildings with boring chain stores.	May 25, 2010 8:07 PM
237	Laneway housing Give tax breaks to homeowners who build rental units and Laneway housing	May 25, 2010 8:19 PM
238	New development in my neighbourhood is appropriate in terms of character, form and height. - not towers only if wooden buildings under 60 feet and current FSR  Save Maxine's heritage building, not just facade Save all heritage buildings in Vancouver heritage register	May 25, 2010 8:29 PM
239	Glass and steel high rises in the middle of the West End does not go to the character of the area.	May 25, 2010 8:36 PM
240	Heritage preservation - is really more important than always relying on new build. Upgrading existing to allow more units and infill (laneway housing) at lot of properties (including and especially highrise) have too low a density. Is there a way to increase the number of towers.	May 25, 2010 8:51 PM
241	The city should consider the uniqueness of the west end, history will be lost incorporate high density instead of high rises mix use of retail and housing	May 26, 2010 4:22 PM
242	Will there be a strain on services and transportation because of the proposed buildings?	May 26, 2010 4:31 PM
243	We don't want high rises. Why don't you care about the people? You seem more concerned with the developers and a \$.	May 26, 2010 4:44 PM
244	Parking Foot traffic	May 26, 2010 4:46 PM
245	There is a lot of traffic in the west end. Adding more condos means more cars. We don't need a denser west end.	May 26, 2010 4:51 PM
246	Question 2: new development under STIR is not appropriate. Condos being build is OK.	May 26, 2010 5:12 PM

On the subject of neighbourhood character, is there anything else you think the City should consider?		
247	west end is perfect the way it is in terms of density - people and natural environment - sustainability and livability west enders choose to live in the west end rather than Yaletown *but what the city is proposing is changing the balance that currently exists and destroying the community and natural environment. The existing rental stock in the west end needs to be retained and not building more high density in the west end.	May 26, 2010 5:33 PM
248	63% income of rent subsidized by my children! senior 74 years	May 26, 2010 5:55 PM
249	22 story buildings amidst low rise surrounding buildings will change the character of the West End. They will impact light, views, character, traffic, parking ....for the worse.	May 26, 2010 6:04 PM
250	The West End is getting more and more crowded and this is spoiling its character	May 26, 2010 6:23 PM
251	Keeping the character and charm in the Westend. No big cement highrises! Height restrictions. Parks etc.	May 26, 2010 6:25 PM
252	The look of the neighbourhood is very imp't specifically all the open space, bring in towers having low site coverage and much more green space WE is not Yaletown or Downtown South with development up to property line, e.g. rowhouses with towers above.	May 26, 2010 6:43 PM
253	Leave it as is, anymore density is a crime	May 26, 2010 6:52 PM
254	Volume of traffic, pollution and congestion makes summer months quite unbearable.	May 26, 2010 7:24 PM
255	The west end was carefully developed for character, greenery, views etc. This should be preserved.	May 26, 2010 9:03 PM
256	A long term plan developed by the community.	May 26, 2010 9:13 PM
257	Quality of life, of the west end residents over quantity of people (that brings NOISE, DRUGS, DISTURBANCE).	May 26, 2010 9:25 PM
258	West end has already the quantity, a bit of thinking about quality is good too. Please do not cram the west end!	May 26, 2010 9:34 PM
259	No more favours to developer keep our heritage buildings.	May 26, 2010 9:38 PM
260	No more new towers	May 26, 2010 9:41 PM
261	We don't want to be like Yaletown or Hong Kong	May 26, 2010 9:47 PM
262	This question is too unnecessary in terms of those so many who sleep on the streets.	May 26, 2010 9:59 PM
263	History of specific sites	May 26, 2010 10:01 PM
264	Few smaller new projects have been sensitive to character, tall ones are the problem. Green space landscaping materials used especially on exterior.	May 26, 2010 10:09 PM
265	Neighbourhood character is extremely important and should be preserved at all costs.	May 26, 2010 10:14 PM
266	The need for a mix of housing/green space and recreational needs.	May 26, 2010 10:34 PM
267	Anything new will change some of the character that is OK. Hopefully the people are the strength and character.	May 26, 2010 10:38 PM
268	For growth, it is apparent that some things need to change I think that higher buildings and facades that reflect the west end are appropriate and necessary as long as these larger buildings are interspersed and don't take up the whole of the west end. The west end should not become like Yaletown.	May 26, 2010 10:43 PM
269	Bulk of buildings and main tenants of greenspace should be taken into account when giving development permits	May 26, 2010 10:48 PM
270	Set backs with greenery are essential density is at maximum, unless you plan to turn the west end into an unsustainable Yaletown # 2.	May 26, 2010 11:00 PM
271	There hasn't been any of late, but proposed developments are too dense and not in keeping with the neighbourhoods. I live on ground level (as many do) so it is not just view that are important but being able to see expanses of sky.	May 26, 2010 11:06 PM

On the subject of neighbourhood character, is there anything else you think the City should consider?		
272	Re consider STIR follow your previous vision 2010	May 26, 2010 11:14 PM
273	New proposed developments are not in keeping with existing character and height.	May 26, 2010 11:19 PM

## West End Discussion on Community Needs Survey

<b>Transportation With regard to transportation in the West End, please indicate the extent to which you agree or disagree with the following statements:</b>						
	<b>Strongly Disagree</b>	<b>Somewhat Disagree</b>	<b>Neither Agree nor Disagree</b>	<b>Somewhat Agree</b>	<b>Strongly Agree</b>	<b>Response Count</b>
It is easy to get around in my neighbourhood.	1.5% (9)	4.2% (25)	3.4% (20)	31.8% (190)	<b>59.1% (353)</b>	597
The local streets are pleasant and safe for walking.	0.8% (5)	2.5% (15)	3.9% (23)	34.0% (203)	<b>58.8% (351)</b>	597
I can get around conveniently by bike.	2.6% (15)	5.2% (30)	22.7% (132)	24.6% (143)	<b>44.9% (261)</b>	581
Transit service is generally good in the community.	4.9% (29)	11.2% (66)	10.8% (64)	<b>36.5% (216)</b>	<b>36.5% (216)</b>	591
There is adequate parking in my neighbourhood.	26.8% (150)	<b>28.3% (158)</b>	17.9% (100)	16.8% (94)	10.2% (57)	559
On the subject of transportation, is there anything else you think the City should consider?						260
					<b>answered question</b>	<b>598</b>
					<b>skipped question</b>	<b>2</b>

<b>On the subject of transportation, is there anything else you think the City should consider?</b>		
1	I don't own a car, but there are lots of Car Coop and Zip cars available. This should be encouraged.  Connections with the rest of the City are poor.  Though private, more ferries would be great, with docks at English Bay or 2nd beach.	May 13, 2010 12:03 AM
2	one of the things I can brag about living in the WestEnd, is that I really don't need a car. Everything I need is within 3 blocks -- which I can easily walk to. When I lived in Calgary, I needed a car within 2 years of living there because I couldn't stand the bad transit, or the fact everything was a half-mile away. Vancouver WestEnd really is something unique. My mom loves this area now, because each time she comes here she finds she can get around very easily without a car as well. Unfortunately, when I have guests who come in cars, i'm almost embarassed to tell them about the parking situation in this area. The 2 hour parking zones are almost always full. So there is always alot of hunting and wasted time searching for somewhere to park for them -- and a lot of stress.	May 13, 2010 6:44 AM
3	why the question about parking? we're supposed to be putting pedestrians first.  what we need is a minibus service along Nelson Street.	May 13, 2010 6:20 PM



On the subject of transportation, is there anything else you think the City should consider?		
4	<p>I have been distressed to see the ease with which the Robson bus route has been changed without thought or consideration for whether it meets the needs of the residents. I understand the need to change for the Olympics, but cutting off Robson and continuing the alternate routing has been inconvenient at best and has cut off some people (senior and/or people with disabilities) from getting around as much as they need to. It's also difficult to walk from Burrard to Seymour on Robson due to the volume of foot traffic and the width of the sidewalks.</p> <p>As I get older I also notice how narrow some of the sidewalks are on the busier streets (Robson, Denman, Davie) and how important it is to ensure we can all safely utilize them.</p>	May 13, 2010 7:46 PM
5	<p>Neighbourhood businesses reduce the need for (public or private) transit to other areas. It is funny that the city howls about the need for extending public transit -- while simultaneously taxing the neighborhood businesses so severely that they move away ( replaced then by useless multinational franchises) -- which has the effect of increasing the amount local residents have to leave the neighbourhood to get to services. The fact that the seeds + grains store, the german bread store, the shoe repair store, and the vegetarian chinese restaurant were all forced off of Denman street and out of the West end -- while starbucks, tim Hortons, 7-11, safeway have all muscled in yields a TRANSIT issue!!!</p>	May 13, 2010 8:20 PM
6	<p>Like thousands in the city, I am a reverse commuter. I take tansit but it takes a long time (more than one hour each way) and it would actually be cheaper to car pool, but I enjoy transit. When considering its fantasies of eco-density the city should remember that office space in the city is too expensive for many small to medium-sized firms. Please consider the increasing problem of reverse commuting.</p>	May 13, 2010 10:12 PM
7	<p>The dream of a less car-reliant city as well, but if you are going to cram more people into a small area that already struggles with parking issues there will need to be some rules put into place that will limit the number of parking passes distributed to giant buildings that aren't building parking for there residents. Not to mention the excess traffic more cars and people will bring. The roads in the West End are busy enough already.</p>	May 13, 2010 11:06 PM
8	<p>The 1754-1772 tower proposes 136 parking spaces (1.3 per unit). How are we ever going to be the greenest city by 2020 when we add all these garages for cars? There should not be 1.3 parking spaces per unit, but rather an incentive to those who buy and/or rent who don't have a car and consequently not pollute nor clog up the streets.</p> <p>Our leaders and developers need a shift in their thinking.</p>	May 14, 2010 5:36 AM
9	<p>This is a very walkable neighbourhood, which is why it's so popular with residents and tourists alike. Replacing the pleasant vistas such as are currently at the Bidwell/Davie site and the Comox site with glass and concrete hig rises will take away from the walkability and turn it into a less pleasant walk. This will reduce the number of people walking the streets, which will increase the demand on transportation and make the streets less safe to walk on.</p>	May 14, 2010 6:57 PM
10	<p>More permit parking spots!</p>	May 14, 2010 7:44 PM
11	<p>Streetcar down Davie, Denman, Robson for local transportation</p>	May 14, 2010 11:46 PM
12	<p>Please see my previous comments. Parking is a problem. Transit is a big problem. I do not bike so can't comment although the sea wall is definitely attractive. I always feel safe walking in the West End, even late at night. Again, this goes to the feeling of a "homier" community.</p>	May 15, 2010 1:21 AM
13	<p>Davie St tramway, double-tracked, running from False Creek to Stanley Park.</p>	May 15, 2010 3:51 AM
14	<p>Electric buses!!!!</p>	May 15, 2010 4:18 PM

On the subject of transportation, is there anything else you think the City should consider?		
15	Although the city is focused on reducing the amount of vehicle traffic, reducing residential parking spaces to accomplish this is, at this time, wrong. Reducing parking space as an incentive to reduce traffic puts more pressure on on-road parking and is making the problem worse. In time, more people will opt not to have a vehicle, as their work and social lives dictate, but we are far from that at this time. Transit is good in the west end but once out of the city centre it is still harder to use... many west end residents work do not work in the west end and genuinely need a vehicle.	May 15, 2010 4:39 PM
16	Taking out important areas for parking and replacing with bike lanes that are only used during decent weather should be relooked. During the winter months, the bike lanes that were installed outside of my home were barely used and could have been used for parking which is much needed in the high density residential area I live in. As I am a bike rider and understand what council is doing, what I would propose is May to October to have special parking allowed in bike lanes from 9pm to 9am (or something like that) as no one will be riding bikes from midnight to early morning, so could be used for parking). and that parking be allowed back from Nov to April or May.	May 15, 2010 5:40 PM
17	Promote and encourage bike transportation.	May 15, 2010 8:38 PM
18	If the City enforced Bylaws ensuring all buildings have bins large enough to accommodate each buildings garbage and if City crews either made derelict landlords clean up around their garbage bins....fines would do the trick.....or those doing "community work" cleaned up the alleys we would get back a pride in all our neighborhood.  We isn't there there the kind of garbage pickup proposed by the Downtown Biz in Vancouver organization. SEveral time a day of daily even....Garbage makes our lanes disrespectful of our neighborhoods. Insist that bldg managers or strata owners do their job.  Transportation based on the earlier Community plan really is terrific if not somewhat limited in where it goes.  Parking permits are a joke. We should raise the cost of street parking permits and increase visitor parking to 3 - 4 hours. And enforce it. Residents find it is cheaper to pay for street parking than underground parking..... we could get cars off the street into parking lots if the applicable charges were in place. Then Seniors and caregivers can find spaces on the street if they are visiting.	May 16, 2010 6:04 AM
19	The city should be doing everything it can to discourage cars and encourage other forms of transportation.	May 16, 2010 3:57 PM
20	If the City goes in the new direction of greater density, the local streets will not be pleasant and safe for walking, and we will not have adequate parking.	May 16, 2010 6:03 PM
21	A streetcar on Davie, Denman and Robson to make it easy to move intra-neighbourhood. We walk now, but the hill is a problem for seniors and the bus is unpleasant.	May 16, 2010 7:25 PM
22	A free shuttle, like downtown Calgary, would be great around the West End and might discourage people from bringing their cars in to the area.	May 17, 2010 12:04 AM
23	I responded neighter to transit service because I don't depend on it much; I walk. As to parking, I do not own a car.	May 17, 2010 1:52 AM
24	More Buses	May 17, 2010 6:01 AM
25	There is no room for more cars in the West End and no green spaces or existing lots should be converted to multi-level parking lots.	May 17, 2010 6:36 AM
26	Do not increase motor vehicle density. It is difficult enough to access the neighborhood as it is now.	May 17, 2010 6:54 AM

On the subject of transportation, is there anything else you think the City should consider?		
27	Please see #4 re: parking (Parking!!! It's unacceptable for a new building not to provide sufficient parking for its residents.)	May 17, 2010 1:13 PM
28	Additional traffic calming may be needed along Denman Street as traffic congestion is increasing.	May 17, 2010 3:46 PM
29	We need more traffic calming on Nelson St., Walking is unsafe with the speed of the traffic. Bus service is limited given the density. Cycling seems limited to the city wall. We need more investment in the west end for walking and cycling.	May 17, 2010 5:31 PM
30	Residents shouldn't need insurance/car for a parking pass. A parking pass should be available to all residents, even without a car.	May 17, 2010 10:07 PM
31	Do not give developers the chance to pay off the requirement to provide parking for all inhabitants. There is no room for even all the residents to park now. With a permit, I can circle for half an hour and end up parking in the two hour zone because all the resident parking is filled (this is west of Denman Street). I really like the little buses such as the C23 which take commuters up to the bus station or from their to the beach area. I appreciate what the city is doing to increase bike accessibility.	May 18, 2010 2:48 AM
32	Community Bus route up Nelson to Burrard.	May 18, 2010 2:56 AM
33	Unfortunately the West End streets cater to motorists at the expense of pedestrians, cyclists and public transit. Please implement the transportation goals of the City. The city needs to adopt best practices where new developments have no minimum parking standard It is unbelievable that city policy forces developers to provide subsidized parking. This drives up the cost of housing. We should be providing affordable housing for people not cars. The needs to be a 30 km/hr speed limit for all West End streets, including Beach, Denman, Davie and Robson. Aggressive motorists are one of the significant safety and comfort issues for pedestrians Why is there stripping of parking on Robson and Davie during rush hours? I thought it was recommendation of the Downtown Transportation Plan to stop this practice. Robson and Davie are not important commuter routes. Rush hour left hand turns from Denman to Georgia should be banned. This would discourage bridge to bridge commuters that short cut at high speeds through the West End	May 18, 2010 2:58 AM
34	A skytrain to UBC either along Broadway or Arbutus. This would also be an excellent and logical area to densify.	May 18, 2010 3:32 AM
35	By allowing 200+ condo units to come in, without providing parking for those residents would further tax an already stressed parking situation.	May 18, 2010 5:45 AM
36	Parking has always been limited in the West End. In general, I'm okay with some scarcity of supply. But in my opinion we are already near or at the limits of "good scarcity". At some point adding additional high rise housing stock while the city gives developers the right not to develop parking causes more deleterious effects than not.	May 18, 2010 6:10 AM
37	There is already too much traffic in the West End. Adding behemoth structures like the one proposed at Comox & Jervis will only worsen the situation.	May 18, 2010 6:26 AM
38	It is difficult to park in the neighbourhood. But I would rather parking be a problem and vehicular traffic is discouraged. During the Olympics I noticed that vehicle traffic was down in the West End. I really liked it and would like to see more car free car reduction initiatives. It was very pleasant to walk and skateboard around.  A better bike path (I longboard/skateboard) from the seawall to the burrard bridge would also be great.	May 18, 2010 7:08 AM
39	have special areas for bike parking - not on the small pavements which are made even smaller with open air restaurants and bikes parked against trees, etc. neighbourhood buses are great	May 18, 2010 2:37 PM

On the subject of transportation, is there anything else you think the City should consider?		
40	Some of the main streets (ie. Robson, Denman) should be closed for traffic at least during weekends.	May 18, 2010 3:22 PM
41	Car usage in the West End should be discouraged at least, restricted at best. New developments should not necessarily include vast parking areas to choke this neighbourhood in traffic any further. Bus service is inadequate and unpredictable - ask anyone who has stood waiting for a community shuttle to take them to Yaletown Roundhouse Station and watched shuttles pass them without stopping because they are full to capacity. If someone wants to take a bus from Robson and Denman up to Davie Village (or beyond), it seems ridiculous that they must change buses at the foot of Davie and wait for several minutes before proceeding.	May 18, 2010 3:45 PM
42	Since my husband and I don't own a car we find transit and taxi's very convenient. We both walk to work. I think less cars in the West End would be the SUSTAINABLE way to go.	May 18, 2010 5:09 PM
43	The buses pile up at Denman and Davie - meanwhile there are people along Davie waiting and waiting to get up Davie to then meet their connecting bus on Burrard. It took a total of 1 hour to get from the West End to UBC because the connections are all off. It is the slowest bus I have been on and on many occasions have walked from Denman to Burrard . The pile up on Denman/Davie is a traffic issue and blocks the right turning lane on Denman. There is so much congestion with people and cars it is a hazard.	May 18, 2010 5:22 PM
44	Bylaw officers that pull up behind vehicles picking up residents or dropping off packages is a shameful example that money over people matter to the City enforcers, as may be instructed by City leaders. To see bylaw officers scramble to ticket the senior, parent with child buckled in or other persons who want to drop a package or pickup a friend is like seeing rats come out of culverts around Granville Island for a scrap that meets immediate needs but does nothing for long term. Shameful.	May 18, 2010 5:25 PM
45	Any new development should be required to have 2 parking spaces per BEDROOM.	May 18, 2010 5:33 PM
46	I wonder why there is no transit west of Denman?	May 18, 2010 5:37 PM
47	the city needs to get with the times, make bus transportation free in the downtown core, look at Seattle, and stop worrying about people and their cars. Less cars, more environmentally friendly forms of transportation. people will walk and bike more, leading to better health for all.	May 18, 2010 5:43 PM
48	Yes, pushing transit to have larger coaches on the C21-23 routes. On numerous mornings the C buses heading east on Davie are full before reaching Jarvis Street making it difficult to get to work on time.	May 18, 2010 5:59 PM
49	Greater enforcement of illegal parking in permit only spots is essential, on busy weekend nights, it's all but impossible to find permit parking anywhere near my apartment building - as I walk the inevitable 6 blocks to my building, I bristle at the number of cars with no permit parked in a space that I rightfully should have been able to use. This happens regularly, yet when I let my meter run out by 5 minutes it anywhere else in town it feels as though I get an 'instant ticket'. More effective enforcement of the permit parking will also lead to more visitors taking transit, which benefits translink, and the environment. Win win - 'nuff said.	May 18, 2010 6:09 PM
50	Our household is a cycling household. We share a vehicle and are members of a car co-op. We support all efforts to improve and expand the cycling network through our neighborhood and are happy to see recent efforts to improve the city network as a whole. Good work	May 18, 2010 6:17 PM

On the subject of transportation, is there anything else you think the City should consider?		
51	<p>The city has embarked on a successful program to get people out of their cars and to encourage more people to drive bicycles. Those of us who do not own cars and walk, ride bikes, or take transit contribute the most to the city's well-being. I think bicyclists should be licensed with revenue going towards the city's bicycle lanes program. Transit already offers a variety of cost-saving ticket purchasing options, that's a good way to encourage ridership. But those without cars who contribute the most don't get any kind of 'benefit' other than the satisfaction of knowing we're not contributing to air pollution. I suspect the West End has the highest percentage of residents who do not own cars and do belong to rental co-ops or Zip-like programs that offer low-emission cars or hybrids. Would like to see some research undertaken to quantify the percentage of people without cars living in the West End. Then the city could add that value and attribute to all that is worth preserving in the West End.</p> <p>Would like to see the city consider a free mini-bus service to serve the downtown district as happens in other major 'world class' cities around the world.</p>	May 18, 2010 6:59 PM
52	<p>Buses are often overcrowded and do not seem to be operating as well as they should. Why do dozens of people regularly stand waiting at each stop along Denman/Davie/Robson while as many as 5 or 6 buses sit idle on the foot of Davie?</p> <p>Also, regulations regarding motor cycle tailpipe noise should be regularly and strictly enforced as motorcycle riders regularly flout noise regulations, creating stress for thousands of residents.</p>	May 18, 2010 7:11 PM
53	<p>I would love to see a street car system in the West End. Replace the bulk of the busses that clog up the streets with streamlined street cars as seen during the 2010 Olympic Line near Granville Island.</p>	May 18, 2010 7:14 PM
54	<p>one thing that drives me nuts is that it is easier to get to 40th and cambie than it is to get to the Drive. Now I have to do several transfers and one of them is stopping in the middle of the DTES.. that is just not feasible or friendly.</p> <p>The other thing that is crazy is that you have to get off the bus at denman and change buses to continue along the route. why? so in essence yo uhave to transfer to go around the loop now..</p> <p>and the bus stop that used to be at robson and granville is now no longer so if I am coming from across the bridge I can t transfer easily any more.. I have to walk four blocks or so to catch the bus at robson and burrard. These changes mean that the service in my opinion for the west end and next door neighborhoods is really fractious. not great for seniors with mobility issues.. given the way bus drivers often dont wait for seniors to get settled before jerking along on the route. i think that line by olympic village that travels to granville island is a great idea and if not too expensive would be a welcome addition.</p> <p>I also think the streetcards coming back would be awesome too.. a route that does not get interrupted for coffee breaks.. or transfers.. not just for myself but for seniors in particular.</p> <p>One more thing! I dont have a car and walk most everywhere.. If I had a car, I could get a parking spot for a decent price each year. Why can't I buy a spot and let my visiting friends use it? I'd pay for it... and it wouldnt be used all the time, but it would allow my friends to visit (* its very often that they drive around for 45 minutes looking for a spot in my hood and so many friends have stopped coming to see me as a result). I could just let them use my pass for their visit as if they were residents... and if I got a car, I'd have to give it up@! Heck I d even pay 100\$ year for the privilege...( insgthead of the 65 it costs now if I had a car) I think it would be a great idea and would reward people for NOT having a car by allowing their car'ed friends visit.</p>	May 18, 2010 7:28 PM

On the subject of transportation, is there anything else you think the City should consider?		
55	<p>I would ask for more traffic calming (the pocket parks really make the neighbourhood liveable). The alleys really need to be calmed further, as they are defacto through-roads, which is unfortunate and dangerous (I've been knocked off my bike by someone trying to scoot through a major road from an alley. The fact that is not a road means it is used by pedestrians, even though cars often fly through). A free or cheap electric shuttle bus (like Quebec City's) that simply ran around to bring people to the peripheral arteries might be worth looking into, but might not be necessary.</p> <p>I think more parking sites devoted to very small cars, electric cars and car-share program cars would be very useful and something the city could do immediately. Pay parking for visitors that is actually more than the return bus fare seems another obvious and simple approach.</p>	May 18, 2010 7:31 PM
56	secure bike storage here and there, otherwise there's no point in using a bike for transit	May 18, 2010 8:09 PM
57	<p>I know the city feels the Burrard Street bridge trial has been successful but I disagree. It worked well before. Now, there are idling autos all the time along Pacific. The people living in the adjacent buildings can't be happy.</p> <p>I would love to see Denman Street not used as a commuting corridor for North Shore residents.</p>	May 18, 2010 8:31 PM
58	<p>It is a serious mistake to relax parking requirements in the West End developments.</p> <ol style="list-style-type: none"> <li>1. Many people NEED cars for safety -- late night jobs for women, parents needing to transport children, caring for seniors, work and recreation outside the neighbourhood, etc. This plan ignores these needs.</li> <li>2. It is EXTREMELY difficult for visitors to find parking and people complain about it all the time. Forcing more residents to park in the streets will worsen the situation for residents, visitors and businesses. Plus street pay parking now applies to 10:00 pm.</li> <li>3. These new buildings are expected to last 60+ years. In the next 10 years new forms of transportation (e.g., electric cars, scooters and other alternatives) will begin to be used. They will have no place to park and plug-in because such short-term short-sighted solutions were implemented today.</li> </ol>	May 18, 2010 8:35 PM
59	Why do we not have a skytrain station in the west end yet?	May 18, 2010 8:39 PM
60	continue to improve transit and discourage cars.....visible police would help	May 18, 2010 8:57 PM
61	Parking is pretty tight in the West End but I think it should be so that's why I strongly agree that there is adequate parking in the WE. We've got to stop giving preference to the car. I really feel new developments should not offer free parking spaces as that really encourages the use of the automobile. Offer free memberships to the West End Car Co-op instead.	May 18, 2010 9:44 PM
62	<p>Can we please have the #5 Robson Street bus go back to it's route? !</p> <p>Need safer routes to and through downtown core.</p>	May 18, 2010 9:50 PM
63	Do what they do at UniverCity in Burnaby and make an annual community transit pass available to new owners who forgo a parking space. Make parking MORE difficult--not less. Make it so easy to get around without a car that car ownership is moot. Make driving a car as distasteful as smoking.	May 18, 2010 9:51 PM

On the subject of transportation, is there anything else you think the City should consider?		
64	<p>Denman Street is the main retail and food service street but is now too narrow to accommodate all of the walkers. Because we have lots of seniors who live here, and families with young children who visit the restaurants and beaches, there are times when it is almost impossible to navigate through the strollers and electric scooters on the sidewalk. People who sit outside coffee shops, also are taking up more room as they sit in large groups and extend into the walking area.</p> <p>We should not have more development here to bring in more people unless this problem is addressed.</p> <p>Previous councils have done a great job of calming traffic on the streets, but the traffic has now moved to the lanes behind buildings. This creates noise for the residents whose apartments face the back of buildings.</p>	May 18, 2010 10:00 PM
65	How to discourage the vehicle traffic that masses up on Denman Street every day. How to keep commuting traffic completely out of the West End.	May 18, 2010 11:22 PM
66	There need to be more community buses, and there should be a route that 'loops' around the West End on Denman, Robson, Burrard and Davie -- frequently and in both directions. Perhaps the buses should even be moved from Robson to Alberni or Georgia, in order to have bus stops closer to the Sky Train and Canada Line.	May 19, 2010 12:27 AM
67	<ol style="list-style-type: none"> <li>1) I've written elsewhere about transit issues.</li> <li>2) Given the variety of mobility issues in the West End population, I believe that all buses should have the capacity for a lowered flat entry.</li> <li>3) So long as we continue to avoid ticketing those cyclists who ride their bikes on the sidewalk, the local streets are not safe for walking,</li> <li>4) So long as transit service (numbers of buses and schedules) continues to be inadequate, there will continue to be a need for parking in one's neighbourhood (unless, of course, people are willing to spend the better part of the day trying to get to appointments in other areas of the city).</li> </ol>	May 19, 2010 12:39 AM
68	Bike routes	May 19, 2010 2:33 AM
69	there just won't ever be enough parking in the West End, because we are such a destination for visitors. direct visitors to pay parking off-street.	May 19, 2010 2:56 AM
70	The City should improve public transit options. But most importantly, the City should actively work toward reducing car ownership and car use in the West End. Not much is going to change until that does. Make parking more expensive: increase permit parking fees, reduce spaces, implement car-free buildings, make narrower street-space for cars, create bike-only lanes, improve bike parking (outdoor canopied spaces).	May 19, 2010 3:53 AM
71	<p>The emphasis on bike transportation is overdone. Pacific/Beach avenues are now very difficult to use by cars. Also, bikes should be encouraged to use the seawall route, not Pacific and Beach avenues.</p> <p>The community bus route 23 is not adequate now that it connects to the Canada Line. Frequency and capacity on that line needs to be increased.</p>	May 19, 2010 4:09 AM
72	Guest permit parking passes should be available at a fee for residents of the West End, even if said resident doesn't have a car registered in their name.	May 19, 2010 4:17 AM
73	<p>Let's just hope our city planners don't decide to inflict another "Granville Street Sidewalk Parkade" on one of our already very narrow sidewalk spaces in the West End.</p> <p>Granville Street, between Nelson and Drake, must be the ugliest stretch of street in all of B.C.</p>	May 19, 2010 4:22 AM
74	I don't have a car and love commuting around the City by bike and foot.	May 19, 2010 4:33 AM
75	While transit is generally good, service along Davie St to the new SkyTrain station in Yaletown needs to be increased.	May 19, 2010 4:38 AM
76	Parking is not great - but I am OK with that as it encourages cycling, walking and transit.	May 19, 2010 4:56 AM

On the subject of transportation, is there anything else you think the City should consider?		
77	Consider the tremendous impact (noise, congestion, pollution, quality of lif) the increased vehicle traffic will have with the increased number of housing units proposed.	May 19, 2010 5:18 AM
78	<p>Parking...my building doesnt have guest parking! seriously where do people park on the west end who dont have parking passes? what about having guest west end passes, sell them in 20 packs like the bus tickets at 7/11.</p> <p>Route 5! why did they change it? i am sure the bus drivers are frustrated with all the people asking them why it changed..and isnt changing back.. have you taken the bus? why go down weird side streets on a random detour that is no longer needed?</p> <p>other than that..</p> <p>I like living on the west end</p>	May 19, 2010 5:33 AM
79	<p>Parking is limited in the West End. Although there are some theories (by the city) that most people do not use a car, that is not true. I have to use my car to go to work and, sometimes it is difficult to find residential parking spots (especially in the 1400 block in Comox). Having big developments with low parking ratio will only make this worse.</p> <p>There are many streets in the West End that are not in commercial streets that have meters and that is not fair for residents.</p>	May 19, 2010 5:56 AM
80	<p>There is very little 'cross' West End transit (i.e. from English Bay to Granville Street or Coal Harbour). The use of smaller vehicles more often would be appreciated with more routes that weave through the middle of the West End, especially for seniors or those with mobility problems.</p> <p>Having said this, the closing off of several through streets has been one of the best initiatives for the West End as it has curtailed fast traffic and contributed to a feeling of a small town community.</p>	May 19, 2010 6:33 AM
81	<p>REMOVE ALL parking during rush hours on Robson, Denman and Davie...</p> <p>People are using these streets to go north and the traffic would be better without parking ON BOTH SIDE of the streets on Robson, Denman and Davie</p> <p>Too many bikes on the side walks.</p> <p>Also, there are too many drivers parking where the want without respecting the no parking restrictions.</p> <p>Too much horn blowing from impatient drivers.... there should be a no horn blowing in the downtown area. Same for loud mufflers and bikers.</p> <p>Too many bus drivers are inconsiderate, impatient and do not offer help in a friendly manner and, yes, too many of them are still using their personal phones during working hours.</p> <p>Bus drivers should make sure that seniors do get seats on the bus.</p> <p>Also, the bus driver should NOT allowed any kind of food or drinks on the bus.... they do not enforce the regulations....</p>	May 19, 2010 6:48 AM
82	Vancouver	May 19, 2010 7:13 AM
83	Bike lanes in the west end.	May 19, 2010 8:53 AM
84	A reduced fare zone for the downtown peninsula must be initiated - it is ridiculous that it is less expensive for me to drive a car and park in a pay lot or meter for 3 hours than to take a bus within downtown! At least get a reduced fare loop bus.	May 19, 2010 9:46 AM
85	The West End has been amongst the most densely populated areas in North America for years. Serious consideration needs to be done if the City proceeds with high-rise approval. It is already very difficult to find parking, for locals and visitors.	May 19, 2010 3:40 PM



On the subject of transportation, is there anything else you think the City should consider?		
86	<p>I would like to see the entire West End closed down to private vehicle traffic. A free system of trolleys running from Granville down Davie along Denman and up Robson back to Granville would serve the community well.</p> <p>Also, why not do like in London and charge a fee for vehicles coming into the downtown (which, effectively, incorporates the West End)? With the bridges and limited number of streets coming into the area, it would be easy to setup (and very beneficial to the neighbourhood).</p>	May 19, 2010 3:43 PM
87	<p>Although many of us do not own cars, our visitors do and it is reasonable to provide at least one parking spot per new residence to meet this need. New buildings without adequate parking cause problems for both the existing residents and new ones.</p>	May 19, 2010 4:13 PM
88	no	May 19, 2010 4:19 PM
89	<p>Channel traffic away from Nelson and Comox. There are schools on these roads and too much traffic.</p>	May 19, 2010 5:09 PM
90	<p>Because there are very few single family homes, mostly rental and condo, the parking meters should at least end at 8:00 as they used to. any guests most of us have visiting, even just for an evening, should not have to pay after 8:00 pm. Go back to the way it was.</p> <p>Make all of the west end on one permit - Robson North parking is crazy.</p>	May 19, 2010 5:19 PM
91	<p>The street parking in the residential area is at it's limit now. Adding more housing to the community without the appropriate number of parking spaces for all the residents is going to make the parking a severe problem in the area. Do not increase the density, and if adding more units to the community, ensure there is a parking stall for every owner. YES WE WALK, YES WE BIKE, NO - WE DO NOT DRIVE EVERY DAY. BUT MOST OF US STILL OWN A CAR FOR CONVENIENCE OF GROCERY SHOPPING, AND OTHER TRIPS.....IT NEEDS TO BE PARKED SOMEWHERE. ALSO, WE GET VISITORS FROM PLACES THAT THEY NEED TO DRIVE INTO TOWN. THEY NEED TO PARK. SO THE IDEA THAT IF YOU REDUCE THE NUMBER OF PARKING SPOTS AND INCREASE THE NUMBER OF PEOPLE, THAT PEOPLE WILL AUTOMATICALLY BIKE AND FORGO CARS IS MISGUIDED.</p>	May 19, 2010 5:38 PM
92	<p>More non-permit parking for visitors.</p>	May 19, 2010 5:52 PM
93	<p>More community shuttles throughout the West End (such as down Nelson Street) would take pressure of the Robson and Davie buses. Huge lack of transit north of Robson, from Denman up to Hastings. That area could be served well by shuttles.</p>	May 19, 2010 6:01 PM
94	<p>Ask apartment building owners to stop charging tenants for parking. On-street parking is very limited. There is plenty of space in underground/covered parking lots but because owners insist on charging for them tenants usually park on the street instead.</p>	May 19, 2010 6:05 PM
95	<p>There most certainly isn't enough parking for visitors to the West End but in general it is good for residents.</p>	May 19, 2010 6:30 PM

On the subject of transportation, is there anything else you think the City should consider?		
96	<p>The traffic calming measures have worked wonderfully to keep fast and non-local traffic away from the small residential streets. Unfortunately, drivers are using the lanes to bypass the traffic calming areas. It would be important to examine how traffic calming can be applied to the lanes as well.</p> <p>Increased lane traffic is dangerous, because oftentimes young children use the lanes more freely, and fast traffic either diminishes this activity or puts the children in danger. Having children run around has been shown in multiple studies that it has a crime reducing effect, so this is something worth considering.</p> <p>It would be wonderful if the CoV would slowly put a plan together to transform the lanes in the West End in areas such as those that can be found at Mole Hill. They are accessible to utility vehicles, accessible to local cars, provide the possibility for other amenities, such as gardens, and can become to look more like 'parks' instead of lanes. This would take away pressure from creating more public and green spaces. It would be efficient to use the space that we have more creatively.</p> <p>Regarding cycling, I am certain that the CoV is aware that the cycling system that we have here in Vancouver and in the downtown area is not safe for cyclists and deters people from using the bicycle (for short of longer trips). I think that the downtown area is lacking significant infrastructure for cycling. A similar argument can be made for the West End, although because of traffic calming, it is easier to cycle on the streets in the West End. However, dedicated cycling lanes that are separate from the road (ala the Netherlands, or Denmark), as everyone knows, is the only real and safe option; but I guess, we are trying to do things cheap here in Vancouver, by painting bike lanes on the road and creating bike routes, that are oftentimes heavily used by cars (e.g., West 7th). I just don't see how people will get on their bikes unless we have those european-style lanes. This is, of course, a larger issue.</p>	May 19, 2010 7:15 PM
97	Parking could obviously be improved - but the majority of West Enders make good use of walking, biking and the public transit system. I've lived in the West End for the last 14 years and I've never really felt parking to be a big problem (and yes I do have a car).	May 19, 2010 8:14 PM
98	There is NOT adequate parking in my neighbourhood -- and I like it that way. But transit frequency has to improve and change to meet new needs. I think the city should restrict the number of West End parking stickers even further; if people have to have cars to get to their work, then they should move closer to their work.	May 19, 2010 8:28 PM
99	I do not believe there is enough vistor parking.	May 19, 2010 9:28 PM
100	love the community bus that travels through the West End. Bus 23 - it's the best. wish list: rapid transit secondary line - Burrard station along Burrard - to Robson and Davie - then left to roundhouse. That would nourish north east downtown & business on Robson and Davie. It would also reduce traffic in the west end - which is ridiculous on weekends.	May 19, 2010 9:34 PM
101	Greatly increasing density increases the amount of traffic in a neighbourhood.  Make the community bus going to the Canada line along Davie built to handle luggage more easily. It's difficult if you're going to the airport.	May 19, 2010 9:51 PM

On the subject of transportation, is there anything else you think the City should consider?		
102	<p>It is so easy to get around in my neighbourhood in that I walk to most places. However, the streets are not as clean as they should be. In recent years, the sidewalks have become quite littered with garbage and cigarette butts and some vendors don't seem to clean in front of their storefronts. I can also get around by bike, but now that I have a child, I don't bike as often. The hills can be quite challenging for aging people. The transit service is sufficient but it is faster to walk than it is to catch either the Robson or Davie St. buses. Neither bus goes directly into the centre (Nelson/Howe) of the city very quickly at all. Neither bus goes directly over to the westside, so you have to transfer.</p> <p>Parking is minimal. And because I live on Alberni, I have to purchase a Robson North pass, though most of my car errands take me into the West End. Why can't I get a West End parking sticker as well?</p>	May 19, 2010 10:42 PM
103	Mini roundabouts are a hazard to drivers and pedestrians alike. Educate the public so they know who has right of way! Maybe replace them with less efficient (but safer) 4-way stops.	May 19, 2010 10:47 PM
104	Get rid of the stinky cars. These jerks think that because they are sitting on their asses and only have to operate a brake and gas pedal that they're superior to everyone else.	May 19, 2010 11:49 PM
105	<p>Bute street should become an official bike-way!</p> <p>We need more separated bike lanes into the west end.</p>	May 19, 2010 11:59 PM
106	I would love to see trolleys in the Westend. I enjoyed that trolley test during the Olympics and think it would be ideal for the Westend.	May 20, 2010 12:07 AM
107	Again, Handicap parking space (metered) especially around Denman and Davie Streets.	May 20, 2010 12:09 AM
108	I support the fact that it is hard to get parking because I encourage people (including myself) to walk, bike, or take public transit. I think it's okay that there aren't many parking spots. It hasn't hurt the number of people who make their way down to the West End every summer weekend to enjoy english bay and the great restaurants. I think the bike network is great. The number 5 and 6 buses come pretty regularly, but I'd love to see a way to get the West End tied into the rapid transit system a bit better.	May 20, 2010 12:09 AM
109	Transportation is good, both public and private. However, there are too many areas designated for resident parking only. It is difficult to have friends visit and find a parking space nearby.	May 20, 2010 12:10 AM
110	<p>Resident parking passes are fabulous...thank you.</p> <p>The lanes in the West End are the main route most of us take and should be treated like streets--parking should be monitored so that trucks and cars don't stick out into the lane making driving difficult, especially at night; garbage bins should be closer to, or inside, the buildings; parking restrictions in the lanes should be monitored and abusers ticketed; stop signs would slow people down at the lane-street intersection.</p>	May 20, 2010 12:11 AM
111	lower parking meter rates substantially.	May 20, 2010 12:18 AM
112	Slowing down traffic through the neighbourhood, particularly on Denman.	May 20, 2010 12:19 AM
113	<p>There's "adequate" parking but too many cars! I wish the two matched up more.</p> <p>The community buses (c21 and c23) have been a great addition.</p> <p>I find biking in the city difficult-- drivers don't seem to know how to deal with cyclists sharing the road. There are inadequate numbers of bike racks.</p>	May 20, 2010 12:19 AM

On the subject of transportation, is there anything else you think the City should consider?		
114	Yes there is. Please remember that the lack of adequate parking is the result of City Council and the Planning Department pandering to the developers who do not want to spend the extra money to fulfill the parking required by the zoning/building Bylaws. In other words, the problem was created by the City and its inability to recognize the eventual result of developers winning parking concession after parking concession from Planning and Councils of the day.	May 20, 2010 12:26 AM
115	please add more buses.  I like the new number 5 bus route	May 20, 2010 12:30 AM
116	West end needs to develop a rapid street car system and it must have priority over cars and at intersections. This is done in many european cities. The West End is the ideal environment for this type of transportation. Current trolley buses are slow,crowded, unreliable, dirty and do not provide the capacity required. Increased population density in the West End now requires more looped transit routes that travel beyond the Davie/Robson corridors.	May 20, 2010 12:32 AM
117	I really was hoping that the Canada line would go to Burrard and Davie to capture that huge West End population but obviously that didn't happen. The Broadway SkyTrain should be built. The train from Granville Island to Olympic village should have continued. That was wonderful and should be extended to Stanley Park. I like the minibuses in the West Enddowntown. It would be great if it could be more frequent.	May 20, 2010 12:33 AM
118	The night bus system is confusing. It is never clear where to get a #6 bus from Downtown to English Bay late at night. At some point the stops change from Richards St to Howe Street, but it is never really stated anywhere at what time this happens. A night bus for the #5 would also be very useful.	May 20, 2010 12:40 AM
119	Increase the number of "routes" for shuttle buses in the west end	May 20, 2010 12:53 AM
120	There are so many cars without permit parking stickers that park in the permit parking spaces in the evenings, especially on weekends. You could make a good amount of money (and a lot of residents happy) by towing them. Also, most of the cars that park in my neighbourhood (Barclay & Thurlow) during the day have permit passes but have actually driven in from other areas of the West End (e.g. West of Denman) to be closer to work. It's sort of funny.	May 20, 2010 12:58 AM
121	Work on increasing public transit so that cars are not needed in the West End.	May 20, 2010 12:58 AM
122	This perhaps does not fall under the city's jurisdiction but I am always baffled by Translink's zone system. I live near Denman and Georgia and work in Ambleside. For me to travel across the bridge costs me a two-zone ticket (or two-zone monthly pass) where someone living in Deep Cove can travel to Horseshoe Bay on a one-zone ticket. This is not right in my opinion.	May 20, 2010 1:06 AM
123	need more parking enforcement for non-permit people parking cars in restricted areas	May 20, 2010 1:07 AM
124	Enforce Bicycle leasing stores to play by the rules. Tell their customers NOT to ride their bikes on the sidewalk. Walk bikes on sidewalks and ride bikes on the street and/or bike lanes.	May 20, 2010 1:49 AM
125	Public transit in the West End is inadequate. Little consideration has been given to the needs of West End residents to get to, from and around the West End by public transit. Public transit in the West End and the rest of the downtown peninsular needs a complete rethink.	May 20, 2010 1:51 AM
126	Move further to community transportation.  I feel that public transportation should be NO COST as in Portland. Hop on-hop off. Diminish the role of the petro-junkies 'just passing through'	May 20, 2010 2:01 AM

On the subject of transportation, is there anything else you think the City should consider?		
127	Without an increase in parking spaces on the streets, large numbers of new residents arriving in the West End with even one car per household will increase traffic congestion in the West End. Many West End residents use the public transit system to go to work. However, many West End residents need at least one car to travel to stores outside the West End where they can make larger and bulk purchases. The majority of West End households will use their cars less frequently, but the cars are still required at certain times to complete many household tasks. The number of parking spaces on the streets should be dependent on the number of car owners in the West End. Parking spaces in the West End must also accomodate business delivery schedules, community services personnel, home cleaning services and home repair personnel. Adding large numbers of new residents to the West End will increase traffic congestion because it is difficult to create new parking spaces in a community that is located on a peninsula.	May 20, 2010 2:07 AM
128	I think the smaller community buses are a big success.	May 20, 2010 2:17 AM
129	Making some of the streets 'locals only'. People are using it as a cut through from North Van to downtown instead of using Georgia. The speeding is quite dangerous and the taxis are out of control.	May 20, 2010 2:19 AM
130	The car free festivals SHOULD NOT disrupt transit service. And whenever there is such event in the West End I have to use car because I can't use buses - the buses are not operating on Davie and Denman. It is becoming RIDICULOUS. Make your car free festivals elsewhere.  Also, the City should BUILD bike lanes, not take away existing car lanes. How about you make bike lanes in those lanes where you have parking meters in place? How about that?	May 20, 2010 2:40 AM
131	Transit service in this area does not inspire the public to leave their cars at home. The lack of safe bike routes that do not endanger the rider (drivers opening their doors before looking, drivers turning right and not checking the bike lane) people will not risk their lives to take a bike to work. As a pedestrian I would appreciate fewer business signs on the sidewalk that make it crowded and difficult to negotiate ones way. I also think the aquatic centre is showing its age and plans need to be put in place to consider its replacement. Regarding safety as a gay man I do not feel safe on the streets at certain hours and have personally been subject to homophobic slurs and violence because of my orientation. I certainly do not feel safe expressing any outward sign of affection towards my partner without checking who is nearby. I have lived in this community since 1971 and I have noticed an increase in violence towards gays from individuals who live outside the area.	May 20, 2010 2:41 AM
132	It is very difficult to get to Skytrain from west end. Robson or Davie are full of traffic and buses are othen FULL, at beginning of route. THE TRANSLINK people have to take the bus frequency serious. After the morning rush hour it takes longer to wait for the #19, #5 Or#6, for some reason I can only claim is Translink cutting back on runs to save money at non rush hour or Sunday/ holiday runs.Sundays are very difficult after 6 30 in eve...esp #5, The bus system is not efficent/ and rarely reliable during non rush hour times.	May 20, 2010 2:51 AM
133	More bike lanes? Parking built into all new buildings?	May 20, 2010 2:55 AM
134	Crossing the roads in the neighbourhood is difficult with a stroller due to the parked cars blocking visability.  Also, commuters using the West End in rush hour and driving quickly ignore pedestrians trying to cross the road making it quite dangerous to navigate at peak times with children.	May 20, 2010 3:37 AM
135	Closing some streets to vehicle traffic would be a great step. I think Thurlow Street south of Davie should be closed because it has turned into a highway on Burnaby and Harwood since the Burrard Bike lanes have gone in.	May 20, 2010 3:45 AM
136	Change some 2 hour parking areas to longer term parking for visitors	May 20, 2010 3:46 AM

On the subject of transportation, is there anything else you think the City should consider?		
137	The permit parking system needs to be revamped. Those with access to parking on site (in an underground garage for instance) should pay a higher rate than those with no alternative to street parking, or should be ineligible for permits. Additional visitor (2 hr.) parking is required in the West End to assist both visitors to apartments and to help support local businesses. The existing permit parking system is encouraging empty surface lots and underground garages because residents find it cheaper to attain a West End permit and park on the street. Meanwhile, there is no place for visitors to park because most on-street spaces are permit spaces.	May 20, 2010 4:03 AM
138	Should be free transit downtown.	May 20, 2010 4:25 AM
139	As mentioned earlier, Translink has dropped the ball in continuing to re-route the no. 5 Robson bus after the Olympics. There is no reason it can't continue on its regular route, this is a serious inconvenience to many in the neighbourhood, especially our senior residents.	May 20, 2010 4:26 AM
140	Parking, parking, parking. I don't know how you'd solve this, but it can be a real challenge, especially for visitors to the West End.	May 20, 2010 4:33 AM
141	More bike racks. Better "blended" permit parking. For example, in neighbourhoods like Kits, there is "2-hour except with permit" but I haven't seen this in the West End. How about meter parking for "visitors" and allowing permit holders to park in meter spots during specified hours, say 8 pm to 8 am?	May 20, 2010 4:55 AM
142	Bike lanes on Davie and Denman streets	May 20, 2010 5:12 AM
143	The community shuttle buses don't run frequently enough.	May 20, 2010 5:59 AM
144	<p>With so much focus on bicycles and the war between cars and bicycles, pedestrians are being forgotten. As cyclists are terrified of cars they are riding more and more on the sidewalk. This is especially true for some reason on Denman. It's also a factor around all of the bike rental places - where those renting or returning rentals all ride on the sidewalk until they hit the seawall.</p> <p>The West End isn't flat and most cyclists don't seem to like hills. Also, many seniors and others in the West End have physical situations where bicycling isn't an option. Cycling is not the answer to transportation in the West End and giving it such a high priority is not addressing the needs of seniors, or others who need to walk or use scooters, take taxis, or transit.</p> <p>Guest parking is also becoming an issue. Meters til 10 PM and an increase in the number of spaces which are metered, permit parking spaces, and reduced car slots in all of the new projects, it's becoming very difficult for those of us who live here to have visitors over for dinner if they happen to live in Surrey, Burnaby, Coquitlam or the North Shore. The transit connections within Vancouver proper have some issues but aren't too bad, but past that it becomes very difficult, especially if someone is elderly or has children under 6. You can't bicycle or take transit easily from Surrey with a two year old and a two month old. All of these single people here have families and friends with kids who live elsewhere. We don't always want to be the guest - it's getting very hard to be the host.</p>	May 20, 2010 6:31 AM
145	As I said above, some electric small vehicles that bridge the gap between a bicycle and a car. Maybe done as the car co-ops are.	May 20, 2010 7:12 AM
146	I heartily endorse the Commuter bus and suggest they be maintained in future.	May 20, 2010 7:16 AM
147	<p>This is more of a suggestion...</p> <p>As a pedestrian I find the traffic lights that only offer the 'walk signal' when the pedestrian pushes the button are a real pain in the a**. I know to push the button because I live here but many people (visitors?) do not. They stand there waiting to cross, the light turns red but no walk signal comes on because they didn't push the button. It's stupid to design something to work like that in an area with so much pedestrian traffic. I often walk up to an intersection (like Bute and Davie or Jervis and Davie) where a number of people are waiting and just have to hope that somebody pushed the button - and many, many times nobody has.</p>	May 20, 2010 7:25 AM

On the subject of transportation, is there anything else you think the City should consider?		
148	<p>yes</p> <p>there has always been talk of a cheaper route limited to west end and downtown - this is long overdue.</p> <p>I get a little ticked when i need to take a bus for 10 blocks because i cannot carry all i have and i have to pay the same as if i was going to the PNE. Especially if i have walked one way to get there and only need a ride home.</p>	May 20, 2010 7:39 AM
149	<p>Enforcement of parking in spots where one has to have a permit. At present it is a laugh. The city takes lots of money for permits and can not enforce. One person in the 1500 block Nelson parks every day with no permit.</p>	May 20, 2010 2:15 PM
150	<p>Narrow back alleys have become major East West traffic corridors and are unsafe to walk on even with speed bumps.</p>	May 20, 2010 2:51 PM
151	<p>Adding any building with more units than parking spaces is a bad idea.</p>	May 20, 2010 3:08 PM
152	<p>people still drive too fast down streets where kids and animals are around, there has to be some way to slow them down.</p>	May 20, 2010 4:23 PM
153	<p>Free bus service in West end and downtown.</p>	May 20, 2010 4:49 PM
154	<p>The transit service is pretty good. Don't let it deteriorate. Further discourage the use of cars and improve bicylce routes.</p>	May 20, 2010 5:28 PM
155	<p>I own a car AND ride a bicycle.</p> <p>There are nice and well maintained bike paths YET many will not use them and ride in sidewalks on in the main stream of traffic slowing access and egress. Sometimes bikes are three and four abreast and refuse to move to allow motor vehicles to pass through.</p> <p>I am angry that the City spends Millions of dollars on bike paths yet there is no requirement that where available -- they MUST be used rather than the main streets.</p> <p>There needs to be more control on bikes -- anyone can rent one -- even if they do not speak English or have any knowledge of the rules of the road. When you are run into by a bike -- there is no means of identifying the rider and I have been run into several times as had my car had the paint scratched by handlebars when I have been in it. The rider never stopped on any of the several occassions. START enforcing the laws in effect and initiate new laws requiring bicycle registration and licence plates . Use the revenue to pay for bike paths !!!!</p>	May 20, 2010 5:29 PM
156	<p>we need bike lanes within the downtown core. feeling very unsafe in traffic is why i don't bike more.</p>	May 20, 2010 5:37 PM
157	<p>Bring back the no. 5 Robson route to it's normal route, it's very inconvenient the way it detours down Burrard.</p>	May 20, 2010 5:47 PM
158	<p>We need more enforcement of Permit Parking areas....especially in the evening and during special events and the summer months.</p> <p>There is too much commuter, bridge to bridge traffic on all West End residential and commercial streets.</p>	May 20, 2010 6:17 PM
159	<p>Would it be possible to paint guidelines for parking spaces in the permit areas of the streets? It is so frustrating to find people parked with too much space around them, but not enough space to park my car. It is hard enough to find a space, especially at night, and it drives me crazy to see spaces wasted.</p>	May 20, 2010 6:17 PM
160	<p>The reason I can get around in the West End is because I walk to most places. I cannot rely on transit and drive if I can't walk.</p>	May 20, 2010 6:53 PM
161	<p>Parking is always an issue in the west end. I enjoy the ample permit parking, however guests often have difficulty finding parking. I'm not sure the solution to this as it would mean removing permit parking which is also important to me. Usually I tell guests to suck it up. :)</p>	May 20, 2010 7:13 PM

On the subject of transportation, is there anything else you think the City should consider?		
162	<p>1) Parking is bad in high density areas. the 7 11 store on Denman has people double park at the corner near the intersection so very often. Also the trucks unload AT the intersection. parked on Comox with the back of the truck within 3 meters of the corner. NOT enough room for vehicles to turn or watch for oncoming traffic on Comox.</p> <p>2) The new route of the # 5/6 ? Robson bus is not efficient nor convenient. it does not go down Robson to cross Granville or Seymour, which is where many bus connections are made. It is harder to get to shopping destinations now from that bus, as well, it no longer crosses the Davie bus route at the downtown side.</p> <p>3) I suggest that there be a smaller route that circles just the west end. This should be the kind with a very low door, as is commonly used, but the community shuttles have big high steps to board, and that is not helpful for seniors, or disabled person.</p>	May 20, 2010 7:31 PM
163	<p>Making the city more bike friendly is going well, I think. However, both pedestrians and cyclists need to be more aware of the rules of the road for both parties to remain safe. Both cyclists and pedestrians should be fined for street violations such as ignoring traffic lights and signals not to walk or proceed. Vehicles also need to be aware of the rights of cyclists and pedestrians regarding "right-of-way" issues.</p>	May 20, 2010 8:06 PM
164	Great if you are able to walk it.	May 20, 2010 8:12 PM
165	The parking system is totally flawed and very very expensive, permits should be readily issued for many people who reside here, some of need to use a vehicle even if we feel we may not want to.	May 20, 2010 8:17 PM
166	Yes, we should all take more transit and walk/cycle more, but those are not viable options for everyone for a number of reasons (personal and work-related). Parking is already difficult enough to find the West End without further restrictions or relaxations of parking space requirements.	May 20, 2010 8:50 PM
167	More dedicated bike lanes that are separated from traffic (less of a problem in West End, much more Downtown)	May 20, 2010 8:59 PM
168	Consideration of a proper bike path within the WE---currently one way streets make it somewhat easier/safer for bikes but that certainly doesn't exist within the central or northern areas.	May 20, 2010 9:41 PM
169	Methods of discouraging automobile usage, and increase alternative forms of transportation.	May 20, 2010 9:53 PM
170	Too many bikes on sidewalks making it unsafe	May 20, 2010 9:55 PM
171	Once the #5 Robson goes all the way up ROBson street, things will be better.	May 20, 2010 9:56 PM
172	Keep up the great bus schedules. Bike corridors are absolutely perfect. I never fear for myself, walking alone at night, even very late, and my daughters, 11 and 16, feel safe too, up till dark. And, if we need to raise taxes to help pay for buses, that is fine.	May 20, 2010 10:24 PM
173	Traffic routing needs improvement. People in vehicles rush through the lanes to avoid congestion on Davie St. Also, turning left on Burrard should not be permitted by barricades as vehicles rush through the side streets and lanes. Traffic islands are disobeyed, especially at Thurlow St and Burnaby St.	May 20, 2010 10:35 PM
174	<p>My only problem with transportation concerns PARKING. It is important for citizens to have family and friends keep in touch. With no place to park their car visitors use what has been provided to owners/renters for their own needs and so a decal is bought at a hefty price It is then left to the decal owners to find some place.</p> <p>1401Comox has provided 80 parking places for 192 units!!!! I WANT MY GRANDCHILD TO VISIT!!</p>	May 20, 2010 10:59 PM



On the subject of transportation, is there anything else you think the City should consider?		
175	No. 5/6 buses should be more frequent, and with lower fares for travel limited to this route. And perhaps route should be simplified: Davie-Denman-Robson-Granville, and not got to Seymour or Homer. Perhaps should be street car line like 100 years ago?  Remove motorcycles from West End. The noise can be deafening!	May 20, 2010 11:35 PM
176	Have lanes on busy streets for buses only. Have more pedestrian only streets, like in Europe. Have separate bike lanes with a concrete barrier like Netherlands has. Implement a city gas tax of 5 cents a litre and use the money for transit. Build a street car line from Gastown to UBC via False Creek.	May 21, 2010 12:14 AM
177	There should be a provision so that tenants can buy a visitors pass that they can make available for temporary parking for their visitors so they can park on the street. When I had elderly parents who could not walk more than a block, they gave up visiting me because they knew they could not park on my street. The answer would be to have a pass that I could lend them to put on their dashboard while visiting me.	May 21, 2010 12:15 AM
178	The neighbourhood needs more controlled pedestrian crossings along thurlow. I have been almost hit by vehicles while crossing at harwood and thurlow and other intersections throughout that strip.	May 21, 2010 12:18 AM
179	Don't worry about parking. No one who lives in the west end should own a car.	May 21, 2010 12:22 AM
180	Do not increase new buiding density without adequate parking provided in the plans.	May 21, 2010 12:33 AM
181	Don't need a car to get around the Westend. However, a little more weekend visitor parking would be nice for guests. The westend is a great walking neighbourhood and it's easy to travel by bike but there should some bike racks.	May 21, 2010 12:35 AM
182	See my comments under #1.	May 21, 2010 1:09 AM
183	The low number of parking stalls proposed for the Comox Street tower will put additional pressure on street parking which is already scarce. The traffic generated by both towers proposed for the Westend will increase traffic in an area that has been specifically traffic calmed.	May 21, 2010 1:41 AM
184	(1) For the large numbers of people that commute into and out of the West End, a Skytrain link would be great. Might be too much to ask for, but it makes sense considering the number of people who would use it.	May 21, 2010 2:17 AM
185	Denman is a difficult street for crossing and navigating by bike etc. Side streets are often used instead. Its hard for people with disabilities and seniors to navigate. Increased density will compound issues.	May 21, 2010 2:23 AM
186	The C23 bus is woefully inadequate, and I'm often left waiting for another bus that is not full. The Yaletown-Roundhouse station on the Canada Line is a popular destination, yet we have no adequate connection to get there. We need either more frequent service of the C23, or replace the C23 with a larger bus to accomodate everyone who would like to travel to the Canada Line.	May 21, 2010 2:43 AM
187	The community shuttles are an excellent concept but I have been left standing several times waiting for a bus that is 15-20 minutes late. The community shuttles seem to be particularly unreliable and stray from their posted schedules often. I have since stopped using them as I find this too frustrating.	May 21, 2010 3:47 AM
188	Parking is often a difficult issue for guests from other parts of the city and region.	May 21, 2010 4:01 AM
189	Suggest Speed bumps in Stanley Park's paved roads --e.g.along Beach Ave and its extension into the park--disallow trucks traveling through the park , traffic to observe speed limit in Park	May 21, 2010 4:53 AM

On the subject of transportation, is there anything else you think the City should consider?		
190	<p>Burrard bike lane is dangerous and environmentally bad. Merge from Pacific St. heading southeast onto Burrard Bridge southbound is dangerous. Needs additional traffic light because 2 lanes of traffic always busy from Burrard St southbound or Pacific St. northeast bound turning left onto Burrard Bridge.</p> <p>Stop on-street parking on Davie St and Denman St.</p> <p>Change bylaws to require more parking underground for every building. 2 parking spots per condo and rental apt., plus visitors parking of 1 spot for every 5 condos or rental units.</p>	May 21, 2010 6:07 AM
191	Among more longer established citizenry than me viewpoints are remarkable and making good sense of what the future best needs	May 21, 2010 6:13 AM
192	More bus service during rush hour (am and pm)	May 21, 2010 6:25 AM
193	<p>Burrard bike lane is dangerous and environmentally bad. Merge from Pacific St. heading southeast onto Burrard Bridge southbound is dangerous. Needs additional traffic light because 2 lanes of traffic always busy from Burrard St southbound or Pacific St. northeast bound turning left onto Burrard Bridge.</p> <p>Stop on-street parking on Davie St and Denman St.</p> <p>Change bylaws to require more parking underground for every building. 2 parking spots per condo and rental apt., plus visitors parking of 1 spot for every 5 condos or rental units.</p>	May 21, 2010 6:32 AM
194	On the subject of transportation, I think that the public transportation is pretty good. But, I think that we are going to need larger buses in other parts of peninsula. I live on Davie St. close to the Roundhouse Station, Canada Line and the shuttle buses are inadequate, for the pedestrian traffic coming from the Roundhouse Station. The conventional buses should run on Davie St. from Denman St. to Pacific Blvd. Also, the transportation from Yaletown to Coal Harbour could be improved.	May 21, 2010 7:49 AM
195	When the buses along Deman Street get closed down for different events it makes it very difficult to get to alternate transportation. I would guess that a majority of people living in the West End do not own cars and rely on bus transportation. And since there are many seniors in this area, the problem is increased as the distance to an alternate bus along Georgia Street may be too far for a senior to walk, thereby restricting our ability to get out of the West End. The City should not allow any more events to the West End that disrupt bus service along Denman Street. The Car Free weekends are also another major disruption to the West End on Denman Street. It is unfair for residents relying on the buses travelling on Denman Street to have their bus transportation taken away from us on multiple weekend days throughout the year.	May 21, 2010 8:01 AM
196	<p>More safe separated bike lanes, including a complete East-West commuter bike corridor through the middle of the West End and through the downtown to Yaletown.</p> <p>More frequent shuttle buses, and a jump-on, jump-off transit vehicle which isn't slowed down by seniors and the physically impaired taking forever to board and exit with wheelchairs and walkers etc. Speed and efficiency should also be available to others instead of constantly catering to the minority at the majority's inconvenience.</p> <p>More local traffic only roads and car-free areas and roads. Charge a vehicle toll to enter the downtown peninsula.</p>	May 21, 2010 10:17 AM

On the subject of transportation, is there anything else you think the City should consider?		
197	<p>It is already difficult to find parking in the West End. With STIR spot rezoning and increased developments in the West End, traffic volume and need for parking will become critical. An example is the 1401 Comox proposal, which would bring in hundreds more people and not enough parking spaces, increasing pressure on street parking, and more traffic, noise and pollution.</p> <p>The proposed bike route through the West End is wonderful, but it would also reduce street parking availability.</p>	May 21, 2010 10:36 AM
198	we lack a connector to the canada line	May 21, 2010 1:44 PM
199	I think the parking permit has become a side bussines, when the first mention the permits a few years ago it was promised that the price for this permits where going to be non profit, also there are now parking meters in alot of the areas that where 2 hour parking before, I very much desagree with this changes, those spaces where for our visitors,now they have to pay until ten o' clock.	May 21, 2010 4:26 PM
200	<p>I think the transit service in the West End is terrible. It's easier and faster to walk than to take the bus. I just don't understand why the service is so bad. Why is there only on bus to serve our community (#5-6). In rush hour, people just see the bus pass by and not stopping because it is full.</p> <p>At night, we wait 20-30 minutes for the bus to arrive. That time is what it takes to walk home. So why wait. I'm young and I can walk, but I wonder what other peoples think about the service.</p> <p>Anyway, I gave up on transit LOOONGGG time a go. I just don't take it anymore. The service is poor.</p>	May 21, 2010 4:49 PM
201	<p>It is easy to get around by foot or by bicycle. It is not easy to get around by car. There too may diverted and limited access streets that make access into the West End very limited. Driving a few blocks to visit or pick up neighbours is like navigating a complex maze. It is very confusing for visitors. I would challenge someone to drive over the Burrard Bridge and find their way efficently and easily to my home on 1400 block Nelson Street.</p> <p>There could be better access to both Skytrain systems. The new Canada Line should have taken a route that located a station at least on the edge of the West End.</p>	May 21, 2010 5:22 PM
202	Any new buildings in the area should have parking for each unit as it is already difficult to get street parking in the west end.	May 21, 2010 5:23 PM
203	<p>- I'd like to see a shuttle bus go over to the Second Beach outdoor pool area in the summer which would get people over to the Park/Lost Lagoon in general.</p> <p>- I really appreciate the shuttle buses we do have!</p> <p>- I have a West End parking permit (thank goodness!) but it's difficult for friends visiting (especially if overnight) to find extended hours parking! Areas with two-hour limits don't meet these needs. Could residents be issued a 'visitor parking card' for a pay parking lot - or something?</p>	May 21, 2010 5:25 PM
204	I believe there should be more rapid transit. The Canada Line is great, yet already has reached the numbers which were anticipated for three years from now. How did that happen? Already we need it expanded.	May 21, 2010 5:31 PM
205	<p>Don't add more bike routes.</p> <p>Bike routes/roller blading routes on the seawall are great to have. I just think the bike route over the bridge is and will continue to be underused. Maybe work more to get people to get to biking trails using public transit. Would be safer.</p> <p>With the addition of closed areas and roundabouts, the lanes have become the throughfare for cars and cyclists and pedestrians. Please don't close anymore streets this way!</p>	May 21, 2010 5:31 PM

On the subject of transportation, is there anything else you think the City should consider?		
206	<p>Statistically, more people walk (and bike) in the West End than any other community in Canada (this Stat is from Stats Can). I think it is essential for this to continue. While parking is at a premium, there is usually a solution for both visitors and those that live here. We do not need more parking, we need less. More people in the West End do not own individual cars. ZipCar, the car co-op, etc. are popular and used well.</p> <p>We have more pressing needs. Like affordable housing.</p>	May 21, 2010 5:45 PM
207	Relaxing parking requirements for new developments will place more strain on street parking availability and cause concern for those returning home at night from work, safety issues.	May 21, 2010 5:56 PM
208	Has translink ever considered	May 21, 2010 6:06 PM
209	I don't own a car because I couldn't afford one in this community. For those that do, parking is always problematic and parking meters are becoming increasingly expensive. The time you get for your money becomes less and less and now parking meters are in effect until 10.00 PM. The ultimate answer must be free or discounted public transportation to get people out of their cars. Instead Translink keeps raising the price of public transportation, so the public is being squeezed regardless of whether they use public or private transportation. Perhaps workers or seniors below a certain income level could be offered free or discounted public transit tickets for a start.	May 21, 2010 6:12 PM
210	<p>While I would love improved public transportation, I'm not certain how it can be done without negatively affecting the neighbourhood so they just may be a good balance as things stand.</p> <p>A skytran station should definitely not be a consideration.</p>	May 21, 2010 6:22 PM
211	<ol style="list-style-type: none"> <li>1. During the summer months. traffic on Denman slows to a crawl in the evenings.</li> <li>2. Traffic along Pacific tends to move at speeds well above the limit, especially in the morning rush hour. More frequent police speed checks needed.</li> <li>3. Street closures for the numerous special events means that public transport is stopped altogether or buses stop at inconvenient places - particularly hard on older persons.</li> <li>4. The many bike rental outlets in the WE, whose main clients are foreign tourists, should be legally bound to ensure that their clients wear helmets and understand riding on the right.</li> <li>5. Party boats cruising English Bay in the evening often play music at full blast until as late as 10 - 10:30 pm.</li> </ol>	May 21, 2010 6:41 PM
212	I would like to see a bike and pedestrian path in the alley between Comox and Nelson all the way from Nelson Park down to the Coast Hotel, then jog over to either Nelson or Comox, and continue on to connect with paths in Stanley Park.	May 21, 2010 6:56 PM
213	<p>We aren't all capable of riding bikes due to health conditions or the hills on these roads. The city shouldn't presume people who live in the West End work at a single workplace within 10 minutes walking distance.</p> <p>When you all go to developer open houses or community events you must attend do you walk or ride your bike to them?</p> <p>As a cyclist, I have never felt scared to ride on Metro Vancouver's streets - except when it rains or snows. As a car driver, I'm appalled the City would pit cyclists against car drivers and as a pedestrian, I'm disappointed the City would allow bloated STIR buildings in the West End to destroy the neighbourhood character which makes the community walkable.</p>	May 21, 2010 6:57 PM
214	<p>Bike pathways separated from cars would be great. Don't really enjoy biking down current Burrard st bike path.</p> <p>Feels unsafe.</p> <p>Local streets are ok, but would still prefer more than Cardero to be designated as a bike use street.</p>	May 21, 2010 7:00 PM

On the subject of transportation, is there anything else you think the City should consider?		
215	I choose not to own a car, I am a car co op member. I love and work in the west end.	May 25, 2010 4:26 PM
216	Make walking the best way to get around	May 25, 2010 5:27 PM
217	The return of localized streetcars and regulate and regulate taxi drivers' knowledge of the city.	May 25, 2010 5:57 PM
218	The last four are not in my need. Let others comment.	May 25, 2010 6:18 PM
219	Providing parking.	May 25, 2010 6:20 PM
220	Have less beurocrats at Translink and have more bus drivers.	May 25, 2010 6:25 PM
221	No parking on Denman (east side) during weekdays til after 7 pm!	May 25, 2010 6:35 PM
222	This city should encourage the police department to more robustly monitor and ticket the unsafe driving habits exhibited on Denman Street. (going through red lights in particular)	May 25, 2010 6:49 PM
223	Too many cars. Too much parking in my neighbourhood.	May 25, 2010 7:01 PM
224	Work with BC Transit to study population movement within the downtown core to improve access to False Creek and Yaletown areas	May 25, 2010 7:23 PM
225	It is easy to get around in my neighbourhood. - not by vehicle.  The local streets are pleasant and safe for walking. - only where there are no towers that block sun - street view of ocean and mountains.  -Burrard bridge bike land is dangerous and environmentally unfriendly. Merge from Pacific avenue heading south east to Burrard bridge now requires additional traffic light because 2 lanes of traffic always busy from Burrard St or Pacific ave heading northwest.  - Vehicle traffic needs to be improved. Should not allow parking on Davie Street or Denman Street because traffic funneled down those 2 streets.  - More parking required underground in every building to get parking off streets and lanes and provide visitor parking.	May 25, 2010 7:50 PM
226	Not everyone that lives in the west end works here - I have elderly parents that live in Squamish, I need a car.	May 25, 2010 7:56 PM
227	While there is much encouragement to be car free, my 94 year old grandmother cannot ride a bike or even walk to a bus stop. My need for a car is for this and work requirement-not just to burn gas. Don't punish car owners.	May 25, 2010 8:07 PM
228	The rerouting of bus routes has made trips harder, more mini buses for inter west end trips.	May 25, 2010 8:19 PM
229	It is easy to get around in my neighbourhood. - not by vehicles  Remove parking from Davie street and Denman Increase parking underground in every building	May 25, 2010 8:29 PM
230	I can get around conveniently by bike. - don't bike  There is adequate parking in my neighbourhood. - tight and will get tighter with all proposed plans	May 25, 2010 8:39 PM
231	But it's ok for there to not be enough parking - not enough bicycle parking espeically in summer! It's too slow the buses - hurry up with streetcars!	May 25, 2010 8:51 PM
232	Proposed building should have sufficient parking - already not enough street parking - you will never get rid of private vehicles - only less use of vehicles - notice the increase in transit use in the last few years but not a decrease in vehicle ownership	May 26, 2010 4:31 PM
233	Less cars more bikes. There should be restrictions on the number of cars.	May 26, 2010 4:44 PM

On the subject of transportation, is there anything else you think the City should consider?		
234	Denman street traffic is so dense that I would never ride my bike on that street.	May 26, 2010 4:51 PM
235	Cycling regulations need inforcement stopping at stop signs and no signals are the norm	May 26, 2010 5:28 PM
236	Restrict the number or parking stalls in the west end and street parking! Too much	May 26, 2010 5:33 PM
237	Cheaper seniors bus fare like San Franciso & NYC 1.00 I realise California is BROKE!	May 26, 2010 5:55 PM
238	Proposed new developments do not provide adequate parking for residents - street parking will become more difficult.	May 26, 2010 6:04 PM
239	More frequent #5/6 buses!! and simplify route perhasp a street car line.  Door -to - door jct neg service, like in San F. would be great!	May 26, 2010 6:43 PM
240	Parking: it is difficult for guests for find parking  bikes: make bike roads safer	May 26, 2010 6:48 PM
241	Make all buses walk en get rid of mini bus. Bring back diesel beach bus for Yaletown	May 26, 2010 6:52 PM
242	Shared like programs similar to the provo meteative in Holland in 70's	May 26, 2010 6:59 PM
243	Better marked and more crosswalks.	May 26, 2010 7:07 PM
244	Changes on Robson St. bus service during Olympics have not returned to normal which creates hardships for seniors and mothers with children.	May 26, 2010 7:24 PM
245	Please ensure that new development includes car co-op spots, bicycle lakys, and electric car/scooter recharging.	May 26, 2010 9:08 PM
246	These services have to be a component of a long term plan.	May 26, 2010 9:13 PM
247	They is already a problem of finding a parking in the west end. Where would we park more cars??? (and more CO2)	May 26, 2010 9:25 PM
248	Not much we can do about the parking, but please don't make it worse with towers that have not even half the parking spaces. Mostly I walk.	May 26, 2010 9:34 PM
249	Seniors should get a better break	May 26, 2010 9:41 PM
250	There are more west end parking permits issued than there are parking spaces increased density will make the problem worse.	May 26, 2010 9:47 PM
251	I am not fussy of this.	May 26, 2010 9:59 PM
252	Except for bikes on sidewalks. Like the idea of free bus shuttle service around downtown. West end affected by through traffic especially by routes to Lions Gate Bridge some sidewalks have rough spots.	May 26, 2010 10:09 PM
253	I live on Nelson St. at Thurlow. The traffic is terrible - this is the main artery for the taffic out of the area. I am concerned with emissions especially as they affect my children, as traffic idles outside the morning and afternoon (2-6pm). Please make Nelson St. residential in traffic as well as housing & traffic discourangeing via blocking off more streets. Please move to make the West End car-free & stengthen bike infrasturtuve (separted lanes).	May 26, 2010 10:32 PM
254	Less cars	May 26, 2010 10:34 PM
255	Although very easy to get around in the west end parking is limited and at a premium	May 26, 2010 10:43 PM
256	We don't have a rapid transit station so we should not be building skyscrapers in this neighbourhood	May 26, 2010 10:48 PM
257	Yes - stop easing parking requirements just because you build a place without parking does not mean they will not park , they will, illegally.	May 26, 2010 11:00 PM
258	I am concerned that proposed developments relaxed the number of parking stalls that the developer must provide. Not related to this survey but I am bothered by number of vehicles that use back lanes as streets (due to the mini parks)	May 26, 2010 11:06 PM

On the subject of transportation, is there anything else you think the City should consider?		
259	1401 would upset all of above Davie to Broughton to Comox to Nelson, already a cluster on Robson, can street with left turns proposed 1401 site	May 26, 2010 11:14 PM
260	cheaper fares	May 27, 2010 6:11 PM

## West End Discussion on Community Needs Survey

<b>Parks With regard to parks in the West End, please indicate the extent to which you agree or disagree with the following statements:</b>						
	<b>Strongly Disagree</b>	<b>Somewhat Disagree</b>	<b>Neither Agree nor Disagree</b>	<b>Somewhat Agree</b>	<b>Strongly Agree</b>	<b>Response Count</b>
I regularly visit nearby parks that are within walking distance from my home.	0.3% (2)	1.2% (7)	3.9% (23)	14.0% (83)	<b>80.6% (477)</b>	592
There are enough parks and open spaces close to me.	3.6% (21)	7.1% (42)	4.9% (29)	33.5% (198)	<b>50.9% (301)</b>	591
My neighbourhood parks are attractive , well maintained and designed to allow the types of activities I like to do.	0.5% (3)	4.0% (23)	5.0% (29)	31.4% (183)	<b>59.1% (344)</b>	582
On the subject of parks, is there anything else you think the City should consider?						217
<b>answered question</b>						<b>594</b>
<b>skipped question</b>						<b>6</b>

<b>On the subject of parks, is there anything else you think the City should consider?</b>		
1	Need to stop loitering in the smaller parks and green spaces in the neighbourhood. Too much drinking and bad behaviour.	May 13, 2010 12:03 AM
2	The ability for more localized food production. Food security/production should also be integrated into any new development plan.	May 13, 2010 3:45 AM
3	i live 2 blocks from Stanley Park. there is free tennis courts and the seawall is fantastic. I'm just miffed about the absence of any paddleboats, kayaks, dingies, etc in the water. Then I quickly realize this city was made for the rich. Is the water really only for people who can afford \$150k for a marina parking space, than another \$100k+ for the boat? it does give ammunition to those who say this is "no-fun city".	May 13, 2010 6:44 AM
4	Nelson Park needs a washroom.	May 13, 2010 6:20 PM
5	Although I close to Stanley Park, I have been particularly impressed with the Emery Barnes Park and new extension work. Well done!	May 13, 2010 7:46 PM
6	The West End is technically considered park deficient because it does not meet the City of Vancouver target for neighbourhood and parks (1.5 parks per 1000 people), even when factoring in our wealth of city parks. When eroding greenspace around buildings to build enormous towers with large footprints, please consider that you are eroding green space in an area that is already park deficient.  Presently one would never know the West End is park deficient because the set backs create such lovely green space and smells. Please preserve this! We don't care if it's not economically feasible. Some things are worth preserving over short-term financial interests.	May 13, 2010 10:12 PM



On the subject of parks, is there anything else you think the City should consider?		
7	Parks are absolutely required, but green-space is just as key. Having some nature to break up the all the concrete is a necessity. Eliminating the setbacks that are a key component of the neighbourhoods design and feel would be very destructive to the neighbourhood.	May 13, 2010 11:06 PM
8	Nelson Park is very heavily used and therefore needs more maintenance than it is currently getting. Often there is litter which needs to be removed and the grass should be cut on a more frequent basis. The Farmer's Market however, is a valuable addition to the Nelson Park area.	May 14, 2010 4:19 AM
9	The St.John's United Church yard and gardens at 1401 Comox provide a lovely local "plaza". We should be developing those kinds of areas - small places where people can sit in the sun, meet each other, perhaps listen to music.	May 14, 2010 5:23 AM
10	The more highrises you build, the less views I have to these park. Please, no more highrises, ok?	May 14, 2010 5:36 AM
11	Parks and green space are extremely important and are part of a sustainable community and environmentally crucial. Green space such as that around St John's Church must be maintained.	May 14, 2010 6:57 PM
12	More free cultural events in Stanley Park: open-air musical performances (like the VSO ones that no longer happen in Vancouver), films (more than just the occasional ones by Second Beach), theatrical performances (like the brilliant ones that Boca del Lupo used to do that interacted with the park environment). More varied use of park space: markets, free walking tours, events that encourage locals and visitors to use more of the park (i.e. not just the seawall). Bring back the free shuttle bus! A "locals" promotion for the aquarium, where West Enders could sometimes gain free or reduced admission to an attraction in our neighbourhood that many of us cannot afford to access--and then maybe we'd actually be able to recommend it to out-of-town visitors who come to stay with us!	May 14, 2010 7:44 PM
13	Consolidate the two Lord Roberts schools and expand Nelson Park.	May 14, 2010 11:46 PM
14	I think the Parks Dept does a very good job.	May 15, 2010 12:10 AM
15	The parks should be maintained. They are an important part of our identity as a city.	May 15, 2010 1:21 AM
16	Development fees are an important revenue source in the creation of open park spaces and need to be an essential element to all development proposals and projects.	May 15, 2010 4:39 PM
17	Please let us keep our parks!	May 15, 2010 8:38 PM
18	Stop putting up these stupid so-called modern art sculptures, the park has its own natural beauty, and should be appreciated for that, stop wasting our money and use it elsewhere to better effect.	May 15, 2010 10:39 PM
19	We overlook Kensington Meadows The Parks BOard is constantly installing sculptures that require huge blocks of concrete to be the base. These blocks of concrete are left in the ground messing up the drainage of this one lovely playing/picnic area along Beach AVE.  The current sculpture was installed with absolutely NO CONSULTATION of the local residents. Trust me we are diligent. Whether one hates it not...some do..... and some find it insulting to have "Engagement Rings" installed in a gay community, it obstructs vistas, playing and picnic areas. Blocks Fireworks views. It needs to go. And all the HUGE blocks of concrete remaining in the park should be removed. As we live above the park we can see what is happening to the drainage in the winter. It is becoming a wet damp area. Not like it used to be. Along with off leash dogs pee and geese invasions .....usually not a problem for residents, this is not healthy for this parkland.	May 16, 2010 6:04 AM
20	I hope we will continue to have enough money to keep the parks, especially Stanley Park, in great shape despite the pressure of use. Because it is important for so many people.	May 16, 2010 3:57 PM
21	If the new plan to create greater density does happen, the City MUST add proportionate park areas.	May 16, 2010 6:03 PM

On the subject of parks, is there anything else you think the City should consider?		
22	Street Park on Bute between Haro and Barclay lane is unsightly and attracts vagrants. Otherwise parks are well maintained.	May 16, 2010 7:25 PM
23	Our local traffic calming park is currently crowded with smokers. I exhale and run through it, waving my hat in front of my face. I realize that in a the fall, although it will be enacted, the no smoking bylaw will not be enforced. I understand the shortage of resources so I hope, through civil behavior of notifying smoking citizens of the new bylaw, I might have some success in Stanley Park. I did once already make a request that was met. I doubt I would have any social impact in our local park at Cardero and Burnaby. If it did, I would probably eliminate the smoking before eliminating the beer drinking!	May 17, 2010 1:52 AM
24	No Except they should have smoking areas not a total ban, people will hide in the woods at Stanley Park and smoke, and may lead to fires.	May 17, 2010 6:01 AM
25	It would be nice to have cleaner beaches and parks. More emphasis should be put on maintenance of existing green spaces. With so many dogs in the West End, it would be nice to have more appropriate dog parks that aren't tiny and gravel, more like the parks in Coal Harbour and False Creek. There is one positive way to make the West End more like those areas! They are much less of an eye sore and provide better exercise for the dogs I encounter during my daily commuting walks in this neighborhood.	May 17, 2010 6:36 AM
26	We need more off-leash dog parks	May 17, 2010 3:29 PM
27	There is next to no park space in neighbouring coal harbour putting more pressure on the westend. Active play space is needed with fewer dog parks - or more fenced off dog areas. There needs to be better planning with the school board. The schools in the westend are overflowing putting use pressure on all available park space - city owned and school board owned. Better integration of facilities is required.	May 17, 2010 5:31 PM
28	Develop and maintain community gardens, parkettes. Encourage residents (including apartment owners to be responsible for maintaining attractive green spaces. Multi family dwellings should be encouraged to continue some of the beautiful landscapes in the community and negligent owners should be fined. This community should be a show piece of urban landscaping.  How about offering renters access to city space on the boulevards to grow flowers instead of lawn?	May 17, 2010 11:24 PM
29	public parks are wonderful but common areas of private structure accessible to the public take up where Public parks leave off. Walking down the street and taking a rest on a bench in a peaceful corner of a private property allows for interaction with neighbors or simply enjoying a few moments of sunshine or taking in the aroma of a nearby flowering shrub. Unlike Yaletown where buildings take up every square inch of available space and are built right to the property line , the West End harkens back to a simpler quieter time . Please maintain the green space both public and private and in keeping with most buildings in the West End do not allow for large towers built to the property line.	May 18, 2010 1:56 AM
30	I would make sure that new developments include a public, accessible green space wherever possible. I would encourage the idea of shrubs and plantings in roundabouts or on sidewalks where the grass is not growing well. Do not let Stanley Park be robbed of its natural green spaces in exchange for more commercial or land-eating entertainment alternatives. As far as I can see, and I have been a regular user of the park for many years, most people are there for the trees, the sea, the plantings (wonderful gardens), the rose garden, etc. No more parking should be provided and perhaps less! Cars could be restricted and on Sundays the circle road could be closed to traffic and opened to bikes and skates and people walking, as is done in many cities with resounding success.	May 18, 2010 2:48 AM

On the subject of parks, is there anything else you think the City should consider?		
31	Work with BC to change liquor laws so we can have a glass of wine or a beer in public. It works fine all over Europe and is a really nice addition to enjoying the outdoors on a lovely afternoon or evening. People can shoot-up on the downtown eastside and I can't have a beer? I can get completely blotto in my home and go for a walk. Why not have casual, safe and legal drinking in appropriate places?	May 18, 2010 2:52 AM
32	Kudos to the Parks Board & Engineering for maintaining the small pocket parks as best as possible within current constraints.	May 18, 2010 2:56 AM
33	soft barriers between walking and "rolling" paths on seawall, through the parks. And much much more signage so tourists don't put everyone's health in jeopardy by crowding the rolling path.	May 18, 2010 3:15 AM
34	Stop raising the parking costs - it's insane	May 18, 2010 4:10 AM
35	Improve the weight rooms at the Vancouver Aquarium and West End Community Centre. Kitsilano Community Centre has an award winning weight room, why not the Aquatic centre. The gym equipment is old and inadequate and needs to be upgraded	May 18, 2010 5:14 AM
36	Nelson Park is nice although somewhat unexciting, more trees would be nice. Also with Nelson Park - paving of the main path that crosses diagonally should be a priority -- this is essentially a major commuter work and I'm getting a little tired of jumping puddles in the winter to protect dress shoes!	May 18, 2010 6:10 AM
37	The beautiful parks and treed streets in the West End are part of what makes it such a great place to live in	May 18, 2010 6:26 AM
38	I LOVE the parks in the west end. It would be great if the City could expand parks and greenways/animal causeways throughout the city. Friends visiting me from other parts of the city comment on how nice the parks are in the West End.	May 18, 2010 7:08 AM
39	keep to the bylaws - ie fine dogs off leash and cyclists in the pedestrian areas; re stanley park; stop cutting down on the size of the flower beds to help defray costs - charge the aquarium a decent yearly rate - stop putting in activities that cut down the green spaces - what's the good of jamming all sorts of formal activities into the stanley park when you have to destroy so much green space to do so - what's wrong with people just going to the park to hang out and let the kids learn how to handle such unlimited play space. stop off trail bikers destroying the habitat within the trails areas. other west end parks - if there are time limits then enforce them - nelson park is working well re dogs in their area beforehand it was dogs 24 hours a day despite the hours posted.	May 18, 2010 2:37 PM
40	The washrooms in parks need to be cleaned more often - possibly every day. The potable toilet at the third beach is horrific and not needed there.	May 18, 2010 3:22 PM
41	If the Community Garden at Davie and Burrard is not going to be maintained, I would like to see it turned into public greenspace instead of a site for yet another condo high-rise.	May 18, 2010 3:45 PM
42	More parks.	May 18, 2010 3:51 PM
43	Small park at Burnaby and Cardero Streets has become a gathering spot for vagrants. Some local residents would feel uncomfortable making use of it.	May 18, 2010 4:32 PM
44	Great Job on our existing Parks - they are spectacular. Especially the perennial and annual beds kudos to the Parks Board. Stanley Park is world class and we should not pollute it with any more parking signs/ paved parking areas and chain link fences. Also the gravel in the pathways is unattractive and loud when you are walking in the forest. More bark mulch was used in the past and would suggest reverting back to that.	May 18, 2010 5:22 PM
45	Suggest city set-up an area where container fires (wood purchased from City sanctioned vendors) can be lite i.e. sunset beach waters edge - small steel containers, control wood allotments per registered? user.	May 18, 2010 5:25 PM

On the subject of parks, is there anything else you think the City should consider?		
46	Greater care must be taken that the parks are pleasant for all ages. This situation is threatened by various types of "undesirables" and by loose dogs (even in Nelson Park). The rights of normal and productive people and families should be recognized more than the mythical "rights" of those others. We must get rid of the politically correct and call a spade a spade. When the human rights of undesirables are given greater recognition than those of ordinary citizens, then something is askew.	May 18, 2010 5:37 PM
47	I visit Nelson Park almost everyday. The area near the gardens with benches and water effects is simply beautiful and safe and free. I walk to sunset beach, English Bay and Stanley Park. We are blessed with our green spaces. The park near Granville bridge is really just grass, it should be brought up to more of a community space. I love the parks in downtown Vancouver's west end. Thank you	May 18, 2010 5:43 PM
48	Yes, allow the Parks Board to do its own thing. Try to seek more corporate sponsorship of entities within the park. For example Shell Canada made a major contribution to the Lost Lagoon Fountain. The memorial benches is another example as is the Bloedel Conservatory.	May 18, 2010 5:59 PM
49	I'd like to take this opportunity to compliment the Parks Board staff responsible for the beautiful gardens they maintain throughout the year. The seasonal changes to flower beds are amazing - always so much to delight the eye and feed the soul. This is especially true for what happens within Stanley Park and along Beach Avenue. Love that there are levels and variety to the parks and gardens, from the pristine/formal to the generous/flamboyant to areas left as wild and natural as possible.  The 13 laughing face sculptures at that little park at Davie/Denman and Beach are a wonderful addition to the neighbourhood, but cheers to those who improved the grounds around the pieces with material that makes it easier to walk about the site: it was getting quite muddy due to so many visitors. And it has certainly become one of the most popular spots for tourists to take photos and have their photos taken.	May 18, 2010 6:59 PM
50	More picnic tables in Stanley Park would be great as would more bike racks on residential streets.	May 18, 2010 7:11 PM
51	more Community garden space in the park is needed! And a reasonable process to access the spots so all residents have the heads up (unlike how the Nelson Park spots were given out) a garden space at sunset beach would be awesome for families... their kids could play at the beach.. while they garden. I think the United Church space could also be an awesome community centre, family centre space with preservation of the park space ... why can't the city buy that land and use it for community?	May 18, 2010 7:28 PM
52	Vancouver has done a good job with parks in the WE. I appreciate the pocket parks (traffic calming) greatly.	May 18, 2010 7:31 PM
53	The parks form a small part of the open spaces we enjoy and value in the West End. The ground level spaces around residential buildings are perhaps even more important. The streets feel like gardens. We can look at gardens between buildings, we can see between the buildings because they have relatively small footprints. New buildings need small footprints, and furthermore need to respect the height of the buildings they replace. Increased density is fully achievable by using lanes more productively, by requiring existing ground level (lane) parking be replaced by lane units. The three story walkups when their time comes can be replaced by townhouse developments that increase zoning without destroying fragile balances already in place. We like density, but that doesn't mean we want to feel like sardines.	May 18, 2010 7:36 PM
54	The local mini parks could do with updating.	May 18, 2010 7:40 PM
55	more playgrounds/playground equipment/safe kid playzones	May 18, 2010 8:02 PM

On the subject of parks, is there anything else you think the City should consider?		
56	The mini-park at Burnaby and Cardero needs to be policed. The alcoholics have taken it over. There is a layer of cigarette butts. Drinking throughout the day, peeing on the walls of our building down the block, some drug dealing. The park is gardened and quite pretty but the characters who use it all day long make it ugly.	May 18, 2010 8:31 PM
57	These new proposed developments are removing green space on the streets. These street scape gardens are a real amenity to the neighbourhood as well as a tourist attraction.	May 18, 2010 8:35 PM
58	visible police on foot,	May 18, 2010 8:57 PM
59	Stanley Park, the green areas along English Bay, Nelson Park, Barclay Heritage Park are just jewels. Thanks to the City for maintaining so beautifully.	May 18, 2010 9:44 PM
60	I recently moved back to the West End (specifically Coal Harbour) after 22 years away. I left (for Bowen Island) because I thought the city was going to hell in a handbasket. I came back because I was wrong. Thank you city planners for a job well done in my absence.	May 18, 2010 9:51 PM
61	How to keep Stanley Park in a natural state and stop it from becoming an "Entertainment Centre" as in the increasing number of concerts at Malkin Bowl and other noisy events in other parts of the park with amplified music which produce noise pollution in the West End. These should be stopped in order to preserve the natural peaceful beauty of Stanley Park. There are other venues in the city for these kinds of things and there is absolutely no need for them to be in Stanley Park. Parks should be places to get away from the rest of the city and its hustle and bustle.	May 18, 2010 11:22 PM
62	There is a lack of patrolling in Stanley Park and Lost Lagoon. I don't understand why there are not more officers regularly patrolling the Lost Lagoon area, given the horrible acts that have been done to the swans and the drinking and other activities that go on in the area. I feel unsafe in that area. I think more should be done to preserve the area and to protect the swans and wildlife. People should be discouraged from feeding crap such as bread and crackers to the birds. Put up signs and fine people. Also, there are no signs as to who to call if you see someone behaving badly. We are not going to call 911 for people throwing bottles into Lost Lagoon or because large dogs are off leash and attacking ducks, or because people are littering. Over the past few years, there have been increasing numbers of people who are cycling on the pedestrian paths of the seawall putting people at risk. The police wouldn't come for that anyway. This is why it is so important to have regular parks officers around and to post a number to call them if there is a problem.	May 19, 2010 2:19 AM
63	Park Space is vital to life in the West End. We need to preserve our parks.	May 19, 2010 2:28 AM
64	Get rid of the pollution that the parks board calls art.  Rebuild the fishing pier.	May 19, 2010 2:32 AM
65	the West End is probably the envy of most upscale urban neighbourhoods in the world for the amount of green space we offer. every other part of town should get this "green respect" as they get more dense. [feel free to quote :-)]	May 19, 2010 2:56 AM
66	Existing spaces devoted to cars could be turned into green spaces. For eg., some alleys or portions of alleys could be turned into community allotment garden space; wider streets in places (remove parking options to discourage car use/ownership) could be used for children play areas, allotment gardens, general recreation/relaxation.	May 19, 2010 3:53 AM
67	Opening community garden spaces within Stanley Park.	May 19, 2010 4:17 AM
68	The parks are well used here since both locals and tourists and visitors from other neighbourhoods constantly use them - creating higher density will require more parks (not sure how that can happen) since the parks are at capacity if not over capacity now.	May 19, 2010 5:03 AM

On the subject of parks, is there anything else you think the City should consider?		
69	<p>It's not just the parks that we enjoy visiting. Walking the tree lined streets and viewing the diverse nature of buildings and residential gardens are important to us.</p> <p>1401 Comox Street is a perfect example of a greenspace that will be lost if the proposed development is allowed to go through.</p>	May 19, 2010 5:18 AM
70	absolutely love the farmers market on comox street on Saturdays	May 19, 2010 5:33 AM
71	I am very fortunate as I live 1/2 block from English Bay and therefore have no problem accessing the waterfront and Stanley Park.	May 19, 2010 6:33 AM
72	<p>Not enough garbage container in the West End during the spring-summer months, tourists season, etc..</p> <p>Not enough public washrooms or water fountain</p>	May 19, 2010 6:48 AM
73	Vancouver	May 19, 2010 7:13 AM
74	We're very lucky to have such beautiful parks so close by!	May 19, 2010 8:53 AM
75	Enforce the on-leash rules for dogs; too many dogs are allowed to run free, despite the fact that they are not running in off-leash areas. Better by-law enforcement would be welcomed.	May 19, 2010 3:43 PM
76	<p>Re Stanley Park, we need more signs advising people which side is for biking and roller blading. I am tired of dodging people speeding at me on bikes, both on the pedestrian side and going the wrong way. I have addressed this a number of times with Stanley Park and have seen no changes.</p> <p>The other thing is more signs are required re no dogs allowed on the beaches, as well as someone to police this. You do not have enough animal control people. I use the park every single day, and have for over 20 years, and have only seen an officer there once. The beaches are for people, not dogs.</p>	May 19, 2010 3:57 PM
77	The parks that have been revitalized have been done in a very appropriate way for the needs and character of the neighbourhood.	May 19, 2010 4:05 PM
78	more litter bins ...one on every block emptied regularly by council	May 19, 2010 4:19 PM
79	There is a number of green spaces that are not Parks. This is a result of the density RM5. Keep the density. Do not change it.	May 19, 2010 5:38 PM
80	Extending the enclosed dog parks eg Nelson street, having water features inside them for the great heats in the summer and also adequate lighting so that owners can see to pick up poop as they should and also feel safe at night going into the dog parks. Place community notice boards in the dog park area so people don't attach them to the trees or benches or clutter on fences.	May 19, 2010 5:46 PM
81	Stanley Park is wonderful, but the West End needs more smaller, nicely maintained green spaces and playgrounds, like Nelson Park or the Coal Harbour community centre playground.	May 19, 2010 5:52 PM
82	More community gardens would bring people out in a co-operative manner to work together and allow more sustainability, composting, etc.	May 19, 2010 6:01 PM
83	There can never be too much green space in the inner city especially with the density of the population in the West End.	May 19, 2010 6:30 PM
84	As well as parks, green areas are important. Filling them up with high rises is not the answer.	May 19, 2010 7:48 PM
85	Given that English Bay is a few blocks away and Stanley Park a few blocks further - I can hardly complain about not having enough park space. But. I do very much appreciate the small parks within the West End - and I think we could definitely use more of those. Places to comfortably sit, walk the dog - places to have outdoor privacy with a sense of safety. Wandering Stanley Park alone (female) is not always a safe-feeling pastime.	May 19, 2010 8:14 PM

On the subject of parks, is there anything else you think the City should consider?		
86	I have lived in the West End for 19 years. During that time I have noticed a huge increase in the number of visitors to Stanley Park. Also it seems that every time anyone thinks of having a charity event it includes a run involving thousands of people charging around Stanley Park and the surrounding area. I feel like the character of Stanley Park has changed and now feels much more utilitarian, instead of being an open space for trees and birds and a general commune with nature.	May 19, 2010 8:43 PM
87	Parks are fine. Love the new Nelson Park.	May 19, 2010 9:34 PM
88	Build more parks in the area east of Burrard, going towards Yaletown.	May 19, 2010 9:51 PM
89	A gated off leash area and or an off leash trail for dogs in Stanley Park area. The current one is for small dogs only.	May 19, 2010 10:42 PM
90	There are a few empty lots that have been like that for years. Can they be leased from the owners by the Parks Board and planted, with public access?  Some gardens are not well kept (a rare thing, but) the weeds spread to their neighbours' gardens which is really annoying.	May 19, 2010 10:47 PM
91	Allocate some more space for dogs to exercise in Stanley park (not just for small dogs) please.	May 19, 2010 11:57 PM
92	I love our parks... can't be Stanley Park and English Bay	May 20, 2010 12:09 AM
93	Closing of some blocks for quiet parks is always good.	May 20, 2010 12:10 AM
94	We are blessed in this area. The only obstacles are the vagrants who move in with their grocery carts and garbage.	May 20, 2010 12:11 AM
95	all parks should be non leash rules for well behaved dogs, there are too many oppressive rules against non leashed dogs with owners present and in control. dogs need to be able to run (after a ball or Frisbee) for exercise every day, this ensures the health of the dog and quite frankly it aids the health of the community at large.	May 20, 2010 12:18 AM
96	Better control of off-leash dogs, better monitoring of bike riders/roller bladers not on bike paths.	May 20, 2010 12:19 AM
97	I love, love, love having Stanley Park in my backyard. I'm on the seawall every day. I wish I had a better view of the water.	May 20, 2010 12:19 AM
98	Yes.....please tell the Park Board to ban camping in Stanley Park and boot out the freeloaders. There have been several fires in the last few years and we have been very lucky that there has not been a major fire in the Park.  We don't need to risk losing a good portion of the park so that Council or the Park Board can make a political statement on what they envision to be the lack of affordable housing.	May 20, 2010 12:26 AM
99	I just want to say the city did such a awesome job with nelson street park. I wish there where more parks like that.	May 20, 2010 12:32 AM
100	Implement Bike Sunday's on the roadways in Stanely Park on Sunday's during the summer months. Close to Park to vehicle traffic between 9 am and 1 pm. Ottawa does this with it's Parkway System, why can't we offer up a great bicycle experience on the roadways in the Park rather than on over crowded lanes on the Seawall? Are we going to remain myopic about how "great" Vancouver is to bike in? It is one of the worst places I have biked in the world!	May 20, 2010 12:32 AM
101	I am very happy that phase 2 of Emery Barnes park is being built.	May 20, 2010 12:33 AM
102	The Petting Zoo should be saved. It is a beautiful and relaxing haven in the centre of the Park, and ideal for children. If there is money for restaurants and cafes, then there is money for the Petting Zoo.	May 20, 2010 12:40 AM

On the subject of parks, is there anything else you think the City should consider?		
103	I do not feel as though there are adequate parks for dog owners in the West End. They are typically too small for large dogs (ie. beach under Burrard bridge, park behind tennis courts) The parks with gravel are very harsh (ie. Comox at Bute)...cedar chips would be more suitable. And there are just too few parks in the city, period.	May 20, 2010 12:42 AM
104	community garden space in every city park would be beneficial	May 20, 2010 12:50 AM
105	More off-leash areas for dogs (I own a mini schnauzer) and it would be nice to have off leash areas that are fully grassed; not like the Nelson Park off-leash area that is mostly gravel with a bit of uncut grass. I don't take the dog there anymore because its too dirty and dusty.	May 20, 2010 12:53 AM
106	Do not allow any green spaces - public or private - to be lost. Encourage larger tree planting. Plant native plants & plants that encourages our avian species.	May 20, 2010 12:58 AM
107	Keeping up with the world class standards as far as the seawall around Stanley Park - one of the main tourist attractions in the city; asphalt patches are hazardous and EMBARRASSING! It also should be expanded to accommodate increasing pedestrian traffic.	May 20, 2010 1:09 AM
108	Vancouver Parks and Recreation workers who spend countless hours on the gardening and upkeep of our local parks should be praised by each and everyone of us who truly enjoys the beauty that they create.	May 20, 2010 1:49 AM
109	It was difficult to answer the questions in this section, because both Stanley Park and Nelson Park are "nearby parks," and there's a big difference between these two. Stanley Park is lovely, and I'm pleased with recent efforts to maintain it. Nelson Park is an entirely different story. It's a choice destination for transients, drug dealers, etc. It is not a safe or pleasant place to be at any time of the day.	May 20, 2010 1:51 AM
110	A pat on the back for the wonderful work that is and has been done. The interspersation of living and parks and artwork is wonderful.  I'm glad to hear the plans for the fish and chip place on English Bay replacement.	May 20, 2010 2:01 AM
111	Given that the majority of West End residents live in small apartment units, having enough parks and green spaces is important to give a sense of space in a densely populated community. The green setbacks along the neighbourhoods streets are very important to maintain in order to maintain this sense of space.	May 20, 2010 2:07 AM
112	Under no circumstances do we need any " attractions" developed in Stanley Park in order to entertain those people who are incapable of sitting quietly. As the city grows and becomes more crowded we will need more areas of green sanctuary - free from some dimbulb's developmental ideas of how to enhance our experience by making it more 'fun'. I've got Dutch cousins and I think we should be investigating what the Dutch are doing in regards to keeping their people sane. Fifteen million people in a country one quarter the size of Vancouver Island - where one can never escape the sound of traffic or see the stars because of electric light? Yikes! We're almost there ourselves. Not only are the Dutch among the most inventive town planners but they are attempting to create quiet areas and bring back forests and indigenous flora that were prevalent before it was all clearcut 1,000 years ago.  We need 21st century sensory deprivation in the parks - peace and quiet-not bells and whistles to entertain the Dull.	May 20, 2010 2:17 AM
113	I walk the seawall and through Stanley Park every weekend and appreciate the work the parks board does to keep our city beautiful.	May 20, 2010 2:41 AM
114	The issue of over amplified sound in the park is really to be seriously looked at. Many times an early Sunday morning walk is stopped due to excessive volumes from some group or event in park. I believe this noise is not positive for the animals in the park. It is far too over amplified, when you cannot escape it especially the booming bass.	May 20, 2010 2:51 AM



On the subject of parks, is there anything else you think the City should consider?		
115	City does a fabulous job of maintaining the parks and green spaces in the West End. Kudos! Their work is deeply appreciated.	May 20, 2010 2:55 AM
116	Nelson Park is a problem - broken bottles and used syringes have been found. Will no longer go to this park with my children.	May 20, 2010 3:37 AM
117	More off leash parks	May 20, 2010 3:46 AM
118	I am disappointed that the re-developed Nelson Park has been allowed to be damaged with an unkempt community garden. These types of gardens should be more carefully managed and more prudently sited. As development occurs and more and more people occupy the West End, parks will be become even more important assets as outdoor space for apartment dwellers.	May 20, 2010 4:03 AM
119	The West End has a number of parks, for all residents to enjoy. I particularly enjoy the recent development of community gardens. They have been a pleasing addition to our neighbourhood.	May 20, 2010 4:26 AM
120	The city does a good job of maintaining the parks in the West End.	May 20, 2010 4:33 AM
121	I live near Sunset Beach and only recently (within the past couple of years) have there been picnic tables installed near the bathroom (too CLOSE to the bathrooms). It would be great to have a few more scattered throughout the green space. The beaches by UBC - spanish banks, jericho etc. - have plenty of picnic tables.	May 20, 2010 4:55 AM
122	Please keep up parks budgets, they are a very important amenity to all residents and visitors.	May 20, 2010 5:55 AM
123	West End Parks, as opposed to the Beaches and Stanely Park are very crowded. The playing fields are all part of schools and have numerous restrictions. The soccer field at Sunset Beach has been dug up for close to two years. There are no baseball or softball fields in the West End. There are only two tennis courts in the West End and a few more near Lost Lagoon. The major tennis court area is not all free and are heavily booked by users from all over the City.  There are no organized outdoor activities for children or seniors in the West End parks. No yoga, no exercise classes, no painting or photography etc. There are only minimal cultural activities - the half dozen concerts in the bandshell on Sundays in the summer - not ideal given traffic on Beach and they are not well programmed or advertised. For example, one concert last summer was a single flutist, who, even with a mike was hard to hear against Beach avenue sunny Sunday traffic (particularly motorcycles) and an odd choice - even though the performer was really quite good. A Brass Band or a swing or pop group would at least have half a chance.  Washrooms, picnic tables, and benches are not all that common and several of those that exist are in pretty rough shape.  There are some good playground areas for young children, very little for those ten to sixteen.	May 20, 2010 6:31 AM
124	Fenced off-leash dog areas need to be increased. The population trend is to small or medium-sized dogs, which should at least have ready access to small off-leash areas. Larger dogs should have an off-leash trail in Stanley Park.	May 20, 2010 6:57 AM

On the subject of parks, is there anything else you think the City should consider?		
125	<p>Yes, I distrust the use of a logging company in Stanley Park. Like giving the fox the care of the chickens. Maybe that is not being done anymore, but I dislike it. Maybe it is done in a way that other ways of thinking can get into the decision making process, but I am made uneasy nevertheless.</p> <p>There was a beautiful rock garden in Stanley Park, that was allowed to disappear in an effort to make of the Park a place more resembling Nature as she plays her ways out here on the west coast. I love the aspect of wildness in the park, but I think there would be room to consider that garden being a part of it. I have seen pictures and it is a part of our heritage too. The plans are there, it could be re-instated.</p> <p>Could we have horse-riding in the Park again, for the public? Such lovely trails, and some of us would enjoy an occasional horse ride, even if we don't have the car to get out to Langley or some such.</p> <p>I love so much about how the people use the parks and beaches here, thanks for leaving room for the creativity of the commons.</p>	May 20, 2010 7:12 AM
126	more benches, especially at street corners, to rest along the way, and in all parks We are all getting older and need as many benches as playgrounds	May 20, 2010 7:39 AM
127	Any new development has to have green space. Take lots and turn into mini parks as on Jervis Street	May 20, 2010 2:15 PM
128	The mini parks in my neighbor are poorly maintained and are systematically losing their bushes and flowers due to destruction by homeless squatters. The public beaches and associated green spaces are being eroded every year by ill advised and unasked for development in the form of large restaurant construction and the installation of very large sculptures with concrete pads. We have a Parks Board that claims to have severe budget problems yet can find the money to construct a concrete and steel stairwell right through the middle of the green space at the foot of Jervis street to the seawall. Why was this project deemed necessary ? Where was the consultation ? I have lived in this area for 20 years and can tell you that there was no need for this vandalism.	May 20, 2010 2:51 PM
129	I love all the parks and green spaces down town but i notice that they seem to be disappearing fast. I do not want the increase of developments in the West End to have a negative effect on them.	May 20, 2010 3:08 PM
130	would like to see more community gardens	May 20, 2010 4:23 PM
131	WE need more green space, 1401 Comox would be a good start.	May 20, 2010 4:49 PM
132	<p>The public washrooms in Stanley Park are usually filthy !!!!!</p> <p>I have personally attended the Parks Board Office to complain -- but nothing was ever done -- even for the Olympics</p>	May 20, 2010 5:29 PM
133	community gardens and opening up space to more residents.	May 20, 2010 5:37 PM
134	Compare the design and esthetics of the Mini Parks and traffic diverters on the West side of Denman Street and those on the East side of Denman. You will see a great difference. The East Side of Denman deserves the same level of effectiveness in diverting traffic and esthetic design as found on the West Side. Why the rich- brother, poor-brother differences?	May 20, 2010 6:17 PM
135	I am very thankful that the bike path on the seawall has been paved in the last ten years. There is one stretch between Third Beach and Siwash Rock that is getting rough and is a little difficult to rollerblade on, though (but nothing like how rough most of the path was before.)	May 20, 2010 6:17 PM
136	<p>The park on Nelson/Comox and Thurlow is gorgeous. There are however several homeless people who frequent the park and I'm not always as comfortable being in there by myself in the evening when it's dusk out.</p> <p>Also, the dog area at that park has terrible gravel that rips apart my dog's paws. I have stopped taking her there...</p>	May 20, 2010 7:13 PM

On the subject of parks, is there anything else you think the City should consider?		
137	<p>I CHOSE to live in the West End near Stanley Park and English Bay Beach. Therefore, I avoided living in the middle of concrete zones. I think the city is doing a fair job of Greenspace, and with the Emery Barnes park on Seymour Davie and Richards, this is a great addition.</p> <p>I would like to suggest a little more trees in the downtown core. That would take money, and re designation of expensive real estate. I think the money is better spent, to get people TO the green areas. Also do more to encourage Green rooftops.</p> <p>ALSO, although I support the arts, I think that the HUGE sculptures around the english Bay area are a waste of park board money and time to move, and rebuild, install and un install.</p> <p>The example of the group of laughing men at Denman and Davie. IT is loved, but it was installed in late fall, the grass was KILLED, and was a total mud pit, until jsut before the Olympics, then they had to add bark mulch, so that people could get to it with reasonably dry feet.</p> <p>this treatment to the lawn has RUINED the lawn area that so many had enjoyed before.</p> <p>SO both the installation of, but mostly the timing and arranging and work of the "art" is just too costly.</p> <p>IF there is to be ART there, then put one statue and leave it there forever.</p>	May 20, 2010 7:31 PM
138	<p>There have been cut-backs to personnel in the maintenance of the parks and gardens. Beauty in highly populated areas is very important to all ages and ethnic groups. The parks are a sanctuary as well as a recreational area.</p> <p>Signage in Stanley Park is not always clear in cases of bicycle paths and pedestrian only paths/trails.</p> <p>Dogs on leash rules are often ignored by dog-owners and should be enforced or at least more signage visible for owners.</p> <p>Lighting from the bus loop in Stanley Park to the aquarium should be installed. It is a real safety issue for visitors to the park and the aquarium.</p>	May 20, 2010 8:06 PM
139	No	May 20, 2010 8:12 PM
140	Parks should contain facilities easily accessible for children, seniors and young adults--ie climbing bars, places for horseshoes/boules; skateboard park--- something for everyone.	May 20, 2010 9:41 PM
141	Parks should remain quite open. On blocks adjacent to parks, buildings should not exceed 7 stories.	May 20, 2010 9:53 PM
142	You are doing a great job. I am always impressed at how much time, effort, and money the city spends on making the West End look great. Good for tourism too. Keep it up. I am willing to pay more taxes for this--it is very worth it.	May 20, 2010 10:24 PM
143	<p>Once again my concern wiath paks is simply for the children. I would like to see a large space provided for soccer and baseball. The King George field is not available for everyone.</p> <p>OPEN SPACES are another matter entirley, The 1401Comox proposal will take up open space that provided safety for all residents and especially children who pass by from Robert's Elem. School. The small park throughway facing Gordon Neighbourhood House was a play area for children and a safe place for others to pass through. It will now be in a shadow.</p>	May 20, 2010 10:59 PM
144	More mini-parks and pocket parks would be nice, if not too expensive to provide (would prefer bigger neighbourhood library).	May 20, 2010 11:35 PM
145	Keep bathrooms open for longer hours	May 21, 2010 12:14 AM

On the subject of parks, is there anything else you think the City should consider?		
146	The community garden in Stanley Park should allow food cultivation. Every possible green space / park should be made available for community gardening / urban farming.	May 21, 2010 12:22 AM
147	Love the art installations around town. They are a pleasant surprise for my guests to see too. The parks and green space are attractive, provide places for friends and families to gather and they contribute a lot to the community feel and to the character that is the Westend. This is a very important aspect to consider if there are any new developments.	May 21, 2010 12:35 AM
148	(1) Everyone I know in the West End feels the same way: keep the parks green and open. Concrete, "art", and restaurants in the park are just not appealing. We have great parks and we want to keep them green and accessible.	May 21, 2010 2:17 AM
149	The smoking ban on our beaches and in our parks is splendid. I find it absolutely disgusting to find cigarette butts wherever I try to find a spot to relax on the beach.  People should not be allowed to camp out in our parks, especially Stanley Park. I'm afraid one day that park is going to go up in flames because a camper/squatter tossed a cigarette butt or lit a campfire in dry conditions. Also, finding refuse from these squatters in our parks is totally unacceptable and unsightly. These are safety issues.	May 21, 2010 2:43 AM
150	I firmly believe that Stanley Park is suffering from over use - especially in the summer months. I also believe that the Parks Board should allow more input from West End residents re Stanley Park.  I feel that they (Board) are scheduling more and more commercial venues in the Park and this is taking away from the availability of places for people to walk and just be "peaceful". As the City becomes more and more populated it will become more important for residents to be able to have places to just be at peace and to refresh themselves.	May 21, 2010 5:29 AM
151	More green space and neighbourhood parks needed.  Zoning should require larger setback for all buildings for more lawns, gardens and trees.	May 21, 2010 6:07 AM
152	Green space should not be touched for construction!	May 21, 2010 6:11 AM
153	I find the various parks for their size and planned usage quite satisfactory	May 21, 2010 6:13 AM
154	Give it a strong presence. When they are taken away - you never get them back.	May 21, 2010 6:25 AM
155	More green space and neighbourhood parks needed.  Zoning should require larger setback for all buildings for more lawns, gardens and trees.	May 21, 2010 6:32 AM
156	I really am opposed to the city developing special (no leash) areas in our parks for dog lovers. The city permitted a large area in Nelson Park to be developed, without consulting the people in the West End regarding this issue. I think the City was trying to curry the support of the residents of Mole Hill in making this decision. They also permitted the Mole Hill residents to have private vegetable gardens at the edge of Nelson Park. I don't believe this is permitted in any other park in the Vancouver area. Nelson Park belongs to all of the residents of Vancouver, and the residents of Mole Hill shouldn't be given special privileges. Personally speaking, I would like to have seen more flower beds and flowering trees, instead of those silly berms. For the amount of money which was spent in redeveloping Nelson Park, I think they could have done a much better job.	May 21, 2010 7:49 AM
157	Park patrols to remind tourists and residents to respect the rules of the park. Remove the Hot Dog stands from blocking cycling traffic near English Bay, the location where they are set-up is a constant problem in the summer for cyclists on the bike path and is an accident waiting to happen.	May 21, 2010 10:17 AM

On the subject of parks, is there anything else you think the City should consider?		
158	<p>There's barely enough now. Parks and green spaces are very important to maintain livability.</p> <p>In the case of the 1401 Comox proposal, the green space is highly valued, where adults, seniors and children feel it is paramount to maintaining our healthy community.</p> <p>Keeping with its own green mandate, the city should seriously consider keeping the current green space/garden for community use.</p>	May 21, 2010 10:36 AM
159	1401 Comox is our closest greenspace and a big reason why we chose to live in this block	May 21, 2010 2:33 PM
160	they are many areas at the beach that are not suitable for people to lay, they should allow people with their dogs to enjoy such areas	May 21, 2010 4:26 PM
161	<p>I love all the parks and green spaces that are in my neighbourhood.</p> <p>Thank you for keeping them all pretty and well maintained. Please don't tear down trees. I always see trees down for no apparent reason.</p>	May 21, 2010 4:49 PM
162	Parks are critical to the social and psychological well being of a community.	May 21, 2010 5:23 PM
163	As I live right beside Stanley Park I am happy. However, the other small parks should never be jeopardised.	May 21, 2010 5:31 PM
164	<p>Stanley Park is a treasure. Sorry the zoo is gone, but at least we still have the miniature railroad, etc.</p> <p>Additional trash pick up in the summer would be helpful given the large number of people who come into the area.</p>	May 21, 2010 5:31 PM
165	<p>The parks AND the gardens owned by the city (ie, Weeks House, Barkley House etc.) are really well maintained. They are delightful and the gardeners do a great job.</p> <p>The issue of doggie do pick up is not perfect, but appears to be working with the doggie parks. I know that the removal of the waste is an issue, but the dog owners must also take responsibility for this.</p> <p>The beaches are clean, the parks well cared for.</p> <p>Some of this credit goes to the neighbourhood people that help on a volunteer basis. Not only should they be given more credit, but more resources.</p>	May 21, 2010 5:45 PM
166	If bonus density is to be allowed, developers must pay for area amenities, no exceptions.	May 21, 2010 5:56 PM
167	Keep them. They are one of the best things in the City. I live near Stanley Park and walk there almost every day. Love it.	May 21, 2010 6:12 PM
168	Rain or shine, I am there every single day and I'm not alone. The ease and enjoyment of the streets and parks in the West End is what makes it possible to meet so many in the community.	May 21, 2010 6:22 PM
169	<ol style="list-style-type: none"> <li>1. Enforce public by-laws regarding a) loud music, b) biking along the sea walk.</li> <li>2. The parks and beaches are an important public and tourist amenity which is a big draw for visitors to Vancouver as well as residents.</li> <li>3. Operating ski-jets close to shore should be banned for safety and noise reasons.</li> </ol>	May 21, 2010 6:41 PM
170	The West End could do with more access to outdoor sports facilities within the community. Basketball, baseball, etc. The health benefits would be great. Can more access be arranged to the field near the Community Centre? It's nearly always locked. How about those tennis courts? The City could also provide a map of all the parks and outdoor and indoor sports and fitness locations for the West End.	May 21, 2010 6:56 PM

On the subject of parks, is there anything else you think the City should consider?		
171	Clean the park benches of bird fecal matter. It leaves a bad impression don't you think?	May 21, 2010 6:57 PM
172	-do not allow the developers to take out any of the green areas, nor to cut down any of the trees -we are seeing some landlords/builders take out some trees and this needs to stop -we need all the trees in our neighbourhood as the trees give off the vital oxygen that we need to live (especially as the air becomes more polluted and less clean oxygen is available to us to breathe) -sometimes I think that "big business" including developers and huge corporations don't really get it- that in the end we will have lots of buildings and consumer goods but the humans will not be alive	May 21, 2010 6:58 PM
173	To be commended on maintenance of parks. Encourage community gardens.	May 25, 2010 4:26 PM
174	Dog owners are often irresponsible and poop, off leash, scaring children, etc. Do something about dog owners!	May 25, 2010 5:27 PM
175	One of the beautiful things about this community is the little green spaces - parkettes, setbacks, lawns, etc.	May 25, 2010 5:41 PM
176	Great. Dog park.	May 25, 2010 5:53 PM
177	Public washrooms in Nelson Park.	May 25, 2010 5:57 PM
178	I am particularly fortunate - do not go far from my area.	May 25, 2010 6:18 PM
179	Keeping them clean.	May 25, 2010 6:20 PM
180	Privatize the tennis courts.	May 25, 2010 6:25 PM
181	There should be more protection for the wildlife in Stanley park. More of a police presence. Cyclists are not respecting the wildlife protection paths around Lost Lagoon and Beaver Lake.	May 25, 2010 6:38 PM
182	The West End is extremely well served in this area. Resources should go the lower east side and East Vancouver rather than the West End.	May 25, 2010 6:49 PM
183	Nelson park dog park fence should be higher to avoid dogs jumping out.	May 25, 2010 7:23 PM
184	Parks are not as well maintained as they used to be.	May 25, 2010 7:26 PM
185	-Pets should not be allowed out of owners own apartment or condo without leash and diapers. Bylaws to stop pet excrement on public and private property cannot be enforced. Diapers solve problem and can be enforced as easy to spot violations.  -More green space and small neighborhood parks needed. We have lovely beaches and Stanley Park but people and children need more green space, garden, lawns, building set backs, etc. and more tree to consume CO2 and reduce global warming.	May 25, 2010 7:50 PM
186	Consider heritage building parks eg the property attached to the Mansion should not be converted for towers when the owner allows it to be run down to the point developers can say like they did with Bidwell "let's build a tower and save the facade of the mansion"	May 25, 2010 7:56 PM
187	Parks, trees, flowers freshen the air and provide quiet spaces. Very important.	May 25, 2010 8:07 PM
188	The parks in the west end are a treasure for the west end residents, the city of Vancouver, BC, and indeed Canada. Do not cut any more funding to the parks.	May 25, 2010 8:19 PM
189	Need more green space and trees and building setback and small neighborhood parks.	May 25, 2010 8:29 PM
190	We can not afford to give up any green space, I am happy with the green space which is why I live in the West End.	May 25, 2010 8:36 PM

On the subject of parks, is there anything else you think the City should consider?		
191	The west end is fine almost spoiled for choice of parks and gardens however it's hell for dog owners - more dog friendly open space!!!! Pets live here with us too!!! Please!!	May 25, 2010 8:51 PM
192	Parks are extremely important for people, esthetics in adding and keeping our air clean.	May 26, 2010 4:31 PM
193	The building of more condos will take the beauty of parks and greenery away.	May 26, 2010 4:44 PM
194	I don't want to loose any park and green space.	May 26, 2010 4:51 PM
195	I'd like to see more bi annual equals low maintenance in our mini parks. The cost for turning over the constant seasonal plants is over the top re plant and staffing costs! Lets put that \$ to a more sustainable issue.	May 26, 2010 4:59 PM
196	Retain existing green spaces and stop their distruction into paved areas i.e. concrete buldings.	May 26, 2010 5:33 PM
197	Less lawn watering	May 26, 2010 5:55 PM
198	Parks keep them keep building them.	May 26, 2010 6:25 PM
199	Need lot more community gardens	May 26, 2010 6:48 PM
200	More shuttle service to remove cars from Stanley park and rescue walkers who need a ride home	May 26, 2010 6:59 PM
201	*I regularly visit nearby parks that are within walking distance from my home.  *I will no longer be able to visit our parks as I am a smoker who came to this country in 1966 paid taxes never claimed a cent from the government and now can't have a smoke in the park or the beaches.	May 26, 2010 7:03 PM
202	Please spend money on staff & maint. parks are not very attractive and need regular care, esp. more flowers. Stop deterioration in parks and decrease in bird and small animal populations	May 26, 2010 7:24 PM
203	Open rest rooms by posted times	May 26, 2010 8:49 PM
204	We have Stanley Park and the green spaces along the seashores which is wonderful. There are limited number of parks/greenspaces within the West End.	May 26, 2010 9:03 PM
205	PLAN PLAN PLAN!	May 26, 2010 9:13 PM
206	Our parks are wonderful and well-used by families, couples and seniors, including the nicest of all, Stanley Park.	May 26, 2010 9:25 PM
207	Parks are wonderful in the west end. Small (except Stanley Park) but attractive!!!	May 26, 2010 9:34 PM
208	On a warm day it is very hard to get a seat at English Bay more people would be bad.	May 26, 2010 9:47 PM
209	Stanley Park is enough why do we need more parks, consider street people this is a trivial concern.	May 26, 2010 9:59 PM
210	Compliment to Park Board and staff Stanley Park is a jewel and love how they change flower beds with the seasons.	May 26, 2010 10:09 PM
211	The Nelson Park redesign is gorgeou. Yay for the gardens! Love the dog park even though I don't have a dog. Please include compost bins and have city pick up do an apartment dweller can separate compost. Can we greenlanes? Pedestrians and cyclists use them but cars zoom down them and there are no sidewalks. Change concrete to grass and add commuity gardens verges.	May 26, 2010 10:32 PM
212	Greenspace not only in parks but around living spaces contributes to the liveability of the area.	May 26, 2010 10:34 PM
213	Amazing green space in the west end.	May 26, 2010 10:43 PM
214	We need parks incorporated into the residential building developments as most renters live in small spaces.	May 26, 2010 10:48 PM
215	If you sacrifice greenery not just park you are harming the entire city not just the west end.	May 26, 2010 11:00 PM
216	In terms of parks, I'm mostly thinking of the ones along the water (English Bay, Coal Harbour)	May 26, 2010 11:19 PM

**On the subject of parks, is there anything else you think the City should consider?**

217	A few more dog parks and like Manhatten some no dog and dog zones in some parks.	May 26, 2010 11:24 PM
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## West End Discussion on Community Needs Survey

<b>Community Services and Safety With regard to community services and safety in the West End, please indicate the extent to which you agree or disagree with each of the following statements:</b>						
	<b>Strongly Disagree</b>	<b>Somewhat Disagree</b>	<b>Neither Agree nor Disagree</b>	<b>Somewhat Agree</b>	<b>Strongly Agree</b>	<b>Response Count</b>
Facilities in my neighbourhood are inclusive and serve the diverse population of the West End.	1.0% (6)	6.6% (39)	11.5% (68)	<b>45.3% (268)</b>	35.6% (211)	592
My community centre's facilities and programs generally meet my needs.	3.6% (21)	11.1% (65)	19.6% (115)	<b>41.4% (243)</b>	24.4% (143)	587
My neighbourhood's library facilities generally meet my needs.	5.9% (35)	11.7% (70)	20.1% (120)	<b>33.6% (200)</b>	28.7% (171)	596
There are enough services for families with children (child care, schools)	8.6% (49)	17.1% (98)	<b>51.8% (297)</b>	14.0% (80)	8.6% (49)	573
I generally feel safe when walking around in my community.	0.3% (2)	4.1% (24)	5.2% (30)	40.6% (235)	<b>49.7% (288)</b>	579
On the subject of community services and safety, is there anything else you think the City should consider?						191
				<i>answered question</i>		<b>598</b>
				<i>skipped question</i>		<b>2</b>

<b>On the subject of community services and safety, is there anything else you think the City should consider?</b>		
1	Some homelessness, aggressive pan handling, loitering ruins the safety of the neighbourhood.  The community infrastructure is underfunded, in a state of disrepair, and don't offer any value in terms of programs or services.	May 13, 2010 12:03 AM
2	Families and children need to be an integral part of our community; and not just excessively wealthy families who can purchase \$400,000 apartments. Community services can always be improved and should be part of any development plan. If some multi-national profiteering glutton of a corporation wishes to develop in the West End they should put money towards community amenities.  I referbishing and expansion of the "Vancouver Aquatic Centre" would be awesome!	May 13, 2010 3:45 AM
3	build a new library!	May 13, 2010 6:20 PM
4	The Joe Fortes Library clearly needs more space and better air quality or else we need another West End/Coal Harbour branch.	May 13, 2010 7:46 PM
5	Another Community Police Station would be nice.	May 13, 2010 11:06 PM

<b>On the subject of community services and safety, is there anything else you think the City should consider?</b>		
6	I think there should be more effort put into engaging the full community. Most meetings or events that are community related draw an older, white, Canadian-born crowd. The current "Discussion" is a case in point.	May 14, 2010 5:23 AM
7	Need community space for meetings, more recreation space. WECC is bursting at the seams.	May 14, 2010 6:57 PM
8	More police on foot.	May 15, 2010 12:10 AM
9	I do not use the community center, child care, or schools. However, I use the library extensively. It generally meets my needs but is small and often very busy. It doesn't feel like there is a lot of room for adding more people.	May 15, 2010 1:21 AM
10	Wider sidewalks on Davie, Denman, and Robson Streets. More corner bulges to slow down right-turners, speed bumps in alleys just before intersecting with streets.	May 15, 2010 3:51 AM
11	Joe Fortes library is small and jam-packed most days, and the community centre is about all we have, in fact these were the only two things that they could think of the other night at the public meeting. It cannot accomodate loads more people, the developers should be made to provide public ammenities wherever they build.	May 15, 2010 10:39 PM
12	Community street workers should be asked to be more diligent about the panhandlers and homeless in the West End.  Why are these people allowed to lie outside oru stores with no support systems offered. When police are called their options are limited. It is astounding that local merchants make no effort to ask for help for these folks. Trust me I have asked London Drug and McDonald let alone the Optician who is hopeless to call for help for those lying on our streets abandoned despite the talk by this City Council. Some of thees people are intimidating and make walking around the WEst End uncomfortable especially for women.  Fix it please.....It is totally outrageous that Mayor Gregor talks about homelessness which he blames on everyone else but himself and yet leaves these poor hapless folks without resources. Totally denigrates our neighbourhood.	May 16, 2010 6:04 AM
13	If the City increases density, it MUST add proportionate community services.	May 16, 2010 6:03 PM
14	I feel safe personally, but constantly worry about property crime.	May 17, 2010 12:04 AM
15	I no longer use the Community Centre for work outs. I do them at home where they are free as I have little disposable cash. Having said that, I base my routine on that done at the fitness group I previously attended at the West End Community. I think the weight room is really good at the West End centre, too. I think it should be user pay and, if I don't have enough, that's fine with me. I don't mind doing my exercise at hom.  Regarding the library, THANK-YOU, THANK-YOU, THANK-YOU. I am so grateful for this service and I think it is the best run institution I have ever experienced.	May 17, 2010 1:52 AM
16	A crackdown on drug dealers and beggars.	May 17, 2010 6:01 AM
17	If the city more honestly dealt with drug addiction and homelessness, the West End would be 99% safer. The only threat I feel is when I encounter an aggravated, mentally ill or intoxicated homeless person. That seems to be happening more and more often.	May 17, 2010 6:36 AM
18	We need more garbage bins in the west end We need more speed bumps and speed signs in the west end. Way too many speeding cab drivers and animals being run over.	May 17, 2010 3:29 PM
19	The city run facilities are old and tired. the city should support organizations such as the YMCA and the YWCA in building and operating new facilities	May 17, 2010 4:34 PM
20	Better integration with school and city facilities.	May 17, 2010 5:31 PM

On the subject of community services and safety, is there anything else you think the City should consider?		
21	Very poor services for size of population. That's what the city should be focussing on. Library and rec center are overcrowded and we have no space for public meetings or concerts.	May 17, 2010 11:24 PM
22	Street community policing would help with crime and the small invasion of street people who can at times be invasive in begging on Denman Street. Such services could perhaps identify those who could be talked off the streets and provided with proper housing and food. The library should definitely be increased in size. Thousands of people use the West End library but the space is pitiful with respect to the number of people trying to use the services, including the access to computers. There should be a separate room for computers for all the renters who do not have or cannot afford their own computers. I am not sure about the recycling program as it seems very inefficient that we have many, many 'binners' in the area, emptying the blue boxes as fast as residents fill them. I would say we should increase the welfare rates and give people some sort of vouchers for housing. I think our city is at this point an embarrassment (in spite of recent honest efforts by the City) in terms of serving its poorest and least healthy citizens. I wish I knew the answer but I am sure that we could learn from other cities and do something better than we are now.	May 18, 2010 2:48 AM
23	Although I GENERALLY feel safe walking around the community - there has been a noticeable increase in drug-related activity along some streets. I feel this is because of increased residential development in the DES (Woodwards, etc). Maybe it's happening in Yaletown too - but over the past 2 years there has been an apparent increase in the visibility of drug trafficking.  And what can a West End resident say about the annual Fireworks gong-show????!! Any complaint about that debacle falls on deaf ears at City Hall. No benefit to the "character" of the West End accrues from the show - just litter, garden trampling and boisterous late-into-the-night behaviour.	May 18, 2010 2:56 AM
24	There are a lot of dirtbags who come down to the beaches and Davie/Robson/Denman/Thurlow in summer. They're often drunk, aggressive and verbally abusive. The police need a major crackdown on English Bay and Sunset Beach to break this pattern.  I'm a gay man and I could defend myself in a fair fight. But I shouldn't have to...and one 46 year old man versus 5 20-somethings isn't fair.	May 18, 2010 3:15 AM
25	The Joe Fortes library and WECC are heavily used and undersized for the community.	May 18, 2010 4:24 AM
26	There should be more community police walking the streets protecting residents from gay bashing at night	May 18, 2010 5:14 AM
27	We live near Comox and Jervis - there isn't an active community centre and the lot which has been slated for development of a 22 story condo should be halted and repurposed as a community centre. That would serve the community *much* more than a giant condo rental tower.	May 18, 2010 5:45 AM
28	As much as I usually feel safe to walk around in my community (I'm a mother of 2 and am normally only out in the daytime hours), I do worry about the safety of belongings, such as property matter and vehicles. Have seen and heard handfuls of property crimes since living in the West End for the past 12 years on pretty much an anual basis.	May 18, 2010 6:04 AM
29	I've never felt safer anywhere else.	May 18, 2010 7:08 AM
30	More enforcement on speeding cyclists on sidewalks on Beach Avenue	May 18, 2010 1:31 PM
31	bring back the community police office at the west end community centre - it served many senior citizens and was an integral part of the services there - moving the office so much further away was an badly thought out move.	May 18, 2010 2:37 PM
32	We need bigger library in the West End.	May 18, 2010 3:22 PM

On the subject of community services and safety, is there anything else you think the City should consider?		
33	I understand the STIR program exempts developers from paying fees that would be used to improve services. The West End Community Center and Aquatic Center are aging. I also gather that local schools need structural upgrades and that there is a need for expansion, as there are waiting lists for children to attend them.	May 18, 2010 3:45 PM
34	Seeing the police walk the beat.	May 18, 2010 5:22 PM
35	Having services and being able to afford access to services are not the same and the different realities become lost in the limitation of the questions posed here.	May 18, 2010 5:25 PM
36	Yes, diverse, including undesirables, who de facto eliminate many productive citizens, children and seniors. Being too diverse ends up reducing diversity.	May 18, 2010 5:37 PM
37	keep up the great work.	May 18, 2010 5:43 PM
38	Yes, encourage landlords to clean up in front of their property. Have more "dressing up" of the area apart from some flags on light posts and the Davie Village. More enforcement of laws pertaining to use of sidewalks. It is a nightmare getting along Denman St. sidewalks especially in spring, summer & fall with all of the bicycles, scooters, seniors and their walkers, sandwich boards, etc. Denman Street is suffering from the very high rents imposed by offshore landlords who possibly consider it to be akin to Robson Street. Some of the social groups to which I belong have a regular rundown conversation on the establishments that have closed this week and we bet on how long the newcomer will last.	May 18, 2010 5:59 PM
39	The West End Community Center staff are great!	May 18, 2010 6:10 PM
40	I cannot speak to the family services aspect of the survey but I frequent the Georgia street library branch as the West end branch is inadequate for my needs.	May 18, 2010 6:17 PM
41	While we do have the benefit of a community centre, aquatic centre and library, both are being taxed to the maximum by all the various user groups - and that's a good thing - but it's cause for concern when new developments are being 'encouraged' - as with STIR - so that no funds go towards improving the existing amenities, let alone introducing new ones. Rental units should not be viewed as amenities! Especially given the smaller and smaller size of new units.	May 18, 2010 6:59 PM
42	The Joe Fortes library is very overcrowded and there is often not enough space for patrons to use the facility in comfort. It is also dingy and needs refurbishing. However, we really really appreciate that it's open 7 days a week.  It's really wonderful to see the increasing number of community gardens and we hope to see even more built as space permits.	May 18, 2010 7:11 PM
43	Improved lighting on the side streets and parks would be helpful. Some areas are very dark. When considering lighting improvements, it is important to focus light downward to the street and prevent 'light pollution' from reaching the windows of apartment dwellers above.	May 18, 2010 7:14 PM
44	If we are to start allowing highrises to be put up, we need to consider the services in our community will need to also service those people - we will need another school, perhaps another community centre, bigger library. Where are those facilities going to be built? And where will the money come from?	May 18, 2010 7:27 PM
45	any new tall buildings that do get built need to have underground parking that is secure. car jacks are quite the issue in this neighborhood.	May 18, 2010 7:28 PM
46	I find the cost of courses, etc. at the community centers to be absolutely prohibitive. I worry about pressure on the schools, and hope the city is monitoring this. (We would love a french immersion programme in the WE, but this isn't in your purview.)	May 18, 2010 7:31 PM
47	need more action against car / residential break-ins; need more action against drug dealing on the street because it promotes property crime	May 18, 2010 8:09 PM
48	Foot patrols by police officers would be a great benefit. Expensive but worth it.	May 18, 2010 8:31 PM

On the subject of community services and safety, is there anything else you think the City should consider?		
49	<p>Our services are already filled to the brim. Any new developments without commensurate funds to the community will put an additional strain and erode the delivery of these services. Schools are packed as are libraries and community services.</p> <p>Subsidized market-rental housing should not be used as a substitute for these amenities.</p>	May 18, 2010 8:35 PM
50	visible, friendly, local police on foot, horses or bikes....get rid of dumpsters!!!	May 18, 2010 8:57 PM
51	more schools, public and private	May 18, 2010 9:51 PM
52	I love to walk alone in Stanley Park, which is the main reason I want to live here, but sometimes I feel unsafe. There are occasional patrols by police on horse back ( as can be witnessed bu the horse droppings left behind) but I would feel much safer if there were more patrols, perhaps on bicycle, and homeless people were not allowed to live in the park.	May 18, 2010 10:00 PM
53	Similarly to my comments to question 7, I rarely see an officers on foot in the West End. Now and then I see a police car go by but that is not nearly as helpful as having officers walking around the area. I think officers patrolling on foot get to know the residents, act as a visible deterrent to crime and can respond to issues more immediately. We definitely need more patrolling along the seawall and Lost Lagoon areas.	May 19, 2010 2:19 AM
54	I feel we need better library facilities, considering the fact that this library serves a large community: 45,000 people!!	May 19, 2010 2:31 AM
55	<p>Raise the education qualifications of the police.</p> <p>It has been shown by many studies that police with at least 2 years of post secondary education are less likely to kill people before looking to other solutions which unfortunatly to often in the past has been the case.</p> <p>Frankly I would feel safer with a Hell's Angel living next door then a member of the VPD.</p>	May 19, 2010 2:32 AM
56	there should be parking on Denman/Davie/Beach/Nelson streets 24hours a day. we are a neighbourhood, not a thru-way.	May 19, 2010 2:56 AM
57	The Joe Fortes Library on Denman Street is in desperate need of expansion and renovation. And it needs anti-theft gates at the entrance. They must lose an incredible amount of their collection to theft.	May 19, 2010 4:22 AM
58	I love the Aquatic Centre... glad to see this facility open 7 days a week from early morning to later evening.	May 19, 2010 4:33 AM
59	i would assume that reating more density would require more schools and community centres since it appears that residents and familes are incresing greatly over the past few years.	May 19, 2010 5:03 AM
60	Seniors, character, a PLAN	May 19, 2010 5:09 AM
61	There is only one indoor pool serving the entire area - we need another indoor pool facility.	May 19, 2010 5:18 AM
62	We could use more parks in the community and modernize the West End Community Centre	May 19, 2010 5:56 AM
63	I would appreciate another library in the southern side of the West end - perhaps on Davie Street in the middle of the West End. The VPL Central Branch and The Joe Fortes Branch are "Robson Street" - northern side oriented and quite far apart.	May 19, 2010 6:33 AM
64	<p>Too many bums and drunks on the streets begging for money, some are ok, others are rude,vulgare.</p> <p>Stop moving "street people" into our 55+ BC housing on Haro &amp; Barclay Streets. Many of them need mental &amp;/or detox help</p>	May 19, 2010 6:48 AM
65	Vancouver	May 19, 2010 7:13 AM

On the subject of community services and safety, is there anything else you think the City should consider?		
66	New generation having children are not adequately accommodated with required facilities. West End (and Vancouver, for that matter) will continue to lose young families as residents if their needs cannot be addressed.	May 19, 2010 3:45 PM
67	more opening hours for the library on denman street	May 19, 2010 4:19 PM
68	The schools need more funding and more involvement from the business community.	May 19, 2010 5:09 PM
69	You cannot add more people to the West End Community without increasing the community services. The West End Community Centre is at its maximum now. The Joe Fortes library is way over taxed. There is not enough amenity space in the Community. Adding more people is not the answer.	May 19, 2010 5:38 PM
70	The community centres are in need of renovation. I go to the Roundhouse rather than the West End community centre because the facilities are better and the classes seem to be taught by more capable instructors. The lessons for children at the West End community centre have been uniformly disappointing (except for tennis)	May 19, 2010 5:52 PM
71	As mentioned above - walking Stanley Park is not always a safe pursuit. Walking in my neighbourhood? even alone at night I feel safe. There are always plenty of pedestrians about and plenty of open businesses. The library? would love to see some expansion there. Another location within the West End? or a larger facility. Exercise, fitness facilities could also be improved. Outdoor activities are great when the weather is - but wintertime? indoor facilities would be very much welcome.	May 19, 2010 8:14 PM
72	"Facilities in my neighbourhood are inclusive and serve the diverse population of the West End." The population of the West End is NOT diverse; in fact, it's strikingly homogeneous -- 40% gay, 20% grey, and 40% young straight singles. If this statement is intended to suggest that West End community facilities don't discriminate against gay people, it's moderately true; the problem is that there urgently needs to be a gay community centre. But if you're intending to suggest that community facilities should serve families with children, I defy you to demonstrate that the majority of people who actually live in the West End wants that. You have dozens of community centres that are entirely focused on families with children, because they are in neighbourhoods that are entirely focused on families with children. It doesn't make sense to try to serve families with children in the one area of the city where they don't actually live.  As far as safety is concerned, there needs to be a provincially-funded safety audit of the West End. More attention needs to be paid to safety in the West End until the number of gay-bashings -- none of which are instigated by people in the neighbourhood -- is equal to the number of straight-bashings. That is to say, zero. If you're reading this and you're straight, think about how you'd feel about going grocery-shopping in an area where straight people get their jaws broken for no other reason than their sexual preference. If this was happening in Kerrisdale, there'd be a heavily armed police officer every 25 feet.	May 19, 2010 8:28 PM
73	I would love to have a more extensive neighbourhood library. The Joe Fortes Branch is much too small for the size of the community.	May 19, 2010 8:43 PM
74	- stop big events that bring yahoos down here ( eg fireworks and that awful bike rally) and have nothing to do with the west end. We should host only events with a west end connection - eg pride parade.  Distinction is between a) events where non community-based group takes over the West End for their own use ( eg fireworks and that bike rally) - and b) west End based events - such as pride parade - where a community-based group - invites the world in.  Consider getting rid of BC place - put the stadium anywhere away from downtown - and redevelop that BC Place site. Presently, most of the time it's a dead zone and when it is active - it's full of yahoos.	May 19, 2010 9:34 PM

<b>On the subject of community services and safety, is there anything else you think the City should consider?</b>		
75	Don't feel very safe in trails around Stanley Park, and I am constantly finding people in our locked garbage disposal area.	May 19, 2010 10:42 PM
76	Please remove annual firework from our community. it bring lots troubled water.	May 19, 2010 11:19 PM
77	More ice time at the WECC.	May 19, 2010 11:49 PM
78	More visible police presence, particularly in the Gay Village.	May 19, 2010 11:56 PM
79	The community center could use a better work-out area with a bit of light and ventilation. It's crazy to cram all that equipment into one squash court. Other than that, we are lucky to have a community centre and library close by.	May 20, 2010 12:09 AM
80	The library hours don't serve working adults well.	May 20, 2010 12:11 AM
81	The West End is a fabulous community mix.	May 20, 2010 12:19 AM
82	<p>During the summer months, English Bay and the Seawall require extra police presence. Strict enforcement of young crowds who bring excessive amounts of alcohol to English Bay Beach and other waterfront areas along with amplified music creates an unpleasant experience. I hear this first hand from older residents in my building who are wary of using the Seawall at English Bay when things seem out of control, whether perceived or not.</p> <p>Also would like to see more vigilance from parking control officers. All to many times, non-residents are parking in permit only areas in the West End, especially west of denman leaving residents without parking availability.</p>	May 20, 2010 12:32 AM
83	When developing the Coal Harbour Community Centre - a public pool should have been included - the Vancouver Aquatic Centre is: old, a bit grungy, not readily accessible to the West End (limited evening transit), and closed for several months each year	May 20, 2010 12:34 AM
84	Joe Fortes library staff are rude and unhelpful, I hate going in there. In contrast the staff in the Central Branch are helpful and pleasant. Perhaps staff should be rotated or re-trained to learn to deal with library patrons.	May 20, 2010 12:40 AM
85	Increase library hours.	May 20, 2010 12:58 AM
86	Would very much like to see a swimming pool nearer Denman . . .	May 20, 2010 1:06 AM
87	Car break-ins happen often - where is the Police protection??? Perhaps, too busy giving tickets to local cars parked in wrong places due to shortage of parking availability but not noticing thieves!	May 20, 2010 1:09 AM
88	<p>Senior pedestrians and bikes etc</p> <p>FYI: Young school kids have adopted a rather strange and challenging posture. I have several times been faced by a line of kids (mainly young girls) forcing me to step onto the road to pass.</p> <p>I have stopped travelling during school out/in times and the problem has abated!</p>	May 20, 2010 2:01 AM
89	While the staff who work in the facilities in the West End work very hard to include and serve the diverse population living in this densely populated community, the infrastructure supporting these facilities requires funds (from developers and all three levels of government) to pay for the aging infrastructure upgrades. The library requires a larger space. The elementary school and child care services require expansion. Given the number of adults with mental health problems living in the West End, it is important that services continue to be improved to meet the medical needs, housing needs and social interaction needs of this population.	May 20, 2010 2:07 AM

**On the subject of community services and safety, is there anything else you think the City should consider?**

<p>90</p>	<p>Sort of covered this in #3 earlier.</p> <p>I think it is important we understand as residents or as visitors that we are not protected from Reality in Vancouver. Our streets have beggars,gangs, the homeless and have the mentally ill bouncing off the shop fronts. Every big city has the same issues although it is more often hidden. I work in the States on occasion and near the big hotels and tourist destinations one does not always see much evidence of begging or of any crazed zombies lurching down the sidewalks. That's because beggars and everyone else know if they turn up anywhere near the lucrative and sanitized tourist and business areas they will have the living daylight's kicked out of them by the police. It's there but the casual visitor will never experience how dreadful many cities REALLY are.</p> <p>Of course,where I live in the West End,perhaps because of NIMBY activism elsewhere in the city I have within a couple blocks walk from my front door:</p> <ol style="list-style-type: none"> <li>1. The LCB (Bottle recycling)and a wine store.</li> <li>2.The street nurses in the Centre dispensing condoms and STD medication and on occasion offering testing to street people.</li> <li>3.West Valley market - a junkie's fairly easy place to steal food.</li> <li>4.The alley behind the Bute Street LCB sometimes shoulder to shoulder with all sorts of scary-types.</li> <li>5.The Mental Health office on Davie.</li> <li>6.Dawn to Dusk Street Youth services on Burrard.</li> <li>7.The Psych wards and St.Paul's Emergency where any meth freak twirling and spinning gets taken care of before a gall bladder attack.</li> <li>8.Dr.Peter Centre</li> <li>9.Nelson Park where police can be seen wagging their fingers at politely bowing Japanese ESL girls for trying to have their own little yard sale while a half block away a junkie with a needle in his neck is sitting on the swings in the playground.</li> <li>10.The Bars</li> </ol> <p>That being said... I understand while things can be a little off putting here in the West End, I don't want to live elsewhere.</p> <p>I appreciate the Centre of Gracious Living (the Bute Street Liquor Store); I shop almost every day at the West Valley Market;the Street Nurses,ER workers and the Mental Health staff provide such valuable services they should be awarded medals,I want St.Paul's to stay in the West End;Nelson Park is a pleasure now the public washroom is gone,the landscaping was done so professionally and the community gardens are such a success;I'll go to the Bars once in a blue moon;and I have no complaints about Dr.Peter's Centre.</p> <p>I just wish the anti begging laws(if we have them) could be enforced against the most aggressive panhandlers and roaming beggars. There are a handful that beg for your spare change during the day and kick in your car windows at night- even if you do empty your pockets every once in awhile. We all know who they are. But then again,that's why we have so many panhandlers : it is profitable for them!</p> <p>Maybe we can consider sharing the wealth of "services" for other areas of the city that are usually resistant to doing their part communally.</p>	<p>May 20, 2010 2:17 AM</p>
<p>91</p>	<p>Lord Roberts Elementary School needs to have its inner city designation restored. Children in this area are often refugees with english as a second language living in cramped one bedroom apartments with several other family members. We need to give them a solid start to their lives by providing day care, lunch programs and access to resources.</p> <p>The VPD needs to continue to improve its relationship with the gay community and take seriously the treats and violence directed at it.</p>	<p>May 20, 2010 2:41 AM</p>



On the subject of community services and safety, is there anything else you think the City should consider?		
92	Getting police out of thier cars!!!! I have written to the Chief of Police numerous times about this with no response. When the Olympics were on there was very few problems because they were out on the streets on foot patrol. Horses are good but being out on the beat getting to know people is critical.	May 20, 2010 2:59 AM
93	The police don't seem to take hate crimes as seriously as I'd like them to.	May 20, 2010 3:21 AM
94	More community policing. More focus on reducing trash on beaches; I am greatly in favor of prohibiting smoking on beaches -- let's bring it into effect this summer! I would like to see NO SMOKING AND NO DRINKING on the pitch and putt golf courses as well. Some people behave very badly -- lots of swearing and littering by young guys.	May 20, 2010 3:50 AM
95	I would make much better use of the Joe Fortes Library were it larger, better-funded, better-stocked, and better maintained. Existing schools have waiting lists, so providing services for families is clearly a problem.	May 20, 2010 4:03 AM
96	Libraries are terribly underfunded - overburdened staff. They serve as living rooms to the homeless.	May 20, 2010 4:25 AM
97	I have always felt very safe in the West End, there has never been a time, when I have been concerned for my safety, at any time of day or night.	May 20, 2010 4:26 AM
98	I feel safe, but it's not safe for the gay and lesbian community a lot of the time. This MUST be addressed somehow.  The main library is too far away from the residential area and Joe Fortes, although very nice, is way too small for the area.	May 20, 2010 4:33 AM
99	Better recycling -- food waste and more comprehensive plastic recycling. Haz mat as well.	May 20, 2010 5:55 AM
100	A greatly expanded library is needed. No space for book clubs, very difficult for readings and shelf space is severely limited. They do their best, but the space could be doubled and still be inadequate.  As noted above, almost nothing for youth between 10 and 18.  There is no theatre in the West End for professional performances or high level amateur. No theatre with dressing rooms, lighting and sound equipment etc. There are several small professinal theatre companies in the City who have no place to perform. The West End would be a perfect neighbourhood to host one or two of them, just as Jericho does. Same with small dance companies, chamber music, jazz combos etc. These are often high quality but much cheaper than the Playhouse or Arts Club. We certainly have the population base to support professional arts in this area.  Also, as noted above, at any given time there are several hundred foreign language students living in the West End and in what seems to be very crowded conditions, with three or four people sharing a one bedroom. They can't study, socialize, or do much beyond sleep and shower at home. There are nowhere near enough services or facilities for them. This is evident by the fact that they spend entire days every weekend sitting on the ground in parks, or in the library with their laptops. A strategy to look after them better would benefit both the individuals involved and our reputation as a centre for hospitable language training.	May 20, 2010 6:31 AM
101	The WECC seldom has any programs that I am interested in. Most years I don't bother taking out a membership, much less enrol in a course. When I do enrol, I question whether I am getting appropriate value from the course relative to the fee.	May 20, 2010 6:57 AM
102	Our Community Centre is too small. The library is a hive of activity but there's a minimum of space to read & use computers.	May 20, 2010 7:30 AM
103	Upgrade of existing facilities.	May 20, 2010 2:15 PM

On the subject of community services and safety, is there anything else you think the City should consider?		
104	I feel safew except when I get accosted for money at every single street corner by crack heads and lazy xxx bums. I see then harrasss the elderly on a DAILY basis	May 20, 2010 2:29 PM
105	there are too many drug dealers doing deals in alleys and on the streets still.	May 20, 2010 4:23 PM
106	Do not further reduce library services.	May 20, 2010 5:28 PM
107	Police foot patrols on busy times as demonstrated during the Olympics. Policing bicycle units should be increased -- I have only encountered two in the west end in three years of riding a bike here. Helment laws should be enforced as well as riding in inappropriate places -- like the sidewalk.	May 20, 2010 5:29 PM
108	I feel very safe in my neighborhood. The West End is very comfortable with adequate services for my needs.	May 20, 2010 5:47 PM
109	At all street, lane and sidewalk intersections PEDESTRIANS need to be given priority and safety through design techniques.  Narrow and beautify lanes so that they become an intregal part of our natural and green space areas. Mole Hill lanes are a fine of example of what creative thought can achieve.  We do not need 18 foot wide lanes in a residential area. A good percentage of West Enders live in units that face the lane.	May 20, 2010 6:17 PM
110	The somewhat disagree comment about the library above was in regards to the West End library. I've generally given up going there and just go to the Main library which is quite well stocked.	May 20, 2010 6:17 PM
111	I generally feel safe however on my corner of Cardero and Davie there is a larger population of homeless people. It does make feel a bit anxious walking later at night. Most of them leave me alone, but there has been the odd one who is a bit aggressive.	May 20, 2010 7:13 PM
112	There are still threats of violence to people from other people. There is not enough safety for pedestrians, ( this is sometimes due to "bad" pedestrians who do not respect cars). BUT too many vehicles are pushy and aggressive, and disrespectful of pedestrians. We need more awareness, AND a police blitz on pedestrian safety and vehicle infractions.	May 20, 2010 7:31 PM
113	There is no indoor pool easily accessible year-round in the West End. The Aquatic Centre is old and needs upgrading.  The library is very small for the needs of the local population. It is heavily used by all ages.  An Earthquake Emergency Preparedness Plan should be better advertised to the community at large. There should be infrastructure (personnel) in place within the local community and apartment and condo buildings to coordinate a disaster plan in the event there are not sufficient response personnel available. Each building should have a plan or a person or persons willing to provide the information to the tenants living within. I have attended all the classes but what if our community centre was demolished-where would the disaster plan be administered from? Where would people go who were homeless? There should be a neighbourhood plan.	May 20, 2010 8:06 PM
114	More local community events like we used to have	May 20, 2010 8:12 PM
115	Although i'm not a parent, childcare is important. I'm not aware of any childcare facilities near by.	May 20, 2010 9:53 PM
116	The Denman Community Centre is awesome-- great courses, great sports, lots of diverse offerings. The library has excellent hours and is a very pleasant place to work or just sit and read. Child care is superb, all volunteers are very nice and friendly--- no complaints at all. Again, good job.	May 20, 2010 10:24 PM

<b>On the subject of community services and safety, is there anything else you think the City should consider?</b>		
117	<p>Services and safety meet MY needs at present BUT I represent a minute segment of the West End population...an active senior.</p> <p>HOWEVER, With the proposed towers, especially 1401Comox, my activities and my feelings of safety will be compromised. All ready the Fitness Centre at the Community Centre is over used and machines are old and some unsafe.</p> <p>I intend to live to 100 yrs!!! here in the West End. Born at St. Pauls and will die there, God willing!</p>	May 20, 2010 10:59 PM
118	We need beat cop foot patrols on Davie & Denman, especially at night.	May 20, 2010 11:33 PM
119	As a gay person, I don't wish to have a new GLTG community centre as developer gift in highrise development if it is at the expense of development which is not affordable and not in character with WE (i.e. 1402 Comox).	May 20, 2010 11:35 PM
120	There needs to be a way to deal with aggressive/drunk/crazy panhandlers. Why do their rights trump others' right to walk down the street safely and without harassment?	May 20, 2010 11:49 PM
121	Lobby the Provincial and Federal Government for tougher sentences for criminals.	May 21, 2010 12:14 AM
122	<p>I rarely use the library so cannot comment on their appropriateness. The rec centre offer good programs but the WECC could do with a face lift. It seems they were put in the back seat when Coal Harbour cc was built.</p> <p>I feel safe walking around the Westend due to the community feel with the low rises, character homes and lush green spaces - unlike the dense concrete neighborhoods of yaletown, crosstown or coal harbour for instance. The community police and the street ambassadors have been great contributors to our safety.</p>	May 21, 2010 12:35 AM
123	It would be nice if library hours could be expanded, but I understand the financial problem.	May 21, 2010 1:09 AM
124	(1) Although I appreciate the job they do, the police are only visible when they are being annoyiing. Less police crusing in car and more police on the street greeting the public.	May 21, 2010 2:17 AM
125	<p>The homeless situation needs to be dealt with, as some of the panhandlers are agresive. Some of them become rather threatening when they are not given money.</p> <p>I absolutely love the police on horseback, and I would love to see more of them. They bring such character here.</p>	May 21, 2010 2:43 AM
126	Resources lost to low income families with the loss of inner city designation by Lord Roberts Elementary will lower quality of life for some West End families. Affordable child care is difficult to find (this is a city-wide challenge).	May 21, 2010 4:01 AM
127	<p>I think that the Community Centre has shifted their emphasis far too much towards family activities. For example, tying up the skating rink for the months of May, June, July and August for the "Kid's Zone". There used to be a lot of things like inline skating, etc and swap meets that were held in that arena.</p> <p>I think that the activities for children should be held at the Coal Harbour community Centre because that is where the bulk of children reside.</p>	May 21, 2010 5:29 AM
128	Do not increase density. It would decrease safety and increase crime.	May 21, 2010 6:07 AM
129	I am functionally happy with what I currently find	May 21, 2010 6:13 AM
130	<p>The West End library is pathetic for the population it serves.</p> <p>The Community Centre and Aquatic Centre desperately need an overhaul....soon! The Aquatic Centre is not a very appealing place to go...depressing.</p> <p>The safety is far better in the WestEnd than the public would think. I feel very comfortable walking about (57 yr old female)</p>	May 21, 2010 6:25 AM

<b>On the subject of community services and safety, is there anything else you think the City should consider?</b>		
131	Do not increase density. It would decrease safety and increase crime.	May 21, 2010 6:32 AM
132	The Joe Fortes Library is in need of an update. It seems like this neighbourhood is being left behind. Other neighbourhoods have lovely libraries and Joe Fortes is getting shabby. There aren't any proper chairs for use at computers - either too low for the computers or the chairs lean back - neither of which are good for working at the computer. There are too few printers - all of the computers should be networked and hooked into a printer.	May 21, 2010 8:01 AM
133	More indoor exercise pools and spas, hot tubs, not just the Aquatic center.  An outdoor area for yoga with cheap yoga classes for all ages types, in the sun.	May 21, 2010 10:17 AM
134	Schools, community center and facilities in the neighborhood are all over capacity; they need upgrading. Given the very high number of people here in a small area, we are under-served.  We don't have enough facilities and amenities to service more people if more STIR-fueled developments are allowed, stretching schools and community services past capacity.  Also, we are the most densely populated, mature neighborhood in Vancouver, and we don't even have a cultural center. We need one. Arts and culture is another important aspect in maintaining a healthy community. I propose that 1401 Comox should be an arts and cultural center.	May 21, 2010 10:36 AM
135	as a gay person i am uncomfortable with our lack of hate crime legislation/ i have almost been beaten twice. community police cannot be everywhere	May 21, 2010 1:44 PM
136	I think the new commers are being a bit left out. They isolate themselves and we don't invite them over. So it's everybody's responsibility. More festivals or community events where all can interact with each other would be very beneficial.	May 21, 2010 4:49 PM
137	See comments under Item 1.	May 21, 2010 5:22 PM
138	There are noise issues and family violence issues in nearby rental housing and calls to the police do not always result in the police arriving (if at all) in a timely manner. In addition, I still percieve threats to the gay community and would like to see more police presence in the area.	May 21, 2010 5:23 PM
139	I think they probably need to be improved upon. I wish we had a centre more like the Roundhouse in Yaletown which would accommodate musical/dramatic performances both professional and amateur and provide more space for amateur groups to rehearse. That kind of entertainment and opportunity for participative involvement in the arts is lacking in the West End.	May 21, 2010 5:25 PM
140	I have always felt very safe walking in the west End, even late at night on occasion. I don't know enough about family services to comment.	May 21, 2010 5:31 PM
141	The homeless situation is a problem. Don't think they live here, but it is a place to get bottles, etc. Some of the people are on drugs or mentally ill or drunk and I don't feel comfortable sometimes when needing to share the space with them while running errands on foot.  The problems Yaletown had I don't want to see repeated with the homeless that are in the West End. We have a responsibility to help them; they don't have a right to sleep wherever they want to--i.e., drug addictions, mentally ill require treatment, not coddling and saying "you have a right to do whatever you want to do, no matter how that affects the quality of life for the majority of the population"	May 21, 2010 5:31 PM
142	Obviously need some improvement	May 21, 2010 5:45 PM
143	If bonus density is ato be allowed, developers must pay for area amenities, no exceptions.	May 21, 2010 5:56 PM
144	I don't use the Community Centres very much, don't require childcare services so can't comment meaningfully on the adequacy of these services.	May 21, 2010 6:12 PM

On the subject of community services and safety, is there anything else you think the City should consider?		
145	<p>1. The Community Center is beginning to feel the strain in handling the growing number of users.</p> <p>2. Primary and secondary schools in the WE are full and certain programs have been curtailed.</p> <p>3. Plans to increase the WE resident community must take this into account.</p>	May 21, 2010 6:41 PM
146	<p>(1) Our library, community centre, and aquatic centre are heavily used and aging. I'd like to see a medium-term plan to modernize and upgrade them. The community centre could eventually go a few stories higher, and include meetings spaces and subsidized housing for seniors. (2) The GBLT community is seeking a centre and should get support for that. (3) The site at 1401 Comox is geographically right in the middle of the West End. This would be a good location for an extension of the Gordon Neighbourhood House and Community Centre, with facilities such as meeting spaces and offices for community groups, perhaps commercial offices, a coffee and snack shop, workshop space, fitness facilities, arts and culture presentation space, seniors' housing, a clinic, and so on. This is not the place for a massive tower.</p>	May 21, 2010 6:56 PM
147	The aquatic center and the community center's recreation facilities are old, at capacity and need of updating.	May 21, 2010 6:57 PM
148	-if you keep the rents lower, there will be more people in housing and less people on the streets - this may help in keeping the streets safe	May 21, 2010 6:58 PM
149	More programming for over half the demographic of 20-39 year olds. The programming dollars should reflect demographics.	May 25, 2010 4:26 PM
150	Keep paying attention to safety and walking	May 25, 2010 5:27 PM
151	Library should stay open 24 hours.	May 25, 2010 5:53 PM
152	Beat cops walking the streets of the West End	May 25, 2010 5:57 PM
153	Keep St. Paul's Hospital in the West End as a major hospital serving Vancouver and the West End.	May 25, 2010 5:59 PM
154	My needs are few at my age (late 80's) but am concerned with the senior housing with the lack of housing and services for the needy east enders who need treatment, decent housing, care and access to services or retraining or help to reintegrate. Want to see the positive green spaces library and community services sidewalks and expanded.	May 25, 2010 6:18 PM
155	This city will need to think of how to provide more space for WECC long term. One idea would be to excavate the school playing field and provide rooms etc.. Then reestablish the field.	May 25, 2010 6:49 PM
156	Too crowded, eg. library.	May 25, 2010 6:57 PM
157	Library facilities needs bigger space.	May 25, 2010 7:01 PM
158	Community Centre facilities and library services need to be better funded in order to improve range of services.	May 25, 2010 7:23 PM
159	<p>There are enough services for families with children (child care, schools) - now, but not of families and children increase.</p> <p>Safety in the west end will be seriously reduced if density increases. The more people you put in an elevator the less friendly they are. The more rats you put in a box the more violent they become. The west end is already the highest density neighborhood in the lower mainland. Density increases should target all the other less dense neighborhoods before west end density is increased further.</p>	May 25, 2010 7:50 PM
160	There is still a sense of community. As a single woman I feel very safe (every should exercise common sense)	May 25, 2010 8:07 PM
161	<p>More lights in park/sidewalk/housing borders</p> <p>I live near the We community centre and it is quite dark on the sidewalks near the park/centre/ school area</p>	May 25, 2010 8:19 PM
162	Do not increase density in west end it will increase crime and reduce safety	May 25, 2010 8:29 PM

On the subject of community services and safety, is there anything else you think the City should consider?		
163	WECC and other Barkley Manor Gordon neighborhood house library are probably the best - all are aging`	May 25, 2010 8:39 PM
164	Need another few gyms that are city run and maybe another library. I envision this on Davie street as part of a city initiated space for GLBT centre and social housing for HIV and gays.	May 25, 2010 8:51 PM
165	Keep St Paul's Hospital in the West End	May 26, 2010 4:19 PM
166	My neighbourhood's library facilities generally meet my needs - very poor collections	May 26, 2010 4:36 PM
167	Are you joking? The libraby is disgusting and smells! We need a new library and community center.	May 26, 2010 4:44 PM
168	Our local library is showing its age and is small for the number of patrons.	May 26, 2010 4:51 PM
169	It would be nice to have the aquatic centre and the west end community center be given a makeover.The West Vancouver community centre is fabulous and a joy to be in.	May 26, 2010 4:59 PM
170	Police on bicycles should be retstored to improve public safety.	May 26, 2010 5:28 PM
171	Instead of giving developers a break in taxes through STIR we need community amenities. Joe Fortes Library extension community center upgrade The center/ gay bisexual community maintain existing diversity create artist studio spaces	May 26, 2010 5:33 PM
172	Daycare lacking	May 26, 2010 5:55 PM
173	My community centre's facilities and programs generally meet my needs. - great new YMCA!!  My neighbourhood's library facilities generally meet my needs - Joe Fortes laminet table inadequate!!  There are enough services for families with children (child care, schools) - don't know  New bigger library ( and not for ESL students!!) motorcycle noise is unsafe - get rid of it!!	May 26, 2010 6:43 PM
174	Have more control on bikes taking over sidewalks and street people using all facilities, find accomodation for them.	May 26, 2010 6:52 PM
175	More lighting on streets at night esp. side streets - some are too dark and invite thefts.	May 26, 2010 7:24 PM
176	GLBT community centre	May 26, 2010 8:49 PM
177	The community centre and library are a bit tired.	May 26, 2010 9:03 PM
178	1401 Comos St. would be a very good place used as a community centre, where people can meet, and then becoming a community.	May 26, 2010 9:25 PM
179	We need a community center where people can meet and develop a sense of friendship. A community sense. 1401 Comox would be a wonderful place for that purpose.	May 26, 2010 9:34 PM
180	Need more visible police especially at night, no more Gay bashing in our community.	May 26, 2010 9:38 PM
181	There is no police man walking the streets	May 26, 2010 9:41 PM
182	West end is safe. Have these selfish residence such as the Sandpiper owners, one per ponent of harassing petition form to prevent City Hall from building high rise, she is very aggressive to harras people to sign the petition and bad mouth council member.	May 26, 2010 9:59 PM
183	City need to keep its grafity program as that can spread and have a bad impact on our community.	May 26, 2010 10:09 PM

<b>On the subject of community services and safety, is there anything else you think the City should consider?</b>		
184	Deal with homeless issue drug activity on street, community police programs are excellent.	May 26, 2010 10:14 PM
185	Mental health servcie are critical - teh menatly ill are out on the streets shouting and acting erratic all hours. Density = safety here. Services for children could expand: playgrounds for 0-5 drop-in child care (not F/T) I support Council priorities and goals re homelessness. e.g. like Crabtree Corner in the Downtown Eastside.	May 26, 2010 10:32 PM
186	Rather than creating new community centers some updating may need to take place	May 26, 2010 10:43 PM
187	Our services are declining therefore we should not let developers forgo DCLs or CACs	May 26, 2010 10:48 PM
188	Lord Roberts has an enormous waiting list brining in more residents will only worsen the situation.	May 26, 2010 11:00 PM
189	Huge appartments and population upset balance of service and affordability	May 26, 2010 11:14 PM
190	Community services and safety is at its limit at present, cannot deal with greater density.	May 26, 2010 11:22 PM
191	More foot patrol cops	May 27, 2010 6:11 PM

# West End Discussion on Community Needs Survey

Anything Else? Is there anything else about your community that you would like to let us know about?	
	Response Count
	229
<i>answered question</i>	<b>229</b>
<i>skipped question</i>	371

Response Text		
1	<p>The current licenses for dining and entertainment establishments is good - I would be concerned by applications for nightclubs or other extremely loud late night establishments which would attract large groups of people on a regular basis.</p> <p>The fireworks are fantastic, though clean up of the beach needs to be built into the cost of the event so that it gets sponsored and not left up to the City.</p>	May 13, 2010 12:03 AM
2	<p>Please, please, please ... for the love of community and society, please do not let multi-national developers dictate to us their developing notions. They care only for profits and do not live in the communities which they exploit for their profitable ends. We must ask what "profit" really is? I see it as the increase of community and social well-being which includes an equitable societal construct. The profiteering multi-national developers see it as how many numbers are left of the decimal point in their bank accounts.</p>	May 13, 2010 3:45 AM
3	<p>The West End is the best neighbourhood anywhere!</p>	May 13, 2010 4:08 AM
4	<p>I have already decided to move out of Vancouver as soon as I can. Unfortunately, it's because I simply can't afford to buy my own place here. I have more than 10% downpayment, but the prices for real estate is ridiculous. I started looking for condos in 2002, and could have afforded something then. I got sidetracked, and then started looking again just last year, and was shocked at the price increases. What doesn't make sense is the consumer price index has been very low each year -- last year it was only .3 percent. Yet real estate prices keep going up and up -- but my salary does not. I have literally saw prices double in the last 8 years. I'm not interested in living on the 30th floor of a new condo with 400 sq. ft. It's just not a lifestyle I agree with. I want to be in touch with nature -- connected with it. And I want space. If people in these highrises are happy being disconnected from nature, living in debt in their small tiny outrageously-priced apartments, that's their problem.</p>	May 13, 2010 6:44 AM
5	<p>Stop the spot re-zoning. RM5 is the zoning and to change it for high end rentals in a 20+ story building is NOT the solution.</p>	May 13, 2010 11:43 AM
6	<p>All of my additional points are about containing costs and development in favour of preserving economic local living in this area. Those of us who live here trade space and other amenities for living densely. The city gets all the advantages of density from that. The city must work to preserve that and not let it be trashed by the development impulse.</p> <p>STOP the development, preserve the local economical and specific and thereby reduce the outward pressure on people and services which then demand more transit, and more infrastructure. SOMEBODY is arguing to BUILD BUILD BUILD. Somebody is luring in the multinational businesses to SQUEEZE OUT the Mom and Pops and set up their franchises. Who is ADVOCATING for that 80% of renters who want and deserve local economic stability in this neighbourhood?</p>	May 13, 2010 8:20 PM



Response Text		
7	<p>The city should listen to mature communities about who they are and what they want. The West End is obviously more vulnerable to 'eco-density' initiatives than wealthier neighbourhoods because we are a poorer neighbourhood, with lower home ownership, and a larger transient population as a result of the large volume of renters. We simply don't have the wealth or demographics to put up the fight you would have in Strathcona, Shaunessy, etc.</p> <p>However, West Enders love the West End like Woody Allen loves Manhattan. It truly cannot be exaggerated. The political will is here to defend our community from enormous glass towers and the psychological and emotional affect they will have on the neighbourhood. We also love the economic and general diversity that an aging neighbourhood affords. New renters and owners in these towers will not resemble current West End residents - most West End residents, including myself, could not afford to rent or own in these towers.</p> <p>One other thing to consider as planners is the extent to which these spot rezonings have divided a previously harmonious community. There is a tension between renters and owners because of the price of Vancouver real estate, and the spot-rezonings have increased this tension and city officials and politicians, I believe, are capitalizing on that tension by floating the NiMBY label on any owner with an objection. The message is that you have so much already by owning Vancouver real estate that your property values should not be respected. In reality renters and owners are united in their desire to preserve the character of the West End and community groups have worked hard to demonstrate that fact. The real tension is between West Enders far away from rezonings and close to rezonings.</p>	May 13, 2010 10:12 PM
8	<p>Removing landmarks from our neighbourhoods like St.John's Church at 1401 Comox, are not only destructive to the overall character and feeling of the neighbourhood, but they also deprive the community of natural places of gathering. This will truly be a loss to our neighbourhood. Please consider all of the people who currently utilize and enjoy this space.</p>	May 13, 2010 11:06 PM
9	<p>We have enough towers, please keep the current plan.</p>	May 14, 2010 4:56 AM
10	<p>I am deeply troubled by the way community agencies have been approached vis a vis the 1401 Comox St. proposed development. I am very much in favor of more space and support for community agencies such as Qmunity or Gordon Neighbourhood House. However, the process should be open, transparent and include other community agencies - and the wider community. The process which has been used creates distrust and resentment. Shame on Council for being so arrogant with this - in addition to other aspects of the process.</p>	May 14, 2010 5:23 AM
11	<p>There are ugly highrises in the Westend which must have been built without a plan and without any foresight to the future. So, this is the time to stop ad hoc rezoning approvals that seems to be favouring developers and do not consider the needs of the local long time residents.</p> <p>This is a very unique area ... one has to live here to understand it. It's almost like a village where a lot of people know each other. And it is inclusive and tolerant and multi-cultural.</p> <p>I have just applied for an Intercultural community garden and it seems that we will be getting a planter box on the roof top of of St. Pauls Hospital. That's a great initiative by someone ... I am not sure what part the city plays. There are so many good things in this neighbourhood; so please don't spoil it with highrises. Remember the highrises we build today will be as ugly in the future as the ones they built 40 years ago! Low rises with character ... that's what we want. Please listen to the people and not the developers.</p>	May 14, 2010 5:36 AM

Response Text		
12	<p>The WestEnd is one of the best neighborhoods in Vancouver and we want to keep it this way. We need to take care of the homeless people and more sustainable...make people who use cars to pay extra taxes to come to this neighborhood, like they do in London, England.</p> <p>A sustainable and organized growth and development plan must be in place before we allow any more construction and rezoning.</p>	May 14, 2010 6:28 AM
13	<p>This is a well established community which needs to be considered as a whole and not subjected to this site by site rezoning which benefits no one but developers. These proposals are a disgrace and the lack of integrity demonstrated by the planning department and some council members is unbelievable.</p>	May 14, 2010 6:57 PM
14	<p>My big priorities are fixing the Burrard Bridge and cutting down on B&amp;E and panhandlers, especially on Burrard and Davie Streets. (I've often heard tourists commenting of the large number of homeless on the street.</p> <p>I am in favour of offering the needy shelter-- but don't think it's a good idea to have small shelters spotted in various locations. Many of these people have mental health issues and should probably be located in a larger location with "economies of scale." (The "wish list" of hundreds of small houses, each with a 24 hour staff, are true pipe dreams. Governments cannot afford it-- now and in years to come.)</p>	May 15, 2010 12:10 AM
15	<p>I encourage the city to develop an official development plan for the West End: up-to-date and developed through a comprehensive, transparent and inclusive process to obtain input from the community.</p>	May 15, 2010 6:24 PM
16	<p>Coal Harbour and Yale Town is yuppie ville, but in order for a city to survive, we need accomodation for people who keep a city running, ie. people who serve yuppie's their coffee, service industry workers, if these lower income workers cannot afford to live in the city, do then bus them in every day like they do in South Africa?? Do not make the city like Whistler.</p>	May 15, 2010 10:39 PM
17	<p>After reading my frustration and I am not alone.....can this Council begin to wonder why they are getting push back on their ideologue ideas? Trust me the media have not picked up on it.</p> <p>I suggest they wake up and realise how angry everyone is not only with the Burrard Lane bike lane closure, the redirection of traffic into what once were quiet residential streets making them now hugely trafficked streets; HEAT shelters imposed with no consultation and the last insult is the rezoning of our neighbourhood with no consultation. The handouts to developers is not what City of Vancouver has ever done before,. This is social engineering at its worst. We citizens can only hope you as bureaucrats that work for our city, and therefore represent the long term good of the City have teh xxxx to push back on some of these irresponsible reckless ideas of our current City Council.</p> <p>When they cut back on services while blaming everyone else, it is clear that they are wasting money and not serving our City in a responsible manner with good governance.</p> <p>We pray for the days to return when all the wonderful people who worked so diligently and in a nonpartisan manner on behalf of the citizens behalf returns to the bureaucracy of the City of Vancouver.</p>	May 16, 2010 6:04 AM

Response Text		
18	<p>The West End is a wonderfully diverse community, age, gender, ethnicity, income level, you name it, we have it. Please help us keep it that way.</p> <p>As far as the new buildings under the STIR program, I would like to see some guarantee that first preference for occupation of any affordable units in these new buildings be given to those West Enders who have been or will be evicted from their rental units because of they cannot afford the rental increases of their landlords.</p> <p>As well, please work on a solution for what to do about the aging rental stock that is the most affordable in the West End. From my work I know about the economics of building rental housing, about the federal tax structure that inhibits selling rental buildings, etc. but we need to come to grips with this problem. Of course I know the City knows about this and has been grappling with the problem, but I wish to add my hope that some solution will eventually be found.</p>	May 16, 2010 3:57 PM
19	<p>For around twenty years, people in the West End seemed to be comfortable with the idea that Yaletown and Coal Harbor could be developed as dense high rises with view corridors between them, as long as the West End (and Kitsilano) were developed as a mixed low rise area that preserves historic architecture, family life, and a varied mix of people. When high rises were allowed, there was to be no more than one per block and it would have to include some open space. This has really been working, and now suddenly there is a move to greater density that will mean huge profits for developers and nothing for the West End. Don't underestimate how strongly the residents feel about this!</p>	May 16, 2010 6:03 PM
20	<p>I very much want to thank the City and the Parks Board for quick response to the garbage line to empty full garbage cans, etc. I've volunteered for Keep Vancouver Spectacular, nearly since its inception, and I see more and more citizens out on the street picking up garbage. I don't think city workers should be concerned about their jobs as I think there is enough garbage to go around and more. A volunteer named Kiera cleans our park at Cardero and Burnaby virtually daily and I am indebted to her. The next worst thing to cigarette smoked is hundreds of cigarette butts. Thank-you for Keep Vancouver Spectacular and for city workers excellent work.</p>	May 17, 2010 1:52 AM
21	<p>Do not build monster building that is proposed for Comox Street!!!!!!!!!!!!!!Neighbours are dead set against it!!</p>	May 17, 2010 6:01 AM
22	<p>Preservation of nature, public art and citizen's quality of life make a city rich and more desirable to tourism. Vancouver has a history and reputation that is being toyed with by this city council. I hope to continue living and working in Vancouver for many, many years and I hope that greed and corruption do not force me to live elsewhere or ruin the existing cityscape.</p>	May 17, 2010 6:36 AM
23	<p>There should be more police supervision of homeless people, and also in regard to noise pollution.</p>	May 17, 2010 7:13 AM
24	<p>We do not have enough street events when streets are closed to car traffic.</p>	May 17, 2010 3:29 PM
25	<p>I purchased my condo at 1465 Comox Street prior to the sale of the church at 1401 Comox Street to the developer last year. I was selective in my choice of neighbourhoods, choosing to live in an area of the city with low rise buildings and intentional traffic calming measures. The current development proposed for 1401 Comox Street is out of proportion with the type of building commonly found in this neighbourhood and the proposed density is completely beyond the ability of the infrastructure (ie parking, transit, traffic, etc.) to absorb and accommodate.</p>	May 17, 2010 8:36 PM
26	<p>I support the new proposed rental buildings.</p>	May 17, 2010 10:07 PM

Response Text		
27	In regards to the 1401 Comox proposal, perhaps this may be seen as selfish but I don't think so; I happen to live directly opposite that site at 1050 Broughton Street. I do not have a lot of money and hope to retire in about 10 years time. My small 600 sq. ft. condo is all I am able to afford and I am putting all I can towards the mortgage so it is paid off by the time I retire. The relevance of all of this is that I am 50 years old and will probably be here until they cart me away. I live on the ground floor with my living room window a mere 8 feet from the public sidewalk. Since the West End is on an angle and my unit faces North West, I get very little natural light in my suite. One of the joys of my suite is the fact that I can sit on my couch and see blue sky above the church that is slated for demolition. The Proposed 22 story building would be built right to the Broughton Street property line. This will effectively obscure any view I have of daylight. My apartment would be even more cave like than it already is; I would only see a brick wall dotted with lights of apartments that my tax dollars helped subsidize. If an appropriately designed structure of 6 stories were designed and built in accordance with the neighborhood standard and expectations I might still see a sliver of sky. All I ask is a little natural light in my waning and so called golden years.	May 18, 2010 1:56 AM
28	Neither heritage nor rental housing rezonings should be allowed, given the inability of planning to set them in a neighbourhood context. Using proformas to determine appropriate form and density is, to be blunt, stupid - and it is certainly not planning.	May 18, 2010 2:47 AM
29	I love it. I love Vancouver and I particularly love the west end. I often think of moving out of the area because of the dirt on streets like Denman, the poor library services (by great people, mind you), the propensity for junkie shops again on Denman which serve the one time tourists but not really the residents. I still think there is much that is beautiful and I hope we can preserve and build on that and welcome citizens who will contribute to the area.	May 18, 2010 2:48 AM
30	<p>Parking. Oh I did that... Get the buses moving. I'm sure you've heard this before, but sometimes there are 6, 7 or even 8 buses congealed down at Denman and Davie and they need to moooove. It's often faster to walk from Denman to Granville than bus. And that is crazy! Talk to Translink and get those things going! It's the densest part of the city and we need better service.</p> <p>I'm ok with more densification as long as rents stay reasonable. The proposed rents in the controversial new buildings is way too high. 1000 dollars for a bachelor less than 500 sq ft is crazy and asking for a change in clientele, which is insulting and unjust. These developers will make a mint no matter what, but rents should be regulated a little. Rent control almost saved Manhattan and it could still save us from being the snobbish rich kid hangout that Yale Town has turned into. The current allowed increases of inflation plus 2% is just more math designed for profiteers. People who own buildings need solid laws to make sure their properties are safe, but they don't need a handout like that...</p> <p>But I do think an even denser West End would improve businesses on Denman, Robson and Davie and counteract the rumoured number of empty suites in the winter. Businesses struggle because there are no people out from late October to late March.</p> <p>A moratorium on ice cream shops.</p> <p>Easier liquor licensing. The Dover Arms is not a great bar. We need a nicer pub down here that isn't a restaurant and doesn't charge 9 bucks for a pint like that Donnelly place on Denman and Davie...</p> <p>Thanks! Good idea!</p>	May 18, 2010 2:52 AM
31	Thanks to staff & Council for the opportunity to comment.	May 18, 2010 2:56 AM

Response Text		
32	<p>Do NOT turn the West End into Yaletown. We don't need more concrete and we certainly don't need more rentals. If you want to allow giant 22 story condo rentals, allow them to develop East Hastings. That neighbourhood could definitely use it and it would benefit the area. Developing such buildings here would be a detriment.</p> <p>Additionally, there should be a 8-10 story limit on any development in the west end. I believe that would be a good compromise.</p> <p>Finally, protecting historical, community and religious areas should be paramount. The church/community centre located at Comox at Broughton should NOT be developed into a 22 story rental. The neighbourhood cannot support it, and we definitely do not want it. It does not match the surrounding neighbourhood building styles and would be a significant drain on the community.</p>	May 18, 2010 5:45 AM
33	<p>Concerned about the waves of drug addicts/dealers that hang around our streets and know that when I notice them in my neighbourhood more, I also hear/see more of property crime. I wish there was more to do to eliminate them from the streets. And am always concerned about the folks hanging out in front of our local grocery stores/liquor stores begging for food and money. Would like to see them be eliminated from the high traffic areas, to stop interfering with the public.</p> <p>One beef I have about the cities' recycling is our paper recycling capabilities. There seems to be more and more cardboard paper being recycled, but often the bins are overflowing. What can we do to encourage more recycling, when the bins are overflowing already on a weekly basis? Larger paper/cardboard bins? Just add more blue bins to the back alleys?</p>	May 18, 2010 6:04 AM
34	<p>Please do not let the plans for these structures pass. It will ruin the West End. The residents of the West End do not want this. I moved to Comox St last summer so that I could live in a quiet, safe, beautiful neighbourhood. If I'd wanted to live in a Yaletown, I would have moved there.</p>	May 18, 2010 6:26 AM
35	<p>Property taxes are outrageous and make it unsustainable to own a house in the west end, thus dooming all the existing character houses that still give the West End a community feel. Especially when a house is considered "a possible place to build an apartment building" and therefore taxed extra.</p>	May 18, 2010 7:28 AM
36	<p>I am a pedestrian not a cyclists- I am constantly being badgered by cyclists to share the route when there is a cyclists-only path 20 ft away. They cycle along the Beach Avenue sidewalks like they are in a race and totally disregard the elderly, those walking with dogs or children. I believe there is a fine for cyclists using the sidewalk- why isn't this enforced. I do not like all the parking meters installed along Beach Avenue- I see people with disability stickers who have no where to park since the Sunset Beach parking area was invaded by the water pipe construction in False Creek.</p> <p>When is the landscaping going to finish? There is little flat land left for soccer games etc since the "Engagement" ring art was planted in the middle of the other piece of flat land in the area.</p> <p>I would also like to see more areas for the roller hockey fans to play in and or skateboarders- there is heaps of areas down by the concession area in Sunset Beach for this.</p>	May 18, 2010 1:31 PM
37	<p>don't spoil what we have to justify your needs to create more and more housing - people living together in such a small space is a delicate balance and needs to be respected as such. how many of the city planners/councilors live in the area to feel the changes happening - the developers do not consider the lasting effect their profit driven buildings create - they take the money and walk away and the residents are left to try adapt to the extra crowds/needs/changes with help.</p>	May 18, 2010 2:37 PM
38	<p>My main concern about the rezoning to permit the construction of larger apartment buildings is that renters in the current buildings will be evicted or forced to pay higher rents as a result of losing their rent controlled units through no fault of their own.</p>	May 18, 2010 2:50 PM

Response Text		
39	<p>The West End is livable at its current density and allowing density to increase will have a negative impact.</p> <p>Even though I earn a good income, I welcome low-income residents and fixed-income seniors to share my neighbourhood. I love the diversity and would hate to see the West End turn into an executive-class enclave.</p> <p>Thank you for your attention.</p>	May 18, 2010 3:45 PM
40	<p>The West End's character is one of a pleasant, liveable, tolerant, and diverse community close to the downtown core. As such it is exceptional by North American standards. Development approvals must respect this character. Recent "spot rezonings" have tended in the opposite direction and if continued would have the effect of undermining this character and destabilizing property values.</p>	May 18, 2010 4:32 PM
41	<p>I love my city.</p> <p>We do not want more high rise, hi density mega projects, we will loose the charm of our 60's and earlier buildings. No i do not have in suite laundry or a dishwasher and I gladly accept that so I can afford to live downtown and walk to visit friends, and shopping and work. Less cars, more buses. make downtown a bus zone not a car zone. stop worrying about parking and make more bike lines and bike parking spots, it is the way of a greener future.</p>	May 18, 2010 5:43 PM
42	<p>yes, we would like to see more police foot patrols in our area.</p> <p>We don't want to lose St. Pauls Hospital in our area.</p> <p>We seem to have a shortage of family doctors in our area and people are forced to use the impersonal Care Clinics.</p> <p>Have a corporate sponsor pay for the free shuttle which used to serve Stanly Park in the summer.</p>	May 18, 2010 5:59 PM
43	<p>I am happy to see that the city appears to be listening to our request for consultation in the formation of a new community plan. This plan must be made a priority that when formalized meets both the inevitable need for increased density without negatively impacting the character and livability of our cherished neighborhood. I will be watching closely to see that our community voice is not only heard but incorporated.</p> <p>Having spent 20 of the last 25 years living here I believe that I have something to contribute and look forward to be called upon to do so.</p>	May 18, 2010 6:17 PM
44	<p>I have lived in the West End for over 25 years and I can honestly say I have never enjoyed a neighbourhood like I have here. I am very proud of it and can't imagine living anywhere else. I feel that everyone is very open minded and accept each other and that is what makes it such a wonderful community to live in. I have walked alone in the area very late at night and very early in the morning and although cautious of my surroundings, I feel safe. To make any drastic changes would certainly put a not so attractive appearance to the area. I don't believe we need more density (new catch word), we have enough. If new buildings must be built, use the space for more community facilities. When I go by kids parks, there are always families using them, kids playing, parents chatting, please don't change it except as mentioned, more community based spaces. Thank you for asking and please listen to the people and not the developers, they are the ones who will make lots of money and it's the people who have lived here for ever that will end up footing the bill as usual.</p>	May 18, 2010 6:44 PM

Response Text		
45	<p>Risky business to speak on behalf of others, but there is a shared view amongst many other residents in the West End that we are not treated with the same respect and consideration as some other neighbourhoods, because we are such a high rental community - as if we 'deserve' less than if we were a higher owner-occupied community. Earlier and frequent consultation with us about proposed changes would be appreciated. It is the practice of city hall to develop a proposal and then bring it to the community for feedback by which time it seems its a 'done deal' and we get to, maybe, tweak it. The city also has a policy/practice/guideline whereby it alerts residents to a proposed change within either a 700 or 800 ft radius of the proposed change and while that's great for those who may be most affected, it is not how neighbourhoods work. People living outside that magic circle are also affected and often feel passionately about what's happening in our neighbourhood beyond our own back yards - and that's a good thing to be cherished and respected. And I care about things happening outside the West End borders too!</p> <p>Missing from all the subject areas that affect our community is the importance of our business community. Davie Street and Denman Street have distinctive and unique characteristics worth preserving within all that change will inevitably bring. I love the 'mom and pop' shops, the fact they are not cookie-cutter shopping districts, and that Robson Street offers a higher-end retail district as well.</p> <p>Thank you for this opportunity to participate in this Community Needs Survey. Hope it leads to something constructive and responsive as we're in need of an updated Community Plan. Interesting to note however that issues raised 30 years ago are still prevalent and relevant today: parking, housing, transportation, park space ...</p>	May 18, 2010 6:59 PM
46	<p>I love the West End and hope to end my days here. Affordability and livability are the two main challenges the neighbourhood faces. The whole city will lose if the area becomes another soulless Coal Harbour.</p> <p>Noise pollution is also an issue. Obviously a dense and vibrant neighbourhood will always have a certain amount of noise but there is also a lot of unnecessary noise pollution caused by motor cycles, powerwashers and the like. Banning leaf blowers was a step in the right direction. We hope to see other measures taken to reduce the stressful effects of noise pollution on residents.</p>	May 18, 2010 7:11 PM
47	<p>Let's move the West End into the 21st Century by adding new developments, encouraging new business, and residents while celebrating the character that has made the area so desirable. I have lived in the West End for 25 years. I also own and operate an independent business in the West End.</p>	May 18, 2010 7:14 PM
48	<p>Absentee purchasers of small high-rise glass condos have both a direct and an indirect negative impact on the WE community. The city risks ruining one of its best communities by going this route. Renew, even increase density somewhat, but not using this model. We have a family and desperately want to remain in the WE. If it becomes too dense, too dark, too transient, too like Yaletown, we will move with heavy hearts. We are well-enough off that we have options, but we want to live in the most sustainable way we can.</p> <p>The community will be very interested in how the present council proceeds on this file. I appreciate this initiative. However, the recently-released figures on who financed Vision last election is very worrisome and supports cynicism. Your job is not to make money, but to make a city.</p>	May 18, 2010 7:31 PM

Response Text		
49	<p>As you might imagine, its more that a little disappointing that City Hall and the Planning Department appear to take their responsibilities to the citizenry so lightly. We are being held hostage by this situation and you need to act on our behalf quickly.</p> <p>The STIR programme was inadequately thought out. Admit it. Stop it. And lets all get back to the drawing board. Spot rezoning is dynamite. Defuse it.</p> <p>I feel under attack by my own municipal government.</p>	May 18, 2010 7:36 PM
50	I've lived in the West End since 1995 and live in a co-op building. We take great pride in our building and our neighbourhood. The proposed rezoning for the Beach Towers property has created great anxiety for our residents and for the neighbouring buildings. I think spot rezoning isn't warranted for the West End.	May 18, 2010 8:31 PM
51	<p>We want a transparent, consultative process rather than a top-down secretive decision-making process that ambushes the community. We want to choose how our community evolves.</p> <p>Stop Bidwell! Stop Pendrell!. Stop Beach! And Stop 1401 Comox until a plan is in place or abide by the existing plan.</p> <p>We DO NOT want Yaletown West.</p> <p>We do not want our lives run by and at the whims of wealthy architects and developers.</p>	May 18, 2010 8:35 PM
52	we love our neighbourhood...	May 18, 2010 8:57 PM
53	Keep the mid-rise construction West of Denman. Don't let the big towers take hold there. But everywhere else, go for it. It just seems West of Denman is its own heritage 'hood and should not be mucked with. (That's a purely subjective response, I know, but there you have it...)	May 18, 2010 9:51 PM
54	The need for a recycling facility for larger items like electronics and other things that we need to discard. As far as I can determine there is no place to take a discarded computer monitor or TV that is accessible for the great majority of us who do not have a vehicle to drive it to the far away depot in Kitsilano. There could certainly be more done regarding recycling facilities in the West End. And how about an exchange place for unwanted items where people could bring things that would be available for others to take and use. Could be manned by volunteers and a small fee applied to help defray costs. It would keep an immense amount of usable stuff out of the garbage. Other communities have them - I think it would work exceptionally well in the West End because I see a lot of usable stuff discarded in the lanes every day.	May 18, 2010 11:22 PM
55	Please see comments above)	May 19, 2010 12:27 AM
56	<p>The best thing the city could possibly do in this situation is for the city to say:</p> <ul style="list-style-type: none"> <li>* We get it.</li> <li>* We get that you want the West End character to be preserved, and not become another Yaletown</li> <li>* We get that you don't want 20 story buildings stuck in the middle of 4-storey walkups.</li> <li>* We get that the West End already has the highest population density in Canada.</li> <li>* We get that the question of providing rental housing is a city-WIDE question, not a West End only question.</li> <li>* We get that it was a bad strategic move to start selling lots to developers and plan rezoning arbitrarily (that this angered a lot of West End residents.)</li> <li>* We get that we need to start with a development plan for the West End, as WERA (the West End Residents' Association) has been requesting since this whole thing began.</li> </ul>	May 19, 2010 12:35 AM



Response Text		
57	PLEASE do not let our neighborhood turn into Coal Harbor or Yaletown. We neither want nor deserve this anymore than neighborhoods such as Kits, Kerrisdale or Mount Pleasant. There are other ways to densify the neighborhood without infilling it with more highrises.	May 19, 2010 1:08 AM
58	I think the West End is a great community. Over the past 5-8 years, I have seen a deterioration though. I am hopeful that efforts will be made to keep it one of the best places to live.	May 19, 2010 2:19 AM
59	Mayor Robertson has already shown his word is flexible with his nixing of low cost housing in the Olympic Village.  Maybe he can change his mind here and not destroy our neighbourhood.	May 19, 2010 2:32 AM
60	1. well, to tell the truth, when I think that as a very middle income earner, I am able to live just steps from beaches and Stanley Park and downtown . . . how many other cities in the world would this be possible in?  but . . . .  2. as change happens, it just simply isn't reasonable to not let the West End go more upscale. it would be squandering an incredible resource to not let the West End be recognized for the jewel that it is. the rest of Vancouver will benefit hugely from this. gilt by association.	May 19, 2010 2:56 AM
61	I want someone accountable to the West End. If we can't have wards, then have a special committee of councillors for the West End. Right now, no one is accountable and no councillors care (expect Ellen Woodsworth and Suzanne Anton -- they are the only ones who actually listen)	May 19, 2010 3:53 AM
62	This is a great model neighborhood in terms of density and livability combined. Development should preserve the standards and ideals already in place.	May 19, 2010 4:11 AM
63	It would be a good idea to give incentives to landlords to open rooftop spaces for residents to use as community garden space.	May 19, 2010 4:17 AM
64	I voted for Vision Vancouver and COPE candidates in the last election. I appreciate the chance to participate in this survey. I'm glad to hear that there is still an opportunity to influence the neighbourhood development process. The NPA had very little respect for us in this regard. So, please, next time you guys visit the West End, and we offer suggestions, don't tell us, "Cry me a river".	May 19, 2010 4:22 AM
65	I plan to live in the West End for the balance of my life. This is a fabulous neighbourhood... please don't change it by modelling in on other communities (ie Yaletown) in Vancouver.	May 19, 2010 4:33 AM
66	I really love the West End. i moved away to Los Angeles for 5 years in the early 2000's and when I returned I appreciated it even more. However the one thing I really noticed upon my return was the large increase in homeless people. Then a couple of years later I noticed that there appeared to be more young families, especially in one bedroom or bachelor apartments. This tells me that they cannot afford to rent or own larger spaces and that landlords are willing to rent out spaces over and above proper occupancy rates since singles and couples cannot afford bachelors or one bedrooms. I totally understand. The fact that someone can say a living space can be under 400 square feet, without it being a student dorm, is sick.	May 19, 2010 5:03 AM
67	Mayor Moonbeam, please get to work with some community planning	May 19, 2010 5:09 AM
68	Listen to us!!!!!!	May 19, 2010 5:18 AM
69	I love living here. The people are friendly, its diverse, close to the beach, great for the seawall. I have lived in a lot of cities, but by far, living on the west end really has a beautiful sense of community, and fits a variety of active lifestyles!	May 19, 2010 5:33 AM

Response Text		
70	<p>Having high rise buildings in the West End eliminates the character of our neighbourhood. Most of the residents enjoy a quiet life here as well as the parks, the open space and the greenery. We also enjoy the heritage character of the area.</p> <p>There is a community plan for the West End and that plan should be kept, if not the city should develop a plan that takes into consideration the character of the neighbourhood and one that makes us happy to leave here.</p> <p>We re not Yaletown and we do not want to be Yaletown!</p> <p>We do not want more high rises that reduce the great character of the West End, eliminate green spaces and our privacies, reduces the already limited parking and increases traffic in our neighbourhood.</p>	May 19, 2010 5:56 AM
71	<p>I love living in the West End as a senior.</p> <p>I love my BCHousing on Haro St.</p> <p>I love the view and our parks.</p>	May 19, 2010 6:48 AM
72	<p>As with every other location Vancouver, street signage is very poor. It would be useful to have well-designed directional signs for public buildings like schools, communitycentres and churches.</p>	May 19, 2010 3:41 PM
73	<p>Get the government to tighten the reigns on landlords like Xxxxxx, Xxxxxx (Xxxxxx's new alias) and Xxxxxx Xxxxxx. Thanks!</p>	May 19, 2010 3:57 PM
74	<p>Make a community plan for the West End.</p> <p>Have the appropriate zoning in place to facilitate this plan.</p> <p>Changes to zoning, height restrictions, density etc. should only be made after discussions with the residents of the neighbourhood. I realize that some residents will be opposed to any development but I support development as long as the process is open.</p>	May 19, 2010 4:13 PM
75	<p>tour buses in the 1700 block lane should not be allowed to run their engines starting at 7 in the morning!</p>	May 19, 2010 4:19 PM
76	<p>Please don't rush to build large apartment blocks in the West End. The schools are full and there are already too many cars on the streets.</p>	May 19, 2010 5:09 PM
77	<p>Yes, leave it alone. It works. It is a model community by most world standards, so why does the City wish to change that. I bought in the West End for it's character, livability, diversity, and greenness. I also researched the zoning and the density before purchasing. If I wanted to live in a dense neighbourhood, I would have bought in Yaletown, or Coal Harbour. I feel that the City, to whom I pay my property taxes, is changing the rules and have given no consideration to those of us who purchased.</p>	May 19, 2010 5:38 PM
78	<p>Hi rise buildings already mar the skyline of the City of Vancouver don't let the West End fall victim to another sleazy developer for the sake of a profit. What Vancouver lacks more than anything is the diversity of interesting neighborhoods and the West End is certainly one of the few that exisits.</p>	May 19, 2010 6:30 PM
79	<p>I love the West End. I would hate to see it change into something else - losing the views, blocking out sunshine and sky with high-rises, imposing heavier densities of people per square foot of land, creating higher crime incidents. I would leave rather than live with those types of change. And one thing is for sure - come next voting opportunity I will be extremely careful to know the candidate's stand on West End building because anyone willing to impose high-rises on picturesque low-rise streets is not someone I am going to give my confidence or vote to.</p> <p>I feel more strongly about this issue than any other issue that has affected the West End. And I will remain adamant to opposing the construction of high-rises in the midst of my beautiful neighbourhood.</p>	May 19, 2010 8:14 PM

Response Text		
80	<p>Since you asked -- why do you think that people in the West End have to be the hosts for every celebration that the city comes up with? We are SICK AND TIRED of having 100,000 suburbanites ruin the West End for three evenings a year when the fireworks displays are on. Why not spread that dubious delight around to different neighbourhoods? Point Grey and Kitsilano don't seem to be over-supplied with opportunities to host Surrey's alcoholic teenage contingent. Perhaps you could try to schedule the Sun Run and other such events for another neighbourhood once in a while also. Right now, my neighbourhood is ruined a couple of weekends a year by swaggering fitness freaks choking the transit system, blocking the streets, and whining that they can't get their vitamin water as cheaply as in Kits. But by far the most asinine idea has to be holding the annual Santa Claus parade so as to block off the West End. For crying out loud, the few dozen children who actually DO live in the area can travel to see it. Why on earth don't you hold the damn parade in an area where children actually live?</p> <p>The West End HAS neighbourhood celebrations that are appropriate to its character; Pride is the second-largest event in the city yearly. It is put on by people in the neighbourhood and we welcome our visitors. But the rest of the year, we want the same amount of peace and quiet offered to other neighbourhoods.</p> <p>Finally -- "inclusiveness" is just as inappropriate as a plan for a neighbourhood in the West End as it is in Point Grey. People form neighbourhoods because they like to live around people with whom they have something in common, and they develop services that are targeted to their needs. Suggesting that a neighbourhood should be "inclusive" misses the point. The city is inclusive because it offers all kinds of different people a way to move into neighbourhoods that offer similar neighbours and targeted services. Individual neighbourhoods are NOT inclusive. The city has already gone far enough with trying to wedge expensive condominiums into this neighbourhood filled with people who are NOT similar to the neighbours and wish audibly (and inappropriately) that there were services targeted to THEIR needs. Those people went and created the neighbourhoods of Coal Harbour and Yaletown, and that's where they should be living.</p> <p>I wish I could believe that this was not just another public-relations exercise by the city, but I'm betting that no one will ever bother to read these comments except the underpaid freelancer who categorizes them. And I also bet that person, if they're underpaid and struggling to make a living, lives in the West End. You'll get more out of listening to him/her than you will from any politician or bureaucrat who can't be bothered to read the executive summary of this.</p>	May 19, 2010 8:28 PM
81	I feel we have sufficient high rises in the downtown area and sufficient traffic and parking problems without adding more. Please preserve the character of the West End with its trees and flowers and general livability	May 19, 2010 8:43 PM
82	I love this community and consider myself blessed to live here!	May 19, 2010 9:28 PM
83	I care deeply about preserving the garden-like ambiance in my neighbourhood. I think that's not only the age of the West end but also - a old by-law that required high rises to have substantial land for lawn and garden around them - what happened to that?	May 19, 2010 9:34 PM

Response Text		
84	<p>The need for rentals in the West End will not be served by new developments, because the rents they charge are usually too expensive. Preserving the existing rentals in much more important. This means the prevention of luxury upgrades.</p> <p>Yaletown style condo developments will not serve the west end's needs, and will destroy the character of the west end.</p> <p>Instead of increasing density in the west end, which is already extremely dense, the city should look into increasing density in other parts of town, most importantly in Kitsilano. Of course, opposition to development in Kitsilano will be strong, but it is not fair to put the brunt of the development onto the West End, just because residents in the west end have less clout than those in Kitsilano.</p>	May 19, 2010 9:47 PM
85	<p>It's the diversity that defines this community and makes it interesting and vital to live here - this cannot survive without affordable housing.</p>	May 19, 2010 9:51 PM
86	<p>-Westend has its character, heritage style, trees, green,....made it so different than other parts of city of vancouver. people came from the world during the Olympic game said: westend is so special for the downtown vancouver. hope you guys keep it wherever they are.</p> <p>-we have yaletwon which every inch built heigh glass towers in Downtown Vancouver. we don't need other yaletwon. please don't make other yaletwon in westend.</p> <p>-100s years ago, the man who saved the last forest land for vancouver. that is today we have Stanley park right of downtown. people live in vancouver how much proud, love and appreciate of Stanley Park. same idea if we save westend from grasping developers today for our generation, next generation, next and next...will appreciate what we done today.</p> <p>-of course, the high tower building will bring lots revenue to the city, but money is not always issue. if we make this mistake today, wherever how much money spend late on, it can't correct this mistake!!!</p>	May 19, 2010 11:19 PM
87	<p>The West End is a wonderful place to live - however, the rents are really starting to become unaffordable.</p> <p>The parks are kept up very nicely. It's easy to get around the community but more parking for visitors and locals would be nice!</p>	May 19, 2010 11:46 PM
88	<p>Throw out the xxxxxxx and bring in more xxxxxx!</p>	May 19, 2010 11:49 PM
89	<p>I dislike seeing people removed out of their rental units because the owners want to increase the price of rent. I am a renter and the thought that someone could evict me at any point in time does not make me feel comfortable - or particularly safe for that matter. It is important to me that I can have a place that I can call home. Isn't there anything that a renter can do to protect themselves from greed?</p>	May 19, 2010 11:55 PM
90	<p>I love the west end. I understand change is inevitable. I also really enjoy seeing the houses and churches.</p>	May 19, 2010 11:57 PM
91	<p>I wish there was a viable way for me to do composting, instead of throwing it into the trash.</p>	May 19, 2010 11:59 PM
92	<p>I know there seems to be a small but very vocal group in the Westend that is trying to fight every new building development. I find this annoying to say the least as these groups do not speak for everyone and certainly not for me. I have lived in the Westend since 1986 and have seen it change and then suddenly stop changing. Some people are so bogged down in keeping things the same even if that is not what the majority wants. Change and development can be done well as we have already seen in other places of the downtown core.</p> <p>Change needs to happen and development needs to happen but I fear that these groups are stopping this. All I can say is: JUST BECAUSE WE CALL IT THE VILLAGE DOESN'T MEAN IT HAS TO KEEP LOOKING LIKE ONE. Lets develop, modernize and make the Westend a better place for the current and future residents.</p>	May 20, 2010 12:07 AM

Response Text		
93	PLEASE PLEASE PLEASE do not approve the rezoning which would allow for the community crushing and irreversible construction of residential or other towers in our neighbourhoods. We have just enough right now to maintain the density, but not overwhelm the skyline. Any more and you are setting a dangerous precedent, as well as hurting the financial situation of many of us who have invested our life savings in a home in the West End.	May 20, 2010 12:09 AM
94	The West End is a more desirable place than ever before. Continuation and maintenance of existing policies would be great. If anything, allowing greater density in return for rental units at an agreed-upon price would be the most important thing I could think of.	May 20, 2010 12:10 AM
95	I have travelled around the world and lived in other wonderful cities but nothing comes close to the west end. It is spectacular.	May 20, 2010 12:11 AM
96	The West End is brilliant, please don't wreck it! Respect the people who created this community.	May 20, 2010 12:19 AM
97	I worry a lot about being a victim of a renovation eviction. I live in an older building. The management refuse to do any small upgrades in my apartment, to replace items long past their term of service. I worry that they're just biding their time to tell me it's all going to be upgraded, I have to move out, and can move back in only if I can pay twice the price in rent. This is a big concern to me.	May 20, 2010 12:19 AM
98	End Car Free Days. It is tokenism. Implement Car Free Sunday every Sunday during the summer months on Beach Avenue from Stanley Park to Davie Street. There is no reason why this roadway should be bumper to bumper traffic for 7 to 10 hours most weekend afternoons. People can still visit Stanley Park but will have to return to Georgia Street to exit.	May 20, 2010 12:32 AM
99	AFFORDABILITY is the most important issue for me and my family.	May 20, 2010 12:42 AM
100	No developments that are high rises. More programs for children.	May 20, 2010 12:50 AM
101	I have lived in this area since 1977; and this community has given me great pleasure over the years. I can walk to everything I need; groceries, medical care, entertainment, and dining out. I think I live in the best area of this city; and this city is the best in the world!	May 20, 2010 12:53 AM
102	I love it! Thanks for all you do.	May 20, 2010 12:58 AM
103	Please, please do not change the character of the West End by adding more high-rises. The mix is just right now & this neighbourhood is still one of the densest in North America. Use the West End as a prototype to bring the density of other Vancouver neighbourhoods up to ours!	May 20, 2010 12:58 AM
104	The West End is a very special and unique place in which to live. Whenever I meet someone and tell them I live in the West End the response is invariably the same - "Oh, you're so lucky". The West End is worth protecting - for 'all manner of folk'. The diversity is what makes it a wonderful place to live!	May 20, 2010 1:06 AM
105	It's the best place I lived in my life. Hopefully, I won't be forced out of my rental home and move somewhere else. At least, not till I stop breathing.	May 20, 2010 1:49 AM
106	I have been a resident of Vancouver for the majority of my life. In 1962 I moved to an apartment on the corner of Broughton and Davie, for a rental cost of \$95 per month furnished. I love to go by and see the same apartment, exactly as it was then! It is a wonderful, cosmopolitan area that both my wife and I enjoy immensely after raising a ridding ourselves of kids! (just kidding - we love them all.  I'm proud of the West End, Vancouver, BC, and Canada.  My parents and their parents and hopefully my children will be part of Vancouver forever.	May 20, 2010 2:01 AM

Response Text		
107	Yes, one other thing that is an issue is the frequency with which small businesses suddenly become another Starbucks. How many coffee shops do we need? It seems every time a local business closes a big corporation moves into its spot. If this continues there will be very little culture or uniqueness left in the West End. Please support small business owners and say no to the mega corporations when they offer to buy up more of our storefronts. Thank you.	May 20, 2010 2:06 AM
108	The biggest problem facing the West End and downtown Vancouver is the lack of affordable housing. There are plenty of market rental units that are unaffordable. Educated younger adults are moving out of the lower mainland to work in other provinces where housing prices and monthly rents are more affordable. I have been receiving my dental care at the UBC dental clinic since 1985. Over the past 8 years I have noticed a trend whereby dental students are graduating with very high student loans. In order to pay back these loans, the students are working in smaller B.C. communities and in other provinces where larger living spaces are more affordable. The small market rental units that are part of the suggested STIR projects are not attractive to highly educated graduates. If the provincial and federal governments do not offer funds to build affordable housing units, in another 10 years, the impact of the brain drain will be a serious threat to the Vancouver economy. The young single software designers who are happy to live in the smaller more expensive Vancouver market rental units will eventually want to live in the more affordable larger living spaces outside of Vancouver when they want to establish households and raise children.	May 20, 2010 2:07 AM
109	nope	May 20, 2010 2:17 AM
110	Preserve the remnants of the old west end that are still left. Continue to support the community programs for seniors and provide more affordable accomodation for seniors on a pension.	May 20, 2010 2:41 AM
111	Thanks for asking. Please hold off the high rise developers until we can get a plan for the West End that preserves this unique neighbourhood.	May 20, 2010 2:55 AM
112	There are no washroom facilities in this city. It's embarasing when you have to go and beg some merchant to use thier toilet and then you find it dirter than a back lane. We have grounds around our building and are one of the last stops of green space before you get downtown. People know this and are often found using our property to do number 1 and 2 in. It's discusting.	May 20, 2010 2:59 AM
113	Don't turn the West End into another soulless Coal Harbour, both in terms of community and modern high rises. There are lots of modern/expensive high rises in the downtown core both in Coal Harbour and in Yaletown, no more are needed. Send the developers elsewhere to make their coin.	May 20, 2010 3:37 AM
114	I love the mix of young and old in my community and hope that the city can assist the elderly to remain in this community by any means possible	May 20, 2010 3:46 AM
115	I love living in the West End! It would be nice to encourage a greater variety of small shops on Denman St, and not all chain stores. It is a shame that businesses such as Galloways and the Cobbler are no longer there. Could use a decent clothing store and another bistro/lounge with atmosphere south of Robson. The Xxx is charming but the food is really not very good!	May 20, 2010 3:50 AM
116	The West End is a shining example of a livable, walkable, attractive neighbourhood that helps to achieve the city's sustainability goals. Please ensure that current and future development in the West End respects and enhances the livability of the West End. Further consultation is needed to determine needs in the West End, and a community plan process is needed to best determine the methods to meet these needs - allowing the development industry to plan our neighbourhood is certain to result in an outcome that pits non-profit groups against each other, and falls short in protecting existing livability.	May 20, 2010 4:03 AM
117	I love the West End and hope it remains a great place to live for all ages and incomes. Diversity is one of the main things that makes it such a great neighbourhood. I feel sorry that I will not likely be able to retire in this area; I'll never be able to afford it the way things are now and that is a shame considering I've spent almost 40 years here.	May 20, 2010 4:33 AM

Response Text		
118	<p>I live on Beach Avenue and have done so since 1983. When I moved in there were two main events on Beach. the Sun Run and the Marathon. The Beach was there but that was about it.</p> <p>Since then, the Tri-Athalon arrived, then the Fireworks, the Pride, then the Hari Krishna event. Some of these have expanded to include loud concert stages before or after. Several other walks for various causes come and go. Special events happen such as the World Cycling Championship. Last summer the drummer who thinks the sunset should have an acoustic accompaniment decided exactly across from my building was the location where this should happen.</p> <p>Most of these events are over fairly early in the morning and in the case of the Fireworks, City Staff have worked very hard with traffic control and the police to make these days quite manageable. However all of the access to our parking and at least 20 other buildings is via Beach Avenue. With all of the parking restrictions, it is not always easy to find a spot on the street the night before should you know you'll need our car. It also means you can't have any visitors join you if you want to host them and let the park in your parkade, as the access is blocked hours both before and after, and of course there is no street parking on Beach or the beach side parking lots when these are on.</p> <p>During these times the lane north of Beach turns into a nightmare, as there is permit parking on both sides of the lane and all the traffic that can't go down Beach is trying to use the lane. There is not space for two way traffic and parking and much horn honking and road rage ensues.</p> <p>I would strongly urge that a moratorium be placed on Beach Avenue events. Quite willing to go along with what's already in place, but even with these I object to the fact that they were all put in place with no community consultation as to time or impact. In some cases residents didn't even get any warning the event was happening and thus got caught with a needed car in the garage or a dinner party people couldn't get to. Each time someone gets a bright idea to have a walk or a run or a whatever, they want to take over Beach Avenue. I signed up for two and now deal with about eight between April and September. This is a neighbourhood and thousands of us live here. Please move party central to a location that isn't on the street beside hundreds if not thousands of bedrooms. I've had the misfortune of being ill a couple of times when these events were on and it was totally miserable. The noise echoes off the surrounding buildings and in some cases goes on for hours.</p> <p>So - my final comment is please - no more events on Beach Avenue - no additional Beach Avenue closures. I think those of us who live on Beach have the right to get on with our lives on a regular basis. As I said, I can manage what's there and for the most part can enjoy it - but what's there now is quite enough. Again - a proper community plan would take these things into consideration as well.</p> <p>Thank you for your consideration.</p>	May 20, 2010 6:31 AM
119	Traffic congestion is terrible now on Denman, Georgia and the Stanley Park causeway. Noisy and smelly. Even on week-ends.	May 20, 2010 6:57 AM
120	That was a long, hard survey.	May 20, 2010 7:12 AM
121	I admire my neighbourhood residents, and am very happy for the opportunity to live here. I like the fact that there is still a corner store or two, and a few tiny cafes tucked in among residences. I truly believe in the concept of mixed neighbourhoods, and that they are probably the healthiest way to live in a city. And to be able to do so right downtown!	May 20, 2010 7:16 AM

Response Text		
122	<p>I love living in this community. It's safe and beautiful. The trees &amp; shrubs are lovely and folks take pride in their gardens. I love having the variety of people in the neighbourhood; young/old, rich/poor, frail/sound, white/coloured.</p> <p>I am grateful that the city decided NOT to allow a nightclub on Denman Street across from the secondary school &amp; community centre.</p> <p>We could use new sidewalks.</p>	May 20, 2010 7:30 AM
123	<ul style="list-style-type: none"> <li>- all street corners should be cutaways for wheelchairs, baby prams etc. also, safer for all</li> <li>- avoid further spread of the robson retail takeover and keep denman, davie at a community use level with some shops that meet everyday needs</li> <li>- more benches on street corners and at bus stops</li> </ul>	May 20, 2010 7:39 AM
124	<p>New Bike Lanes on Pacific coming off of the Burrard Street Bridge have caused a huge increase in traffic on Howe.</p> <p>Cars are now SPEEDING down Howe to reach Beach . These car owners appear angry they are being forced to take this route so they speed and often refuse to stop for pedestrians at cross walks. The police should come by and have a week look at what is going on. Someone will get hit.</p>	May 20, 2010 8:08 AM
125	<p>Our community is beautiful because of it's diverse housing with a mixture of high rise, low rise and single dwellings. The mixture needs to be maintained or the attraction to the West End will not be sustained. We need to use some creativity in our planning approach and ensure we have a balance of all types of housing.</p>	May 20, 2010 2:04 PM
126	<p>Consult people in the west end before development occurs. Stay with the plan that is in place until a new one is developed.</p>	May 20, 2010 2:15 PM
127	<p>Clean up the CRACKHEADS and move them OUT</p>	May 20, 2010 2:29 PM
128	<p>no</p>	May 20, 2010 3:35 PM
129	<p>GIVE INCENTIVES TO DEVELOP THE DOWNTOWN EAST SIDE, IT NEEDS IT.</p> <p>PROPERTY VALUES ARE LOWER, SO RENTS WOULD BE MORE AFFORDABLE.</p>	May 20, 2010 3:36 PM
130	<p>i love the local feeling of the west end and hope that the city works to preserve it. once high rises and large buildings right to the edge of the lot line are built, they can't easily be reversed. keep it a welcoming community and leave the cement and glass towers to where they already exist. there must be creative solutions to these issues, the city has to serve the people who live in it, not just the big businesses with the big money.</p>	May 20, 2010 4:23 PM
131	<p>Is everything for sale in the West End now?</p> <p>Restaurants on the beach, proposals for 20 story building to maximize profit for developers under the guise of increasing affordable housing. The limit should be 10 stories. Succumbing to developers plans will leave us with a wall of 30 story building on the beachfront.</p> <p>The city should look at building 20 story buildings with affordable housing in other areas such as Dunbar, Mackenzie Heights or Shaughnessy.</p>	May 20, 2010 5:19 PM
132	<p>No more development (or approvals) without a well-developed community plan that has sufficient community input from west end residents.</p>	May 20, 2010 5:28 PM



Response Text		
133	<p>I am really angry that there is such a big deal about bikes in Vancouver and NO enforcement.</p> <p>Anyone renting a bike should have to pass a short written test on traffic regulations etc. A good percentage cannot read or speak much English and do NOT understand the rules of the road or basic procedure.</p> <p>Start mandatory registration of bicycles with license plates so the average person can claim for damages for personal injury or damages to property. Right now there is no means to identify a rider who causes injury or damage but does not stop.</p> <p>Revenue from the above can be used to finance more and better bike routes for the benefit and SAFETY of us all.</p>	May 20, 2010 5:29 PM
134	cost of food is atrocious! same product in another city is twice the cost here.	May 20, 2010 5:37 PM
135	<p>The West End should have a creative, intelligent full-time planner who truly understands the community and the nature of all communities that engender health and stability.</p> <p>This planner should be one who truly respects the needs of all citizens and is capable of seeing the total picture and has the capability and will to work for creative, long-term solutions.</p> <p>This planner is one who respects citizens and is willing to both listen and represent with integrity.</p>	May 20, 2010 6:17 PM
136	I would like the Busters tow truck drivers to slow down, especially on my street (Burnaby). It amazes me that they haven't killed someone.	May 20, 2010 6:17 PM
137	I am opposed to building high towers in the West End. I think the STIR program is short sighted and will not benefit any of the people it is purported to help eg building on Comox Street is going to set aside, for 5 years, affordable housing for seniors...what happens after 5 years? The lack of will on the part of this City Council to pay attention to the wishes of the people of the city of Vancouver is pathetic. The next election can't come soon enough! (Unfortunately, by then, I expect we will have a West End with a changed and irreversible landscape.)	May 20, 2010 6:53 PM
138	The main problem with living in the WestEnd is the number of people with shopping trolleys rattling in the alleys collecting bottles etc. In the summer there is one approximately every 30 seconds which makes sitting outside on our balconies very disturbing. Also they continue into the night and start very early in the morning. Another problem is the damage they do to property [this is where bins have been caged] and the overall mess they leave behind from opened garbage bags. Do we live in a third world country? No. But we think its okay for people to dumpster dive to survive.	May 20, 2010 7:04 PM

Response Text		
139	<p>Thinking of the blocked drains at so many intersections:</p> <p>I notice how the construction and renovation of buildings generally are just hosing down their sidewalks and so much dirt, rocks, pebbles and sand are all being sent to the street to be sent to the drains. They are getting clogged by this, and there should be laws making them PICK UP their debris, not sending it down the street.</p> <p>THEN: The Autumn leaves MUST be picked up, by the building owners, managers, again NOT just swept to the street for the street sweeper to come along. I notice how seldom the street sweeper comes along. I have noticed streets that have leaves left from October to January or later.</p> <p>Of course in this time, heavy rains come, and push these leaves to the drains, and clog them, causing flooding at intersections, SAFETY Issue !! and lots of wet pedestrian feet</p> <p>then comes ice and snow. if these drains are not unclogged, the stuck leaves, overflowing water, leaves, then snow and ICE cause a slippery unsafe zone for both cars and pedestrians...</p>	May 20, 2010 7:31 PM
140	Xxxxxx	May 20, 2010 8:12 PM
141	Take an aggressive stand, at least politically, against renovicting landlords such as Xxxxxx and Xxxxxx Xxxxxx Xxxxxx.	May 20, 2010 8:59 PM
142	I think that the prices for the living in the West End are quite high considering the age of some of the buildings. It's a nice community if you can afford to live there but I think that we should allow development of newer highrises that will offer renters and buyers more affordable housing.	May 20, 2010 9:16 PM
143	<p>Feel free to contact me if you want.</p> <p>thank you for the well thought-out survey, and for the opportunity to comment.</p> <p>Xxxx xxx</p>	May 20, 2010 10:24 PM
144	<p>Most older housing stock is in decrepit state and is not being maintained.</p> <p>I support new developments as long as they bring benefits to the community.</p> <p>The planned LGBT community centre on Comox St will be a great asset and long overdue.</p>	May 20, 2010 10:35 PM
145	<p>Yes, CONSIDER VERY CAREFULLY WHAT YOUR CITIZENS ARE TELLING YOU AND ASKING FOR.</p> <p>NO REZONING WITHOUT A COMMUNIY PLAN</p> <p>HOW WILL I KNOW IF ANYONE OF YOU HAVE READ THIS SURVEY/</p>	May 20, 2010 10:59 PM
146	Please, no spot rezonings without updating community plan, and please, especially, no STIR projects!	May 20, 2010 11:35 PM
147	Pass a city bylaw that rental buildings have to allow pets.	May 21, 2010 12:19 AM
148	Community gardens are wildly popular and more opportunities to provide them should be sought out whenever possible	May 21, 2010 12:33 AM
149	Now how do I get rid of my pigeon problem? hahaha I know it's not your problem...	May 21, 2010 12:35 AM
150	Developeps built the West End, but we don't want to see Concord Pacific style buildings here. They just destroy the character of a neighborhood, eating up all the open and green space, and basically inviting in people who are not interested in being part of the community.	May 21, 2010 2:17 AM
151	Any devellopment with both rental and for purchase should have a significant % of affordable rentals.	May 21, 2010 2:23 AM

Response Text		
152	It's perfect the way it is. It has enough people to make it attractive to both people that live there and tourists. There are enough restaurants and it feels very safe. It is a lovely place to walk or bike around and the parks are beautiful. I saved for a long time before moving here and altho I live in under 600 sq. ft...I wouldn't have it any other way.	May 21, 2010 2:32 AM
153	I love the diversity of the neighborhood. The proximity to the ocean and downtown are big draws, and the views available from much of the neighborhood are enjoyable. Walkability in the neighborhood, and the restricted flow of traffic in the area are wonderful, and having plenty of businesses in the area to cater to our needs is great. I love walking along the streets and admiring each building's garden space, and the trees that line each street. All of these values must be preserved.  Development is great, and I fully support it, as long as the development does not adversely affect those of us living here. By adversely, I mean taking away from us what is positive about the neighborhood. Having our views taken away, shadows cast on us from overly large developments, and the diminishment of any green space are not positive to this neighborhood.	May 21, 2010 2:43 AM
154	I love living here, but I was shocked to recently hear that the West End has no Comprehensive Development Plan. I think we need to be very careful to protect the character of the neighbourhood and limiting the height of new buildings is important to this.	May 21, 2010 3:00 AM
155	My community is one of the few in Vancouver that is comfortable and walkable and gives plenty of exposure to merchants and consumers alike for both locals and tourists. This neighbourhood does not need more density focus; we should continue to be distinct from downtown and Yaletown; we are original, not clones.  Our community is quite diverse and we absolutely enjoy the diversity of cultures and incomes. There should be no question that the city should be changing our profile without a complete community planning process directed by the community that already lives in and enjoys current West End living.	May 21, 2010 3:19 AM
156	I don't think we need any more density in the west end, especially not with towers that provide little other than expensive apartments. There are so many other neighbourhoods in Vancouver that could densify, why add more to the west end? I also disagree with the notion that adding more housing will somehow keep rents affordable. More housing stock will fill up fast. I don't want it to become a community only for rich people who can afford expensive apartments.	May 21, 2010 3:35 AM
157	Create 50% condos and 50% rentals balance in the West End, like the rest of Vancouver. Limit buildings to 6-storey wooden buildings which are better for the environment, more sustainable than concrete, steel and glass buildings.  Remove ability of architects, developers and the City (who all profit from rezoning and density increase) to decide and negotiate what is best for the community. Change policies to transfer this responsibility to West End residents.  Create a legally protective Official Development Plan.  Stop spot rezoning.	May 21, 2010 6:07 AM
158	I would worry that too many highrise condos would turn the West End into another Yaletown where the rich would rule. I would hate for the West End to become that kind of community.	May 21, 2010 6:11 AM
159	Presently I have no complaints but would appreciate a balanced foresight on city management's part that offsets random rezoning	May 21, 2010 6:13 AM
160	I would like the city of Vancouver to listen and respect what the residents of the WestEnd have to say. What they want to see in the WestEnd. There isn't alot of wealth walking around here, and I feel we need to be listened to, just as much as the wealthy communities are.	May 21, 2010 6:25 AM

Response Text		
161	<p>Create 50% condos and 50% rentals balance in the West End, like the rest of Vancouver. Limit buildings to 6-storey wooden buildings which are better for the environment, more sustainable than concrete, steel and glass buildings.</p> <p>Remove ability of architects, developers and the City (who all profit from rezoning and density increase) to decide and negotiate what is best for the community. Change policies to transfer this responsibility to West End residents.</p> <p>Create a legally protective Official Development Plan.</p> <p>Stop spot rezoning.</p>	May 21, 2010 6:32 AM
162	I think that if apartment and condo owners plant flowers, and shrubs, and try to improve the outside appearance, of their buildings they should be given tax breaks. As the law stands now, owners are penalized by higher taxes, if they make improvements to their properties. I think that if the owners of building make improvements, which benefit everyone, they should be given tax breaks.	May 21, 2010 7:49 AM
163	I would like to see sales of cold beer / alcoholic beverages and wine brought back to or introduced into all the government liquor stores in the West End. I feel it is unfair that I must now go to a more expensive private liquor store if I want a single can of cold beer or chilled alcoholic beverage. This city is still too prudish and repressed!! not to mention overly controlled by the DTBIA. Where are my rights as a consumer? Why must I be forced to pay more for a private service that I should be able to receive from the government liquor store?	May 21, 2010 10:17 AM
164	<p>No spot rezoning for highrise towers outside current zoning restrictions should be allowed. Long-term vision is needed for the West End by and for the neighbourhood. I say NO to 1401 Comox rezoning. Keep the main church building as a cultural center and the current green space as a garden for the community.</p> <p>Keep 1215 Bidwell as lower tower and Maxine's as a heritage building.</p>	May 21, 2010 10:36 AM
165	i ma not opposed to development. i am upset that public consultation has been poor, that long-standing policies are being ignored and no long-term plan for development is in place. we need full community participation through community centers to educate and include local residents without being pushed through in a ridiculously small length of time.	May 21, 2010 1:44 PM
166	no more expensive highrises that West End residents cannot afford & block existing views.	May 21, 2010 1:49 PM
167	When we have been abroad we have met people who have lived and visited in Vancouver and we are amazed at the number of people who remember the west end as a defining aspect of Vancouver. We cannot say often enough how unique and comfortable this area is to live in. It feels like "a home." The new proposals are more akin to the Yaletown developments and would not fit in here. We would never want to live in a claustrophobic area like Yaletown, but if you create a precedent with these new developments that will be what happens. There are a lot of vacancies in the area and many units in the downtown area coming on line. Build more supported and low rent units on less expensive land and your low cost housing will go a lot further. This just comes across as an excuse to citizens when the real benefit is going to a multi-million dollar corporation.	May 21, 2010 2:33 PM
168	<p>Yes, we want more organic, fair trade, local, sustainable products and services.</p> <p>We want to protect our community. We just want what everybody want: a safe, pretty, family and friendly community. We want it affordable and inclusive to everyone. We are willing to work for it with the city and everybody who want to help out. Please take the lead and let us know how we can achieve this.</p> <p>Thanks a lot</p>	May 21, 2010 4:49 PM
169	No towers in the area and keep height of developments to 4 stories. Development should be done according to the current community plan, and the heritage character of the neighbourhood should be maintained and be seen as a priority.	May 21, 2010 5:23 PM

Response Text		
170	Anything we can do to strengthen the feeling of 'neighbourhood' is important, for the City as well as residents of the West End. It's not enough, in my opinion, to just be the destination for people wanting to come and eat and enjoy the beach.	May 21, 2010 5:25 PM
171	It would help if we could resurface some of the sidewalks in poor repair, uneven or cracked. Again, this is for our seniors as there have been some falls recently due to that.	May 21, 2010 5:31 PM
172	I've lived here 30 years and hope to another 30 years. So far, it hasn't changed so much that I want to move, but I can see that it might if density increases too much, if the hospital is closed, if nothing is done about the homeless, etc.	May 21, 2010 5:31 PM
173	<p>More consultation.</p> <p>More opportunities for involvement, not just for businesses, but for people.</p> <p>It would be great if this whole issue could be "de-politicized" but it won't for now. The current administration in the City needs to be reminded that they must follow the policies of those that are elected and not their own agenda. They do not need to continue to wag the dog. That type of government is not appropriate in the current economic climate.</p> <p>Culture is important. At least as important as economic development.</p> <p>Culture is people driven.</p>	May 21, 2010 5:45 PM
174	<p>The new towers will not provide more affordable accomodation than is available. Existing landlords will use the higher rents charged by the new tower owners as justification to increase rents in their units after cosmetic renovation.</p> <p>The real concern in the community is providing affordable accomodation to low income residents and others requiring social assistance. The new towers do not meet that need and will provide increased strain on existing area amenties without contributing to there renewal.</p>	May 21, 2010 5:56 PM
175	rent in the west end is far too expensive!!! like anything else!!! it is hard to get by with salaries that are not enough to pay for the basics, Vancouver has become a place for the rich only	May 21, 2010 6:04 PM
176	<p>The west end is one of the nicest places to live in the world. Don't screw it up with more high rises!!</p> <p>One other thing which I feel is overlooked too often. There is always going to be a certain amount of noise here but some of the worst noise I have ever heard was when for 2 years they built the Condo adjacent to my building at 1717 Davie St. Consistent noise at that level is unhealthy and the noise by-laws need to be overhauled. Now I'm preparing for a 22 story building up the Alley from me thanks to city halls green light policy for new development.</p>	May 21, 2010 6:06 PM
177	<p>We have a major problem with homelessness, drug and alcohol addiction and mental illness in the City and while it is centred more on the East Side, it spills into the West End as well. Sadly the warmer climate on the West Coast attracts the "reeks and wrecks" from the rest of the country who could not survive elsewhere because of the harshness of the climate there. Sadly the City seems woefully incapable of dealing with the problem. There is a lot of petty crime perpetrated by these troubled individuals and there is neither enough prison space nor rehabilitation services available for them, so that even when they are picked up by the police or paramedics, they are out on the street again next day to continue as they did before. The cost to the City's businesses, citizens, local government and health care system runs in the millions of dollars.</p> <p>We need more effective long-term programs to deal with these troubled individuals, and since so many of them come from elsewhere in the Country, the City needs to arrange with the Federal Government and other Provinces to share in the expenses required to set up these programs, not an easy task, but the right thing to do if we want to be worthy of our reputation of being a compassionate City and Country.</p>	May 21, 2010 6:12 PM

Response Text		
178	<p>1. The West End and English Bay are Vancouver's premier visitor attractions and recreational areas for residents. It is being used to host too many show-case events that force the closure of commercial sites, especially on Davie Street.</p> <p>2. The contrast between the life on the streets in Coal Harbour and Yaletown in the evenings and weekends and that in the West End is in sharp contrast.</p> <p>3. The West End, with its sea front, trees, parks, gardens and pace of life, are a key draw for tourism to Vancouver from all over the world.</p>	May 21, 2010 6:41 PM
179	<p>If this survey is being circulated to city council, please remember that we vote for you. Listen to what the people in the neighbourhood are saying. The overwhelming theme is NO DEVELOPMENT WITHOUT CONSULATION. thank you.</p>	May 21, 2010 6:42 PM
180	<p>The community is watching for our public servants at city hall to conduct this process of assessing community opinions and needs in good faith, with no spin or interference from politicians, developers, or others with vested interests. There is no reason to rush through this in a matter of weeks. Please give us evidence to show that the compilation of results has been done in an objective, fair and transparent manner. The public will be trying to check and ensure that this is so, and that the final report is not skewed to reach predetermined conclusions.</p>	May 21, 2010 6:56 PM
181	<p>If STIR buildings proposed for 1401 Comox and 1215 Bidwell are allowed to continue, Vision Vancouver may as well kiss the West End good-bye as we entertain NPA and COPE candidates.</p> <p>West Enders will have long memories for the "hand outs" to the developers - the city's "partners" as Raymond Louie so eloquently stated in Council back in June 2009. For there will be no greater reminder of this than a hole in the ground in my neighbourhood.</p>	May 21, 2010 6:57 PM
182	<p>We love our community. It is a closely knit group of diverse people who love nature, and use the convenient services and transportation available to live a healthy, happy lifestyle.</p>	May 21, 2010 6:58 PM
183	<p>No rezoning without a comprehensive plan review. Unfortunately, market value is dictated by supply and demand. 18% vacancy is not a crisis.</p>	May 25, 2010 4:26 PM
184	<p>Balance balance balance</p>	May 25, 2010 5:27 PM
185	<p>We like it. Leave it alone.</p>	May 25, 2010 5:41 PM
186	<p>No spot zoning in the West End</p>	May 25, 2010 5:53 PM
187	<p>Why would the city take a look at developing high rises in other areas of Vancouver. Spare the West End.</p>	May 25, 2010 6:07 PM
188	<p>I am concerned that there is a disproportionate amount of our downtown choice areas being give to one developer to reap preposterous returns.</p> <p>What has happened to coop housing? Let our officials work to see this restored providing excellent supportive living and involmnet.</p> <p>I am aware that the fed. government closed the funding but restoration of the should be a goal for a sustainable and supportive of those in the project.</p>	May 25, 2010 6:18 PM
189	<p>More police presence on beat.</p>	May 25, 2010 6:20 PM
190	<p>The well being of the residents should all be considered. Currently many seniors are very stressed out because of the greed that many landlords maintain. In a wealthy community like ours, that should never happen.</p>	May 25, 2010 6:29 PM
191	<p>I have lived in the West End for 25 years. It is an extremely good place to live but tenants are under an ever growing pressure from all sides (ie. Xxxxxx).</p> <p>The STIR proposals threaten to alter the character of the West End and the precedents set will be hard to overcome.</p> <p>I hope City Council and the planning department act wisely.</p>	May 25, 2010 6:49 PM
192	<p>Improving rental stock will lower rental costs. Educate citizens to petition federal and provincial governments to improve housing option.</p>	May 25, 2010 7:23 PM

Response Text		
193	<p>Remove ability of architects, developers and the city (who all profit from rezoning and increased density) to decide and negotiate what's best for communities. Change city policies, procedures and by laws to transfer this responsibility to the residents of each community, by:</p> <p>-creating a legally protective official development plan to stop site by site rezoning and ensure redevelopments respect current west end zoning requirements.</p> <p>-using current zoning to limit interim redevelopment.</p> <p>-educating the public, urban design panel and council that west end zoning requires "emphasis is placed on achieving development which is compatible with neighboring development with respect streetscape character, open spaces, view retention, sunlight access and privacy."... "the additional intent of RM5 district is to require developments suited to families with children".</p>	May 25, 2010 7:50 PM
194	Respect for the people that welcome the world here each year. That's why they come because they think it is a beautiful diverse community. Encourage home ownership.	May 25, 2010 7:56 PM
195	Developers with reputations/evidence of evicting rental tenants for "renovations" should not be permitted to build.	May 25, 2010 8:07 PM
196	The gay/lesbian community desperately needs space. Isn't there some way space can be found for the centre.	May 25, 2010 8:19 PM
197	Balance home ownership 50% and rentals 50% for every community including West End.	May 25, 2010 8:29 PM
198	The STIR program does not address the needs of affordable housing. We do not need any more density in the West End.	May 25, 2010 8:36 PM
199	Don't crowd us and don't make the west end unlivable	May 25, 2010 8:39 PM
200	I have been living outside the west end for over four years b/c I was evicted and I hope the day I can move back I am HIV and gay male who wants to live where I feel I belong!	May 25, 2010 8:51 PM
201	Such proposed buildings (i.e./ 1401 Comox) will result in significant shading, more traffic, load on city services, eventually wind tunnels. As for STIR - enough rentals in west end, but not affordable! More supply does not guarantee affordability!	May 26, 2010 4:31 PM
202	Keep our community what they are. Stop developer destroy it!	May 26, 2010 4:36 PM
203	You need to care about the residents and not the developers!	May 26, 2010 4:44 PM
204	One need only look at the sterile environment of Coal Harbour and the traffic in Yaletown to see that the west end does not need more high rises.	May 26, 2010 4:51 PM
205	Lets move the pan handlers on, somehow West Vancouver does not permit sleeping on side walks, pan handlers, stolen shopping carts to accommodate the on going noise of bottle pickers.	May 26, 2010 4:59 PM
206	We want to be involved in a vision for the west end that includes our input and our vision for a livable community. Where will it stop? STIR will not have a dramatic effect on affordability but it will have a hugely dramatic effect on our community in many ways.	May 26, 2010 5:28 PM
207	Let the community decide what it wants and needs How can you impose a ill thought out project on a neighbourhood I am very disappointed in the path that council has taken especially "progressive" How can you displace people from their neighbourhood/homes/community - friends etc? Just because single family homes were razed in the 60's without much outcry doesn't mean that you keep building high rise buildings in the neighbourhoods	May 26, 2010 5:33 PM
208	There are many daily lawn watering sprinklers - a terrible waste of water - we do not need great looking grass!	May 26, 2010 5:55 PM

Response Text		
209	- Commercial areas are so dirty and grungy compared to residential areas - eliminate motorcycle noise - public consultation is very important before City changes regulations & policies affecting neighbourhood.	May 26, 2010 6:43 PM
210	Increase development within current zoning guidelines.	May 26, 2010 6:48 PM
211	More police control who are able to assert law and order.	May 26, 2010 6:52 PM
212	Over development must be stopped. Think carefully about next step rental condos are benefiting foreign landowners.  FROM BACK PS - 250 units Beach towers cancelled because of protests.	May 26, 2010 7:24 PM
213	Keep St Paul's hospital in west end	May 26, 2010 8:49 PM
214	Please do NOT develop without an overall plan - develop a new one, or adhere to the old one. Spot rezoning does not work. I understand the neighbourhoods change, but let's do it together, intelligently with a big vision in mind.  Please listen to and work with the West End Neighbours groups. They represent our views and our neighbourhood. Rental housing is important, but it can't all be int eh west end - 80% already.	May 26, 2010 9:03 PM
215	Stop rezoning and other "spot" activities that are not consistent with long term community plan.	May 26, 2010 9:13 PM
216	We need an efficient community plan and VERY QUICK!	May 26, 2010 9:25 PM
217	Please don't destroy the west end with more towers at the expense of quality of living. west end is already vert dense. Supplying to the demand is OK up to a certain limit. Try to cram buldings in Shaughnessy and you will see the reactions.	May 26, 2010 9:34 PM
218	Housing is becoming unaffordable for many, people are moving out of the city and or the province.	May 26, 2010 9:38 PM
219	We don't need or want anymore towers, 5 or 6 storey may be OK.	May 26, 2010 9:47 PM
220	City Council, may Lord give you wisdom to build high rise buldings.	May 26, 2010 9:59 PM
221	Mith about renters - we do care and many of us have lived here for a long time, many of us do vote were not second class citizens to property owners.	May 26, 2010 10:09 PM
222	Community development plan with stakeholder input is essential.	May 26, 2010 10:14 PM
223	While I applaud the City for its outreach, I could not help noticing I am the only visible parent of a young child in the room. I encourage the city to go even further in soliciting West End residents opinions. the weather is fine, so how about going to our parks and asking folks? Please include the homeless.	May 26, 2010 10:32 PM
224	We need a community plan before anymore site by site developments are done.	May 26, 2010 10:48 PM
225	STIR rests on 2 wrong ideas: 1. supply will lower rents - it won't since demand is price elastic 2. developers need to be topped up to return on condos to build rentals - ignores risk	May 26, 2010 11:00 PM
226	The high episars of the proposed developments are a concern to me not the developments themselves	May 26, 2010 11:06 PM
227	Stop 1401 build a high ground (within local sensitivity)	May 26, 2010 11:14 PM
228	No more high rise developments. Don't turn the West End into Yaletown or Coal Harbour. Return current height restrictions for residential dwellings.	May 26, 2010 11:27 PM
229	I would like to stay here 17 years I have lived here	May 27, 2010 6:11 PM