Summary of verbatim responses by themes from the CAC Visioning Exercise May 24, 2017

Question:
WHAT DO YOU WANT TO SEE FOR FUTURE DEVELOPMENT?

PRESERVE & RESPECT AREAS OF LOWER DENSITY

Group #	Comments
1	• 18th to 20th Ave as 1-acre core area • Want to see redevelopment that is less than 2000 units proposed • What is COS commitment to respecting existing 1-acre properties and their owners? How will you do this?
2	• Maintain 1-acre lots • From GLUP Principles: protect 1-acre lot sizes-expand on NCP 3, they sell quickly to one group within a genuine diversity of housing types • Privacy features for respecting 1-acre properties –keep existing trees as buffers
3	• Recommend subdivision into lots no larger than ¼ acres to increase affordability

FOCUSED AREAS OF HIGHER DENSITY

Group #	Comments
1	• High density 18th Ave south to 16th • Higher Building Heights 18th-16th Ave • Higher density along busy roads (176th -20th -16th)
2	• Locate higher densities primarily along major roads- 176th and 16th Ave • Cluster high density development with schools and neighbourhood parks and public space within these areas, not elsewhere
3	• Multi-family on perimeter, single family on interior • Higher density by 176th • Raise the density at 176th

TRANSITIONAL USES

Group #	Comments
1	• Spell out what transition density is in the final built form
3	• Transitional properties

DEVELOPMENT CERTAINTY

Group #	Comments
1	• Certainty re: achievable density (trees, dedication, etc.)
3	• Speed up development, bring new supply to the market

DIVERSE HOUSING TYPES

Group #	Comments
1	• Urban Single Family (RF, RF 13) & Townhouse Land Use • Creative development such as clusters versus grid like lots • Positive features: community that appeals to all generations i.e. Single family, retirement facility, affordable homes, greenspace • Flexibility re: types of housing • Homes/structures to "new environment" standards-efficiency, ecology • Density balance with infrastructure requirements-work/home integration-live/work locally
2	• Mix of housing alternatives focusing on increased densification • Consideration given to developments attractive to multiple generations • Mix of single family lot sizes • Types of homes: R11 (soon to be R13), row homes, some town homes, villages, mixed commercial • Density flexibility • Variety in form & character • Mixed use of housing: single family, townhomes, condos • Price point- affordability should be high priority for young families, young business professionals • Provision of adult-oriented low density townhouse • Desirable area to live in, aging population-villages • Pocket neighbourhoods-10 to 12 small to medium houses with small private yards, surround common area of greenspace, garden to share
3	• Multiple housing options with different densities: from single family to townhouses, to apartments • Variety of housing, not just high density • Diverse housing options • Housing options that are easy to afford • Bareland Strata

INCORPORATE GREEN INTO DEVELOPMENT DESIGN

Group #	Comments
3	• Buffer to roads and development • Green spaces between housing • Boulevard trees

NATURAL GREENSPACE AND TREES

Group #	Comments
1	• Tree preservation focused along edges & in parks & connected trails • Green corridors integrating non-motorized road paths • Green space that is non-linear • Where is the greenspace-is it public or private?

2	• Ensure wildlife corridors and riparian areas • Environmental protection, tree protection- the real thing • Preservation of greenspace & tall trees, wildlife • Character of GH is our tree canopy- keep it • Preservation of naturally occurring forested areas wherever possible • Addition of parks including “wild areas”, not just dependency on existing areas • Keep our trees in groups to be sustainable • Consider long-term effects of global warming- plan for shade e.g. cut down on AC use
3	• Allow people to appreciate the natural areas, i.e. Walkways along watercourses • Protection of aquifer and best management practices on storm water permeable surfaces • Forested parkland, birds, wildlife, mammals • Protection of all streams and tributaries with wildlife corridors • Green spaces and wildlife corridors • Protected wildlife

MANAGE & PROTECT GROUNDWATER

Group #	Comments
1	• Drainage through use of storm ponds not swales • Protection of aquifer under NCP #3

PARK SPACE

Group #	Comments
2	• Maintain current greenspace/parks • Enhance community with parks & multiuse trails • Park space • Addition of parks
3	• Playground • Parks in interior

MAINTAIN INTEGRITY OF ALR

Group #	Comments
1	• Value the countryside, outside of the ALR considered with enforceable guidelines • Enhance value of ALR with integrated planning

TRAILS & GREENWAYS

Group #	Comments
2	• Connectivity between communities e.g. wildlife and people corridors • Continuation of Grandview Ridge Trail • Create network of walking & cycling paths • Connect groups of trees and cluster housing with walking trails • Walkable/bikeable pedestrian communities

3	• Connected pathways • Overpass to Redwood parks for pedestrians and bikes • Pathways to recreation, shopping (including a way to access Redwood –overpass?) • Interconnected greenways to schools, commercial and parks for pedestrian and cycle traffic

PLAN FOR AMENITIES AND SCHOOLS

Group #	Comments
1	• Is land set aside for schools/hospitals and what are the working numbers? • Combined school & park site
3	• Local school with daycare facilities nearby • Schools within walking distance • Institutional (schools, commercial, parks) in interior

APPROPRIATE ROAD NETWORK & CAPACITY

Group #	Comments
1	• Easy access to 176th and the Highway • Appropriate traffic patterns ie. discouragement of through roads-18th from 168th to 176th • What are the anticipated vehicle load on existing roads & their capacity? • Sufficient parking in residential areas
3	• Improve safety by limiting access points to 176th Street • No access to 176th St. other than 20th & 18th & 16th • Alternate access/intersections into the neighbourhood • Slow traffic • Street lights

CHARACTER, PLACEMAKING & VIEWS

Group #	Comments
1	• Placemaking through design & architecture • Utilize the south facing slope (ie. East-west orientation)
2	• Open up panoramic views to the south • Monumental landmarks
3	• View opportunities, increase options to how people enjoy the view • Curving roads • Make an area that people will say, “How beautiful!”

SMALL COMMERCIAL

Group #	Comments
1	• Limited commercial (neighbourhood use only, along 20th-176th-16th) • Appropriate commercial development

MULTI MODAL DESIGN

Group #	Comments
1	• Appropriate transit • How is walkability incorporated into this areas-what are the connections to the greater community? • Safe pedestrian access to schools • Connectivity through road networks & trails • Less roads=less cars-can we do this?
2	• Ensure effective transit • Coordination given to extension of public transit to this new community • Minimize accommodation for automobiles in public areas (use of community parking lots & garages) • Developments which can reduce dependency on cars to access services and facilities
3	• Transit

QUALITY RESIDENTIAL DEVELOPMENT

Group #	Comments
2	• Promote high quality residential development that will last • Quality development with amenities • Look at other communities solutions to attract quality businesses and workforce • Opportunity to create a master planned community • Energy conservation in new construction eg. geothermal for heat/cool, solar conservation design insulation
3	• Quality construction

Question:
WHAT DO YOU NOT WANT TO SEE IN FUTURE DEVELOPMENT?

HIGH DENSITY

Group #	Comments
1	• No high density on core area (*participant meant they do not want to see high density*) • Creating too high of a density that "may" compromise the ALR integrity • No high density (i.e. Do not want apartments) • Do not want up to 9000 people in NCP #3- that's too much for the land & services to properly support
2	• High density with no room for amenities or large trees • No more houses with front porches on busy streets and lanes behind to access garages-this is a huge footprint for very little living space • Rows of townhouses & condos or high rise towers
3	• Avoid high density housing • overcrowding

LACK OF CONSIDERATION FOR EXISTING LOWER DENSITY

Group #	Comments
1	• Planning not representing existing homeowners in a meaningful way? • Do not want to see anything higher than 1-2 acre next to residential one-acres
2	• Displacement of long-term residents

LACK OF HOUSING DIVERSITY

Group #	Comments
1	• Why is there no age-in-place planning? More condos is not meeting variety or market needs • Inefficient use of land-(large single family lots are not efficient) • Avoid the cookie cutter small lot schemes that were proposed west of 168th & 19th Avenue • New work zones integrated with residential in NCP area, not isolated industrial parks
3	• Little housing options • Single use options-want to see multi-uses on land

TRAFFIC CONGESTION

Group #	Comments
1	• Further congestion with no net benefit to existing residents • Traffic bottlenecks • Congestion on 16th Ave & 168th St. • Undeveloped arterial roads 24th between 161A& 168th

NO PROTECTION OF GREENSPACE & ENVIRONMENT

Group #	Comments
1	• Removal of critical habitat and enviro features • Clear-cutting with no replacement of trees • Ensure highest quality tress are preserved- not preservation of trees for the sake of preservation
2	• Loss of wildlife diversity • Loss of night sky • Increase in all kinds of pollution- air, noise, light, trash, visual, water, soil • No more tracts of little houses with no greenspace where most land is paved or lanes • Please no more wholesale cutting of our native and garden trees. Trees must be preserved in small groups to be sustainable-good for everybody • Massive clearcutting and destruction of vegetation replaced by concrete • Loss of wildlife habitat & natural creek corridors & migration patterns • Loss of wildlife diversity
3	• No clearcutting • No clear cutting of trees • No destruction of wildlife • No destruction of lake • Excess stormwater flowing to feeder stream into Campbell River

CAR-ORIENTED DEVELOPMENT

Group #	Comments
2	• No bike trails going through residential neighbourhoods • Fast traffic and congestion • No accommodation for transit, cycle paths &pedestrian routes • Traffic calming devices especially along 20th Avenue • Avoid redevelopments catering to cars • Re-doing sprawling developments with spacious private spaces

NO INFRASTRUCTURE TO SUPPORT DEVELOPMENT

Group #	Comments
1	• Infrastructure is currently lagging in GVH-new development compounds this shortfall- how is this good planning? • Talk of parks/greenspace inventory is just talk-when is this going to happen? • Unrealistic expectations with respect to ROWs & parkland • Lack of visitor parking • This would appear to be a working example of urban sprawl at its worst
2	• Inadequate support of family car use & guests (Clayton Heights)
3	• That development happens before hospitals, schools, & other infrastructure, is in place • Parking for residents only on road, or dirt road parking • Poor transportation infrastructure

IGNORING DEVELOPMENT INTERESTS

Group #	Comments
1	• Delays and uncertainty for developers re: density, zoning, protection of trees, etc.
3	• Do not wish for the development process to slow down. The market needs new housing options

POOR TRANSITION BETWEEN LAND USES

Group #	Comments
2	• Avoid sharp transitions between types of zoning • No ALR uses coming into the urban area
3	• Properties of low density adjacent to high density

POOR QUALITY CONSTRUCTION

Group #	Comments
1	• Thus far-new development has been less than new- cladding is not enough • Poor quality housing stock-conventional building without zero-emission plan

LOW QUALITY BUILT FORM

Group #	Comments
2	• Little architectural interest in new buildings, need design consistency • No massive houses taking up the full lot • No mobile parks • Do not want any non-conforming building envelopes, materials that do not look orderly in the community
3	• Cookie cutter type of housing units that lack character that are built too cheaply

LACK OF AMENITIES

Group #	Comments
2	• Lack of amenities plus greater density-more crime events • Blockage of view corridors • Please no more density without providing schools, parks, common meeting areas, play spaces within these areas, not just outside where people must travel to be outdoors

INAPPROPRIATE RETAIL

Group #	Comments
2	• Large-scale retail strip malls (Grandview Corners) and acres of surface parking
3	• No strip malls • Unusually bright street lighting

UNDER-UTILIZATION OF LAND

Group #	Comments
3	• Do not wish to see the land wasted by subdividing into large lots to accommodate luxury homes • Open space that is never used

LACK OF CONNECTIVITY

Group #	Comments
3	• Area is separated from other surrounding neighbourhoods • Gated community feel • No through roads