

Coquitlam

For Committee

April 2, 2015

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Doc #: 1918702.v1

To: City Manager

From: General Manager Planning and Development

Subject: **Burquitlam-Lougheed Neighbourhood Plan – Phase 1 Summary**

For: **Council-in-Committee**

Recommendation:

That Council-in-Committee receive the report dated April 2, 2015 of the General Manager Planning and Development entitled, "Burquitlam-Lougheed Neighbourhood Plan – Phase 1 Summary" for information.

Report Purpose:

This report presents the results of Phase 1 of the Burquitlam-Lougheed Neighbourhood Plan (BLNP) consultation process, including major themes that are emerging and intended next steps.

Strategic Goal:

This report supports the strategic goal of strengthening neighbourhoods.

Executive Summary:

The Phase 1 public consultation program for the Burquitlam-Lougheed Neighbourhood Plan (BLNP) is now complete. The purpose of Phase 1 was to solicit community input on the future of the Burquitlam-Lougheed area and listen to neighbourhood perspectives. The public consultation process included multiple components and communication channels including two community information sessions, an on-line survey, the web and social media, an illustrated area specific video, and presentations to stakeholder groups.

Amongst the feedback received, much of it focused on concerns of neighbourhood change and increased housing density. Summarizing the overall input, approximately 37% of respondents are generally supportive of increased housing density or targeted increases in density in specific locations. Of this group there is a strong preference for ground-oriented and lower-rise buildings and for new development to be focused in the core area and not distributed throughout the plan area. Approximately 15% of respondents do not support any increase in density and would like the area to not change. The remaining respondents did not mention density in their feedback.

The next phase of the planning process will involve the development of land use scenarios. These scenarios will be presented to Council and then for public review in the fall of 2015.



Background:

On June 9, 2014 Council authorized a comprehensive scope, process and public consultation approach to update the BLNP.

On July 21, 2014 Council appointed a number of residents, property owners, business, and community organizations to the BLNP Public Advisory Group (PAG). The PAG provides an opportunity to engage local stakeholders in a dialogue about the future of the Burquitlam-Lougheed area and is one of several key inputs to help shape the updated plan.

The purpose of the Phase 1 public consultation program was to gather feedback from the community on their values and ideas for the future of the Burquitlam-Lougheed area. The consultation process also served to raise awareness about the planning process and provided community members the opportunity to dialogue with City staff.

Discussion:

Public Notification Channels

A broad approach was used to promote public input opportunities and raise awareness about the BLNP process. This included household flyers, newspaper ads, social media, e-mail, the City webpage, on-line video, and neighbourhood signage.

Direct Communication:

- 10,207 flyers mailed to all households and businesses within the plan area plus a buffer zone just outside (i.e. one postal route).
- Project e-mail list-serve – 197 members as of March 12, 2015.
- Regular updates provided to 23 different stakeholder organizations (Attachment 1: Stakeholder List).

Web Based Notification:

- Project webpage.
- Consultation events listed in the City's Events Calendar.
- City's main website – landing page image.
- Planning and Development webpage – landing page image.
- Social media posts – Facebook and Twitter.
- Illustrated video – over 2,400 views on YouTube and Facebook.

Promotional Awareness:

- Three newspaper advertisements (January 23, 28 and 30, 2015).
- Advertisement in a Korean language newspaper (January 30, 2015).
- Posters in City facilities.
- Three neighbourhood signs located at Clarke and Robinson, Foster and Robinson, and Lougheed and Guilby (installed January 22, 2015).

Public Consultation Process

As noted above, the Phase 1 public consultation process involved several components including public information sessions, the web and social media, and presentations to stakeholder groups. Specific consultation efforts are discussed in further detail below, and included:

- Presentation to the Oakdale Neighbourhood Association (September 18, 2014).

Discussion: cont'd/

Public Consultation Process cont'd/

- Presentation to the Sustainability and Environmental Advisory Committee (September 24, 2014).
- Presentation to the Burquitlam Community Association (October 2, 2014).
- Public Advisory Group Meeting (October 23, 2014).
- Community Information Sessions (January 31st and February 4, 2015).
- On-line Survey (December 9, 2014 to February 27, 2015).
- Illustrated video on YouTube, Facebook and the project webpage.

Community Information Sessions

Two community information sessions were held to give the public a chance to learn more about the planning process and provide their neighbourhood perspective. These sessions were designed to solicit feedback from the public on what they value in their area today, self-identification of their neighbourhood, and their ideas and perspectives on managing change in the future. The sessions also offered an opportunity for one-on-one conversations and small group discussion with various City staff (e.g., Planning and Development, Transportation Planning, Environmental Services, Utilities, and Parks, Recreation and Culture).

The first session was held at Mountain View Elementary on Saturday, January 31, 2015 and had 275 people sign-in. The second event was held at the Executive Plaza Hotel on Wednesday, February 4, 2015 with 145 people signing in. The City received 131 written comment forms as well as approximately 420 people participated in various feedback exercises at the sessions, including a community mapping exercise, points-to-ponder question panels and a neighbourhood identification exercise.

On-Line Survey

An on-line survey was developed to gather information on residents' values and perspectives of their neighbourhood today and in the future. Utilizing an on-line survey allows the City to reach a broader, more diverse audience than would typically attend traditional consultation events. The survey was available from December 9, 2014 to February 27, 2015 and received 217 submissions.

Illustrated Video

As part of continually improving the City's public engagement processes, staff utilized a new engagement tool and produced an illustrated video, which was shown at the February 2, 2015 Council-in-Committee meeting. The video seeks to explain the BLNP planning process using plain language and is intended to reach a wider audience than standard engagement methods. The video was played at both community information sessions and is posted to the project webpage, the City's YouTube channel, and Facebook page. As of March 17, 2015, the video has been viewed 628 times on YouTube and had 1,789 Facebook views.

Discussion: cont'd/

Feedback Received

Major Themes

The feedback received regarding the public values, perspectives, and concerns has been analyzed in order to determine dominant themes. These themes are listed in Table 1 below.

Table 1: Major Themes

Category of Questions	Dominant Themes
What do people currently value and like about their neighbourhood now?	1. Location 2. Green community 3. Local shopping/amenities 4. Quiet/peaceful
What are areas for change/ improvement, concerns, and spending priorities?	1. Reduce traffic congestion 2. Ensure a safe community 3. Enhance walking/biking opportunities 4. Improve/increase parks and open space 5. More community facilities 6. Increase housing options
Additional comments	1. Concerns about density/related impacts 2. Concerns about traffic/parking 3. Support for targeted density increases 4. Comments/questions/concerns about the planning process
Cross-category findings	1. Density and housing types are important 2. The community opinions are diverse 3. A sub-group desires "no change" 4. Housing affordability matters

These major themes will be utilized in future phases of the BLNP process to assist in the development of a vision and guiding principles, plus land use scenarios. A more detailed analysis of the themes emerging from the feedback is included in Attachment 2: BLNP – Phase 1 Public Consultation Feedback Summary report.

Density and Housing Types

Significant feedback was received related to increased housing density in the area. Respondents generally recognize that change is occurring and will continue to occur. However, the feedback is generally split into three streams:

- Interest in targeting density to specific locations and/or specific housing types.
- Interest in increased density for improved local amenities, developing a more urban feel to the area, and individual property reasons.
- Concerns of potential neighbourhood impacts of density or no change desired.

The BLNP area is in transition and public opinion and perception of this transition is diverse and evolving. Approximately 8% of respondents are currently supportive of increased housing density overall. A further 29% of respondents generally support targeted increases in density either in specific locations and/or using specific housing types. Approximately 15% of respondents do not support any increases in density

Discussion: cont'd/

Feedback Received cont'd/

Density and Housing Types cont'd/

and would like the area to not change. The remaining respondents did not mention density increases in their comments.

Of respondents who are generally supportive of increased/targeted housing density, there is a strong preference for ground-oriented and lower-rise buildings and for new development to be focused in the core area and not distributed throughout the plan area.

There is wide diversity in the feedback received through Phase 1, particularly with regard to the level of acceptance to community change and degree of increase in residential density. While some measures such as addressing specific concerns about redevelopment may help alleviate these concerns (e.g., parking management, expanded community amenities, increased police presence, managing traffic congestion), it is anticipated that a broad consensus may not be achievable and a portion of residents may not be supportive of a neighbourhood plan that follows the broad directions set out in the previously adopted Transit-Oriented Development Strategy (TDS). Staff will continue to work with the public towards building consensus through future phases of the BLNP process.

Neighbourhood Self-Identification

As directed by Council, neighbourhood self-identification exercises were conducted at both Community Information Sessions and with the Public Advisory Group (PAG).

These exercises investigated opportunities for specific sub-area boundaries and policies within the larger plan area. Neither open house feedback nor online responses indicated this was an area of concern. The feedback from these exercises will be incorporated into the next phases of the plan and used to inform plan options.

Other Significant Feedback

Other specific feedback that will be explored and addressed further in future phases of the planning process includes:

- More and improved sidewalks and crosswalks
- Improved streetscapes on North and Clarke Roads
- Traffic speeding and shortcutting concerns
- Maintaining a safe, quiet and green community
- Amenity and park needs

Moving into Phase 2 – Development of Land Use Scenarios

Phase 2 of the BLNP process will involve the development of a number of land use scenarios for the plan area. Through this process, staff will explore what land use changes may be locally appropriate based on balancing the technical analysis and the public feedback received. This work will include additional geographic based analysis of Phase 1 public input as well as further public consultation.

Discussion: cont'd/

Moving into Phase 2 – Development of Land Use Scenarios cont'd/

The geographic extent of the high-density, mixed-use land uses within the Burquitlam and Lougheed neighbourhood centres (the "Core") is well established through existing plans (e.g. existing neighbourhood plans and TDS) and previous development decisions. In Phase 2 it is anticipated that the focus of exploration for potential land use changes will be in portions of the "Shoulder" area. It is important to recognize that there is considerable sensitivity around neighbourhood change within the "Shoulder" area and any proposed land use changes will need to be locally appropriate and clearly communicated.

It is intended in the upcoming phase to more closely examine and prepare specific land use pattern options, in order to achieve clarity and certainty for residents, property owners and developers that recognize the established residential character of much of the study area while enabling appropriate community growth to occur.

Next Steps:

Over the spring and summer staff will use the public feedback received, balanced with the technical analysis, to develop potential land use options for the area. These options will be presented to Council in mid-2015 before being presented for public feedback this fall. The final updated Neighbourhood Plan is anticipated to be presented to City Council for consideration by the summer of 2016.

Additionally, staff has completed a detailed review the existing 2002 Burquitlam and Lougheed neighbourhood plans and undertaken an analysis of past development trends. This analysis along with how it could influence future plan directions will be presented to Council before the summer break.

Financial Implications:

The BLNP is identified as a key part of the Planning and Development Department's 2014/2015 Work Plan and is being undertaken with existing staff resources, as well as drawing on external consultant(s), as necessary, for strategic BLNP work components, and is funded within existing budgets.

Conclusion:

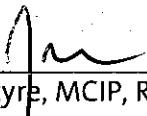
The BLNP Phase 1 public consultation program solicited community input on what the public values in the area today and their ideas and perspectives for managing change in the future. Approximately 420 people attended the two community information sessions and 217 responses were received from the on-line survey.

Public opinion in the area is evolving over the notion of increased density and neighbourhood change. Of the 37% of respondents who are generally supportive of increased/targeted housing density, there is a strong preference for ground-oriented and lower-rise buildings and for new development to be focused in the core area and not distributed throughout the plan area. However, a broad public

Conclusion: cont'd/

consensus has not yet emerged regarding the preferred direction for the area and may not be achievable though this planning process. Staff will continue to work with the public towards building consensus through future phases of the BLNP process.

The next phase of the planning process will involve the development of land use scenarios. These scenarios will be presented to Council and then for public review in the fall of 2015.


J.L. McIntyre, MCIP, RPP

AM/lmc/ms

Attachments:

1. Stakeholder List (Doc. # 1935321)
2. BLNP - Phase 1 Public Consultation Feedback Summary Report (Doc. #1920401.v3)

This report was prepared by Andrew Merrill, Community Planner and reviewed by Bruce Irvine, Manager Planning Projects and Steve Gauley, Acting Manager Community Planning.

Burquitlam-Lougheed Neighbourhood Plan | Stakeholders

March 12, 2015

- Blue Mountain Baptist Church
- Burquitlam Community Association
- Burquitlam Organic Garden Society
- City of Burnaby
- City of New Westminster
- City of Port Moody
- Como Lake Church of the Nazarene
- Coquitlam Chamber of Commerce
- Coquitlam Public Library
- Coquitlam Presbyterian Church
- Coquitlam Youth Council – West
- Dogwood Pavilion Seniors Society
- Greater Vancouver Homebuilders' Association
- Metro Vancouver
- Oakdale Neighbourhood Association
- RCMP
- School District No. 43
- School District No. 43 – Parent Advisory Council
- Seizan Buddhist Temple and Cultural Centre
- SHARE Family Service and Community Services
- S.U.C.C.E.S.S.
- TransLink
- Urban Development Institute (UDI)

Coquitlam

Burquitlam-Lougheed Neighbourhood Plan (BLNP) Phase 1 Public Consultation Feedback Summary Report

1.0 PHASE 1 OVERVIEW

The purpose of the Phase 1 Public Consultation was to solicit community input on the future of the Burquitlam-Lougheed neighbourhood and listen to local perspectives. The consultations also raised awareness about the planning process and provided community members with an opportunity to ask City staff questions. A multi-pronged approach was used to promote input opportunities and raise awareness about the BLNP process (details included in Council report).

Consultation components included community information sessions, an online survey, and ongoing informal correspondence. In total, 645 documented points of interaction occurred during the Phase 1 consultations (open house attendees, on-line survey participants and documented correspondence). While the comment forms and online survey results are the basis for the figures included in this report, the analysis also uses data collected through the community information session activities “Points to Ponder” and the group/independent mapping exercises. The City received 131 comment forms and 216 online survey responses.

2.0 COMMON THEMES

2.1 Overview

The public input results were analyzed across participation method to identify common themes and community priorities. Four categories were used to help organize the data. The first three were based on groupings of similar question types while the fourth category captured overarching themes.¹ Table 1 summarizes the dominant themes by category.

¹ While one group of questions also specifically asked people what they want their community to look like in the future, the responses closely reflected the results in other categories so this grouping was not discussed explicitly.

Table 1: Summary of Dominant Themes by Category

Category of questions	Dominant themes
What do people currently value and like about their neighbourhood now?	<ol style="list-style-type: none"> 1. Central Location 2. Green community 3. Local shopping and amenities 4. Quiet and peaceful
What are areas improvement/change, concerns, and spending priorities?	<ol style="list-style-type: none"> 1. Reduce traffic congestion, 2. Ensure a safe community 3. Enhance walking/biking opportunities 4. Improve/increase parks and open space 5. More community facilities 6. Increase housing options
Additional comments	<ol style="list-style-type: none"> 1. Concerns about density/related impacts 2. Concerns about traffic/parking 3. Comments/questions about the Phase 1 process or the general City planning process 4. Support for targeted density increases
Cross-category findings	<ol style="list-style-type: none"> 1. Density and housing types are important 2. The community is split 3. A sub-group desires “no change” 4. Housing affordability matters

Additional details on the dominant and modest themes are included in the discussion and accompanying figures that follow.

2.2 Current Values and Preferences

The primary focus of the Phase 1 Public Consultation process was asking participants about what they currently value and like about their neighbourhood.

Dominant Themes

- **Central location**

The area's central location in the Lower Mainland as well as its easy access to local amenities is something many participants value about their neighbourhood. Strengthening transportation opportunities and increasing local amenities will help reinforce this local value.

- **Green community**

The presence of nearby parks and large mature trees are important. Respondents are using parks and trail networks throughout Coquitlam which reinforces the “Central location” value.

Dominant Themes cont'd/

- **Local shopping and amenities**

Access to local shopping is something residents currently value. This often is linked with the desire to see more opportunities introduced with the planned redevelopment of the SkyTrain station area. Comments that defined this more include preferring smaller independent shops, upgrading Burquitlam Plaza, bringing back the neighbourhood grocery store, and considering a village-style development in the station area.

- **Quiet and peaceful**

A strong reoccurring value is the quiet and peaceful nature of the neighbourhood. Participants are concerned about increased density threatening this peace and quiet. This theme is commonly linked with maintaining a green community.

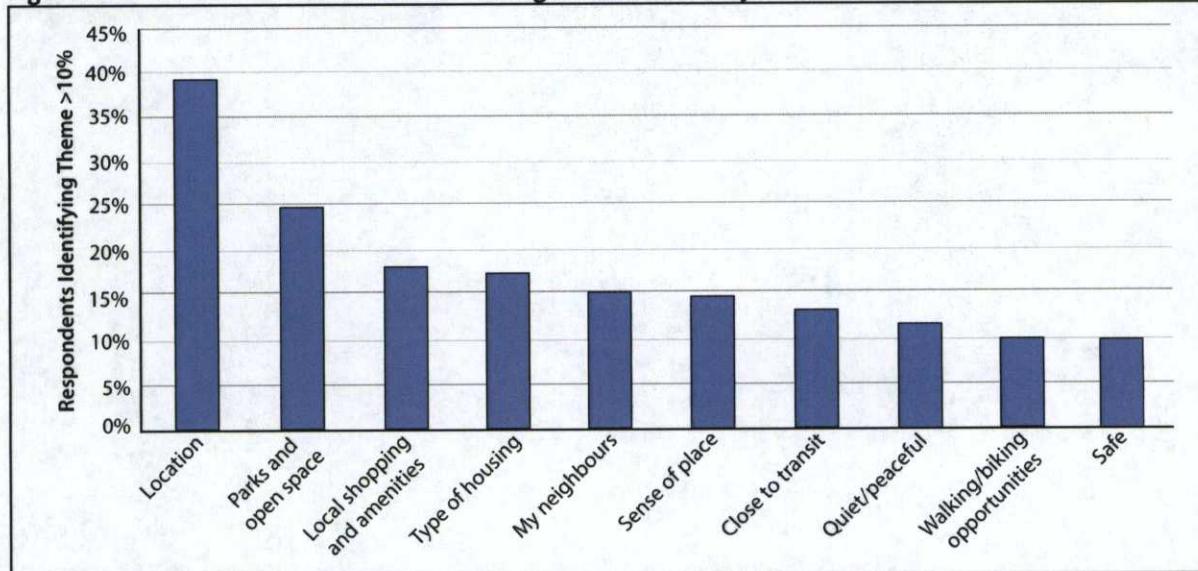
Modest Theme

- **Sense of community**

Many respondents made comments about valuing the sense of place and/or community feel of their area. A related theme is people identifying their existing neighbours as something they value about their neighbourhood. Concerns about monster homes, increasing density, and losing trees/green space is often linked with a fear about losing the sense of place that makes the neighbourhood special.

Figure 1 illustrates the strongest themes in the combined comment form and online survey responses (themes identified by a minimum of 10% of respondents are included).

Figure 1: What Do You Value About Your Neighbourhood Today?



Results based on combined data for the online surveys (n=206) and comment forms (n=115). Open question format analyzed for themes. Respondents may have identified more than one theme.

2.3 Areas for Improvement/Change, Concerns, and Spending Priorities

The consultation process also collected information about what participants thought could be improved or changed in their neighbourhood. Reoccurring themes are discussed in more detail below.

Dominant Themes

- **Reducing traffic congestion**

The responses demonstrated a general feeling that participants feel the neighbourhood is getting busier and are concerned about the impacts of additional density on traffic congestion. In addition to this general concern about congestion, a number of site specific traffic issues were identified. These will be considered further in Phase 2 as part of the options and policy development.

- **Ensuring a safe community**

Creating and/or maintaining a safe neighbourhood is important to residents. Feedback on this dominant theme is somewhat split between people valuing the area as a safe place now and people worried about existing or future crime. A strong sub-theme is the desire to minimize crime from moving into the community when the Evergreen Line opening. Other related modest themes are an interest in seeing more lighting in the area and/or concerns about speeding.

- **Enhancing walking and biking opportunities**

Participants are interested in having more opportunities and infrastructure to support walking and biking. This includes improved access to community amenities such as local shopping, parks, and a future community centre, as well as opportunities for general recreation and healthy living. A strong focus is placed by respondents on more sidewalks with some respondents asking for more bicycle infrastructure. There is a modest concern that newer areas of the City are receiving sidewalks and other streetscape infrastructure while this neighbourhood is not getting addressed.

- **Improving parks and open space**

While the data demonstrates that residents currently value the green nature of their community, the desire to improve and/or develop more parks and open space is a dominant theme in the findings. A related sub-theme is a concern about the cutting of mature trees for development, often in the form of increased density or monster homes. Another sub-theme is the need for improved facilities in the parks and a feeling that this area is neglected with Burquitlam Park in particular viewed as in poor condition.

- **More community facilities**

The need for more community facilities in the plan area, and in particular a Community Recreation Centre, is an important priority for many people. Common amenities mentioned included a pool, more fitness opportunities, and dog off leash areas.

- **Increase housing options**

Overall residents are interested in seeing additional housing options in the community. Often comments are linked with points related to density and/or housing affordability.

Modest Themes

- **Parking**

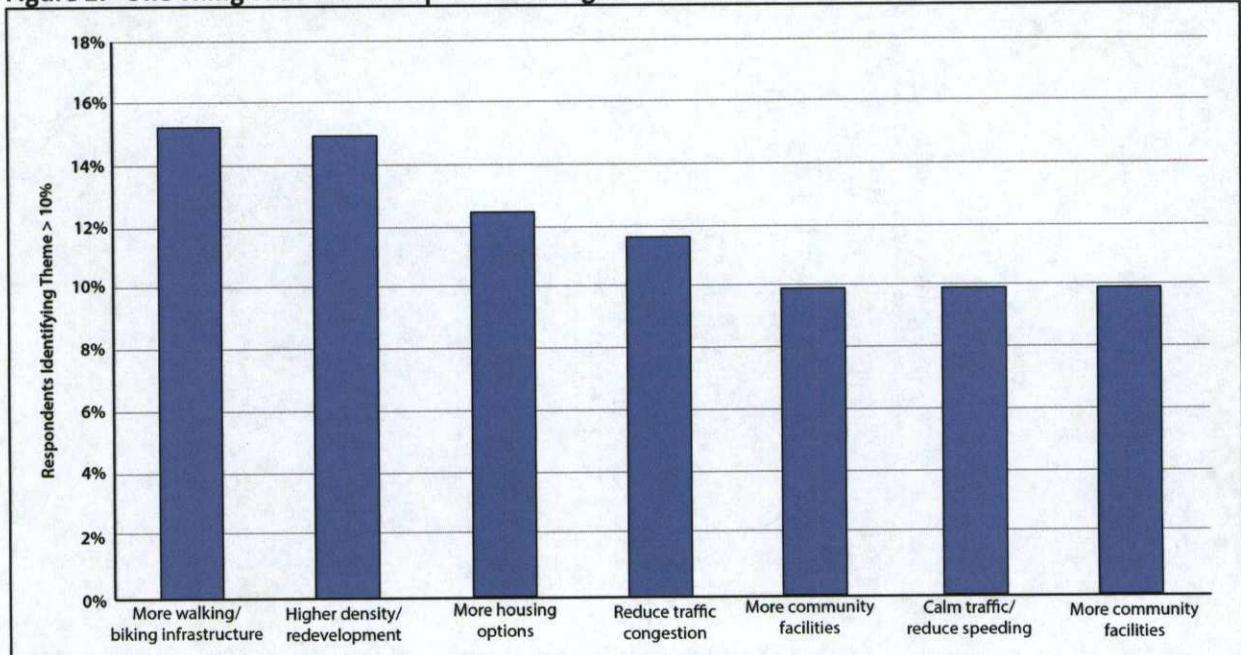
Parking concerns are commonly identified in the open-ended questions. These typically fell into two categories: concerns about community parking on residential streets near the Skytrain and concerns about the parking impacts of increased density in their area. Common suggestions are to have a park and ride at the SkyTrain, control parking on adjacent residential streets, and ensure all new buildings include adequate parking at the time of development.

- **Speeding/shortcutting**

Another traffic-related concern is people speeding on local streets and/or using these streets to shortcut through neighbourhoods to avoid congested major roads. A number of site specific issues were identified and will be considered in Phase 2 as part of the options and policy development.

Figure 2 illustrates the combined findings on what respondents think should be improved in their neighbourhood (themes identified by a minimum of 10% of respondents are included).

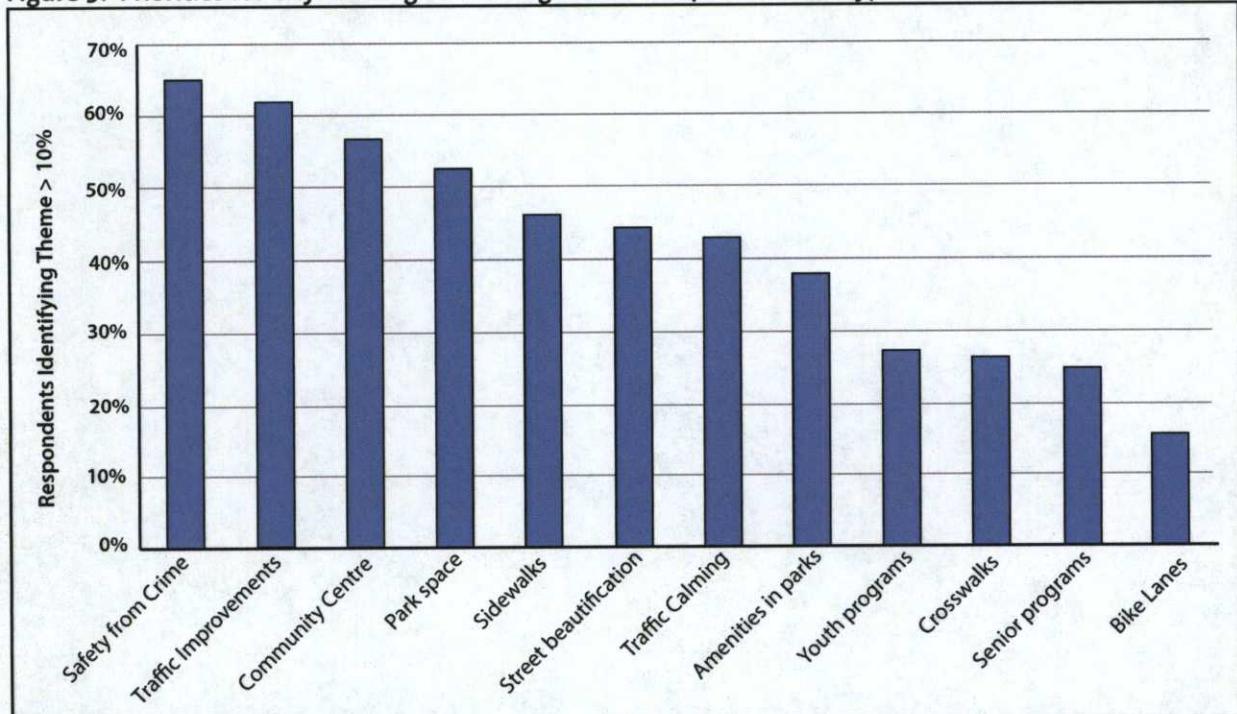
Figure 2: One Thing That Would Improve the Neighbourhood



Results based on combined data for the online surveys (n=216) and comment forms (n=118). Open question format analyzed for themes. Respondents may have identified more than one theme.

Building on this, online survey respondents also were asked to identify which areas they think City funding should be directed towards (Figure 8). Top priorities are: safety from crime, traffic improvements, a community centre, park space, and sidewalks.

Figure 3: Priorities for City Funding in the Neighbourhood (On-line Survey)



N = 216. Closed question format. Participants choose a minimum of five choices. Required question.

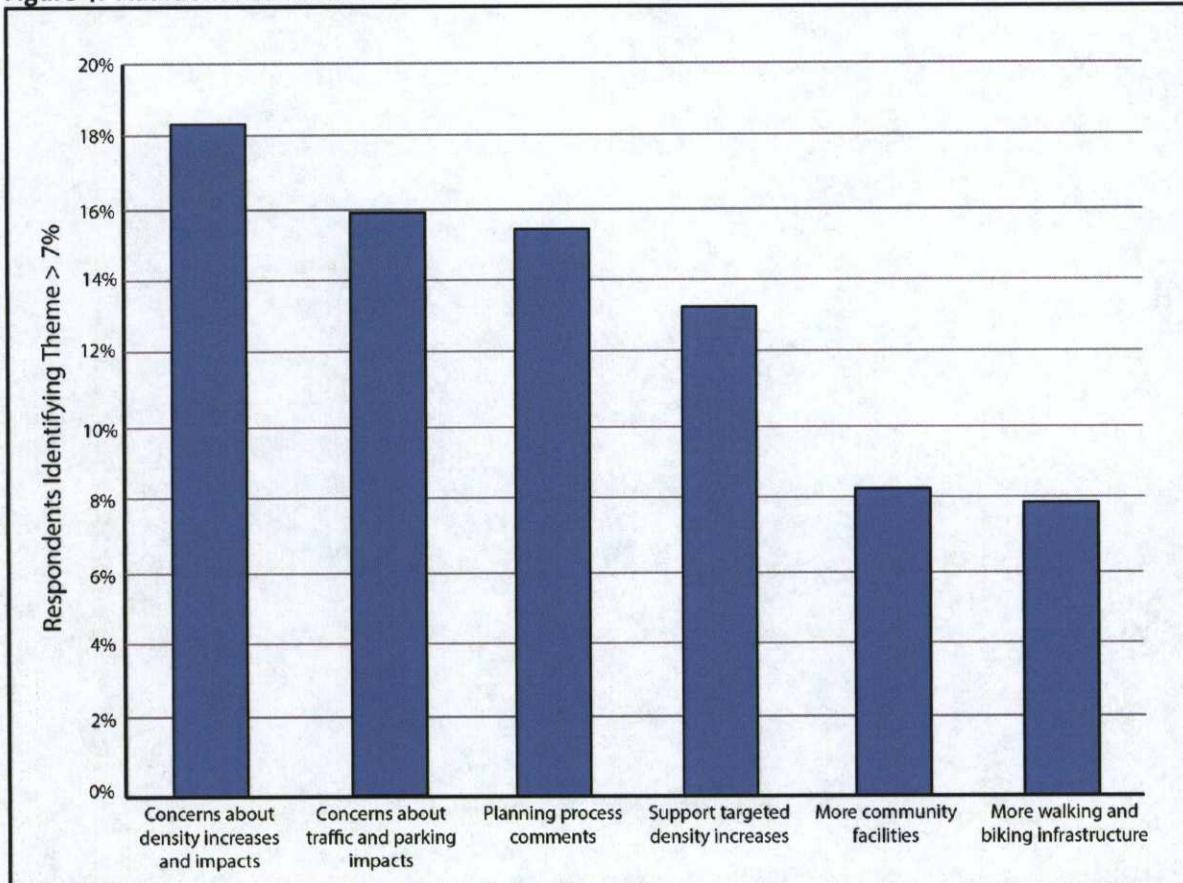
2.4 Additional Comments

Opportunity was provided for participants to provide additional comments for both the online survey and the community information session comment forms (Figure 4). The top themes in this area are:

- Concerns about density/related impacts (discussed in Section 3).
- Concerns about traffic/parking.
- Comments/questions about the Phase 1 process and/or the general City planning process.²
- Support for targeted density increases.

² There was no strong theme in these comments. They included specific suggestions about the Phase 1/BLNP process, appreciation for being included in the process, and general concerns about development approvals and/or the planning process at the City.

Figure 4: Additional Comments



Results based on combined data for the online surveys (n=162) and comment forms (n=36). Open question format analyzed for themes. Respondents may have identified more than one theme.

2.5 Cross-Category Findings

In addition to the themes discussed above, four cross-category findings were prevalent in the data. One of these, density and housing types, is discussed in detail in Section 3. The other three themes were: the community is split; a sub-group desires no change, and; housing affordability matters.

- ***The community is split***

There is a wide diversity in responses, particularly with regard to the level of acceptance to community change and degree of increase in residential density. While some steps such as addressing specific concerns about density may help alleviate the tension (e.g. parking management, expanded community facilities, increased police presence, managing traffic congestion), it is anticipated tough decisions will need to be made during the later stages of the plan process and not all residents of the plan area will be supportive of the final adopted direction.

- **A sub-group desires “no change”**

While not a dominant theme, approximately 15% of respondents like the neighbourhood as it is currently and are resistant to change. These respondents tend to like the quiet, safe and green nature of the community, their neighbours, and the current single-family housing (but not monster homes).³ Some of the comments in this group had an angry or resigned tone. While the “no change” group is a minority in the plan area they are a very vocal group who will vigorously defend their position.

- **Housing affordability matters**

While a modest theme, input received through the different methods identified a need to increase the affordability of housing in Coquitlam. While some people noted it is relatively affordable compared to other areas of the Lower Mainland, the stronger theme is that housing affordability is declining. The most common link between this theme and housing development is to subdivide large single-family lots into ground-oriented options such as duplex, triplexes, and fourplexes.

3.0 DENSITY AND HOUSING TYPES

3.1 Density Increases

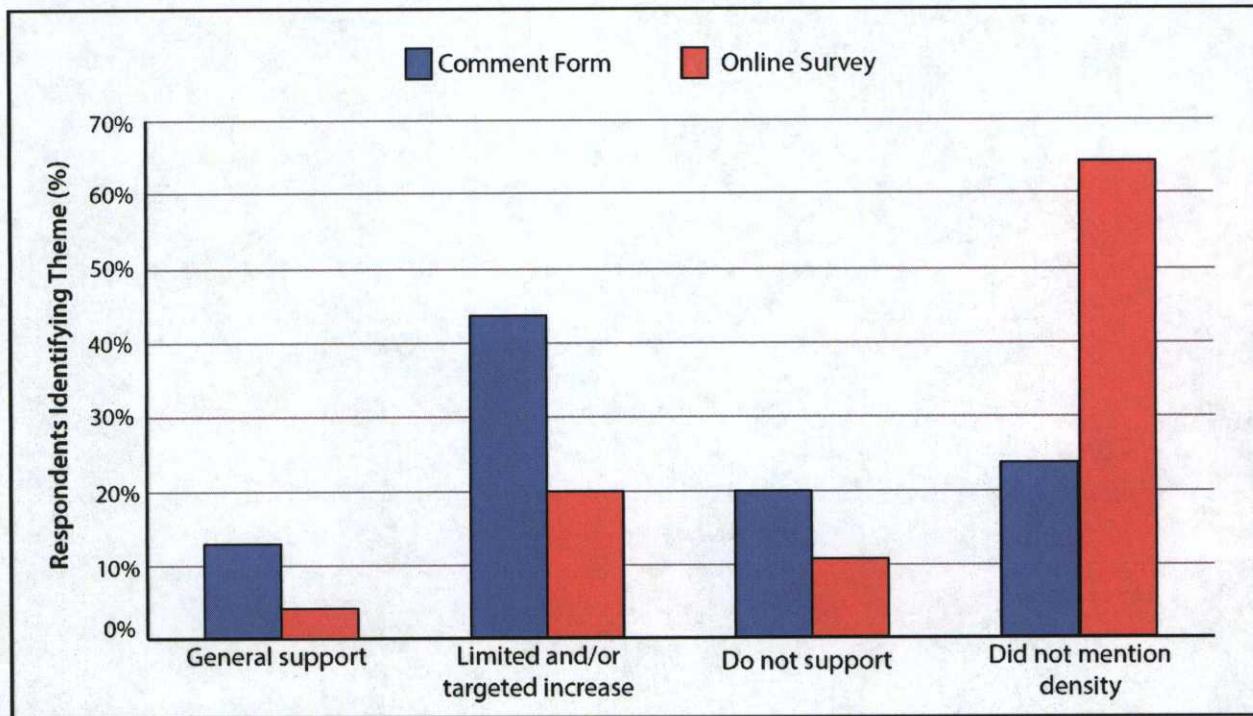
Significant feedback⁴ was received relating to increasing density and changing housing types in the community. Concern about the impact of density was one of the strongest themes running throughout the public input. This did not necessarily mean participants were against all forms of density. Often input reflected a need to target density in specific locations or using specific housing types and/or to address potential impacts of density in the planning stages. Figure 5 illustrates the perceived support for density increases.⁵

³ Of those falling within the ‘N/A’ category in Figure 1, approximately 7% of respondents referenced valuing the ‘Safe’ and/or ‘Quiet/Peaceful’ nature of their neighbourhood.

⁴ In open-ended questions, 74% of community information session comment form respondents explicitly addressed density while only 35% of survey respondents did. Additional feedback was captured through the community information session mapping and Points to Ponder exercises and the closed-ended survey questions.

⁵ Chart was created by completing a cross-question analysis of open-ended questions. Unless respondents explicitly touched on this topic, they were included in the ‘N/A’ category.

Figure 5: Perceived Support of Density Increases



Key Findings

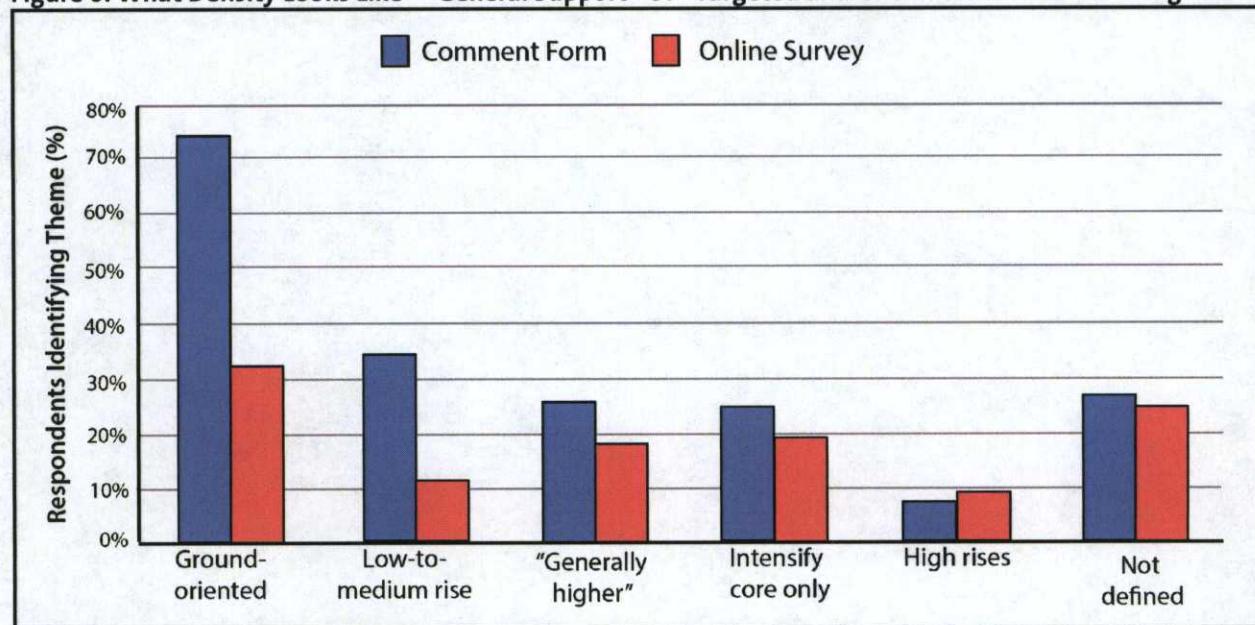
- A “Limited and/or Targeted Increase” to density is the most common finding, however subsets of respondents exist on both sides, i.e. those who do not want any density increases and those that want high-rises and more density over a wide portion of the area.
- Some people within the “Limited and/or Targeted Increase” category are still concerned about density impacts and certain building styles. At the same time, they may still be open to limited ground-oriented development or targeted density increases in core areas.
- The most common concerns related to density are:
 - Parking;
 - Congestion;
 - Changing neighbourhood character;
 - Provision of community amenities to support growth (Section 3.3 builds on this).
- A number of people are:
 - Identifying specific properties and/or areas for rezoning; or
 - The reverse, identifying properties and/or areas to be kept the same as they are now (further analysis on this will be incorporated in the Phase 2 work).
- Fifteen per cent (15%) of respondents fall in to the ‘Do not support’ category while 7.5% support unrestricted density increases and 29% support targeted increases.
- Only 40% of online surveys addressed density explicitly compared with 76% of the community information session comment forms.

3.0 DENSITY AND HOUSING TYPES cont'd/

3.2 *Changing Housing Types*

Of respondents who supported some form of density increase, the most commonly supported housing type is ground-oriented. While a small proportion of participants identified single-family houses as their preference, the majority of respondents are open to options such as duplex, triplexes, fourplexes and townhouses provided concerns about parking and congestion are addressed. These options are commonly linked with comments about creating more affordable housing options and providing housing choice. Some support exists for mid-rise buildings, particularly amongst those who recognize that some taller buildings will be developed.⁶ Figure 6 builds on the analysis in Figure 5 by illustrating what the preferred building type is for people who fell within the “General Support” and “Targeted and/or Limited Increase” categories. While not included in Figure 6, a modest number of people are concerned about existing and future monster home development.

Figure 6: What Density Looks Like - “General Support” Or “Targeted and/or Limited Increases” Categories



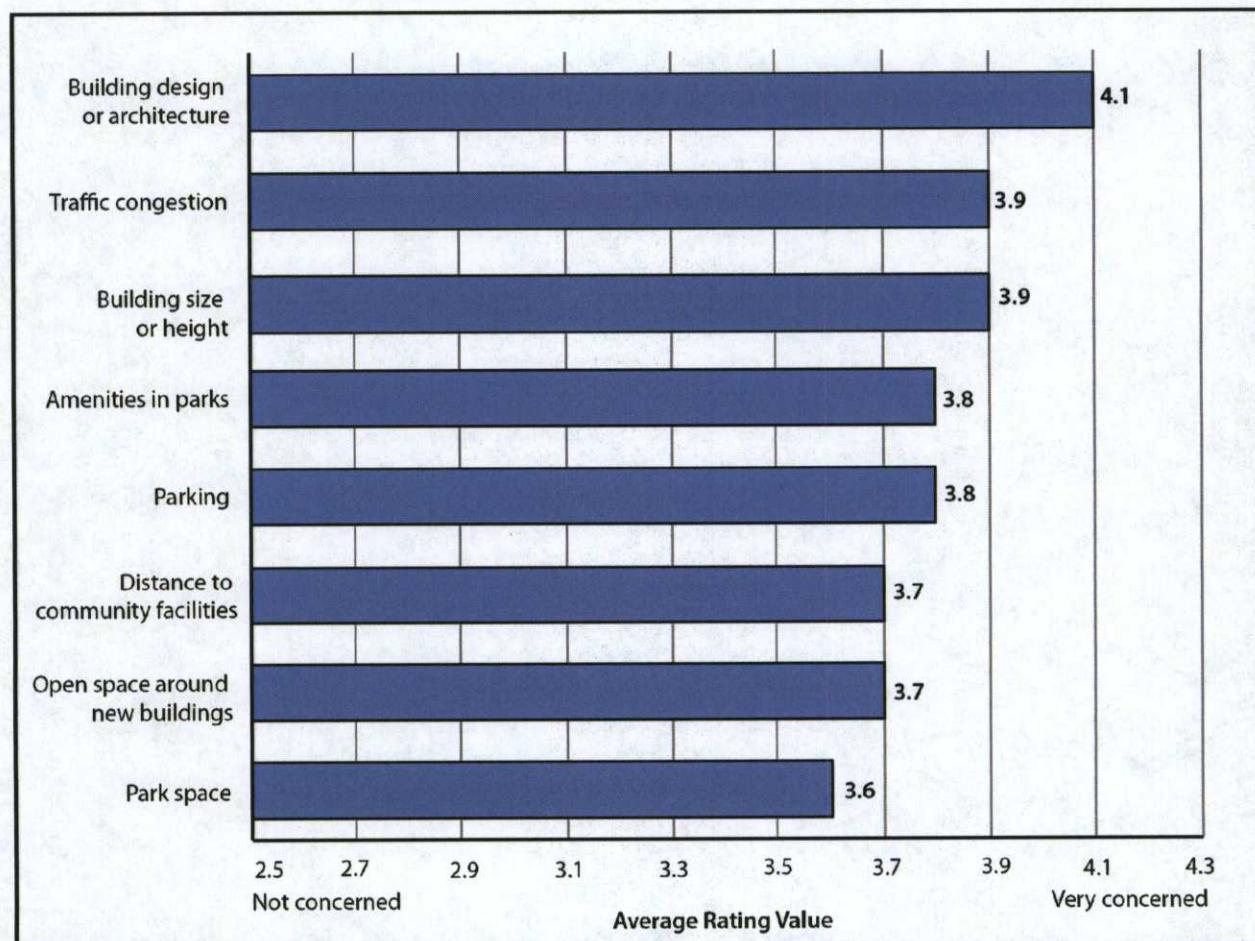
Note: some respondents identified more than one form of acceptable density

⁶ Approximately 6% of online survey and comment form respondents explicitly objected to high-rise development.

3.3 Factors to Consider with New Development

With new development coming to the area, online survey respondents were asked to rate on a scale of one to five how important specific factors are to them (five = very concerned). Two of the top three relate to building form. Traffic congestion, parking and amenities in parks rated in the top five. Figure 7 illustrates these findings.

**Figure 7: Importance of Specific Factors as New Development Comes to the Neighbourhood
(On-line Survey)**



N = 216. Closed question format. Participants choose a minimum of five choices. Required question.