

# Rosewood Village Redevelopment

## Phase 2 Engagement Snapshot (2023)

### Introduction

Rosewood Village began construction in 1976 and now features sixteen 2-story townhouse buildings with 138 units on a site of approximately 9 acres. Residents include low-income families, seniors, and people with disabilities.

BC Housing is exploring opportunities for redevelopment of the site to create additional and improved affordable housing for low to moderate income households. BC Housing hired MODUS Planning, Design and Engagement Inc. to conduct the public and stakeholder engagement process. Human Studio Architecture is the lead consultant for the design and planning process.

During this phase of the project, the project team has engaged Rosewood Village tenants, local neighbours and businesses, non-profit housing providers, service providers, and groups with expertise in food security, public health, and mobility. We will continue to reach out to stakeholders as the project progresses.

Following a tenants-first approach, the project team notified tenants about engagement opportunities in May 2023. We engaged tenants about the draft design concepts in June 2023, followed by engagement with neighbours in June and early July 2023. We also engaged with stakeholders about design considerations in July 2023. These pieces of engagement have informed the design process, helping the design team refine the proposed concept for the site. In fall 2023, we met with the tenants again to share the refined design concepts and to seek further feedback on unit design.

### How We Engaged



#### Tenant Workbook

June 2023

- Hand-delivered to tenants on site
- 37 Respondents



#### Tenant Information Sessions and Pop Ups

June 3, June 6, & October 19 2023

- On-site sessions to share information, seek feedback, and talk with tenants
- Over 60 adult tenants and dozens of children attended the three sessions



#### Stakeholder Meetings

July 2023

- 6 virtual meetings with stakeholders including housing, health, newcomer and refugee service providers, and local food systems groups



#### Public Open House

June 28, 2023

- In-person session at a local school
- 17 attendees



#### Public Survey

June 21 - July 7, 2023

- Over 2,000 postcards delivered to neighbours
- Available online
- 43 respondents

### What We Heard



#### OVERALL CONCEPT

**54% of tenant respondents** and 62% of public survey respondents like or really like the concept, while **31% of tenant respondents** and 31% of public survey respondents don't like or consider the concept needs to be improved.



#### SAFETY & SECURITY

**58% of tenant respondents** like or really like the approach to safety and security.

- Suggestions to improve safety on site, including lighting and surveillance.
- Some concerns about conflict between tenants as well as between tenants and neighbours.



#### MOBILITY & CONNECTIONS

**74% of tenant respondents** and 51% of public survey respondents like or really like the approach to mobility and connections.

- Suggestions to improve the accessibility of pathways, including simple, direct routes, straight lines and braille, and access to parking.
- Suggestions to ensure safe parking and pathways, including lighting and access to the surrounding neighbourhood.



#### OPEN SPACE PLAN

**69% of tenant respondents** and 70% of public survey respondents like or really like the proposed open space plan.

- General support for the open space plan.
- Suggestions to add more balconies and gardens, children's play areas, pet amenities, green space and recreational facilities like a pool or gym.



#### SUSTAINABILITY & RESILIENCE

**66% of tenant respondents** and 73% of public survey respondents like or really like the approach to sustainability and resilience.

- General support for the approach to sustainability and resilience, as well as for tree retention and introducing fruit trees.
- Suggestions to consider landscaping needs and stewardship of trees and garden space.



#### BUILDING TYPES

**66% of tenant respondents** and 56% of public survey respondents like or really like the proposed building types.

- General support for the proposed building types.
- Suggestions to design for a range of family arrangements, including multi-generational families, seniors, as well as for pets and diverse mobility needs.
- Suggestions to plan a youth-friendly village, with more children's play areas, childcare, and soundproof units.
- Suggestions to increase unit sizes and storage, as well as to provide adequate lighting, ventilation, cooling, and private outdoor space.



#### WELLNESS & SOCIAL CONNECTIONS

**70% of tenant respondents** and 66% of public survey respondents like or really like the approach to wellness and social connections.

- Suggestions for increased children's play areas, pet amenities, multi-faith prayer/spiritual spaces, gathering spaces and recreational facilities.
- Suggestions to ensure accessibility across site.

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### What We Heard

#### What we heard from tenants

- Excitement for new homes.
- Some concerns about increased density, while also significant support for the additional affordable housing units.
- Specific questions and suggestions about unit design, including a desire by some for larger and/or ground-oriented units.
- Considerations for family-oriented, multi-generational, and accessible design.
- Appreciation for the open space design, tree preservation, mobility connections, and community-oriented amenities.
- Concerns about maintenance and management of the future development, based on current experiences.
- Appreciation for how safety, security and tenant conflict has been addressed, but still some concerns remain.
- Questions about the redevelopment process and relocation plan.

#### What we heard from stakeholders

- General support for the project design concepts.
- Specific suggestions to consider climate resilience, outdoor gardening spaces, program and service needs, and mobility.

#### What we heard from the public

- General support for the draft concept and approaches, including the provision of affordable housing, open space, tree protection, and social connections.
- There were some concerns about the proposed density, impacts on road access and parking, ensuring appropriate transitions and community safety.

