

**Cambie Corridor Planning Program**  
**Notes and Comments from Oakridge/Langara Walkabout and Workshop**  
September 25, 2010

The following is a summary of key comments from the Oakridge/Langara Walkabout and Workshop on September 25th, 2010. The comments were taken from the notes pages and drawings produced at the workshop at the Oakridge United Church. They have been sorted into themes and synthesized on a map of the area. The comments will be considered in the further development of the Cambie Corridor Plan.

**Public Realm and Amenities**

- The sidewalk network should be extended, particularly along residential streets
- Parks need to be user friendly for all demographics and have amenities to draw people to them
- More pedestrian crossings are needed, particularly between 50th and 57th
- Playground in Columbia Park needs to be upgraded
- More green space is needed to accommodate new forms of housing that do not have private yards
- Cambie Boulevard needs to be maintained as a green space
- The boulevard would benefit from unprogrammed green spaces
- Landscaping in the boulevard should be enhanced and provide gardening opportunities for adjacent residents
- Amenities need to be provided that are proportional to the impact of the plan
- A community policing centre would help to address issues of increased crime

**Building Form and Surrounding Neighbourhoods**

- Concerns about scale of development and rate of change
- Concerns about building height and shadowing
- Concerns that more density will lead to an increase in traffic and crime
- Taller forms looking onto single family homes will lead to a loss of privacy
- More consideration should be given to the townhouse model, upto three stories
- Buildings along Cambie
- Due to shadowing impacts, the North and South side of the street should be treated differently
- Definite need to increase housing supply and options
- Ground floor retail is appreciated
- Transitions to surrounding neighbourhoods from arterials need to be explored in more detail
- More options needs to be made available to single family lots in surrounding neighbourhoods
- Multi-family development around parks is a good idea

**Traffic**

- Concerns around the capacity of the Canada Line, and how it can be increased
- When will the stations at 33rd and 57th Ave be built?
- There is a need for additional bus capacity on east-west routes at peak periods
- Issues of 'hide and ride' as well as increased traffic around the station from drop offs / pick ups
- Perception that traffic along Cambie Street has increased with the Canada Line

- Traffic calming measures are needed to slow down traffic along neighbourhood streets
- Traffic management initiatives need to be introduced to prevent commuters from using neighbourhood streets as shortcuts from arterials
- Crosswalks are needed at various points within the corridor

#### Process

- Concerns about when the Cambie Corridor Planning Process began and what role the public has had in the emerging plan
- A comprehensive planning approach to the area is needed
- There are changes from what was originally proposed to the public
- Notice boards with information about the Cambie Corridor Planning program should be placed at Canada Line station
- The phase area boundary has been extended beyond what was proposed to Council, specifically at 49th, where the boundary was extended by one block to the East