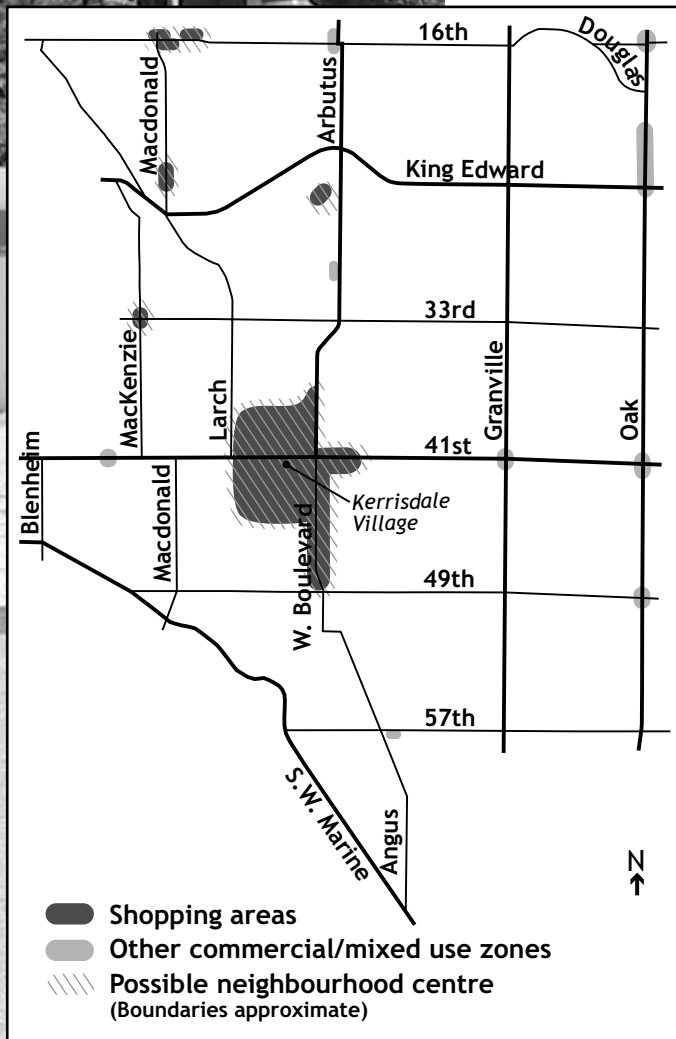


# NEIGHBOURHOOD CENTRES

Vancouver's CityPlan contains some key directions to develop 'neighbourhood centres' which can serve as the 'heart' of a community. Neighbourhood centres are places where people can find shops, jobs, neighbourhood-based services, public places that are safe and inviting, and places to meet with neighbours and join in community life. Centres also contain new housing for various ages and incomes. All this helps the environment by reducing the need to travel long distances from home to jobs and services.

Previous Community Visions have sought to create these neighbourhood centres in and around key shopping areas while improving the shopping areas, making them more convenient, safe, comfortable, and enjoyable places to visit and to shop.

Shopping Areas



ARKS Vision participants developed some ideas to strengthen an area they felt was already a neighbourhood centre – the Kerrisdale Shopping Area or 'Kerrisdale Village'. They also suggested making some significant changes to the Arbutus Shopping Centre so that it becomes more of a neighbourhood centre for ARKS residents. They also looked at some of the small local shopping areas that dot ARKS: 33<sup>rd</sup> and MacKenzie, 16<sup>th</sup> and Macdonald, and Macdonald and Alamein. They suggested ways to make these areas more convenient, safe, comfortable, and enjoyable places to shop, with some limited opportunities for additional housing.

Participants also proposed limiting additional 'big box' stores, supporting business associations, and retaining the existing C-1 zoning for the other small shopping areas in ARKS.

## C-2 Zoning

C-2 zoning occurs along arterial streets throughout the city, including along 41st and East and West Boulevard in Kerrisdale Village. Generally speaking, the zoning allows four-storey residential/commercial 'mixed-use' projects or all commercial projects. Among the commercial uses permitted are grocery store, drug store, restaurant, furniture store, liquor store, recycling depot, motor vehicle dealer and repair shop, health care office, and social service centre. The C-2 zoning has recently been reviewed and changed to improve the look of the lanes, reduce overlook of and improve privacy for neighbouring properties, and improve the design of the street front. The height requirements were also changed in part to facilitate higher ceilings for first floor commercial spaces (and possibly higher ceilings for the residential floors above).

# 18 Kerrisdale Shopping Area ('Kerrisdale Village')



Kerrisdale Village

Kerrisdale Village encompasses the commercial areas along 41<sup>st</sup> from Larch to Maple, 42<sup>nd</sup> from Yew to Maple, and along East and West Boulevard from 37<sup>th</sup> to 49<sup>th</sup>, plus the surrounding apartment area. Participants saw 41<sup>st</sup> Avenue as the heart of the Village, especially the intersection of 41<sup>st</sup> and Yew. Assets include the small scale stores in the area, a London Drugs as an anchor store, as well as the trees, banners, and other improvements sponsored by the Kerrisdale Business Improvement Area (BIA). Problems included traffic speed and congestion (especially at 41<sup>st</sup> and West Boulevard), truck traffic along 41<sup>st</sup>, and the lack of a public square or gathering place.

## 18.1 Enhance Kerrisdale Village as an Important Shopping Area

### *Approved*

Kerrisdale Village should be enhanced as a major neighbourhood shopping area and important community place.

**Percent Agree 78%/80%**

#### People's Ideas...

- retain the size and shape of the shopping area

## 18.2 Ensure Continuity of Shops and Services

### *Approved*

In the shopping area, shops and services should be continuous along the ground floor of buildings. Ground floor frontage should not be interrupted by

driveways, drive-throughs, parking lots, or building fronts that are not 'pedestrian friendly'.

**Percent Agree 82%/83%**

#### People's Ideas...

- need more shops along East Boulevard from 41<sup>st</sup> to 45<sup>th</sup>

## 18.3 Provide a Range of Shops and Services

### *Approved*

There should continue to be a wide range of local-serving shops and services in the shopping area.

**Percent Agree 81%/86%**

#### People's Ideas...

- use the area from 37<sup>th</sup> to 38<sup>th</sup> along West Boulevard as a youth activity centre to serve Point Grey Secondary students
- encourage stores that appeal to younger people
- add additional services or a theatre to the area adjacent to the community centre and Kerrisdale Centennial Park
- need an Office Depot type of store to support home businesses
- encourage wine bars, more outside patio seating, and/or a jazz club
- consider tax burden on small business when pursuing policy to have a wide range of shops in neighbourhood centres



Local shops and services

### **18.4 Discourage Additional Auto-oriented Services**

#### ***Approved***

Additional auto-oriented services (e.g. gas stations, repair shops, etc.) should be discouraged in the shopping area.

**Percent Agree 63%/66%**

People's Ideas...

- do not allow gas stations anywhere in Kerrisdale Village

### **18.5 Add a Supermarket**

#### ***Approved***

The City, in consultation with the neighbourhood, should work with supermarket owners to identify, assemble, and rezone a site for a moderately sized supermarket with adequate parking provided.

**Percent Agree 65%/66%**

People's Ideas...

- provide a supermarket to 'anchor' the neighbourhood shopping area
- need a supermarket in the area (IGA at 41<sup>st</sup> and Dunbar is too far away)
- use the area south of 43<sup>rd</sup> along West Boulevard as a potential grocery store site
- put the supermarket in an underutilized area (e.g. north or south of 41<sup>st</sup> along West Boulevard)
- need a medium-sized supermarket like 'Urban Fare' or 'Choices' - closer to 15,000 sq. ft.

### **18.6 Improve Pedestrian Safety**

#### ***Approved***

Safer crossings for pedestrians in the business area should be provided, especially at 41<sup>st</sup> and West and East Boulevard.

**Percent Agree 75%/76%**

People's Ideas...

- provide a mid-block crossing between Yew and West Boulevard on 41<sup>st</sup>
- construct raised crosswalks at East and West Boulevard on 41<sup>st</sup>
- provide a crossing on West Boulevard at 39<sup>th</sup>

### **18.7 Improve Bike Access for Kerrisdale Village**

#### ***Approved***

Bike access to and within Kerrisdale Village should be improved.

**Percent Agree 54%/56%**

People's Ideas...

- need better bike access to centres like Kerrisdale Village
- have a route for cyclists off 41<sup>st</sup> - perhaps 40<sup>th</sup> or 42<sup>nd</sup>
- need a separate lane for cyclists along 41<sup>st</sup>

### **18.8 Control Sidewalk Merchandise**

#### ***Approved***

Merchandise displays and sandwich boards on the sidewalk add interest and vitality on the street, but the amount of sidewalk they take up should be limited. They should leave enough room for pedestrians (including wheelchairs and strollers) to pass each other, and should leave more sidewalk space at bus stops and crosswalks where more people gather. The limit should be enforced.

**Percent Agree 70%/64%**

People's Ideas...

- retain current limits, leaving 5' clear pathway for pedestrians
- create more energy by keeping narrow sidewalks
- remove signs from sidewalks

### **18.9 Provide Weather Protection**

#### ***Approved***

There should be continuous weather protection for shoppers in the form of canopies or awnings.

**Percent Agree 57%/57%**

People's Ideas...

- put awnings in front of busy areas like bus stops

### **18.10 Protect and Enhance Street Trees**

#### ***Approved***

The existing street trees contribute to the pleasant character of the street.

These trees should be kept and main-

### Building Lines

Building lines are an additional setback used to preserve future road and boulevard widening or to preserve open space. In many cases, building lines can be traced back to the 1929 'Plan for the City of Vancouver' which included a 'Major Street Plan' that identified major streets and their capacities, and established building lines. These were modified in the 1940s, and have remained largely unchanged since the 1950s. When a development site is subject to a building line, building set-backs are measured from this line rather than from the property line. These include the width and depth of required yards, and building depth. This explains why some newer buildings on 41st have been 'set-back' from adjacent, older buildings resulting in wider sidewalks on portions of the street.

tained wherever possible. Their impact should be enhanced by adding trees where they are missing as well as in new corner bulges and along side streets.

**Percent Agree 84%/87%**

People's Ideas...

- provide more trees on both sides of Yew near 41<sup>st</sup>
- plant taller, bigger trees around community centre on 42<sup>nd</sup>
- ensure that trees and other greenery do not block business signs/advertising

### 18.11 Improve Design of Awnings

**Approved**

The design of awnings should be improved. A set of awning guidelines should be considered for Kerrisdale Village.

**Percent Agree 56%/57%**

People's Ideas...

- have the Kerrisdale BIA adopt some guidelines for the design of the awnings and have them enforced by the City.
- give awnings a consistent look

### 18.12 Create a More Attractive Area

**Approved**

Local merchants and owners, through the Kerrisdale BIA, have significantly improved the area's appearance with banners, colourful lightpoles, a landmark clock, decorative trash receptacles and newspaper box screens, a signature Kerrisdale sign, bus shelters, and decorative pedestrian lighting. The appearance of Kerrisdale Village should be improved through efforts of private businesses and the City (e.g. create outdoor patios, attractive landscaping, banners, special lighting, bike racks, public notice boards/directory, public art, special paving, drinking fountains), retaining its 'village' character.

**Percent Agree 78%/78%**

People's Ideas...

- retain character of Kerrisdale Village: 'villagy' with specialty shops, small storefronts, character build-

ings (e.g. Bill Chow Jewellers), and lower heights of buildings

- allow people to retain the siting of their shop on the street if they redevelop (i.e. ignore the building line)
- apply building lines to allow for sidewalk boulevards, benches, and plantings
- increase plantings, baskets of flowers on boulevards on 41<sup>st</sup>
- provide more benches on West Boulevard and on 42<sup>nd</sup> outside of London Drugs
- create a pedestrian mews between Vine and the west end of 40<sup>th</sup>
- beautify and make more functional the London Drugs mews with more plantings, benches, and tables (to have lunch), and redesign the back lane
- provide more attractive sidewalk treatment and landscaping when side streets intersect with shopping streets
- use the intersection of 41<sup>st</sup> and the Boulevards, and 41<sup>st</sup> and Yew, to increase the character of this area with increased sidewalk width, corner bulges, brick pavers, landscaping, and other treatments



London Drugs mews

### 18.13 Create a Public Plaza or Gathering Space

**Approved**

A public plaza or gathering space should be created in Kerrisdale Village for people to 'meet and greet', perform, and relax; with community arts, community services, and extensive landscaping and trees.

**Percent Agree 57%/58%**

People's Ideas...

- create a town square with live music
- find a place for the community to gather (e.g. Yew and 41<sup>st</sup>)
- design and build a water feature, public art, and/or public seating areas in Kerrisdale
- provide more courtyard areas on 41<sup>st</sup> between stores

#### 18.14 Provide A Cleaner Place

##### *Approved*

Sidewalks, gutters, lanes, parking lots, storefronts, garbage areas, and loading bays should be kept cleaner and maintained better by both private businesses and the City.

**Percent Agree 81%/80%**

People's Ideas...

- clean up lane south of 41<sup>st</sup> at London Drugs
- clean up area around McDonald's at 41<sup>st</sup> and East Boulevard
- need bigger garbage cans on 41<sup>st</sup>
- deal with garbage spill around dumpsters in back lanes
- get high school kids to help clean up areas in Kerrisdale

#### 18.15 Provide Convenient Parking

##### *Approved*

Short-term customer parking, including curbside parking, should be available to support local businesses and reduce impacts of parking on local streets adjacent to the shopping area.

**Percent Agree 78%/78%**

People's Ideas...

- provide more underground parking for shoppers and community centre users
- encourage side angled parking with landscaping
- provide more parking off of 41<sup>st</sup>
- provide more signage for free public parking

#### 18.16 Address Crime and Nuisance Behavior

##### *Approved*

Crime and nuisance behavior such as graffiti and aggressive panhandling should be addressed through community-based prevention and more enforcement by police and security people. The Kerrisdale BIA should assist in doing this.

**Percent Agree 82%/82%**

People's Ideas...

- provide more police presence or liaison with BIA or residents to deal with safety issues, using a bilingual officer/volunteer who can speak Chinese

#### 18.17 Provide Additional Housing on Edges of Kerrisdale Village

##### *Not Approved (Uncertain)*

Provide additional housing in Kerrisdale Village along the edges of the existing shopping and apartment areas to support the shopping area and to allow more people to live close to where they work or shop. Housing types to consider would be small scale (including fourplexes and rowhouses), and would replace the less affordable single family housing. Any housing redevelopment should be designed to 'fit in' with the single family area, and have good landscaping.

**Percent Agree 48%/50%**

People's Ideas...

- allow triplexes, row houses to be built around the Kerrisdale area (e.g. around Larch Street and 41<sup>st</sup> and ensure that they are affordable)
- address increased traffic and congestion problems with increased density
- provide more diversity of housing forms and more landscaping

**Comment:** *This Direction did not receive majority support in the general survey, and did not receive high enough agreement in the random survey to be classified as Approved. In both surveys, the Direction received more agree votes than disagree votes (general survey:*

1.7 to 1, random survey: 1.9 to 1). As a result, this Direction is classified as Not Approved (Uncertain) and remains on the table for consideration and public discussion when additional housing planning occurs in the community.

## 19 Arbutus Shopping Centre ('Arbutus Village')

Arbutus Shopping Centre is located off of Arbutus north of Nanton. There is multi-family residential housing in the area immediately to the north and west of the centre. Vision participants saw the opportunity to create a possible future neighbourhood centre (Arbutus Village) in place of the existing shopping centre. Shops would be relocated closer to Arbutus Street, and a new internal shopping 'street' would replace the existing surface parking lot (with parking largely placed underground). Apartments would be built above those shops ('mixed-use development'), and new apartment buildings would be built in place of the existing mall, overlooking Arbutus Village Linear Park. Pedestrian and bike pathways would connect parks, schools, and Kerrisdale Village with the new neighbourhood centre.

Should redevelopment occur further south of the shopping centre, Vision participants suggested extending mixed use developments down the west side of Arbutus as far as the existing small commercial area at Arbutus and Valley.



Internal shopping street

### 19.1 Create a New Neighbourhood Centre (Arbutus Village)

#### Approved

The creation of a neighbourhood centre (Arbutus Village) should be considered at the Arbutus Shopping Centre. In future, stores should be relocated closer to Arbutus Street, incorporating shops, cafes, and services on the ground floor. A new internal shopping 'street' with benches, trees, and greenery should replace the existing surface parking lot, with parking largely placed underground. Pedestrian and bike pathways would connect parks, schools, and Kerrisdale Village with the new neighbourhood centre.

**Percent Agree 57%/64%**

#### People's Ideas...

- redevelop Arbutus Shopping Centre with more urban, street-oriented development
- convert parking lot space into new internal shopping street and bring commercial area out to Arbutus
- could be developed more like a market place with a farmers' market, artist displays, cafes, etc.
- serve the growing Asian population with stores open later, a night market, etc.

### 19.2 Provide Additional Housing at Arbutus Village

#### Not Approved (Uncertain)

The new neighbourhood centre at Arbutus Village should include additional housing types, complemented by additional community services and amenities. Apartments would be located above shops on Arbutus Street and on the new internal shopping street to add housing diversity and support the shops in the new centre. New apartment buildings would be built in place of the existing mall, overlooking Arbutus Village Linear Park.

**Percent Agree 47%/49%**

#### People's Ideas...

- bring commercial area out to Arbutus with residential above, courtyard space in behind

- increase density provided that the shopping centre is improved
- allow mixed use development to increase density and improve commercial activity

**Comment:** *This Direction did not receive majority support in the general survey, and did not receive high enough agreement in the random survey to be classified as Approved. In both surveys, the Direction received more agree votes than disagree votes (general survey: 1.5 to 1, random survey: 1.8 to 1). As a result, this Direction is classified as Not Approved (Uncertain) and remains on the table for consideration and public discussion when additional planning occurs on the shopping centre site.*

### 19.3 Extend Shopping Area South of Arbutus Shopping Centre

#### **Not Approved (Uncertain)**

Should redevelopment occur south of the shopping centre, consider extending residential/commercial ‘mixed use’ developments down the west side of Arbutus as far as the existing small commercial area at Arbutus and Valley.

**Percent Agree 47%/50%**

#### People’s Ideas...

- extend ‘mixed use’ residential/commercial south along Arbutus to connect Arbutus Shopping Centre with commercial area at Arbutus and Valley
- redevelop retail at Arbutus and Valley as mixed use residential/commercial

**Comment:** *This Direction did not receive majority support in the general survey, and did not receive high enough agreement in the random survey to be classified as Approved. In both surveys, the Direction received more agree votes than disagree votes (general survey: 1.6 to 1, random survey: 1.9 to 1). As a result, this Direction is classified as Not Approved (Uncertain) and remains on the table for consideration and public discussion when additional planning occurs on the shopping centre site.*

### 19.4 Create a Public Plaza or Gathering Space

#### **Not Approved (Uncertain)**

A public plaza or gathering space should be created in Arbutus Village for people to ‘meet and greet’, perform, and relax; with community arts, community services, and extensive landscaping and trees.

**Percent Agree 49%/53%**

#### People’s Ideas...

- should incorporate some sort of community meeting place like an outdoor bandstand in the new development

**Comment:** *This Direction did not receive majority support in the general survey, and did not receive high enough agreement in the random survey to be classified as Approved. In both surveys, the Direction received more agree votes than disagree votes (general survey: 1.8 to 1, random survey: 2.9 to 1). As a result, this Direction is classified as Not Approved (Uncertain) and remains on the table for consideration and public discussion when additional planning occurs on the site.*

### 19.5 Ensure Continuity of Shops and Services

#### **Approved**

In any redevelopment of the shopping centre, shops and services should be continuous along the ground floor of buildings. Ground floor frontage should not be interrupted by drive-throughs, parking lots, or building fronts and uses that are not ‘pedestrian friendly’.

**Percent Agree 69%/69%**

### 19.6 Provide a Range of Shops and Services

#### **Approved**

There should be a wide range of local serving shops and services in the shopping area.

**Percent Agree 72%/76%**

#### People’s Ideas...

- lower the rents to attract more small shops and more diversity of stores

- retain a liquor store and a post office in any new development
- consider a farmer's market, pub/restaurant, barbershop, or men's clothing store on the site
- add a T and T supermarket and other Chinese stores
- need a community centre or neighbourhood house, and provide children's programs and tutoring
- need to have more interactive seniors' activities in the mall
- restrict financial or real estate institutions because they tend to decrease commercial activity in an area

### 19.7 Discourage Additional Auto-oriented Services

#### **Not Approved (Uncertain)**

Additional auto-oriented services (e.g. gas stations, repair shops, etc.) should be discouraged in the shopping centre.  
**Percent Agree 48%/54%**

*Comment: This Direction did not receive majority support in the general survey, and did not receive high enough agreement in the random survey to be classified as Approved. In both surveys, the Direction received substantially more agree votes than disagree votes (general survey: 2.6 to 1, random survey: 3.1 to 1). As a result, this Direction is classified as Not Approved (Uncertain) and remains on the table for consideration and public discussion when additional planning occurs on the site.*

### 19.8 Retain a Supermarket

#### **Approved**

The supermarket is an important anchor for the shopping area. Any redevelopment plans for Arbutus Shopping Centre should include a supermarket.  
**Percent Agree 86%/89%**

People's Ideas...

- must keep a supermarket in order for the shopping area to be successful



Safeway supermarket

### 19.9 Improve Pedestrian Comfort and Safety

#### **Approved**

It should be easier and safer for pedestrians to cross Arbutus and it should be more enjoyable to walk and bike along routes to and from the shopping centre.  
**Percent Agree 77%/80%**

People's Ideas...

- enhance Yew as the north/south pedestrian corridor connecting the shopping centre with Ravine Park, Prince of Wales Park, and Prince of Wales Secondary
- install a pedestrian signal at Arbutus and the internal east/west street envisioned for Arbutus Village
- focus on walkways and Bikeways to the shopping centre – there are many great quiet ways to walk to the centre
- create a Bikeway from Kitsilano to Kerrisdale linking shopping areas including Arbutus Village
- co-ordinate all push lights to have the same timing (e.g. pedestrian lights take too long to change at Arbutus and Nanton) – if not it leads to unsafe jay walking

### 19.10 Street Trees and Greening

#### **Approved**

Street trees should be planted on Arbutus and along any newly created internal shopping street in Arbutus Village.  
**Percent Agree 82%/84%**

People's Ideas...

- create and maintain green space with cooperation between

merchants, business associations, and residents

- keep and/or create green space in any new development

### 19.11 Provide Weather Protection

#### *Approved*

There should be continuous weather protection at the shopping centre in the form of canopies or awnings.

**Percent Agree 61%/58%**

People's Ideas...

- awnings should be aesthetically pleasing and should extend over the sidewalk, so as to not drip on pedestrians

### 19.12 Create a More Attractive Area

#### *Approved*

The appearance of the shopping area should be improved through the efforts of the developer, tenants, private business, and the City (e.g. create outdoor patios, attractive landscaping, banners, special lighting, bike racks, public notice boards, public art, special paving, drinking fountains).

**Percent Agree 74%/73%**

People's Ideas...

- create an old town feel to the new development
- should look something like the Ambleside Shopping Street in West Vancouver

### 19.13 Provide Convenient Parking

#### *Approved*

Short-term customer parking, including curbside parking, should continue to be available to support local businesses and reduce impacts of parking on local streets adjacent to the shopping centre.

**Percent Agree 82%/81%**

People's Ideas...

- address concerns about underground parking – theft, seniors safety, discouraging shoppers
- ensure that there is still ample above ground parking

### 19.14 Address Crime and Nuisance Behavior

#### *Approved*

Crime and nuisance behaviour such as graffiti and break-ins at the shopping centre should be addressed through community-based prevention and more enforcement by police and security people.

**Percent Agree 83%/85%**

People's Ideas...

- involve artists on an art wall – like the IGA wall at Dunbar and 41<sup>st</sup>
- increase community effort in dealing with vandalism and theft (there are a lot of break-ins in the mall area)
- need more police patrols and regular police presence in the area
- address safety concerns in Arbutus Village Linear Park (e.g. drug dealing, etc.)

## 20 Small Local Shopping Areas

Participants recognized the importance of three smaller commercial areas in ARKS: 33<sup>rd</sup> and MacKenzie, 16<sup>th</sup> and Macdonald, and Macdonald and Alamein. These small local shopping areas could be enhanced by making improvements to the public realm and encouraging increased commercial activity within the boundaries of the existing shopping areas. The existing commercial zoning (C-1) in these shopping areas already permits the mixed-use developments proposed by many Vision participants. Very limited opportunities for more housing were proposed on a few lots immediately adjacent to the shopping areas. Participants also called for a limited expansion (roughly one block) of the 16<sup>th</sup> and Macdonald shopping area, suggesting that commercial activity be allowed to take place on the south side of 16<sup>th</sup> as far east as Trafalgar.



Macdonald and Alamein shopping area

### 20.1 Enhance Important Local Shopping Areas

#### *Approved*

33<sup>rd</sup> and MacKenzie, 16<sup>th</sup> and Macdonald, and Macdonald and Alamein should be enhanced as local shopping areas and important community places. Improvements should be made to the public realm (e.g. more street trees, planted corner bulges, decorative pavers), and more commercial activity encouraged within the boundaries of the existing local shopping area (e.g. on commercially-zoned lots flanking the arterial street, or within 'live/work' types of housing units).

**Percent Agree 70%/74%**

People's Ideas...

- retain small scale of shops at MacKenzie and 33<sup>rd</sup>
- improve the look of the shopping area at 16<sup>th</sup> and Macdonald

### 20.2 Expand 16<sup>th</sup> and Macdonald Local Shopping Area

#### *Approved*

Consider a limited expansion (roughly one block) of the 16<sup>th</sup> and Macdonald local shopping area, allowing commercial activity to take place on the south side of 16<sup>th</sup> as far east as Trafalgar.

**Percent Agree 59%/55%**

People's Ideas...

- extend 16<sup>th</sup> and Macdonald commercial area 1 or 2 blocks
- need commercial activity to fill in gaps at 16<sup>th</sup> and Macdonald

### 20.3 Ensure Continuity of Shops and Services

#### *Approved*

In the local shopping areas, shops and services should be continuous along the ground floor of buildings. Ground floor frontage should not be interrupted by driveways, drive-throughs, parking lots, or building fronts and uses that are not 'pedestrian friendly'.

**Percent Agree 71%/72%**

### 20.4 Provide a Range of Shops and Services

#### *Approved*

There should continue to be a wide range of local-serving shops and services in the local shopping areas.

**Percent Agree 73%/76%**

### 20.5 Discourage Additional Auto-oriented Services

#### *Not Approved (Uncertain)*

Additional auto-oriented services (e.g. gas stations, repair shops, etc.) should be discouraged in the local shopping areas.

**Percent Agree 53%/49%**

*Comment: This Direction did receive majority support in the general survey, but did not receive high enough agreement in the random survey to be classified as Approved. In the random survey, the Direction received more agree votes than disagree votes (1.9 to 1). As a result, this Direction is classified as Not Approved (Uncertain) and remains on the table for consideration and public discussion in further planning.*

### 20.6 Improve Pedestrian Safety

#### *Approved*

It should be easier and safer for pedestrians to cross major streets within the local shopping areas.

**Percent Agree 77%/78%**

People's Ideas...

- improve pedestrian and cyclist safety at 16<sup>th</sup> and Trafalgar by installing a pedestrian/cyclist signal

### 20.7 Control Sidewalk Merchandise

#### *Approved*

Merchandise displays and sandwich boards on the sidewalk add vitality and interest to the street, but the amount of sidewalk they take up should be limited. They should leave enough room for pedestrians (including wheelchairs and strollers) to pass each other, and should leave more sidewalk space at bus stops and crosswalks where more people gather. The limit should be enforced.

**Percent Agree 66%/66%**

## 20.8 Provide Weather Protection

### ***Not Approved (Uncertain)***

There should be continuous weather protection for shoppers in the form of canopies or awnings.

**Percent Agree 55%/50%**

**Comment:** *This Direction did receive majority support in the general survey, but did not receive high enough agreement in the random survey to be classified as Approved. In the random survey, the Direction received substantially more agree votes than disagree votes (3.5 to 1). As a result, this Direction is classified as Not Approved (Uncertain) and remains on the table for consideration and public discussion in further planning.*

## 20.9 Protect and Enhance Street Trees

### ***Approved***

The existing street trees contribute to the pleasant character of the street. These trees should be kept and maintained wherever possible. Their impact should be enhanced by adding trees where they are missing as well as in new corner bulges and on side streets.

**Percent Agree 80%/83%**

People's Ideas...

- plant street trees on the boulevards along Macdonald at Alamein

## 20.10 Create a More Attractive Area

### ***Approved***

The appearance of the shopping areas should be improved through efforts of private businesses and the City (e.g. create outdoor patios, attractive landscaping, banners, special lighting, bike racks, public notice boards, public art, special paving, drinking fountains).

**Percent Agree 76%/75%**

People's Ideas...

- 'connect' the small local shopping areas via similar public realm treatments (e.g. highlight entry to local shopping area with large corner bulges and decorative pavers creating a 'square')

- need more pedestrian friendly landscaping, outdoor seating/patios in commercial areas

- retain the street market atmosphere outside of Choices Market with the attractive merchandise display, hanging baskets, and seating benches

- retain the effective, handsome signage and awnings of Choices

## 20.11 Provide a Cleaner Place

### ***Approved***

Sidewalks, gutters, lanes, parking lots, storefronts, garbage areas, and loading bays should be kept cleaner and maintained better by both private businesses and the City.

**Percent Agree 83%/77%**

## 20.12 Provide Convenient Parking

### ***Approved***

Short-term customer parking, including curbside parking, should be available to support local businesses and reduce impacts of parking on local streets adjacent to the local shopping areas.

**Percent Agree 79%/79%**

## 20.13 Add Some New Housing at MacKenzie and 33<sup>rd</sup>, 16<sup>th</sup> and Macdonald, and Macdonald and Alamein

### ***Not Approved (Uncertain)***

Very limited opportunities for more housing should be considered on a few lots immediately adjacent to the local shopping areas at MacKenzie and 33<sup>rd</sup>, 16<sup>th</sup> and Macdonald, and Macdonald and Alamein. Housing types could include row houses and duplexes.

**Percent Agree 51%/55%**

**Comment:** *This Direction did receive majority support in the general survey, but was .5% short of the required support in the random survey to be classified as Approved (54.5%). In the random survey, the Direction received substantially more agree votes than disagree votes (2.9 to 1). As a result, this Direction is classified as Not Approved (Uncertain) and remains on the table for consideration and public discussion in further planning.*

# 21 'Big Box' Stores and Shopping Malls



Specialty big box retail:  
Future Shop

Shopping malls are clusters of stores in one development where the stores face inside instead of onto a public street. The bigger the shopping mall, the larger its 'trade area' (the distance from which it draws customers). Under current zoning, internal malls can theoretically locate anywhere in the C-2 zoning that lines the city's arterial streets. Although few sites are large enough, some of the old supermarket sites could see proposals for internal malls.

There are also different types and sizes of 'big box' store. Some are very large and sell a wide range of goods; some specialize in particular types of goods and are smaller. All these stores draw their customers from a very large trade area. The City has permitted some big box stores (usually through rezonings), but has recently adopted policies that restrict these rezonings to portions of Grandview Highway and the Marine Drive frontages. If the stores are to sell food or clothing, a retail impact study is required. Some smaller specialty 'big box' stores have recently located on C-zoned strips: Future Shop, Office Depot, Toys R Us, and Mountain Equipment Co-op are all on central Broadway.



Banners help to beautify  
neighbourhood shopping  
areas

Participants in the Vision process, while acknowledging that existing malls and 'big box' stores provide shopping choices for consumers, were concerned that additional projects would work against keeping strong neighbourhood shopping at Kerrisdale Village, Arbutus Shopping Centre, and other local shopping areas in ARKS.

## 21.1 Restrict Additional Major Malls or 'Big Box' Stores

### *Approved*

Additional major shopping malls, and 'big box' stores which sell groceries, clothing, and other daily needs, should not be permitted to locate where they will harm the economic health of existing shopping areas in ARKS.

**Percent Agree 61%/61%**

## 21.2 Permit Specialty 'Big Box' Stores

### *Not Approved (Uncertain)*

Some smaller specialty 'big box' outlets (e.g. electronics, toys, pets) might act as positive anchors or attractions if they are located in existing shopping areas in ARKS. They should be considered if they are designed to fit in properly.

**Percent Agree 46%/47%**

**Comment:** *This Direction did not receive majority support in either the general or random surveys. In both surveys, the Direction received more agree votes than disagree votes (general survey: 1.2 to 1, random survey: 1.2 to 1). As a result, this Direction is classified as Not Approved (Uncertain) and remains on the table for consideration and public discussion in further planning.*

# 22 Business Associations or BIAs

Business associations are formed by business and property owners in shopping areas. They can also apply to the City to become a Business Improvement Area (BIA). Through a BIA, each commercial property owner pays into a fund that is administered by the BIA and used to benefit the shopping area through promotion, crime prevention, beautification, etc. The City has a staff person to assist in forming associations and BIAs. Kerrisdale has a very active and successful BIA.

## 22.1 Encourage Business Associations or BIAs

### *Approved*

Business Associations and BIAs should be encouraged, with organizational assistance from the City. They should be involved, together with residents, in promoting shopping in their areas and organizing services and activities to attract shoppers.

**Percent Agree 69%/70%**

## 23 Other Small Shopping Areas Zoned C-1



41st and Granville shopping area

There are a few other small commercially-zoned sites which serve as local shopping areas for ARKS residents. They were not extensively examined by Vision participants. They are located at 16<sup>th</sup> and Arbutus, 41<sup>st</sup> and Carnarvon, 41<sup>st</sup> and Granville, 41<sup>st</sup> and Oak, 49<sup>th</sup> and Oak, and 57<sup>th</sup> and East Boulevard. The C-1 zoning on these parcels allow residential/commercial ‘mixed-use’ projects. Some participants felt that these sites should also be enhanced as local shopping areas within the boundaries of the existing commercial areas. Alternatively, these sites could be made available for all-residential redevelopment if they no longer were valued as local shopping areas.

### 23.1 Enhance Local Shopping Areas

#### *Approved*

The C-1 zoned shopping areas at 16<sup>th</sup> and Arbutus, 41<sup>st</sup> and Carnarvon, 41<sup>st</sup> and Granville, 41<sup>st</sup> and Oak, 49<sup>th</sup> and Oak, and 57<sup>th</sup> and East Boulevard should be enhanced as local shopping areas.

**Percent Agree 64%/63%**

People’s Ideas...

- need a beautification program for 41<sup>st</sup> and Granville

### 23.2 Retain Commercial Uses on C-1 Zoned Sites

#### *Approved*

The City should retain commercial uses on C-1 zoned sites — and not permit all-residential development — at 16<sup>th</sup> and Arbutus, 41<sup>st</sup> and Carnarvon, 41<sup>st</sup> and Granville, 41<sup>st</sup> and Oak, 49<sup>th</sup> and Oak, and 57<sup>th</sup> and East Boulevard.

**Percent Agree 63%/62%**