



Vision Highlights

Kensington-Cedar Cottage Today

Kensington and Cedar Cottage have pleasant residential areas, spectacular views of the mountains, and many parks and schools. People in KCC have many different backgrounds, languages, and income levels, and the population is growing at a faster rate than most communities in Vancouver. KCC has problems related to crime, property maintenance, and traffic. The KCC Community Vision seeks to keep the things that people value, address problems, and improve the quality of life in these communities.



Emphasis on Community Involvement

Combined action by the community and the City will be needed to make this Vision happen. People in KCC should have more input into City decisions about changes in the area. There should be paid community development workers to support local volunteer actions and existing organizations. In addition, translation and communication assistance should be provided because of the many different backgrounds and languages spoken in the area.



Focus on Crime Prevention

Community crime prevention efforts should be strengthened and extended into more areas of KCC. Local crime prevention/neighbourhood safety offices should have ongoing funding to ensure continuous operations. There should be more education and prevention programs, and more patrols by police on foot and on bicycle. Special attention should be given to the Broadway and Commercial area and along Kingsway to make these areas safer community places.

Cleaner and Greener Neighbourhoods

There should be higher standards of maintenance and cleanliness for private and public property, to deal with litter, dumping, graffiti, and neglected properties. Construction techniques and quality of materials should be improved so that new buildings are easier to maintain and look good longer. Streets (especially arterials), lanes, commercial areas, parks, school grounds, and “leftover” spaces, such as under the SkyTrain, should be “greened” and redesigned to accommodate a broader range of activities. Mountain views from parks and streets should be protected.

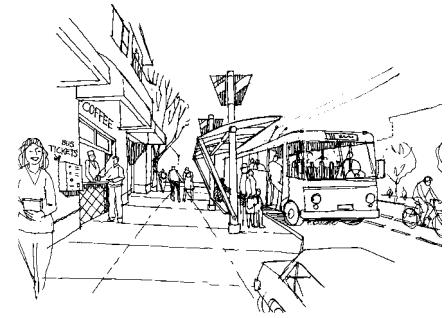


Taming Arterial Traffic

The City should do more to make the busy arterials and Clark/Knight truck route safer for pedestrians, quieter, and more attractive. More signalized pedestrian crossings and active traffic speed enforcement should be combined with landscaping and better street design to overcome the impacts of heavy traffic on the many arterials that cut through the area. Traffic calming on local streets is needed to help protect neighbourhoods from commuter shortcutting as well as to control local traffic.

Local Transit Improvements and Benefits

There should be more community input to transit planning, especially for the new Broadway light rail transit line, to help ensure benefits for the local community as well as for the region. There should be more and better bus shelters for the high number of transit users in the area, and bus bulges should be built on key bus routes in KCC to give buses more priority in traffic. The Broadway and Commercial area should become a safer, more people-friendly transit hub.



Getting Around via Greenways and Bikeways

There should be more local greenways and bikeways to provide safe, attractive routes for walking and cycling between parts of the community and to job centres. Bike parking in shopping areas and community destinations, and public education is needed to encourage more cycling. Traffic calming will make residential streets safer for walking and biking.

Services for a Diverse, Changing Community

Community services should be easy to get to, well known, and effectively coordinated to serve the diverse and growing population. Especially important are drug and alcohol services, and improvements to the library and community centres to keep pace with this growth and change.



Single Family Neighbourhoods

Most single family areas should be kept as now, maintaining the sense of community that residents value. In areas with “character” (e.g., pre-1940s buildings), there should be incentives to renovate and preserve, and design review for new buildings to help maintain the neighbourhood character. Rental suites are already allowed in all areas, and City regulations should be changed to make them more feasible.



Three Neighbourhood Centres

The shopping areas at Broadway and Commercial, at Knight and Kingsway, and at Victoria and 41st, should become neighbourhood centres to provide a range of shops, services, jobs, and housing. Each centre should be unique in character. New three to four storey mixed-use buildings, with commercial and housing, will continue to replace older smaller buildings, but the new buildings should be better designed and more neighbourly. These centres should also have safe and attractive pedestrian crossings, landscaping, and other features that reduce the impacts of traffic.

New Housing Choices

In addition to new three to four storey mixed use buildings, mainly along Kingsway and Victoria, there should be new forms of housing around the Knight and Kingsway and Victoria and 41st neighbourhood centres. This would include rowhouses, four- and sixplexes, and duplexes, and housing designed for seniors, to provide a greater range of housing choices for all ages. This new housing should be attractive and fit into the existing neighbourhoods.

