

ARKS Vision Implementation Kick-off events

*(November 5th 2006 - VanDusen Gardens
and November 16th 2006 - McCleery Golf Clubhouse)*

A. Comments from yellow comment sheets

I am interested in getting involved in the following areas:

Safety	Housing	Parks	Community Festivals	Traffic	Greening	Shopping Areas	Other
8	19	15	6	20	9	12	3 - no area mentioned 1 - tourism 1 - transportation 1 - security 1 - density

I have a project that I want to work on ...

Arbutus Corridor

- Greenway for CPR Line
- Conversion of more of the CPR / Arbutus Corridor to Community Gardens
- Transportation and green spaces (including pet parks)
- Arbutus Corridor

Bike

- Safe bicycle lanes

Commercial

- Local shopping areas

Housing

- I like to sub-divide my big lot as I live at the same address for over 30 years.
- Social Housing - to keep my children near my neighbourhood and senior housing (maybe) for me.
- Encouragement of the new housing types (with a commitment to affordability as a requirement).
- I have two big lots; want to know the future development in ARKS area.
- Rezoning of single family areas to new forms of housing.
- The provision across ARKS properties that will house affordable, multiple units for coop-housing, social housing, small (no more than 10-12) residences for citizens in need of assisted living - mentally and/or physically incapacitated - either by age, ex-seniors or by disability through drugs etc. or physical impassionate.
- Increased density in areas

Neighbourhood Centre

- Creation of more affordable mixed density districts close to jobs and commercial centres, using sustainable design and recycled or energy smart approaches / materials. And doing it in a way that creates beauty and livable family and community spaces.

Public Realm

- Lack of pedestrian access either side of East Boulevard, south of 52nd.

Recreation & Parks

- Lighting around Park
- Expanding Kerrisdale Community Centre

Traffic

- Road and traffic safety
- Reroute cars away from my neighbourhood streets (45th and Yew)
- Slowing traffic on Arbutus
- Improving pedestrian safety at Arbutus / Nanton
- Traffic control around Prince of Wales School
- Reducing traffic speed between 57th and 49th on Angus Drive.
- Re-classification of West Boulevard as a neighbourhood collector.
- Traffic control.

Other

- Network Wireless Connectivity
- Tourism in Kerrisdale

I have some questions, issues, or concerns ...

Arbutus Corridor

- The Arbutus Corridor - please keep me posted.
- What will happen to the railway track along the Arbutus Corridor? Will it be developed into Greenway for general public?
- Arbutus Corridor at 64th & West Boulevard

Housing

- What exactly is eco-density? How is density “eco”?
- My question (concern) relates to the new housing type designation along non-arterial (i.e. neighbourhood) roads such as Mackenzie, which appears not to have been approved in the ARKS plan.
- New type housing on main arteries and near arterial roads.
- The apparent indiscriminant and introduction of new housing types on arterial routes and around parks.

Neighbourhood Centre

- The impact of the newly announced “P3” strategy / requirement by Gordon Campbell on municipal capital projects of \$20m+. We need to avoid allowing private ownership of public assets, because the profit motive is in conflict with public interest inherently.

Recreation & Parks

- Expanding Community Centre in Kerrisdale
- Have just been involved in losing my (rental) home at 43rd & Balsam. Therefore, interest in lack of vision in development.
- Am a member of Kerrisdale Bowls Club; therefore am interested in park space / also recognizing facilities like this as not just a “seniors” facility. Also a member of Granville Park Bowls Club (14th & Fir) and Pacific Indoor Bowls Club (Riley Park).

Safety & Crime

- I am concerned with existing vandalism issues (i.e. garbage binning). I know it’s hard to keep ARKS in order but I hope there will be solutions in solving this.

Traffic

- North-south Transit is already at gridlock - the Arbutus Corridor must be maintained as the Federal Supreme Court ruled in Feb/06 for transportation. In the meantime (before rail is in place) it can be used on greenway, parkway, gardens etc.
- Traffic on Arbutus (south of 49th) - 2200 Block West 51st - West Boulevard (involves a 4-way stop at W 51st / Arbutus which is largely ignored —→ safety of pedestrians!
- Idiomatic traffic planning on West Boulevard. Also traffic off Marine Drive to Yew same at Angus.
- Traffic calming on Arbutus Street - Arbutus Diversion, south of 51st Ave to 57th Ave. Will there be a review of the previous traffic calming plan on this street? Will there be another traffic study on review of the plan and its results?
- I am very concerned that City Engineering has turned Marguerite Street into a parking lot. It is now very difficult to drive down this street because there are areas parked on both sides of this very narrow street.
- What would be the cost of having ground lights at cross-walks when a pedestrian step on the cross-walk? With the aging population and absent-minded drivers, I believe this would be a great reminder and prevent accidents.
- Larch Street - north of 41st is designated as a collector. I live on Larch between 45th and 47th. The traffic volume, speed is a major concern. What can be done to discourage traffic from using Larch as a through-fare? Taxis, trade vehicles, handy darts, school buses and tons of cars all continue south of 41st. What would be the process involved to get a right in / right out diverter or something of the like at the intersection of 41st and Larch on the south side of 41st.

Other

- I don’t need to be fed lunch to attend, \$\$\$
- Allow for more appropriate question and answer opportunities at large meetings!

B. Comments and questions from post-it notes and others

ARKS QUESTIONS:

Commercial

Major grocery store is needed - 33rd & Arbutus added 100's more people, etc.
Keep open air lot. It is full a lot of the time - no underground - all services needed are currently at Arbutus Mall.

We need a grocery store in Kerrisdale.

What will happen to Arbutus village? It is a poor use of space & could be more interesting - have shops for seniors but also facilities for young people.

Recreation Facilities

A whirlpool @ the community centre.

A community centre @ the Shaughnessy area. thx

Arbutus Corridor

CPR corridor? Community gardens! and bike lanes.

What will happen to the railway track along the Arbutus corridor?

Arbutus corridor THE most crucial issue ahead re ARKS ~
Arbutus rail should be cleaned up and some low cost housing that fits in with some parks & walking paths.

No commercial development on the old CN corridor, greenway only. ~

Put light rapid transit on Arbutus corridor and take buses off Arbutus.

An inter-urban rail line is a good idea for the WHOLE community and should not be derailed because wealthy neighbours worried about their own land values can't think in a sustainable or neighbourly way.

Solve the Arbutus Rail corridor First (we're fine as we are!) ~

Housing

Infill housing is needed to keep families together. ~

Granville & Connaught, if you allow a high density what will you do about parking all those extra cars?

Have you considered the policy implications of higher density housing in what are today single family neighbourhoods?

Environment

I haven't heard very much about environmentally friendly buildings (GREEN construction) whether for houses or high rises. Places like New Westminster & Burnaby seem to be ahead of you there. Much new construction is 2nd rate.

Pedestrian Realm

Better sidewalks from Arbutus to Oakridge at 45th (and all around Oak area).

Traffic & Parking

People are worried about increased traffic! We must stop allowing houses to have 3+cars (ugly!) garages. Tax extra cars rather than houses.

Sidewalk pedestrian safety at 41st & Granville traffic volume is very high and with even a little bad weather anyone standing at the corner is in danger of a car/truck easily climbing the curb and being hit.

On a dark rainy, glary night -driving along S.W. Marine Dr towards UBC - the road lanes are very hard to see, no cat's eyes to mark lanes. The odd bit of fog rolls in as well.

For King Edward & Trafalgar Intersection; this intersection still presents a concern as traffic continues to speed along King Edward without slowing down most of the time.

- 1) Going east from the Puget and McDonald intersection light - it becomes a speedway.
- 2) Going west speeding around a curve in the road, traffic does not have time to or just fails to slow down.

ARKS IDEAS:

General Comments

Are you sure that everyone giving input at the meetings to discuss changes at the Arbutus village/Safeway site don't have a conflict of interest i.e. employment in a local real estate company with offices housed in the center.

Traffic & Parking

More 'resident parking only' around Prince of Wales school. Limit car traffic & slow it down.

Parking of vehicles too close to a corner intersection. This obstructs the view of oncoming traffic and creates safety issues. This is dangerous. (Includes sketch of intersection)

41st & Granville area - I'm concerned that the streets are being turned into parking lots as the front crossings are disappearing.

Good streets, too many stop lights on 41st in Kerrisdale.

We need a traffic light at Arbutus & Nanton.

Why can't we have advance green traffic lights at all major intersections especially those without dedicated left turn lanes? With traffic volumes increasing, this is a vital safety issue.

UBC traffic in neighbourhood.

(Calm traffic around)

Close the ICBC office on Macdonald St.
Too many cars, feel unsafe esp. for children

Traffic calming at Vine St. and 42nd - speeding is not unusual.

Traffic calming 45th & Yew.

S.W. Marine needs crosswalks & better enforcement of speed limits 10 years of inaction + promises is 10 years too long.

Traffic patterns in Kerrisdale is not suitable for pedestrians & too many trucks.

More traffic calming to reduce speeds on residential streets, e.g. Vine St. between 41st & 49th.

Commercial

Better local stores (grocery).

Keep Safeway - no underground parking - too dangerous.

No underground parking at Arbutus mall.

Housing

4700 block Trafalgar. Property owners build out to road?? What about blind & disabled people trying to get around this break???

I support W.16th & Dunbar half way only if it is supervised. These sites do not help without live in supervision.

Stop allowing developers from taking down SOLID older energy efficient houses & replacing them with McMansions (houses built to maximum lot size - no aesthetic value).

If there is a concern about plans for new housing, can we consult our community group as there is no board of variance now?

No more infill housing without more information to residents. 1 block radius is not acceptable.

Look at infill on large lots as long as streetscape is retained.

I agree with new house design review. Recent new houses have destroyed the unique look of Kerrisdale. I lived here for almost 16 years and like it when there were traditional houses.

Would like the city to give incentives (i.e. reduced taxes) to people willing to restore or maintain heritage homes. Incentives are currently just given to developers.

Do not want densification in single family neighbourhoods that destroy the streetscape.

Would not like to see the single family homes on King Edward changed to 'other housing types.' This street forms the gateway view for the surrounding neighbourhoods.

Increase density in single family neighbourhoods not wanted.

Leave single family type housing as much as possible - it will become very unique in the future & an e.g. of the life before higher density. People bought these to live as it currently is.

Increase the number of housing options available to bring more people into the area. This is needed to prevent ARKS from becoming an area of many high-income families. Diversity makes for healthy communities.

Limit condo growth!

Affordable housing/senior housing/eco-density.

New housing types with commitment to affordability & special populations.

More affordable housing.

More seniors housing for Kerrisdale, new projects are removing rental units used by long-term residents.

Seniors need 1 level bungalows at a reasonable cost.

Make more affordable housing for many seniors that has created the community.

Stop allowing corporate 'greed' to destroy rentals in Kerrisdale and replace with less dense luxury condos (i.e. 43rd & Balsam) Yes Yes! ~ C.C.

Arbutus corridor

More community gardens along all of CP rail road.

Community gardens on the CPR corridor. Parks at 41st & Arbutus weeds + + + now and rats population + + +

Get on with dealing with the CPR corridor → make use of it (bike path, park, community centre).

Arbutus corridor for transit - get people out of their cars.

Arbutus corridor is a citywide asset not only for people with houses close to it. It should be used to its potential (to connect the city as a sustainable mass transit route) not just a garden.

Open air market along rail line area E & W Boulevard between 39th & 49th.

Weeds along CN pathway

- 1) Please keep them cut to prevent ragweed & hay fever
- 2) This reduces rat population
- 3) Reduces risk of fire

Recreational Facilities

More cultural opportunities - cafes, rec. centre.

We really like the idea of a smaller community centre located at the current Arbutus shopping centre. It is a long walk between Kits & Kerrisdale Centres.

We have enough playgrounds.

Need another pool like Maple Grove in another park in area e.g. Quilchena would be a good one. Maple Grove heavily used overcrowding parking on residential streets, etc.

Greening

The parks are great. Keep up the good work =D

King Edward Boulevard maintained as greenery that enhances the community. Can it be named a heritage Blvd like Cambie is? There are many old and exceptional trees on King Edward Blvd.

Public Realm

Residential street lighting:

- 1) Inadequate on the non-commercial streets, e.g. single family homes
- 2) Ascetics are often poor
- 3) Perhaps use low glare coloured lights on streets with multi-unit dwellings

Safer bicycle lanes.

Bike path.

Make a bike/walking path & plant gardens.

What contributions do cyclists give to pay for the bike lanes, special traffic signals, etc. now it seems to be paid for by car licenses, etc.

There is a great need for 'in-city' bicycle commuter pathways that can be used as safe alternatives to car use. Vancouver really lags other leading cities in this regard.

Adult alert - why do we spend \$\$ on bike paths, beautification, etc. when we could spend money on seniors homes. We rode bikes all our lives till 55 came we did not need to be told where to ride.

East Blvd south of 54th has no pedestrian access on either side. How many Vancouver streets force pedestrians into a ditch to avoid oncoming cars?? City owns land on east side. All you have to do is cut down the trees on your property. Cheap, quickly done & we will all LOVE you.

Crime & Safety

More crime prevention work to be done @ Shaughnessy area.