

WEST POINT GREY

WPFG

community VISION



CityPlan

approved by City Council September 23, 2010

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VISION DIRECTIONS

The WPG Choices Survey asked people to respond to draft Directions on a range from Strongly Agree to Strongly Disagree. Each Direction has been classified as **Approved**, **Not Approved (Uncertain)**, or **Not Supported** based on community response in the Choices Survey. This classification is shown above each Vision Direction. Noted below each Vision Direction is the percentage agreement it received in the general and random surveys (complete statistics and survey methodology are available in a separate publication 'West Point Grey Community Vision Choices Survey: Report on the General and Random Surveys').

Approved Directions: Most Directions received enough agreement to be classified as 'Approved'. These Directions were supported not only by 50% or more of the general survey respondents but also by at least 54% of the random survey respondents (a level that ensures support for the Direction by a majority of these respondents, taking into account the plus or minus 4% sampling error of the random survey). When approved by City Council these Directions become official City policy.

Not Approved (Uncertain) Directions: When a Direction did not receive enough support to be classified as 'Approved' but the agree votes outweighed disagree votes in both the general and random surveys, the Direction is listed as 'Not Approved (Uncertain)'. Many of these Directions were supported by a majority of the general survey respondents and a majority of votes in the random survey (but below the 54% required to ensure community support given the sampling error of the random survey). These Directions will not be adopted by City Council and although they are not City policy they remain on the table for further community discussion in subsequent planning processes. For these Directions, comments on their future role is provided.

Not Supported Directions: When a Direction received more disagree than agree votes in either the general or the random survey it is classified as 'Not Supported'. These Directions will not be adopted by City Council and they will not be brought forward for consideration in future planning processes.

People's Ideas

For most Directions, specific ideas generated at the community meetings and workshops are listed here. They are for information and future reference but are not part of the formally approved Directions.

Note: Percentages are rounded-up when .5 or greater (e.g., 54.5% is rounded-up to 55%). However, rounding-up will not change the classification of a Direction (e.g., from 'Not Approved' to 'Approved').

TRAFFIC AND TRANSPORTATION

1. Primary Arterials

4th, 10th, and Alma

1.1 Improve Conditions and Safety on 4th, 10th, and Alma

Approved

The conditions and safety for residents and pedestrians on 4th, 10th, and Alma should be substantially improved by:

- adding and upgrading pedestrian crossings
- reducing traffic speed
- mitigating traffic noise
- providing more enforcement of traffic rules and regulations, and
- pursuing design solutions to address traffic impacts (e.g. corner and bus bulges, centre boulevards).

Percent Agree 76/78

People's Ideas...

- introduce traffic calming measures in commercial areas
- reduce lanes on 10th Avenue to one each way between Alma and Blanca (with left turning lanes)
- reduce speed limit to 40 km/h on 10th Avenue
- put full 4-way traffic lights (vehicle activated) at 10th and Sasamat for local access and pedestrian safety (note: concerns about making Sasamat a through street from 4th to 16th)
- install mid-block crossings on 10th Avenue between Tolmie and Trimble to reduce jaywalking
- identify 'village centre' on 10th Avenue with street furniture, clock tower, planting/landscaping/public art, etc. which can slow down traffic
- install marked crosswalks and pedestrian signals on 4th Avenue between Trimble and Blanca
- need larger left-turn lane and 'advance green' in all directions at 4th and Alma
- restrict cars to fewer lanes: use extra for buses, extended sidewalks, median refuge, bike lanes, and more landscaping
- address air and noise pollution on 4th and 10th
- address noise of traffic on 4th Avenue
- keep 4th and 10th as streets, not highways
- deflect car and truck traffic from 10th onto 16th

2. Secondary Arterials

16th, Marine Drive, and Blanca

2.1 Improve Conditions and Safety on 16th, Marine Drive, and Blanca

Approved

The conditions and safety for residents and pedestrians on 16th, Marine Drive, and Blanca should be substantially improved by:

- adding and upgrading pedestrian crossings
- reducing traffic speed
- mitigating traffic noise
- providing more enforcement of traffic rules and regulations, and
- pursuing design solutions to address traffic impacts (e.g. corner and bus bulges, centre boulevards).

Percent Agree 70/75

People's Ideas...

- narrow 16th Avenue between Crown and Blanca to encourage bikes and reduce cars
- need pedestrian crossings at 16th and Discovery and 16th and Sasamat
- need crossing light at 16th and Wallace for students
- reduce speed on 16th Avenue by having a police blitz at the beginning of September and doing it every few months
- provide English-style roundabout at 16th and Blanca (no point in stopping east/west flow to let 1 or 2 cars make their turns)
- keep trucks to designated truck routes
- add crosswalks on Marine Drive to help access the beach
- need north-south route along Blanca which can provide access to the beaches from 10th Avenue
- repave to reduce traffic noise
- conduct speed-watch campaign and employ red-light camera at Blanca and 10th
- restrict cars to fewer lanes on Blanca Street - should reduce speeding, frees up space for other uses (e.g. mini-parks, housing for seniors, bike lanes, street hockey area, median)

2.2 Designate Blanca Street as a Neighbourhood Collector

Approved

In accordance with the Transportation Plan proposal, the City should change the designation of Blanca Street from secondary arterial to neighbourhood collector to ensure that it is not widened to increase the number of traffic lanes, and to consider traffic calming measures that slow traffic to 50 km/h without diverting traffic onto other streets.

Percent Agree 55/62

3. UBC Development and Traffic

3.1 Reduce UBC Impacts on WPG

Approved

The City and the community should work closely with UBC and Translink to ensure that UBC growth doesn't negatively impact WPG. All participants should be strongly encouraged to address current issues of traffic speed and volume along WPG arterials, and impacts related to the on-going residential, commercial, and institutional development at UBC.

Percent Agree 88/87

People's Ideas...

- form a City and UBC task force to work together on issues of speeding traffic and parking
- provide enforcement co-ordination between City police and the RCMP

4. Traffic Calming on Local Streets

4.1 Employ the City's Traffic Calming Program in WPG

Approved

Concerns about local traffic issues should be addressed through the City's traffic calming program, and residents should be educated about traffic calming measures (e.g. traffic circles) so they can be employed

successfully in WPG.
Percent Agree 68/73

People's Ideas...

- address speeding traffic on Discovery (10th to 16th), and congestion near gas station on 10th Avenue
- provide traffic calming on Sasamat Street from 4th to 16th
- add a traffic circle at 5th and Sasamat, and address safety concerns about existing traffic circle at 8th and Sasamat
- make the Safeway parking lot safer to exit onto Sasamat Street
- provide traffic calming around Our Lady of Perpetual Help, Queen Mary, Queen Elizabeth, and Jules Quesnel schools
- address pedestrian safety concerns at lane/street intersection (i.e. cars treat the road as the 'stop line' instead of stopping before the sidewalk)
- provide more driver education about driving around traffic circles (how to enter, exit, who has the right-of-way, etc.), with ads in newspapers and links on city's website

4.2 Reduce Speed Limit to 40 KM/H Speed Limit on Local Streets

Approved

The City should continue to encourage the province to move quickly to amend the Motor Vehicle Act to allow the City to reduce the speed limit on local streets to 40 km/h.

Percent Agree 59/61

4.3 Control Parking on Local Streets

Not Approved (Uncertain)

Parking on local streets should be better controlled to ensure adequate parking for WPG residents.

Percent Agree 55/53

People's Ideas...

- stop UBC commuters using WPG as a parking lot when taking the bus to UBC
- provide 'resident-only' parking area
- put parking time limits on all side streets

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 (2.1 to 1). As a result, this Direction is classified as Not Approved (Uncertain) and remains on the table for consideration and public discussion in future planning.

4.4 Improve Visibility at Intersections

Approved

Sufficient corner clearance at intersections should be provided to ensure clear visibility of pedestrian and vehicular traffic.

Percent Agree 85/84

People's Ideas...

- stop cars from parking too close to the intersections of 10th and Crown, 16th and Trimble, 16th and

Sasamat

4.5 Pursue Traffic Demand Reduction Measures

Approved

More should be done to reduce auto-trips taken by residents of WPG. Create and/or adopt from other areas programs and measures that get people walking, biking, or taking transit to local destinations, especially for trips to and from WPG schools.

Percent Agree 70/70

People's Ideas...

- encourage parents to use 'walk to school' program developed at Queen Mary School
- get neighbourhood residents (university students or retirees) to volunteer with the 'walk to school' program
- have a party every month for children who have walked to school, and get residents and local businesses to sponsor parties and provide prizes
- have carpools to pick up or drop off students to reduce traffic

5. Public Transit

5.1 Address Negative Impacts of Public Transit

Approved

In co-operation with the community, the City should seek to ensure that Translink and UBC reduce existing and potential negative impacts of UBC transit on WPG neighbourhoods, including addressing safety, noise, emissions, and parking issues.

Percent Agree 80/79

People's Ideas...

- reduce diesel bus noise/emissions on 4th, 10th, and 16th
- restrict diesel express services to weekday, peak demand hours
- reduce bus noise by retrofitting existing buses
- consider grade and noise when locating bus stops, especially with diesel buses
- eliminate Sasmat/4th bus stop and reduce diesel noise along 4th Avenue
- need increased enforcement to deal with speeding buses running red lights and ignoring lane designations
- stop UBC commuters from using WPG as a parking lot
- limit UBC express service stops to major arterial intersections
- prohibit commercial advertising on transit shelters/benches in residential areas
- locate more UBC campus buildings in a central location to reduce student and staff commuting time and distance

5.2 Provide Bus Priority Measures

Approved

The efficiency and reliability of buses should be improved through the use of bus priority measures, such as bus bulges, bus signal priority, and bus only lanes.

Percent Agree 59/65

People's Ideas...

- install bus bulge for bus stop at the NW corner of 16th and Sasamat
- provide signal priority for buses at intersections
- dedicate a bus lane to reduce travel time
- provide bus bulges and boarding space on transit-oriented streets where road capacity is available

5.3 Provide Shuttle Service

Approved

Translink should provide a shuttle service to address poor north-south connections, especially for travel to the WPG Community Centre, Jericho Arts Centre, and local schools and beaches.

Percent Agree 58/57

People's Ideas...

- need a north-south bus shuttle route to Community Centre and Brock House
- provide a north-south shuttle bus between beaches and 16th Avenue, connecting Queen Mary, Queen Elizabeth, and Lord Byng schools
- use smaller community shuttle buses on fixed routes to improve services to local destinations and reduce car use
- need a bus along Marine Drive to WPG Community Centre, Jericho Sailing Club, and Spanish Banks (at least in the summer months)
- reroute West Van #248 bus along Marine Drive to UBC
- restore bus service from Alma Street to Locarno Beach, Aberthau, and Spanish Banks - possibly via Marine Drive to Museum of Anthropology and Botanical Gardens

5.4 Reduce Waiting Time for Buses

Approved

TransLink should reduce waiting times for buses.

Percent Agree 66/67

People's Ideas...

- reduce gaps in service for WPG residents caused by buses travelling together (not spaced out)
- add more buses along existing routes, increasing bus frequency to 5 minute maximum wait during peak hours, 10 minute maximum wait during off-peak hours
- quicken connections between routes (i.e. speedy transfer between bus routes)

5.5 Improve the 'Transit Experience'

Approved

The 'transit experience' (the comfort, convenience, and sense of safety experienced by users as they walk to, wait for, or ride the system) should be improved in order to attract riders, for example, with better weather protection, lighting and security, landscaping, transit schedules and route maps, provision of bike racks, and alternative payment systems when boarding the bus.

Percent Agree 65/66

People's Ideas...

- provide electronic fare pay system (could be tied into new or existing credit cards)
- should have bus schedules posted on bus stops (not on spinning poles)
- should have a card that is swiped across a machine that automatically deducts bus fare

- create subsidized transit pass/debit cards for all City residents (cost added to municipal tax)
- provide for 'all door' loading of passengers
- improve signage and add more garbage cans

5.6 Review Transit Fares and Promote Ridership

Approved

TransLink should consider ways to encourage greater ridership including special promotions, a reduction in the fare schedule, and especially the expansion of the university U-Pass program to other groups and areas of the city.

Percent Agree 62/64

People's Ideas...

- work with UBC to extend U-pass to faculty and staff
- make student bus fare less expensive or free
- provide obligatory pass like U-pass for primary and secondary school students
- consider including WPG residents in UBC bus pass program (maybe reduce cost for pass by restricting days and/or hours of use)
- base bus fares on trip length, rather than number of zones

5.7 Promote Sustainable Bus Technology

Approved

As part of a progressive strategy for UBC Transit, Translink should end current dependence on diesel buses. Translink should expand and upgrade existing electric trolley services and use equivalent low-noise, low-emission, environmentally sustainable alternatives.

Percent Agree 81/83

People's Ideas...

- retire diesel buses as they produce more pollutants per passenger than SUVs
- ban diesel buses from residential areas and provide more new electric buses
- provide hybrid buses on designated lanes to replace all diesel buses
- support progressive trolley-only transit on 4th Avenue
- expand the trolley fleet until rapid transit is extended to UBC
- replace 99 B-line buses with trolleys/hybrid electric buses
- acquire new natural gas buses, or return electric trolley buses to service
- use alternative, environmentally sound fuels

5.8 Provide Rapid Transit Service to UBC

Approved

As part of a longer-term solution, the City should work with Translink to extend dedicated rapid transit service to UBC as a means to attract greater ridership and as a sustainable alternative to high-frequency bus services.

Percent Approved 65/67

People's Ideas...

- extend rapid transit line out to UBC (note: underground is preferable to save commercial areas along Broadway and 10th)

- build LRT line to UBC and remove buses
- need underground subway from VCC to UBC
- provide light rail transit on 16th Avenue from proposed Cambie Canada Line Station, rather than planned diesel bus service
- provide electric light rail and/or street cars on Broadway and 10th
- institute a development tax for UBC developers providing market housing for non-UBC-affiliated people, and use the tax to fund rapid transit and infrastructure
- request funding from UBC for rapid transit line from Cambie to UBC (would accommodate traffic generated by UBC housing developments)
- need rapid transit on 16th Avenue for the future planned development at UBC which will have a large population that may not be UBC-based
- do not extend Skytrain to UBC

5.9 Investigate Providing Ferry Service to UBC

Not Approved (Uncertain)

Translink should explore the possibility of extending its ferry service to UBC, for example to and from West Vancouver, North Vancouver, and Richmond.

Percent Agree 54/52

People's Ideas...

- develop transportation alternatives to UBC using the water (boats from the North Shore and Richmond)
- serve UBC with ferries (passenger only) like in Sydney, Australia

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 (2.3 to 1). As a result, this Direction is classified as Not Approved (Uncertain) and remains on the table for consideration and public discussion in future planning.

5.10 Involvement in Transit Decisions

Approved

There should be more local involvement in transit decisions.

Percent Agree 72/71

People's Ideas...

- have a directly elected Translink Board of Directors
- provide notification of proposed transit changes to the people who'll be affected (e.g. when constructing proposed new lines, choosing new routes, locating bus stops)

6. Greenways and Bikeways

6.1 Improve Greenway and Bikeway Routes

Approved

Greenways and Bikeways should link major walking destinations within and outside of WPG and should provide safe crossings at major streets. Improvements should be made to encourage greater use of pedestrian and cyclist routes and facilities, and improve safety at intersections.

Percent Agree 82/82

People's Ideas...

- provide a light for crossing Blanca at 8th Avenue
- address conflict between cyclists and pedestrians in Jericho Beach Park
- allow parking only on one side of streets used for Bikeways (e.g. on 8th Avenue)
- create bike paths on one-way streets with bikes and cars going in the same direction
- provide better bike route signs to discourage vehicular traffic
- improve Bikeways for commuting by removing barriers (but continue to discourage cars)

6.2 Provide General Walking and Biking Improvements

Approved

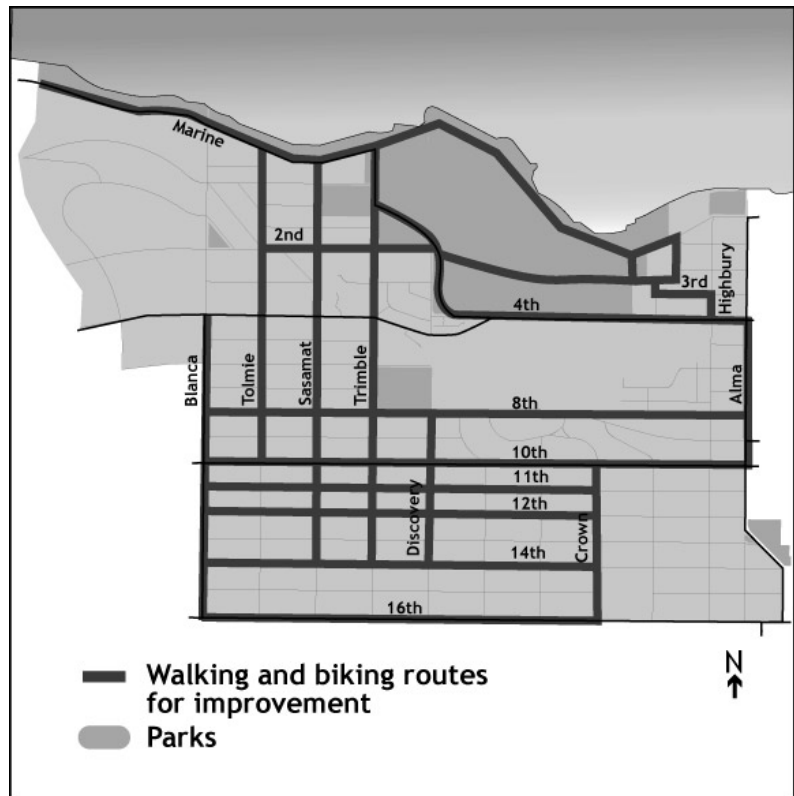
The frequently used pedestrian and biking routes within WPG shown on the map should have additional greening and other types of improvements, including:

- better pedestrian and bike crossings of arterials
- improved maintenance of existing streets, and
- beautification of streets and sidewalks (e.g. tree-lined streets, landscaping, flowers, benches, special paving, lighting).

Percent Agree 77/79

People's Ideas...

- improve edges on Trimble from 1st to 4th
- provide benches for senior citizens throughout area for eating/socializing
- provide better weather protection (e.g. use old bus shelters in parks)
- provide Bikelane on 16th Avenue from Dunbar to Blanca connecting to other Bikelanes west of Blanca
- provide new bicycle routes on Blanca, 15th (Blanca to Crown), and across federal-provincial Jericho Lands
- provide bike routes on 15th and Trimble as they are good routes for children biking between area schools and parks
- provide alternative route for cyclists on 11th Avenue between Alma and Blanca
- make 4th Avenue (Trimble to UEL) a walking route to access Chancellor walkway to UBC
- acknowledge UBC as a major bicycle destination via 4th, 8th, 10th, and 16th
- employ rear lanes as Bikelanes: there are fewer cars, local streets are occupied by parked cars and they are congested, need good surfaces for riding, develop in concert with 'country lane' idea



6.3 Consider Additional Bikelanes for WPG

Approved

Additional Bikelanes in WPG should be considered as part of a city-wide commuter network (this would be considered as part of a more detailed plan, to ensure that it was safe and that it fits in with the City's overall network of biking routes).

Percent Agree 70/69

People's Ideas...

- create Bikelanes where none exist (e.g. on Blanca, Sasamat - to get to the beach, on 4th - Alma to Marine Drive)
- need a Bikelane eastbound on the southside of 4th Avenue between Sasamat and Trimble
- provide Bikelane on Sasamat between 10th and 16th
- have a planted median, 2 lanes of traffic total, and Bikelanes on both east and west sides on Blanca Street
- add a Bikelane on 16th Avenue as an extension to UBC Bikelanes (could take away parking on south side or use median, take away one lane for vehicles from Crown to Dunbar)

6.4 Provide Bike Parking and Racks

Approved

Bike parking and covered racks should be more readily available in WPG, particularly at Point Grey Village.

Percent Agree 72/73

People's Ideas...

- add bike racks in commercial areas (e.g. on 10th Avenue) and parks

6.5 Repair, Modify, and Add Sidewalks

Approved

Sidewalks in WPG should be repaired and modified where necessary, and provided/added where supported by local residents.

Percent Agree 77/75

People's Ideas...

- promote a walkable neighbourhood with adequate sidewalks
- fix uneven sidewalks on 11th Avenue near Discovery and near Trimble
- provide sidewalks or path on 4th Avenue to get to UEL trails (Spanish trail)
- make wheelchair ramps less steep as footrests get stuck
- stop loss of hedges and other noise protection barriers

COMMUNITY SAFETY AND SERVICES

7. Community Safety

7.1 Individual Actions to Improve Safety

Approved

Individuals should be encouraged to take responsibility for reducing the likelihood they or their property will be affected by crime. Possible actions include making their homes and vehicles more burglar and theft resistant, getting to know their neighbours, and supporting the Block Watch Program.

Percent Agree 79/80

People's Ideas...

- encourage people to establish Block Watch in their area (block-by-block or building-by-building)
- set up beach Block Watch programs, and develop a Block Watch for businesses
- establish a volunteer task force group to educate community members on vehicular break-in prevention (e.g. leave no valuables in cars and install car alarms, steering wheel clubs, and location finders)
- get to know the neighbours (e.g. host regular block parties to meet neighbours)
- educate and encourage members of the community to report suspicious activity
- send out information leaflets to houses located near houses recently broken into
- volunteer for events in your community (e.g. Point Grey Village Gardeners, Fiesta Days)
- clean alleys of recycling and garbage to discourage people from searching through your property for things to sell
- install door-brace bars, surveillance cameras, and sensor lights in your house
- have residents install motion sensor lights in back lanes and garages

7.2 Enhance Police Services

Approved

There should be more patrols by police on foot and bicycle, particularly in areas of the community with higher crime rates, to enable the police to be more responsive to local concerns and needs.

Percent Agree 66/71

People's Ideas...

- increase police presence (especially at night) to help prevent 'break and enters'
- need frequent police street and foot patrol to address harassment from panhandlers and the homeless people
- add 'community police' to help patrol public areas in a positive way

7.3 Support a Community Policing Centre and Community Policing

Approved

A Community Policing Centre (CPC) serving WPG should be established and supported by the community.

Percent Agree 57/67

People's Ideas...

- need a CPC on 10th Avenue to facilitate reporting of unusual activities
- have Block Watch captains work together to start a community policing centre
- establish many Block Watch programs in WPG, then move to community policing model as the next step

7.4 Community Actions to Reduce Crime

Approved

The CPC, the City, the Police Department, the community centre, business groups, schools, and local neighbourhood groups should strengthen crime prevention efforts. These efforts should seek to improve surveillance of the area (e.g. parks), reduce graffiti, strengthen community connections and partnerships, and promote wider use of crime prevention and education programs.

Percent Agree 70/75

People's Ideas...

- install better lighting in alleys, side streets, and parks (e.g. 3rd/12th and Trimble, and around shopping areas)
- maintain safe landscaping and keep shrubs low (e.g. Belmont and Trimble, 4th)
- install surveillance cameras in designated areas
- involve School Board and WPG Community Centre 'Artists in Residents' to fund community murals (e.g. 4th and Trimble) to combat graffiti
- partner with the BIA, Clean Streets Program, and Anti-Graffiti Program to organize graffiti paint out days
- encourage restaurants and cafés to open outdoor dining patios (outdoor eating areas provide 'eyes on the street')
- educate people about crime prevention techniques (e.g. use security doors and windows, dogs, alarm systems, etc.)
- get neighbourhood associations to organize more crime prevention activities
- establish a community foot patrol, or organize with neighbours to hire a private security company

7.5 Prevent Youth Crime

Approved

The risk of youth crime should be further mitigated through the coordinated efforts of schools, police, community organizations, and other groups working with youth. Initiatives could include providing additional youth facilities and programs in parks, community centres, and schools.

Percent Agree 78/83

People's Ideas...

- create a central, safe area for youth to 'hang out' after school
- develop a youth centre: less youth on street, less noise, less vandalism, more safety
- create an inviting, safe area for young people to frequent in the evening to prevent loitering in front of 7-11 at Alma and 10th and at the Shell gas station
- need a central meeting location for youth that is accessible by bus, bike, or walking to enhance youth interaction and positive community involvement
- provide more programs for youth after school: involve teachers, youth workers, the School Board, and the Park Board (community centre)
- support programs in schools to combat bullying and harassment
- encourage students to adopt a block/alley to clean-up and maintain to foster sense of community/responsibility

8. Community Facilities and Services

8.1 Expand Space for Programming at the West Point Grey Community Centre

Approved

The West Point Grey Community Centre should be expanded to provide more space for programs and activities, including a better equipped fitness centre. Such an expansion would not involve changes to the architectural and landscape character of the Aberthau Mansion.

Percent Agree 58/55

People's Ideas...

- build better workspaces with lights, water, sink, dark room, and electric outlets
- build an additional multi-use gymnasium that can be used by fencing groups, martial arts clubs, and other indoor sports groups
- upgrade fitness centre equipment and capacity
- build a bigger and better weight room
- provide ping pong table, pool table, and food/eating area
- must retain Aberthau Mansion

8.2 Provide New Recreational Facilities in a Central Location

Approved

If additional public recreation facilities are built in WPG, they should be built in a central location, making them more accessible by walking, biking, or taking transit.

Percent Agree 64/62

People's Ideas...

- need north-south transit access to community centre (i.e. shuttle bus, trolley bus, mini bus, or funicular railway)
- community centre should be accessible to youth and seniors, and relocated to 10th Avenue in the Point Grey Village
- locate the new community centre/pool in place of the current lawn bowling site in Trimble Park
- include as many facilities as possible in a central site (e.g. Safeway site): community centre, library, condos, youth centre, seniors centre, pool, gymnasium, and fitness centre

8.3 Upgrade and Expand Lord Byng Pool

Approved

Lord Byng Pool should be upgraded and expanded to better meet the needs of the community.

Percent Agree 61/55

People's Ideas...

- build a new and larger pool with steam rooms
- need warm enough water for young children (at least 31 °C)
- upgrade change rooms and family rooms
- need a pool that is more suitable for children

8.4 Retain and Upgrade WPG (Trimble) Park Outdoor Wading Pool

Approved

WPG (Trimble) Park Outdoor Wading Pool should be retained and upgraded as a valuable recreational community resource.

Percent Agree 62/62

People's Ideas...

- upgrade wading pool at Trimble Park to the level of Maple Grove outdoor pool to serve more families in the neighbourhood
- install a water park at Trimble Park
- consider extending wading pool operating hours and post the hours of operation
- consider replacing wading pool at Trimble Park with an outdoor swimming pool

8.5 Make Programs More Affordable

Approved

An increased number of affordable programs should be provided by public facilities like the WPG Community Centre.

Percent Agree 50/54

People's Ideas...

- increase involvement in community centre programs by lowering costs of programs
- provide discounts for residents of WPG

8.6 Provide More Child Care Services

Approved

More child care services such as daycare, preschool, and after school programs should be provided in the community centre and by other local organizations to meet the needs of families and children in the community.

Percent Agree 54/58

People's Ideas...

- create a centralized information/referral service for parents to find out where spaces are available
- obtain grants or seed money from government sources for more preschools
- need more preschool space with more options in programs
- partner with Vancouver School Board to develop after school programs
- establish facilities for children with autism, developmental delays, and behavioral issues

8.7 Improve Programs and Facilities for Youth

Approved

Current programs and facilities for youth should be supported and additional programs/facilities for youth should be provided.

Percent Agree 67/65

People's Ideas...

- build outdoor facilities or teen-oriented areas for skateboarding and rollerblading activities

- consider locating youth space next to the high school, or in Point Grey Village on 10th Avenue
- provide more study areas with internet access, late operating hours, and quiet atmosphere
- supply more evening programs for young people (e.g. with open mike nights, live bands, DJ's, and theatre)
- increase activities for teens (e.g. dances, leadership programs, sporting activities, volunteer opportunities)
- form a youth council, and establish link to high school career counselors

8.8 Enhance Programs, Services, and Amenities for Seniors

Approved

Programs, services, and amenities for seniors should be enhanced, especially at the Brock House Senior Citizens Activity Centre, the WPG Community Centre, and the WPG Lawn Bowling Club.

Percent Agree 69/70

People's Ideas...

- make information about the seniors' drop-in programs more available
- need a community centre meeting space for seniors that is in a central location (near library, lawn bowling) and accessible by walking, cycling, and transit to increase attendance and involvement
- establish a seniors' resource/information and volunteer centre
- mail a brochure on seniors' programs to every household that receives a city tax bill
- need a liaison person to communicate with service providers and seniors
- program more interactive recreational activities for seniors
- build a covered meeting space at Trimble Park
- provide accessible and easy walking routes with benches
- support Lawn Bowling Club and expand clubhouse for tai chi, coffee, etc.

9. Homelessness

9.1 Improve Programs and Services for the Homeless

Approved

The City, province and the federal government should take immediate steps to provide support to the homeless people in WPG.

Percent Agree 65/65

People's Ideas...

- pressure civic, provincial, and federal governments to find solutions to the increasing number of homeless people
- provide a community gathering place supported by Neighbourhood Integrated Services Team, churches, etc., to give referrals to services for the homeless and the drug addicted
- improve drug and homeless services
- develop a community model or pilot project (i.e. sponsoring a homeless person under the supervision of a government agency)
- partner with agencies to build community-based residential facilities, mothers' shelters, etc.
- consult homeless persons to determine their needs and wants

9.2 Take Personal/Community Actions to Assist Homeless People in WPG

Not Approved (Uncertain)

Individuals and the community should take initiatives to provide support for homeless people in WPG.

Percent Agree 55/53

People's Ideas...

- involve homeless people in helping patrol and tidy beaches and parks to increase safety, awareness, and sense of responsibility
- give the homeless jobs to 'integrate' them in the neighbourhood (e.g. have businesses hire homeless people to do some jobs, organize a list of jobs needed to be done for WPG residents)

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 (2.5 to 1). As a result, this Direction is classified as Not Approved (Uncertain) and remains on the table for consideration and public discussion in future planning.

10. Library Facilities and Services

10.1 Upgrade and Expand WPG Branch Library

Approved

The WPG Branch Library should be upgraded and expanded at or near its current location.

Percent Agree 72/69

People's Ideas...

- add more computer terminals and more access for wireless Internet
- enforce time limits for Internet use only if there are people waiting
- expand children's book collection and foreign language collection (especially French books)
- develop a library card for both school and city libraries to gain access to a greater variety of books
- link city and school library catalogues, and ship books between libraries as requested
- add puppet theatre to children's events
- order more cultural, educational, sports, good quality TV series, and classic movies
- install a suggestion box for books
- increase budget to cover evening hours of operation
- open library on Sundays, Mondays, and Tuesday mornings
- provide evening study time with space for students

10.2 Improve WPG Branch Library Services

Approved

The services provided at WPG Branch Library should be modified to better serve the public based on a review of factors such as library hours, book, video, DVD, and CD collections, and the availability of programs and Internet access.

Percent Agree 71/69

People's Ideas...

- expand library size to include a youth centre (with study space, social space)

- build a new library with more space and with lots of daylight
- expand facilities and integrate with other services in the community (seniors' programs, children's programs, teen drop-in programs, poetry readings, public book clubs, public lectures, community meeting place)
- work with a developer who is interested in building a public 'anchor' for development (seniors' housing above public service facilities)
- need a larger library with a theatre, perhaps as part of a comprehensive development to create a Village Centre
- improve and expand the children's area
- expand the library to include a meeting room and more books for pre-teens and teens

11. Arts and Culture

11.1 Encourage Public Art

Approved

More public art should be provided in WPG, especially by local residents.

Percent Agree 57/58

People's Ideas...

- encourage public art made by residents and children of the community
- install sculptures and landscaping on medians
- install public art that is functional and interactive (e.g. a water park for Trimble Park)
- use public art to make park entrances more beautiful
- incorporate art like wood carvings in boulevards, and have design elements on curbs, manhole covers, etc.
- encourage more participation from local artists, and install plaques to give credit to artist

11.2 Provide More Public Art Venues for Local Artists

Approved

Public art venues featuring local artists should be provided for display in the WPG community, including outdoor and indoor spaces.

Percent Agree 59/58

People's Ideas...

- install visual art exhibition spaces on public pathways
- display visual arts by local artists in the library
- program outdoor art exhibitions on Jericho Beach during the summer months

11.3 Upgrade and Expand the Jericho Arts Centre

Not Approved (Uncertain)

The Jericho Art Centre should be upgraded and expanded to provide more space for performances, rehearsals, storage, visual art displays, and seasonal art events.

Percent Agree 54/51

People's Ideas...

- expand the Jericho Arts Centre
- provide more space at the Jericho Arts Centre for set construction, storage, small performances, and offices

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 (4.9 to 1). As a result, this Direction is classified as Not Approved (Uncertain) and remains on the table for consideration and public discussion in future planning.

11.4 Encourage More Initiatives for the Arts and Culture

Approved

More arts and culture programs/activities/performances should take place in WPG.

Percent Agree 59/58

People's Ideas...

- provide more concerts, free movies, theatre performances in parks
- utilize the V6T News to recruit volunteers in the community to play and organize events
- establish seasonal outdoor events
- continue support of the Vancouver Folk Festival
- support children's productions

EXISTING RESIDENTIAL AREAS

12. Single Family Houses

12.1 Maintain Most Single Family Areas

Approved

In order to retain the basic character of WPG, most of the area that is now single family (with suites allowed) should be kept that way. Exceptions to this would only be considered where the community supports new housing choices as described in this section (Direction 14.3), in the following section on 'New Housing' (Directions 15.1 - 15.8, 16.1 - 16.6, and 17.1), and in the 'Neighbourhood Centres' section of the Survey (Directions 19.19, 19.20, and 20.2).

Percent Agree 80/83

People's Ideas...

- preserve open space, views, and character by maintaining existing density
- provide single family dwellings to protect green space and provide housing suitable for families with children
- retain single family areas to address concerns that additional density leads to more crime, traffic, noise, and pollution, and results in a loss in the general standard of living in WPG

12.2 Allow Full Basements in All Single Family Homes to Encourage Suites

Approved

New and renovated single family homes should be permitted to have full basements to encourage the development of more homes with a single rental suite. Development under the current RS-1 zoning typically results in partial basements because permitted floor area is almost all built above ground level (especially on smaller lots e.g. 33' wide).

Percent Agree 73/75

People's Ideas...

- build larger basements and more suites as a means to provide more housing
- increase RS-1 floor area (i.e. go to .70 FSR from .60 FSR) to allow for full basements

13. New House Design

13.1 Design Review for New Single Family Houses

Approved

The design of new single family houses should be improved by having new single family houses undergo design review, provided there is sufficient support within the community for this change.

Percent Agree 68/65

People's Ideas...

- have new houses match the character of single family areas
- make design and setbacks of new houses 'fit-in'
- encourage harmony in scale, form, and relationship to the street, while allowing for variety in design (e.g. windows, doors, dormers)

- achieve 'fitting-in' and good design
- provide design guidelines/design control to ensure market provides good houses now and in the future

13.2 Public Involvement in Review of New Single Family House Design

Not Approved (Uncertain)

If some areas within WPG choose to have design review of new single family homes, the City should explore alternative methods for improving public involvement in the review of new or substantially renovated single family houses, including some form of community-based design panel or advisory committee.

Percent Agree 55/52

People's Ideas...

- should be consultation with neighbours on general design of new houses
- need neighbourhood review to prevent developers building bad products

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 (2.1 to 1). As a result, this Direction is classified as Not Approved (Uncertain) and remains on the table for consideration and public discussion in future planning.

14. Retaining Heritage and Character Buildings

14.1 Retain Buildings on the Vancouver Heritage Register (VHR)

Approved

For buildings listed in the VHR, the City should encourage retention by implementing additional incentives which are suitable in WPG.

Percent Agree 71/82

People's Ideas...

- retain heritage buildings as a way to maintain area character
- get more creative to encourage more heritage preservation
- provide a tax benefit to retain heritage

14.2 Retaining Other Character Buildings

Approved

In order to encourage retention of character buildings not on the VHR, there should be incentives to renovate and disincentives to demolish these buildings (e.g. using taxes and fees). This would involve a process to determine non-VHR character buildings in WPG.

Percent Agree 74/76

People's Ideas...

- save buildings because they are significant, not just because they are old
- save buildings on the Jericho heritage site: former seaplane base could have old seaplane and plaque, photos, etc.
- identify more heritage buildings through a survey

- give incentives to retain/renovate small houses, bungalows, and cottages

14.3 Multiple Conversion Dwellings (MCDs)

Approved

Character housing should be retained, and housing variety increased, by allowing MCDs in WPG. MCDs should retain the character of the original building, and have adequate parking. Adequate community facilities (parks, schools, etc.) and services for the additional population should be provided.

Percent Agree 58/64

People's Ideas...

- allow MCDs where there are bigger and older houses
- presents an opportunity to retain character of houses
- allow MCDs with a maximum of 3 to 4 units
- build MCDs on corner lots and on large lots, close to transportation
- allow older homes to strata title, helping retain neighbourhood character
- safer for seniors than single family homes (i.e. with more people living together in the same building)
- have minimum unit size of 800 sq. ft.
- locate only on arterials

NEW HOUSING

15. New Housing Types

15.1 Allow More Infill

Approved

Housing variety should be increased in WPG by allowing more infill housing than is currently permitted, provided it is:

- designed to fit into the single family area, with good landscaping
- provided with adequate community facilities (parks, schools, etc.) and services for the additional population, and
- accompanied by a plan to address any parking and traffic impacts.

Percent Agree 54/54

People's Ideas...

- use infill development as an incentive to retain heritage buildings and maintain neighbourhood character
- allows residents to 'downsize' to infill and continue to live in the community
- allows for some privacy, a garden, and innovative design
- provides better accommodation than suites
- provides aging in place option: seniors could live in infill and rent their big house
- make sure using garages for housing does not cause loss of parking

15.2 Allow More Duplexes

Approved

Housing variety should be increased in WPG by allowing more duplexes than are currently permitted, provided they are:

- designed to fit into the single family area, with good landscaping
- provided with adequate community facilities (parks, schools, etc.) and services for the additional population, and
- accompanied by a plan to address any parking and traffic impacts

Percent Agree 58/58

People's Ideas...

- provides better use of space and encourages community living
- make appearance indistinguishable from single family dwellings
- more affordable than single family dwellings
- probably too small for most families

15.3 Allow Some Cottages or Small Houses on Shared Lots

Not Approved (Uncertain)

Housing variety should be increased in WPG by allowing some cottages or small houses on shared lots, provided they are:

- designed to fit into the single family area, with good landscaping
- located in select areas and built as small projects rather than as a widespread replacement for existing housing types
- provided with adequate community facilities (parks, schools, etc.) and services for the additional population

tion, and

- accompanied by a plan to address any parking and traffic impacts.

Percent Agree 57/51

People's Ideas...

- provides opportunity for first time homeowners
- merge lots together and create a common yard
- create suites so students/young people can remain in the area
- provides dwellings for people from differing age groups

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 (1.6 to 1). As a result, this Direction is classified as Not Approved (Uncertain) and remains on the table for consideration and public discussion in future planning.

15.4 Allow Some Fourplexes

Not Supported

Housing variety should be increased in WPG by allowing some fourplexes, provided they are:

- designed to fit into the single family area, with good landscaping
- located in select areas and built as small projects rather than as a widespread replacement for existing housing types
- provided with adequate community facilities (parks, schools, etc.) and services for the additional population, and
- accompanied by a plan to address any parking and traffic impacts.

Percent Agree 40/39

People's Ideas...

- provides more safety because of proximity to others
- provides smaller units but they are more manageable
- must be complementary to existing neighbourhood character

Comment: This Direction is Not Supported because disagree votes outnumbered agree votes in both the general and the random surveys. Fourplexes will not be brought forward for consideration when additional housing planning occurs in the community.

15.5 Allow Some Traditional Rowhouses

Not Approved (Uncertain)

Housing variety should be increased in WPG by allowing some traditional rowhouses, provided they are:

- designed to fit into the single family area, with good landscaping
- located in select areas and built as small projects rather than as a widespread replacement for existing housing types
- provided with adequate community facilities (parks, schools, etc.) and services for the additional population, and
- accompanied by a plan to address any parking and traffic impacts.

Percent Agree 44/43

People's Ideas...

- more affordable and safer, with good use of space
- may preserve more green space than duplexes (with limited footprint)
- can create problems for people who cannot maneuver up and down stairs
- can still retain some privacy
- allows senior citizens who have sold their house a chance to live in an individual house with a private entrance
- need rowhouses to be designed in 'traditional style'

Comment: This Direction did not received majority support in either the general or the random surveys. In both surveys, the Direction received more agree votes than disagree votes (both surveys: 1.1 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 housing planning occurs in the community.

15.6 Allow Some Courtyard or Carriage Court Rowhouses

Not Approved (Uncertain)

Housing variety should be increased in WPG by allowing some courtyard or carriage court rowhouses, provided they are:

- designed to fit into single family area with good landscaping
- located in select areas and built as small projects rather than as a widespread replacement for existing housing types
- provided with adequate community facilities (parks, schools, etc.) and services for the additional population, and
- accompanied by a plan to address any parking and traffic impacts.

Percent Agree 43/41

People's Ideas...

- can create a safer environment when using the small gardens in the courtyard
- gives a sense of having one's own home

Comment: This Direction did not received majority support in either the general or the random surveys. In both surveys, the Direction received more agree votes than disagree votes (both surveys: 1.1 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 housing planning occurs in the community.

15.7 Allow More Low-Rise Apartments (Up to 4 Storeys)

Not Supported

Some additional low-rise apartments (up to 4 storeys) should be permitted in WPG, provided they are:

- designed to be compatible with adjacent residential and commercial buildings, with good landscaping
- located in select areas and built as small projects rather than a widespread replacement for existing housing types
- provided with adequate community facilities (parks, schools, etc.) and services for the additional population, and
- accompanied by a plan to address any parking and traffic impacts.

Percent Agree 47/41

People's Ideas...

- need to address problem of older buildings which provide affordable rentals being replaced by newer buildings with more expensive units
- need to address potential problems regarding traffic, noise, and stress on property values with apartment development
- need to respect views
- concern that it provides little more housing and corrupts neighbourhood character
- allows for aging in place

Comment: This Direction is Not Supported because the disagree votes outnumbered the agree votes in the Random Survey. Low-rise apartments (up to 4 storeys) will not be brought forward for consideration when additional housing planning occurs in the community.

15.8 Allow More Mid-rise Apartments (Between 5 and 12 Storeys)

Not Supported

Some additional mid-rise apartments (between 5 and 12 storeys) should be permitted in WPG provided they are:

- designed to be compatible with adjacent residential and commercial buildings, with good landscaping
- located in select areas and built as small projects rather than as a widespread replacement for existing housing types
- provided with adequate community facilities (parks, schools, etc.) and services for the additional population, and
- accompanied by a plan to address any parking and traffic impacts.

Percent Agree 25/26

People's Ideas...

- cluster them and do not block views
- provides option to stay in the neighbourhood for older residents
- build on Safeway site away from views
- carefully handle transition from mid-rise area to single family area
- concern that mid-rise will lead to traffic problems and more noise, and a reduction in property values
- provides affordable student housing, seniors' housing, and housing for people with disabilities
- provide mid-rise and higher density housing with green space such as pocket parks and greenways

Comment: This Direction is Not Supported because disagree votes outnumbered agree votes in both the general and the random surveys. Mid-rise apartments (between 5 and 12 storeys) will not be brought forward for consideration when additional housing planning occurs in the community.

16. New Housing Locations

16.1 Allow New Housing Types on Large Lots

Not Approved (Uncertain)

New housing types should be permitted on large lots in WPG, subject to detailed planning and impact mitigation.

Percent Agree 50/52

People's Ideas...

- build duplexes on 50' lots instead of building more big single family houses
- allow infill on lots 50' by 130'
- limit the development of small houses on shared lots to larger lots
- limit infill to larger lots, spread out and limited in numbers

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 (1.7 to 1). As a result, this Direction is classified as Not Approved (Uncertain) and remains on the table for consideration and public discussion in future planning.

16.2 Allow New Housing Types Around Parks

Not Approved (Uncertain)

New housing types should be permitted around parks in WPG, subject to detailed planning and impact mitigation.

Percent Agree 43/42

People's Ideas...

- allow infill close to parks
- provide fourplexes close to parks
- build cottages close to parks

Comment: This Direction did not received majority support in either the general or the random surveys. In both surveys, the Direction received more agree votes than disagree votes (general survey: 1.04 to 1, random survey 1.1 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 housing planning occurs in the community.

16.3 Allow New Housing Types to be Scattered Throughout the Single Family Areas

Not Supported

New housing types should be permitted in scattered locations throughout the single family areas of WPG, subject to detailed planning and impact mitigation.

Percent Agree 39/39

People's Ideas...

- build infill on the corner of blocks
- encourage developers to amalgamate corner lots as they come up for sale to build multiple dwellings (3 to 4 dwelling units)
- disperse duplexes around the neighbourhood
- allow 1 to 2 infill units per block

Comment: This Direction is Not Supported because disagree votes out numbered agree votes in both the general and the random surveys. New housing types scattered throughout single family areas will not be brought forward for consideration when additional housing planning occurs in the community.

16.4 Allow New Housing Types Everywhere in the Single Family Areas

Not Supported

New housing types should be permitted everywhere in the single family areas of WPG, subject to detailed planning and impact mitigation.

Percent Agree 24/25

People's Ideas...

- allow any garage to convert to a granny flat
- allow duplexes throughout the area

Comment: This Direction is Not Supported because disagree votes outnumbered agree votes in both the general and the random surveys. New Housing Types in Single Family Areas will not be brought forward for consideration when additional housing planning occurs in the community.

16.5 Allow New Housing Types on Arterial Roads

Not Approved (Uncertain)

New housing types should be permitted on arterial roads in WPG, subject to detailed planning and impact mitigation.

Percent Agree 53/50

People's Ideas...

- locate rowhouses and/or multiple dwellings within walking distance of shopping and amenities on arterials
- locate multiple dwellings on major roads on the periphery of WPG (i.e. Alma and Blanca)
- build rowhouses on arterial routes
- requires people to live with noise, traffic, and pollution
- build MCDs, duplexes, threeplexes, fourplexes, and rowhouses along arterial roads
- build rowhouses on Blanca, 10th (between Discovery and Camosun), and 16th
- build rowhouses on 16th Avenue locating increased density on an arterial route and next to UEL, creating less impact on the neighbourhood

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 (2.1 to 1). As a result, this Direction is classified as Not Approved (Uncertain) and remains on the table for consideration and public discussion in future planning.

16.6 Allow New Housing Near Shopping Areas

Approved

New housing types should be permitted near shopping areas in WPG, subject to detailed planning and impact mitigation.

Percent Agree 64/60

People's Ideas...

- allow mid-rise apartments within walking distance of shopping and transit

- provide mid-rise developments close to the 'village'
- provide rowhouses and/or multiple family dwellings located within walking distance of shopping and amenities on arterials
- allow mid-rises or low-rises only along commercial areas
- build duplexes close to shopping areas
- build rowhouses near shops
- locate cottages within walkable distance of shops and services

17. Seniors' Housing

17.1 Seniors' Housing

Approved

Some small developments designed for seniors should be considered near shopping, transit, and services to allow seniors to stay in the community as their housing needs change.

Percent Agree 84/85

People's Ideas...

- need seniors' residential buildings with personal care (e.g. O'Keefe Facility at 12th and Arbutus)
- provide owned (not rented) housing for seniors within 4 blocks of shopping and other amenities

18. Housing Affordability

18.1 Housing Affordability

Not Approved (Uncertain)

The City should work with senior governments to provide affordable housing in WPG. This should involve re-instating programs that fund the construction of non-market housing and the development of new initiatives that will increase non-market housing in WPG, such as co-ops.

Percent Agree 51/52

People's Ideas...

- have the City, province, and federal government provide funds for affordable housing located throughout the neighbourhood
- have all levels of government partner up with non-profit groups to develop and maintain affordable housing options in WPG
- need housing with a sliding scale of rents
- build community by building more co-op housing
- build social housing to replace older properties in 10th Avenue commercial area
- have the City lease more land in WPG for more affordable, accessible housing
- need affordable housing in many forms to meet the needs of seniors, families, people with disabilities, and young people
- provide housing for those who can no longer live alone so they don't have to leave WPG
- provide co-op housing for young people who have grown up in WPG
- create new multi-age co-op housing in existing commercial areas
- reduce taxes to make existing houses affordable

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 (1.8 to 1). As a result, this Direction is classified as Not Approved (Uncertain) and remains on the table for consideration and public discussion in future planning.

NEIGHBOURHOOD CENTRES

19. Point Grey Shopping Area ('Point Grey Village')

19.1 Strengthen Point Grey Village as an Important Shopping Area

Approved

Point Grey Village should be strengthened as a major neighbourhood shopping area and focus of community interaction.

Percent Agree 75/76

People's Ideas...

- keep shopping area the same size, as in number of blocks
- hold more cultural programs/festivities, art installations, and live music on 10th Avenue
- need an anchor at east end of Point Grey Village (e.g. a drug store like London Drugs)

19.2 Ensure Continuity of Shops and Services

Approved

In the Point Grey Village 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, non-retail spaces, or building fronts that are not 'pedestrian friendly'.

Percent Agree 82/82

People's Ideas...

- keep retail at ground level to provide retail continuity, and move services to 2nd floor
- encourage more retail along the 4300 block of 10th Avenue

19.3 Provide a Range of Shops and Services

Approved

There should continue to be a wide range of local-serving shops and services in the Point Grey Village shopping area. Additional shops and services should be provided to bring more life to the Village during the day and evening.

Percent Agree 78/78

People's Ideas...

- encourage night time activities (e.g. pub)
- encourage more shops/services for youth, UBC students (e.g. cafes, movie theatre)
- encourage more variety such as a shoe store, children's clothes, maternity wear, pet services, electronics, small appliances, bakery, ice cream parlor, music, sports etc.
- retain a hardware store
- need to centrally locate the post office
- need more clothing, video rental, and coffee shops
- create a neighbourhood club/café with a liquor license

19.4 Encourage Retail to Wrap from 10th Avenue onto Some Side Streets

Approved

Retail uses like outdoor cafes or restaurants - with good landscaping - should be encouraged to wrap from 10th Avenue onto some side streets, extending to the lane. Allowing additional commercial activity on the lanes should be investigated.

Percent Agree 57/60

People's Ideas...

- wrap uses around Sasamat and Tolmie
- encourage meeting places near side streets
- provide temporary kiosks on side streets
- allow personal services and stores on half-block to lane
- have businesses on the lane
- extend shops to lane
- ensure connectivity by adding double entry to stores on corners

19.5 Improve Pedestrian Safety

Approved

Street crossings and sidewalks in Point Grey Village should be made safer for pedestrians.

Percent Agree 76/74

People's Ideas...

- allow mid-block crossings because of long distance between traffic lights
- allow pedestrians to cross in all four directions at 'Bank Corner'
- add landscaped centre median
- find ways to slow down traffic (including buses)
- pull back parking from the corner along local streets to increase visibility
- install convex mirrors on poles or buildings at lane so drivers will stop behind sidewalk when exiting lane onto street
- make sidewalk improvements on 10th Avenue
- eliminate driveways off 10th Avenue as they are dangerous

19.6 Provide More Bike Parking in Point Grey Village

Approved

There should be more bike parking available in Point Grey Village.

Percent Agree 71/72

People's Ideas...

- develop the Village for greater bike use

19.7 Control Sidewalk Merchandise

Approved

Merchandise displays and sandwich boards on the sidewalk should not block pedestrians, wheelchairs, and strollers.

Percent Agree 67/69

People's Ideas...

- encourage sidewalk displays
- ensure public art does not obstruct the sidewalk
- prevent junk being placed in front of stores
- keep fruit displays
- reduce visual clutter on sidewalks

19.8 Protect and Enhance Street Trees and Landscaping

Approved

Existing trees and landscaping should be preserved, maintained, and replaced as needed. More planting and landscaped areas should be added along 10th Avenue in the Village.

Percent Agree 85/85

People's Ideas...

- use trees to create unique areas
- plant trees on side streets and on corner or mid-block bulges
- grow plants around base of tree trunks
- replace trees that are in poor shape
- beautify side street area by adding more landscaping
- replace one row of parking at Safeway along 10th Avenue with green strip (relocate lost parking spaces to rear of site)
- encourage businesses to plant flowers along street front
- increase small green areas along 10th Avenue in front of/near businesses to improve atmosphere
- provide more green space to achieve pedestrian benefits and slow traffic

19.9 Provide Weather Protection

Not Approved (Uncertain)

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

Percent Agree 49/49

Comment: This Direction did not received majority support in either the general or the random surveys. In both surveys, the Direction received substantially more agree votes than disagree votes (general survey: 2.2 to 1, random survey 2.7 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.

19.10 Create a More Attractive Area

Approved

Property owners, tenants, businesses, residents, and the City should work to improve the appearance of Point Grey Village (e.g. with outdoor patios, banners, special lighting, public notice boards/directory, public art and special paving, drinking fountains) while retaining and enhancing its village character.

Percent Agree 70/72

People's Ideas...

- provide pedestrian scale lighting with hanging baskets

- setback buildings and widen sidewalks
- increase public art by residents and WPG children
- erect gateway signs at Tolmie and Discovery saying 'Welcome to Point Grey Village'
- take comprehensive look at different characteristics of the blocks and coordinate design efforts
- apply unique sidewalk treatment to identify area (e.g. score concrete to create special treatment for village)
- encourage more transparency into shops, requiring less signage on street
- beautify site by adding benches, trees, and flowers
- install a clock tower at 10th and Sasamat
- provide decorative street art

19.11 Provide Urban Design Compatibility

Approved

The character of new buildings in Point Grey Village should be improved by creating design guidelines that encourage compatible designs.

Percent Agree 65/66

People's Ideas...

- unify design theme throughout area
- create consistent style for street furniture from Discovery to Tolmie
- provide design guidelines for consistency (materials, colour, etc.) for C-2 in Point Grey Village
- create neighbourhood specific Point Grey guidelines
- create individuality in design of stores and frontages

19.12 Retain 'Character' Buildings on 10th Avenue

Approved

The retention of 'character' buildings on 10th Avenue should be encouraged. There should be incentives to renovate and disincentives to demolish these buildings.

Percent Agree 72/71

People's Ideas...

- retain 'heritage' buildings on southwest corner of Trimble and 10th, northeast corner of Trimble and 10th, and the 'Cloth Shop' building
- preserve older and/or character buildings that give WPG its charm

19.13 Provide a Cleaner Place

Approved

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

Percent Agree 78/77

People's Ideas...

- organize the back of stores and make more visually appealing
- improve condition of sidewalks on the 4500 block of 10th Avenue
- remove graffiti

19.14 Ensure Availability of Short-term Parking

Approved

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

Percent Agree 66/69

People's Ideas...

- enforce a 1 or 2 hour parking limit in Point Grey Village
- study other parking control methods such as using hour discs on dash (like in Cumbria, England)
- install meter parking
- provide publicly-owned parking around Safeway so as not to be dependant on Safeway
- use design elements to address security issues related to parking structures
- provide 'resident only' parking area near the Village
- prevent UBC commuters using WPG as parking lot when parking and taking the bus
- have mid-block connector to lane parking

19.15 Locate Community Services in Point Grey Village

Approved

Community services (e.g. youth centre, community centre) which are relocating or expanding should be encouraged to locate in Point Grey Village for improved accessibility and visibility.

Percent Agree 55/55

People's Ideas...

- give back some zoning in the Village to achieve public benefits such as parking, public services, community centre, library, etc.
- provide space for community meetings and social events in coffee houses and book stores
- add a community centre as an anchor and/or combine with other services (e.g. library, theatre, youth centre, etc.)
- integrate community centre with greening on Safeway site
- consider moving library to a larger space (i.e. Safeway parking lot)

19.16 Study the Impact of UBC Commercial Development

Approved

The City should assess the impact of commercial development at UBC on local shopping areas in WPG and seek to ensure the future viability of Point Grey Village.

Percent Agree 65/68

People's Ideas...

- find ways to draw more UBC population to services and stores in the area (e.g. library, Safeway, coffee shops)
- develop a strategy to address any negative impacts

19.17 Retain a Supermarket

Approved

The supermarket in Point Grey Village is an important 'anchor' for the shopping area. The City, in consultation with the community, should ensure that the inclusion of a supermarket is a condition of any future re-development.

Percent Agree 87/87

People's Ideas...

- maintain grocery store for use by seniors
- keep Safeway as it creates business for other shops

19.18 Create Future Public Plaza

Not Approved (Uncertain)

A public plaza or gathering space for multiple programming purposes (e.g. for people to 'meet and greet', perform, and relax, with community arts, community services, and extensive landscaping including trees) should be created on the parking lot space in front of Safeway.

Percent Agree 44/43

People's Ideas...

- create a piazza meeting place in parking area fronting 10th Avenue for community, cultural, and music events, and retain parking at rear/sides
- connect Safeway to Vancity by café/terrace
- create public piazza at Safeway site

Comment: This Direction did not received majority support in either the general or the random surveys. In both surveys, the Direction received more agree votes than disagree votes (general survey: 1.4 to 1, random survey 1.5 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.

19.19 Reinforce the Safeway Site with Additional Housing

Not Approved (Uncertain)

The Safeway site should be reinforced as an anchor for Point Grey Village by adding housing to support the shops and services. This will allow more people to live close to where they work, shop, or take transit. Planning for any new housing should pay particular attention to views.

Percent Agree 45/46

People's Ideas...

- redevelop Safeway site with mixed-use development, community centre and grocery on main floor, mini-plex theatre fronted by coffee shop/snack bar, with condos above, and parking underground
- increase density on Safeway site, providing more housing closer to transit
- create affordable housing choices such as social housing on Safeway site
- ensure any new housing on Safeway site faces 9th Avenue
- allow different scale of buildings on Safeway site
- add taller buildings to Safeway site (with consideration for neighbouring buildings)

Comment: This Direction did not received majority support in either the general or the random surveys. In both surveys, the Direction received more agree votes than disagree votes (general survey: 1.3 to 1, random survey 1.5 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.

19.20 Provide Additional Housing at Intersections in Point Grey Village

Not Supported

Additional housing in Point Grey Village should be provided at the corners of intersections to support the shopping area and to allow more people to live close to where they work, shop, or take transit. The housing would be located above shops on the ground floor and would be higher (e.g. 7 to 8 storeys high) than adjacent buildings (which can reach a maximum of 4 storeys under existing zoning). Planning for this new housing should pay particular attention to existing views and access to light.

Percent Agree 33/33

People's Ideas...

- add taller buildings at four corners of 10th and Sasamat with consideration for neighbouring buildings
- create higher buildings at gateways (Tolmie, Discovery) with good ground floor retail
- vary heights of buildings to allow glimpses of views
- allow higher buildings on south side for views
- provide new library with height no more than 3 storeys
- create higher density on northwest and southwest corners of 10th and Discovery
- create higher density on south side corners of Sasamat and 10th
- keep height limit of current C-2 zoning
- rezone to allow 2 to 3 storeys maximum (4 storeys is inappropriate)
- need new development to respond to adjacent neighbours and follow guidelines for setbacks
- build taller buildings at east end of Point Grey Village to match those on west side

Comment: This Direction is Not Supported because disagree votes out numbered agree votes in both the general and the random surveys. Providing additional housing at intersections in Point Grey Village will not be brought forward for consideration when additional housing planning occurs in the community.

20. Jericho Village Shopping Area

20.1 Create a New Neighbourhood Centre at Jericho Village

Approved

The redevelopment of a new neighbourhood centre should be considered at Jericho Village. The shopping centre would be reoriented to face surrounding arterial streets to make the area more pedestrian friendly and enhance safety and accessibility. Restaurants and cafés with outdoor patios would be encouraged. Planning for the east side of Alma and 4th (i.e. located in Kitsilano) should be integrated with the redevelopment of Jericho Village.

Percent Agree 71/70

People's Ideas...

- tear down the mall and redevelop

- include Jericho Village in any future planning for Kitsilano
- pursue courtyard form above anchor retail store or stores, subject to views
- mix residential with commercial for good quality 4-storey low-rise similar to Highbury Towers
- bring shops out to street, making it friendlier for pedestrians
- have restaurants with seating area on Alma facing sun
- make shopping more convenient for elderly
- redesign liquor store to have street frontage presence

20.2 Provide Additional Housing

Approved

Additional housing should be provided in Jericho Village if the site is redeveloped. The housing would be located above ground floor shops and would be higher than the 4 storeys permitted along 4th Avenue but lower than the mid-rise on the SW corner of the block (i.e. at 4th Avenue and Highbury). Planning for any new housing should pay particular attention to views across the site.

Percent Agree 62/58

People's Ideas...

- create housing opportunities to bring in many new residents
- provide more affordable housing for young people
- increase density to help increase tax base to pay for and provide incentive for improvements

20.3 Provide a Range of Shops and Services

Approved

There should be a wide range of local shops and services in Jericho Village.

Percent Agree 77/77

People's Ideas...

- add produce, delicatessen, book stores, and pharmacy
- add high quality food services
- develop a local art studio or gallery where local artists can display work
- maintain a family orientation with coffee shops
- initiate a farmers market or night market
- provide tax incentives for good quality produce and grocery stores

20.4 Create a More Attractive Area

Approved

Property owners, tenants, businesses, residents, and the City should work to improve the appearance of Jericho Village (e.g. with outdoor patios, attractive landscaping, banners, special lighting, public notice boards/directory, public art and special paving, and drinking fountains).

Percent Agree 79/79

People's Ideas...

- add planters to the top of the stairwell
- create better pedestrian connections between upper and lower levels
- add sidewalk café seating on Alma Street
- have graffiti paint-out days

- encourage a trendier commercial area
- encourage outdoor eating patios

20.5 Retain a Supermarket

Approved

The supermarket in Jericho Village is an important 'anchor' for the shopping area. The City, in consultation with the community, should ensure that the inclusion of a supermarket is a condition of any future redevelopment.

Percent Agree 79/80

People's Ideas...

- retain a supermarket
- adopt a new model such as IGA Market Place with a deli, coffee shop services, nice bakery, etc.

20.6 Improve Pedestrian Safety

Approved

It should be easier and safer for pedestrians to move about Jericho Village and to cross Alma and 4th.

Percent Agree 68/70

People's Ideas...

- reduce traffic to create a nicer environment
- improve pedestrian safety at vehicle exit/entrance at Jericho Village
- improve the southwest corner of 4th and Alma for pedestrian (especially seniors) safety
- reduce traffic heading south along Alma Street

20.7 Address Nuisance Behavior

Approved

Nuisance behaviour such as vagrancy at the shopping centre should be addressed through community-based initiatives, the use of design strategies to prevent crime, and more enforcement by police and security personnel.

Percent Agree 80/78

People's Ideas...

- address safety concerns about parking area (i.e. too dark, dingy, and unsafe)
- address concerns with buskers, the homeless, and people who gather in front of liquor store for handouts
- create an inner green space for Jericho Village to combat vagrancy
- improve lighting near the supermarket
- form neighbourhood block watch for businesses
- have businesses hire homeless people to do simple jobs like cleaning storefronts, etc.

20.8 Ensure Availability of Short-term Parking

Approved

Short-term customer parking, including street parking on 4th and Alma, should be available to support local businesses and reduce impacts of parking on nearby local streets.

Percent Agree 74/75

People's Ideas...

- ensure that there is still parking if redevelopment occurs
- provide more bicycle parking

21. Small Local Shopping Areas

21.1 Strengthen Local Shopping Areas

Approved

The shopping areas on 10th/Broadway at Alma and on 16th at Dunbar should be strengthened 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 paving stone), and more 'pedestrian friendly' store frontages should be encouraged.

Percent Agree 78/77

People's Ideas...

- strengthen the shopping areas by adding more retail and services
- locate an anchor store on the corner of Broadway and Alma
- give 10th/Broadway at Alma an identity by intensifying the use of the mini mall on the northwest corner of Broadway and Alma with stores in front (housing above) and parking in back

21.2 Ensure Continuity of Shops and Services

Approved

In the small 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 78/76

People's Ideas...

- reduce the number of mini-malls with parking in front
- encourage stores to be located at front of lot, with parking at back
- provide parking in the rear of mini-malls

21.3 Provide a Range of Shops and Services

Approved

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

Percent Agree 81/84

People's Ideas...

- keep lumber store as a do-it-yourself centre at 16th and Dunbar
- retain shops at 16th and Dunbar, including specialty retail

21.4 Improve Pedestrian Safety

Approved

It should be easier and safer for pedestrians to walk along and cross major streets at 10th/Broadway at

Alma and 16th at Dunbar.

Percent Agree 76/76

People's Ideas...

- improve crosswalk at 10th and Highbury
- improve pedestrian and cyclist safety at 10th and Alma, especially regarding turning buses
- consider relocating bus stop from Alma to 10th because Broadway to 10th is a short block and new buses are very long, causing traffic congestion on Alma
- relocate bus shelter on Alma near 10th as it blocks the sidewalk

21.5 Control Sidewalk Merchandise

Approved

Merchandise displays and sandwich boards on the sidewalk should not block pedestrians, wheelchairs, and strollers.

Percent Agree 65/68

People's Ideas...

- provide unimpeded pedestrian access to shops in 10th/Broadway and Alma area

21.6 Address Nuisance Behavior

Approved

Nuisance behaviour such as vagrancy in the small local shopping areas should be addressed through community-based initiatives and the use of design strategies to prevent crime.

Percent Agree 75/75

People's Ideas...

- prohibit public benches at 10th and Alma to discourage loitering
- mitigate loitering at 10th and Alma for local residents

21.7 Protect and Enhance Street Trees and Landscaping

Approved

Existing trees on 10th and 16th should be preserved, maintained, and replaced as needed. More planting and landscaped areas should be added in the small shopping areas.

Percent Agree 87/85

21.8 Provide Weather Protection

Not Approved (Uncertain)

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

Percent Agree 49/47

People's Ideas...

- prefer glass canopies to cloth awnings
- prefer cloth awnings to glass

Comment: This Direction did not received majority support in either the general or the random surveys. In both surveys, the Direction received substantially more agree votes than disagree votes (general survey: 2.4 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 housing planning occurs in the community.

21. 9 Create a More Attractive Area

Approved

Property owners, tenants, businesses, residents, and the City should work to improve the appearance of the shopping areas at 10th/Broadway at Alma, and 16th at Dunbar (e.g. with outdoor patios, banners, special lighting, bike racks, public notice boards/directory, public art and special paving, and drinking fountains).

Percent Agree 73/75

People's Ideas...

- widen sidewalk at transit stop on Alma near 10th because it's too crowded with coffee shop and bus stop
- provide places to sit at 10th and Alma
- promote outdoor patios
- create patio seating, like a bistro at Grounds for Coffee

21.10 Ensure Availability of Short-term Parking

Approved

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

Percent Agree 75/70

People's Ideas...

- move mini-mall parking away from the street
- relax 'off street parking' requirements for commercial businesses
- improve accessibility of parking at lumber yard
- maintain convenient parking for customers

21.11 Retain Character Buildings

Approved

The retention of 'character' buildings at 10th and Alma should be encouraged. There should be incentives to renovate and disincentives to demolish these buildings.

Percent Agree 70/72

People's Ideas...

- retain heritage building on southwest corner of Alma and 10th

22. Business Associations or Business Improvement Areas

22.1 Encourage Business Associations and/or BIAs

Approved

Business Associations and/or BIAs should be encouraged in the Jericho Village shopping area as well as in the 10th/Broadway at Alma, and 16th at Dunbar shopping areas, 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 62/62

People's Ideas...

- build neighbourhood spirit by gathering together business owners in small shopping areas
- need a business association in Jericho Village
- need local businesses to develop an identity for Jericho Village

PARKS, STREETS, LANES and PUBLIC PLACES

23. Parks, Streets, Lanes and Views

23.1 Protect Natural Areas in Parks, including Beaches

Approved

The natural areas in WPG parks, including beaches, should be preserved and enhanced.

Percent Agree 95/96

People's Ideas...

- daylight more old streams
- keep paths natural, develop nature walks to wildlife areas, and install interpretive signage
- provide better public education and access to natural areas
- preserve wildlife habitat
- create a better balance between nature and recreation
- safeguard the natural character of WPG's parkland and beaches from increasing pressure for more recreation facilities and commercialized sporting events
- limit commercial and sponsored events (e.g. volleyball tournaments)

23.2 Improve Recreational Opportunities in Parks

Approved

Park design and facilities should provide a greater range of recreational opportunities to serve all ages.

Percent Agree 69/71

People's Ideas...

- improve facilities by providing more benches, rain shelters, trails for rollerblades and wheelchairs, and more challenging play facilities for older children (e.g. skateboard park)
- create permanent BBQ structure at Trimble Park for community use
- provide built-in games tables in parks
- have a community gathering place at Trimble Park with bulletin boards and covered area
- encourage community gardens (including wild gardens)
- designate some parks for quiet recreation (e.g. no generators, loud speakers, and amplifiers)

23.3 Extend Hours of Operation of Park and Park Facilities

Not Approved (Uncertain)

Parks and park facilities (e.g. concessions stands and public washrooms) should remain open longer and operate throughout the year.

Percent Agree 51/47

People's Ideas...

- keep washrooms open all year, and have regular hours (including late at night)
- keep concession open all year round
- have family nights at the beaches

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 (2.7 to 1). As a result, this Direction is classified as Not Approved (Uncertain) and remains on the table for consideration and public discussion in future planning.

23.4 Improve Safety in and around Parks

Approved

Safety in and around parks should be improved, especially through improved surveillance, supervision, and policing.

Percent Agree 75/76

People's Ideas...

- need more policing in parks (especially at night)
- give more authority to lifeguards to enforce beach rules (no fighting, noise, etc.)
- educate people on beach rules, and install surveillance cameras in certain areas
- have 'community police/park rangers' patrol public areas
- prohibit camping in Jericho Park
- supervise parking area at Jericho Sailing Centre

23.5 Enforce and Review Parking Regulations

Approved

Existing parking regulations should be enforced at parks and beaches, especially restrictions on RV and overnight parking. The City should work with the community to review parking restrictions to identify possible changes that would better meet the needs of both park users and residents.

Percent Agree 74/70

People's Ideas...

- need more disabled parking
- enforce prohibition on camping in parking lots
- prohibit RV parking
- eliminate any fee for parking
- keep parking lots open 24/7 and just supervise
- charge for RV parking during special events
- use the space behind the hostel for RV parking instead of beach parking lots
- provide shuttle bus service to reduce the need for parking

23.6 Better Maintain and Improve Parks and Park Facilities

Approved

Park grounds, beaches, structures, and facilities should be better maintained and improved.

Percent Agree 84/85

People's Ideas...

- increase garbage pick-up and cleanliness of picnic tables and benches
- encourage recycling in parks
- ensure regular cleaning and maintenance of washrooms, repair drinking fountains, etc.
- resurface tennis courts

- upgrade washrooms to make them safer
- upgrade concessions, provide seating, improve quality and variety of food (e.g. healthy selections, good coffee, ice cream)

23.7 Encourage Community Involvement in Parks

Approved

Community involvement in the design and stewardship of parks should be encouraged.

Percent Agree 77/75

People's Ideas...

- have more public consultation around park use and maintenance
- encourage neighbourhood participation in park maintenance (e.g. let neighbours help build parks)
- use students/volunteers to help maintain parks and work on park projects
- encourage donations and endowments (e.g. donate/salvage plants and trees, on-line salvage bulletin board)
- allow neighbours to help build off-leash dog areas

23.8 Enforce Rules for Dogs

Approved

There should be more regular patrols by animal control officers within WPG neighbourhoods to ensure compliance with the new 2005 Animal Control By-law.

Percent Agree 67/69

People's Ideas...

- increase patrols and enforce rules

23.9 Provide More Off-leash Dog Areas

Not Approved (Uncertain)

The City should provide space in neighbourhood parks for dogs to run off-leash in enclosed areas, separate from other park facilities. This will enable neighbourhood dog owners to exercise their dogs off-leash within walking distance of their homes.

Percent Agree 42/42

People's Ideas...

- create more dog parks (e.g. at Trimble Park, or near 16th and Camosum)
- identify the boundaries of off-leash areas by using hedges or low fences designed by the community

Comment: This Direction did not received majority support in either the general or the random surveys. In both surveys, the Direction received more agree votes than disagree votes (general survey: 1.2 to 1, random survey 1.4 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.

23.10 Add Trees to Vancouver Heritage Register (VHR)

Approved

The community should work with the City and the Park Board to further define and identify heritage trees to add to the VHR, and promote their preservation.

Percent Agree 67/67

People's Ideas...

- provide heritage designation for significant trees
- develop heritage tree protection program

23.11 Better Protect and Preserve Trees on Private Property

Approved

Trees on private property contribute greatly to the pleasant character of the neighbourhood. Existing trees should be preserved and maintained whenever possible, with due respect for safety considerations. The Private Property Tree By-law should be enforced and modified to further the preservation of landmark, heritage trees.

Percent Agree 75/77

People's Ideas...

- should be more enforcement of the Tree By-law
- maintain healthy mature trees and landscaping
- keep or replace trees and landscaping when there is new construction
- ensure unauthorized destruction of trees involves replacement of the trees and not just fines
- create stronger penalties for developers who don't follow the Tree By-law
- encourage or give incentives to developers to preserve landscape features
- protect trees, while preserving views
- protect trees as they are of greater benefit than views

23.12 Green and Beautify Public Streets

Approved

Streets should continue to be pleasant green links that connect the neighbourhood by:

- protecting existing boulevards and street trees, and planting new trees as appropriate
- encouraging residents to landscape traffic circles, corner bulges, and boulevards (e.g. through the 'Green Streets' Program), and
- providing amenities like benches where people can socialize and rest, especially on longer walks.

Percent Agree 85/87

People's Ideas...

- have green spaces linking the beaches to other amenities
- protect and enhance street trees to create a park-like feeling on streets
- add traffic circle, sidewalk with landscaping, or boulevard with trees on Sasamat (north of 10th Avenue)
- encourage walking to the beach
- plant more street gardens to personalize blocks, and build corner bulges to help slow traffic
- promote community volunteer involvement with gardens in public places
- add benches along 10th Avenue
- have the City consult with residents when replacing trees, cull trees that don't work, and inform residents on the care of new trees
- rescue plants from development sites and reuse in public areas

- plant low maintenance landscaping

23.13 Encourage More Greening of Residential Lanes

Approved

Many lanes in WPG are unattractive and uninviting for pedestrians and cyclists, and are not environmentally friendly. Residents should be encouraged to pursue alternatives to fully paved lanes, to allow for more greenery and more permeability for storm water. These alternatives are available to homeowners when they vote on lane improvements.

Percent Agree 75/76

People's Ideas...

- make country lane option more affordable
- make lanes 'pedestrian friendly' routes
- use more interesting lane materials and add greenery
- keep lanes green and rural, lots of trees and other plantings

23.14 Preserve Public Views

Approved

Views to the north shore mountains, water, and downtown Vancouver from public places like Jericho Park, West Point Grey (Trimble) Park, and north/south streets should be protected, without the loss of trees. Viewpoints should be made more enjoyable.

Percent Agree 91/88

People's Ideas...

- select views to be protected
- maximize views for all people
- restrict the heights of trees
- remove power lines and poles
- consider views when designing new buildings

24. Public Buildings

24.1 Retain Existing Public Buildings

Approved

Existing major public buildings with heritage character (e.g. schools) should be retained and well maintained, with renovations and additions compatible with the style of the existing building.

Percent Agree 82/85

People's Ideas...

- renovate schools (don't tear down) to provide accessibility and seismic upgrading
- use/reuse heritage buildings
- retain Aberthau and Brock House, keep open to the community
- enhance Jericho heritage site - keep buildings, add old seaplane, plaque, photos, etc.
- encourage preservation of institutional heritage buildings

24.2 Improve Design Quality of Public Buildings

Approved

New public buildings should be well designed and identifiable as WPG public institutions.

Percent Agree 86/85

People's Ideas...

- develop long-term plan for enhancing/replacing institutional buildings
- identify public places like pool, gym etc. with uniform paint, signs/plaques, maps etc.
- address problem of Library building having no character

ENVIRONMENT

25. Environment

25.1 Encourage Waste Reduction and Increase Recycling and Composting

Approved

Individuals and businesses (with City support) should work to decrease the amount of waste going into the landfill. These efforts might include:

- recycling and reusing more products
- composting, and
- using fewer disposable items.

Percent Agree 90/91

People's Ideas...

- promote recyclable take-out containers or customers bringing their own containers
- put clearly marked recycling containers in public spaces
- investigate the potential for electronic fare cards for buses
- charge for 'free' newspapers
- reduce frequency of garbage pick-up to every three weeks instead of weekly
- use 'green box' for compostable household garbage, and encourage composting in apartment units
- include UBC apartment complexes in City recycling program
- increase limits on the number of cans and other recyclables that can be returned to recycling depots, grocery stores, and liquor stores
- provide refund for returning fast food cups and grocery bags

25.2 Collect and Recycle Hard-to-Dispose-of Items

Approved

The community and the City should explore opportunities for residents to safely and easily discard and/or recycle hard-to-dispose-of items such as household hazardous wastes and bulky household items (e.g. computers, electronics, etc.).

Percent Agree 94/96

People's Ideas...

- provide special dates for collection of non-standard garbage items (e.g. computers, electronics, etc.) and hazardous waste (e.g. paint, batteries, fluorescents, etc.)
- provide local drop off for batteries (e.g. at Safeway) and paint cans (e.g. at Home Hardware)

25.3 Encourage the Conservation of Water and Energy

Approved

Individuals and businesses (with City support) should strive to conserve water and energy. These efforts might include:

- upgrading energy and water fixtures
- reducing daily water and energy use
- providing neighbourhoods with energy consumption statistics and information for city-wide comparison of costs and benefits, and

- reusing rain and grey water.

Percent Agree 84/90

People's Ideas...

- enforce water restrictions and talk to neighbours about reducing sprinkling time
- have the City install rain barrels in new and existing homes to collect rainwater for watering gardens
- divert bath water to holding tank for toilet and garden use
- replace old toilets with low-flow toilets
- develop community renewable power sources within WPG (e.g. wind power, solar power, thermal power, etc.)
- use water metering instead of flat rate for single family homes
- provide thermal photo of WPG to show heat loss from homes
- provide specific information on money saved through gas/electric heat conservation

25.4 Clean-up the Community

Approved

The community and the City should work together to keep WPG clean and litter free. These efforts might include:

- encouraging and supporting co-operative community clean-up efforts
- enforcing by-laws and penalties, and
- adding more waste disposal/recycling/dog waste units that are more secure, visually appealing, and strategically located.

Percent Agree 92/91

People's Ideas...

- encourage residents, schools, and businesses to work together to monitor problem areas and participate in community clean-up initiatives
- mandate businesses to keep storefronts clean and maintain their garbage bins
- provide pick up of business bins on a daily basis
- have vermin control mechanism for composts
- provide more public bins for litter

25.5 Grow More Food Locally

Approved

The community and the City should encourage more food to be grown, including the development of more individual and community gardens, and the planting of fruit trees.

Percent Agree 70/69

People's Ideas...

- plant fruit trees on boulevards
- encourage community gardens
- collaborate with high school students to prepare land for growing (e.g. with veggies, plants, trees, gardens)

25.6 Reduce Urban Noise

Approved

The community and the City should explore ways to reduce urban noise from sources like loud vehicles, leaf blowers, air traffic, etc.

Percent Agree 81/83

People's Ideas...

- encourage quieter gardening service or rental of quiet equipment
- apply more stringent provisions in the building code (e.g. sound-proofing residential buildings and homes)
- ban leaf blowers and two-stroke mowers
- monitor noise level and flight paths from air traffic

25.7 Working With Other Levels of Government

Approved

The City should provide leadership and partner with the regional, provincial, and federal governments to enhance the environment, including efforts such as:

- adopting additional measures to increase water and energy conservation
- adopting measures to improve air quality
- encouraging the development and use of alternative energy sources
- working with Airport Authority to improve its noise control and air quality commitments, and
- appealing to the province's Air Care Program to implement noisy muffler control.

Percent Agree 81/83

People's Ideas...

- have the City pressure Translink to have a cleaner fuel fleet
- monitor flight paths and noise, and lobby to reduce noise levels from air traffic (including float planes)
- reject the Gateway Project

25.8 Create the WPG Community Forum for the Environment

Approved

There should be a forum for WPG residents to discuss environmental goals and objectives and to take action to address climate change. The community and the City should work together to create the forum, engaging in activities like:

- developing publicity campaigns and demonstration displays,
- promoting environmental awards and workshops, and
- collaborating with established community groups.

Percent Agree 68/67

People's Ideas...

- form an environment committee consisting of community centre, churches, schools, merchants, Business Improvement Area (BIA), and realtors
- share information regarding use of water and energy in WPG (compare to other neighbourhoods)
- have more community parties and celebrate community successes
- have City staff to act as liaison to help organize community
- recognize model citizens (e.g. prizes for best garden, most recycled waste, best restored heritage home)
- encourage high school and community centre environmental awards
- hold annual 'environment days'

COMMUNITY INVOLVEMENT IN DECISION MAKING

26. Community Involvement in Decision Making

26.1 Community Involvement in Decision Making

Approved

WPG residents should have greater, and more timely, input into decision making about changes in their community on matters ranging from major initiatives like the possibility of redeveloping the Safeway site or the provision of new facilities and services, to recurring decisions relating to street and traffic changes or the review of development proposals.

Percent Agree 89/86

People's Ideas...

- ensure City pays attention to public input
- have the City provide community liaison staff for each neighbourhood
- hold a community meeting to discuss security (may help to start Block Watch)
- ensure previously adopted City policies are open to review and change
- hold regular community forums
- have the City provide ongoing feedback on community issues
- increase opportunities for youth to make decisions about the design of public places
- create/enhance partnerships with schools (address after school care, day care issues)
- involve the community to survey area to identify more heritage houses
- have online consultations with residents when replacing street trees

26.2 Jericho Lands Planning Process

Approved

If the redevelopment of the Jericho Lands is proposed, the City should ensure that a major study of future uses of the site takes place with significant public consultation. Consistent with the approach taken to create the WPG Community Vision, workshops and other consultations - including a survey of WPG residents - should be held to help determine the neighbourhood's view on issues related to the development of the Jericho Lands not covered in the WPG Community Vision. There should be early feedback to City Council on the interests and concerns of the WPG community before any key decisions are made. The outcome of a Jericho Lands planning process should be a plan for the site developed in consultation with the WPG community; the plan should be considered when implementing Vision Directions and pursuing other City initiatives in WPG.

Percent Agree 90/89

REZONING POLICY

Following the West Point Grey Community Vision

1. About Zoning in General

1.1 How Zoning Works

The Zoning and Development Bylaw is the main way the City controls development - new buildings, additions to existing buildings, or changes in the use of buildings and land.

There are different zoning districts, labeled by letters and numbers. For example RS-1 covers most of West Point Grey's single family areas and C-2 zones cover the larger shopping areas. Every lot in a zoning district is governed by the same regulations and guidelines. The regulations are contained in a District Schedule. They control the kind of activities (uses) that may take place, such as office, retail, dwelling, or manufacturing. District Schedules also control various quantitative aspects of the development including the maximum height of buildings, the position of building on the lot (yards and setbacks), the amount of total development (floorspace or density), and the amount of parking required.

In addition to the District Schedule with its regulations, some zones also have design review, using Design Guidelines. Design review looks at the more qualitative factors such as style or character, the materials used, or the landscaping. Legally, districts with design review are structured to have two types of projects: those that may go ahead without design review (often called 'outright') and those that are subject to design review (often called 'conditional' or 'discretionary') because they receive additional density, or approval of a conditional use, in return for meeting the design guidelines.

Another type of district is the CD-1 or Comprehensive Development district. Many of these are tailored to a specific site, such as Sasamat Gardens. Other CD zones cover a broad area, such as parts of the Jericho Lands or the Downtown. This tool is used where a typical District Schedule and Guidelines approach is not suitable.

1.2 How Zoning is Changed

Anyone may apply to alter the zoning - property owner, resident, or the Director of Planning. However, only City Council may actually adopt or change zoning or guidelines. Staff analyze and process applications and then make recommendations to City Council. During processing there is always public notification and some consultation. A formal Public Hearing is always required at the end of the rezoning process before City Council decides.

Because rezoning is time-consuming and expensive, City staff usually advise potential applicants before they make an application whether or not staff would 'consider' the rezoning (that is, fully process it), rather than quickly reporting it to Council with a recommendation to refuse the application. Staff give this advice based on existing City plans and policies, including Community Visions.

2. Rezoning Under the West Point Grey Community Vision

Making some of the West Point Grey Vision Directions happen will require rezoning or amendments to zoning. For most, additional area planning will be required before any zoning changes would be considered, and individual rezonings would not be considered prior to this planning (section 2.2 below). However, there are some cases where individual rezoning could be considered without additional area planning (section 2.1 below). Note that 'considered' refers to being taken into the system for processing, it does not necessarily mean that the applications will receive support from staff or approval from City Council.

2.1 Additional Area Planning Not Required Before Rezoning

Rezoning applications for the types of projects listed below could be considered without additional area planning because they further adopted city-wide policies, would further an adopted Vision Direction, or are normal practice in the public interest. Most are 'site specific' rezonings on individual sites. There would be community consultation in each case. In considering these rezonings, staff would look at not only the needs of the project but also how it relates to its existing surroundings, and to the future of the area as described in the Community Vision.

Table 2.1 Additional Area Planning Not Required Before Rezoning

Type of Project that Could be Considered for Site Specific Rezoning	Comments
<p>Heritage Retention Projects - involving retention of buildings on the Vancouver Heritage Register (also Vision Direction 14.1)</p>	<p>City-wide policy to encourage retention of heritage resources</p>
<p>Social or Affordable Housing Projects -non-profit projects, housing agreement projects, special needs residential facilities (SNRFs)</p> <p>Note on definitions Housing agreement: a contract between the City and developer to guarantee some of the housing units as rental or low income, etc. SNRFs: housing and support services for people with special needs including the elderly, children in care, the mentally or physically handicapped, people with substance abuse problems, etc.</p>	<p>City-wide policy to encourage housing for lower income and special needs residents</p>
<p>Housing Demonstration Projects (NHDP) -in order to be considered as an NHDP, a project 'must demonstrate a new housing form in the neighbourhood, improved affordability, and a degree of neighbourhood support; any increase in land value beyond the normal profit allowed by the City's standard bonussing process, must be converted into improved affordability' (January 3, 1996 City Council report)</p> <p>Note on interpretation of WPG Vision Directions NHDPs based on "not supported" directions will not be considered NHDPs that are in "approved" locations; and demonstrate either an "approved" or "uncertain" new type of housing</p>	<p>City-wide policy to permit demonstration of new housing types</p>
<p>Institutional uses Projects focusing on expansion, downsizing, or reuse of publicly owned or non-profit institutional, cultural, recreational, utility, or public authority uses</p>	<p>Normal City practice</p>
<p>Housekeeping amendments; zoning text amendments - initiated by the Director of Planning to update, correct, or make minor revisions to District Schedules or Guidelines</p>	<p>Normal City practice</p>
<p>In West Point Grey: Seniors Housing - as per Vision Direction 17.1 Retain a Supermarket at Point Grey Village - as per Vision Direction 19.17 Create a New Neighbourhood Centre at Jericho Village - as per Vision Direction 20.1 Retain a Supermarket at Jericho Village</p>	<p>West Point Grey Community Vision</p>

Type of Project that Could be Considered for Site Specific Rezoning	Comments
- as per Vision Direction 20.5	

2.2 Additional Planning Required Before Rezoning

The West Point Grey Vision Directions listed below require additional planning study before rezoning occurs. For some Directions, the study would cover a portion West Point Grey; others might be city-wide in scope. The types of things that would be studied could include the size, height, locations, and design of developments, traffic and parking, parks and green space, service needs, developer contributions to cost, phasing and so forth. Planning studies would be initiated by the City, but might be undertaken by City staff, consultants, community members, or a combination. In all cases, there would be community consultation throughout the study.

Timing and priorities for these studies, as well as other aspects of implementing the Visions, will be determined with community input, as well as through City Council consideration of available resources and competing work priorities. Individual site rezonings will not be considered in advance of the planning, other than as noted in Section 2.1 (above).

Table 2.2: Additional Planning Required Before Rezoning

West Point Grey Vision Direction	Possible types of additional planning study
Design of New Single Family Homes 12.2 Allow Full Basements 13.1 Design of New Single Family Houses	Consideration of this option is underway Mini-program to make design review available in interested areas
Older Character Buildings and Heritage 14.2 Retaining Other Character Buildings 14.3 Multiple Conversion Dwellings (MCDs)	Specific planning study on feasibility of this in WPG and other Vision areas supporting similar Directions More detailed planning for specific areas of West Point Grey
Possible New Housing Locations and Types 16.6 New Housing Types Near Shopping Areas 15.1 Infill Housing 15.2 Duplex Housing Several Directions classified as 'Uncertain' identify housing locations (16.1, 16.2 & 16.5) or housing types (15.3, 15.5 & 15.6) which had more community support than opposition and could be the subject of more community discussion	More detailed planning for specific areas of West Point Grey Detailed local planning and consultation of housing options in a City initiated process
Shopping Areas 16.6 New Housing Near Shopping Areas 19.1 Strengthen Point Grey Village as an important	More detailed planning for areas around the West Point Grey Neighbourhood

<p>shopping area</p> <p>Note that Direciton 19.19, classified as “Uncertain”, considers reinforcing the Safeway Site with additional housing. As it had more community support than opposition it could be the subject of more community discussion</p> <p>20.1 Create a New Neighbourhood Centre at Jericho Village</p> <p>20.2 Provide additional housing (in Jericho Village)</p> <p>21.1 Strengthen local shopping areas</p>	<p>Centres and shopping areas</p>
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2.3 EcoDensity

The EcoDensity Charter is the City’s commitment to improve environmental sustainability, affordability, and livability through density, design, and land use. Section VIII. of the Charter articulates how existing policy, including Community Visions, will be affected: where an existing policy conflicts with the Charter, the City will continue to be governed by that policy until it is consciously reconsidered by Council. Where there is discretion in Visions, or where they are silent, approaches that support the achievement of the Charter commitments will be emphasized.

2.4 Other

The sections above provide guidance for most rezoning inquiries. However, there may be rare sites for which development under the existing zoning would involve the loss of features which the community, in its Vision, views as assets. The prime example is trees and landscaping, but in some cases buildings or structures may also be valued (but not qualify as heritage). In these cases, rezoning that would maintain the assets may be considered. Further, this will apply only to large sites that were in single ownership at the time of the Vision adoption. Finally, achieving Vision Directions would remain the focus while considering the rezoning.