

Phase 3 - Draft Marpole Community Plan What We Heard

During November and December 2013, the Marpole planning team hosted a number of events to share the revisions made to the draft community plan, and to give the community opportunities to learn more, ask the planners questions, and share their feedback and concerns. These events included:

- **2 Community Dialogues** - A presentation on the latest revisions of the draft Marpole Community Plan, followed by small group dialogue sessions. The first was held at the Marpole-Oakridge Community Centre (MOCC) on November 30, and the second at St. Augustine's Church on December 7.
- **10 Kitchen Table Talks** - Hosted throughout Marpole, including at residents' homes, small groups gathered to ask questions directly to the planners and share their feedback.
- **8 Coffee Talks** - Open houses that gave residents the opportunity to have one-on-one discussions with a member of the Marpole planning team. Hosted at both MOCC and St. Augustine's.
- **3 Marpole Coalition working group sessions** - Met with residents to answer their questions about population numbers, transportation issues, and public benefits.

The following is a summary of what we heard:

HOUSING / BUILT FORM

- The perceived loss of the single-family home character of Marpole has been a primary concern to date. Residents have expressed relief that proposed changes to the single-family housing west of Cambie have been removed, but some were still concerned with potential changes in other areas (e.g. west of Granville.)
- Some residents west of Cambie expressed support for having their blocks returned to the draft land use as shown in June, permitting townhouses and apartment buildings as originally proposed, or even higher density.
- Some residents were concerned about what the built form may look like in the 'Buffer Zone' on the west side of Cambie.
- Most residents west of Granville requested that their blocks not be rezoned.
- In general, residents supported keeping growth limited to the arterials. However, some suggested reducing the proposed building heights. Source of concerns arose around shadowing, loss of privacy for neighbouring single-family homes, and increased traffic and crime.
- Some residents were doubtful that new housing forms proposed will be affordable.

- Some expressed concerns over tenure of future residential units (will they be occupied by residents? Or sit empty as investment properties?).

POPULATION / PACE OF CHANGE / TAXES

- Some residents felt that projects currently/soon under construction (i.e. Marine Gateway, Cambie Corridor, Pearson-Dogwood, Oakridge) are more than enough to meet Marpole's share of projected population growth in Vancouver. Residents are seeking clarity on population growth projections for Marpole and other Vancouver neighbourhoods. Some residents felt that the current pace of change/development is too fast.
- Some residents also suggested that an Official Community Plan (OCP) should be developed for all of Vancouver, before the Marpole Community Plan is approved.
- Some residents expressed concern that the proposed rezoning will result in higher property taxes for home owners.

TRANSPORTATION

- Some residents felt that current traffic congestion/parking challenges will only be worsened by new development and population growth.
- Strong support for improving east-west connections in Marpole, and better integration of transit with the Canada Line stations.
- Strong support for 'taming' traffic along Oak, Granville, and West 70th.
- Some residents suggested traffic-calming measures, to reduce short-cutting on the quiet residential streets between the arterials.
- Strong support for improving pedestrian infrastructure and connections.
- Mixed support for improving cycling infrastructure.

COMMUNITY CENTRE, LIBRARY, SCHOOLS

- Strong support for the proposed renewal of the community centre and library, but there were concerns about the uncertainty of the location of a new facility.
- Some residents were concerned that Marpole schools will be over-capacity due to projected population growth.
- Residents were seeking certainty that there will be sufficient community amenities to support an increase in population.

PARKS AND OPEN SPACE

- Strong support for improved connections to and along the Fraser River.
- Strong support for renewing existing neighbourhood parks.
- Some residents felt that new, larger parks are needed, and that plazas and mini-parks will be insufficient to keep Marpole livable. Particular interest in seeing new/larger greenspace in Lower Hudson area, and on the Fraser River.

LOCAL ECONOMY

- Strong support for improving the retail diversity and vitality along Granville.
- Some residents supported improved retail and services in other neighbourhood nodes, including at Oak and West 67th.