

burrard-arbutus connector: it's time to take a second LOOK

In case you thought the freeway issue in Vancouver was dead, you'd better take a second look. It's very much alive and growing right here in Kitsilano.

The Burrard-Arbutus Connector is simply another extension of a freeway system when all the mist of planningese and smoke generated by city engineers is blown away.

Members of the Kitsilano Area Resources Association felt that they had won a clear victory for the residents of the Kits area when, in 1968, they succeeded in convincing the city council at that time to alter the route of the Connector. Council scrapped its plans to locate the route running diagonally from the south end of the Burrard Street Bridge to link up with Arbutus at Broadway, in favour of the present "compromise" route. (See the June issue of the KARA newspaper for a graphic outline and report.)

It is open to question some five years later whether there was a clear victory. The mentality which conceived the Connector pre-dates by a good number of years the rapid growth of freeway opposition, the demise of the NPA dominated city council, the apparent defeat of the Third Crossing and the scrapping of the Columbia-Quebec Connector. The realignment of the Connector to its present route was considered a victory when dealing with a city council which viewed the private automobile as the only serious solution to the problem of urban transportation. This route will clearly be less disruptive to the Kits area than the original would have been.

Nevertheless, the political and social climate is far different from that in which the early activists of the Area Association were able to wrest concessions from city council.

kara BUSINESS

New Chairman - Brian Mason has moved out of the Kitsilano area. George Whiten, the vice-chairman, has taken over the chairman's duties until election time next April.

No Meetings Til September - There will be no KARA general meetings until next September.

Co-ordinator for the Information Centre - A hiring committee is in the process of hiring a new co-ordinator for the Information Centre to replace Judy Alldritt.

Reassessment of K.A.R.A. - At a meeting on Thursday, July 5, a group of interested persons met to evaluate the present state of the Area Association, and to come up with new ideas for the future. Phone Barry Holmes (733-5192) for more information.

Those present at the last general meeting of the Area Association felt that while it was premature to alter the Association's official position on the matter, it was important to take "a second look". A committee was set up to discover at what rate the city was purchasing land for the Connector, to circulate the information supplied by the Planning Centre, and to begin preparation of a draft position to be considered at the next general meeting.

The committee "KARA Urban Transportation Committee" needs workers. The first meeting will be held:

at: Kitsilano Information Centre
2741 West 4th Avenue
on: August 14 at: 8:00 p.m.

This committee is open to all concerned residents of Kitsilano. If you wish to get active but are unable to attend, or if you wish more information, please call Kits Planning Centre at 733-5614; or in a pinch, call me at 733-5812.

-Peter Dent

Vancouver Rental Accommodation Grievance Board Loses Its Power

As a result of a court decision on June 14, the Grievance Board has been rendered powerless, and has suspended its formal operations. The court decision declared the City By-law that set up the Board to be illegal. The role of the Board was to act as an arbitrator in landlord-tenant disputes.

At its meeting on July 3, City Council decided to appeal the court decision, but deferred consideration of what type of provincial legislation it will request to restore the powers of the Board. In the meantime, the Board will act in an advisory and voluntary capacity.

MANAGING HOUSING, a democratic approach

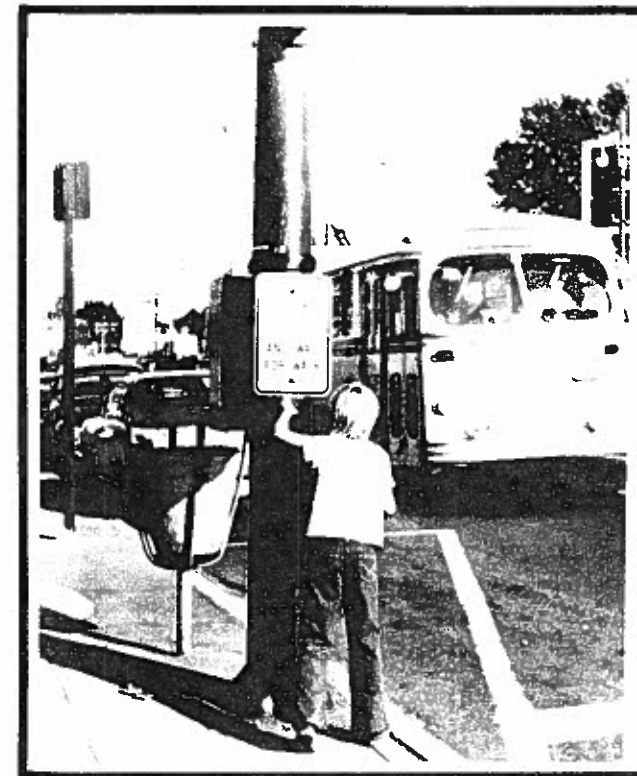
A copy of a report, Managing Housing, published by the Social Planning and Review Council of B.C., is now available at the Planning Centre. The report provides excellent information and advice on managing housing projects, condominiums, and co-operatives.

Donations to the Information Centre

Gehrke's Stationers Ltd. on Seymour St. have donated a supply of stationery to the Centre. Safeway Ltd. have donated staples (coffee, milk, etc.) to the Centre.

around KITSILANO

Dr. Hugh Parfitt
Home Treatnet
96 East Broadway
Vancouver 10



**Kitsilano
Area
Resources
Association**

JUL 73

community action works!

The Kitsilano Mental Health Citizen's Committee to the Greater Vancouver Mental Health Project (GVMHP) has been in existence for only 8 weeks, yet it has already pressed for and achieved several major objectives in community participation & control.

The GVMHP is part of a provincial government plan to move mental health services into the community and away from large and unwieldy institutions such as Riverview, and is to be funded by the Provincial Government Mental Health Branch, and administered by the City of Vancouver through the Metropolitan Health Co-ordinating Committee.

The Kits. Mental Health Citizens' Committee began as a group of concerned citizens, community workers, and mental health professionals, seeking to ensure adequate non-professional citizen involvement in this major restructuring of mental health services. After a large public meeting on May 16/73, a committee was officially formed and began to take direct action.

Major developments and objectives achieved so far are:

1. The process of hiring mental health team workers and searching for a location was halted until the committee was organized and could prepare an informed presentation.

2. A Steering Committee was elected and drew up Policy Guidelines for the proposed Mental Health Team, which were adopted in principle by the larger Citizens' Committee. These guidelines were designed to counter the dangers that neighbourhood mental health teams might encroach further on people's daily lives, that the decisions might really be made by a distant bureaucracy, and that the citizens of Kits. might have only input, but no real power. Highlights include:

--insisting on treating clients as dignified individuals, rather than as some classification of patient.

--recruiting sensitive team members on the basis of humanity and genuine concern for their clients who can relate to and form subjective bonds with their clients.

--keeping drug therapy to an absolute minimum.

--using occupational therapy to teach useful skills to clients, not to keep them busy.

--proposing client participation through democratic grievance committees.

--stressing that even humane "treatment" is no substitute for widespread social reform at every level.

3. A three person Citizens' Personnel Committee was elected and given the personal assurance of Dr. John Kyle (Executive Director of GVMHP) that no one would be hired for the Kits Team without the direct approval of the citizens' personnel committee, and further that the Citizens' Personnel Committee is to act in concert with the GVMHP Personnel Committee in the screening and selection of prospective members for the team.

It was also suggested by the Citizens' personnel committee that there be no stipulations of professional qualifications for the team workers, and that they concern themselves with prevention of illness.

4. A Budget and Team Plan was drawn up by the Steering Committee and approved by the Citizens' Committee. Dr. Kyle (GVMHP) has stated that no spending of the GVMHP planned budget would occur until the Citizens' Committee had submitted their own proposal.

The Citizens' proposed budget shows some major departures from the GVMHP model now in operation in the West End. Specifically, it calls for three additional mental health team workers, and an equalization of salaries in order to promote team cohesiveness and effectiveness.

The proposed budget is intended to cover the costs of two facets of the Kits Project---a main mental health centre, and an 8 bed crisis hostel. While these two may be considered separately, it is felt that neither can operate effectively without the other.

8. Mental Health Centre:

Would consist of a treatment team based in a house open 24 hours/day, offering administration, office therapy, drop-in service, 24 hour walk-in crisis service, group therapy, social activities, along with personal treatment by mental health team workers, whose role would be that of "friend-advocate" (as described in a report prepared for the government by Dr. John Cummings).

An estimated 150-180 people would be formal clients at any given time. A principle objective of the team would be to

PUBLIC MEETING

DATE: July 24th, 1973.

TIME: 7:30 p.m.

LOCATION:

Kits United Church
2490 West Second Ave.

Agenda:

1. INTRODUCTION: Dr. Hugh Parfitt, Member, Steering Committee.

Discussion of the general plan and model from the Cummings Report.

2. REPORTS:

A. Barry Coull, Community Rep. to the GVMHP Co-ordinating Committee.

Report on the Kits. Committee implementation of larger plan.

B. Carolyn Reynolds, Member, Steering Committee.

Report on putting the budget together.

C. Nick Zapentis, Member, Personnel Committee.

Personnel Committee Report.

3. SUMMATION: Jeff Marvin, Member, Steering Committee.

provide supportive and preventive services to people who would otherwise be hospitalized.

Staff would consist of an overall co-ordinator, two office "co-ordinators" (responsible for bookkeeping, records, and general team activities), two half-time psychiatrists (it is hoped that the project will be exciting enough to attract at least one progressive psychiatrist who would be prepared to work full time for half-salary), and eleven mental health team workers, not necessarily with professional psychiatric qualifications, to provide 24 hour service.

Also proposed is an increase in general expenses for the client. The Committee believes that economic problems are frequently significant in the lives of mental patients, especially in times of crisis. Extra funds would provide homemaker services, food, repairs, etc., allowing team members to make use of available services to help their clients.

B. Crisis Hostel:

Designed to provide food, lodging, and supportive care to 8 very disturbed clients who would be hospitalized were it not for the hostel's services.

Points in favour are that clients would be treated in their own community, would receive far more personalized attention than at Riverview, and that because of earlier and fuller intervention, the hostel would provide a preventive service, thereby reducing the total number of days for which a client would require a bed.

According to the Cummings Report, present forms of treatment are relatively expensive and ineffective. An analysis of the cost of the Citizens' proposed type of mental health services, as compared with those now existing, indicates a substantial per diem savings in addition to the human benefits of providing alternatives to hospitalization, and offering additional services to those who will use the centre though they are not formal clients.

5. Citizen Representation on the GVMHP Co-ordinating Committee has become a major issue. The Co-ordinating Committee, chaired by Dr. R. McQueen, has the main power in the overall planning, budgeting, hiring of staff for the various local projects, etc.

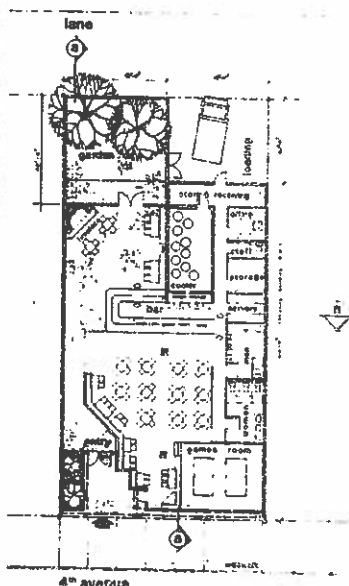
As it now stands, there is only one citizen representative from the entire Burrard area (which consists of four separate projects---Kits, Mt. Pleasant, Fairview, West End). The Co-ordinating Committee rejected a request for 4 sub-area representatives, but the Kits Committee has decided to press for a reconsideration through a formal request to Dr. McQueen.

The Co-ordinating Committee has also denied a request for open meetings, but promised access to abridged minutes of their meetings. The Citizens' Committee decided to press for open meetings.

6. There had also been a meeting of the Inter-Area Citizens' Committee of the GVMHP, composed of representatives from the four Burrard sub areas. It was stated that the Co-ordinating Committee has been impressed by the common presentations and points from these four groups and there was discussion on joint action in further negotiations.

Copies of the guidelines, minutes, budgets, reports, etc., are available at the Kitsilano Information Centre---2741 W. 4th---736-3431. Ask to see them and come to the Public Meeting on Tuesday, July 24th informed.

a neighbourhood PUB in KITSILANO ?



plan & site plan
scale: 1/8" = 1'-0"

The diagram on the left shows the plan submitted to City Hall by Peter Uram, head of Kitsilano Neighbourhood Pubs Ltd., in application for a Development Permit for a neighbourhood pub at 2386 West Fourth Avenue. The pub is to have a seating capacity of 100.

There are a number of obstacles in the path of this development.

-- The Liquor Control Board has to give the necessary licence. However, the Provincial Act that permits neighbourhood pubs has not yet been proclaimed. The L.C.B. will not begin to work on guidelines for neighbourhood pubs until after the Act is proclaimed. The actual licence will have to wait for the guidelines.

-- City Council's Standing Committee on Community Development has to discuss the location of the pub, and its impact on the surrounding community. At its meeting on July 5, the Committee agreed to view this particular application as a prototype. They will be notifying residents in a four block radius of the site, providing information and requesting delegations. There will be no referendum or plebiscite.

-- City Council is awaiting a report from the Planning Dept. on where neighbourhood pubs will fit into the commercial zoning schedule, and what the parking space requirements should be. The present plans for the pub on Fourth Avenue contain only 6 parking spaces. It is highly unlikely that these will be sufficient.

KITS INFORMATION CENTRE REPORTS THAT MOST OBSCENE PHONE CALLS ARE MADE BY BUDGIE BIRDS.

EDITORIAL

local area planning

Garvin Perryman

Citizen participation, community involvement, citizen input, local control...these are all phrases that have been bandied about recently by many people, citizens, professionals, politicians, and others. This is the background of the City Planning Department's attempts to create its program of citizen participation through local area planning.

Political Response

On June 14, the Planning Dept. presented its report on local area planning to a joint meeting of City Council's Standing Committees on Community and Civic Development. The report met a barrage of criticism and negative comments from the aldermen. Several politicians were sure that they would not want this program in their neighbourhood. Typical comments are:

- the cost of implementing the program throughout the City would be astronomical.
- the process described in the report appears to be much more formal than was hoped for.
- the proposal would lead to a fourth level of government rather than a citizen's level of government.
- that an alternative approach would be to say to neighbourhoods that the City will assist them in their problems if they outline them.
- the City should consider giving financial aid to groups who are already doing useful local work in this field.

The discussion was confusing; no clear consensus appeared. The following motion was passed: "Resolved that the report of the Deputy Director of Planning dated June 6, 1973, be received and the officials concerned, including the Director of Social Planning, be directed to report again at their earliest convenience with a fresh proposal, having in mind the discussions which took place at this meeting and to bring a recommendation as to a specific area for an initial area for local planning."

It was suggested at the meeting that Kitsilano be the experimental area. DO WE WANT THIS?

What Does the Report Propose?

"Planning is an attempt to take a very close look at a community within the City in view of its own particular needs and aspirations. At the same time, these localized concerns are examined within the context of the problems, issues, and goals of the City as a whole."

A strong centralized planning effort is needed for the whole City. Local area planning is an attempt to apply the overall plan to a local area, within the context of that area's needs and concerns.

Local area planning is desirable because: (1) planning becomes more effective, (2) the planning process is brought closer to residents, and (3) a co-operative base for planning is developed.

The responsibilities of the local area planning team are: (1) to gather information, (2) to produce a plan, (3) to educate citizens as to what local area planning is all about, and what their role is, (4) to advise City Council and (5) to resolve problems.

Local area planning is not merely concerned with producing a plan; but is an on-going process responding to the issues of the local area.

A citizens' advisory committee would be formed by the planning team from interested individuals and local groups. This committee would work with the team in producing a plan. If citizens disagree with the plan produced by the planners, they could present alternative ideas to City Council.

Planning must proceed whether citizens are interested or not. An extended planning program requires direction that only trained staff can provide.

What Do We Want in Kitsilano?

To date, there has been no public discussion of this report. It has received the usual glib media coverage. No community groups have been approached to obtain their views of the report or their views as to what local planning efforts, if any, are needed in their neighbourhood, and who should be carrying them out.

Kitsilano has been consistently pointed out as an area that needs a local planning effort, by both the planners and the politicians. There seem to be two reasons for this: (1) the planners think there are planning problems in Kitsilano, and (2) there are a number of citizen groups in Kitsilano asking for a greater say in planning, and vociferously stating their concerns. The question remains as to what type of planning effort we want in Kitsilano, who should it involve, who should have the power, how should it be carried out, and so on.

For all of their talk of developing co-operation, working partnerships, and citizen input, the planners continue to believe that they are the only ones who have the expertise, who should produce the plan, who should educate the citizens, who have the answers... They still assume that planning must proceed whether citizens want it or not.

The issue is not whether the planners should be involved. It is who should have the opportunity and responsibility for initiating, developing, and controlling the planning efforts. This is clearly a question of power.

It is tempting to argue that the initiative for planning efforts should only come from the citizens. Such an attitude arises largely from a basic mistrust among citizens, planners, and politicians - a mistrust that is well-founded, but not particularly desirable. Everyone should have the opportunity to state their concerns, and to participate in efforts to resolve an area's problems. We need to demand that local area planning programs be set up only through consultation, discussion, and negotiation among all the interested groups. We need to demand that a prime focus of any local area planning program should be the provision of information and resources to local groups so that they can articulate their needs, aspirations, and ideas.

There is another side to power, and that is developing the skills, organizations, and commitment that give people the strength and ability to achieve their goals. We have to both organize to exert pressure on City Council to release some of its power, and, at the same time, continue to develop our own skills and organizations. One way to do this is to carry on with our own planning efforts.

HOUSING FOR

SENIOR CITIZENS - JERICHO

City Council has now endorsed the sale of land at Fourth and Wallace, adjacent to the Department of National Defence - Jericho lands, to the Greater Vancouver Regional District to be used for low-income senior citizens housing. Council has also stipulated a three storey height limitation, conforming to the RM-3A (medium density apartment) zoning district. This land is now zoned RS-1 (single-family houses.)

Several questions have been raised by this project: Is this site to be planned to house elderly people who have been living in this area of the City? Is the usual rigidity of low-income, public housing eligibility to be applied here? Will there be a participating group of potential residents to assist in planning the project? There is a strong possibility that progress which has been made with other recent housing projects for pensioners will not apply to this project.

People who are interested in living on this site are advised that, as the plans exist at present, they must make formal application to the G.V.R.D. Housing Management Commission to be considered for accommodation on this site. Even though it will be more than a year before this project is ready for occupancy, the waiting period for eligible pensioners is currently longer than this period of time. Application forms can be obtained by the B.C.H.M.C. at 4343 Fraser (873 1861) or the Kitsilano Information Centre at 2741 West Fourth (731 3431). Applicants should write "Request Housing at Fourth and Wallace" across the top of their application to help ensure that they will be considered for this project.

SPORTS - senior softball

Kits House has a strong team entered this year and in a previous game took the measure of Kit Information Centre's team by a score of 9 to 6. Their well-trained players just toyed with the opposition, and scored runs with ease.

However, in a rematch on July 3, it was a different story. The coach of the Information Centre team put his players through two weeks of vigorous training, including ballet lessons and contortionist exercises. The crown was treated to an interesting game to say the least. The Information Centre players had gloves on their feet as well as on both hands. They were able to jump at least 10 feet in the air to snag fly-balls, and displayed fantastic dexterity. The final score was 25 to 6 in favour of the Information Centre.

Kits House demanded a rematch, which will be played at Connaught Park at 5pm. on July 10. The Information Centre are ready to take on all comers.

Stan Mailey

townhouses

Projects Pacific Townhouses Ltd. expects to be demolishing the Odium Mansion, at 2530 Pt. Grey Road, in the early fall so that they can construct a building containing 11 two-bedroom living units. The Technical Planning Board has approved this proposal, and the Development Permit has been issued. The project is located in an area that is zoned for two family residences. There are no specific provisions for families with children shown on the plans for this project.

On July 25, Cherry West Developments Ltd. are expected to appear before the Board of Variance to gain permission to build an 11 unit building at the Southwest corner of First Ave. and MacDonald. This project also fails to make any provisions which would accommodate families with children. An earlier proposal to put a similar project on this site had been approved by the Technical Planning Board.

These projects were made possible by a change made in 1970 to the RS-2 (single-family) and RT-2 (two-family) Zoning District Schedules. Technically this zoning does not allow apartments in one- and two-family districts. However, the features that distinguish townhouses from apartments would be difficult for the layman to appreciate. In particular, there is no requirement that townhouses meet the needs of families when they are built in family districts.

The Planning Centre knows of only one townhouse development which has been actually built in Kitsilano under this change to the By-Law. It is located on Kits Point at Ogden Avenue and Cypress Street, and was constructed over local objections. The proposal to demolish Tatlow Court at 1820 Bayswater for a townhouse development was blocked, at least temporarily, by the people in that neighbourhood.

These two new projects will probably go ahead. At this time, we know of no groups who are resisting them.

It is probable that many more proposals for townhouses will be coming forward in Kitsilano while there was little resistance to the changes to the Zoning By-law in 1970, we expect to see considerable resistance and unhappiness over such schemes in the entire area north of Broadway, between MacDonald and Alma, which is all zoned RS-2 or RT-2, unless the By-Law is changed.

PLANNING DOCUMENTS

Several planning documents have been discussed recently at City Hall and are available for community response at the Kitsilano Planning Centre:

Time Present and Time Past - Proposals for Area Conservation in Vancouver. Kitsilano might include neighbourhoods which would fit with this programme.

Options for Vancouver's Future - Six Steps for Decisions About City Development Outside the Downtown. suggests the need to make a decision about the amount of growth our City is to actively accommodate.

Downtown Vancouver - Part 1, Proposed Goals. We are a community which is adjacent to the Downtown Area - people who are going to work downtown will frequently be either living in Kitsilano, or passing through our area every day.

2741 WEST FOURTH 731-3614

Staff this issue: Cathlene Davidson, Marilyn Kalman, Stan Mailey, Elsie Patmore, Garvin Perryman, Dave Todd, Dale Stevens.

Next issue: August, 1973.
Deadline for articles - Monday, August 6.
Art works (photographs, drawings) needed for the front page.

Letters to the editor will be printed.

Subscription - \$ 2.00 per year.
Available free at 2741 West Fourth Avenue.

WEST BROADWAY

where it's at

Dave Todd

The West Broadway Citizens' Committee and the Broadway West Merchants' Committee have both been very active in considering the future of the Broadway area of Kitsilano.

BROADWAY BEAUTIFICATION

At a variety of meetings, the merchants have presented their proposed Beautification of Broadway to residents, owners of commercial properties and the City. The drawings were prepared by City Planning's Beautification Division in close consultation with the Merchants' Committee. The beautification is limited to the public areas of Broadway, from Trafalgar to Glenheim. The main features of the plan are new concrete walks, bordered by a continuous three foot wide band of blue and yellow tile at the curb. This tiled area would project into the roadway at McKenzie, Bayswater and Carnarvon, opposite the street ends at these "T" intersections.

New concrete cross walks would be built throughout the area to help remind motorists of pedestrian crossings. A substantial number of trees are included in the plan, each about twenty feet tall, spaced in clusters along both sides of the street, about 15 per block. Yet to be designed are bus stop shelters, benches, directories and notice boards (for both commercial and community use), and general graphic coordination.

Lighting will include illuminated street identification and some accent lighting at a "pedestrian scale." All street lamps are to be changed - the present incandescent fixtures will be replaced by mercury vapour lighting on the same poles. (We have yet to learn whether the old lamps will be saved for the possibility that their pleasant qualities will be desired in future beautification projects.)

One part of the Beautification will be put to a sixty-day trial this summer. A mini-park will be built at McKenzie and Broadway. City Council has agreed to pay the \$4,000 this temporary park will cost. Work should be underway by the time you are reading this newsletter.

If everything goes in accordance with the present plans, it is possible that the rest of the project will be completed before this time next summer. The merchants meet Monday evenings in their continuing effort to complete their plans and get the Beautification accomplished. Their meetings are open - for further information, contact their chairman, Don Kerr (733 9147) or their secretary, Kahni Fowle (733 4987.)

WEST BROADWAY GUIDELINES

The major concern of the West Broadway Citizens' Committee has been the preservation of the family residential character of the area surrounding Broadway and the maintenance of the Broadway commercial district as a shopping service for local residents. The West Broadway Guidelines have resulted. On June 5th, City Council agreed to accept parts of these Guidelines. The following points received general agreement at that Council meeting:

- 1 The beautification proposals put forward by Allen Parker are considered to be working papers only;
- 2(a) Guidelines for beautification and future development of the West Broadway area should be established, including those which were approved by merchants and residents on February 15, 1973;
- (b) Additional meetings of residents and merchants of the area will be called by Council to proceed with the beautification study;
- 3(a) Council should encourage local area citizens' groups to present their own proposals for redevelopment and improvement of local areas;
- Council should consider measures to discourage high density development; There should be a thorough review of the C-2 zoning and the relationship of the commercial areas to the surrounding residential areas;
- 5 Agreed in principle that zerox copies of all applications for development permits pertaining to the West Broadway area would be sent without delay to the West Broadway Citizens' Committee - if the Planning Department can implement the matter;
- 6 Agreed in principle that under no circumstances will private property be expropriated for parking or for any other use by private interests by the City of Vancouver;
- 7 Agreed in principle that the City (i.e. the tax payer) not participate in any cost-sharing venture with private business for the acquisition of and provision for parking, with the reservation that it is possible that some time in the future the City might want to get

- involved in some type of arrangement to deal with the parking situation;
- 8 Agreed in principle not to allow any relaxation in the parking requirements as laid down under the existing zoning by-laws;
- 9 Agreed in principle not to allow the use of RS- or RT- zoned land for surface parking. It was observed by Council that this will require a change in the Zoning By-law;
- 10 Blockbusting would be discouraged by the enforcement of existing by-laws requiring that properties must be kept in good repair and maintained to acceptable standards of appearance.

Council would not agree with several of the Citizens' Committee's proposals:

- 3(a) Council did not agree to maintain the present commercial zoning, but wanted a more "flexible zoning;" Council did agree to maintain the surrounding residential zoning;
- (b) Council did not agree to any particular methods of public notification of applications for zoning changes in the Broadway area; They would not agree to any particular voice of the area's residents in this matter, and specifically would not agree to submitting zoning changes to a referendum in the area;
- 4 Council did not agree to any specific requirement that the Technical Planning Board of the Director of Planning would be bound to consult local residents when considering approvals affecting their area.

The Citizens' Committee was disturbed by the vagueness of the words "should" and "agreed in principle" which resulted in Council's action and therefore asked for a meeting with members of Council's Community Development Committee. Alderman Volrich met them on June 11th and promised to produce a report which was clearer. At a meeting held on July 4th, representatives of the Citizens' Committee complained that this promised report had not yet materialized and they refused to participate further until the matter was cleared up. The Community Development Committee then agreed to meet with them the next afternoon.

At this meeting of the Community Development Committee a redrafted statement of the Guidelines was presented by Alderman Volrich:

Items 5, 6, 7, 8 and 9 no longer included the phrase "agreed in principle," and the word "shall" was substituted for "should" in item 3, relating to high density development, and in items 8 and 9. They also added a new item 4: Affected residents of the Kitsilano area will be notified and consulted before any substantive decisions affecting the Broadway area are made. The area designated in this would be from 5th to 15th, Larch to Highbury.

The Aldermen and members of the Citizens' Committee went through the Guidelines in detail, and following mutual agreement, the Community Development Committee agreed to resubmit the latest version of the approved Guidelines to Council. They also agreed to resubmit to Council a more strongly worded ban on surface parking in the RS- and RT-areas surrounding Broadway.

The West Broadway Citizens' Committee continues to look at ways of protecting and improving their community. They are especially interested in expanding and improving their communication with other residents of the area. Anyone who wants to find out who is the Committee contact person closest, or when the next meeting will be held should call the Kitsilano Information Centre (736 3431.)

FUTURE DEVELOPMENT AND REDEVELOPMENT

The owners of commercial properties on Broadway and the City Planning officials are concerned that neither the Beautification nor the Guidelines give a clear direction for future development and expansion of the commercial district. Mr. Pickstone, Deputy Director of Planning, called a meeting July 4th to discuss some of the difficulties facing further progress in the area, and to propose a method to produce proposals to shape the future of the area. The aim was to make these proposals more acceptable to the three recognized interest groups. Mr. Pickstone's proposal included two people selected from each of the interest groups plus four resource people, three from City Hall and one from the Kitsilano Planning Centre. Members of the Merchants and Citizens groups, individual property owners of commercial properties, several planners and Aldermen Rankin and Harcourt were present. All present, except the Citizens group, were generally willing to give the proposal a try.

The speaker representing the Citizens' Committee made it clear to those present that his group had business which was then still unfinished with the Community Development Committee, and therefore had decided not to make any decisions about participating in other discussions until that business was resolved.

The Citizens' Committee is to meet on July 9th. Since they have met with the Community Development Committee since then, it is assumed that they will be discussing their participation in Mr. Pickstone's "working group." The same proposal was put forward by Mr. Pickstone on January 4th, but was rejected by the Citizens' Committee at that time.

WEST BROADWAY CITIZENS' COMMITTEE

NEXT MEETING: JULY 30 7pm.

Kits Library

PARKING IN LANES BEHIND STORES

The Vancouver Street and Traffic By-law prohibits parking on either side of any lane which adjoins property zoned and used for a business. Complaints about the amount of use and manners of people who park in the lanes adjacent to two billiard halls on the north side of Broadway - one in the 2800 block, the other in the 3200 block - have stirred the ire of neighbouring residents.

To have this By-law enforced, individual residents should call the Police Department, Traffic Court section - 681 5211, local 549. Occasional requests from local citizens will result in the ticketing of people who are parking in these areas, and would eventually lead to considerable reduction of this irritation.

Some Businesses on Broadway are required to provide parking spaces for automobiles on their property, behind their stores. The complaints mentioned above uncovered the fact that one of these billiard halls had failed to actually provide the parking spaces as required by City regulations. They will now probably be required to fulfill this part of their permit to develop the present business. Other infractions of City regulations may be discovered if local residents would speak up when they believe that the situation in their neighbourhood is unfair.

NEW DEVELOPMENT PERMIT APPLICATIONS

THE CITY HAS RECEIVED APPLICATIONS FOR DEVELOPMENT PERMITS FOR THE FOLLOWING PROJECTS WHICH ARE PROPOSED FOR KITSILANO:

63100	2566 West 10th	Retain duplex in RS-1 zone.	+
63107	3146 West 13th	Retain duplex in RS-1 zone.	+
63114	2179 West 24th	Retain housekeeping room in RS-1 zone.	+
63124	2465 West 16th	Addition to one-family house.	+
63134	1519 West 6th	Addition to granting shop.	+
63146	1267 West 10th	Retain multiple conversion in RS-1 zone.	+
63148	1045 West 12th	Retain multiple conversion in RS-1 zone.	+
63191	1496 West 5th	Raise, alter and add to one-family house.	+
63202	2706 Broadway	Alter motorcycle shop - relax truck loading space.	+
63210	1345 West 11th	Retain multiple conversion in RS-1 zone.	+
63211	1382 West 12th	Retain duplex in RS-1 zone.	+
63215	2676 Broadway	Use building under construction for cleaning and laundry - relax parking and truck loading.	+
63222	2060 Broadway	Service Station - "gas bar operation."	+
63236	1824 Stephens	Add to house and use as duplex.	+
63247	1606 West 1st	Alter and use existing building for film laboratory - relax second truck loading.	+
63248	1540 Yew	Alter and add basement suite to existing apartment building.	+
63265	2351 Broadway	Convert one-family house to two-family.	+
63277	3621 West 11th	Addition to one-family house.	+
63305	1175 West 4th	Alter and use building as duplex.	+
63374	2928 Granville	Use existing for retail art gallery - relax truck loading.	+
63387	3542 West 13th	Retain housekeeping unit in RS-1 zone.	+
63391	2515 Commercial	Retain multiple conversion in RS-1 zone.	+
63397	2951 West 14th	Retain duplex in RS-1 zone.	+
63398	1511 West 10th	Retain suite in RS-1 zone.	+
63399	3146 West 11th	Retain duplex in RS-1 zone.	+
63399	1296 West 15th	Retain duplex in RS-1 zone.	+
63409	3146 West 11th	Addition to one-family house.	+
63409	1618 Broadway	Alter and use existing for pet shop.	+
63413	2536 Waterbrook	Retain multiple conversion in RS-1 zone.	+
63435	2836 West 14th	Retain suite in RS-1 zone.	+
63442	3230 West 12th	Retain suite in RS-1 zone.	+
63464	1595 West 12th	Retain a basement suite - approved by Board of Variance.	+
63503	3000 Broadway	Add to and use existing as restaurant and neighbourhood pub.	+

NS = projects requiring the approval of the Technical Planning Board;

.. = projects requiring the approval of the Director of Planning.

This listing includes only applications made between the 6th of June and the 3rd of July.

Considerably more information, including plans for most of the above listed projects, and others, is available at the City Council Desk, City Hall Annex, on Yukon Street between 10th and 12th - telephone 873 7613. If you have difficulty there, or want further help, call Dave or Gavin at the Kitsilano Planning Centre - 733 5614.