



SEPT.	WHO	WHERE	
10	11am-9pm Exhibit & Sale of Original Graphic Art	Kits Library	Kits Library Aud. FREE
11	8pm Kathy Berberian	CBC	Queen E. Theatre FREE*
13	8pm Georges Dor Concert	CBC	Queen E. Theatre FREE*
15	8pm Don Garrard & Van. Chamber Orchestra	CBC	Queen E. Theatre FREE*
17	7-9pm Chinese Cookery	Food for your needs	Kits Library Aud. FREE
17- 20	7:30-9:30pm 'Women & the Law'	People's Law School	Pt. Grey H. School FREE
18	8pm Comic Opera & Songs of Ned Rorem	CBC	Queen E. Theatre FREE
19	8pm Cleo Lane & John Dankworth	CBC	Queen E. Theatre FREE*
20	8pm Madrigals & 2 Ovid Symphonies	CBC	Queen E. Theatre FREE*
24- 27	7:30-9:30pm Mental Patients & the Law	People's Law School	King George High School FREE
24	8pm Baroque Strings & Bach Choir	CBC	Ryerson United Ch. 2195 W. 45th FREE*
25	1-5pm Fall bus trip & tea at Prospect Point	Friendship Club for Elder Citizens	Kits Community Centre; 733-0713 \$1.00
28	9pm DANCE!!! 'around Kitsilano' benefit: 736-3431	Alex. Neighbourhood House	\$2.00
	7-10pm Sr. Citizens Old- Time Dance	Kits Neighbourhood House	Kits Neighbourhood House at 7th & Vine .50

*Obtain tickets in advance: Van. Ticket Centre, 630 Hamilton St.

around KITSILANO

a community newspaper

Sep. 73

Dr. Hugh Part. H
Home Treatment
96 E. Broadway
Van 10

\$2.00 dance september 28 9:00pm

alex house 1726 west 7th

music by hot corn & just what the doctor ordered

Kitsilano Area Resources Association

PEDAL POWER!



There are many reasons why we should re-examine the role of the bicycle in the Kitsilano community.

This ingenious machine suitable for commuting or recreation is noted for its lack of noxious exhaust emissions and the relative infrequency with which it knocks down small children and household pets on residential streets. Moreover, it conforms to city noise bylaws and has a sparing effect on our dwindling fossil fuel supply.

For personal use, its ease of parking more than compensates for sluggish acceleration on hills. As a result the number of cyclists travelling on Kitsilano streets has snowballed in the past few years.

Unfortunately, cyclists who set out inevitably find the streets are dominated and designed for a heavy opponent (hiss,boo) who is often unwilling to yield a bit of the roadway. Consequently riders enter the unequal battle according to their personal courage, or occasionally flee in resignation



BURRARD/ARBUTUS CONNECTOR

A group of local residents are now working to stop the Burrard/Arbutus Connector. This group has made the following statements:

"This project would channel large numbers of cars through our neighbourhood, causing:
-pollution (noise, fumes, dirt);
-destruction of homes and land for housing that is badly needed in our city;
-a further increase in the present scarcity of moderately priced homes;
-the severing of a peaceful neighbourhood by cars and asphalt. Should Kitsilano be used as a corridor to the downtown rather than as a neighbourhood?

"It is the stated policy of both the City and the Provincial governments to reduce private traffic in the city core, and to make more use of public transportation. This connector would encourage more traffic to enter an already congested area."

They will hold a public meeting on Thursday, September 13th, 8pm at Kits House (7th & Vine).

KITS INFORMATION CENTRE THANKS THE FOLLOWING FOR DONATIONS IN AUGUST:

NOTARY PEN CO. at 1916 Ogden for pens

ST. JOHN'S AMBULANCE for assistance

DAVID HUNTER LANDSCAPE NURSRIES LTD. at 2084 West Broadway for 5 lbs. of grass seed

to the sidewalks.

A few attempts to set up a haven for cyclists have been made. Cities such as Ottawa had incorporated cycling paths in their systems of linear parks. A bicycle route is being constructed around Stanley Park near the seawall, and others are considered among the multitude of proposals for False Creek.

Only half-hearted attempts have been made to allow cyclists equal access to the auto-controlled concrete. Two years ago an enthusiastic group urged Vancouver City Council to establish a chain of bicycle routes across the city. A zig-zag course was established as a trial through the south-east corner of the city, passing some commercial areas and leading nowhere in particular. Cyclists were protected from motorists only by "Bicycle Route" signs. Not surprisingly, few used it. Some who tried couldn't find it, and expansion of this self-defeating project was dropped.

Some Kitsilano people feel that this issue should be raised again. The present city council, in principle at least, favours "people rather than cars".



IMPROVE YOUR HOME

PLANNING CENTRE 2741 W 4th

Are you interested in painting your home, improving the plumbing, building an addition...The Planning Centre can help you.

The Laymans' Home Improvement Guide is an attempt to help you work your way through the confusing rules and red-tape that surround improving your home. It aims at helping you do your own planning, drawings, and contracting.

Section 1 - Permits, Codes, & City Hall (costs 25¢) deals with the important sections of the Zoning By-law and with the process of obtaining development and building permits.

Section 2 - Materials, Quantities, & Costs (costs 50¢) deals with the range of jobs you might like to do, the materials needed, and the costs you're likely to meet.

Both of these guides are available at the Planning Centre. They were written by staff of the Urban Design Centre.

The Planning Centre staff are willing to help you fight your way through all the details of improving your home. We can help you with planning, designing, working out the economics, obtaining a permit, and finding a contractor.

An effective route across Kitsilano via residential streets would be easy to establish. One such scheme would protect cyclists by stop signs at cross streets and lower speed limits for motor vehicles could be posted, as now occurs in playground zones (10 or 15 m.p.h. might be appropriate). Link-ups could be arranged with U.B.C. and particularly into Jericho Park and False Creek while they are still in the planning stage.

Many people have expressed interest in this project but people willing to actively contribute are needed. Please call Gil Hurwitz at 731-6447 or Dave Todd at 733-5614.

-Gil Hurwitz



Brought to you by those people who labour into the wee hours of the morning putting together this newsletter. A dance has been planned for Sept. 28 at Alexandra House with two bands tentatively booked. The dance committee coyly refuses to divulge their names. A \$2.00 admission will be charged and a bar will operate from 9:00 to 12:30. The money raised will bring you a bigger and better newsletter, so plan on coming down for a good time at Alex. House on Sept. 28.

around KITSILANO is the news publication of the Kitsilano Area Resources Association, 2741 W. 4th, 733-5614. Deadline for next issue is Friday, September 28th: Articles of interest to the Kitsilano community, photos and drawings are needed. Letters to the editor will be printed.

Subscription: \$2 per year. Available free at several places including Info Centre, Kits House, Kits Library, Kits Community Centre.

Staff this issue: Arlene Green, Chris Jansen, Janet Janovic, Marilyn Kahlman, Lynn Onley, Elsie Patmore, Gavin Perryman, Dave Todd, Joyce Todd.

We would like to thank Neighbourhood Services Assn. for their assistance.

public MEETINGS:

SEPT

- 10 Kits Citizen Committee on Mental Health, Kits House, 7:30
- 11 City Council will consider a proposal to build a 13 storey high-rise at Maple St, 2:00
- 12 around KITSILANO newspaper meeting, Info Centre, 7:30
- 13 Stop the Burrard-Arbutus, Connector, Kits House, 8:00
- 20 Kits Area Resources Assn., Kits House, 8:00

BROADWAY

W. BROADWAY CITIZENS COMMITTEE

WEST BROADWAY PLANNING COMMITTEE MEETS

The first meeting of the West Broadway Planning Committee was held August 21st. At this first meeting delegates explained their initial positions.

Tom Orr, Orr's Stores, and Bill Moore, Bill Moore Realty, represented the OWNERS OF COMMERCIAL PROPERTIES in the West Broadway area. They felt that the current situation is unacceptable to developers--that developers and landlords are not able to make enough profit from their investments. They heavily attacked the present requirements for automobile parking associated with all new commercial construction.

Evelyn and Lorne Atkinson, Ace Cycle Shop, represented the BROADWAY WEST MERCHANTS COMMITTEE. Merchants have instructed their delegates to pay particular attention to the beautification of their area and the maintenance and expansion of the number of available parking spaces. The merchants have refrained from giving their representatives any date about future development of the District.

Frank Hyde and Millie Cheop, local residents, represented the WEST BROADWAY CITIZENS' COMMITTEE. They are committed to carrying forward the West Broadway Guidelines and emphasized the need to avoid any conflicts between neighbouring residential property and automobile parking. They also stated their desire to maintain the present balance between local and regional appeal shops.

Dan Janczewski, Community Planning Division of the City Planning Department, is chairing the Committee Meetings. He stressed the need to produce a plan for the West Broadway Area, including a redrafting of parts of the City's Zoning and Development By-law. He advocated that future meetings should deal with a sequence of topics and suggested that next meeting should focus upon "uses and functions" of this Commercial District. He asked that all participants study the Suburban Commercial Study prepared by the City Planning Department, and Broadway West Development Concept No. 1, prepared by Alan Parker.

Mike Kemble, Beautification Section of City Planning and Dave Todd, Kitsilano Planning Centre (KARA), will be regular members of the Committee. They, in addition to Dan Janczewski, will serve the Committee as resource people.

Ken Morgan, acting Chairman of Kitsilano Chamber of Commerce, also attended the meeting.

The second meeting of this Committee will be held Sept. 6th. Meetings are expected at approximately two week intervals.

Although many people can't make it to meetings during the summer months, nearly 50 showed up at the general monthly meeting at the Kits Public Library on August 27.

One item that seemed to have attracted some attention was the question of a neighborhood pub proposal by Denis Tusar Associates for 3080 W. Broadway. A member of the firm was present, and several delegates from the Salvation Army came to speak against the pub proposal. After some heated discussion, the group passed a motion declaring its opposition to neighborhood pubs, yet asking City Council to hold a local referendum on this particular application.

Frank Hyde, Committee Watchdog and also member of the planning committee, gave his report. He and Millie Cheops had met with Tom Orr, the merchants, and the city planners to discuss the future of West Broadway's commercial area. Evidently, Mr. Orr is still holding firm on his position regarding using some residential land for parking. Both our delegates reiterated our position: we want to maintain the residential area, we want to keep the present local merchants in the area and maintain the same mix of regional and district shopping, and we want to be consulted before any changes are made.

Members of the Citizens Committee were told that a general election should be held for the following positions:
Chairman (presently myself, Jacques Khouri),
Vice-Chairman (two, presently Colin Landle and Gordon Thorne)
Secretary (presently Gloria Majestic),
Membership Chairman (Ms. Marjorie Harper),
Treasurer (Carl Lehan)
Committee Watchdog (Frank Hyde).

It was decided to hold the elections in the end of October.

The Committee also resolved to send a delegation to City Hall on September 11 to halt the 13-storey senior citizens high rise planned for 7th and Maple. The main issue here is not a matter of whether we want senior citizens housing or not--there's no doubt that we all support it--it is a question of what quality housing. Should it be tiny cubicles, stacked up one on another, with the consequent isolation and fire hazards, or some better quality low-rise? And what about the feelings of the neighbours, who are mostly against any high rises in the area?

This will be an important delegation and any persons who would like to help should phone the West Broadway Citizens Committee at 736-3431 and leave their name and number, or ask for Elsie, Marilyn, Barry, Sue, or Sharon.

- Jacques Khouri

7th & MAPLE

high-rise
opposition



The Kitsilano Citizens Committee and the West Broadway Citizens' Committee are both mobilizing community resistance to stop a 13 storey high-rise apartment which has been proposed. This project would be located on the west side of Maple Street between 6th and 7th Avenues, across from St. Augustine's Church. Both groups will take their opposition to City Council on Tuesday Sept. 11th at 2pm - asking Council to stop this project because they believe that it would be a calamity. They are urging all concerned citizens to come to City Hall for that Protest.

Their belief that Council could stop this project is based upon a clause from the City Zoning and Development By-Law: "Notwithstanding the provisions of this By-law a development permit may be refused, if the development in respect of which application is made: ... (f) Would in the opinion of the Technical Planning Board adversely affect the public amenity. If matters of design are involved, the Technical Planning Board may refer the application to the Design Panel to consider and advise."

Local homeowners working to stop this project are also calling for a complete planning review of their area--Fourth to Broadway and Burrard to Vine--followed by changes to the area's zoning. In two meetings with concerned citizens, Alderman Harcourt has endorsed this planning review.

The intention to house elderly people in this tower is the source of added anxiety for the high-rise's opponents. They believe that their area is a good one for senior citizens, but, they strongly urge that a low-rise building--such as the one proposed by the City at the Northeast corner of 7th and Maple--is a more humane and safer form of accommodation for old people.

John Gordon of the Canadian Legion asserts that it is the right of the Legion to build this project because their project conforms to the present zoning. They state that this project would house more elderly people than a low-rise project would and therefore is urgently needed. They have already purchased the necessary property and have hired planning and design consultants. John Gordon agrees that the planning study might be needed, but he doesn't believe that it should affect this project. The Legion has cited a recent CMHC sponsored study of elderly people living in high-rises--reported by the local press to give favourable view of high-rises as housing for older people. However, the local CMHC office doesn't yet have a copy of this report and we have not been able to locate one in Vancouver.

CO-OP APARTMENTS

During the last year, a great deal of concern and furor arose over developers buying up apartment buildings, renovating the units, and selling them as condominiums. Many people were forced to move because they either did not want to buy or could not afford to buy their suite. The trend to condominium ownership looked like it would greatly increase the scarcity of rental units.

The Provincial Government reacted by amending the Strata Titles Act to ensure that each condominium development (both new buildings & conversions of older buildings) had to be approved by the municipal council.

Vancouver City Council responded in two ways. On June 26, Council adopted the following regulations for the approval of condominiums.

1. All applications shall be made to the Director of Planning.
2. All applications shall be accompanied by a prospectus outlining the true interest costs of the financing, any bonuses tied to the financing, details and costs of the management contract, taxes, other costs, and a statement about who owns the common area.

community school

NEW DIRECTOR SELECTED

Bayview Elementary School will be operating one of the first community school programmes in the Vancouver School District this fall. The new director will be Terry Pyper, presently working for the Family Service Centres of Greater Vancouver in the Renfrew-Collingwood area. Mr. Pyper expects to start his new job at the beginning of October.

Around Kitsilano is planning a feature article on the Community School for the October issue.



letters

Dear Editor:

Two warnings were edited from my article last month. I think people should know that dandelions from roadways may cause lead poisoning (from car exhaust) and that shellfish from English Bay might cause hepatitis.

Thanks.

Ellen Wickberg
Food For Your Needs.

L.I.P. GRANT DEADLINE:
OCTOBER 15th.

KITSILANO NEEDS A PROGRESSIVE
CO-ORDINATOR/ADMINISTRATOR FOR
THE MENTAL HEALTH TEAM.
APPLICATIONS ARE AVAILABLE
AT THE KITSILANO INFORMATION
CENTRE.

THE LATEST QUICK PROFIT SCHEME FOR DEVELOPERS?

3. All applicants must file a statement from a qualified consultant that the building is of reasonable quality for its age.
4. In the case of conversion of an older building to condominium ownership, the applicant must produce evidence that he has given the tenants four months written notice of his intentions as required by the Landlord and Tenants Act, the applicant will not be allowed to reduce the occupancy of the building below the normal level in order to proceed with the conversion, the building will be inspected to see that it conforms to City by-laws, and a relocation service will be provided by the City at the cost to the developer in addition to the maximum of \$300 required by the Landlord and Tenants Act.

At the same meeting, Council voted to place a moratorium on all conversions of apartment buildings to condominium ownership for a period of one year.

In a condominium each resident buys and owns his own suite, has the right to make certain improvements, and has the right to sell it. The common areas are owned

by a strata-titles corporation, the members of which are the residents.

In co-operative housing, each resident rents his suite from the co-op, after paying an initial membership fee - his share in the co-op. The resident cannot sell his suite. He cannot make improvements without the permission of the co-op. When he leaves, the resident receives his share money back, but none of the money he paid in rent. The members of the co-op are the residents; each resident has the right to participate in managing the affairs of the co-op.

Over the past few months, developers have been turning to co-op housing as a means to buying and reselling for a quick profit older apartment buildings - as they did before with condominium ownership. There are at least two examples in Kitsilano. The provincial government has promised to close this loophole in the law at the next session of the legislature. Hopefully, a more imaginative solution than declaring an absolute freeze can be found, for co-operative housing is a very useful form of housing.



NEW DEVELOPMENT PERMIT APPLICATIONS

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

- | | | |
|-----------------|---|--------|
| 2060 West 10th | Alter existing building and use for refrigeration sales and service. | 64167+ |
| 3621 West 11th | Add sundeck to one-family house. | 64141 |
| 1777 West 8th | Erect three storey office building. | 64139 |
| 1555 West 8th | Erect three storey office building. | 64138+ |
| 2450 Cornwall | Erect apartment building - 44 suites - low-rise. | 64122 |
| 2071 West 16th | Alter existing building to add two suites on second floor (existing day-care remains). | 64079+ |
| 2021 West 3rd | Establish home-craft-design consultant. | 64077+ |
| 1766 Broadway | Erect two storey office building. | 64071 |
| 3561 Point Grey | Erect one-family house. | 64060* |
| 2071 West 16th | Retain day-care centre for 20 children. | 64056+ |
| 1630 West 15th | Add temporary cover over existing tennis courts. | 64052+ |
| 2256 Broadway | Erect one-storey auto insurance claims centre. | 64023+ |
| 2446 West 1st | Convert one-family house to three suites. | 64018+ |
| 1619 Broadway | Alter existing building to provide restaurant on main floor (existing second floor restaurant remains). | 64006 |
| 3472 West 1st | Alter existing converted house to provide additional (6th) suite. | 64002+ |
| 1821 Arbutus | Establish home-craft-dressmaking. | 63993+ |
| 3005 Broadway | Alter existing building and use as restaurant. | 63958 |

- | | | |
|-----------------|--|--------|
| 1531 West 15th | Alter existing building and use for activities of Junior Achievement of BC - Board of Variance Appeal. | 63949 |
| 1603 West 3rd | Alter existing building and use for lithography-relaxations requested for parking and loading. | 63943+ |
| 2705 Point Grey | Add to existing one-family house and add an accessory building. | 63900* |
| 3076 West 11th | Add to one-family house. | 63893* |

APPLICATIONS TO RETAIN THE USE OF NONCONFORMING DWELLINGS+

- | | | |
|----------------|---|-------|
| 2638 West 10th | Multiple conversion - six suites - RS-1 (single-family zone). | 64090 |
| 2532 Mackenzie | Multiple conversion - three suites - RS-1. | 64095 |
| 1906 West 13th | Multiple conversion - three suites - RS-2 (single-family zone). | 63977 |
| 2128 Macdonald | Multiple conversion - RS-2. | 63951 |
| 1890 Bayswater | Multiple conversion - three suites - RT-2 (two-family zone). | 63870 |

nb + 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 August 4th and August 30th, inclusive.

Considerably more information, including plans for most of the above projects and others, is available at the City Zoning 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 at the Kitsilano Planning Centre - 733 5614.