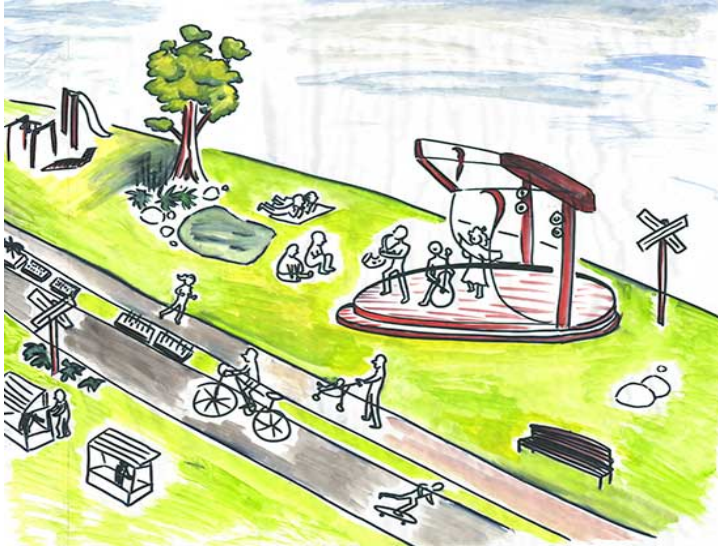


Arbutus Greenway



* While a little bit fanciful this illustration from the Arbutus Greenway Newsletter shows what may yet be – sorta.

* The interim pathway is now fully paved and the jogging, walking and biking traffic is really ramping up.

* We are told that the paving may be temporary and at various points in the pathway may be separated by green spaces rather than just painted lines.

* In a very few spots we may yet see parks beyond the very few benches which have already been put in place

* It is a new amenity and the City still invites us – I think sincerely – to participate in the final details

Arbutus Mall

* It appears that the construction of Arbutus Mall is now in the initial stages of ramping up.

* There have been extensive consultations amongst the developer's Architect and Engineer and the City so that the final roadway designs will meet City standards.

* Reflecting the concerns of neighbours and the City a great deal of work has gone into the design of the underground structures with special emphasis on the hydrology.

* This latter design will be the subject of signed and sealed engineering report.

* Soils remediation has yet to obtain Ministry of the Environment approval but that appears to be in the near future.

* All-in-all Development Permit is expected before or during this summer and Site Preparation appears to have started at least in a minor manner.

33rd and Mackenzie – Mackenzie Heights

* There is a proposal for the redevelopment of the North East corner of 33rd Avenue and Mackenzie.

* It is feared that if the developer is solely concerned with the optimization of profits that a vibrant core neighbourhood hub – retail, services and parking.

* If this development is undertaken in a single phase the current businesses may be lost BUT if undertaken in a phased manner they be temporarily relocated to be re-accommodated in the hub afterwards

* Like so many re-developments in Vancouver the history and community feel could be lost if this re-development is not done in a sympathetic manner.

* For those so inclined there is a Facebook page where you can “like” what the community association is doing:

<https://www.facebook.com/MackenzieHeightsCommunity/>

Vancouver Character Houses

In a March 2, 2017 article in the Vancouver Sun, Elizabeth Murphy detailed the issue of the acceleration of demolition of character homes in Vancouver.

She called on the urgent need to review policies which could save these homes and, at the same time, make that economic for Owners of these homes. I rely on her article a great deal for what follows here but she can be reached at info@elizabethmurphy.ca

For instance, when RT Zoning is utilized, there can be a better balance between the economics between retention and new build options and land values can be stabilized.

Alternative equivalencies could be established with specialized staff fast tracking renovations.

Think: adaptive reuse, creative infill, retention of character streetscapes, mortgage helpers, use of authentic materials and bylaw administration.

Disproportionate delays in the current system of Permitting also cause the redevelopment alternative to be greatly problematic.

Broadway Transit Line

While technically outside ARCA's boundaries, Broadway corridor transit is again topical and of such great importance to the ARCA neighbourhood that all Members should be aware.

The recent Federal Budget proposed Federal funding of a very large proportion of the costs and City and Provincial officials need to know how neighbourhoods feel.



ARBUTUS RIDGE COMMUNITY ASSOCIATION

ANNUAL GENERAL MEETING

ARCA's AGM will be held on Wednesday, May 31st at 7:00 at the Arbutus Club, corner of Nanton Avenue and Arbutus Street. Registration is at 6:30 p.m.

Topics for discussion include the Arbutus Shopping Centre Redevelopment (since 1997?) led by Dick Ballard, the Arbutus Corridor led by Jim Hall, character and heritage home planning, the redevelopment of 32nd and Mackenzie led by Bill Marler, and whatever else you want to talk about.

The ARCA directors for the year 2017-2018 will be elected.

Everyone is welcome.

Bring your neighbours!

www.arbutusridgecommunity.org

arca@shaw.ca

2017.04.23.