



BOY !!!

Do you ever feel under attack in your own home. First, 12 storeys for Phase 2 of the redevelopment of Arbutus Village. Second, 12 town houses at Arbutus and 35th. Then, the Hellenic Centre. And the corner of 33rd and Macdonald.

Arbutus and 35th

That's right up that steep hill – just as you go around the corner. Already a safety hazard. There will be 12 living units where one now stands (or stood). And 13 garages – so 13 more cars coming and going right at that curve – half way up the steep hill. How silly is that?

Hellenic Centre

No details here – just rhetoric - how the Hellenic “community” shouldn't be expected to take on any risk so they will co-venture with a developer. They even admit to tireless fundraising even though the redevelopment is to be at no cost to their “community”. So no cost, no risk – just more development – read density (they call it market housing), cars, impact on current residents and infrastructure. Never in their communication did they even hint at responsible development – just at funding for their “community's” exclusive use facilities: So again we ask: What about the 40%+/- that belongs to taxpayers.

The donors to the tireless fundraising, mentioned above, all got Charitable Donation Receipts and deducted these from their taxes – 40% refund. Don't we, the taxpayers who funded these tax breaks have any rights, or say, in how this impacts our community. The developer will probably get a Charitable Donation Receipt for its “sizeable cash contribution” so again taxpayers will pay back 40% of that to the developer. It's like getting a 40% discount on its cost of Land – just because it's “buying” from a Charity. Developer gets a tax break – a big one – Hellenic Centre pays no tax. How sick is this.

Arbutus Village

And so ugly. Just look up – way up! The 12 stories will be close to the height of the crane that's there now – but it will be permanent and it will be big and solid – not just a spindly little crane tower but enough building for a hundred or so MORE living units. Just move it a few meters west so it's really visible from its neighbours to the West, North and South – oh, by the way there is no one to the East. They'd only be moving it away from their own new build, none of us. Imposing but imposing/inflicting on whom?

How did we get here? Starting in 1984 there has been extensive consultation with us guys who live in the neighbourhood. Densities were set, maximum heights and sight lines were agreed – and with the City too. But that wouldn't yield enough profit for Larco so the unrelenting pressure continued. We all thought that the development was set – remember Blocks A, B, C, and D – all about the same height. That was only a couple of years ago.

A friend recently phoned Mr. Chapman, City Project Coordinator, to complain. My friend was asked what he proposed. WHY is it up to us to have to propose anything? It's all been agreed and years ago. We don't have a profit motive – it's only Larco who can go out and spend money to get a monetary return. We the folks who live here cannot continuously be expected to form groups and spend cash to propose alternatives. That's all been done and we aren't developers – just folks who don't know all that much about the process – and shouldn't be expected to.

So, the City's in cahoots with this developer – the same developer who hired away the last City Project Coordinator assigned to Arbutus Village. And what does the City get out of it? Glad you asked – more Fees! More Social Housing! In a neighbourhood which, traditionally, hasn't had any, or at least any increase in a very long time. Were we asked? By the way – if anyone knows of Social Housing in ARCA's geography please advise.

AND this overriding absurdity that the Arbutus Corridor is somehow equivalent to the Cambie, Oak and Granville Corridors and deserving of the same densification treatment by developers and their City Toadies could only have been concocted by people who knew nothing about the small neighbourhoods that it goes through.

Therefore NO!! to Arbutus Village - NO!! to Arbutus and 35th and - NO!! to the Hellenic Centre.

33rd and Macdonald

OH! So ugly! Generic boxes – no neighbourhood “feel”. Simply optimized profit. It’ll work for the developers but what about the community? – not a chance! And we lose such nice retail – will probably get another (national) coffee house – or two. Just enough to drive local business across the street to the brink – maybe over.

**** SO WHEN DO WE GET A REAL “SAY”?** Maybe never with this government – is that a hint?

**** SO** get out to the Public Meetings-let the City know – it may help – it’s our only hope for now.

Public Meetings:

- Arbutus Village – 5–8PM - Tuesday February 13 – Hellenic Centre – 4500 Arbutus
- Arbutus and 35th – 5–8PM - Thursday February 15 – St Mary’s Church – 2490 West 37th

Meanwhile the Arbutus Greenway is progressing – quite well considering the process of including soooo many constituencies. They have a great web site so be informed and give feedback – they do appear to sincerely want to help.

<http://vancouver.ca/streets-transportation/arbutus-greenway.aspx>

AND!! Join ARCA – the “c” in our name stands for Community

TEN Bucks (\$10) buys real representation for a year– just send a cheque for \$10 (more if you like - but we aren’t a “Charity” so can’t issue tax deductible receipts – you will get a receipt) payable to “ARCA” with a short note detailing:

1. Name,
2. Address,
3. Email address,
4. Any comments (we love them) to:

ARCA Treasurer, c/o Marie Clarke
402 – 3905 Springtree Dr.
Vancouver, BC, V6L3E2

--- EDITOR on behalf of ARCA Council