



MEMORANDUM

June 27, 2006

TO: Mayor and Council

FROM: Pat Wotherspoon, Assistant Director, City Plans

SUBJECT: Summary of Public Information Meetings on “The Implications of Repealing the Highway Oriented Retail (HOR) Policies and Guidelines: Marine Drive Industrial Area”

Staff held two public information meetings on June 5, 2006 (at the Scottish Cultural Centre) and June 6, 2006 (at Henderson Elementary Annex) to meet with residents, business and property owners and explain and answer questions about the report on “The Implications of Repealing the Highway Oriented Retail (HOR) Policies and Guidelines: Marine Drive Industrial Area”. A total of 140 people attended the two meetings. Questions and comments from the public focused on the following themes:

1. Traffic:

- the impacts of increased traffic from large format retail on Marine Drive, Main Street and local streets in terms of safety, increased congestion and health
- how car-oriented retail fits with the City’s transportation policy
- whether large format retail is an appropriate use close to a future transit station and whether proximity to the station might reduce driving to the area
- opportunities for retailers to help reduce car use, e.g. through a mandatory delivery service
- whether repatriation of car trips from outside the city will reduce car travel

2. Planning Context:

- the relationship between planning for the large format area, planning for the Marpole area and Marine Drive/Cambie St. Canada Line station area planning
- opportunities for taking the Fraser River, bike routes and the preferences of neighbouring communities into consideration

3. Uses:

- encourage more employment and intensification in the area
- consider additional uses in the area including a college or university, housing, commercial uses, community centre and recreation facility
- the potential number and size of large format stores in the area
- need for affordable shopping alternatives in the city
- retain existing industrial jobs in the area

4. Environment:

- how large format retail fits in with the City's environmental policies as well as the Kyoto Accord, particularly in terms of car use and as a sustainable urban form
- driving to stores in Burnaby and Richmond increases car and gas use
- local shopping areas are more sustainable, especially with rising oil costs

5. Neighbourhood Centres:

- HOR conflicts with policies to support neighbourhood centres if it attracts people away from local shops
- supporting local businesses keeps money in the community and provides an important tax base
- locate large format stores on Broadway or other commercial areas instead of Marine Drive
- the need for more shopping alternatives in the area

I also want to correct an erroneous statement on page 11 of the Council report which notes that the Fields store on Fraser Street has closed. The Fields store on Kingsway at Knight Street has closed while the Fraser Street store remains open. I apologize for this error.

If you have any questions about the content of the meetings please contact Lynda Challis at 873-7135 or Heather Burpee at 871-6068.

Yours truly,



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