

# TOP 10: 'WHAT WE HEARD SO FAR'

Cleary and New Orchard Planning Study

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Date: June 4, 2016

Location: Our Lady of Fatima Parish Hall



Byron Park is well-used and well-loved

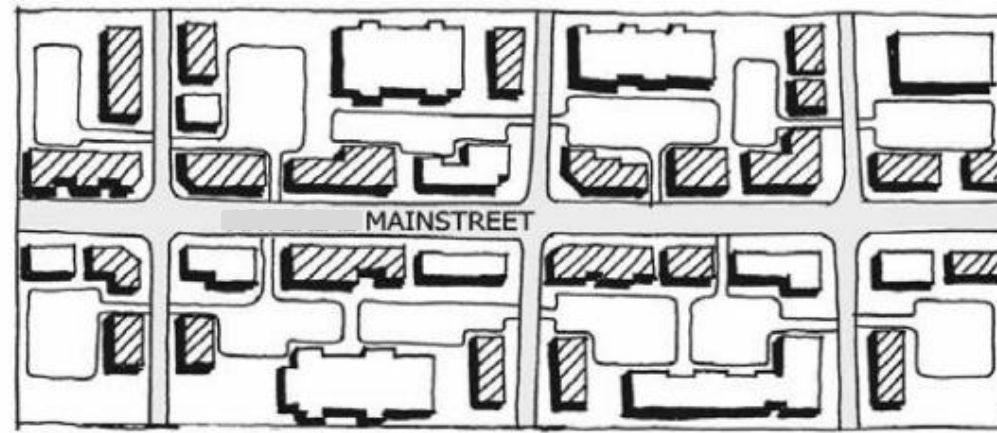
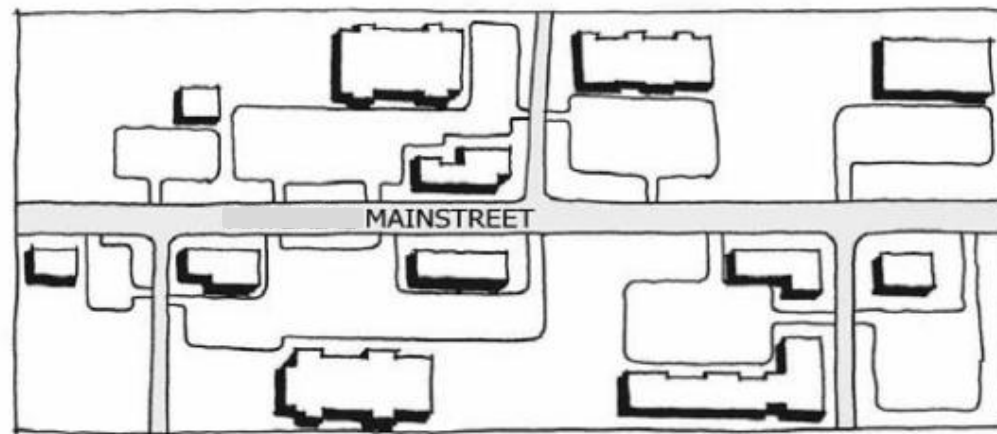




Ambleside area is confusing to navigate



# Some intensification is appropriate for the study area, because of the future LRT stations



Generic illustration of intensification along a mainstreet



# People like the Westboro Station building

People like:

- Patio space at street level
- Building stepped-back at upper levels
- Building height (“it’s fine”)
- Active street frontage
- Attractive
- Sunny
- Enough sidewalk space



# People dislike the 'convent site' buildings (near Island Park)



People dislike:

- Too close to street
- Too dark
- No greenery
- No gathering spaces
- Feels like a wind tunnel
- Feels unsafe at night
- Dirty / dusty
- Vacant retail space



# Tall buildings should be sensitive to their context

Tall buildings should:

- Avoid casting large shadows onto nearby houses
- Avoid being too close to sidewalk
- Avoid forming a 'concrete wall' along Richmond Road



# Richmond Road is ugly and feels unsafe



- Terrible sidewalks (narrow, asphalt, crumbling, at same level with road, etc.)
- Fast-moving traffic
- Lack of high-quality commercial/retail
- No cycling facilities



# Parking Concerns



- Parking along Byron creates potential conflicts between pedestrians, cyclists and cars
- As new development occurs, parking should not overflow into adjacent neighbourhoods
- As new development occurs, sufficient parking should be provided



Traffic congestion is a problem, especially at Richmond and Woodroffe





Traffic will increase over time,  
making existing problems worse





# What we heard so far, but can't address through this study

- Keep the existing Secondary Plan and Community Design Plan as-is
- Control whether units in new buildings are rented or owned
- Control the architectural style, colour and materials of new buildings
- Zone for “high-quality” retail / commercial uses along Richmond Road