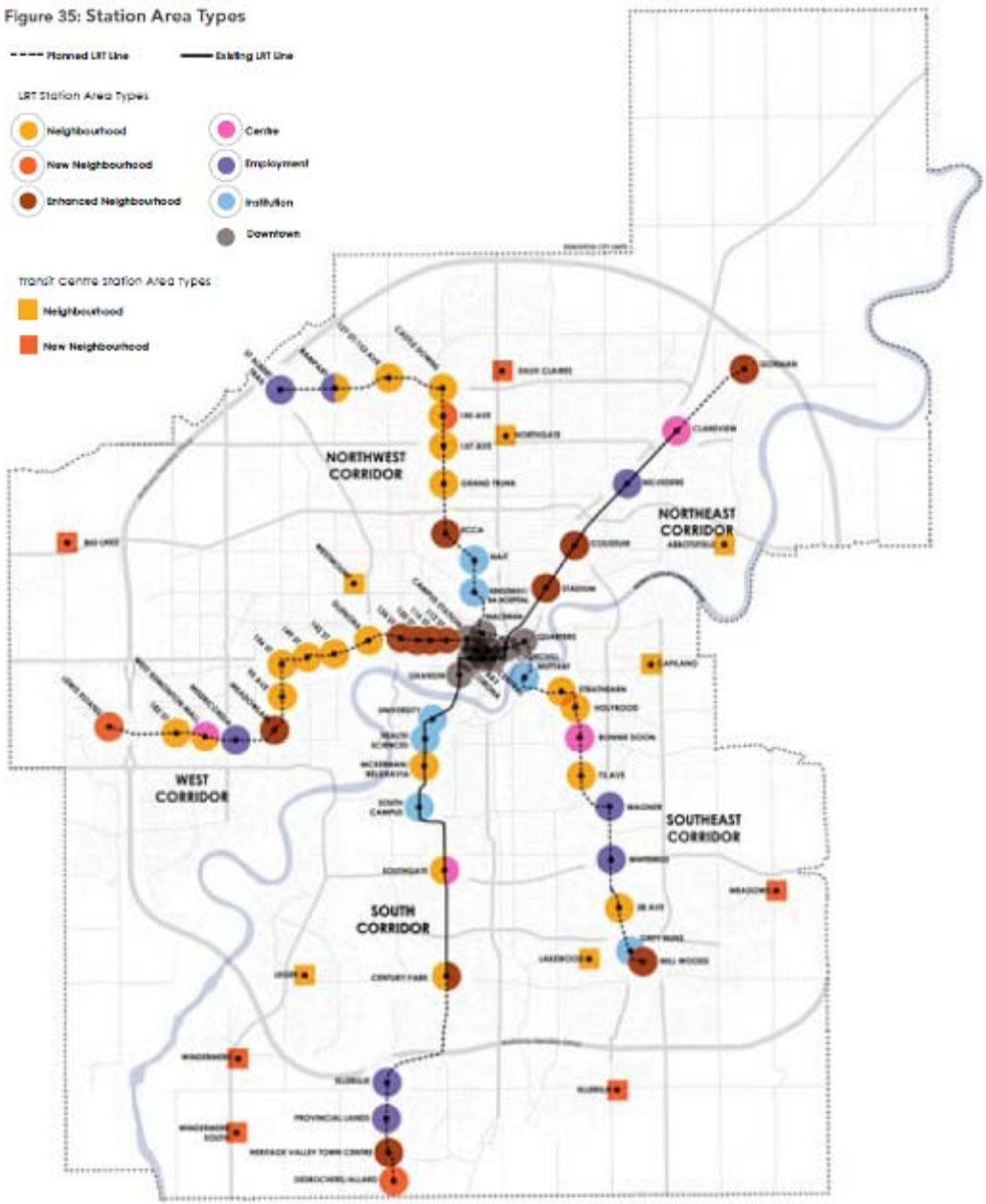
The Station Area

The Station Area Types

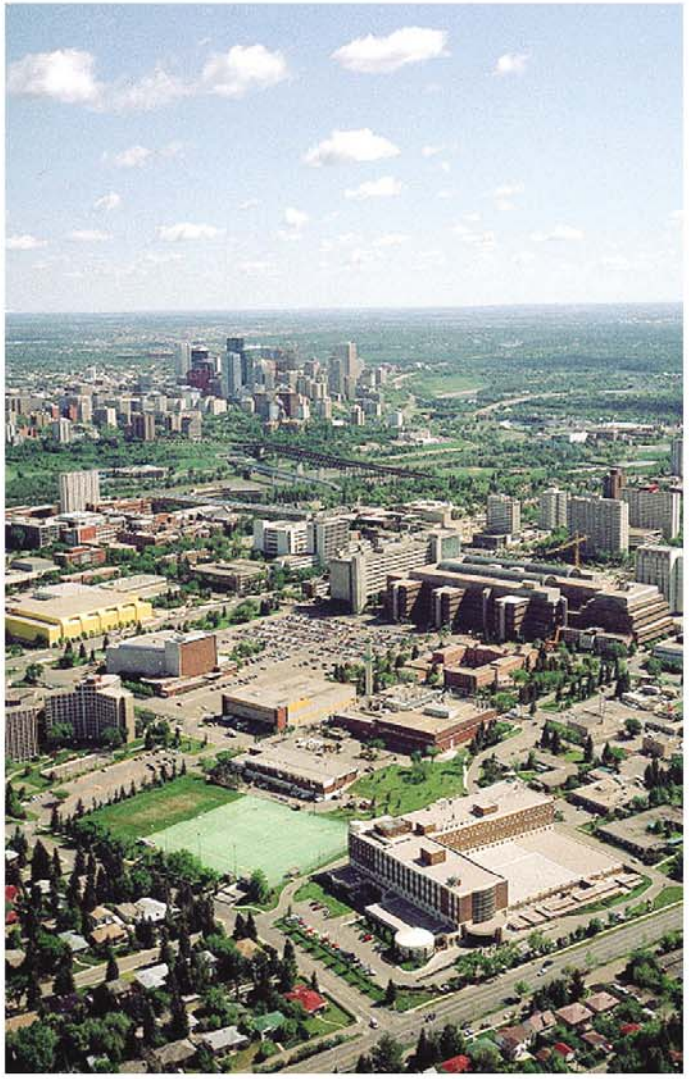
- **Neighbourhood**
- New Neighbourhood
- Enhanced Neighbourhood
- Centre
- Employment
- Institution/Recreation
- Downtown



McKernan/Belgravia is a neighbourhood station type

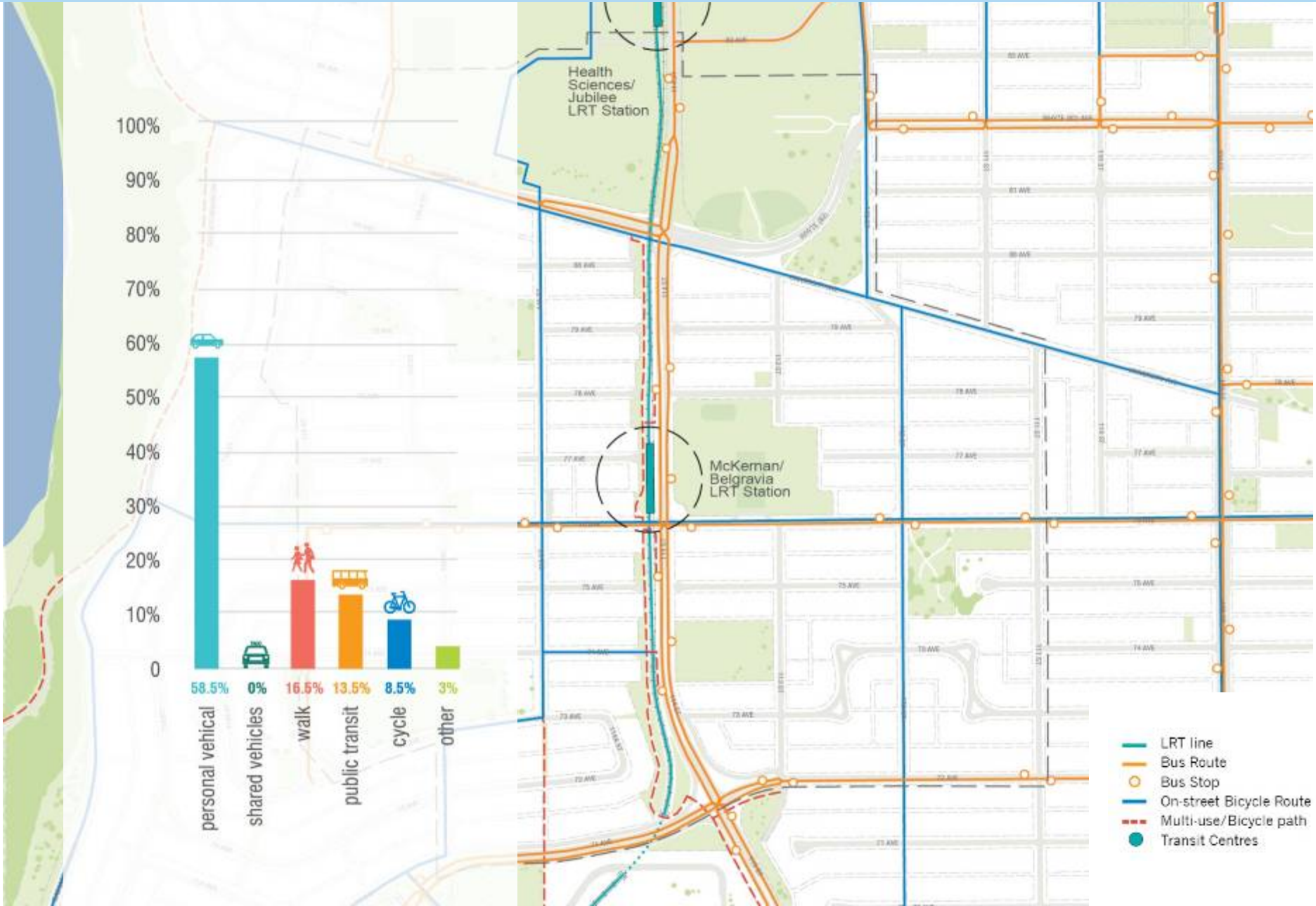
A desirable neighbourhood close to major institutions and employment centres

Significant numbers of students and jobs to the north and south



Significant numbers of students and jobs to the north and south

Mode Share – how are people getting around?



Workshop #1
Here's What we heard

What we did at the previous workshop?

The first public workshop was held November 22 2011 at McKernan School. A total of 114 attended the workshop which included a presentation of consultant team analysis and findings as well as break-out group discussions focused to your thoughts on the existing community and its evolution over the long-term.

1. What do people like about the neighbourhoods?

- People like the access to the LRT and the connection it provides to the rest of the City.

1. What do people like about the neighbourhoods?

- Good cycling and pedestrian infrastructure, both on and off road, with easy access to the river valley and other major anchors and attractions in the area.

1. What do people like about the neighbourhoods?

- The location of nearby amenities make these neighbourhoods attractive to many different groups including seniors, professionals, young families, and students.

1. What do people like about the neighbourhoods?

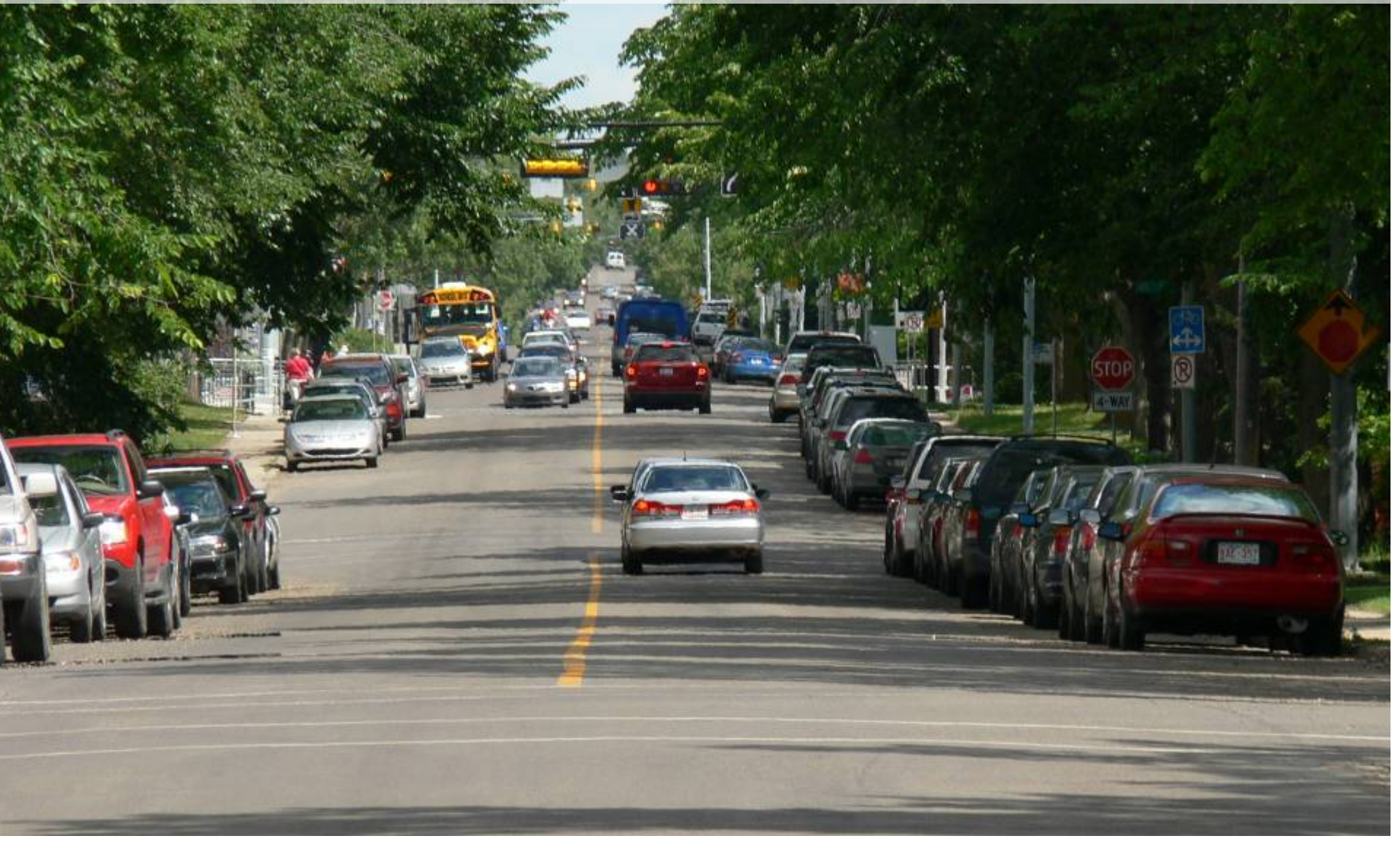
- People enjoy the existing park spaces. They are well loved and well used.

2. What do people dislike about the neighbourhoods?

- Disconnected pedestrian and bicycle pathways.
- Difficulty crossing major thoroughfares.

2. What do people dislike about the neighbourhoods?

- Congestion and limited access to the neighbourhoods



2. What do people dislike about the neighbourhoods?

- Lack of commercial amenities in the area

We also asked people about AREAS OF STABILITY, places where significant change is not appropriate minimal change

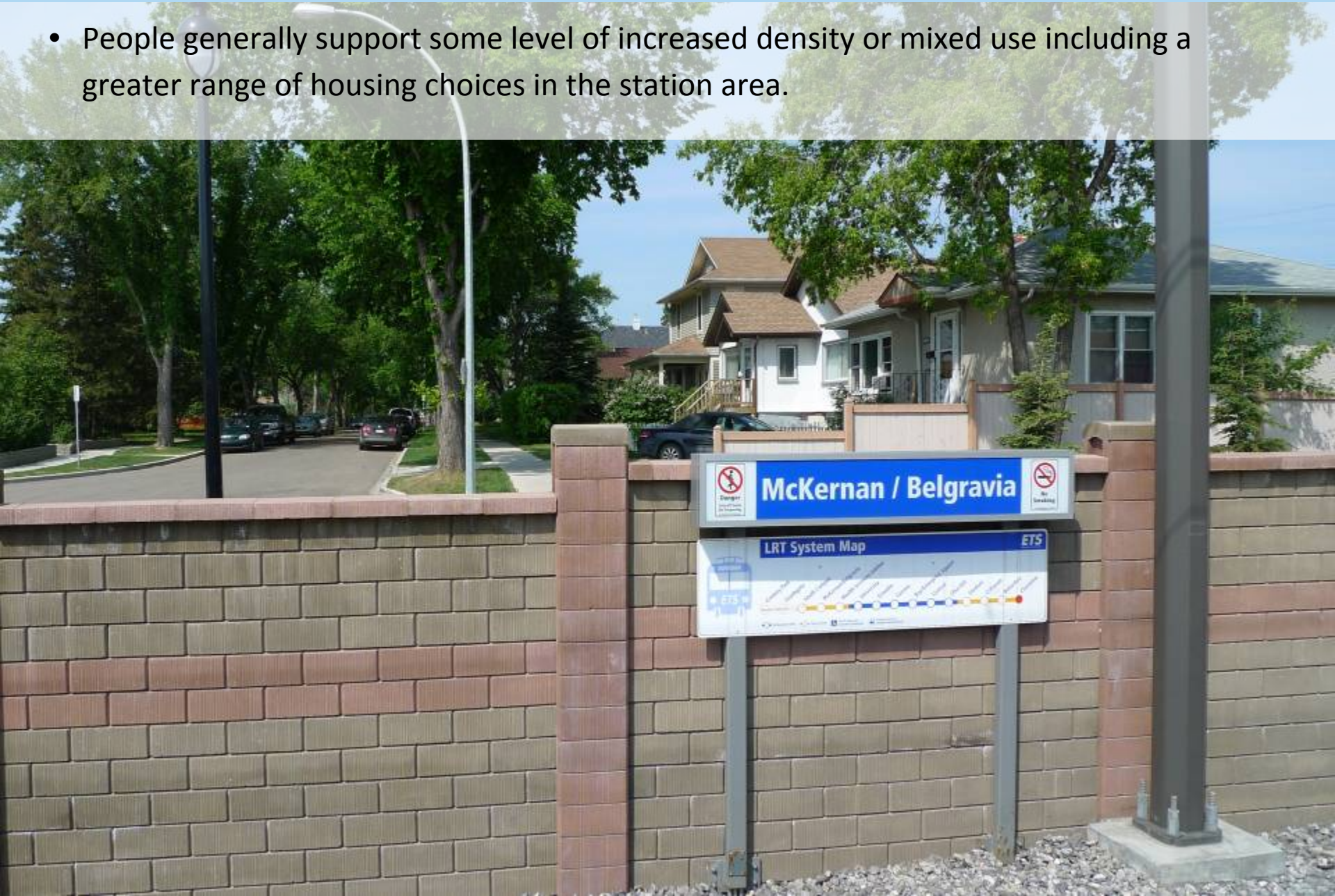
3. What areas would people like to see undergo minimal change?

- Most people would like to preserve the character of the neighbourhoods and its existing parks and trees.

We asked people about AREAS OF CHANGE, places that should or may change over time.

4. What areas do people think may change overtime?

- People generally support some level of increased density or mixed use including a greater range of housing choices in the station area.

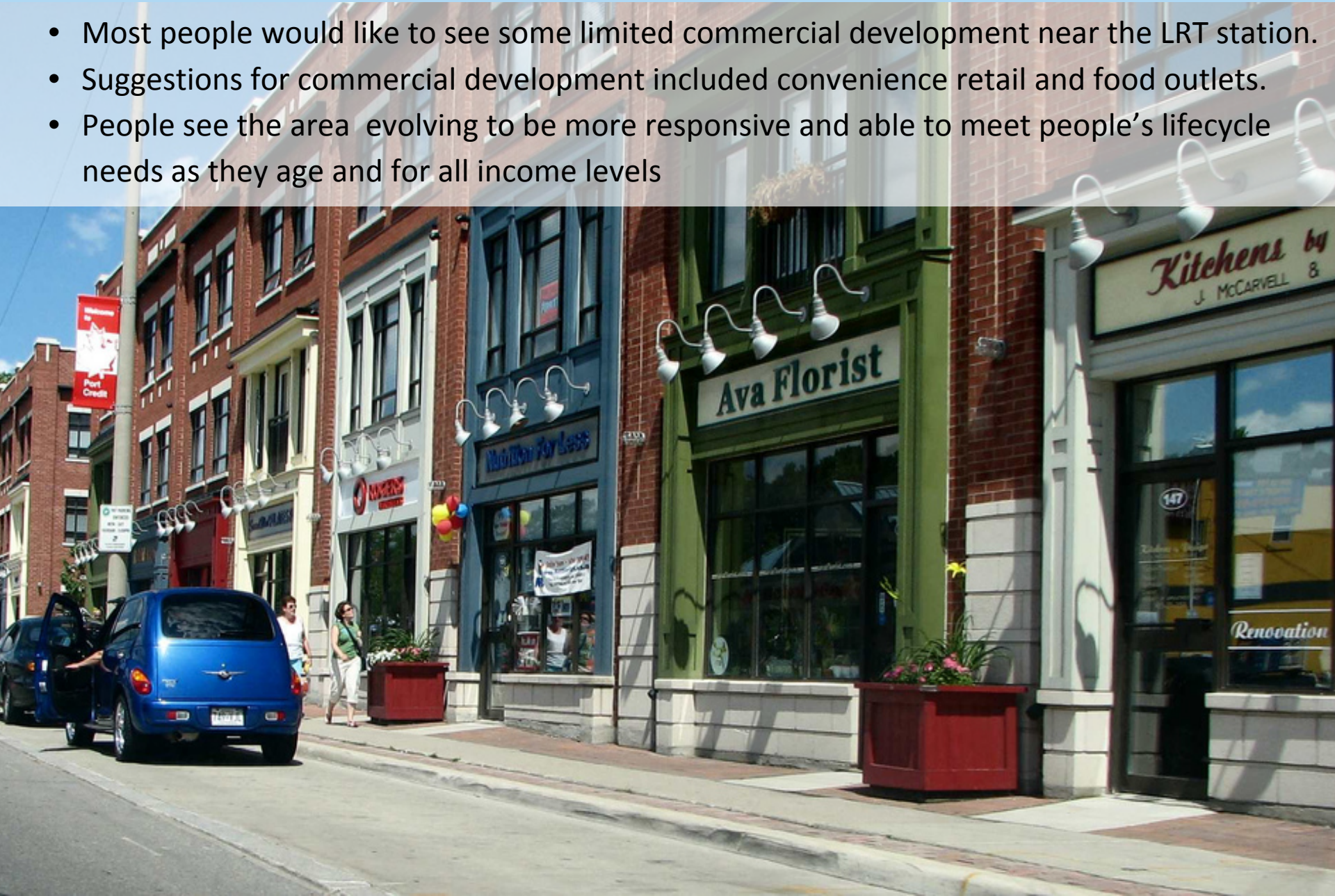


4. What areas do people think may change overtime?

- People see development pressures along 76 Ave, 114 Street and University Ave.

5. How do people think the station area should evolve

- Most people would like to see some limited commercial development near the LRT station.
- Suggestions for commercial development included convenience retail and food outlets.
- People see the area evolving to be more responsive and able to meet people's lifecycle needs as they age and for all income levels



5. How do people think the station area should evolve

- People would like to see improved integration of bus and LRT through enhanced cycling trails and pathway connectivity. Improved 114th crossings should be explored.

5. How do people think the station area should evolve

- Improve and expand bicycle parking at station.

5. How do people think the station area should evolve

- While people generally see opportunities for increased density and diversity of housing types, many are concerned about the impacts of new development, parking issues, and the quality of new development. Many indicate that design guidelines should guide a high standard of development