

ICE Phase 2

Open House | June 27, 2017 | 4:30PM to 8:00PM

Questionnaire/Comments Master Sheet

What would you like to see developed in this area?

- Public green spaces
- Art
- Trees
- Affordable housing, not necessarily subsidized, but lower-end product students or first time buyers could rent/purchase
- Well-lit streets and walkways
- For sure we need a closer grocery store and coffee shops. A park space would be great. Small retail would be a good addition.
- Grocery stores
- Mixed-income housing options
- Bike lanes
- Parks, bike lanes, a lot of the existing density plans look good
- I want to see focus on developing a neighbourhood that includes people currently living and spending time in the area. In particular, I've seen the proposal for Boyle Street's hotel/residence and I would only support an amendment to the ARP that includes support for their vital presence in the community.
- Follow the plan developed in the North Edge presentation by Warren Champion and the Central McDougall Community League. He describes in great detail of how and what should be designed for the entire North Edge.
- Taller buildings and increased density: don't sell our future short, think bigger.
- More horticulturally-diverse green spaces; more spring and fall colour (i.e. apple, cherry, sugar maple, oak, etc.)
- The plan that shows high rises is a good one.
- Residential/commercial (small bay retail), pad for a farmers market, active transport connectivity modelled closer to what you find in downtown Burnaby versus the dying "urban village" in Toronto along the Gardiner.
- An affordable mix of housing options
- Preservation of the A. Macdonald building
- Care/attention/cooperation of the vulnerable population/services nearby
- A grocery store
- Mixed use development
- Attention to the design of the public realm

- Green roofs
- Community-building park
- Real affordable practical housing for people of multiple ages and capabilities – that people can make into homes. Not just a place to live – needs a grocery store, needs services (dentistry, artworks, community/social rooms)
- Green, green garden plots, rooftop gardens, balcony gardens.
- Affordable housing and houses.
- Would there be underground shopping like in Montreal?
- Mixed-use, residential/commercial/park/entertainment
- This is an excellent development proposal. I like the park idea on 105 Avenue. High density for the rest of the site is excellent. It is important to preserve the Macdonald Lofts as the only heritage building in the site.
- More highrise with 3 bedroom units and soundproofing
- Also better access to guest underground parking
- Like the proposal overall. A percentage of the units should be affordable. A mix of all income ranges.
- I think you have designed what I want!
- Lots of residential with good “Vancouver style” podiums promoting street life.
- European style market i.e. independent retailers in common areas
- There needs to be more inclusiveness for low income residents, families with young children, and seniors. The development needs to respect that.

Do the proposed principles cover your vision for the area?

- Yes, different types of housing proposed, community spaces (ex. Community garden) and promotion of safety and security
- Yes, community gardens and safety
- Yes, but I’d be interested in seeing the detailed plans/zoning as they come in
- Well, it is certainly better than the parking lot there now. I am counting on redevelopment in this area. With the new arena, the opportunity is there to make a big change.
- Looks good!
- Somewhat, I’d like to see some lofts (a la 104 Street) if possible
- The principles seem fine (for high-level concepts), though I would like to see a focus on smaller retail spaces to promote vibrancy. The large retail spaces in the Edmonton Tower have not developed into unique and interesting locations. They are primarily chains.
- The North Edge presentation along with the renderings should at this meeting today would be acceptable for this area.
- Reasonably so. I expected higher density since downtown can’t develop into the Quarters Area under current Area Plan, so it only makes sense to grow northward.

- Yes
- Not entirely, no. But residential is key, so not totally off the mark either.
- Yes, it would seem. Although more information/development of the project would be helpful in forming an opinion.
- Yes
- You tell me – I do not see any winter pictures, I see too much glass – I see no community/rooftop/balcony gardens.
- Also promises mean nothing – reality for the next 50 years: walk the walk, not just talk.
- I hope so. Took a long enough time to get something going that might be a great asset to the downtown and the Central McDougall community.
- From what you have shown, yes.
- Yes
- Not really
- Kind of – I was hoping for “Vancouver style” height as well. I.e. I wish it would encompass more units.
- Yes
- I have my doubts.

Is there anything missing that should be added?

- More detail into the commercial opportunities being considered for this area
- Culture -> art
- Not sure if missing or just not finalized yet – maximum amounts of beige stucco permitted
- Buildings that are attractive to walk by from all sides
- I’m sure it will come, but large housing would be great here. Please be well-lit! The streets are so dark in this neighbourhood.
- Emphasis on family-size homes – condos, town houses, etc. with 3+ bedrooms.
- I like the focus on pedestrianism, but would note having the appropriate types of destinations is crucial to effectively developing a safe, walkable, space. If the developments are all very similar, the vibrancy of the street will be lessened.
- The North Edge plan is great so follow the plan and begin development of the area.
- More office space; can developers PLEASE invest resources and time into attracting head offices to the area? We can’t be one dimensional and just focus on condo/rental properties.
- The big problem is that the streets in the area become narrower in the plan. I have seen many semi-trailers, busses and limos park on the 102 Street and 103 Street during major events at Rogers Place. They still need convenient parking even after the proposed development occurs.

- Variation. This looks dominated by towers rather than a mix – the last thing we need is more single approach development. Mix up uses, classes, designs.
- Distinct consideration of the vulnerable population and services.
- Make more 2 and 3 bedroom apartments to attract families to downtown.
- Need to see winter perspectives.
- Less cars
- Pedways to join buildings to buildings.
- Connection to LRT that's under a roof – would it be for adults only or for families to?
- Underground guest parking (one unit per family)
- Sound proofing
- Access to all this info online
- Would like to see the low rises set back a meter or more from the sidewalks. Too many buildings in the inner city are built right to the property line creating sight line problems for motorists and cyclists.

Do you have any issues or concerns with this area?

- Safety
- Safety – lighting should help with a lot of that though. Front facing buildings help too, no “back sides”
- I would be concerned about new tall buildings blocking the sun. My main concern in this area right now is the pedestrian crossing at 106 Avenue and 104 Street, just behind the arena. I'm surprised no one has been killed there.
- I may have missed it, but support and expansion of the bike network is also important to me. Ideally, I would like to see requirements for a shower/storage facility for employees in the area, so they can bike to work securely.
- Central McDougall has waited a long time for the North Edge plan to be developed since the North Edge presentation by Warren Champion and Central McDougall Community League.
- Has strong potential, push the limits though. No room for conservative planning ideas. Enforce a much higher standard of architecture/design. I want my future kids to admire and be proud of this.
- On-street parking is under attack in this city. If revitalization always includes making the streets of an area narrower, there will be serious congestion problems.
- Affordable housing. An existing population on Boyle Street seem forgotten again. You're losing social license.
- Not necessarily at this stage.
- Height transition to the residential neighbourhood to the north – try to locate the tallest towers in the southern portion of the site, away from the low density residential.

- Activate the streets by commercial retail at grade.
- Safety, accessibility, real people not young people with/wanting a night life
- Somewhere everyone feels welcome.
- The proposed on-site injection sites. Should prove interesting to this wonderful looking project.
- Just that the end product needs to be as high quality as possible. We are starting to see the effects of high quality design -> arena, Stantec and JW Tower, etc. Keep up the great design.
- Preserve Macdonald Lofts
- Underground guest parking (one unit per family)
- Sound proofing
- Access to all this info online
- The area definitely has an image problem. Should the development proceed (I remain skeptical) it would definitely improve the image of the area.
- No more social/subsidized housing please.
- Boyle Street Coop – what is it? Mental health facility? (Area is not zoned for a hospital)
- Not really, besides wanting more residential density.
- No.
- Crime needs to be properly dealt with.

Other comments:

- Public art – I'm sure it's planned!
- I am looking forward to seeing more details as the project develops.
- Community League Barbeque Day – September 16 or 23. Bring your pictures/boards, bring a table and chairs, talk to more community people.
- 2 weeks past thanksgiving – Prince of Wales Armoury or Central Lions Seniors Centre open house in the areas (not downtown where many do not feel safe coming). Flyer apartments and mailboxes.
- Unfortunately, seems community input doesn't seem to be of value to most things that are proposed and happening.
- Please send the notification letter early, like right after school is in.
- Non-final is ok, but it should still be online
- The best thing I've seen since 1969 when I started to work and live in the area.
- Great presentation!
- Social housing destroyed "The Quarters" area in the 1960s. A ghetto exists even today. Let's learn from that mistake.
- Looks super. Will complement the evolution of downtown. I'm sick and tired of needing to travel for a great urban experience. I want it here!
- It will help dismantle the stigma against "urbanity" city-wide by showing how nice it can be. Which is crucial to mitigating sprawl

TELL US WHAT YOU THINK!

Write your feedback regarding ICE Phase 2 next to each question.
You may also fill out a comment sheet available at the sign-in table.

What would you like to see developed in this area?

More residential, more density.
Lots of parks and greenery

→ some street-oriented residential, i.e. the inclusion of family-friendly suites in towers

lots of 3+ bedrooms + public/shared play spaces

As well as a significant amount of affordable units to help mitigate displacement from area.

→ + Accessible a stair-free suite for our parents + grandparents - let's make this a true mixed use area!

Ground level townhomes similar to Hendrix project

Restaurants with outdoor patios
↳ THE KEY

Retain community supports

Intake facility for street people (Remand Center?) to evaluate + help.

low cost/free community courtyard space + enclosure

Mixed income housing.

Community

- HOUSING OPTIONS FOR ALL DEMOGRAPHICS/BUDGETS
- CONSIDERATION/INTEGRATION OF THE NEARBY VULNERABLE POPULATION + SERVICES.

NOTE for more same green space planned! -> public rooftop green space could be neat.

GREEN
less glass
rooftop gardens
balconies for gardens

→ Blatchford.

Yes!

- I like the mix / variety of having diversity + inclusion of urban landscapes / community gardens!

Do the proposed principles cover your vision for the area?

Dog kennels (rooftop?) for DT workers.

I like it!
More visually + architecturally interesting mix of architecture brick + glass

- IT LOOKS A BIT TOO MUCH LIKE TORONTO, WE DON'T NEED ANY MORE GLASS BOXES!

→ There is more to construction than GLASS BOXES!
↳ We have too many concrete boxes. Glass all the way!

- Benefits for adjacent communities integrated well.

Is there anything missing that should be added?

More townhouses
Townhouse / live/work

PLAY GROUNDS for KIDS + ADULTS
- 3rd runway from 2nd

- WHERE IS WINTER IN THESE 'PLANS'?

spas for people young + old + no money
or underground parking
convenient guest parking underground

Activate the ground floor with retail to animate the streets.

TRANSITION ZONE TO NHAS
Addressed as part of principles?

- Would be nice to have programmed space that is available to all.

- community contributions in the form of money, affordable housing, parkland, affordable public art, LEED/sustainability

- pedway connection / underground connections

Do not make the streets so narrow. Private vehicle owners have rights too!

put businesses underground -> No. Build up! prefer ground/street level business
like in Toronto utilizing the land more efficiently

Don't forget City Policy CS82 Developer Sponsored Affordable Housing.

yes, or ground/rooftop oriented family and housing. look at Rotterdam's recent infill areas.

- More townhouses

or residential!

Low income people should not be marginalized.

No more surface parking!

Lots of underground guest parking for families

Do you have any issues or concerns with this area?

affordable housing for existing neighborhood

- NOT INVOLVING THE PEOPLE WHO ALREADY LIVE THERE IN THE PLANNING PROCESS - THEIR OPINION MATTERS TOO!

- include community leagues and community organizations

Need less parking
- Improves affordability
- Less traffic

Variety of housing
i.e. family friendly
live life in place.

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DEPARTMENT
STORE: SIMONS, SAKS, etc ✓

Mid-
star FAMILY
HOTELS

~~Town~~
Town
Houses

YEP!

↓

*Grocery Stores

Hot Yoga

florist

yes & bite to look & look for interesting details to make during course

→ more green spaces

Yes (including green roof)

Affordable housing must be a priority for this area. We need walk/roll-up homes and apartments with elevator access.

Rezoning Application
density too low.
200-250m please.
Need statement development

Is there anything missing that should be added?

on.
ble.

green space
I'd like
the concept!
see the
developing it
to develop it
available
T

TRANSIT
CENTRE

↑
the room
for gardening

more
Non-hockey
PUBLIC ART ✓
↳ Western art maybe?
↳ 1st Nations too

✓ BIKE LANES + PARKING + more bike racks:
↑
yes Not enough currently. ✓

Do not
use
marginalization!

electrician crossing at
+ lost, belting her
to signal to exit
very dangerous act
in winter.

the room
for students

s!
mently.

?
too

The pedestrian crossing at
10th Ave + 141st, being over
overrun. No signal to alert
traffic - very dangerous at
141st + over winter.

more police

Do you have any issues or concerns with this area?

Drugs, crime, etc
which discourages
families from moving
into our
communities

Traffic & parking

Pedway's for
winter

NO MORE SUBSIDIZED HOUSING...
→ add 3 more years to city funding freeze.

PARKING NEEDS TO BE
THE LAST PRIORITY IN YOUR
DESIGN. YOU HAVE 10K PARKING
STALLS IN YOUR DOWNTOWN. ENOUGH
ENOUGH. ENOUGH. ENOUGH.
ENOUGH.

More soundproof family (3+ Bedroom)
Units with ample underground parking.

- need multi-purpose green space that includes kids, seniors, homeless, not just comb dwellers

← Safety

Do the proposed principles cover your vision for the area?

Looks great,
but I second
affordable housing.

→ Please retain the principles with respect to mobility and streets — especially to promote less use of vehicles & more pedestrian access & use.

EMPLOY HOMELESS SOMEHOW? :

High quality architecture/design only!

design only!
✓✓

Respect
the
residents!

