

# MCKERNAN/BELGRAVIA

## STATION AREA PLAN

# Welcome!

The City has initiated a planning process to guide future growth and change around existing LRT stations. Tonight's workshop has been designed to inform you about the process to create a station area plan for the McKernan/Belgravia LRT station, introduce the concept of TOD, or transit oriented development, provide important background information and collect community input at the early stage of this station area planning process. As a stakeholder with a vested interest in and around the station area, you will be able to inform the station area planning project team about key issues, opportunities and concerns, areas of change and envisioned improvements and initiatives you'd like the planning team to address. We welcome your participation and your thoughts on the existing physical and community character and your ideas around future potential around the station area.

## Tonight's Agenda

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|--------------------|--|
| <b>6:00 – 7:00</b> | <b>Coffee, registration, display panels and informal discussion</b>  |
| <b>7:00 – 7:45</b> | <b>Presentation</b><br>Introduction of planning team, study goals, planning process<br>Presentation: TOD and station area planning and preliminary station area analysis |
| <b>7:45 – 8:45</b> | <b>Table breakout group discussions:</b><br>Station area's strengths, challenges and opportunities working through the workbooks   |
| <b>8:45 – 9:15</b> | <b>Groups report back</b>  |
| <b>9:15</b>        | <b>Wrap up and next steps</b>  |

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## The Workbook

During the Break out Group Discussion, we would like you share your thoughts and ideas with the Project Team and fellow community members. You can do this independently if you would like. The work book is divided into three sections dealing with existing conditions, areas of change and stability, and the last section deals with elements associated with the creation of livable communities. Each section has a series of questions that we would ask you address as a table discussion and record you opinions and thoughts to help the planning team understand your aspirations for how the station area might evolve over the next 5, 10 and 20 years, improving various elements of the community as you see fit. Please answer these questions in any format you wish – whether point form or sentence form. When finished, you will have the option to share your feedback with the larger group, or you may leave your comments with any member of our project team here today.









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# Station Area Existing Conditions

(20minutes)

The goal of these questions is to find out how you view the station area today. What do you like and not like about the area, what amenities and facilities do you use? What do you do in the area? Do you: shop, bank, eat, read or gather with your friends in the area? How do you feel about the buildings that are found within the area and do you like the way they are dispersed? Do you feel safe when walking within or around the area and do you have a place where you like to relax outdoors? These are all important questions when trying to understand how the station area impacts people's daily activity. The questions below will help us compose a snapshot of not only the area's physical characteristics but also the value you place on the different aspects found within and around the station area.

- 1. Where do you go in the station area? What do you use and what do you do?**
- 2. What do you like within and around the station area and what are the areas key strengths?**
- 3. What do you dislike within and around the station area and what are the key issues that need to be addressed?**
- 4. What adjectives would you use to describe the characteristics of the station area today?**
- 5. What else might be going on in the area that the Project Team should know about? Are we missing anything?**

# Area of Change and Stability

(20minutes)

These next questions will help us begin to craft a future direction for the station area by asking you what areas seem likely to change over time and what areas should remain the same. These areas of change are usually defined by places subject to recent and proposed development. They are also typically areas that hold opportunities for investment. This can occur due surplus land, older and tired buildings and a community's need for new and improved services or amenities. However, not all locations within and around a station area are appropriate for change. Many areas are meant to be preserved and enhanced while maintaining their existing character, known as an area of stability. We want to know what you think about possible areas of change and stability within the station area. Should certain buildings or blocks be included in the station study area that we might not know about? Are there sites that are logical for redevelopment to enhance local or community amenity and community vibrancy? The questions below will help us define the study area boundaries as well as the extent of change in and around the station area.

- 1. What areas/uses do you think may change or should change within and around the station area? And why?**
- 2. What are the areas/uses which should be preserved and enhanced within and around the station area?**
- 3. Are there sites that are under pressure to redevelop or relocate that we should address?**

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# Creating livable Communities

(20minutes)

These questions help to identify key initiatives and improvements you would like to see within and around the station area. It's about creating a vision and understanding the station area's potential to be what you want it to be. In these questions, you can look at your dislikes and change them to something you'd like to see happen. You can replace what you think might be missing with something you need or want in the community. These changes and improvements could occur over the next 5, 10 or 20 years and would make the station area part of a complete community: a place where you'll want to visit, live and possibly work. It includes the possibility of investing in public art to make the place distinct and attractive; improve connections and open spaces so that they are used more frequently by all generations; create or improve gathering spaces where community members can meet friends; and create a network of pathways, making the pedestrian environment one which encourages walking rather than driving from place to place within the area. Improving access and movement in and around the station area may also be important. The questions below will help us understand your ideas and vision for the evolution of the station area.

- 1. What new uses and amenities could make this station area a more interesting and attractive place to live, work and visit?**
- 2. What kinds of public spaces, gathering places and parks could enhance the liveability and attractiveness of the station area?**
- 3. What improvements could be made for pedestrian, cyclists and transit users in and around the station and station area?**
- 4. What would you like your station to become in 20 years? What are your aspirations for the future of the station area?**



# Let us know what you think!

If you have any further comments or feedback on the information presented today, please feel free to include it below.

Contact Information (optional)

name \_\_\_\_\_

email address \_\_\_\_\_

**Thank you!**