



City of Richmond

Report to Committee

To: Planning Committee
From: Terry Crowe
Manager, Policy Planning (4139)
Re: WEST CAMBIE PLAN REVIEW

Date: May 21, 2004
File: 08-4045-20-11/2004-Vol
01

Staff Recommendation

That the West Cambie land use options, as identified in the report from the Manager, Policy Planning, dated May 21st, 2004, be presented to the community for feedback.

Terry Crowe
Manager, Policy Planning
(4139)

Att. 2

FOR ORIGINATING DIVISION USE ONLY		
CONCURRENCE OF GENERAL MANAGER		
REVIEWED BY TAG	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
REVIEWED BY CAO	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>

Staff Report

Origin

The purpose of this report is to provide Council an update on the West Cambie Plan Update and seek Council's approval to present three land use options to the community for comment.

Findings Of Fact

On October 23rd, 2003, Council endorsed the following recommendation:

"That staff:

- (1) proceed with the preparation of a West Cambie Area Plan; and*
- (2) review the City Centre Area Plan to determine whether or not the City Centre should be expanded."*

On January 22nd, 2004, CitySpaces Consulting was retained to assist staff to:

- Update the vision, goals, policies, and urban design guidelines.
- Review the need to adjust the City Centre boundaries, and
- Provide a policy context for possible commercial rezoning at Garden City/Alderbridge Way (First Pro rezoning application).

On February 28th, March 4th and 10th, 2004, the first series of public open houses were held at Talmey Elementary School and the East Richmond Community Hall. Approximately, 168 people attended the open houses and completed 98 comment forms.

Analysis

Phase 1 Findings

Summary

The Phase 1 public open houses (February and March, 2004) indicated the following community comments:

- Likes
 - Proximity to amenities, services and highways
 - Area solitude and nature
 - Enjoyment of green space and rural setting
- Issues
 - Uncertainty regarding the redevelopment potential of the Alexandra area (e.g., infrastructure improvements, future densities, existing residential vacancies, property speculation).
 - Traffic issues (e.g., vehicle speeding, rush hour traffic short-cutting, pedestrian safety).
 - Need for improved community facilities.

□ Direction

- - Retention of residential nature.
- - Retain and increase open space.
- - Many want higher density residential development.
- - Many would like commercial development, but only in specific areas.
- - Support shown for First Pro commercial proposal.
- - Some would like improved community facilities, such as a swimming pool and community centre.
- - Several indicated that parks and open space are important features that should be included in the area.

Detailed Findings

Attachment 1 (Report A) presents the “West Cambie Area Plan Update 2004 - Summary Consultation and Issues Report” that presents the public consultation process undertaken to date. A more detailed overview of the Plan’s “Phase 1 Research and Issues Identification Consultation Report” is available for review in the City Clerks Department.

Phase 2 Planning Principles

From the February and March, 2004 public open house consultations, the following nine (9) planning principles have been developed as a foundation for more detailed land use planning and urban design feature consideration with the community:

Planning Principles

- #1 Create viable land parcels for redevelopment
- #2 Ensure compatibility with neighbourhood area
- #3 Minimize noise conflicts with airport operations
- #4 Promote sustainable change
- #5 Ensure a connected and safe traffic circulation system
- #6 Provide community connections and civic facilities
- #7 Foster memorable identity through urban design
- #8 Define edges and intersections
- #9 Undertake an implementation strategy

The Bulk of the Planning Area

In the bulk of the planning area, little change is expected because it consists of primarily of stable residential neighbourhoods.

Land Uses Options – Alexandra Area

Three land use options for the Alexandra area (i.e., the south west undeveloped portion of the West Cambie area) have been developed based on the “Planning Principles”.

While there are significant differences among the options, each one makes the assumption that the area will be redeveloped with full urban services a much higher density than at present.

Option 1: The Boulevards – A business park theme

- Business park (e.g., offices, ancillary offices, educational or health-related uses) within a well landscaped setting.
- The northeast portion would be an enclave of multifamily housing, the existing school and a new community park.
- Higher density uses (hotel, mixed use) complete the southwest corner.

Option 2: The Village – A complete community theme

- Mix of land uses, including a hotel, offices, retail and housing of varying types, including a live-work option.
- A street oriented village in the southwest quadrant is to intended to be a lively active centre for the entire West Cambie area.
- Multi-family housing an community uses provide a transition with adjacent housing to the north and east.
- The existing school is retained in association with a new park and community centre.

Option 3: The Residences – A residential theme

- Primarily residential in character.
- Auto-oriented commercial uses and a mixed office-business area on the south and west edges provide a transition from the adjacent City Centre uses.
- A linear green spine and large natural park at the southeast complete the neighbourhood.

Attachment 2 (Report B) presents the “West Cambie Area Plan Update 2004 – Alexandra Area Options”.

June Open Houses

Proposed public open houses are scheduled for June 24th and 26th, 2004 at Talmey Elementary School to allow for community comment on three land uses options.

The findings of the open houses will be presented to Council in the fall, 2004.

City Centre Boundary

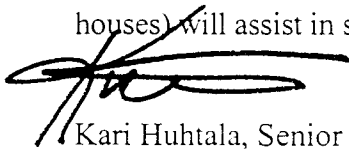
The question of whether or not the City Centre boundary should be modified will be determined later in the process and after the West Cambie area land uses have been determined.

Financial Impact

West Cambie Area Planning Update budget was approved in 2003.

Conclusion

The West Cambie Plan Update is well underway. The next phase of public discussion (June-open houses) will assist in selecting a preferred land use option.

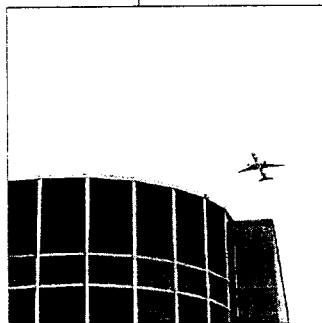


Kari Huhtala, Senior Planner, (4188)
KEH:cas

West Cambie Area Plan Update 2004

Summary Consultation and Issues Report

REPORT A



Submitted by

CITY  SPACES
Planning, Development, Management

May 25, 2004



West Cambie Planning Consultation and Issues Report

In February 2004, the City of Richmond initiated an area plan review process for the West Cambie neighbourhood. The key goals of the review process are to:

- Update the area plan (vision, goals, policies, urban design guidelines)
- Review the need to adjust the City Centre boundaries, and
- Provide a policy context for a possible large scale commercial development

The work program for the area plan review is broken into five phases:

- Phase 1: Research and issue identification
- Phase 2: Research and analysis to create two/three development options
- Phase 3: Feedback on the proposed development options
- Phase 4: Further development of the preferred option
- Phase 5: Prepare draft, then finalize West Cambie area plan.

Purpose of this Report

This report contains a summary of the consultation process undertaken during Phase 1. It includes a description of the consultation program, a summary of three public open houses and the responses to a questionnaire distributed at the open houses and posted on the project website. Comments provided by the public on the display boards are also included. (Note: A detailed account of the consultation program is under separate cover.)

Objectives of the Consultation Program

The public open houses were targeted toward area residents, business owners and non resident land owners. The key objectives were to provide

the public with an opportunity to present their views on current issues and express opinions regarding future development.

Contact with the Public

Several methods were used to inform area residents, business owners and non resident land owners:

- A Canada Post mail drop of over 3,120 flyers to households in the area bounded approximately by Sea Island Way, Garden City, Westminster Highway and Highway 99 was undertaken in mid-February. An additional drop of 1,800 flyers was made in the Odlinwood neighbourhood in early March.
- A banner advertisement was placed in the Richmond City Page of the Richmond Review and the Richmond News on February 25th and 28th and on March 3rd.
- An advertisement in the Ming Pao Daily News Chinese language newspaper ran for a week.
- Students of Talmey and Tomsett Elementary School were provided with flyers to take home to their parents
- Posters outlining information about the open houses were posted in neighbourhood schools, City Hall and other community facilities in and around West Cambie
- A press release was issued by the City of Richmond to local media outlets.
- A West Cambie Area Plan web page was set up on the City of Richmond website. This page included a copy of the community profile, the questionnaire and copies of the display boards used during the open houses.

Direct Contact with Key Stakeholders

A letter was sent from the City of Richmond in mid-February to identified stakeholders. This included agencies and major groups within the area such as the Chamber of Commerce and the residents associations. The letter was also sent to all absentee landlords.

The Open Houses

Three Open Houses were held as part of the issues identification process.

- Saturday February 28, 2004 from 10 am to 2:00 pm at Talmey Elementary School, 9500 Kilby Drive
- Thursday March 4, 2004 from 4:00pm to 8:00pm at the East Richmond Community Hall, 12360 Cambie Road
- Saturday March 6th, 2004 from 10:00am to 2:00pm at Talmey Elementary School, 9500 Kilby Drive

Over the three days, approximately 168 people attended. Each open house followed a similar format. Everyone was greeted, asked to sign in, given a comment form to fill out, given a community profile of the neighborhood, provided a quick orientation to the display material, and asked to 'pin' where they lived or worked onto an area plan.

Representatives from the City of Richmond and planning consultants, CitySpaces Consulting, were available to answer any questions. A Chinese language interpreter was available to assist those from the Chinese community wishing to communicate in Chinese.

On all publicly distributed materials, Kari Huhtala, Senior Planner, City of Richmond was given as the contact person with his office telephone number and a project related email address.

The distribution of attendees by neighbourhoods was:

- 59.6% from quarter section bounded by Alderbridge Way, No 4 Road, Cambie Road and Garden City Road,
- 27.9% from the Oaks neighbourhood,
- 8.7% from the Odlinwood area,
- 3.8% from outside the immediate and surrounding area

Sixteen presentation boards were displayed including a welcome board, a pin-where-you-live board, a project description board, an orthographic plan of the area, the existing plan's vision and goals, the current land use designations in the area, a community profile, a zoning map, a photo board of the area, major roads and transit routes, a map of servicing (water, sewage, ditches etc), a map of existing community facilities, an

environmental plan outlining parks and environmentally sensitive areas, emerging issues and next steps.

As people reviewed the material, they were asked to provide their written comments on post it notes which they could affix to the boards.

Feedback from Open House Comment Forms

In total, eighty nine comment forms were returned. Fifty-two were completed and returned at the Open Houses. An additional, thirty seven forms were returned by March 17th. Two of these were faxed back to the City and one response was obtained through the survey on the City's webpage.

Q 1. Please indicate your interest(s) in the West Cambie Area planning process:

- 64 Resident of the West Cambie Area
- 51 Land owner in the West Cambie Area
- 5 Business owner in the West Cambie Area
- 6 Work in the West Cambie Area
- 14 Live in Richmond but outside the West Cambie Area
- 2 Other

Q2. Please let us know why you attended this Open House?

The majority of the people attending the open house held a general interest in the planning process. A significant number of those people attended because they had a specific concern or issue that they wished to raise.

- 56 General interest in this planning process
- 37 Specific concern(s) or issue(s)
- 19 Other

Q 3. What do you like most about the West Cambie Area?

The most common response was that the West Cambie area is in close proximity to a number of key amenities such as the airport, the highway, and major routes into downtown Vancouver. The second most common response was that people enjoyed the solitude and quiet nature of the

neighbourhood. The third most common response was that people like the green space and rural setting.

Q. 4. What are your key issues in the West Cambie Area?

The most common response centred around the redevelopment potential of the quarter section bound by Alderbridge Way, No.4 Road, Cambie Road and Garden City Road. A number of sub-themes were presented such as the need to update the infrastructure in the area and a desire to increase residential density. There was concern about vacant or rental housing in the area as a result of investment property purchases. Traffic issues (intersection improvements, traffic calming etc) were the second most common related issue identified. The third most common response was for improved community facilities within the area. The fourth most reported item was concern over Walmart locating in the area.

Q5. When thinking about the future of the West Cambie Area, what should stay the same?

The overwhelming response was the desire to retain the residential nature of the area. The second most common theme was the desire to retain and increase open space within the neighbourhood. The natural environment of the area was viewed by many as a feature worth preserving.

Q6. When thinking about the future of the West Cambie Area, what should be improved?

The most common response was for the redevelopment of the quarter section bound by Alderbridge Way, No.4 Road, Cambie Road and Garden City Road. Predominately people indicated a strong desire to see an improvement in local infrastructure such as sewers, roads, lighting, water, filling of ditches etc. Traffic improvements such as traffic calming and better signage to discourage people from taking short cuts through residential neighbourhoods were brought up. People indicated that they would like to see more residential development in the area. A few people indicated that they would like the area to remain as it is.

Q.7 A large area of West Cambie may undergo change and development in the next five years. This area is bounded by Alderbridge Way, No 4 Road, Cambie Road and Garden City Road. What suggestions do you have about what should happen here?

The predominate response was for various forms of higher density residential development to be introduced into the area. Many people indicated that they would like to see commercial development introduced into the area, but only in specific areas. Some people indicated that they would like to see improved community facilities such as a swimming pool, community centre. Several people indicated that parks and open space were an important feature that people would like to see introduced into the area.

General Feedback from Post-It Notes on Boards

The following is a summary of the feedback received from the post it notes left on the boards.

Proposed Redevelopment of the Alderbridge Way, Garden City Rd., No. 4 Rd., Cambie Rd. 1/4 Section

Many people were focused on how the area could be redeveloped or improved. The majority of comments received for the area indicated people would like to see higher density residential development with some commercial development. Two people indicated that they would like to see the area remain low density residential.

There were several supportive comments for the First Pro shopping centre proposal and one negative. Specific comments were received relating to intersection improvements (see transportation).

Public Transit

Public transit, particularly RAV, received a number of comments. Some people are unaware of the RAV alignment on No 3 Road and were concerned about the impact if it were to run down Garden City. There was one comment about the poor service for disabled people. One person indicated that they would like to see more frequent service. One person indicated that they would like to see a bus to SFU. One person indicated that bike lanes should be improved.

Community Facilities

There were a few comments made about community facilities. These included:

- Make room for more community churches

- If the 1/4 section is redeveloped then there should be an opportunity to provide housing for the less fortunate.
- A community centre, a library or a swimming pool for the area were seen as being needed.
- A community police station
- Seniors housing and a seniors centre

Transportation

There were concerns raised about people using neighbourhood streets as short cuts. Odlin Road between Garden City Rd and No 4 Rd was identified several times as one area where this happens. Several people suggested using traffic calming measures to slow vehicles down. Similar comments were received for Capstan Way and Alexandra. There were also comments relating to traffic lights and pedestrian crossings at specific intersections. A list of specific areas will be provided later. There was discussion about improvements to the bike route on Patterson.

Environmentally Sensitive Areas (ESA's) and Parks

There were a few specific comments received relating to ESA's and Parks, as some people were unclear on what an ESA is, and how it impacts their property. Several people indicated that they feel that the ESA designation should be better communicated with land owners. Several people identified the DND lands as a valuable ESA with potential for a future park and community facilities. One person indicated that ESAs should be sign-posted. One person indicated that they would like to have more information on what a greenlink is.

Airport Noise

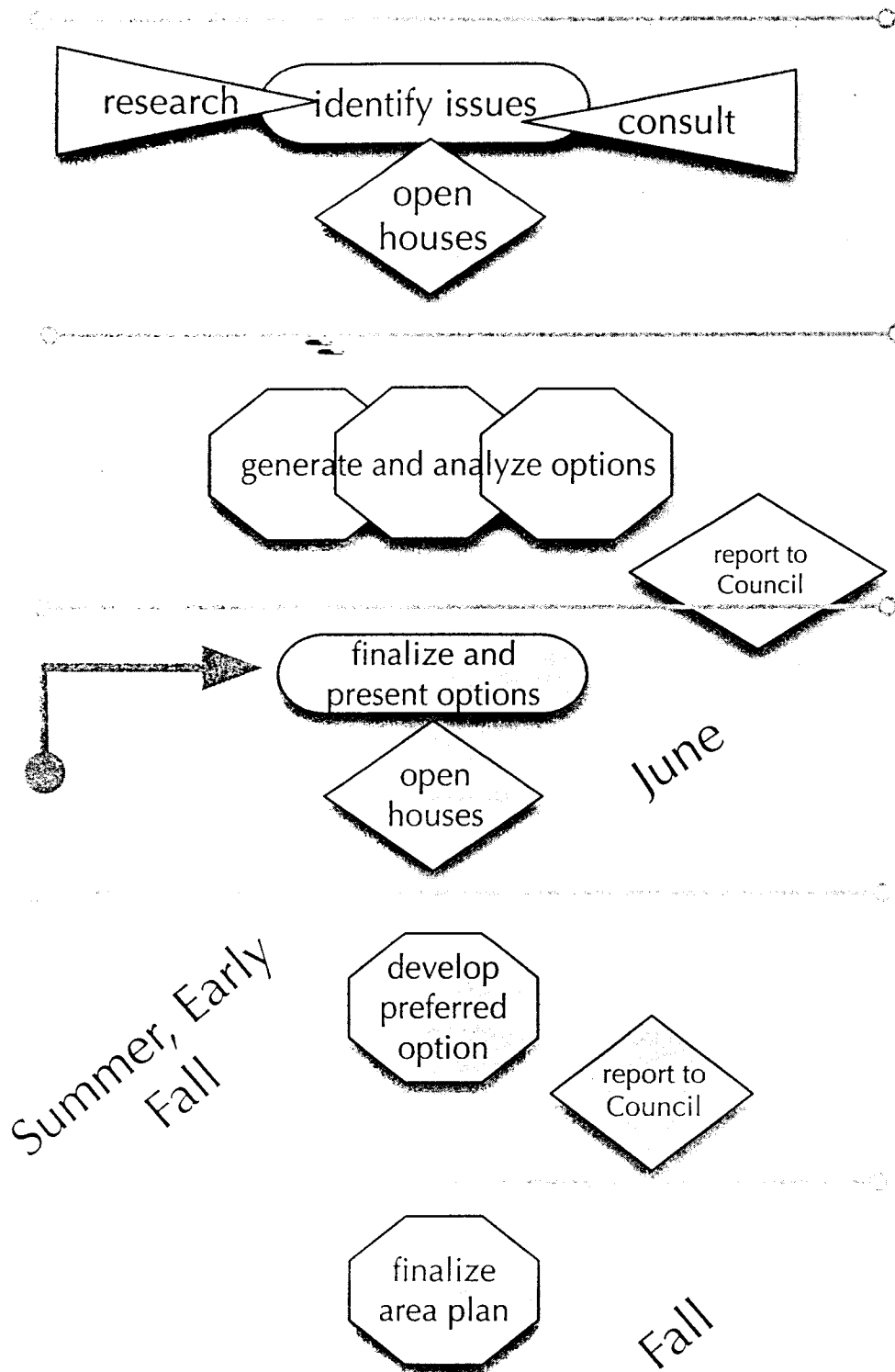
Only a few comments were received about airport noise. In particular there was a desire to have information on noise contours available so people can make informed decisions. One person indicated that there needs to be a discussion with the airport about flights after midnight.

Other issues:

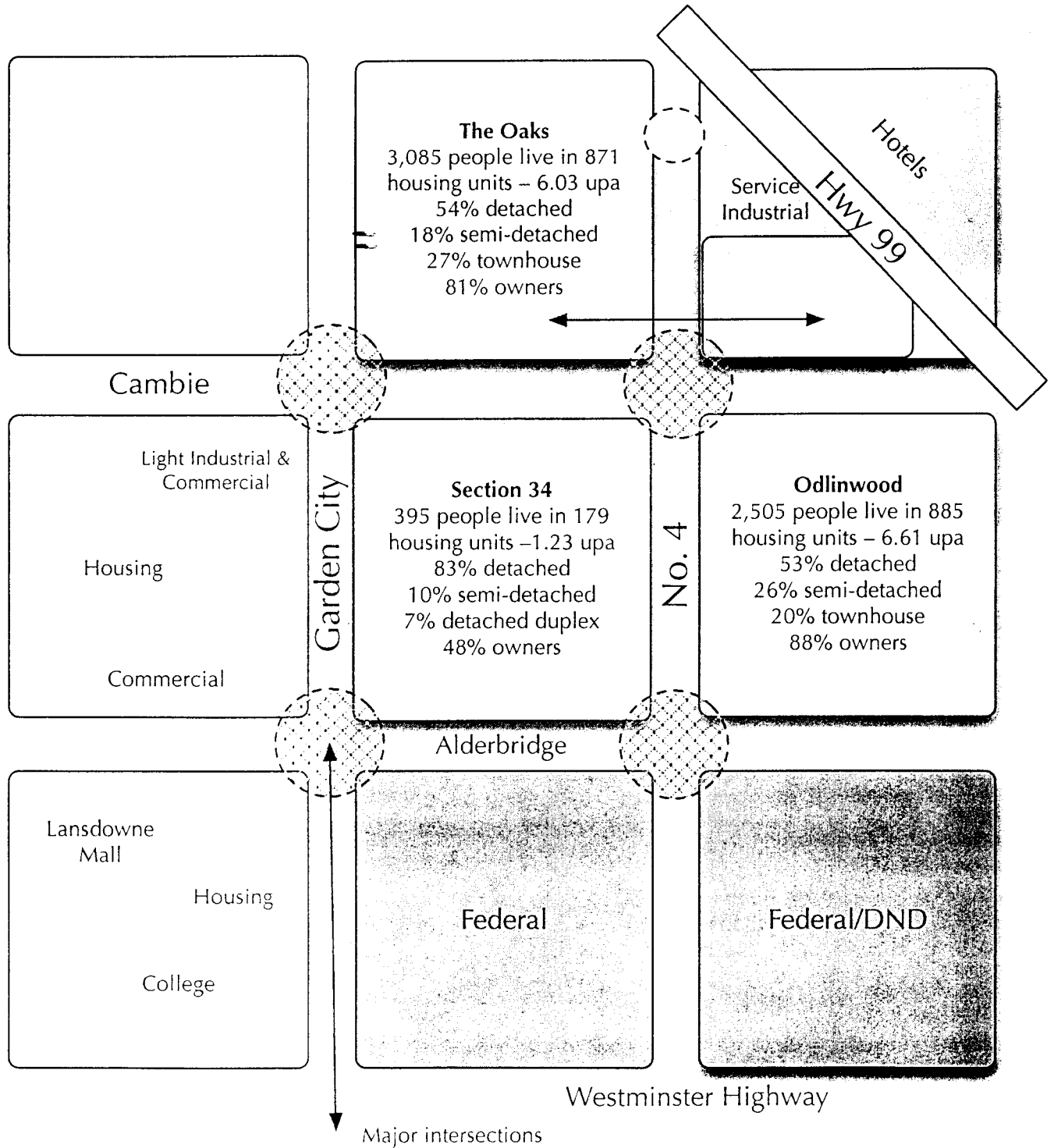
Several people identified a concern that the car lot on Cambie Road was an inappropriate use of land in the area. Some people had questions about the development proposed for the DFO lands i.e. what sort of

development is going to take place there, and when will it start. A few people commented that they like the housing style of Odlinwood and would like to see it in other areas of West Cambie. Comments centred around improved infrastructure (removal of ditches, water pressure, lighting) were also raised. Some people had specific comments about the zoning they would like to see in their neighbourhood.

West Cambie Planning – Phases



Existing Situation: West Cambie and Area





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West Cambie Area Plan Update 2004

ALEXANDRA AREA OPTIONS REPORT B

ALEXANDRA 1
THE BOULEVARDS

ALEXANDRA 2
THE VILLAGE

ALEXANDRA 3
THE RESIDENCES

CITY  SPACES
Planning, Development, Management

June 2, 2004



West Cambie Area Plan Update 2004

The Alexandra Area Options

- The **Alexandra Area** (Section 34, 5-6) is the last remaining area of large lots near the City Centre. It is a logical place to consider development. Considerations include:
 - Excellent access to Highways 99 and 91. (Refer to OCP MAP)
 - Significant impact by airport operations. (Refer to NOISE CONTOUR MAP) Detached housing is not advisable.
 - Many lots are long (500') and narrow (87'), comprising one acre. 2003 assessed land values were \$305,000 per acre. Lots are on the market for \$600,000.
 - Land assembly potential. At least one land assembly has occurred – northeast corner of Garden City and Alderbridge. Rezoning application pending for commercial uses.
 - There is a significant proportion of investment ownership. A field analysis indicates that about 80% of properties are under-improved.
 - The perimeter roads have capacity to accommodate growth. This is also true for perimeter water, sewer and utilities.
 - The area is flat; natural drainage is from southeast to northwest.
- The area was cleared and drained for agricultural purposes. In a post-agricultural era, the area has retained its rural character. Natural vegetation has reclaimed much of these lands, providing a habitat for small wildlife and songbirds.
 - There are pockets of mature mixed coniferous-deciduous trees. The City has identified one Environmentally Sensitive Area (ESA) between Alderbridge and Alexandra. (Refer to ESA MAP)
- It is expected that the School District will retain the elementary school site.
- Public input at the Open Houses indicated general support for the redevelopment of the Alexandra Area.

- **Adjacent areas** also have a bearing on the type of development that could occur in the Alexandra Area:
 - The Oaks, Odlinwood/Alderbridge are attractive, stable neighbourhoods well served by parks, transit, and schools. Very little change is envisaged over the next 10 years. Detached homes on city-sized lots are selling in the \$400,000 to \$500,000 range. Townhouses are selling up to \$300,000.
 - Traffic calming measures are needed in some areas of the Oaks, Odlinwood/Alderbridge neighbourhoods.
 - The Federal lands south of Alderbridge are proposed to be redeveloped for civic purposes, including a Trade and Exhibition Centre, city-scale playing fields and other recreational purposes.
 - The area to the west (South Aberdeen) is experiencing considerable growth and change. Leslie Street has been built through to Garden City Road with the intent of intersecting with a realigned Alexandra Road within the Alexandra Area.

Alexandra Area Options

- Nine planning principles provide a foundation for detailed land use planning and urban design features.
- Three land use options have been developed, along with related urban design principles.
- No status quo option is proposed. While there are significant differences among the three options, each one assumes the area will be redeveloped with full urban services at much higher density than present circumstances.

Alexandra 1 – The Boulevards: Business Park Theme

Alexandra 2 – The Village: A Complete Community Theme

Alexandra 3 – The Residences: A Housing Theme



Planning Principles – Alexandra Area

Principle #1

Create viable land parcels for redevelopment

- To encourage the redevelopment of **viable land parcels** for urban uses. Future uses will benefit from excellent proximity to highways, Richmond City Centre, airport, RAV transit and the proposed Trade and Exhibition Centre.
 - Rationale: This is a well-serviced, accessible part of Richmond and redevelopment should be urban in character. This means having urban standards of infrastructure and setting in motion land uses and sufficient densities to make redevelopment viable. Future development, however, should not create conflicts or have appreciable negative impacts on the two established neighbourhoods.

Principle #2

Ensure compatibility with neighbouring areas

- To encourage transitional redevelopment compatible in scale and urban design with adjacent areas and does not create significant adverse impacts on the Odlinwood/Alderbridge and The Oaks neighbourhoods.
 - Rationale: The public consultation indicated that residents of the adjacent neighbourhoods to the north and east are receptive to change in the Alexandra Area but are concerned that future uses do not have a negative impact on their quality of life. At present, the Alexandra Area serves a "buffer" from city-type uses and densities to the west. For this reason, it is important to develop a land use pattern that allows a compatible transition, particularly along the north and east edges of the area.

Principle #3

Minimize noise conflicts with airport operations

- To identify land uses that are compatible with the noise impacts of airport operations and ensure appropriate building standards apply within the areas most affected by aircraft noise.
 - Rationale: Recent studies have confirmed the impact of aircraft operations to be significant throughout most of the Alexandra Area, particularly for detached housing. The Vancouver International Airport Authority (VIAA) has consistently opposed land uses that would lead to any possible restriction of their operations.

Principle #4

Promote sustainable change

- To set high standards for development, including means and methods to promote social, economic and environmental sustainability.
 - Social examples: Encouraging affordable housing, providing access to community activities, designing for crime-prevention.
 - Economic examples: Providing infrastructure and land to accommodate jobs and investment. Determining how services and facilities will be paid for, such as development cost charges.
 - Environmental examples: Encouraging natural vegetation and wildlife habitat; 'green' building standards; surface stormwater systems.

Principle #5

Ensure a connected and safe traffic circulation system

- To establish a circulation system that allows for vehicle connectivity within and beyond the area, discourages through-traffic, and maintains a safe and attractive environment for walking and cycling.
 - Examples: An internal road layout that prevents speeding and short-cutting; signalized intersections at key locations on the perimeter of the area, cycling lanes, sidewalk curb cuts, transit-friendly etc.

Principle #6

Provide community connections and civic facilities

- To create a system of greenways and community facilities that serve the residents of the entire West Cambie area.
 - Rationale: The West Cambie area lacks a focus and access to community facilities. Also, the three main neighbourhoods are poorly connected to each other.

Principle #7

Foster memorable identity through urban design

- To foster an identity for the area through urban design elements in private developments and the public realm.
 - Private development examples: gradation in scale and massing, commonality of some exterior materials, preferred character, preferred trees and shrubs, etc.
 - Public realm examples: landmarks, signage, native plant materials, public art.

Principle #8

Define edges and Intersections

- To establish compatible urban design treatments/guidelines with adjacent land uses at the key intersections in the area and along the four arterial streets that define the edge of the Alexandra Area.
 - Examples of elements: streetscaping, tree and landscape buffers, traffic calming measures, minimum and maximum building heights, minimum and maximum setbacks, hidden from view parking, signage, public art, transit stops and shelters.

Principle #9

Ensure effective implementation

- To coordinate and facilitate the redevelopment of the Alexandra Area with a well-understood, effective implementation program.
 - Rationale: Currently, there are more than 100 landowners in the Alexandra Area. The City, working in conjunction with future developers, will facilitate the infrastructure program. Any City costs related to the implementation will be pre-determined and budgetted for (example: park acquisitions and improvements, street right of ways).

Alexandra 1

The Boulevards: A Business Park Theme

This concept anticipates significant redevelopment of approximately two-thirds of the area as a campus-style business park – offices and ancillary uses within a well-landscaped setting. Larger educational or health-related uses would also be acceptable. The northeast portion of the site would be an enclave of multi-family housing, existing school and new community park. Higher density uses (hotel, mixed use) would occupy the southwest corner.

Proposed land uses:

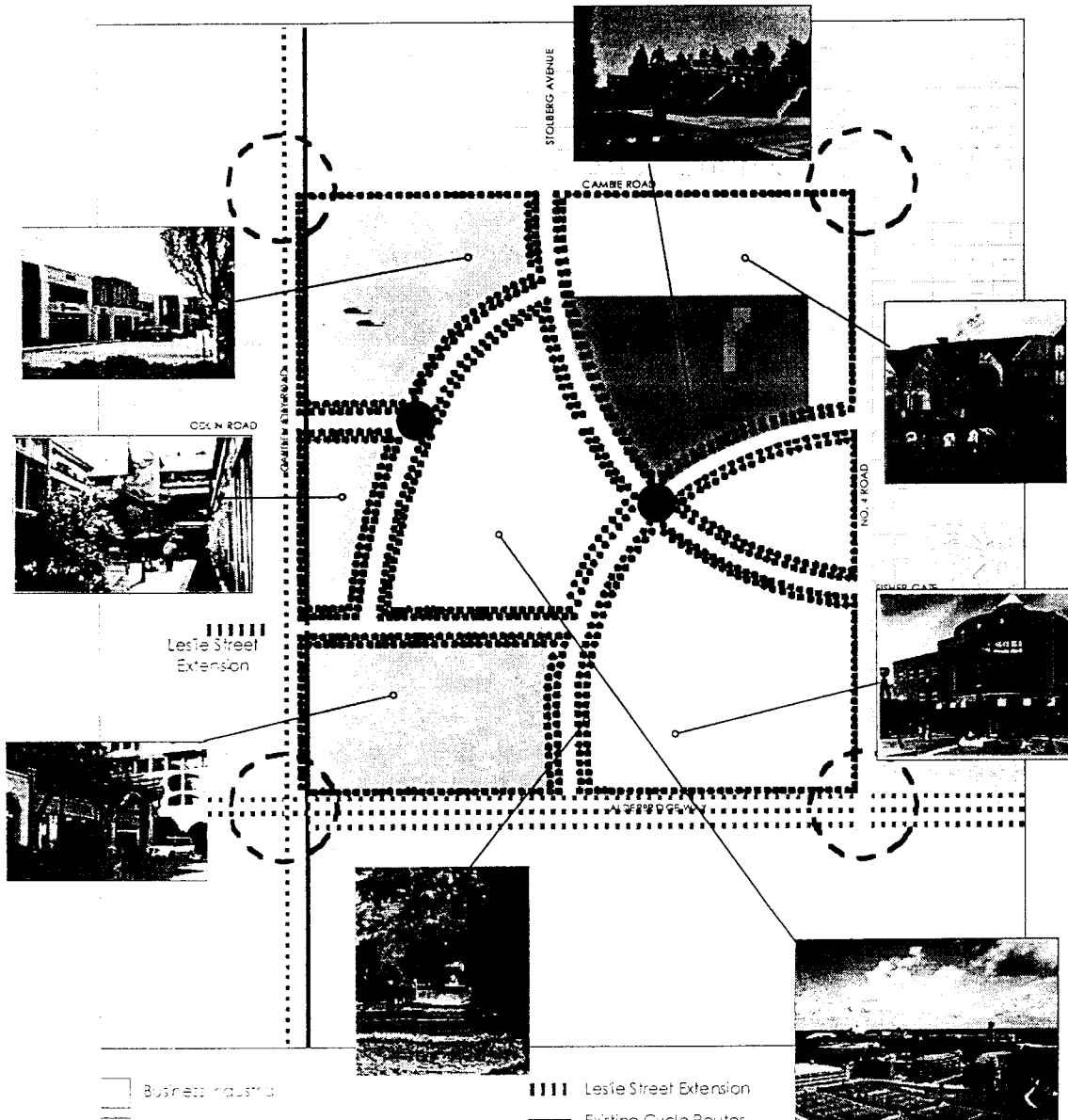
- Mixed use – hotel, office, housing over commercial – 13% of the land area
- Business industrial or business institutional (primarily offices) in a park-like setting stretching from northwest to southeast – 57% of the land area
- Low and medium density housing in the northeast – 19% of the land area; associated with existing Tomsett School and possible new neighbourhood park

Urban design features:

- Extensive boulevards – mix of formally planted and natural vegetation
- Building design standards that complement the park-like nature of overall design
- Complementary public and private signage
- Public art requirements

Alexandra 1

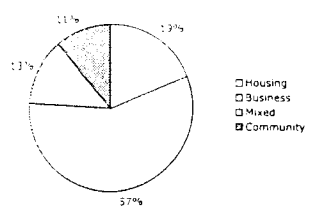
The Boulevards: Business Park Theme



- Business Industrial
- Business Institutional
- Mixed Use (Hotel, Office or Housing Over Commercial)
- Park
- School
- Multi-Family Housing (Low Density)
- Multi-Family Housing (Medium Density)

- Leslie Street Extension
- Existing Cycle Routes
- Proposed Neighbourhood Greenlinks
- Proposed Trails/Greenways
- Proposed Cycle Routes
- Feature Intersections
- Traffic Calming/Landmark

Land Distribution



Alexandra 2

The Village: A Complete Community Theme

This concept envisages a mix of land uses, including business industrial and business institutional, commercial, community uses and housing of varying types, including a live-work option – a complete community. A street-oriented village in the southwest quadrant is intended to be a lively, active centre to serve the entire West Cambie area. Multi-family housing and community uses provide a transition with adjacent housing to the north and east. The existing school is retained in association with access to parks and community facilities.

Proposed Land uses:

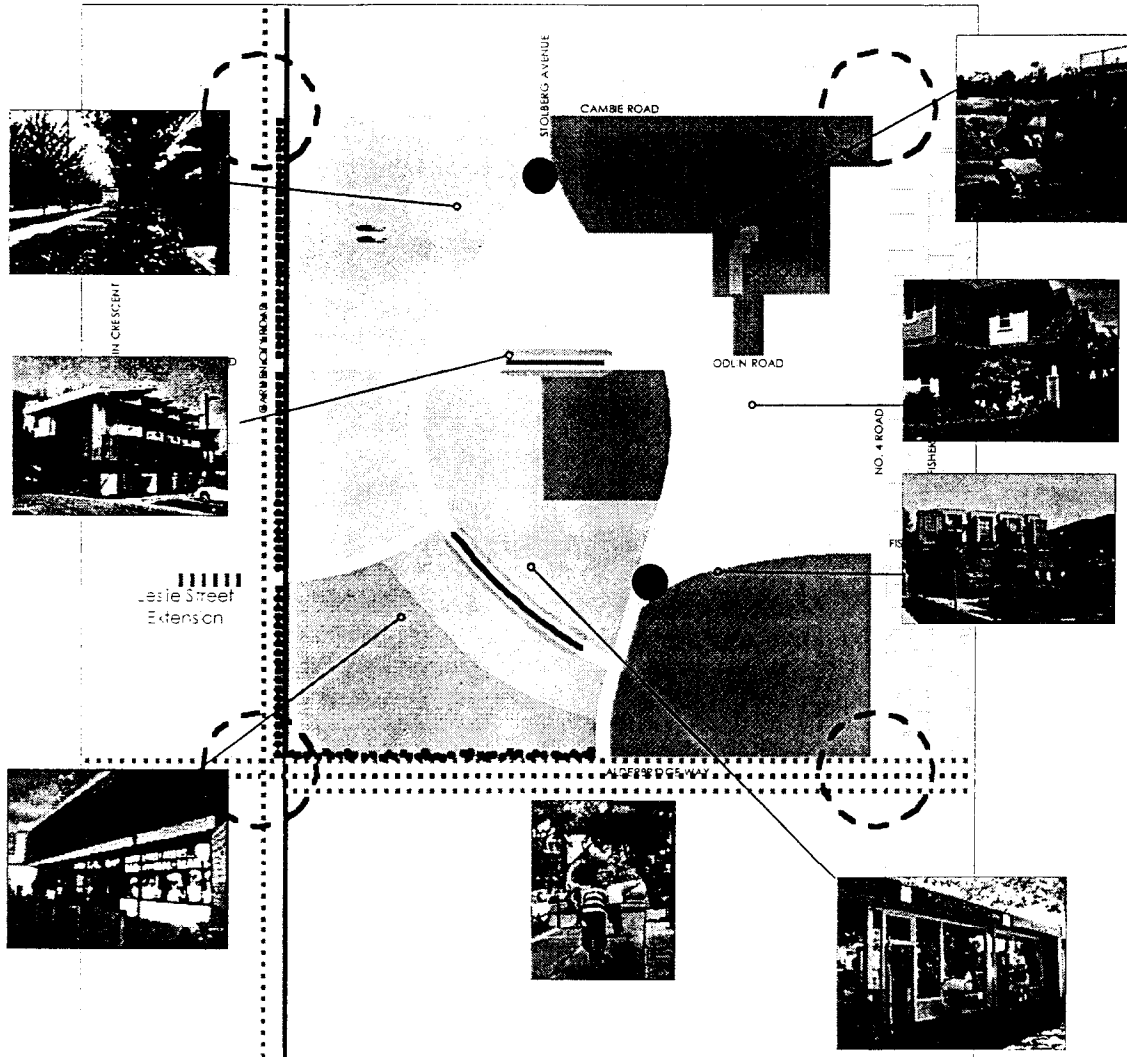
- Street-oriented village with housing above – 10% of the land area
- Community park/community uses/school – 12% of the land area
- Low and medium multi-family housing along the eastern edge and through the central area – 35% of the land area
- Commercial at southwest corner – 12% of the land area
- Business industrial along the western edge – 22% of the land area + business institutional comprising 5% of the land area.
- A live-work land use – 4% of the land area

Urban design features:

- Walking-oriented circulation pattern with traffic calming elements
- Building design standards that reinforce the village-like character
- Community use areas
- Small, active retail frontages
- Colourful street elements and signage

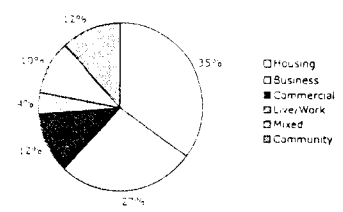
Alexandra 2

The Village: Complete Community Theme



- Business Industrial
- Business Institutional
- Barical Park and Community Live/Work
- Multi-Family Housing: Low Density
- Multi-Family Housing: Medium Density
- Mixed Use: Office or Housing Over Park
- Commercial
- Pedestrian-Oriented Streetscape
- Leslie Street Extension
- Existing Cycle Routes
- Proposed Neighbourhood Greeninks
- Proposed Trails/Greenways
- Proposed Cycle Routes
- Feature Intersections
- Traffic Calming/Landmark

Land Distribution



- Housing
- Business
- Commercial
- Live/Work
- Mixed
- Community

Alexandra 3

The Residences: A Housing Theme

This concept envisions an area that is primarily residential in character. Commercial uses and mixed business uses on the south and west edges provide a transition from the adjacent city-centre uses. A linear green spine and, possibly, a large natural park at the southeast complete the neighbourhood.

Land Uses

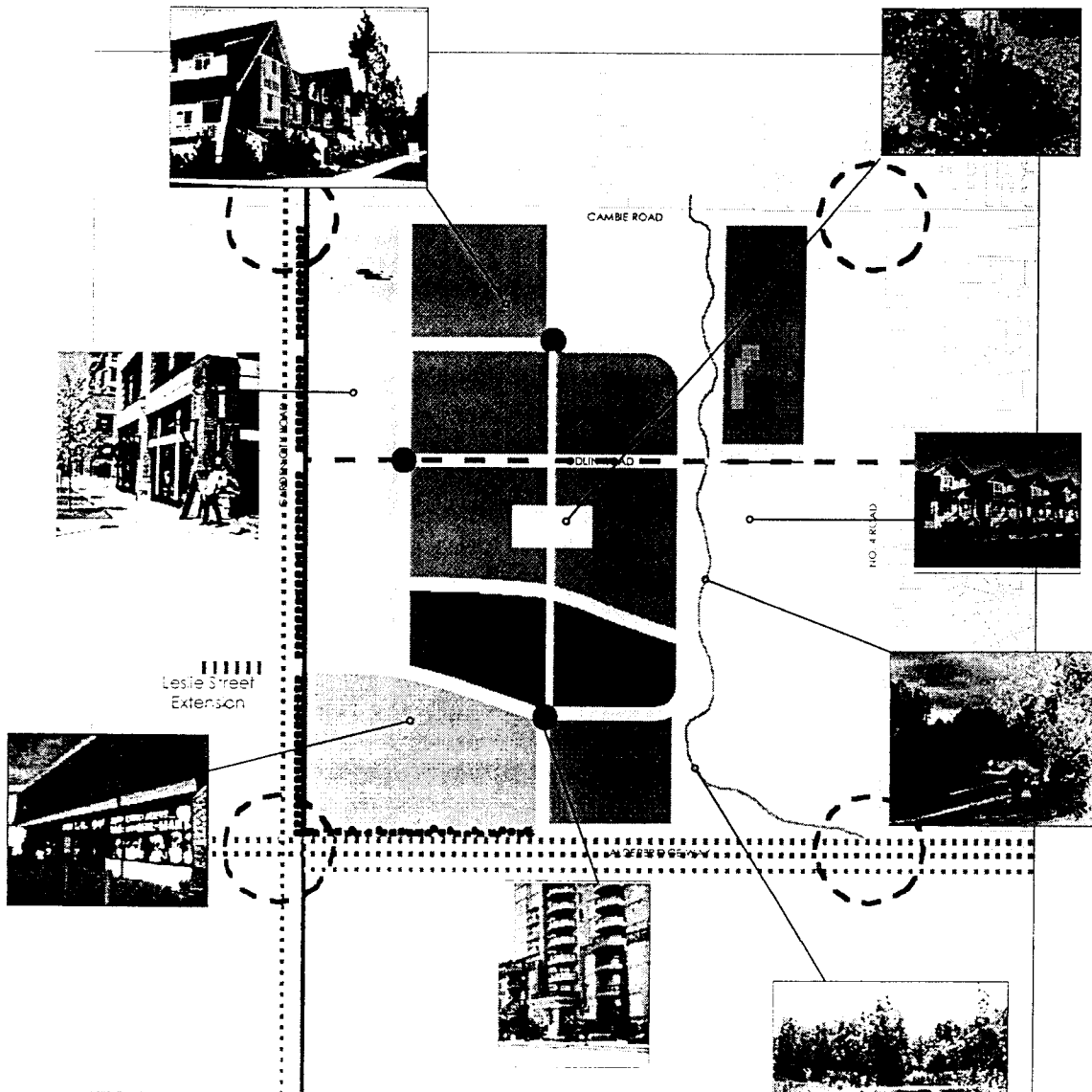
- Low, medium and higher density housing – 52% of the land area + 4% in mixed land use
- Business industrial uses along Garden City – 14% of the land area
- Commercial uses along Alderbridge – 13% of the land area
- Linear park and school – 17% of the land area

Urban Design

- Urban grid circulation pattern, incorporating traffic circles and other traffic calming measures
- Building design standards that reinforce the residential character of the neighbourhood
- Linear park incorporating natural drainage
- Buildings to be low scale and more traditionally suburban along eastern edge

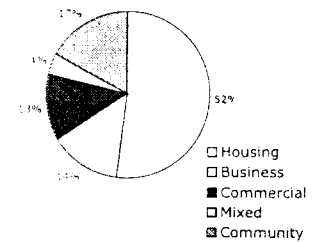
Alexandra 3

The Residences: Housing Theme

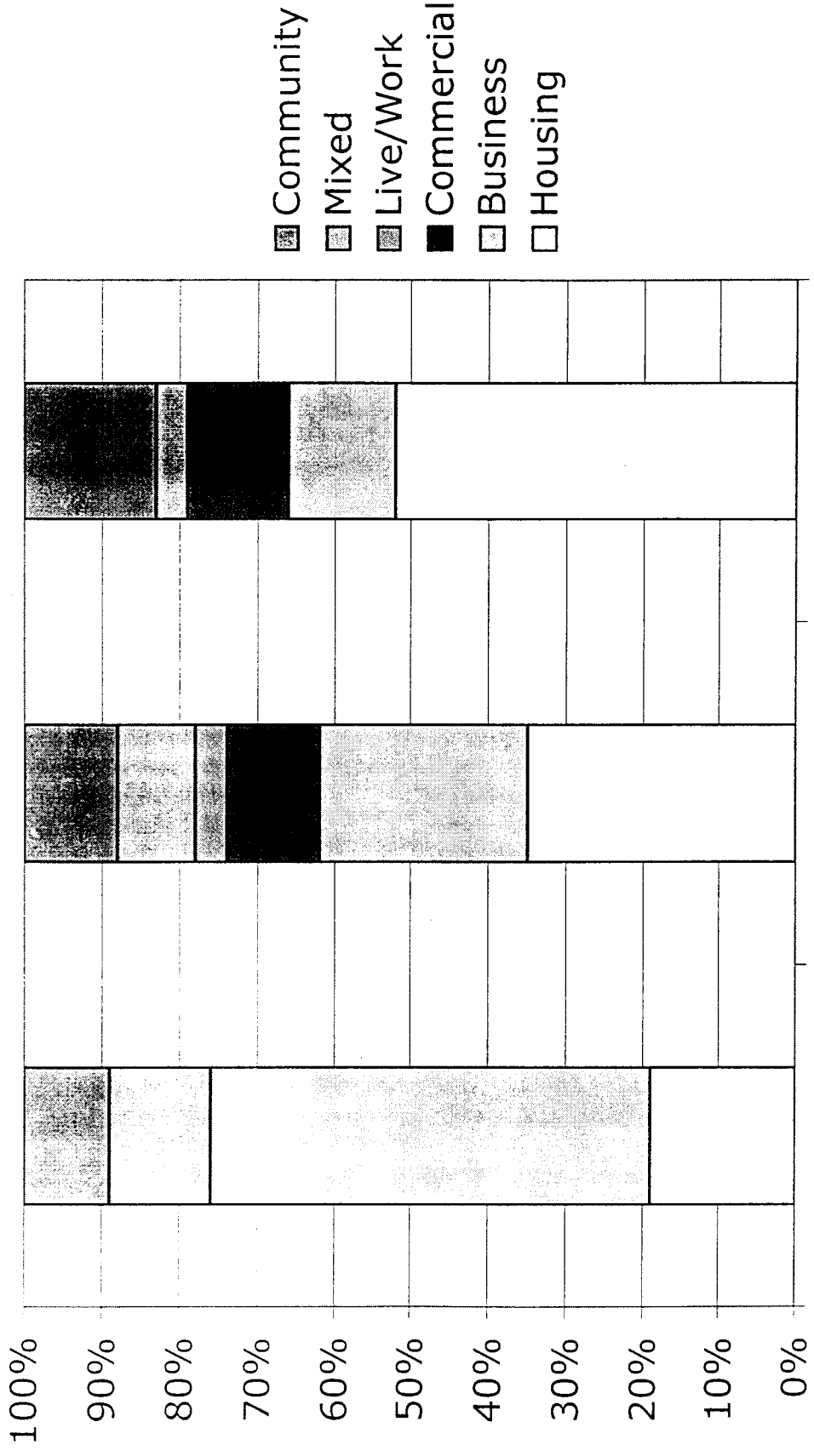


- Business/Industrial
- Mixed use: Offices or housing over Commercial
- Multi-Fam. - Low Density
- Multi-Fam. - Medium Density
- Multi-Fam. - High Density
- Park
- Park/Community Garden
- School
- Leslie Street Extension
- Existing Cycle Routes
- Proposed Neighbourhood Greenlinks
- Proposed Trails/Greenways
- Proposed Cycle Routes
- Feature Intersections
- Landmarks

Land Distribution



Distribution of Land Uses: Alexandra Options



Boulevards Village Residences



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