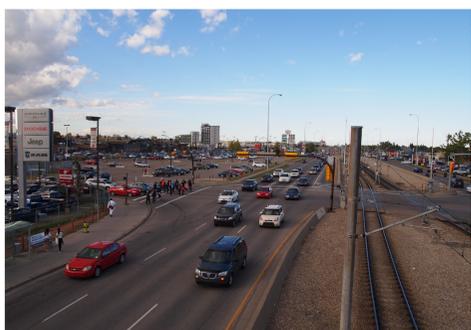


36 Street N.E. supporting a growing population



Community desires

- Want a safe and comfortable multi-modal main street with high quality public transit facilities and more landscaping



Market outlook

- 214 residential units are expected to be built over the next 25 years, starting gradually between 2016 and 2020
- Many sites have potential for larger scale projects including medium-term opportunity for residential, office and retail development



Local planning/policy

- Local planning does not provide the proper framework for main street development as envisioned by the MDP
- Current zoning does not facilitate mixed used development and makes more creative use of large commercial sites a challenge



Proposed solution(s)

Rezoning and support from City services and infrastructure will:

- Enable redevelopment to reach desired population and employment levels
- Help to encourage investment in large sites
- Offer more housing options to the area

36 Street N.E. what we heard September 27

Key themes: Overall agreement

- Desire to improve vehicle traffic, parking and congestion.
- Interest to improve the public realm and pedestrian experience.

Some comments were also made in terms of limiting the kinds of retail/commercial and services (e.g. car-oriented services, liquor stores and money lending).

Participants felt that overall the most important factors were:

Safety, high quality public transit facilities and more landscaping.

Common responses:

Large redevelopment sites

- Through site connections (more sidewalks, pathways or bike routes) (most common)
- Locating the highest buildings where the shadows will have the least impact off-site (second most common)
- Match to existing building scale along non main street edge (third most common)

Retail

- Existing regional commercial areas provide an extensive variety of large scale retail and services options