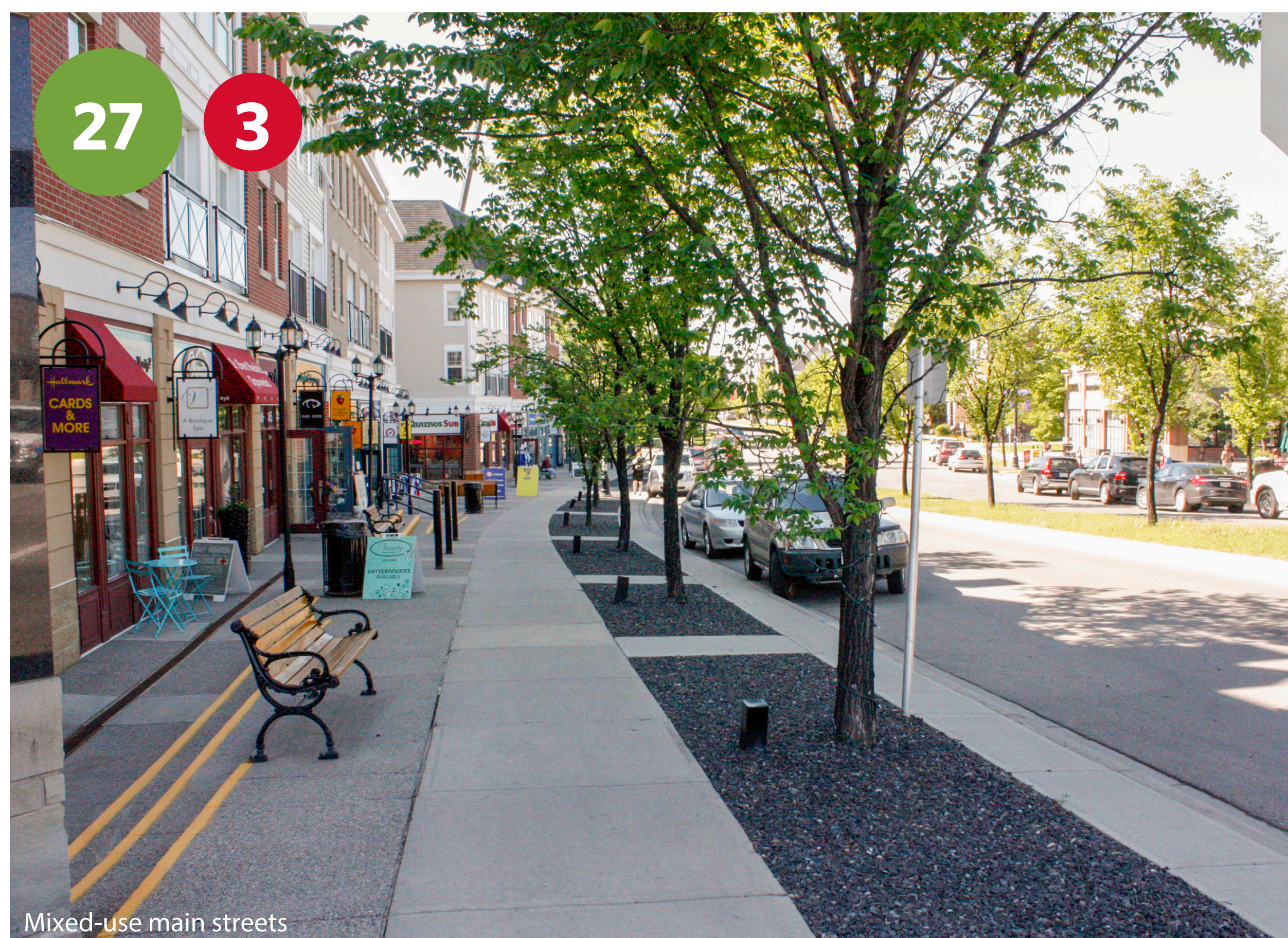
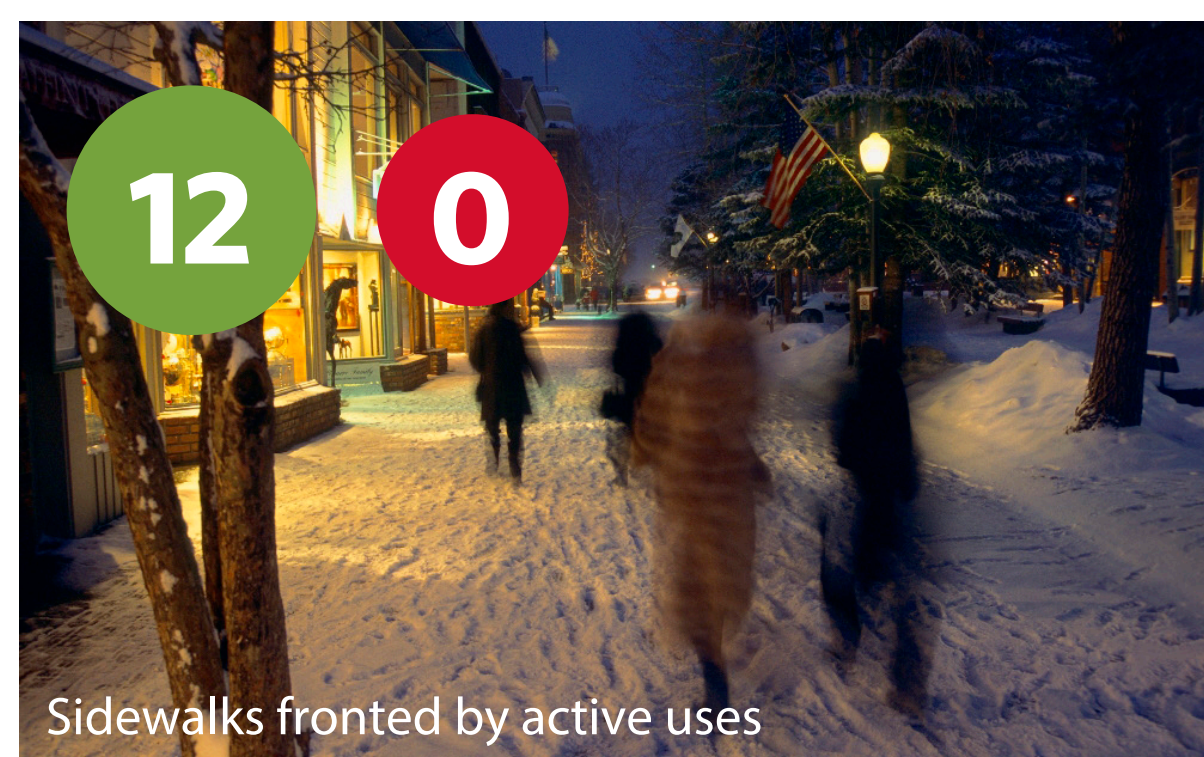


Streets & Public Space – Community Scale

Comments from
Public Meeting
October 1, 2019
and
Online Survey

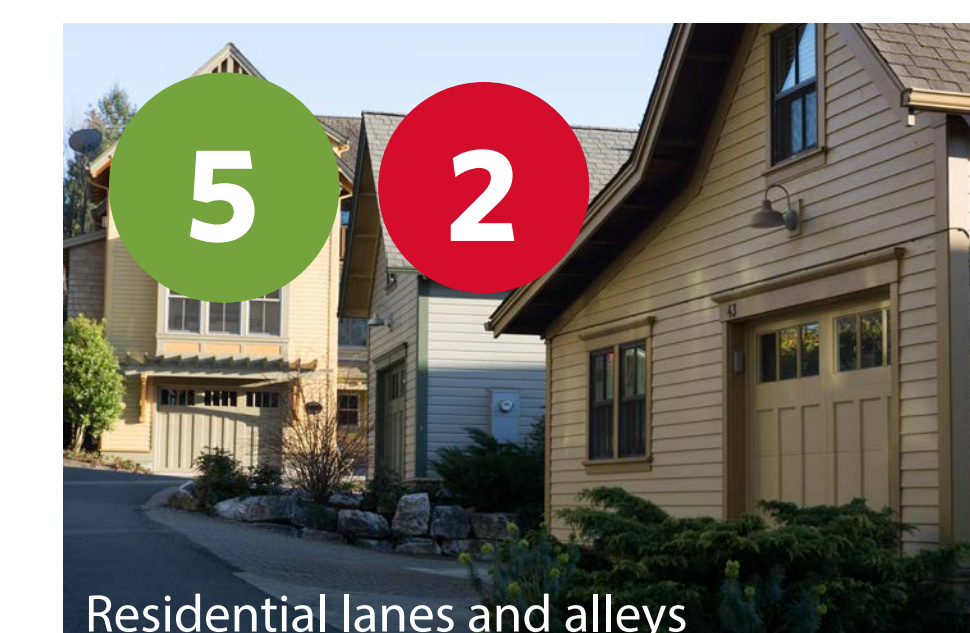
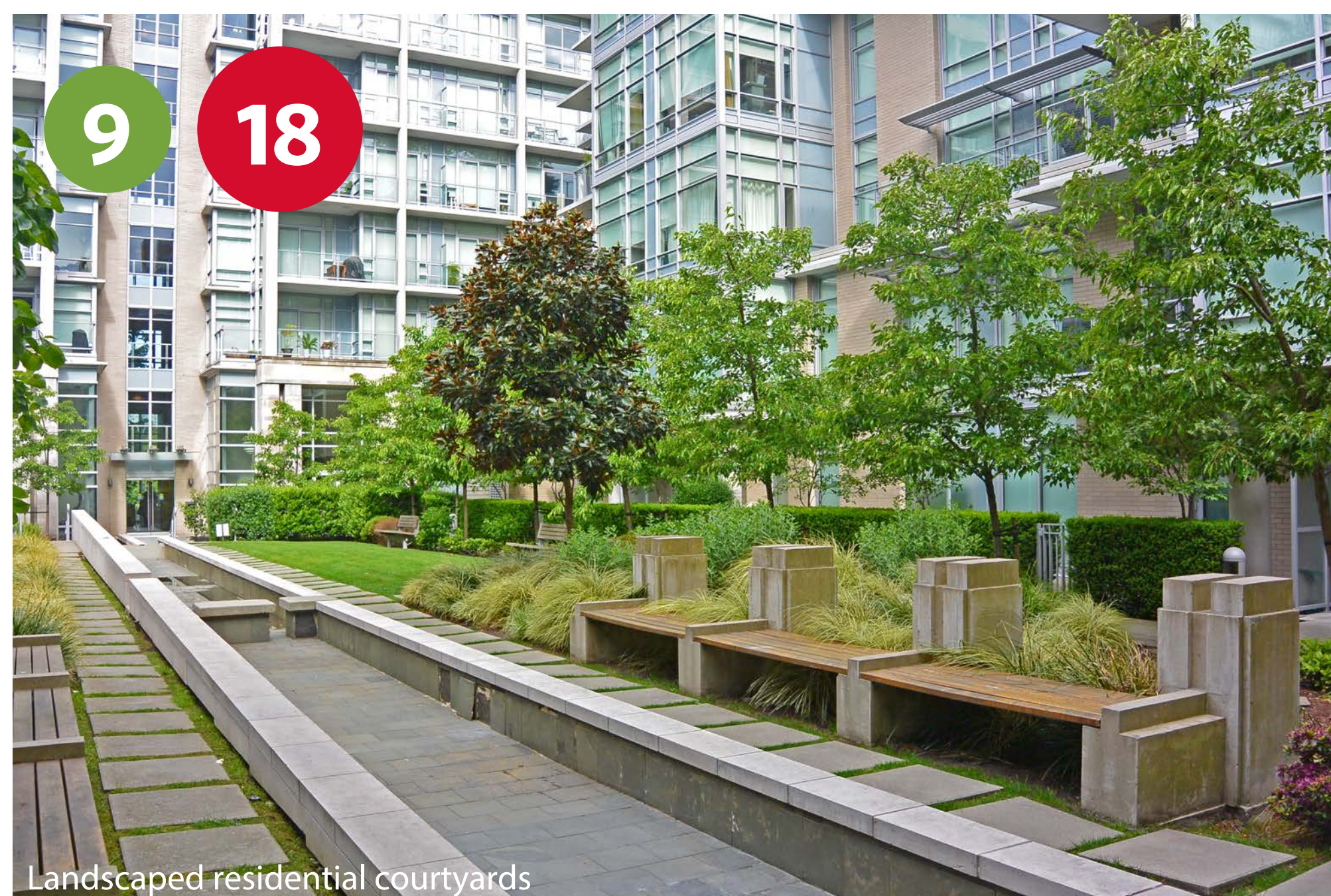
- Or else route bikes to north end of proposed project
- One ring road - one way. Very small, European, 1 lane, streets inside, wide sidewalks, & no curbs
- Do not like the high rise
- Like the idea of residential and commercial retail
- Restaurant/retail mixed with existing bike path with low rise residential above
- Add bike lanes



Streets & Public Space – Neighbourhood Scale

Comments from
Public Meeting
October 1, 2019
and
Online Survey

- Too dense, buildings too high
- Safety? Lighting, commercial. busy enough that safe to walk
- Like the looks of the buildings
- Work on lighting to make sure it is safe to walk around at night



Buildings – Community Scale

Comments from
Public Meeting
October 1, 2019
and
Online Survey

- No 4 storey buildings - too many stairs, only good for young people
- Between 16th Ave & Centre Street, 3-4 of these rental buildings have been built. If an apt. bldg. is a go, sell units vs. making it yet another rental bldg. Allow pride in ownership & the neighborhood to flourish! Agree!
- Avoid big box stores
- Do not like high rises
- Restrict building height where it will result on the yearlong shading
- Business below apartments above. Make streets vibrant & safer
- If it's Save on foods too close to Coop. But if the picture is just to show commercial - then that's good
- How about a good grocery store & not the run of the mill stuff?
- We have Co-op already. No new super grocer.



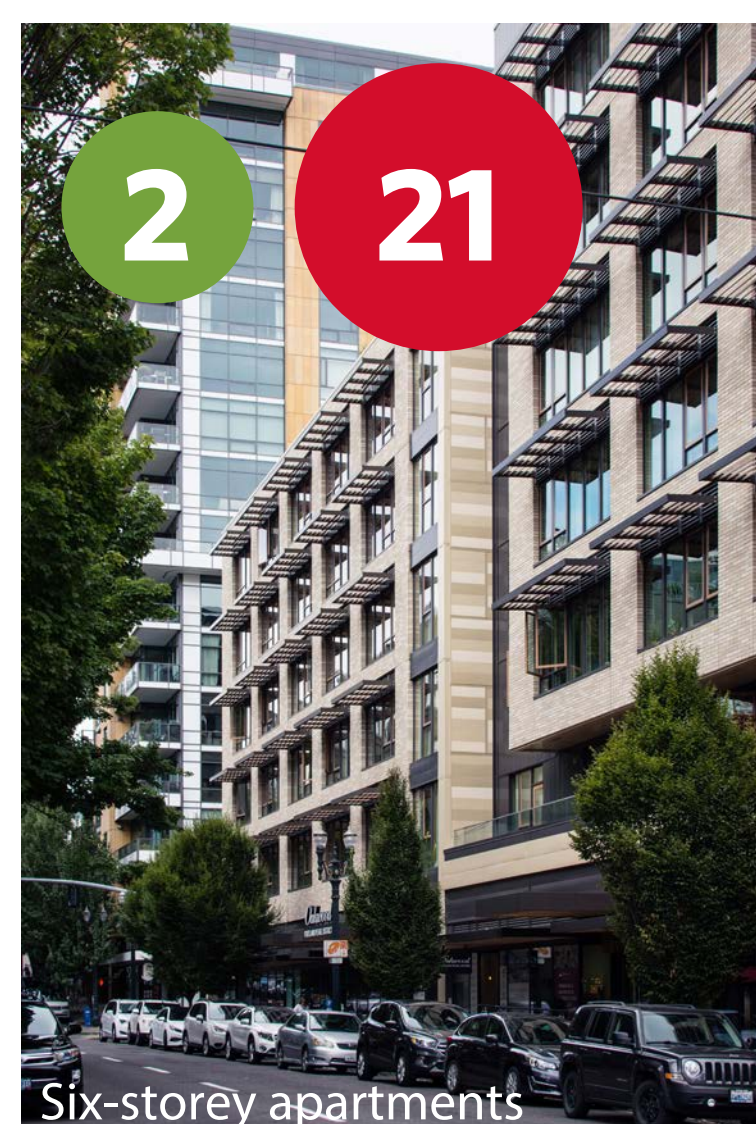
Five-storey apartments with corner balconies



Three- to six-storey urban townhouse and apartment buildings



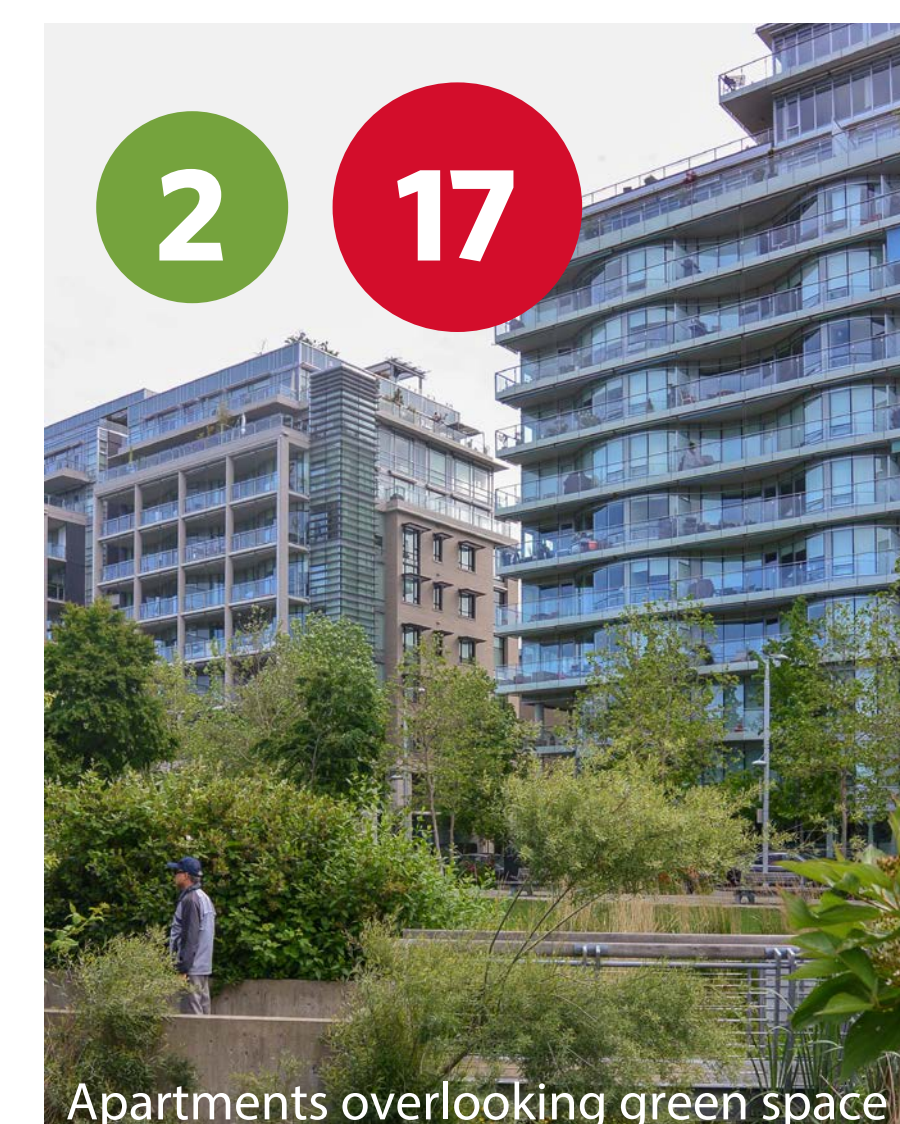
Stand-alone commercial buildings



Six-storey apartments



Five-storey buildings



Apartments overlooking green space

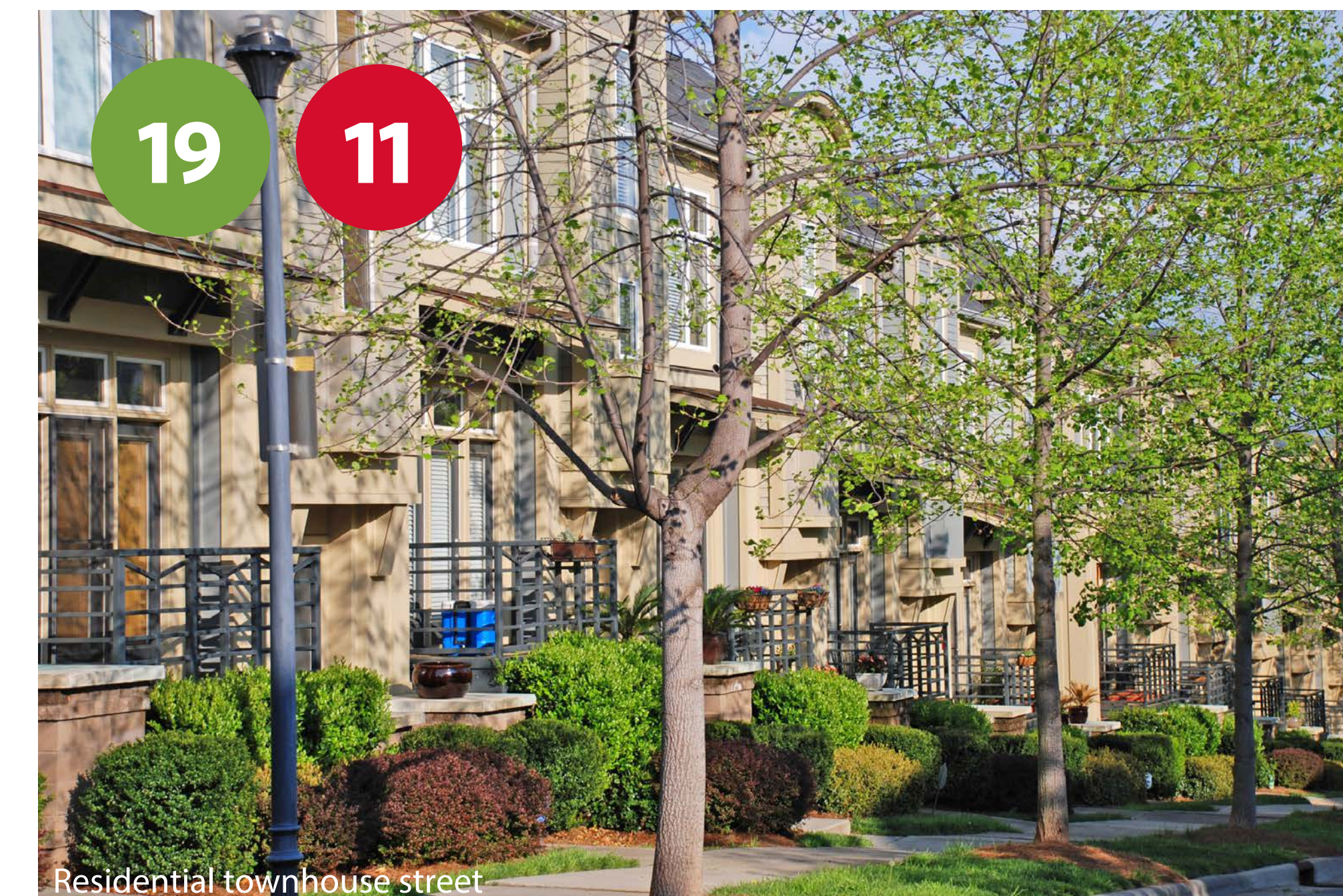
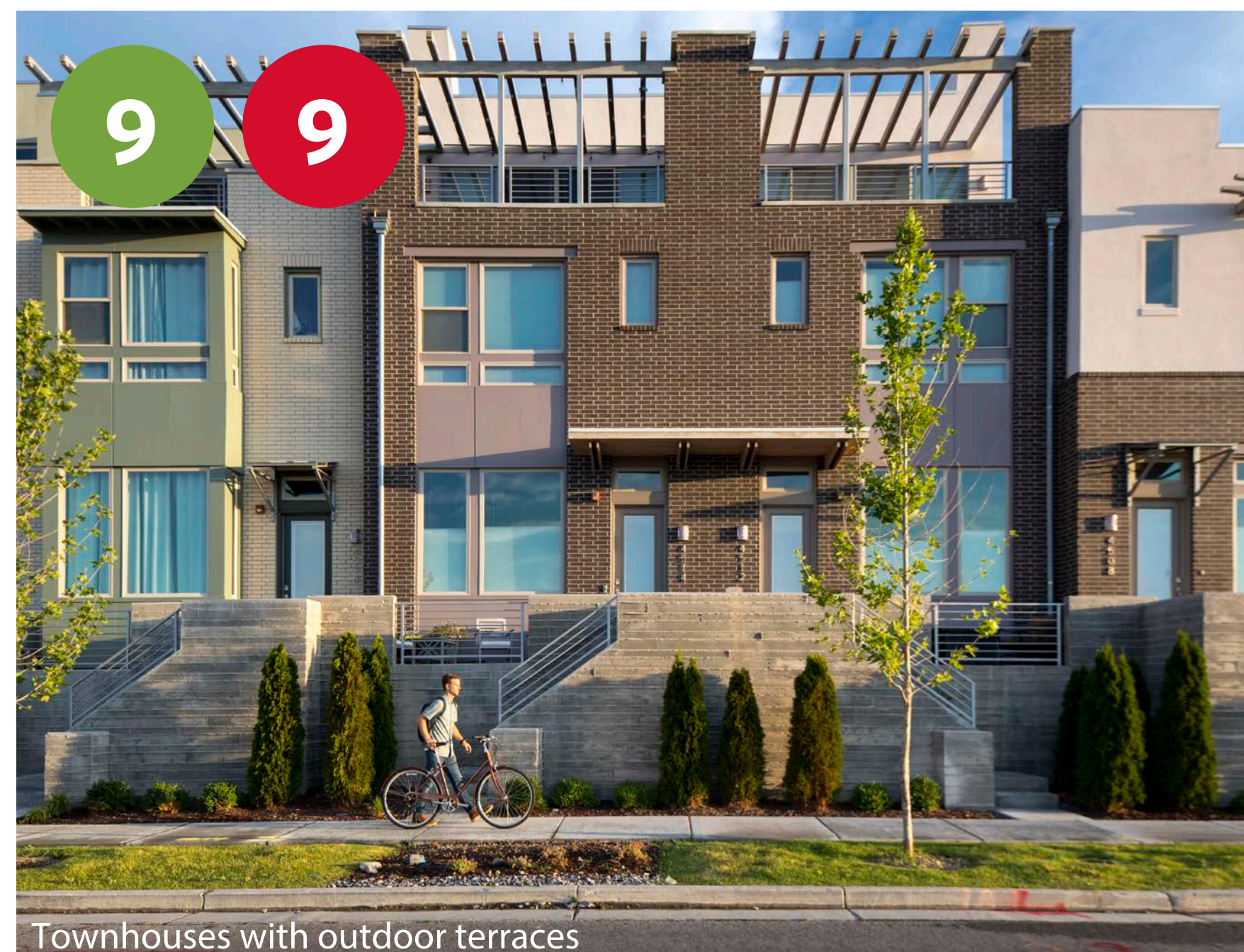
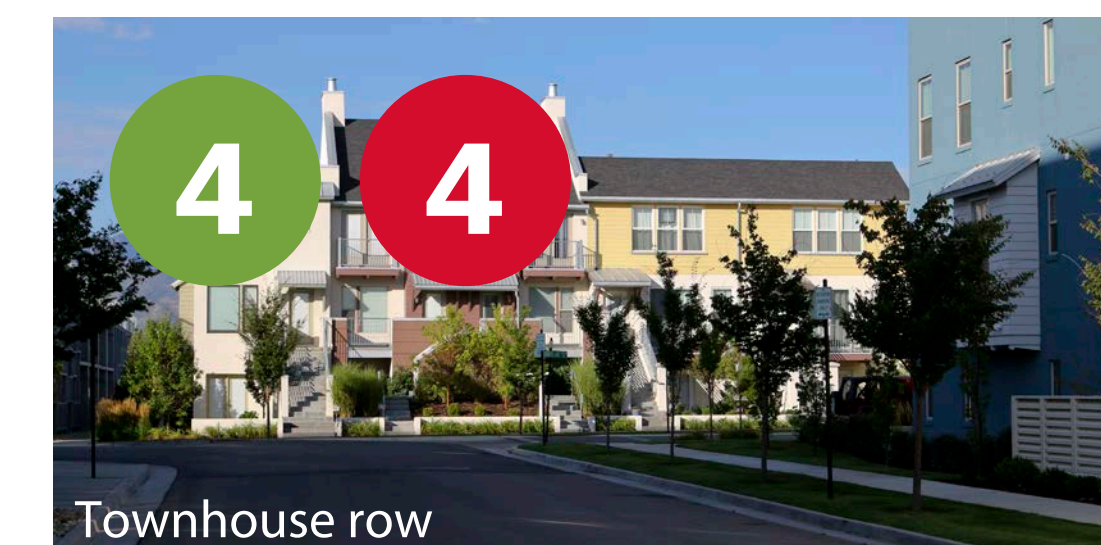
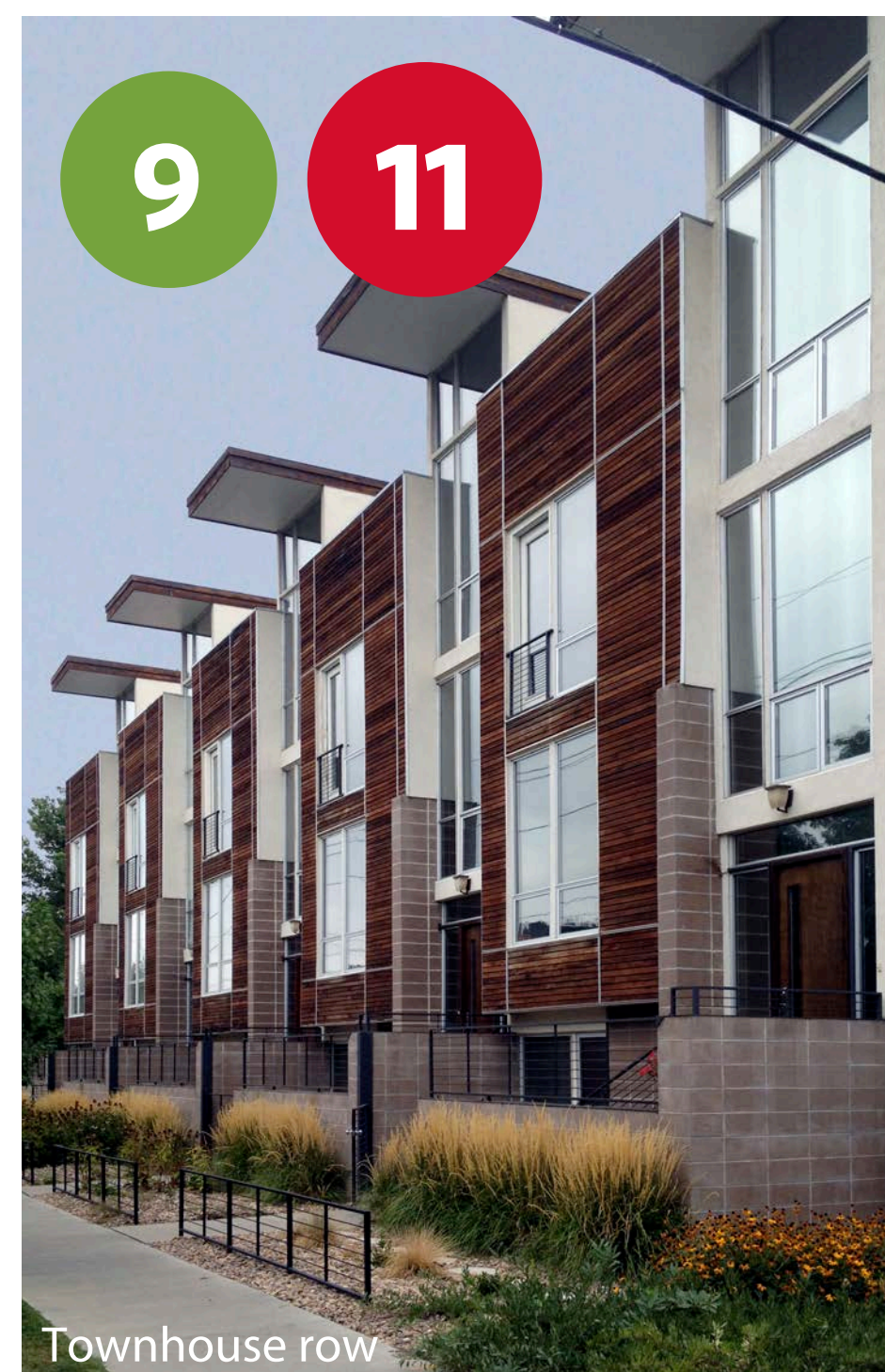
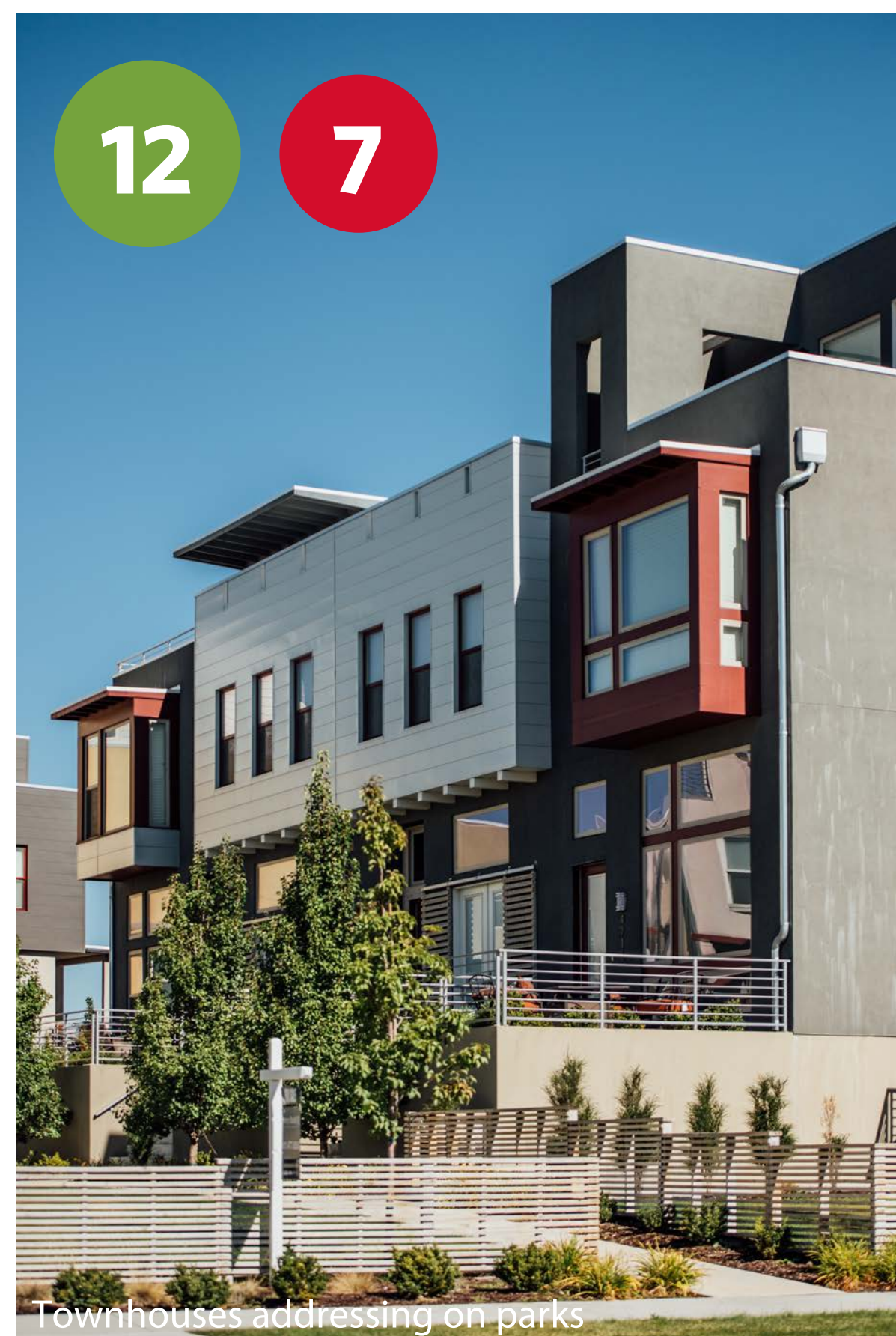


Mixed-use apartment buildings

Buildings – Neighbourhood Scale

Comments from Public Meeting October 1, 2019 and Online Survey

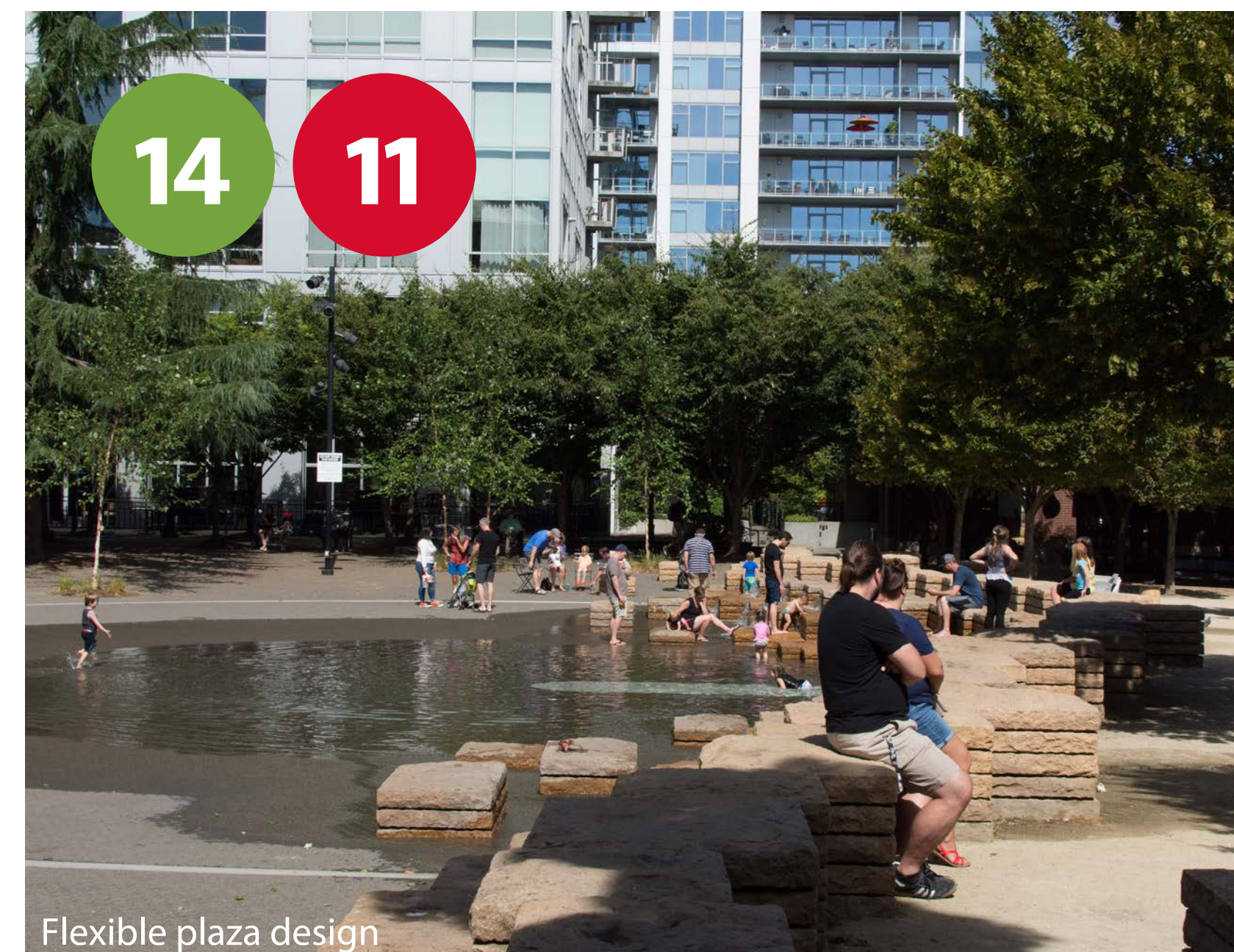
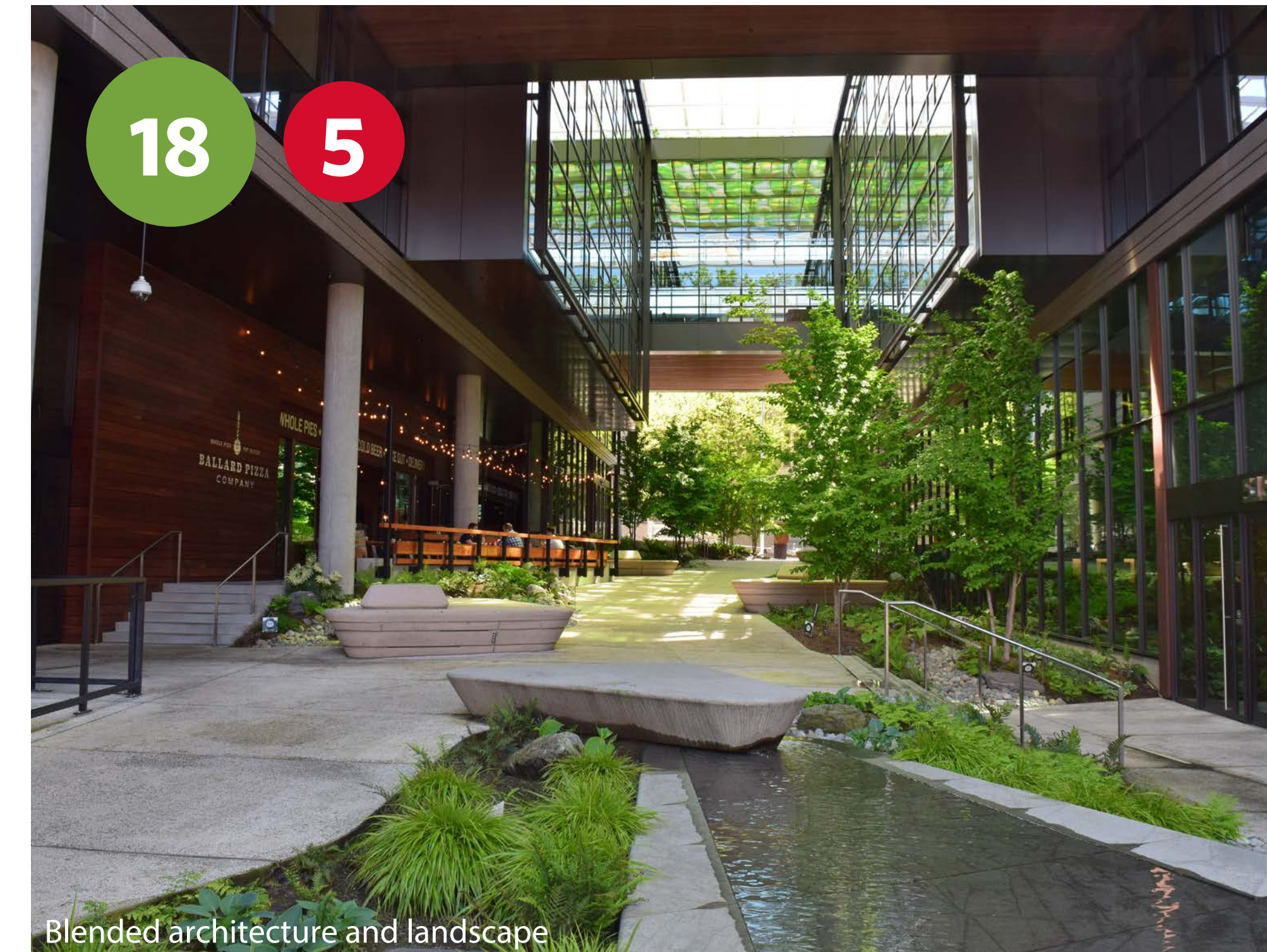
- Offer/allow for uniqueness of neighbourhood to remain; Don't "cookie-cutter" this new project with 3-4 home facades available to buyers ie. Garrison Woods - done well



Parks & Open Space – Amenities

Comments from Public Meeting October 1, 2019 and Online Survey

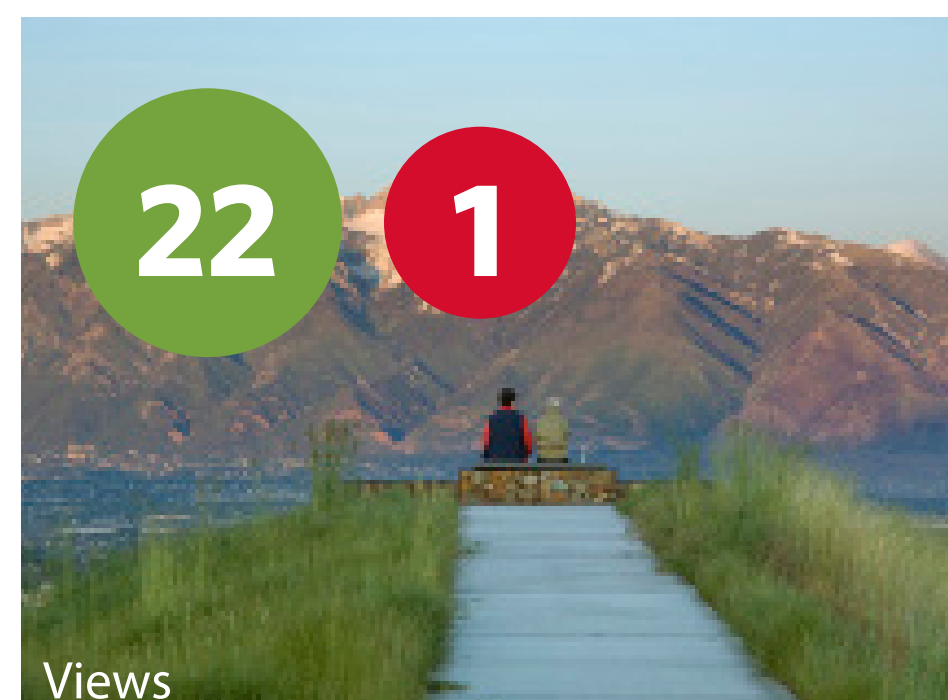
- More green space



Parks & Open Space – Trails and Connections

Comments from
Public Meeting
October 1, 2019
and
Online Survey

- Yes keeping with what is there now overlooking golf course
- A steady incline up from bike path would be great
- Keep existing green space please! And off-leash area for dogs
- Keep biking path feeling safe to use
- More green space



Views



Bike trails



Multi-use trails fronted by residences



Pedestrian connections between streets



Trails overlooking the landscape



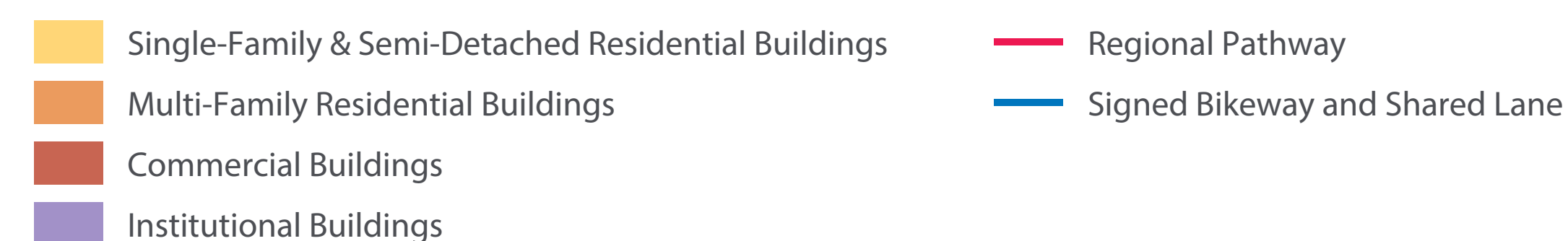
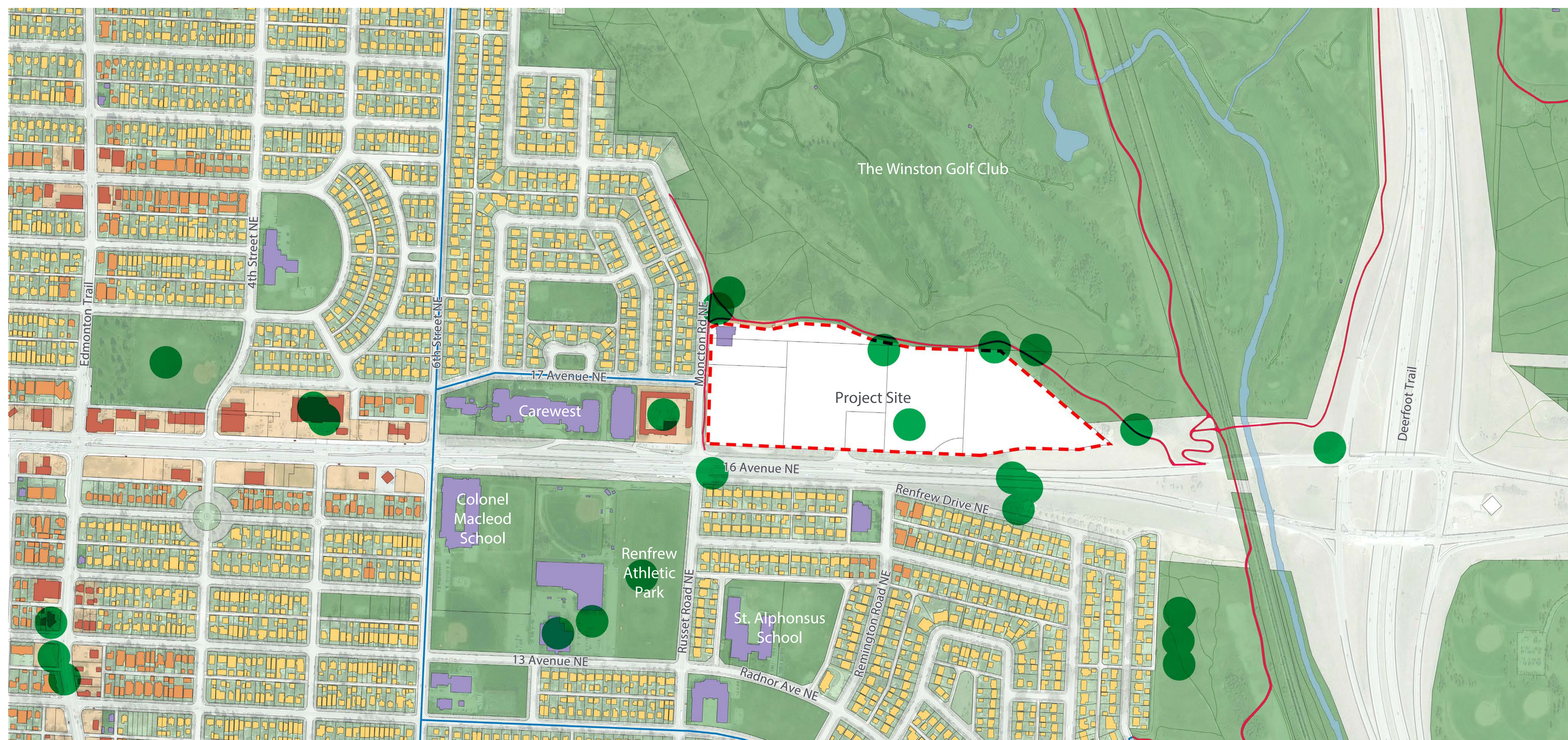
Landscape connections through residential development



Multi-season sports

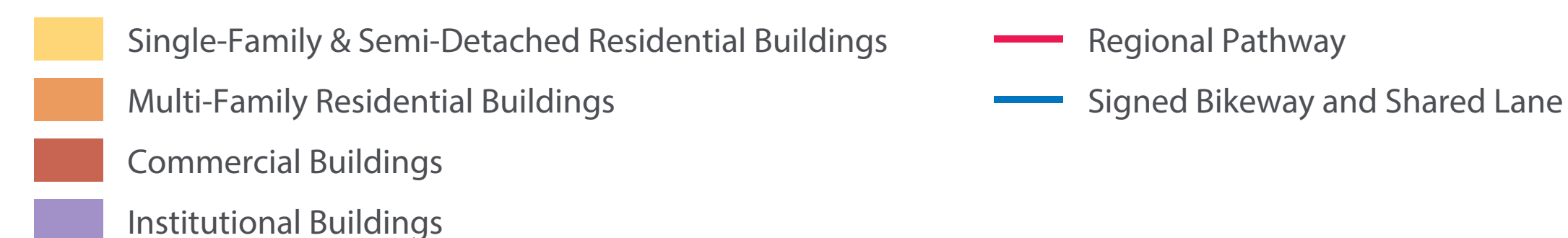
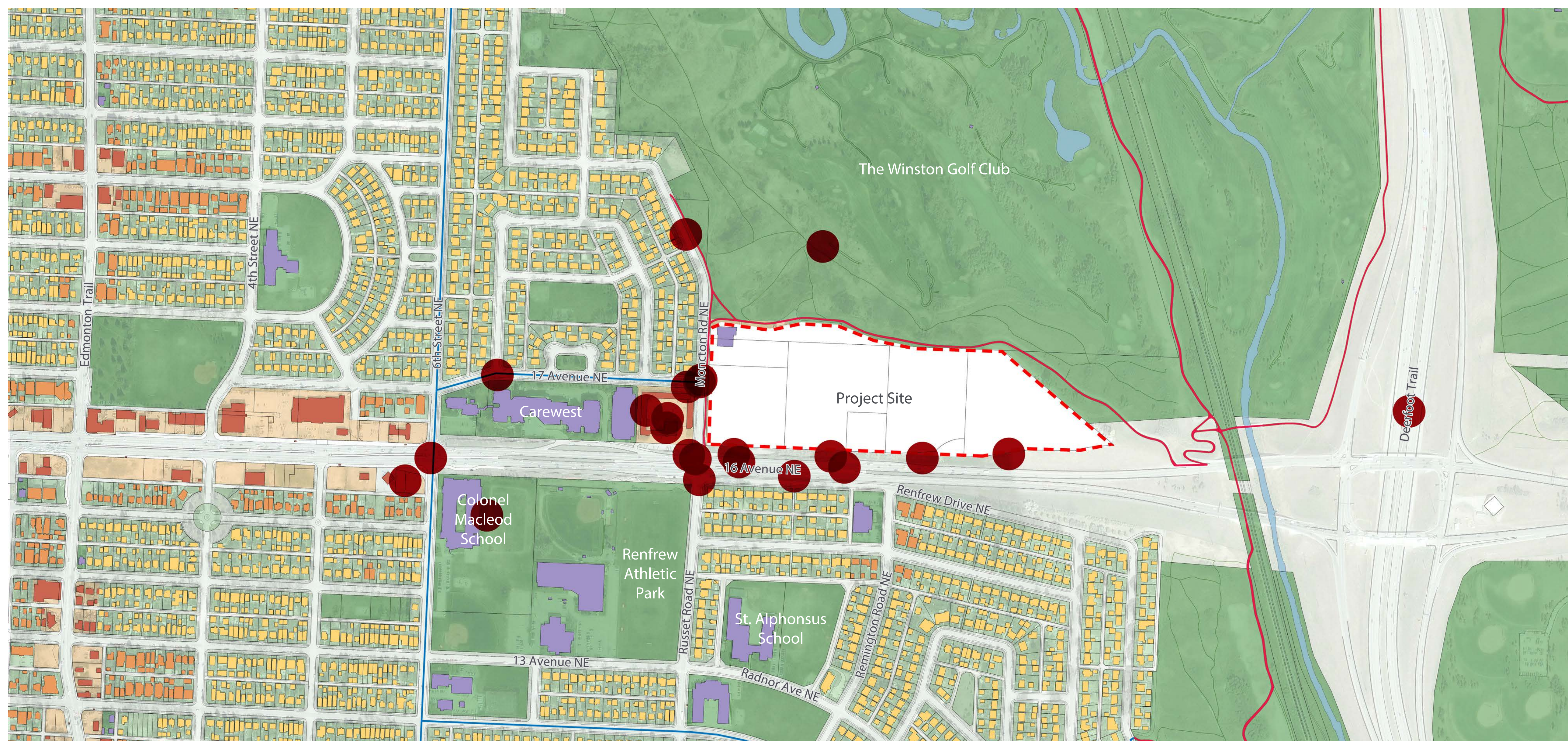
Portrait of Existing Conditions — Strengths

- Open space, green space, and parks
- Established neighbourhood, we have neighbourhood “characters,” walkable neighbourhood
- Pathways, walking trails
- Recreation center, recreation facilities, athletic park
- Proximity, regional access, close to downtown and highways, location
- Restaurant (Ambassador Motel), local pub (micro-brewery), easy access to shops/ restaurants
- Low-density neighbourhood
- The views
- Mix of housing types; mixed housing - bungalows, semi-detached, 3-story buildings, old/nes housing, & character (not cookie cutter); mixed use - commercial with residential on top
- Co-op; co-op development with grocery store
- Access to commercial and well-established services
- Access to Moncton from 16th
- Schools
- Not having a through fare
- Focus on young folks
- Blank slate
- Great people and streets
- Great street trees
- Enough traffic lights on 16th
- Diverse population - ages



Portrait of Existing Conditions — Weaknesses

- Permit parking and lack of parking
- Traffic, speeding and congestion, caused by connectivity and access issues
- Impact of future density
- Ambassador Hotel
- 16th Avenue
- Lack of connectivity and access
- Lack of pedestrian access and walkability
- Noise and sound, not well managed
- 17th Avenue - traffic, parking, and speeding
- Cut-throughs; 17th becomes a by-pass for 16th
- Lack of access to amenities - shops and restaurants
- Lots of wheelchairs crossing streets
- Not enough students in the schools - underutilized schools
- Named Winston Heights without consultation
- Golf course fence = barrier
- Not develop it
- Marda Loop can feel too busy & Garrison Carewest isn't great neighbor
- EMS location - safety, nuisance



Portrait of Existing Conditions — Opportunities

- New commercial, mixed-use, shops and retail
- New green spaces, parks, and connections to nature
- Enhanced pedestrian connectivity
- Mix of housing
- Affordable housing
- Senior housing and ageing in place
- New recreational amenities and activities
- Density that preserves open space and park views
- Bluff preservation
- Create job and entrepreneurship opportunities
- Find creative solutions to parking
- Ambassador Hotel re-development/reuse
- Promenades, boulevards with street trees
- Restrict height of new density
- Noise prevention and abatement
- Create better access and connectivity
- More bike paths, walking paths
- Enhance 16th Avenue & Moncton at grade intersection
- Traffic calming on streets adjacent to site
- Diverse accommodations
- Want to see something iconic
- Enhance 17th Ave
- Elmwood Village, Buffalo, NY
- Better lighting
- Consider pop-ups
- Medical clinic as uses
- Want to keep EMS on site
- Confirm airport vicinity rules
- No turning eastbound from the Midfield entry
- Restrict car access through village
- Think about children being able to walk to current schools
- Library

