



Westbrook Communities
Working Group

WELCOME





Westbrook Communities
Working Group
February 8, 2020

WORKING GROUP SESSION 4





PROJECT TEAM

Planners

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Engagement

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AGENDA

Working Group Session #4

6:00pm	WELCOME <ul style="list-style-type: none"> • Presentation
6:20pm	<ul style="list-style-type: none"> • Activity: Function & Scale
7:00pm	<ul style="list-style-type: none"> • Rotate tables (clockwise)
7:20pm	<ul style="list-style-type: none"> • Rotate tables (clockwise)
7:40pm	<ul style="list-style-type: none"> • Rotate tables (clockwise)
8:00pm	<ul style="list-style-type: none"> • Rotate tables (clockwise)
8:20pm	<ul style="list-style-type: none"> • Rotate tables (clockwise)
8:40pm	<ul style="list-style-type: none"> • Review & report back
9:00pm	<ul style="list-style-type: none"> • Wrap-up / next steps



REPORT BACK: Session 3 - Street Activity Levels & Attributes





Table 1 – Activity Levels (Exercise 1)

General Comments:

- Lots of opportunity for higher activity
- Key amenities throughout communities
- Potential for more gateway/ landmark sites



Potential commercial opportunity as none existing in Wildwood.

Opportunity for more commercial.

Destination in the community.

Urgent care centre/ Employment Centre opportunity.

Currently very busy with potential for a larger recreation centre – ideal spot.

Anchor Killarney Pool site more and connect to Westbrook Station

Lots of opportunity to increase for future high activity as is currently busy and gateway to area.



Table 2 – Activity Levels (Exercise 1)

Vacant land – potential for:

- Plaza, restaurants
- Not a parking lot
- Temporary uses such as farmers market
- Under utilized
- Concert venue and boutique hotel – bring more people to the area
- Music history of the area (medium sized “Music Hall”)

Future hub

- City owned open space helps promote connection

Optimist Park – potential:

- Potential for other activities other than just the field
- Gathering spaces, club, bar, games room

Gathering area – potential:

- Already commercial
- More vibrant

Potential for more activity:

- Connection to school
- Support the 2 medium density areas East and South of site
- Not great walkability - improve



Potential for more activity:

- Potential to increase activity – more than Pie Junkie
- Increase connection to the trail

Library:

- Increase pedestrian safety with sidewalks

Event Space:

- Increase more activities related to golf course

Underutilized:

- Good access to transit
- Residential, employment centre, mixed use - potential

Sport fields:

- Sports fields
- Social gathering spaces
- Club houses
- Increase sport access to support the activities post sport

Potential for more activity:

- Under utilized site
- Potential: pop ups, farmers market, more commercial

- Connectivity to school and strip mall



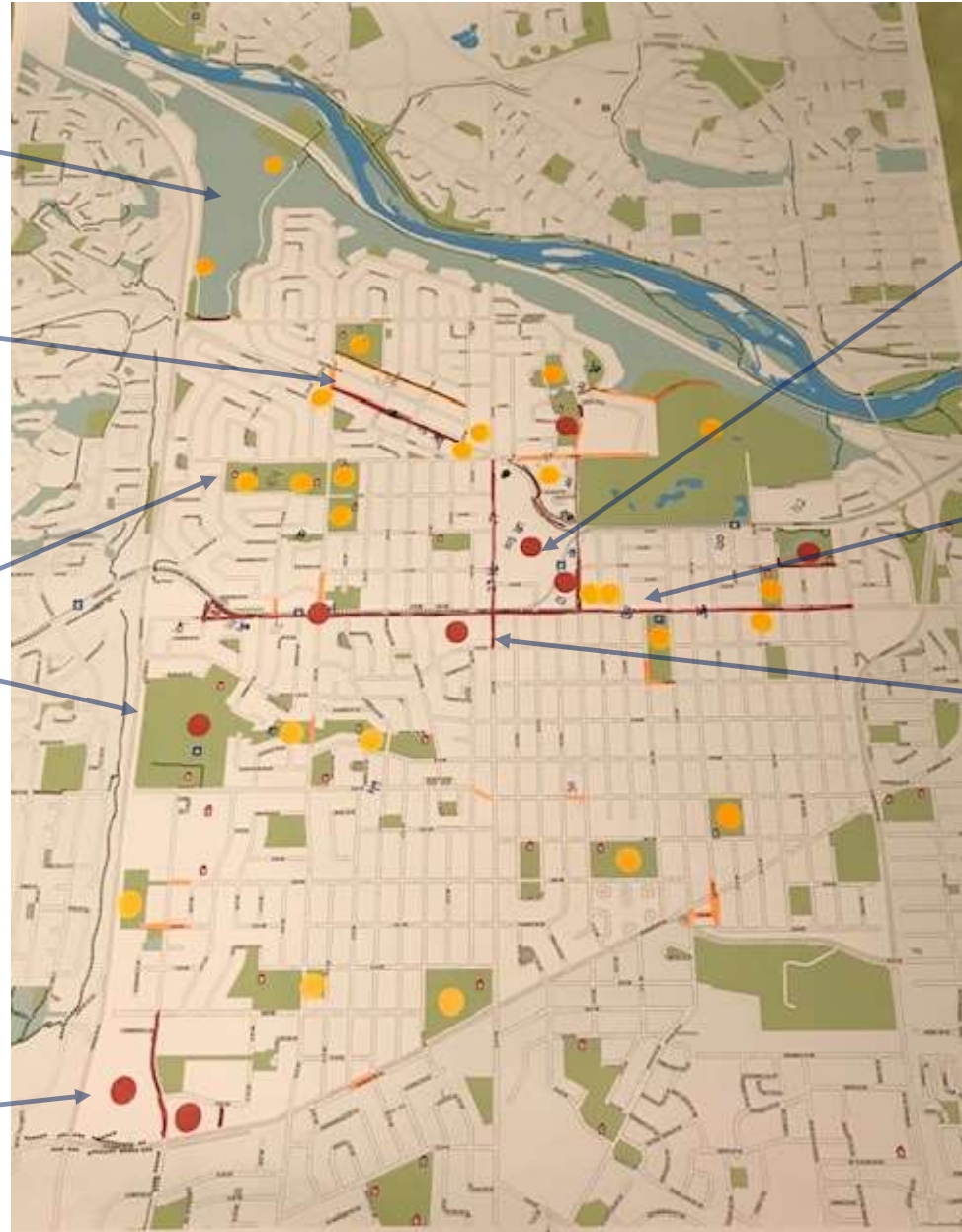
Table 3 – Activity Levels (Exercise 1)

Edworthy Park is very busy as people are using the pathways, opens spaces and dog park

Bow TR between 45 & 38 ST have lots of shops which could be enhanced by an improved public realm

Open spaces are recreational hubs with lots of people coming and going

Richmond Co op site gets lots of activity and has potential for future redevelopment



Westbrook Mall has potential for higher density

17 AV is a place for future mixed-use, commercial and residential development.

37 ST (south of Westbrook Mall) is a very busy commercial location and the area has the potential for more commercial development

Table 4 – Activity Levels (Exercise 1)

More of a City Recreation destination

- Meeting place for people

Potential to be anchor for this area, “mingling” area

Westbrook Mall area:

- Underutilized
- Should be more engaging for people
- Spend more time there
- More esthetically pleasing

Good recreational destination

Recreational amenities:

- Pickle ball court
- Coffe shops opportunity

Lots of amenities

- More of a driving destination to get to get something you need - hub
- Opportunity for more density



Future opportunity for pedestrian bridge

- More people might do “loop” run on bike with a pedestrian bridge here
- More people into an isolated area of the park

Good recreational activities

- Potential for community gathering space
- Like “top golf” (in USA)

Community Gathering area

- Great skating loop currently and sledding hill

Gateway opportunity

Off leash park

Killarney Pool:

- Recreational activities
- Lots of people using playground

Potential for future rec centre or school

High recreational activity, kids, C/A, tennis



Table 5 – Activity Levels (Exercise 1)

General Comments:

- Importance of local businesses to generate activity
- Potential for higher density closer to commercial
- Underdeveloped sites in key locations
- Opportunity to further activate in and around amenities that have citywide draw

Lots of **potential for activity**. Opportunity on 17th Avenue for more mixed use.

Businesses generate a lot of activity. Corner is very busy with people accessing nearby shops.

Top destinations in the community. Lots of activity supported by townhouses.



Attracts people from around the city, but for specific activities.

Big potential. Not currently developed and next to a good park, close to LRT.

Big opportunity on empty parcel for people going to mall or train.

Potential gateway site into the community because of its connection with Marda Loop.



Table 6 – Activity Levels (Exercise 1)

Edworthy Park is an important asset as it's a high activity area, gathering space and recreational area

Bow TR (west of 37 ST) is a high traffic area and with improved pedestrian and vehicular access has the potential for future medium-to-high density development

Optimist Park is a community gathering/hub with a collection of different activities and should have more multi-family around it

Richmond Co op has more opportunity



Westbrook is the most important area with shopping, restaurants, library and LRT Station

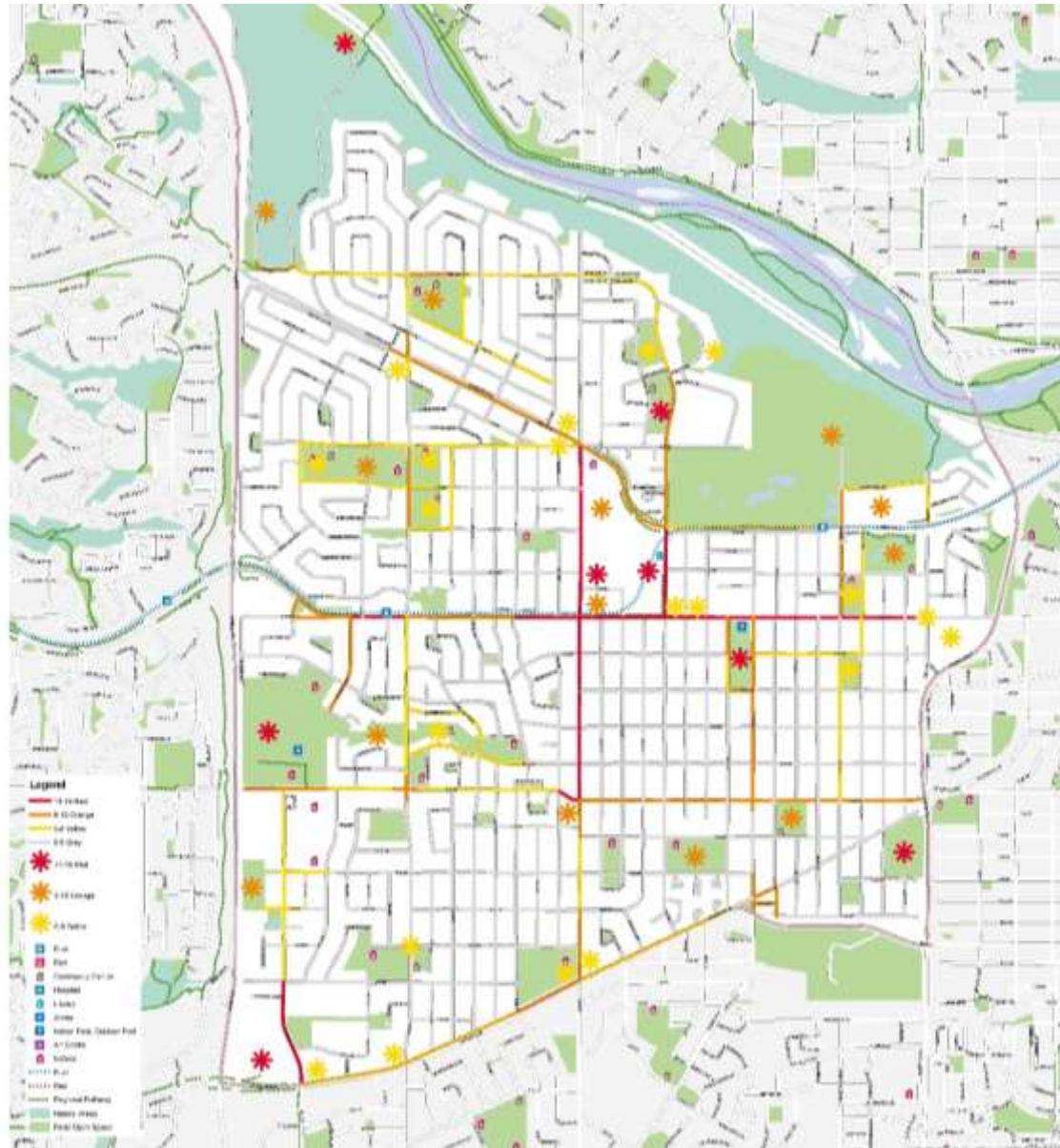
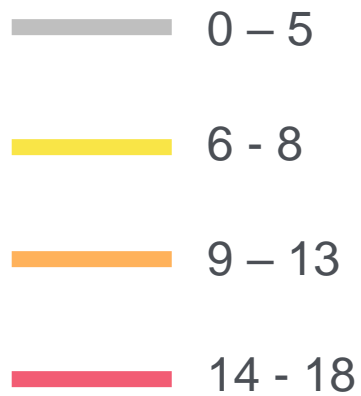
Jacques Lodge should have high density development with the close proximity to recreational activities

26 AV (37 ST to 26 ST) potential for higher density – Lukes is an important site for the area

Richmond RD (between 51 ST and 29 ST) is a future potential area with retail development potential

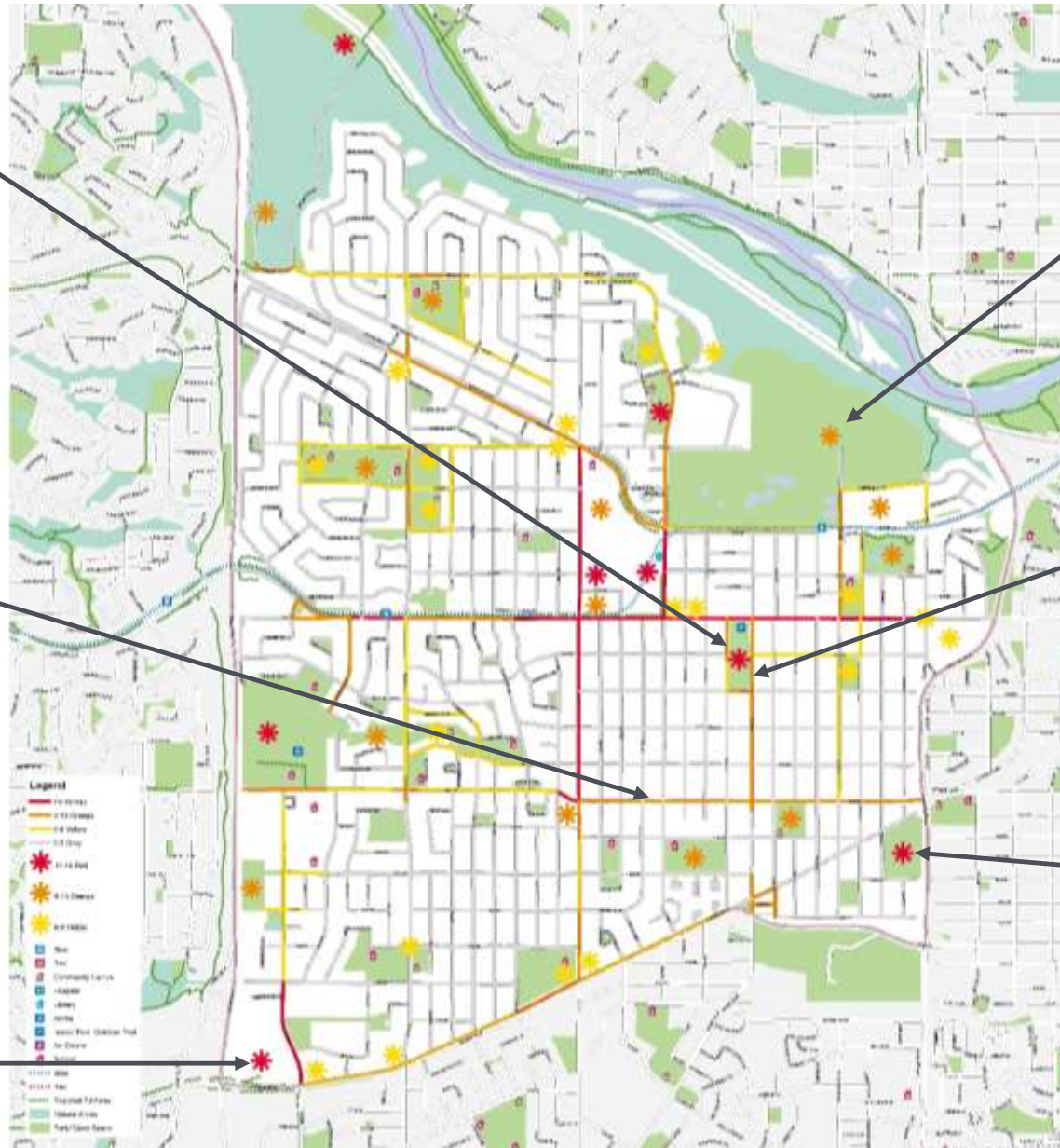


Activity Levels - Summary Map





Westbrook Communities – Activity Heat Map





Westbrook Communities – Activity Heat Map





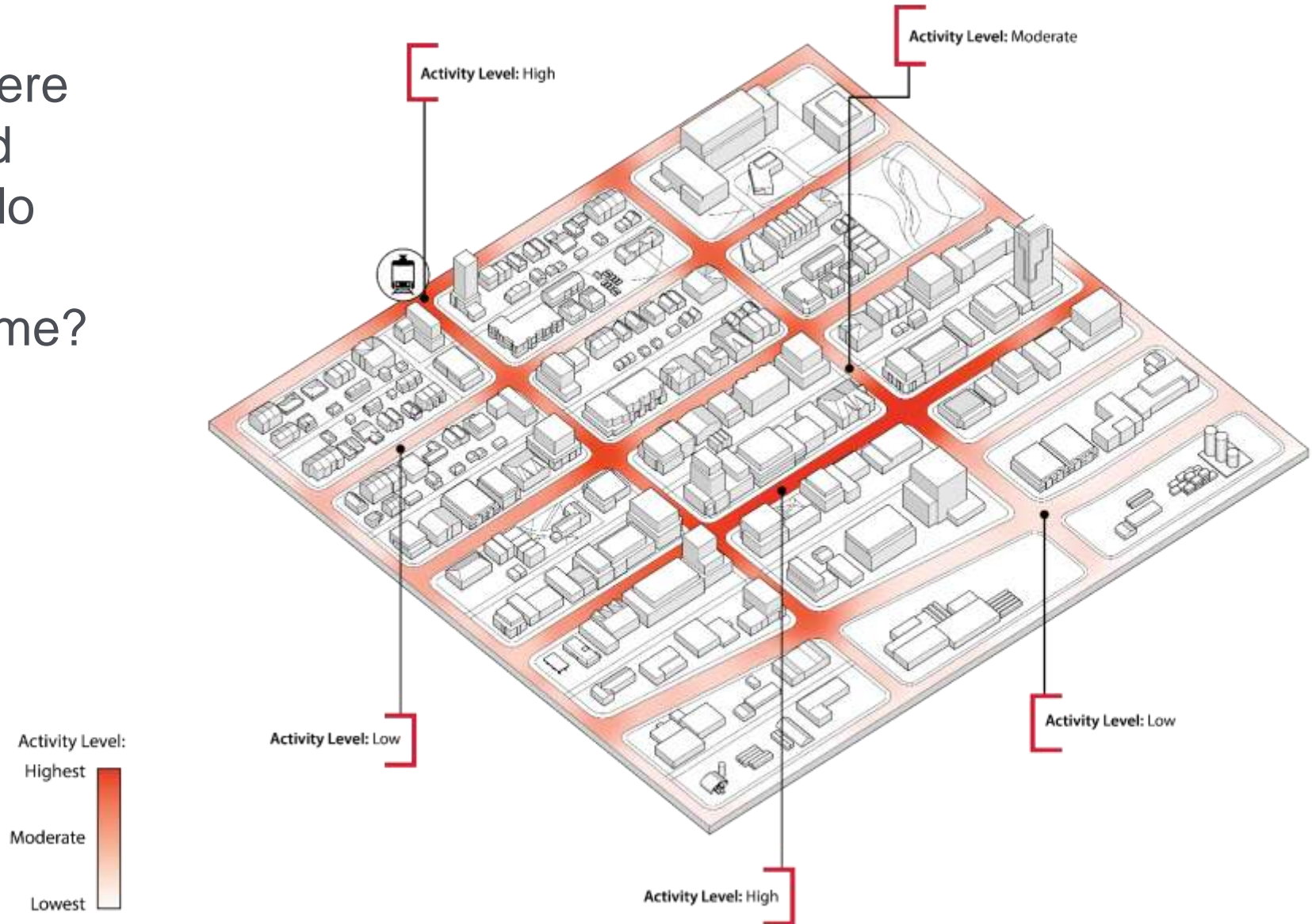
FUNCTION & SCALE





ACTIVITY LEVELS

How does where people go and what people do change and evolve over time?





Purposes & Function

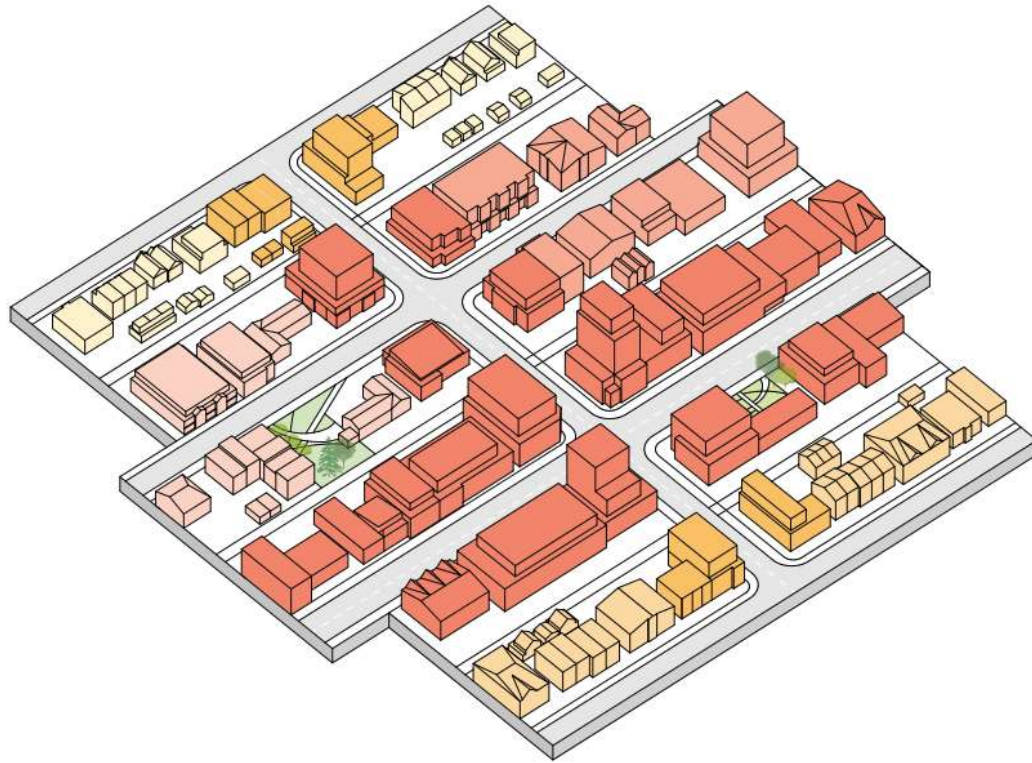
URBAN FORM CATEGORY

- Neighbourhood Commercial Major
- Neighbourhood Commercial Minor
- Neighbourhood Commercial Local
- Neighbourhood Housing Major
- Neighbourhood Housing Minor
- Neighbourhood Housing Local
- Parks Civic and Recreation Major
- Parks Civic and Recreation Minor
- Parks Civic and Recreation Local
- Parks Natural Areas
- Industrial Core Heavy
- Industrial Core General
- Industrial Transition Retail
- Industrial Transition Office
- Industrial Transition Housing
- Regional Campus

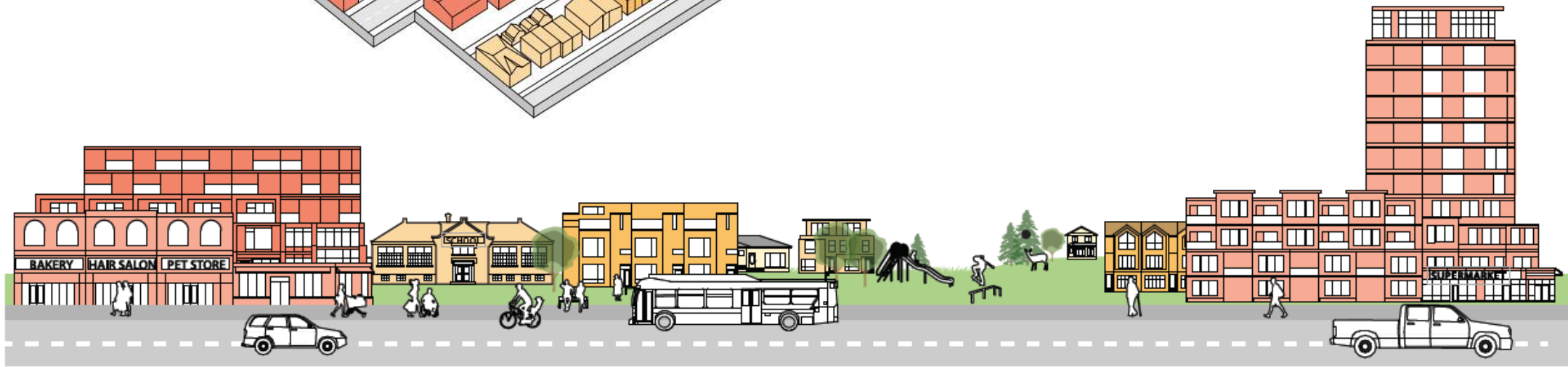




COMMERCIAL FUNCTION



Commercial = orange







COMMERCIAL + ACTIVE FRONTAGE



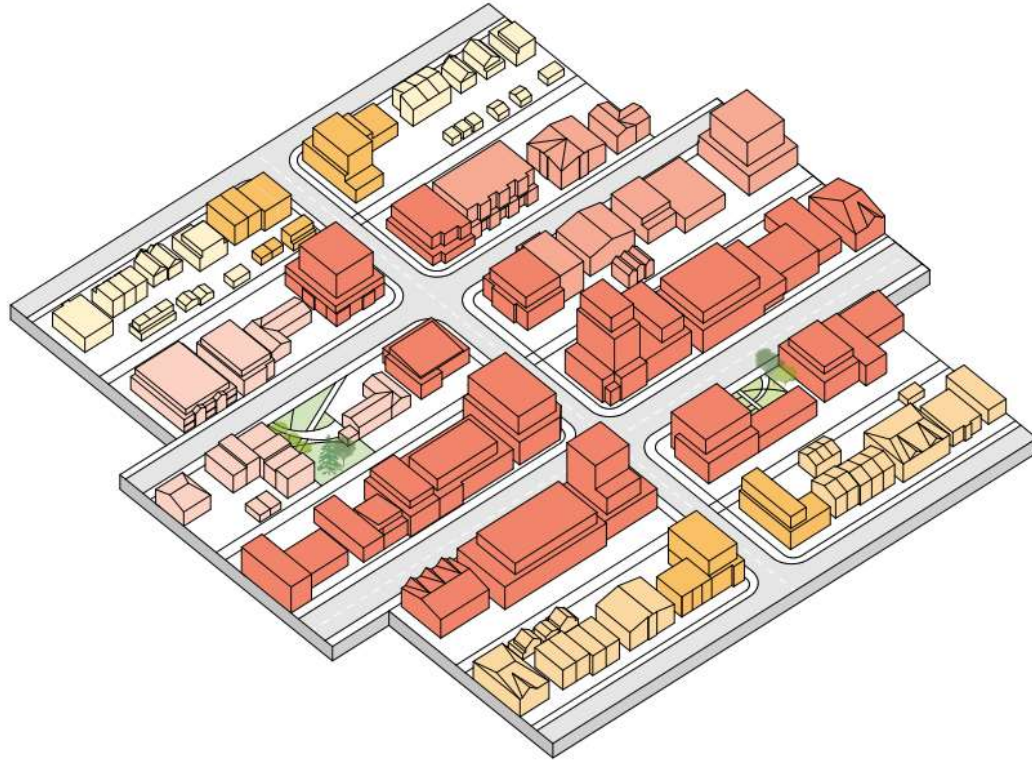
Photo: Active Frontages enliven the street and provide spill-out space for interaction and sitting.



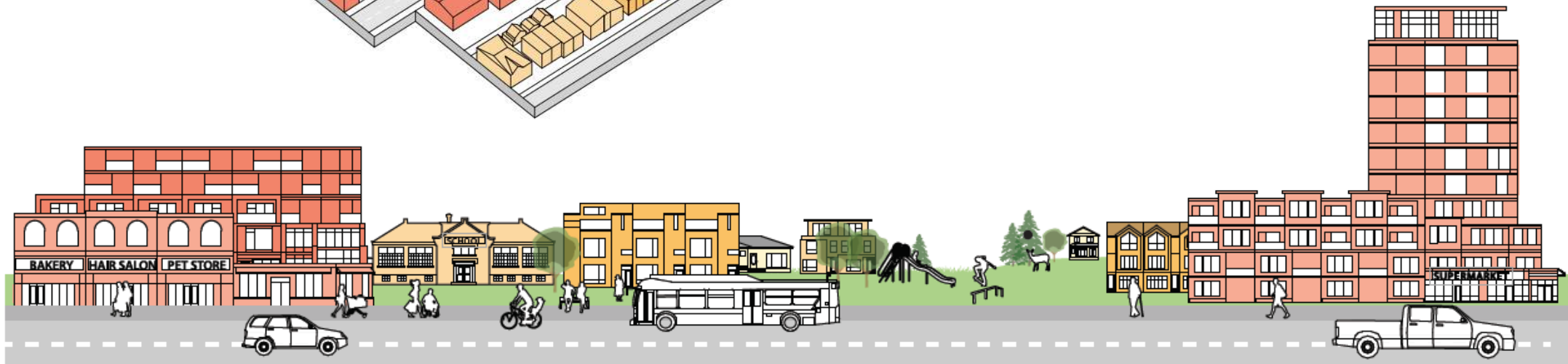
Photo: Active Frontages offer abundant destinations and a frequent rhythm of entrances and windows at a pedestrian-scale.



HOUSING FUNCTION



Housing = yellow





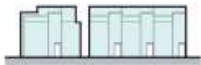


PARKS FRONTAGE



Photo: Park Frontage that provides at-grade amenity space that faces the plaza.

BUILDING SCALE



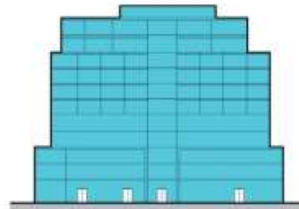
Limited

- Buildings of three storeys or less.
- Typically smaller individual building footprints.
- Activity is ground-oriented (units mostly have ground floor entrances or direct access).



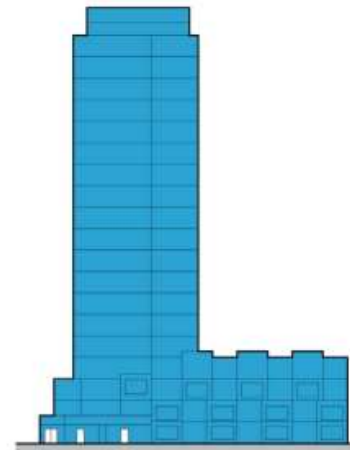
Low

- Buildings of six storeys or less.
- Usually buildings with stacked units and shared entries, often with a larger building footprint.



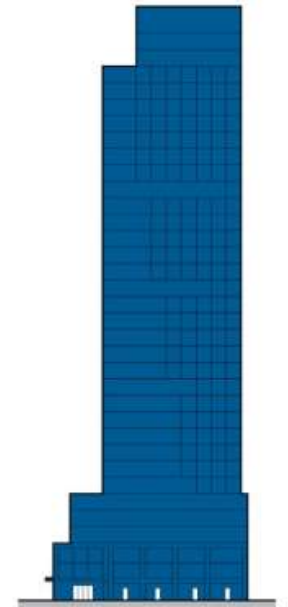
Mid

- Buildings of twelve storeys or less.
- Buildings typically step back after the **street wall** height.
- Usually larger buildings with shared entries and elevators that are mostly located on larger sites.



High

- Buildings of twenty-six storeys or less.
- Typically tower and podium or point tower forms



Tall

- Buildings of twenty-seven storeys or more.
- Typically tower and podium or point tower forms.



ACTIVITY OVERVIEW: FUNCTION & SCALE



COMMUNITY FUNCTION BY COLOUR

NEIGHBOURHOOD
MIXED-USE

PARKS
FRONTAGE



COMMERCIAL
FOCUS
**ACTIVE
FRONTAGE**

COMMERCIAL
FOCUS

HOUSING
FOCUS

COMMUNITY FUNCTION BY COLOUR

NEIGHBOURHOOD MIXED-USE



COMMERCIAL
FOCUS
**ACTIVE
FRONTAGE**

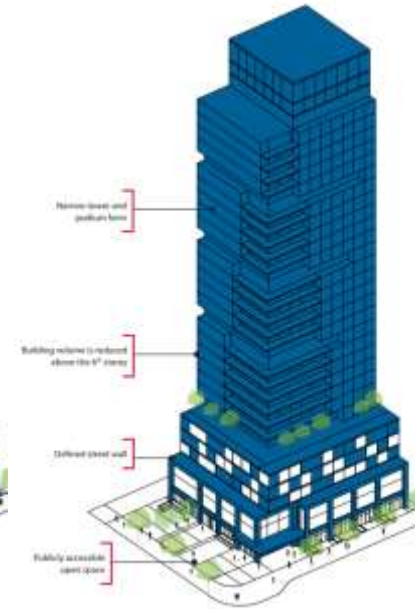
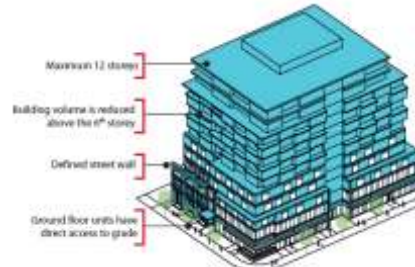
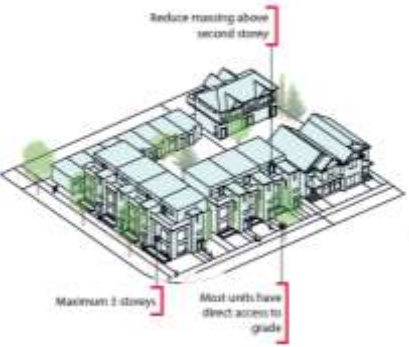
COMMERCIAL
FOCUS

HOUSING
FOCUS

PARKS FRONTAGE



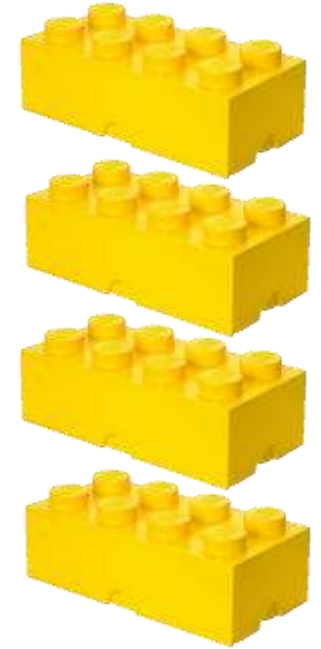
BUILDING SCALE



LIMITED	LOW	MID	HIGH	TALL
3 storeys or less	6 storeys or less	12 storeys	26 storey or less	27 storeys or more

BUILDING SCALE THROUGH LAYERING

Default is **LIMITED**
- no bricks needed



LIMITED	LOW	MID	HIGH	TALL
3 storeys or less	6 storeys or less	12 storeys or less	26 storey or less	27 storeys or more



FUNCTION

COMMERCIAL FOCUS
ACTIVE FRONTAGE

COMMERCIAL
FOCUS

HOUSING
FOCUS

PARKS
FRONTAGE

BUILDING SCALE

LOW



MID

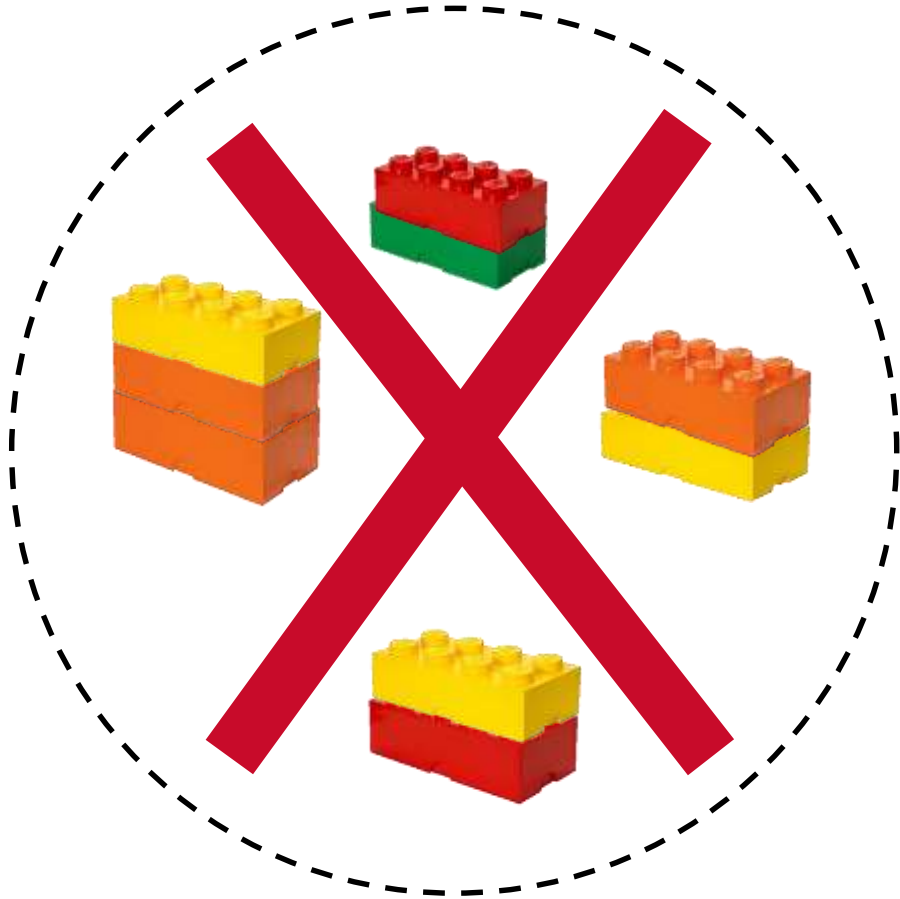


HIGH

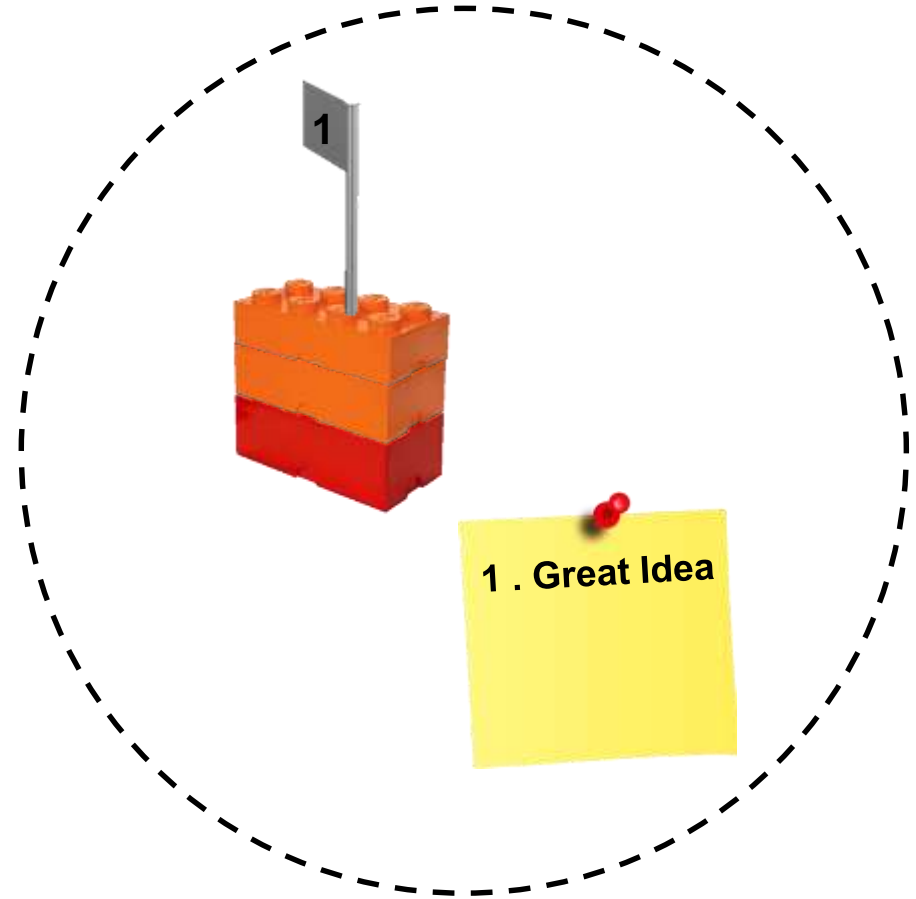


TALL





**IF YOU HAVE AN INNOVATIVE IDEA,
DON'T MIX AND MATCH BLOCKS...**



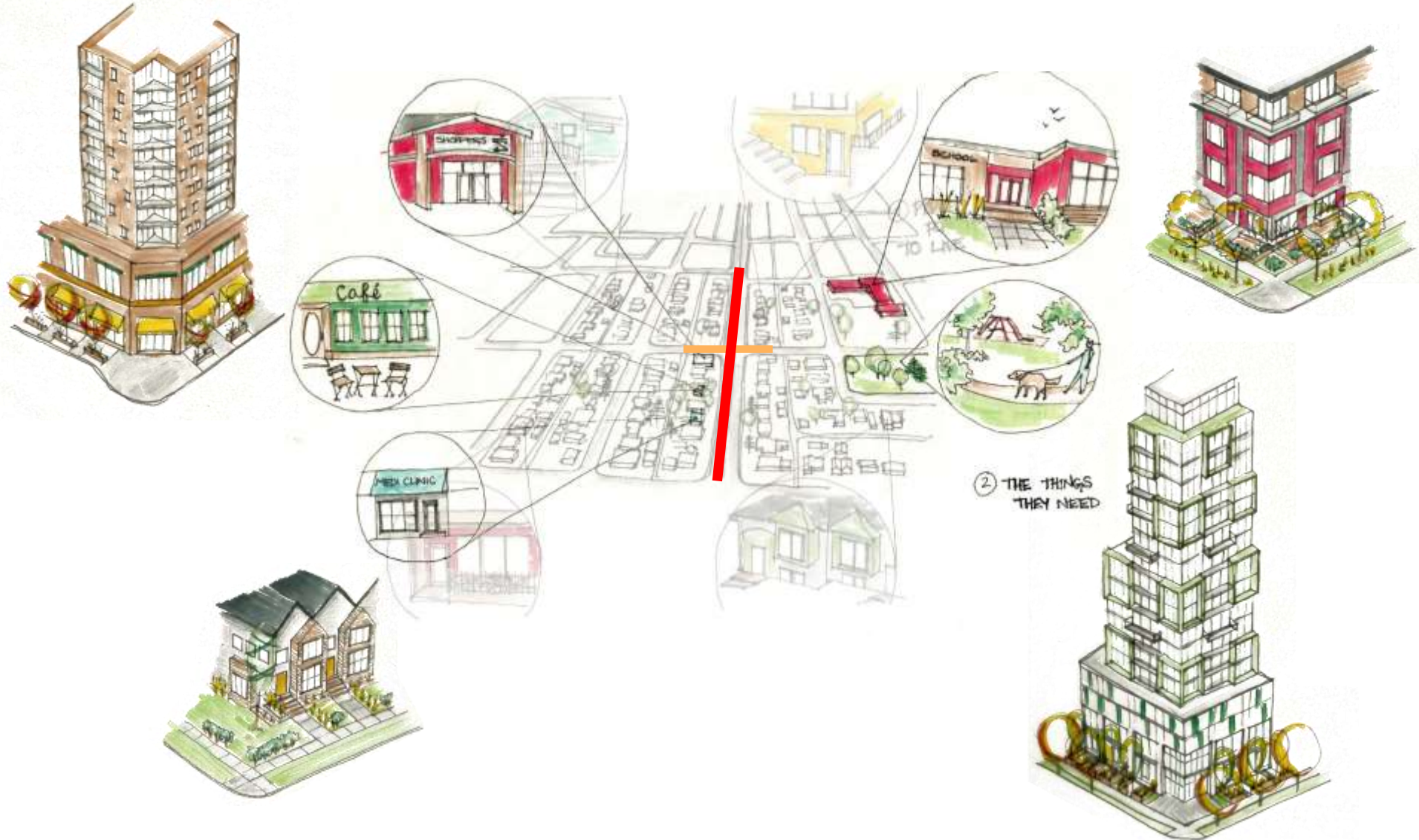
ADD A FLAG AND A NOTE!

SAMPLE: Function & Scale





Street Activity + Function + Scale



ACTIVITY INSTRUCTIONS

Identifying where functions (commercial/housing/industrial) should be located and what scale they should be (low/med/high).

THINK ABOUT

- Where should commercial be focused? (orange)
- Where should commercial with active frontage be focused? (red)
- Where should housing be focused? (yellow)
- Where should parks frontage be focused? (green)
- What scale is appropriate where for housing and commercial functions? (layer bricks)

SHOW US

- Use the different colours of Lego bricks and different scales of bricks to show us what should go where.

TELL US

- If you have something specific you want to indicate about a specific area, use the flags and add a note.



REPORT BACK





WORKING GROUP SESSION #5

DEEPER DIVE

MID - APRIL

DATE TO BE CONFIRMED SHORTLY.





WHAT HAVE WE ACCOMPLISHED?

Activity:

- ① Community Elements/ Features + future opportunities
- ② Mobility Network
- Urban Form Classification System**
- ③ Activity Level
- ④ Purpose & Function
- ⑤ Scale Modifiers
- ⑥ Policy Modifiers
- ⑦ Local Specific Policies
- ⑧ Supporting Policies for Amenities / Infrastructure

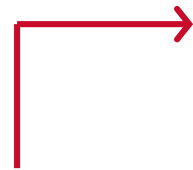
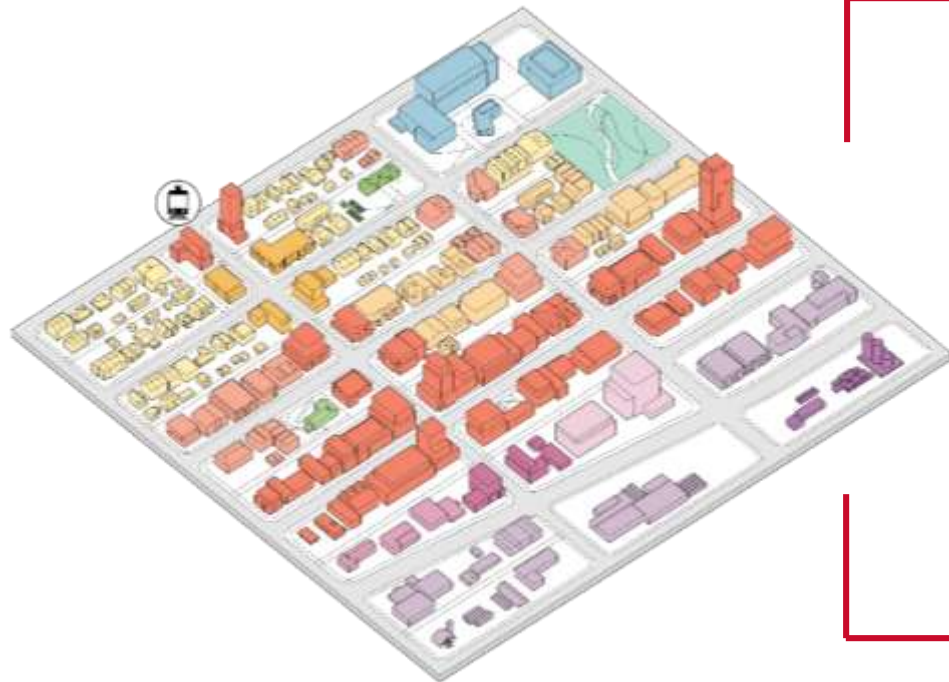
Output:

- Community Vision
- Opportunities
- Considerations
- Mapping (Urban Form, Scale)
- Local Area Plan Policies

Local Area Plan



Draft Land Use Concept ~ 60% draft Urban Form & Building Scale Maps



Legend:

- Neighbourhood Commercial Major
- Neighbourhood Commercial Minor
- Neighbourhood Commercial Local
- Neighbourhood Housing Major
- Neighbourhood Housing Minor
- Neighbourhood Housing Local
- Parks Civic and Recreation Major
- Parks Civic and Recreation Minor
- Parks Civic and Recreation Local
- Active Frontage
- Parks and Open Space Frontage

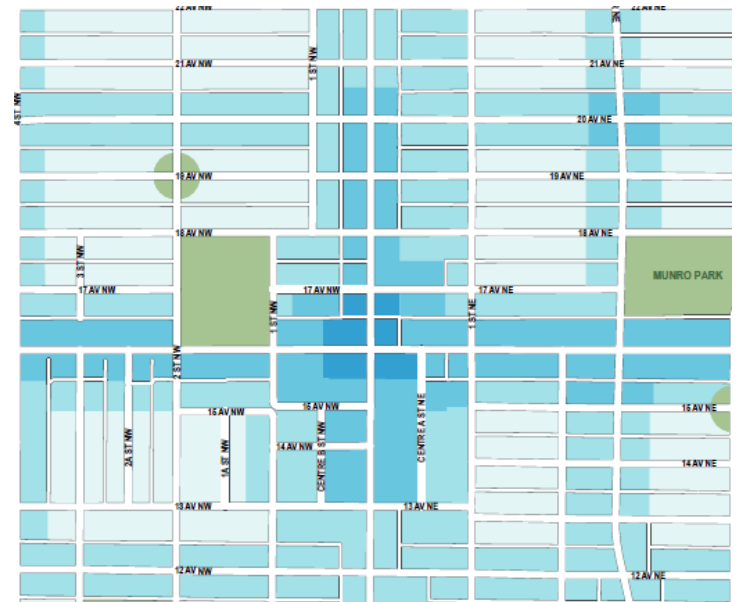
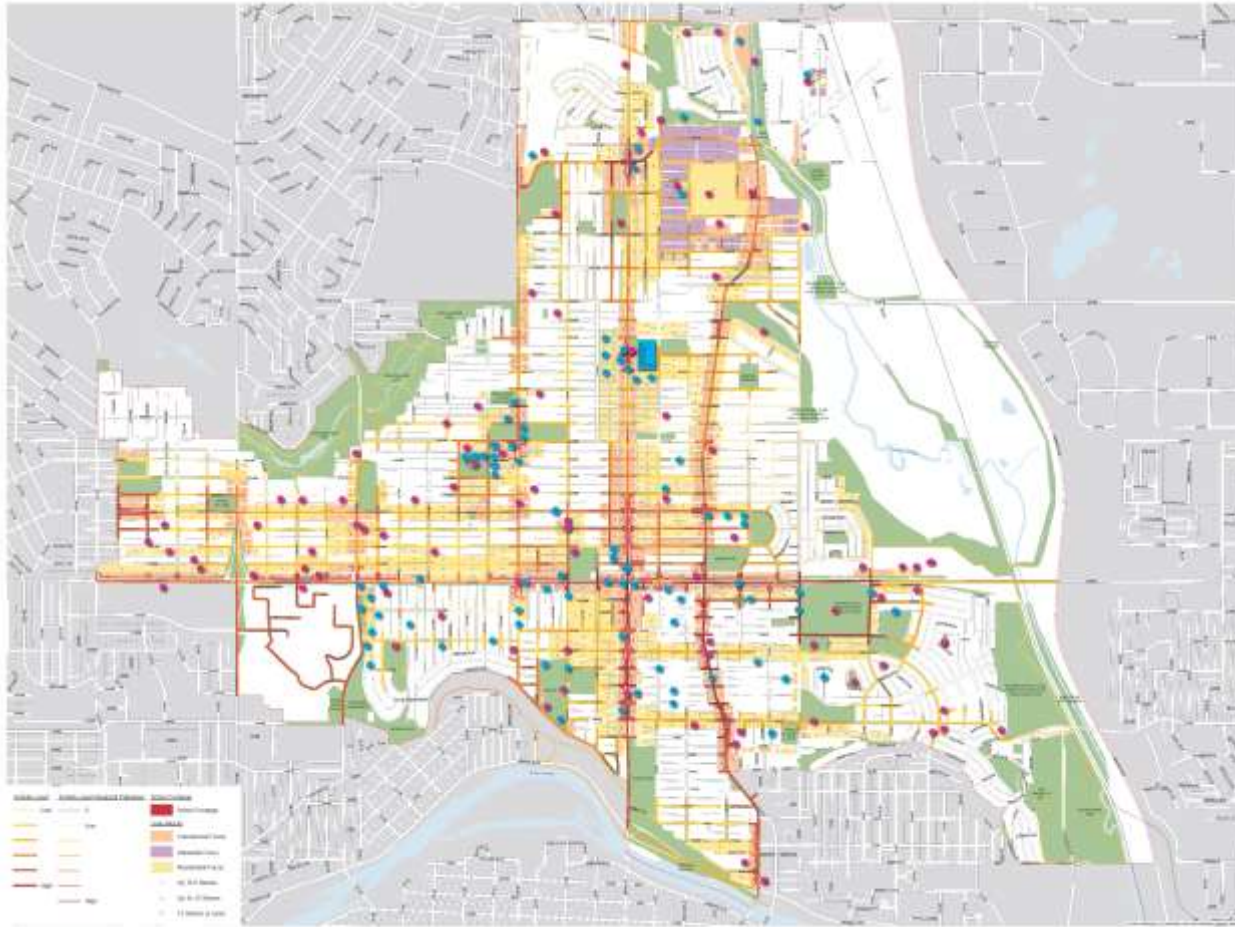


Legend:

- Tall
- High
- Mid
- Low
- Limited



SAMPLE CONCEPT North Hill Communities





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THANK YOU

