

HRMbyDESIGN

Regional Centre Urban Design Study

Sep | 13 | 2007

Forum 4
Downtown Districts
Outcomes

What We Heard

What inspired you about the Plan?

- The Vision puts the big picture down, as opposed to isolated issues
 - *"we have something coherent and unified" "we welcome the idea of new buildings and getting development underway"*
- It demonstrates the amount of change that is possible.
- Overall, all the big moves were affirmed!
- Respect for the historic heart of the City.

What We Heard

What inspired you about the Plan?

- Pedestrianism focus is great.
- New open spaces and connections were liked in particular
- The Process for developing the Vision, and the growing momentum around it. "The public participation has been great!"
- The Vision for the Cogswell interchange.
 - *"Quite simply, just take this down."*

What We Heard

What inspired you about the Plan?

- The idea of the Gateways, at both the South and the North of the City.
 - *"What an amazing area Cornwallis would become."*
- The idea of residential throughout the downtown – the mixed use approach.
- Vibrant streets as the key to the development of the downtown.
 - *"Design is more important than the height of buildings."*
 - *"Use is more important than profile"*
- The notion that the approvals process will be shortened and that there will be more certainty.
 - *"Like the idea that appeals will be reduced."*

What We Heard

What concerned you about the Plan?

- How sustainable is this plan?
- Some were concerned that the plan is too ambitious, that it provided more opportunity for redevelopment than is necessary.
 - *“Is all this density necessary?”*
 - *“Spread the density around the Regional Center more”*
- Others were concerned that it is not ambitious enough – that this is the moment to get everything on the table and to think really big.
 - *“Are the big moves big enough?”*
 - *“If this takes off, have we planned for enough new buildings? Maybe there should be minimum densities to ensure underbuilding doesn't happen.”*

What We Heard

What concerned you about the Plan?

- Political viability.
 - *“Need political will to take the bold steps.”*
 - *“Leadership for these ideas is a big concern.”*
- Concern about how Cogswell will work, or become viable.
- Issues about its character, and its scale. Some felt it was too high, others felt it should be even higher.
 - *“All our eggs in one basket, namely Cogswell?”*
- The relationship of this plan to transportation planning for the downtown was identified as an issue by many of the groups.
 - *“How do we move people around? Need More transportation discussion.”*
 - *“Trucks are a major issue – how will this be addressed?”*
 - *“How is transit added to the Plan?”*
 - *“How does the water fit into future movement?”*

What We Heard

What concerned you about the Plan?

- A few groups suggested that the plan did not interact enough with Citadel hill.
- Paying for the plan, and the motivation to implement it.
 - *“Too timid; let’s be bold. People will follow. Add a more couple taller buildings.”*
- There was concern about how the design quality will be achieved.
 - *“Is great quality and design feasible, economical?”*
- Affordability
 - *“Where will families live*
 - *“Does this plan account for winter? For the slope? Or, address wind issues?”*

Burning Questions

1. How does this Plan address transportation needs? Future issues? – **David McCusker**
2. What is the Process from Here – how will a Vision for the downtown move forward? – **Andy Fillmore**
3. Is there Political Will to make this Happen? – **Dale Godsoe**

Burning Questions

4. How does Sustainability fit into this plan? – **Jen Keesmaat, David Garrett**
 - Case study of Mountain Equipment Coop
 - Role of the Taskforces, importance of Green Buildings
5. How does this Plan connect the City to its Natural Assets – **Mike Hudson**

Burning Questions

6. Are Heritage resources really protected? What is the Heritage Foundation of the Plan? (Heritage Conservation Districts) – **David Garrett**
7. Do we really need more people downtown? - **Bernie Smith**

Burning Questions

8. Is this plan Viable? (Capacity vs. Public Benefit)– **Harold Madi**
9. What is the relationship between Built Form scenarios and the Shadow Impacts – **Vincent Tong**

Burning Questions

10. Why does redeveloping the Cogswell Interchange matter? - **Paul MacKinnon**
11. Does Cogswell really work? – **Harold Madi**

Burning Questions

12. How does this plan get implemented– **Andy Fillmore**

- What is the timeline for implementation?
- Does staff have the capacity to implement this plan?
- How do you ensure affordability of housing?
Quality of design, without being too restrictive?
Public art?
- Will there be incentives for developers to implement this Plan?