

Here are some things to think about when considering the future of the neighbourhood.

What is the building hierarchy?

Are there special sites that should be marked with taller buildings? (e.g. Safeway?, Commercial & Broadway)

Are there special sites that should be protected?
What are the trade-offs?

Where should taller buildings generally be located?

Where should lower buildings be?

Where should transitions in scale be?

Where should mid-rise buildings be?

Where is the Heart?

Where is the key gathering place? Is there more than one?

How should the heart be marked in the context of the neighbourhood? The city?

How should the built form respond and support the heart?

What time is this place? How does time of day or season affect this place?

Where are other locations of importance?

Where are key gathering places, destinations, important corners? Why are these important?

What are important public spaces? (parks, plazas, streets) Why?

How are these places connected to other places?
How is their relative location important?

What are the specific attributes that make these places special?

Where are key links to emphasize?

Are there important streets that should be noted? Why are these important?

Are there other key pedestrian routes throughout the neighbourhood that should be reinforced?

How do these links feel? What's located at their edges that make them inviting?

What should Broadway and Commercial be like in 10, 20, 30 years time?

July 6th Workshop "Circles" Exercise

Broadway and Commercial: Exploring options for a high-density transit-oriented community

Participants at the July 6 workshop were asked to think about the future of the Broadway and Commercial area – and to imagine how the scale of buildings might (or might not) vary throughout the area. Without getting into specific density numbers or storeys, participants were asked to identify, in general terms, how this 'hierarchy of scale' would look on a map. Participants then identified:

- Areas where the **lowest-scale** buildings would be located
- Areas where **medium-scale** size buildings would be located
- Areas where **higher-scale** buildings would be located
- Areas where the **highest** buildings would be located

Participants were also able to identify:

- Areas of **no change**
- Areas where they weren't sure – or **areas "to be determined"**

Sampling of some of the "circle" exercises



Map that combines the work of all 10 tables

Combining the various maps produced allows the opportunity to see some general patterns emerge from across the different small group discussion tables.

