

# CITY COUNCIL PUBLIC HEARING

Brander Gardens

August 22, 2016

# WHAT WE HEARD

1. Public Consultation Process
2. Traffic
3. Density
4. Tree survival
5. Contributions

# CONSULTATION STATS

- 2 Public Open Houses
- 35+ group or individual meetings, January through August 2016
- 80+ phone conversations
- 175+ emails

# WHAT WE HEARD

1. **Public Consultation Process**
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# 1. Public Consultation Process

- **December 8: First Notification**
- March 2: First Open House
- March 21: Applied to City
- May 17: Second Open House
- **August 22: Public Hearing**

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# TRAFFIC CONCERNS



Whitemud Rd NW

Brander Gardens

2

Whitemud Dr NW



# TRAFFIC CONCERNS



Brander Gardens

Whitemud Rd NW

58 Ave NW

57 Ave NW

56 Ave NW

55 Ave NW

54 Ave NW

53a Ave NW

Whitemud Rd NW

51 Ave NW

148 St NW

Riverbend Rd NW

53 Ave NW

2

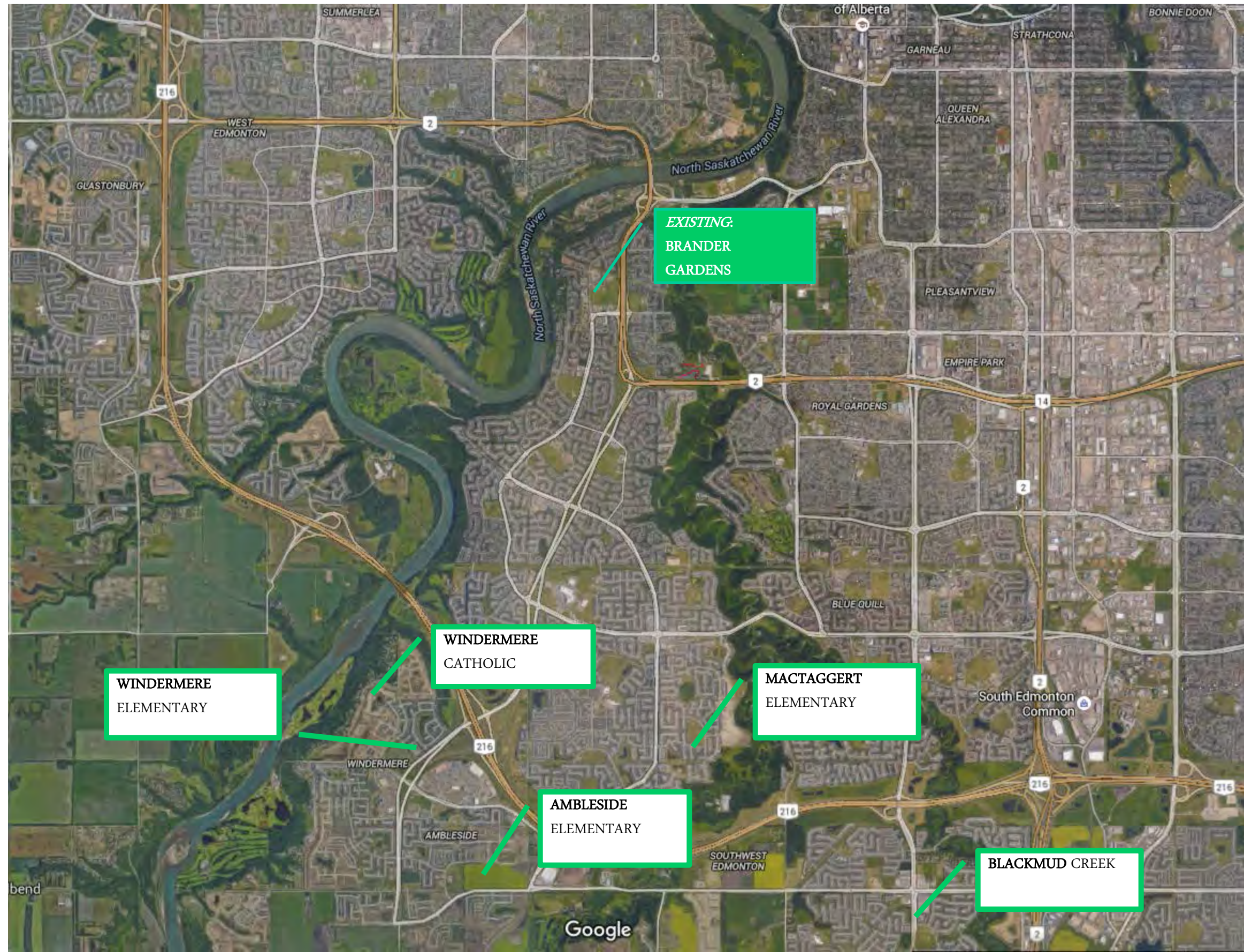
Whitemud Dr NW

58a Ave NW

Brookside



# NEW SW SCHOOLS





## 2. TRAFFIC

- Trip Generation Study
  - AM Peak Hour 16 trips (3 in/13 out)
  - PM Peak Hour 18 trips (11 in/7 out)
- Conservative estimate of trips



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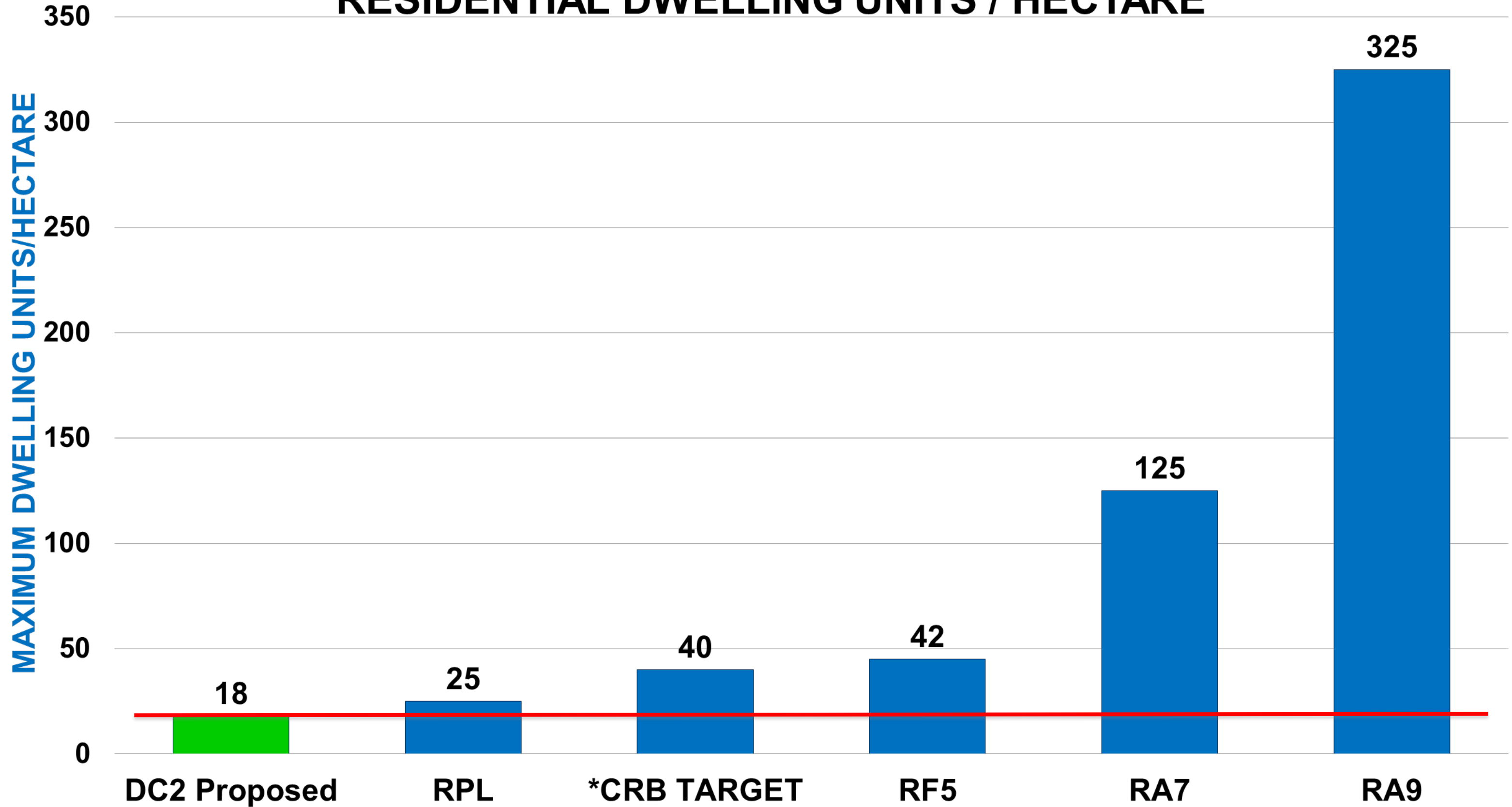








# DENSITY COMPARISON : RESIDENTIAL DWELLING UNITS / HECTARE



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# 4. TREE PROTECTION

- Central to design concept
- Environmental integrity
- Privacy (views in and out)
- Character and feel of the street







# 4. TREE PROTECTION

- Detailed framework for trees and privacy
- 30 Bylaw Provisions
- 7 Graphic Appendices

# 4. ENHANCED PERIMETER

EXISTING



EXISTING

ENHANCED



ENHANCED



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**Cyclist / Vehicle Conflicts**





An aerial photograph showing a residential neighborhood with a mix of houses and trees. A large green forested area runs parallel to a river. A red arrow points from the forest towards the residential area, and a dashed white arrow points from the river towards the forest. A water tower is visible in the bottom left corner.

**Cyclist / Vehicle Conflicts**

**River Valley Trail Connection**



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Brander Gardens

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Whitemud Dr NW

58a Ave NW

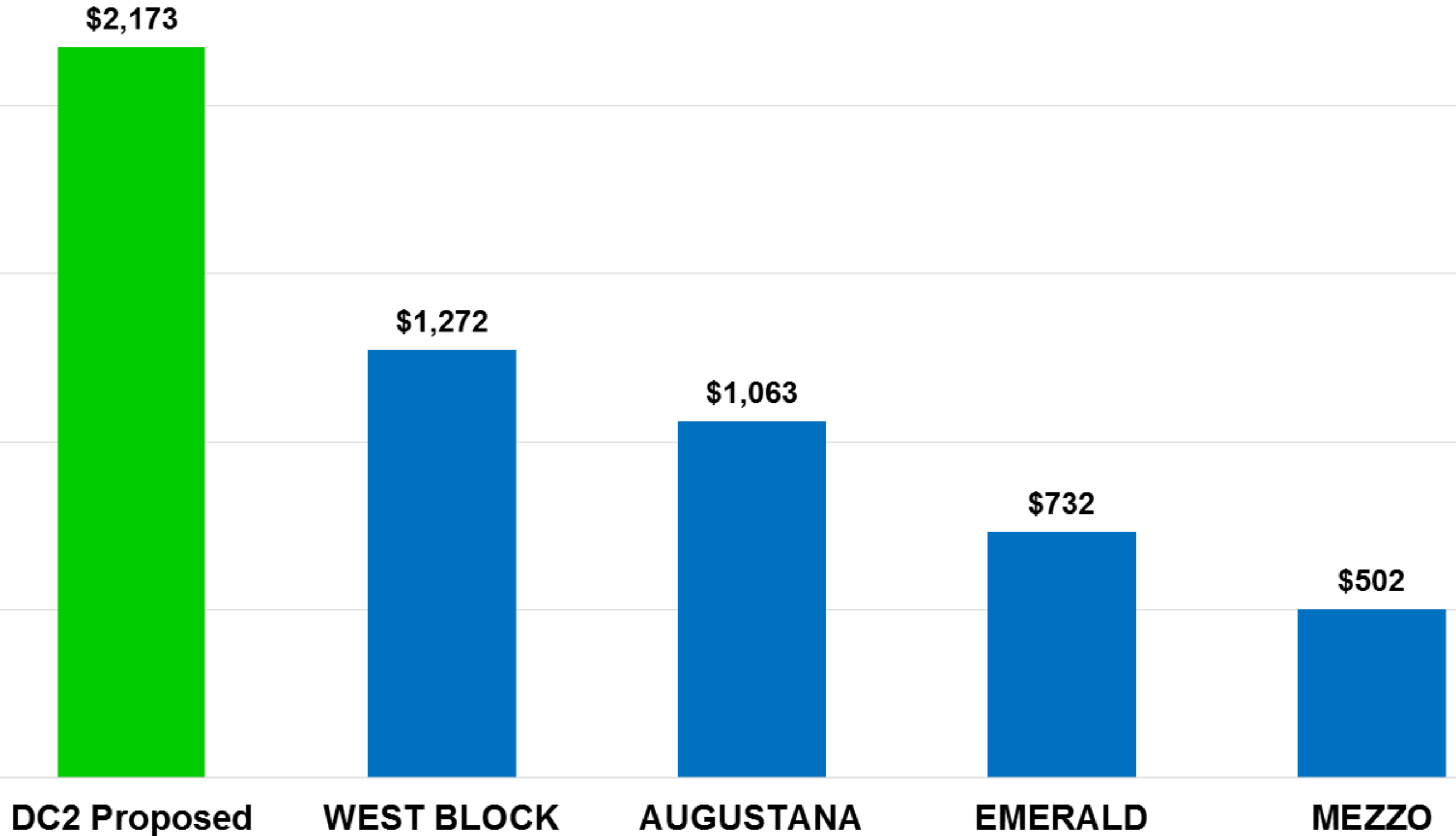
Brookside



# COMPARISON: MONETARY CONTRIBUTIONS PER UNIT

DOLLAR VALUE / DWELLING UNIT

\$2,500  
\$2,000  
\$1,500  
\$1,000  
\$500  
\$0



RECENT DC2 INFILL APPROVALS







# EVOLVING LEGACY

1. Sensitive, quality infill
2. Housing choice
3. Sustainable Design



**THANK YOU.**



