

UDRP Comments Graphic Response Cont.

Urban Design Element

5. Connectivity

Park connections and public access have been enhanced through local pathways adjacent to Site 3 and 4. It is anticipated that all development will orient towards and address the escarpment and open space (5a). Connections to the existing regional pathway are proposed from within the site plus an upgraded pathway on Moncton Road. Pedestrian improvements such as enhanced crosswalks, tree lined boulevards and 'pedestrian priority streets' all serve to focus on a pedestrian-first design. As per Parks' requirement, the ER will be restored with natural flora/fauna. A strip of MR is proposed as transition zone to accommodate the upper pathway for connectivity.

Note that Elements 6 and 12 are addressed through the Urban Design Guidelines that were submitted under a separate cover. Details of this level can be addressed better in future stages of development after land use approval.

7 & 10. Accessibility and Safety

Pathways and open space have been designed to be barrier free. The stairs that were proposed connecting to eastern Point Park have been removed. Accessible pedestrian crossing across 16 Avenue/Stratus Drive is proposed (7a) and will be studied further. Public sidewalks, local pathways and frontage onto the open space promote active frontages and 'eyes on the street /park' (10). Pedestrian priority streets promote slower vehicle movements and enhance safety for pedestrians and cyclists.

8 & 9. Diversity and Flexibility

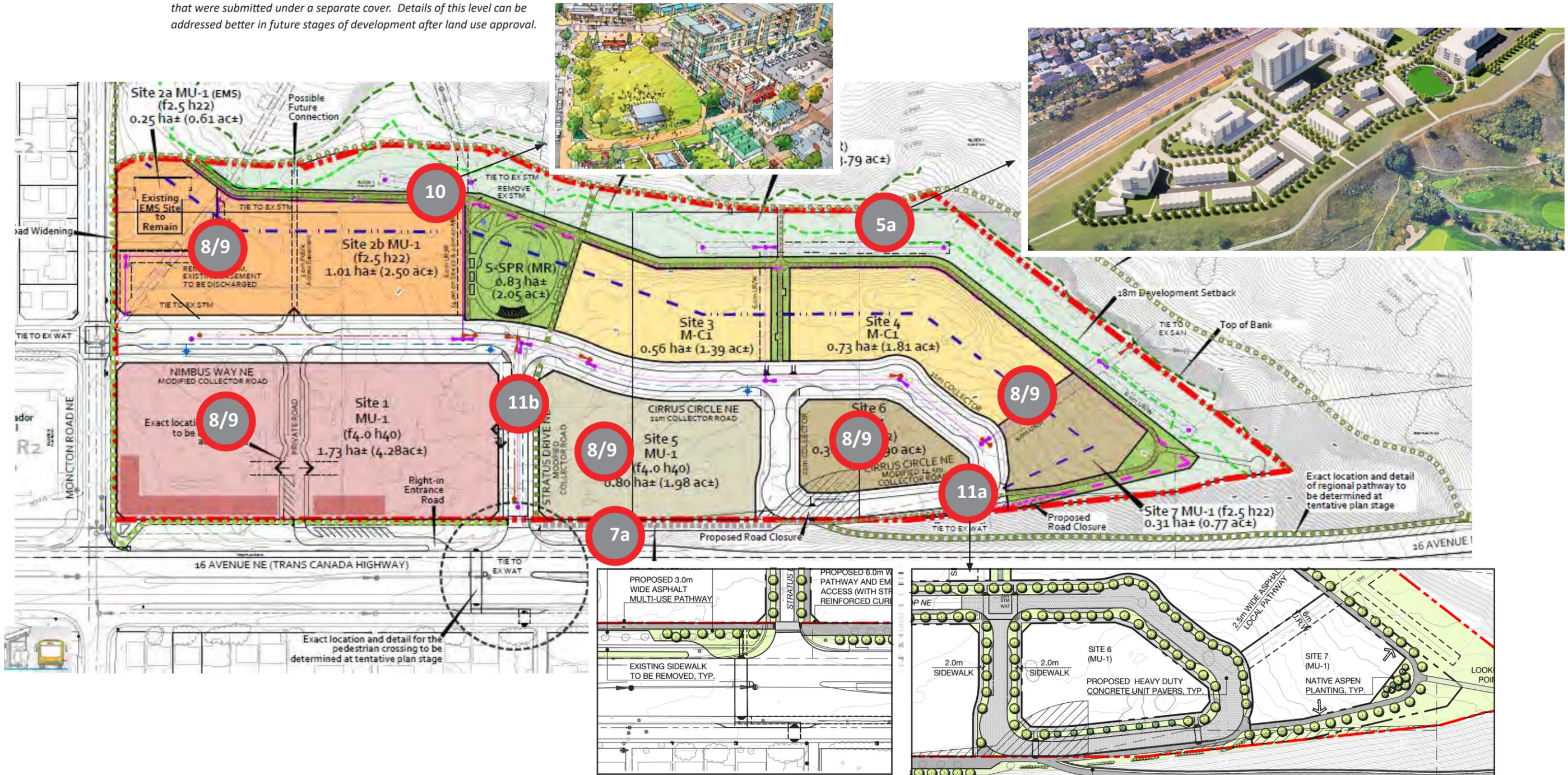
Sites 1, 2b, 5, 6 and 7 are MU-1 land use which allows for a diversity of uses and housing types as well as flexibility that can respond to the market.

11. Orientation

In response to UDRP comments, the legibility of street network is enhanced through the distinct treatment of cross walks and pedestrian priority streets at the eastern end of Cirrus Circle (11a). The termination of north-south streets have been aligned with parks to the vistas beyond to ensure viable visual connections (11b). Architectural forms are to be street-oriented and aligned with the Design Guidelines. The introduction of MU-1 Site 7 creates the opportunity for an iconic structure at the southeastern tip identified as the gateway.

13. Durability

Exploration of landscaping and paving materials is underway for Nimbus Way and Cirrus Circle. The Design Guidelines will also help promote durability and resilience.



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26. Site 1 South Interface frontage road design

A 3.0m multi-purpose pathway has been provided in the road ROW between the proposed angled parking and the property line. A single row of trees is continued west of the angled parking. The request for a double row of trees cannot be accommodated as planting is limited due to utilities and their associated offsets, as well as proximity to 16 Avenue NE with its associated clearance zones and salt spray.



27. Site 1 (MU-1) west interface with Moncton Rd NE

The land use for the MU-1 site allows the flexibility for commercial and residential uses at grade. Neighbourhood Commercial uses will be required along the corner of Moncton Road and 16 Avenue in proximity to the MAX Orange transit station as shown on the Outline Plan. An enhanced multi-purpose pathway will be provided along Moncton Road, and Nimbus Way will feature an urban style boulevard adjacent to Site 1.

28. Eastern Tip of Site 4 / 7

Considerable changes have been made to the eastern half of the plan following the pre-application primarily in response to the slope stability constraints. The revised road network reduces the road area and has double-frontage which addresses Urban Design's comment. The creation of a new MU-1 Site 7 provides an opportunity for an iconic structure at the southeast tip of the site, a visually prominent location. The revised plan creates a strong frontage interface with the pathway along 16 Avenue.

29. Road network between Site 3 and 5

The plan was revised to remove previously proposed road connection between Sites 3 & 4 (previously Site 5). Pedestrian connections between Cirrus Circle and Site 3 and 4 have been enhanced.

