

Riverside Park

I took a quick look at the maps you sent and have downloaded as images to use with AI.

That said, a quick look suggests that your area has a huge potential to emerge as perhaps a great 15-minute community while keeping your more N zoned residential areas intact. Of course, this is if the city and BCH (once the CLC is folded into the new Crown later this spring after the BCH Bill is passed).

Map 2 from the base line study suggests most of Riverside scores low (red/yellow) with a sliver in the higher purple, but this is just for access to services (the purple area seems to benefit from its "theoretical" access to Bank Street). By the time you add in preferred service weighting and the environment measures (safety and enjoyment), the purple zones increase significantly (Maps #5 and #8) even though in terms of a main street, there is only the lowest measure or "Suburban" street. I suspect that the residential streets may rank quite high even if they may lack sidewalks and connectivity.

The new zoning, however, is what shows the most promise. I have attached a "Briefing Note" I have prepared that you might want to use on how the new zoning has promise but also challenges. It has zoned, for example, Riverside, Heron and Walkley as minor corridors (6-storeys) which if developed properly would create better walkable access to services and urban-type public spaces. (Not sure why Riverside is not a main street designation.) Confederation heights, as you will see, is zoned much higher and I think the real challenge is to convince BCH to go for more low and mid-rise buildings using European perimeter block models. Ensuring mixed use will be vital. This is a major project where applying the 15-minute community model makes considerable sense.

All this said, I will have a go with AI.

Rhys

***Rhys Phillips***