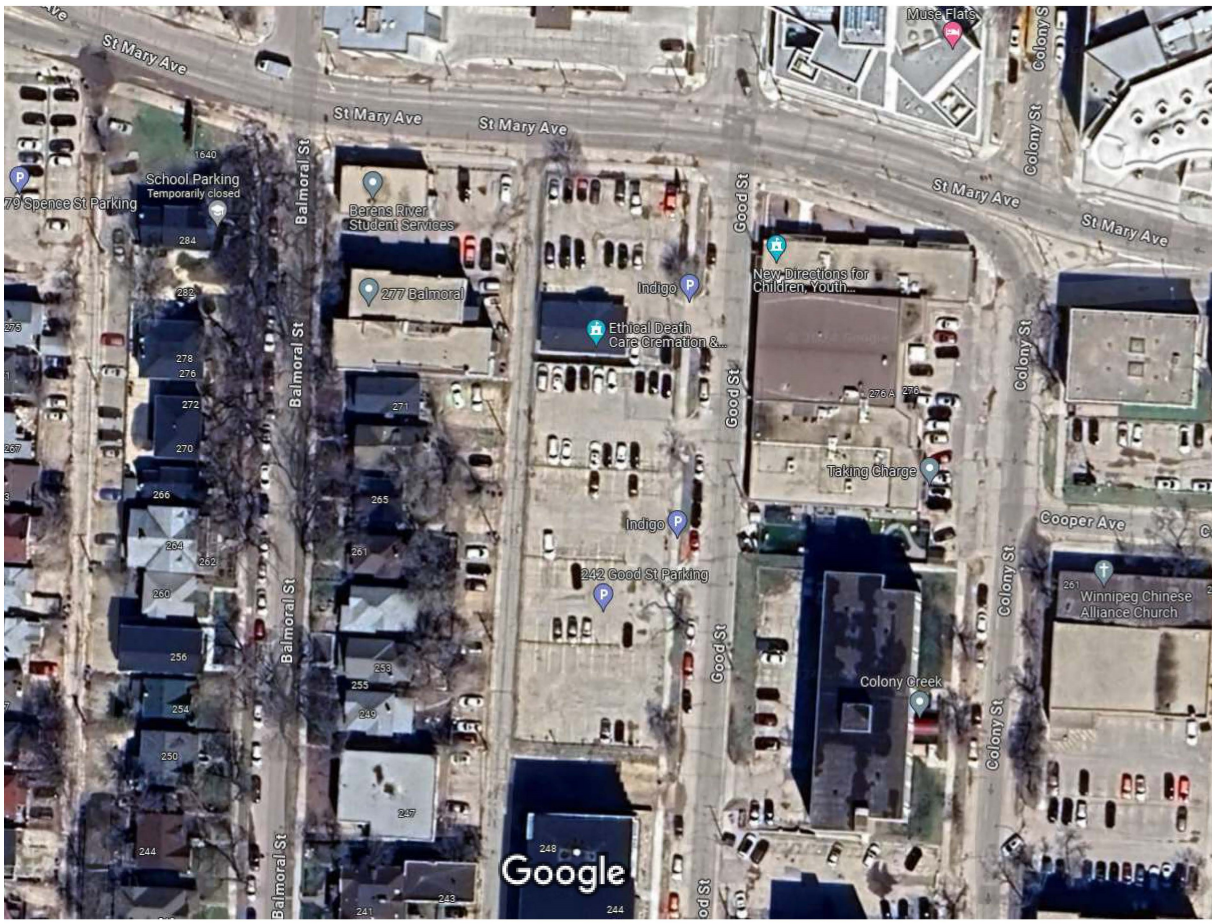
Good Street at St. Mary Ave.
Proposed Mixed Use Development

Community Information Meeting Summary



Prepared by McGowan Russell Group Inc.

February 2024

1.0 OVERVIEW

The purpose of this community information meeting was to provide area residents with information on the proposed mixed-use development at Good Street and St. Mary Ave. including the proposed rezoning and subdivision.

The information meeting was advertised through 2,195 hand delivered flyers to the nearby residences by Canada Post. The flyers provided information on the time and location with contact name and number for further information. The flyers were delivered approximately two weeks prior to the event.

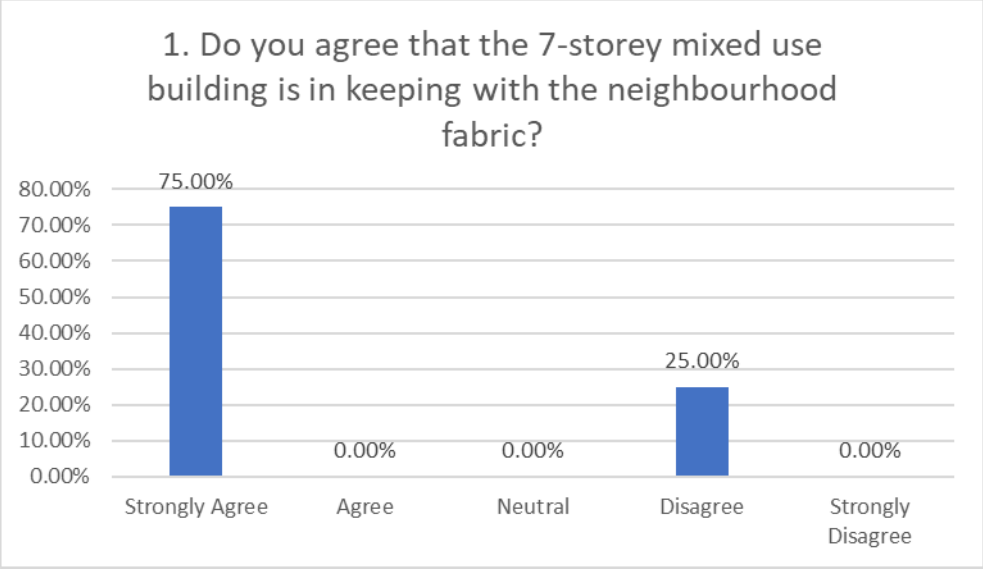
2.0 FORMAT

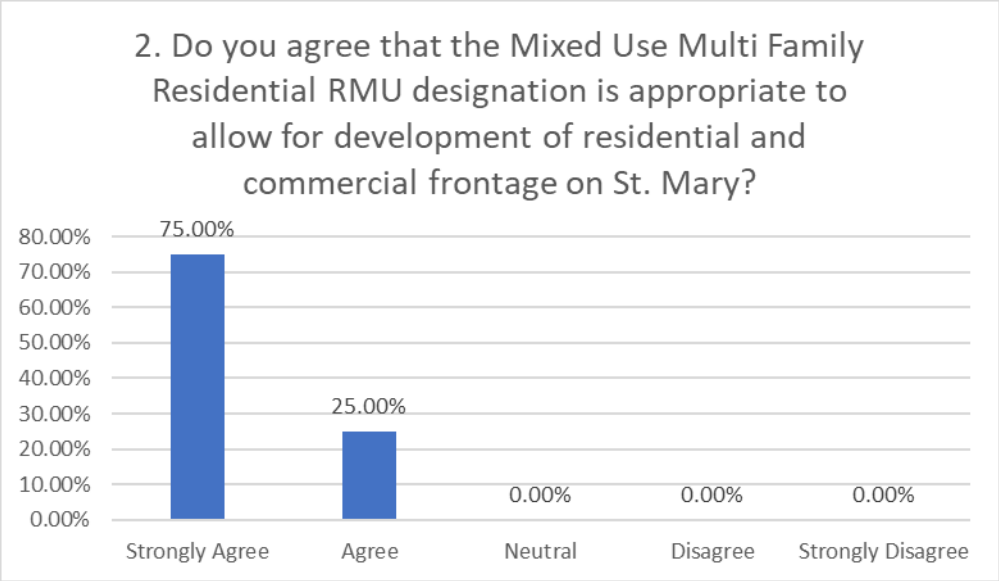
The meeting was held in person at The Downtown Commons at 320 Colony Street, in the multi purpose room on February 20th, 2024, from 5-7pm. Six people were in attendance, 4 people signed in for the event.

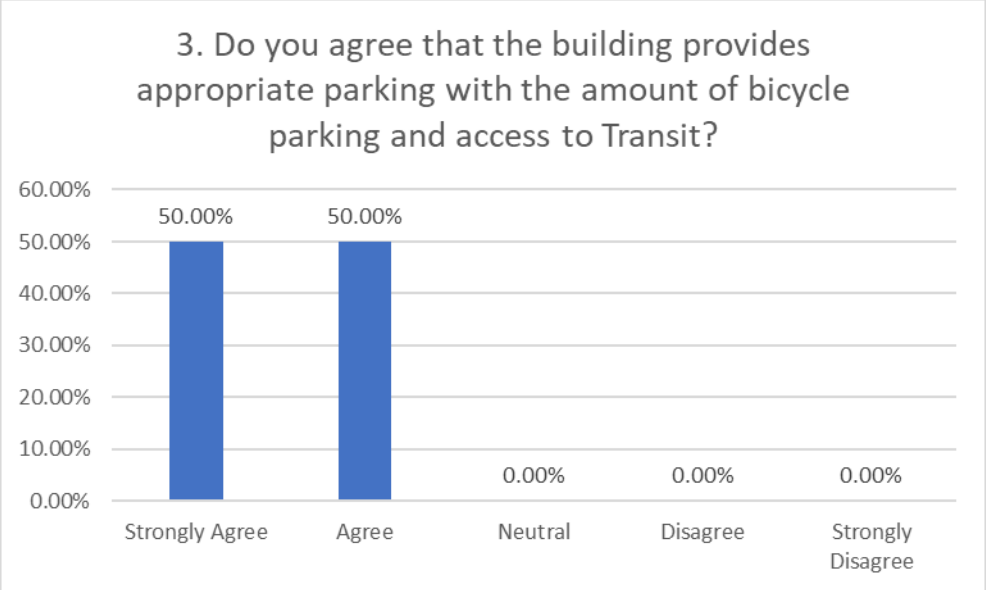
The format of the event was a self-directed open house with presentation boards displayed around the room and project team members available to answer questions and collect comments. An exit survey was available to participants to provide their feedback and gain input on how key elements of the project meet specific goals for the development. Four people submitted a survey at the end of the evening. A summary of all comments and questions collected from these surveys and throughout the event are provided in the results section of this report.

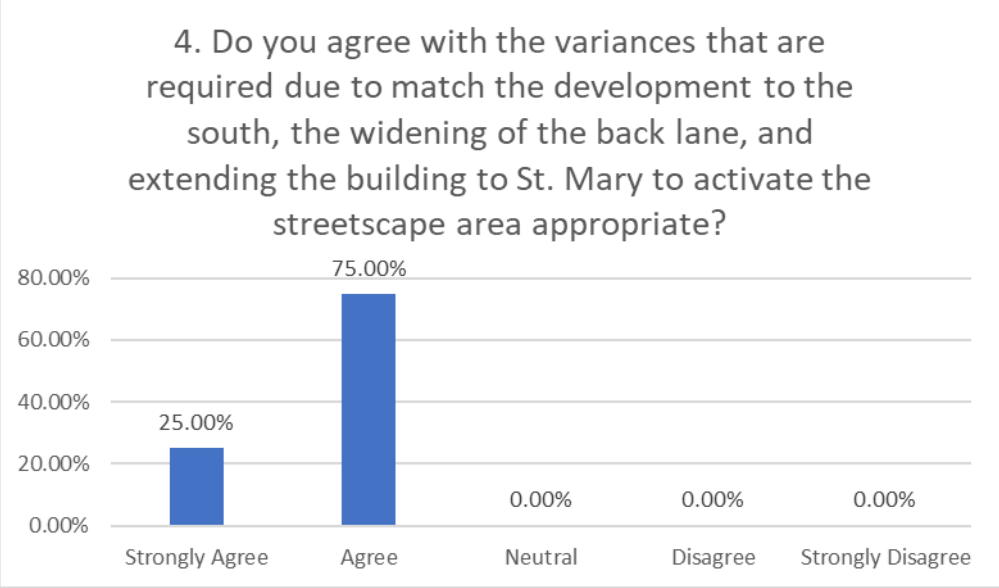
RESULTS

3.1 SURVEY RESULTS




2. Do you agree that the Mixed Use Multi Family Residential RMU designation is appropriate to allow for development of residential and commercial frontage on St. Mary?
80.00%
70.00%
60.00%
50.00%
40.00%
30.00%
20.00%
10.00%
0.00%
75.00%
25.00%
0.00%
0.00%
0.00%
Strongly Agree
Agree
Neutral
Disagree
Strongly Disagree


3. Do you agree that the building provides appropriate parking with the amount of bicycle parking and access to Transit?
60.00%
50.00%
40.00%
30.00%
20.00%
10.00%
0.00%
50.00%
50.00%
0.00%
0.00%
0.00%
Strongly Agree
Agree
Neutral
Disagree
Strongly Disagree


4. Do you agree with the variances that are required due to match the development to the south, the widening of the back lane, and extending the building to St. Mary to activate the streetscape area appropriate?
80.00%
60.00%
40.00%
20.00%
0.00%
25.00%
75.00%
0.00%
0.00%
0.00%
Strongly Agree
Agree
Neutral
Disagree
Strongly Disagree

3.2 MEETING DISCUSSION

Comments collected from the surveys:

- Concerns about parents dropping of their children at the daycare (across Good St.).
- Excellent location for Transit access
- Would love to see more affordability – deeply affordable and affordable units instead of affordable and market rate.

During the event several important comments or questions were received from the participants, they were as follows:

- Did you get feedback from the daycare? What about pick up and drop off on Good St. It is already busy.
- Affordable housing. What are the MLS listing prices? How affordable is it? Will any units be low income?
- Because of the Furby St. Fire recently there are lots of people still displaced or have nowhere, units there were deeply affordable, will you have something for them?
- Will Ethical Death Care have to move locations?
- 224 Colony building is a semi seniors' unit. It is very affordable with 540 sq. ft for about $650/m. It is 55+ geared and run by a board of directors. It is a non-smoking building with some tenants grandfathered in. Bridges management owns it but sometimes there are problems in the building, but the units are so affordable.
- Once the new building on Colony St. was built the tenants at 224 Colony had more transients, lots more trespassing, will that happen when this building goes up?
- Having a fenced/gated entry would be a great idea to prevent trespassers.
- Would like to see a recreation center for tenant and student use.
- Create a free pantry like a free little library or have it within a community kitchen with lots of large tables for the tenants to gather and share a meal or coffee with friends in other units. This way everyone can help everyone else and things don't go to waste.
- Closest community kitchen is at Freight house on Salter/Ross
- Muse Flats tenant – lives close and wants good community outcome for all in the neighbourhood.
- Worried about increased foot traffic to Colony and store has increased traffic at Colony, concerned that this development will add to people trespassing.
- This project can help revive the store across the street.
- 2 buildings on Balmoral are a large issue, lots of crime and bad stuff going on there.

- The development is welcome, and I wish you have a successful project. One of the major challenges on good street is parking followed by vehicle damage by petty thieves. Majority of the residential units on good street do not have sufficient parking. Almost on a daily basis we see several cars that have been broken into and this discourages a lot of potential and existing residents; because it has negative impact on insurance and no guarantees it won't be broken weekly. Please, I am interested in more information on the commercial unit and types of businesses it is open to. How long is the duration of the proposed construction Project and when will it commence.