

# PUBLIC WORKSHOP#1

## TONIGHT'S AGENDA

6:00 – 6:30 Registration & View the Panels

6:30 – 7:00 Presentation

7:00 – 8:00 Table breakout group  
discussions

8:00 – 8:30 Groups report back

8:30 Wrap up and next steps

# 104 AVENUE

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## CORRIDOR PLAN

# TONIGHT'S PRESENTATION

1. Project Overview
2. The Context
3. What We've Seen and Heard So Far
4. Thoughts about Future Change
5. Breakout Group Discussions

104 AVENUE  
CORRIDOR PLAN



PROJECT UPDATES

[edmonton.ca/104AvenueCorridorPlan](http://edmonton.ca/104AvenueCorridorPlan)

104 AVENUE  
CORRIDOR PLAN

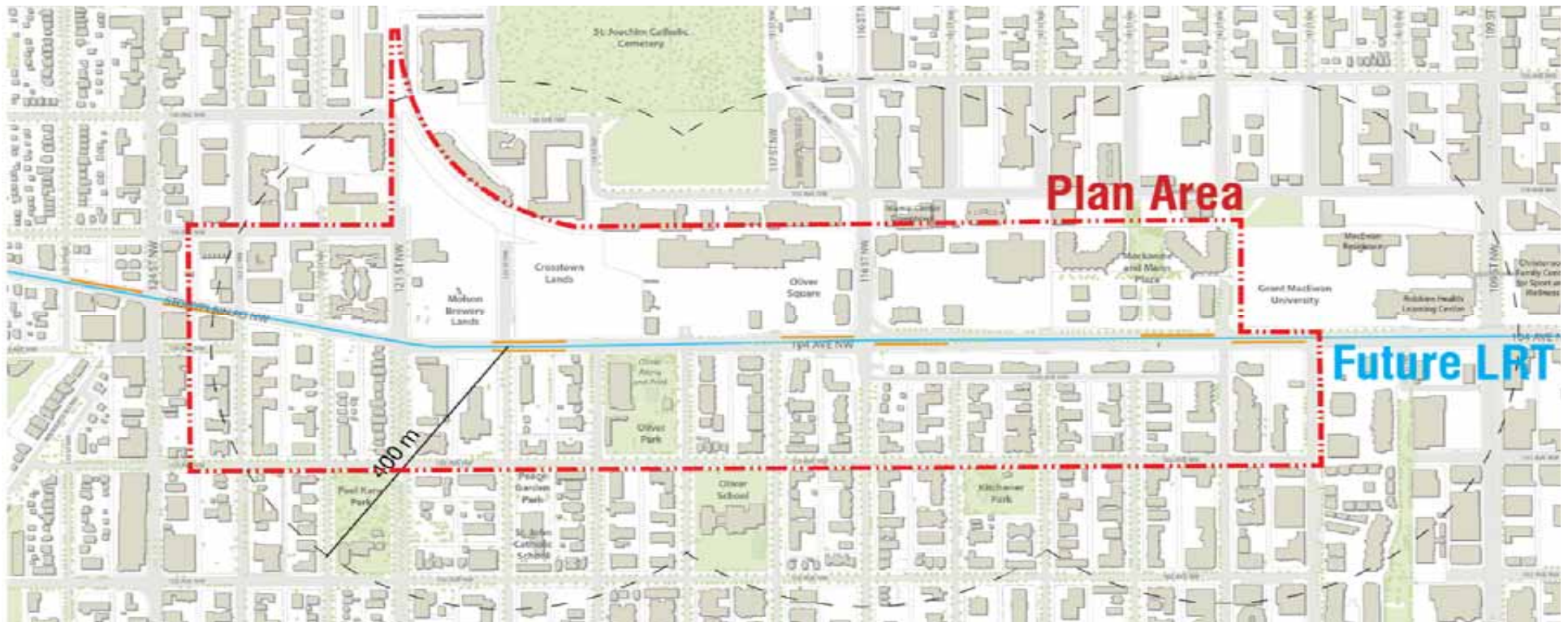
# PROJECT OVERVIEW

104 AVENUE  
CORRIDOR PLAN



## Meeting Purpose:

**Your Opinions** on what you like and do not like about the corridor.



Welcome



## **Plan Purpose:**

To develop a vision and series of directions for 104 Avenue between 111 and 123 Streets that support transit oriented development around the three future LRT stations and along the corridor.



Welcome

## What do we plan on accomplishing?

- a framework and implementation strategies for future transit oriented development.
- recommendations for the following:
  - Where and how redevelopment should occur along the corridor
  - The location and design of land uses
  - Investments in public realm such as improved streetscapes or new open spaces
  - Opportunities to enhance mobility



## Corridor Planning

## What we are not doing?

- Decide LRT alignment
- Decide LRT technology
- Decide LRT station location

*All have been passed by Council*

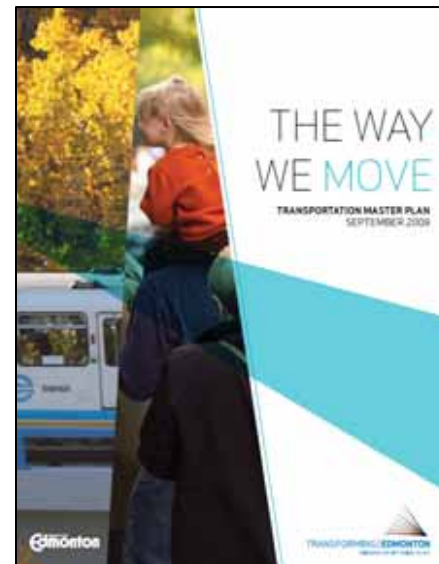
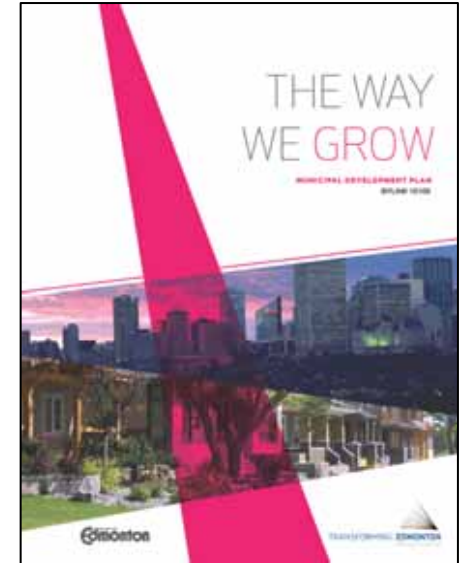


## Corridor Planning



## Why now?

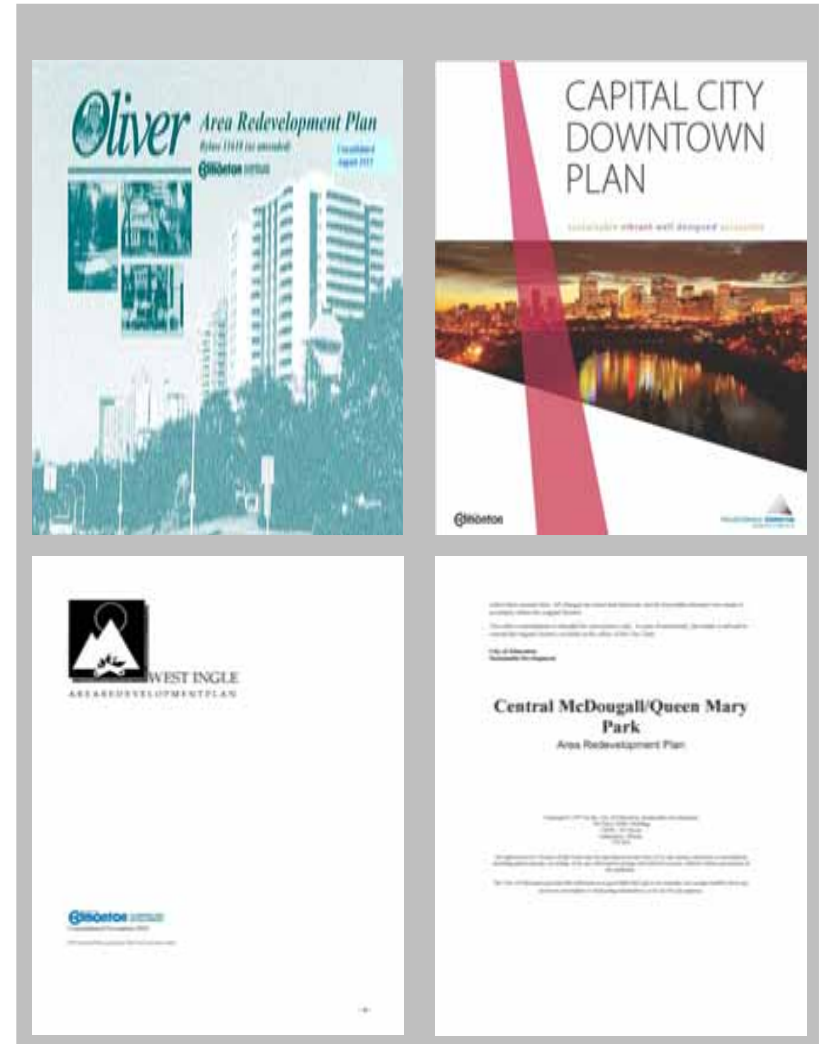
- Council Motion in 2013
- Current Policy Framework
  - Transform urban form
  - Shift transportation modes
  - Improve liveability
  - Preserve and sustain the environment
  - Ensure financial stability



## Prioritizing TOD – City of Edmonton Policy Framework

## Where will the Corridor Plan fit in?

- Amendment to Oliver Area Redevelopment Plan
- or
- A separate ARP for the Corridor



## Area Redevelopment Plans

- Determines the location and design of new transit-oriented land uses
- Establishes a clear vision for future development within Corridor
- Council approved Plan



## Corridor Planning



### **City of Edmonton**

Travis Pawlyk, Michael Strong, Kelly Bennett



### **Urban Strategies Inc.**

Mark Reid, Melanie Hare, Craig Lametti, Anthony Greenberg, Eva Pianezzola



### **ISL Engineering and Land Services**

Hassan Shaheen, Connie Gourley



### **Cushman & Wakefield**

Julian Colman, Andrew Browning

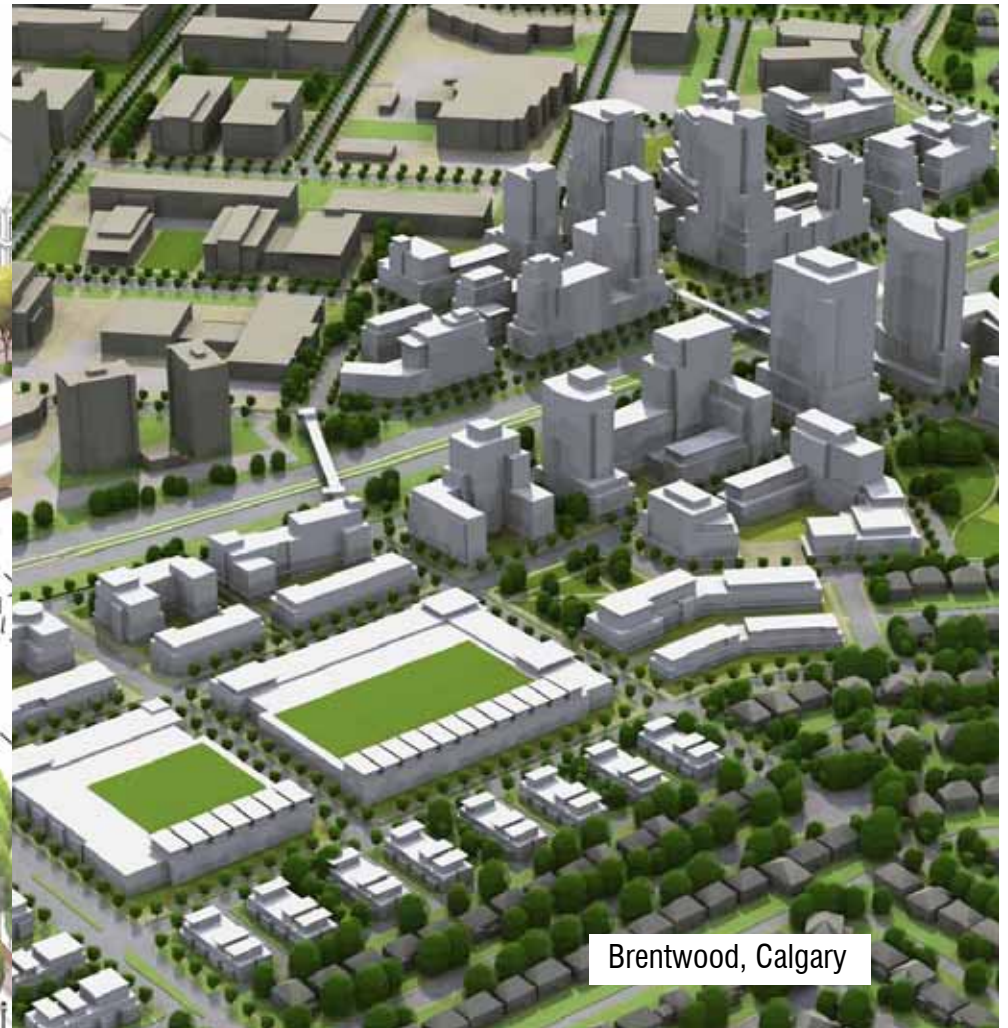
The Project Team



**Urban Strategies** is a leading edge urban design and planning firm based in Toronto, which specializes in shaping and enhancing urban places of all scales through strategic actions, holistic design and consensus-driven solutions.



Thornhill, Ontario



Brentwood, Calgary

The Project Team: Urban Strategies



**ISL Engineering and Land Services** are consulting engineers and land services professionals who are committed to inspiring sustainable thinking in transportation, land and water projects for the public and private sectors.



The Project Team: ISL Engineering and Land Services

**Cushman & Wakefield** is the world's largest privately held commercial real estate services firm. The company advises and represents clients on all aspects of property occupancy and investment, and has established a preeminent position in the world's major markets



Weston Station Plan

The Project Team: Cushman & Wakefield



● – We are here



opportunities for public involvement

## The Project Timeline

# THE CONTEXT

104 AVENUE  
CORRIDOR PLAN







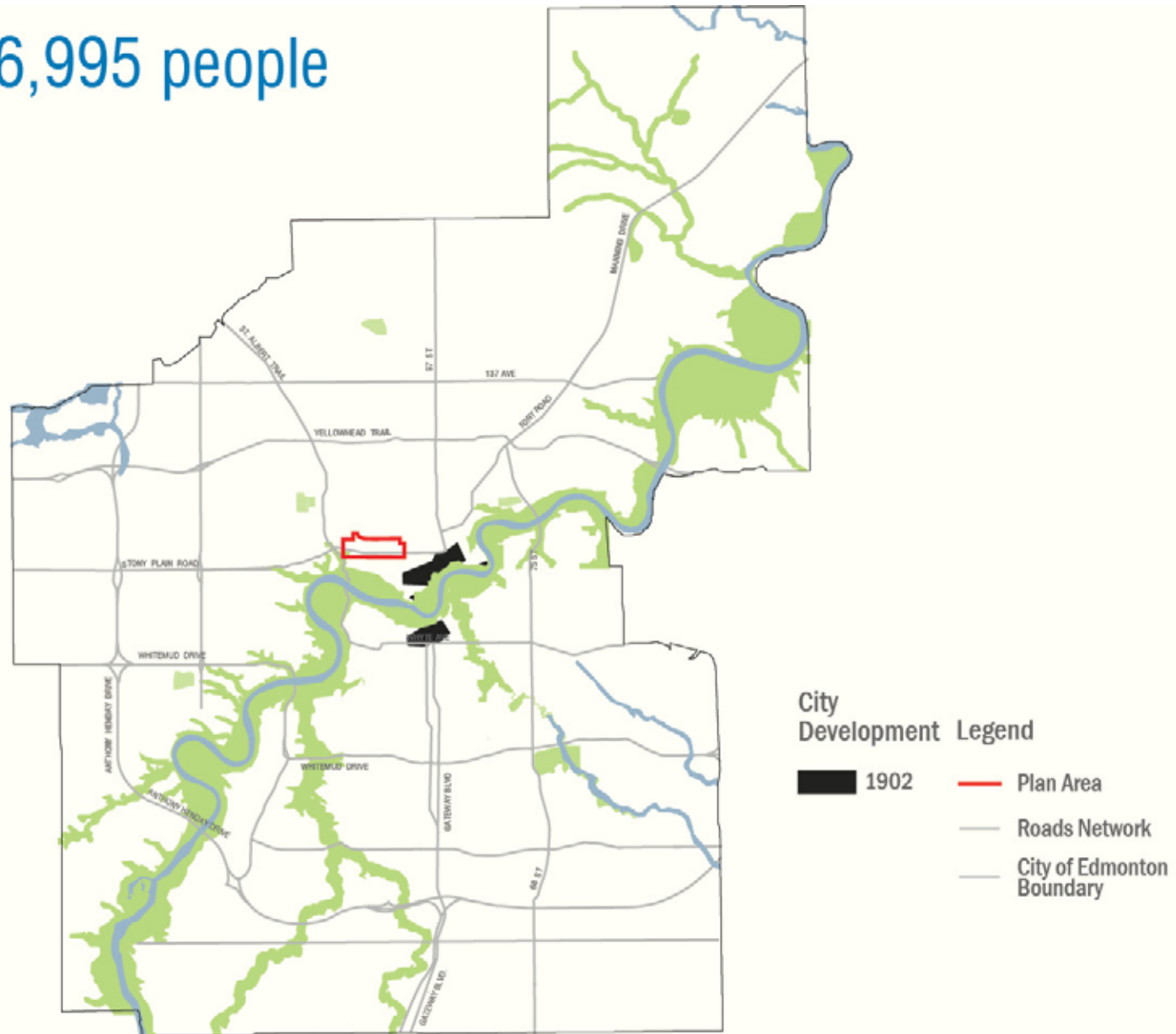
## Areas of Influence





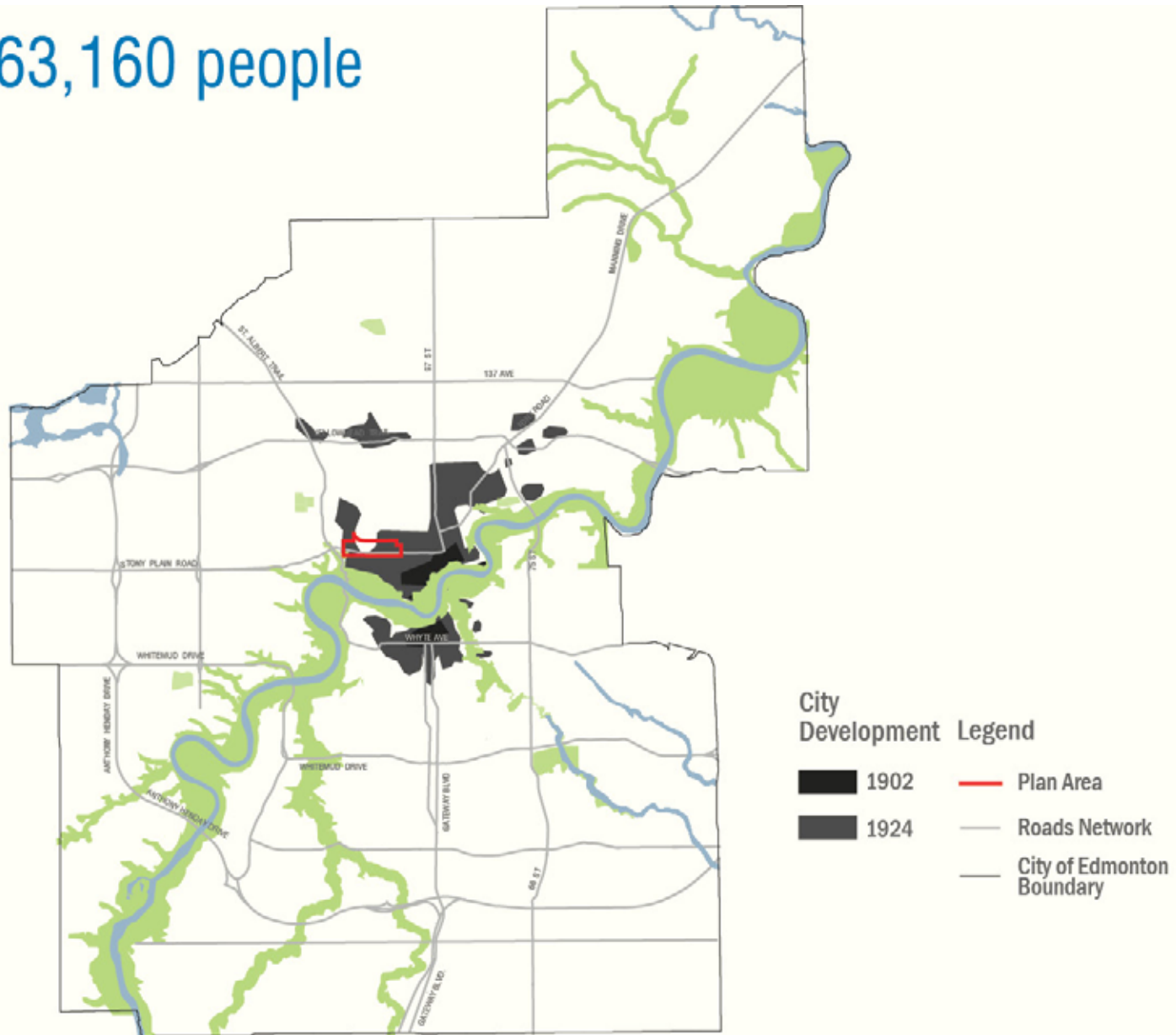
How has the City grown over the years?

1902 / 6,995 people



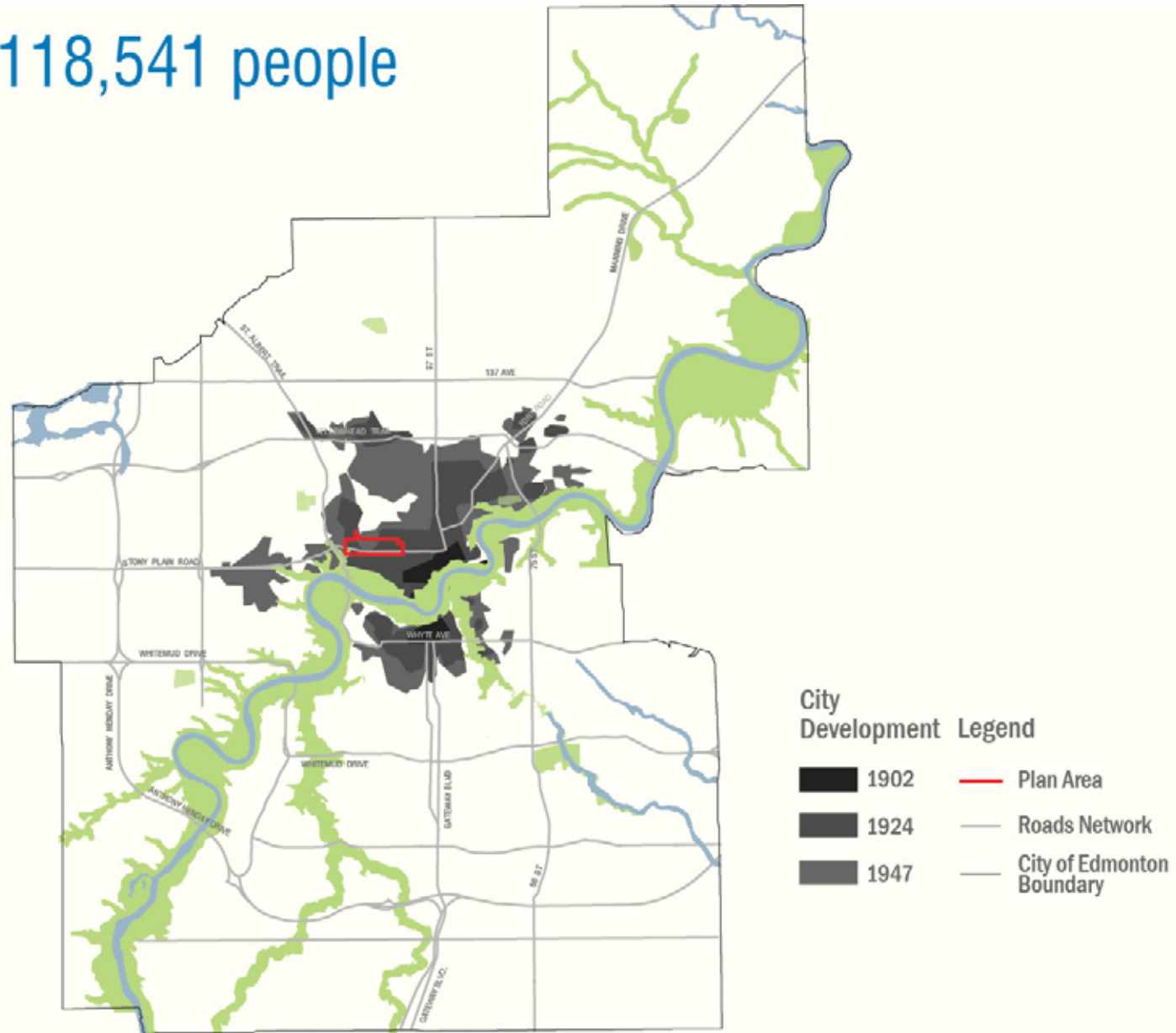
How has the City grown over the years?

1924 / 63,160 people



How has the City grown over the years?

1947 / 118,541 people

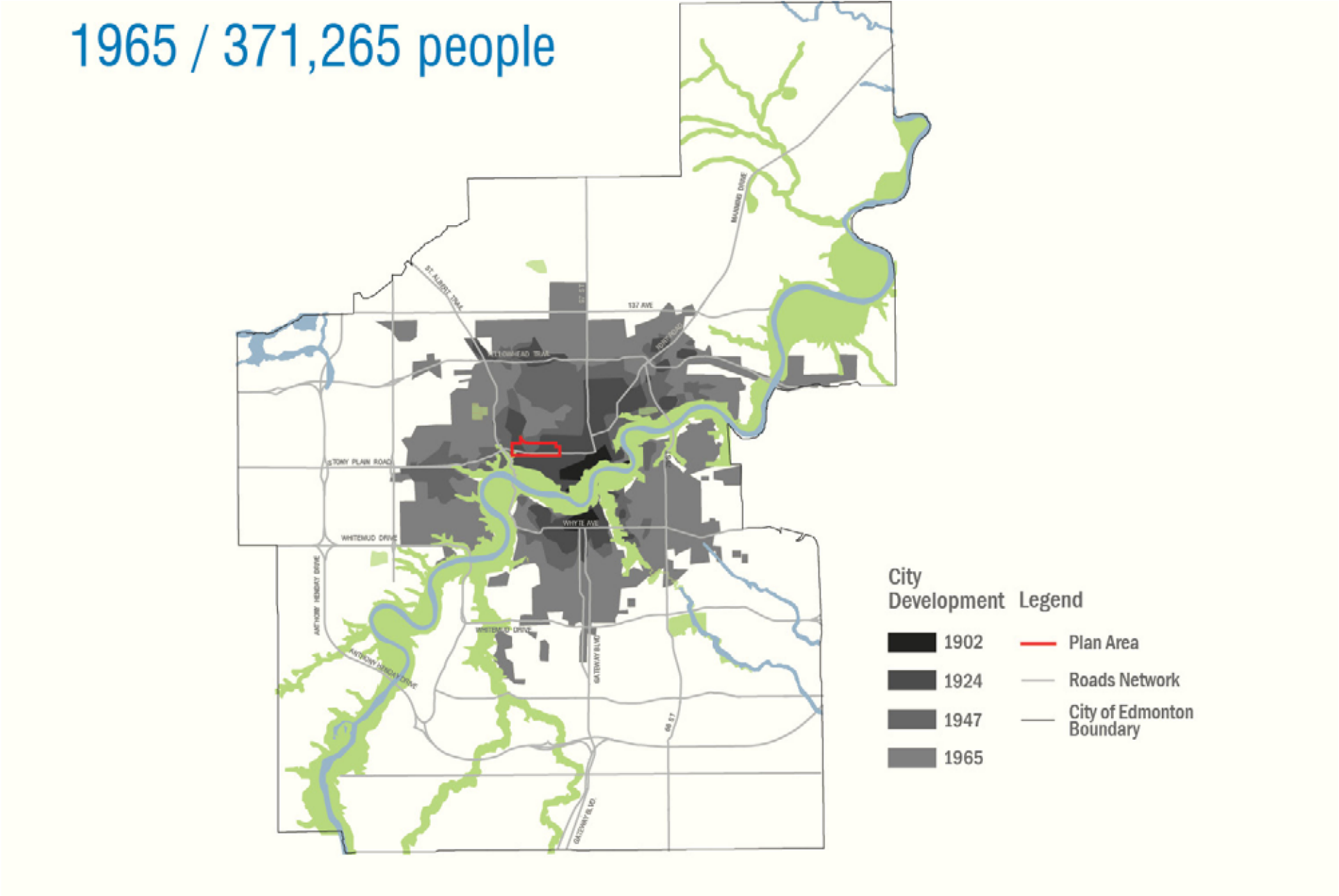


How has the City grown over the years?

1965 / 371,265 people

City Development Legend

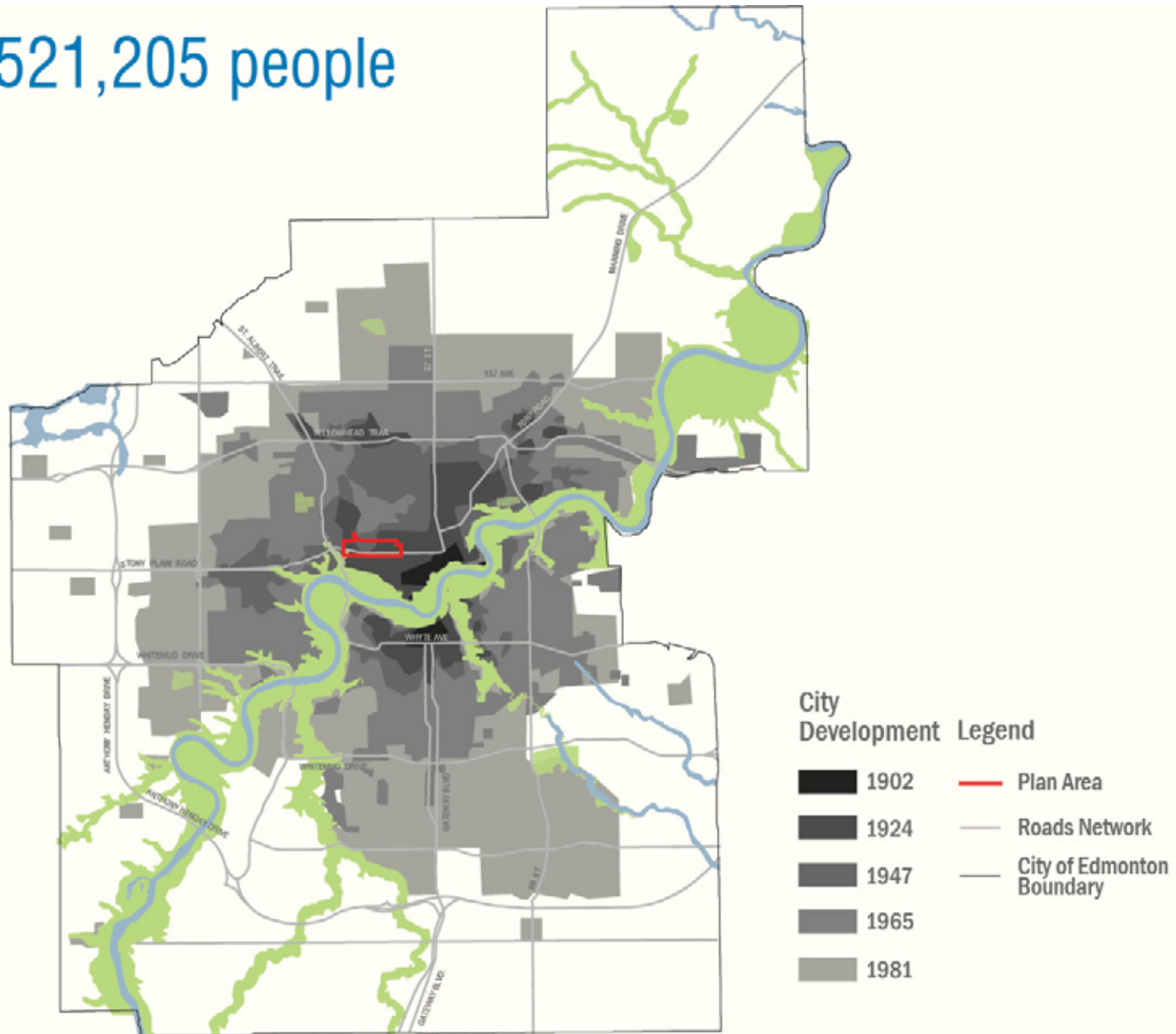
- 1902
- 1924
- 1947
- 1965
- Plan Area
- Roads Network
- City of Edmonton Boundary



## How has the City grown over the years?



1981 / 521,205 people



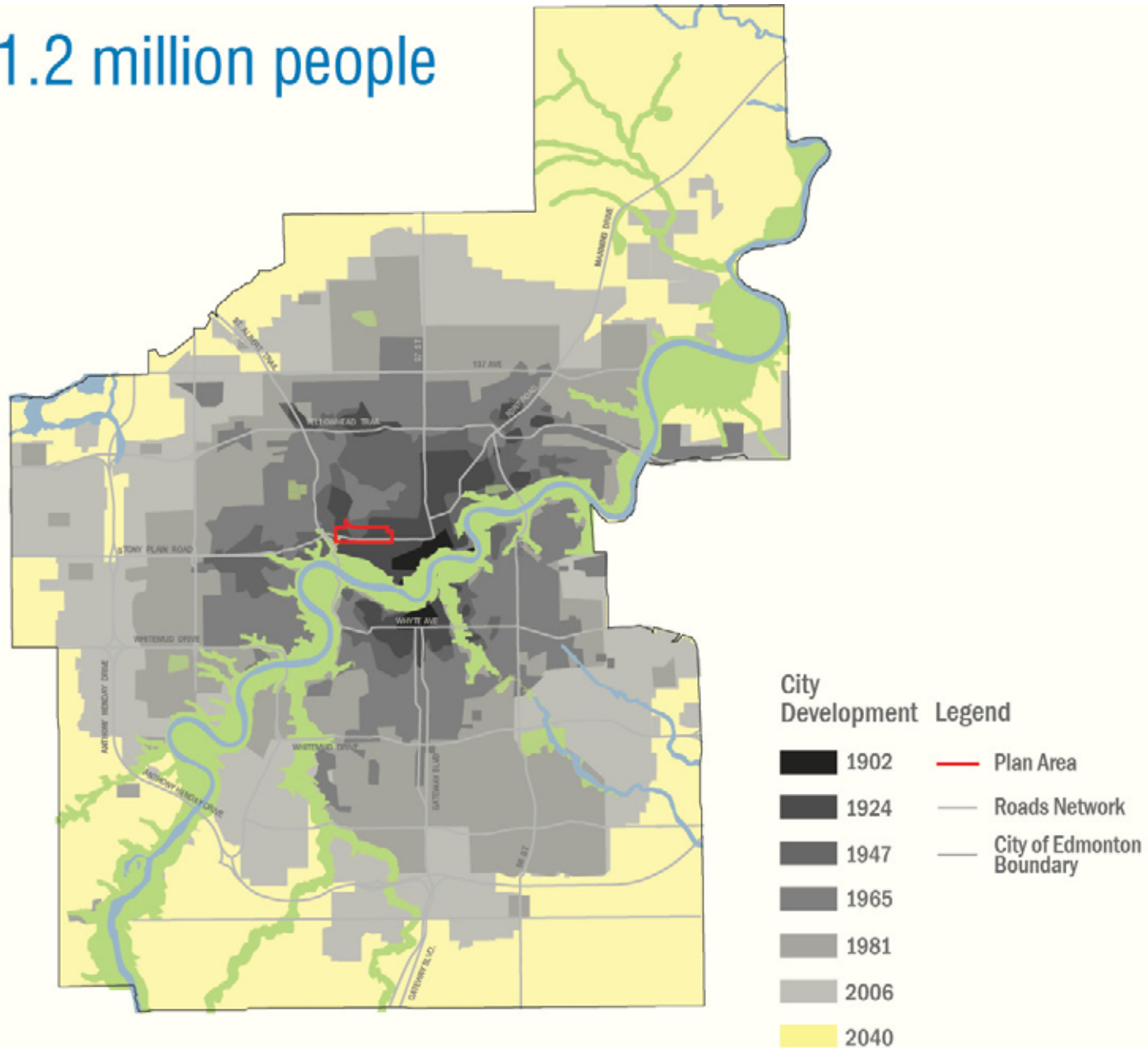
How has the City grown over the years?

2006 / 740,041 people



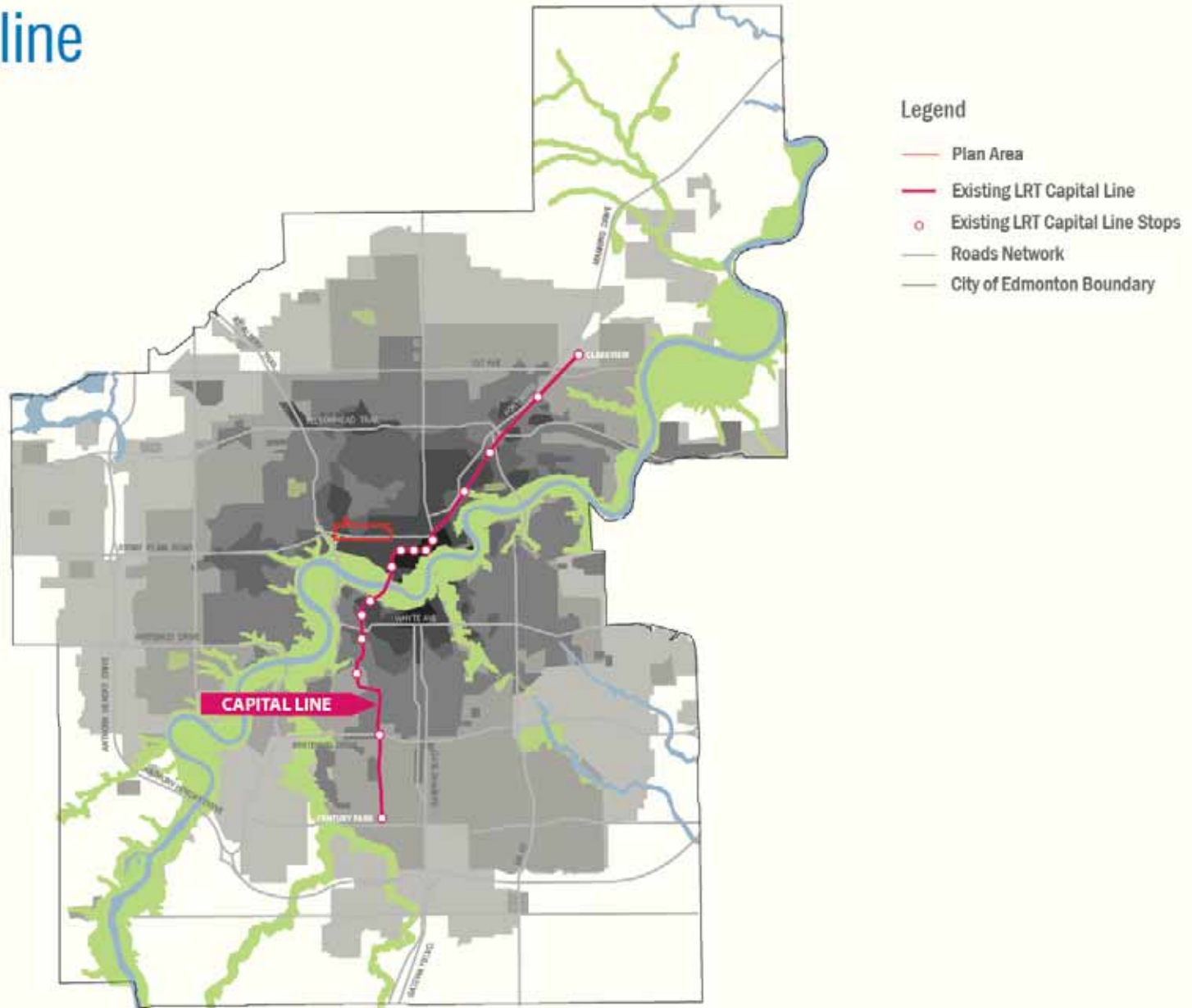
## How has the City grown over the years?

2040 / 1.2 million people



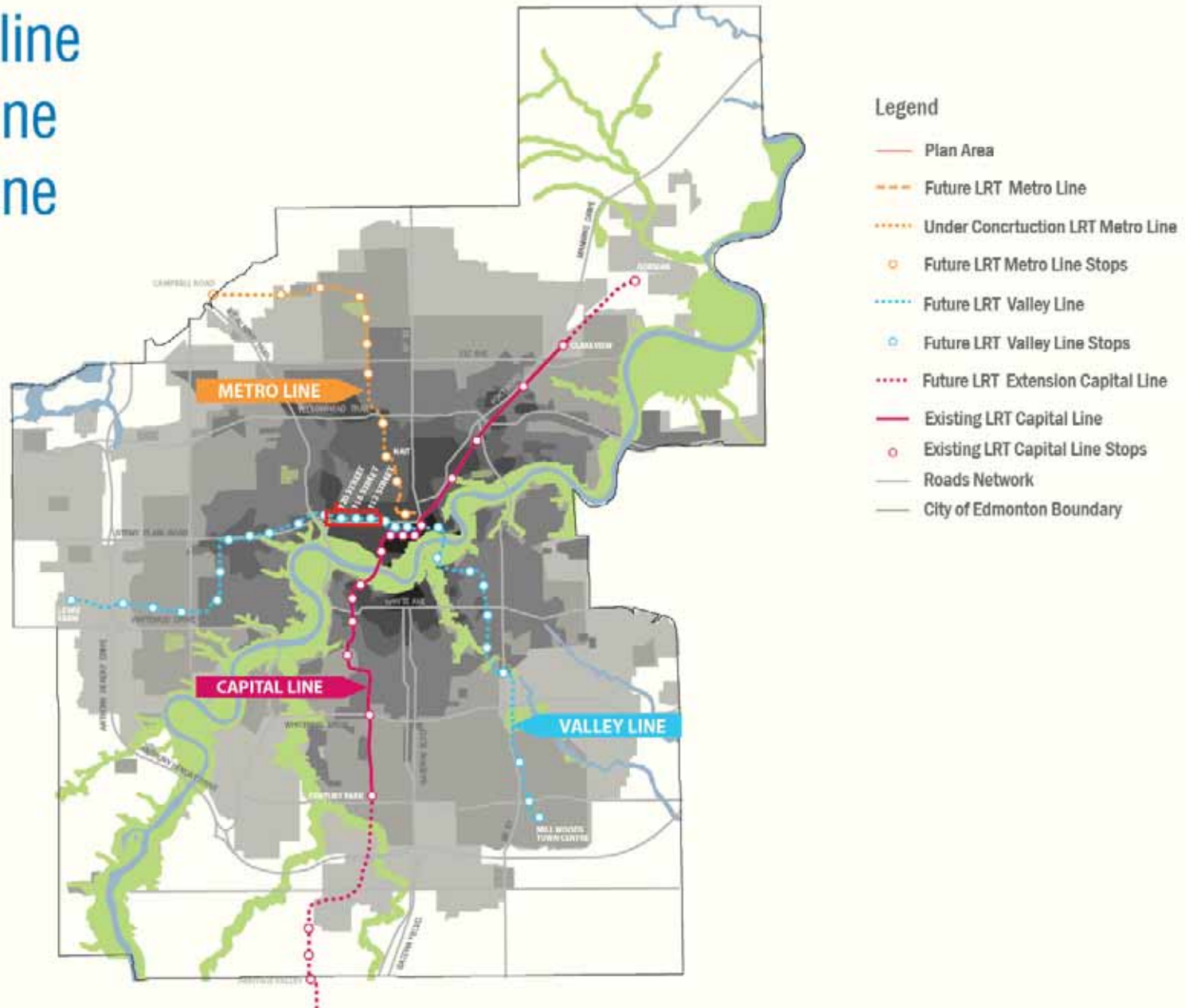
## Future growth

## Capital line



## Growth is planned along the LRT

# Capital line Metro line Valley line



Growth is anticipated along future LRT routes





Rendering of future Churchill Square Station on the Valley Line

## The New Valley Line LRT: Low Floor Technology

Neighbourhood

New Neighbourhood

Enhanced Neighbourhood

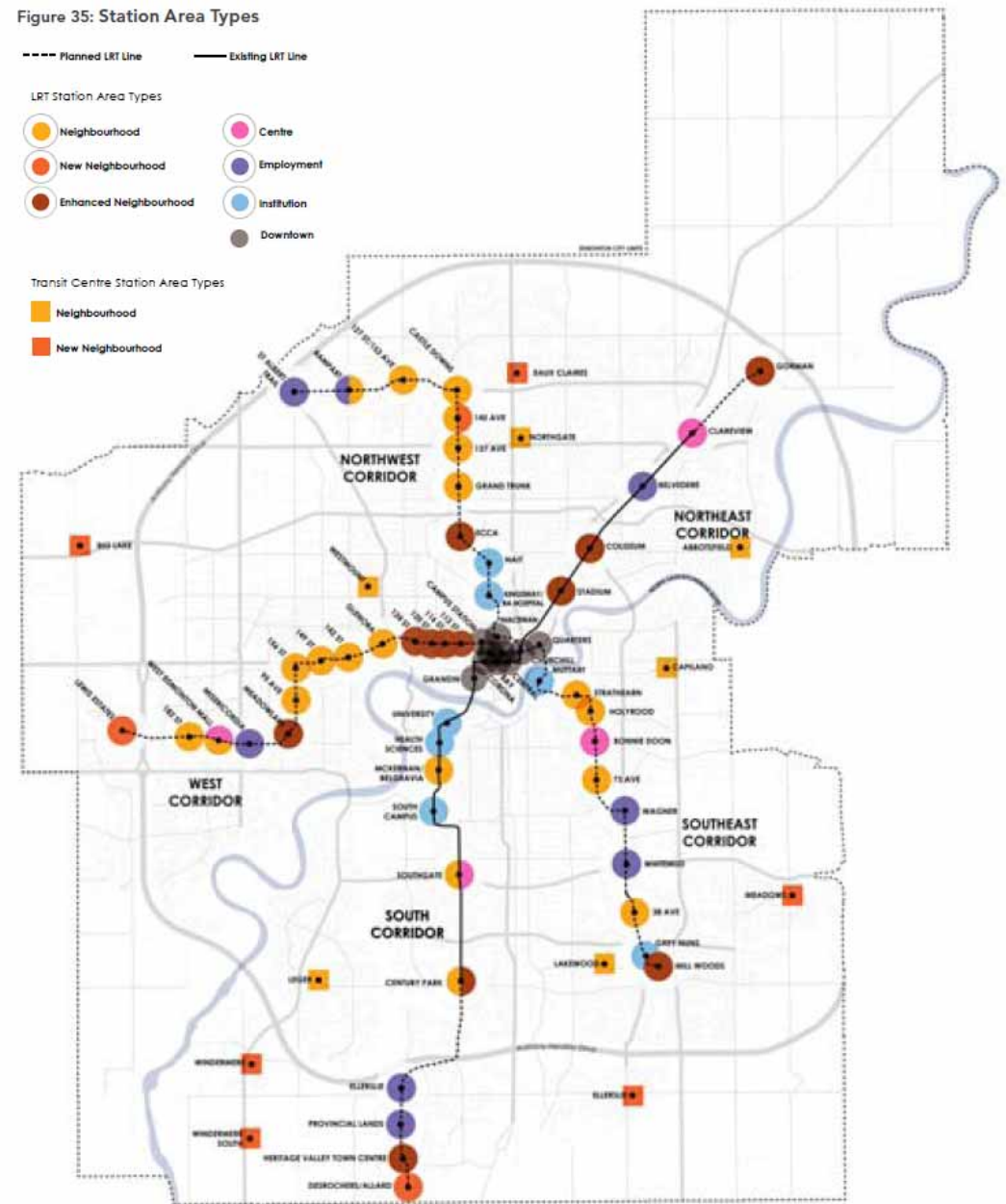
Centre

Employment

Institution/Recreation

Downtown

Figure 35: Station Area Types

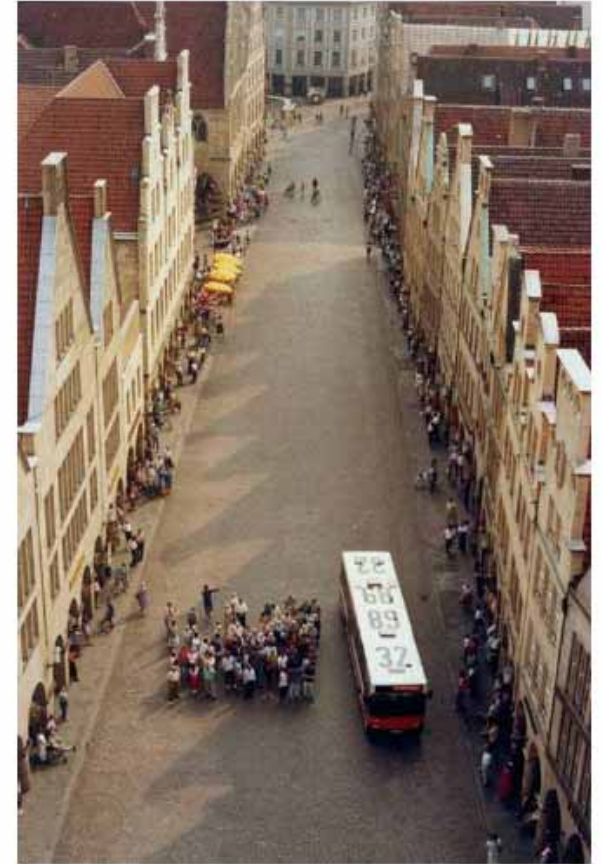


The Station Area Types



LRT is a smart alternative for getting around





Cars take up a lot of space



St Paul /  
Minneapolis



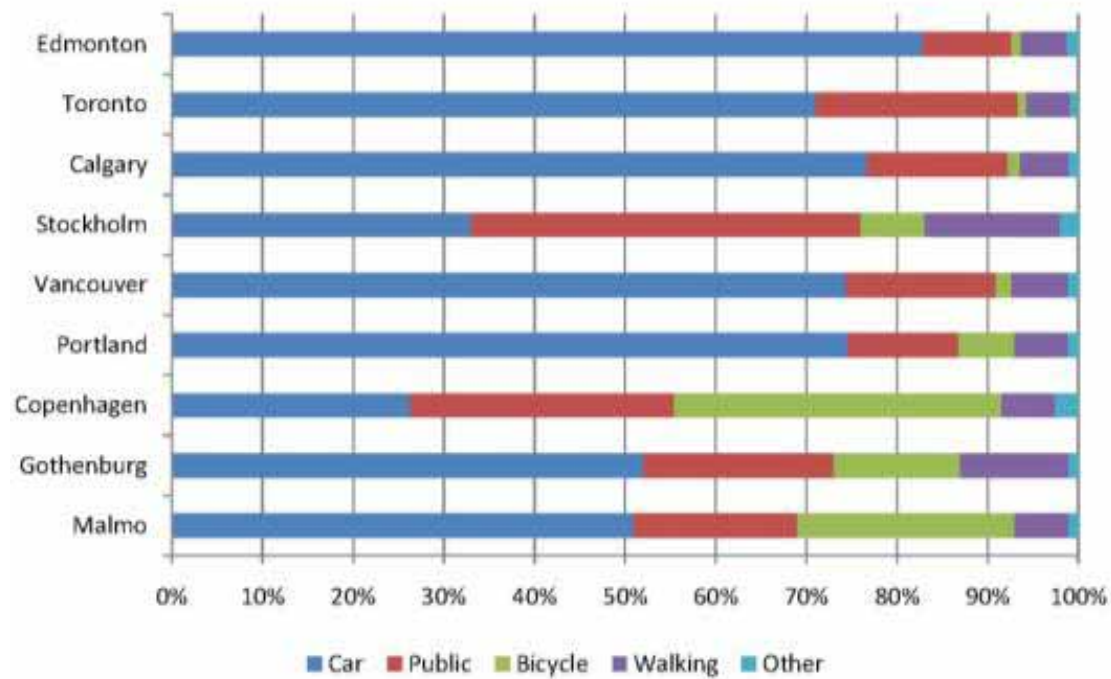
Toronto



Seattle



Transit is a catalyst for neighbourhood reinvestment in leading cities



Transportation also means something different for every city





The goal is to create complete communities that support transit use



- 
- Brings new vitality, energy and positive physical change to the city and neighbourhood
  - Fosters vibrant, safe, and complete communities
  - Makes efficient use of existing land and infrastructure
  - Counters sprawl through the introduction of mixed use compact development
  - Provides increased housing diversity
  - Creates opportunities to live and work
  - Potential to support continued economic and community development at the local level
  - Makes efficient use of municipal infrastructure
  - Enhances public spaces for casual social interactions
  - Promotes a healthy lifestyle, through the improvement of walking and cycling infrastructure
  - Can meet several sustainability goals and assure a city's future transit-readiness

...And the benefits are significant!



# WHAT WE'VE SEEN & HEARD

104 AVENUE  
CORRIDOR PLAN



This is a neighbourhood where people walk and cycle • We need better cycling routes and connections • The plan needs to be a framework that allows for intensification over time • Connections between 104 Avenue and the surrounding neighbourhoods need to be improved – they should be welcoming, attractive and safe • The corridor touches great neighbourhoods in central locations • New development should preserve existing pedestrian routes and create new ones • Today, 104 Avenue is designed for cars • 104 Avenue is an important route into Downtown • Development shouldn't turn its back on surrounding neighbourhoods • This is a great opportunity to re-knit communities together and re-envision the corridor • There's a need for more community facilities and parks with opportunities for recreational activities north of 104 Avenue • Connect the future stations to nearby retail and business areas • Existing facilities and parks need new investment

What we have heard so far...



A primarily commercial corridor...





Mature community





Next to Downtown and major institutions.



The Molson Building



Oliver Park

Well-loved parks and an important connection to history





High Street Lofts



Studio Ed



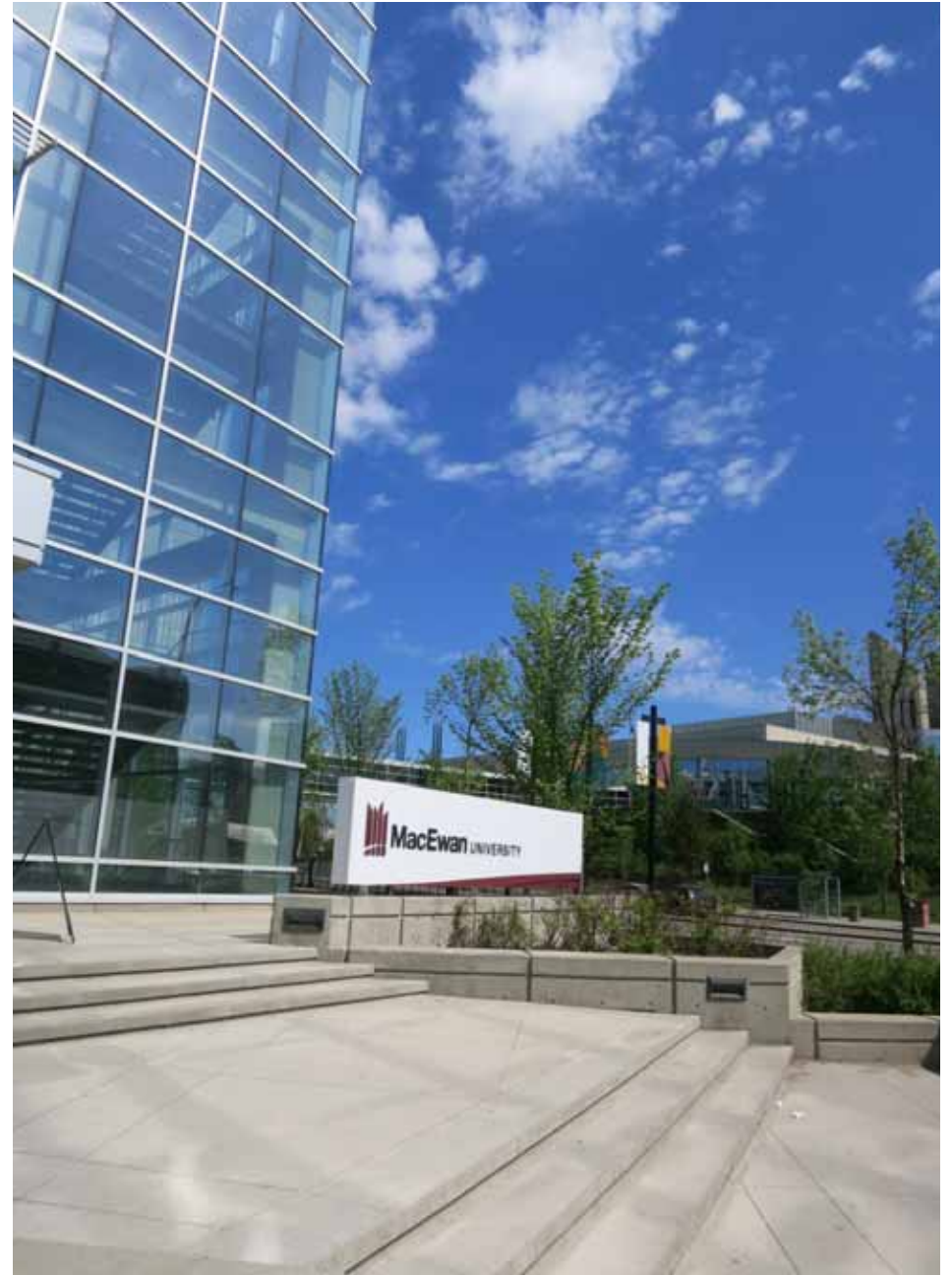
Gates on 117th



The Maxx

New people are moving to the area



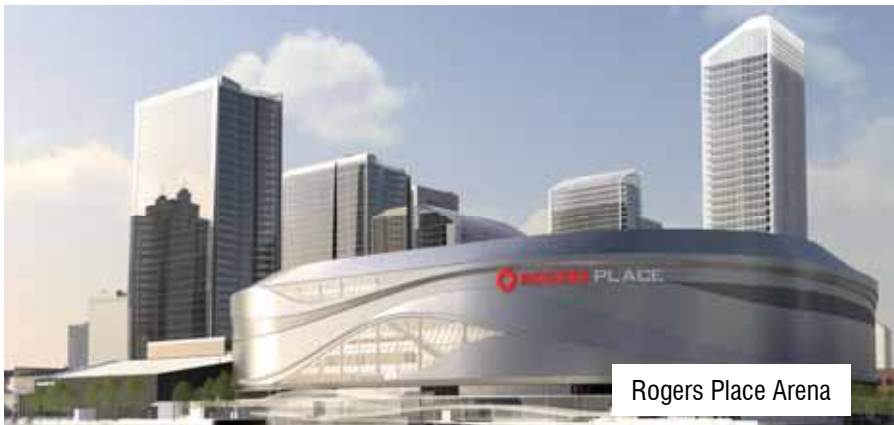


An expanding University





McEwan Centre for Arts & Communication



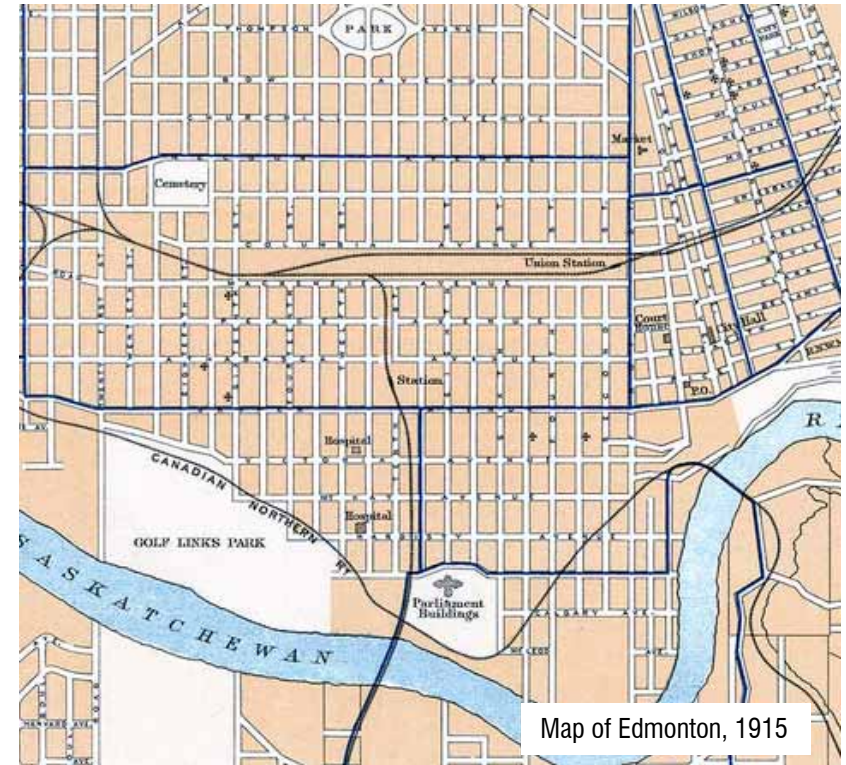
Rogers Place Arena



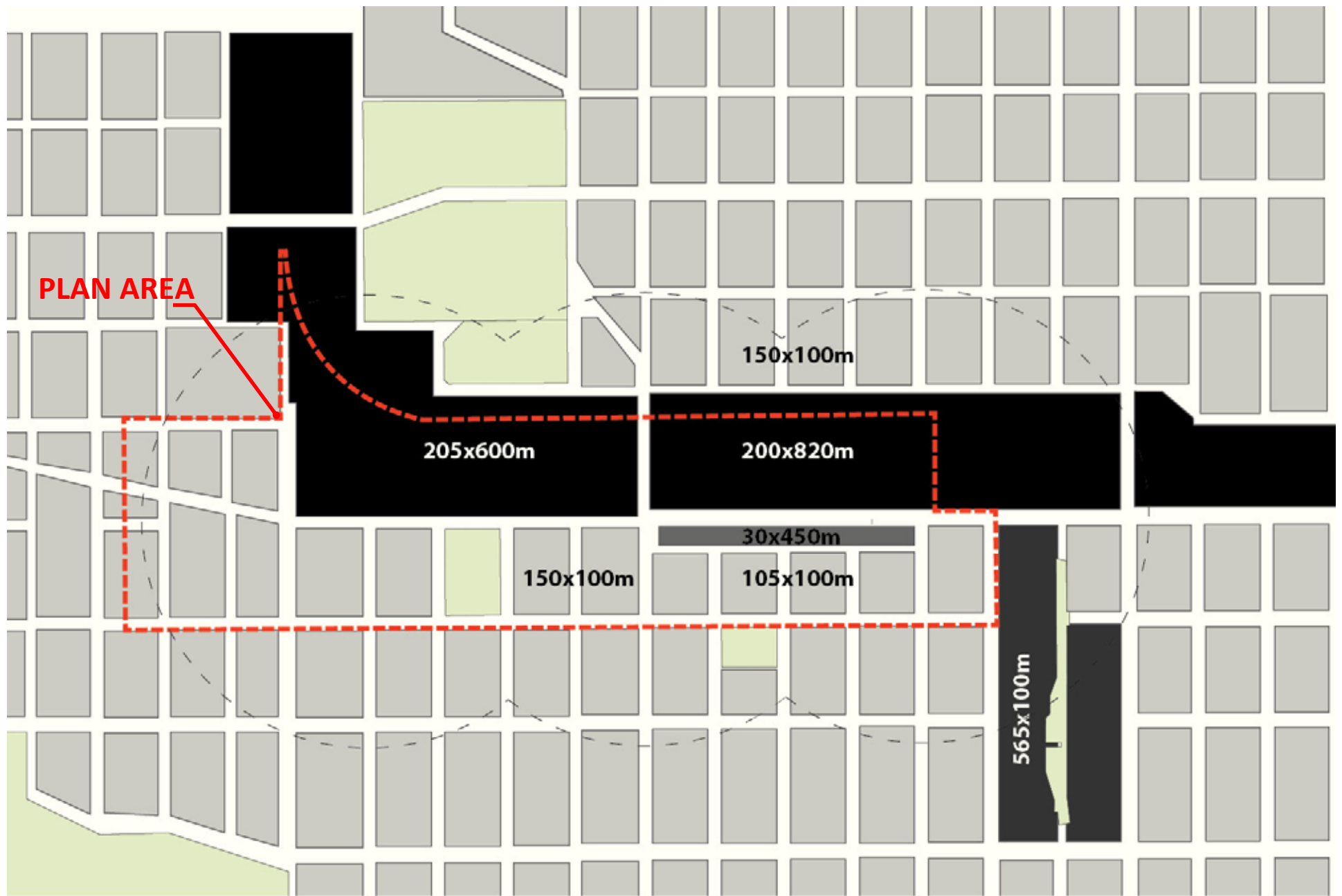
Royal Alberta Museum

## New Attractions





## Historical development



The current block pattern





Backside of Long Street Plaza

New connections haven't occurred





Oliver and Queen Mary Park are separated by a lack of connections

# WHAT WE'VE SEEN & HEARD

## **Mobility**

104 AVENUE  
CORRIDOR PLAN







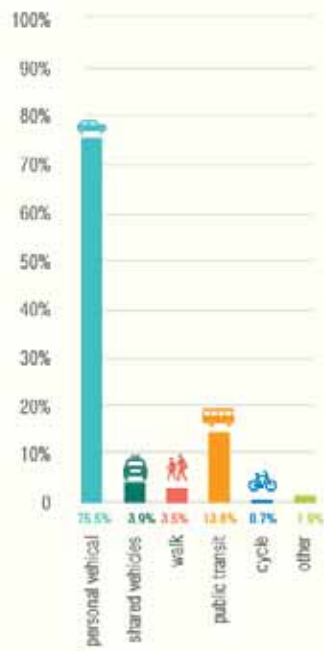
104 Avenue at 109 Street looking west

104 Avenue continues to be an important connection into the downtown for cars

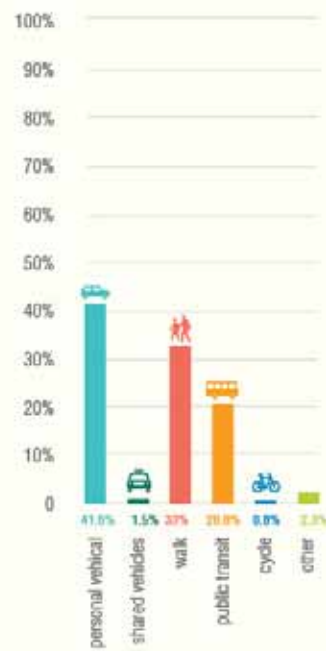




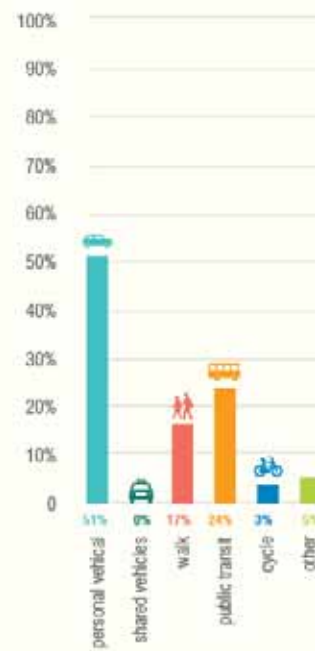
The current street network



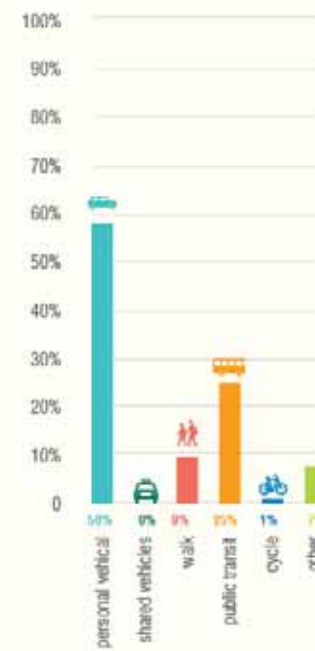
City of Edmonton



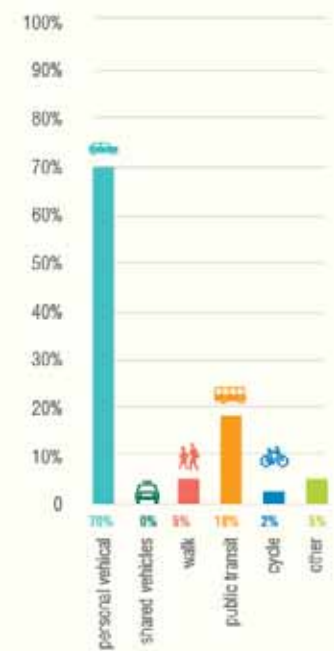
Downtown



Oliver



Queen Mary Park



Westmount

How the community gets around



The LRT will expand mobility choices





Our process needs to enhance options for pedestrians and cyclists

## Existing and planned dedicated cycling network





Multi-use trail north of Molson Site

Cycling routes make use of off-street corridors for shared paths





121 Street Dedicated Cycling Lane

Dedicated on-street facilities are located on quieter streets

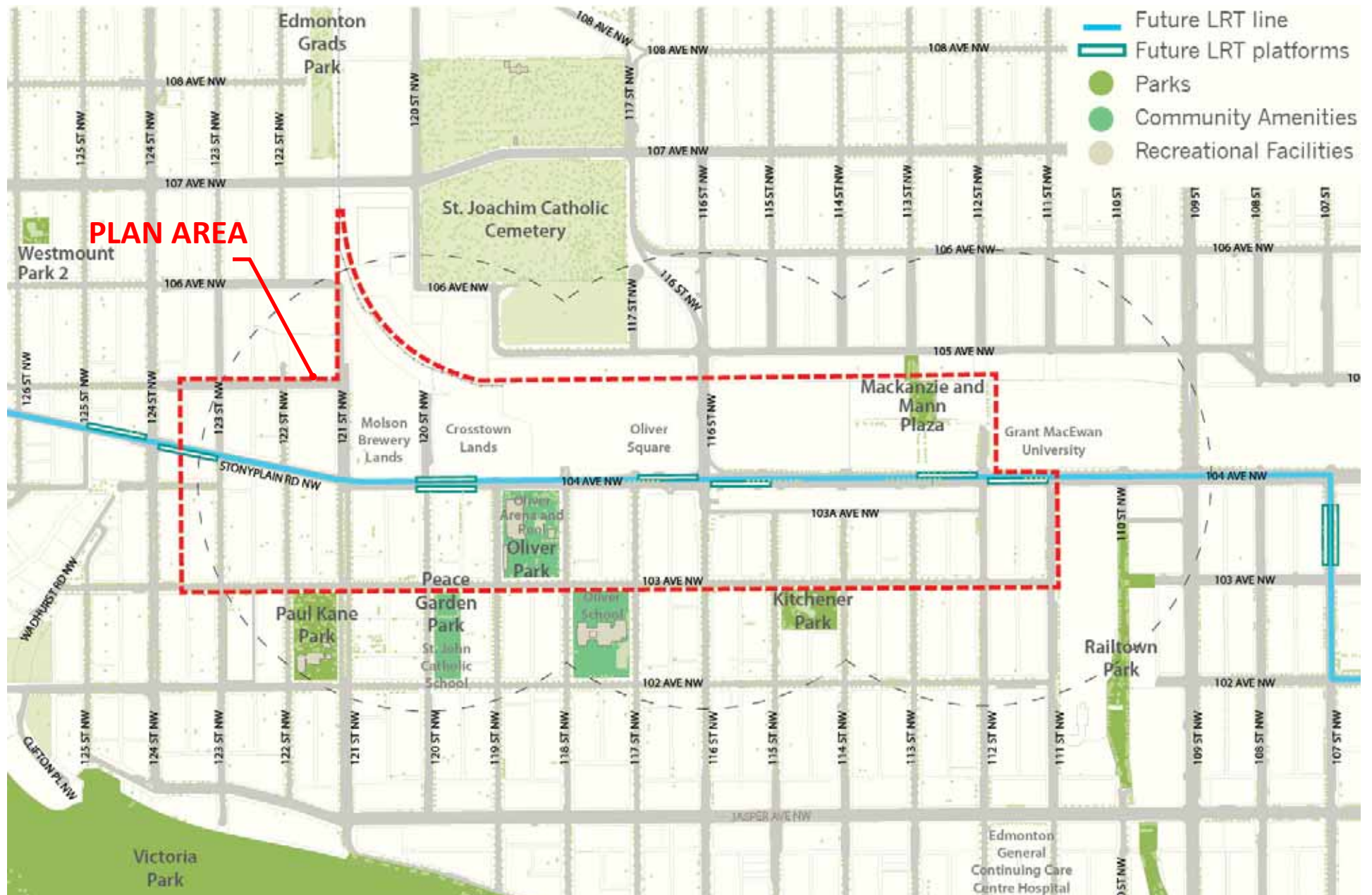
# WHAT WE'VE SEEN & HEARD

## **Parks & Open Space**

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CORRIDOR PLAN







The study area contains an uneven distribution of parks and open space





St. Joseph's Community Garden

Existing spaces are actively used





Oliver Park Arena



Oliver Park

Park improvements can enable parks to perform better





104 Avenue at 109 Street looking east

Some areas of 104 Avenue streetscape have already seen streetscape improvements





104 Avenue at 120 Street looking east

Others areas require some additional thought about pedestrian amenity and comfort along the street

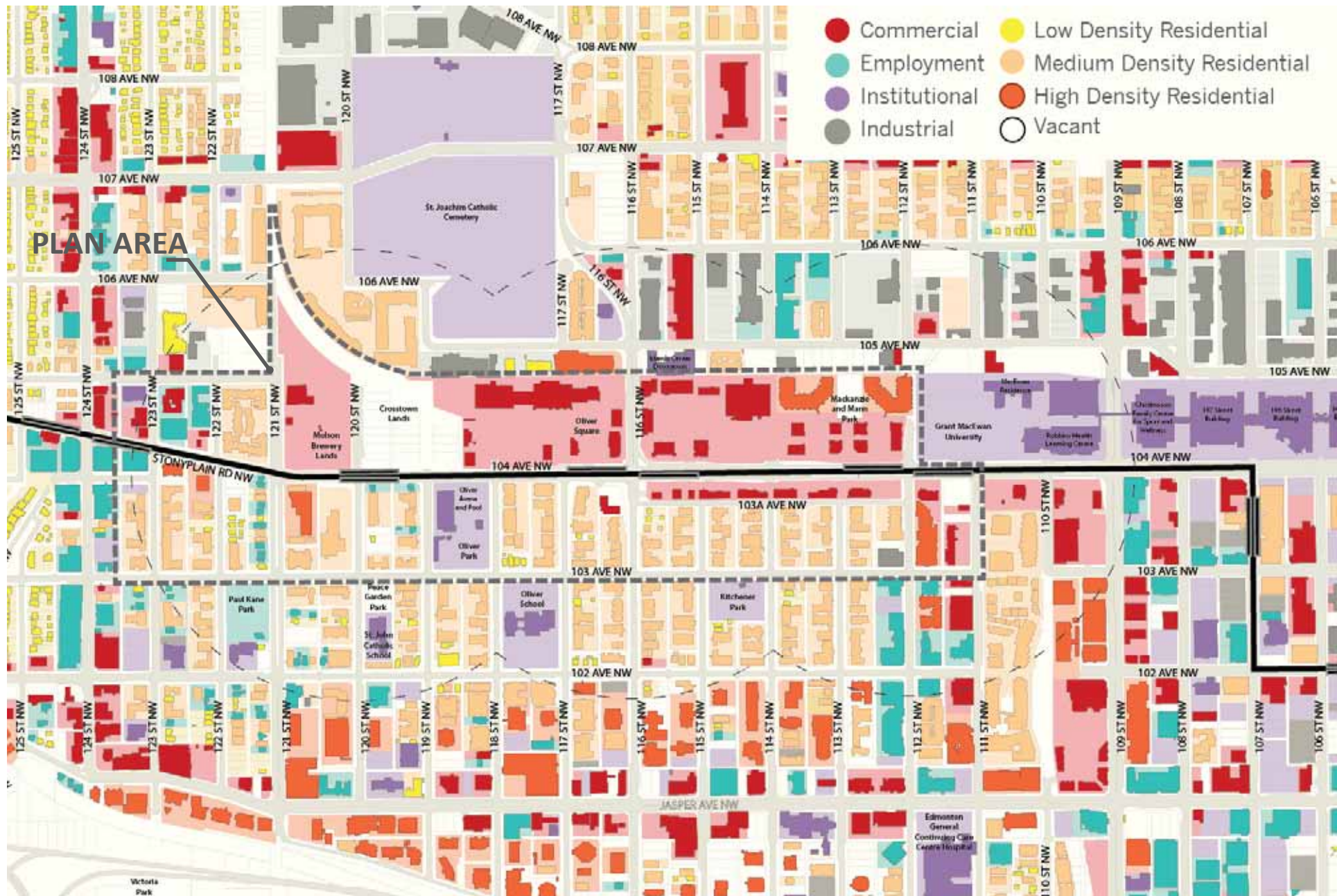
# WHAT WE'VE SEEN & HEARD

## Land Use

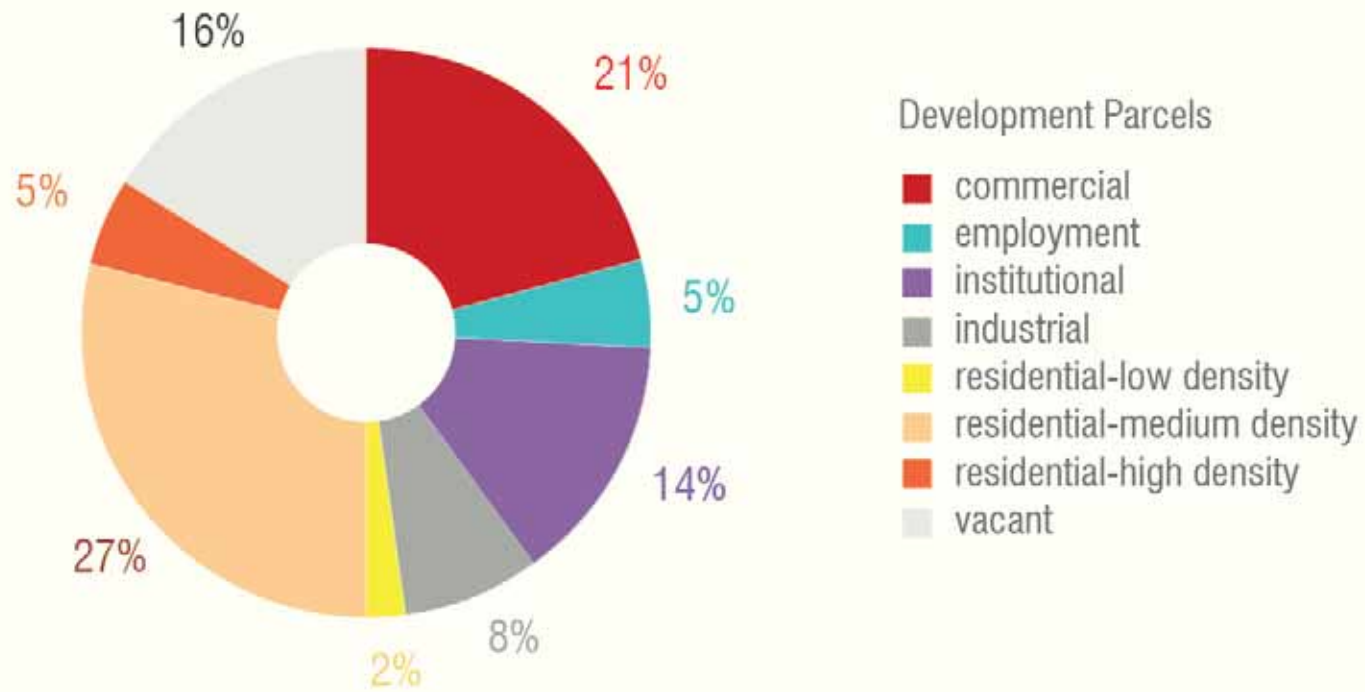
104 AVENUE  
CORRIDOR PLAN







Today's land use



A variety of uses within the study area



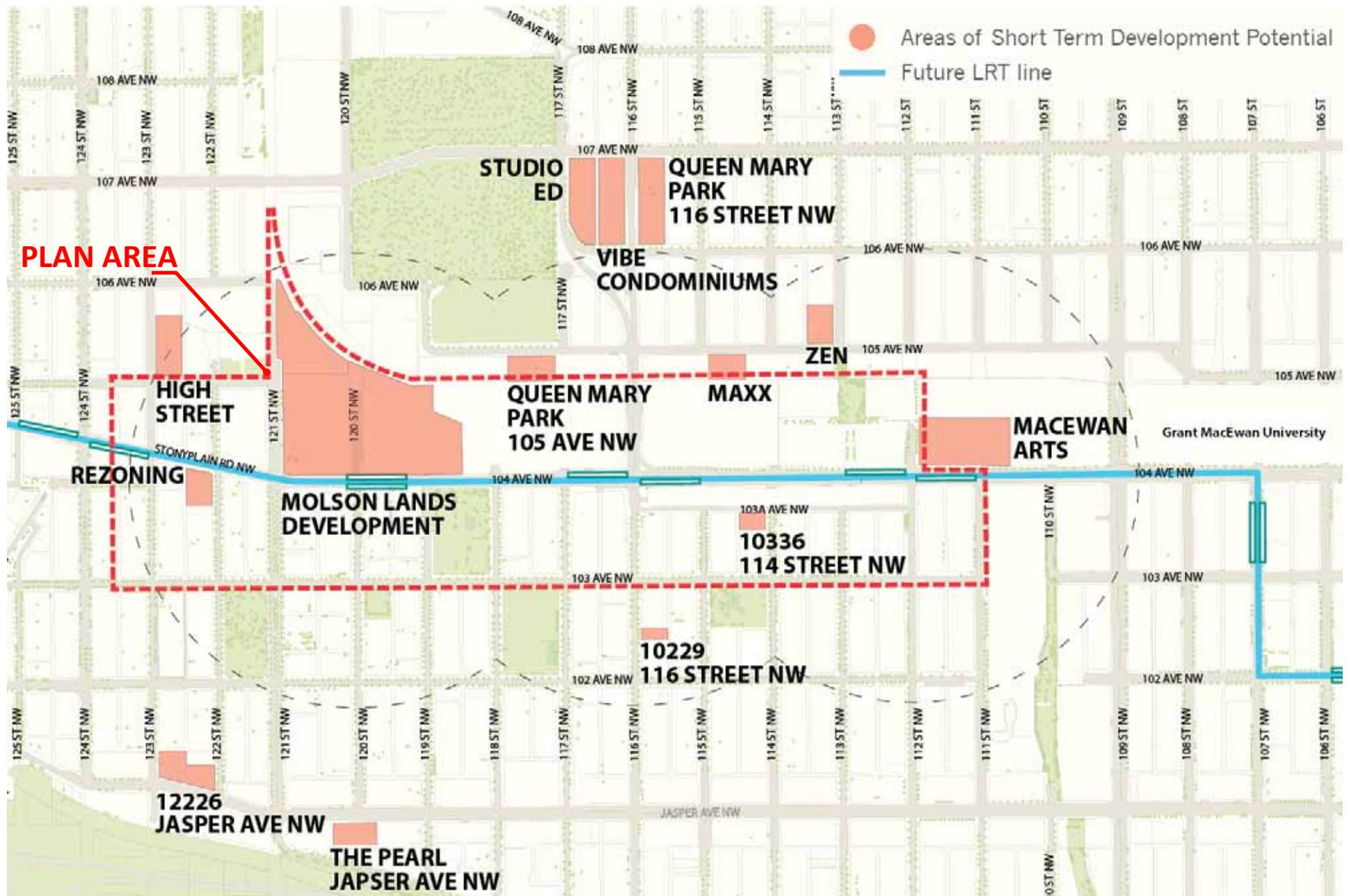


Development patterns on 104 Avenue are predominantly suburban



Buildings are pushed well back from the street edge. Cars and parking dominate. This creates a suburban character for the corridor.





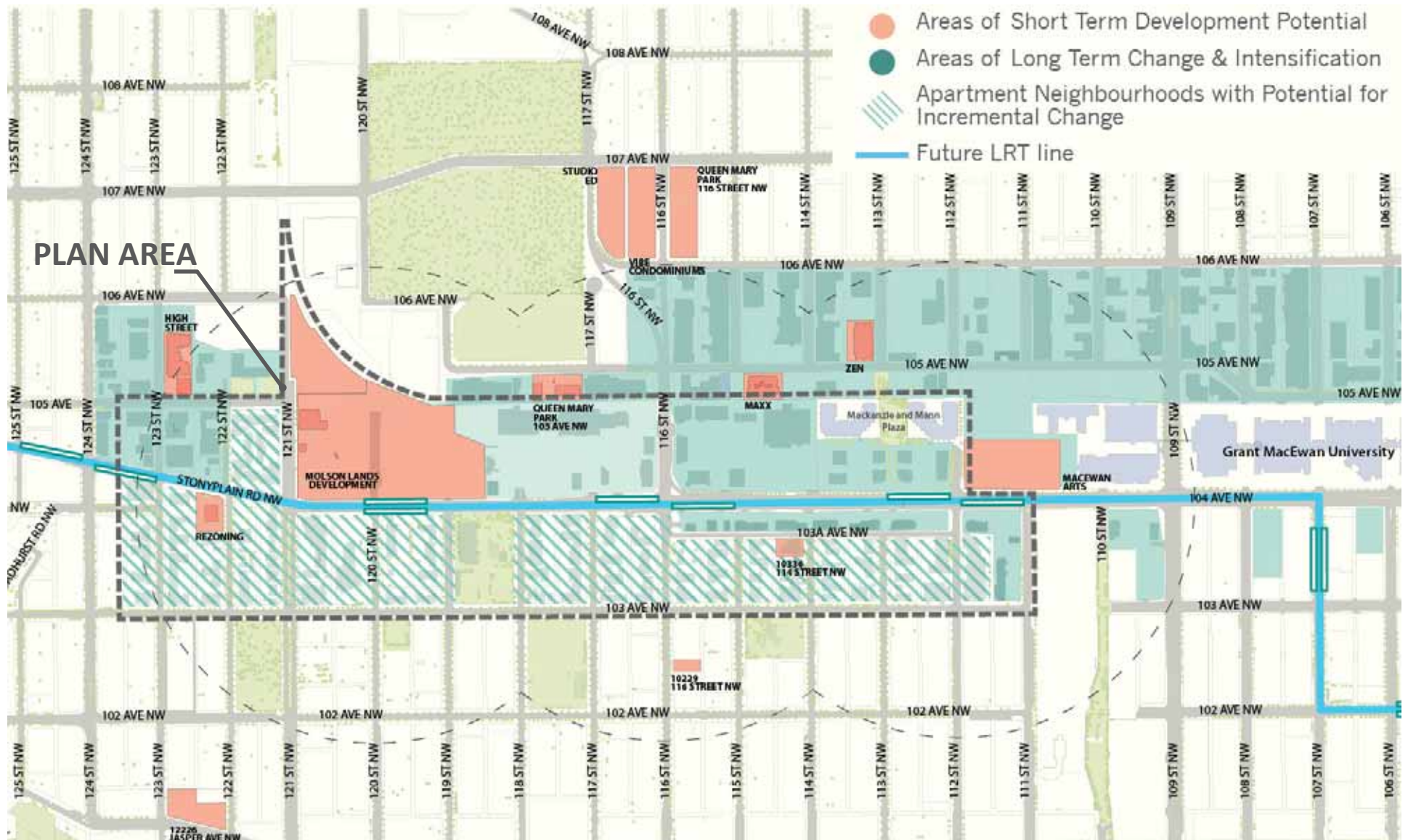
Significant new investment is occurring in and around the plan area



Former Crosstown Site Today

Redevelopment of the former Molson/Crosstown site will bring change





The study needs to anticipate where change will occur. Change will occur through redevelopment and renewal. Change will not be the same everywhere.

# THOUGHTS ABOUT FUTURE CHANGE

104 AVENUE  
CORRIDOR PLAN







Oliver Village

Can north-south connectivity be improved?





Are there gaps in the cycling network?





Toronto

What can be done to improve open spaces?





Vancouver

Are there opportunities for new housing and what form should this take?





Seattle

Can we introduce vertical mixed use?





Vancouver

How can the character of 104 Avenue be transformed with streetscaping?





How can we develop a plan to create a more complete community?



How can we develop a plan to create a more complete community?





How can we develop a plan to create a more complete community?



How can we develop a plan to create a more complete community?





How can we develop a plan to create a more complete community?

**WE WANT TO HEAR FROM YOU**

104 AVENUE  
CORRIDOR PLAN





## **Introductions**

Break into groups

Introduce yourselves to your neighbours

Select a speaker who will be responsible for reporting back for your group

## **Brainstorming**

Work your way through the workbook questions (spending approximately 20min per section)

Record your thoughts in your workbooks

Workbooks are to be left at the tables

## **Reporting**

The speaker will report back on the highlights of the group's discussion

## **Next Steps**

The project team will wrap up the session and discuss next steps

**Break-out Session**

**THANK YOU!**

104 AVENUE  
CORRIDOR PLAN

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