

# 104 AVENUE CORRIDOR PLAN

The City of Edmonton is planning for a more sustainable future by encouraging Transit Oriented Development (TOD) around existing and future Light Rail Transit (LRT) stations. In May 2014, the City initiated planning for the Oliver portion of the 104 Avenue corridor. The 104 Avenue Corridor Plan will consist of a vision and series of directions for 104 Avenue between 111 and 123 street. The plan will provide a framework for future transit-oriented development including recommendations for the character and type of new development, open space, and mobility.

## Public Workshop #1 - June 23, 2014

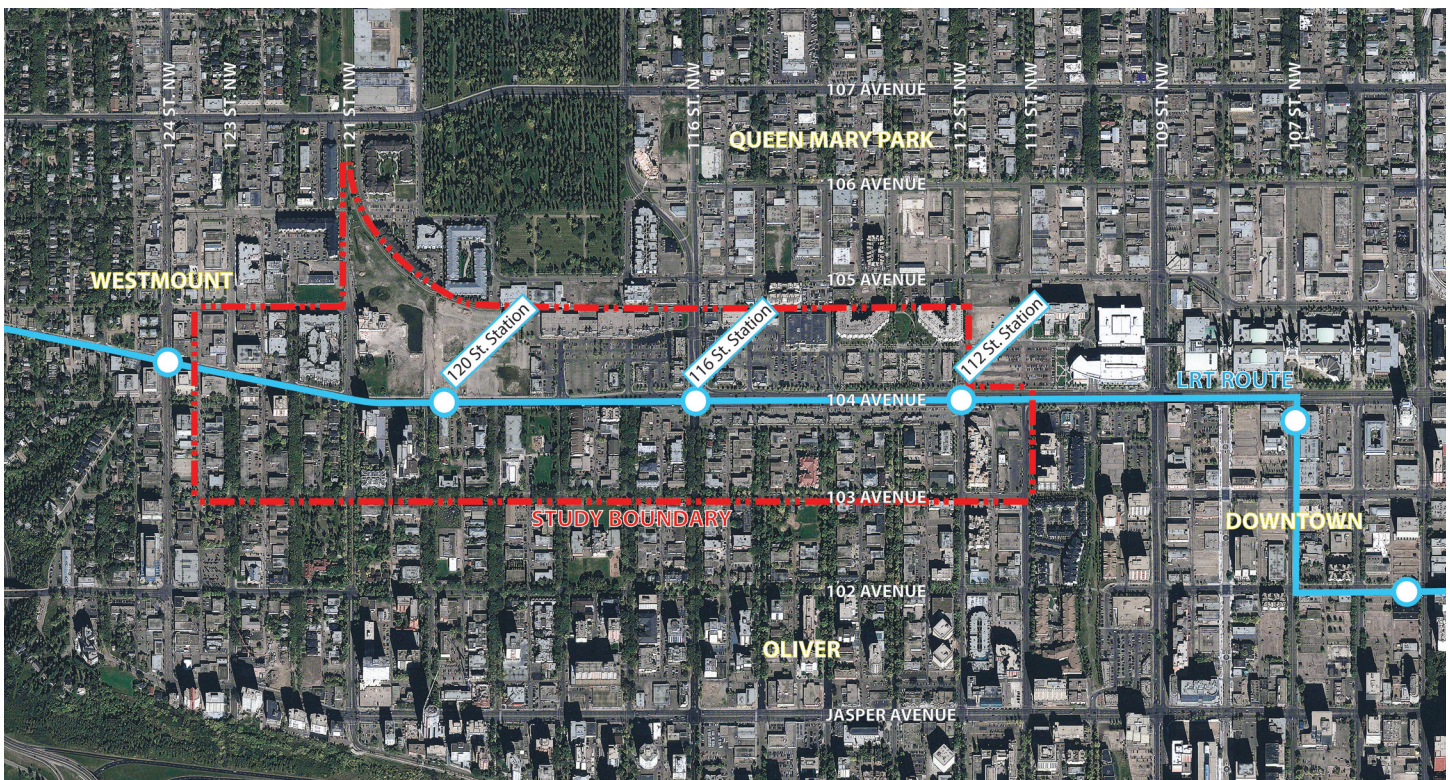
Consulting with stakeholders and the community is an important aspect of the corridor planning process. Consultation opportunities are provided in each phase of work beginning with a first workshop on June 23, 2014 to introduce the study process.

**Date:** Monday June 23, 2014

**Time:** 6:00 p.m. - 8:30 p.m. (Presentation at 6:30 p.m., open house to follow)

**Location:** Robertson-Wesley United Church  
10209 - 123 Street NW

**What to expect:** This workshop will introduce the project, provide background information and seek input from the community and stakeholders. City representatives and the consultant team will present information on transit-oriented development and features of the 104 Avenue Corridor plan area. Participants will be invited to discuss opportunities, constraints and development potential.



(Note: The study area may be amended during the course of the study process)

## More information about the study

Plans for a city-wide LRT network have been prepared based on LRT's potential to influence development patterns, and now planning for areas around some of the stations in that network is beginning. In May 2014, the City initiated planning for the Oliver portion of the 104 Avenue corridor due to its proximity to the downtown and growth potential along the future west leg of the Valley LRT Line (Phase 2 – Downtown to Lewis Estates).

The 104 Avenue Corridor Plan will develop a vision and series of directions for 104 Avenue between 111 and 123 street. The plan will support the directions in *The Way Ahead*, Edmonton's Strategic Plan, which envisions a denser, more sustainable, livable city where more people walk, cycle and take transit. Policies supporting this direction are contained in *The Way We Grow*, Edmonton's Municipal Development Plan, *The Way We Move*, Transportation Master Plan, and the City's Transit Oriented Development Policy which direct higher density residential, employment and retail development to stations and transit centres.

The 104 Avenue corridor planning process will examine city policy, land use, built form, community facilities, transportation, heritage, and urban design in order to develop a vision for the evolution of the corridor. The plan will provide a framework for future transit oriented development including recommendations for:

- where and how redevelopment should occur along the corridor; and
- the location and design of land uses such as housing, employment, and commercial retail;
- investments in public realm such as improved streetscapes or new open spaces; and
- opportunities to enhance mobility by supporting pedestrians and cyclists and accommodating parking.

An implementation plan to guide the corridor towards this vision will also be prepared.

## Who is preparing the plan?

The City has retained a multi-disciplinary consulting team led by Urban Strategies Inc. to assist with development of 104 Avenue Corridor Plan in consultation with the community and stakeholders. Other consulting team members include ISL Engineering & Land Services and Cushman & Wakefield.

## What is the planning process and timelines for the project?



● – We are here

## What opportunities for public and stakeholder input will be provided?

The planning process includes the following consultation opportunities:

- Stakeholder Interviews (Phase I)
- Workshop #1 – Stakeholders and Public Open House – Exploring Opportunities
- Workshop #2 – Stakeholders and Public Open House – Alternative Concepts (Phase II)
- Workshop #3 – Presentation of Draft Plan to Public (Phase III)
- Public Hearing on Corridor Plan (Phase IV)

Visit the project website for more information about the event, surveys, and regular project updates:

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

