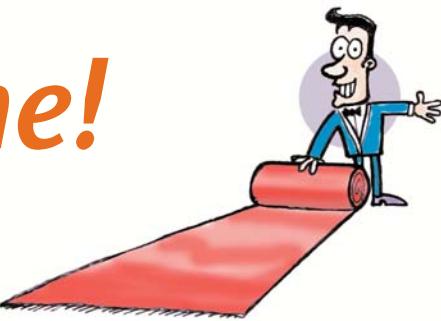




Welcome!

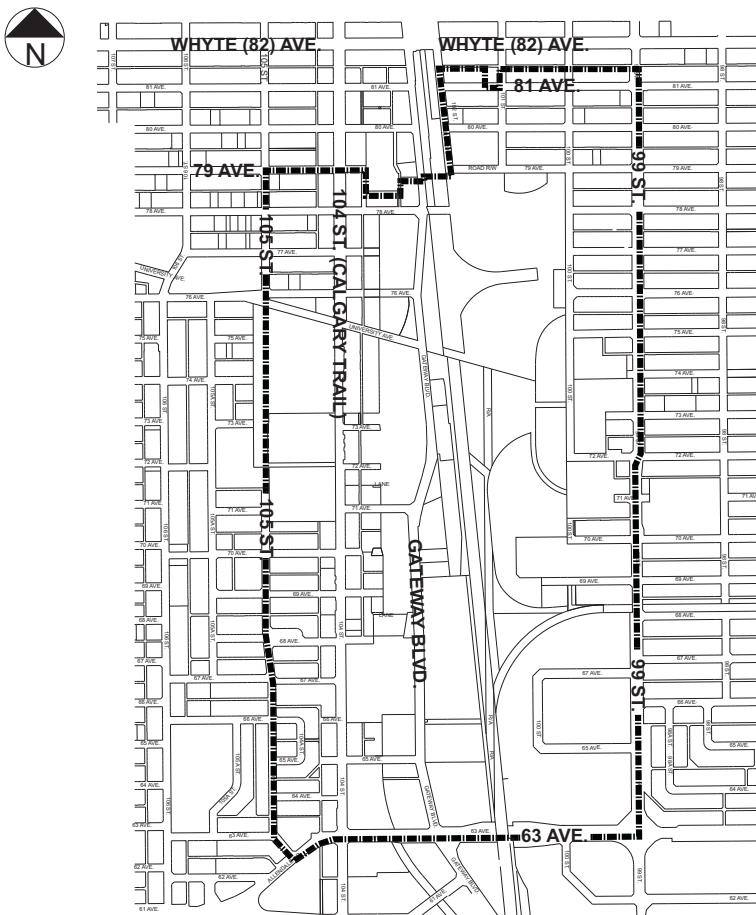
Why are we here?

This Open House is an opportunity for you to learn about the Strathcona Junction Planning Study and contribute your ideas to help guide the evolution of the area over time.



What is the purpose of this study?

The purpose of this study is to establish a vision and redevelopment guidelines for the area. The Strathcona Junction Study Area is composed of a mix of industrial, commercial, institutional, and residential land uses, with a recent transition from industrial to commercial uses along the arterial corridors. Also, a central feature in the study area is the Canadian Pacific Railway yards. This area will continue to change over time and will benefit from up-to-date land use and urban design guidelines.



Strathcona Junction Study Area



Public Involvement

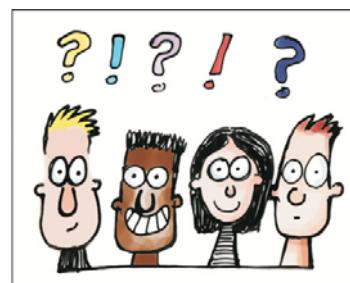
How can I participate tonight?

- ◆ Tell us where you live, work, or attend school by placing a dot on the map
- ◆ View the information boards
- ◆ Talk to staff
- ◆ Fill out a comment sheet
- ◆ Apply to join our Advisory Committee



How can I participate in the future?

- ◆ Open Houses
- ◆ Charrette
- ◆ Check the website for regular updates and to share ideas and/or give feedback
- ◆ Attend council meetings
- ◆ Watch for public invitations through the mail and newspaper





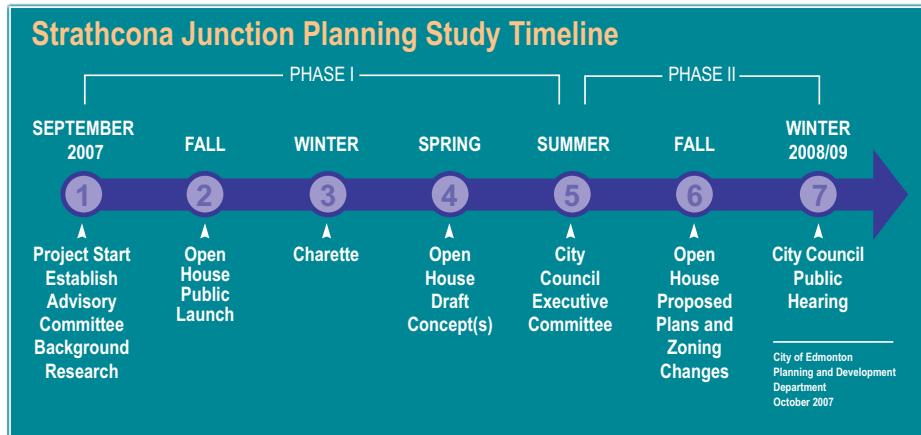
Background and Timeline

Background

In 2006, the boundaries of the Old Strathcona Business Revitalization Zone (BRZ) were expanded to include a greater portion of the area south of Whyte Avenue and west of 99 Street including a portion of the Canadian Pacific Railway (CPR) lands. A Council inquiry resulted in this planning study to explore the best land uses, design and policy for the study area as well as for adjacent lands south to 63 Avenue.



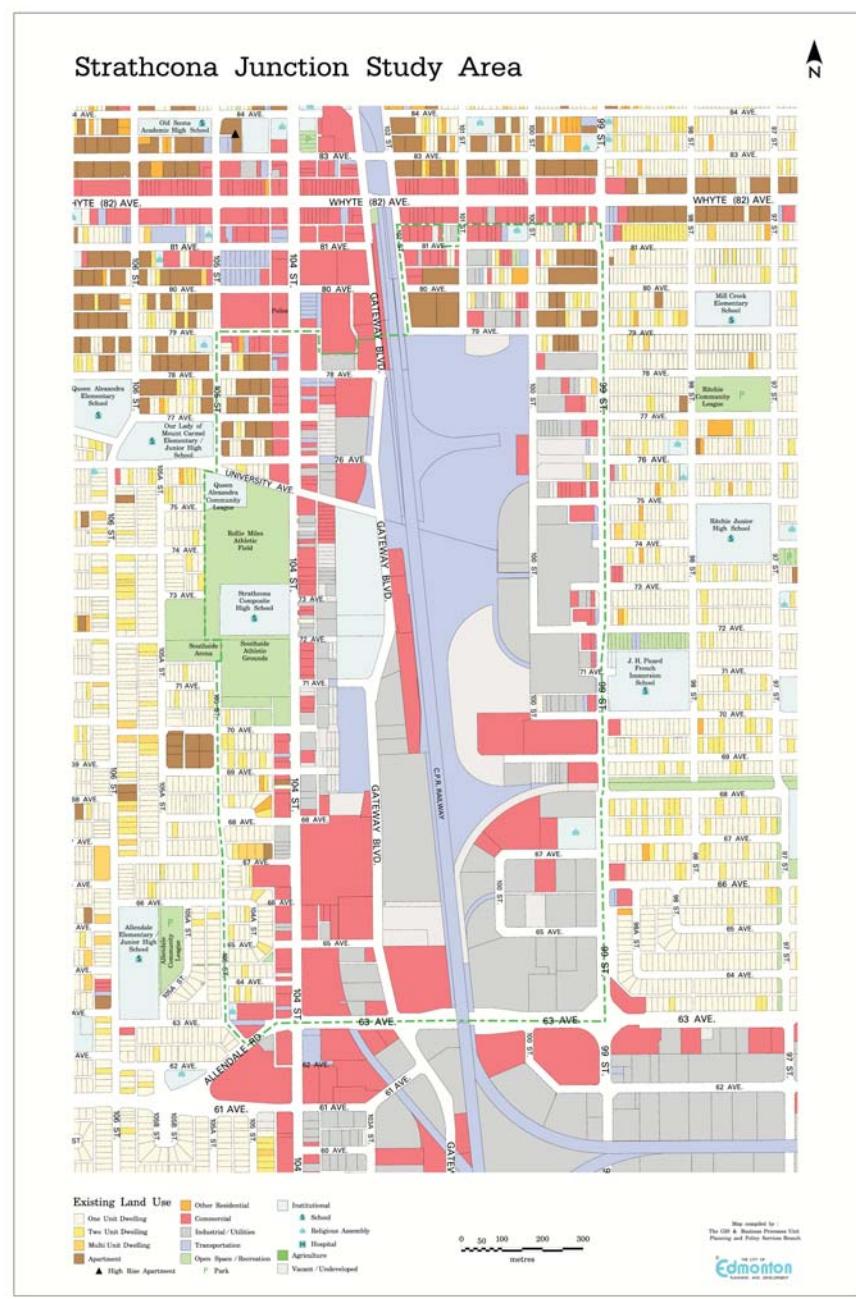
Timeline





Current Land Uses

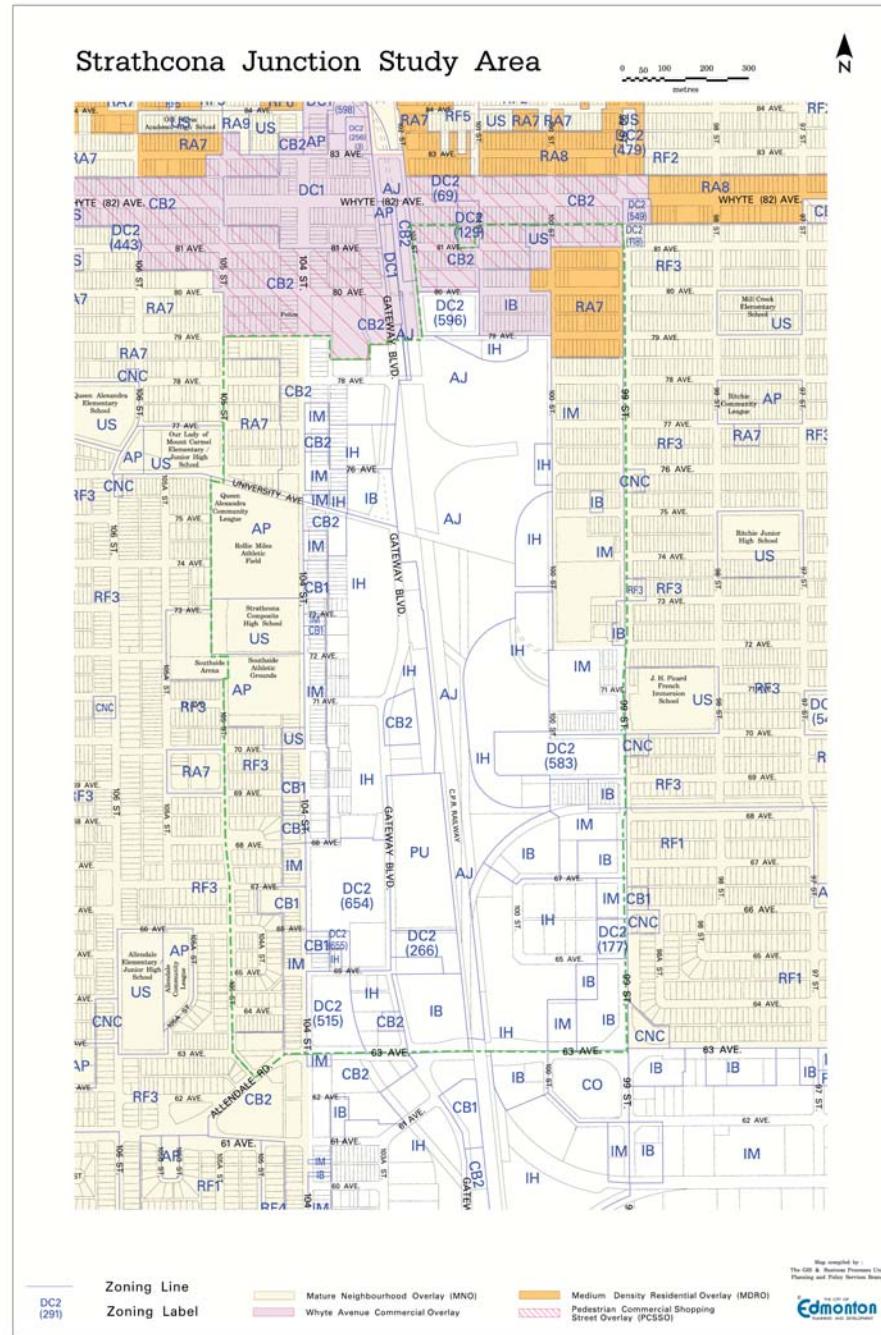
What are the current land uses?

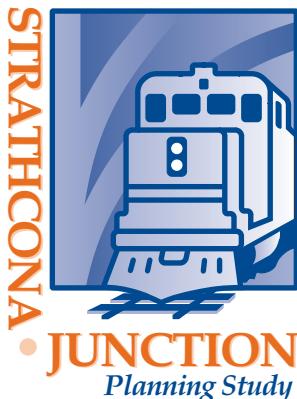




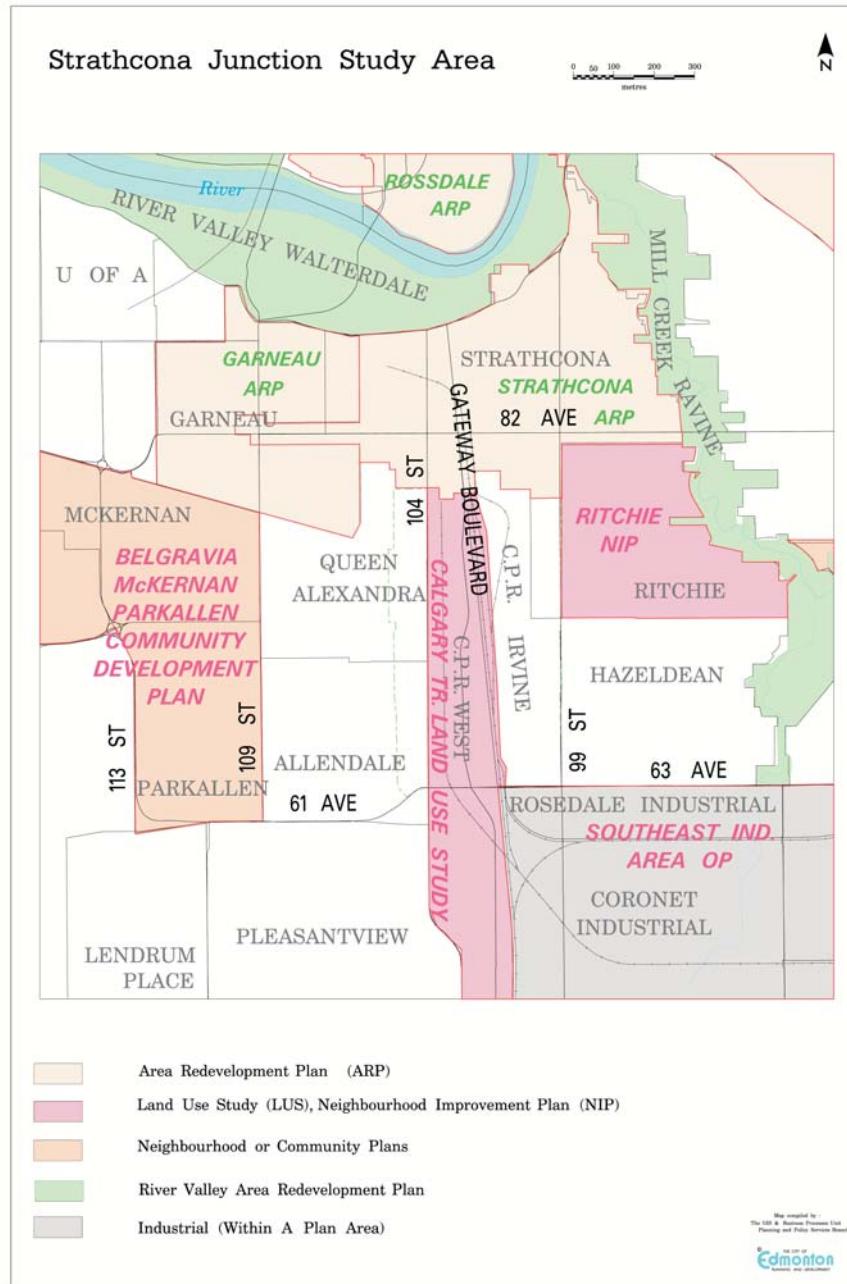
Current Zoning

How is the land zoned currently?





Current Plans in Place





Existing Character Areas

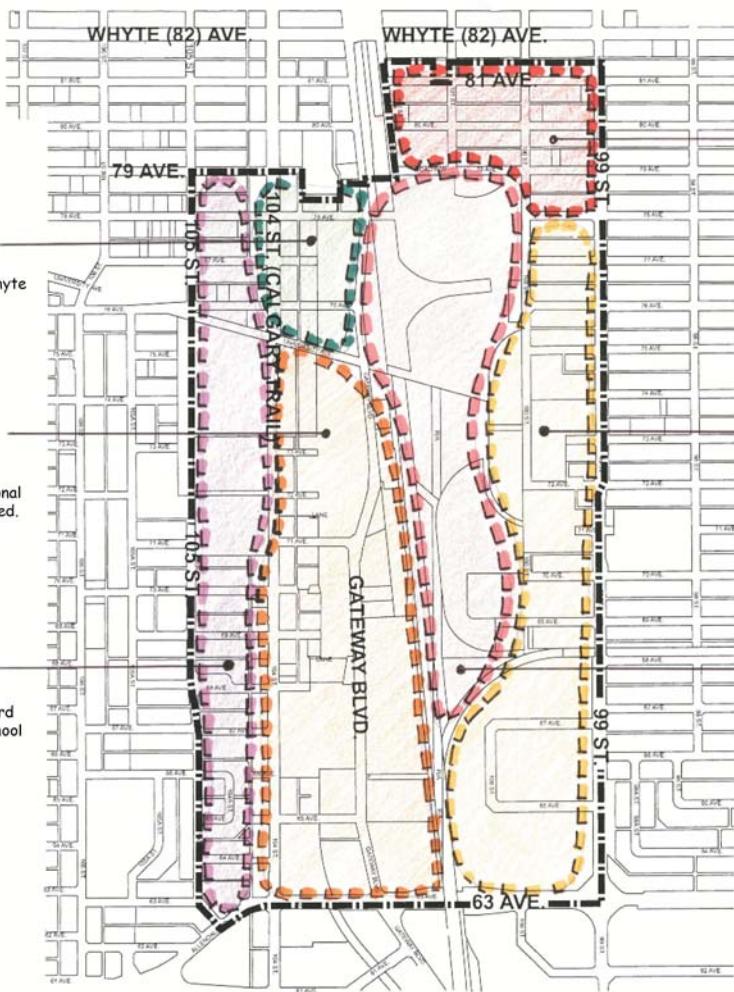
Strathcona Junction Study Area



NORTH COMMERCIAL/INDUSTRIAL
Walking distance from Whyte Avenue.

SOUTH INDUSTRIAL/COMMERCIAL
A mix of industrial, commercial, and institutional uses. Primarily car-oriented.

QUEEN ALEX/ALLENDALE RES.
Mature residential communities with boulevard trees and a large high school with a large green space.



WEST RITCHIE
Commercial development here is characterized as having a 'boom town' appearance. Area has lots of residential mix of mostly walk-up apartments with post-war single-family housing.

99 ST. INDUSTRIAL/COMMERCIAL
A unique industrial area, in that it is well served by transit and bordered by residential uses to the east.

CPR STRATHCONA YARD
A key part of Strathcona's history. Fully expected to remain a rail yard. Acts as a large separator of the communities to the west and to the east.



Transportation, Multi-use Trails, Bicycle Routes



- ◆ Gateway Boulevard lacks a quality pedestrian environment.
 - ◆ Having three arterial roads running north-south through the study area promotes a vehicle-oriented environment.
 - ◆ There is also a lack of connections east-west through the study area.