

# Stony Plain Road

*draft* Urban Design Vision



# WELCOME



*Public Open House, June 15, 2011*



## Previous City Initiatives – Rice Howard Way





## Previous City Initiatives – 104 Street



## Previous City Initiatives – Whyte Avenue West





## Previous City Initiatives – Chinatown



## Previous City Initiatives – French Quarter





## Previous City Initiatives – Alberta Avenue



# Stony Plain Road

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## A Rich History



## A Vibrant Future



***“Streets and their sidewalks, the main public places of a city, are its most vital organs. Think of a city and what comes to mind? Its streets.”***

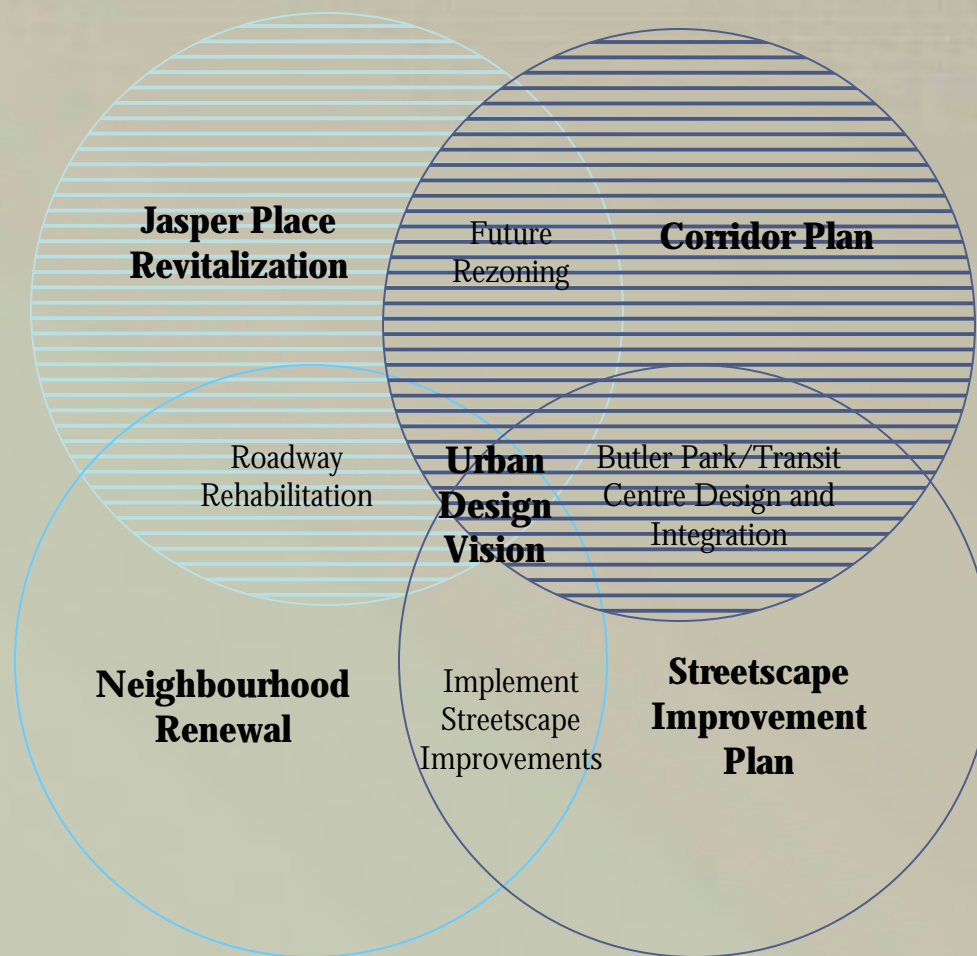
Jane Jacobs, author of “Death and Life of Great American Cities”, 1961



# City Initiatives in your Area

**Community Services**  
(Office of Great Neighbourhoods)

**Sustainable Development**  
(Urban Planning and Environment)



**Transportation Services**

**Transportation Services and  
Sustainable Development**

## Public-Private Investment

- Jasper Place Revitalization
- Streetscape Improvement Initiative
- Neighbourhood Renewal
- Façade Improvement Program
- Development Incentive Fund
- LRT Planning and Construction (long-term)



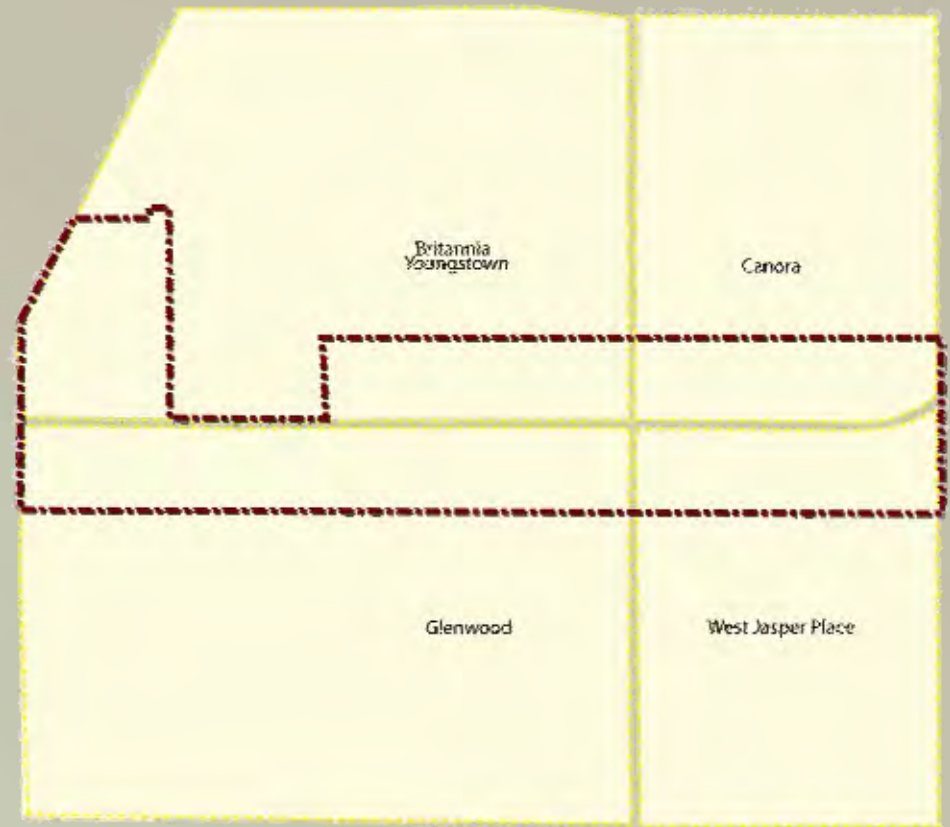


# Urban Design Vision Study Area

The Jasper Place Revitalization includes four neighbourhoods:

- Britannia Youngstown
- Canora
- Glenwood
- West Jasper Place

The study area for the urban design visioning includes the Stony Plain Road corridor from 149 Street to 170 Street, including the area between 102 Avenue and 100 Avenue.



Through the process, we've asked many people about their aspirations for the future of Stony Plain Road.

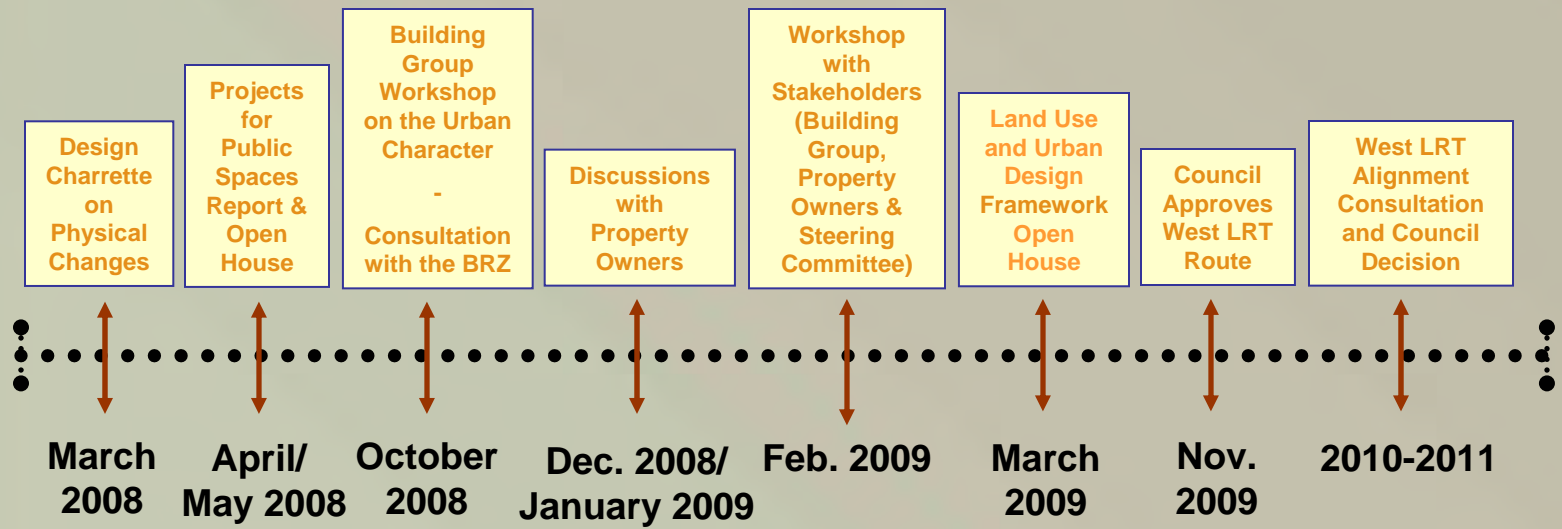


## Public Consultations

We've built upon the results of all the feedback gathered through charrettes, working sessions, interviews and open houses.



# How this Vision was Prepared



## Purpose of the Vision

The purpose of the Urban Design Vision for Stony Plain Road is to ***establish a comprehensive, long-range vision to guide future land use, physical improvements and development*** within the study area.





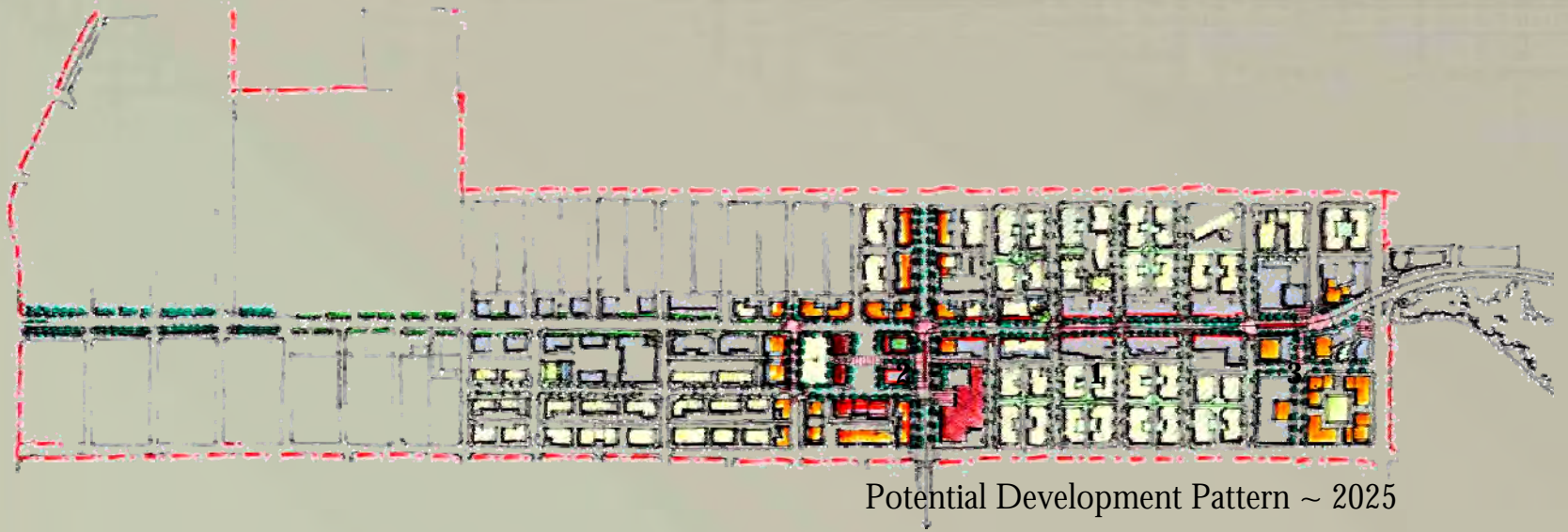
## Purpose of the Vision



The Vision will:

- Identify and provide guidance for creating the desired character along Stony Plain Road and within the study area boundaries;
- Provide urban design guidelines that respect and enhance the rich history of the area;
- Support the future integration of the LRT system;
- Enhance the Stony Plain Road corridor as a vital entrance corridor connecting Edmonton's west end and the downtown core; and
- Provide guidance relating to the implementation of this vision.

## The Vision: Ten Big Moves



Potential Development Pattern ~ 2025

The Vision is designed to parallel and support the strategic priorities that have been identified for the study area; the **Ten Big Moves**.



## Enhanced Pedestrian Realm

Provide wide sidewalks with a variety of streetscape elements to enhance the pedestrian experience and to encourage extensive pedestrian traffic.



## Multimodal Transportation

Create an easily accessible destination by foot, bike, public transit and vehicle.  
Acknowledge and enhance Stony Plain Road's dual role as a destination and as a gateway to Downtown.





Create a community for everyone, including families, working professionals, seniors and students by creating a vibrant public realm with a variety of activities, public spaces and opportunities for interaction.





Encourage and promote quality architecture and urban design in the area.





Enhance the connection to the North Saskatchewan River valley through improved wayfinding and an extended, marked pedestrian and bicycle pathway.



## Design for a Winter City

Celebrate Edmonton's role as a winter city through seasonal festivals, lighting schemes, colour and environmentally-sensitive design.





## Public Gathering Spaces

Create a public gathering space that is highly connected to the pedestrian shopping street and to the surrounding neighbourhoods.



## Maintain On-street Parking

Maintain on-street parking opportunities to support local businesses and to provide a buffer between pedestrians and vehicular traffic.





Encourage and promote green building and sustainable design practices, to help create a livable, walkable and sustainable community along Stony Plain Road and in the surrounding area.





## Positive LRT Interface

Ensure the future LRT line becomes an asset to the village character proposed for Stony Plain Road. Ensure the creation of a pedestrian friendly interface with the future LRT line and stations.





# The Vision: Character Areas



## Legend

- |  |  |
|--|--|
| 1. Pedestrian-oriented Mixed Use Main Street   | 5. High Quality Medium Density Residential |
| 2. Civic Centre Transit Supportive Development | 6. Redeveloped Commercial Anchor           |
| 3. Jasper Gates Transit Supportive Development | 7. Prestige Commercial and Employment Area |
| 4. Destination Walkable Commercial             |  |

## Mixed-use Main Street



- Maintain the fine-grained character of Stony Plain Road
- Widen sidewalks and enhance the pedestrian realm with canopies, street trees, pedestrian lighting, crosswalks and street furniture
- Encourage quality developments with a consistent setback, up to four storeys, containing residential uses above ground-floor retail







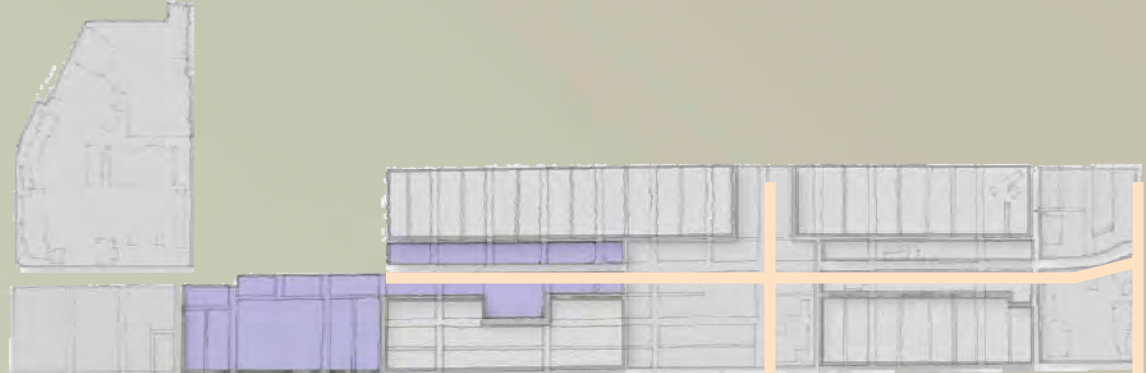
- Create a focal “town centre,” containing retail, open space, transit connections and opportunities for public interaction
- Encourage quality mixed-use developments with retail at the ground floor along Stony Plain Road and 156 Street to provide “eyes on the street” overlooking a park
- Plaza could act as a landmark by which visitors can orient themselves



## Destination Commercial



- Improve the pedestrian environment through landscaping, pedestrian oriented lighting, safer crossings and street furniture
- Incorporate bicycle amenities and connections, where possible
- Encourage future developments to build to a consistent setback in order to provide a sense of enclosure for the street
- Eventually this area may become part of the mixed-use main street character area





## Quality Residential



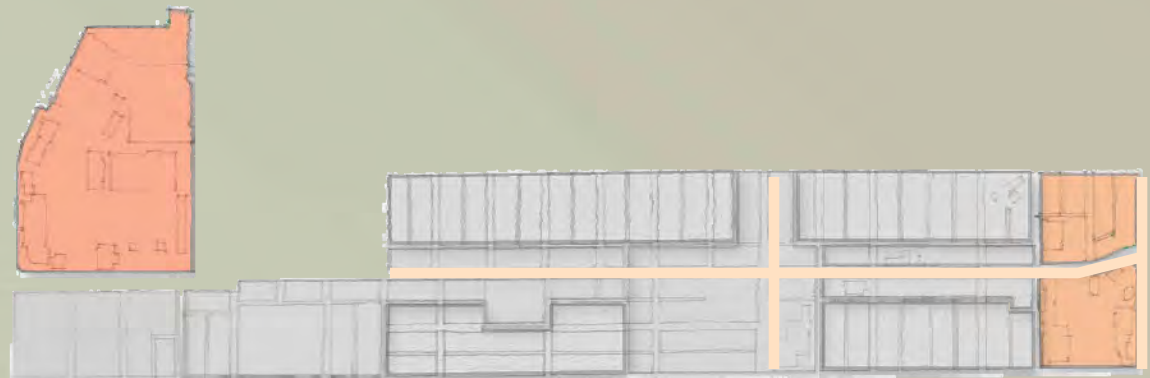
- Encourage quality residential developments, up to four storeys, with individual entrances at the ground floor
- Encourage mixed-use developments along 100 Avenue, especially near retail “clusters”
- Improve the connection between the multi-use pathway along 100 Avenue and the river valley pathway system



# Commercial Anchors



- Improve pedestrian connections to and through anchor retail areas
- Create a more pedestrian-friendly environment at the intersection of 149 Street and Stony Plain Road
- Provide a public plaza as part of future development
- Extend the street grid into anchor commercial sites to integrate and promote the fine-grained character of surrounding development





## Prestige Commercial



- Encourage quality prestige commercial (industrial) developments
- Support the local economy by encouraging a variety of business types and scales



# Anticipated Timelines for the Vision





## Questions and Comments



***“When you look at a city, it’s like reading the hopes, aspirations and pride of everyone who built it.”*** -- Hugh Jacobsen