

BUILDING A BRIGHTER 101 AVENUE

This document includes questions from attendees at the 101 Avenue Corridor Workshop that was hosted by the City of Edmonton on June 21, 2016. Attendees at the workshop posted questions on a board and also emailed City staff after the workshop. The project team has provided answers below.

Can the City provide continuous bus service along 101 Avenue from 84 Street NW to 50 Street NW?

101 Avenue, between 84 Street and 50 Street, is a mixed-use retail corridor. Roads that have commercial and residential uses along them typically generate transit ridership at all times of the day. If additional development is implemented as part of the 101 Avenue Vision and Corridor Study there may be more people taking the bus in this area.

Ideally the City would redesign the transit network to have direct, frequent bus service along the entire length of 101 Ave terminating at the Capilano Transit Centre. It is important to note that there is no additional funding for new bus services in the 2016-2018 Transit Operating Budget. Any changes to bus routes or schedules proposed as part of the 101 Avenue project has to be done with current resources.

Changes to the transit network along 101 will also depend on the updated Transit Strategy that the City is currently working on. The Transit Strategy includes significant consultation with Edmontonians, and will affect future decisions on transit service. The Transit Strategy consultation is expected to be completed in the spring of 2017. Visit "Let's Talk Transit" for more info about the Transit Strategy: edmonton.ca/transitstrategy

For quick answers to questions about existing bus stops, shelters, routing and scheduling information you can call 311 at any time.

Is there a way to speed up the replanting of boulevard trees that have been removed?

The process for replacing boulevard trees takes about two years. The City does prioritize replacing boulevard trees over replacing trees in parks and buffers.

In the first year the dead trees and vacant locations without trees are identified, and the City completes plant selection and site preparation. In the second year the City plans the routes for

BUILDING A BRIGHTER 101 AVENUE

replanting and plants the boulevard trees. When trees are planted will also depend on external factors such as the weather and adjacent construction. Forestry Operations is divided into two groups, one that works on the east side of the City and one that works on the west side of the City. Each group has just one planting crew. There is no way currently to speed up this process.

Visit the Urban Forestry website for more information:

http://www.edmonton.ca/residential_neighbourhoods/gardens_lawns_trees/trees-urban-forestry.aspx

Why are Direct Control Zones used for re-development and how can there be more certainty for developers so that projects are not politicized?

Developers may choose to rezone to a Direct Control Zone (DC2) when their proposed development does not fit within the regulations of a standard zone. For example a developer may want to combine commercial and residential uses, or build a building that is taller than what is permitted under a standard zone.

The City may also suggest that a developer use a Direct Control Zone to ensure a proposed development is sensitive to surrounding uses, and to ensure Council and adjacent landowners have more certainty about what will be built. The City may also require the use of a Direct Control Zone to deal with environmental contamination on a site.

How political or high profile a development project is depends on a range of factors, which may be difficult for the City or a developer to control. However, when a developer engages in more community consultation while a rezoning application is under review, typically there is less discussion when the application is heard in front of City Council.

How can we lower the speed limit for a whole neighbourhood to 40 km/hour?

The City has a policy related to reducing traffic speeds in neighbourhoods (Speed Reduction Policy C566). The policy states that reducing the speed limit to 40 km/hour in a residential neighbourhood will be considered in context with all other available strategies for managing traffic speeds and safety. Furthermore, there must be 67% community support for reducing speeds in a neighbourhood.

BUILDING A BRIGHTER 101 AVENUE

Community Leagues can request that the City undertake a review of speed limits for residential roadways within their neighbourhood and the City will review this request in accordance with speed reduction procedures.

Visit the Speed Reduction Pilot website for more information:

http://www.edmonton.ca/transportation/traffic_safety/speed-reduction-pilot.aspx

What is happening with the Maclab development on the east end of 101 Avenue?

The piece of land east of 50 Street along the north side of 101 Avenue was zoned to Site Specific Development Control Provision (DC2) in 2014. The DC2 Zone permits a range of different commercial and business uses on the site. The zone is split into different areas and the permitted uses and regulations for these areas depends on the distance from the refineries that are east of the site. What uses end up being developed on the site, and how quickly development occurs, depends on what the property owner wants to do.

Visit the Edmonton Zoning Bylaw online to read the full DC2 Zone for this site:

http://webdocs.edmonton.ca/ZoningBylaw/DC2/800/DC2_862.htm

Can the City make changes to 50 Street and 106 Avenue to limit shortcutting and make it safer for people crossing at Fulton Road and in front of the Hardisty School?

As part of the 101 Avenue project, the City will analyze vehicle traffic and other modes of travel (biking, walking, transit) along and adjacent to 101 Avenue. The City may suggest implementing measures to improve pedestrian safety and reduce traffic in the area.

It is important to note, however, that 106 Avenue west of 50 Street and 50 Street south of 106 Avenue are both arterial roadways and are meant to accommodate relatively high volumes of traffic. Reducing the capacity of these roadways could result in shortcutting through the community.

BUILDING A BRIGHTER 101 AVENUE

Does the City try and shift the demographic makeup of a neighbourhood by providing specific services or development in an area?

The City provides direction for development through policy documents such as *The Way We Grow*, the *Residential Infill Guidelines*, and the *Winter City Guidelines*, to name a few. More site specific guidance for what can be developed on a property is provided through the Edmonton Zoning Bylaw. The zone for a particular property provides a list of possible uses that an owner can develop, and regulations to guide that development. The property owner can also rezone to pursue development of different uses. While City Council approves rezonings and City Administration maintains the Zoning Bylaw, what ultimately gets developed is up to the property owner.

Development trends are market driven and generally follow consumer demand. For example, although the City cannot require that a seniors housing complex is built on a certain site, if there is a high population of seniors in a neighbourhood a developer is likely to build this type of housing to meet the demand. Developers are likely to locate commercial services to serve the local population as well. As per the Municipal Development Plan, *The Way We Grow*, the City of Edmonton would like to see infill development in mature and established neighbourhoods to support vibrant communities and make efficient use of our resources. A sustainable community has a mix of residents of different ages and backgrounds. The City supports a diversity of housing options in neighbourhoods to provide more choice to all Edmontonians.

When it comes to community services such as libraries, schools and recreation centres, each service provider has different requirements for determining the need for a new facility in a neighbourhood. Feel free to get in touch if you have questions about a specific service in the neighbourhoods around 101 Avenue. You can also visit the Growth Analysis website to find more information on demographics and development in Edmonton:

edmonton.ca/growthanalysis