

# Building a Brighter 101 Avenue

## 101 Avenue Corridor Study



WELCOME!



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# Building a Brighter 101 Avenue

1880  
Leander Fulton arrived from Nova Scotia, he was later joined by his wife and their children

1880  
D. Mcleod owned a quarter section of land of lots 31 and 33 which were the Terrace Heights neighbourhood was original located

1889  
Fulton's son Daniel, bought a 400-acre farm near his parent's where he and his wife built their first home there. Due to the house's proximity to Fulton Creek, the two named it Burnside which is the Scottish word for creek

The bulk of residential developments started occurring in Forest Heights after WWII. At this time, residents lobbied for services such as sewage and water

1946  
A memorial was dedicated to the local  
fallen Jewish soldiers of WWII

101 Avenue was once the primary route into Edmonton's downtown from the east. The construction of Terrace Road and the James MacDonald Bridge in the late 1960s and early 1970s allowed traffic to bypass 101 Avenue and provided a more direct access to downtown. The right-of-way, or road width, of 101 Avenue was originally built to accommodate higher volumes of traffic than the Avenue has had over the last few decades.

1954  
Fulton Place was annexed by the City of  
Edmonton

Majority of the Forest Heights and Fulton Place neighbourhood was developed

1955 Forest Heights first shopping center opened at 79 Street and 101 Avenue

1956  
Terrace Heights was annexed by the City

The City redeveloped the neighbourhood and the original Terrace Heights area was extended. The Terrace Heights neighbourhood is located on land originally identified as River lots 31 and 33. The lots included a quarter section of land once owned by D. McLeod.

City crew removes a giant balsam poplar tree that has been standing since before 1946

2012  
New park development on Terrace Road across from Capilano Mall named Fulton Ravine South Park. The park design includes the utilization of green technology in the parking lot design and construction.

101 Avenue Corridor Study 2016

1995  
Fulton Place Community League planned to improve and modernize its neighbourhood parks. The League also hopes to add some amenities to the neighbourhood and made attempts to raise funds through various methods

**Q 1997**  
The city bylaw on cellular towers went under administration review. It was argued that the community should have a say in where the cellular towers should be located. Public consultation process was carried out for residents living within a radius of six times the height of the proposed tower

1880

1880

1889

1880<sub>1</sub>

1910<sub>2</sub>

1940s

## 1950s

1960s

1990s

2010<sub>1</sub>

1963  
Old Fire Hall

**BUY WHERE YOUR PROFIT IS SURE**

# Forest Heights

The Wonderful New Highway Is Shortly Expected to Open

## New East End Bridge

and on locally over the bridge, you get through fast. Buy now—before prices rise higher than the school completed and Home. A cash offer will pay the balance when the school completed and Home. A cash offer will pay the balance when the school completed and Home.

Lots \$150 and up. Terms—1-6 cash. Bal. 6, 12, 18 mo.

## Windsor Realty Ltd.

**1911** Windsor Realty first developed Forest Heights. It was assumed that James H. McKinley, the Edmonton alderman and owner of Windsor Realty chose the name. Due to the real estate boom Forest Heights, the subdivision of residential lots began. There was an ad posted which urged readers to buy lots in Forest Heights

**1912** Terrace Heights neighbourhood was subdivided in anticipation of a real estate boom prior to the First World War. River Lot 31 (where Terrace Heights was originally located) was owned by Frank Oliver, Co-Founder of the Edmonton Bulletin newspaper and a member of parliament. Oliver sold the lot to the City in which was then renamed as Terrace Heights

**1913**  
Forest Heights became part of Edmonton and remained agricultural land until the late 1940's

**1915**  
The Edmonton Jewish Community formed in 1906. In 1907, Edmonton's first Jewish Citizen, Abraham Crital purchased land located at 7622-101 Avenue for Jewish Cemetary (Photo taken in 1915)

101 Ave & 71 St E

## Patricia Hotel

1962  
101 Ave & 65 St W

101 Ave & 60 St W

101 Ave & 73 St W

101 Ave & 50 St W

1965  
101 Ave & 72 St W

101 Ave & 70 St E

Photos were retrieved from the Edmonton Archive

# History of the 101 Avenue Corridor

Edmonton



# Building a Brighter 101 Avenue



## WHY DO A STUDY FOR 101 AVE?

The community identified 101 Avenue as both a source of concern in the neighbourhoods and as an opportunity for real change. The 101 Avenue Corridor Study will help address concerns with:

- Vacant commercial properties
- A lack of street identity and people using the corridor
- A lack of services for residents

The compact scale of the 101 Ave corridor area, and the interest of the surrounding communities make this an excellent candidate for a project that will facilitate short and long term changes to the area.

## HOW DID THIS PROJECT START?

When ELEVATE was looking for a potential pilot project, the Hardisty cluster of neighbourhoods was chosen because of its active and engaged citizen groups. The 101 Corridor Study and Vision is the first pilot project for ELEVATE.

## WHAT IS ELEVATE?

ELEVATE is a Council initiative that envisions Edmonton

as a city of complete communities and great neighbourhoods. ELEVATE seeks to engage community organizations and all levels of government. The goal is to create physical and social environments that allow residents to meet all of their needs, for their entire lifetime, in their own communities.

## WHAT IS THE GREATER HARDISTY COMMUNITY SUSTAINABILITY COALITION (GHCSC)?

The GHCSC is a grassroots community group that originally formed in 2014 to try to prevent school closures. During that time ELEVATE worked with the GHCSC to conduct citizen meetings and to develop a set of community themes and priorities. The GHCSC continues to meet and works to engage its member communities in conversations about how to ensure vibrant, inclusive, healthy communities for generations to come.

**JANE'S WALKS ON 101 AVENUE** were led by the community on May 7 and 8. Almost 50 people (plus a few dogs) came out to walk 101 Avenue and discuss the corridor's challenges and opportunities together.



# Building a Brighter 101 Avenue

## WHY DO A STUDY FOR 101 AVE?

The 101 Avenue Corridor Study supports City wide objectives outlined in The Way We Grow by accommodating growth in mature areas, integrating transit and land use, and supporting the development of complete communities. The 101 Ave Corridor Study will:

- Engage the community in defining the redevelopment vision for 101 Avenue
- Guide, coordinate and support investment along the corridor
- Raise awareness of existing City economic development programs that are currently available to local businesses

## WHAT WILL THE 101 AVENUE CORRIDOR STUDY ACHIEVE?

The objectives of this project are to:

- Establish a vision for the future of 101 Avenue
- Identify development options for land use, street design, programming, and redevelopment
- Recommend specific actions to realize the area's potential, using existing land use and transportation tools and civic programs when possible
- Determine how these actions can best be implemented in the short, medium, and long term

## WHAT IS THE SCOPE OF THE 101 AVENUE CORRIDOR STUDY?

The study will look at:

- The built environment (the buildings, streets, sidewalks and open spaces on and around 101 Avenue)
- The roadway function and geometry
- The current land use
- Urban design policies that impact this area

The study will not:

- Immediately rezone or change land uses along the corridor
- Propose new crime prevention strategies



# Building a Brighter 101 Avenue

Change is happening! Streets, neighbourhoods and cities are constantly evolving. There are many public initiatives and private developments happening in and 101 Avenue.

The projects shown below will help build a more vibrant and attractive Avenue. The vision developed with the community's input through the 101 Avenue Corridor Study process will help guide future development along the corridor and carry this momentum forward.

- Forest Terrace Heights Community League is working with Husky Oil to turn the contaminated empty lot at 82 Street and 101 Avenue into a pocket park
- The Patricia Motel is proposed to be redeveloped into a seniors' supportive living and market condo complex
- The new Capilano Library will be built just off the Avenue on 67 Street
- Corner Stores redevelopment project on 79 Street and 101 Avenue
- The portion of 101 Avenue east of 75th Street is planned for arterial renewal in 2018

Brownfield Proposal  
10102 82 Street



Capilano Library Proposal



Patricia Motel Proposal



How is 101 Avenue Changing?



# BUILDING A BRIGHTER 101 AVENUE

1. Grab a seat!

2. Think about the following questions:

**WHAT WOULD YOU  
MOST LIKE TO SEE  
CHANGE ALONG  
101 AVE?**

**WHAT WOULD YOU  
LIKE TO EXPERIENCE  
WHEN YOU WALK  
DOWN 101 AVE?**

**WHAT SHOULD 101  
AVE SAY ABOUT YOUR  
NEIGHBOURHOOD?**

3. Write down your ideas on a post it note

4. Stick your post it note on the wall under the sign YOUR VISION

5. City staff will add your ideas to the vision mind map

**Help create a vision for 101 Avenue**

**Edmonton**



# BUILDING A BRIGHTER 101 AVENUE

These pictures are all from the website [www.urb-i.com](http://www.urb-i.com) - a site devoted to finding “before and after” shots of street improvement projects on Google Streetview.



## BROOKLYN, NY

Unused space on the road is reallocated to pedestrians with paint, seating, and planters



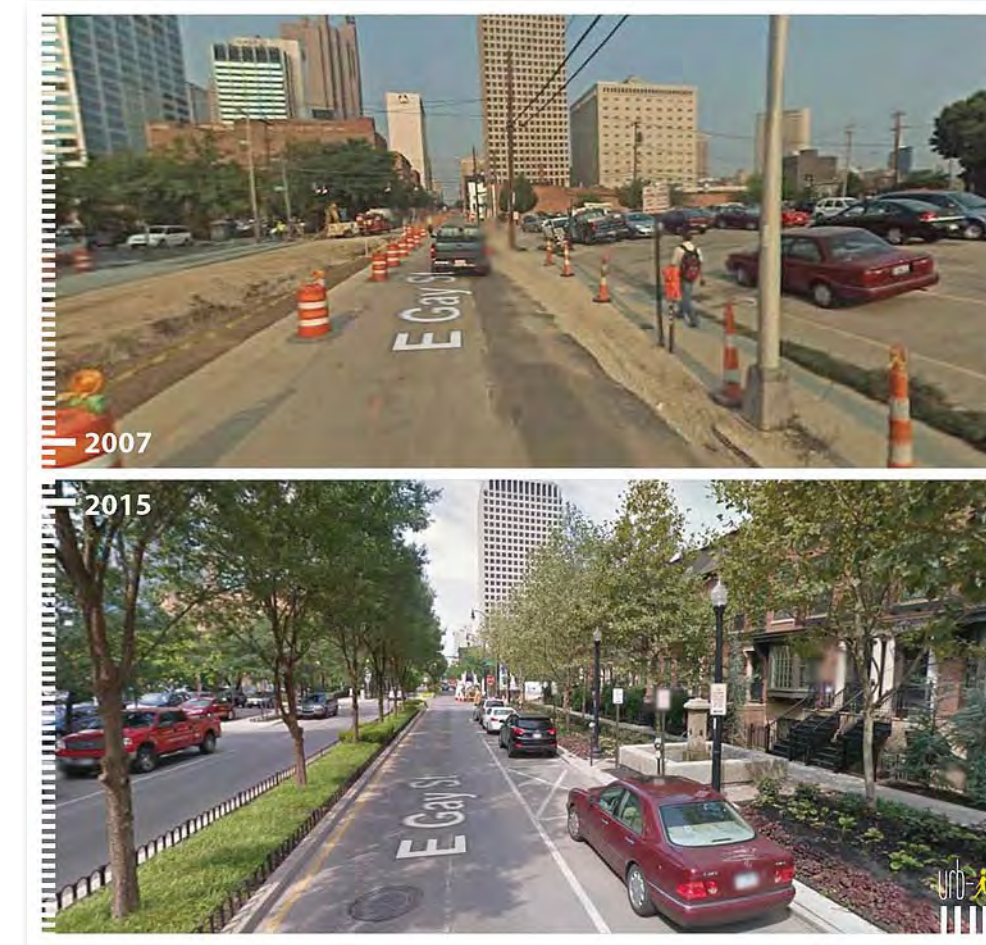
## BURNABY, BC

A parking lot is filled in with new residential development a new sidewalk, and boulevard trees



## COLUMBUS, OH

A wide road is narrowed, making room for trees, street parking, and a wider sidewalk



## COLUMBUS, OH

A parking lot is redeveloped and a road is redesigned to allow street parking, trees, and a wider sidewalk



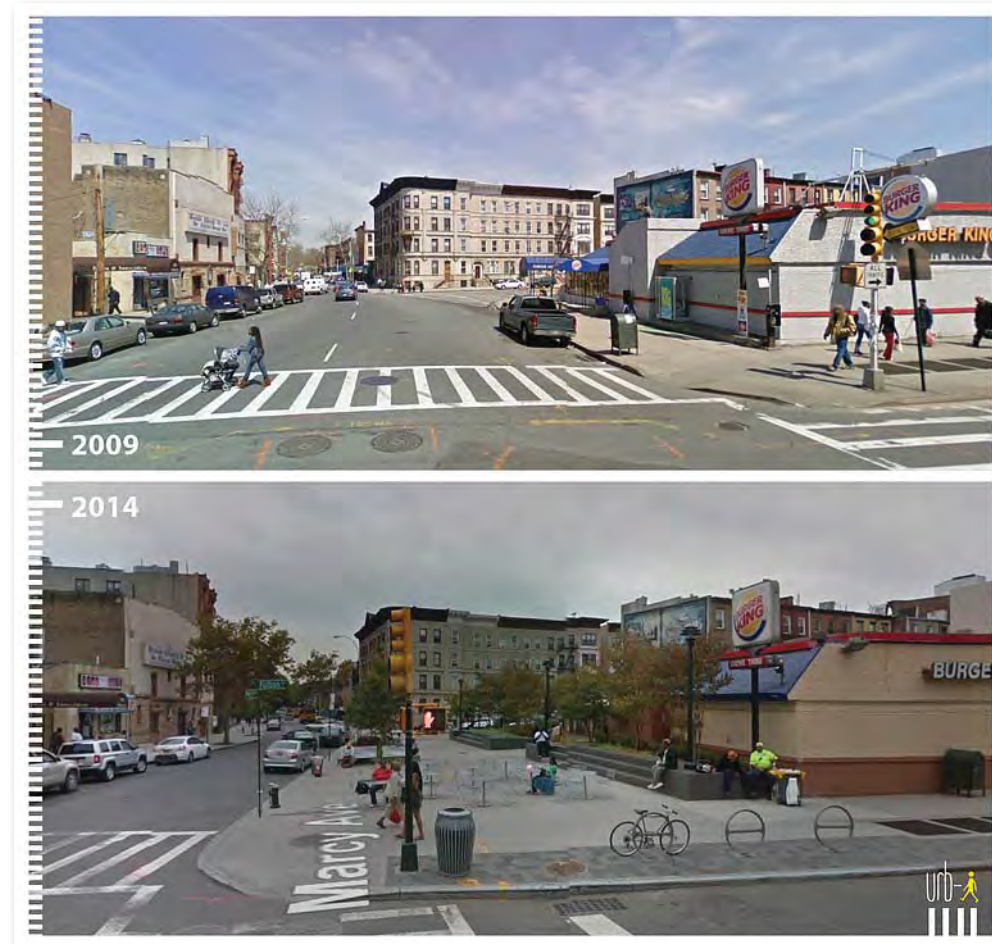
## LANCASTER, PA

A large parking lot is filled in with new retail and a road is redesigned to reduce crossing distance



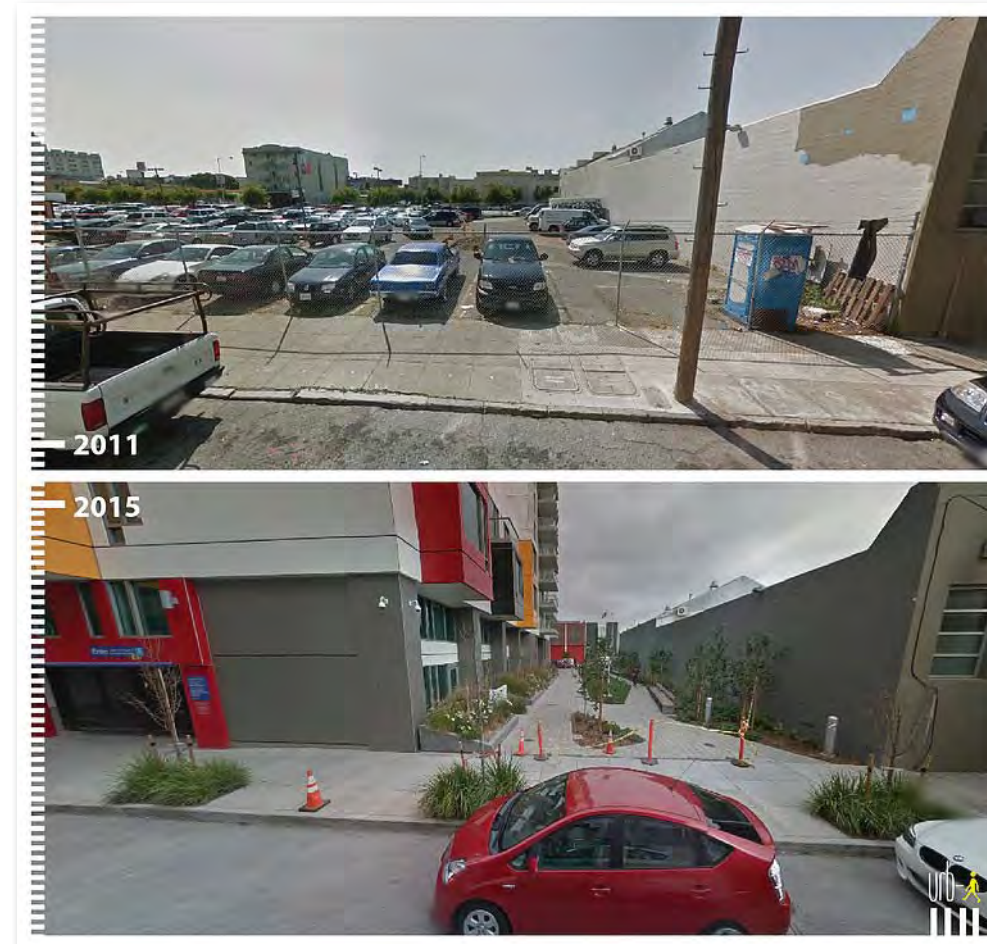
## NEW YORK, NY

Unused space on the road is reallocated to pedestrians with paint, seating, and planters. A parking lot is screened with art



## NEW YORK, NY

The number of lanes on a one-way road are reduced to create a wide sidewalk with seating areas



## SAN FRANCISCO, CA

Improvements to the edge of an old building and a new building create a new pedestrian walkway with attractive landscaping



## SAN MARCOS, USA

New development in a parking lot and a street redesign with a bike lane, parallel parking, and more visible pedestrian crosswalks



## YONKERS, NY

A parking lot and cross-street is turned into a park-like pedestrian-only zone

# How could 101 Ave be transformed?





# **BUILDING A BRIGHTER 101 AVENUE**

**WRITE OR DRAW  
YOUR IDEAS  
HERE!**



# **DON'T LEAVE YET!**

Before you go please take a moment to answer a few questions on our exit survey.

This quick survey will help us understand who attended our workshop and if there are other people we missed that we should be reaching out to.

Thank you very much for attending.

Please check the website for updates on the  
101 Avenue Vision & Corridor Study  
[www.edmonton.ca/101AvenueCorridorStudy](http://www.edmonton.ca/101AvenueCorridorStudy)