

alberta
avenue
eastwood

neighbourhood
improvement
plan

Office Consolidation, September 2010

Alberta Avenue/Eastwood Area Redevelopment Plan

Bylaw 5748

Adopted on August 15, 1979

Office Consolidation, September 2010

Prepared by:

*Planning and Policy Services Branch
Planning and Development Department
City of Edmonton*

Bylaw 5748 (as amended) was adopted by Council in August 1979. In September 2010, this document was consolidated by virtue of the incorporation of the following bylaws which were amendments to the original Bylaw 5748.

Bylaw 5748	Approved August 15, 1979 (To adopt the Alberta Avenue/Eastwood ARP)
Bylaw 6576	Approved August 11, 1981 (To bring Plan into conformity with Bylaw No. 5996 (LUB))
Bylaw 6668	Approved October 29, 1981 (Amendment to Map 5)
Bylaw 6763	Approved January 12, 1982 (Amendment to Map 5)
Bylaw 7430	Approved January 24, 1984 (Redevelopment Levy Deleted)
Bylaw 12447	Approved November 15, 2000 (Amendment to Map 5 and textual amendment)
Bylaw 12925	Approved January 9, 2002 (Policy Change)
Bylaw 14727	Approved September 10, 2007 (Allow for Phase I of the Avenue Initiative Redevelopment Strategy)
Bylaw 15328	Approved February 17, 2010 (Allow for Phase II of the Avenue Initiative Redevelopment Strategy)

Editor's Note:

This is an office consolidation edition of the Alberta Avenue/Eastwood Area Redevelopment Plan, Bylaw 5748, as approved by City Council on August 15, 1979.

This edition contains all subsequent amendments and additions to Bylaw 5748. For the sake of clarity, new maps and a standardised format were utilised in this Plan. All names of City departments have been standardised to reflect their present titles. Furthermore, all reasonable attempts were made to accurately reflect the original Bylaws.

In case of uncertainty, the reader is advised to consult the original Bylaws, available at the office of the City Clerk.

City of Edmonton
Planning and Development Department

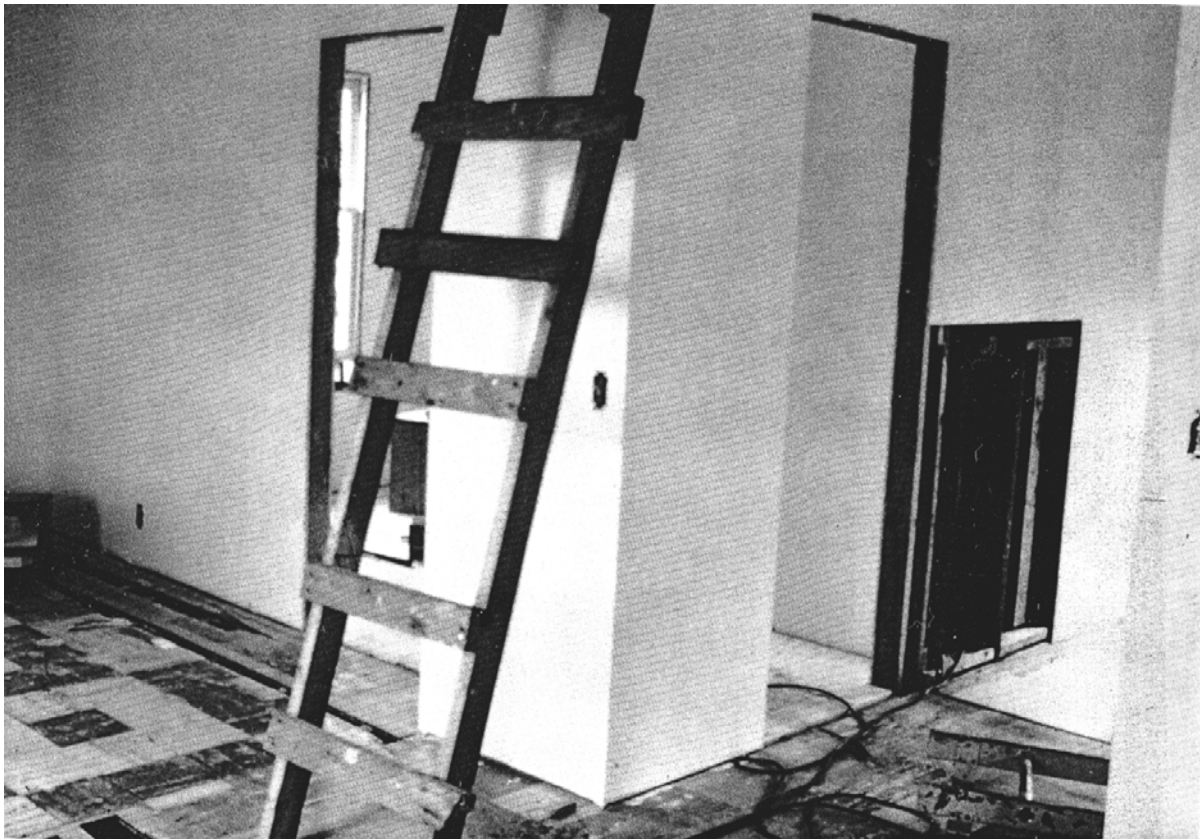
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Housing repair encouraged by the Residential Rehabilitation Assistance Program.

Summary of Recommendations

Residential Rehabilitation Assistance Program (R.R.A.P.)

- **RECOMMENDATION 1 - PROMOTION OF R.R.A.P.**

THAT A CONCERTED PROMOTION OF THE R.R.A.P. PROGRAM BE UNDERTAKEN THROUGHOUT THE FIVE YEAR DURATION OF THE PROGRAM.

- **RECOMMENDATION 2 - ENFORCEMENT OF THE MINIMUM PROPERTY STANDARDS BYLAW**

THAT THE MINIMUM PROPERTY STANDARDS BYLAW BE APPLIED TO RESIDENTIAL AND COMMERCIAL PROPERTIES THROUGHOUT THE NEIGHBOURHOOD DURING THE N.I.P. PROGRAM.

Citizen Participation

- **RECOMMENDATION 3 - CITIZEN PARTICIPATION**

THAT A CITIZEN PARTICIPATION COMPONENT BE INTEGRATED INTO THE PLAN IMPLEMENTATION STAGE.

Amendments to the General Plan and Preparations of an Area Redevelopment Plan Bylaw

- **RECOMMENDATION 4 - UPDATING THE GENERAL PLAN**

THAT THE CITY OF EDMONTON GENERAL PLAN CHAPTER V, DRAWING 1, "RESIDENTIAL DENSITY BY AREA" BE AMENDED SUCH THAT ALBERTA AVENUE/EASTWOOD IS DESIGNATED AS "LOW DENSITY PREDOMINANTLY SINGLE FAMILY RESIDENTIAL, - UP TO 40 PERSON PER ACRE".

- **RECOMMENDATION 5 - ADOPTION OF THE PLAN**

THAT THIS PLAN BE ADOPTED AS AN AREA REDEVELOPMENT PLAN.

*Bylaw 7430
January 24, 1984*

Neighbourhood Redevelopment (Land Use and Zoning)

- **RECOMMENDATION 6 - REVIEW OF REDEVELOPMENT AND REZONING APPLICATIONS**

THAT THE PLANNING DEPARTMENT IMPLEMENTATION TEAM BE AVAILABLE ON A CONSULTATIVE BASIS TO REVIEW ALL REDEVELOPMENT AND REZONING APPLICATIONS IN ALBERTA AVENUE/EASTWOOD WITH THE BUILDING REVIEW COMMITTEE OF THE N.E.E.D. ASSOCIATION.

- **RECOMMENDATION 7 - ILLEGAL CONVERSION TO DUPLEXES AND FOURPLEXES**

THAT THE PLANNING DEPARTMENT PURSUE METHODS OF DISCOURAGING ILLEGAL CONVERSIONS TO DUPLEXES AND FOURPLEXES IN ALBERTA AVENUE/EASTWOOD.

- **RECOMMENDATION 8 - ZONING FOR RESIDENTIAL INFILL**

THAT THE PLANNING DEPARTMENT INITIATE A PROCESS TO REZONE PORTIONS OF THE ALBERTA AVENUE/EASTWOOD IN ACCORDANCE WITH MAP 5 "PROPOSED ZONING".

▪ **RECOMMENDATION 9 - REVIEW OF ZONING IN RC-1 AREAS**

THAT THE ZONING OF ALL AREAS IN ALBERTA AVENUE/EASTWOOD BE REVIEWED AND REVISED ONCE THE NEW LAND USE BYLAW IS COMPLETED IN ORDER THAT THE REDEVELOPMENT OBJECTIVES IN THIS PLAN CAN BE IMPLEMENTED.

▪ **RECOMMENDATION 10 – PLAN AMENDMENTS**

THE PLANNING AND DEVELOPMENT DEPARTMENT WILL BE RESPONSIBLE FOR THE PREPARATION OF AMENDMENTS TO THIS AREA REDEVELOPMENT PLAN FOR COUNCIL APPROVAL, AFTER A GENERAL MEETING IN THE COMMUNITY, PRIOR TO COUNCIL'S CONSIDERATION OF:

*Amended by
Editor
(Bylaw 12925)*

1. ANY DEVELOPMENT THAT SUBSTANTIALLY CHANGES ANY OBJECTIVE OR POLICY OF THE PLAN;
2. ANY MAJOR NEW CIVIC PROJECTS UNDERTAKEN FOR ARTERIAL ROADWAYS OR PARKS AND RECREATION FACILITIES WHICH HAVE NOT BEEN DESCRIBED ALREADY IN THIS PLAN; AND
3. WHERE DIRECTED BY COUNCIL.

THE PLAN AMENDMENT WILL BE COMPRISED OF THE FOLLOWING COMPONENTS:

1. FULL MAP AND TEXT AMENDMENTS ALONG WITH A DISCUSSION OUTLINING THE NEW PLANNING RATIONALE FOR THE LAND USE REZONING OR OTHER PLANNING DECISION; AND
2. CIRCULATION OF THE PROPOSED PLAN AMENDMENT AND NOTIFICATION TO THE AFFECTED PROPERTY OWNERS AND THE COMMUNITY LEAGUE.

Social Housing and Relocation Assistance

▪ **RECOMMENDATION 10 - SENIOR CITIZENS HOUSING - SITE LOCATION**

THAT THE PLANNING DEPARTMENT PROVIDE INPUT TO THE ALBERTA HOUSING CORPORATION IN IDENTIFYING A SUITABLE LOCATION FOR SENIOR CITIZENS HOUSING UNITS WITHIN THE NEIGHBOURHOOD IMPROVEMENT PROGRAM AREA.

▪ **RECOMMENDATION 11 - LOW INCOME HOUSING**

THAT THE PLANNING DEPARTMENT AND THE REAL ESTATE AND HOUSING DEPARTMENT INVESTIGATE PROGRAMS THAT COULD BE USED TO DEVELOP ONE OR MORE LOW INCOME HOUSING PROJECTS IN ALBERTA AVENUE/EASTWOOD, THAT WOULD BE COMPATIBLE WITH THE ADJACENT RESIDENTIAL AREA.

Parks Acquisition, Road Closures for Park Expansion and Relocation Assistance

▪ **RECOMMENDATION 12 - ROAD CLOSURE OF 119 AVENUE BETWEEN 92 AND 93 STREETS AND BETWEEN 85 AND 86 STREETS**

THAT 119 AVENUE BE CLOSED BETWEEN 92 AND 93 STREETS AND BETWEEN 86 AND 85 STREETS AS SHOWN ON MAP 7, FOR THE EXPANSION OF THE ALBERTA AVENUE AND EASTWOOD COMMUNITY LEAGUE GROUNDS.

▪ **RECOMMENDATION 13 - ROAD CLOSURE OF 93 STREET NORTH OF 118 AVENUE**

THAT 93 STREET BE CLOSED BETWEEN 118 AVENUE AND THE EAST-WEST LANE NORTH OF 118 AVENUE AS SHOWN ON MAP 7, FOR THE EXPANSION OF THE ALBERTA AVENUE COMMUNITY LEAGUE.

▪ **RECOMMENDATION 14 - ROAD CLOSURE OF NORTH ARM OF 121 AVENUE BETWEEN 90 AND 91 STREETS**

THAT THE NORTH ARM OF 121 AVENUE BE CLOSED BETWEEN 90 AND 91 STREETS TO BE DEVELOPED AS AN ORNAMENTAL PARK.

▪ **RECOMMENDATION 15 - ALBERTA AVENUE COMMUNITY LEAGUE SITE EXPANSION**

THAT 9 LOTS BE PURCHASED THROUGH THE NEIGHBOURHOOD IMPROVEMENT PROGRAM TO EXPAND THE ALBERTA AVENUE COMMUNITY LEAGUE GROUNDS AS OUTLINED ON MAP 7 AND DETAILED FURTHER IN TABLE 6.

▪ **RECOMMENDATION 16 - EASTWOOD COMMUNITY LEAGUE SITE EXPANSION**

THAT 4 LOTS BE PURCHASED TO EXPAND THE EASTWOOD COMMUNITY LEAGUE SITE AS OUTLINED ON MAP 7, AND DETAILED FURTHER ON TABLE 6.

▪ **RECOMMENDATION 17 - RELOCATION ASSISTANCE**

THAT HOMEOWNERS AND TENANTS WHO ARE INVOLUNTARILY DISPLACED AS A RESULT OF THE PARKS LAND ACQUISITION PROGRAM BE ASSISTED IN THE FOLLOWING MANNER:

- relocation funds of up to \$700 per household will be made available to those families to assist them in their move.
- the N.I.P. Implementation Team and Real Estate and Housing Department will assist homeowners and tenants in locating alternate accommodation.
- those families who are required to relocate will be given sufficient time to find alternative housing accommodation in the neighbourhood.

Parkland Development

▪ **RECOMMENDATION 18 - ALBERTA AVENUE COMMUNITY LEAGUE SITE DEVELOPMENT**

THAT THE ALBERTA AVENUE AND EASTWOOD COMMUNITY LEAGUE GROUNDS BE UPGRADED AND REDEVELOPED TO ACCOMMODATE A VARIETY OF SOCIAL-RECREATIONAL ACTIVITIES.

▪ **RECOMMENDATION 19 - PLAYGROUND DEVELOPMENT AT ST. PATRICK AND DELTON SCHOOLS**

THAT IN CONCERT WITH THE SEPARATE AND PUBLIC SCHOOL BOARDS THE PLAYGROUND AREAS AT ST. PATRICK AND DELTON SCHOOLS BE UPGRADED THROUGH N.I.P. FUNDS.

▪ **RECOMMENDATION 20 - PEDESTRIAN CORRIDOR DEVELOPMENT**

THAT A PEDESTRIAN CORRIDOR BE CREATED ALONG THE EAST-WEST LANES AND BOULEVARDS BETWEEN THE DELTON AND ST. PATRICK SCHOOLGROUND AREAS AS OUTLINED ON MAP 7.

▪ **RECOMMENDATION 21 - ORNAMENTAL PARK AT 90 STREET AND 121 AVENUE**

THAT AN ORNAMENTAL PARK BE DEVELOPED AS PART OF THE PEDESTRIAN CORRIDOR AT 90 STREET AND 121 AVENUE AS SHOWN ON MAP 7.

▪ **RECOMMENDATION 22 - ALBERTA AVENUE COMMUNITY LEAGUE: NEW SOCIAL-RECREATIONAL COMPLEX**

THAT A MULTI-PURPOSE SOCIAL AND RECREATIONAL COMPLEX BE CONSTRUCTED ON THE ALBERTA AVENUE COMMUNITY LEAGUE GROUNDS, TO BE JOINTLY FUNDED BY THE COMMUNITY LEAGUE AND THE NEIGHBOURHOOD IMPROVEMENT PROGRAM.

118 Avenue Commercial Strip

▪ **RECOMMENDATION 23 - A STREET LANDSCAPING PROGRAM**

THAT A STREET LANDSCAPING PROGRAM BE UNDERTAKEN FOR THE ALBERTA AVENUE/EASTWOOD PORTION OF THE 118 AVENUE COMMERCIAL STRIP THROUGH THE NEIGHBOURHOOD IMPROVEMENT PROGRAM.

Parking

▪ **RECOMMENDATION 24 - STRICT ADHERENCE TO PARKING STANDARDS**

THAT THE PARKING STANDARDS AS CONTAINED IN THE CITY OF EDMONTON ZONING BYLAW BE STRICTLY ADHERED TO FOR ALL NEW DEVELOPMENTS ON THE 118 AVENUE COMMERCIAL STRIP IN ALBERTA AVENUE/EASTWOOD.

▪ **RECOMMENDATION 25 - TIME LIMITS FOR COMMERCIAL AREA PARKING**

THAT A PARKING TIME LIMIT RESTRICTION BE INSTITUTED IN ALBERTA AVENUE/EASTWOOD ON THE RETAIL BLOCKS ALONG 118 AVENUE WHICH HAVE THE MOST SERIOUS PARKING PROBLEMS.

Traffic

▪ **RECOMMENDATION 26 - NEIGHBOURHOOD TRAFFIC SCHEME**

THAT THE TRAFFIC SCHEME AS INDICATED ON MAP 14, BE IMPLEMENTED.

▪ **RECOMMENDATION 27 - DELETION OF THE TRUCK ROUTE DESIGNATION FOR 118 AVENUE**

THAT THE ENGINEERING DEPARTMENT REVIEW THE “TRUCK ROUTE” DESIGNATION OF 118 AVENUE FROM THE EASTERN CITY LIMITS TO 97 STREET TO DETERMINE THE FEASIBILITY OF DELETING THE TRUCK ROUTE DESIGNATION FOR THAT SECTION OF 118 AVENUE.

▪ **RECOMMENDATION 28 - ON-STREET PARKING AT 90 STREET AND 121 AVENUE**

THAT THE PLANNING DEPARTMENT INVESTIGATE THE FEASIBILITY OF REDUCING ON-STREET PARKING ASSOCIATED WITH THE COMMERCIAL AREA AT 90 STREET AND 121 AVENUE.

Local Improvements

▪ **RECOMMENDATION 29 - WATER LINE IMPROVEMENTS**

THAT THE WATER MAIN IN THE LANE WEST OF 96 STREET, BETWEEN 118 AND 120 AVENUES BE REPLACED.

▪ **RECOMMENDATION 30 - SIDEWALK REPAIR PROGRAM**

THAT THE PROGRAM OF SIDEWALK REPAIR RECOMMENDED BY THE ENGINEERING DEPARTMENT BE UNDERTAKEN AS PART OF THE NEIGHBOURHOOD IMPROVEMENT PROGRAM.

▪ **RECOMMENDATION 31 - LANE PAVING PROGRAM**

THAT THE UNPAVED LANES IN THE AREA BE PAVED AS OUTLINED ON MAP 16.

▪ **RECOMMENDATION 32 - LANE LIGHTING PROGRAM**

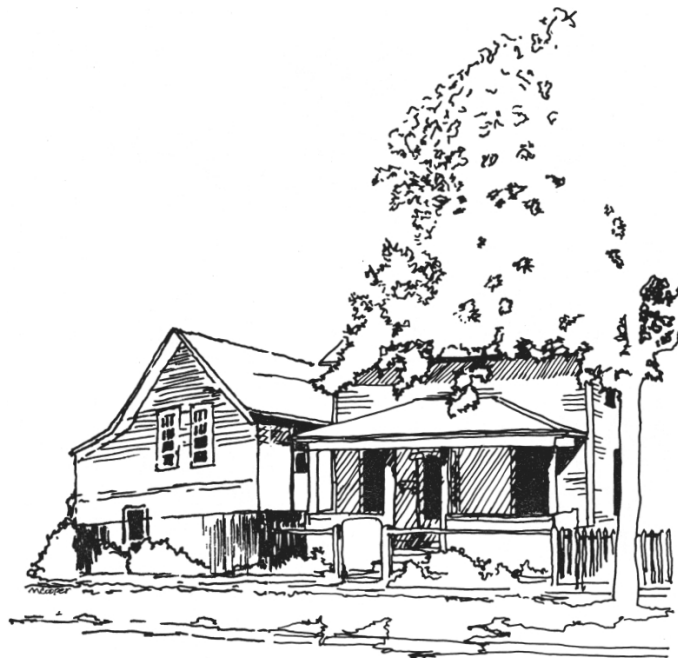
THAT LANE LIGHTING BE INSTALLED IN ALL LANES IN THE AREA, AS OUTLINED ON MAP 16.

▪ **RECOMMENDATION 33 - BUDGET APPROVAL**

THAT CITY COUNCIL ADOPT THE THREE YEAR BUDGET FOR THE ALBERTA AVENUE/EASTWOOD NEIGHBOURHOOD IMPROVEMENT PROGRAM AS OUTLINED IN TABLE 12.

▪ **RECOMMENDATION 34 - IMPLEMENTATION OF RECOMMENDATIONS**

THAT IMPLEMENTATION OF RECOMMENDATIONS OUTLINED IN THE PLAN BE UNDERTAKEN BY THE PLANNING DEPARTMENT, BEGINNING IN 1979, ACCORDING TO THE SCHEDULE OUTLINED ON TABLE 11.



1. Introduction

1. Introduction

A A Neighbourhood Improvement Plan for Alberta Avenue/Eastwood

The Alberta Avenue/Eastwood area was identified in 1976 as a high priority older neighbourhood in need of preservation and improvement through the Neighbourhood Improvement Program (N.I.P.) - a program funded by the Federal, Provincial and City governments* (refer to Maps 1 and 2 for area boundaries and location).

City Council officially approved Alberta Avenue/Eastwood as the City's 1977 N.I.P. area and the Federal and Provincial governments subsequently allocated \$1,100,000 and \$550,000 respectively for area improvements. Funding through N.I.P. is also provided by the City of Edmonton and by area residents through local improvement charges. Since early 1977 the City Planning Department has been working with area residents in a citizen participation process aimed at developing a long range, neighbourhood improvement plan for the area.

According to the guidelines as set out by the Federal government, the objectives of the N.I.P. program are:

- to preserve the area as a stable, low density residential neighbourhood
- to improve the quality of the residential environment while preserving valuable existing social and physical patterns in the neighbourhood.

Since citizen involvement is the fundamental principle governing the operation of N.I.P., neighbourhood residents must participate in deciding how the funds are to be used in their neighbourhood. Eligible capital improvement projects under N.I.P. are:

- sewer and water improvements
- parkland acquisition
- parks and community facility improvements
- traffic improvements
- road and sidewalk improvements
- lane paving and lane lighting
- miscellaneous social/recreational projects.

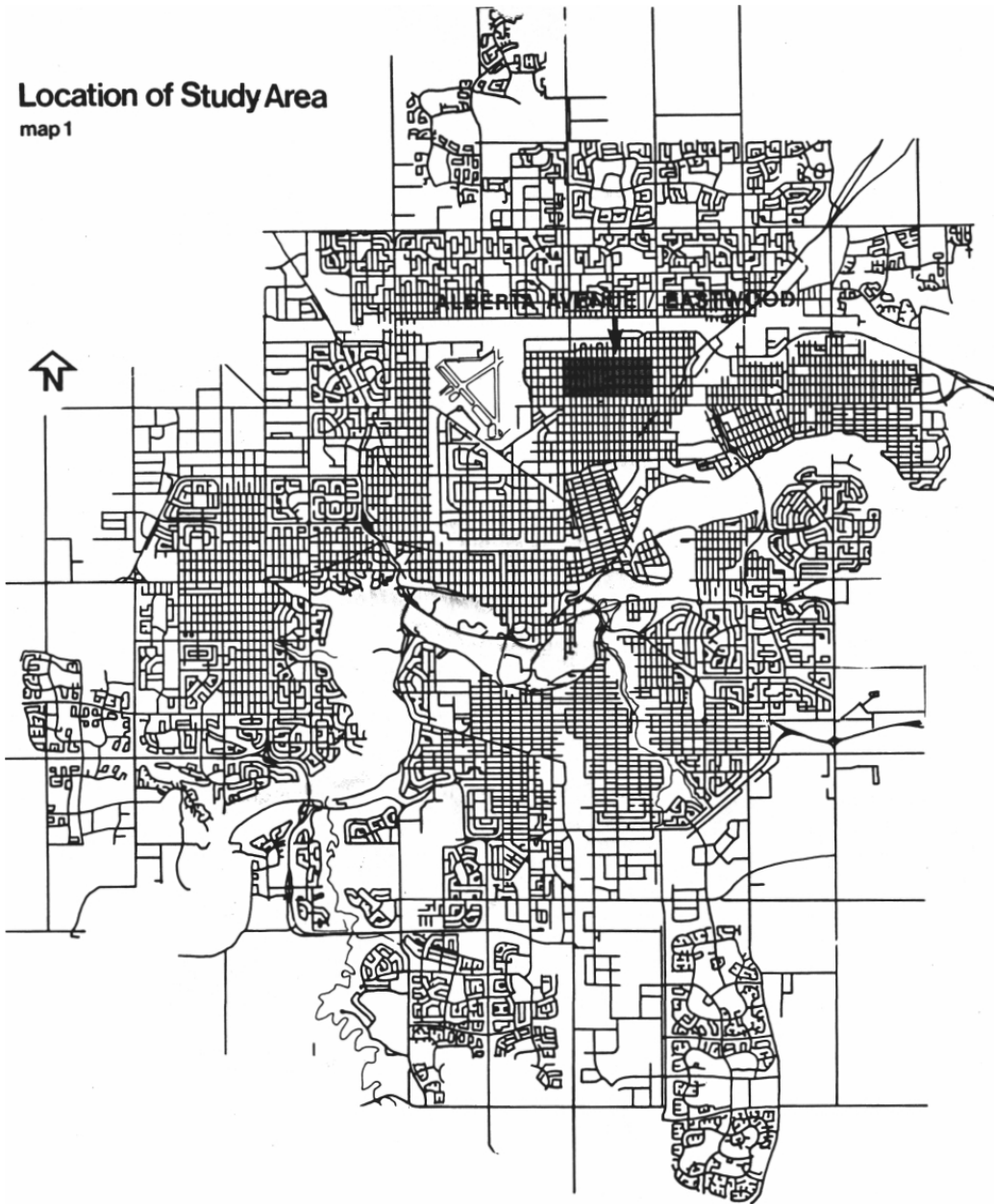
In addition to considering these capital improvement projects, residents are encouraged to review development applications in their neighbourhood and to seek out other improvements in areas related to Senior Citizens Housing, Low Income Housing, and social-service programs. During the 3 year plan implementation phase which follows the planning process, the City administration will be involved not only in implementing the N.I.P. projects, but also in carrying out further investigations on policy matters proposed in the Neighbourhood Improvement Plan.

*The N.I.P. Program ended in March 1978 and has been replaced by the Community Services Program. Alberta Avenue/Eastwood will be the last N.I.P. area in Edmonton.

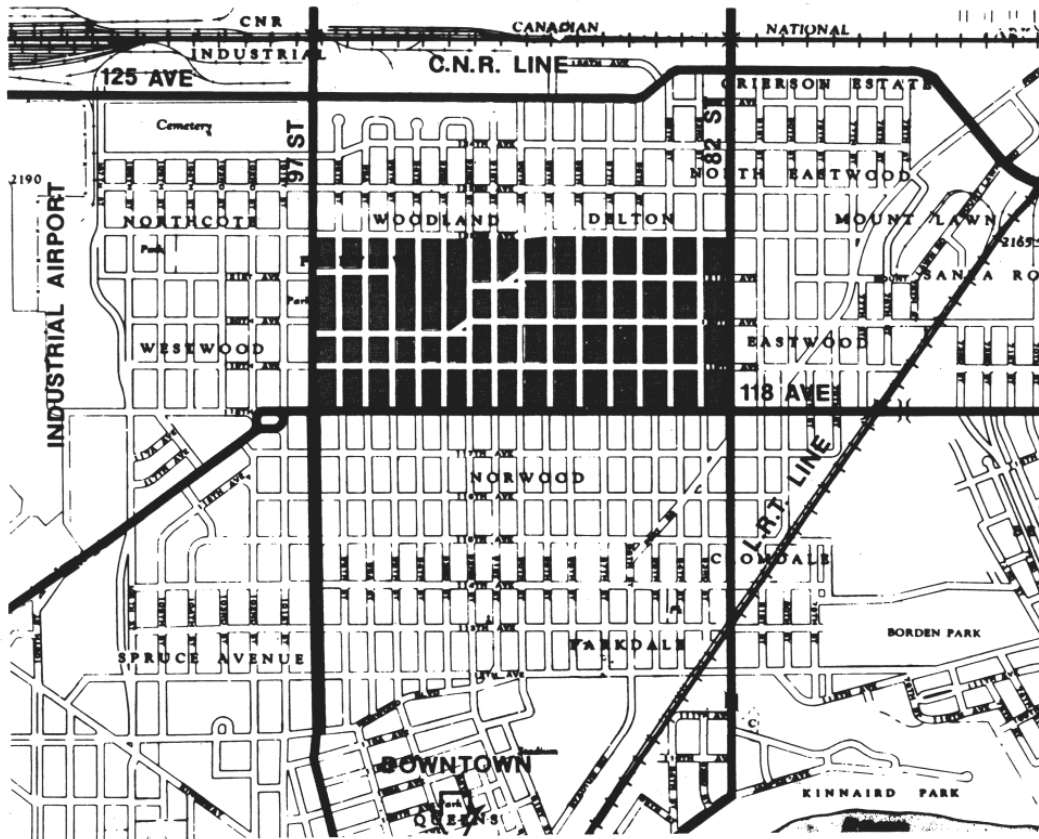
As a companion program to N.I.P., the Residential Rehabilitation Assistance Program or R.R.A.P., provides funds to individuals who wish to renovate their homes. Through R.R.A.P., a maximum of \$10,000 in the form of grants and/or loans is available to the homeowner and landlord. The amount and type of financial assistance an individual receives depends on family income and the cost of housing repairs.

The R.R.A.P. program will be widely promoted throughout the implementation stage of N.I.P. so that the conservation of private homes may parallel the improvements made to the neighbourhood as a whole.

Location of Study Area
map 1



map 2



B Historical Background to Today's Issues

Alberta Avenue/Eastwood dates back to 1894 - a time when the Town of Edmonton had a population of about 1,000 people. In 1894 a two block area between what is now 90 and 92 Streets was sub-divided out of the dense bush. At the time this area was a part of the "Village of North Edmonton" which lay outside Edmonton's town limits.

This first small pocket of housing remained quite isolated for several years, until 1906 when a major portion of what is now known as Eastwood was sub-divided. The Alberta Avenue area (then known as Fairview) developed in a more piecemeal fashion between 1906 and 1912 as Edmonton's real estate brokers and speculators capitalized on the "land boom" which was sweeping the Prairies during this period.

This rapid growth period of Edmonton and its surrounding areas peaked around the year 1912 by which time the basic physical layout of Alberta Avenue/Eastwood as we know it today had been established. The block plan layout with the street names as of 1912 is presented in Map 3, "Historical Street Names".

The area had become a part of Edmonton by 1908 when a large 7.5 square mile area known as the "Village of North Edmonton" was annexed to the City. While the residential area was being built up during these early optimistic years, several commercial establishments sprang up along (118) Alberta Avenue, mainly between (90) Otter and (97) Namayo Streets. By 1914 the area was served by public transit. The Edmonton Radial Railway extended its streetcar line eastward from (95) Kirkness Street, along (118) Alberta Avenue to the Swift's Packing Plant on the northern edge of Edmonton.

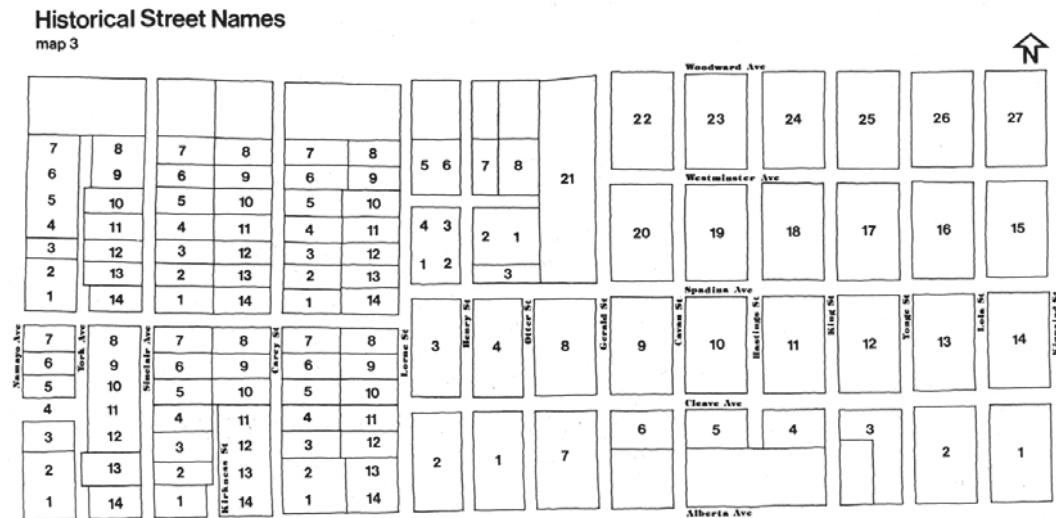
The commercial strip along (118) Alberta Avenue provided a community focus for this northern suburb in those early days. Several of those blocks which were built during the 1900's are still standing, although most have since been refurbished. One of the earliest blocks along this strip was the Rutherford Block (built in 1912) which has housed a corner drug store for over 65 years, and today continues to operate as Baydala Drugs. The area's first school - Fairview School was a four room schoolhouse built in 1917 on the site of the present St. Patrick schoolgrounds. By 1921 the Alberta Avenue Community League was founded, and during the same year it became one of nine founding members of the Edmonton Federation of Community Leagues.

During the 1910's and 1920's, the area grew quite steadily with 250 homes being built between 1910 and 1920, and 220 homes being built in the 1920's. By 1929 almost 40% of the neighbourhood was developed. Most of this early development occurred in the central part of Alberta Avenue although housing was built in all sections of the area.

There was minimal housing development in the 1930's followed by an upsurge in building activity in the 1940's, particularly in the period following the end of World War II, when about 450 homes were built. By the mid 1950's most of the residential area was built up.

During the 1960's and 1970's while the remaining residential lots were being developed with single family homes, a number of sites in the area were being consolidated and redeveloped to duplexes or 3 storey apartment blocks. While this redevelopment trend has not reached "epidemic" proportions, this issue is an example of the kinds of problems which Alberta Avenue/Eastwood is now faced with.

The importance of Alberta Avenue/Eastwood's 84 year long history cannot be over emphasized when we consider the future plans for the area, because the issues of today are actually rooted in the area's rich historical past. Over its 84 year development period, Alberta Avenue/Eastwood has remained quite stable as a low density residential neighbourhood, but at the same time has gradually accumulated a number of problems characteristic of the older inner-city neighbourhoods.



Since many of Alberta Avenue/Eastwood's houses are over 40 - 50 years of age, many of the homes have developed structural problems or are in need of a new furnace, electrical system or plumbing fixtures. The neighbourhood's sewer system, which was installed over 60 years ago, is wearing out and cannot keep up with the dense population which now resides in the area. Many of the roads in northeastern Edmonton (82 Street, 97 Street and 118 Avenue in particular) were never designed to handle today's traffic volumes, and as a result Alberta Avenue/Eastwood has to deal with the overflow on its interior residential streets.

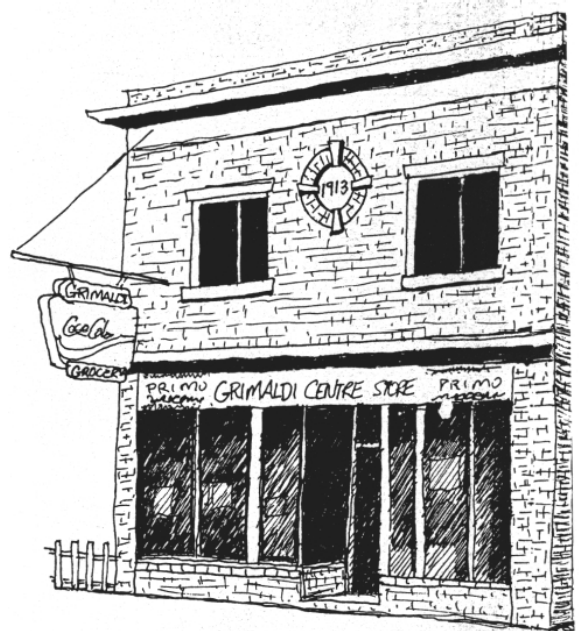
Due to the fact that most of the neighbourhood was sub-divided into residential parcels by 1910, Alberta Avenue/Eastwood contains very little open space. The Alberta Avenue Community League building, built in 1921 is crumbling with age and appears to be more of a liability than an asset in terms of getting people involved in the community. The 118 Avenue Commercial Strip which also dates back to the 1910's is beginning to lose some of its neighbourhood level services as heavy through traffic and competition from the chain stores make it increasingly difficult for the small businessman to survive.

While these "aging" problems are very real for Alberta Avenue/Eastwood, the neighbourhood has an underlying beauty and strength of character which gives it a strong potential for becoming a safe, attractive and well kept neighbourhood over the long term. Its beautifully tree-lined boulevards, its charming individually designed homes and its long time residents provide a solid foundation from which to rehabilitate the neighbourhood.

The N.I.P. program is so designed to build on these strengths and it is hoped that through an intensive 3 year planning - implementation process, a number of improvement projects will be carried out which will give Alberta Avenue/Eastwood the "shot- in-the-arm" that it needs to carry on for another 84 years.



The flood of 1949.



Commercial Building on Alberta Avenue.

C The Neighbourhood People

Today, Alberta Avenue/Eastwood is a relatively stable family oriented neighbourhood with a population of approximately 4,900 people living in 1,900 households. In general terms, its residents are in the blue collar occupations and have an income some 30% less than the City average. Although its residents represent a wide cross-section of age and ethnic groups, Alberta Avenue/Eastwood has a larger proportion of its population in the older - age brackets, compared to the City as a whole.

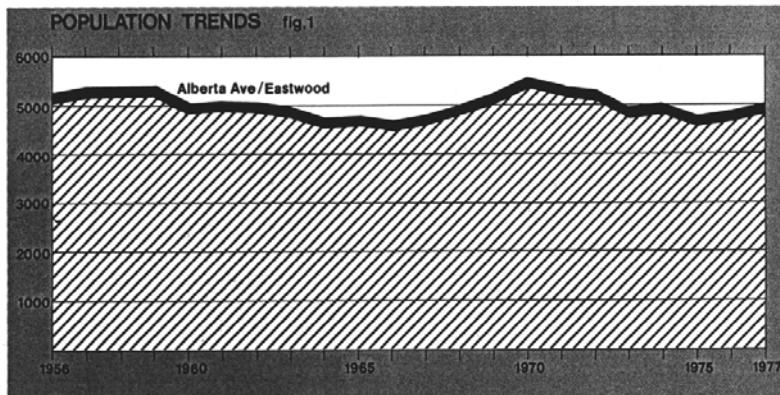
Population Trends

Figure 1 outlines Population Trends in Alberta Avenue/Eastwood.

The total population of the Alberta Avenue/Eastwood N.I.P. area has remained quite stable over the long term with some minor fluctuations from year to year. During the 20 year period from 1957 to 1977 the overall population decreased very slightly from 5,239 in 1957 to 4,886 in 1977 - representing a 6.7% drop in population over this period. The most noticeable fluctuations in population took place during the 1970's with the population reaching a low of 4,646 in 1975. However, since 1975 there has been a moderate upward swing in the area's population with an increase from 4,646 people in 1975 to 4,886 people in 1977.

The area has experienced a gradually declining population of school-aged children since the mid 1950's when the schools in the area were having to cope with the effects of the Post War Baby Boom. The general aging of neighbourhood families and the trend towards smaller families are contributing factors towards this gradual downward trend which continued during the 1960's and 1970's.

In recent years however, there have been some minor increases in the younger population, groups in the N.I.P. area. In 1975-76 in particular, the number of children under 18 years of age in Alberta Avenue/Eastwood increased from 1 183 to 1 293 - a 10% increase in one year. Such an increase indicates that the overall downward trend may have leveled off and it suggests that the area has the potential for attracting more young families back into the neighbourhood in the future.



School Enrollment

The Alberta Avenue/Eastwood neighbourhood contains two schools, Delton and St. Patricks. Both schools are operating below their capacity. However, according to the Public and Separate School Boards, it is highly unlikely that either school will close in the near future.

St. Patricks School has an enrollment of 348. Its capacity is 565. It is anticipated that enrollment could drop by about 80 over the next 5 Years, but this would not warrant closure of the school. If school enrollments in inner city areas continue to drop and sane schools are forced to closes St. Patrick's may act as a recipient of students from other schools because of its location. Currently, there is sane unused space in the school which could be used by the community for social or recreational activities.

Delton School has an enrollment of 291. Its capacity is 514. Enrollment is expected to level off at about 300 over the next 5 years. It is not anticipated that the school would close in the foreseeable future, however, there is some space in Delton School that might be used for community activities.

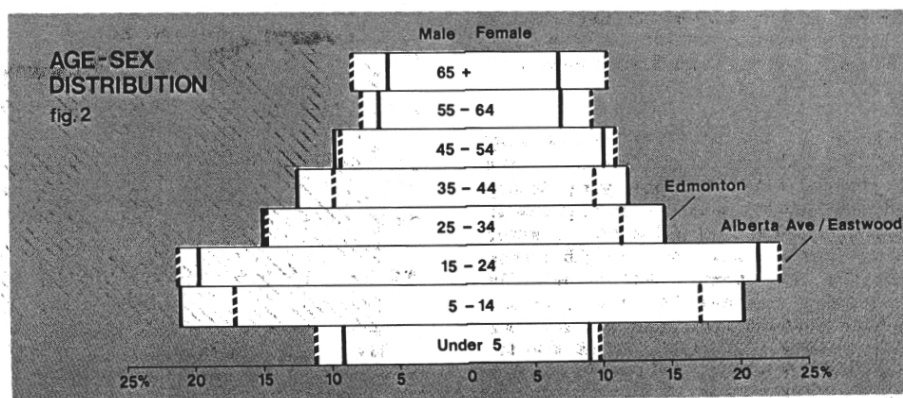
Age Composition

Figure 2 shows age/sex distribution.

In terms of the age composition of the overall population, compared to Edmonton as a whole, Alberta Avenue/Eastwood in 1971* had:

- almost the same percentage of its population in the under 25 years of age categories
 - * 49.4% for Alberta Avenue/Eastwood
 - * 50.4% for Edmonton.
- a smaller percentage of its population in the middle range age categories of between 25 and 44 years of age
 - * 22.6% for Alberta Avenue/Eastwood
 - * 26.8% for Edmonton.
- a larger percentage of its population in the older age categories
 - * 28.0% for Alberta Avenue/Eastwood
 - * 22.8% for Edmonton.

In comparative terms, Alberta Avenue/Eastwood has an older population than most other neighbourhoods in Edmonton. At the same time, this neighbourhood, with its higher percentage of older, long term residents is quite typical of Edmonton's inner-city older neighbourhoods.



*The 1971 Federal Census is the most up to date source of demographic information available at this time.

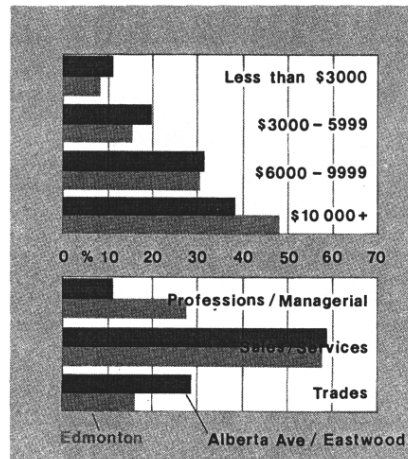
Occupation/Incomes

Figure 3 illustrates Occupation and Income composition.

Alberta Avenue/Eastwood is a working class neighbourhood where the majority of the wage earners are engaged in "blue collar" occupations with 59.6% of the work force being employed in clerical, sales and service jobs and another 28.6% being employed in labouring jobs in the manufacturing, construction and transportation industries. Compared to Edmonton, the area has more of its people in these jobs and less people in professional and managerial positions.

The average family income in Alberta Avenue/Eastwood in 1971 was \$7,520, which was 30% below the City-wide average of \$10,660. Although incomes have risen substantially since 1971 it is assumed that the comparative picture within Edmonton has not changed significantly. A sizeable portion of the area residents depend on income from some form of social assistance, including old age pensions and supplements, welfare payments and unemployment insurance. Many families in Alberta Avenue/Eastwood exist on minimal incomes.

OCCUPATION/INCOME fig.3

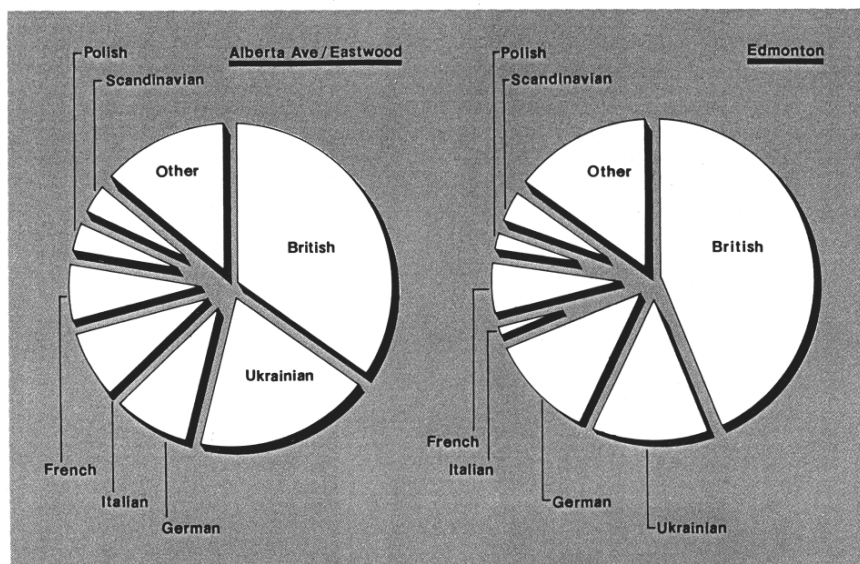


Ethnic Composition

Figure 4 shows ethnic composition in Alberta Avenue/Eastwood.

While people of British descent make up the largest ethnic group in Alberta Avenue/Eastwood the area is rich in cultural diversity, with a higher than City-average proportion of residents of Ukrainian, Italian, and French descent. It appears that of all the ethnic groups, the Italian population has grown the most rapidly in recent years due to the area's close proximity to the McCauley area - the focal point of Edmonton's Italian community.

ETHNIC COMPOSITION fig.4



D. The Alberta Avenue Initiative (2007)

Bylaw 14727,
September 10,
2007

*In 2004 the Neighbourhoods adjacent to 118 Avenue, between Northlands and NAIT, approached Council and requested assistance in cleaning up the Avenue. Between 2004 and 2006, the Community, the BRZ, many area residents, and several City Departments have met and developed a strategy to guide reinvestment and revitalization along 118 Avenue. The Plan developed proposed general commercial uses along 118 Avenue **and the limited intensification of residential development one block north and south (119 Avenue and 117 Avenue) of the Avenue.***

Bylaw 15328
February 17,
2010



2. Citizen Participation

2. Citizen Participation

A Citizen Involvement in the Planning Process

The process of citizen involvement in N.I.P. actually began in June, 1976 when a number of area residents formed the Neighbourhood Effort for Essential Development (N.E.E.D.) Association. With the assistance of a community development worker from the Edmonton Social Services Department, the N.E.E.D. Association sponsored a number of neighbourhood meetings, organized a questionnaire survey and prepared a brief to City Council outlining the issues of Alberta Avenue/Eastwood. Based on this brief and the Planning Department's findings in the Selection of Neighbourhood Improvement Program Areas report of that year, Alberta Avenue/Eastwood was designated as Edmonton's 1977 N.I.P. area.

While the involvement of the N.E.E.D. Association and area residents in the planning process is discussed throughout the various sections of this Plan, a short chronology of events is presented below to illustrate some of the highlights of this process. Generally, the planning process can be divided into 3 overlapping phases:

- **Phase 1** – identification of neighbourhood assets and issues
- **Phase 2** – evaluation of alternative actions and strategies
- **Phase 3** – detailed plan preparation

An outline of the planning process appears in Table 1.

Identification of Neighbourhood Assets and Issues

The first phase of the planning process was initiated in April, 1977 when a General Meeting and series of Workshops were held to focus in on the issues which were concerning area residents. Following the Workshops a questionnaire was distributed in order to reach all the households and landlords in the area. About 30% of residents completed their questionnaires and therefore provided the N.I.P. Planning Team with a good "reading" of the issues. Regular meetings with the N.E.E.D. Association and the opening of the Neighbourhood Planning Office at 94 Street and 118 Avenue established the groundwork for an ongoing consultative planning process.

Evaluation of Alternatives

During the second phase of the planning process the N.I.P. Planning Team met on a regular basis with the N.E.E.D. Association and its sub-committees to discuss alternative actions and strategies for improving the area. Meetings were also held with the Alberta Avenue and Eastwood Community Leagues, other interest groups in the community and citizens at large to review these alternatives.

With the hiring of Citizen Coordinators, Marcelle Lutz and Eve Dussault in March 1978, the N.E.E.D. Association became even more actively involved in refining the improvement proposals and in promoting N.I.P. and R.R.A.P. Through a combined effort, the Planning Team and the N.E.E.D. Association organized an Open House, a recreation survey of the Alberta Avenue Community League area, and the initiation of a community newspaper during this period.

Detailed Plan Preparation

During the detailed plan preparation phase which followed, all of the feedback from this ongoing citizen participation process was incorporated into a plan for the area - the Alberta Avenue/Eastwood Neighbourhood Improvement Plan. While the members of the N.E.E.D. Association have had the most direct input into this Plan,

every effort was made to include the ideas and opinions of the community at large. If the recommendations as contained in this Plan are approved by City Council, they will be implemented in Alberta Avenue/Eastwood over the next 3 years, 1979 to 1981.

It is expected that there will be a high level of resident interest and activity during this plan implementation stage, as projects such as the parks improvements, traffic improvements, lane paving, lane lighting, sidewalk improvements and street landscaping develop from the detailed design phase to the construction phase.

During the implementation stage, the neighbourhood residents, the Community Leagues and the Neighbourhood Effort for Essential Development (N.E.E.D.) Association, may pursue the following activities:

1. To prepare an outline of the citizens participation program to be undertaken during the three year implementation stage.
2. To promote the Neighbourhood Improvement Program and the Residential Rehabilitation Assistance Program and to organize special neighbourhood events such as neighbourhood festivals, block parties and clean-up campaigns to help strengthen neighbourhood interaction and identity.
3. To continue to publish a newspaper throughout the duration of N.I.P. to inform the citizens of neighbourhood events and encourage citizen participation in the Neighbourhood Improvement Program and the Residential Rehabilitation Assistance Program.
4. To work with the businessmen along 118 Avenue in an attempt to improve the overall streetscape appearance and viability of 118 Avenue by pursuing the following:
 - rehabilitate buildings on the strip
 - improve the facade of buildings on the strip
 - keep sidewalks on the strip clean and uncluttered
 - establish a farmers market on or near 118 Avenue to serve north east Edmonton
 - provide input into any zoning studies or development control regulations to be implemented on 118 Avenue
 - provide solutions to parking problems on 118 Avenue through actions such as:
 - i) redesign and paving existing parking areas,
 - ii) signs directing people to rear parking
 - iii) investigate funding sources that could be used to develop small off-street parking lots.
5. To determine the need and feasibility of constructing a limited number of senior citizen lodge or condominium units in or adjacent to Alberta Avenue/Eastwood.
6. Follow up on the application for 65 units of senior citizen housing by:
 - maintaining a list of prospective tenants
 - undertake a study of social and recreational needs for the project
 - organize a management association at the appropriate time
 - assist A.H.C. in locating a suitable site
 - provide input into the design and layout of the buildings.
7. To assume responsibility for the development of the Alberta Avenue Community League Hall.
8. To participate in the planning, construction and design of proposed parks.

Table 1 – Alberta Avenue/Eastwood Planning Process

PHASE	DATE	EVENT
1	April, 1977	Introductory Residents' meeting
2	May/July	Public Workshops and questionnaire on Housing, Land Use, Parks and Community Facilities, Transportation, and Municipal Services
3	August	Regular monthly meetings with N.E.E.D. commence
4	September	Public meeting to discuss Transportation Alternatives
5	October	Neighbourhood Planning Office opened in area
6	November	Open meeting with both Community Leagues to discuss Alternative Parks Proposals
7	February, 1978	Public meeting to discuss Preliminary N.I.P. Proposals
8	March	N.E.E.D. Citizen Coordinators hired
9	April	Certificate of Eligibility for Implementation Stage approved
10	May	N.E.E.D. publishes first issue of "What You NEED to Know" citizens' journal Open House to review N.I.P. Proposals
11	May/June	Meetings with neighbourhood groups to review N.I.P. Proposals
12	June	N.E.E.D. Building Review Committee prepares formal community objectives
13	July	Recreation questionnaire for Alberta Avenue Community League distributed
14	September	Senior Citizens Housing Application submitted
15	November / December	A series of meeting of meetings were held with residents to discuss the traffic proposals
16	January/ February, 1979	Draft Plan circulated to civic departments for review.
17	March	Plan summary and traffic questionnaire circulated to residents.
18	June	Plan to City Council for approval

9. To review development applications in the neighbourhood to ensure compatibility with objectives for area redevelopment.

B Objectives for Citizen Participation During the Implementation Stage

1. To involve citizens in the plan process through the N.E.E.D. Association.
2. To encourage involvement of citizen groups and businessmen in the area to upgrade 118 Avenue.

Recommendations

▪ RECOMMENDATION 1 - CITIZEN PARTICIPATION

THAT A CITIZEN PARTICIPATION COMPONENT BE INTEGRATED INTO THE PLAN IMPLEMENTATION STAGE.



3. Land Use and Zoning

3. Land Use and Zoning

A Land Use Profile

Land use in Alberta Avenue/Eastwood is predominately residential, with over 88% of the area being in a residential use. The major zoning category for the neighbourhood is RC-1 (Residential Conversion) - a zone which allows one family dwellings and one family dwellings with suites. The RC-1 zone also permits duplexes to be built on lots which are 7,000 square feet or larger in size. A summary of the land use in Alberta Avenue/Eastwood is presented on Table 2. Existing Land Use is shown on Map 4.

In this neighbourhood of relatively modest homes, there are some 1,900 residential units, with 1,433 units being either single family dwellings or duplexes, and approximately 450 units being apartment units. Therefore, housing in Alberta Avenue/Eastwood is primarily of a low density nature, with 60% of the dwelling units being single family dwellings, 10% being single family dwellings with suites, and over 5% being duplexes. Of these 1,433 housing units, approximately 727 are owner occupied, while 28% are absentee owned (refer to Table 3).

While the R-4 (General Residential) zones adjacent to the major arterials of 82 Street, 97 Street and 118 Avenue permit medium density apartments, the actual apartment development has not occurred uniformly throughout the zones. Most of the apartment development has occurred in Eastwood where the larger lot sizes have made redevelopment more economically feasible.

The southern extremity of the neighbourhood is a commercial development, with the 118 Avenue Commercial Strip being over 10 acres in size, and containing 148 commercial establishments. In addition to the commercial uses along 118 Avenue, there are some small pockets of commercial development within the residential portion of the N.I.P. area. Across from Delton School, at 90 Street and 121 Avenue is a small commercial node containing a retail-wholesale store, offices and a commercial day care centre. In the western half of the N.I.P. area there is a service station as well as a retail nursery/greenhouse which is a long established non-residential use located at 119 Avenue and 87 Street.

The area has two schools, Delton School and St. Patrick School as well as two churches, St. Alphonsus and St. Patrick's Church which account for 5.2 acres of institutional land use. Parks and open space is limited to the Alberta Avenue and Eastwood Community League grounds.






B Neighbourhood Issues

According to the questionnaire survey carried out by the N.E.E.D. Association prior to making their application for N.I.P., the most important issue of all in Alberta Avenue/Eastwood was the need to improve the existing housing stock in the neighbourhood.

While Alberta Avenue/Eastwood is generally quite a stable residential area, residents expressed concern about the redevelopment of residential and commercial properties in the neighbourhood and made it clear that they wished to monitor these redevelopment trends to ensure that the character of the neighbourhood was preserved. Residents were particularly concerned about the trend towards redeveloping single family dwellings to duplexes and apartments in the Eastwood portion of the N.I.P. area.

Land Use

map 4

- | | | | | | |
|---|---------------|---|---------------------------|---|---------------------------------------|
|  | Park Space |  | Rooming House & Apartment |  | Single Family Detached with Apartment |
|  | Commercial |  | Duplex | | |
|  | Institutional |  | Single Family Detached | | |

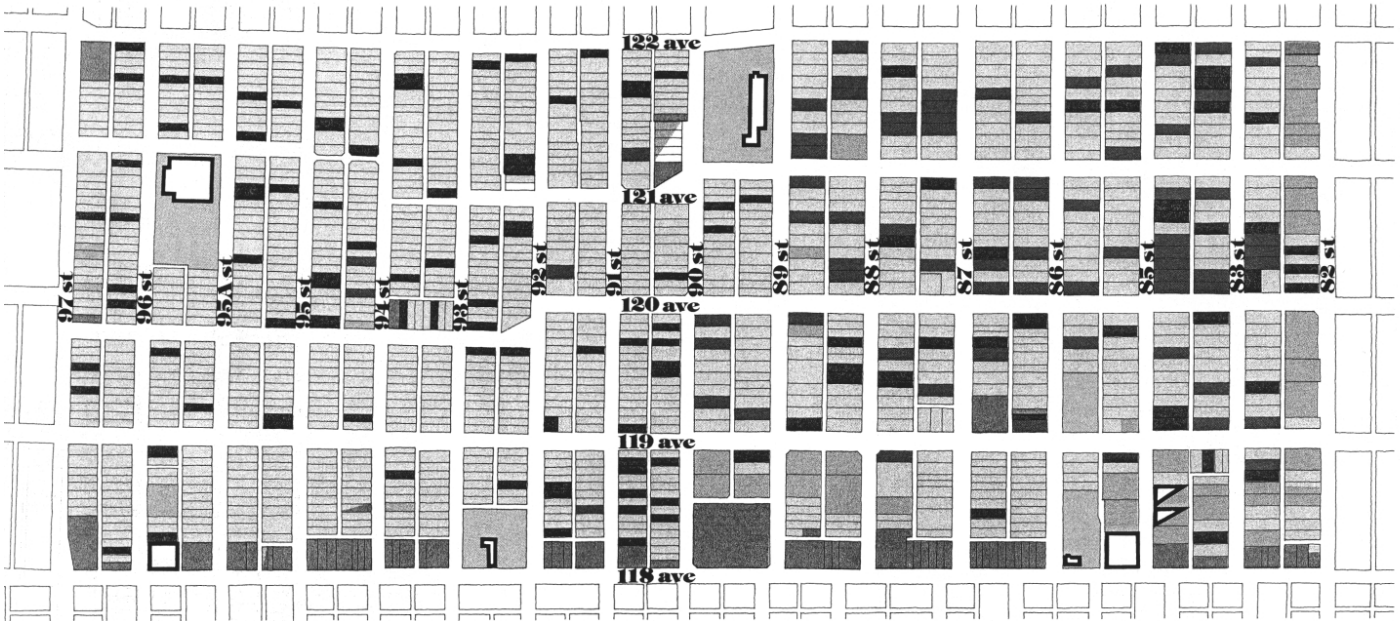


Table 2 – Existing Land Use

Land Use	Acres	Percentage of Net Land Use*
Residential	164.5	88.3
Commercial	12.5	6.7
Institutional	5.2	2.8
Parks and Open Space	0.6	.3
Total	<u>186.3</u>	<u>100.0%</u>

* In calculating net land use, the land devoted to roads is not included. In Alberta Avenue/Eastwood there are an additional 103.6 acres of land in roads.

Table 3 – Ownership of Housing Units

Housing Type	Absentee Owned	Resident Owned	Total Units
Single Family	274	779	1,053
Single Family with Suite	62	174	236
Duplex	60	84	144
Total	396 (27.6%)	1,037 (72.4%)	1,433 (100%)

Table 4 – Condition of Housing Units

Condition	Number of Structures	Percentage of Structures
Good	557	38.9
Minor Repair Necessary	637	44.5
Major Repair Necessary	194	13.5
Poor	45	3.1
Total	<u>1,433</u>	<u>100.0%</u>

Table 5 – Redevelopment Trends (January 1970 – July 1978)

Dwelling Type	Number of Units									Total
	1970	1971	1972	1973	1974	1975	1976	1977	1978*	
Duplex	10	8	6	12	14	4	20	20	12	106
Apartment	36	-	-	-	-	-	-	27	16	79
Total	46	8	6	12	14	4	20	47	28	185

* Figures for 1978 are for a 6 month period only.

In summary, the major land use issues which emerged during the planning process were:

1. the need to improve the existing housing stock and thereby strengthen the residential character of the area.
2. the need to monitor redevelopment of single family dwellings to duplexes and apartments
3. the need to monitor redevelopment of commercial establishments to guard against encroachment into the residential area.

In order to preserve the stable, low density residential character of the Alberta Avenue/Eastwood area, a number of protective measures may be implemented through the N.I.P. program, including:

- a concerted promotion of the Residential Rehabilitation Assistance Program
- enforcement of property bylaws
- adoption of an “Area Redevelopment Plan Bylaw” which promotes conservation and rehabilitation in the area.
- revision of policy statements in the General Plan to ensure land use stability
- revision of zoning controls to protect the area against undesirable redevelopment
- local review of all redevelopment and rezoning applications in the area.

C Housing Rehabilitation

During the Implementation Stage of the Alberta Avenue/Eastwood Neighbourhood Improvement Program, Federal grants and loans will be available through the Residential Rehabilitation Assistance Program (R.R.A.P) to assist homeowners and landlords to improve their housing units. R.R.A.P. is funded by the Federal Government through the Central Mortgage and Housing Corporation (C.M.H.C.) and administered by the City of Edmonton Planning Department.

A concerted promotion of the R.R.A.P. program during the 3 year plan implementation stage of N.I.P. will undoubtedly add to the stability of land use in the area. While most of the houses in Alberta Avenue/Eastwood are structurally sound, a substantial number have deteriorated with age and are in need of repair. From a general survey of the neighbourhood, it was determined that approximately 45% of the 1,433 housing units (excluding apartment units) required minor repair. About 15% required major repair and less than 5% would likely require replacement (refer to Table 4 - “Condition of Housing Units”).

Through the R.R.A.P. Program, houses are upgraded to a minimum standard of health and safety. To qualify, a dwelling must be substandard in at least one of the five basic areas: structural soundness, fire safety, electrical wiring, plumbing or heating. In addition, repairs to eavestroughs, flooring, exterior painting and site grading can be included. Homeowners may hire contractors to complete the necessary repairs or may chose to do the work themselves using R.R.A.P. funds for the purchase of materials. The nature and quality of work should ensure a further useful life of the property of about 15 years.

A maximum of \$10,000 in the form of grants or loans is available to the homeowners and landlord. A maximum grant of \$3,750 is available to resident homeowners and \$2,500 is available to landlords. Landlords must arrange loan funds through private lenders. For resident owners, the amount of grant received is dependent on the family income and extent of repair. For landlords, it depends only on the extent of repairs.



The rehabilitation of properties in Alberta Avenue/Eastwood will also be encouraged through the application of the Minimum Property Standards Bylaw during the plan implementation stage. This Bylaw will be used as a guide in administering R.R.A.P. and will also be applied to resident homeowners and landlords as necessary to ensure satisfactory property maintenance.

Enforcement of this bylaw:

- is complementary to the R.R.A.P. program
- is a long range, ongoing process involving follow-up inspections in the neighbourhood after the N.I.P. program is completed.

D General Policy for Land Use Stability

Deleted.

Bylaw 7430

January 24, 1984



E Guidelines for Redevelopment

The relatively low density character of Alberta Avenue/Eastwood has been ensured by the predominant zoning designation of RC-1 which allows only one and two family dwellings. Nevertheless, in recent years the redevelopment of single family dwellings to duplexes and apartments in the Eastwood portion of the N.I.P. area has been on the increase. Since 1970 there have been 108 duplex units (or 54 duplexes) and 79 apartment units built in the area with over 90% of those dwelling units being built in Eastwood.



The redevelopment of single family dwellings to duplexes and apartments over this period has added 125 new dwelling units to the N.I.P. area, for an average of approximately 15 additional units per year.

Redevelopment trends in Alberta Avenue/Eastwood are shown in Table 5.

Very little redevelopment has occurred in the Alberta Avenue portion of the N.I.P. area because the smaller lots sizes (33 feet x 125 feet) have made it uneconomical to redevelop. With the average lot size being 4,125 square feet, a developer would have to purchase 2 lots to meet the 7,000 square foot minimum lot size requirement for a duplex.

However, in Eastwood, duplex redevelopment has become a primary concern to area residents because this redevelopment trend has led to a gradual change in the area's character. Residents are concerned about the fact that the mass, height and similar unimaginative facades of many of the duplexes differ greatly from the existing houses in the area. In addition to their concern about the general appearance of the neighbourhood, residents are concerned that the increased density causes:

- a sense of overcrowding
- an increase in traffic and parking problems
- an increase in the demand on the already limited recreational space.

To further aggravate the problem some property owners have illegally converted duplexes to fourplexes. Residents are very aware of these "illegal conversions" and thus the enforcement of the zoning bylaws and related regulations has become a sensitive issue in the neighbourhood.



Duplex development on 85 Street, 120 Avenue.

The Planning Department recognizes a need to allow some duplex development in the area. Duplex development can help replace deteriorated housing that is beyond repair. Since duplexes are a type of family housing, they can increase the child population in the area and thus help increase or stabilize school enrollment which are declining in most inner city neighbourhoods. It would, therefore, be desirable to encourage some duplex development in Alberta Avenue/Eastwood where existing housing is in poor condition while still retaining good single family housing stock.

Currently, the Zoning Bylaw does not contain zoning category that allows for duplex development on a discretionary basis. However, the new Land Use Bylaw currently being prepared by the Planning Department may create a residential zoning category suited to this purpose. Rezoning of the RC-1 areas in Alberta Avenue/Eastwood should, therefore, be considered once the Land Use Bylaw is completed, in order that the redevelopment objectives in this plan can be implemented.

The zoning designation of R-4 adjacent to the major arterials of 82 Street, 97 Street and in the blocks north of 118 Avenue has permitted medium density redevelopment to walk-up apartments. Most of the R-4 area between 90 Street and the lane west of 82 Street has already been developed as apartments. The R-4 zoning should be retained in this area, however, future multiple family units should be built more for families through the use of the following design factors:

1. More two and three bedroom units.
2. Entrances designed to serve a maximum of four to six units and the elimination of corridor entrances.
3. Private yardspace for ground floor units.
4. Small playground incorporated into common area.
5. Exterior designs that show greater innovation.
6. Large balconies or roof decks for units without ground access.
7. Smaller developments containing only 8 to 12 units.

If apartments in this area were designed to accommodate families, the child population in Eastwood could be increased which is desirable in terms of maintaining the school enrollment. The impact of family oriented apartments would be less detrimental in terms of traffic and parking. The apartments would generate the same population density as non-family apartments but there would tend to be fewer units and fewer vehicles per person since more of the inhabitants would be children.

It is also very desirable to encourage the development of smaller apartment block in this R-4 area to maintain a sense of community in the neighbourhood.

The Avenue Initiative is recommending the land abutting 118 Avenue be rezoned to (CB2) General Business Zone with a new Pedestrian Commercial Shopping Street Overlay and that the area north of the 118 Avenue commercial strip to the south side of 119 Avenue be encouraged to developed to allow medium density residential uses. (RF5) Row Housing Zone is the acceptable zone in locations not previously zoned for medium density residential development for the following reasons::

1. *Preserve the low density character of the neighbourhood north of 119 Avenue;*
2. *Allow for limited redevelopment of the area south of 119 Avenue;*
3. *Create an area with denser residential development needed to support a viable commercial area along 118 Avenue;*
4. *Allow for a transition area between the (CB2) General Business Zone – which allows for a maximum of four stories – along the Avenue and the low density residential development north of 119 Avenue;*
5. *Allow for the redevelopment and revitalization of commercial development along 118 Avenue;*
6. *Create an area with diverse and unique businesses creating a viable commercial area along 118 Avenue;*
7. *Allow for mixed use development with commercial at grade and residential and/or offices above, to a maximum total height of 4 storeys; and*
8. *Allow for human scale mixed use development along this pedestrian commercial shopping street.*

*Bylaw 14727
September 10,
2007
Bylaw 15428
February 17,
2010*



Walk-up development on 82 Street, 120 Avenue.

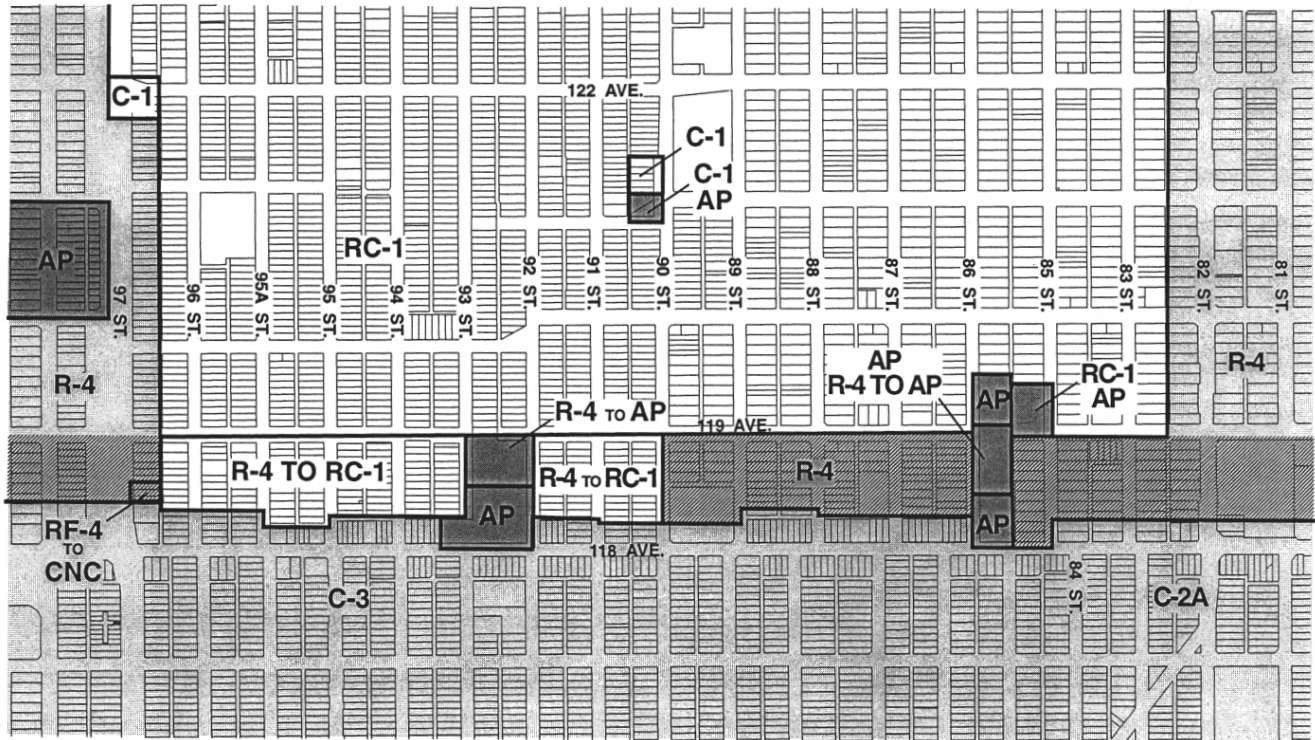
Bylaw 12447
November 15,
2000

Existing and Proposed Zoning

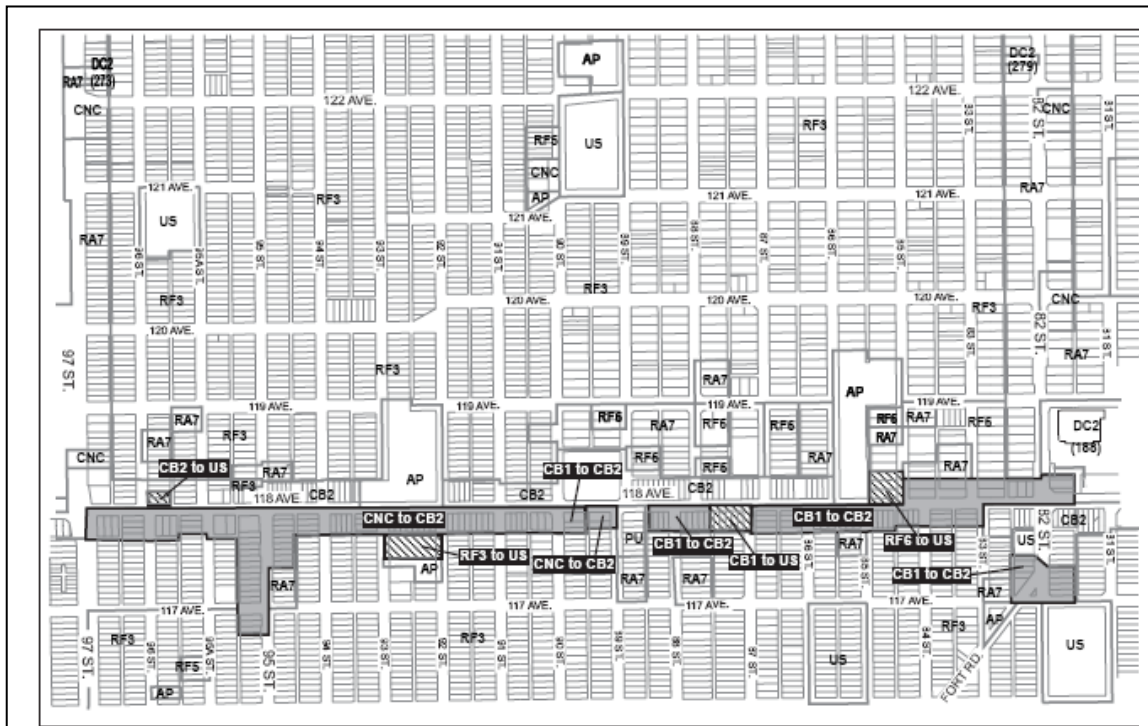
map 5

Zone Boundary

Luc Boundary



Bylaw 14727
September 10,
2007



Avenue Initiative Existing and Proposed Zoning (2007)
Map 5(a)

LEGEND:



(CNC) Neighbourhood Convenience Commercial Zone and (CB1) Low Intensity Business Zone, to (CB2) General Business Zone



(RF3) Low Density Development Zone, (CB1) General Business Zone and (RF6) Medium Density Multiple Family Zone to (US) Urban Services Zone

F 118 Avenue Commercial Zoning Review

The commercial development which lies along the southern boundary of Alberta Avenue/Eastwood is part of a larger commercial strip which extends from 79 Street to the 101 Street traffic circle. A full description of the 118 Avenue Commercial Strip, from 82 to 97 Street is presented in Chapter 5 - "118 Avenue Commercial Strip Revitalization". Chapter 5 also examines the issues and the improvement proposals planned for the Strip.

*Bylaw 14727
September 10,
2007*

In order to make 118 Avenue dynamic and sustainable, both sides of the Avenue should be zoned to recognize the area for general commercial uses and mixed use development. Encouraging upper storey residential uses can improve the Avenue security by providing 24-hour casual surveillance of the street environment. The general commercial zone also allows for a mix of uses that would allow for artists studios and galleries to be focused along 118 Avenue.

The application of a Pedestrian Commercial Shopping Street Overlay along 118 Avenue allows for a higher standard of development that is appropriate to attracting more pedestrians to the Avenue and supporting a long strip of commercial development.

(DC1) Direct Development Control Provisions may be considered in locations along the Avenue where the (CB2) General Business Zone is not appropriate for the proposed uses. DC1 is appropriate where the developer is proposing a unique development that does not propose commercial uses on the ground floor. The design elements established in the Pedestrian Commercial Shopping Street Overlay should be incorporated with proposed DC1 Provisions.

G Objectives and Recommendations

Objectives

1. To preserve the low density residential character of the neighbourhood.
2. To improve existing housing stock and thereby strengthen the residential character of the neighbourhood.
3. To preserve good housing stock but at the same time allow for redevelopment of poor housing stock to new single family, duplex and in some cases, fourplex or terraced units.
4. *To encourage development of land north of the 118 Avenue Businesses to the south side of 119 Avenue to (RF5) Row Housing Zone to create a transitional area that allows more intensive residential development adjacent to the commercial strip that can blend with the low density residential north of 119 Avenue.*
5. To discourage illegal conversion to duplexes and fourplexes.
6. To encourage development of multiple family units that are designed for families in areas that are zoned for medium density residential but are not located on a major arterial.
7. To encourage the development of smaller apartment developments (8-12 units) in the R-4 area, that will contribute to a sense of community in the neighbourhood.
8. To encourage development of commercial uses along 118 Avenue that are compatible with the adjacent residential area in terms of scale and business activity.

*Bylaw 15328
February 17,
2010*

Recommendations

▪ **RECOMMENDATION 2 - PROMOTION OF R.R.A.P.**

THAT A CONCERTED PROMOTION OF THE R.R.A.P. PROGRAM BE UNDERTAKEN THROUGHOUT THE FIVE YEAR DURATION OF THE PROGRAM.

▪ **RECOMMENDATION 3 - ENFORCEMENT OF THE MINIMUM PROPERTY STANDARDS BYLAW**

THAT THE MINIMUM PROPERTY STANDARDS BYLAW BE APPLIED TO RESIDENTIAL AND COMMERCIAL PROPERTIES THROUGHOUT THE NEIGHBOURHOOD DURING THE N.I.P. PROGRAM.

▪ **RECOMMENDATION 4 - UPDATING THE GENERAL PLAN**

THAT THE CITY OF EDMONTON GENERAL PLAN CHAPTER V, DRAWING 1, "RESIDENTIAL DENSITY BY AREA" BE AMENDED SUCH THAT ALBERTA AVENUE/EASTWOOD IS DESIGNATED AS "LOW DENSITY PREDOMINANTLY SINGLE FAMILY RESIDENTIAL, - UP TO 40 PERSON PER ACRE".

*Bylaw 7430
January 24, 1984*

▪ **RECOMMENDATION 5 - ADOPTION OF THE PLAN AS AN AREA REDEVELOPMENT PLAN**

THAT THIS PLAN BE ADOPTED AS AN AREA REDEVELOPMENT PLAN.

▪ **RECOMMENDATION 6 - REVIEW OF REDEVELOPMENT AND REZONING APPLICATIONS**

THAT THE PLANNING DEPARTMENT IMPLEMENTATION TEAM BE AVAILABLE ON A CONSULTATIVE BASIS TO REVIEW ALL REDEVELOPMENT AND REZONING APPLICATIONS IN ALBERTA AVENUE/EASTWOOD WITH THE BUILDING REVIEW COMMITTEE OF THE N.E.E.D. ASSOCIATION.

▪ **RECOMMENDATION 7 - ILLEGAL CONVERSION TO DUPLEXES AND FOURPLEXES**

THAT THE PLANNING DEPARTMENT PURSUE METHODS OF DISCOURAGING ILLEGAL CONVERSIONS TO DUPLEXES AND FOURPLEXES IN ALBERTA AVENUE/EASTWOOD.

▪ **RECOMMENDATION 8 – PROPOSED REZONINGS**

THAT THE PLANNING DEPARTMENT INITIATE A PROCESS TO REZONE PORTIONS OF THE ALBERTA AVENUE/EASTWOOD IN ACCORDANCE TO MAP 5 “PROPOSED ZONING”.

▪ **RECOMMENDATION 9 - REVIEW OF ZONING IN RC-1 AREAS**

THAT THE ZONING OF ALL AREAS IN ALBERTA AVENUE/EASTWOOD BE REVIEWED AND REVISED ONCE THE NEW LAND USE BYLAW IS COMPLETED TO ENSURE THAT THE REDEVELOPMENT OBJECTIVES IN THIS PLAN CAN BE IMPLEMENTED.

▪ **RECOMMENDATION 10 – PLAN AMENDMENTS**

THE PLANNING AND DEVELOPMENT DEPARTMENT WILL BE RESPONSIBLE FOR THE PREPARATION OF AMENDMENTS TO THIS AREA REDEVELOPMENT PLAN FOR COUNCIL APPROVAL, AFTER A GENERAL MEETING IN THE COMMUNITY, PRIOR TO COUNCIL'S CONSIDERATION OF:

4. ANY DEVELOPMENT THAT SUBSTANTIALLY CHANGES ANY OBJECTIVE OR POLICY OF THE PLAN;
5. ANY MAJOR NEW CIVIC PROJECTS UNDERTAKEN FOR ARTERIAL ROADWAYS OR PARKS AND RECREATION FACILITIES WHICH HAVE NOT BEEN DESCRIBED ALREADY IN THIS PLAN; AND
6. WHERE DIRECTED BY COUNCIL.

THE PLAN AMENDMENT WILL BE COMPRISED OF THE FOLLOWING COMPONENTS:

3. FULL MAP AND TEXT AMENDMENTS ALONG WITH A DISCUSSION OUTLINING THE NEW PLANNING RATIONALE FOR THE LAND USE REZONING OR OTHER PLANNING DECISION; AND
4. CIRCULATION OF THE PROPOSED PLAN AMENDMENT AND NOTIFICATION TO THE AFFECTED PROPERTY OWNERS AND THE COMMUNITY LEAGUE.

*Bylaw 12925
January 9, 2002*



Innovative fourplex housing.

4. Social Housing

4. Social Housing

The term “social housing” refers to publicly sponsored housing units in which the rents are subsidized for persons of low or moderate income. This housing may be made available for senior citizens, families, or non-family households. The cost of developing social housing would not be taken from the Neighbourhood Improvement Program funds since the senior governments provide other funding for this subsidized housing through a number of other housing programs.

As a component of the N.I.P. planning process, the N.E.E.D. Association and the City Planning Department will assist residents of Alberta Avenue/Eastwood in seeking out government programs to meet special housing needs. A variety of social housing programs should be pursued in Alberta Avenue/Eastwood to meet the diversified needs of the neighbourhood residents.

A Senior Citizen Housing

In Alberta Avenue/Eastwood, there is a large group potentially in need of housing assistance since a significant proportion (over 20 percent) of the area’s residents are either senior citizens now or approaching this age. Among the neighbourhood’s senior citizens, there is already substantial interest in self-contained rental accommodation since 145 residents (35 couples and 75 singles) have registered at the Society for the Retired and Semi-Retired.

In the adjacent neighbourhoods of Spruce Avenue, Norwood and Parkdale, there are currently over 400 additional residents who have registered for senior citizens housing. In a survey of Alberta Avenue/Eastwood carried out by the Planning Department in 1977, 125 households in which the head of the family is over 55 years of age indicated an interest in local senior citizens accommodation.



Buchanan Manor, Senior Citizen’s Home

Presently, the Buchanan Manor provides rental assistance to senior citizens in its 23 apartments. However, it is apparent that the need for more assisted housing for senior citizens exists within Alberta Avenue/Eastwood. There is strong neighbourhood support for this type of development since over three quarters of the residents surveyed agreed with the construction of senior citizens’ apartments in the neighbourhood. Less than one-tenth indicated any opposition to such a development, some citing a dislike of apartments or rising taxes.

In order to satisfy the substantial need for more senior citizens’ housing in Alberta Avenue/Eastwood, the Housing Committee of the N.E.E.D. Association has made application for 65 units to the Alberta Housing Corporation under the Senior Citizens’ Self-Contained Housing Program in September of 1977. Like so many other established areas, the assembly and acquisition of properties to allow a senior citizens’ apartment building could prove difficult and costly for the Alberta Housing Corporation which is subject to strict budgetary constraints.

In recognition of the varying housing needs of senior citizens it is recommended that all possible types of housing and programs be researched during the plan implementation stage. Studies have shown that senior citizens housing complexes

which provide a range of units from Self-Contained apartment units to “special care nursing” units are most successful in meeting the changing needs of senior citizens. As senior citizens reach a stage where they can no longer care for themselves completely, it is helpful if they can remain in the same housing complex rather than being “moved out” to an unfamiliar nursing home. The psychological effects of moving from a relatively independent lifestyle to a dependent lifestyle can be devastating. Therefore, the N.E.E.D. Association should carefully consider the possibility of combining “lodge” units with their proposed Senior Citizens Housing complex.

Those sites which are selected for Senior Citizens Housing in Alberta Avenue/Eastwood should be located close to public transportation routes, commercial businesses and park spaces.

B Low Income Housing

Amended by Editor

The process of redevelopment of modest residential properties with smaller suites to newer two family dwellings could result in some displacement of lower income tenants. Through the Neighbourhood Improvement Program, land will be acquired and redeveloped for the expansion of park sites and the development of senior citizens housing, and therefore there will be further displacement of some lower income tenants.

Since Alberta Avenue/Eastwood is an area where the income level of the residents is lower than the City average there is a need to seek out ways to provide forms of “infill” low income housing in the neighbourhood.



The development of low income housing units in Alberta Avenue/Eastwood should be carefully planned so that the units are integrated into the community in an unobtrusive way. The requirements of families in need of low income housing are different from senior citizens since the families would benefit from ground related units, possibly fourplexes or terraced units.

Ground related housing implies units that maximize use of private entrances and yardspace but are built to a slightly higher density than single family or even duplex development. This type of housing would be compatible with the single family housing in the area and could be integrated as infill housing into lower density portions of the neighbourhood.

Although this type of low density development is preferable, it may be necessary to build to a medium density because of the high cost of land in the inner city and the restrictions of low income housing programs that are currently available. Given these constraints, it may be necessary to develop community housing in a walk up apartment form in the R-4 zone north of 118 Avenue between 90 Street and the lane west of 82 Street. If this were the only feasible alternative, the project should meet certain criteria in terms of scale, design and amenities. For example, the apartments could be designed to provide private entrances and yardspace for ground floor units and large balconies or roof decks for units without ground access. Entrances could be built to serve a maximum of 4 to 6 units, thus eliminating long corridor access which is not desirable for family apartments. Playground space could be provided on the site and units could be oriented to allow maximum supervision of this common area.

Regardless of the building form, the family housing project should be small in terms of the units per project and the size of the site. This will minimize the impact of the project on the adjacent area and provide a better environment for the project residents.

C Objectives and Recommendations

Objectives

1. To achieve development of a senior citizen apartment complex in Alberta Avenue/Eastwood in a location that minimizes the impact on the adjacent residential area but maximizes access to services and recreational facilities for the senior citizens.
2. To determine the need for a senior citizen lodge or condominium units in the Alberta Avenue/Eastwood area.
3. To initiate the use of a program to construct one or more small projects of low cost housing in Alberta Avenue/Eastwood that would be compatible with the adjacent residential use.

Recommendations

▪ **RECOMMENDATION 10 - SENIOR CITIZENS HOUSING - SITE LOCATION**

THAT THE PLANNING DEPARTMENT PROVIDE INPUT TO THE ALBERTA HOUSING CORPORATION IN IDENTIFYING A SUITABLE LOCATION FOR SENIOR CITIZENS HOUSING UNITS WITHIN THE NEIGHBOURHOOD IMPROVEMENT PROGRAM AREA.

▪ **RECOMMENDATION 11 - LOW INCOME HOUSING**

THAT THE PLANNING DEPARTMENT AND THE REAL ESTATE AND HOUSING DEPARTMENT INVESTIGATE PROGRAMS THAT COULD BE USED TO DEVELOP ONE OR MORE LOW INCOME HOUSING PROJECTS IN ALBERTA AVENUE/EASTWOOD, THAT WOULD BE COMPATIBLE WITH THE ADJACENT RESIDENTIAL AREA.



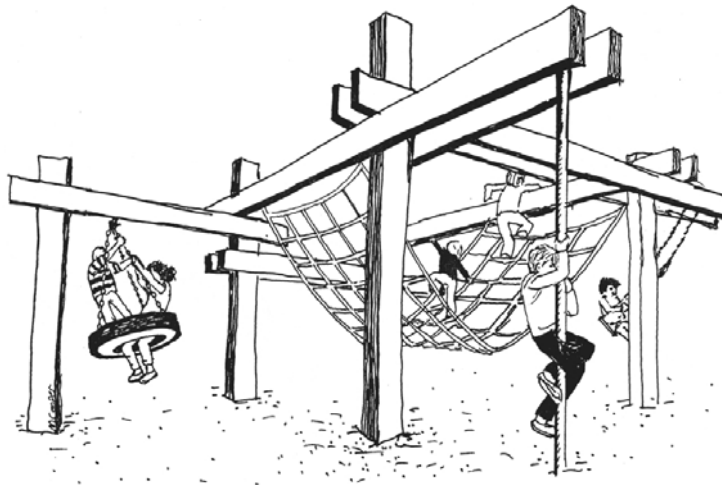
Innovative medium density family dwellings.

5. Parks and Community Facilities

5. Parks and Community Facilities

In analyzing Alberta Avenue/Eastwood's park space and community facilities it is necessary to look beyond the boundaries of the N.I.P. area to put the situation in perspective. The two Community Leagues which are present in the N.I.P. area, the Alberta Avenue Community League and the Eastwood Community League actually serve an area more than twice the size of the N.I.P. area. In any case, the two Community League grounds provide the only neighbourhood level park space in the N.I.P. area, other than that open space associated with Delton and St. Patrick Schools. Park space in the area surrounding the Alberta Avenue/Eastwood neighbourhood is shown in Map 6.

The two Community League sites which are located on 118 Avenue provide a total of 3.5 acres of park space for a neighbourhood of 5,000 people. With the City's overall standard being 1.5 acres of neighbourhood park space per 1,000 population, Alberta Avenue/Eastwood should have at least 7.5 acres of park space. Therefore, the N.I.P. area has less than half of the recommended standard, falling short by approximately 4 acres.



A Parks and Recreation Profile

The Alberta Avenue Community League area, which includes all of Norwood and Alberta Avenue, serves a population of approximately 9,000 people. Established in 1921, the year when Community Leagues were first founded in Edmonton, it is one of the oldest and largest Community Leagues in the City. The Eastwood Community League serves a population of over 6,000 people, covering an area including Eastwood, Mount Lawn and part of Delton.

The 1.6 acre site of the Alberta Avenue Community League is very confined, with most of the site taken up by a hockey rink, a skating shack and the Community Hall. There is no parking on the site. On the western strip of the grounds there is some playground equipment and a small concrete wading pool. East of the Hall is an area which was formerly a lawn bowling green, but now is used only in the winter season as a free skating area. The Community Hall was built 57 years ago with a large open room, a small kitchen and washrooms and today is in a deteriorated state.

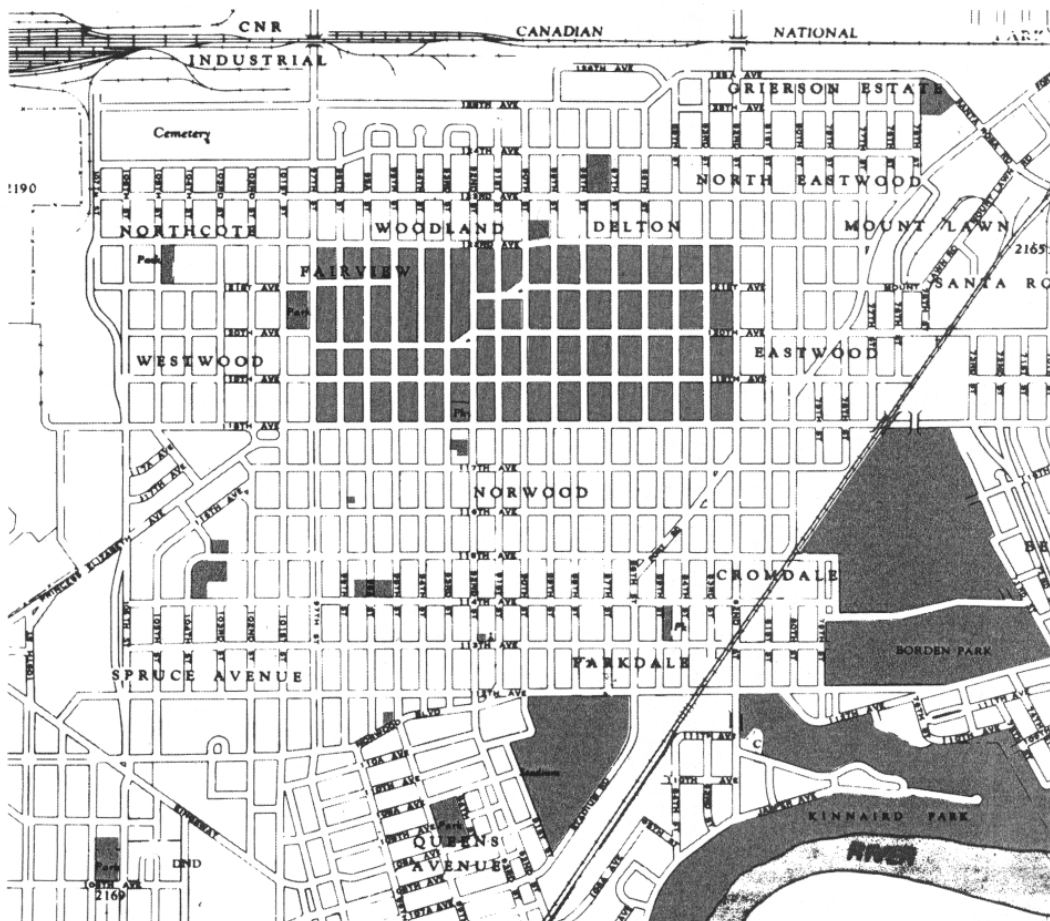
The Eastwood Community League has a total site area of 1.9 acres and is divided into two parts. The northern site contains a hockey rink and dressing room facility while the southern site contains the Community Hall, a playground area, a wading pool, and an asphalt slab for basketball. The Community Hall which was redeveloped in the 1960's is in very good condition. The Hall contains large open rooms upstairs and downstairs as well as a games room, boardroom, kitchen, storage rooms and washrooms. There are 10 parking stalls provided at the rear of the Hall.

The only other open spaces in the N.I.P. area are the playing fields located in the Delton and St. Patrick School grounds, and a small City owned property at 90 Street and 121 Avenue.

The playground areas at the schools are minimally equipped, with each school providing a set of monkey bars and chin-up bars. The open space at the corner of 90 Street and 121 Avenue is presently in poor condition and is often used as an illegal "parking lot" by employees of the shops in the adjacent commercial area.

Regional Recreational Facilities

map 6



B Neighbourhood Issues

During the N.I.P. planning process the need for more park space and improved recreational facilities emerged as a major issue, as expected. Through questionnaire surveys of neighbourhood residents, public meetings and meetings with the N.E.E.D. Association, the Alberta Avenue Community League and the Eastwood Community League, the following general issues were identified:

- the need to strengthen the Community League's role as the neighbourhood focus of recreational activities, and civic oriented concerns.
- the need to acquire more functional park space.
- the need to develop the existing and future park space with neighbourhood level recreational facilities.
- the need to replace the Alberta Avenue Community Hall with a new building.

A general theme which emerged in the various discussions with area residents was a feeling that the Community Leagues should be more than merely sports centres and should offer more opportunities for people of all ages to participate in social-service activities and civic oriented issues. The people emphasized that the Alberta Avenue Community League in particular, was hampered in developing a strong membership and a broad range of activities, partly due to a lack of space and physical facilities.

While N.I.P. is usually viewed as primarily a "physical planning" program, it in fact can be used to accomplish long terms social objectives in a community. In order to help strengthen and diversify the role of the Community Leagues in the neighbourhood, it is proposed that a major proportion of the parks improvement funds be spent on improving the two Community League sites.



Alberta Avenue Community League site.



Eastwood Community League site.

During the planning process, the alternative scheme of acquiring several small parcels of land in the neighbourhood and developing a number of tot lots was discussed. However, area residents felt that it would be preferable to expand the Community League sites and improve the school ground areas because this would provide larger, multi-purpose areas for activities such as tennis, lawn bowling, major neighbourhood events, supervised playground activities and organized sporting activities.

In order to measure the level of participation in Community League affairs a questionnaire survey of citizens living in the Alberta Avenue Community League area was carried out in July, 1978. The door-to-door survey was organized by a joint effort of the N.I.P. Planning Team, the Parks and Recreation Department, the N.E.E.D. Association and the Alberta Avenue Community League. 54% of the questionnaire respondents stated that they did not presently take part in Community League activities, but would do so if better facilities and more programs were offered.

The survey revealed that residents would participate in a wide range of recreational and social activities if they were offered. In order of preference, the activities mentioned were:

Indoor Sports	Outdoor Sports	Social and Cultural Activities
Basketball	Skating	Bingo
Volleyball	Hockey	Arts & Crafts
Badminton	Baseball	Drop-in
Keep-Fit Class	Tennis	Information Office
Table Tennis	Soccer	Games Room

Although the N.E.E.D. Association will be the main voice of the community in dealing with civic and planning issues while N.I.P. is in effect (1978 to 1981), the Association has recognized that over the long term, the Community Leagues should become the main voice of the community. With members of both Community Leagues being on the executive of the N.E.E.D. Association, the process of involving the Leagues in planning issues has already begun.

During the plan implementation stage, members of the Community Leagues will become directly involved in having an input into the parks and community facility plans, through the Parks and Recreation sub-committee of the N.E.E.D. Association. In addition, citizens-at-large will be encouraged to participate in the detailed planning, design and construction of neighbourhood parks through:

- the N.E.E.D. Association finding ways to involve citizens in the construction of the parks improvements.
- the N.E.E.D. Association organizing neighbourhood events.
- the N.E.E.D. Association informing residents of plans and programs through their "citizen journal".

C Parkland Acquisition

The lack of park space in the Alberta Avenue and Eastwood areas has long been a concern of neighbourhood residents and the Parks and Recreation Department who, in 1976 identified a need for 6.8 acres of additional parkland within the Alberta Avenue Community League area and a need for 4.3 acres within the Eastwood Community League area. Within the N.I.P. boundaries, a need for up to 4.3 acres of park space has been identified.

Since Alberta Avenue/Eastwood is ranked at the top of the City's priority list for parkland acquisition it is being proposed that the Neighbourhood Improvement Program and the Parks and Recreation Department pool their resources to acquire up to 3.63 acres of parkland in the neighbourhood. A portion of this new parkland would be "free" in that some land would be created through the closure of road right-of-ways.

The City Parks and Recreation Department recognizes the Alberta Avenue/Eastwood area as being a high priority for parkland acquisition and has therefore agreed to assist the Neighbourhood Improvement Program in acquiring parkland in both Eastwood and Alberta Avenue by purchasing half of the lots required for park expansion. Table 6 shows which properties are to be purchased and indicates how many properties are to be purchased through N.I.P. and by the Parks and Recreation Department. The Parks and Recreation Department has already purchased 6 of the lots required for parks expansion. The cost of parkland acquisition in Alberta Avenue/Eastwood to be incurred by the City through the N.I.P. Program and through redevelopment levy funds collected. No portion of the redevelopment levy will be used to provide land for schools.

*Bylaw 7430
January 24, 1984*

Table 6: Parkland Acquisition				
Alberta Avenue				
Lots	Blocks	Plan	No. of Lots	Estimated Cost
2-7	3	3493X	6	\$360,000
6-8	3	2394AS	3	196,000
Eastwood				
17	12	LXXVI	1	\$68,000
1-3	3	LXXVI	3	225,000
		Total	13	\$849,000

Table 6a: Proposed Cost-Sharing for Land Acquisition			
Federal	Provincial	Municipal	Total
\$378,000	\$212,250	\$258,750*	\$849,000
*It is anticipated that these funds will be recovered through the redevelopment levy.			

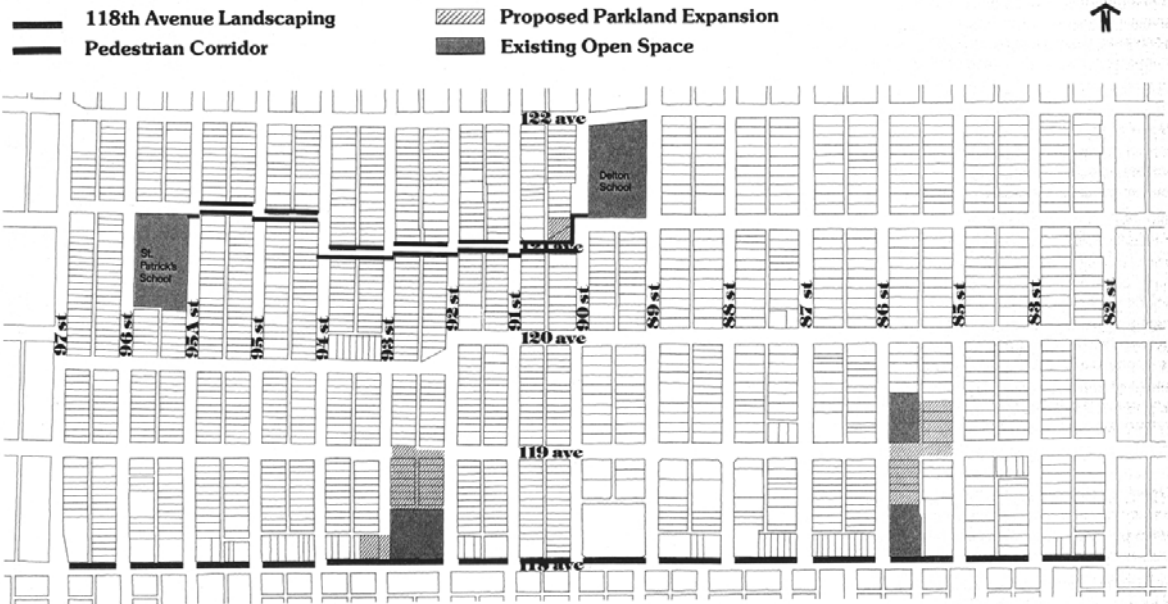
Although a number of houses will be lost through this parkland acquisition program, the N.I.P. program has a "relocation assistance program" (as described in Chapter 3, Section D) whereby residents receive the following benefits:

- fair market value for their home
- up to \$700.00 for moving expenses and incidentals
- assistance in finding alternative accommodation
- notification far in advance of the need to move.

Alberta Avenue/Eastwood

Proposed Parks

map 7



Furthermore, although homes will be lost, the N.I.P. program will be initiating the construction of a far greater number of housing units in the neighbourhood in the form of senior citizens housing and low income housing.

In summary, the parkland acquisition program follows the concept of strengthening the Community League areas and therefore the majority of land acquired would be for the purpose of expanding and consolidating these sites. Map 7 shows the comprehensive park proposal for the Alberta Avenue/Eastwood neighbourhood.

By acquiring properties adjacent to the existing Alberta Avenue Community League grounds and by closing a portion of 93 Street and 119 Avenue, 1.7 acres of land would be added to the Alberta Avenue site. This would represent a doubling of the site giving the Community League a total site of 3.35 acres.

By acquiring properties adjacent to the existing Eastwood Community League grounds and by closing 119 Avenue between 85 and 86 Streets, 1.93 acres of land would be added to the Eastwood site. This would represent a doubling of the site giving the community league a total site of 3.90 acres. An additional .29 acres would be added to existing parkland if the City land at 90 Street and 121 Avenue were developed as passive park space. The total addition of parkspace in Alberta Avenue/Eastwood would thus be 3.92 acres.

D Parks Development

In response to the residents' concerns about the lack of park space development and recreation equipment in the N.I.P. area, a "comprehensive" plan for parks improvements has been defined. The development of the plan resulted from an ongoing process of consultation with the Parks and Recreation Department, the N.E.E.D. Association, the Community League executives and the School Principals in the area. Essentially, the plan proposes that:

- the 2 Community Leagues be expanded and redeveloped
- the playgrounds be improved at both Delton and St. Patrick Schools

- a pedestrian corridor between the 2 schools be developed, including a landscaped park at 90 Street and 121 Avenue

In summary, this plan stresses the development of active recreational facilities on the 2 Community League grounds, with the installation of playground equipment on 4 park sites in the neighbourhood including the 2 Community Leagues and the 2 school grounds. Serving a total area population of 5,000 people, these 4 playgrounds would be well distributed so that each would serve a local area of approximately 1,250 people.

Two proposals which take advantage of existing City-owned property are the plan to build a landscaped or ornamental park at 90 Street and 121 Avenue and the plan to develop a pedestrian corridor along the east-west lanes and boulevards linking Delton and St. Patrick Schools.

The pedestrian corridor is presently used extensively by neighbourhood children going to either one of the Schools and will continue to be used as such in the future. It therefore makes sense to develop a well-designed and controlled walkway/bicycle system along this route in order to achieve a higher standard of safety for the children. Discussions with the Engineering Department have indicated that such a pedestrian corridor would be feasible. However, the question of whether or not to close all the east-west laneways will have to be studied further, since this would create long north-south lanes and thereby increase the incidence of speeding in the lanes.

The recommendations which are presented here simply indicate proposed improvements which could be developed on the park sites. Proposals for the Eastwood and Alberta Avenue Community Leagues are shown on Maps 8 and 9. The actual landscape designs and facility details will be finalized during the plan implementation stage, 1979 to 1981.

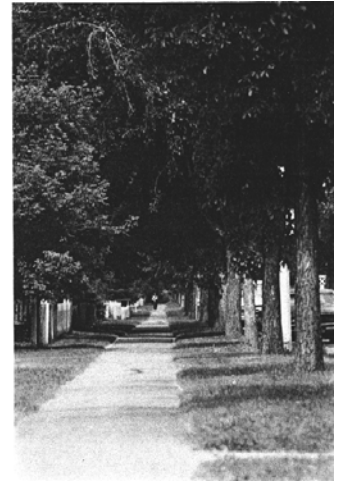
Improvements to the Alberta Avenue site could include:

- redesign of the entire site to accommodate a new Community League building.
- a landscaping and tree planting program
- a pedestrian walkway system with benches, litter receptacles, lighting and pathways
- additional playground equipment
- an expanded open area with sportsfields
- relocation of the playground area
- a new tennis courts/hockey rink area
- additions and renovations to the existing dressing room facility
- additional parking

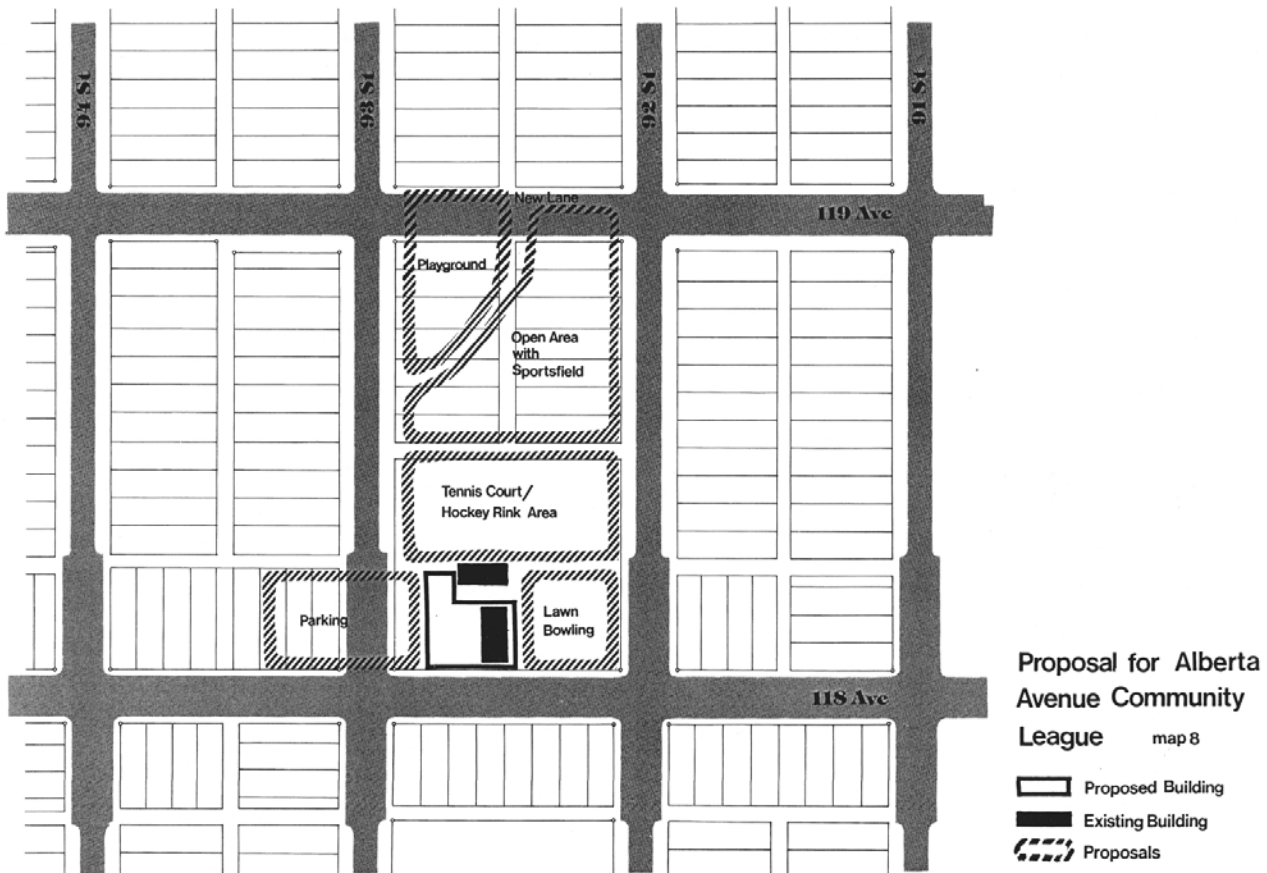
Improvements to the Eastwood site could include:

- redesign of the entire site including relocation of the hockey rink area
- a landscaping and tree planting program
- a pedestrian walkway system with benches, litter receptacles, lighting and pathways.
- additional playground equipment
- an expanded open area with sportsfields
- a new tennis courts/hockey rink area
- additions and renovations to the existing dressing room facility
- additional parking

All modifications to both the Alberta Avenue and Eastwood grounds would be designed so as to minimize the impact of the park area on the surrounding residences.



Elms on 95 Street boulevard.



Playground development on the school sites could include:

- creative playground equipment
- a pre-school play area
- landscaping, beaming and walkways.

Redevelopment of parts of the east-west lane for the pedestrian corridor could include:

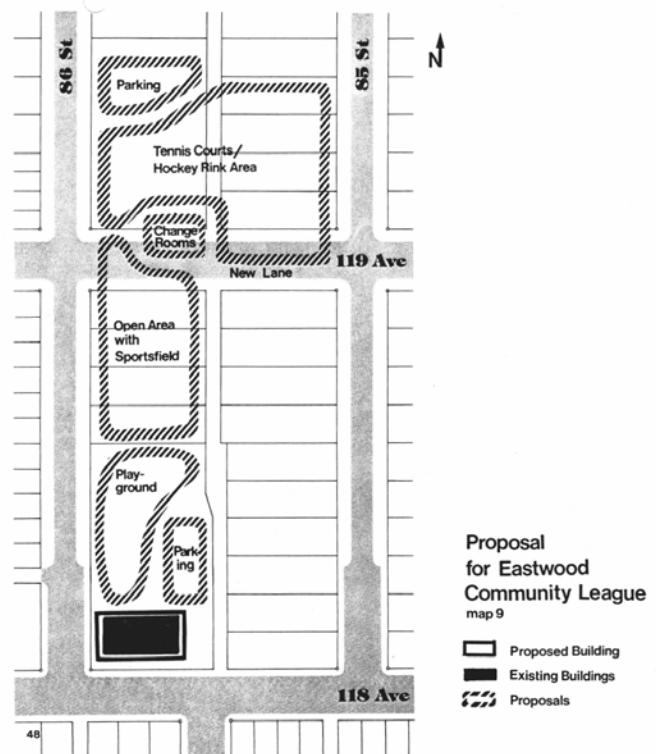
- landscaping
- sidewalks
- sitting areas
- walkway and security lighting.

Development of these City owned parcels at 90 Street and 121 Avenue could provide a site 0.29 acres in size. This park area would be a part of the pedestrian corridor described above.

Improvements could include:

- landscaping with shrub and tree planting
- a pedestrian walkway system with benches, litter receptacles, lighting and pathways.

The area could be used by the Parks and Recreation Department for their summer programs.



E Community Facilities

The major community buildings in Alberta Avenue/Eastwood are the two Community League Halls, the two Schools, the local churches, and the Buchanan Manor Senior Citizens complex. Other than the Alberta Avenue Community League building, these facilities seem to adequately serve the residents of the N.I.P. area.

The Alberta Avenue Community Hall which was built in 1921 is basically inadequate for a Community League area of over 9,000 people. Area residents concede that it is a deterrent to getting people involved in Community League activities. The Alberta Avenue Community League has saved several thousand dollars over the years in its "building fund" and plans to initiate the process to build a new Hall in 1979.

The recreation survey carried out in July, 1978 will provide the background for drawing up a basic list of space needs for the proposed new building. Preliminary findings indicate that the multi-purpose building could include:

- a large meeting hall
- small meeting rooms and offices
- a kitchen
- arts and crafts room
- washrooms and dressing rooms
- a storage room
- a social-service activity centre
- a daycare and nursery area
- a drop-in space for senior citizens, teenagers and youth.

It is proposed that the N.I.P. program allocate funds for that portion of the building which would contain the "social service activity centre". This space for social-service oriented programs would include a daycare and nursery area, a drop-in space for senior citizens, teenagers and youth, and flexible space for a variety of activities. According to N.I.P. funding regulations, this social-service activity space would have to be "open for use by the general neighbourhood population for a minimum period of 8 years". In other words, this portion of the new building would be open to everyone in the area regardless of whether or not they belonged to the Community League.

It is proposed that the management of the building be shared by the Community League and the N.E.E.D. Association, with the League assuming the major responsibility for the long-term operation of the facility.

The Community League plans to apply for a "Provincial Matching Grant" under the Province's Major Cultural and Recreational Grant Program. If they receive the grant, the cost-sharing arrangement for the building would be as outlined on Table 7.

Table 7: Proposed Cost Sharing Alberta Avenue/Eastwood Community League Building			
Funding Agency	Percentage of Source of Funds	%	Total Cost
Provincial Government	NIP Contributions*	10%	\$37,500
City of Edmonton	NIP Contributions*	10%*	37,500
Federal Government	NIP Contributions*	20%*	75,000
Alberta Avenue Community League	Building Fund	30%	112,500
Provincial Government	Major Cultural and Recreational Grant	30%	112,500
			\$375,000

*NIP can assume only 40% of the total cost of the new building since only 40% of Alberta Avenue Community League's population lives within the official N.I.P. boundaries.

There are a number of steps which the Community League must take before any detailed planning for the building can begin. Its immediate task is to organize another more comprehensive survey of area residents to determine detailed space needs. This survey process will also include a campaign to generate more involvement in the Community League and will be used as the basis for the application to the Province for funding support.

Residents of Alberta Avenue/Eastwood, and the Community Leagues should also consider leasing space in St. Patrick's or Delton School for special purpose uses such as arts and crafts, etc., since both schools have space that could be used by the community.

The Avenue Initiative (2007) is encouraging the establishment of increased parkland throughout the neighbourhood. The development of small open/green spaces along 118 Avenue which can serve as areas for programming special events is desirable.

*Bylaw 14727
September 10,
2007*

Rezoning of the existing Churches to Urban Services is recommended to recognize the role these facilities play and the services they provide to the neighbourhood.

F Objectives and Recommendations

Objectives

1. To increase the amount of recreational space in Alberta Avenue/Eastwood.
2. To increase the recreational equipment and improve recreational and social facilities available to the Alberta Avenue/Eastwood residents with emphasis on improving facilities in existing community league grounds and schoolgrounds.
3. To involve citizens in the planning, design and construction of new parks.
4. To improve pedestrian access in the neighbourhood in terms of safety and aesthetics.
5. *To undertake a parkland assessment for the neighbourhood and identify need based on current Parks standards.*
6. *Based on identified need, City to consider purchasing small blocks of land that may be appropriate for parkland development along 118 Avenue.*
7. *Rezone the existing churches between 117 Avenue and 119 Avenue to Urban Services to recognize their role in the neighbourhood*

*Bylaw 14727
September 10,
2007*

Recommendations

▪ **RECOMMENDATION 12 - ROAD CLOSURE OF 119 AVENUE BETWEEN 92 AND 93 STREETS AND BETWEEN 85 AND 86 STREETS**

THAT 119 AVENUE BE CLOSED BETWEEN 92 AND 93 STREETS AND BETWEEN 86 AND 85 STREETS AS SHOWN ON MAP 7, FOR THE EXPANSION OF THE ALBERTA AVENUE AND EASTWOOD COMMUNITY LEAGUE GROUNDS.

▪ **RECOMMENDATION 13 - ROAD CLOSURE OF 93 STREET NORTH OF 118 AVENUE**

THAT 93 STREET BE CLOSED BETWEEN 118 AVENUE AND THE EAST-WEST LANE NORTH OF 118 AVENUE AS SHOWN ON MAP 7, FOR THE EXPANSION OF THE ALBERTA AVENUE COMMUNITY LEAGUE.

▪ **RECOMMENDATION 14 - ROAD CLOSURE OF NORTH ARM OF 121 AVENUE BETWEEN 90 AND 91 STREETS**

THAT THE NORTH ARM OF 121 AVENUE BE CLOSED BETWEEN 90 AND 91 STREETS TO BE DEVELOPED AS AN ORNAMENTAL PARK.

▪ **RECOMMENDATION 15 - ALBERTA AVENUE COMMUNITY LEAGUE SITE EXPANSION**

THAT 9 LOTS BE PURCHASED THROUGH THE NEIGHBOURHOOD IMPROVEMENT PROGRAM TO EXPAND THE ALBERTA AVENUE COMMUNITY LEAGUE GROUNDS AS OUTLINED ON MAP 7 AND DETAILED FURTHER IN TABLE 6.

▪ **RECOMMENDATION 16 - EASTWOOD COMMUNITY LEAGUE SITE EXPANSION**

THAT 4 LOTS BE PURCHASED TO EXPAND THE EASTWOOD COMMUNITY LEAGUE SITE AS OUTLINED ON MAP 7, AND DETAILED FURTHER ON TABLE 6.

▪ **RECOMMENDATION 17 - RELOCATION ASSISTANCE**

THAT HOMEOWNERS AND TENANTS WHO ARE INVOLUNTARILY DISPLACED AS A RESULT OF THE PARKS LAND ACQUISITION PROGRAM BE ASSISTED IN THE FOLLOWING MANNER:

- relocation funds of up to \$700 per household will be made available to those families to assist them in their move.
- the N.I.P. Implementation Team and Real Estate and Housing Department will assist homeowners and tenants in locating alternate accommodation.
- those families who are required to relocate will be given sufficient time to find alternative housing accommodation in the neighbourhood.

▪ **RECOMMENDATION 18 - ALBERTA AVENUE AND EASTWOOD COMMUNITY LEAGUE SITE DEVELOPMENT**

THAT THE ALBERTA AVENUE AND EASTWOOD COMMUNITY LEAGUE GROUNDS BE UPGRADED AND REDEVELOPED TO ACCOMMODATE A VARIETY OF SOCIAL-RECREATIONAL ACTIVITIES.

▪ **RECOMMENDATION 19 - PLAYGROUND DEVELOPMENT AT ST. PATRICK AND DELTON SCHOOLS**

THAT IN CONCERT WITH THE SEPARATE AND PUBLIC SCHOOL BOARDS THE PLAYGROUND AREAS AT ST. PATRICK AND DELTON SCHOOLS BE UPGRADED THROUGH N.I.P. FUNDS.

▪ **RECOMMENDATION 20 - PEDESTRIAN CORRIDOR DEVELOPMENT**

THAT A PEDESTRIAN CORRIDOR BE CREATED ALONG THE EAST-WEST LANES AND BOULEVARDS BETWEEN THE DELTON AND ST. PATRICK SCHOOLGROUND AREAS AS OUTLINED ON MAP 7.

▪ **RECOMMENDATION 21 - ORNAMENTAL PARK AT 90 STREET AND 121 AVENUE**

THAT AN ORNAMENTAL PARK BE DEVELOPED AS PART OF THE PEDESTRIAN CORRIDOR AT 90 STREET AND 121 AVENUE AS SHOWN ON MAP 7.

▪ **RECOMMENDATION 22 - ALBERTA AVENUE COMMUNITY LEAGUE: NEW SOCIAL-RECREATIONAL COMPLEX**

THAT A MULTI-PURPOSE SOCIAL AND RECREATIONAL COMPLEX BE CONSTRUCTED ON THE ALBERTA AVENUE COMMUNITY LEAGUE GROUNDS, TO BE JOINTLY FUNDED BY THE COMMUNITY LEAGUE AND THE NEIGHBOURHOOD IMPROVEMENT PROGRAM.

▪ **RECOMMENDATION 23 – PARK LAND NEEDS ASSESSMENT**

THAT THE PARKLAND SERVICES BRANCH OF ASSET MANAGEMENT AND PUBLIC WORKS DEPARTMENT CONDUCT A PARK LAND NEEDS ASSESSMENT TO DETERMINE REQUIREMENTS FOR ADDITIONAL PARK SPACE IN THE NEIGHBOURHOOD.

- Upon completion of the Assessment, the Department forward to City Council (through appropriate Budget and approval processes) any resulting request for acquisition of additional parkland for consideration.

Bylaw 14727
September 10,
2007

6. 118 Avenue Commercial Strip Revitalization

6. 118 Avenue Commercial Strip Revitalization

The 118 Avenue Commercial Strip dates back to the early 1900's with development having occurred gradually over a period of several decades. Throughout its long history it has served an important function as a regional shopping node in providing a variety of retail services for residents in northeastern Edmonton.

Statistics in this Plan were collected for both sides of 118 Avenue, from 82 Street to 97 Street. However, the recommendations can apply only to the north side of the strip, since the south side is outside the Alberta Avenue/Eastwood N.I.P. area boundaries.

It is expected that during the plan implementation stage, the citizen groups from all of these neighbourhoods will work co-operatively on the problems associated with the Commercial Strip. In addition to these citizen groups, it is expected that the East Edmonton Business Association, an association representing the small businesses of East Edmonton, will play an important role during plan implementation. This association has been very active in representing the interests of the businesses on the Commercial Strip for over 29 years, and most recently was responsible for having the sidewalks replaced on both sides of 118 Avenue from 82 Street to 95 Street.

A Commercial Profile

In total there are 148 commercial outlets operating within the Commercial Strip study area, with 12 buildings presently lying vacant. In descending order of frequency, the predominant commercial uses are retail outlets, service or repair shops, automobile sales and service, food stores and offices. See Map 10 for details and Table 8 for a summary commercial profile.

The two commercial zoning categories, C-2A (east of 85 Street) and C-3 (west of 86 Street) permit a wide variety of commercial uses. While these Zoning categories allow buildings up to 4 storeys in height, most of the buildings are only one storey high with some 2 storey buildings having either offices or apartments on the second level. Since most of the buildings were constructed before strict parking regulations were in effect, the majority of the businesses do not meet today's parking standards according to Edmonton's Zoning Bylaw.

Based on a Planning Department survey of the exterior of commercial buildings along both sides of 118 Avenue, it was found that nearly 60% of these buildings are in good condition, while an additional 30% required only minor rehabilitation and repair. The remaining 11% of the buildings would require major repairs to bring them up to an acceptable standard for the Commercial Strip. The condition of commercial buildings on 118 Avenue is shown on Table 9.

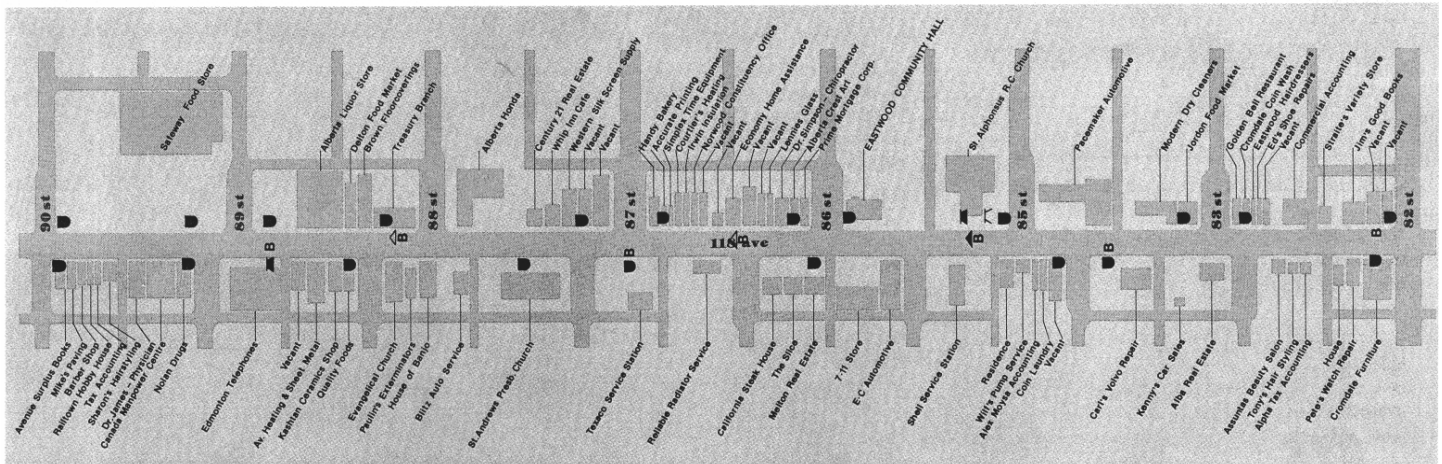
Although several buildings have deteriorated with age or neglect, none are beyond repair. Overall, the Commercial Strip has shown signs of improvement over the last few years as a number of locations have been upgraded, through private renovation or redevelopment.

Table 8: Commercial Profile – 118 Avenue

Commercial Outlet	#	%
Retail Stores	53	35.8
Service or Repair Shops	24	16.2
Automobile Sales and Service	15	10.1
Food Stores	15	10.1
Offices	14	9.5
Restaurants	10	6.8
Banks	4	2.7
Other	13	8.8
Total	148	100.0%

Table 9: Conditions of Commercial Buildings - 118 Avenue

Condition	#	%
Good	86	58.1
Minor Repair Necessary	45	30.4
Major Repair Necessary	17	11.5
Poor	0	0
Total	148	100.0%



B Neighbourhood Issues

During the last 20 - 30 years the Commercial Strip has felt the effects of a rapidly growing Edmonton. With the development of major shopping centres in the outlying areas, many small businessmen along the Strip have found it increasingly difficult to compete. In an analysis of Commercial Development in Edmonton, the City of Edmonton General Plan (pg.6.5) describes commercial strips as follows:

Strip commercial areas usually stretch along congested centres carrying through traffic. Inadequate parking, poor accessibility, the distance the pedestrian-shopper must walk to do his shopping and poor appearance contribute to a decline in their relative importance to the convenience shopper.

The above quotation illustrates the challenge which exists to revitalize Edmonton's Commercial strips.

Although commercial strips may have declined in overall importance within the City as a whole, it is a fact that the 118 Avenue Commercial Strip still plays an important role in the life of the Alberta Avenue/Eastwood neighbourhood.

With 6 churches, 2 Community Leagues and several local convenience stores operating on this stretch of 118 Avenue, the Strip provides a focal point for much of the area's everyday social, recreational and business activities. Area residents appreciate the friendly, personalized service which the small businesses offer and feel that the Strip, despite the problems, is an asset to the neighbourhood.

During the planning process a number of issues relating to the Commercial Strip were researched and analyzed by the N.I.P. Planning Team. Several meetings involving the Planning Team, the N.E.E.D. Association, and the East Edmonton Business Association were held to discuss ways and means to revitalize the Strip. It was recognized that the 3 year Implementation Stage of N.I.P. offered an excellent opportunity to attack the problems directly, in a comprehensive way.

The main issues which were focussed on in those discussions were:

1. the need to make the strip more aesthetically pleasing and functional for the pedestrian shopper by adding trees, amenity areas, litter receptacles and more bus shelters.
2. the need to increase the economic viability of the Strip through a unified effort to clean up, rehabilitate and promote the Strip.
3. the need to relieve traffic congestion on the Strip by providing better parking facilities.
4. the need to review commercial development applications to Ensure that proposed developments are appropriate and do not create problems such as congestion, noise and nuisance for the adjacent residential area.

C Private Rehabilitation Initiatives

During the 3 year plan implementation stage of N.I.P. a coordinated effort should be made to clean-up, rehabilitate and promote the Strip through a combination of private and public initiatives. These initiatives should complement and add to the improvements made to the Strip through the 118 Avenue Street Landscaping Program.

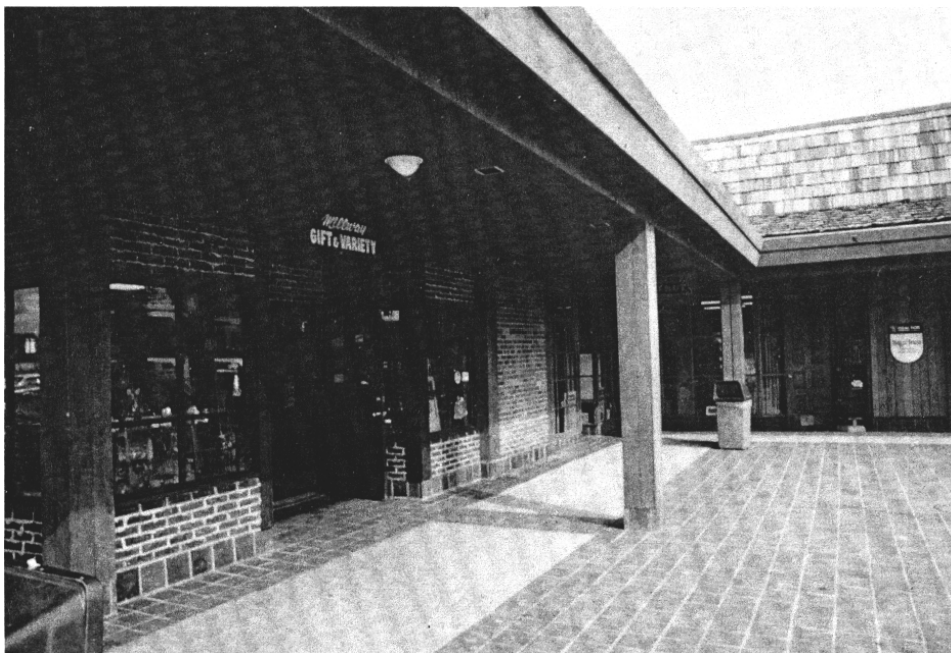
Recently there have been encouraging signs of revitalization on 118 Avenue as some redevelopment of poor properties has occurred. Renovations of a number of properties has also occurred with Baydala Drugs and the Handy Bakery being the most recent examples.

A concerted effort should be made by the N.E.E.D. Association and the merchants on 118 Avenue to follow up on this trend by encouraging property owners to:

- rehabilitate their buildings, where necessary
- improve the facade of their buildings, where necessary.
- provide input into any special studies of zoning on the Avenue.
- keep their sidewalks clean and uncluttered.
- work towards establishing a farmer's market on or near 118 Avenue, to serve the north east area of Edmonton.
- and do not create problems such as congestion, noise and nuisance for the adjacent residential area.

The 118 Avenue Commercial Strip is, in a sense, the "front yard" of the Alberta Avenue/Eastwood area and therefore it was decided that a high priority should be placed on an improvement program to help revitalize the Strip.

The following sections outline some improvement proposals aimed at solving issues #1, #2 and #3 as described above. Issue #4 has already been dealt with in the Land Use and Zoning section of this Plan.



Alternative commercial development encouraging pedestrian use.

D 118 Avenue Street Landscaping Program

Given the need to improve the general appearance of 118 Avenue, a street landscaping program is being recommended which would enhance the sidewalk environment for the pedestrian and emphasize the human scale of the Commercial Strip in Alberta Avenue/Eastwood.

Based on an analysis of street landscaping needs for 118 Avenue, it is being proposed that:

- tree planting be undertaken all along the Strip in Alberta Avenue/Eastwood.
- amenity areas (sitting areas) be placed in specific locations such as bus stops, community league areas and churches.

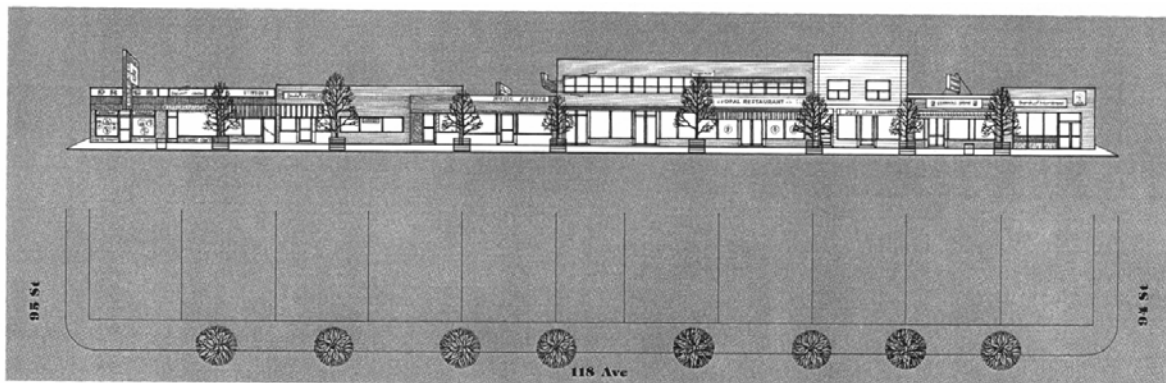
Trees would be placed in above-ground planters so as not to disturb utilities under the sidewalk, and would be placed approximately 30 feet apart. The trees would be 15 to 20 feet in height with a caliper of 3 to 4 inches. There would be 9 or 10 trees per block on the average.

During the plan implementation stage a design consultant will be hired to prepare alternative landscaping plans and a final detailed plan for the Strip in Alberta Avenue/Eastwood. While the Planning Department will approve the final plan, the N.E.E.D. Association and the merchants along 118 Avenue will be closely involved in the detailed design process.

It is proposed that the tree planting program would be cost shared 50-50 between N.I.P. and the property owners on 118 Avenue, while the cost of the amenity areas would be borne totally by N.I.P.

Under this funding arrangement the property owners on the north side (of 118 Avenue) between 82 and 97 Streets would be assessed a local improvement charge, to help pay for the tree planting program. The property owners would have to agree to the tree planting being undertaken in their block and therefore they would be canvassed prior to implementing the improvement program.

In reviewing the possibility of developing a landscaping plan on the Avenue, it was determined that the sidewalks are narrow and the existing poles, traffic signs and waste receptacles restrict pedestrian traffic. Street furniture and planters proposed in the landscaping scheme would further restrict pedestrian traffic. Since it would be desirable to make the Avenue a viable pedestrian shopping area, the widening of sidewalks is essential. The majority of existing buildings are constructed on the lot line fronting the Avenue and there is no practical method of widening the sidewalks at this time. Therefore, consideration should be given to acquire a setback when older buildings redevelop. The amount of setback should be sufficient to encourage free movement of pedestrians and accommodate seating areas for shoppers. In addition to providing better circulation, it should encourage shoppers to spend more time on the Avenue as a result of the improved environment.



STREET FACADE fig. 5

E 118 Avenue Parking Proposals

Parking problems along the 118 Avenue Commercial Strip act as a deterrent to the shopping public and therefore contribute to an erosion of the economic viability of this commercial area. This lack of parking near 118 Avenue causes a “spill over” into the adjacent residential area, resulting in congestion, noise and inconvenience to homeowners. These problems are not easily solved.

On August 15, 1978 a report prepared by the Planning Department - the “118 Avenue Parking Study” was approved by City Council. This report examined several solutions to the parking problems of the Commercial Strip and focussed in detail on the cost and feasibility of developing an off-street parking facility in the vicinity of 95 Street and 118 Avenue. In the end, Council agreed with the Planning Department’s recommendation “That the City not consider development of an off-street parking facility...” at this site due to the high cost of this solution.

While no further plan of action has resulted from the “118 Avenue Parking Study”, the research and analytical data contained in the report has provided an excellent background for further review of the parking problems on the Strip. During the 3 year N.I.P. plan implementation stage it will be possible to test out some of the alternative solutions discussed in the report and to research and test out other possible solutions.

It is hoped that progress may be achieved through a co-operative effort between the City, the N.E.E.D. Association, and the business persons along the Strip. It is believed that a number of small, but complementary, measures could add up to an overall improvement of the parking situation.

The “118 Avenue Parking Study” examined the land use, traffic circulation, and shopping patterns along the Commercial Strip. Based on this research, a business survey and meetings with the East Edmonton Business Association, a lack of short term parking for shoppers was identified. It was shown that the following factors all contribute to the parking problem in the Strip:



Commercial Strip, 118 Avenue.

1. Inadequate on-site customer parking

- Since most of the buildings along the Strip were built before strict parking regulations were in effect, a number of businesses do not have adequate on-site parking for their customers.

2. Existing land use

- Due to the nature of the services provided by these commercial establishments, (e.g. banks and small food stores) high parking demands are generated during peak hours.

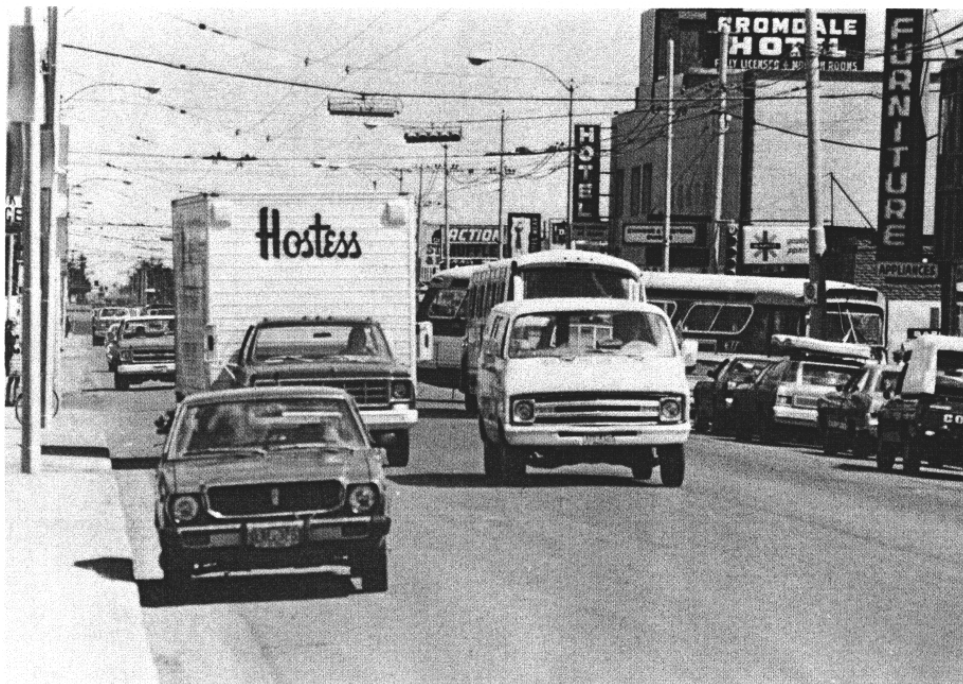
3. Employee Parking

- A large portion of the available parking in the study area is being used for long-term employee parking.

4. 118 Avenue Peak Hour Parking Ban

- The on-street parking restrictions which are in force during peak hours to improve the traffic flow on 118 Avenue, results in an elimination of parking spaces.

Two possible solutions which were examined in the “118 Avenue Parking Study” were definitely found to be unacceptable for reasons of cost and safety. Due to the high cost of a major off-street parking facility in the vicinity of 95 Street and 118 Avenue, and in view of the City’s other transportation related priorities, this solution was discarded. A proposal to extend the angle parking areas further into the residential area north of 118 Avenue was also discarded due to the fact that it would be an intrusion into the residential area and would further aggravate the traffic safety problems in the area.



118 Avenue traffic.

However, in meetings with the N.E.E.D. Association and the East Edmonton Business Association a number of other possible solutions were identified by the N.I.P. Planning Team, including:

1. Strict adherence to the parking standards as contained in Edmonton's Zoning Bylaw.

Depending on the size and exact use of a building, the parking requirements are:

- offices and retail stores: from 2 to 4 parking spaces per 1,000 square feet
 - restaurants, bars and beer parlours: 1 parking space per 4 seats
 - hotels and motels: 1 parking space per guest room.
2. Off-street parking facilities at Alberta Avenue and Eastwood Community League sites.
 3. Time limit restrictions in blocks with the most serious parking problems.
 - By restricting parking to one hour or two hours only it would provide more efficient customer parking and would discourage employees and others from parking for extended periods of time.
 - The restricted parking areas would be determined through a study by the Studies and Research Section of the Transportation Planning Branch.
 - The Bylaw Enforcement Department would have to enforce the time limit restrictions periodically and on a complaint basis.
 4. Improvement of existing parking areas, through paving and the installation of prominent signs indicating parking lot locations.
 - Through changing the design and layout of the spaces, and by relocating obstacles such as telephone poles and garbage bins, more parking spaces may be created.
 - Permanent stall markings provide for more efficient use of the parking area.
 - Paving of existing parking areas could be tied into the lane paving program which will be carried out in the area in 1979.
 - Paving parking areas has advantages in:
 - allowing proper drainage
 - reducing dust
 - facilitating snow removal and sweeping
 - providing an improved walking surface
 - reducing maintenance costs
 - presenting a more pleasing appearance.
 5. Development of small, one lot parking facilities behind the stores, off the lanes.
 - Single residential lots (only when property is offered for sale and where the housing is in poor condition) could be redeveloped for purposes of providing employee and/or customer parking in areas of high parking demand.
 - The N.E.E.D. Association and merchants on 118 Avenue would have to find sources of governmental financial assistance for such an offstreet parking program.

Although certain minor problems may be associated with some of these solutions, it is believed that together they should add up to an improved parking situation overall.

F Avenue Initiative (2007)

- *Mixed uses along the Avenue – commercial at grade with residential above, up to four stories.*
- *Limited intensification of residential development one block north and south of the Avenue to compliment the community business orientation of the commercial strip.*
- *Encourage the development of studios and other live-work environments.*
- *DC1s to advance larger primarily residential development along the Avenue, ideally in conjunction with live-work studios.*
- *Application of a Pedestrian Commercial Shopping Street Overlay to the area along 118 Avenue, to encourage human/pedestrian scale development, promote causal surveillance and an improved pedestrian environment.*

*Bylaw 14727,
September 10,
2007*

*Bylaw 15328
February 17,
2010*

G. Objectives and Recommendations

Objectives

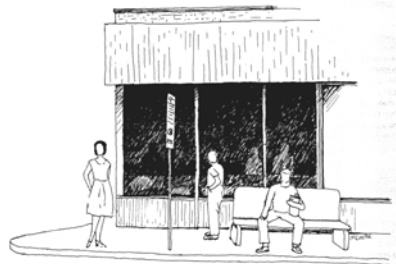
*Amended by
Editor*

1. To improve the economic viability of the commercial strip in Alberta Avenue/Eastwood.
2. To improve the appearance of the commercial strip in Alberta Avenue/Eastwood.
3. To strengthen the identity and character of the commercial strip in Alberta Avenue/Eastwood.
4. To encourage setbacks to provide for wider sidewalks when buildings redevelop on 118 Avenue, and to allow landscaping along the Avenue.
5. To encourage pedestrian use of the strip in Alberta Avenue/Eastwood.
6. *To provide more parking for employees and customers using retail outlets on 118 Avenue in Alberta Avenue/Eastwood and encourage local residents to walk to the Avenue and people from outside the immediate area to use alternate transportation to access the area.*
7. *To encourage the limited intensification of land north of the 118 Avenue Businesses to the south side of 119 Avenue to (RF5) Row Housing Zone to create a transitional area that allows more intensive residential development adjacent to the commercial strip, compliments the community business orientation of the commercial strip, and that can blend with the low density residential north of 119 Avenue.*
8. *To allow for some variety in the Commercial development along 118 Avenue encourage the use of the (DC1) Direct Development Control Provision for unique development proposals that are larger in scale primarily residential with residential on the ground floor, offer live/work studios primarily intended as an artist residence/studio or other non-traditional residential developments.*
9. *To ensure the area remains pedestrian-friendly, a Pedestrian Commercial Shopping Street Overlay shall be applied to those properties fronting or siding onto 118 Avenue. Where a property is zoned DC1, the general intent of the Overlay shall be maintained through the regulations of the Provision.*

*Bylaw 14727,
September 10,
2007*

*Bylaw 15328
February 17,
2010*

*Bylaw 14727,
September 10,
2007*



Recommendations

Recommendations

- **RECOMMENDATION 23 - A STREET LANDSCAPING PROGRAM**

THAT A COMPREHENSIVE "STREET LANDSCAPING" PROGRAM BE UNDERTAKEN FOR THE 118 AVENUE COMMERCIAL STRIP (*Deleted*).

*Bylaw 14727,
September 10,
2007*

- **RECOMMENDATION 24 - *PARKING STANDARDS***

THAT REDUCED PARKING STANDARDS AS OUTLINED IN THE PEDESTRIAN COMMERCIAL SHOPPING STREET OVERLAY BE APPLIED. RESIDENTIAL PARKING SHALL COMPLY WITH THE ZONING BYLAW.

- **RECOMMENDATION 25 - *COMMERCIAL AREA PARKING***

THAT PARKING ALONG 118 AVENUE BE TIME RESTRICTED TO ENCOURAGE PEOPLE TO USE ALTERNATE FORMS OF TRANSPORTATION GETTING TO AND FROM THE AREA.



7. Transportation

7. Transportation

A Transportation – A Regional Perspective

The local transportation network in Alberta Avenue/Eastwood is significantly affected by its regional setting within North Edmonton. As the neighbourhood is surrounded on 3 sides by major arterial roads which link the City centre with the ever expanding suburbs in Northeast Edmonton, much of the traffic congestion in the N.I.P. area can be attributed to outside influences.

The interior residential streets experience excessive volumes of through traffic as a result of motorists shortcutting through the neighbourhood seeking alternate routes to the heavily congested routes of 82 Street, 97 Street and 118 Avenue. The major flow of traffic through Alberta Avenue/Eastwood seems to travel in a diagonal southwest to northeast pattern as the commuters select the shortest distance between the City centre and the suburbs.

Recently there have been improvements to the overall transportation system in North Edmonton which have affected the traffic flow in and around Alberta Avenue/Eastwood. These improvements include:

- upgrading of 125 Avenue to a major through route
- the construction of a Light Rail Transit line in northern Edmonton.

Future plans to widen 97 and 82 Street may also have an affect on traffic in Alberta Avenue/Eastwood. Regional traffic plans are shown on Map 11.

Upgrading of 125 Avenue

A major development in the City's transportation system which affects Alberta Avenue/Eastwood is the program to upgrade 125 Avenue. The plan is to make the 125 Avenue Transportation Corridor a continuation of Highway No. 16 and the major East-West route through northern Edmonton. This project is scheduled for completion by 1983 with the section between the eastern City limits and the Industrial Airport scheduled for completion by 1980.

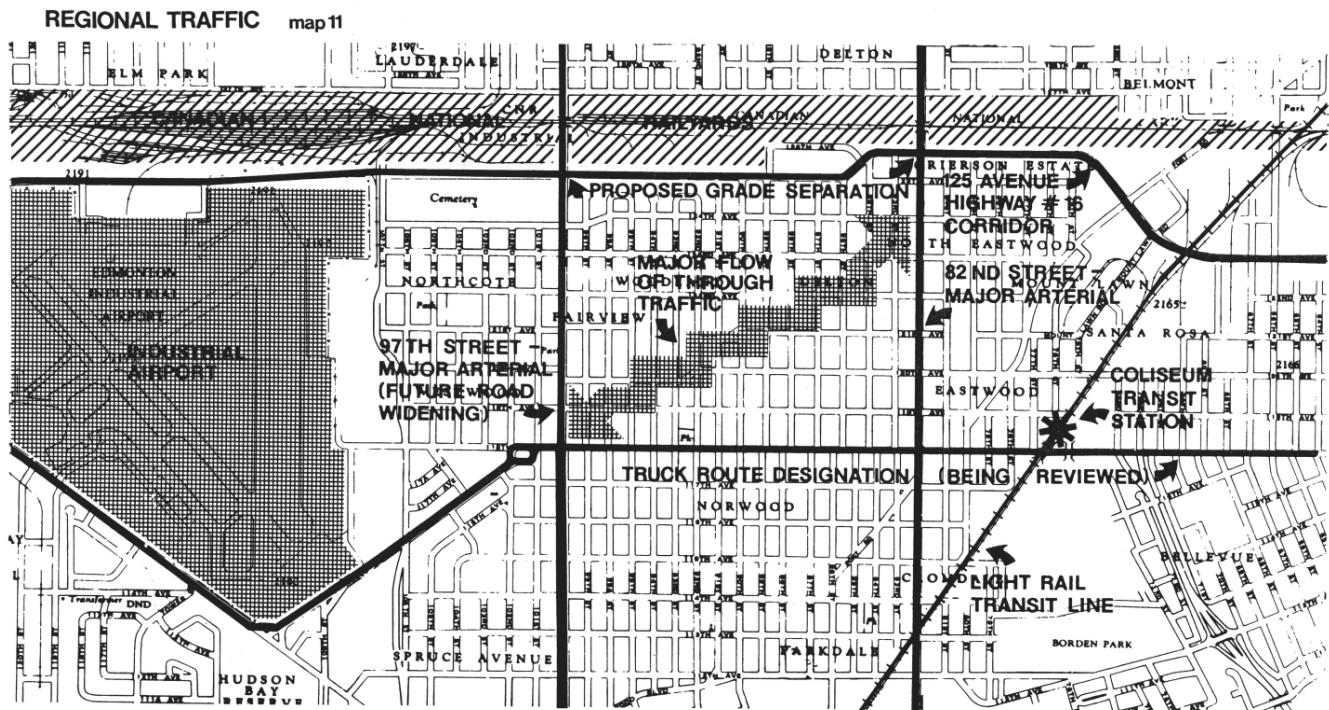
This project will benefit Alberta Avenue/Eastwood in two ways:

1. Truck traffic along 118 Avenue will be substantially reduced in the long run.
2. Traffic which is presently cutting through the neighbourhood to access onto 125 Avenue will be reduced since all access points between 82 and 97 Streets will be eliminated in 1979.

Widening of 97 and 82 Streets

Another important change in the City's transportation system is the proposal to widen 97 Street to a six lane arterial from Jasper Avenue to 134 Avenue. The widening between 127 and 134 Streets is scheduled to begin in the mid-1980's. Depending on budget constraints and other roadway priorities, the section between 118 and 124 Streets may also be constructed in the mid-1980's.

If the 97 Street widening were to take place it would actually improve the residential environment for the homes and apartments on the Alberta Avenue/Eastwood side of 97 Street. With the road alignment being expanded to the west, the service road built along the eastern side (in the existing 97 Street right-of-way) would buffer the existing residences from the main arterial roadway.



The upgrading of 97 Street would improve the traffic situation in Alberta Avenue/Eastwood generally, as an improved north-south traffic flow along this major arterial would definitely reduce the amount of short-cutting through the interior of the neighbourhood.

The Transportation Planning Branch of the Planning Department has indicated that there is a proposal to widen 82 Street to a four lane facility from 118 to 125 Avenue. This would require a 10 foot widening on both sides of 82 Street; however, no construction schedule currently exists for this improvement. Widening of 82 Street would have a similar positive effect on Alberta Avenue/Eastwood as the widening of 97 Street.

Northeast Light Rail Transit Line

The recently constructed Light Rail Transit (L.R.T.) line which is located just to the east of Alberta Avenue/Eastwood will have both a positive and a negative impact on the traffic situation in the neighbourhood.

On the negative side, Alberta Avenue/Eastwood will experience an increase in the level of traffic on 118 Avenue and neighbourhood streets as a result of population increase in the vicinity of the Coliseum Station. The proposed land use plan for the Coliseum Station area indicates that up to 300 new family units and 1,000 new apartment units may be built in the area over a 20 - 25 year period. The increased density would increase traffic levels in the area, even if a relatively high proportion of the new residents were to take advantage of the rapid transit system.

On the positive side, Alberta Avenue/Eastwood may experience a reduction in through traffic in the short term as the ridership on the new L.R.T. line increases. The construction of the L.R.T. line has significantly improved the public transit linkage between the City centre and Northeastern Edmonton. Since the L.R.T. line will be extended further into the new residential areas as they develop, this rapid transit line will continue to carry more and more commuters who otherwise would have traveled by car through the inner city.

Bus Service and the L.R.T.

Alberta Avenue/Eastwood is well served by the Edmonton Transit System which operates bus routes on all of the neighbourhood's boundary streets. Based on the Planning Department's survey results, the area residents are frequent users of the bus service with 45% of the people using the service on a regular basis and another 48% using the service occasionally. The great majority of respondents (92%) indicated a high overall satisfaction with the system.

When the L.R.T. became operational in April 1978, there were changes made in a number of bus routes operating in northern Edmonton and passing through the Alberta Avenue/Eastwood area. The buses which were eliminated (Routes 10, 29, 33, 34, 66 and 80) were mainly "express" routes which served patrons from the outlying areas.

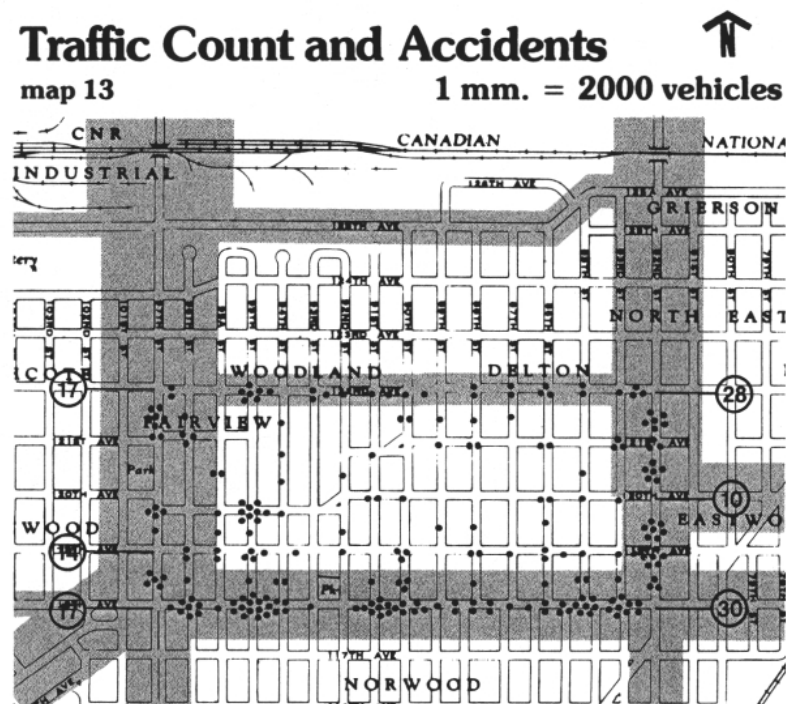
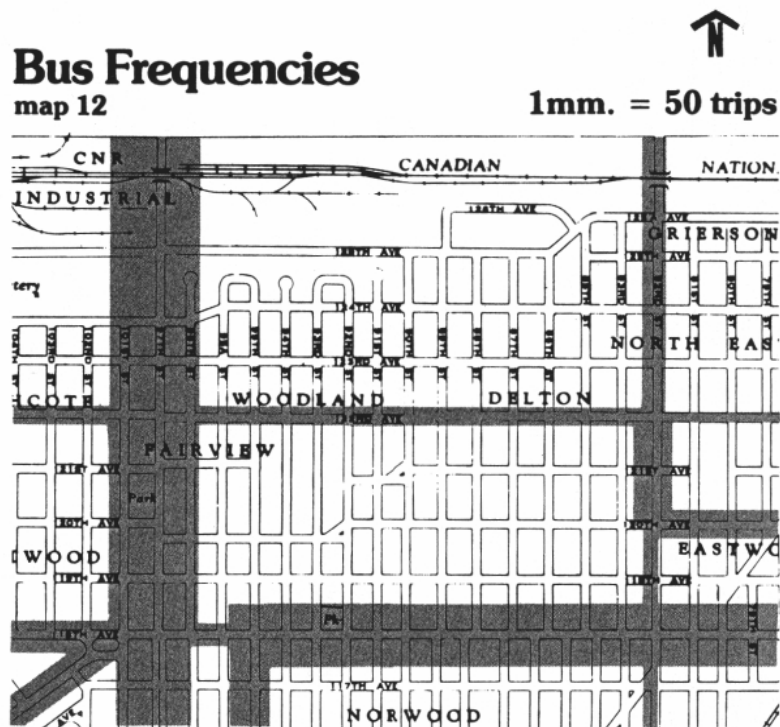
The remaining routes serving Alberta Avenue/Eastwood (Routes 5, 6, 18 and 23) provide local service, including access to the L.R.T. stations. The majority of transit users residing in Alberta Avenue/Eastwood who used the main lines 5, 6, 18 and 23 would experience no change in travel patterns, unless they chose to switch to use of the L.R.T. service. Map 12 shows Bus Frequencies.

B Neighbourhood Issues

As described in the previous section, Alberta Avenue/Eastwood's traffic problems are primarily the result of its regional setting since the neighbourhood lies directly between the City centre and the outlying suburbs and is surrounded on three sides by three of the City's most congested arterials. In spite of improvements being made to the regional transportation system in northeastern Edmonton, Alberta Avenue/Eastwood will continue to experience serious traffic problems, unless bold corrective action is taken.

The major transportation issues which emerged during the planning process in Alberta Avenue/Eastwood were:

1. High volumes and speed of traffic passing through the neighbourhood.
2. Problems of safety and congestion caused by the heavy trucks which pass through the neighbourhood on 118 Avenue.
3. On-street parking problems in the vicinity of the Community League grounds, in the block just north of the 118 Avenue Commercial Strip, and in the area around the commercial node at 90 Street and 121 Avenue.



C Through Traffic in the Neighbourhood

Alberta Avenue/Eastwood is bounded by three of the City's busier arterial streets - 82 Street, 97 Street and 118 Avenue, with 82 and 97 Streets carrying over 20,000 vehicles daily and 118 Avenue carrying over 17,500 vehicles per day. On the northern boundary of the neighbourhood is 122 Avenue - a collector road which carries over 9,000 vehicles daily.

In the interior of the neighbourhood there are very high volumes of traffic, with the most heavily traveled streets being:

- 95 Street - up to 6,000 vehicles per day
- 119 Avenue - up to 3,800 vehicles per day
- 90 Street - up to 2,000 vehicles per day
- 120 Avenue - up to 2,000 vehicles per day.

On a City-wide basis, local residential streets carry an average of 600 vehicles per day. Therefore the overall level of through traffic passing through Alberta Avenue/Eastwood far exceeds acceptable safety standards for a residential neighbourhood.

The accident statistics for the area illustrate the serious nature of the problem. The majority of accidents occur where high volumes of traffic meet. A detailed analysis of accidents in Alberta Avenue/Eastwood in 1976 indicated that there were 515 recorded traffic accidents that year, with the death of one pedestrian and injury to 20 other pedestrians. In 1977 the traffic accidents increased slightly to 526.

In 1976 alone, the 515 accidents involved over \$440,000 worth of property damage. Map 13 includes information on traffic volumes and accident frequencies.

The through traffic problem in Alberta Avenue/Eastwood has been analyzed in detail by the Engineering Department, with the assistance of the Planning Department and a number of alternative traffic schemes were designed. At a public meeting held in September 1977, four alternative traffic schemes were reviewed by local citizens and an integrated system of one-way streets, forced turns and road closures was generally favoured.

The advantages of the proposed traffic scheme illustrated in Map 14 - "Proposed Traffic Scheme" are:

1. It is inexpensive and flexible
2. It does not allow through traffic to enter at the traffic signals
3. It should reduce speeds due to road closures and discontinuity of through routes
4. One-way sections should have lower mid-block accident rates.

While this traffic scheme will undoubtedly cause inconvenience to local residents at first, it is felt that the benefits of gaining a safer neighbourhood outweigh the inconvenience factor.

A questionnaire was circulated to all residents and businessmen in late March of 1979, to determine the support for the proposed traffic scheme 38% of the households answered the questionnaire and 67% of the respondents favored the traffic proposal. Based on this support, it is being recommended that the traffic scheme be implemented in 1979.

The traffic scheme recommended in this plan is designed to reduce the high volume and speed of traffic passing through the neighbourhood.

The traffic scheme consists of:

- an alternating one-way street system
- a forced turn at 94 Street and 120 Avenue.
- 119 Avenue will be closed between 85 and 86 Streets and used for parks expansion.
- 119 Avenue will be closed between 92 and 93 Streets and 93 Street will be closed north of 118 Avenue, for parks expansion. Although these road closures complement the traffic scheme, they are considered to be part of the parks proposal.

When the Alberta Avenue/Eastwood Plan was circulated to Civic Departments for comment, the Public School Board requested that the north bound one-way on 89 Street between 121 and 122 Avenues be removed, as it was felt it could jeopardize the safety of school children getting out of cars into the traffic. The proposed one-way on this street was therefore eliminated.

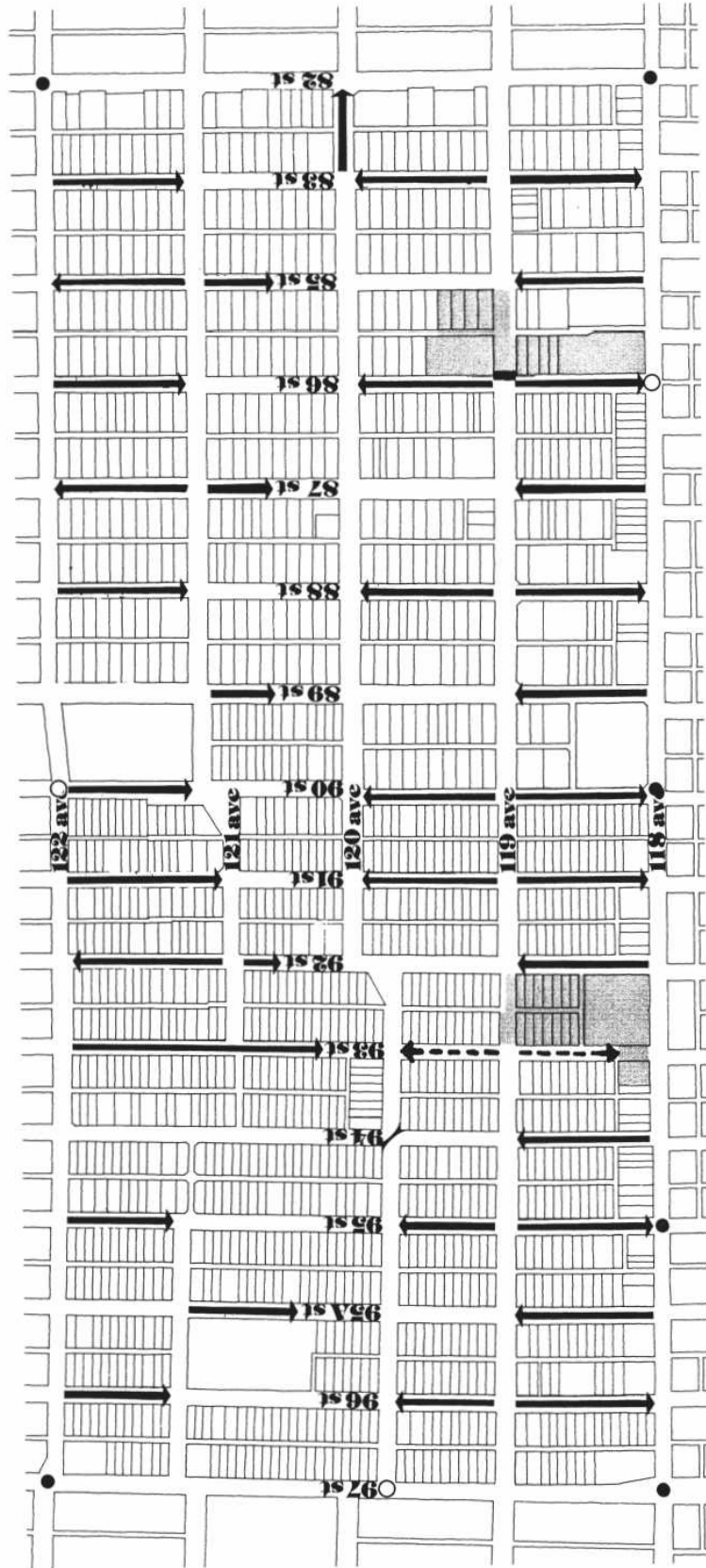
If the two road closures on 119 Avenue and the road closure on 93 Street associated with Parks expansion are approved but the traffic scheme is not approved, there would be an increase of traffic on 120 Avenue, 86 Street, 85 Street, 90 Street and 92 Street. Therefore, if the road closures for park expansion are approved without the traffic scheme, the traffic impacts that occur because of the road closures would have to be assessed and dealt with as part of the implementation phase.



95 Street.

Traffic Proposals map 14

- STOP LIGHTS
- PEDESTRIAN ACTIVATED FLASHER
- ➡ ONE WAY STREETS
- ▨ EXISTING PARKSPACES & EXPANSION
- ↘ FORCED TURNS
- ROAD CLOSURE
- ⬅ ONE WAY if 93st closure not implemented



D Truck Traffic in the Neighbourhood

During the planning process it became evident that the amount of truck traffic on 118 Avenue was a major concern of residents and commercial area shopowners alike. Both the N.E.E.D. Association and the East Edmonton Business Association felt that with the recent establishment of 125 Avenue as a major truck route, serious consideration should be given to eliminating the “Truck Route” designation for 118 Avenue.

This action would ensure that all truck traffic coming from the east off Highway No. 16 would travel through the City on 125 Avenue.

E On-Street Parking in the Neighbourhood

Parking problems in Alberta Avenue/Eastwood occur primarily in the vicinity of the Alberta Avenue and Eastwood Community League grounds, in the blocks just north of the 118 Avenue Commercial Strip, and in the area around the commercial area at 90 Street and 121 Avenue.

It is expected that the parking problems related to the Community League areas will largely be solved when these sites are redeveloped through the N.I.P. program, as plans for both Community League sites call for the expansion of the off-street parking areas.

The Planning Department has proposed a number of alternate solutions to the parking problems associated with the 118 Avenue Commercial Strip. These parking proposals are presented in the “Commercial Rehabilitation” section of this report. In conjunction with the review and implementation of these parking proposals, a solution will have to be formulated for the commercial node at 90 Street and 121 Avenue. One possible solution may be to develop a small parking lot on the City-owned property just north of the commercial node at 12134 - 90 Street, Lot 19, Block 9. This could be used by employees of the adjacent commercial area if they are willing to lease the space.

F Objectives and Recommendations

Objectives

1. To increase safety and improve the environmental quality of the neighbourhood by reducing the amount of traffic cutting through the area, using a system of traffic controls that are flexible and economical.
2. To eliminate the truck use of 118 Avenue as much as possible.
3. To discourage on-street parking in the neighbourhood particularly that associated with retail use.

Recommendations

▪ **RECOMMENDATION 26 - NEIGHBOURHOOD TRAFFIC SCHEME**

THAT THE TRAFFIC SCHEME AS INDICATED ON MAP 14, BE IMPLEMENTED.

▪ **RECOMMENDATION 27 - DELETION OF THE TRUCK ROUTE DESIGNATION FOR 118 AVENUE**

THAT THE ENGINEERING DEPARTMENT REVIEW THE “TRUCK ROUTE” DESIGNATION OF 118 AVENUE FROM THE EASTERN CITY LIMITS TO 97 STREET TO DETERMINE THE FEASIBILITY OF DELETING THE TRUCK ROUTE DESIGNATION FOR THAT SECTION OF 118 AVENUE.

▪ **RECOMMENDATION 28 - ON-STREET PARKING AT 90 STREET AND 121 AVENUE**

THAT THE PLANNING DEPARTMENT INVESTIGATE THE FEASIBILITY OF REDUCING ON-STREET PARKING ASSOCIATED WITH THE COMMERCIAL AREA AT 90 STREET AND 121 AVENUE.



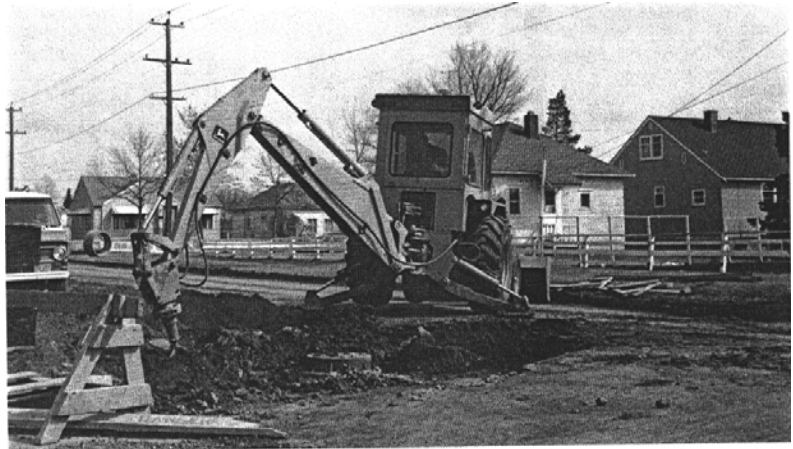
Heavy overflow traffic on residential street.

8. Water and Sewer Systems

8. Water and Sewer Systems

A Neighbourhood Issues

Depending on the priorities of neighbourhood residents, N.I.P. funds may be provided for upgrading the water and sewer systems in Alberta Avenue/Eastwood. While the water distribution system in the area was found to be for the most part adequate, it was clear that the area's combined storm and sanitary sewer system required major upgrading. In fact, in requesting N.I.P. for their area, the N.E.E.D. Association identified sewer back-ups and basement flooding as a significant problem and a high priority issue of Alberta Avenue/Eastwood residents.



Sewer relief installation, 1978.

B Water Distribution System

In analyzing the water distribution system for Alberta Avenue/Eastwood the Water and Sanitation Department determined that the area has an adequate system except for one area in the lane west of 96 Street from 118 Avenue to 120 Avenue. The Water and Sanitation Department has recommended that the existing 4-inch diameter waterline be replaced with an 8-inch diameter watermain in this lane. Map 18 shows proposed waterline improvements.

C Sewer System

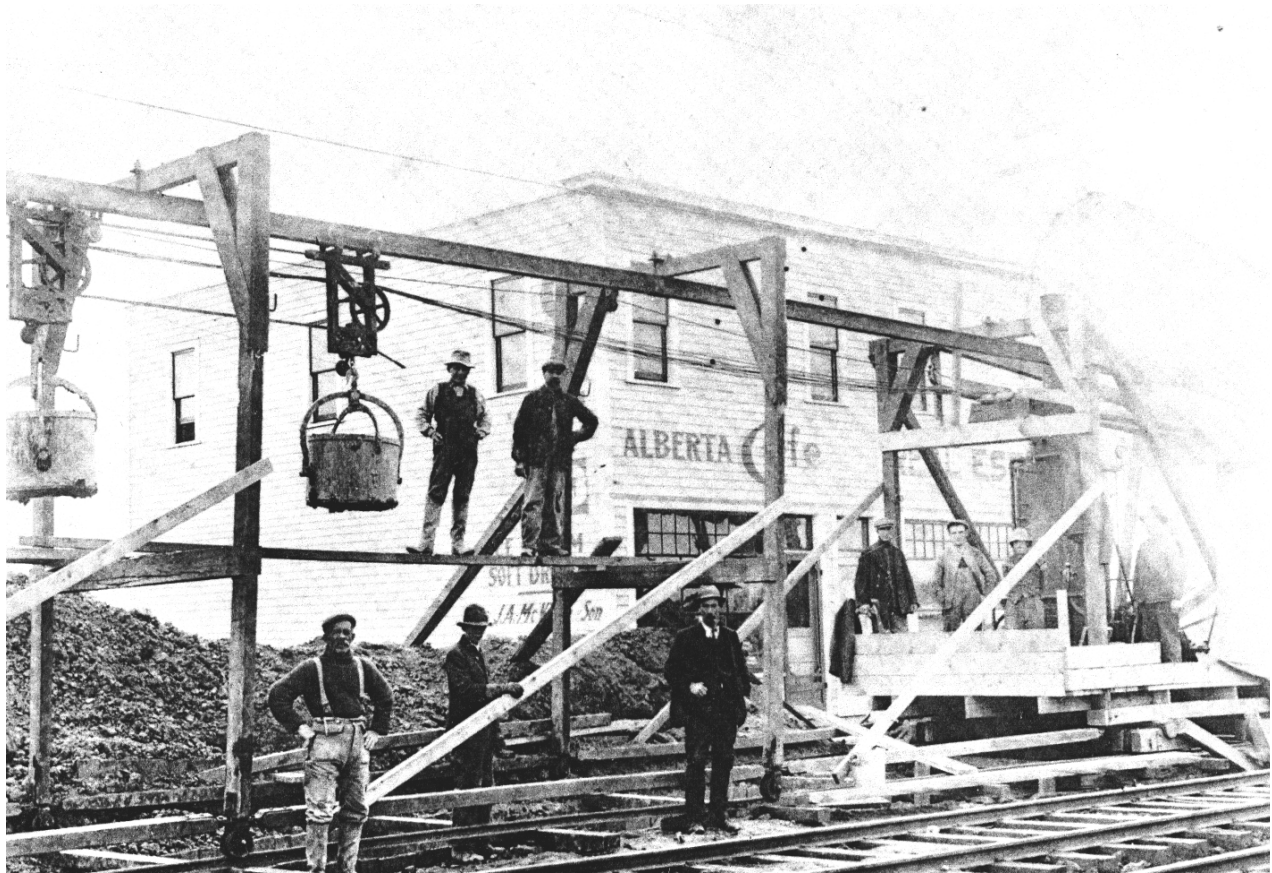
Based on complaints received by the Water and Sanitation Department over the past few years, and a computer analysis of the Alberta Avenue/Eastwood sewer system, it was determined that major upgrading was necessary in order to bring the system up to a satisfactory standard. These findings were supported by the Planning Department's survey of neighbourhood residents in 1977 which indicated that approximately one in three households had experienced sewer back-up and flooding during periods of heavy rainfall.

As a result of an in-depth analysis, the Water and Sanitation Department designed a system of sewer relief which would protect the houses against the 1 - 5 year flooding problem. This system which they recommended for Alberta Avenue/Eastwood would provide a level of service which is recommended for all neighbourhoods in the City. Map 16 shows the sewer line improvements which were completed in 1978.

D Recommendations

▪ RECOMMENDATION 29 - WATER LINE IMPROVEMENTS

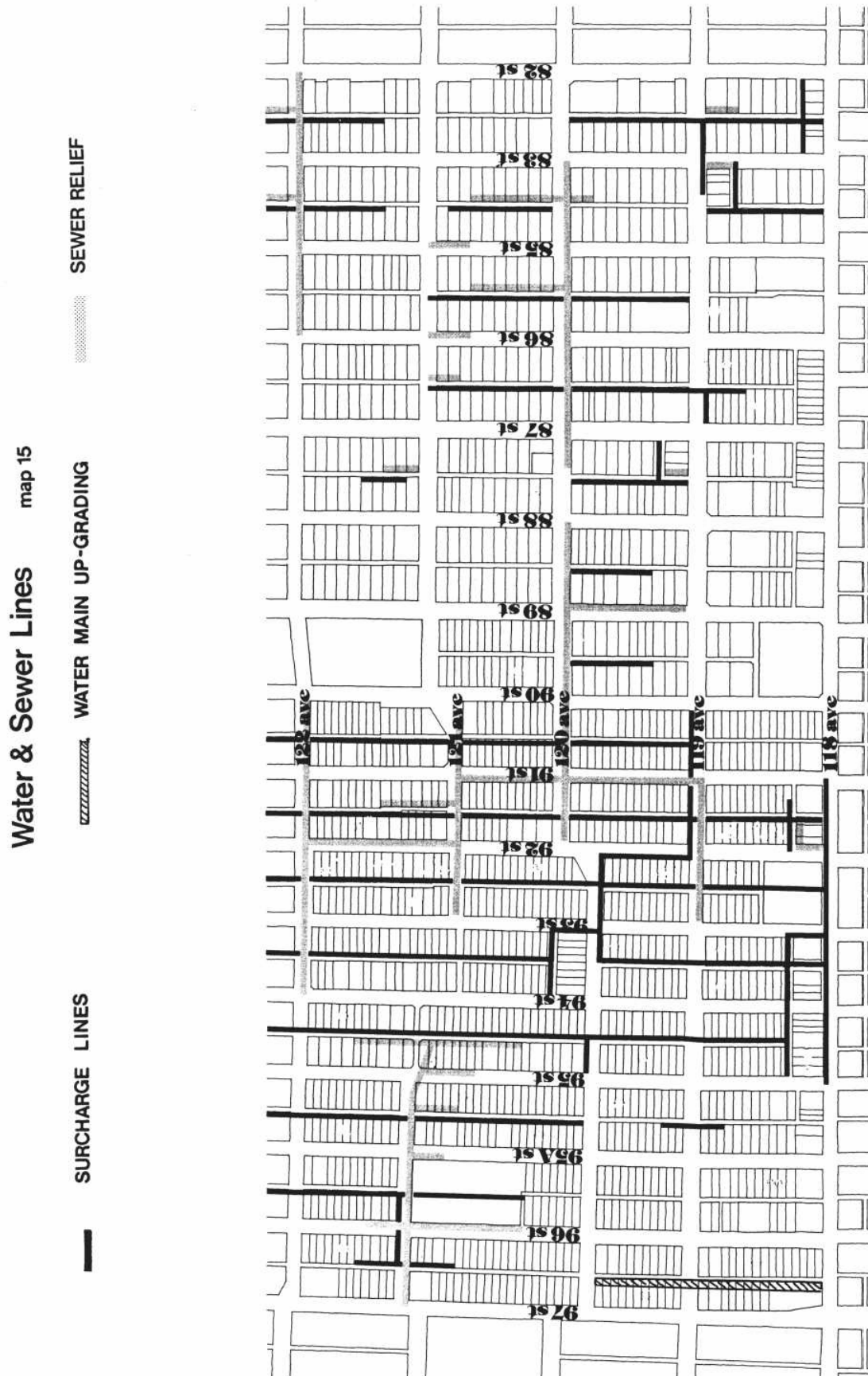
THAT THE WATER MAIN IN THE LANE WEST OF 96 STREET,
BETWEEN 118 AND 120 AVENUES BE REPLACED.



Main trunk line installation on 118 Avenue, 1914.



Upgrading of Water and Sewer Systems.



9. Roads and Sidewalks

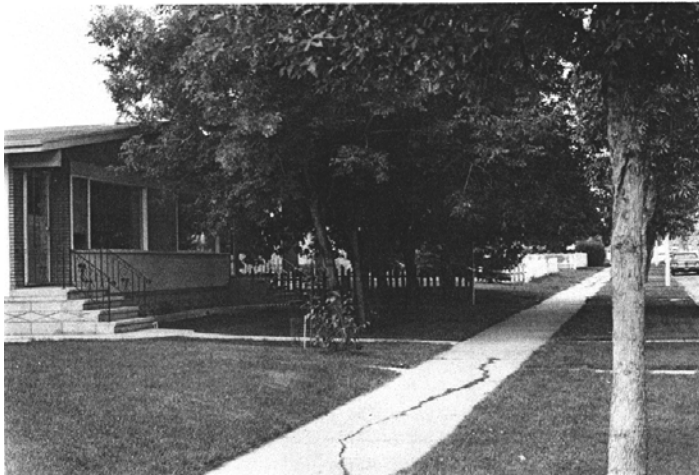
9. Roads and Sidewalks

A Neighbourhood Issues

The survey of neighbourhood residents in 1977 indicated that 25% of the residents felt that some roads and sidewalks in the area needed repair. A detailed survey and analysis conducted by the Engineering Department indicated that most roads in the area were in relatively good condition, while many sidewalks in certain specified locations, could benefit from a new asphalt overlay.

B Roads

Since the condition of road surfaces in Alberta Avenue/Eastwood is generally satisfactory, it is recommended that N.I.P. funds not be allocated for a road repair program. Instead, it is recommended that these road repairs be undertaken over the long term as part of the Engineering Department's regular maintenance program.



Sidewalk deterioration, 121 Avenue, 81 Street



Residential streets not in need of repair , 91 Street.

C Sidewalks

The Planning Department and the N.E.E.D. Association have placed a higher priority on sidewalk repairs than on roadway repairs since the condition of sidewalks affects the safety of residents.

The Engineering Department has recommended a program of crackfilling, leveling and resurfacing for the areas where the sidewalks are most seriously deteriorated.

D Recommendations

▪ RECOMMENDATION 30 - SIDEWALK REPAIR PROGRAM

THAT THE PROGRAM OF SIDEWALK REPAIR RECOMMENDED BY THE ENGINEERING DEPARTMENT BE UNDERTAKEN AS PART OF THE NEIGHBOURHOOD IMPROVEMENT PROGRAM.



10. Lane Paving and Lighting

10. Lane Paving and Lighting

A Neighbourhood Issues

The Planning Department's survey of Alberta Avenue/Eastwood residents revealed that almost two-thirds of residents would support the completion of lane paving and lane lighting in the area.

Normally, the costs of lane paving and lane lighting would be borne totally by the property owners through a local improvement tax assessment. However, under the N.I.P. program property owners only have to pay 50% of the costs, while the N.I.P. pays for the remaining 50%. Since the property owners would pay part of the costs through a tax assessment, they will be canvassed prior to those improvements being undertaken in the plan implementation stage.

B Lane Paving

Presently 25 out of 57 blocks in Alberta Avenue/Eastwood do not have paved lanes. Residents feel that paving the lanes is one of the best ways to "clean-up" the neighbourhood and enhance the overall attractiveness of the residential environment. A high priority has been placed on the lane paving program because it is a very visible improvement which directly affects a large number of residents. Map 17 shows proposed lane paving.

C Lane Lighting

Similar to their support for lane paving, residents expressed a high level of concern about the need for lane lighting in the area. With a relatively high crime rate in the inner-city, lane lighting is seen as an inexpensive but effective way to provide an extra measure of protection against vandalism and crime in Alberta Avenue/Eastwood.

Edmonton Power has recommended that 145 lane lights be installed throughout the area, to add to the 8 existing lane lights. These high pressure sodium luminaire lights are simply attached to the existing power poles in the lanes, with approximately 3 lights per lane. Map 17 shows proposed lane lighting.

D Recommendations

▪ **RECOMMENDATION 31 - LANE PAVING PROGRAM**

THAT THE UNPAVED LANES IN THE AREA BE PAVED AS OUTLINED ON MAP 16.

▪ **RECOMMENDATION 32 - LANE LIGHTING PROGRAM**

THAT LANE LIGHTING BE INSTALLED IN ALL LANES IN THE AREA, AS OUTLINED ON MAP 16.



Lane paving required for visual and functional improvement of the area.



Lane Lighting & Paving

map 16

Lighting

● Existing

○ Proposed

Paving

Existing

Proposed



Proposed Long Range Plan

map 17

- • • New Lane Lighting
- New Lane Paving
- • • • Pedestrian Corridor

- ||||| Sewer Relief
- • • • Water Main Up-Grading
- ↘ Forced Turn

- Proposed Park Expansion
- 118 Ave. Landscaping



11. Budget

11. Budget

A Discussion

Table 10 shows estimated costs for all capital projects that will result if the recommendations in the Alberta Avenue/Eastwood Neighbourhood Improvement Plan are implemented. A breakdown of the costs to be incurred by each level of government for each project has also been included. The budget will be spent over a three year period between 1979 and 1981. Table 11 shows the estimated implementation schedule.

Cost Sharing Arrangement

The total cost to be incurred by the Federal, Provincial and Municipal Governments as well as the cost to the neighbourhood residents through a local tax assessment, and other funding sources, is outlined below.

Alberta Avenue/Eastwood Proposed Cost-Sharing for Capital Projects		
	\$	%
Federal	\$1,034,000	21
Provincial	517,000	11
Municipal	2,845,000	59
Local Assessment	190,000	4
*Other Sources	243,000	5
	\$4,829,000	100
*The Alberta Avenue Community League will apply for a Provincial Matching Grant to assist them in paying one third the cost of their new Community League Building		

Under the Neighbourhood Improvement Program, the Federal Government generally pays 50% of the project cost and the Provincial and Municipal Governments each pay 25%. However, if the funding allocation from the Federal and Provincial Governments is insufficient to cover the cost of all projects, the municipality can fund the additional projects. The budget in Table 12 indicates which projects are to be totally funded by the City of Edmonton.

Sewer Improvements

Sewer improvements in Alberta Avenue/Eastwood were completed in 1978 and cost-shared between the Municipal and Federal Governments. Due to the lead time required to undertake the improvements, the work was scheduled for completion in 1978. Completion of the Alberta Avenue/Eastwood Improvement Plan was scheduled for 1978 also, however, delays have resulted in the plan being approved in 1979. The costs of a one year delay in capital works would outweigh any benefits which might occur. It was felt therefore, that sewer improvements in Alberta Avenue/Eastwood should proceed without delay since the debenture bylaw had received Council approval.

Parkland Acquisition

The cost of acquiring land for expansion of the Eastwood and Alberta Avenue Community Leagues will be shared between the Neighbourhood Improvement Program and the City Parks and Recreation Department. The Parks and Recreation Department has already purchased six of the required lots and will be purchasing six additional lots. The cost of these purchases is not included in the Alberta Avenue/Eastwood Neighbourhood Improvement Program budget. The budget includes the cost of acquiring thirteen properties through the Neighbourhood Improvement Program for parks expansion. Four of these lots are in Eastwood and nine are in Alberta Avenue.

Recommendations

▪ RECOMMENDATION 33 - BUDGET APPROVAL

THAT CITY COUNCIL ADOPT THE THREE YEAR BUDGET FOR THE ALBERTA AVENUE/EASTWOOD NEIGHBOURHOOD IMPROVEMENT PROGRAM AS OUTLINED IN TABLE 12.

▪ RECOMMENDATION 34 - IMPLEMENTATION OF RECOMMENDATIONS

THAT IMPLEMENTATION OF RECOMMENDATIONS OUTLINED IN THE PLAN BE UNDERTAKEN BY THE PLANNING DEPARTMENT, BEGINNING IN 1979, ACCORDING TO THE SCHEDULE OUTLINED ON TABLE 11.



Neighbourhood grocer at 99 Street, 120 Avenue.

Table 10: Alberta Avenue/Eastwood 3 Year Budget

Activity	Total Budget	Federal	Provincial	Municipal	Local Assessment	Other Sources
Administration	200,000	100,000	50,000	50,000		
Citizen Participation	50,000	25,000	12,500	12,500		
Land - Eastwood	293,000	105,000	73,250	114,750		
- Alberta Avenue	556,000	272,000	138,500	145,500		
Develop - Eastwood Park	300,000	125,000	62,500	112,500		
- Alberta Avenue Park	300,000	115,000	57,500	127,500		
- St. Patrick School	35,000	17,500	8,750	8,750		
- Delton School	35,000	17,500	8,750	8,750		
- Ornamental Park	20,000			20,000		
Pedestrian Corridor	35,000			35,000		
Traffic Scheme	50,000	12,500	12,500	25,000		
Alberta Avenue Centre	375,000	75,000	37,500	37,500		225,000
Parksite Consulting	70,000	35,000	17,500	17,500		
Centre Consulting	30,000	6,000	3,000	3,000		18,000
Relocation Assistance	11,000	5,500	2,750	2,750		
Contingency	192,000	80,000	32,000	80,000		
Water Line	67,000	-	-	67,000		
Sidewalk Repair	75,000	-	-	75,000		
118 Avenue Amenity Areas	20,000	-	-	20,000		
118 Avenue Tree Planting	80,000	-	-	40,000	40,000	
Lane Paving	275,000	-	-	137,500	137,500	
Lane Lighting	25,000	-	-	12,500	12,500	
Sewer Improvement	1,735,000	43,000	-	1,692,000		
Totals	4,829,000	1,034,000	517,00	2,845,000	190,000	243,000
Percentages of Cost Share	100%	21%	11%	59%	4%	5%

Table 11a: Implementation – Municipal Services

	Implementation Period				Cost Sharing					
	1978	1979	1980	1981	Total Cost	Federal	Provincial	Municipal	Local Assessment	Other
Lane Paving		*			275,000			137,500	137,500	
Lane Lighting			*		25,000			12,500	12,500	
Water Line		*			67,000			67,000		
Sidewalk Repair		*			75,000			75,000		
Sewer Improvements	*				1,735,000	43,000		1,692,000		
Totals					2,177,000	43,000		1,984,000	150,000	

Table 11b: Implementation – Parks Development

	Program Period				Total Cost	Cost Sharing				
	1978	1979	1980	1981		Federal	Provincial	Municipal	Local Assessment	Other
Land – Eastwood		*			293,000	105,000	73,250	114,750		
– Alberta Avenue		*			556,000	272,000	138,000	145,000		
Development										
– Eastwood Park			*	*	300,000	125,000	62,500	112,500		
– Alberta Avenue Park			*	*	300,000	115,000	57,500	127,500		
– St. Pat's School			*		35,000	17,500	8,750	8,750		
– Delton School			*		35,000	17,500	8,750	8,750		
– Ornamental Park			*		20,000			20,000		
Pedestrian Corridor				*	35,000			35,750		
118 Avenue Amenity Areas				*	20,000			20,000		
118 Avenue Tree Planting				*	80,000			40,000	40,000	
Community Centre			*	*	375,000	75,000	37,500	37,500		225,000
Total					2,049,000	727,000	386,750	670,250	40,000	225,000

Table 11c: Implementation – Consultant Services

	Implementation Period				Total Cost	Cost Sharing			
	1978	1979	1980	1981		Federal	Provincial	Municipal	Other
Park Development		*	*	*	70,000	35,000	17,500	17,500	
Alberta Avenue Community League Building		*	*	*	30,000	6,000	3,000	3,000	18,000
Total					100,000	41,000	20,500	20,500	18,000

Table 11d: Implementation – Traffic Scheme

	Implementation Period				Total Cost	Cost Sharing		
	1978	1979	1980	1981		Federal	Provincial	Municipal
Traffic Scheme		*			\$50,000	\$12,500	\$12,500	\$25,000
Total					\$50,000	\$12,500	\$12,500	\$25,000

Table 11e: Implementation – Administration and Miscellaneous Budget

	Program Period					Total Cost	Cost Sharing		
	1977	1978	1979	1980	1981		Federal	Provincial	Municipal
Administration	*	*	*	*	*	200,000	100,000	50,000	50,000
Citizen Participation		*	*	*	*	50,000	25,000	12,500	12,500
Contingency				*	*	192,000	80,000	32,000	80,000
Relocation Assistance			*	*		11,000	5,500	2,750	2,750
Total						453,000	210,500	97,250	145,250