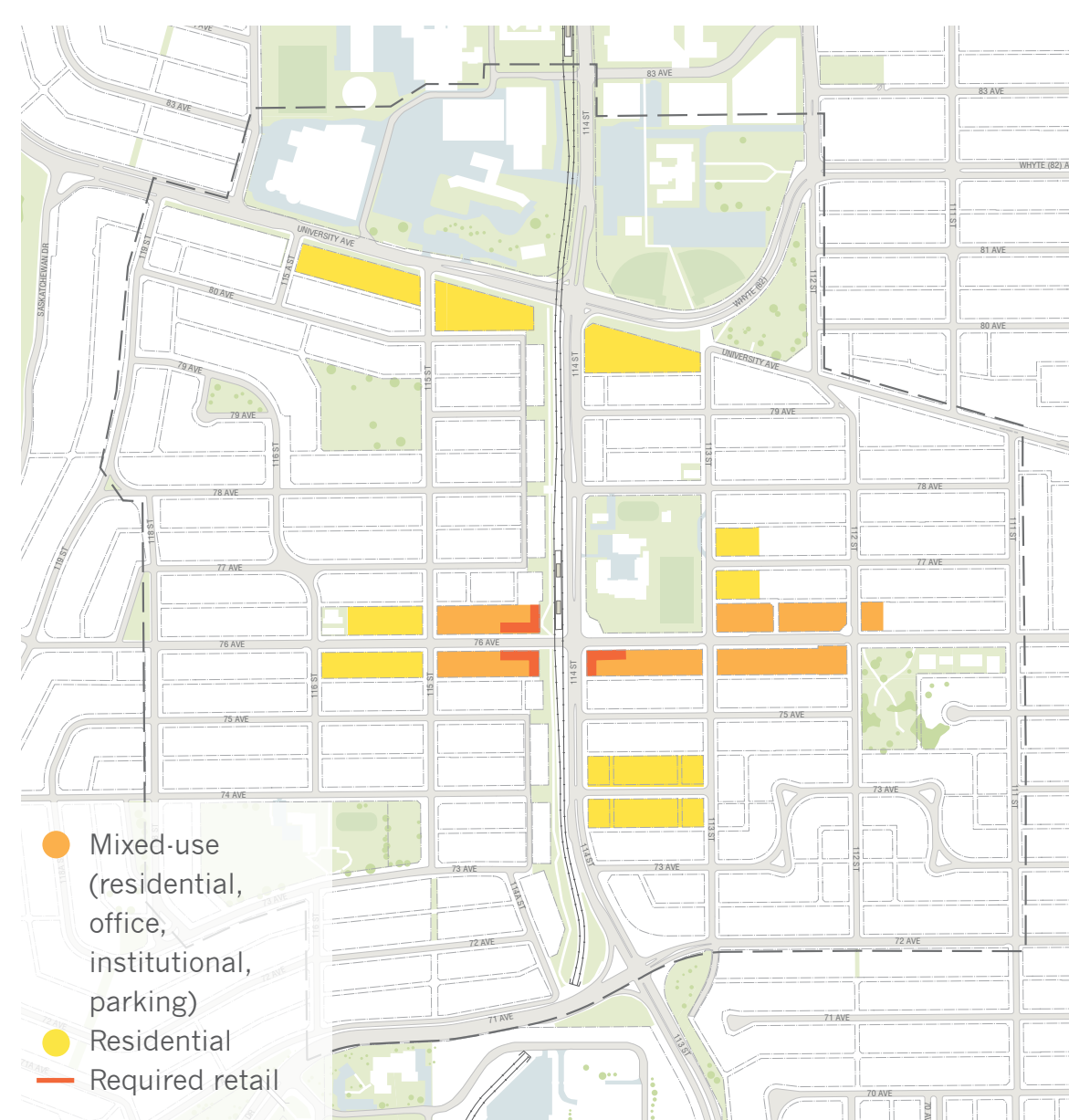


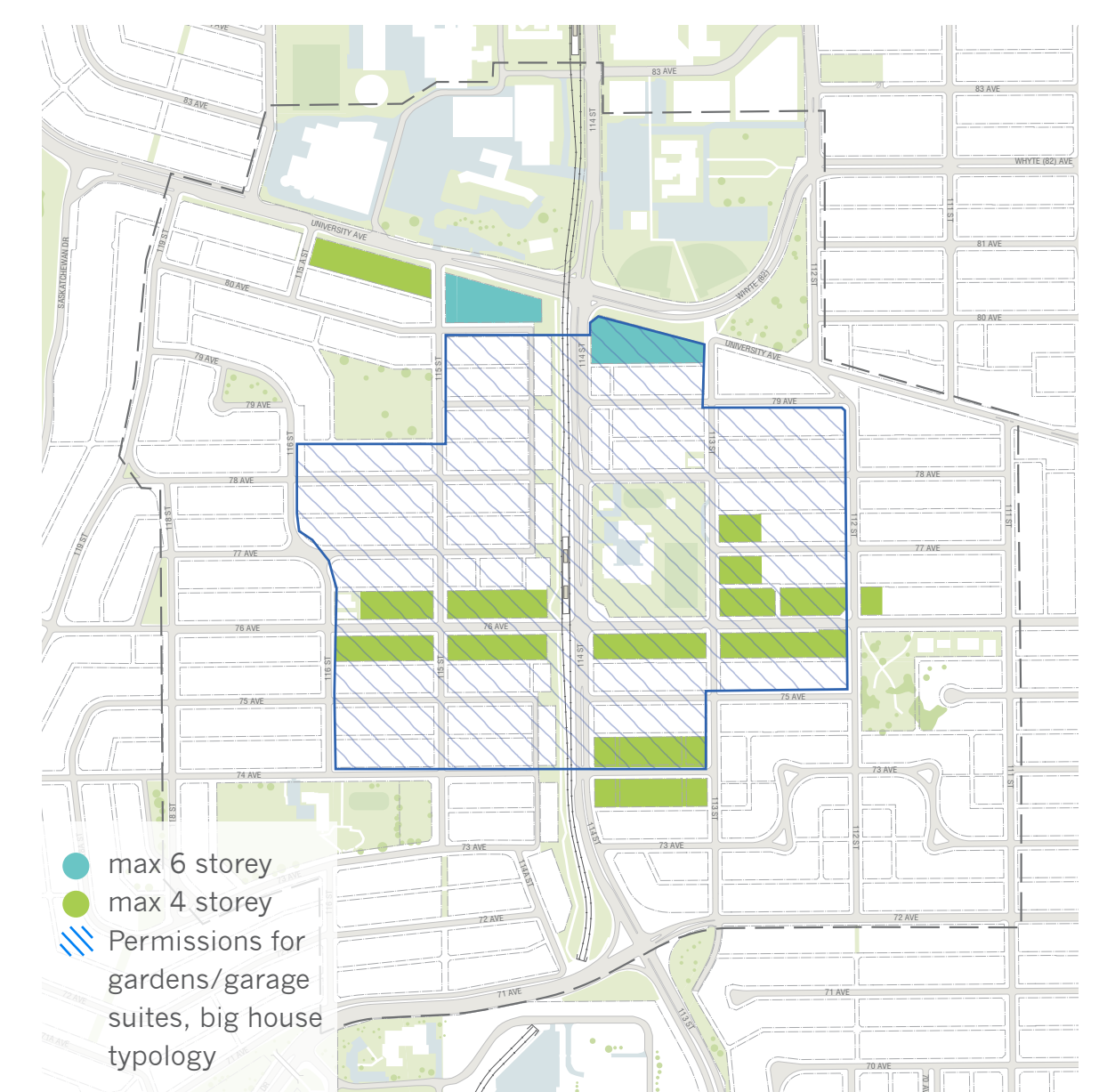
Station Area Concept A

Modest Intervention - This station area concept demonstrates the application of principles and the framework components anticipating that this area requires a well developed strategy for neighbourhood protection and the accommodation of some targeted infill and redevelopment given that these are desirable neighbourhoods, they have an LRT station at their centre and are adjacent to the University of Alberta's main and south campuses.

This station area concept contemplates mixed-use commercial infill in the immediate vicinity of the station to improve local amenity. Larger available development sites including the training site and portions of the school property are intensified with town house developments located within a 5 minute walking distance from the station. University Avenue affords the highest level of intensity accommodating 4 storey apartments or stacked town houses to the west increasing to 6 storey apartment units at the 114th Street intersection. Sensitive infill, in scale with existing single family dwellings, will be permitted within the interior residential area in close proximity to the transit station.



Land Use Strategy



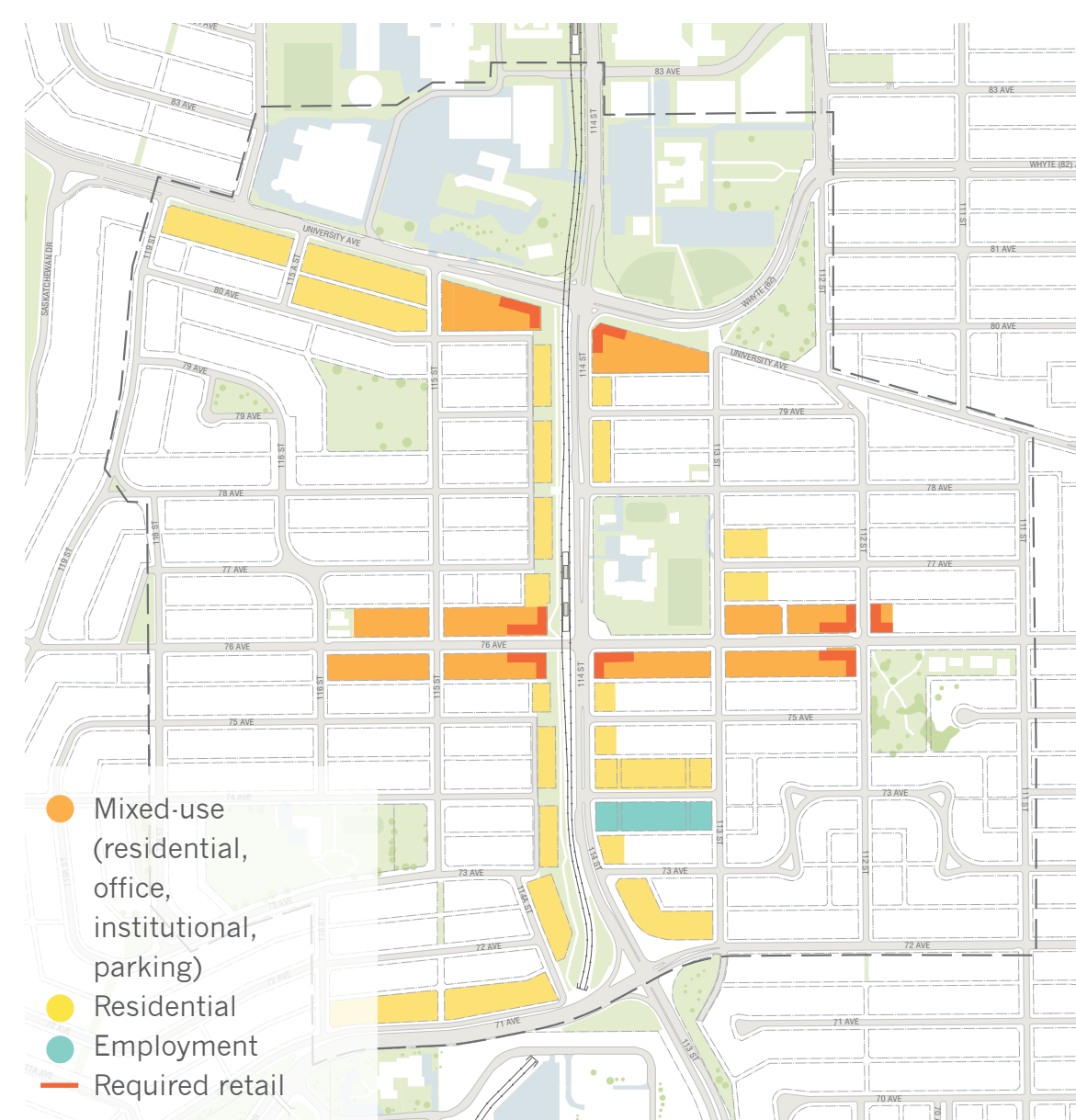
Building Height Strategy



Station Area Concept B

Greater Intervention - This station area concept demonstrates the application of principles and the framework components anticipating that this area requires a regulatory change for neighbourhood protection and the accommodation of targeted infill and redevelopment given that that these are desirable neighbourhoods, they have an LRT station at their centre and are adjacent to the University of Alberta's main and south campuses.

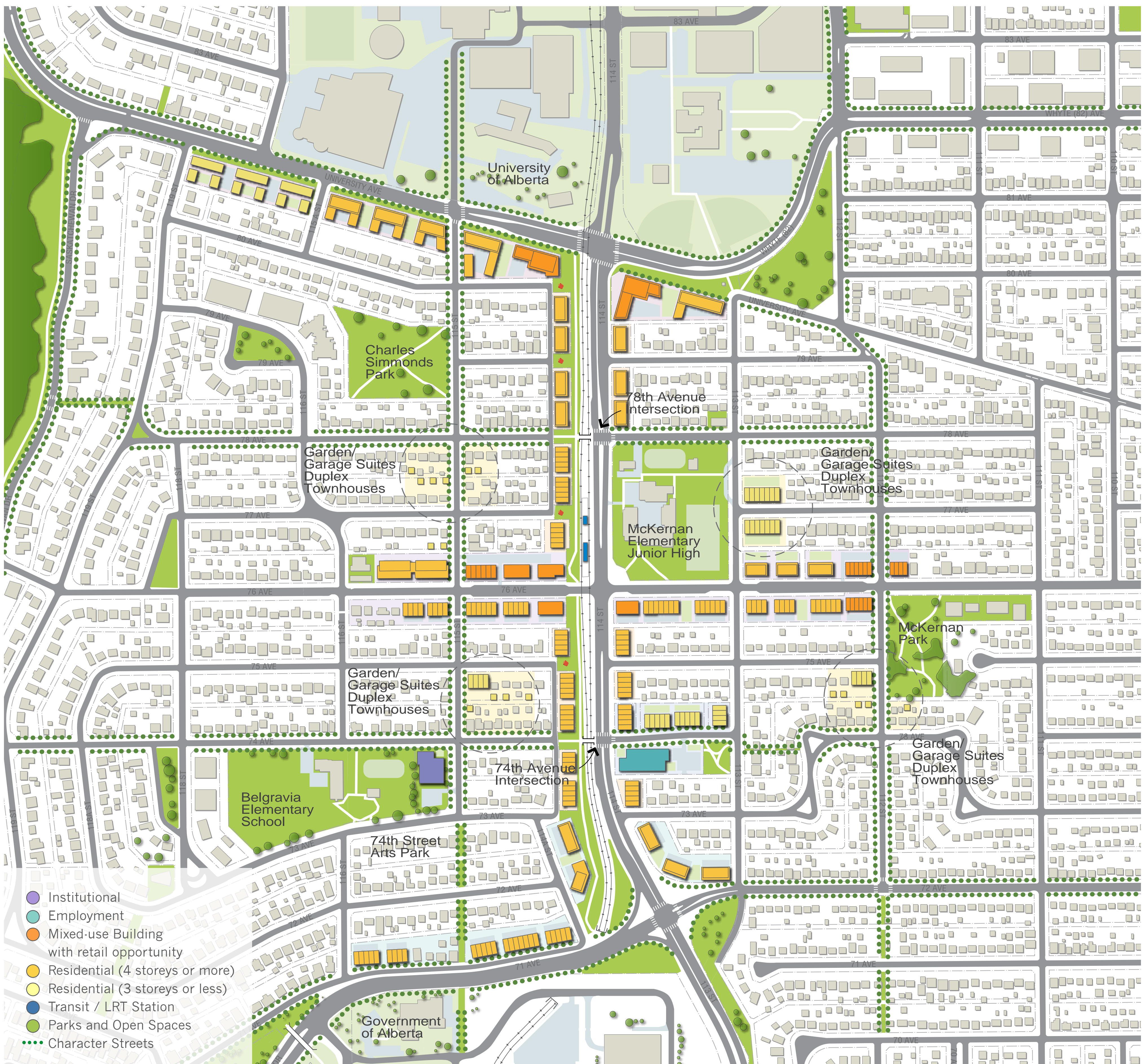
This station area concept contemplates re-imagining the character of the neighbourhood by re-orienting development to front the 114th Street corridor creating a renewed sense of place. Densities along this corridor would be in the range of 4 storeys and function as a buffer and sound barrier for the community along 114th Street. 76th Avenue will evolve as a mixed-use and commercial corridor with on street parking where possible. University Avenue frontage can accommodate a range of housing types in 4 storey apartments stepping up to 8 storeys at the intersection of 114th Street. A 4 storey employment framed by staked townhouses is located on the training centre site and the 71st Avenue frontage will be intensified to accommodate 4 storey apartments units. Sensitive infill, in scale with existing single family dwellings, will be permitted within the interior residential area within the entire station area.



Land Use Strategy

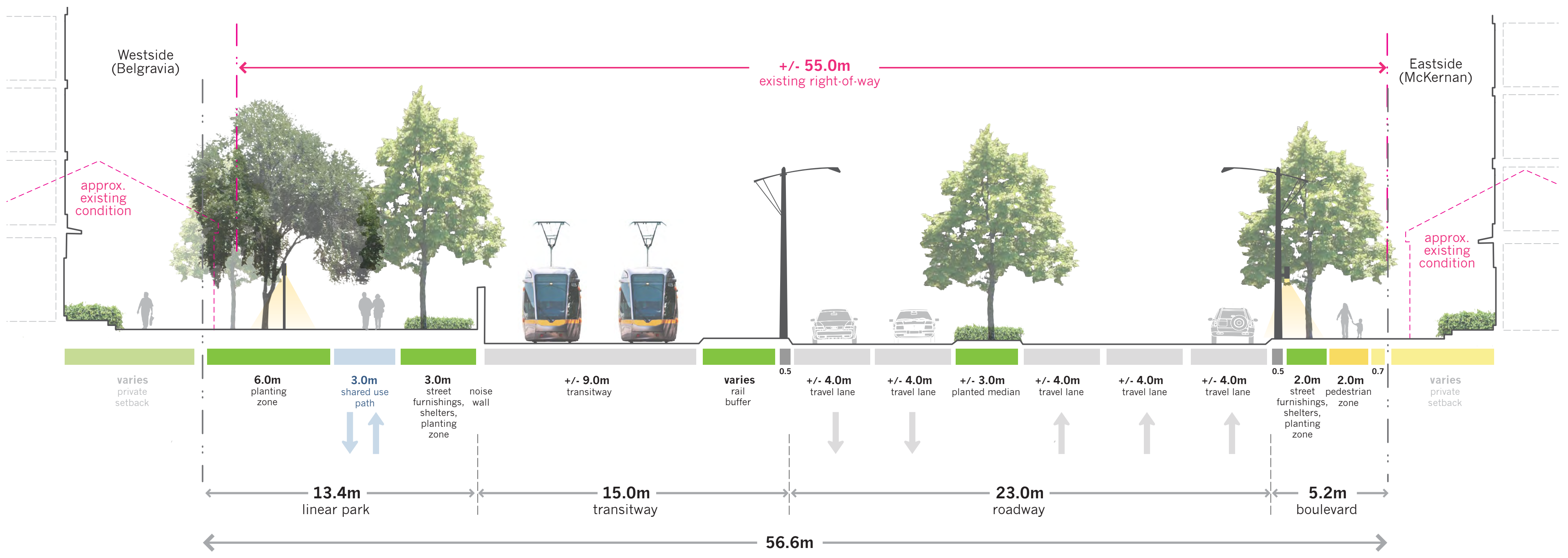


Building Height Strategy



Street Cross Sections

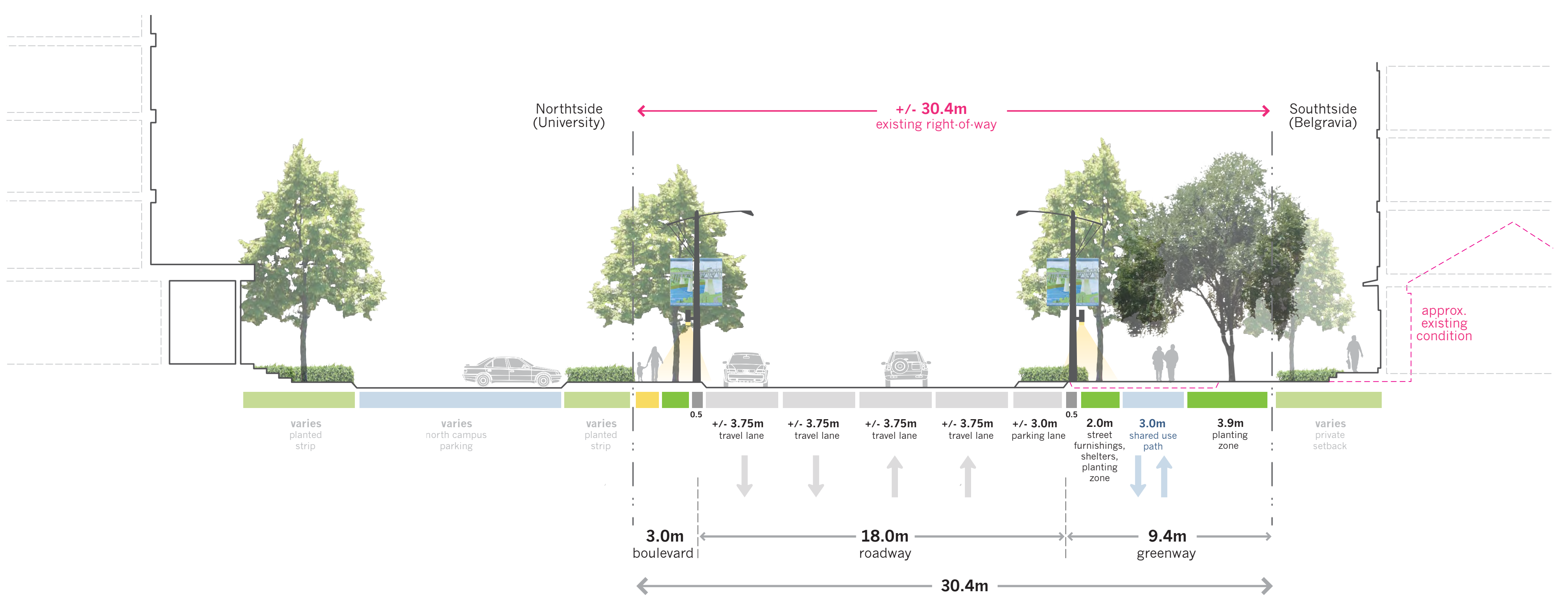
The following street cross sections capture the potential improvements proposed for the area's key main streets, 114th Street, University Avenue and 76th Street.



SECTION A-A 114th Street (typical condition)

114th Street Boulevard

As the station area's central spine, improvements to the 114th Street corridor will enhance the pedestrian, cyclist and vehicular experience. An improved planted median, a new pedestrian boulevard on the east side, redesigned intersections at 74th and 78th Avenue and a connected sidewalk network on the west side of the street will all contribute to improved connectivity in the station area.



SECTION B-B University Avenue (typical condition)

University Avenue Greenway

A reinvented design for University Avenue will capitalize on its proximity to the University and its role as a key connector to the Downtown core. The existing service street located south will be transformed through the development process into a green boulevard which features a multi-use path and lush landscaping. This green neighbourhood edge will connect to the river valley, create an attractive frontage for new development, reduce infrastructure redundancy and could take on stormwater management functions.



SECTION C-C 76th Street (at commercial node)

SECTION D-D 76th Street (typical condition)

76th Avenue Main Street

A new design for 76th Avenue will reinforce the role of this east-west connector as a neighbourhood main street. Off-peak parking will be introduced to support the mixed-use nature of this main street. The existing cycling route on 76th Avenue will be redirected to local streets, 74th Avenue and 78th Avenue, to reduce pedestrian-vehicular conflicts.