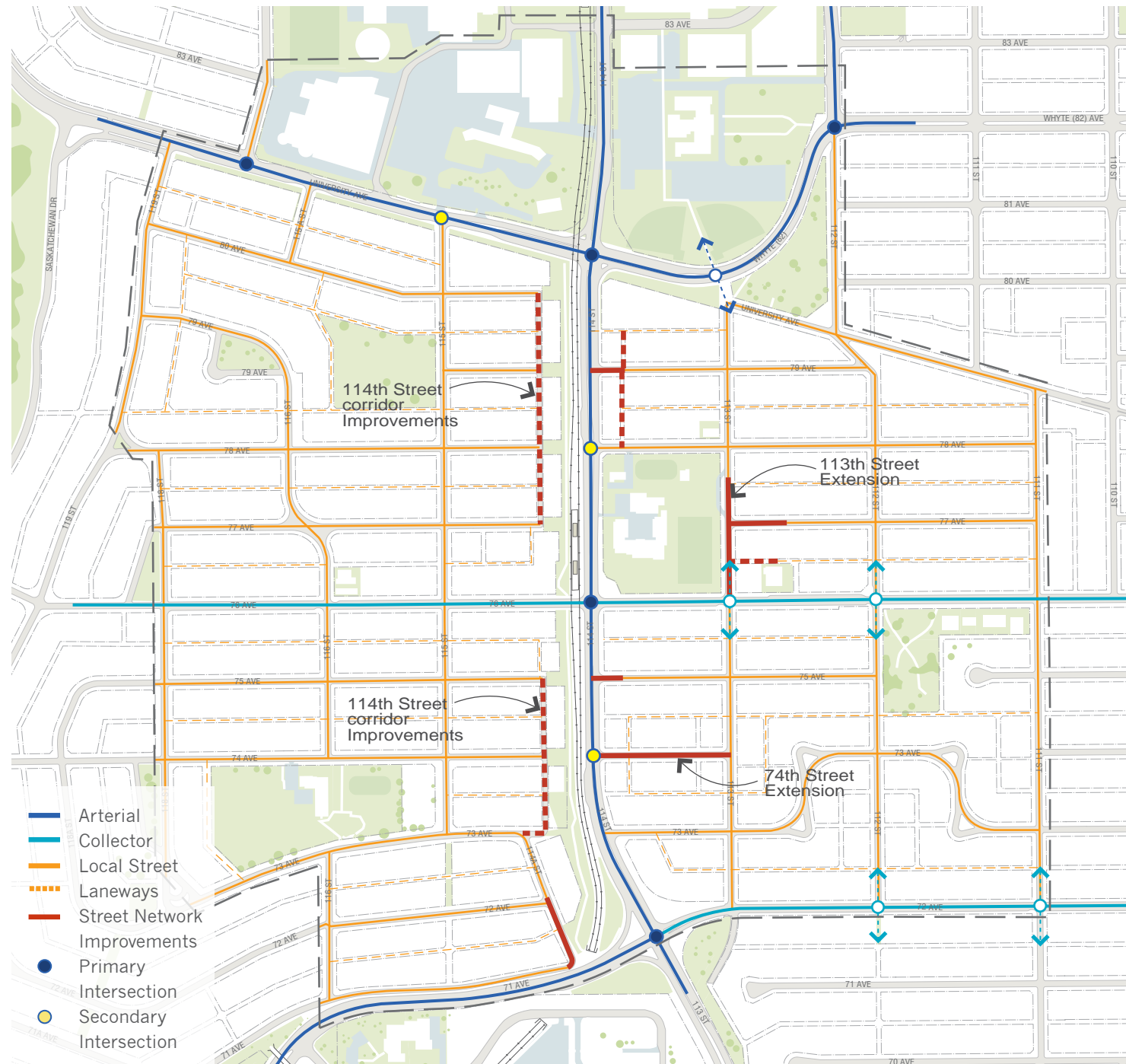


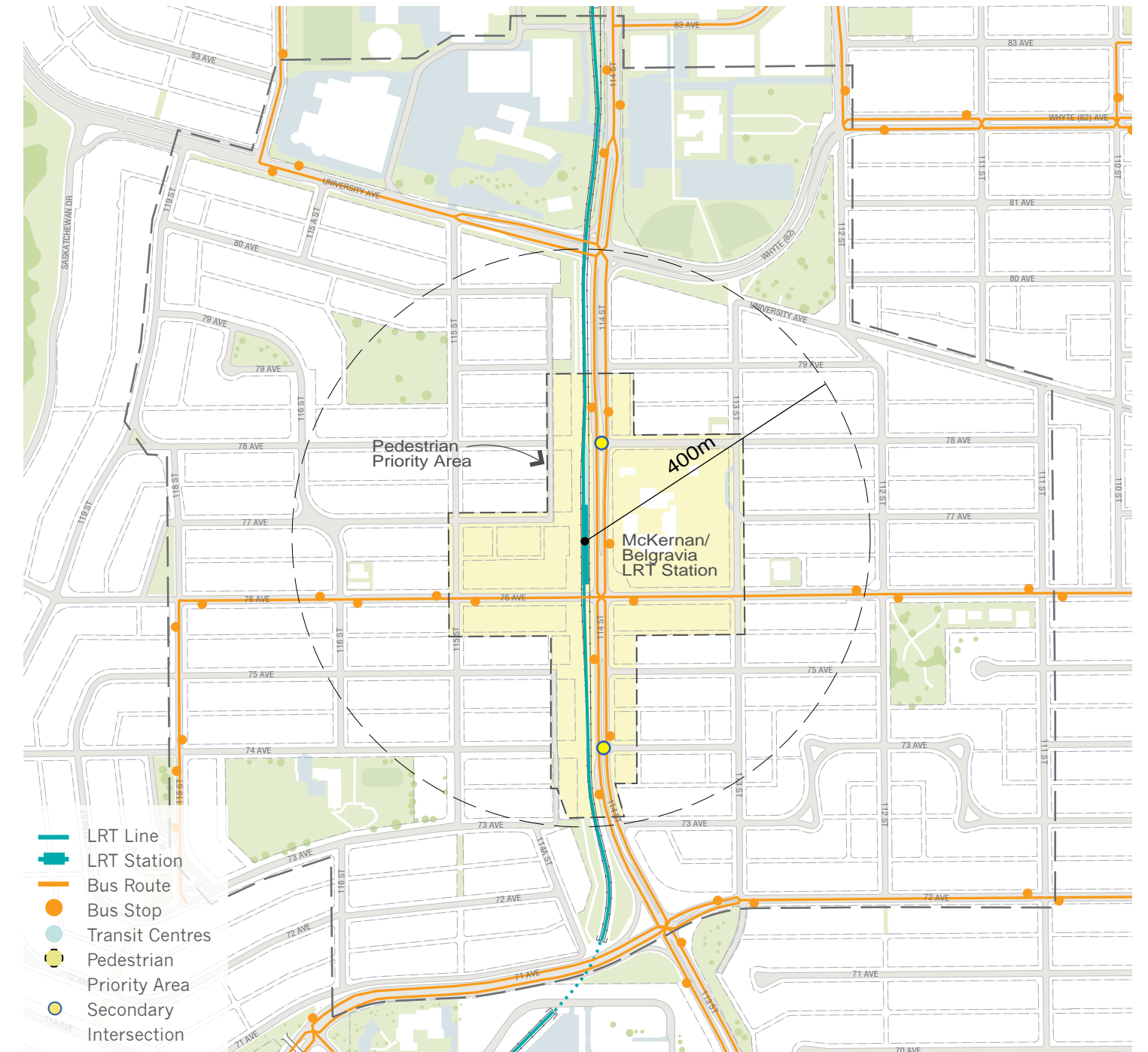
Access and Connectivity

Proposed Street Network: Enhancing Connectivity



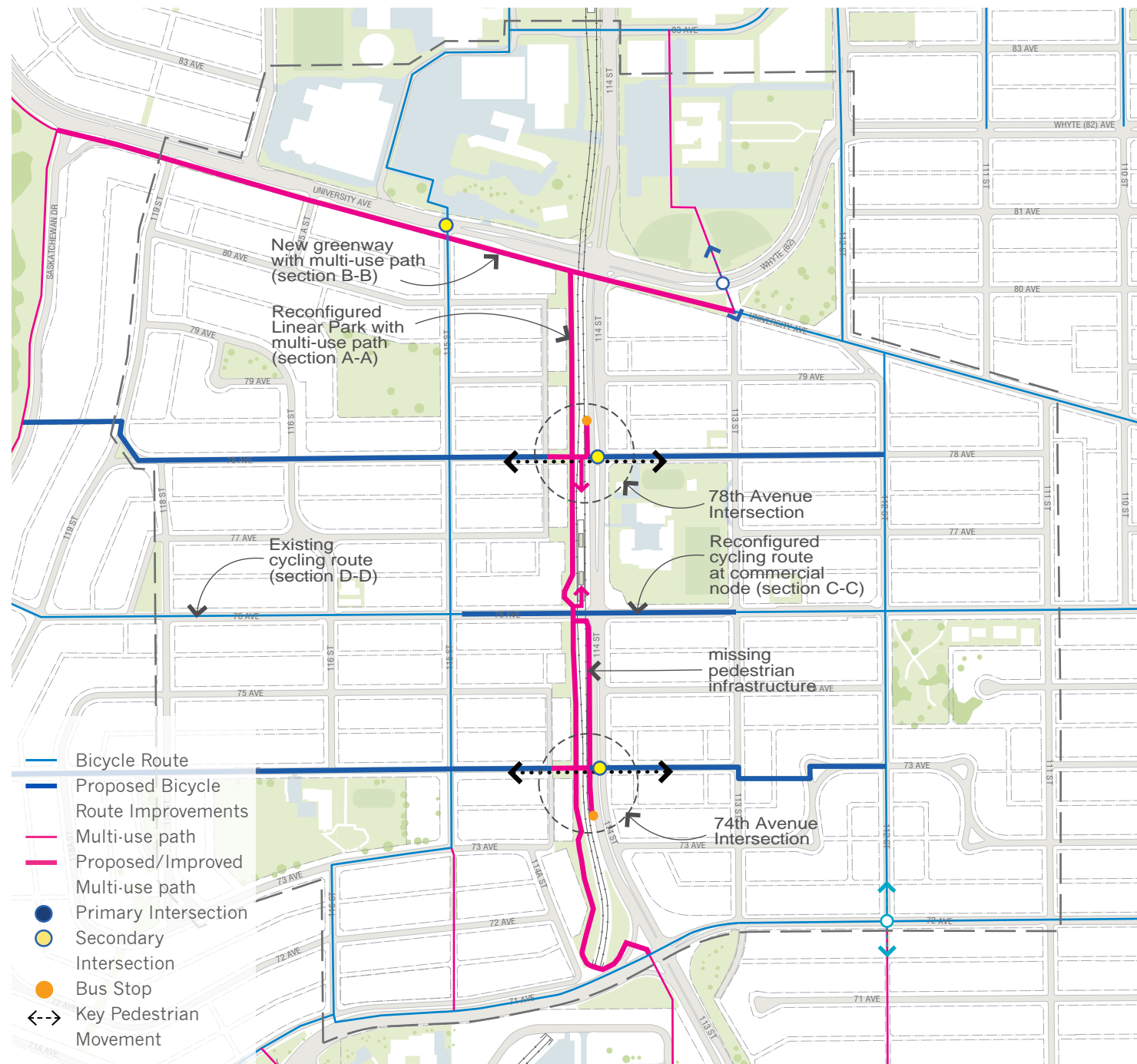
Access and Connectivity

Proposed Transit Network: A Pedestrian Priority Area



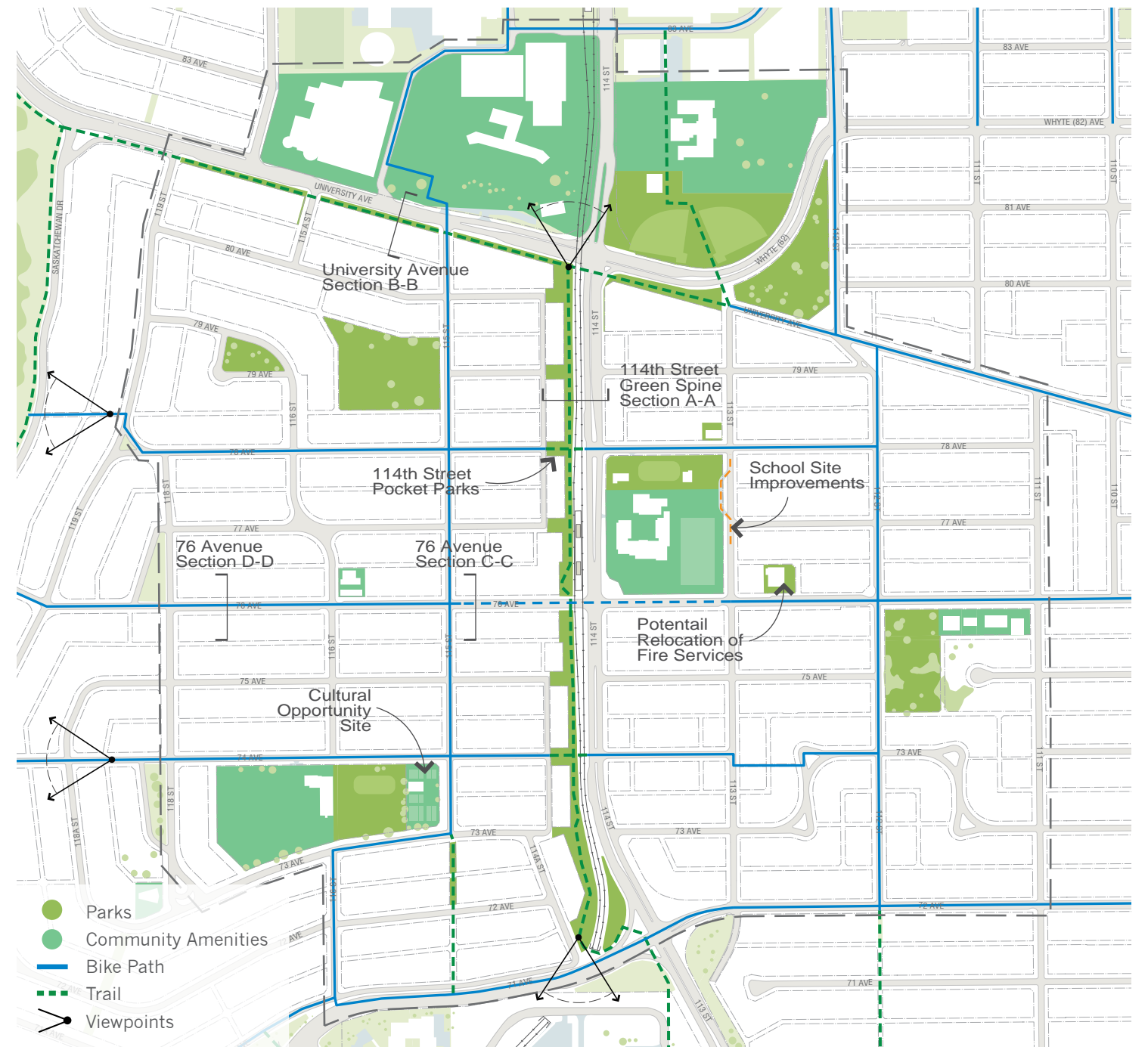
Access and Connectivity

Proposed Active Transportation Network: Improving Active Transportation



Streets and Open Spaces

Proposed Open Space and Community Amenities Network



Rethinking the Main Streets

114th Street Boulevard

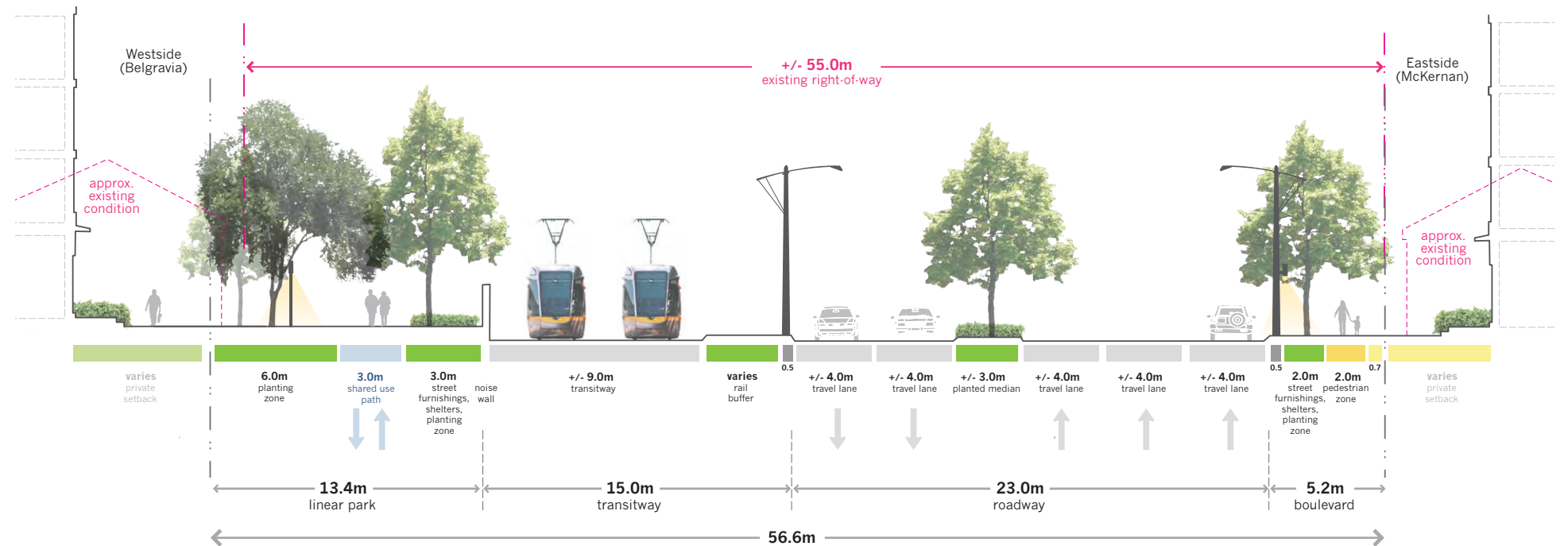
As the station area's central spine, improvements to the 114th Street corridor would enhance the pedestrian, cyclist and vehicular experience. Some options could include an improved planted median, a new pedestrian boulevard on the east side, redesigned intersections at 74th and 78th Avenue and a connected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

University Avenue Greenway

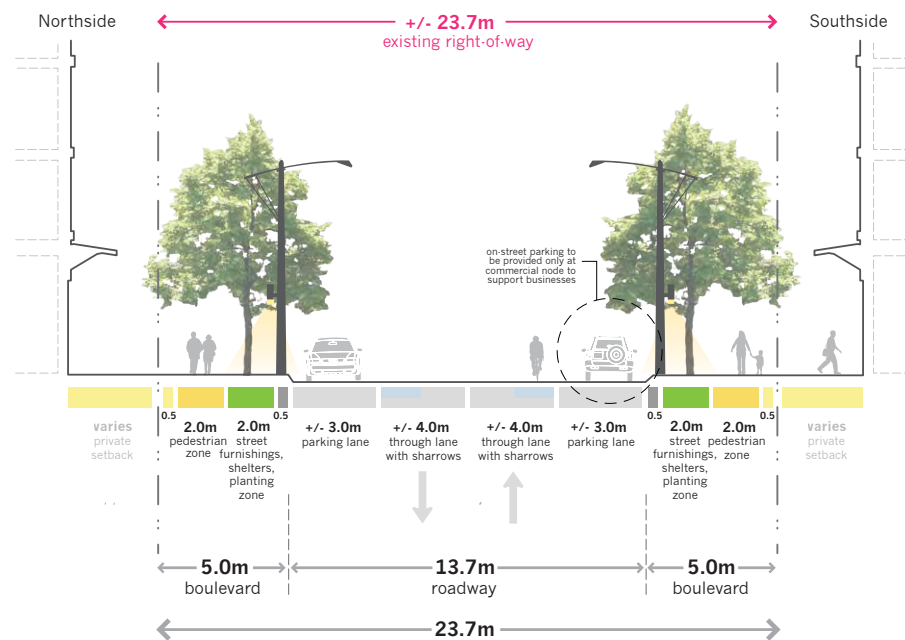
A reinvented University Avenue will capitalize on its proximity to the University and its role as a key connector to the river valley. The existing service street located south will be transformed through the development process into a green boulevard which features a shared use path and lush landscaping. 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.

76th Avenue Main Street

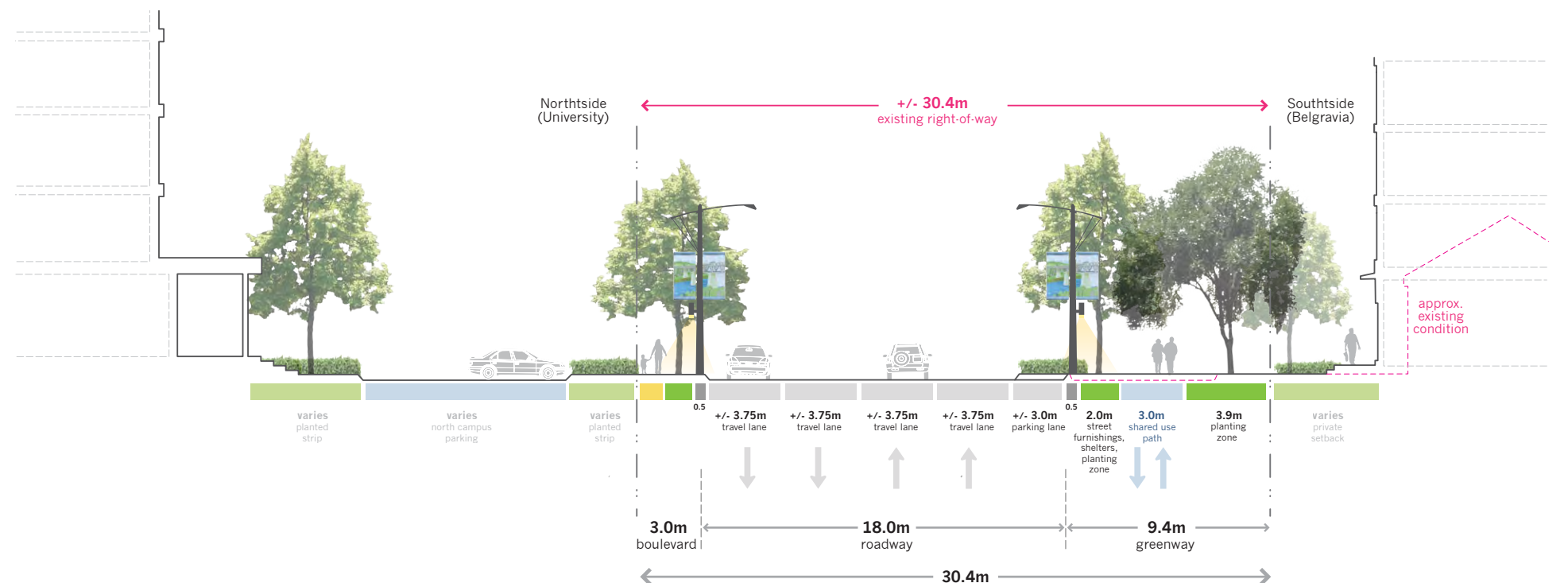
A new design for 76th Avenue will reinforce the role of this east-west connector as a neighbourhood main street. Additional parking would be introduced, where possible, to support the mixed-use nature of this main street. The existing cycling route on 76th Avenue will be supplemented by new cycling routes on local streets, 74th Avenue and 78th Avenue.



SECTION A-A 114th Street (typical condition)



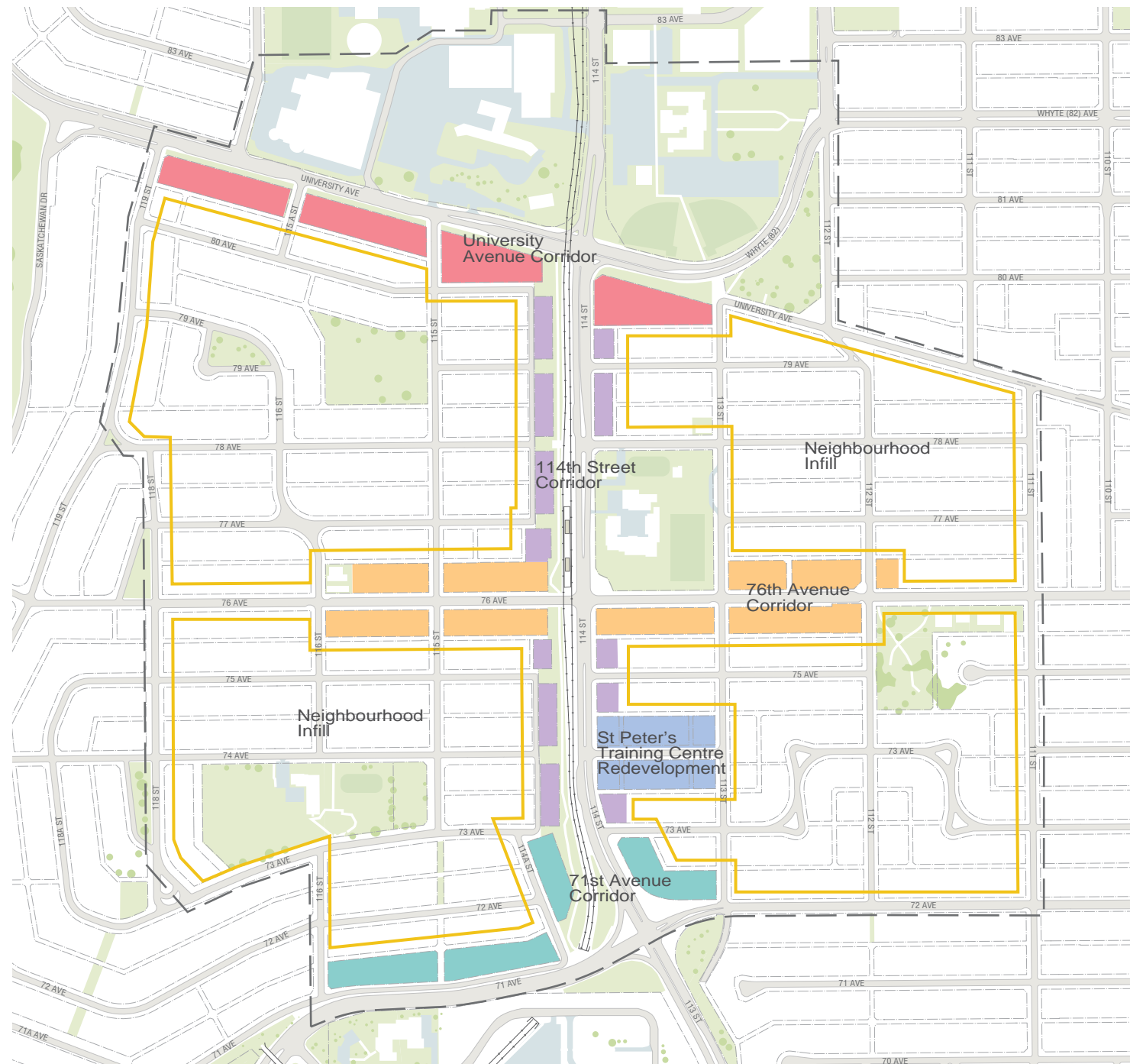
SECTION C-C 76th Street (at commercial node)



SECTION B-B University Avenue (typical condition)

Development Opportunities

Development Opportunity Areas



University Avenue Corridor

The parcels on the south side of University Avenue could be intensified over time. These parcels are situated on one of the city's key arteries, are in close proximity to University of Alberta's north campus. This is also an opportunity to create a new northern edge for the McKernan/Belgravia neighbourhood, one which can introduce intensification without compromising the character of the neighbourhood. The profile of these sites could also be elevated with the introduction of a University Greenway. A number of options will be suggested for the properties of historical interest in the area including adaptive reuse, integration, and relocation.

Modest Intervention
Land use: Residential
Built Form: max 6 storey at intersection of 114th Street and University, max 4 storey for remainder of precinct, stacked townhouses, apartment forms, developments should incorporate a variety of unit types and sizes

Greater Intervention
Land use: Residential with localized retail opportunities at key intersections
Built Form: max 8 storey at intersection of 114th Street and University, max 6 on adjacent parcel to the west, max 4 storey for remainder of precinct, stacked townhouses, apartment forms, developments should incorporate a variety of unit types and sizes



114th Street Corridor

The long-term potential for a new condition along the 114th corridor could establish a renewed frontage for the community. Reorienting development to face the street provides an added sound barrier and natural sheltering of the neighbourhood from LRT noise and vibration. This would require land assembly which would be tied to the improvement and expansion of the green spine on the west side of 114th Street and result in the introduction of a new rear lane to permit access.

Modest Intervention
Land use: Remains as is
Built Form: Remains as is
Other Improvements: New intersections on 114th Street at 74th Avenue and 78th Avenue

Greater Intervention
Land use: Residential
Built Form: max 4 storey through the precinct, stacked townhouses, apartment forms, retrofitting of cul-de-sacs into connected street network



Development Opportunities

76th Avenue Corridor

There is an opportunity to introduce small concentrated retail development along 76th Avenue around the station area which would provide valuable local amenities to the area. Commercial buildings with active ground floors would be supported by the introduction of new parking, where possible, along 76th Avenue and the existing laneway system at the rear of the parcel. Retail would be permitted throughout this zone but would be required in specific locations, particularly at the station area location.

Modest Intervention

Land use: Residential with localized retail opportunities at the corner of 76th Avenue and 114th Street
Built Form: max 4 storey throughout the precinct, stacked townhouses, apartment forms, live-work units and/or mixed-use buildings

Greater Intervention

Land use: Residential with localized retail opportunities at the corner of 76th Avenue and 114th Street and the corner of 76th Avenue and 112 Street.
Built Form: Max 4 storey throughout the precinct, stacked townhouses, apartment forms, live-work units and/or mixed-use buildings
Other Improvements: Suggested relocation of Fire Station



Sensitive Neighbourhood Infill

Growth should be encouraged and supported in the right locations. Interior residential lots are not appropriate for significant change. In these locations redevelopment should be limited to construction of duplexes, semi-detached dwellings, townhouses and garden/garage suites. All new developments should be required to match the scale of existing single family dwellings.

Modest Intervention

Land use: Residential
Built Form: Limited amount (limited to area within 400m radius from LRT station) of townhouses, garage/garden suites or 'big house' development concept on consolidated larger properties

Greater Intervention

Land use: Residential
Built Form: Townhouses, garage/garden suites or "big house" development concept on consolidated larger properties



71st Avenue Gateway

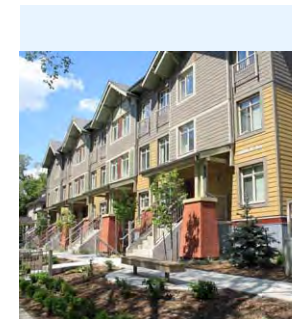
Over the long term the single family properties fronting 71th Avenue and located along the gateway intersection at 114th Street could be intensified given the proximity to the University of Alberta's south campus. The inclusion of the service road as part of a development parcel would reduce municipal operating costs and would create a larger more attractive development parcel.

Modest Intervention

Land use: Remains as is
Built Form: Remains as is

Greater Intervention

Land use: Residential
Built Form: Max 4 storey throughout the precinct, townhouses, stacked townhouses, or apartment forms



St. Peter's Training Centre

Redevelopment of this large parcel could support transit oriented development goals through the introduction of residential or employment use. This also presents an important opportunity to improve local connectivity through the introduction of a street connecting the neighbourhood to the 114th Street LRT corridor.

Modest Intervention

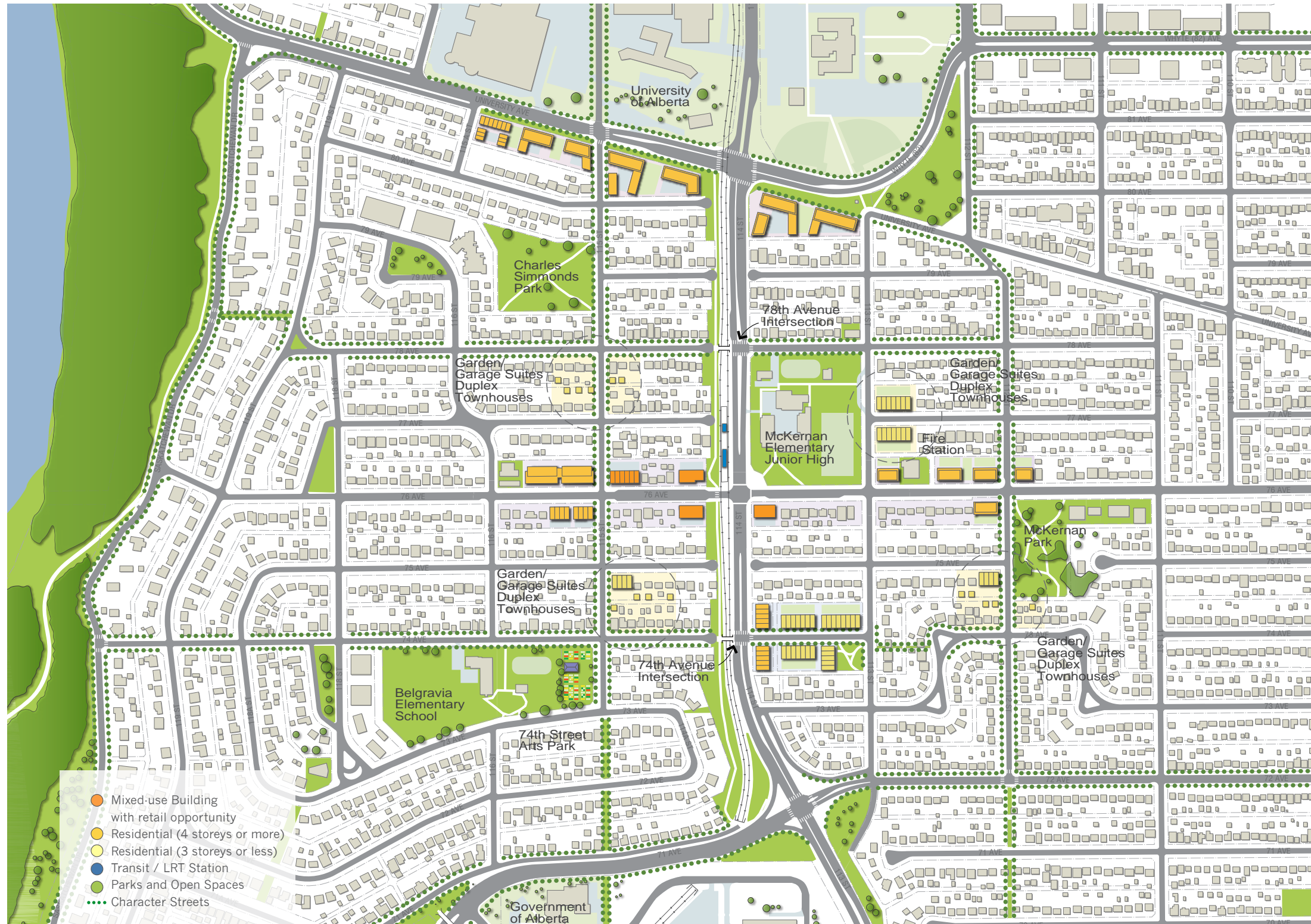
Land use: Residential
Built Form: Townhouses, stacked townhouses

Greater Intervention

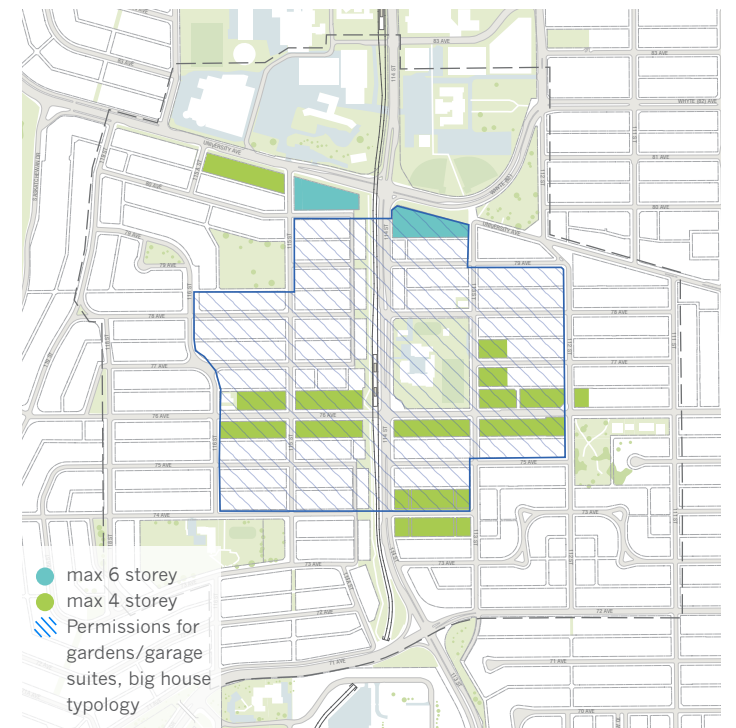
Land use: Mix of Residential and employment
Built Form: Max 4 storey throughout the precinct, townhouses, stacked townhouses, 4 storey office building



Concept A - Modest Level of Intervention



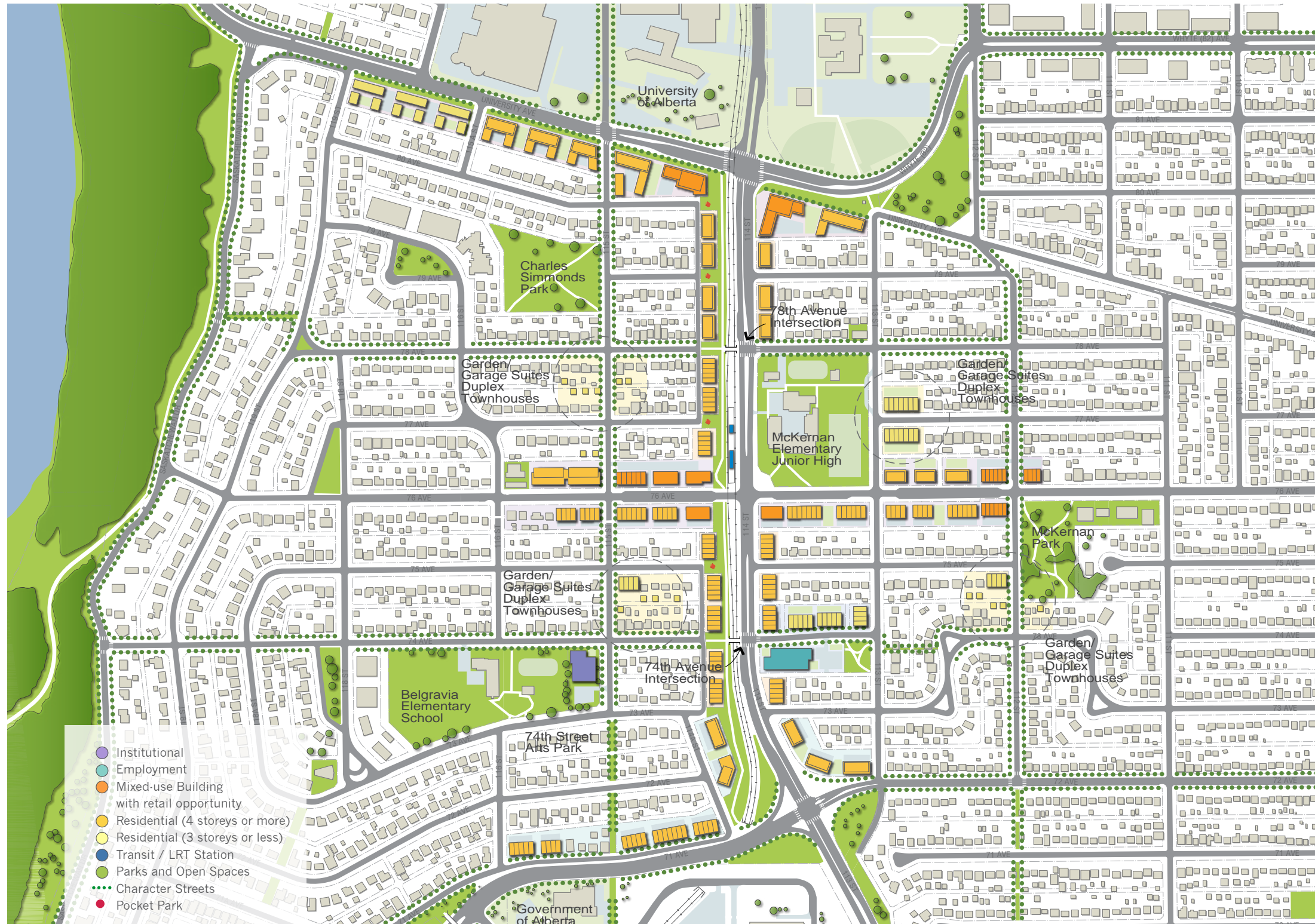
Building Height Strategy



Land Use Strategy



Concept B - Greater Level of Intervention



Building Height Strategy



Land Use Strategy



Development Typologies

Key Definitions

Building Heights

Low Rise Building/ A building 2 to 4 storeys in height

Mid Rise Building/ A building 5 to 8 storeys in height

High Rise Building/ A building 9 or more storeys in height

Garage and Garden Suites

A small house at the rear of a lot near the lane which may include both a dwelling unit and parking uses. Garage Suites are above or attached to a detached garage, whereas a garden suite is a self contained dwelling.

Townhouses or Row Housing

A two to three storey building with multiple units that share a wall, or two walls, with a neighbouring housing unit. These forms do not have neighbouring units above or below them.

Stacked Townhouses

A three to four storey building with multiple units stacked two deep either vertically or horizontally.

Live-Work Units

A three or four storey building which consists of multiple units with commercial/office components at grade and residential components above.

Mixed-Use Building

A building which consists of a mix of commercial and/or office uses at the base of the building and residential uses above. The residential dwelling units typically consist of a series of apartment or condo units that are accessed via a central lobby, elevator(s) and corridor(s).

Low Rise Building Forms



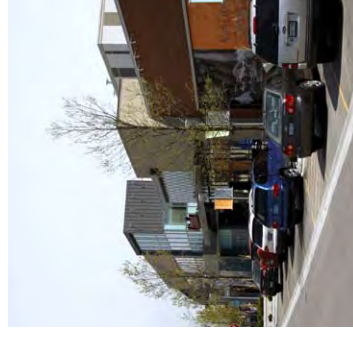
2 storey garden suite



2 storey row house



2 storey mixed use building



2 storey commercial building



2 storey commercial building



3 storey townhouse



3 storey mixed use building



3 storey live-work units



3 storey office building



4 storey stacked townhouse



4 storey residential building



4 storey residential building



4 storey residential building



4 storey mixed use building



4 storey office building

Mid Rise Building Forms



6 storey office building



6 storey mixed-use building



7 storey residential building



7 storey residential building



8 storey mixed use building



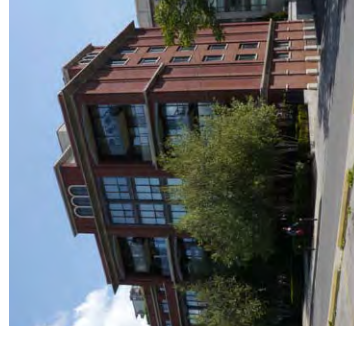
8 storey residential building



5 storey residential building



5 storey office building



6 storey residential building

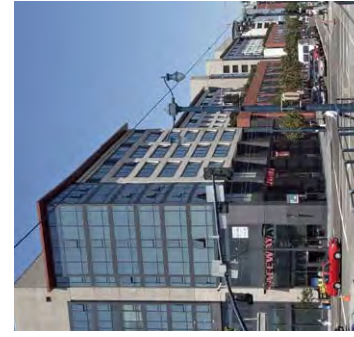


6 storey mixed use building

High Rise Building Forms



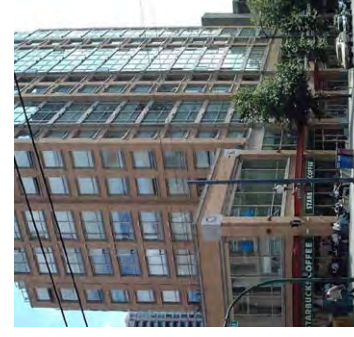
9 storey mixed-use building



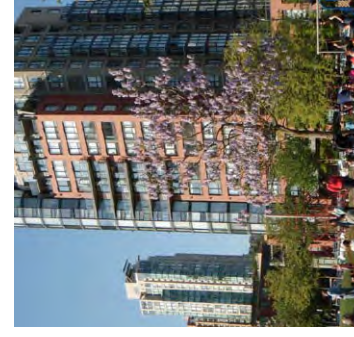
10 storey mixed use building



12 storey residential building



14 storey mixed use building



16 storey residential building