



CANORA & WEST JASPER PLACE SIDE STREETS CONCEPT PLANNING STUDY

WELCOME!

INFORMATION SESSION

Tuesday, December 1, 2015
Drop-In 5:30 – 8:00 PM

West Jasper/Sherwood Community Hall

TONIGHT'S PURPOSE

- Share draft side streets concept plan
- Share information and answer questions



CANORA & WEST JASPER PLACE SIDE STREETS CONCEPT PLANNING STUDY

WELCOME!

INFORMATION SESSION

Thursday, December 3, 2015
Drop-In 5:30 – 8:00 PM

Canora Community Hall

TONIGHT'S PURPOSE

- Share draft side streets concept plan
- Share information and answer questions

The logo for the City of Edmonton, featuring the word "Edmonton" in white text on a dark blue square background.

CANORA & WEST JASPER PLACE SIDE STREETS CONCEPT PLANNING STUDY

PROJECT OVERVIEW

- The City is developing a concept plan for side streets in Canora and West Jasper Place to ensure they tie-in to recent improvements and to align renewal with planning and revitalization initiatives
- The goal is to enhance:
 - pedestrian connectivity
 - walkability
 - neighbourhood livability
- The study area includes 150 to 155 Street, between 100 Avenue and 102 Avenue



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WHERE WE ARE

- At concept-planning phase
- Strategy has been on-going since 2004, including the:
 - Jasper Place Revitalization Strategy
 - Jasper Place Area Revitalization Plan (ARP)

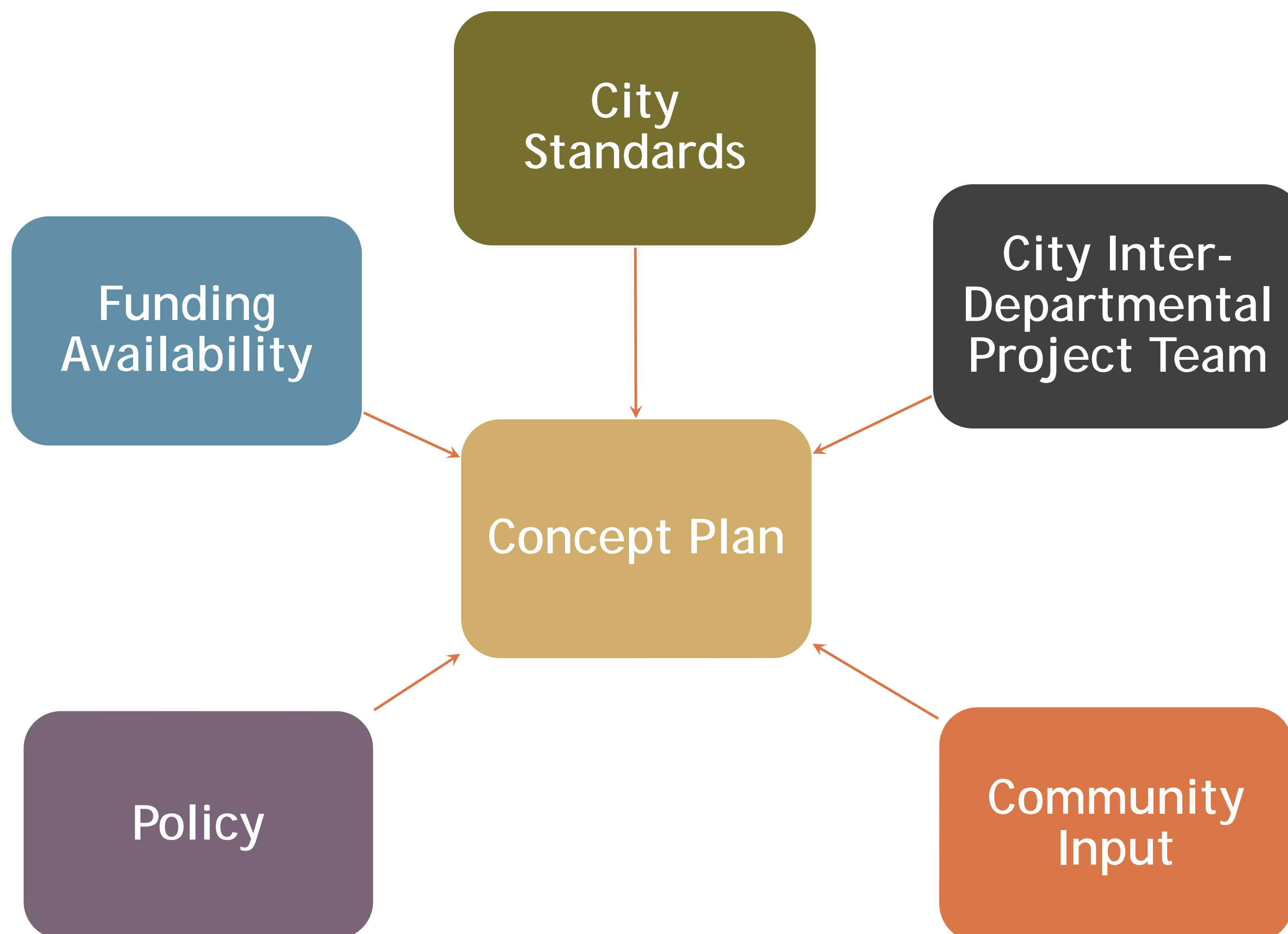
PROJECT PROCESS



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HOW DECISIONS ARE MADE

Balance constraints, standards, input
and policy



GUIDING POLICIES

- Previous community input shaped Jasper Place Area policies, which were used to guide development of the concept plan:
 - Jasper Place Area Redevelopment Plan (ARP) (2015)
 - Jasper Place Revitalization Strategy (2008)
 - Stony Plain Road Urban Design Vision (2012)
- Other City policies considered include:
 - Complete Streets Policy and Guidelines (2013)
 - Transit Oriented Development (TOD) Policy and Guidelines (2012)
 - *The Way We Move*: Transportation Master Plan (2009)



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SIDE STREETS
CONCEPT PLANNING STUDY

EXISTING CONDITIONS AND ACTIONS

CONDITIONS	OPPORTUNITY	CONCEPT PLAN
<ul style="list-style-type: none">• Pavement and sidewalks in poor condition	<ul style="list-style-type: none">• Renew pavement and sidewalks	<ul style="list-style-type: none">• Pavement and sidewalks to be renewed
<ul style="list-style-type: none">• Narrow curblane walks	<ul style="list-style-type: none">• Widen curblane walks or construct boulevard walks	<ul style="list-style-type: none">• 2.0 m wide curblane walks and boulevard walks to be constructed
<ul style="list-style-type: none">• Wide streets	<ul style="list-style-type: none">• Narrow streets to be similar to City design standard	<ul style="list-style-type: none">• Streets to be narrowed by up to 1 m
<ul style="list-style-type: none">• Mature trees	<ul style="list-style-type: none">• Retain existing mature trees	<ul style="list-style-type: none">• Existing trees to be retained
<ul style="list-style-type: none">• Unused property accesses	<ul style="list-style-type: none">• Improve walkability	<ul style="list-style-type: none">• Walkability to be improved by closing accesses
<ul style="list-style-type: none">• On-street angle and parallel parking	<ul style="list-style-type: none">• Retain or increase parking	<ul style="list-style-type: none">• Existing parking to be retained

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CONSIDERATIONS

- Funding availability
- Tie-in to recent improvements on Stony Plain Road (top picture) and 102 Avenue
- Existing mature trees (bottom picture)
- Existing and future land use
- 153 Street is a connector bike route
- Existing bus route on 151 Street
- Opportunities for tree planting

RECENT IMPROVEMENT



MATURE TREES





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SIDE STREETS
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ASPIRING TO THE JASPER PLACE AREA VISION

The approved Jasper Place Area Redevelopment Plan (ARP) helped inform design decisions.

ARP POLICY	PROJECT TEAM ACTION ON CONCEPT PLAN
<ul style="list-style-type: none">• Use Complete Streets Guidelines	<ul style="list-style-type: none">• Selected design features based on Complete Streets process
<ul style="list-style-type: none">• Project area is a pedestrian-priority area	<ul style="list-style-type: none">• Enhanced pedestrian walkability and connectivity
<ul style="list-style-type: none">• New bike routes shall be explored for feasibility	<ul style="list-style-type: none">• Maintained connector bicycle route on 153 Street
<ul style="list-style-type: none">• Consider treed boulevards in area	<ul style="list-style-type: none">• Incorporated treed boulevards in the design
<ul style="list-style-type: none">• Maintain on-street parking / parking management program	<ul style="list-style-type: none">• Maintained on-street parking and parking management can be reviewed
<ul style="list-style-type: none">• Encourage property access through alleys	<ul style="list-style-type: none">• Closed unused, front property accesses



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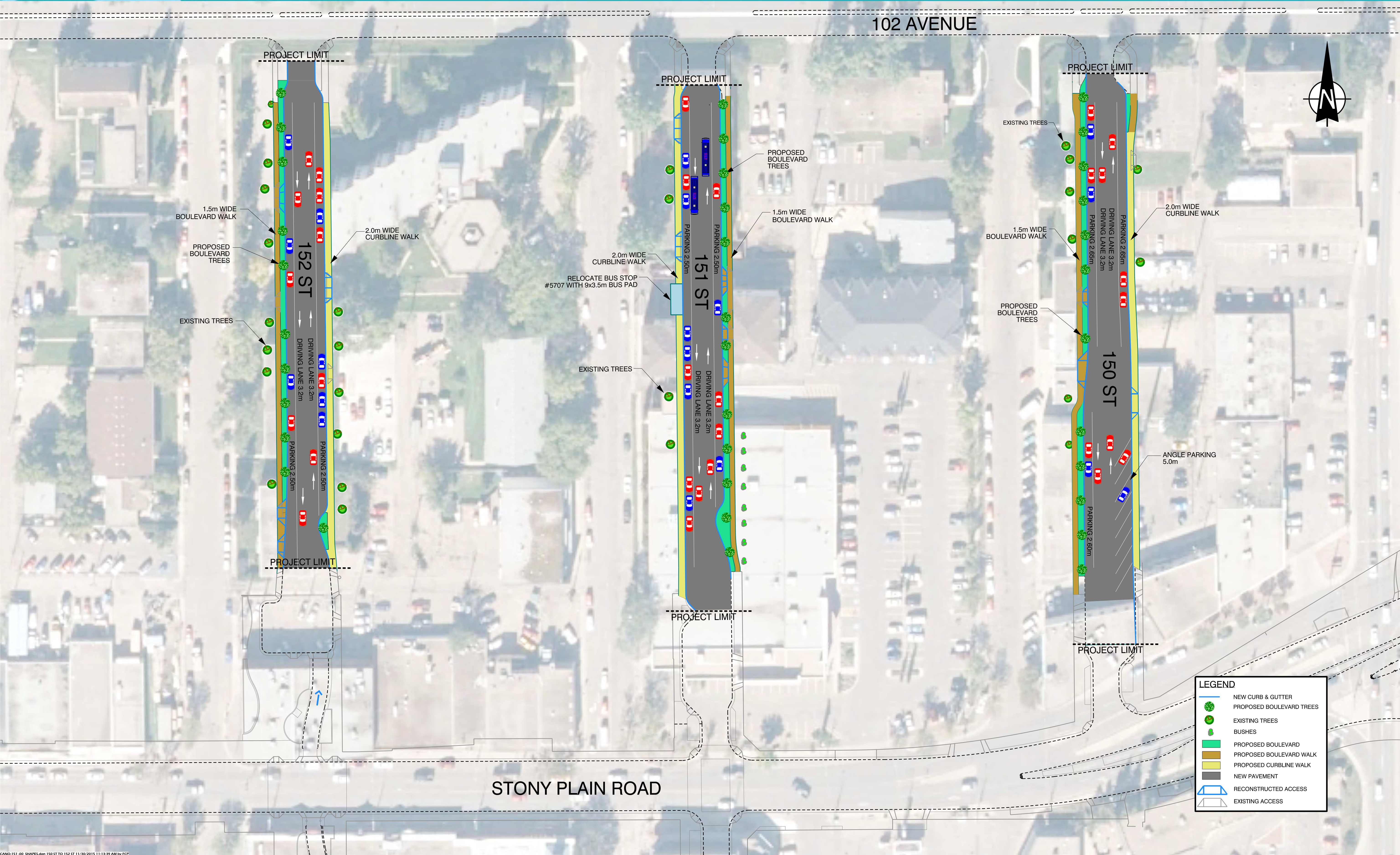
OTHER LOCAL ISSUES

We are working within the City to share local stakeholder concerns which are beyond the scope of our study.

CONCERN	PROJECT TEAM'S RESPONSE
<ul style="list-style-type: none">• 100 Avenue crosswalks	<ul style="list-style-type: none">• Neighbourhood branch seeking council approval for crosswalk improvements
<ul style="list-style-type: none">• Increase parking / parking management	<ul style="list-style-type: none">• Adding more parking requires pedestrian and landscaping trade-offs. Parking management program can be initiated by community.
<ul style="list-style-type: none">• Integrate plans with future Valley Line LRT	<ul style="list-style-type: none">• Draft plans support future LRT development
<ul style="list-style-type: none">• Additional lighting / pedestrian lighting	<ul style="list-style-type: none">• Lighting will be addressed as part of Neighbourhood Renewal
<ul style="list-style-type: none">• Alley pavement and lighting requires improvement	<ul style="list-style-type: none">• Improvements can be initiated by property owners as part of the Local Improvement process
<ul style="list-style-type: none">• Street furniture / age-friendly design	<ul style="list-style-type: none">• To be considered during later design stages
<ul style="list-style-type: none">• Construction staging	<ul style="list-style-type: none">• To be considered during later design stages

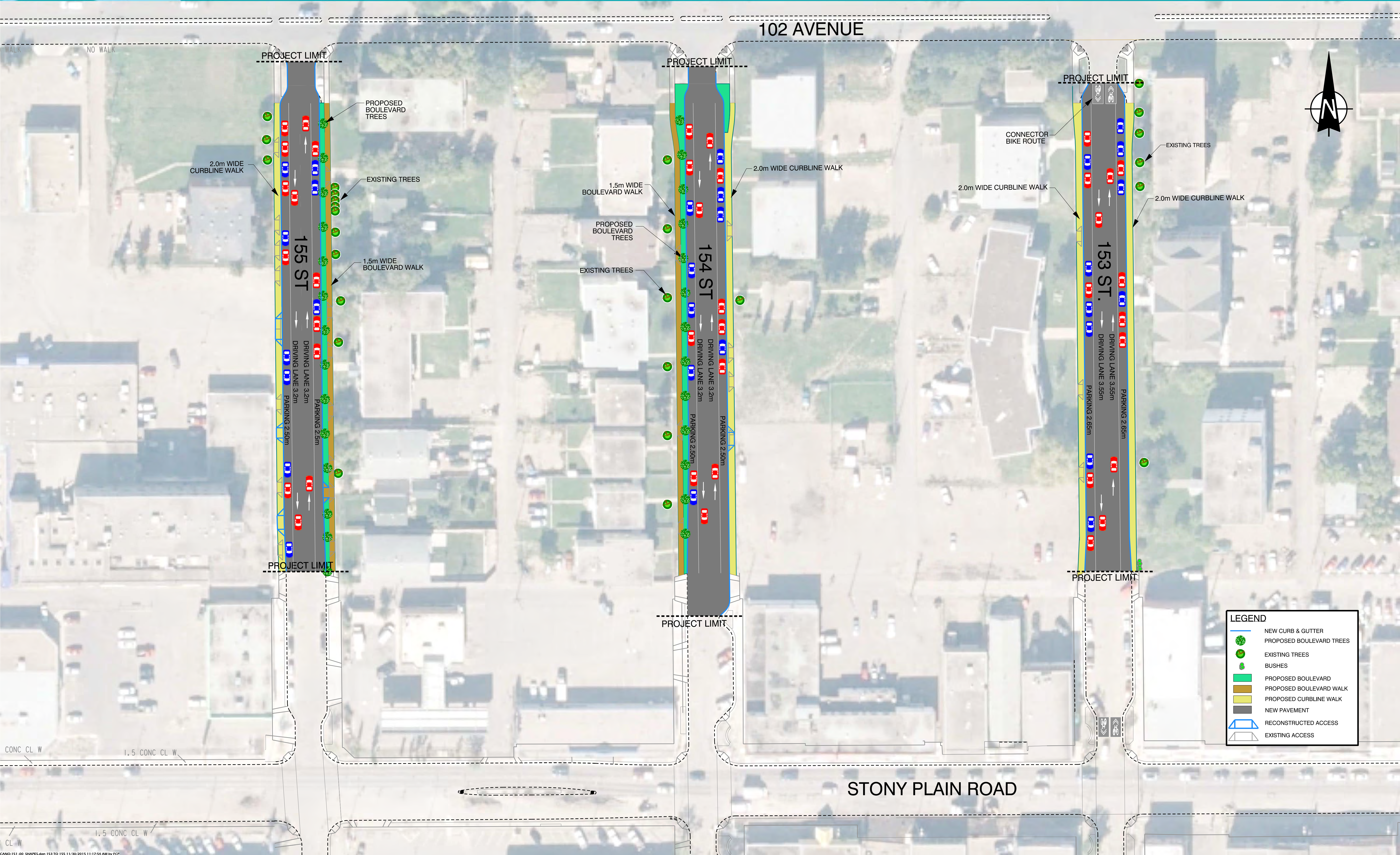
DRAFT CONCEPT PLAN

150 ST TO 152 ST BETWEEN STONY PLAIN RD AND 102 AVE



DRAFT CONCEPT PLAN

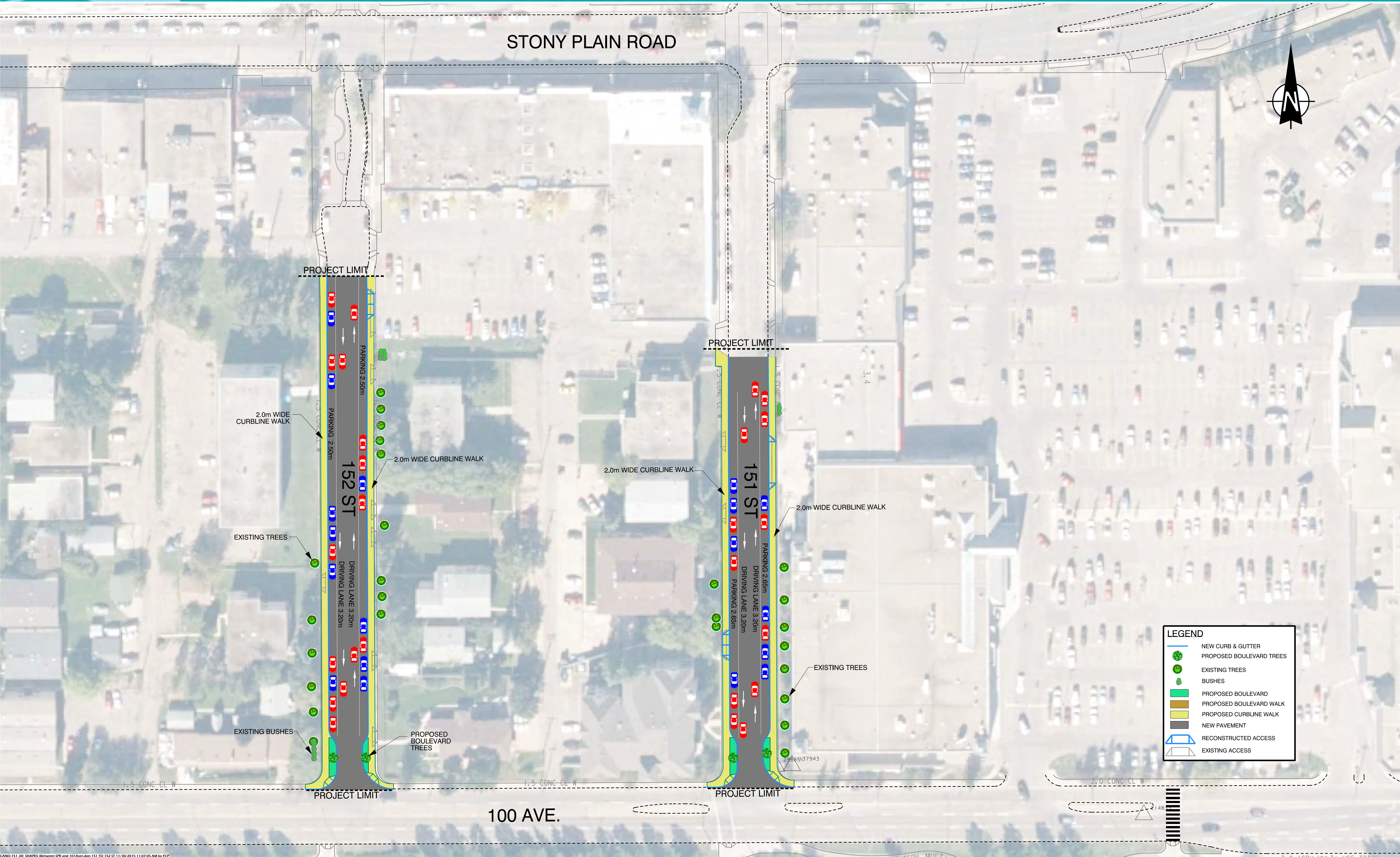
153 ST TO 155 ST BETWEEN STONY PLAIN RD AND 102 AVE



DRAFT CONCEPT PLAN

151 ST TO 152 ST

BETWEEN 100 AVE AND STONY PLAIN ROAD



LEGEND	
	NEW CURB & GUTTER
	PROPOSED BOULEVARD TREES
	EXISTING TREES
	BUSHES
	PROPOSED BOULEVARD
	PROPOSED BOULEVARD WALK
	PROPOSED CURBLINE WALK
	NEW PAVEMENT
	RECONSTRUCTED ACCESS
	EXISTING ACCESS

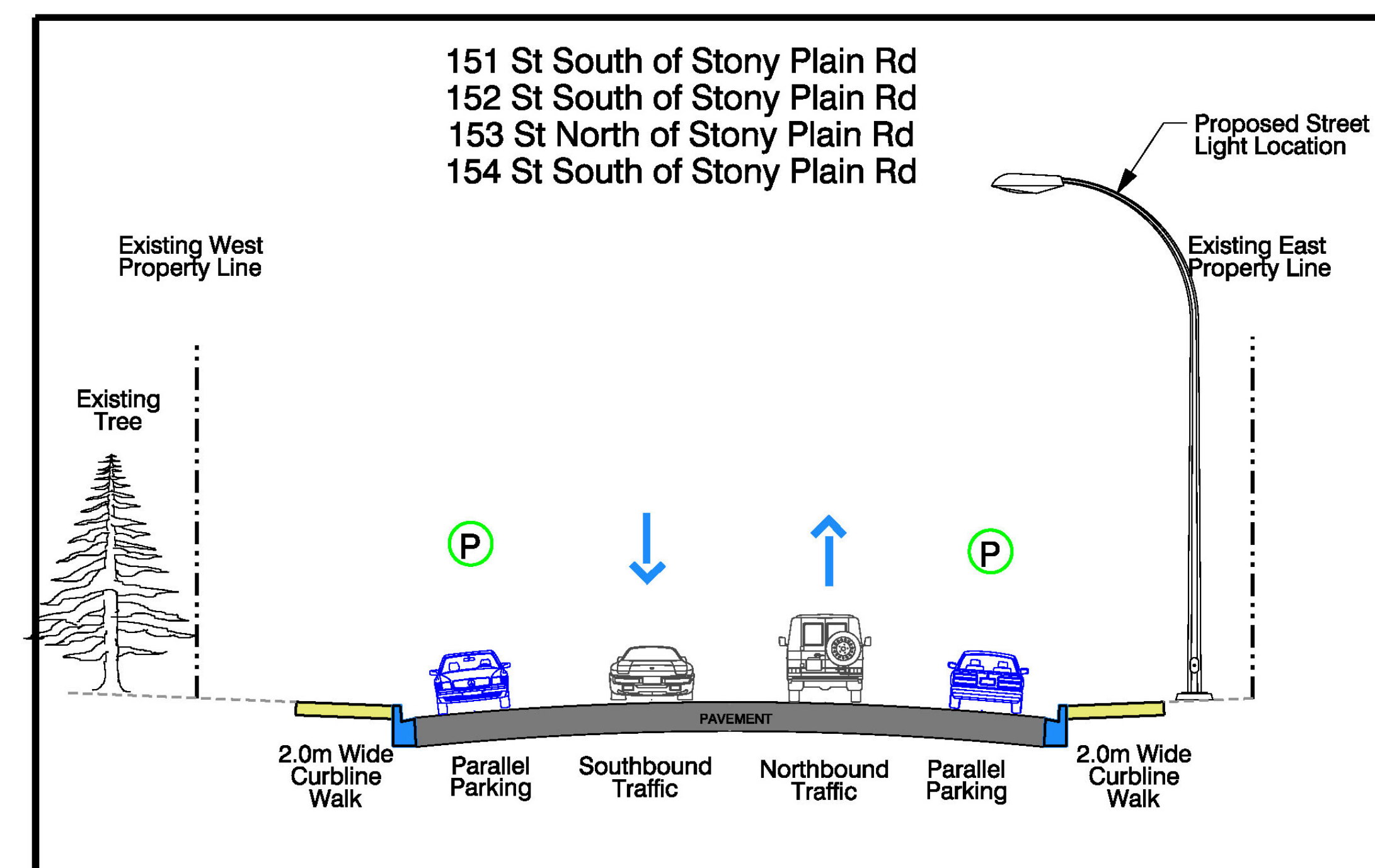
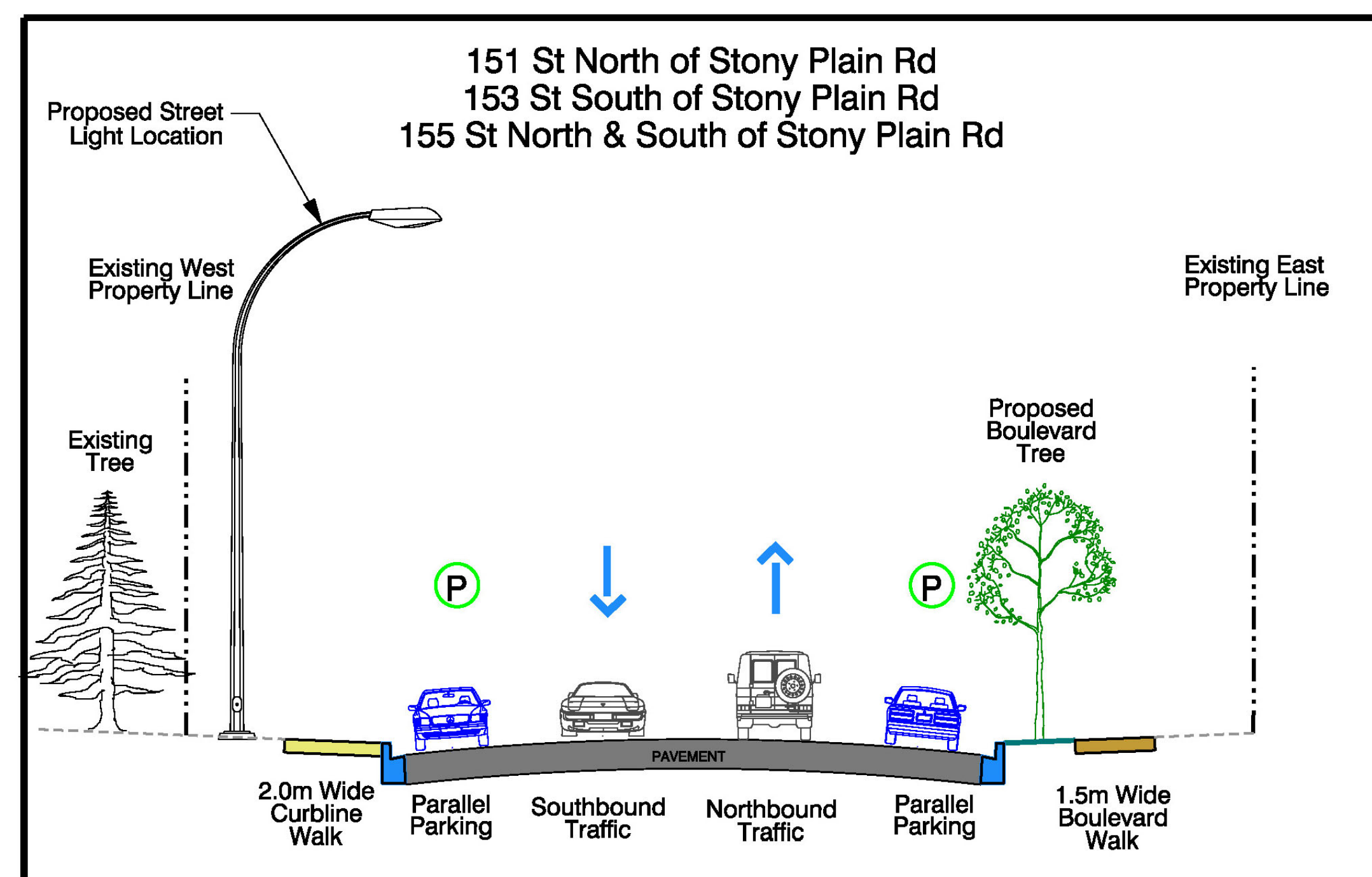
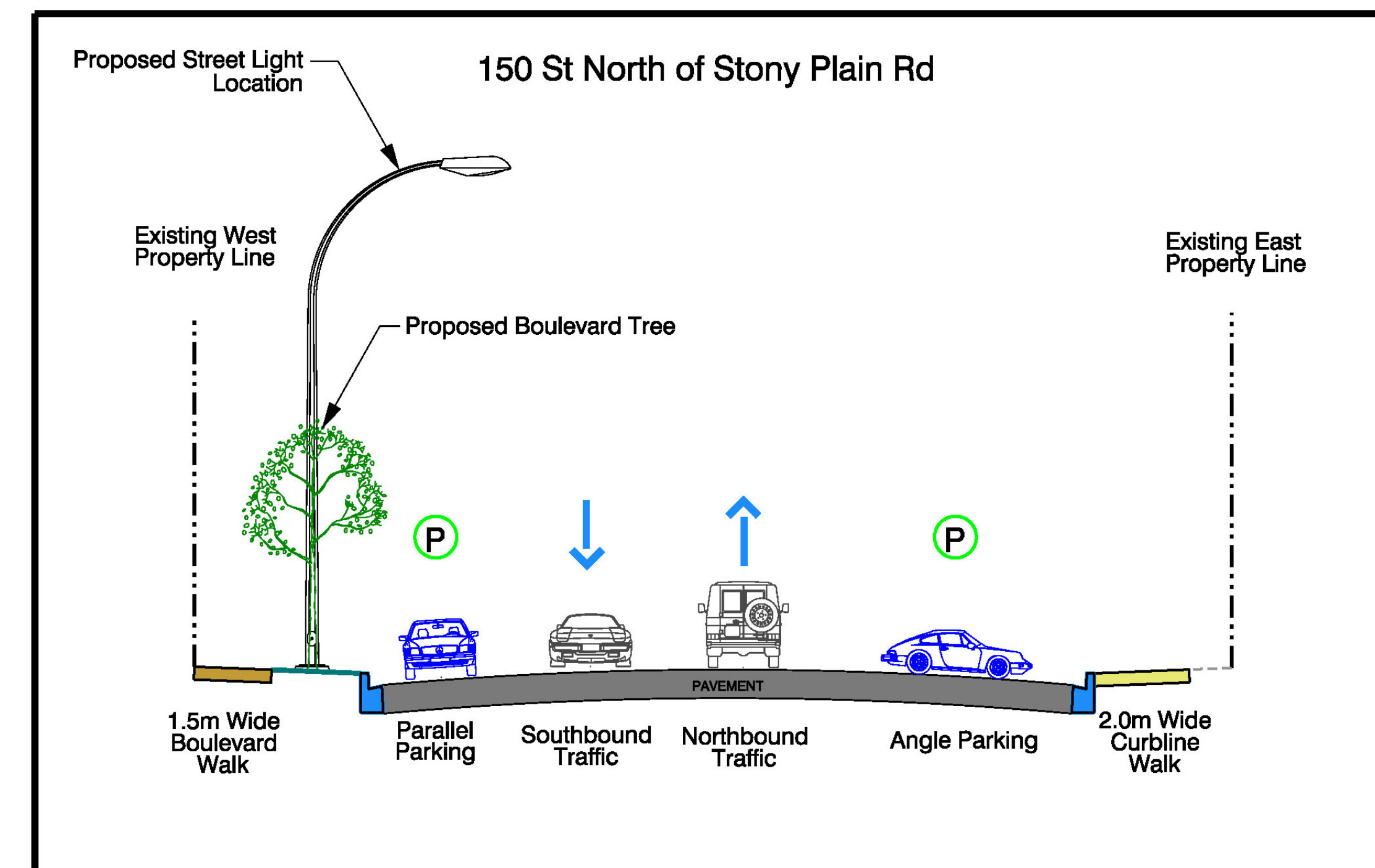
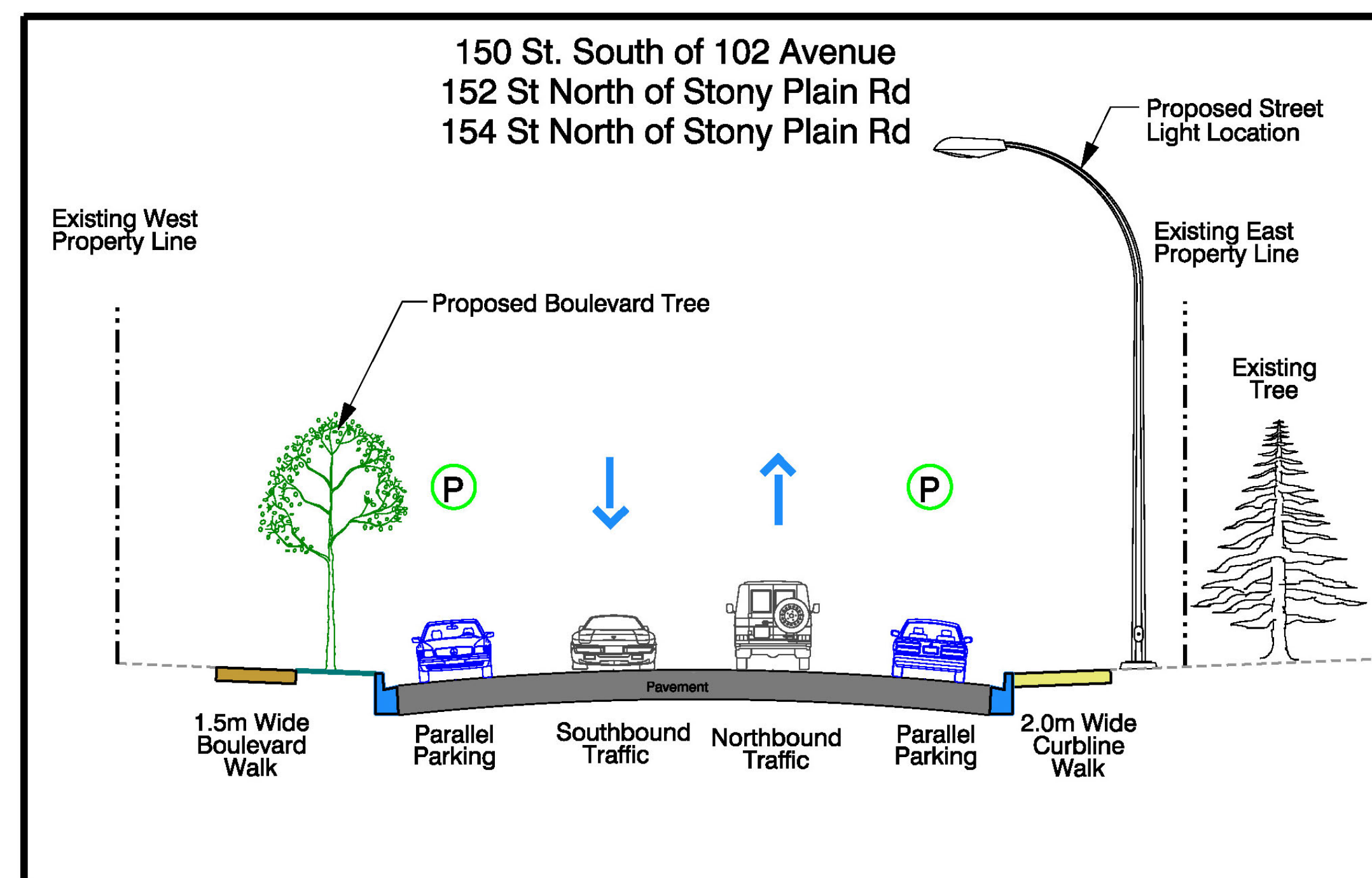
DRAFT CONCEPT PLAN

153 ST TO 155 ST BETWEEN 100 AVE AND STONY PLAIN ROAD



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DRAFT CROSS SECTIONS





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NEXT STEPS

- Recommend final concept plan (will be available online in early 2016)
- Design
- Construction - scheduled to begin between 2017 and 2019 (subject to funding availability)

THANK YOU!

Let us know what you think!

Fill out a comment form
tonight or online until
December 24, 2015.

Visit us at online at
edmonton.ca/roadplans



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