BUILDING A BRIGHTER 101 AVENUE

WELCOME TO THE 101 AVENUE CORRIDOR STUDY WORKSHOP!

What will the 101 Avenue Corridor Study achieve?
The objectives of this project are to:
• Establish a vision for the future of 101 Avenue
• Identify development options for land use, street design, programming, and redevelopment
• Recommend specific actions to realize the area’s potential, using existing land use and transportation tools and civic programs when possible
• Determine how these actions can best be implemented in the short, medium, and long term

What is the scope of the 101 Avenue Corridor Study?
The study will look at:
• The built environment (the buildings, streets, sidewalks and open spaces on and around 101 Avenue)
• The roadway function and geometry
• The current land use
• Urban design policies that impact this area

The study will not:
• Immediately rezone or change land uses along the corridor
• Propose new crime prevention strategies

For More Information
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Email 101AvenueCorridorStudy@edmonton.ca
Phone 311

What is coming up for the 101 Avenue Corridor Study?
Next Steps:
• The project team will use the input gathered from this workshop, further discussions with stakeholders, and a technical review to develop a draft vision and concept options
• Opportunities for the public to be involved in developing the concepts will “pop-up” this summer at local events. Check the 101 Avenue website for more information

Info Gathering
May – June 2016
May Gather background information
Jun Community workshop & meetings

Vision & Concept
July - December 2016
Jul-Aug Develop draft vision & concept options
Aug Pop up design studios
Sep Open house: confirm vision & concept
Sep-Nov Prepare draft corridor study
Nov Open house: present draft to community
Dec Final revisions to draft

Implement
January - February 2017
Jan Present at Executive Committee
Feb Implementation plan

FLIP THIS SHEET OVER FOR A MAP OF THE PROJECT AREA
Zones in the 101 Avenue Area

**Zone** - a list of use classes and regulations that determine the types of development allowed on land within a specific geographic area

**Use Class (Uses)** - the purpose or activity that is intended for a piece of land and the buildings on it

<table>
<thead>
<tr>
<th>COMMERCIAL ZONES</th>
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<tbody>
<tr>
<td>Neighbourhood Convenience Commercial Zone (CNC)</td>
<td>Convenience commercial and personal service uses such as small retail stores, hair salons, medical or dental offices, and professional offices</td>
</tr>
<tr>
<td>Shopping Centre Zone (CSC)</td>
<td>Larger shopping centre developments, which may include retail, office, entertainment and cultural uses, and limited residential development</td>
</tr>
<tr>
<td>Low Intensity Business Zone (CB1)</td>
<td>Commercial, office and service uses located along arterial roads that are in scale with existing commercial streets and residential areas</td>
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<table>
<thead>
<tr>
<th>RESIDENTIAL ZONES</th>
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<tbody>
<tr>
<td>Single Detached Residential Zone (RF1)</td>
<td>Single detached and small scale housing, including semi-detached and duplex housing and secondary suites</td>
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<tr>
<td>Small Scale Infill Development Zone (RF3)</td>
<td>Single and semi-detached housing and small scale infill development up to four dwellings (homes)</td>
</tr>
<tr>
<td>Semi-detached Residential Zone (RF4)</td>
<td>Semi-detached and duplex housing</td>
</tr>
<tr>
<td>Low Rise Apartment Zone (RA7)</td>
<td>Low rise apartments up to 16 metres in height (about 4 to 5 stories)</td>
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<tr>
<td>Medium Rise Apartment Zone (RA8)</td>
<td>Medium rise apartments up to 23 metres in height (about 7 to 8 stories)</td>
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<tr>
<td>High Rise Apartment Zone (RA9)</td>
<td>High rise apartments up to 45 metres in height (about 14 to 15 stories)</td>
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<th>OTHER ZONES</th>
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<tbody>
<tr>
<td>Public Parks Zone (AP)</td>
<td>Public land for active and passive recreational uses</td>
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<tr>
<td>Urban Services Zone (US)</td>
<td>Public or privately owned facilities of an institutional or community service nature, such as schools, cemeteries and libraries</td>
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<tr>
<td>Public Utility Zone (PU)</td>
<td>Uses for public consumption or benefit such as water, sewage, public transportation, waste management etc.</td>
</tr>
<tr>
<td>Metropolitan Recreation Zone (A)</td>
<td>Preserve natural areas and parkland along rivers, creeks and ravines, most notably along the North Saskatchewan River</td>
</tr>
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</table>

The information provided is a summary of some zones from the Edmonton Zoning Bylaw. For full descriptions and regulations please consult the Zoning Bylaw online at [http://webdocs.edmonton.ca/InfraPlan/zoningbylaw/bylaw_12800.htm](http://webdocs.edmonton.ca/InfraPlan/zoningbylaw/bylaw_12800.htm)