





# 2.0 Site Context

- 1 Varscona Theatre
  - 2 Old Strathcona Youth Society
  - 3 Woodrack Cafe
  - 4 Lyon Restaurant
  - 5 Have Mercy / El Cortez
  - 6 Original Apparel
  - 7 Accent Lounge
  - 8 Sugared & Spiced
  - 9 Strathcona Hotel
  - 10 Cabaret
  - 11 Vivid Print
  - 12 Mars & Venus / Whyte Knight
  - 13 Dominion Hotel
  - 14 Regent Optical
  - 15 Old Town Pub
  - 16 Wee Book Inn
  - 17 China Burger
  - 18 Ripe Tomato Pizza
  - 19 Gravity Pope
  - 20 Holy Roller
  - 21 Crawford Block Annex
  - 22 Old Strathcona Farmer's Market
-  Project Scope
-  LID Plazas





## 2.0 Existing Conditions Photos



Murals on the back side of the Varcona Theatre



Back parking lot of the Youth Society building



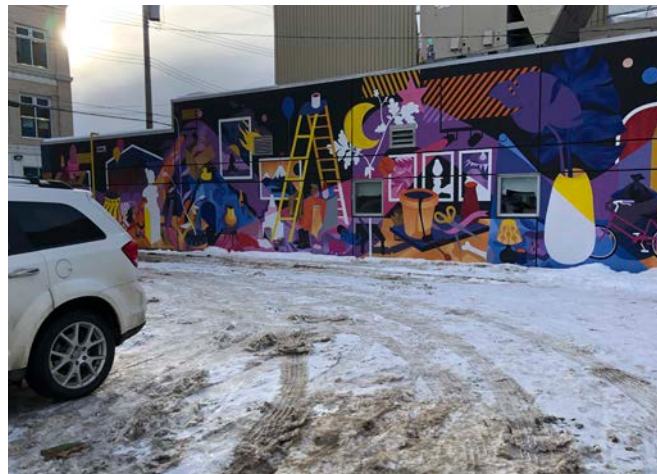
Walkway between Varcona Theatre and Youth Society



East of Old Strathcona Youth Society building



Back courtyard of Varcona Theatre and Youth Society



Murals on the back side of the Varcona Theatre



Parking lot East of the Youth Society building



Parking guardrail



Existing transformers south facade of Varscona



Existing utilities in easement west of Crawford Building



Existing transformer at alley west of El Cortez patio



Ramp to Old Strathcona Youth Society building





Businesses on back streets



Businesses on back streets



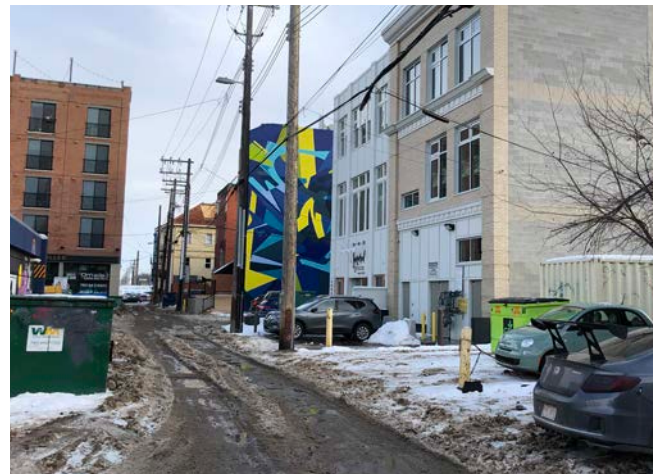
Back driveway looking West



Back parking lot



Parking lot East of the Youth Society building



Back driveway looking East



Parking lot East of the Youth Society building



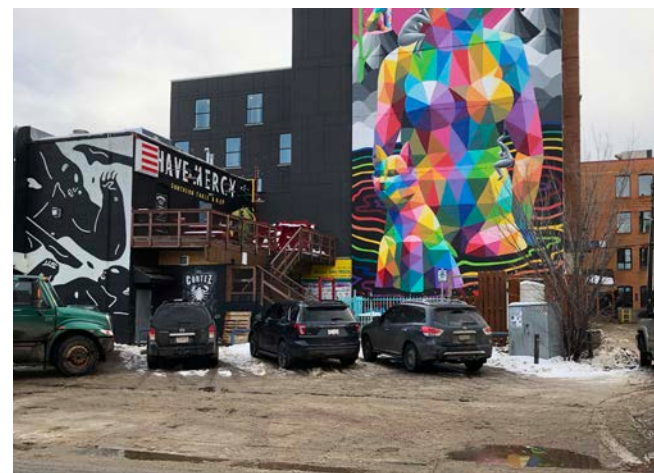
East driveway looking South East



Back driveway looking East



Businesses on back streets



Parking lot and restaurant patio North of site



West driveway looking South



# 6.0 Project Design Principles

01

A Safe & Friendly  
Pedestrian Destination

Design a functional, fully accessible space, considering the needs of all users

02

Support Local Community  
+ Businesses

Create a safe, welcoming, inviting space for gathering and visiting area businesses

03

A Cultural Canvas

Create a more beautiful, all-season space with flexibility in the design for festivals and other events

Retain and reflect the character and history of Old Strathcona

04

Enhanced Environment

Create a greener, cleaner public space that promotes health, happiness and well-being

PROJECT GOALS



Material Palette



Planting Palette



Furnishings



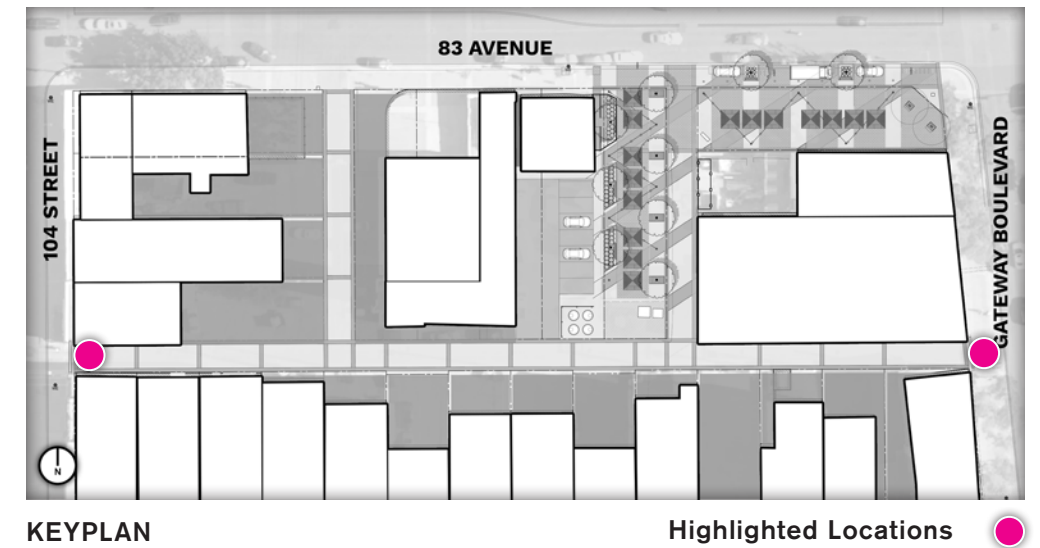
Lighting





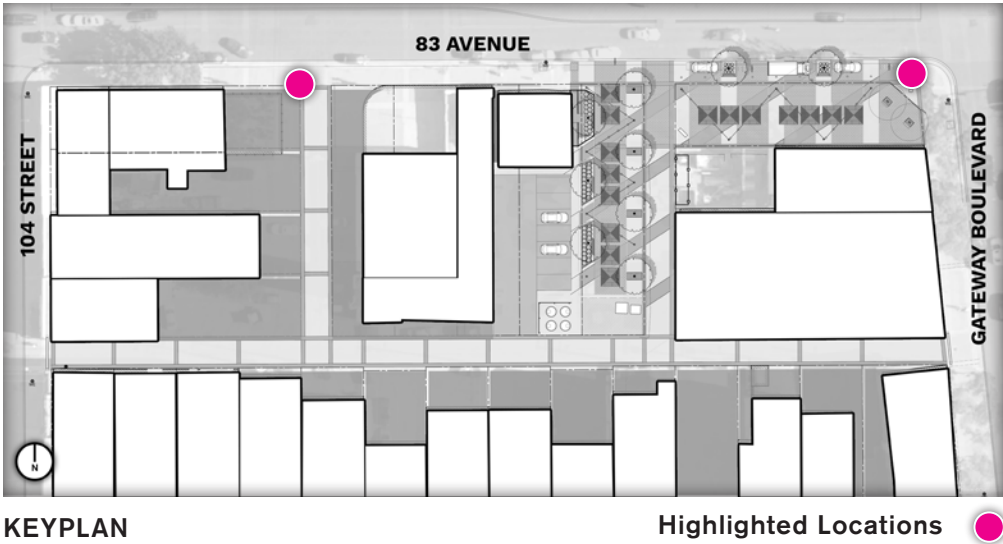
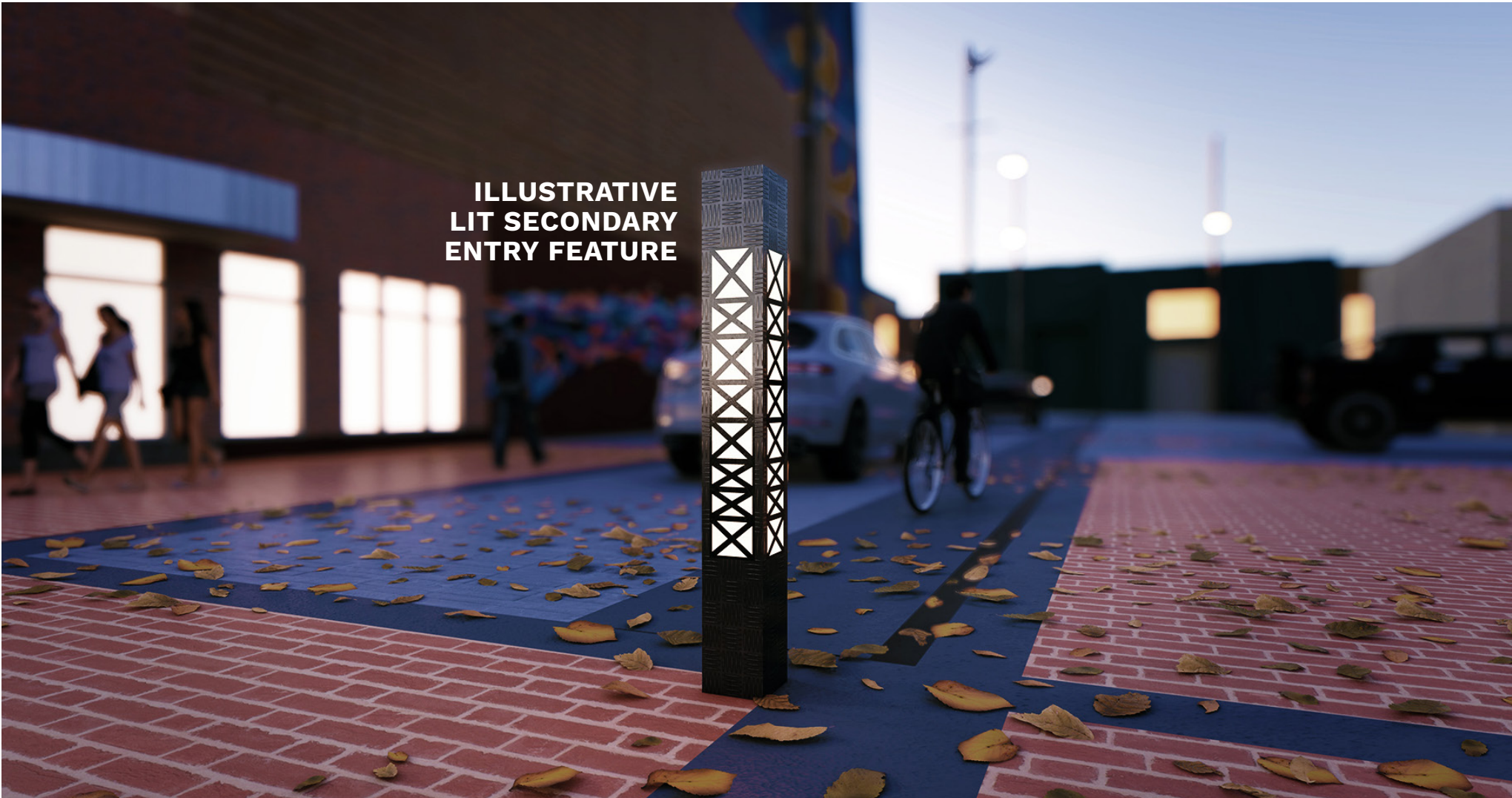
# 7.0 Design Concept

**Primary Entries** (community partner funded - implementation date unknown)





Secondary Entries (community partner funded - implementation date unknown)





# 7.0 Design Concept

**Enhanced Alley Lighting** (enhancements beyond base level fixtures are community partner funded)





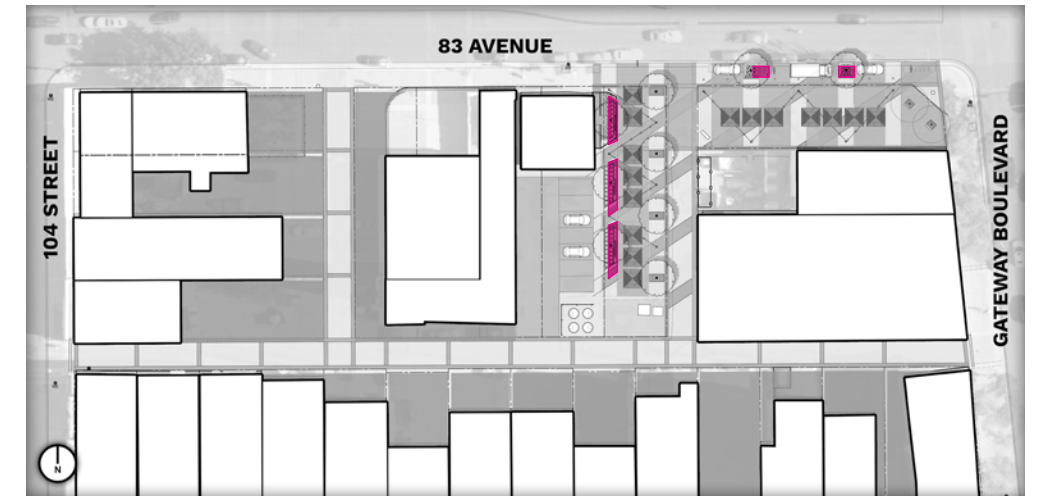
LID Plaza Catenary Lighting (community partner funded - implementation date unknown)





# 7.0 Design Concept

**Benches & Planters** (bench toppers are community partner funded - implementation date unknown)



KEYPLAN

Highlighted Locations

Planters will be constructed in 2021 as part of LID construction.





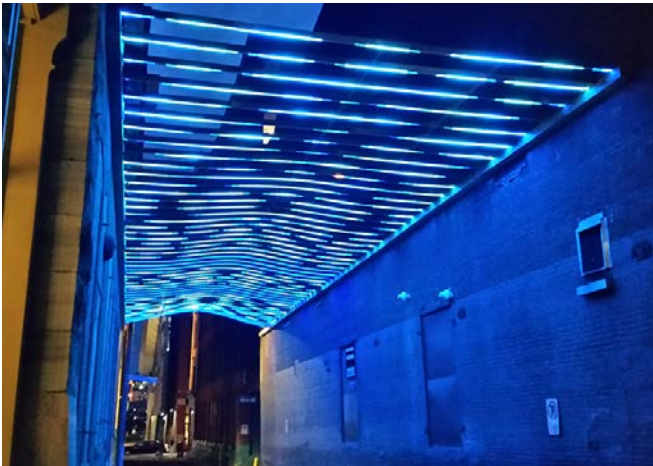
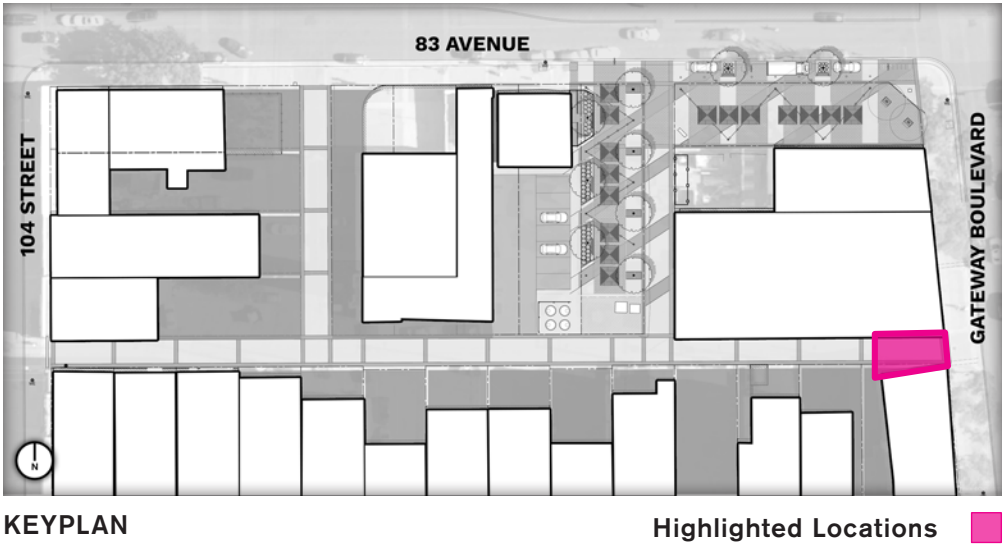
Private Lighting & Art Partnerships (for future implementation only, if pursued by community partners)





# 7.0 Design Concept

**Private Lighting & Art Partnerships** (for future implementation only, if pursued by community partners)





# 7.0 Use Across Seasons

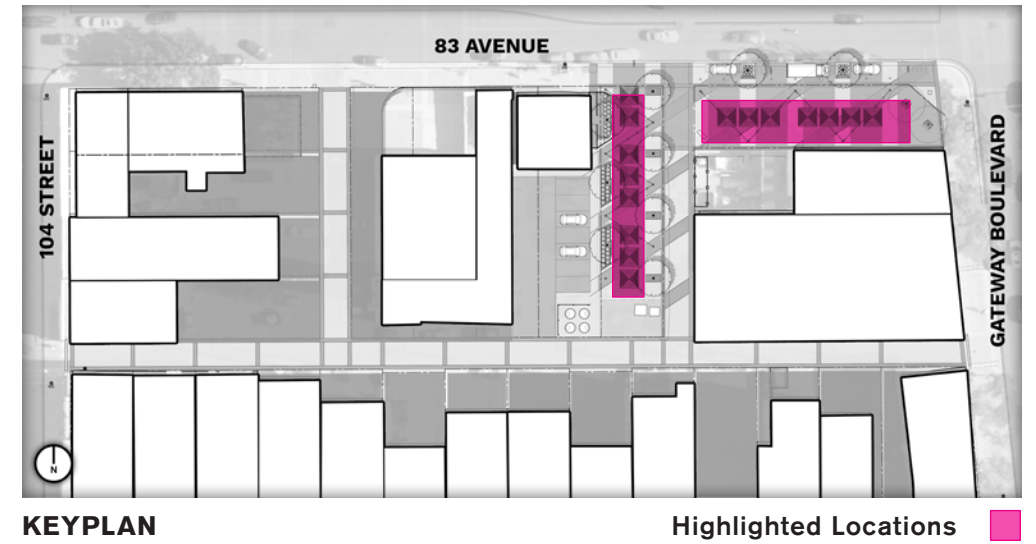
## Summer Festival



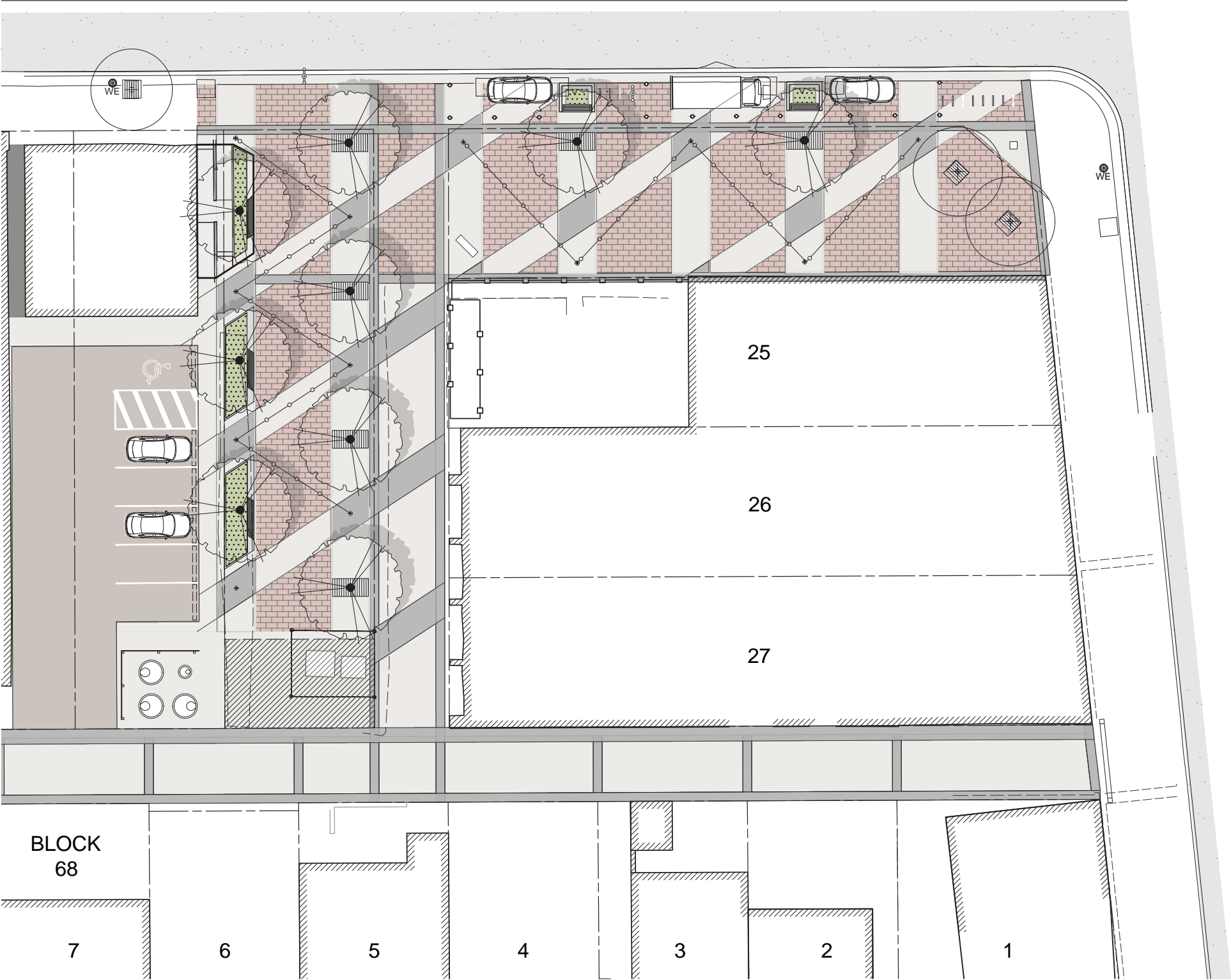


# 7.0 Design Concept

## Winter Festival







LEGEND

	PROPERTY LINE
	FINISHED ROAD SURFACE
	EASEMENT
	FACE OF BUILDINGS
	FENCE
	EXISTING TREE TO REMAIN AND BE PROTECTED
	EXISTING TREE TO BE REMOVE
	LIGHT STANDARD
	EXISTING WASTE RECEPTACLE
	EXISTING LIGHT POLE
	OVERHEAD POWER LINE AND POLE
	SIGNAGE
	STORM MANHOLE
	FIRE HYDRANT
	CURB INLET
	GAS LINE
	POWER LINE
	OVERHEAD POWER LINE
	STREETLIGHT POWER CABLE
	TELUS LINE
	SHAW LINE
	WATER LINE
	STORM LINE
	COMBINED SEWER LINE
	TRAFFIC SIGNAL CABLE

SITE PLAN LEGEND

	ASPHALT
	HEAVY SANDBLASTED CONCRETE
	BROOM FINISH CONCRETE W/ SAWCUT JOINTS
	DIAGONAL PAVER BANDS (GREY)
	HOLLANDSTONE RED BRICK PAVERS
	PLANTING BED
	BENCH / PLANTER
	BOLLARD
	CATENARY POLE
	CATENARY LIGHTS
	TREE GRATE
	PROPOSED TREE
	PROPOSED SHRUB
	SOIL CELL TRENCH
	IN-GROUND WASTE