

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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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

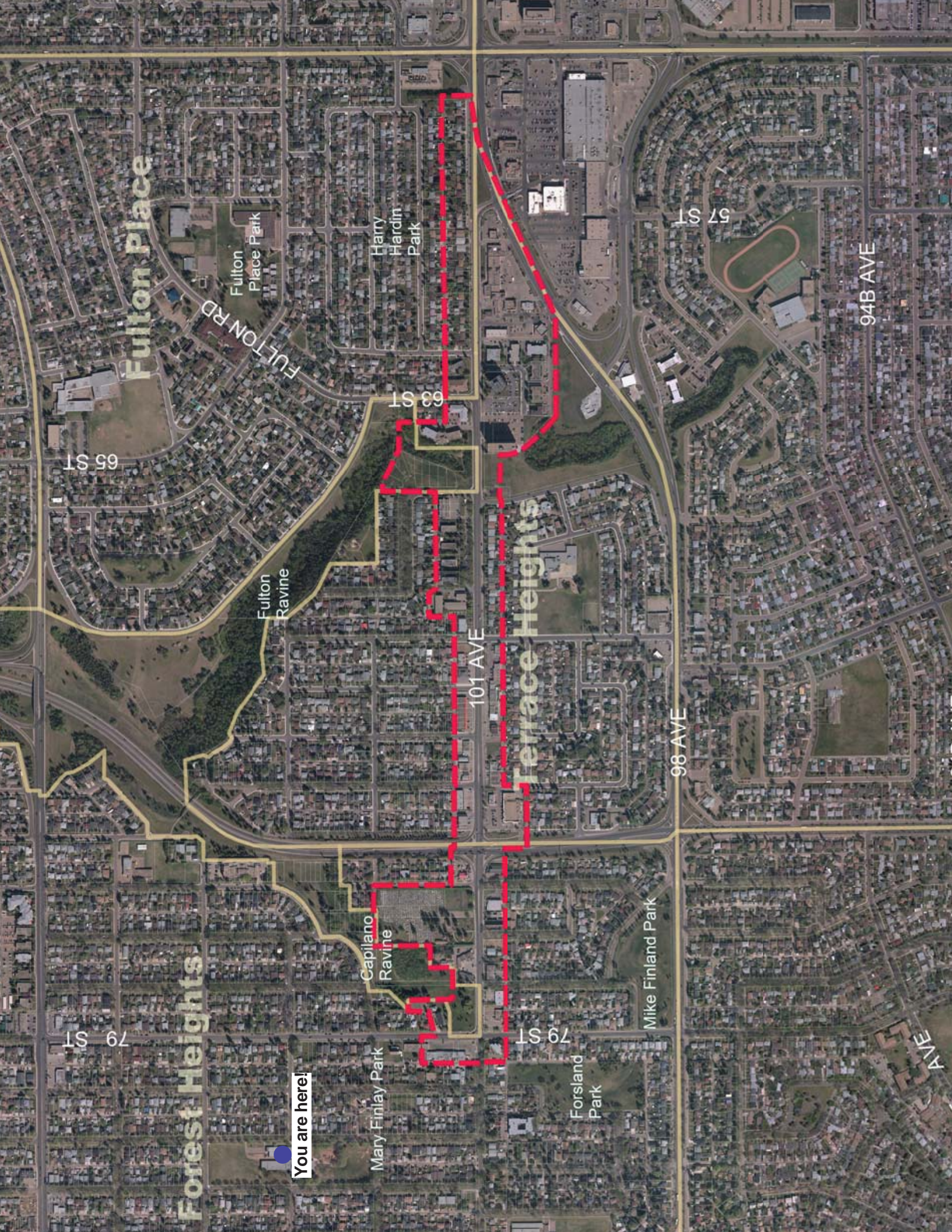
May Gather background information
Jun Community workshop & meetings

Vision & Concept July - December 2016

Jul-Aug Develop draft vision & concept options
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



Fulton Place

FULTON RD

Fulton Place Park

Harry Hardin Park

63 St

65 St

Fulton Ravine

101 Ave

Terrace Heights

57 St

94B Ave

98 Ave

79 St

Forest Heights

You are here!

Capilano Ravine

Mary Finlay Park

79 St

Forsland Park

Mike Finland Park

Ave

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

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

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