



107 Ave. & 105 St.  
Public Park  
for the  
City of Edmonton

Submission to the  
Edmonton Design  
Committee

December 19, 2023

Edmonton

 **ARCADIS**



The proposed development is a **new public park** in the heart of the Central McDougall community at the SE corner of 107 Avenue and 105 Street.

This site is being developed concurrently with the revitalization of the adjacent 107 Avenue streetscape for the City of Edmonton.

### Current City Planning Work

Queen Mary Park & Central McDougall Urban Design Analysis (February 2017)

- Identified **public realm improvement** opportunities
- Beautification concepts, improving access to parks, introducing wayfinding and public art, strengthening nodes, enhancing safety lighting, among others.
- Park was recommended as a **Neighborhood Open Space Node** as a community gathering place to support business, cultural groups, and the general public.



## Project Description

**Municipal Address**  
10425 - 107 Avenue NW

**Legal Description**  
Lot 217 + 218, Block 4, Plan B3

**Zoning**  
AP - Public Parks Zone

- Edmonton Zoning Bylaw - (AP) Public Parks Zone
- Crime Prevention Through Environmental Design (CPTED)
- Winter City Strategy
- Child Friendly Edmonton
- Revitalization Central McDougall & Queen Mary Park
- Central McDougall / Queen Mary Park Area Redevelopment Plan – June 2020 Office Consolidation
- Queen Mary Park & Central McDougall – Urban Design Analysis
- Edmonton Winter City Design Guidelines
- Volume 5: City of Edmonton Landscape Design & Construction Standards
- Alberta Design Guidelines for Pedestrian Accessibility
- Safe Mobility Strategy

## **Relevant City Policy + Planning Legislation**

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## Key Project Elements

- Provide spaces for **businesses and community groups** to host multiple types of **events**
- Create a **safe pedestrian environment** to draw users into and through the park with adequate lighting for year-round use;
- Provide a **passive recreational space** for everyday enjoyment
- Develop **green infrastructure** with LID opportunities and planting variety
- Create a **landmark site** for these neighborhoods with connection to the future urban realm of 107 Avenue

## Project Intent

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# Site Conditions + Adjacencies

- 107 Avenue arterial roadway with stores, businesses and residential walkup apartments
- Narrow concrete sidewalks with existing Transit stop on north boundary
- South boundary - walkup apartment separated by a chain link fence with ground floor windows
- Alleyway on east edge that offers flexibility for public use – optional
- Adjacent streetlighting on perimeter
- LRT infrastructure (shed and cabinets) at NW corner with a traffic signal cabinet, and intersection camera.
- Metro LRT line runs north-south at 105 Street ROW, but no LRT stop nearby.
- No existing vegetation



## Site Description + Context



View south from 107 Ave to east side of park and Alleyway



View into park site from NE corner



View south into park site from NE corner



View SE into park site from northwest crosswalk



View west into park site from alley



View east into park site from 105 Street



View into park site from NE corner



View into park site from north bus stop



View south into park site and right turn lane

## Site Photos

# Design Program

**Fresh start** for the community based on engagement events and activities towards this new community node.

Past engagement input:

- **Gathering place** for festivals, markets and pop-up tents and concerts.
- **Lighting** for safety and comfort
- Inclusion of **cultural legacy** of the community through art, plantings and overall design.
- **Winter City** site design – color, lighting
- **Local green space** with seating and shade
- Inclusion of land from closure of right turn lane
- **Connection to 107 Avenue Streetscape** improvements



## Preliminary Design Narrative



# Context Plan



LOW PLANTING –  
MUGO PINE, ROSE,  
KF REED GRASS,  
DAYLILY

AUTUMN BLAZE  
MAPLE + AMERICAN  
LINDEN

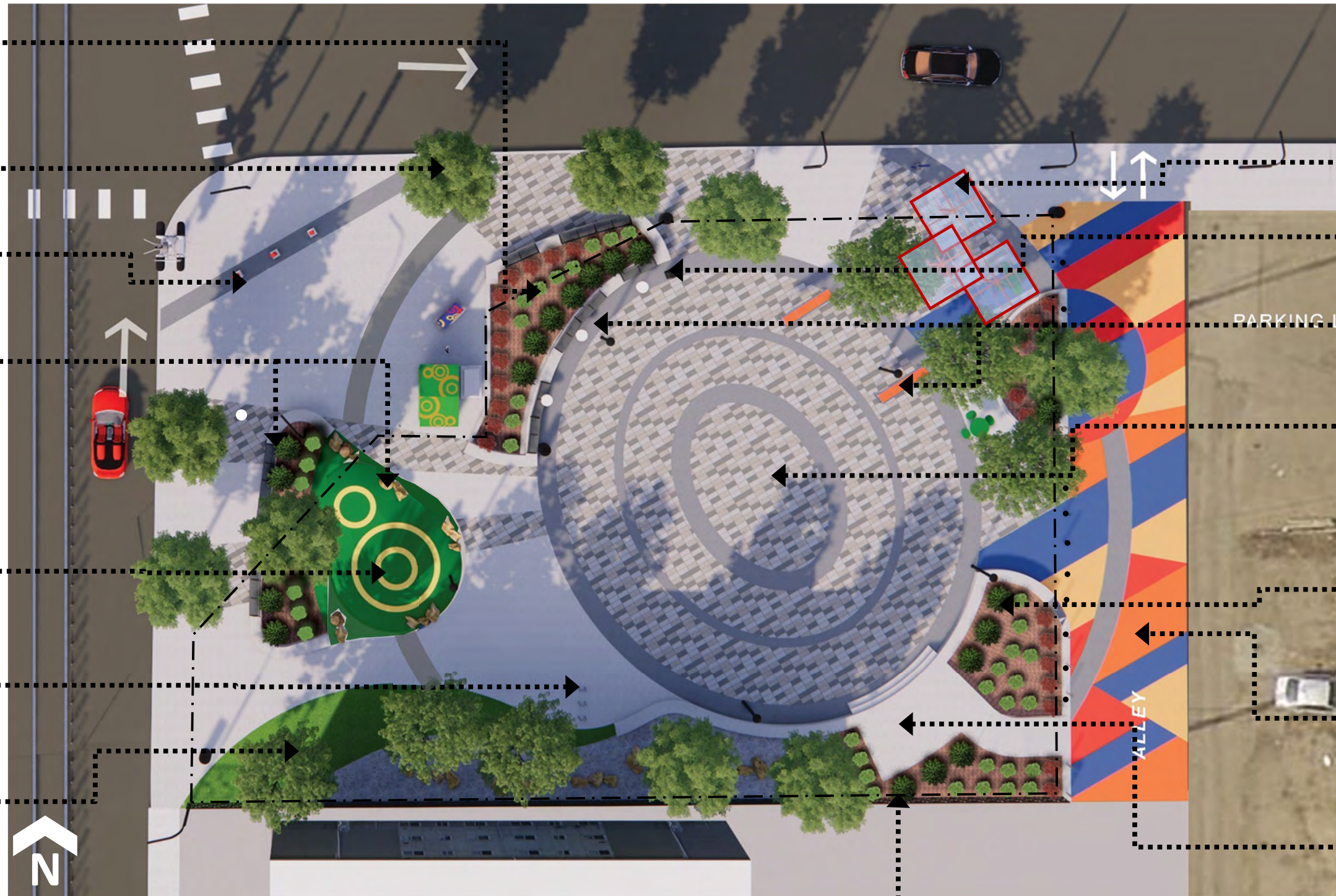
PARK GATEWAY  
(PUBLIC ART  
OPPORTUNITY)

VARIOUS SEATING  
OPTIONS

INFORMAL AND  
FLEXIBLE PLAY  
OPPORTUNITY

BICYCLE RACKS

GRASSED AREA  
WITH SHADE TREES



UNIQUE SHADE  
SHELTER / CANOPY  
- coordination with ETS

WATER BOTTLE FILLER

CASUAL DINING AREA  
OPTIONS

PAVED PLAZA SPACE

POLE AND TREE  
LIGHTING

COLORFUL PAVEMENT  
ON ALLEYWAY -  
OPTIONAL

RAISED STAGE

SEMI-PERMEABLE FENCE

# Preliminary Design Plan

107 AVENUE & 105 STREET PUBLIC PARK FOR SUBMISSION TO THE EDMONTON DESIGN COMMITTEE

# Community + Culture

## SEATING AREAS

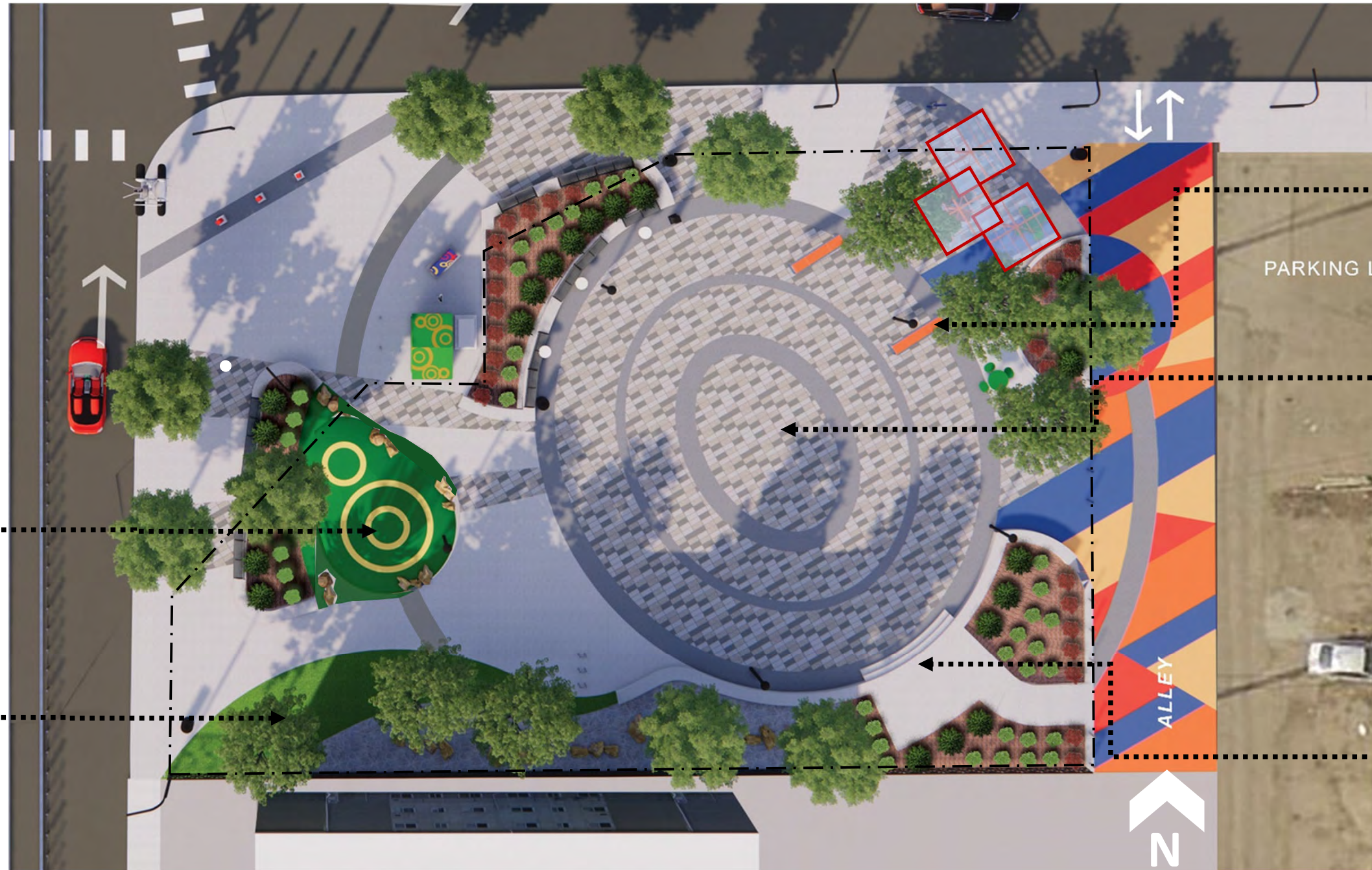
- Accessible benches with arms on seating walls

## INFORMAL PLAY

- Rubberized surface with color and boulder seating

## GRASS AREA

- Rest area
- Casual play interaction area with mounds and boulders



## CASUAL DINING AREA

- Festival / event eating area
- Stand up tables
- Individual seating

## PLAZA

- Event space
- Festival tent area
- Year-round flexible use

## RAISED STAGE

- Performance /play announcement area
- Power cabinet for equipment

## Urban Design Principle A – Urbanism

# Community + Culture

## SITE SETUP OPTIONS - EVENTS

- Farmers market tents – 10 @ 3m x 3m

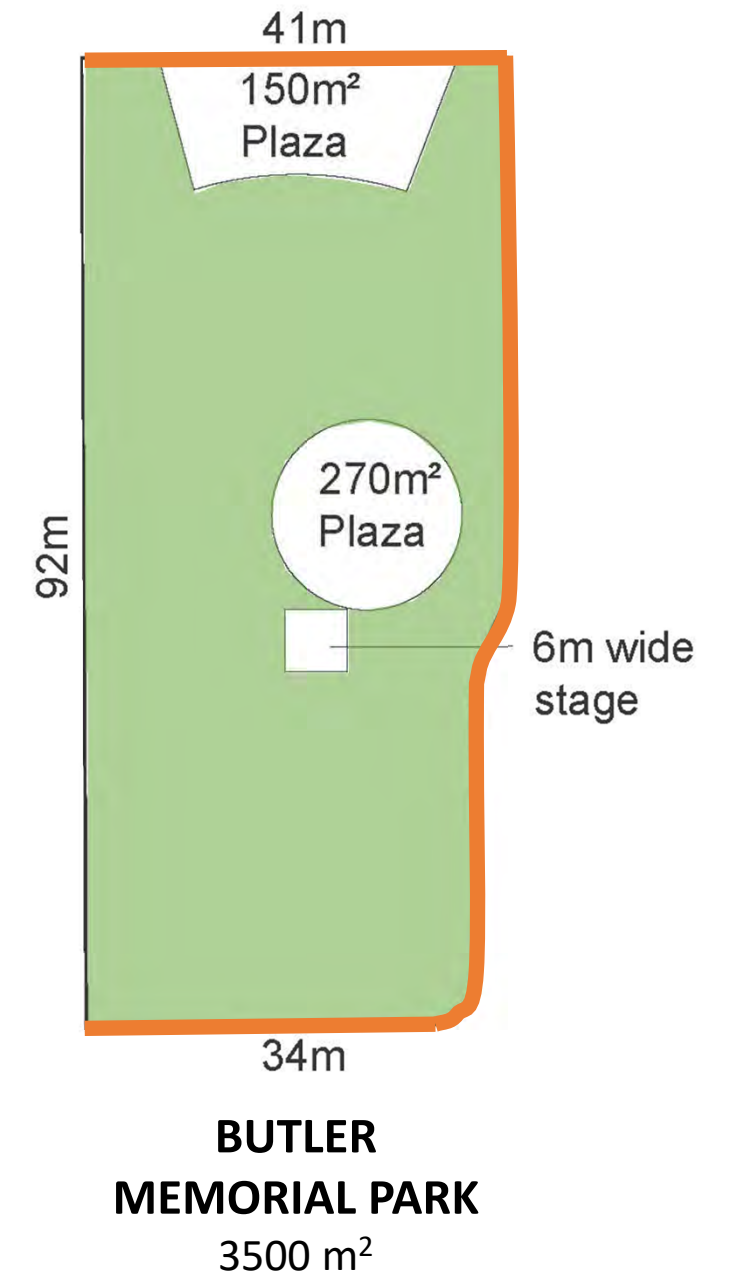
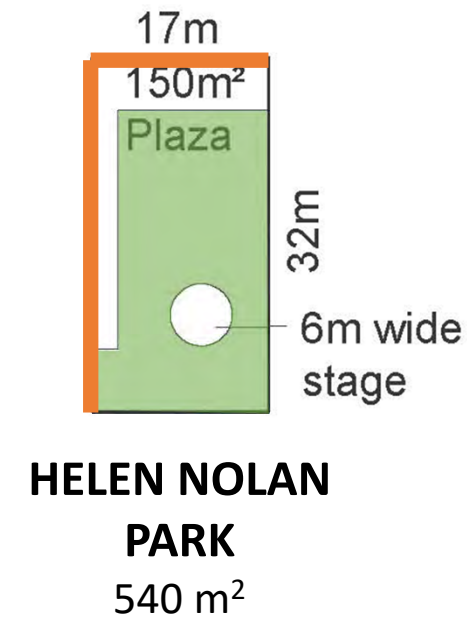
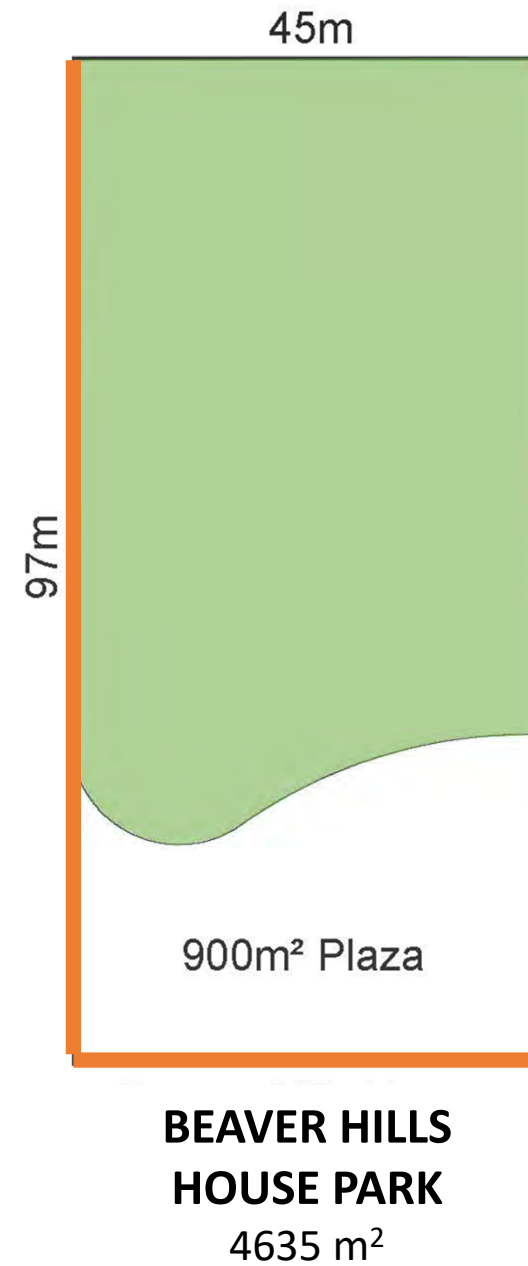
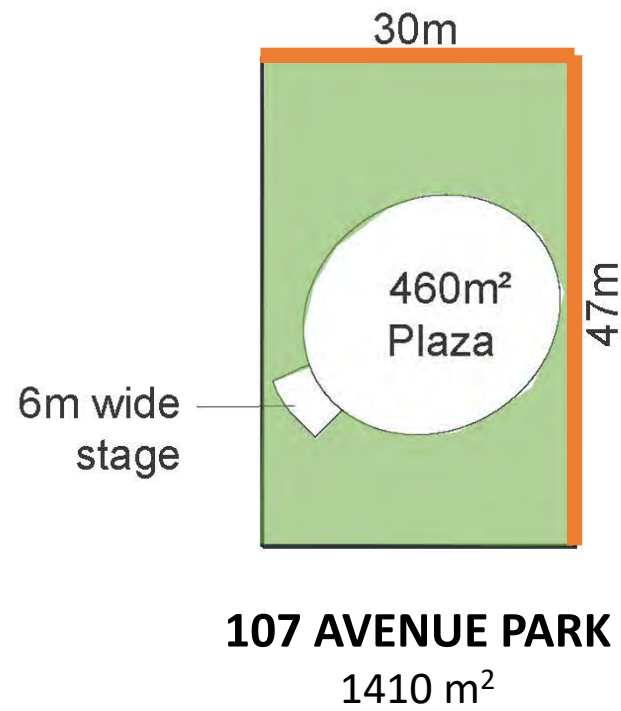
- Movable chairs focused on Stage
- LRT Vehicle accommodation



## Urban Design Principle A – Urbanism

# Community + Culture

## COMPARISON OF URBAN PARKS – PRIMARY HARDSCAPE AREAS



## Urban Design Principle A – Urbanism

# Community + Culture

- Community Focused Spaces
- Informal play spaces – texture, color, topography



## Urban Design Principle A - Urbanism

# Community and Culture

Gateway Features – Concrete Pedestal as ‘platform’ for custom artistic sculpture

Colorful wrap on utilities and LRT equipment



## Urban Design Principle A – Urbanism

# Safety + Security

- The park design and enhancements have been developed with a **CPTED lens**.
- Multiple **pathways and plazas connect** with the existing boulevard sidewalk – entry and exits.
- **Lighting** improves safety and security throughout the year during park hours, discouraging undesirable activity.
- **Sightlines are clear** with high headed trees and low shrub and perennial planting.
- Multiple uses within and around the park should attract **more eyes and ears on the space** (Passive surveillance).



## Urban Design Principle A – Urbanism

# Materials + Construction

- Materials and features are chosen for **durability to preserve the park's function over time** and to be relevant to the adjacent character of 107 Avenue.
- Walkways, curbing and seating walls will be concrete, and site furniture will be metal and HDPE.
- Artistic south fencing and bollards will be metal.
- Plant material diversity



## Urban Design Principle B – Design Excellence



## WINTER CITY APPROACH

- Soft landscape species to contribute to winter landscape form
- Multiple levels of lighting
- Colorful furniture
- Colorful pavement in alleyway (Optional item)



## Urban Design Principle B – Design Excellence

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# Connectivity

- Improved spatial relationships with the surroundings by **providing a refuge for the area.**
- Amenities that encourage resting, watching and playing
- Open connectivity with adjacent boulevard walks.
- Gateways will match those along 107 Avenue
- Infrastructure and amenities are pedestrian-scaled with natural textures, sounds and colors in the park space.
- Shade trees will offer relief from the sun and encourage wildlife.



## Urban Design Principle C - Scale, Connections + Context



## Perspective – Bird’s Eye View

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**Discussion**