

Beacon Heights Neighbourhood Renewal

CHAPTER 2

NEIGHBOURHOOD VISION AND OPPORTUNITIES

MAY 2026

SHARE YOUR VOICE
SHAPE OUR CITY

Edmonton



Land acknowledgement

The City of Edmonton acknowledges the traditional land on which we reside is in Treaty Six Territory. We would like to thank the diverse Indigenous Peoples whose ancestors' footsteps have marked this territory for centuries, such as nêhiyaw/ Cree, Dene, Anishinaabe, Saulteaux, Nakota Isga/Nakota Sioux, and Niitsitapi/ Blackfoot peoples.

We also acknowledge this as the Métis' homeland and the home of one of the largest communities of Inuit south of the 60th parallel. It is a welcoming place for all peoples who come from around the world to share Edmonton as a home. Together we call upon all of our collective, honoured traditions and spirits to work in building a great city for today and future generations.



Artist: Lana Whiskeyjack

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SECTION 1

NEIGHBOURHOOD VISION AND PRINCIPLES



1.0

Neighbourhood Vision and Principles

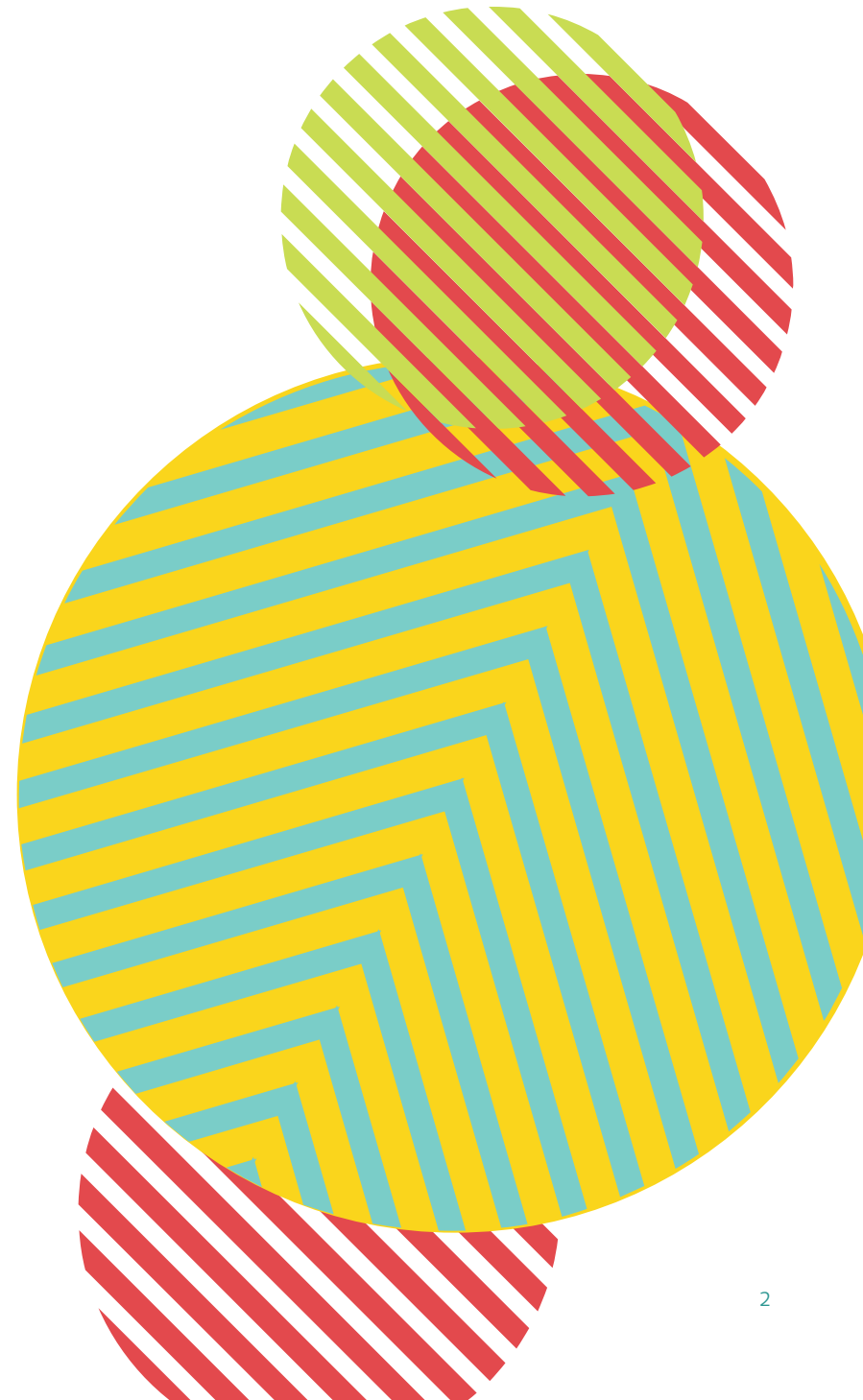
Beacon Heights' draft Vision and Guiding Principles were refined through the public engagement process in March 2026 during the Building a Project Vision Together and Exploring Opportunities stage. The community will be asked to confirm the Vision and Guiding Principles at the next stage in the process, Exploring Options and Tradeoffs, in September 2026.

A **Vision** is a short description that sets the direction of where the community would like to see livability and mobility in the future. Important elements are identified for the City's work on roads, sidewalks, curbs, street lights and outdoor public spaces. These elements identify the most important things to look at when creating plans to renew Beacon Heights.

Guiding Principles provide more detailed ideas on how the Vision is applied to the neighbourhood design and describes the values and priorities for how people will live, work and play in their neighbourhood.

1.1 Community Vision

Neighbourhood Renewal creates a community of communities where every neighbourhood reflects Edmonton's commitment to safety, livability, sustainability and inclusivity. The unique features of Beacon Heights are considered through design, while the program works to enhance physical and social accessibility. Renewal improves movement in all forms—walking, rolling, biking and driving—and aligns with The City Plan priorities for a rebuildable, greener, healthier and more connected city. Together, these efforts keep Edmonton's neighbourhoods welcoming, resilient and ready for the future.



1.2 Guiding Principles

1. Safety and well-being

Focus on the needs of people first, ensuring streets and spaces feel safe, welcoming, and comfortable for all users.

- + Implement Vision Zero safety improvements near high-activity zones such as Beacon Heights School, 121 Avenue, Abbott Elementary School, St. Bernadette and local playgrounds.
- + Enhance visibility and security through upgraded LED street lighting and clear sightlines in parks like Vollema, Jubilee and the pocket park on 119a Avenue.
- + Design streets that prioritize "people-first" principles that support safety and comfort for users of all ages.

2. Connected and accessible

Improve connectivity for walking, rolling, biking, driving and public transit, creating a network that supports choice and flexibility.

- + Fill missing sidewalk links and widen existing paths to create a continuous, accessible network for those walking or using mobility aids.
- + Strengthen connections to the Beverly Business Improvement Area, transit routes on 121 Avenue, 34 Street and 118 Avenue, Rundle Park and the river valley, and amenities in Abbotsfield including the transit station, public library, and Abbotsfield Recreation Centre.
- + Improve the functionality of collector and local roads to support safe and efficient movement for all road users.

3. Community context and engagement

Work with community members so renewal projects reflect community values and the needs of people now and in the future.

- + Reflect the neighbourhood's character and identity, including its historic 'small town' feel, within the limits of the program scope.
- + Ensure the renewal of the alleys (between 118 and 119 Avenue) supports the specific needs of the BIA and impacted residents.
- + Use inclusive engagement approaches to gather input from a diverse range of community members and inform design decisions.

4. Livable and resilient

Make sustainability part of decisions. Protect neighbourhood trees, parks and open spaces, where possible, while planning for climate resilience and creating livable streets that support daily life and social connection.

- + Protect the dense, mature tree canopy while addressing root encroachment issues that impact sidewalk stability.
- + Integrate Low Impact Development (LID) and improve surface drainage to mitigate known flooding issues.
- + Create welcoming places in parks and open spaces where people can gather, spend time together and enjoy fun activities.

5. Adaptable and rebuildable

Honour the neighbourhood's historical context and existing character, while reimagining it to meet the needs of the future. Renewal balances valued features with creativity and openness to new possibilities that help the community evolve and thrive.

- + Repurpose "extra space" on oversized local and collector roads to create new green boulevards or enhanced sidewalks, pathways or cycle tracks.
- + Address physical constraints, such as dead-end roads and underused open spaces, with creative engineering solutions that allow the neighbourhood to function better.
- + Ensure new infrastructure is durable and adaptable to future growth and changing climate conditions.



SECTION 2

OPPORTUNITIES AND CONSTRAINTS ANALYSIS



2.0 Opportunities & constraints analysis

Multiple opportunities throughout Beacon Heights have been identified to improve the streets and public realm for residents and visitors. The opportunities have been organized into five themes: Walking and Rolling, Biking, Driving and Traffic Safety, Placemaking, and Green Infrastructure. Constraints associated with these opportunities are outlined in the respective sections.

2.1 Walking and rolling

The following opportunities and constraints relate to walking and rolling in Beacon Heights, and are mainly referring to sidewalks and street furniture.

Opportunities

- + **Gaps in sidewalk and pathway connectivity**
Build new sidewalks and formalize informal pathways to ensure continuous accessibility. Create a new pathway directly through school fields to connect streets that are currently separated.
- + **Sidewalk expansion and curb ramps**
Widen existing sidewalks, where possible and construct curb ramps to meet City standards.

- + **Pedestrian prioritized crossings**
Improve 121 Avenue crossing conditions along key walking and rolling routes.
- + **Safety and visibility**
Improve safety and comfort for people walking and rolling by increasing visibility at intersections, including removing visual obstructions and using curb extensions and no-parking zones near corners.
- + **Wayfinding**
Install standard wayfinding signage to help people walking and rolling find local amenities like parks, shops and connect to the broader network.
- + **Additional lighting**
Improve how lighting is designed and placed to make walking safer in school areas, playgrounds, and along busy transit routes.
- + **Shared alleys innovation**
Explore shared-space designs for alleys that are expected to be used by drivers, people who bike, walk and roll.
- + **Transit amenity upgrades**
Install benches, shelters, and waste bins to improve the experience for residents walking or rolling along transit routes.

- + **Reinforce 119 Avenue as an Urban Greenway**
Support 119 Avenue's role as an urban greenway by improving walking and rolling conditions through continuous sidewalks, accessible crossings, and people-focused street design that encourages everyday movement through a greener, more comfortable environment. Enhanced landscaping and tree cover can improve the walking experience while linking residents to parks, schools, services, and community destinations.

Constraints

- + **Missing sidewalks, informal paths and space constraints**
Some streets lack sidewalks entirely; informal paths need to be turned into formal sidewalks or pathways, but space is limited. Existing sidewalks are narrow (1.4 –1.6 m) and often impacted by mature tree roots and property lines, making widening difficult. Limited right-of-way on local streets also restricts widening sidewalks.

- + **Numerous driveways crossing sidewalks create challenges for accessibility**
Change the sidewalk to make the slope gentler and easier for everyone to use.
- + **Utility conflicts**
Shallow utilities and overhead lines limit the placement of active transportation features like widened pathways.



Figure 1
Missing sidewalks
119 Avenue between 49 Street & 50 Street



Figure 2
Intersection with straight face curbs
and curb ramps 121 Avenue & 45 Street



Figure 3
Poor sidewalk and curb conditions

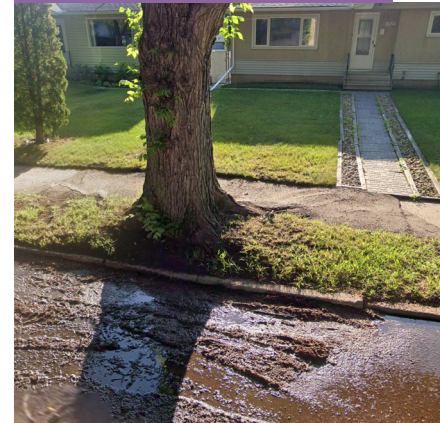


Figure 4
Sidewalk buckling caused by tree
root encroachment



Figure 5
Existing substandard bus stop

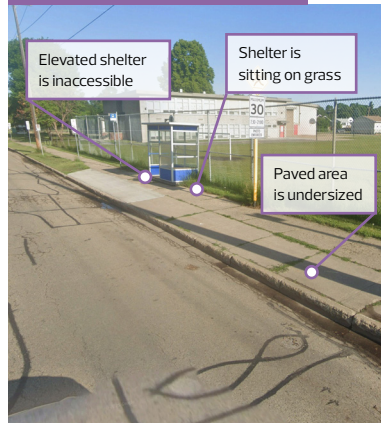
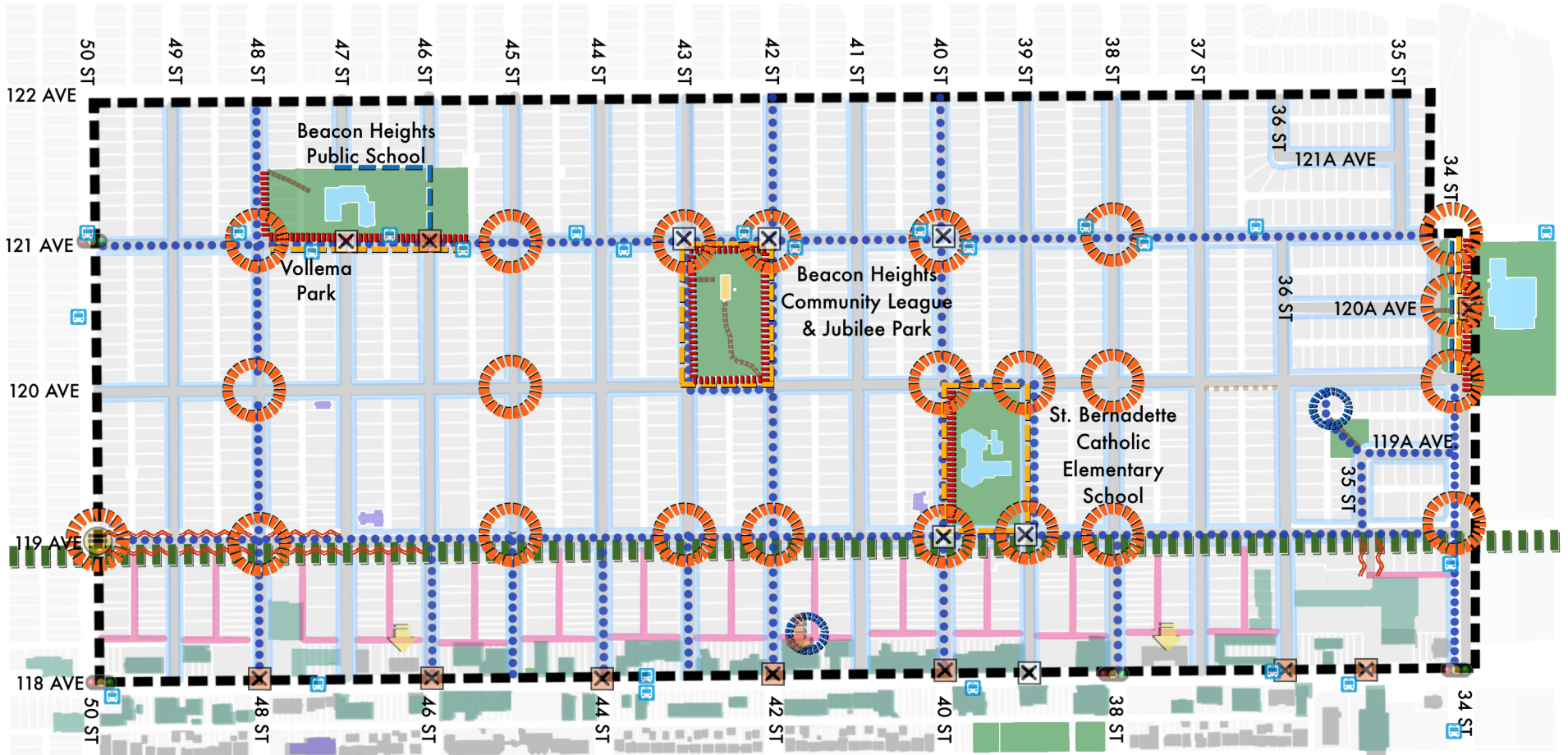


Figure 6
Standard ETS bus stop (King Edward Park)



Walking and Rolling Opportunities Map



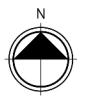
LEGEND

- Beacon Heights Neighbourhood Boundary
- Commercial
- Places of Worship
- Community League
- School
- Roads
- Sidewalks

- Marked Pedestrian Crossing
- Pedestrian Crossing with Amber Signals
- Traffic Light Controlled Intersection
- Bus stop
- Existing Pathways
- Traffic Diverter
- Alleys in scope
- Residential Access
- Commercial Entrances

OPPORTUNITIES

- Proposed Pathway
- Intersection Improvements
- Traffic Calming
- Sidewalk Widening
- Shared Alley
- Missing Sidewalks
- Key walking and rolling routes
- Urban Greenway



2.2 Biking

The following opportunities and constraints relate to biking in Beacon Heights, and are mainly referring to the quality of bike routes and bike parking.

Opportunities

- + **District connector routes**
Improve district connector routes, including along 119 Avenue, for people who bike that connect to important destinations in and around Beacon Heights.
- + **Neighbourhood routes**
Create neighbourhood routes, that connect to existing biking networks in other neighbourhoods, provide places for recreation and connect to parks and green spaces.
- + **Wayfinding**
Add standard signs to help people who bike find local destinations and shops, connect to the larger bike network, and understand the type of bike facilities along the way.
- + **Add bike parking**
Add bike parking at local places people visit, with attention to safety and comfort throughout the year.
- + **Safety and visibility enhancements**
Improve safety for people biking by increasing visibility at intersections through the removal of sightline obstructions and the use of curb extensions and no-parking zones near corners.

+ Access management

Explore ways to reduce the number of driveways crossing bike routes, particularly where property owners have garage access off an alley.

+ Bike facilities

Improve bike facility design to ensure safe, continuous, and well-signed transitions between Beacon Heights and adjacent neighbourhoods.

Constraints

+ Physical limitations

Existing conditions, such as utilities, parking, mature trees, and limited road width, may require trade-offs in what types of facilities can be built.



Figure 7
Existing protected bike lane (Whkwëntówin)



Figure 8
Existing bike route with shared pathway (Calder)



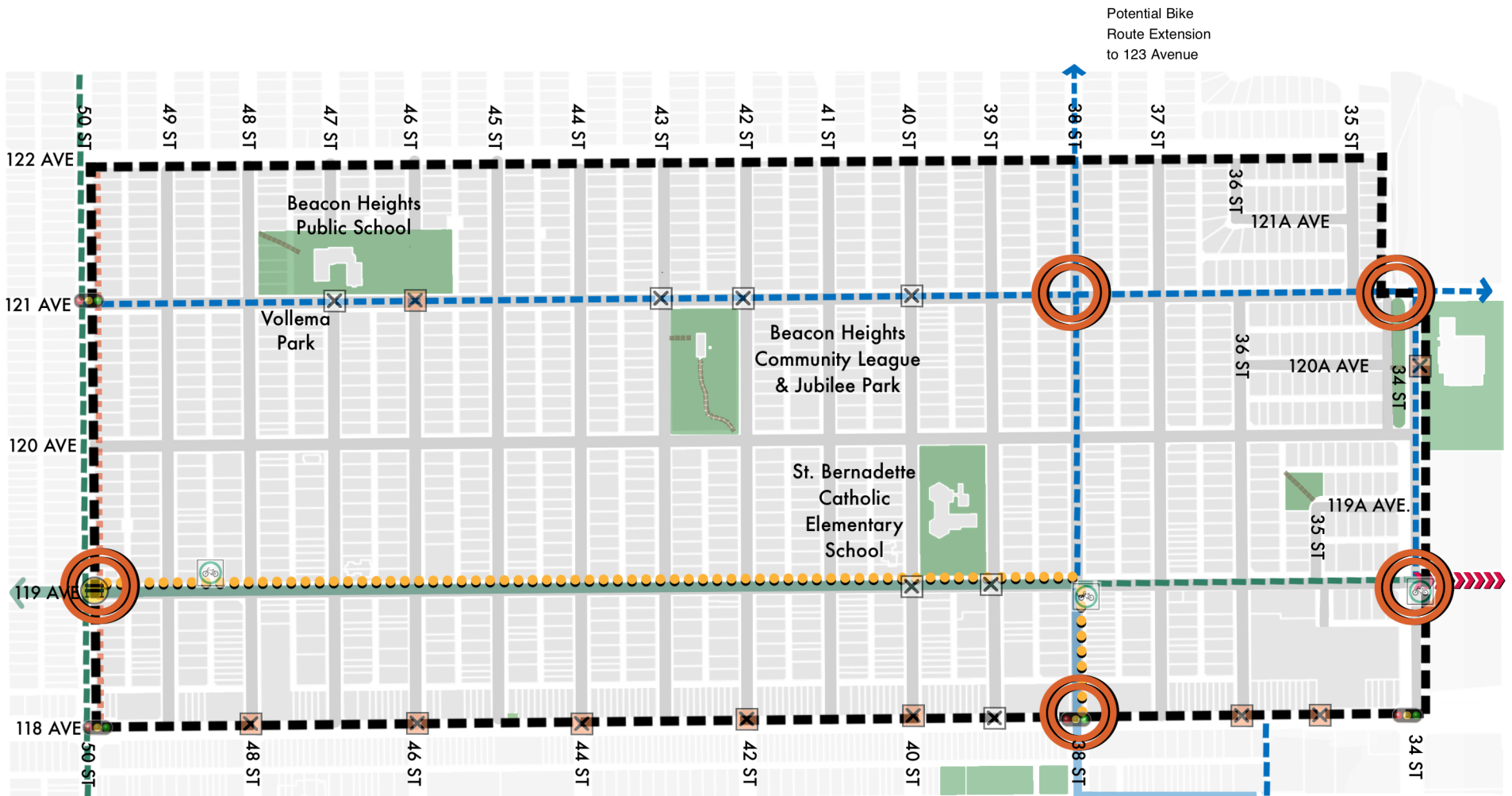
Figure 9
Biking condition 34 Street & 119 Avenue



Figure 10
Biking condition 38 Street & 118 Avenue



Biking Opportunities Map



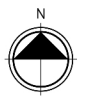
LEGEND

- Beacon Heights Neighbourhood Boundary
- Existing District Connector - Shared Road Way
- Existing Neighbourhood Routes - Shared Road Way
- Existing District Connector - Shared Pathway
- Missing Link (identified in the Bike Plan)

- Marked Pedestrian Crossing
- Pedestrian Crossing with Amber Signals
- Traffic Light Controlled Intersection
- Existing Bike Route Sign
- Traffic Diverter

OPPORTUNITIES

- District Connector
- Neighbourhood Routes
- Wayfinding
- Bike Facility Redesign



2.3 Driving and traffic safety

The following opportunities and constraints relate to driving and traffic safety in Beacon Heights, and are mainly referring to roadways and alleys.

Opportunities

Road Opportunities

- + **Traffic calming measures**
Use measures to slow traffic and support walking, rolling and biking at intersections, near schools and community amenities.
- + **School zone improvements**
Improve crossings with marked crosswalks, raised crossings and curb extensions to increase visibility. Review school drop-off and pick-up areas to provide organized movement around active schools.
- + **Emphasizing residential character of streets**
Where road widths exceed standard requirements, redesign and narrow roadways to reallocate surplus space to other uses, including walking, rolling, biking, public realm improvements, street trees, snow storage, and low impact development measures. This emphasizes the residential nature of the road and improves traffic safety, enhancing comfort and overall street function for all users.
- + **Driving improvements**
Improve how cars move on dead-end roads by using custom turnaround designs or connecting roads where possible.

- + **Road closures**
Close sections of roads to cars to divert traffic to collectors and arterials.
- + **Targeted one-way conversions**
Implement targeted changes to traffic flow to mitigate vehicular volumes in school zones and along active transportation routes, enabling the reallocation of space for public gathering, green infrastructure, and low-impact development.
- + **Safety and visibility enhancements**
Improve visibility around intersections by removing obstacles in the lines of sight and marking no-park zones around intersections using curb extensions.

Alley opportunities (between 118 Avenue and 119 Avenue)

- + **Shared alley design**
Improve alleys with decorative paving, lighting, and artwork as visual cues to drivers to slow down and be aware of people who bike, walk and roll.

Constraints

- + **Dead-end streets**
The dead-end streets and alleys at 46 and 47 Streets south of 122 Avenue lack proper turnaround opportunities. The lack of space complicates safe design solutions.

- + **Fibre optic project**
Ledcor plans to install fibre optic cables, conduits, vaults and cabinets in the area, which will require coordination to avoid future roadway design conflicts.
- + **St. Bernadette Catholic Elementary School closure**
The future of the school site, including the playground and sports fields, is not yet known, which may affect long-term neighbourhood upgrades.



Figure 11
Shared alley example (located in the Garneau neighbourhood)



Figure 12
Curb extension example (Pleasantview)



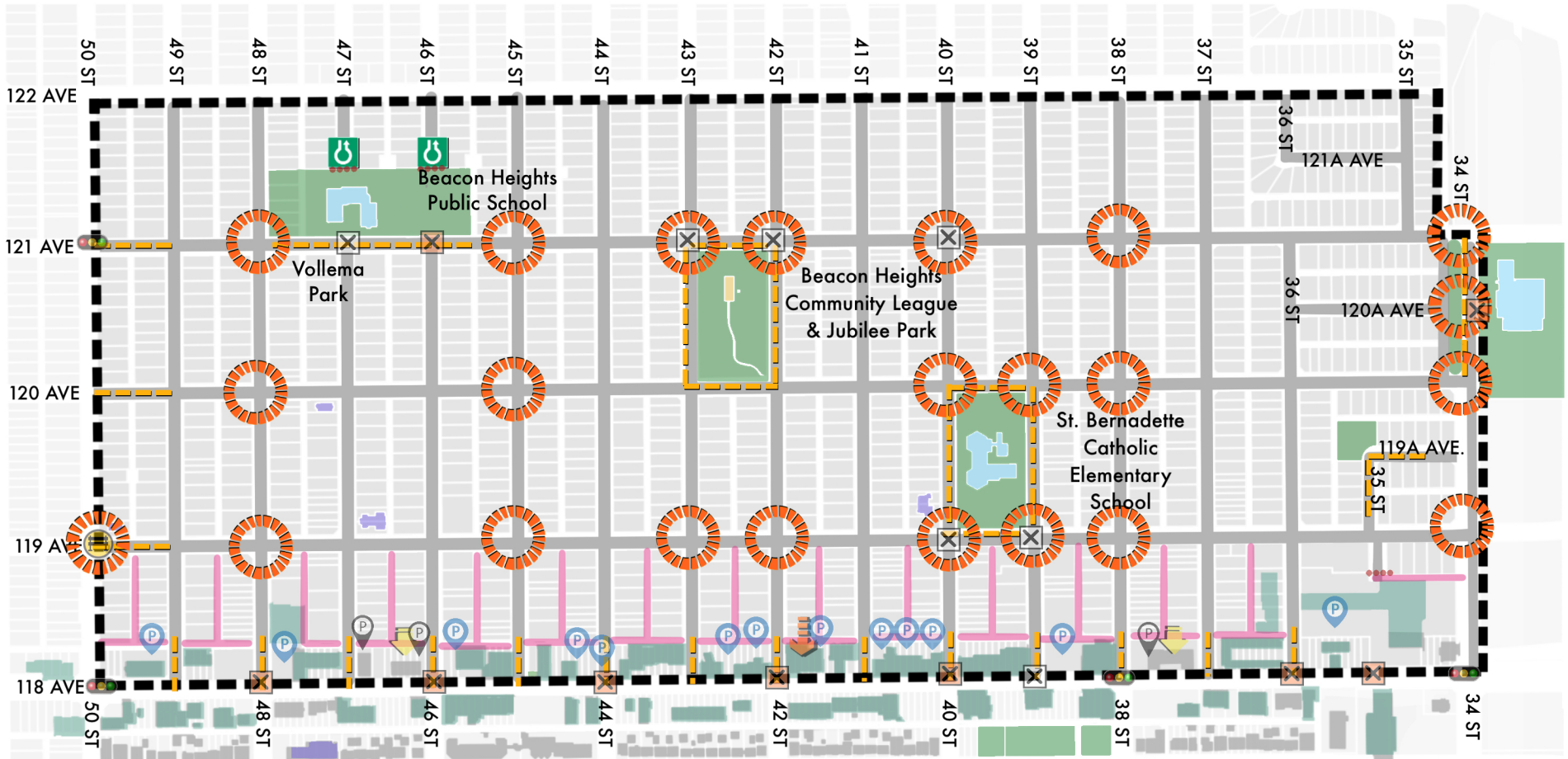
Figure 13
Raised crossing example (Malmo Plains)



Figure 14
Existing chicane example
(location on 123 Street between 107 and 108 Avenue)



Driving and Traffic Safety Opportunities Map



LEGEND

- Beacon Heights Neighbourhood Boundary
- Commercial
- Places of Worship
- Community League
- School
- Roads
- Alleys in scope

- Marked Pedestrian Crossing
- Pedestrian Crossing with Amber Signals
- Traffic Light Controlled Intersection
- Dead end roads
- Commercial Entrances
- Residential Access
- Commercial Parking
- Residential Parking
- Traffic Diverter

OPPORTUNITIES

- Traffic Calming
- Intersection Improvements
- Cul-de-sac



2.4 Placemaking

The following opportunities and constraints relate to placemaking in Beacon Heights, and are mainly referring to activation of public space.

Opportunities

- + **Activation of streets intersecting with 118 Avenue**
Streets near 118 Avenue can be designed to prioritize space for community gathering, helping support social activity and commercial vibrancy.
- + **Flexible and shared public spaces**
Introduce adaptable areas that accommodate pop-up events, markets, and cultural activities.
- + **Enhanced park and plaza functionality**
Upgrades to seating, pathways, and pathway lighting can improve how parks and plazas support social interaction, recreation and year-round use.
- + **Improved lighting and wayfinding**
Redesign lighting to improve visibility for people walking and clear signage to strengthen safety, comfort, and navigation.
- + **Neighbourhood entrance features**
Neighbourhood entrances can be designed as welcoming gateways, using features such as curb extensions, raised crossings and distinctive intersections to create a strong sense of place while calming traffic.
- + **Playful surfaces**
Add colourful and playful elements, such as hopscotch or painted games, to hard surfaces.
- + **Patterns and colours**
Explore surface treatments such as decorative pavement marking, patterns, pavers, and/or stamped/coloured concrete to add visual interest.
- + **Decorative street blades**
Install decorative street blades at key intersections and neighbourhood entry points to reinforce Beacon Heights' identity and improve wayfinding through clear, welcoming signage.
- + **Street segment closure**
Closing sections of roads to cars allows for placemaking, recreation and landscaping opportunities.
- + **Amenities for all ages**
Explore opportunities to introduce adult- and senior-focused amenities, such as benches and picnic tables within parks and open spaces to ensure the park network supports a wider range of ages.
- + **Safety-focused placemaking and CPTED**
Integrate CPTED-informed design improvements—such as lighting, clear sightlines, and active edges—to respond to resident concerns about personal safety.
- + **Reinforce 119 Avenue as an urban greenway**
Reinforce 119 Avenue as an urban greenway by enhancing the right-of-way with trees, landscaping, and welcoming public-realms features that bring nature into the street environment. Placemaking elements such as seating nodes, informal gathering spaces, and gateway treatments can help create a stronger sense of place while connecting people to nearby parks, schools, services, and community amenities.

Constraints

- + **Land ownership patterns**
Expansion of rights-of-way plazas is difficult due to existing utilities.
- + **Space constraints for activation**
Narrow sidewalks and utility conflicts restrict opportunities for street furniture, art, or pop-up spaces.



Figure 15
Amenities within ROW (95 Street & 108A Avenue)



Figure 16
Seating areas and planter boxes within the ROW (109 Street & 85 Avenue)



Figure 17
Existing plaza with open space (Butler Memorial Park)



Figure 18
Existing plaza with open space (Griesbach)



Placemaking Map



LEGEND

- Beacon Heights Neighbourhood Boundary
- Parks/Open Space
- Commercial
- School
- Sports fields

OPPORTUNITIES

- Seating area
- Gathering space/Plaza
- Street Plaza
- Entry Feature
- Urban Greenway



2.5 Green infrastructure

The following opportunities and constraints relate to green infrastructure in Beacon Heights, and are mainly referring to parks and greenery throughout the neighbourhood.

Opportunities

- + **34 Street green space**
Use extra road space across from Abbott Elementary School to build new pathways and plant more trees.
- + **Low impact development (LID)**
Leverage LID features to manage rainwater and reduce surface flooding while expanding overall greenery and strengthening the neighbourhood's urban forest. Integrating elements such as bioretention and basins, box planters, permeable pavement, absorbent landscaping, and soil cells can provide the space needed for trees to thrive, support canopy growth, and prevent sidewalk damage through root-friendly designs and appropriate species selection.
- + **Planting that supports bees, butterflies and helpful insects**
Creating pollinator-friendly landscaping in boulevards and medians to support local nature.
- + **Boulevard tree planting**
Boulevard widening on 119 Avenue, 121 Avenue and shorter residential blocks can help expand tree planting and fill gaps in the neighbourhood's tree canopy.

+ Reinforce 119 Avenue urban greenway

Enhance 119 Avenue as an urban greenway by integrating trees, landscaped boulevards, and Low Impact Development features that clean and manage stormwater while supporting biodiversity and habitat movement. These green infrastructure improvements can help reintroduce nature into the public realm, strengthen environmental resilience, and improve health and wellness along the corridor.

Constraints

- + **Sewer conditions and shallow utilities**
Aging storm/sanitary/combined pipes may not be suitable for connection and existing utilities constrain location and depth for LID.
- + **Ground settlements in Jubilee Park**
Because of past mining activity, ground settlement has been found in Jubilee Park. This significantly limits the possibilities in this area.



Figure 19
Illustrative LID



Figure 20
Illustrative LID

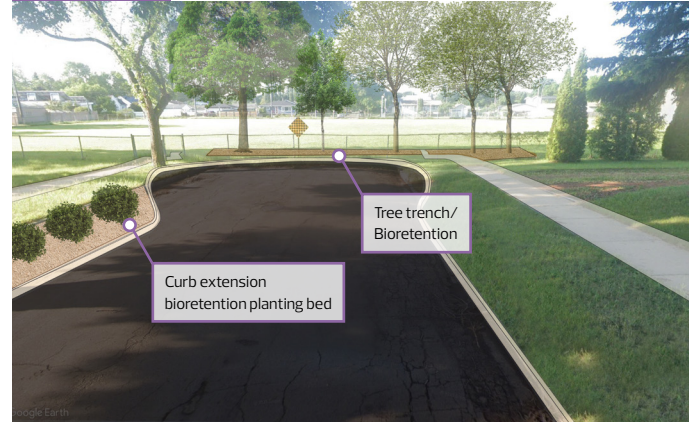


Figure 21
Existing landscape median (61 Avenue and 105b Street)



Figure 22
Illustrative LID structures



Green Infrastructure Opportunities Map



LEGEND

- Beacon Heights Neighbourhood Boundary
- Parks/Open Space
- Sports field
- Community League License area

OPPORTUNITIES

- Potential Area for boulevards and improve tree canopy
- Potential Areas for Low Impact Development Features in Open space
- Potential Areas for Low Impact Development Features in Roadway
- Urban Greenway

