

What We Decided

Parkallen Corner Store Improvements

*Exploring Options and
Tradeoffs*

City of Edmonton
Infrastructure Services
edmonton.ca/ParkallenCornerStore

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SHAPE OUR CITY

Edmonton

ADVISE

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Project overview

The Parkallen Corner Store project aims to revitalize a long-standing commercial space located along a service road next to 111 Street, between 65 and 68 Avenue. It is across from Ellingson Park, an important community green space in the Parkallen neighbourhood. This area has served as an active, neighbourhood-based hub for decades, providing essential goods and services while fostering community connections. This project focuses on:

- + Improving access for people who walk, bike, and take transit, while considering parking needs
- + Upgrading City-owned land around the commercial area with improvements such as new landscaping, sidewalks, street lights, seating, bike amenities and decorative features
- + Exploring small improvements on private property that align with streetscape goals, such as wider walkways, better garbage enclosures, tree planting and outdoor seating, where feasible
- + Enhancing the public realm to encourage gathering, strengthen community vibrancy and support local businesses
- + Aligning with the City's broader vision for 15-minute communities by enhancing this local commercial hub as a key neighbourhood destination

Public engagement and targeted engagement with business owners played a key role in shaping the design. Input from business owners, local residents and visitors helped ensure the space continues to serve as a thriving, welcoming and vibrant neighbourhood hub.

Parkallen Corner Store project scope map



How decisions are made

Public Engagement Spectrum

The City of Edmonton gathered input from residents, businesses, property owners and other community members who work, live and visit Parkallen. The City's Public Engagement Spectrum, below, shows the four levels of influence the public can have on decisions made by the City throughout the project.

People who took part were engaged at the ADVISE level on the City's Public Engagement Spectrum. This means the feedback collected will help inform project decisions.



The City makes decisions using a combination of policy and program information, public feedback, technical requirements and available funding. This process helps to ensure the decisions we make are fiscally responsible, align with best practices, consider the existing public and private infrastructure, land uses and activities in the commercial area and result in the best outcomes for your neighbourhood and our city. Feedback received through the Corner Store project public engagement cannot change City policy direction.

City policies and programs

There are many different City policies and programs that inform the Corner Store design. Some of the most influential ones are listed below and can be found at edmonton.ca by searching using the policy title. When making a project decision, we take into account City policies, technical considerations and public engagement. This list of policies we considered here is not exhaustive.

The City Plan

- + Supports implementing a multi-modal transportation system that creates a connected and accessible city for people of all ages and abilities

Economic Action Plan

- + Direct strategies to attract and revitalize neighbourhood commercial areas with the Corner Store Program
- + Includes investing in public places that provide enhanced economic and social connection

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- + Supports vibrant gathering spaces, adding missing sidewalks by partnering with local businesses, planting trees, creating green space from existing paved surfaces and adding traffic calming measures
- + Provides direction to create a healthy city, vibrant urban places, regional prosperity and climate resilience

Community Traffic Management Policy

- + Supports curb extensions to improve visibility and shorten the crossing distance for people walking; enforce parking offsets from crosswalks and intersections; and to reduce driver speeds

Corner Store Program

- + Delivers streetscape improvements and building renovations that improve community connection and economic viability of local business areas

Accessibility for People with Disabilities Policy

- + Supports accessibility as fundamental to good public engagement and design for all ages and abilities to use neighbourhood infrastructure for the next 50 years

Public Engagement Policy

- + Directs the creation of specific public engagement and best practices to hear from the diverse groups impacted by the project

Technical requirements

Technical requirements ensure any changes follow current standards and best practices, while taking into account constraints such as existing public and private infrastructure, land uses and activities in the area.

Complete Streets Design and Construction Standards

- + Provides direction for the design and construction of roads, sidewalks and shared pathways, measures to calm traffic and enhancements for intersections

Access Design Guidelines

- + Supports access and use for people of all ages and abilities

Crime Prevention Through Environmental Design (CPTED)

- + Encourages designing infrastructure to reduce crime by making spaces visible, inviting, connected and including natural deterrents such as plant selection and placement

Public engagement feedback opportunities

Public engagement for the Parkallen Corner Store Improvements project was completed in multiple phases to help inform the development and refinement of the design. Early engagement focused on gathering feedback from the broader community to understand how people use the area today, what they value and what opportunities they see for improvement. As design concepts became more detailed and potential impacts to parking, access and business operations became clearer,

engagement shifted toward businesses and property owners whose day-to-day activities could be directly affected by proposed changes.

Feedback gathered through each phase helped inform subsequent design refinements. The following engagement opportunities contributed to the development of the final design.

Timeline	Public Engagement	Participation	Outcome
April - May 2025	In-person walk-and-talk meetings with business owners, property owners and the Parkallen Community League, combined with an online survey open to the broader community. Participants shared how they use the area today, what they value most, barriers to visiting more often and ideas for future improvements. How we communicated: • Project web page updates • Social media ads • Three lawn signs, one road sign and several posters placed in the commercial area • Email notifications to interested parties and community groups • Direct outreach to local businesses and property owners • 1,516 postcards delivered to Parkallen residents • 10 targeted letters and posters delivered to businesses	17 in-person participants; 389 survey participants The project's online communications methods received: 1,104 views on Engaged Edmonton 1,718 visits to the edmonton.ca project web page 874 unique visitors 1,201 clicks on the Facebook and Instagram ad	Input helped identify priorities related to accessibility, parking, safety, public gathering spaces, landscaping and support for local businesses. Findings informed the development of initial design concepts.

Timeline	Public Engagement	Participation	Outcome
August - September 2025	Online meetings and correspondence with business and property owners to review two draft design options and discuss potential impacts to business operations, parking, access and deliveries.	7 business owners and 2 business property owners within the project area provided input through meetings or correspondence.	Feedback helped the project team understand operational impacts and tradeoffs associated with each option. Input informed revisions to parking, access, loading and public realm features.
February 2026	In-person engagement session with business and property owners to review revised design concepts. Participants provided detailed feedback on parking, seating, landscaping, lighting, accessibility, crossings and public realm improvements through discussions and marked-up plans.	Two business property owners, four business owners and the Community League	Feedback informed final refinements to the design before development of the final design.

What we heard

Parking management

Parking supply and how space is allocated remain important considerations within the project area. There was limited support by business and property owners for design options that would result in a reduction of parking spaces. We heard:

- Many participants emphasized the importance of maintaining the existing parking supply
- Reallocating space for bike parking, including near key pedestrian areas, was identified as an option

Travel patterns

The April 2025 public survey showed that the Parkallen Corner Store area is accessed in a variety of ways, with walking or rolling being the most common mode of travel. We heard:

- Safe and easy walking and rolling routes are important, as this is the primary way many people access the area
- Biking is a common way people travel to the area, particularly for short trips within the neighbourhood
- Vehicle access remains important for some people, especially for quick errands or trips from farther away

Public realm and furniture

Feedback focused on the type, durability and placement of public amenities within the space. We heard:

- A preference for fixed benches over tables and chairs, citing durability and maintenance considerations
- Concerns about seating located directly in front of businesses, particularly related to visibility, privacy and the overall customer experience
- Additional benches and waste receptacles is needed to support use of the space
- The placement of seating and bike racks is important to ensure comfort, visibility and accessibility
- Interest in a community kiosk to support local notices and information sharing

Infrastructure and safety

Participants identified safety and overall site functionality as key considerations. We heard:

- Concerns around drivers using the crosswalk to access the parking area, with suggestions for clearer signage or turning restrictions
- Interest in traffic calming measures, such as raised crosswalks or speed bumps, to help slow traffic along 111 Street
- Improving overall crossing conditions is important to support a safer walking experience
- Maintaining existing east-west connectivity is important for circulation and access
- Relocating the bike rack closer to the crosswalk and nearby businesses to improve accessibility

Environment and aesthetics

Participants supported enhancing the streetscape, while noting considerations related to design and long-term viability. We heard:

- Support for incorporating additional landscaping within features such as curb extensions
- Retaining existing trees is important where possible
- Proposed tree placement could block visibility of the mural at Urge Tattoo
- Maintaining visual features that contribute to the identity and character of the area is important

Business and residential impact

Feedback highlighted how proposed changes may affect business operations and the interface between commercial spaces and the public realm. We heard:

- Seating facing storefront windows may be uncomfortable or awkward for both patrons and business owners
- Some clientele primarily access businesses by car, reinforcing the importance of maintaining convenient vehicle access
- Concerns about introducing patios or amenities in front of neighbouring businesses, particularly where they may conflict with existing operations

How we used your input

The City uses policies and programs, public engagement input and technical requirements to make renewal decisions.

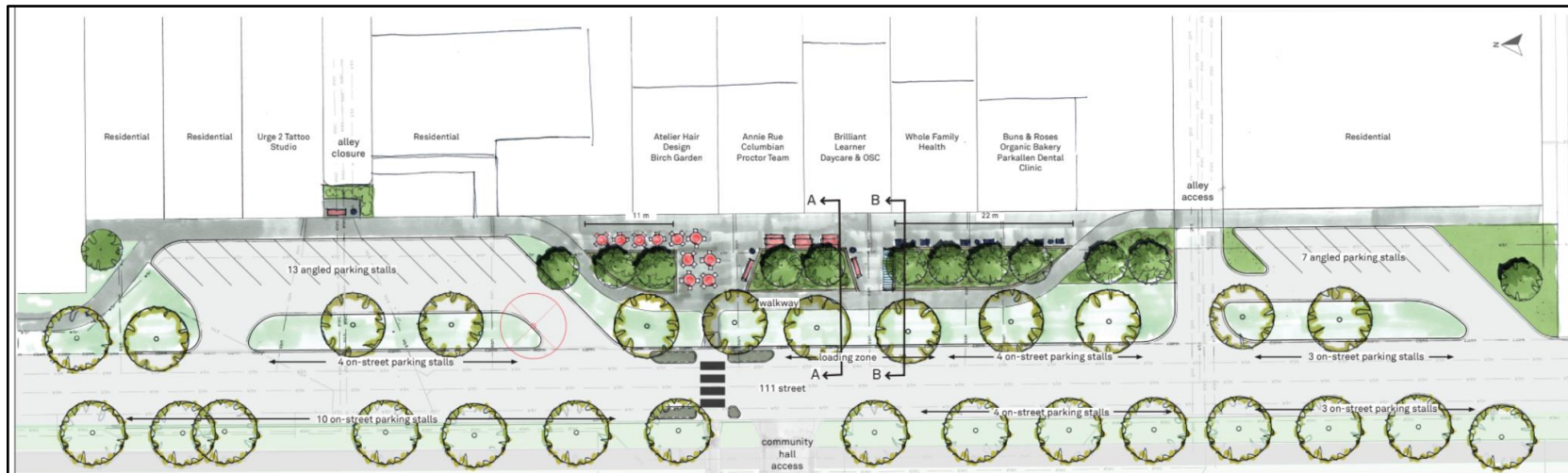
The decision-making criteria are:

- City policies and programs
- Technical requirements
- Public engagement input

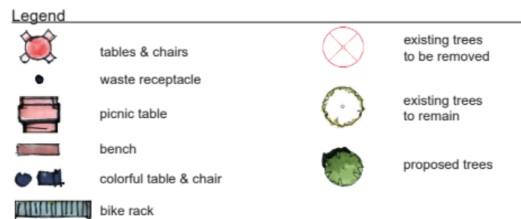
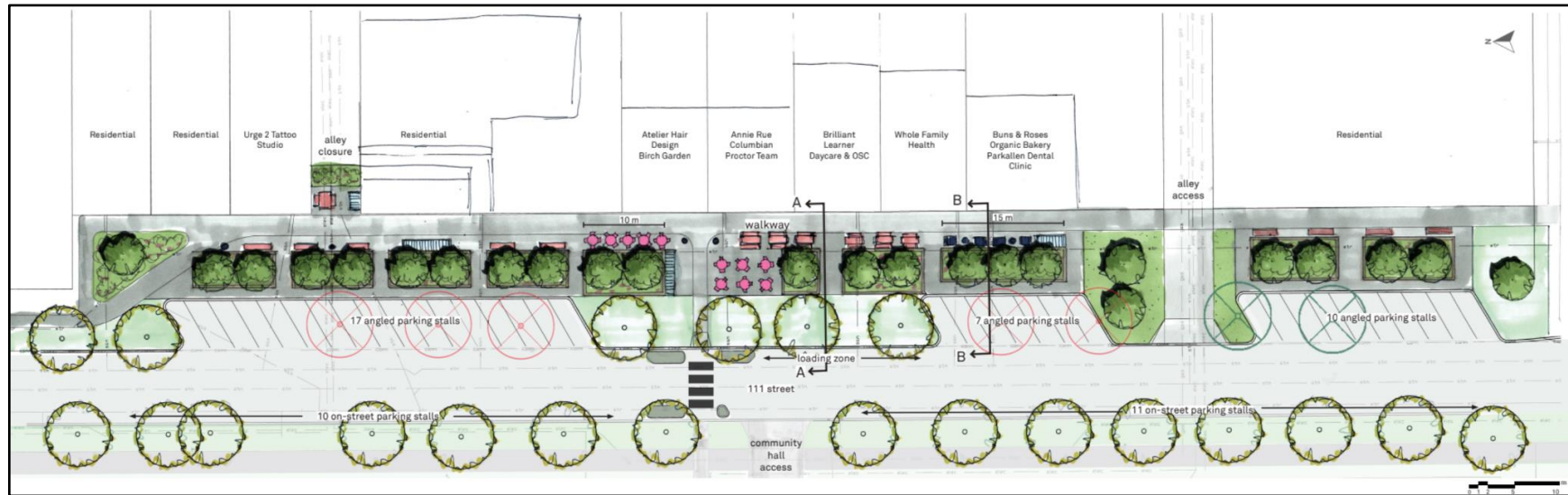
What we considered

Businesses were presented with design options in September 2025. These designs were informed by feedback received during public engagement conducted in June 2025.

Concept Options (September 2025) - Option 1



Concept Options (September 2025) - Option 2



Following this engagement, the businesses identified several key concerns, including:

- Potential construction impacts on business operations
- Reduced parking availability for customers and employees
- Removal of mature trees
- Use of the space year-round and winter maintenance
- Accessibility and safety concerns for customers

The project team reviewed and considered this feedback and made revisions to the proposed designs. Updated design options were presented to businesses in February 2026. Feedback on the revised designs was generally positive, with business owners expressing appreciation for the changes made in response to their input.

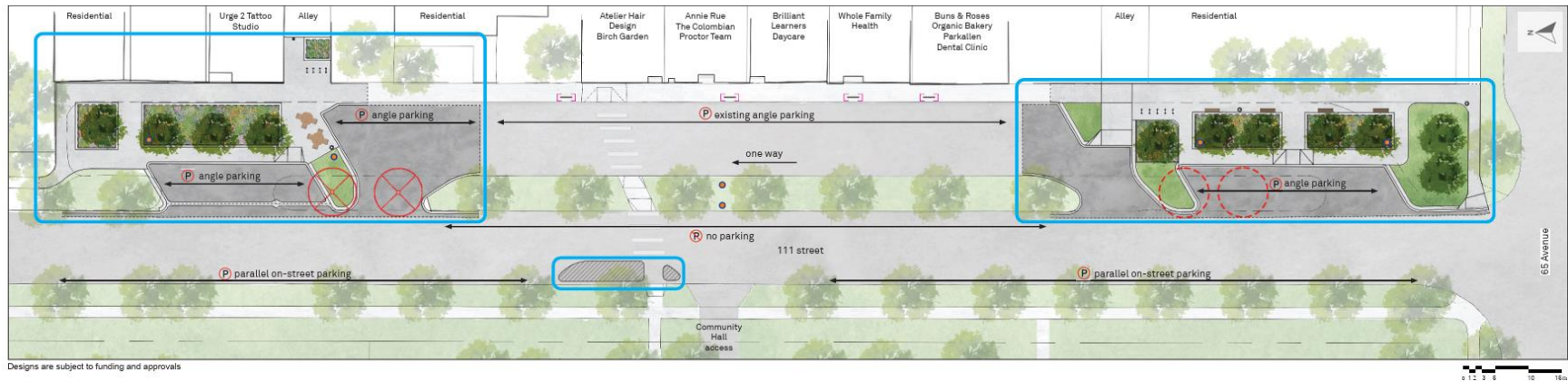
Revised Options (February 2026)



What we decided

The final design was developed through multiple phases of public engagement, technical review and design refinement. Public engagement feedback helped identify community priorities, opportunities and concerns, while technical requirements, City

policies and programs, existing site conditions and available funding helped determine how those priorities could be incorporated into the final design.



Legend

Proposed Elements

	Permanent table & chairs		Sod
	Bench		Perennials
	Waste receptacle		Concrete
	Bike rack		Asphalt
	Bollard		curb extension
	Tree		curb ramp
	Street light		
	Improvement areas		

Existing Elements To Remain

	Tree
	Bike rack

Removals / Relocate

	Existing curb & gutter & median
	Tree - to be relocated
	Tree - to be removed

The following sections describe the final design refinements and the factors considered in arriving at each decision.

This section focuses on the following design refinements:

- + Alley access and community space design
- + Parking and curb extension removal
- + Lighting improvements

Alley access and community space design

What we considered

Public engagement feedback

- + Supported creating a functional and welcoming community space
- + Identified the importance of creating a comfortable public gathering space
- + Identified safety and site functionality as important considerations

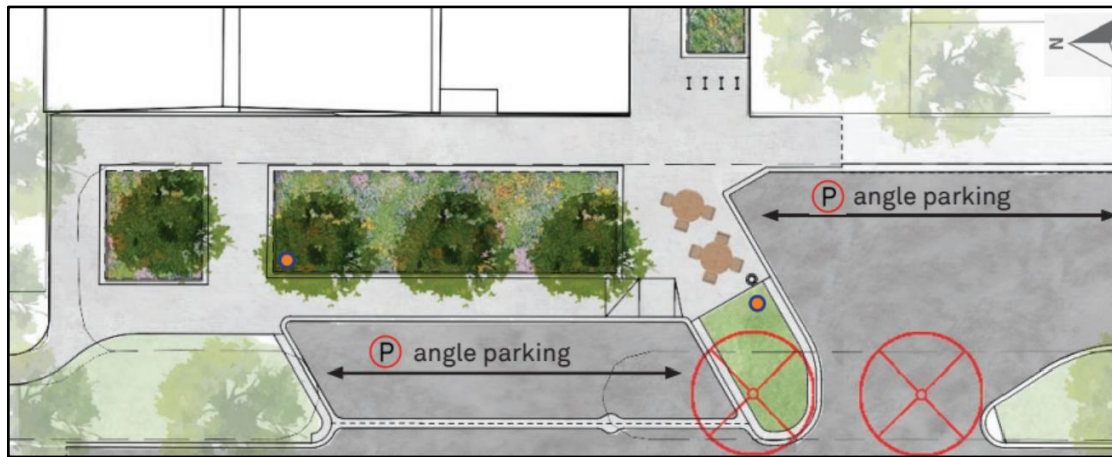
Technical considerations

- + Existing alley access created conflicts between people who walk and drive
- + Access from the alley to 111 Street encouraged shortcutting
- + The space could be repurposed as a community gathering place with landscaping and lighting to improve comfort and safety

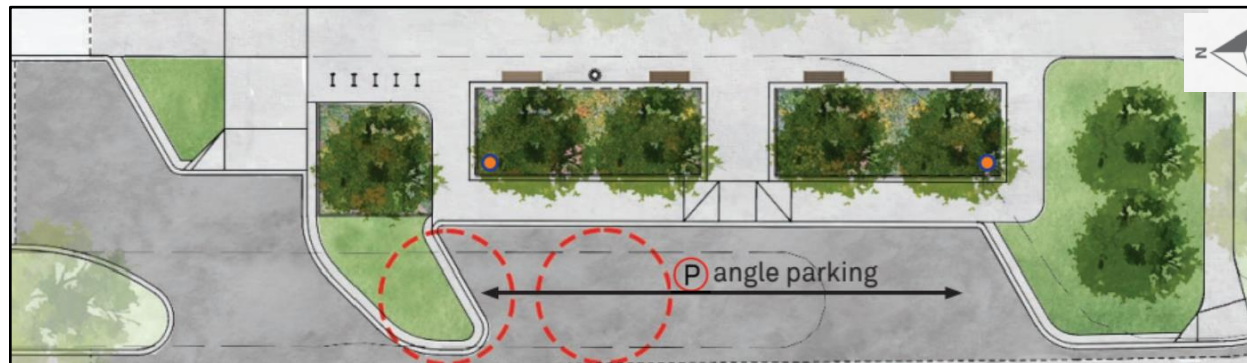
What we decided

- + New seating and raised tree beds added to the north and south ends of the project site
- + Parking is realigned closer to 111 Street at the north and south ends of the project site. Accommodates the proposed seating areas and provides better access to 111 Street in these zones
- + Extended south alley access to the west. Provides better turning movement for vehicles and creates a protected parking zone

North end seating area



South end seating area



Legend

Proposed Elements

	Permanent table & chairs		Sod
	Bench		Perennials
	Waste receptacle		Concrete
	Bike rack		Asphalt
	Bollard		curb extension
	Tree		curb ramp
	Street light		
	Improvement areas		

Existing Elements To Remain

	Tree
	Bike rack

Removals / Relocate

	Existing curb & gutter & median
	Tree - to be relocated
	Tree - to be removed

Parking and curb extension removal

What we considered

Public engagement feedback

- + Participants emphasized the importance of maintaining the existing parking supply
- + Businesses and property owners expressed concerns about parking reductions and impacts to business operations
- + Participants identified pedestrian visibility and safety as important considerations
- + Some participants suggested reallocating space for bike parking near key pedestrian areas

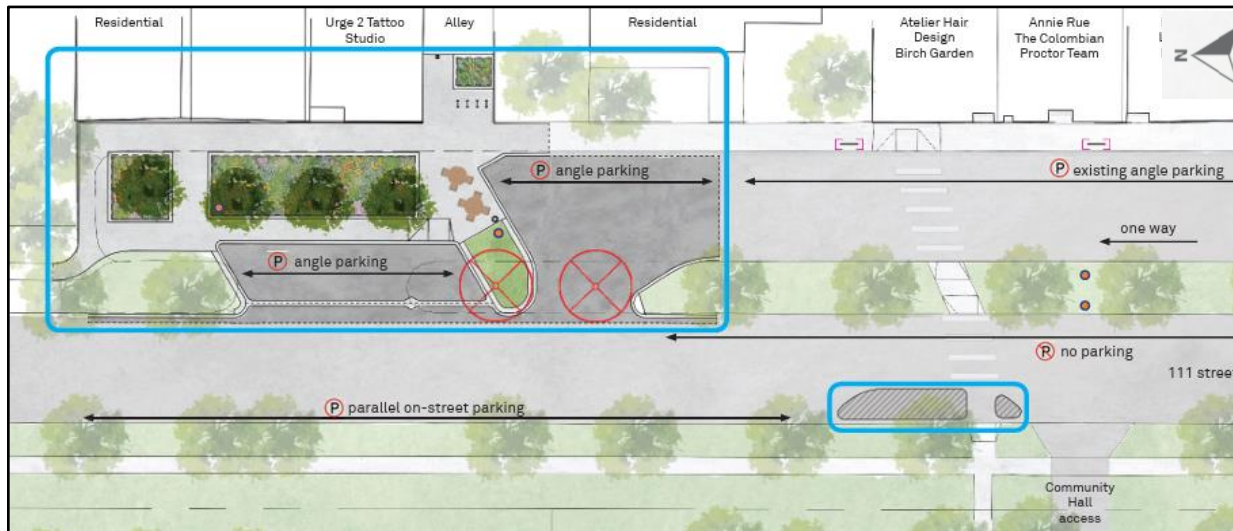
Technical considerations

- + Parking was relocated to the west side of 111 Street to maintain the existing number of parking stalls
- + The east side of 111 Street did not provide sufficient space for parking due to the redesigned service road openings
- + West curb extensions improve pedestrian visibility and shorten the crossing distance without reducing travel lanes widths below the City's standard

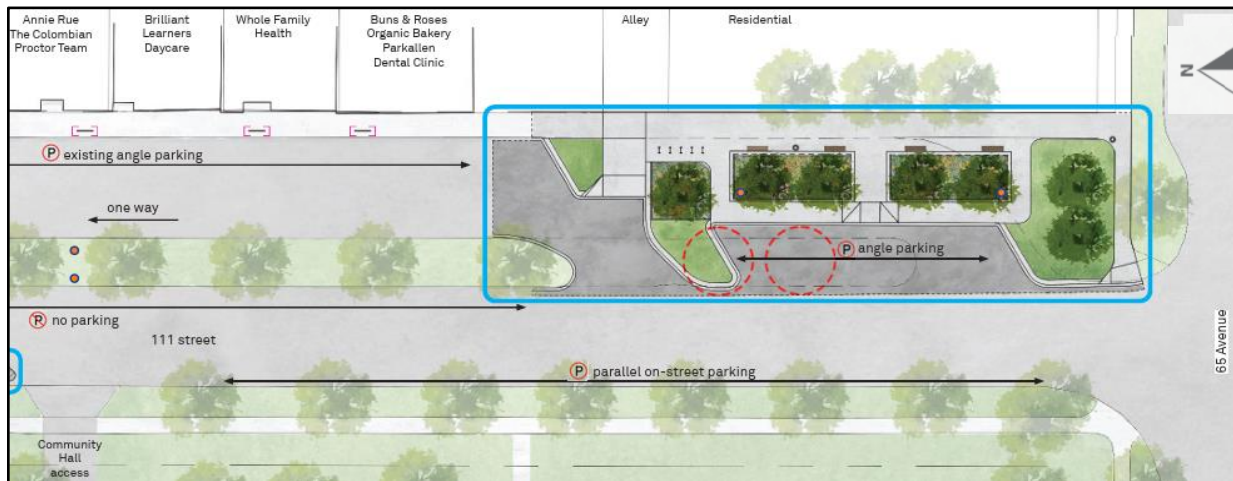
What we decided

- + Curb extensions added to the west side of 111 Street. This will create a safer space for people who walk by shortening the crossing distance and providing better sight lines for both people who walk and drive
- + Temporary curb extensions removed from the east side of 111 Street. Provides better flow for people who drive travelling northbound and sight lines are not restricted with the parking moved to the east side
- + Parking is realigned closer to 111 Street at the north and south ends of the project site with the additions of the seating areas

Parking types and location - north end



Parking types and location - south end



Lighting improvements

What we considered

Public engagement feedback

- + Participants identified safety and visibility as important considerations
- + Improved lighting was generally viewed positively
- + Participants indicated lighting could improve comfort and support business activity

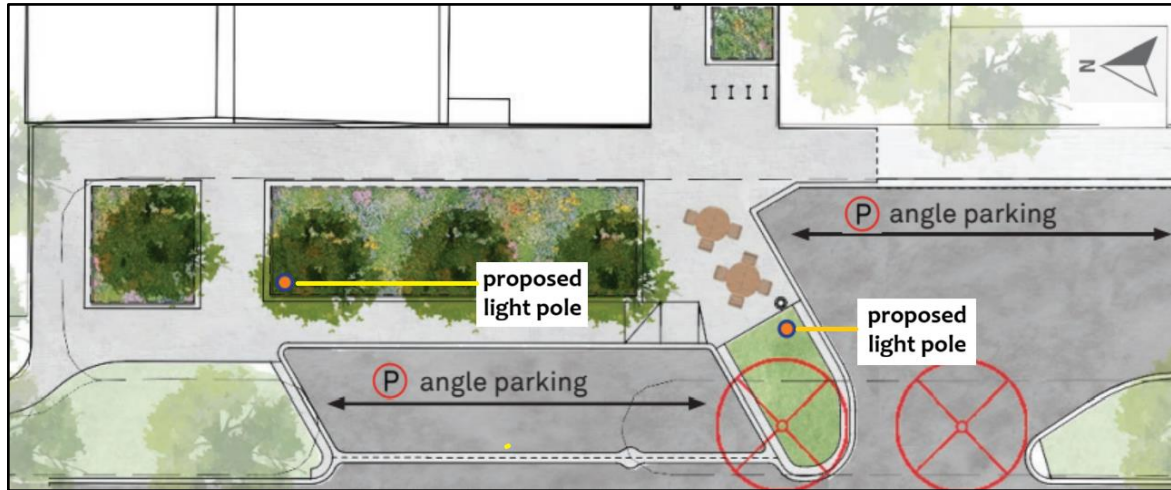
Technical considerations

- + Existing lighting was only identified at the south alley access and on the west side of 111 Street. There are no City light fixtures for the service road
- + Lighting on the sidewalk was only provided by the private properties' front lights

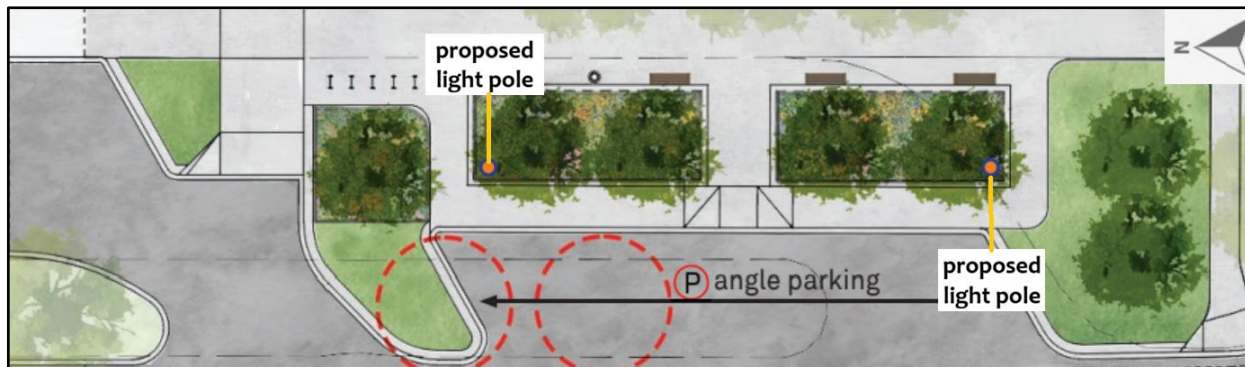
What we decided

- + New pedestrian lighting added to each of the seating areas to provide a safe and enjoyable area for people
- + A new light pole was added in the centre median to provide lighting to the service road next to the businesses in the central area. It also provides some lighting to the pedestrian crossing, increasing safety

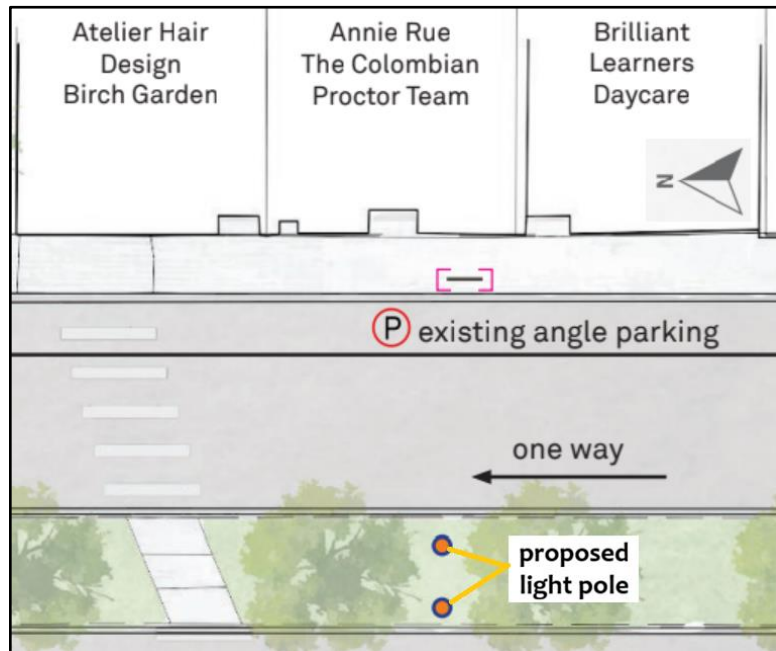
Proposed lighting for the north end seating area



Proposed lighting in the south end seating area



Proposed lighting in the center median near existing marked crosswalk



Next steps

Construction is planned for 2027, subject to final approvals and funding. Information on what to expect during construction will be shared before work starts.

Ways the City will communicate with you

Prior to the start of construction, construction bulletins will be distributed to all businesses and affected residents.

For project updates and more information visit edmonton.ca/ParkallenCornerStore.