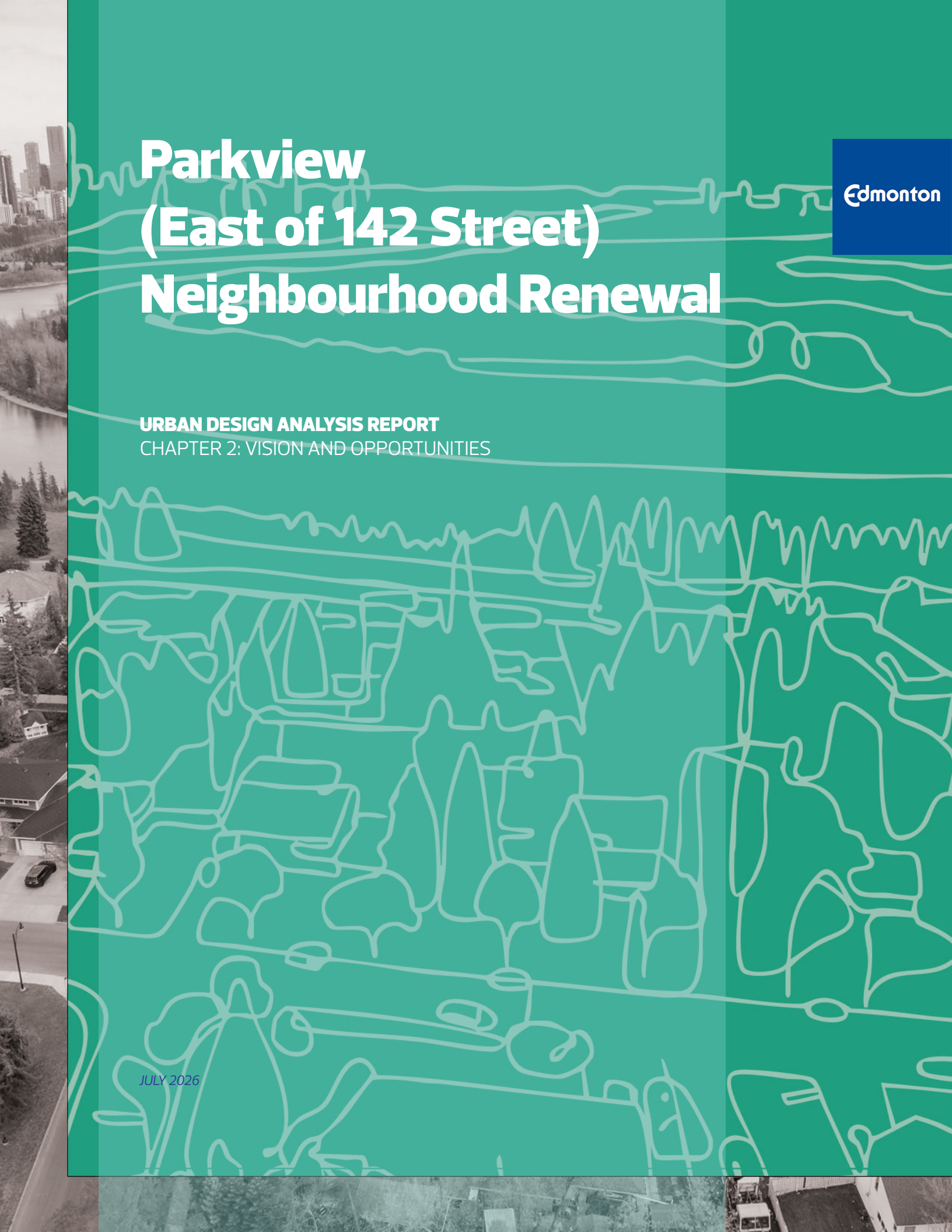




Parkview (East of 142 Street) Neighbourhood Renewal

Edmonton

URBAN DESIGN ANALYSIS REPORT
CHAPTER 2: VISION AND OPPORTUNITIES

JULY 2026

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Community Vision + Guiding Principles

The Parkview (East of 142 Street) Vision and Guiding Principles were refined through the public engagement process. The Vision is a statement which aligns with the community's view for the future of their neighbourhood. The Guiding Principles provide direction for how the Vision is brought to life in the neighbourhood design.

Draft Community Vision

“

Our community is defined by its distinct character and well-connected, central location.

Our community thrives on a deep-rooted connection to nature and Edmonton's River Valley, and we value preserving peaceful green spaces and mature trees. We prioritize a safe, livable, connected and inclusive environment that facilitates seamless movement for all—whether walking, biking, rolling or driving.

By fostering a neighbourly spirit, we are dedicated to building a welcoming, resilient and vibrant community for future generations.

”



Draft Guiding Principles



Safety and well-being

Residents move safely and comfortably through the community at all times, supported by well-lit public spaces, durable sidewalks and effective traffic controls.



Connected and accessible

People of all ages and abilities enjoy easy year-round access to the River Valley and local destinations through a safe and well-connected network of paths and roadways.



Community context

Our community's quiet, family-oriented character, history, and resident values are considered through renewal and reflect the needs of people now and in the future.



Livable and resilient

We protect our mature tree canopy and green spaces, ensuring a sustainable and vibrant environment for current residents and future generations to live, play and grow.



Adaptable and rebuildable

Infrastructure improvements balance modern needs with the features residents value most, including peaceful streets, accessible pathways, and seamless connections to nature.



Opportunities and Constraints Analysis

The following opportunities and constraints for Parkview (East of 142 Street) were identified by the Project Team with input from the public engagement activities. The Project Team will consider these opportunities and constraints, while ensuring that proposed improvements also consider snow and ice clearing needs, as the project team develops options for the Exploring Options and Tradeoffs stage of the Neighbourhood Renewal planning and design process.

Constraints

- Existing conditions that could limit or influence the type and feasibility of improvements include:
 - + Mature trees and established landscaping
 - + Utilities
 - + Road right-of-way¹ widths
 - + Driveways and site grading
- Proximity to the River Valley may limit opportunities for pathways
- Policy restrictions may limit opportunities for new lighting installations along the top of bank of the North Saskatchewan River Valley

Walking and Rolling

Opportunities

- Sidewalks:
 - + Replace and widen existing sidewalks to the current standard, and add new sidewalks to address missing links
 - + Explore locations to install boulevards along the sidewalk with new trees and landscaping
 - + Look at options to increase comfort and accessibility of walking on the 142 Street service road
- Pathways and breezeways²
 - + Opportunity to increase accessibility by constructing a new walking connection along Valleyview Drive and Valleyview Crescent
 - + Explore options to create better access such as a new breezeway² connection from Valleyview Crescent to Melton Ravine trailhead
- Safety:
 - + Explore opportunities for additional lighting in areas with higher volumes of people walking, rolling, or biking, including along new pathways, breezeways², and top of bank areas
- Shared Alley:
 - + Enhance the alley connection from Valleyview Crescent to Melton Ravine by making it more inviting and safer for people who walk and roll and people who bike
- Transit:
 - + Provide accessible connections to transit stops on 142 Street and improve waiting areas
- Wayfinding:
 - + Consider new wayfinding signage to support connectivity to destinations in the area
- Crosswalks:
 - + Explore opportunities for upgrading and adding crosswalks along key walking routes, such as across 142 Street

1. Road right-of-way: Publicly owned land for public use extending from private property line to adjacent private property line; this corridor includes the road, curbs, sidewalks, transit and dedicated bike lanes, boulevards, landscaping, streetlights, and utilities.

2. Breezeway: A public pathway between two private properties, making it easier for people who walk and bike to move around the neighbourhood

Traffic Calming

Opportunities

- Explore adding traffic calming at key intersections and along neighbourhood bike routes
- Traffic calming measures:
 - + Encourage slower vehicle speeds
 - + Improve sightlines for people walking and rolling, and driving
 - + Shorten the crossing distance for people walking and rolling
- Traffic calming measures could include:
 - + Curb extensions
 - + Two-stage crossings
 - + Raised crossings
 - + Mini roundabouts
 - + Raised intersections
- Design peaceful, low-traffic streets near roadway greens³ to make open spaces safer and easier for residents to enjoy.

Specific Constraints

- Roadway width and the need to accommodate different vehicle types may impact locations and types of traffic calming measures
- Certain traffic calming features such as curb extensions and raised crossings may impact drainage, requiring further review and investigation

Biking

Opportunities

- Enhance the 142 Street service road Bike District Connector route to improve safety for people who bike and promote safe interactions between people who bike, walk, and drive
- Explore options to improve service road intersections on 142 Street to reduce conflicts between people who bike, walk and roll, and drive
- Enhance and create bike connections throughout the neighbourhood and along top of bank roadways that are safe and accessible for all ages, abilities, and seasons
- Opportunity to improve access to the River Valley
- Consider new wayfinding signage along the bike network and near Melton Ravine to support connectivity and recreation



3. Roadway greens: Publicly owned land for public use of the green space located within or alongside a roadway right-of-way that functions as a pocket park, median, or natural area to support ecology.

Driving

Opportunities

- Replace the aging driving surface of roadways
- Redesign existing roads to current standards, which may result in more space for landscaping, recreational space, and active mode use while reducing maintenance requirements
- Explore options to improve service road intersections on 142 Street to reduce conflicts between people who bike, walk and roll, and drive
- Explore options to enhance intersections at 142 Street to improve access in and out of the neighbourhood during peak hours
- Improve intersection layouts along local roads

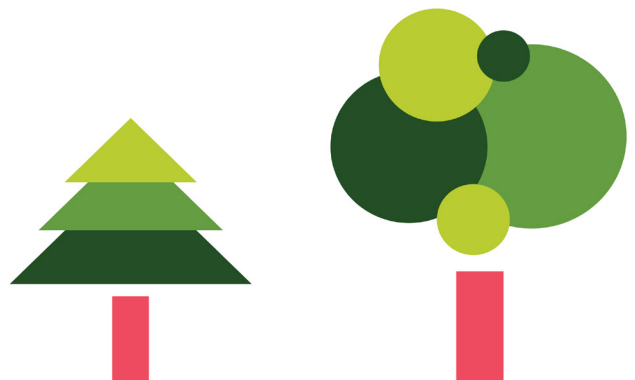
Green Infrastructure

Opportunities

- Explore options to increase landscaped area of roadway greens³ by reclaiming from surrounding excess pavement surface
- Provide accessible connections and opportunities to address missing links on roadway greens³ and along the top of bank open space
- Explore incorporating natural drainage features Low Impact Development (LID) such as absorbent landscaping in green spaces and boulevards to help reduce the risk of surface flooding
- Explore opportunities to calm traffic around roadway greens³, this could include narrowing roads, converting streets to one-way, and adding gateway features such as raised crossings beside green spaces if appropriate
- Explore areas within the neighbourhood for naturalization

Specific Constraints

- Existing roadway greens³ are limited in size which restricts what amenities can be added
- Top of bank area is subject to restrictions in development due to river valley protection policies
- Some open space improvements may be out of scope for this project
- LID is limited to absorbent landscaping
- Existing utilities may restrict where tree plantings and LID features are feasible

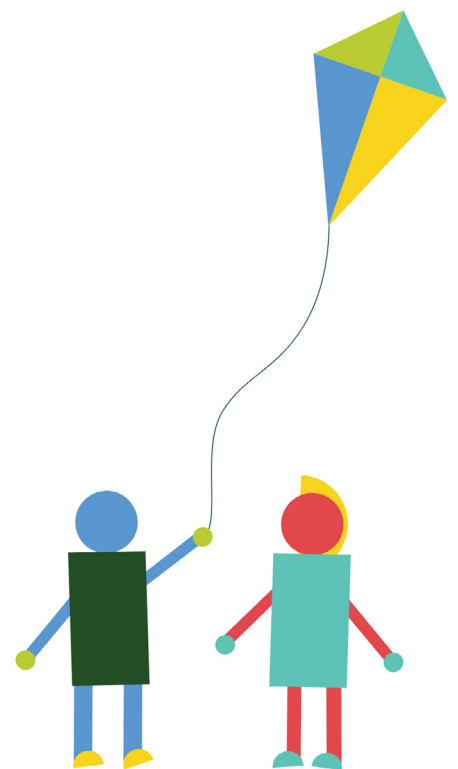


3. Roadway greens: Publicly owned land for public use of the green space located within or alongside a roadway right-of-way that functions as a pocket park, median, or natural area to support ecology.

Placemaking

Opportunities

- Explore accessible improvements to the viewpoint area along top of bank
- Explore adding new amenities such as seating and waste receptacles to service the existing top of bank off-leash dog park, and other roadway greens³
- Explore options for a new gathering area and trail access point in the open space near Melton Ravine at Valleyview Crescent
- Consider new wayfinding signage to improve access to key destinations
- Explore options for decorative street lights
- Explore options to add amenities to roadway greens³
- Explore options for decorative street blades
- Explore options for neighbourhood entrance features



3. Roadway greens: Publicly owned land for public use of the green space located within or alongside a roadway right-of-way that functions as a pocket park, median, or natural area to support ecology.

Neighbourhood Opportunities

Opportunities identified for Parkview (East of 142 Street) are shown on the following map. These areas for improvements were determined on technical information, City policy, and public engagement. The information gathered will guide the design options created for the Exploring Options and Tradeoffs stage, which will be presented to the public for feedback.

The portion of Parkview which will be included in this neighbourhood renewal project is the area east of 142 Street and north of Buena Vista Road, as outlined on the map on the next page.



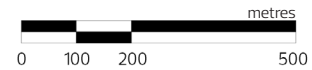


Map 1 – Neighbourhood Opportunities

Map Legend

- Project Area
- Missing Sidewalk
- New Pathway
- New Breezeway
- Shared Alley
- Treed Boulevard Sidewalk

- Service Road Improvements
- Bike Route: District Connector
- Bike Route: Neighbourhood
- Intersection Crossing Improvements
- Intersection Layout Improvements
- Service Road Intersection Improvements
- Intersection Traffic Calming



- Roadway Green Improvements
- Top of Bank + Off-Leash Area Improvements
- Melton Ravine Access Improvements
- Viewpoint Opportunity
- Bus Stop Improvements