Welcome

The purpose of the workshop is to share the information and feedback we have received to date and to present alternative design concepts for the McKernan/Belgravia Station Area Plan. Workshop participants will be asked to review the alternative concepts and provide comments back to the consultant team. Feedback from this workshop will be used to refine the concepts and assist the consultant team in developing a preferred concept for the area.

Tonight's Agenda

6:00 - 6:30 Coffee, registration, and informal tour of display panels

6:30 - 7:30 Presentation
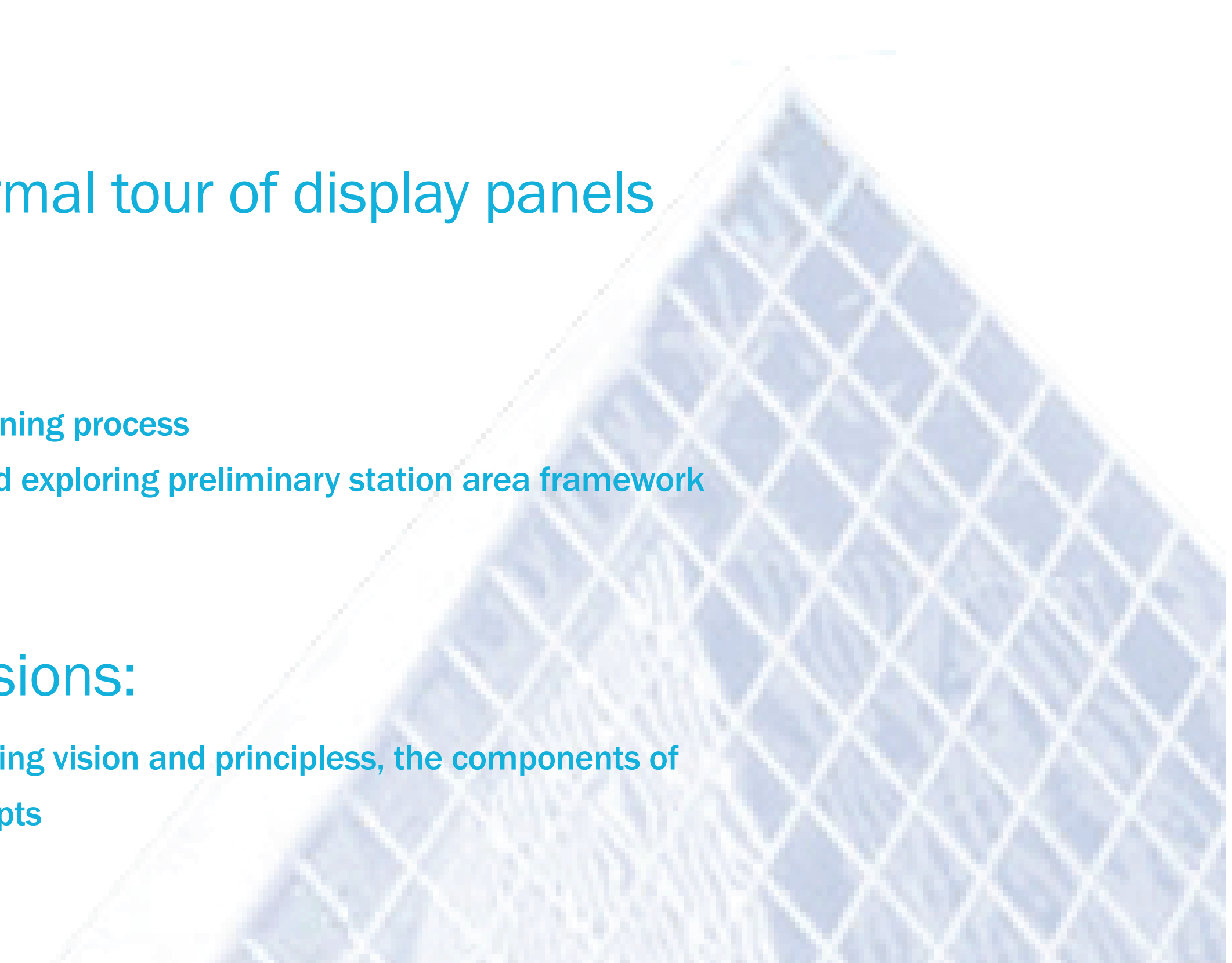Introduction of Planning team, study goals, planning process
Presentation: TOD and station area planning and exploring preliminary station area framework and concepts
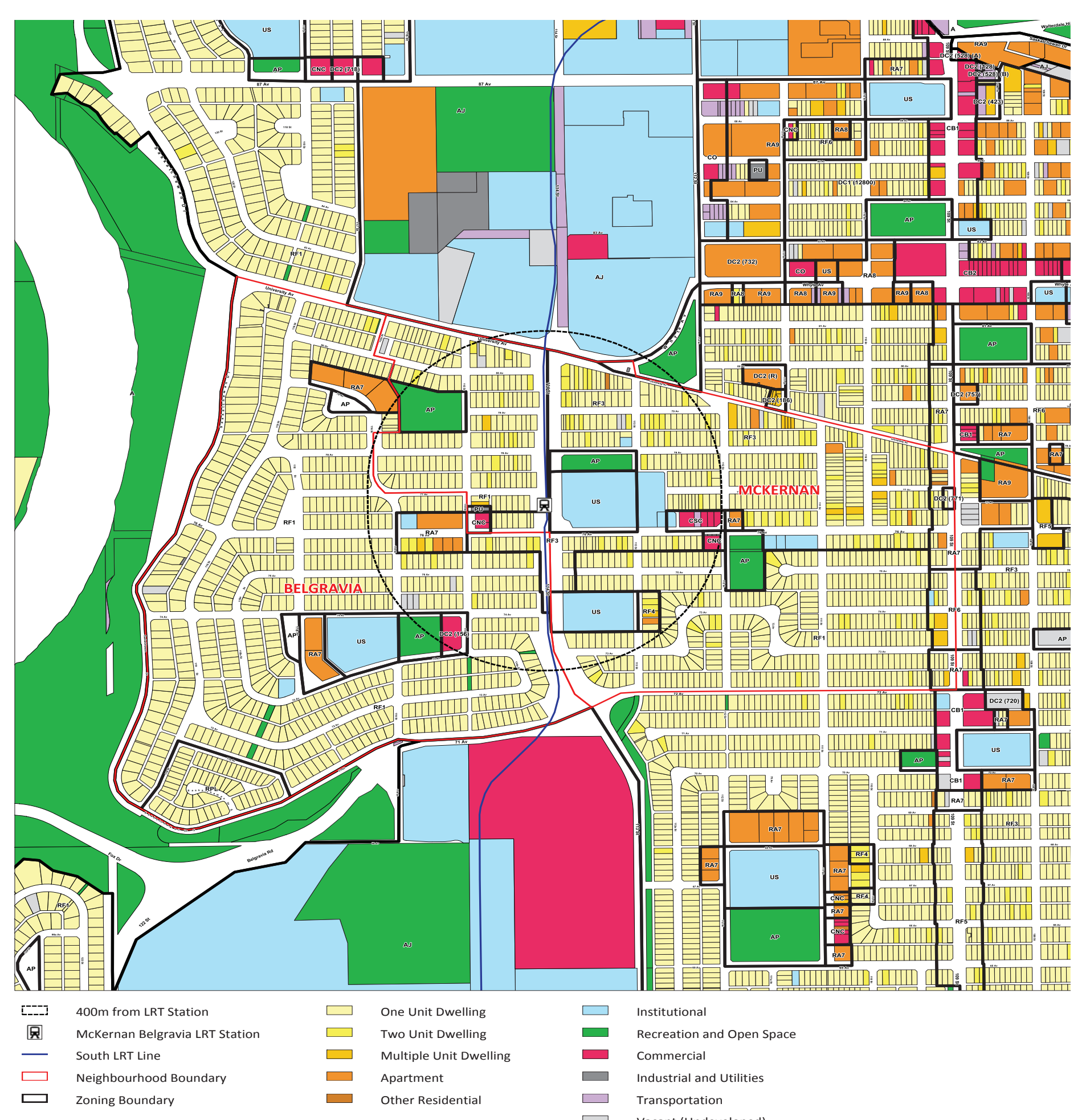
7:30 - 8:45 Table breakout group discussions:
Working through the Workbooks to discuss guiding vision and principless, the components of the framework and the intial station area concepts

8:45 - 9:30 Groups report back

9:30 Wrap up and next steps

Phase I August - November 2011	Phase II December 2011 - March 2012	Phase III April - August 2012	Phase IV September - October 2012
Reconnaissance and Exploring Opportunities and Constraints	**Exploring Options & Making Decisions**	**Draft Station Area Plans**	**Final Plans/ Approvals**
Stakeholder Interviews	**Public Workshop #2** Develop Designs with Stakeholders and Public at Open House	**Public Workshop #3** Presentation Draft Station Area Plans	Public Hearing on Station Area Plans
Public Workshop #1 Intro to TOD and Station Area Analysis	WE ARE HERE		

McKernan/Belgravia Station

400m from LRT Station	One Unit Dwelling	Institutional
McKernan Belgravia LRT Station	Two Unit Dwelling	Recreation and Open Space
South LRT Line	Multiple Unit Dwelling	Commercial
Neighbourhood Boundary	Apartment	Industrial and Utilities
Zoning Boundary	Other Residential	Transportation
		Vacant (Undeveloped)

McKernan/Belgravia Station Area Zoning Map

Workshop One: What we Heard

Workshop One introduced the project to stakeholders and the public, providing background information on City of Edmonton policy initiatives, transit oriented development and its role in growing urban centres. The consultant team presented their preliminary analysis of opportunities, constraints and redevelopment potential for the station area. Workshop participants were then asked to provide information about the existing conditions of the station area and complete their own analysis of the redevelopment potential of the area. Below is a summary of the comments received.

1 What do people like about the neighbourhoods?
- Access to the LRT and the connection it provides to the rest of the City.
- Good cycling and pedestrian infrastructure, both on and off road, with easy access to the river valley and other major anchors and attractions in the area.
- The location of nearby amenities make these neighbourhoods attractive to many different groups including seniors, professionals, young families, and students.
- People enjoy the existing park spaces. They are well loved and well used.

2 What do people dislike about the neighbourhoods?
- Disconnected pedestrian and bicycle pathways.
- Difficulty crossing major thoroughfares.
- Congestion and limited access to the neighbourhoods.
- Lack of commercial amenities in the area.

3 What areas would people like to see undergo minimal change?
- Most people would like to preserve the character of the neighbourhoods and its existing parks and trees.

4 What areas do people think may change overtime?
- People generally support some level of increased density or mixed use including a greater range of housing choices in the station area.
- People see development pressures along 76 Ave, 114 Street and University Ave.

5 How do people think the station area should evolve?
- Predominantly residential, with potential for increased housing diversity. This may include some medium density housing on 114th Street and University Avenue.
- Some limited commercial development may occur near the LRT station.
- People see the area evolving to be more responsive and able to meet people's lifecycle needs as they age and for all income levels.
- Enhance cycling trails and pathway connectivity.
- Improvements to 114th crossings should be explored.
- People would like to see improved bus transfer from LRT station.
- Improve and expand bicycle parking at station.
- While people generally see opportunities for increased density and diversity of housing types, many are concerned about the impacts of new development, parking issues and the quality of new development. Many indicate that design guidelines should guide a high standard of development.

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The Station Area Today

The Area Today

McKernan/Belgravia are attractive and desirable neighbourhoods primarily comprised of low density single family homes and a modest amount of low scale multi-family dwelling units. They are defined by mature trees and streetscapes, a variety of housing and architectural styles, mature park and open spaces, an elementary school across from the LRT station, and a limited amount of largely isolated commercial development located on 76th Avenue on both the east and west sides of 114th Street which bisect the community and represent the primary movement corridor within these communities. Given the location of the neighborhoods and their proximity to some of the Edmonton's major institutions and employment centres, including the University of Alberta Main Campus and South Campus, and the University Hospital, they are not only attractive to families, but also to professionals, students and seniors who utilize these institutions or who value close proximity to other important city wide amenities.

It is clear through the number of recent duplex developments and single family conversions to multi-family units that the neighbourhoods are under increasing pressure to provide a more diverse range of housing choices to accommodate the needs of working professionals, families, seniors and students. At the same time, there is also a need to recognize, preserve and protect the fundamental low density single family character which defines much of these neighbourhoods and which many people find attractive.

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Vision & Guiding Principles

The vision for the McKernan/Belgravia Station Area is to support moderate development intensification by directing change to the periphery of the neighbourhoods, along major arterials and adjacent to the LRT Station, while protecting and the fundamental character of the interior of the neighbourhoods by limiting the type and form of development to be consistent with the existing character of the neighbourhoods. This approach will serve to diversify the range of housing choices in these neighbourhoods, support increased transit use, add local commercial amenities and support the evolution of the neighbourhood as a more complete, sustainable community. At the same time, this will also lend a greater measure of certainty and stability to the interior of the neighbourhoods by limiting change in these locations. The Plan will also seek to enhance public realm and pedestrian amenities, improve connections, and link cycle network utilizing local streets. Over time this will enhance the physical character and image of the community, improve quality of life and permit greater opportunities for family oriented development and aging in place within the community, while preserving the fundamental nature of this well-loved and desirable community.

Mckernan/Belgravia Transit Oriented Development Principles

Ensure transit oriented development is appropriately located and scaled to fit the community

1) Support transit use and walking to major institutional and employment centers through targeted opportunities for development intensification around the station area on 114th Street and 76th Avenue as well as along the peripheral arterials including University Avenue and 71st Avenue. Densities in the areas should not exceed 4 storeys, excepting the 'gateway location' at University Avenue in the north where some increase in height may be appropriate.

2) Reorient and utilize development along 114th Street to front onto this street creating a 'built form' buffer from noise, wind and dust to better protect the community while creating a re-imaged and attractive character for the neighborhood along this highly visible street frontage. Reorientation of buildings will also provide "eyes on the street" and align with Crime Prevention Through Environmental Design (CPTED) principles.

Protect and stabilize the interior of the neighbourhoods

1) The interior of the community, all areas not identified for development intensification opportunities, are not appropriate for significant change and their fundamental character and form will be preserved.

Improve the public realm and focus on enhanced place making

1) Enhance the quality of the linear open space on the west side of 114th Street by making this a more attractive landscape feature within the community.

2) Improve green connections and linkages, increase the urban forest.

Enhance mobility choices

1) Enhance connectivity within the station area through a new street pattern and improved pedestrian crossings.

2) Improve access to transit through enhanced pedestrian and cycle amenities at the station area and improved connections between the LRT Station and buses.

3) Establish a connected cycle network utilizing local streets.

Strive for a more complete community

1) Enhance local amenity through the provision of small scale commercial or live work establishments in the vicinity of the Station Area, along portions of 76th Avenue and 114th Street.

2) Utilize small scale commercial and employment opportunities to enhance the live/work balance of the community.

Pursue design excellence

1) Ensure all new developments adopt a standard of design excellence that will complement the neighbourhood and enhance the character and image of the community continuously over time.

Encourage environmentally sustainable neighbourhood design

1) Focus on sustainable development forms and patterns including the introduction of a mix of uses, housing types and higher densities around the transit station area.

2) Introduce a high quality system of connected public spaces which features a variety of stormwater management solutions including collection, filtering and reuse.

1) Explore new green infrastructure and building technologies, and encourage LEED certified buildings, the incorporation of green roofs, the use of renewable energy sources and innovative wastewater technologies.

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