



Welcome

The City of Edmonton's Urban Design Section, Sustainable Development would like to continue the discussion with the community and all those stakeholders who are interested in McCauley's future. We have some suggested directions to further enhance and celebrate its unique character. A focused Urban Design Plan will set a direction for the public realm, connections to downtown and surroundings, built form, growth, sustainability and strengthening McCauley's strong cultural character.

Agenda

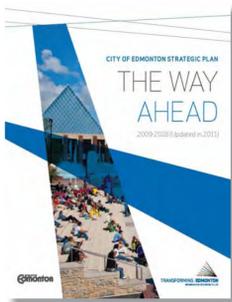
19:00 - 21:00 Open House

Where We Are

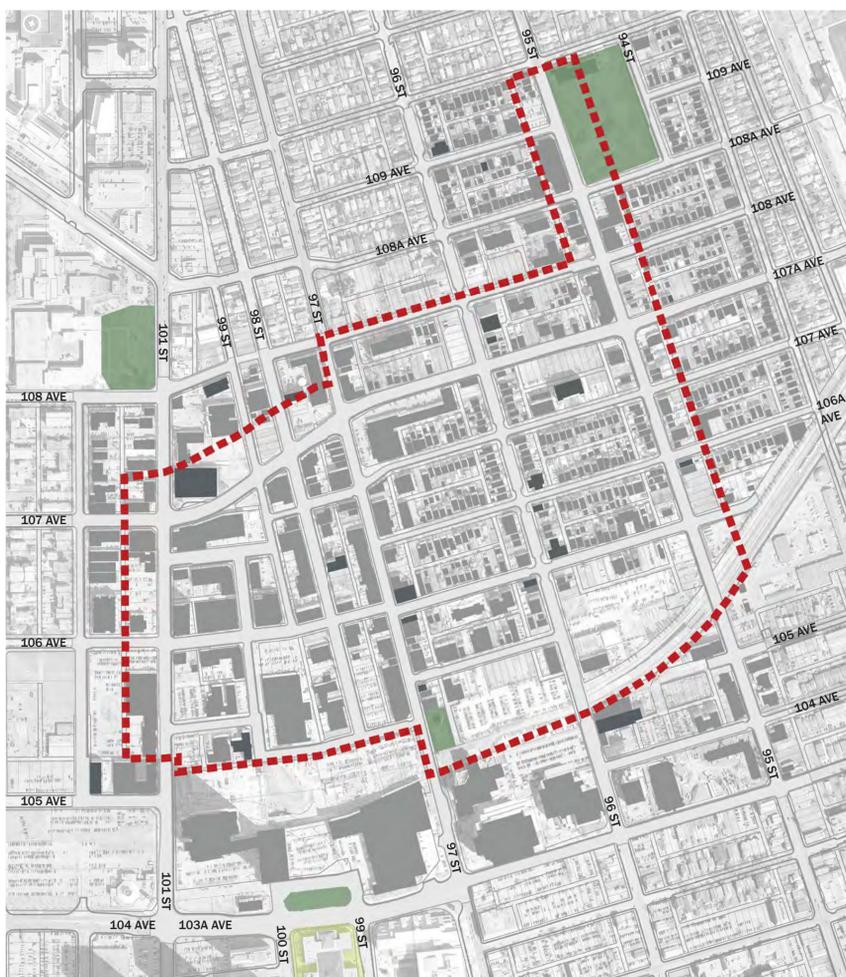


The Ways

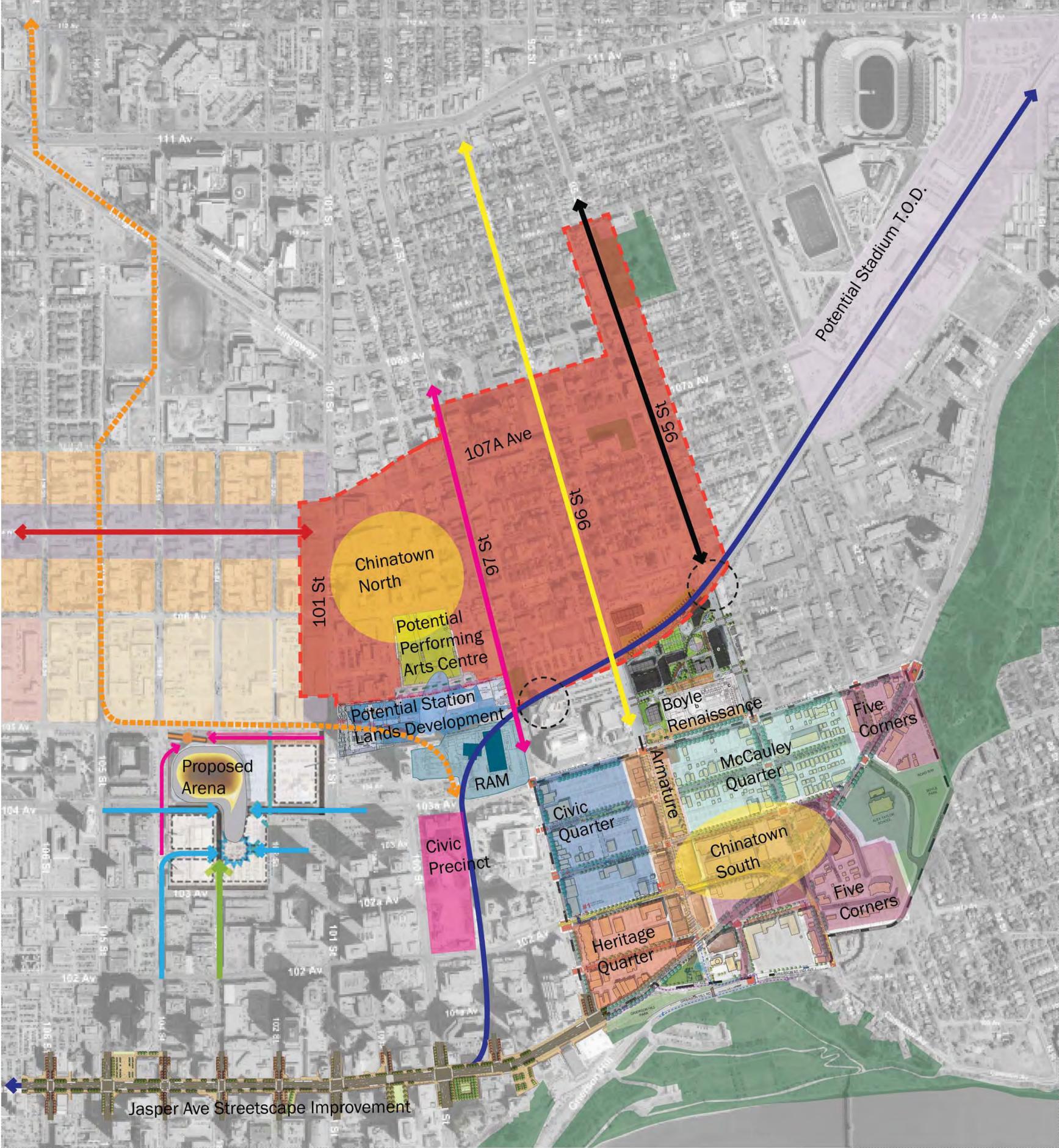
Edmonton is a city of design - urban design, architectural design, and environmental design. Walk its safe, leafy neighbourhoods, ride its efficient and accessible transportation system. The city has grown up; now we're building smarter.



Project Area



Context



Legend:

- | | | |
|---------------------------|-----------------------|--------------|
| Current LRT Service | 97 Street | Precinct 'A' |
| Future LRT Service | Arena Circulation | Precinct 'B' |
| 97 Street | Potential LRT Station | Precinct 'C' |
| 96 Street (Church Street) | 95 Street | Precinct 'D' |
| Main Street Commercial | | |



McCauley Area

Focused Urban Design Plan

Background

The Boyle Street/McCauley Area Redevelopment Plan was approved by Council in July, 1994. The ARP remains the primary land use document in the area.

The McCauley Revitalization Strategy was approved in 2010.

Council allocated \$10.5 million in December, 2011 as part of the McCauley Revitalization Strategy.

A Vision Statement

A *vibrant, multicultural, walkable* neighbourhood comprised of *distinct areas*, each with its own special character.

The neighbourhood is *well connected* to the downtown and surrounding areas, yet has a distinct image that identifies it as a *unique place* in the city.

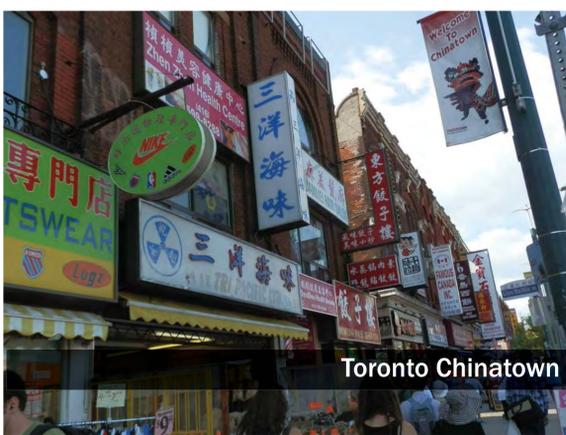
Streets are *attractive, safe, and inviting* for pedestrians, cyclists and other modes of transportation.

The *existing charm and human scale* of the neighbourhood is protected and enhanced.

Open space is surrounded by business and housing, creating a safe and inviting amenity year round.

Chinatown and Little Italy is a place where *community is important* and pride and *investment in the neighbourhood is evident*.

Examples



Toronto Chinatown



Victoria Chinatown



New York Little Italy



San Diego Little Italy



Fourth Street Promenade, Edmonton



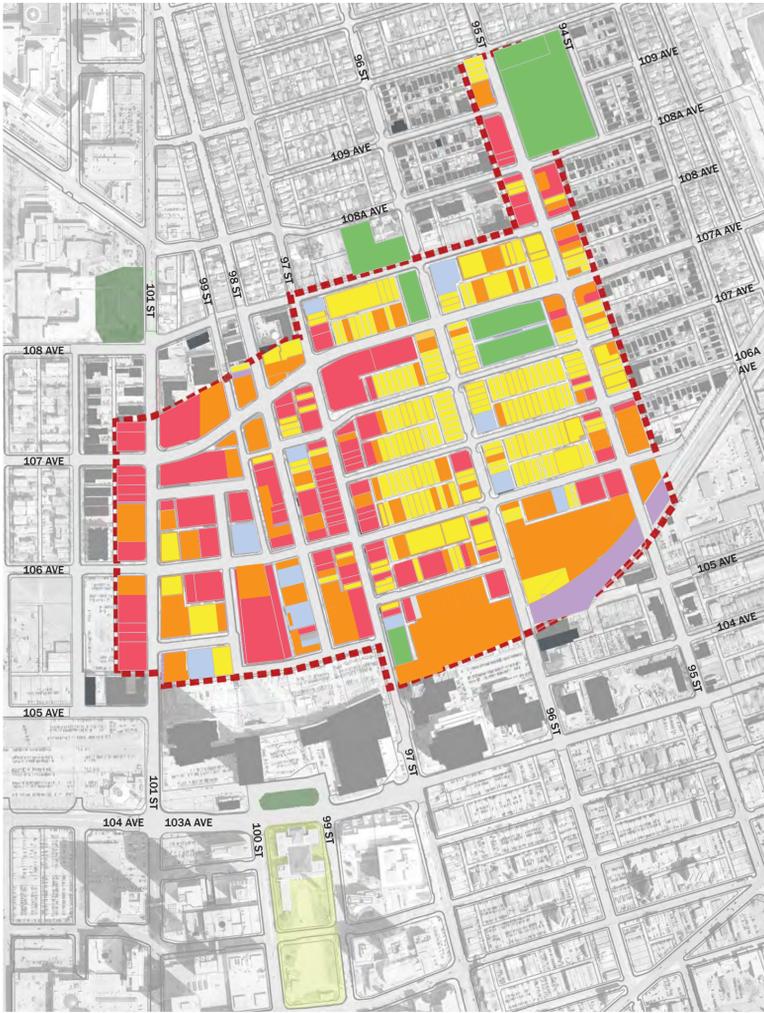
118 Avenue (Alberta Avenue), Edmonton



McCauley Area

Focused Urban Design Plan

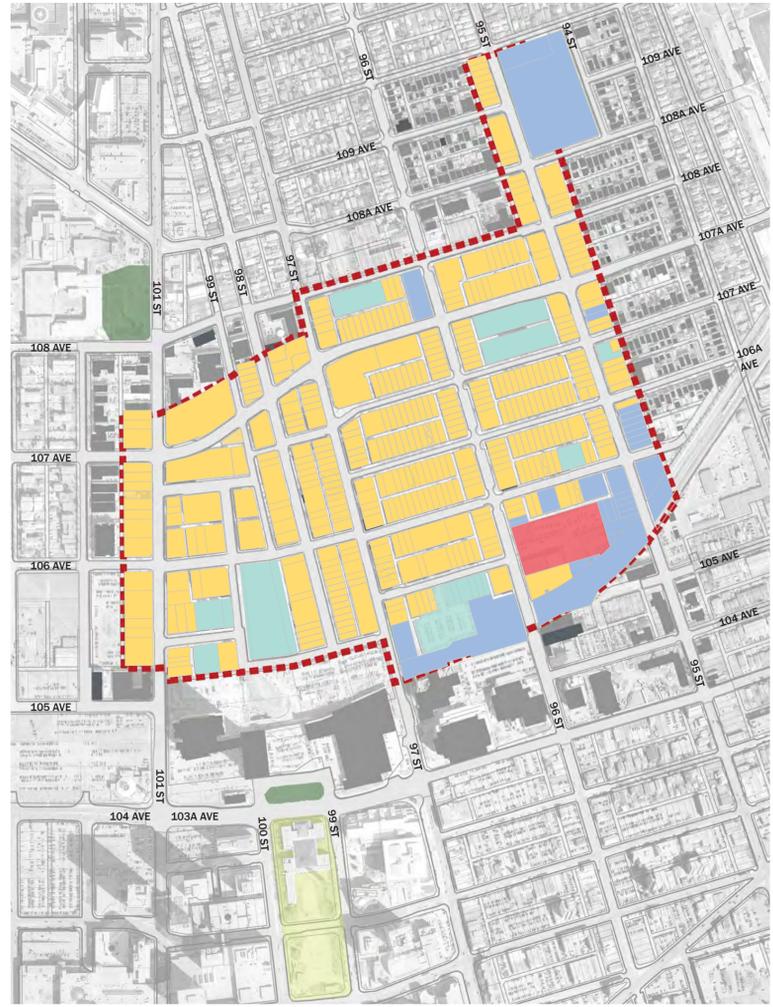
Land-Use



Legend:

- Residential
- Institutional
- Commercial
- Industrial and Utilities
- Transportation
- Recreation and Open Space
- Vacant (Undeveloped/Undefined)

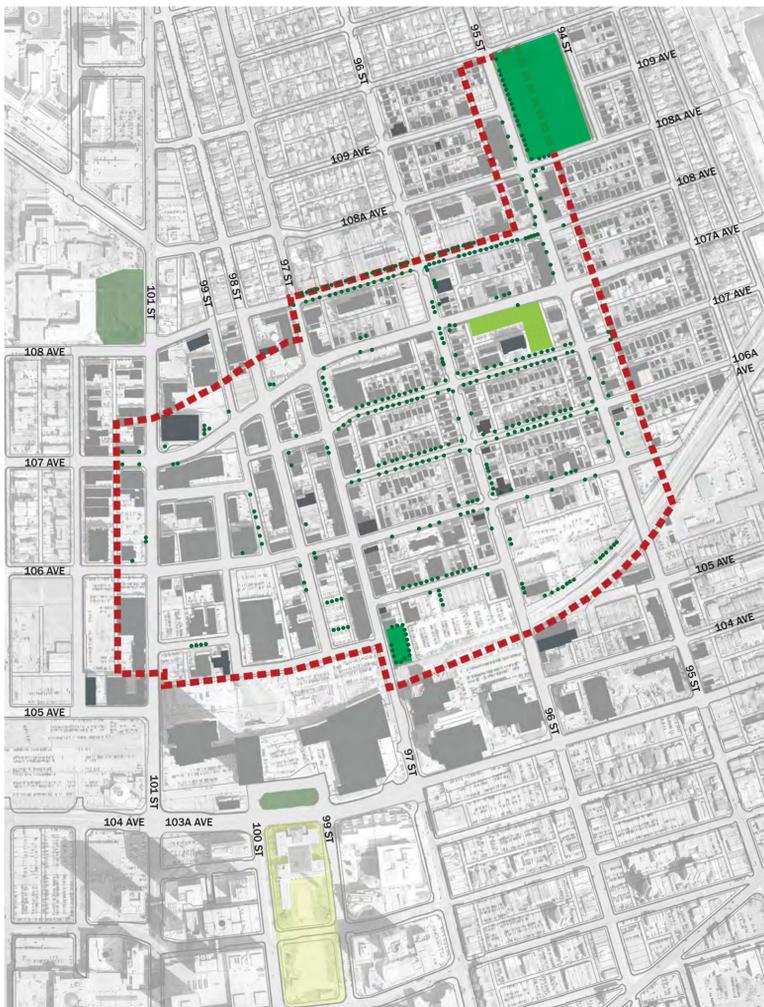
Ownership



Legend:

- Province of Alberta
- City of Edmonton
- Private
- Government of Canada

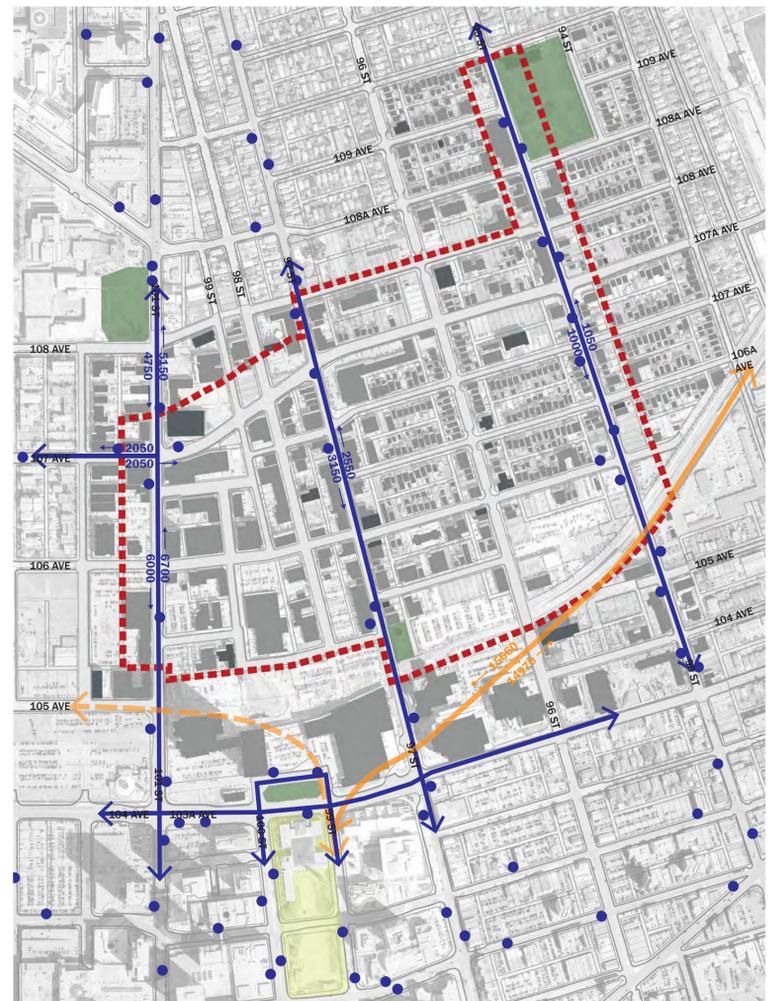
Green Space



Legend:

- Park Space
- School Yard Green Space
- Trees

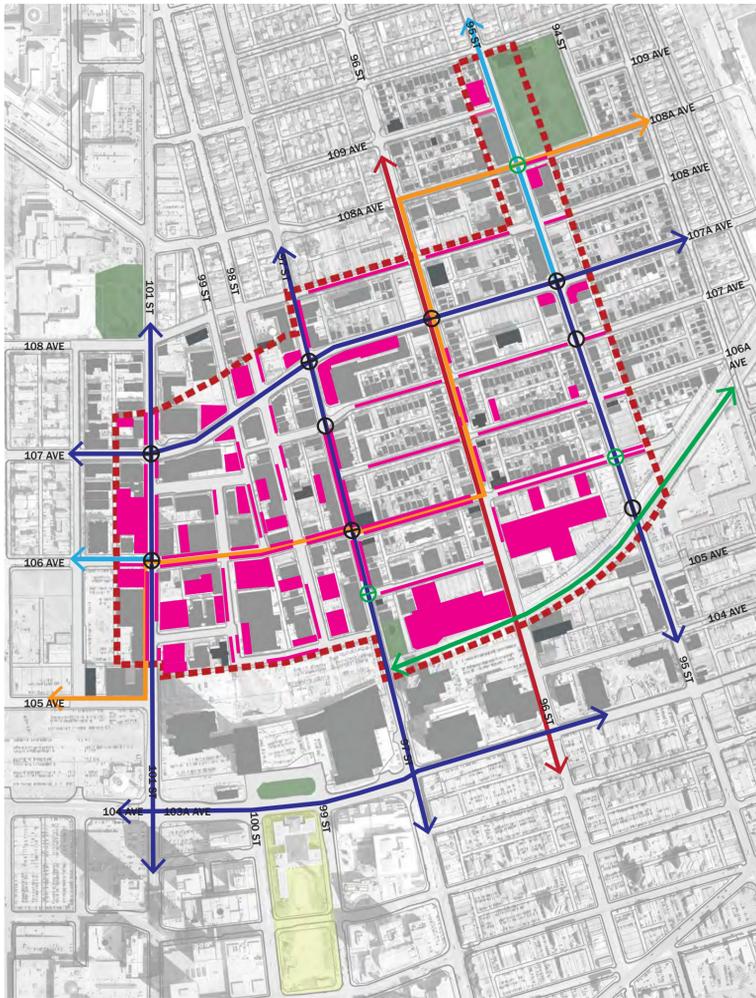
Public Transit



Legend:

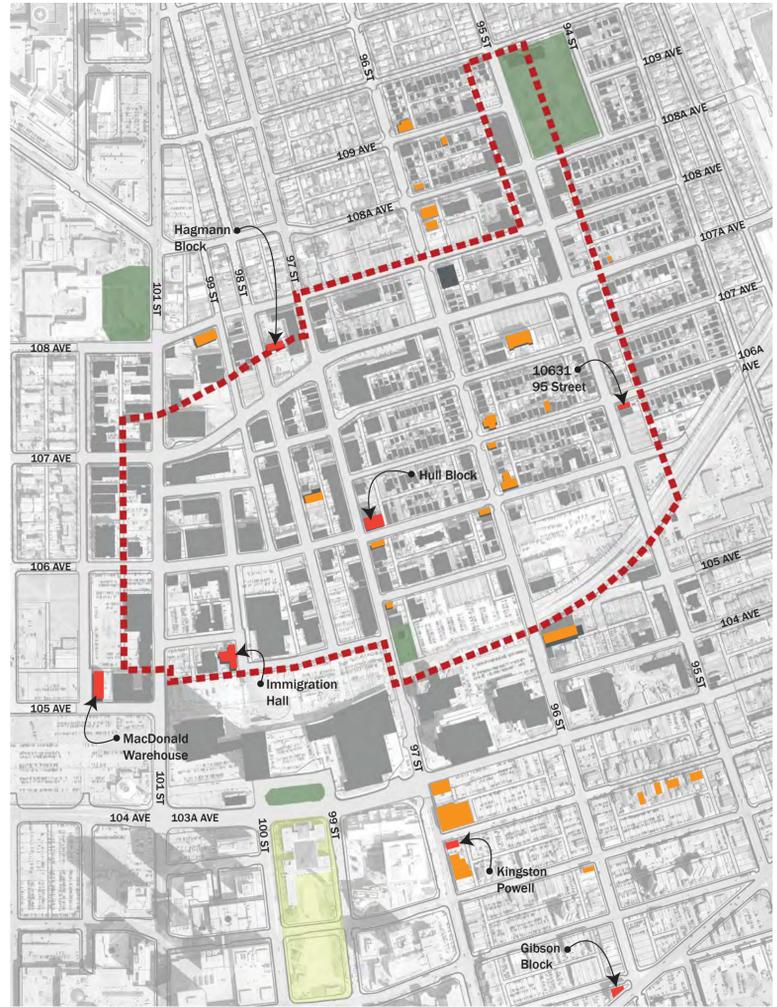
- Bus Service
- LRT Service
- Future LRT Service
- Bus Stop
- 24 Hour Total Bus Passenger Volumes (2011)
- 24 Hour Total LRT Passenger Volumes (2011)

Transportation Network



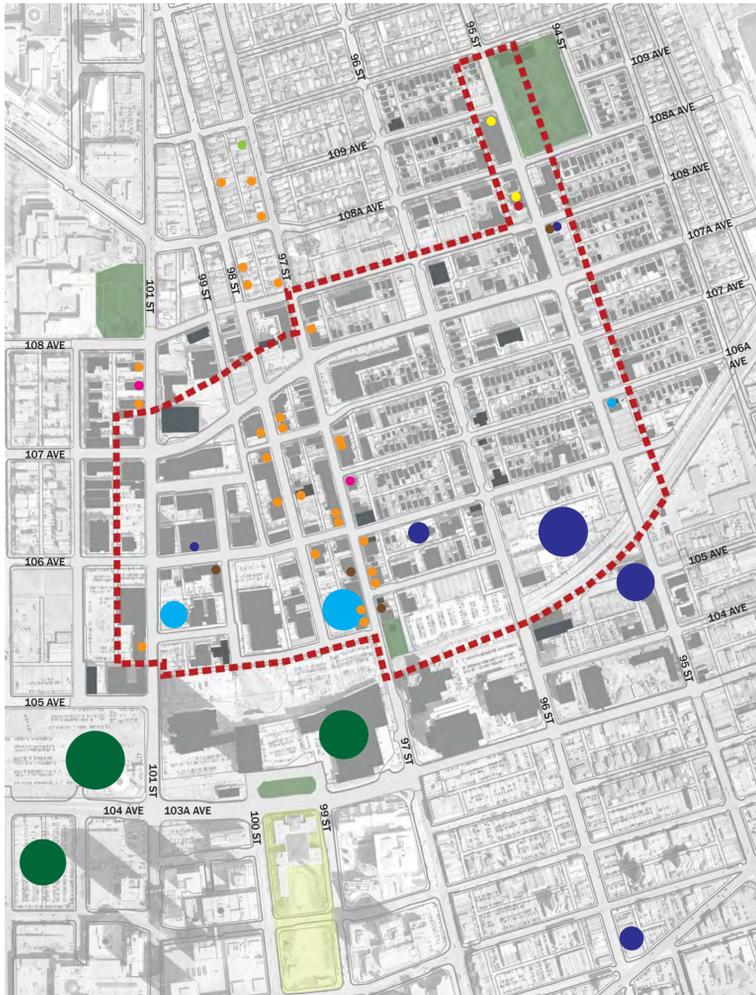
- Legend:**
- Arterial Roads & 24 Hour Truck Route
 - Arterial Roads (not Truck Route)
 - Collector Roads
 - Shared Use Pathway
 - Signed On Road Bike Route
 - On-Street Parking
 - Surface Parking Lot
 - 4-Way Signalled Intersections
 - 2-Way Signalled Intersections
 - Signalled Crosswalk Intersections

Heritage Resources



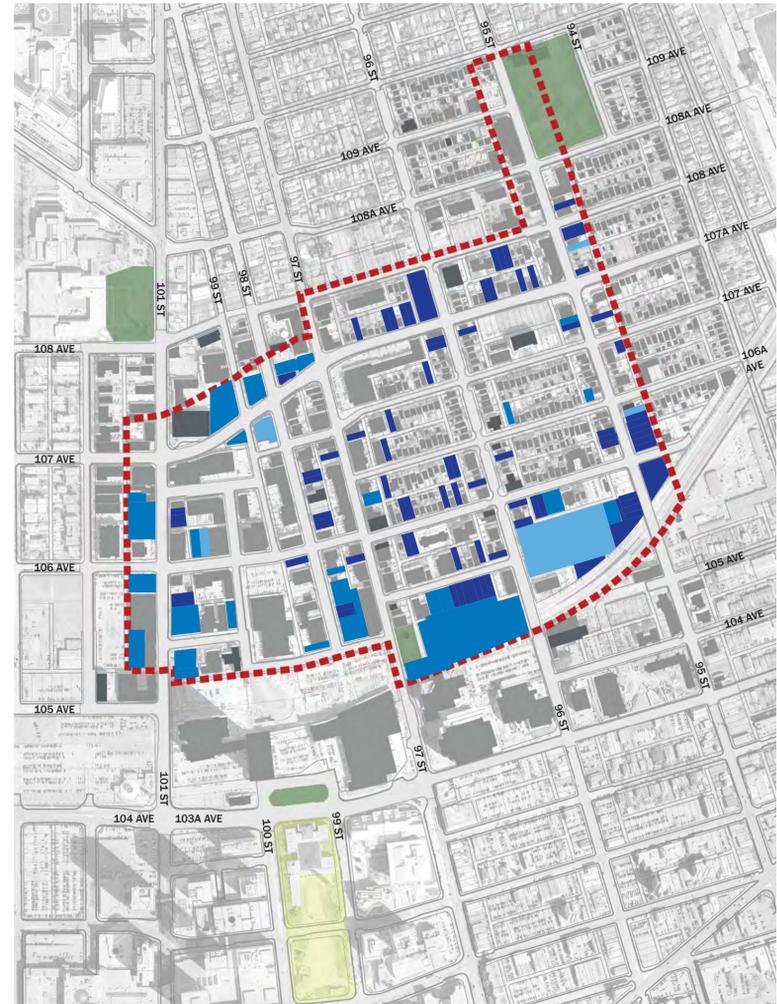
- Legend:**
- Designated Provincial or Municipal Heritage Resource
 - Potential Historic Resources

Ongoing Development Activity



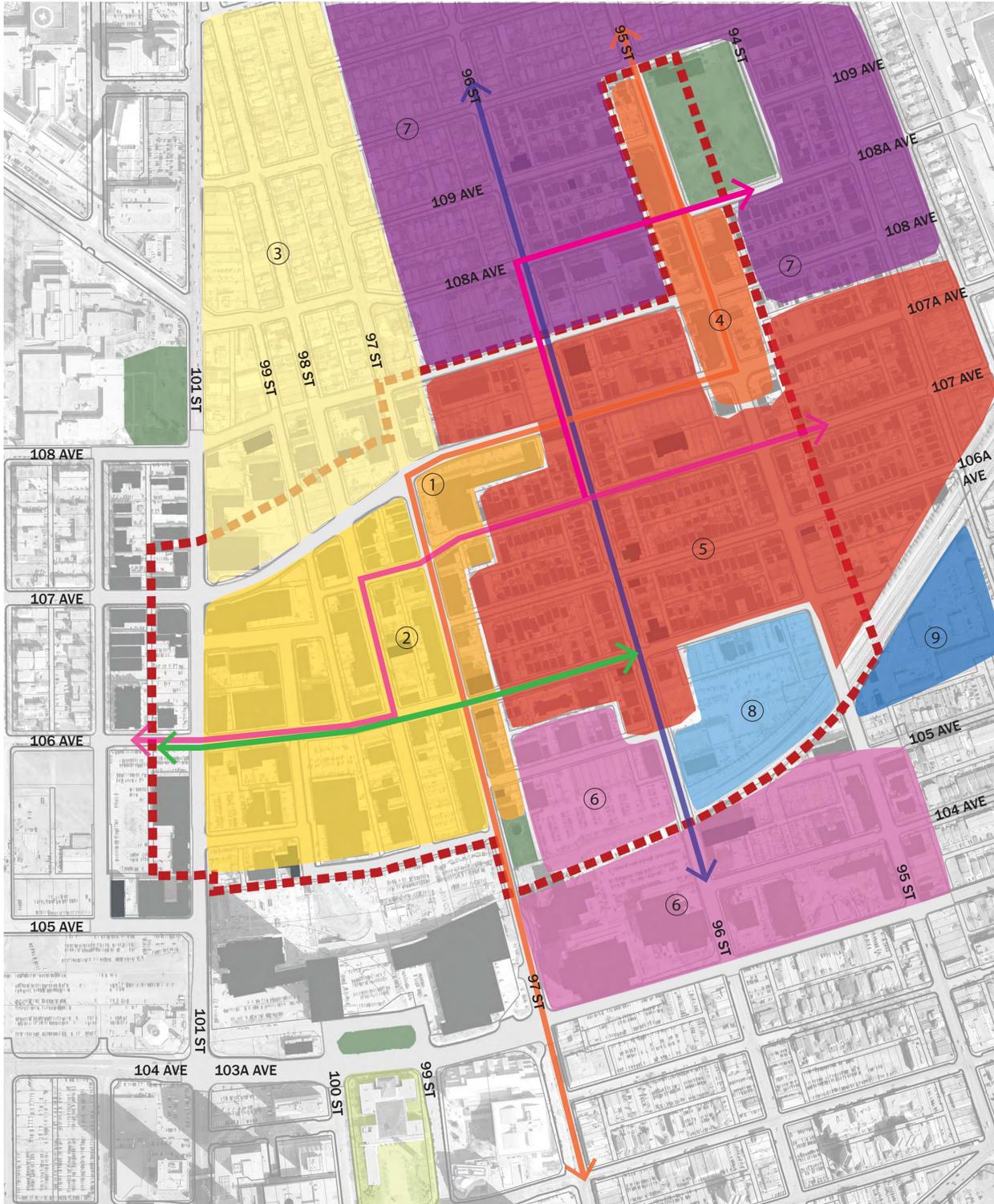
- Legend:**
- Facade Improvements - Design Stage
 - Facade Improvements - Construction Stage
 - Facade Improvements - Completed
 - Facade Improvements - Reimbursement
 - Facade Improvements - Withdrawn
 - Development Incentive Plan - Approved
 - Land Development Application - On Hold
 - Development Permit - Issued
 - Rezoned - No Development Permit to Date

Potential Development Sites



- Legend:**
- Vacant Lots - Potential Development Sites
 - Parking Lots - Potential Development Sites
 - Industrial Land - Potential Development Sites

1994 Boyle Street / McCauley Area Redevelopment Plan (Recommendations)



Legend:

Chinatown North - Unique Cultural Shopping District:

- ① Low intensity business uses up to 3 storeys adjacent to residential areas.
- ② Pedestrian-oriented commercial character through buildings built to the front property line. Allows residential/commercial mixed-use development higher than 5 storeys on a site-by-site basis.
- ③ Chinatown expansion area.

Italian Village:

- ④ Pedestrian oriented commercial/residential area to a max of five storeys built to front of property line.

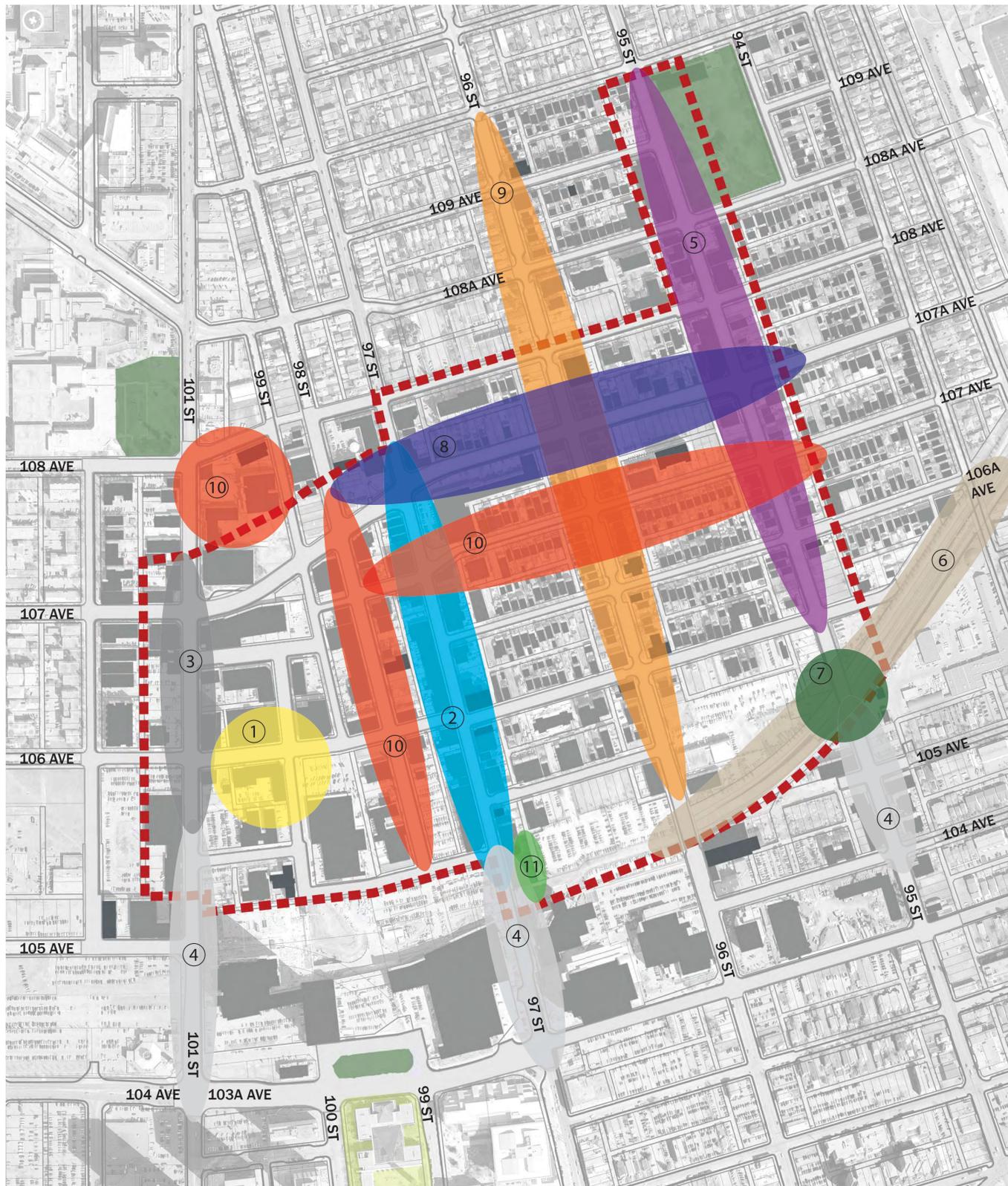
Housing Renewals & Transition:

- ⑤ Low to medium density residential.
- ⑥ Mixed-use development.
- ⑦ Low density residential.
- ⑧ Consolidation of City-owned lands for public utilities.
- ⑨ Potential medium-high density residential.

Legend:

- Urban design linkage between commercial districts
- Community main street (major pedestrian route)
- Proposed bikeway
- Neighbourhood pedestrian links

2010 McCauley Revitalization Strategy (Recommendations)



Legend:

- ① Chinatown North: Encourage major anchors. Promote the area as a tourist destination.
- ② 97 Street: Fine-grain, low-rise mixed-use developments with specialty retail on ground floor, with residential/offices above.
- ③ 101 Street Corridor: Strengthen the character of 101 Street as a major entrance corridor to downtown.
- ④ Connections: Improve connections from downtown to Chinatown and Little Italy along 97 St, 95 St, and 101 St.
- ⑤ Little Italy & 95 Street Corridor: Encourage mixed-use developments along 95 Street with specialty Italian retail.
- ⑥ LRT Corridor: Improve LRT corridor.
- ⑦ Potential LRT Station: Connect Chinatown and Little Italy to the LRT System.
- ⑧ East - West Connection: Encourage mixed-use residential infill along 107A Avenue. Improve the pedestrian environment along 107A Ave.
- ⑨ 96 Church Street: Celebrate 96 Street (Church Street) as a major heritage destination.
- ⑩ Market Housing: Attract family oriented market housing.
- ⑪ Mary Burlie Park: Redevelop Mary Burlie Park.