

# Guiding Principles



**1 Connect:** Chinatown and Little Italy with downtown and surrounding areas



**2 Strengthen:** Cultural character in Chinatown and Little Italy



**3 Develop:** Strong East – West pedestrian connections between Chinatown and Little Italy



**4 Attract:** Market Housing



**5 Encourage:** Major anchors to promote the area as a destination of choice for citizens as well as tourists



**6 Create:** An interconnected network of walkable open spaces, streets and community gardens



**7 Program:** Year-round community events



**8 Recognize:** 96 Street (Church Street) as a major heritage destination



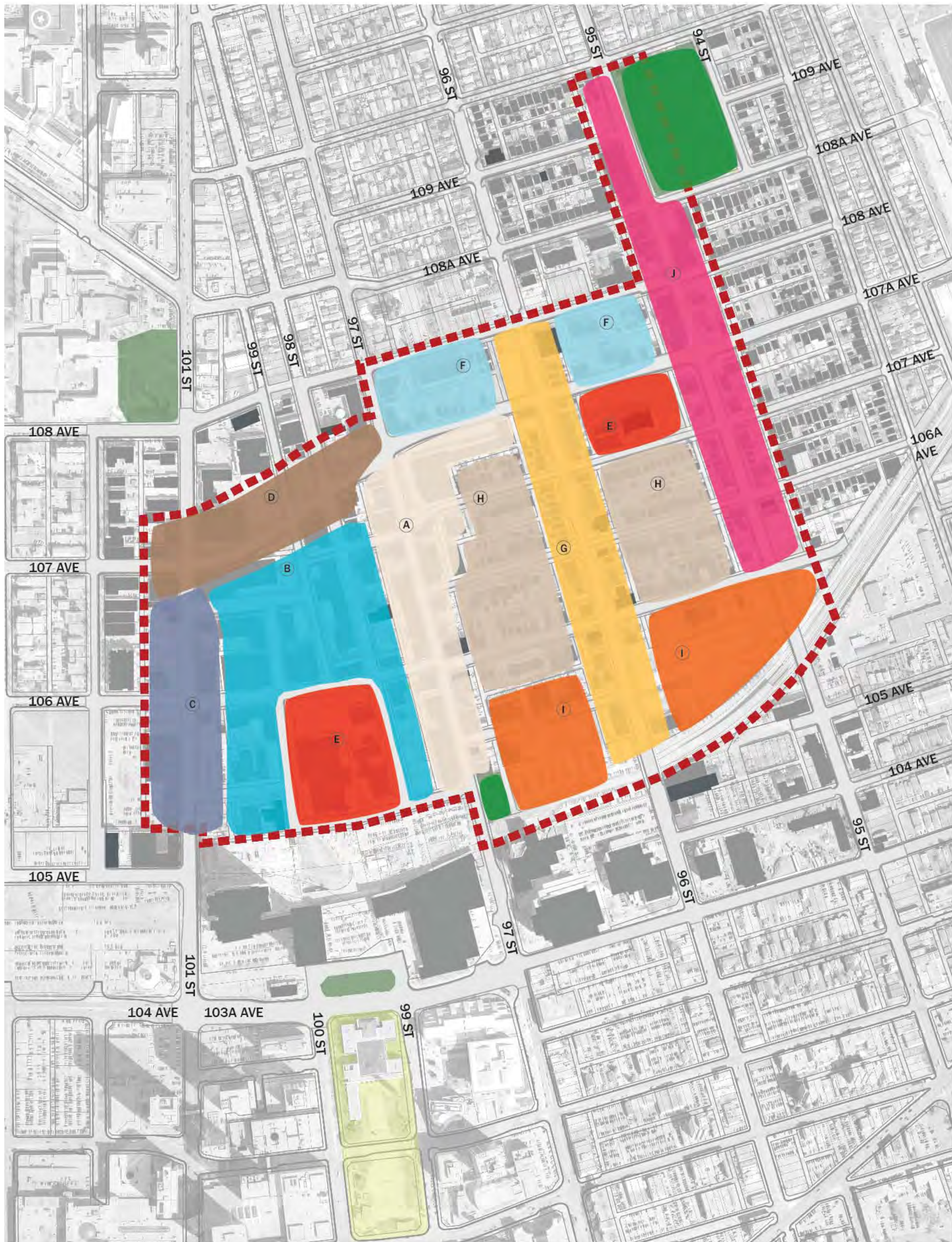
**9 Promote:** Sustainability and high quality public realm



**10 Reinforce:** The fine-grain



# Proposed Precincts



**Legend:**

- |  |  |   |
|--|--|---|
| <span style="background-color: #f4b084; border: 1px solid black; padding: 2px;">A</span> 97 St Main Street                 | <span style="background-color: #e31a1c; border: 1px solid black; padding: 2px;">E</span> Institutional / Cultural Nodes          | <span style="background-color: #e377c2; border: 1px solid black; padding: 2px;">I</span> Medium Density Mixed Use |
| <span style="background-color: #17becf; border: 1px solid black; padding: 2px;">B</span> Walkable Residential / Commercial | <span style="background-color: #a6cee3; border: 1px solid black; padding: 2px;">F</span> 107A Ave Residential / Commercial Nodes | <span style="background-color: #e31a1c; border: 1px solid black; padding: 2px;">J</span> 95 St Main Street        |
| <span style="background-color: #377eb8; border: 1px solid black; padding: 2px;">C</span> 101 St Commercial Corridor        | <span style="background-color: #ffff99; border: 1px solid black; padding: 2px;">G</span> Church St Cultural Main Street          |   |
| <span style="background-color: #a65628; border: 1px solid black; padding: 2px;">D</span> 107 Ave Main St Extension         | <span style="background-color: #d9ead3; border: 1px solid black; padding: 2px;">H</span> Medium Density Residential              |   |

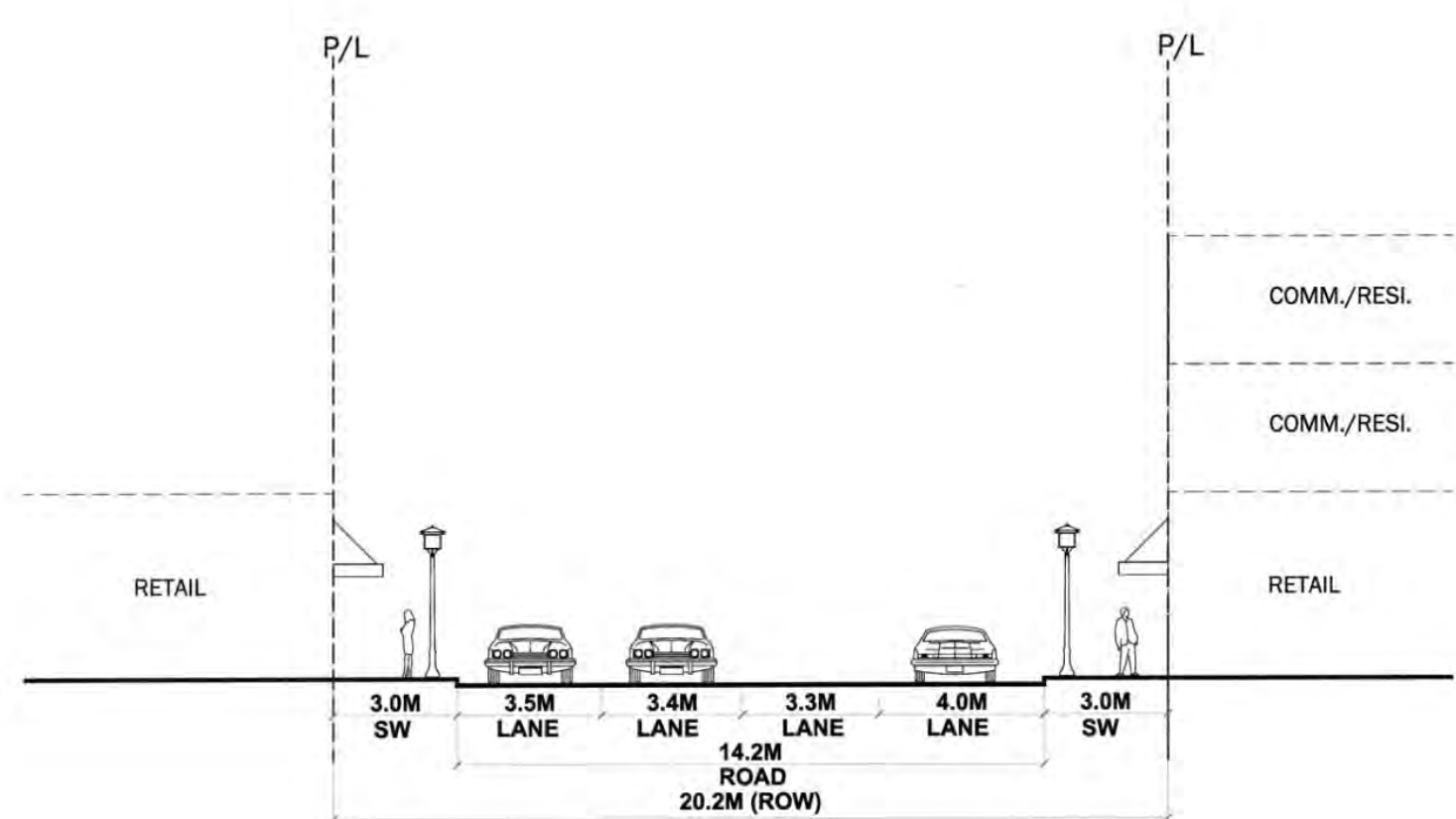




# 97 Street - Main Street Precinct



## Existing 97 Street

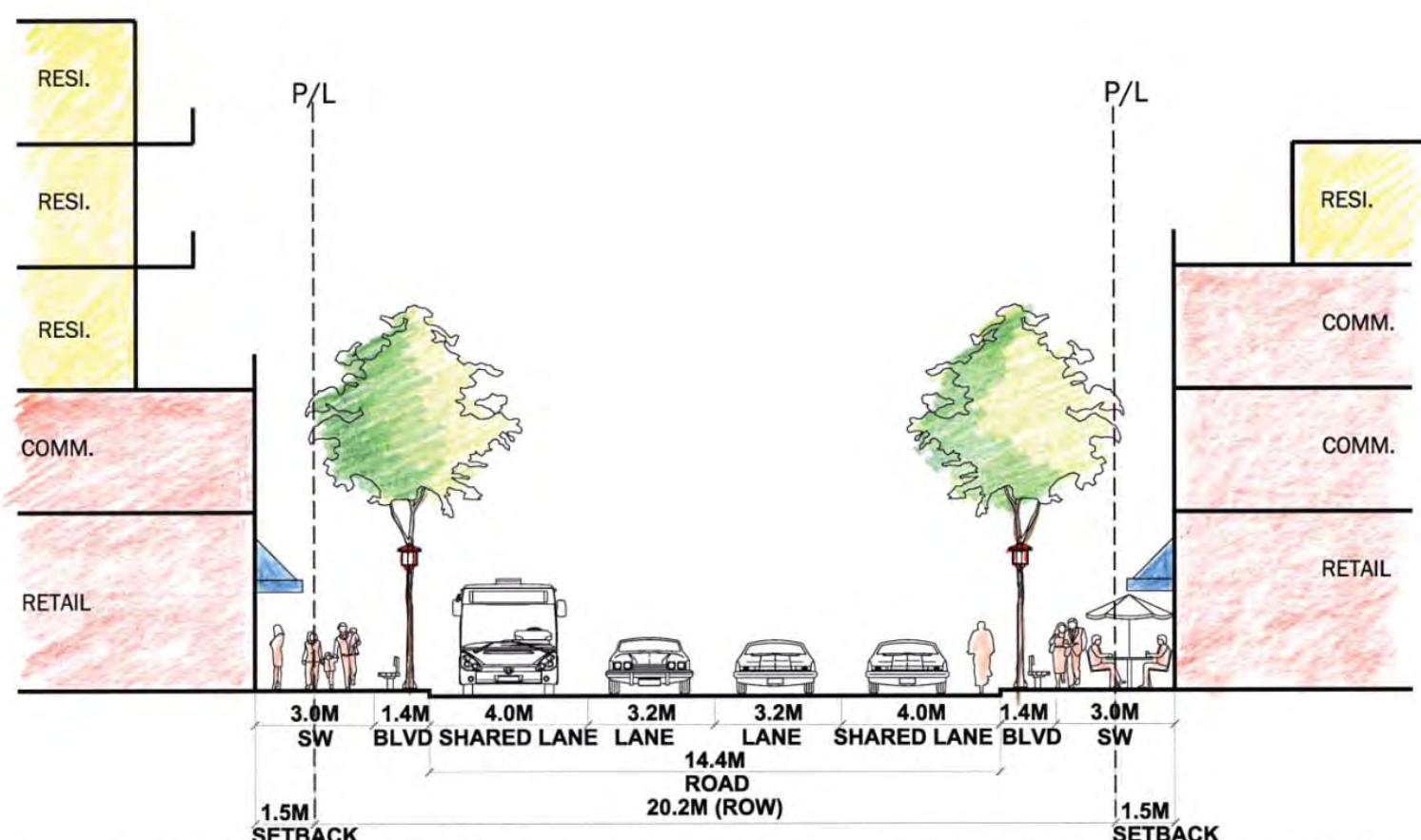


EXISTING 97 ST TYPICAL CROSS SECTION BETWEEN 105 AVE & 107A AVE LOOKING NORTH

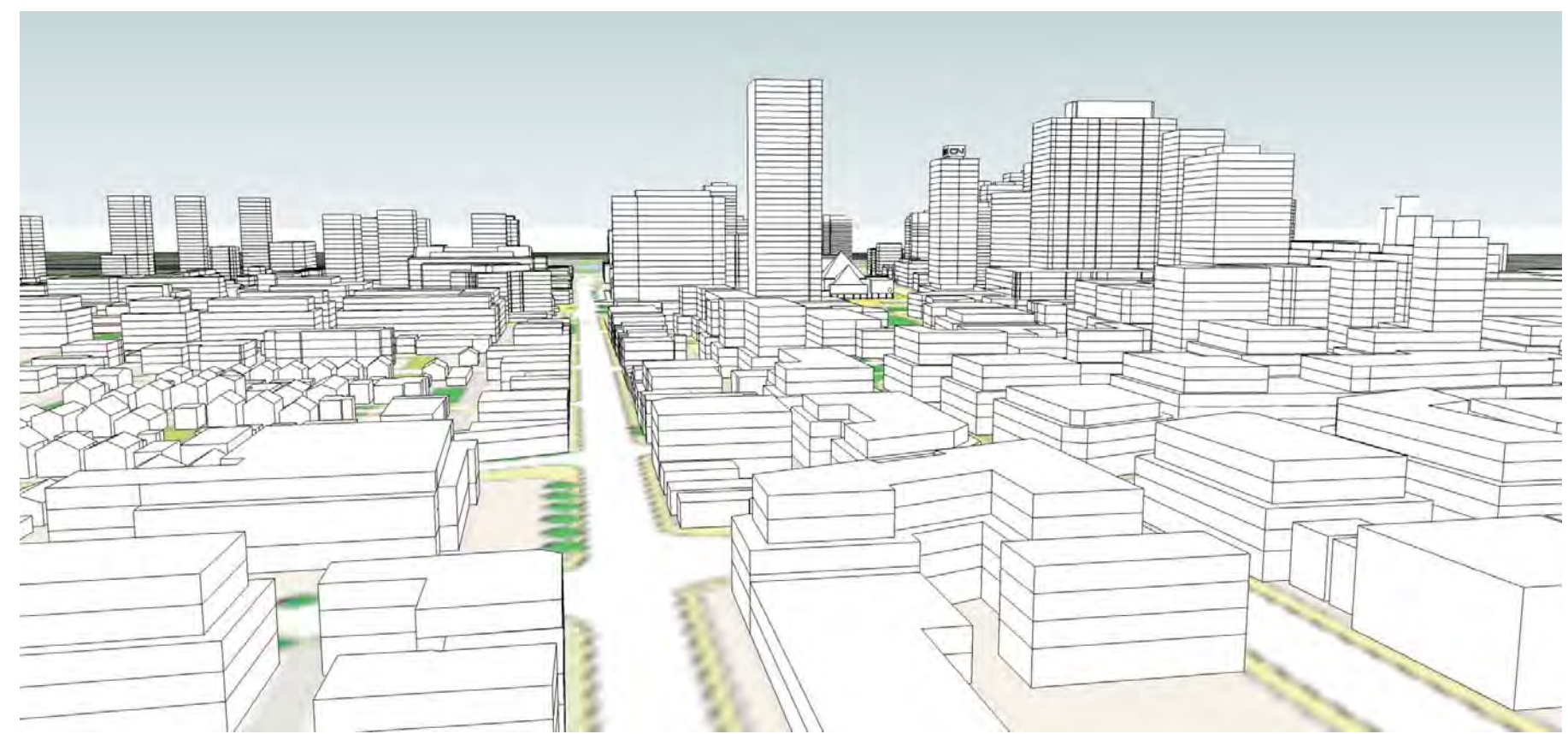
### Proposed Character:

- Pedestrian oriented mixed use Main Street
- Street oriented retail / commercial
- Enhance Chinatown character
- Low scale buildings
- Potential mid-block crosswalks
- Quality public realm
- Fine-grain development
- Major tourist destination

## Potential 97 Street



PROPOSED 97 ST TYPICAL CROSS SECTION BETWEEN 105 AVE & 107A AVE LOOKING NORTH



97 Street Looking South

## Concept Photos



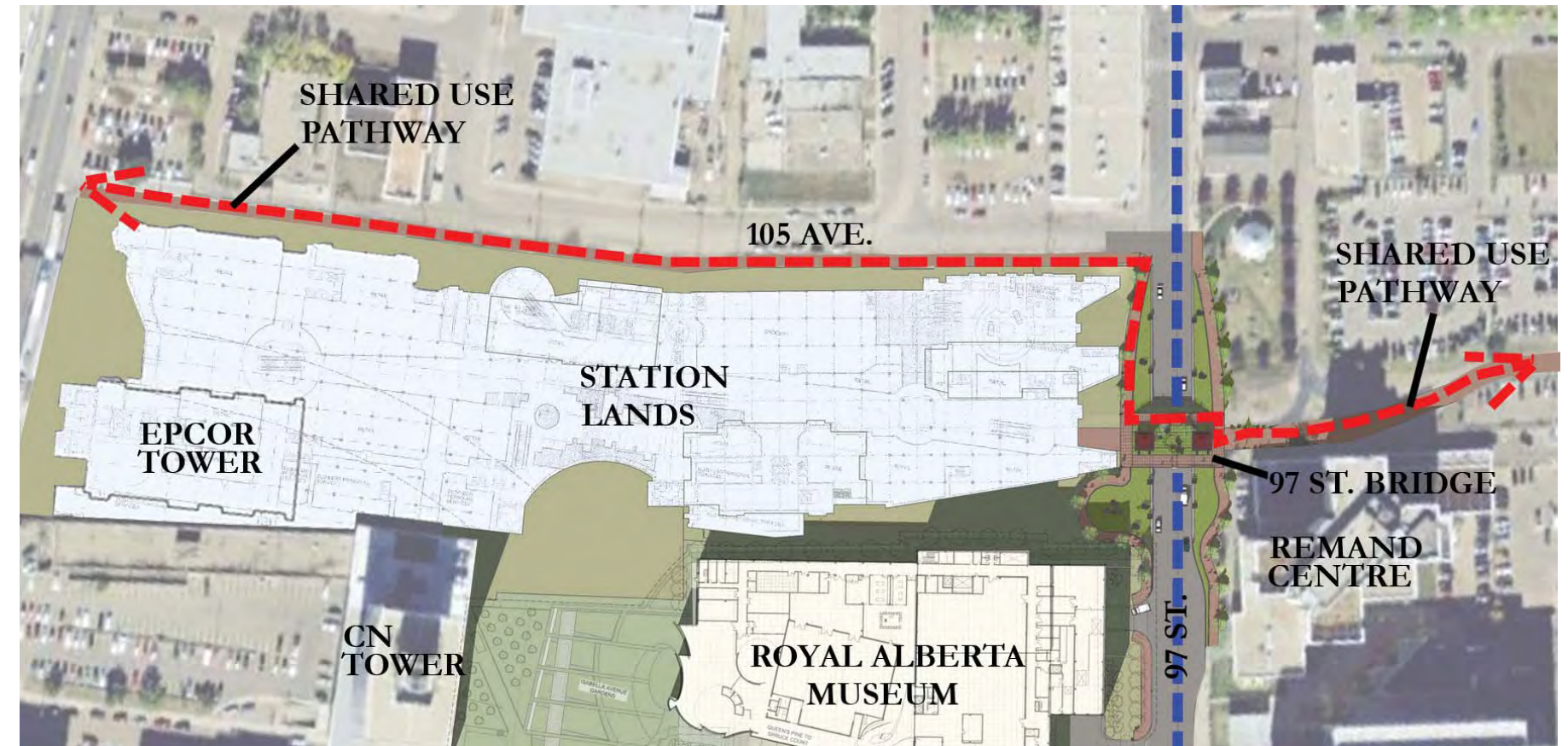


# 97 Street Bridge

(The bridge is currently owned by Qualico as part of the Station Lands Development)



EXISTING CONDITION



CONTEXT MAP - 97 ST BRIDGE

## Design Concepts



OPTION 1: LOOKING NORTH



OPTION 2: LOOKING NORTH



OPTION 3: LOOKING NORTH

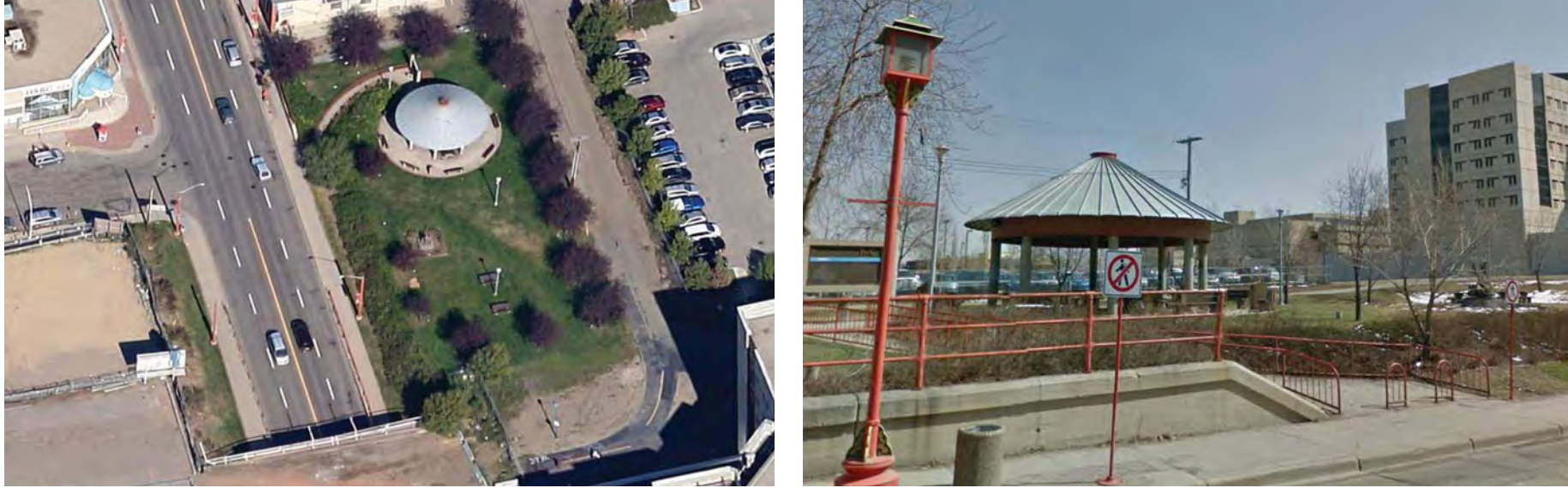


OPTION 3 (ALTERNATE): LOOKING NORTH

- Reuse of modified existing bridge and reconfigure 97 St sidewalks to provide direct access to the bridge.
- Provides levelled and secured East-West connection to the 105 Ave Shared-use pathway.
- Bridge deck could be developed as a landscaped garden to act as a potential cultural amenity space.
- Construct a new narrow-width, potentially transparent, pedestrian bridge over 97 St and reconfigure 97 St sidewalks to provide direct access to the bridge.
- Provides levelled and secured East-West connection to the 105 Ave shared-use path.
- Provides transparency and open view of Chinatown.
- Demolish existing bridge and keep existing sidewalks and grade of 97 St.
- No direct East-West connection along 105 Ave Shared-use pathway.
- Provides better visual link to Chinatown.
- Construct a new narrow-width, potentially transparent, pedestrian bridge over 97 St. Keep existing sidewalks and grade of 97 St.
- Provides levelled and secured East-West connection to the 105 Ave Shared-use pathway.
- No direct access from sidewalks to the bridge deck.

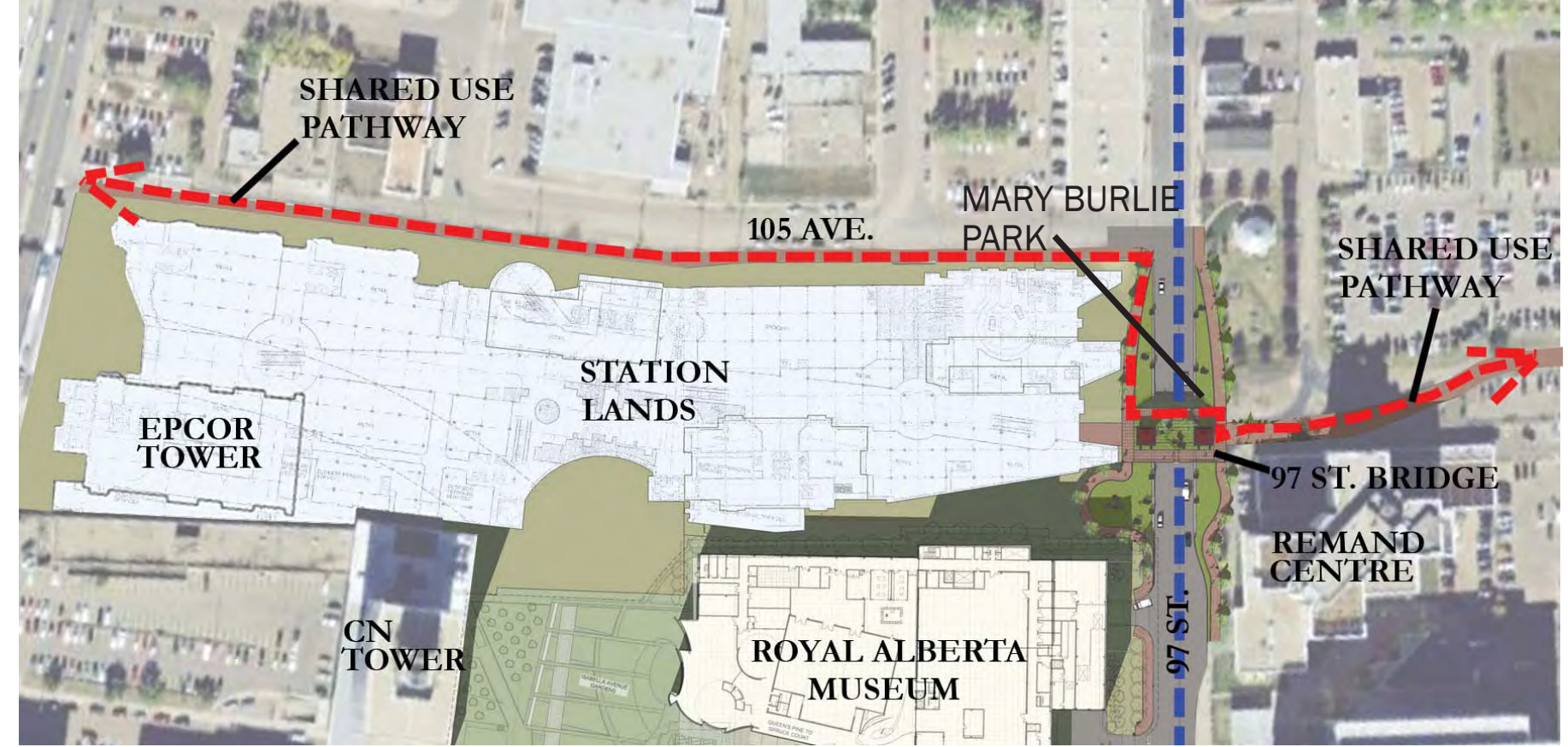


# Existing Mary Burlie Park



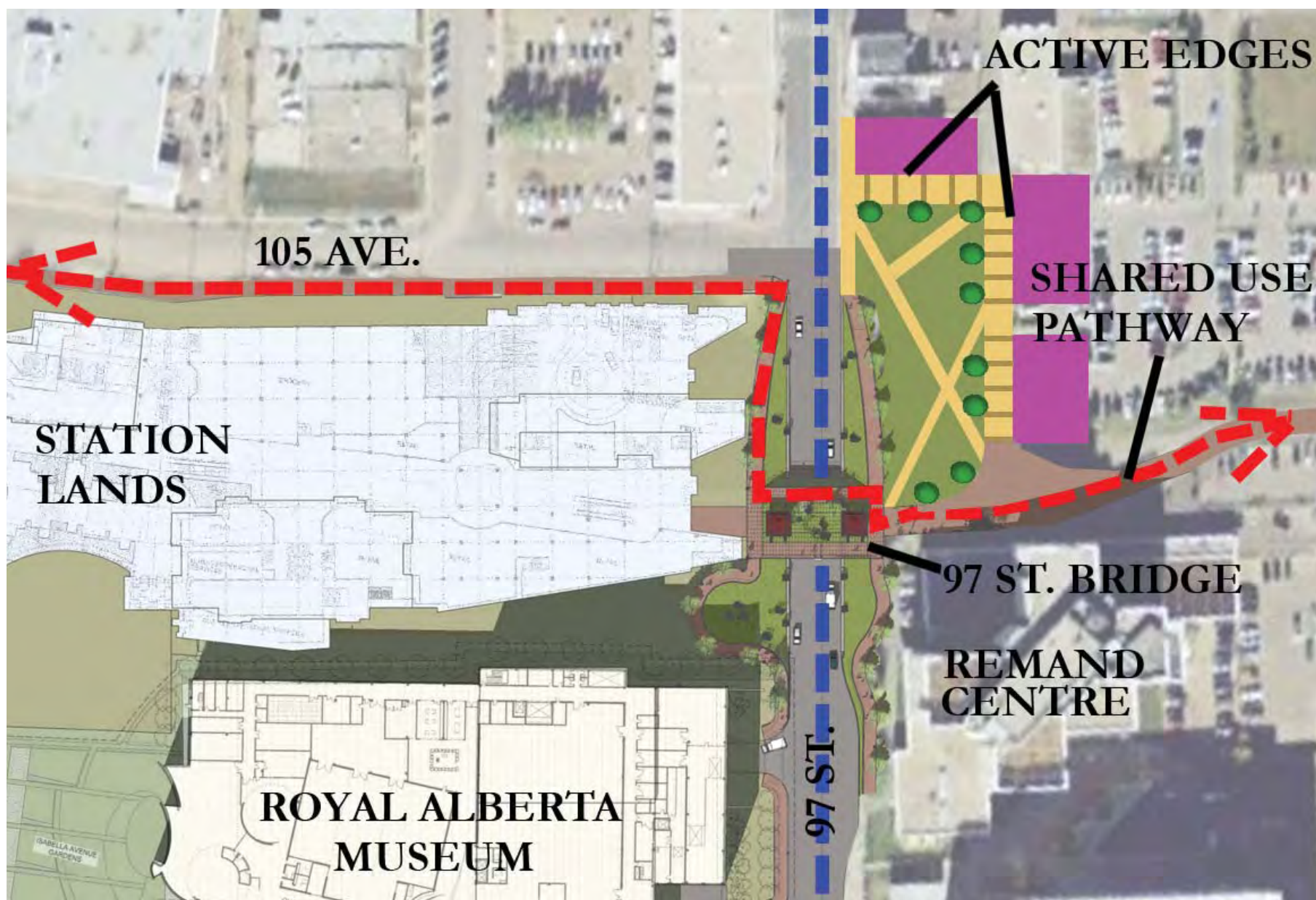
### Challenges:

- Hidden and under-used space
- Social & safety issues
- Not well connected
- Physical improvement required



CONTEXT MAP - MARY BURLIE PARK

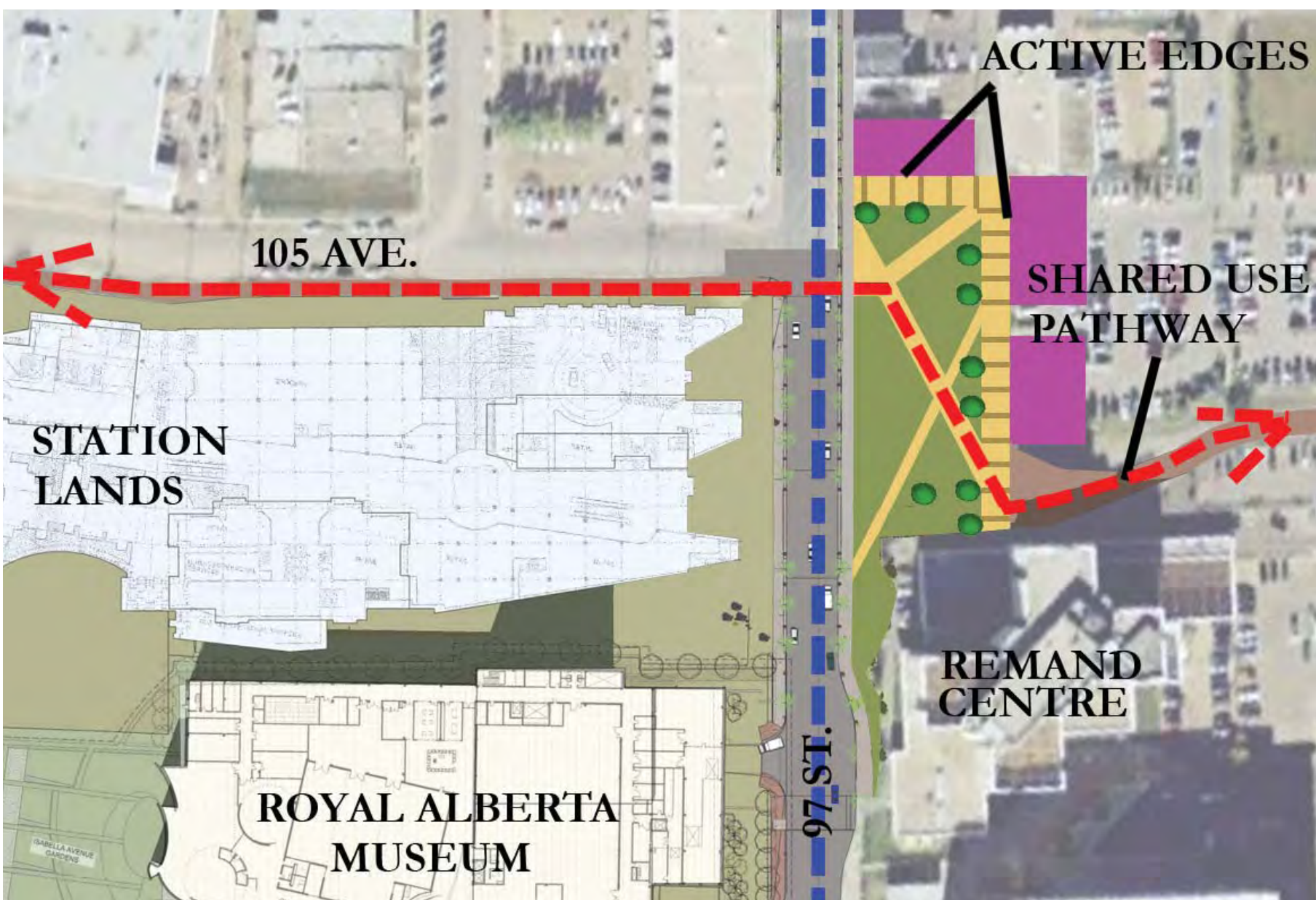
# Redevelopment Concept Design



OPTION 1 - WITH BRIDGE

### Option 1 - With Existing 97 St Bridge:

- Bridge acts as a possible East-West pedestrian connection
- Park integrated with Shared-use pathway, bridge & 97 St sidewalk
- Provide active edges around the park to keep 24/7 eyes on the park
- Potential urban park/plaza with year round programming



OPTION 2 - WITHOUT BRIDGE

### Option 2 - Removal of 97 St Bridge:

- Park acts as East-West pedestrian connection
- Park integrated with Shared-use pathway & 97 St sidewalk
- Provide active edges around the park to keep 24/7 eyes on the park
- Potential urban park/plaza with year round programming

### Concept Photos



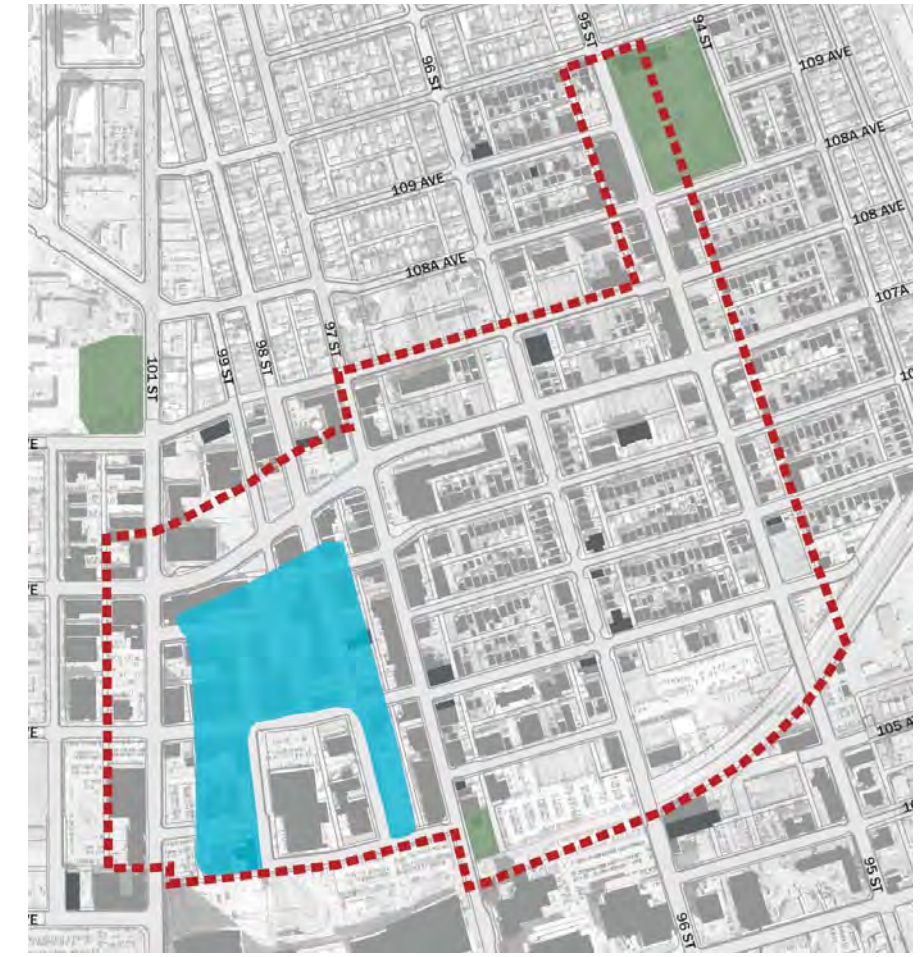
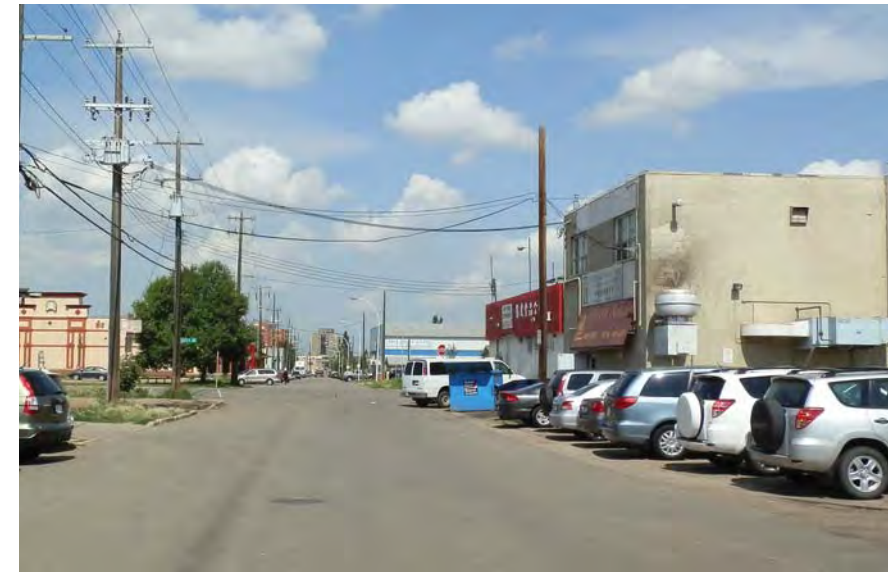




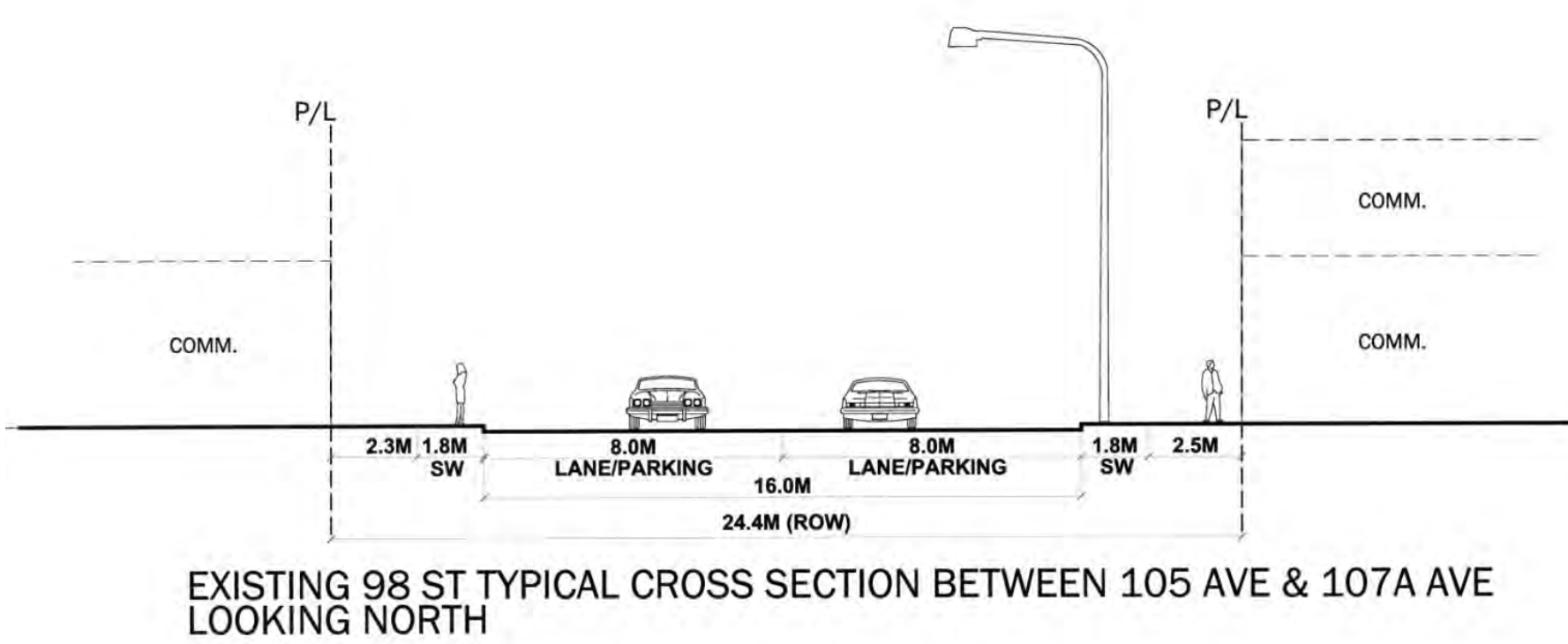
# McCauley Area

## Focused Urban Design Plan

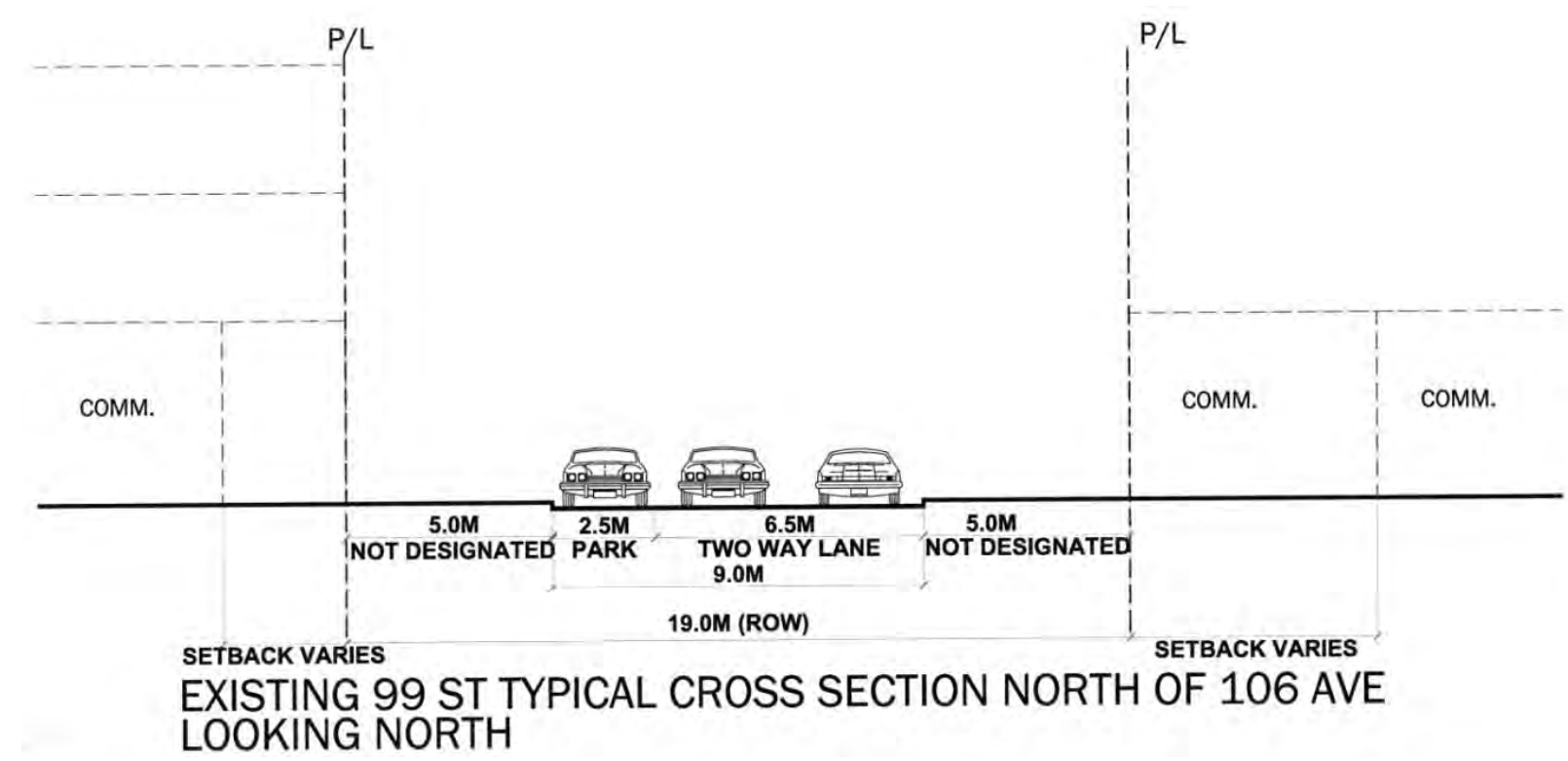
# Walkable Residential/Commercial Precinct



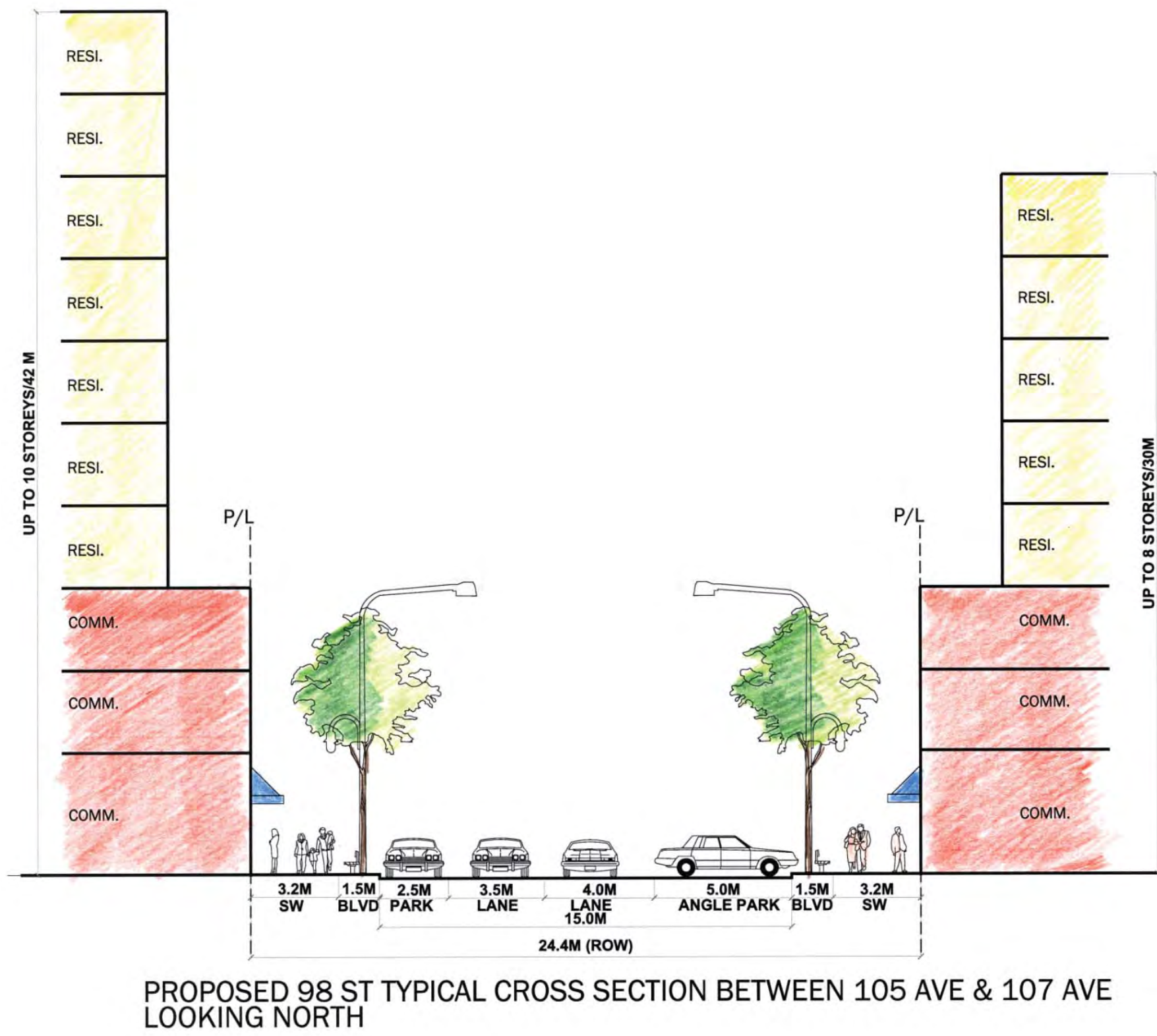
## Existing 98 Street



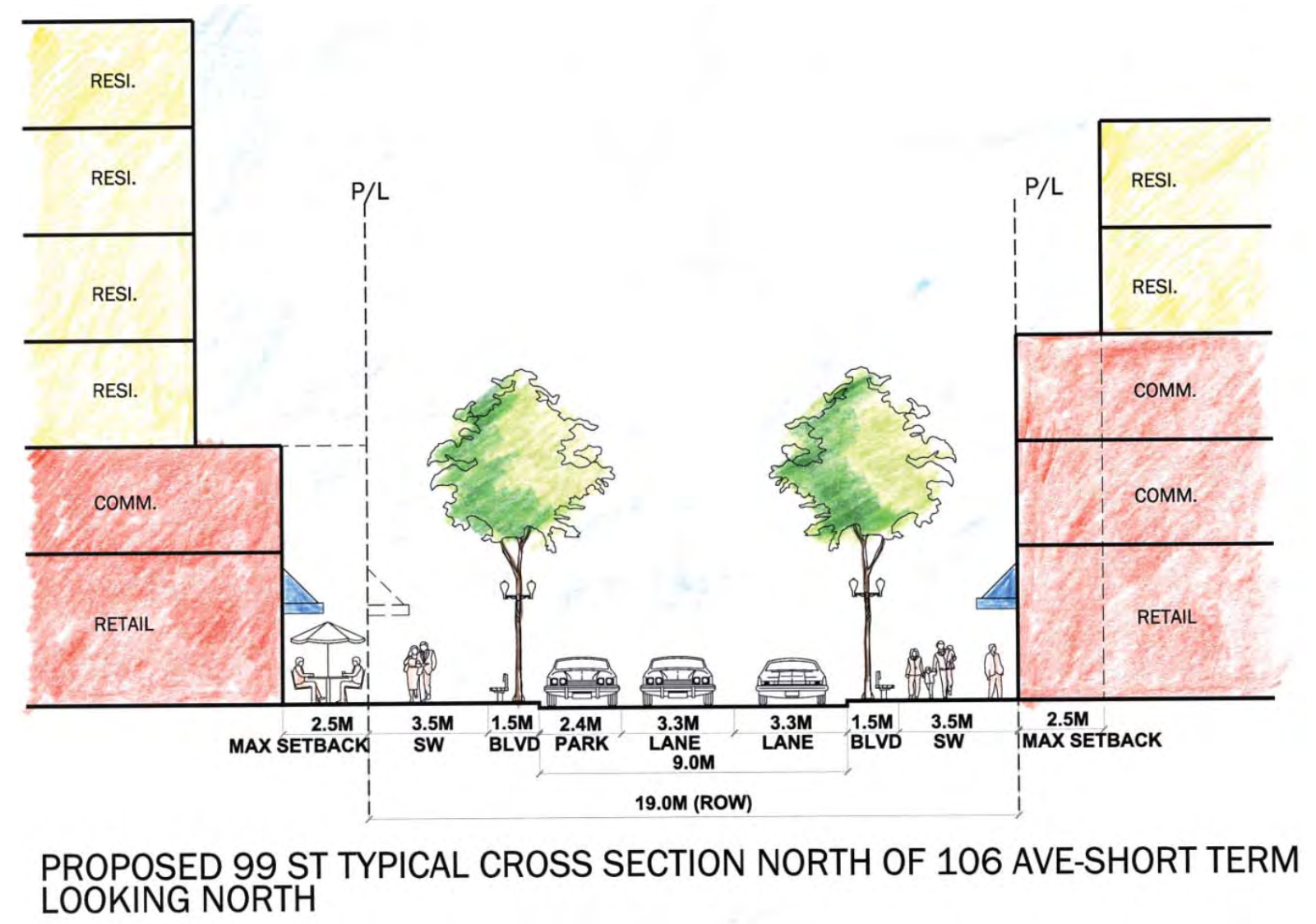
## Existing 99 Street



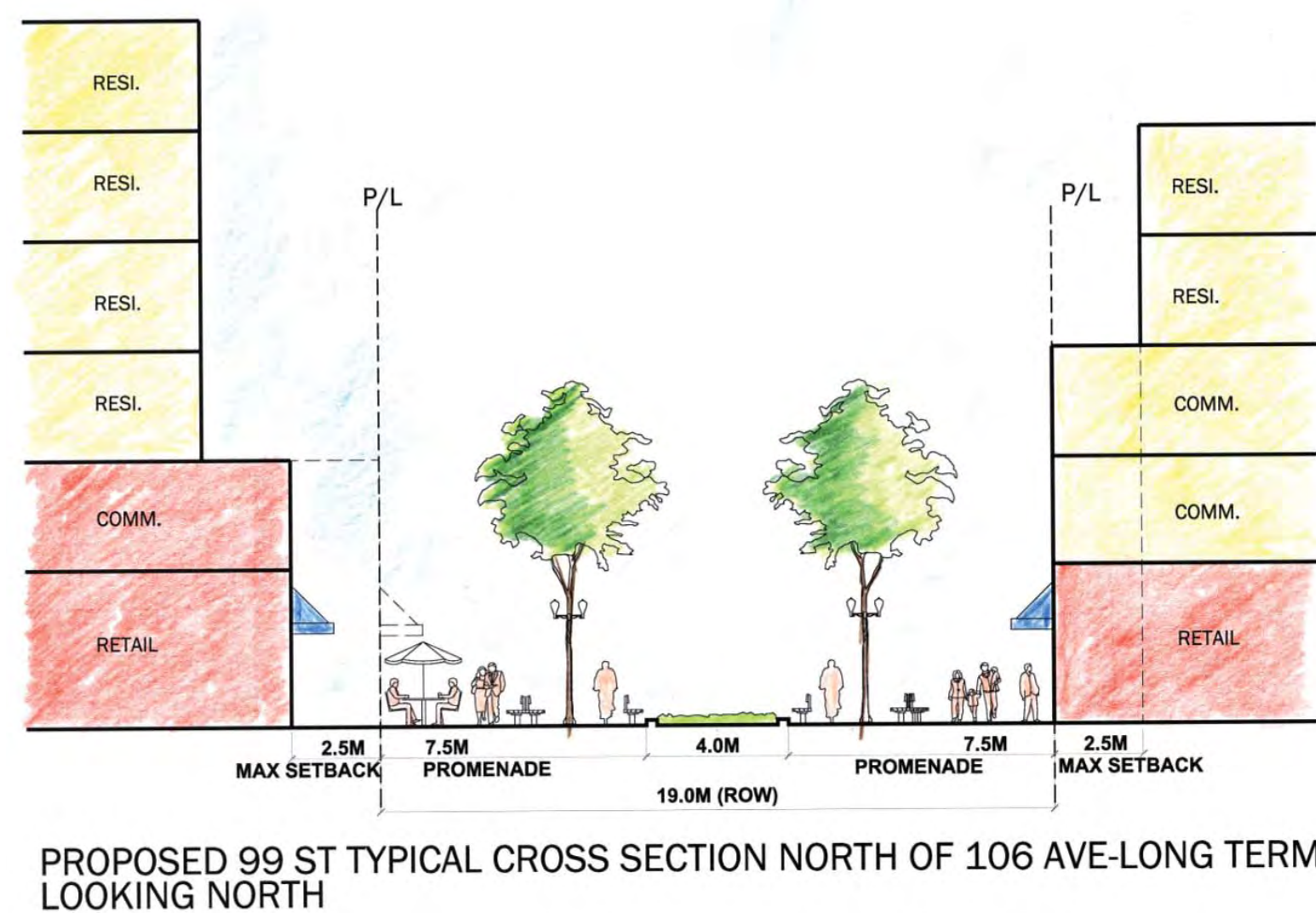
## Potential 98 Street



## Potential 99 Street

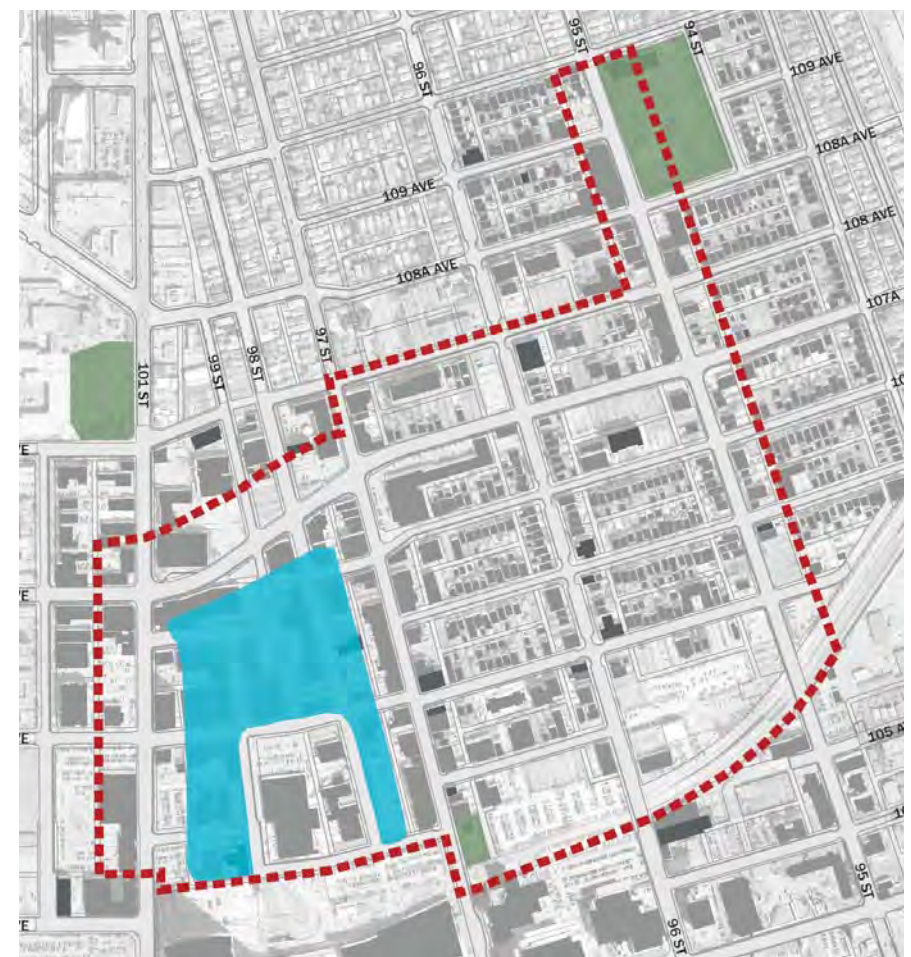
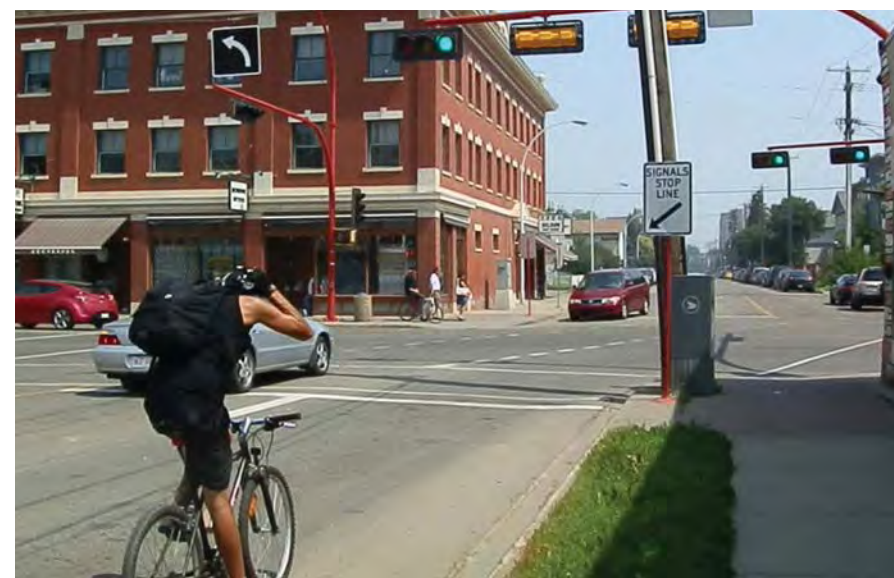


Looking North

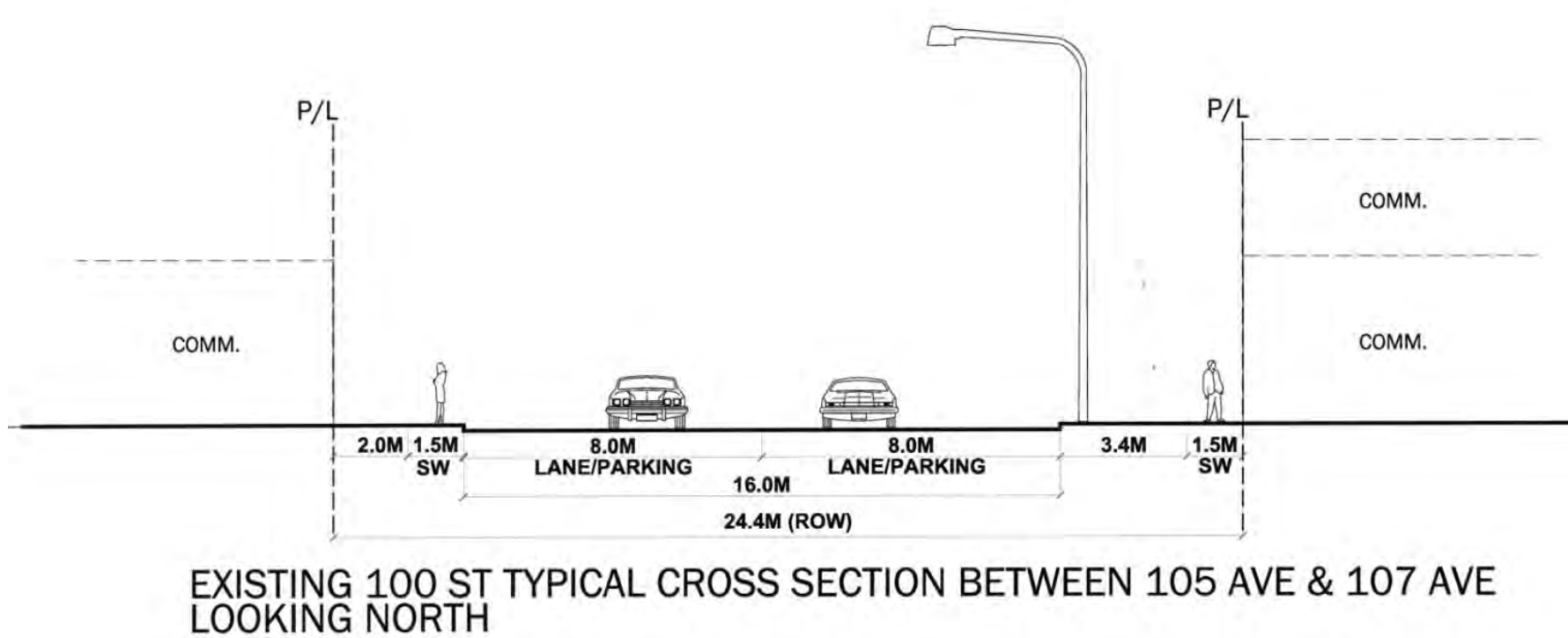




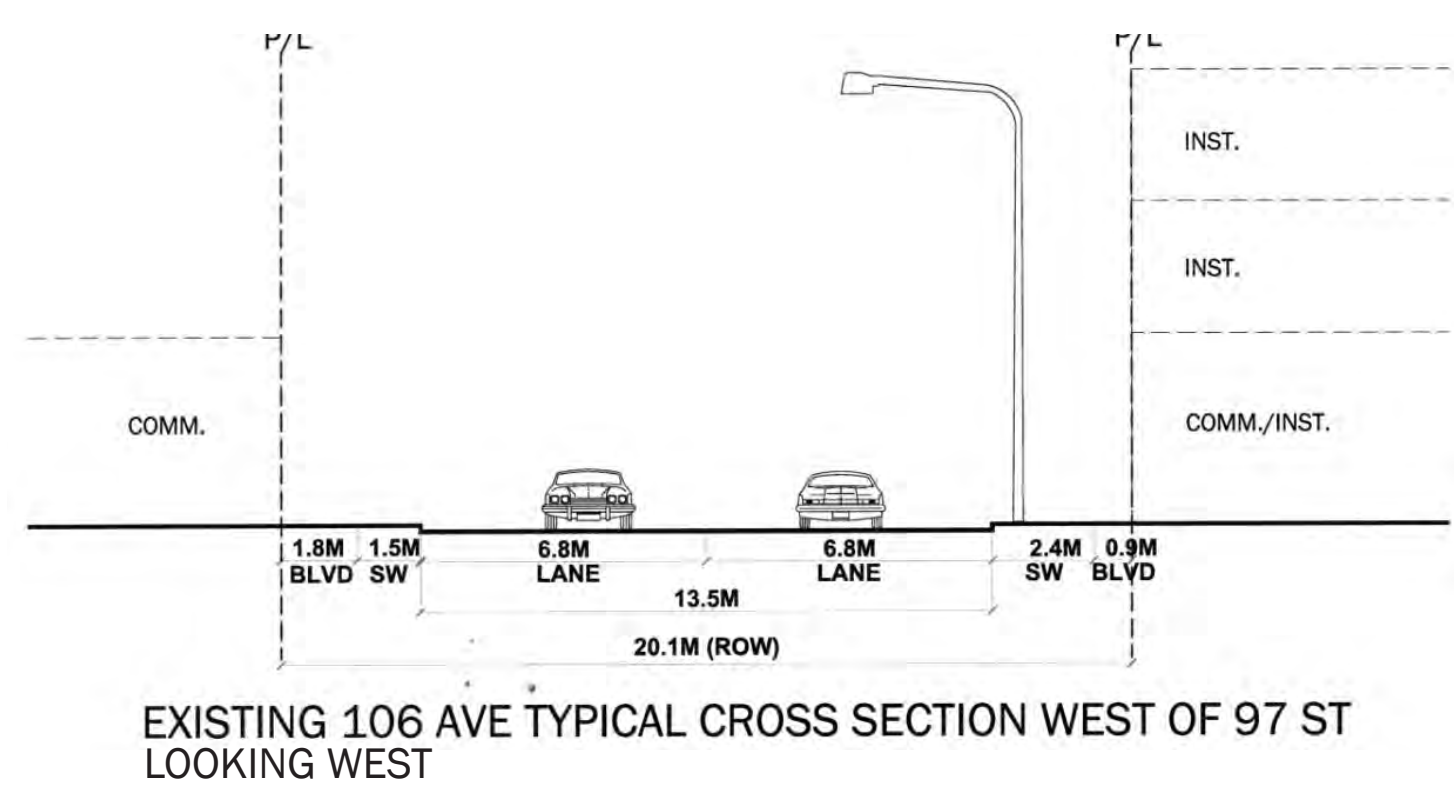
# Walkable Residential/Commercial Precinct



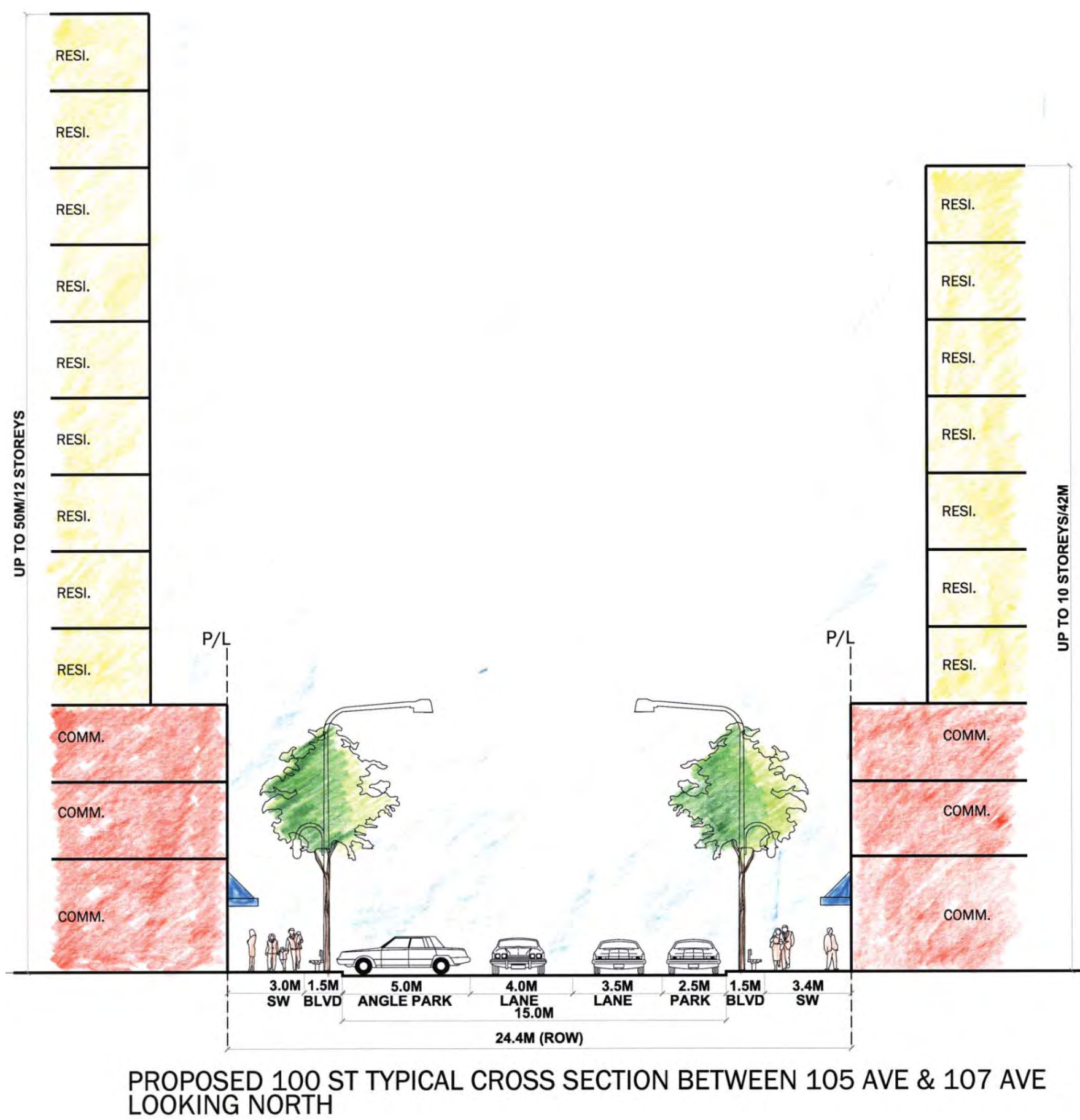
## Existing 100 Street



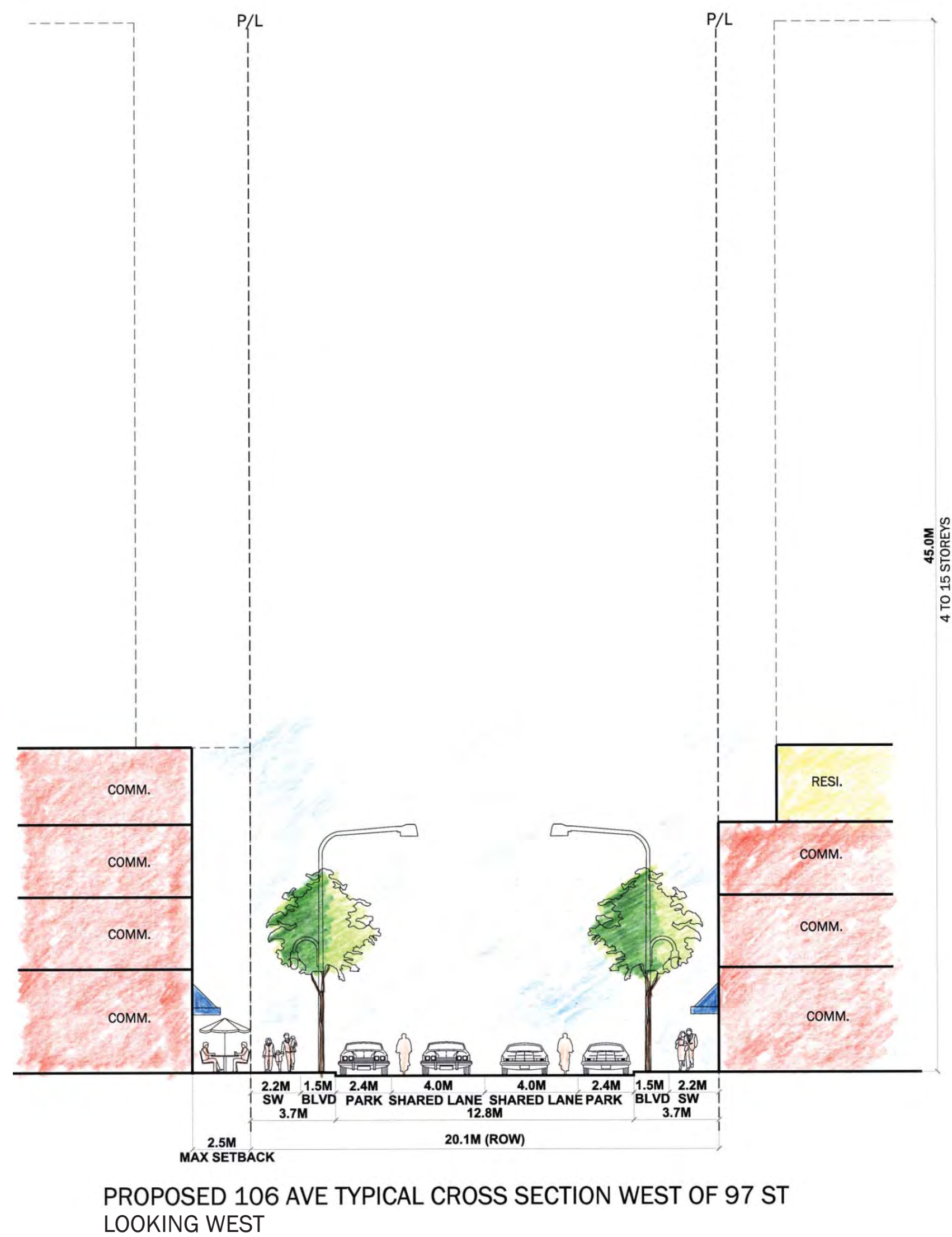
## Existing 106 Ave



## Potential 100 Street



## Potential 106 Ave



## Concept Photos

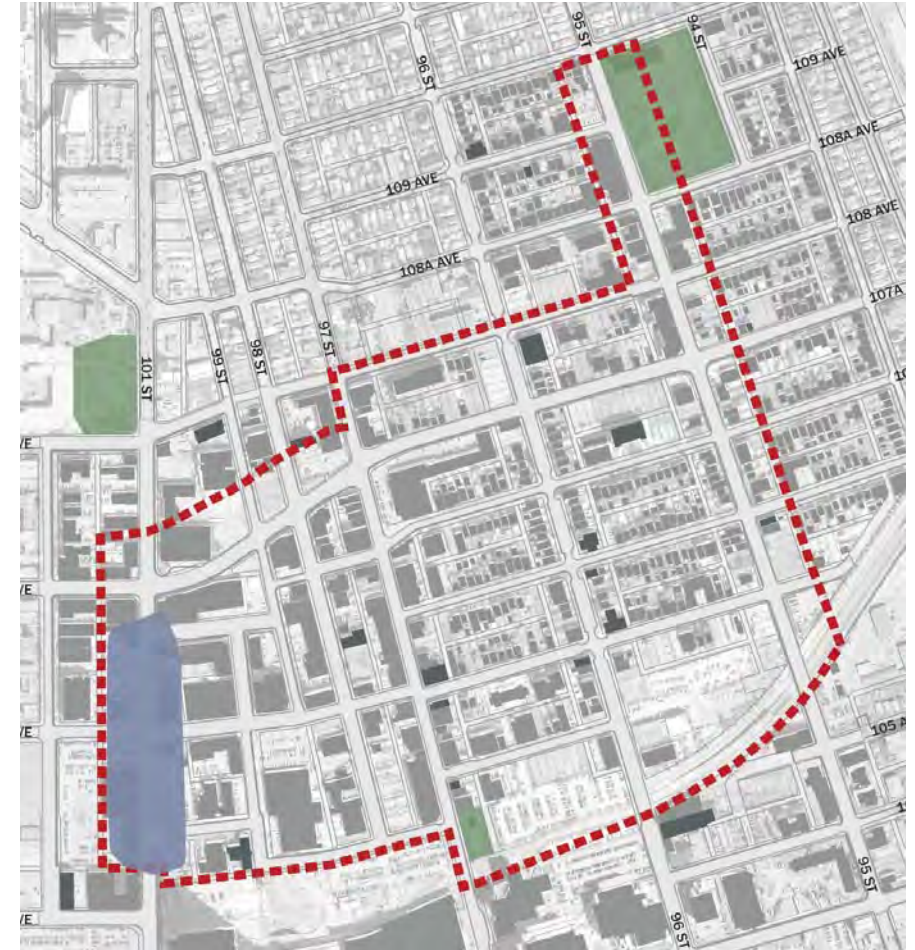
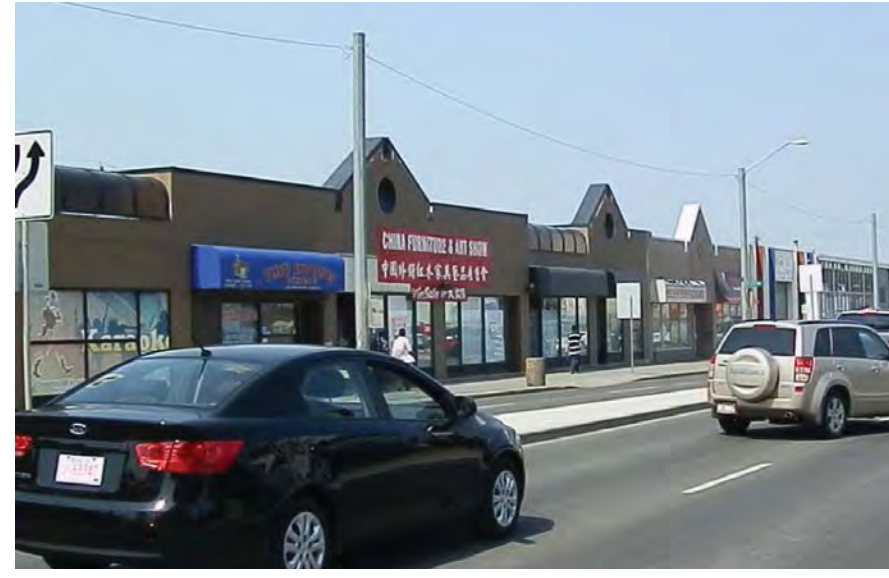


## Walkable Residential / Commercial Precinct Proposed Character:

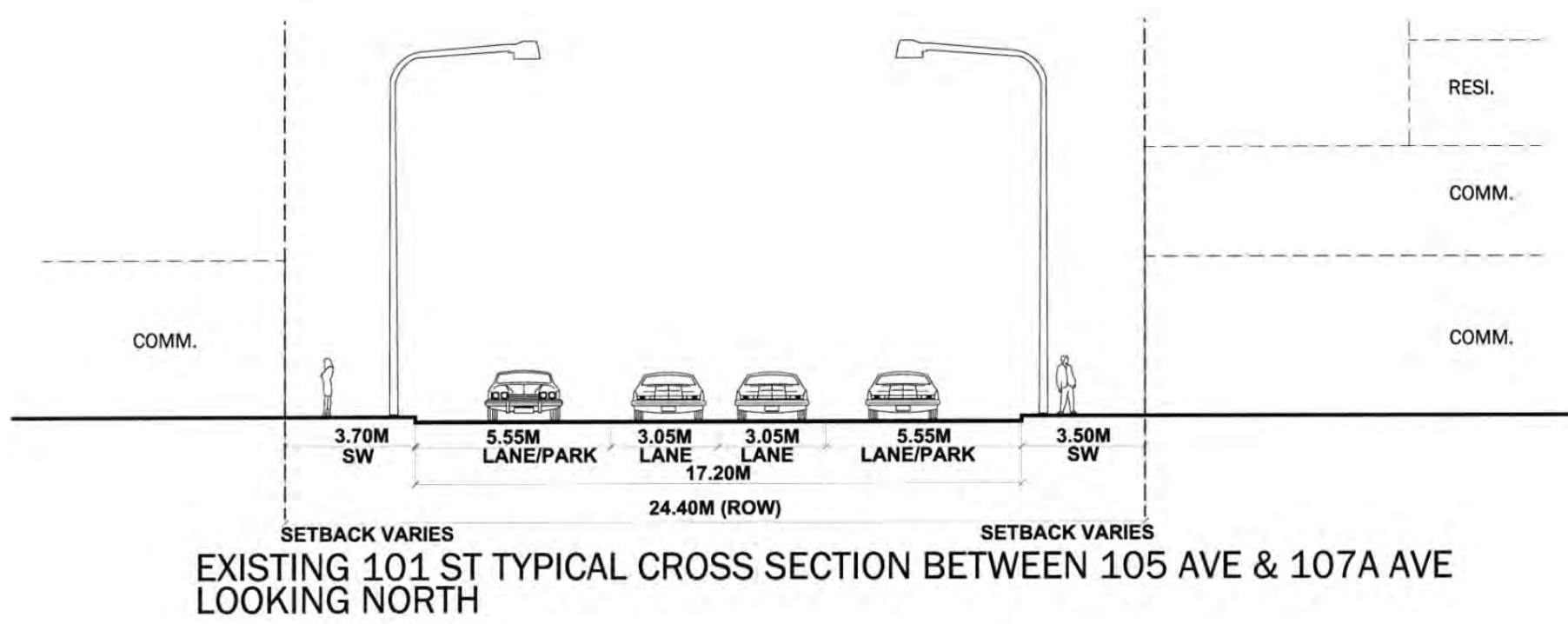
- Low to medium rise comm/residential
- Major tourist destination
- Low-speed traffic
- Quality streetscape and lighting
- Vibrant pedestrian scale retail district



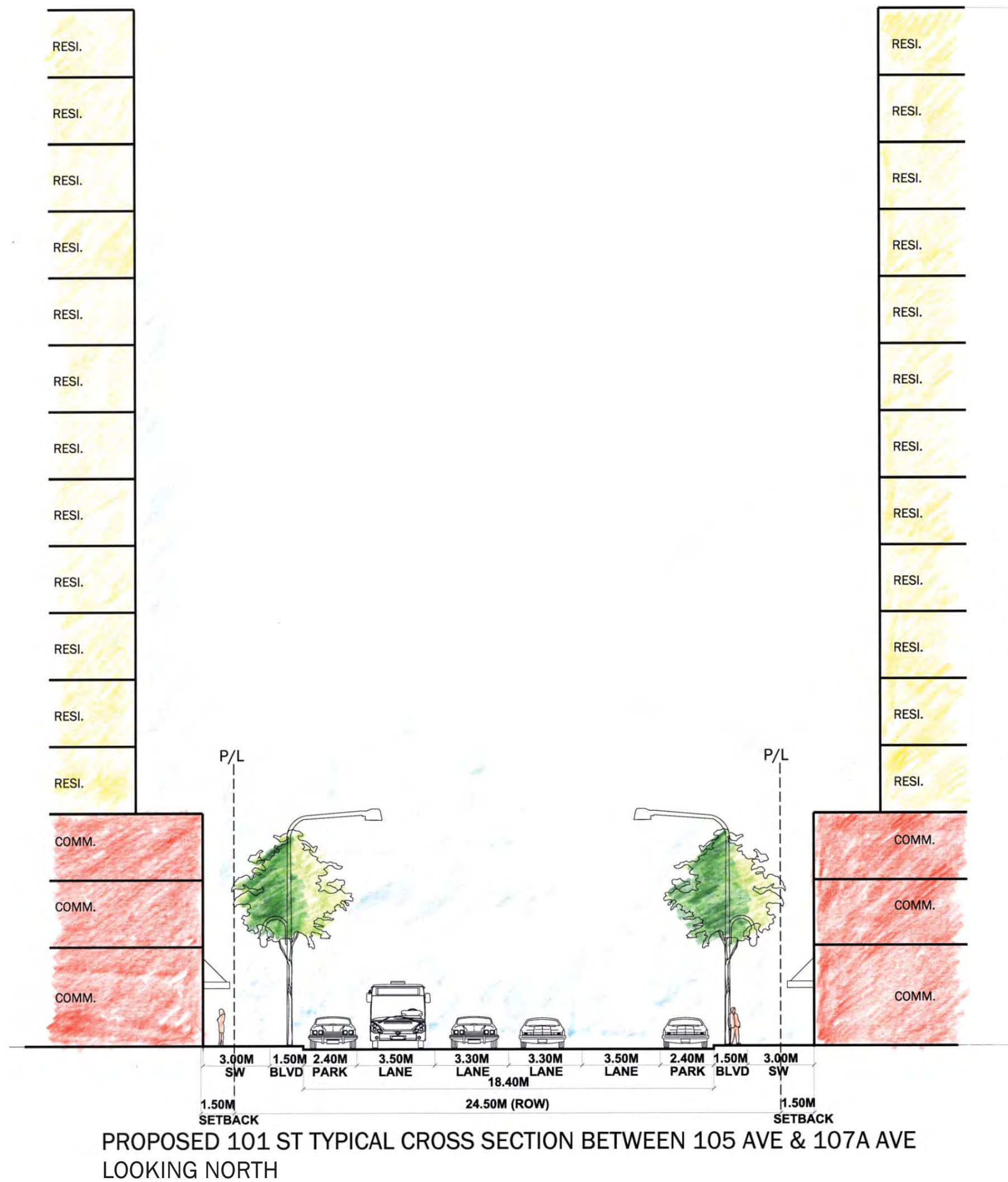
# 101 Street Commercial Corridor Precinct



## Existing 101 Street

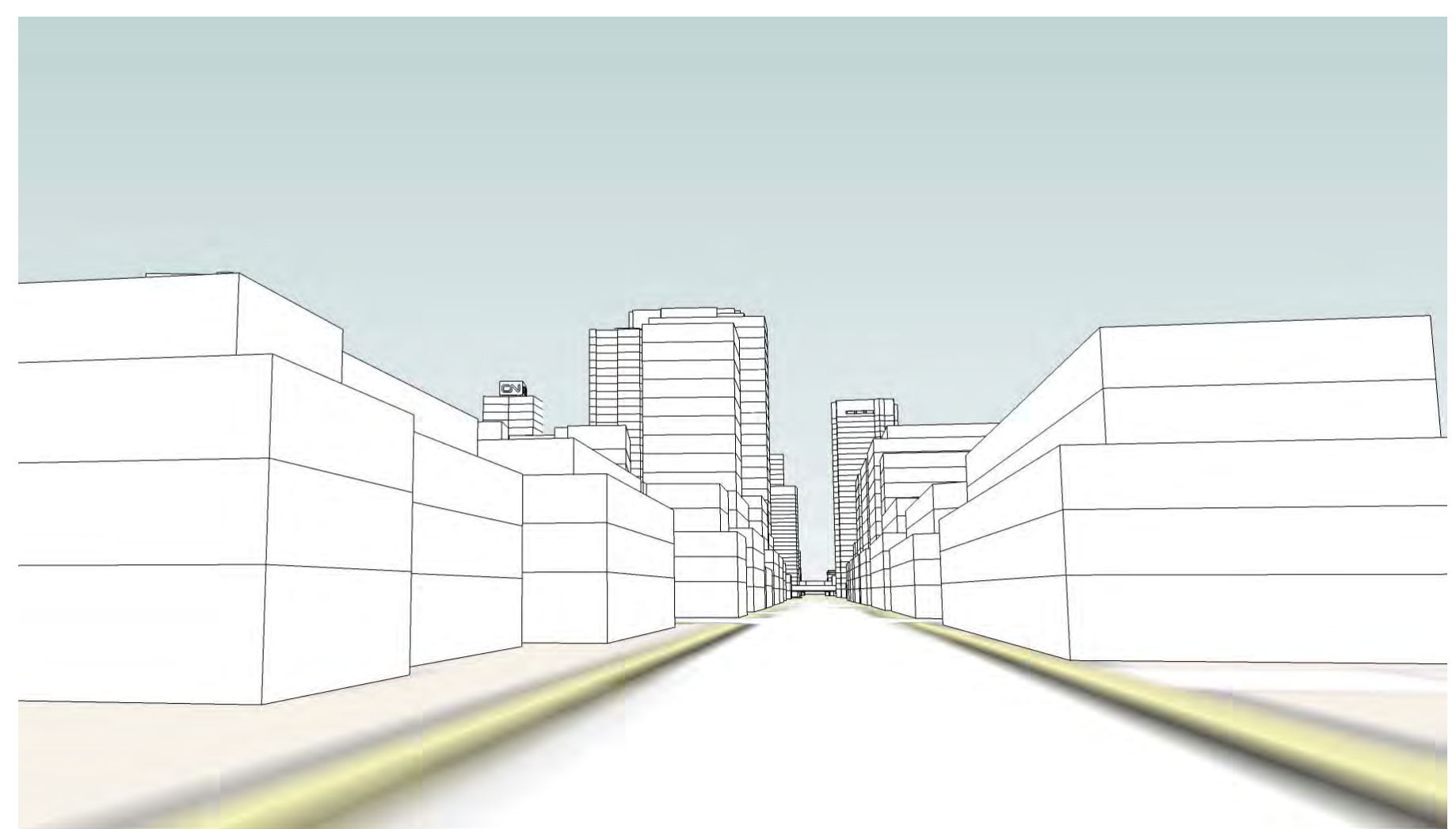


## Potential 101 Street



### 101 Street Proposed Character:

- Extension of downtown commercial corridor
- Continuation of downtown urban design character
- Transition from high-rise downtown to low-rise north of 107A Ave
- 3-4 storeyed commercial podium with residential/comm above
- Wider sidewalks and trees on both sides



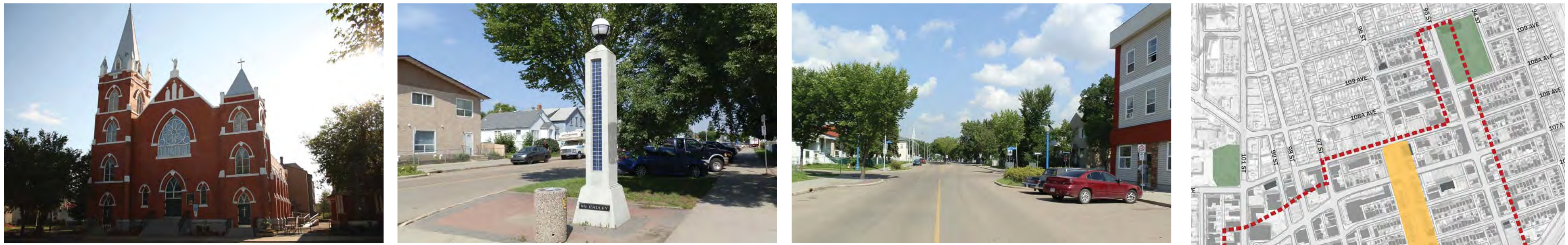
101 Street Looking South

## Concept Photos

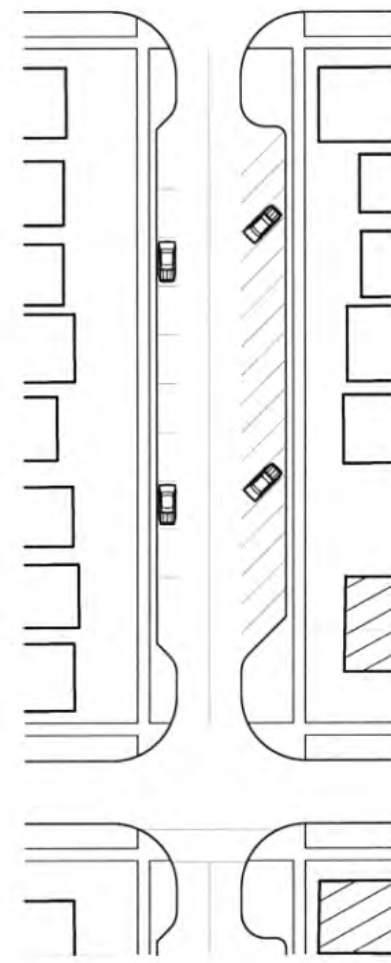
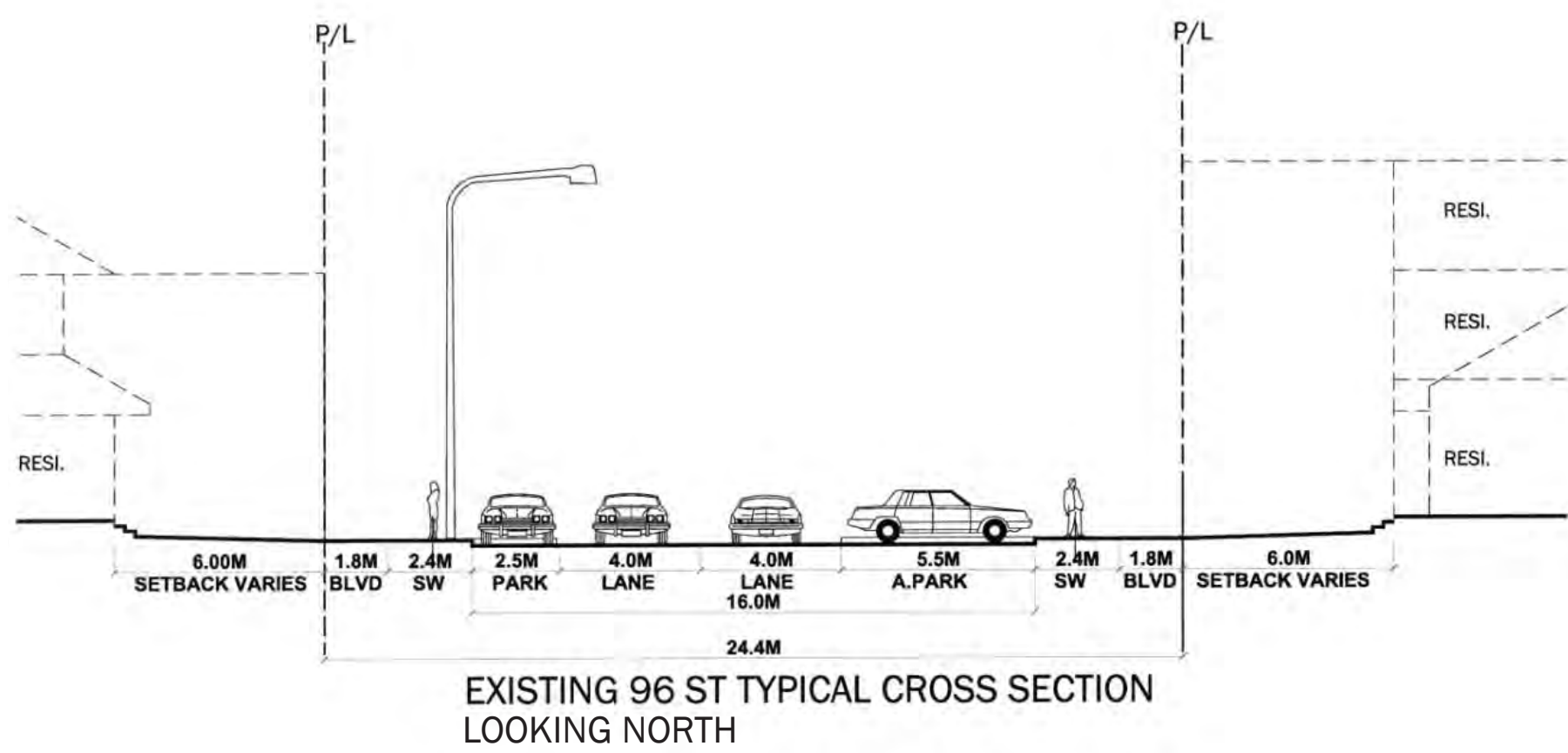




# 96 St (Church Street) - Cultural Main Street Precinct



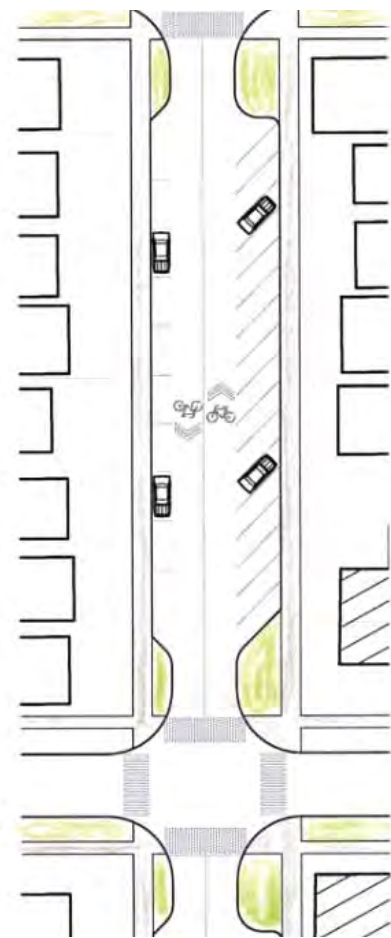
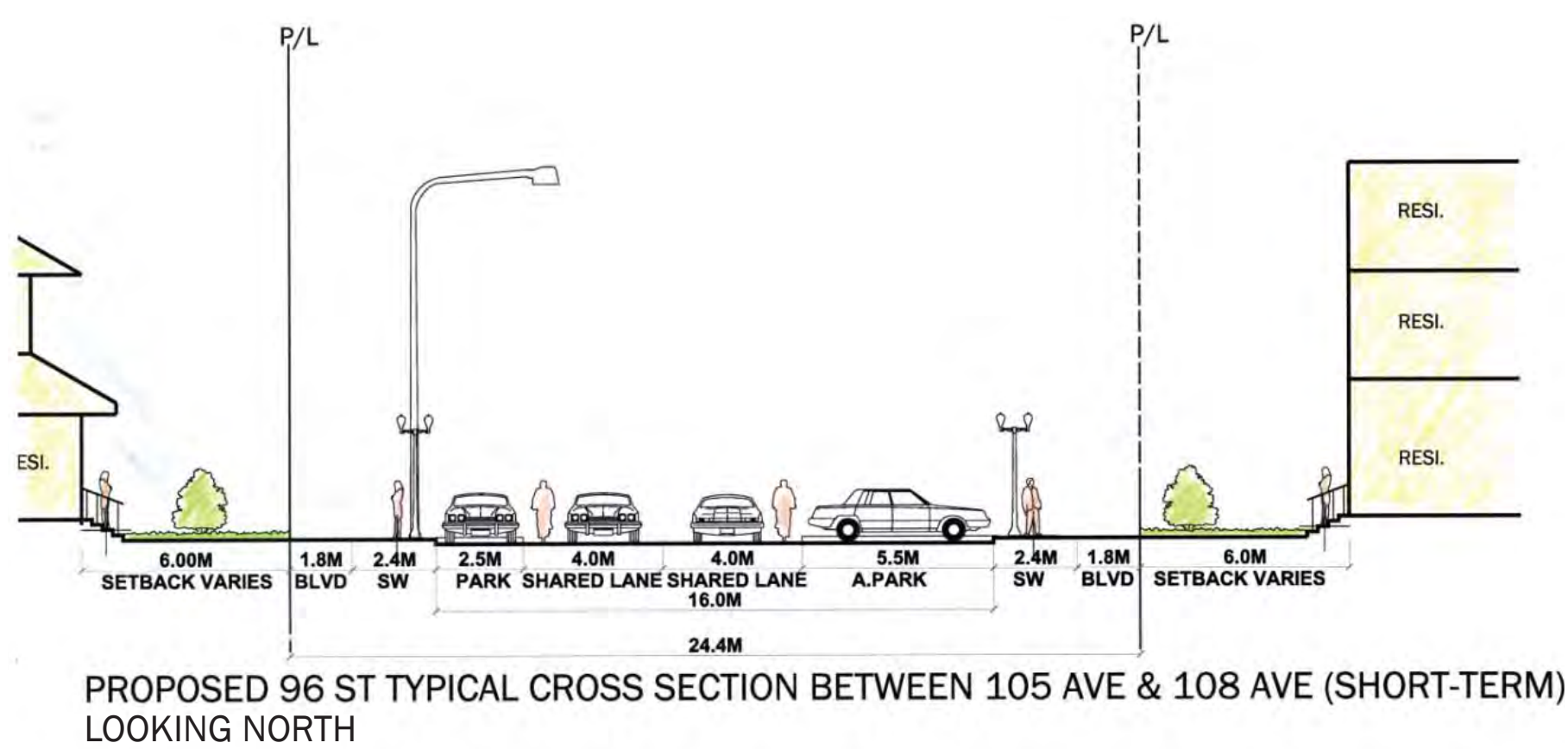
## Existing 96 Street



### Existing Character:

- Wide street lined with churches and low-scale development in between
- Churches & their steeples dominate the skyline
- Mainly residential character
- Angular parking on east side of road and parallel parking on west side

## Potential 96 Street



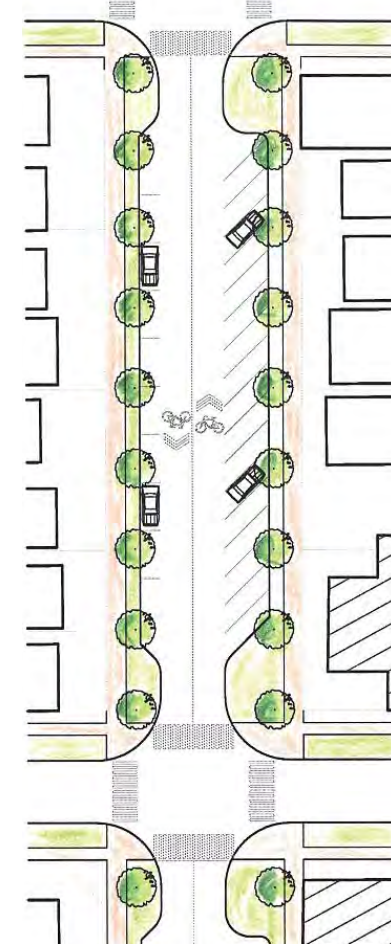
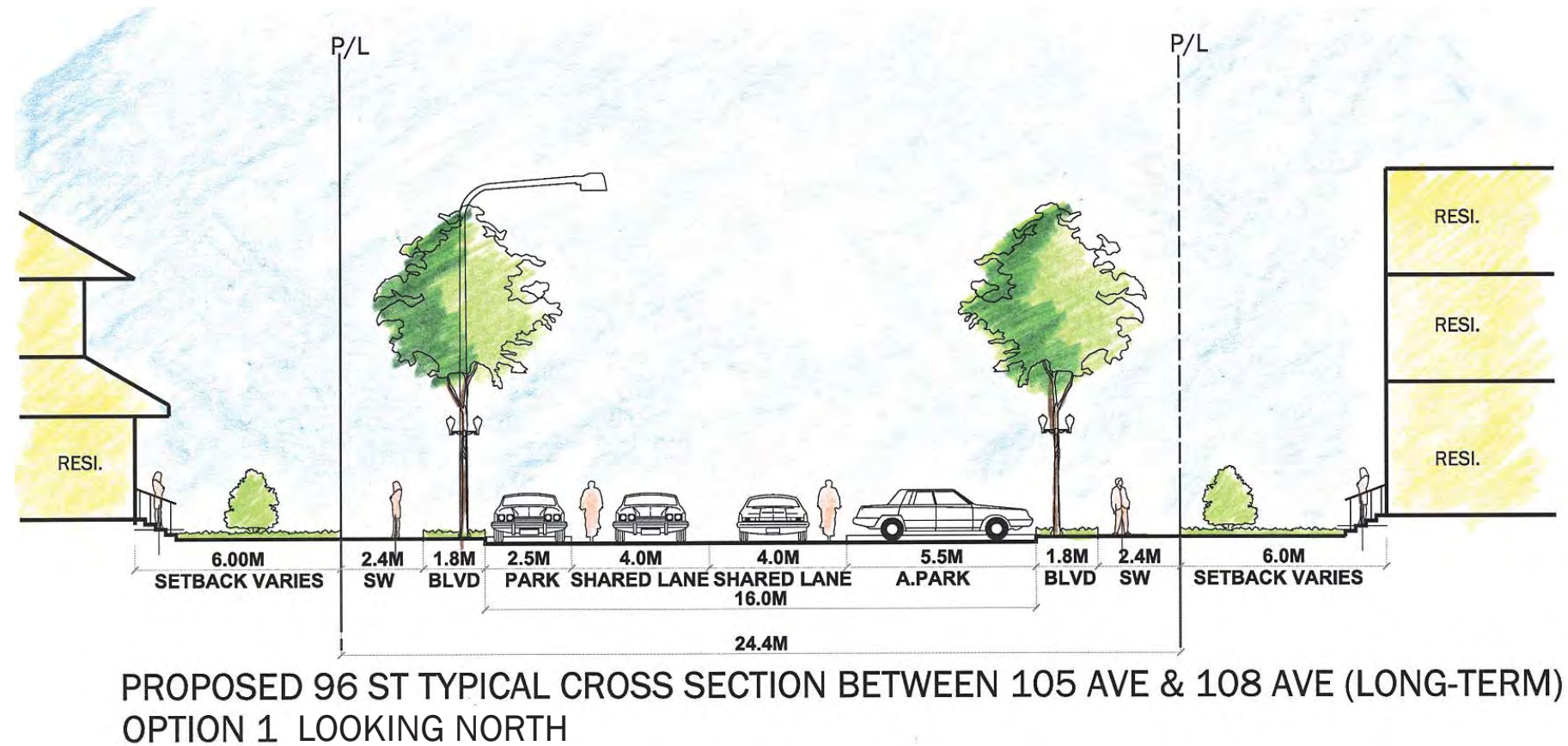
### Possible Short Term Improvements:

- No change in existing road profile
- Existing traffic lanes converted into Shared-use lanes
- New light poles at intersections only
- Improved landscaping

### Concept Photos



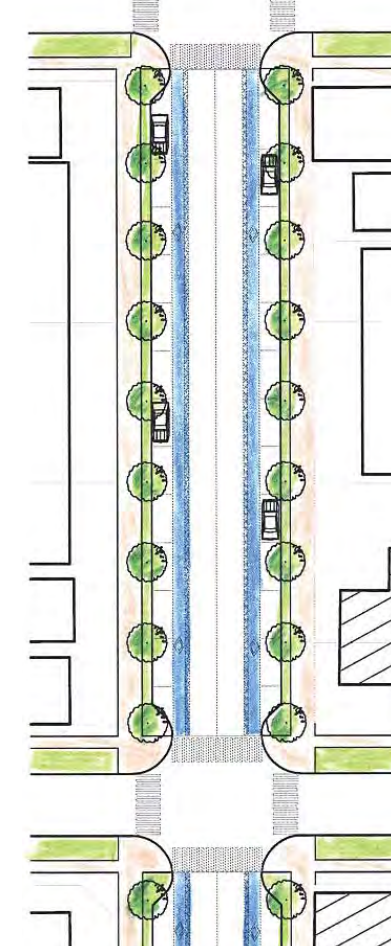
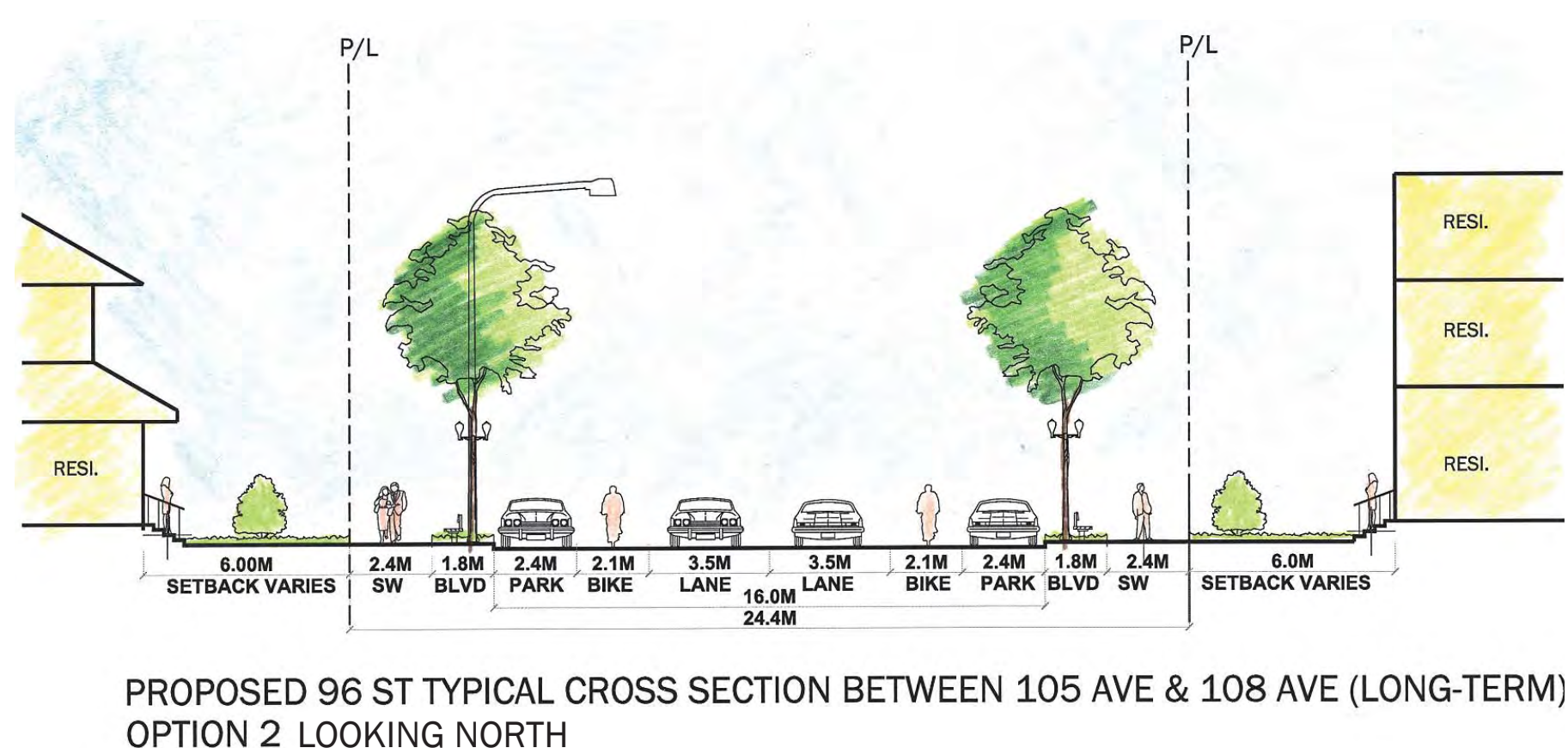
Approx 27  
Cars/Block



### Long Term Suggested Character - Option 1:

- Provide 1.8m wide boulevard on both sides with street trees
- Existing lanes converted into Shared-use lanes
- New light poles & banners
- New street furniture

Approx 26  
Cars/Block



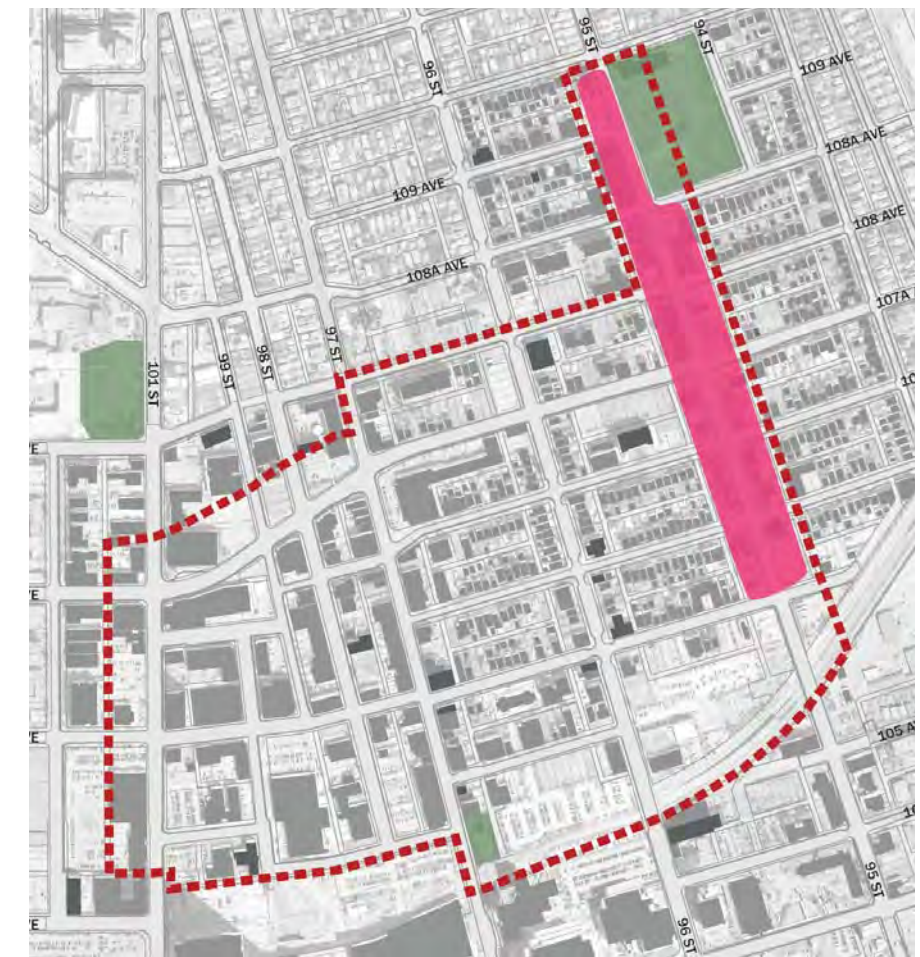
### Long Term Suggested Character - Option 2:

- Provide 1.8m wide boulevard on both with street trees
- Dedicated bike lanes
- New light poles & banners
- New street furniture

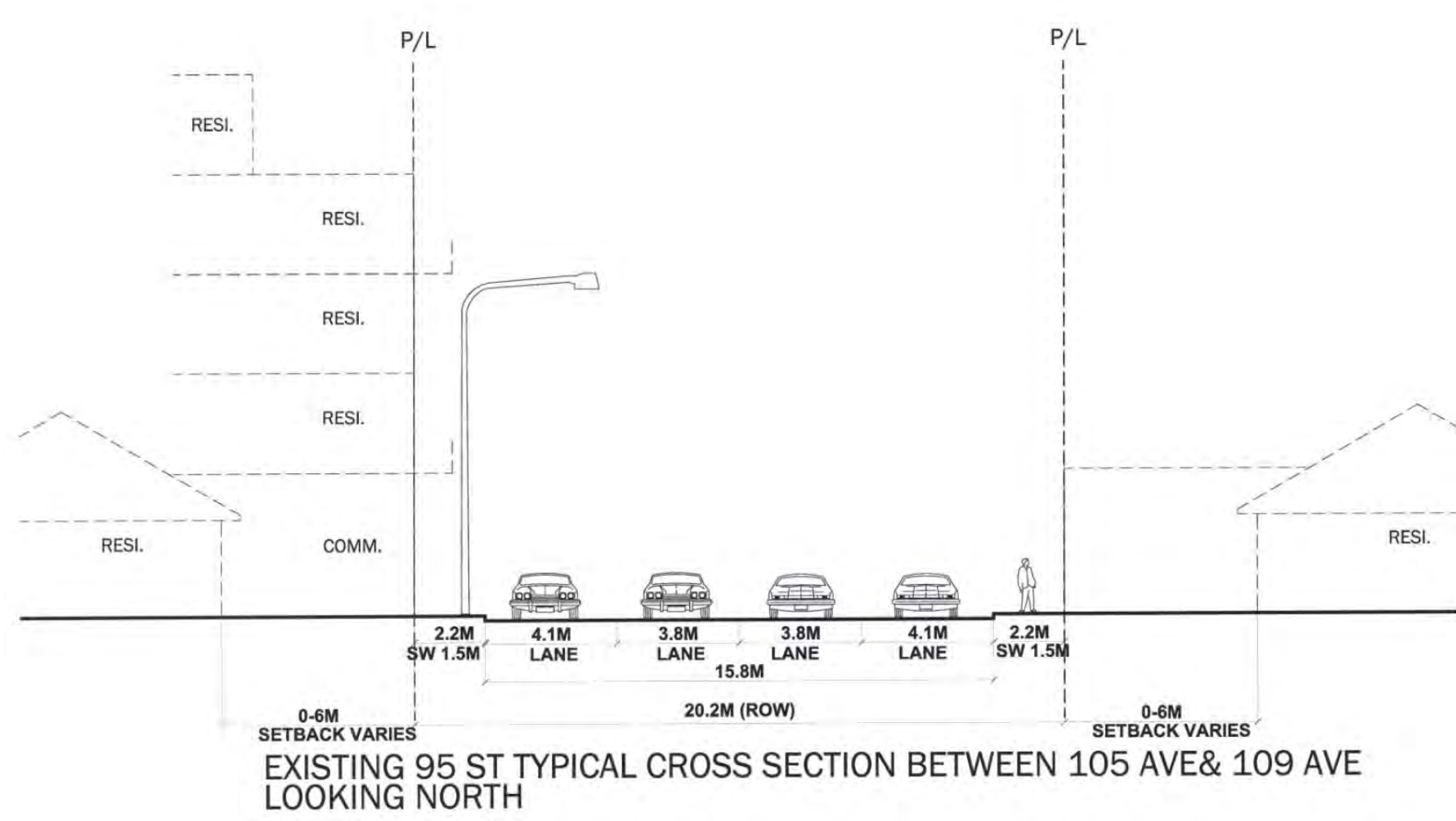
Approx 26  
Cars/Block



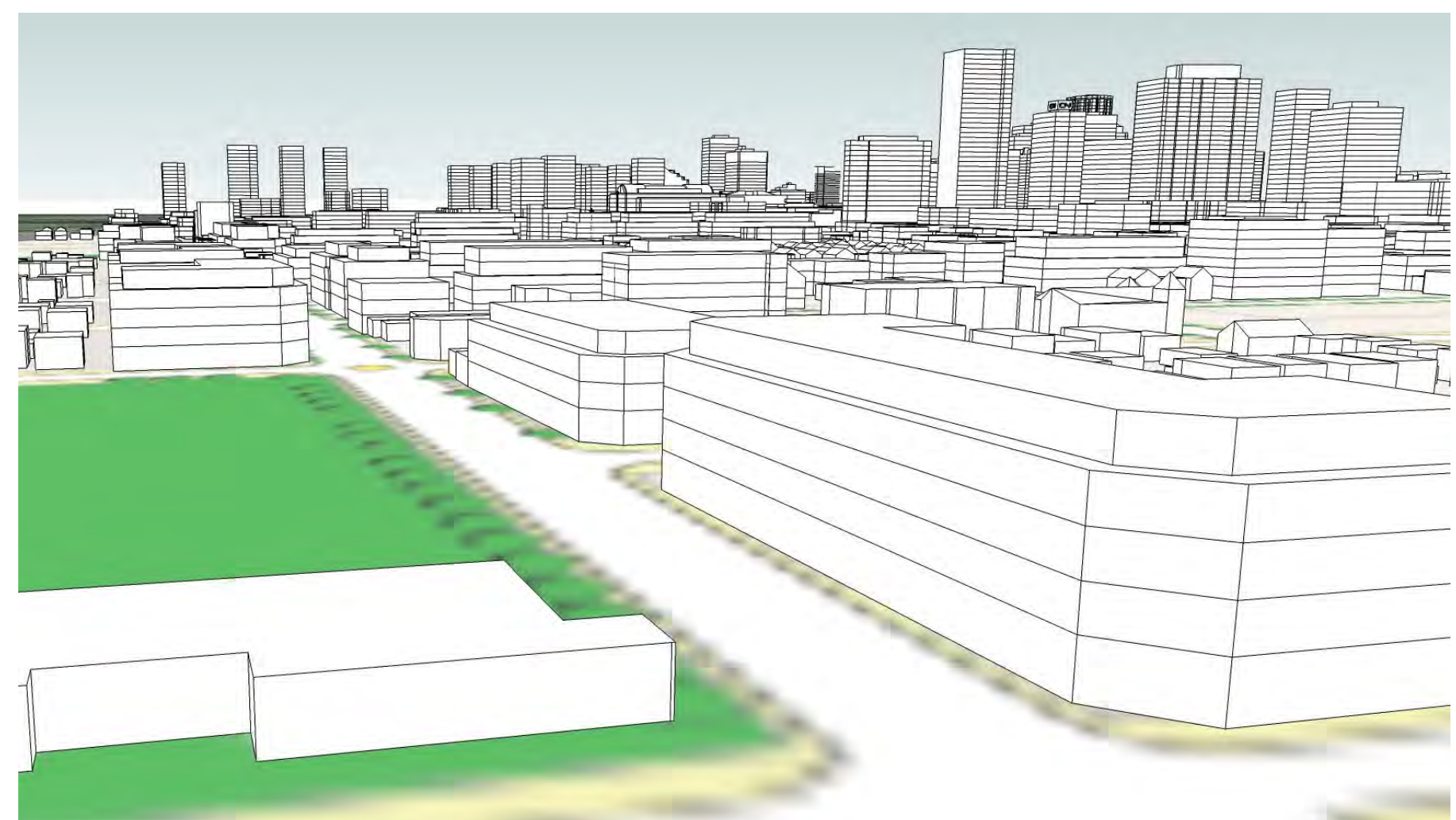
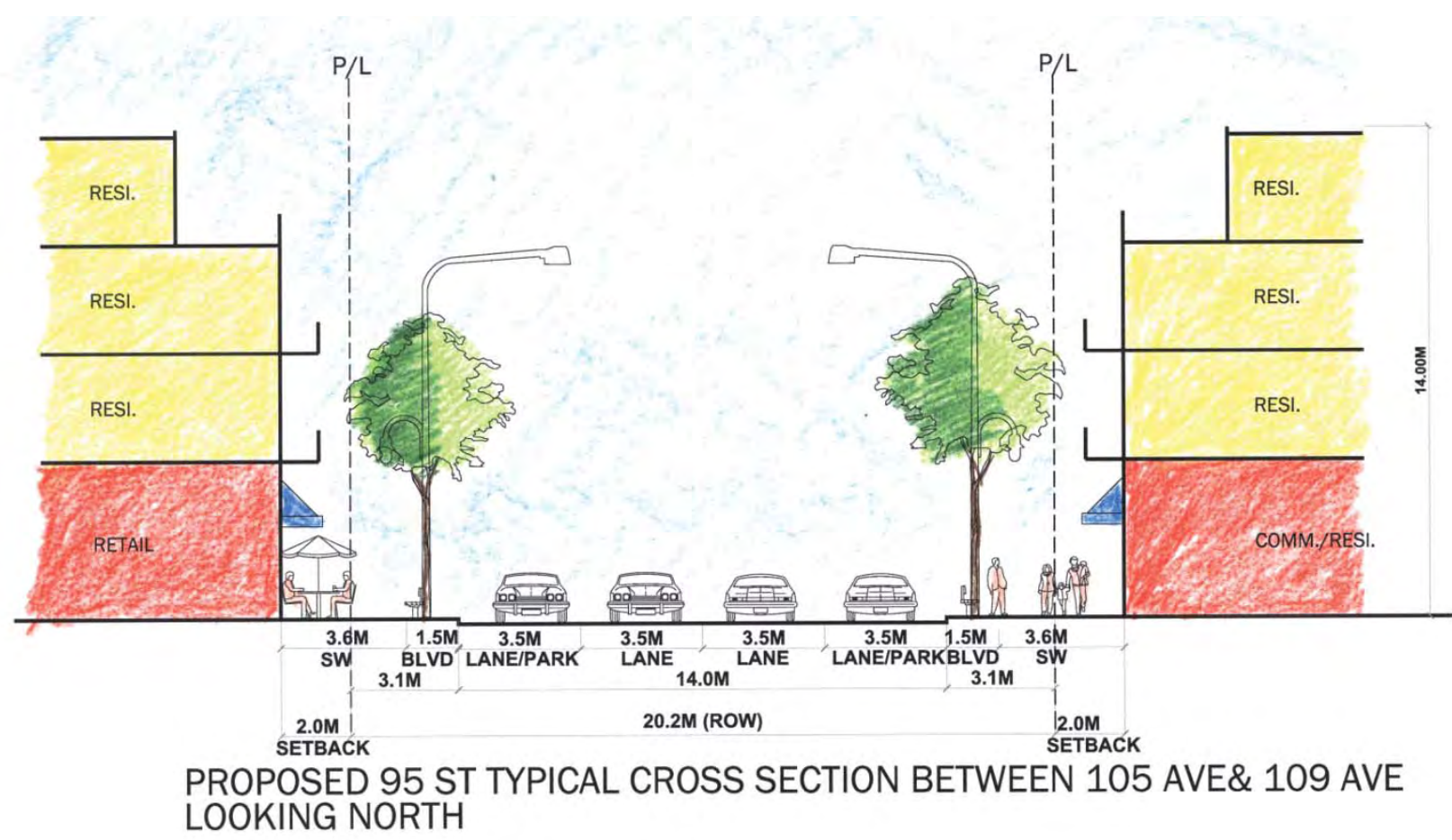
# 95 Street - Main Street Precinct



## Existing 95 Street



## Potential 95 Street



95 Street Looking South

### 95 Street Proposed Character:

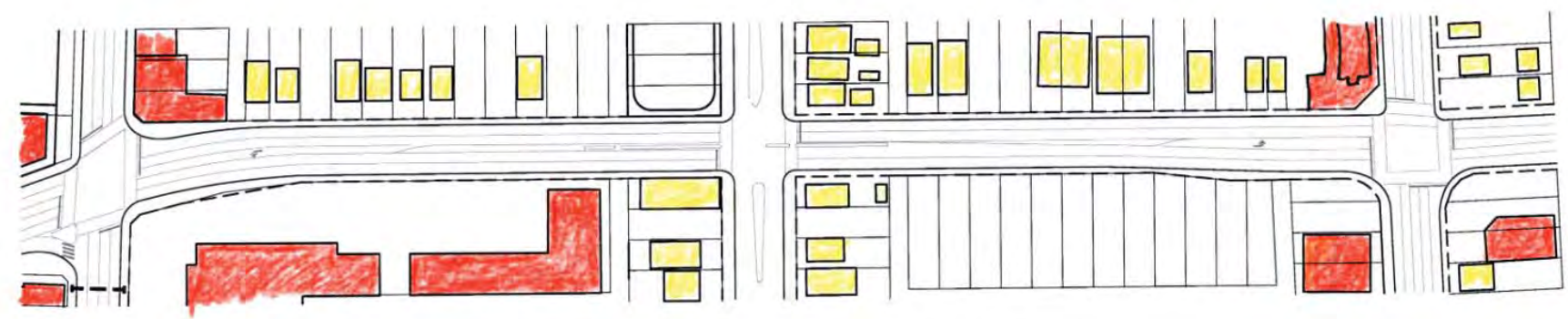
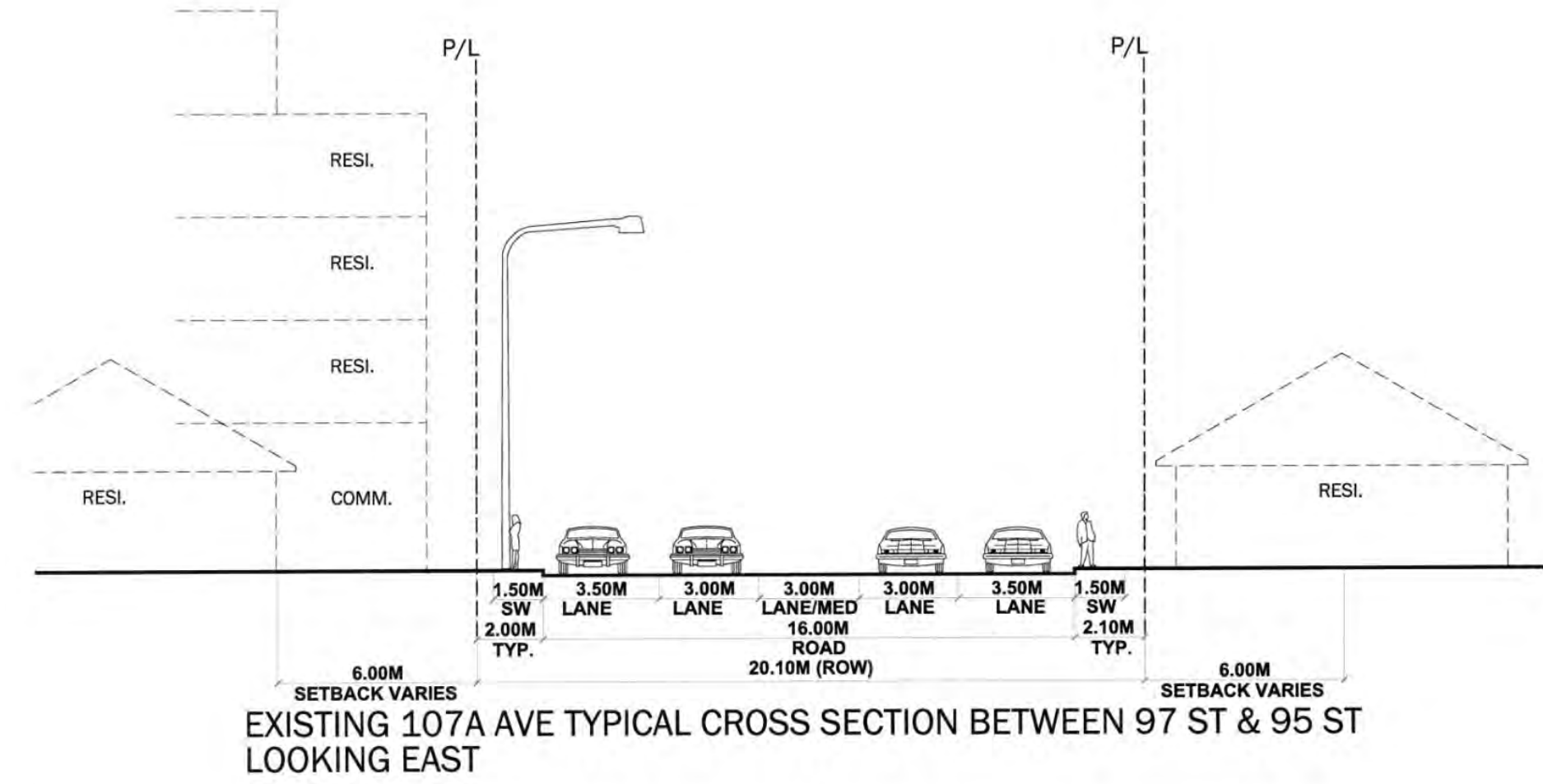
- Extension of Little Italy main street
- Continuation of low-medium rise mixed use
- Enhanced pedestrian connectivity and amenities
- Enhanced cultural character of Little Italy
- Quality public realm

### Concept Photos

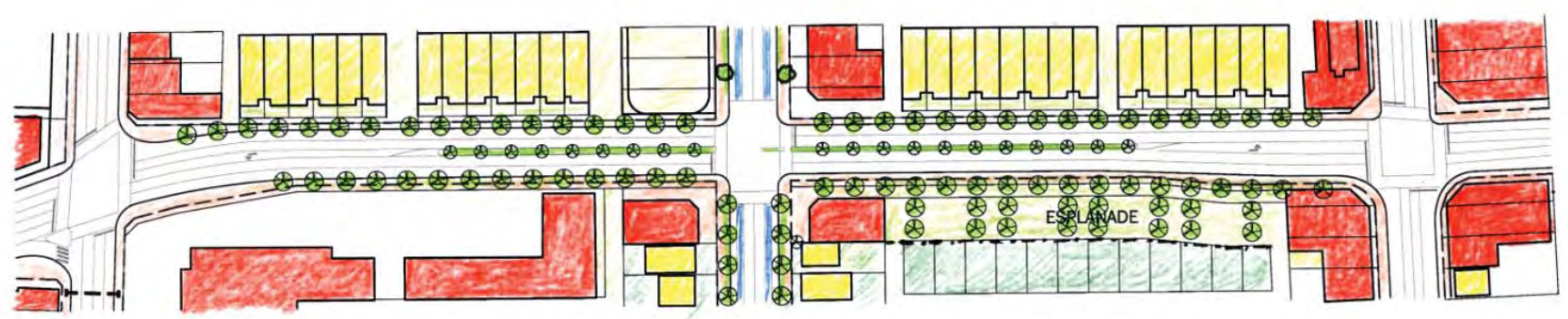
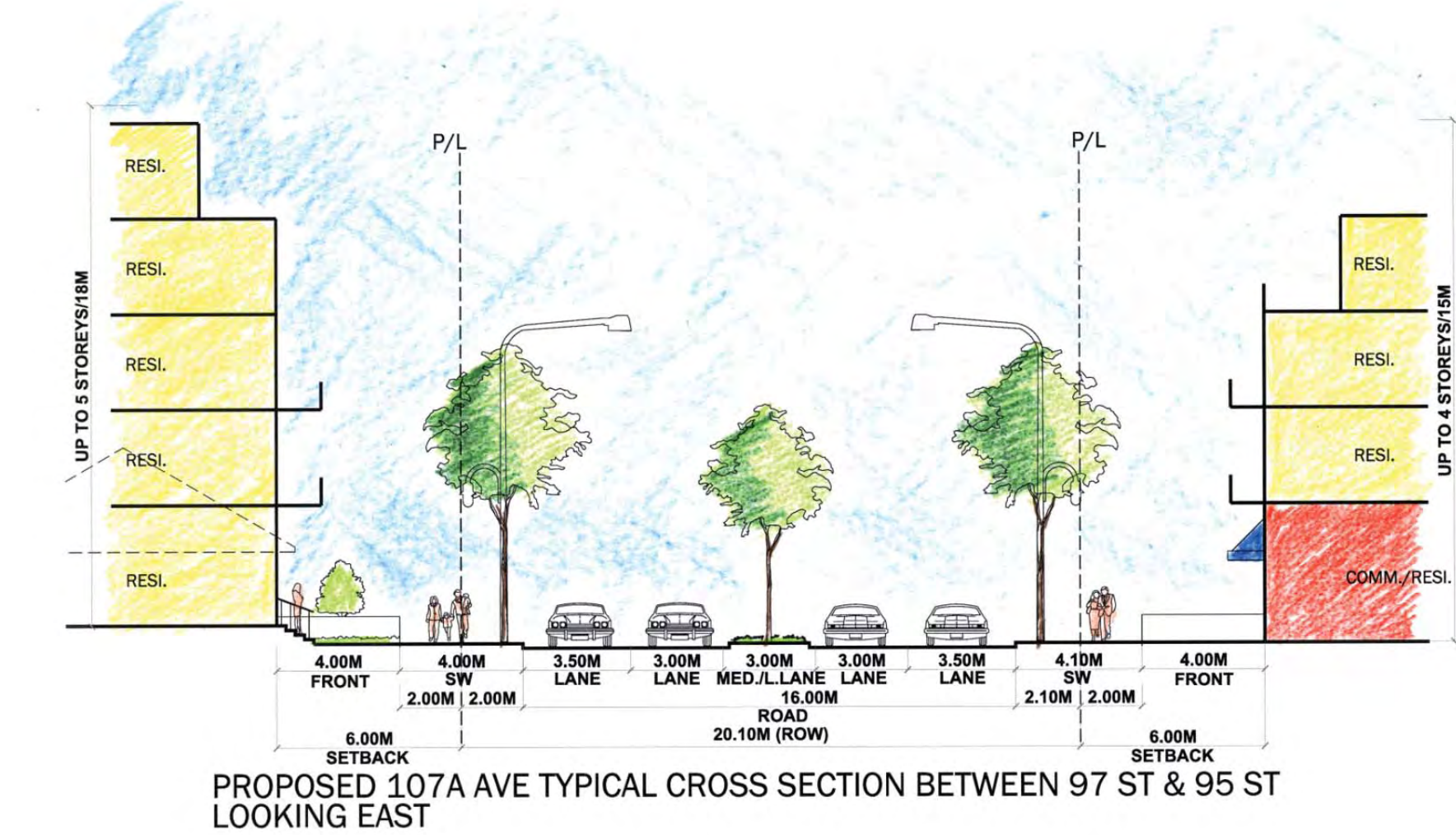




# 107A Ave Residential/Commercial Precinct

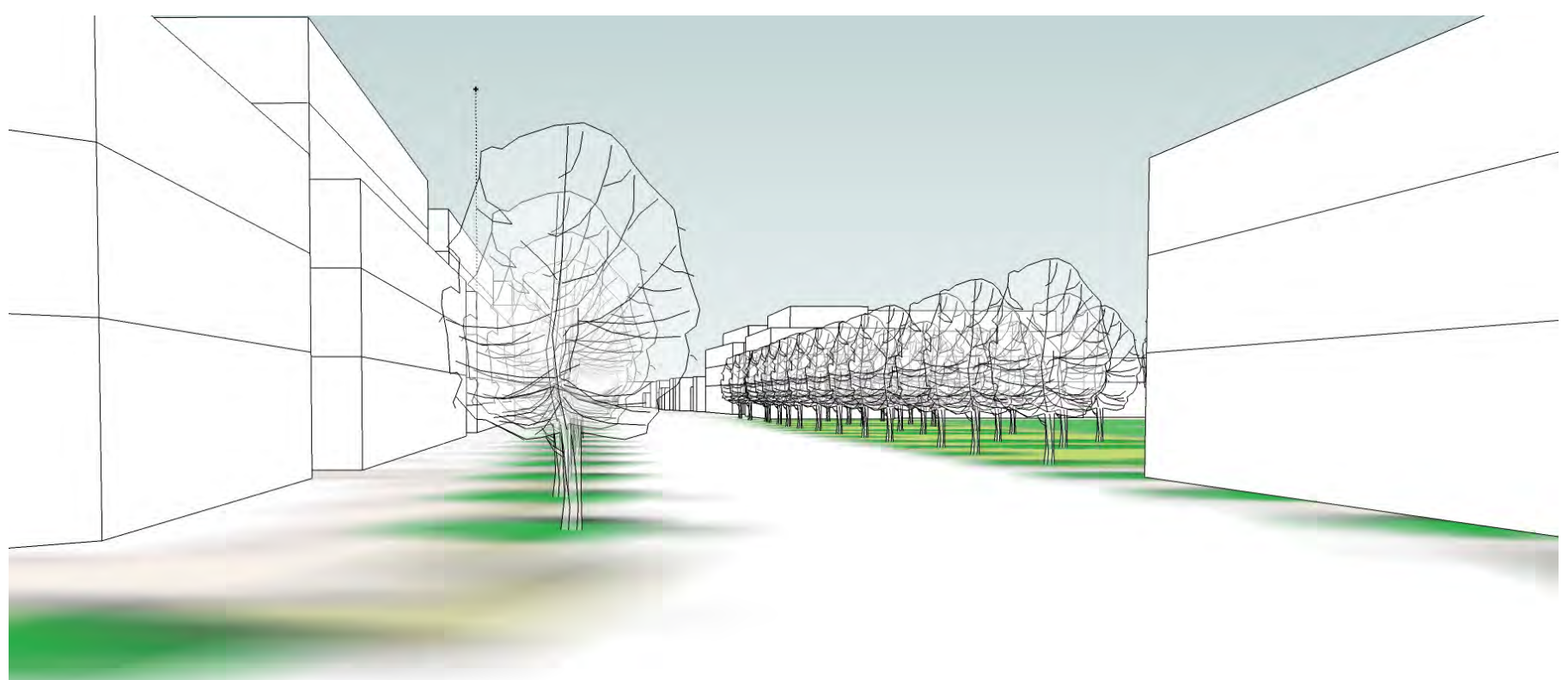


## Potential 107A Avenue



### 107A Ave Proposed Character:

- High quality medium density residential
- Street oriented retail at some locations
- Pedestrian friendly streetscape
- Enhanced pedestrian connectivity between Little Italy & Chinatown



### Concept Photos









# 3D Concept



Perspective - Looking North

**Legend:**

-  Civic/Institutional
-  Commercial
-  Office
-  Residential





# McCauley Area Proposed Street Improvements up to \$10.5 million

## 107A Ave. between 95 St. & 97 St.

- Proposed south side pedestrian esplanade between 95 St. & 96 St.
- New lighting
- Street trees where possible
- Median with trees where possible

## 106 Ave. between 96 St. & 101 St.

- Wider sidewalks
- New themed lighting
- Street trees
- Possible feature at 99 St. intersection

## 97 St. between the Bridge & 107A Ave.

- New themed lighting

## 95 St. between 107A Ave. & 109A Ave.

- New themed lighting with banners & furnishings
- Possible feature at 108A Ave. intersection

## 95 St. between LRT x-ing & 107A Ave.

- New themed lighting
- Street trees where possible

## Other streets within the study area

- Street trees where possible