

The 114 Street Greenway

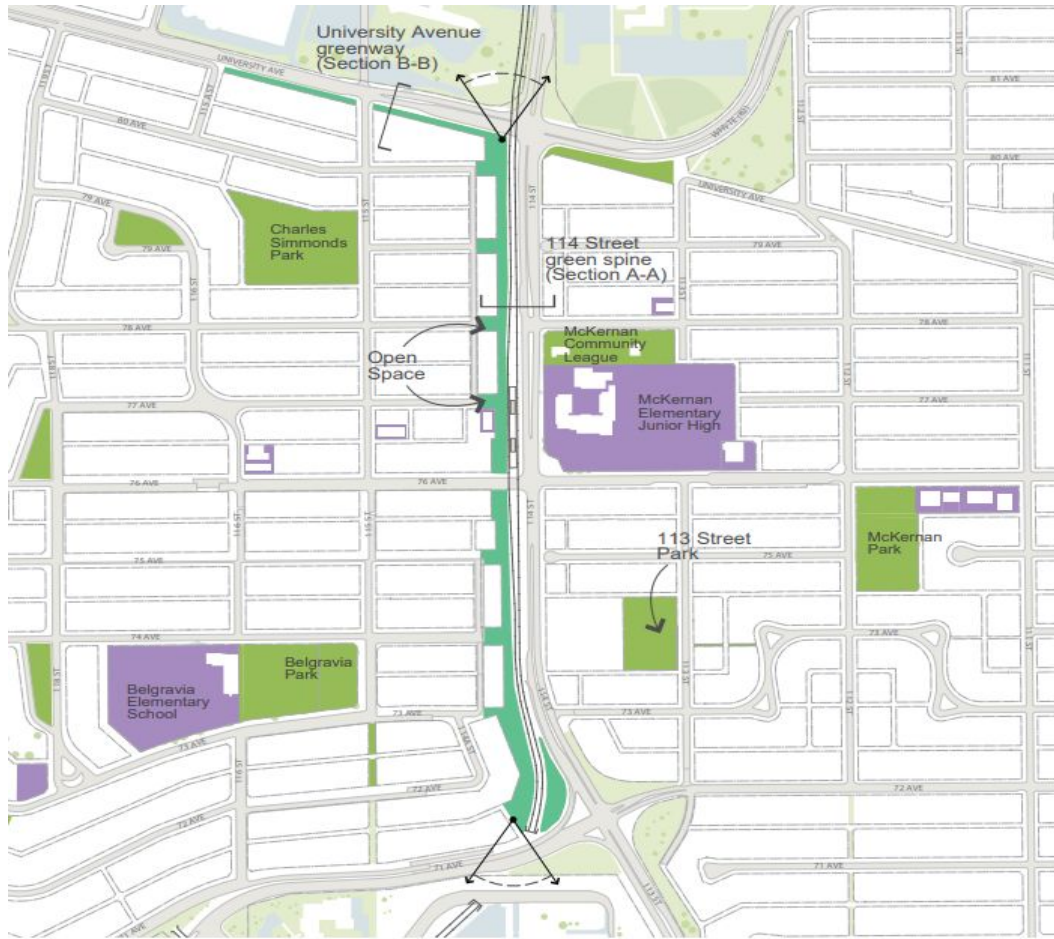
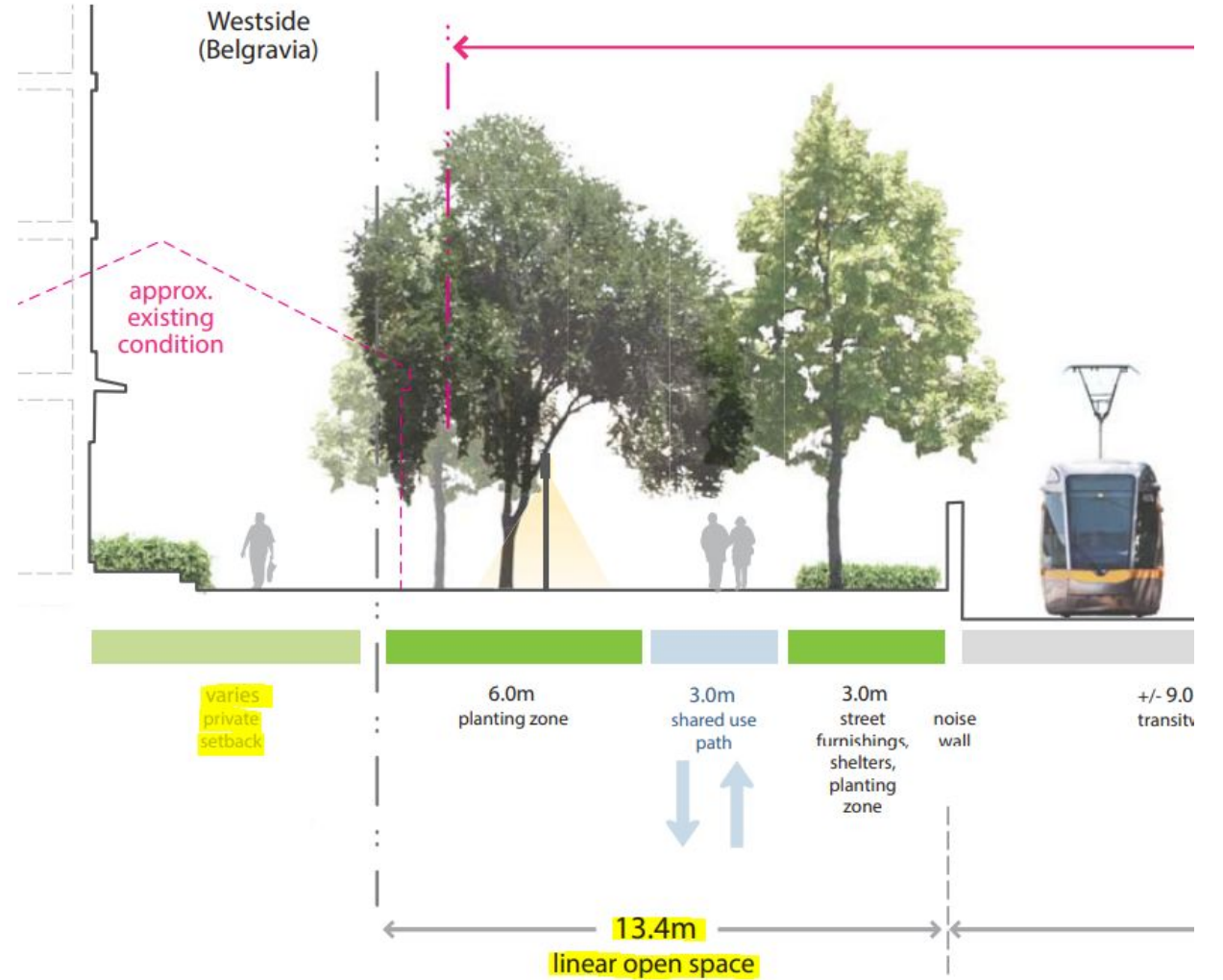
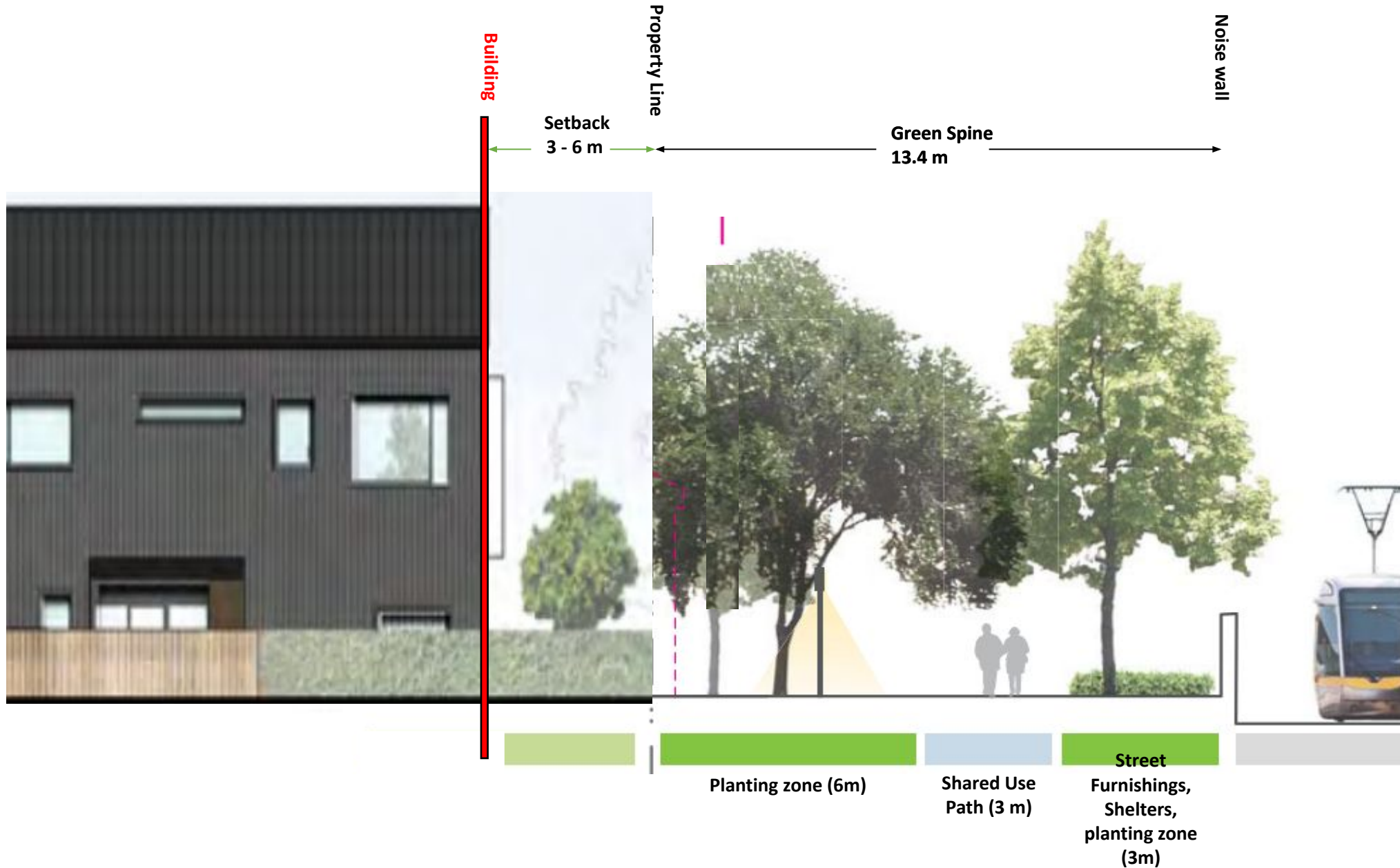


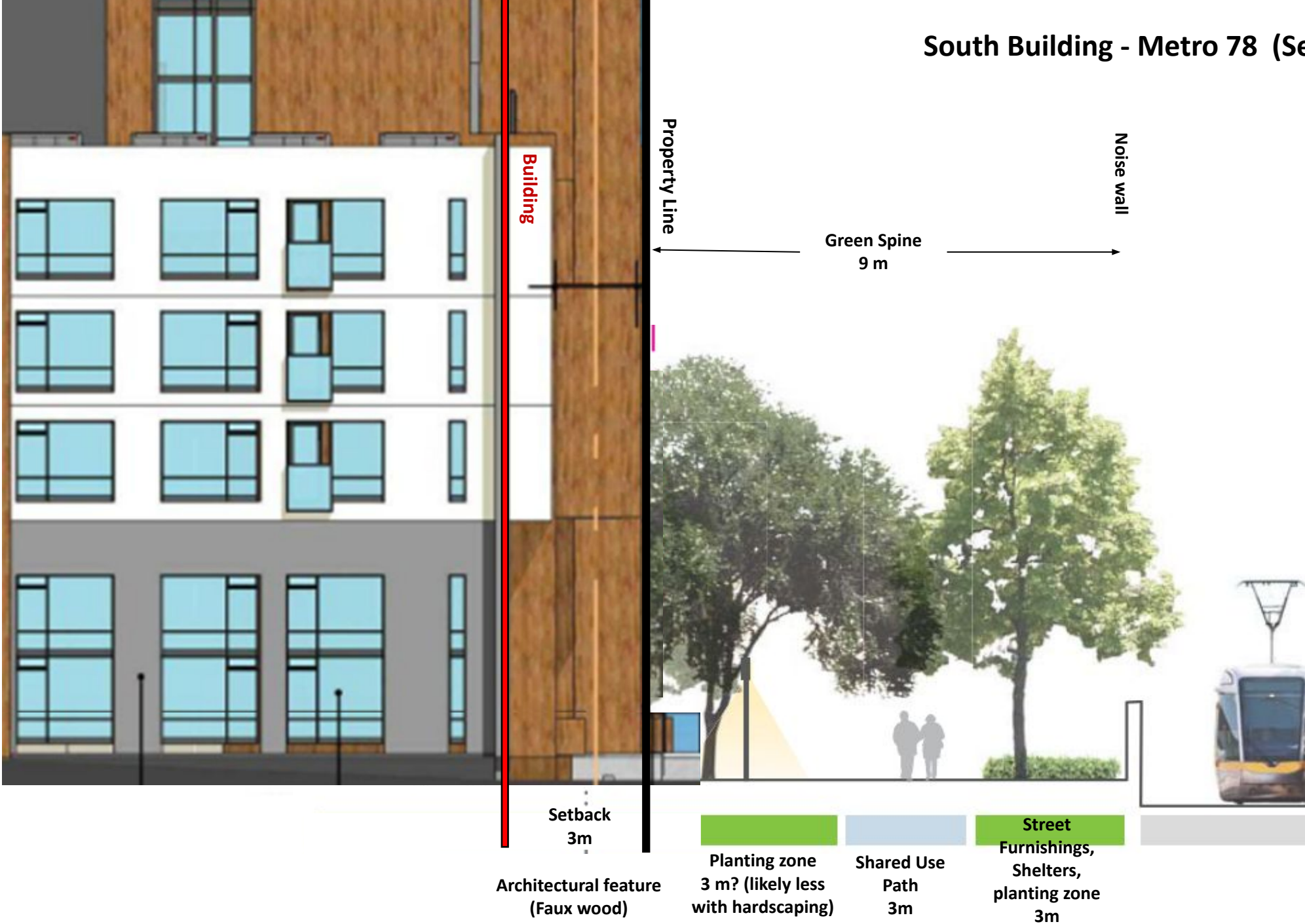
Figure 13: 114 Street Cross Section (Section A-A)



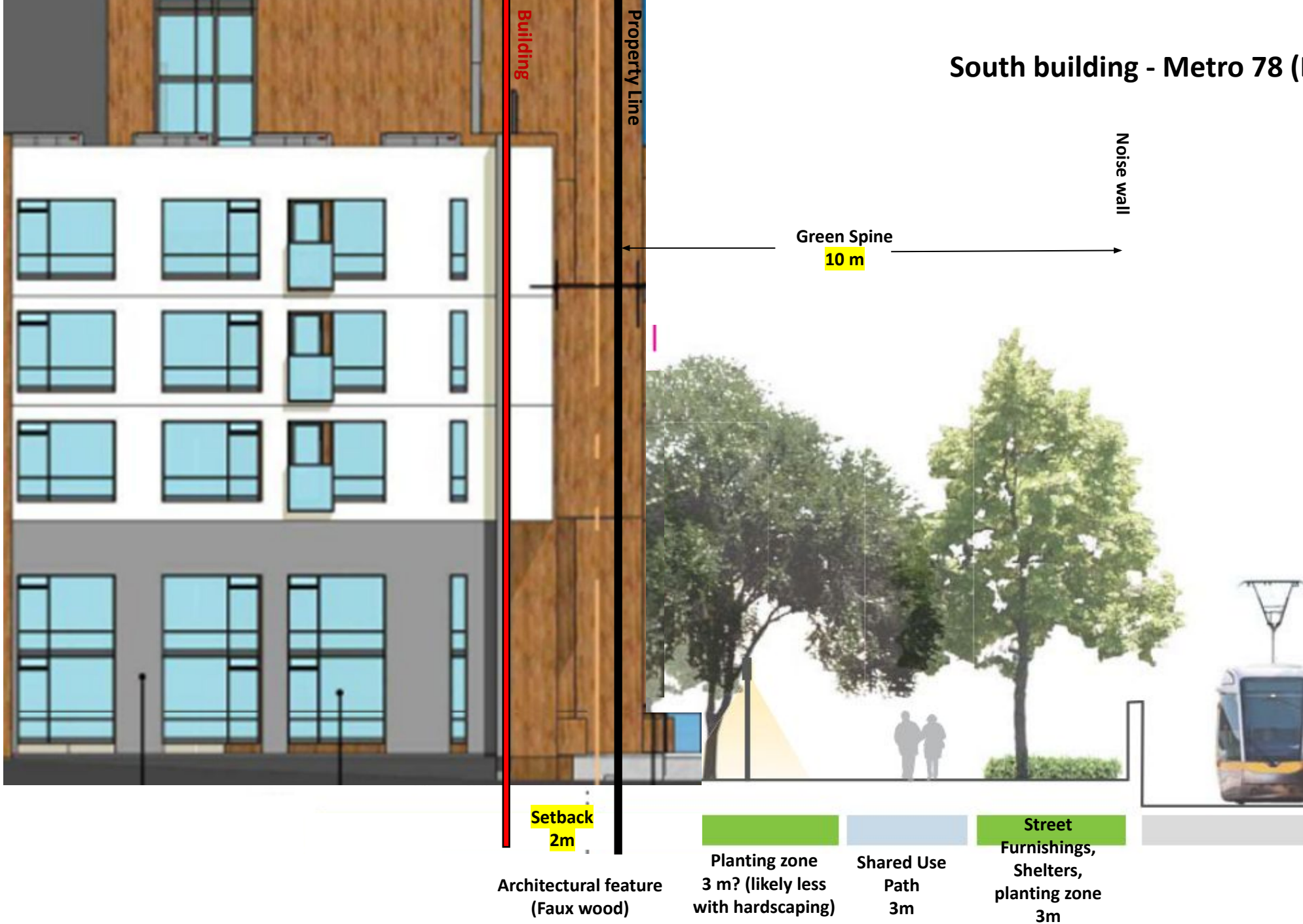
ARP intended development –RF6 or RA7



South Building - Metro 78 (Sept)



South building - Metro 78 (Dec)



Setback
2m

Green Spine
10 m

Noise wall

Architectural feature
(Faux wood)

Planting zone
3 m? (likely less
with hardscaping)

Shared Use
Path
3m

Street
Furnishings,
Shelters,
planting zone
3m

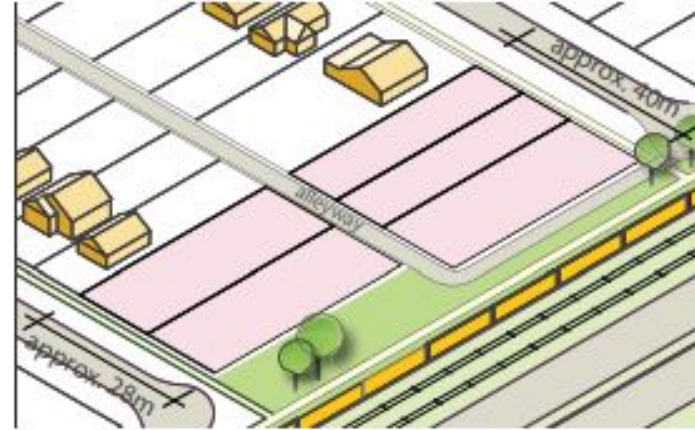
What is the ARP Green Spine width?

Figure 26: 114 Street Corridor Typical Block Redevelopment

1) 5 Properties and 5 detached homes impacted



2) Property depths ranging from 20m to 40m

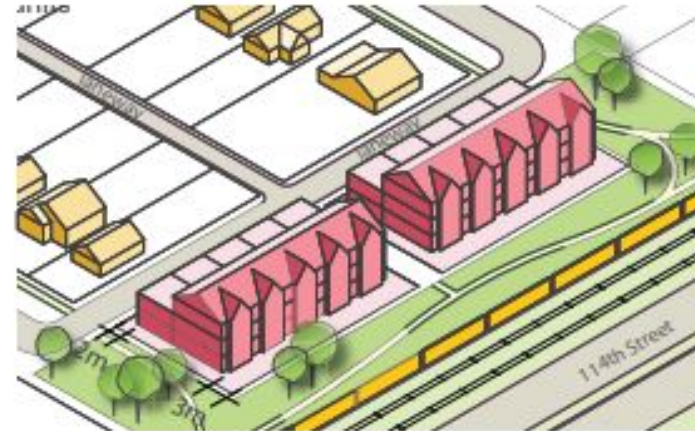


3) 5 Original properties translate into 10 new frontage lots



Note: For illustrative purposes only

4) 10 Frontage lots can accommodate 20 stacked row houses



Items to note from the ARP Not addressed in the METRO 78 proposal or Administrations report:

Section 4.1: "Existing parks and open spaces are **preserved** and **improvements** proposed to the 114 Street shared-use path will create an enhanced 'green spine' for the community" (p. 26). This sentence underscores the intention to improve the green spine, rather than narrow it to some minimum.

Section 4.2, second objective: "Look at opportunities to **increase the amount of open space through greenways**" (p. 36). Note the word "increase."

Section 4.3.1, Policy 2: "Explore new opportunities through the development process to **increase landscaping and green spaces** in McKernan and Belgravia" (p. 36). Again, "increase."

Section 4.3.2, Policy 2: "**Enhance** 114 Street by **expanding** the west side of 114 Street into a linear open space ("green spine"). . ." (p. 38). Notice the word "enhance and expanding"

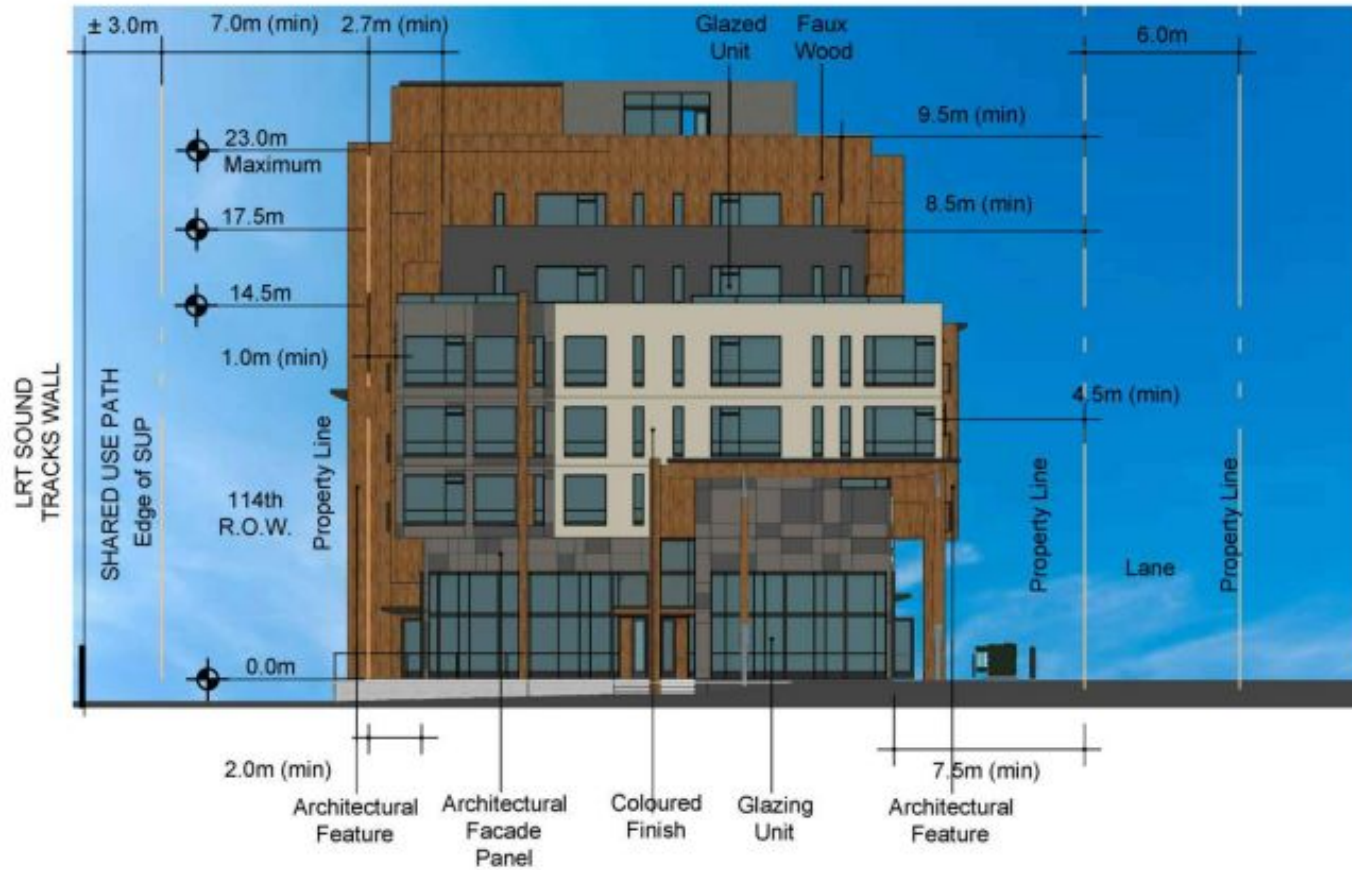
Section 4.4.2: "Improvement and expansion of the green spine on the west side of 114 Street would be tied to the assembly and development of these parcels as the development of the rear alleyways is required to close the cul-de-sacs and lead to the redevelopment of them as open spaces" (p. 48). So, expansion of the green spine was to have been part of the planning process as parcels of land were assembled.

Section 5.4.1, Policy 8: " Require provision of the abutting portion of the back alley, green spine and open space improvements (e.g. street furniture, hard and soft landscaping) **as a condition of development along 114 Street**" (p. 73). This section is about possible amendments to the ARP. It certainly would be reasonable to argue that the City and neighbourhoods agreed to make improvements to the green spine (see above) a "condition of development along 114 Street." The Metro 78 development does the opposite.

Section 5.4.2, Policy 3: "Explore new opportunities through the development process to **increase landscaping and green spaces** in McKernan and Belgravia" (p. 76). This proposal results in a net reduction in green space, setting a dangerous precedent for development

Appendix / Notes

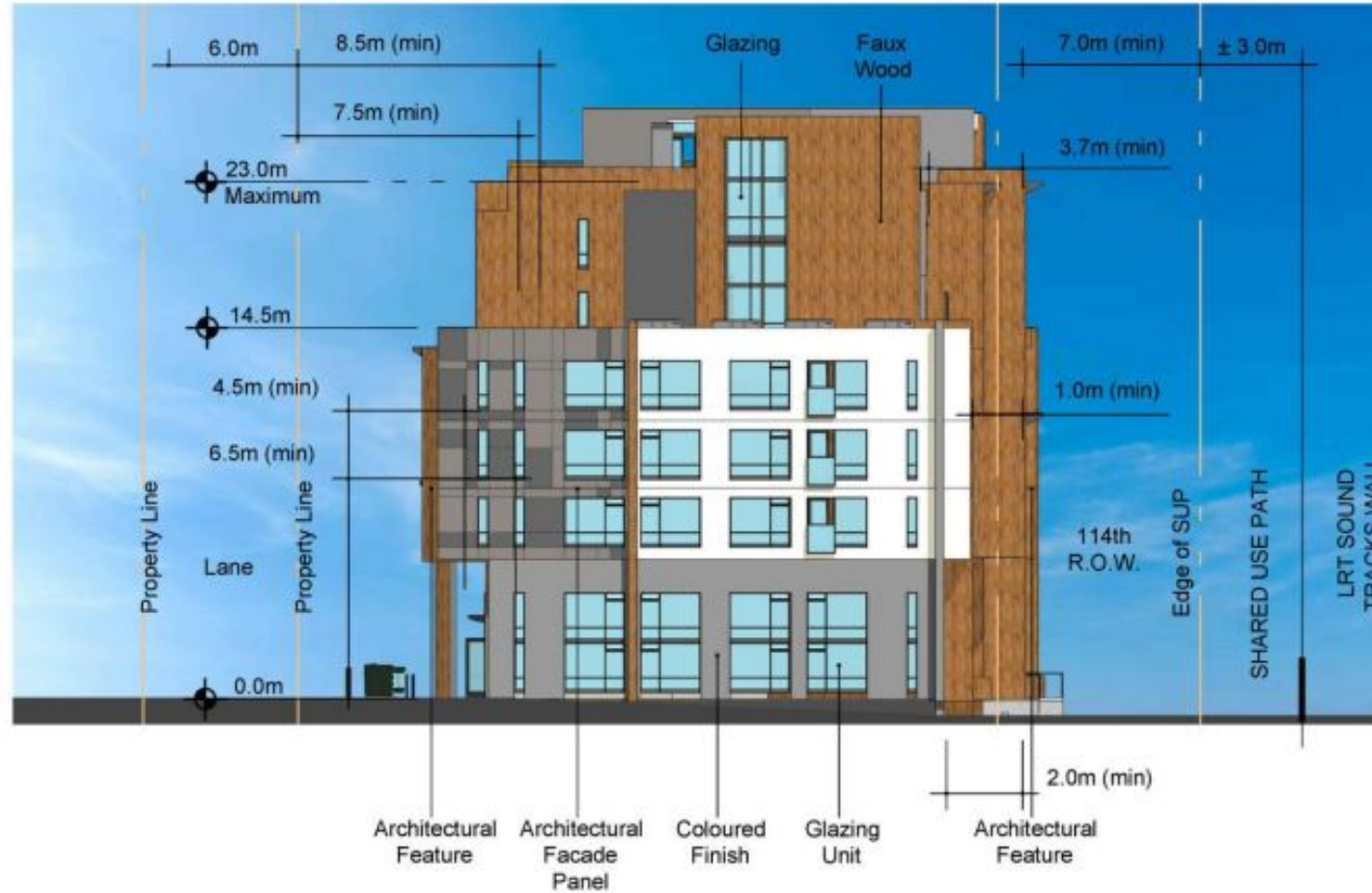
DECEMBER 6, 2022 UPDATED VERSION



APPENDIX 8c (South Building)
- NORTH ELEVATION

Appendix / Notes

DECEMBER 6, 2022 UPDATED VERSION



APPENDIX 8d (South Building)
- SOUTH ELEVATION

Appendix / Notes

