

# 100th Avenue Corridor Analysis

## Recommendation

That the October 13, 2020, Urban Form and Corporate Strategic Development department report CR\_7989, be received for information.

## Previous Council/Committee Action

At the January 21/22, 2020, City Council Public Hearing the following motion was passed:

That Administration work with the Oliver Community League to discuss a 100th Avenue corridor analysis, including meeting open space needs with the possible use of directing community amenity contributions to better meet Oliver's recreational needs, including dog off-leash areas, and provide a report to Urban Planning Committee with recommendations, resources and budget implications.

## Executive Summary

Providing high-quality open space advances Council's strategic goals of having a healthy city and vibrant urban places. In the Oliver neighbourhood, open space needs and public realm improvements are being considered through three current City projects and programs - the Oliver Spaces and Places Strategy, Neighbourhood Renewal Program, and the Bike Plan implementation. These three City projects will adequately address the needs for public realm planning and investment along 100 Avenue in Oliver without the need for a separate corridor analysis project.

## Report

Since 2018, three Direct Control rezonings have been approved near 100 Avenue in the Oliver neighbourhood, resulting in an increase of approximately 620 apartment units permitted nearby. Another proposed development will be at the October 20, 2020 Public Hearing. As units are constructed, new residents in this area will use the same parks, community facilities, sidewalks and roads as current residents, and improvements may be desirable to support the anticipated population growth.

Initial conversations with representatives of the Oliver Community League provided Administration with the following examples of desirable public realm improvements along 100 Avenue:

- Connecting bike lanes from 110 Street to 116 Street to facilitate safer bike travel through the neighbourhood

- Streetscape improvements for pedestrians
- Improved parks and open spaces with amenities such as a dog park

There are three ongoing City projects and programs that will work to plan for and improve the public realm along 100 Avenue:

1. The Oliver Spaces and Places project
2. The Neighbourhood Renewal Program
3. The Bike Plan Implementation

Administration believes that these projects and programs can achieve the intended outcome of a corridor analysis within the scope and budgets of existing projects and programs.

### **Oliver Spaces and Places project scope**

On September 12, 2018, Administration brought a report to the Community and Public Services Committee that described a new approach to community recreation facility planning. This new approach provides direction on assessing and prioritizing development and reinvestment in existing community recreation facilities and amenities.

At that time, Administration committed to review basic recreation commitments within the Oliver neighbourhood, continue to assess amenity priorities and strategic direction, gather further input and research on local community needs, and complete a site master plan and associated capital project business case.

This was the beginning of the Oliver Spaces and Places Strategy, which Administration is using to identify recreational needs and opportunities across Oliver, including along 100 Avenue. Upon completion, this strategy will provide:

- A community recreation needs assessment obtained through comprehensive citizen insight and public engagement efforts.
- A neighbourhood plan for Oliver's recreation, active transportation and natural environment (parks) network.
- An implementation plan incorporating possible funding sources (including community amenity contributions), suggested timelines, and long-term outcomes.

### **Oliver Spaces and Places Strategy - Community Amenity Contributions**

One of the funding sources that will be considered through the Oliver Spaces and Places Strategy is community amenity contributions resulting from private development as described in Policy C599 - Community Amenity Contributions in Direct Control Provisions. Some of the public realm improvements that are being discussed

with Oliver residents could be provided through these contributions. The Strategy will provide a shared point of reference for community members, developers and Administration when considering future proposed zoning bylaw amendments, and the application of associated amenity contributions.

Because community amenity contributions depend on the real estate market, they are an inherently unreliable source of funding and cannot be used to meet all public realm, recreation and amenity needs. In particular, they are not an appropriate source of funding for major capital projects such as a recreation centre, community hall, or significant roadway renewal. These significant capital projects must rely on the City's capital planning and budget process. While irregular and modest, community amenity contributions can support community-led projects such as the construction of a dog park, the provision of benches, playground equipment, or repairs to community facilities.

### **Neighbourhood Renewal Program and Bike Plan Implementation**

Other concerns brought forward by the Oliver Community League were related to connections through the south portion of the neighbourhood for pedestrians and cyclists. These connections can be addressed through anticipated capital planning and construction projects, led through the Neighbourhood Renewal Program.

Neighbourhood Renewal is planned to begin in Oliver between 2026-2028. Planning and design work would take roughly three years, followed by two to three years of construction. Neighbourhood Renewal takes an integrated approach to public engagement, planning and design. The scope of work for Neighbourhood Renewal projects involving road reconstruction typically includes the following elements:

- Replacement of sidewalks, local roadways and collector roadways
- Upgrading street lights to LED with an opportunity for neighbourhoods to consider options for a decorative street lighting upgrade
- Construction of curb ramps and other intersection improvements
- Addressing missing links in the sidewalk and bike network

The Neighbourhood Renewal Program leverages the City's design practices and standards to support ConnectEdmonton's strategic goals of Healthy City and Urban Places by designing safe roads that promote active transportation, year-round accessibility for people of all ages and abilities, and, where appropriate, lower traffic speeds. Arterial roads are not included within the planning and design scope of work for neighbourhood renewal projects. Over the course of neighbourhood renewal in Oliver, 100 Avenue will be due for repaving and will therefore be included within the scope of work for Neighbourhood Renewal. This also means that 100 Avenue will be included as decisions are made with respect to infrastructure and operational improvements informed by public input, technical feasibility, and City policy.

In the draft Bike Plan, 100 Avenue between 110 Street and 116 Street is identified as a future bike route to connect Downtown to the Oliver neighbourhood and the River Valley (by way of Victoria Park Road). The future bike route designation is intended to reflect a need for a connection on or in the vicinity of 100 Avenue. Bike network upgrades are expected to be planned and implemented through the Neighbourhood Renewal Program for Oliver.

**Conclusion**

Through engagement with the Oliver Community League, Administration determined that the infrastructure and amenity needs along 100 Avenue can best be addressed through existing programs and projects as outlined above. This approach will better connect needs to existing budgets, and avoids creating new resourcing challenges for the City and engagement demands for Oliver residents.

**Public Engagement**

Administration met with representatives of the Oliver Community League’s Civics Committee on February 12, 2020, to learn about their interest in a corridor analysis and the public realm needs along 100 Avenue. After coordinating internal project scopes and confirming timelines, Administration attended a meeting of the Oliver Community League’s Civics Committee on May 6, 2020, to share the direction of this report and receive feedback.

A community needs assessment is underway through the Oliver Spaces and Places project. Public engagement efforts to date include pop-up idea boards in parks around Oliver, a comprehensive recreation survey sent to community residents and visitors, and online engagement using the Engaged Edmonton digital engagement platform. Additional engagement has been temporarily disrupted due to COVID 19; however, the project will continue and is expected to produce a strategy by the end of 2020.

Neighbourhood Renewal will include an engagement process for road right-of-way improvements prior to design and construction work.

**Corporate Outcomes and Performance Management**

Conditions of Success: Sound management practices and process			
Outcome	Measure	Result	Target
Efficient and effective service delivery	Project duplication	Zero duplication	Zero duplication

### Others Reviewing this Report

- M. Persson, Deputy City Manager and Chief Financial Officer, Financial and Corporate Services
- C. Owen, Deputy City Manager, Communications and Engagement
- R. Smyth, Deputy City Manager, Citizen Services
- J. Meliefste, Acting Deputy City Manager, Integrated Infrastructure Services