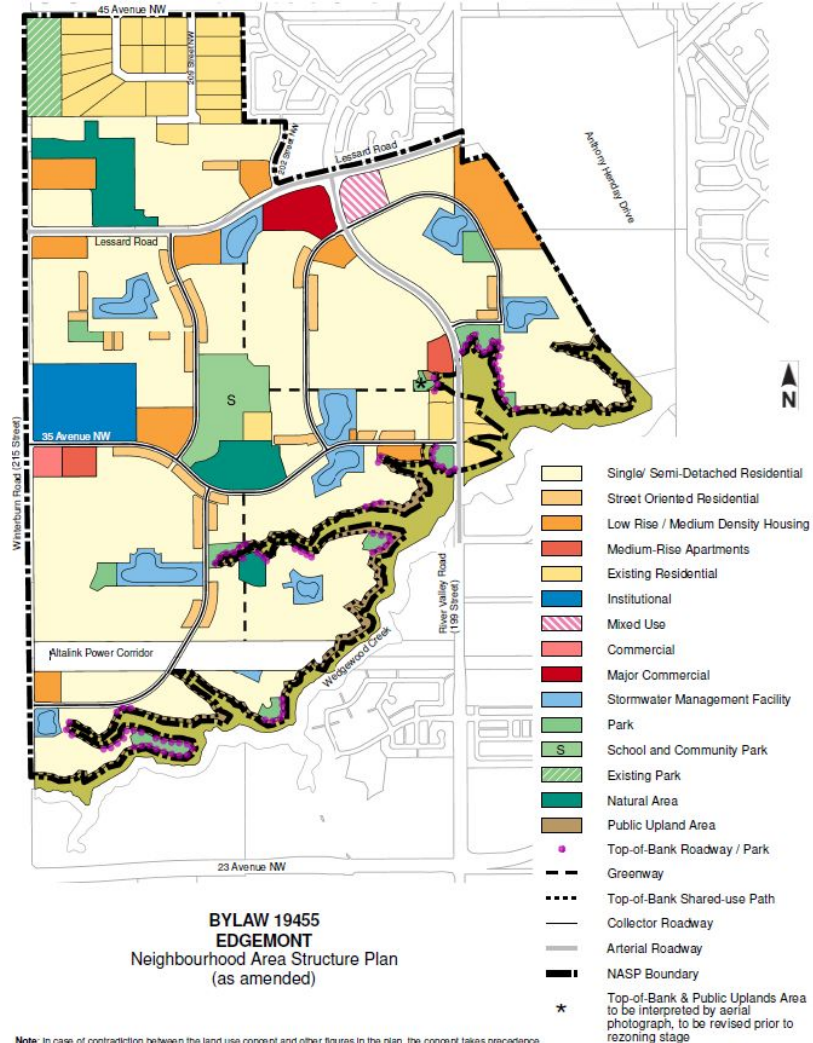


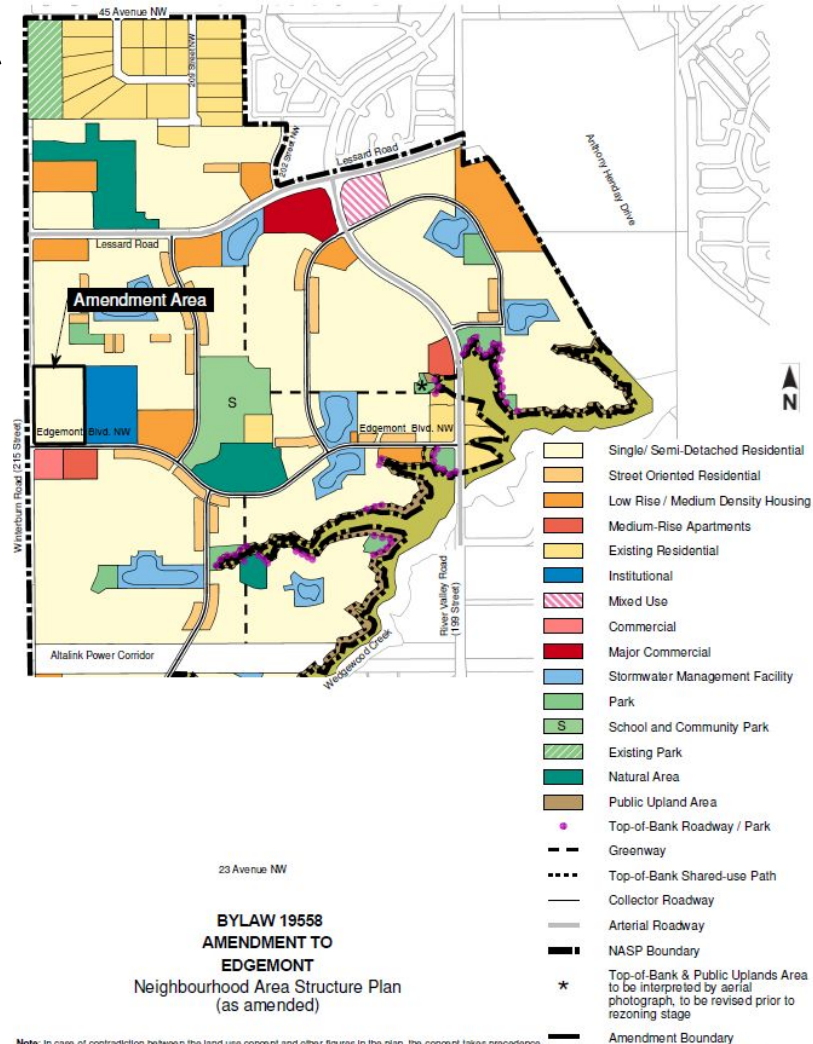
3.3 - Edgemont



Note: In case of contradiction between the land use concept and other figures in the plan, the concept takes precedence.

Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

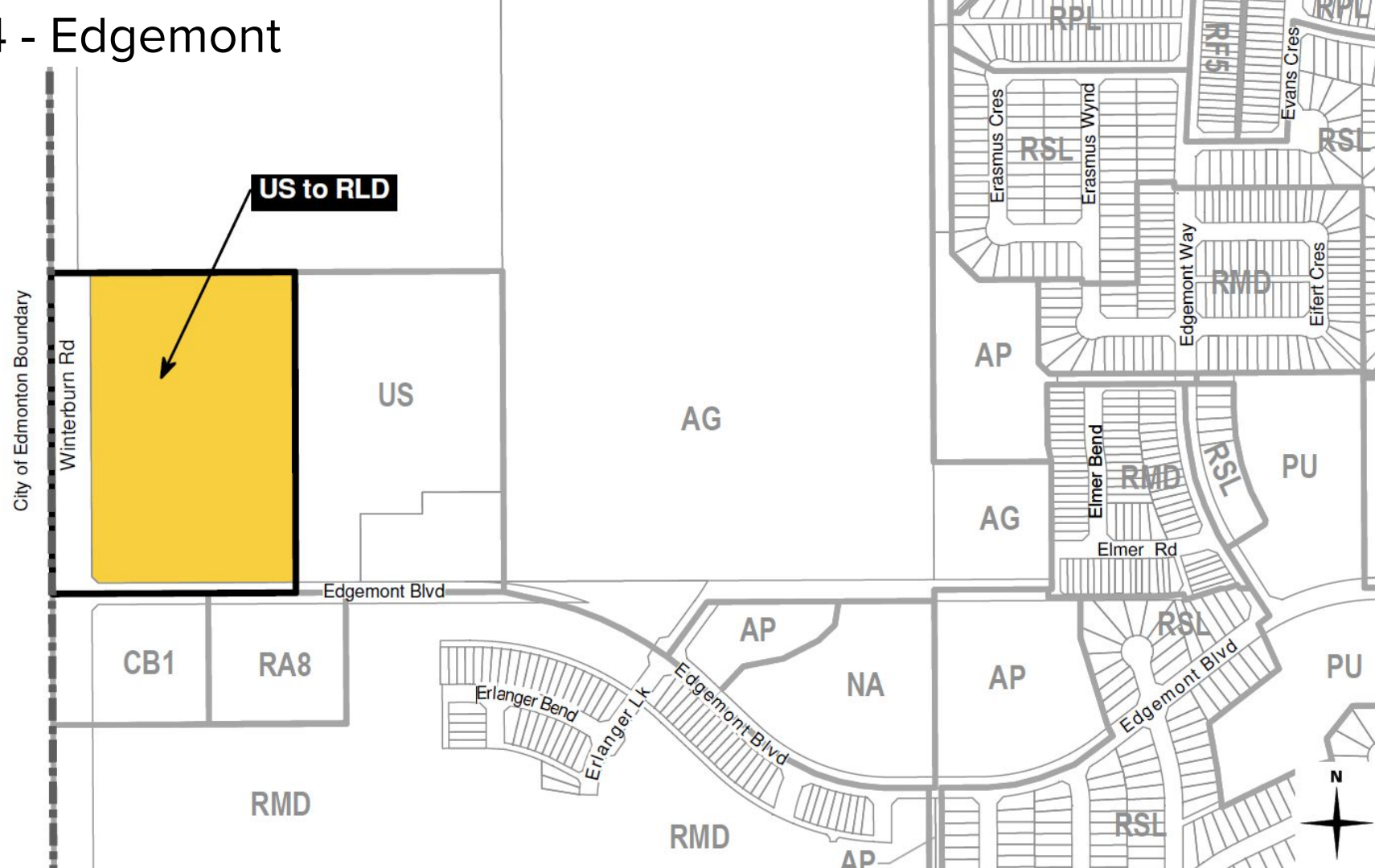
3.3 - Edgemont



Note: In case of contradiction between the land use concept and other figures in the plan, the concept takes precedence.

Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

3.4 - Edgemont



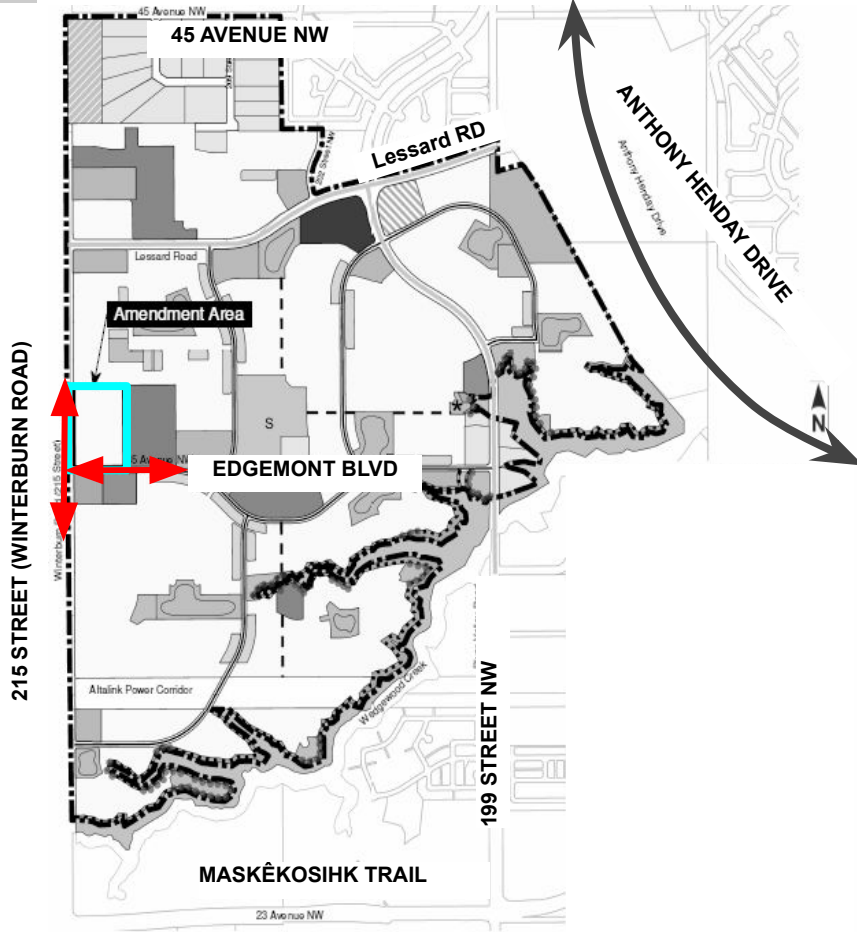
3.4 - Edgemont



City Council Motion February 23, 2021

That Administration return to the March 16, 2021 City Council Public Hearing with a verbal update accompanying Bylaws 19558 and 19559 regarding the phasing and upgrading of 215 Street NW (Winterburn Road NW) adjacent to the Edgemont neighbourhood.

3.4 - Edgemont

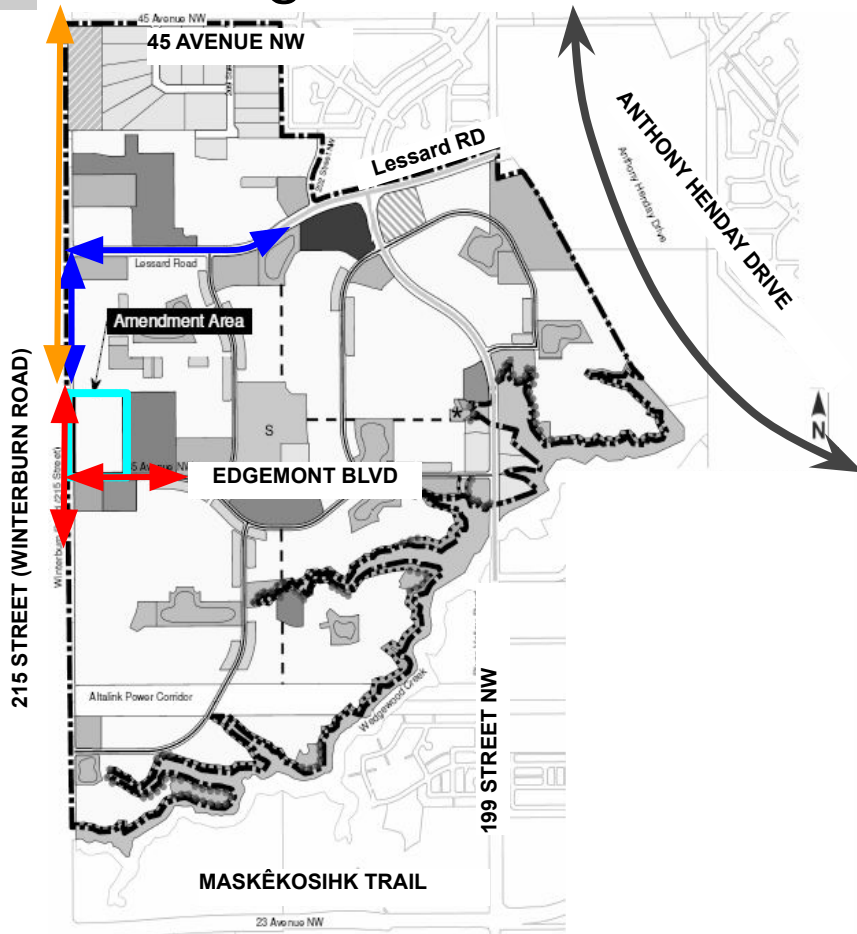


Transportation Network

Interim Improvements

- Completion of Edgemont Blvd to 215 St
- Intersection upgrades at 215 St & Edgemont Blvd
 - Urbanized cross section with 3m SUP
 - Installation of Street Lights & Signals
 - Southbound Left Turn Bay

3.4 - Edgemont



Transportation Network

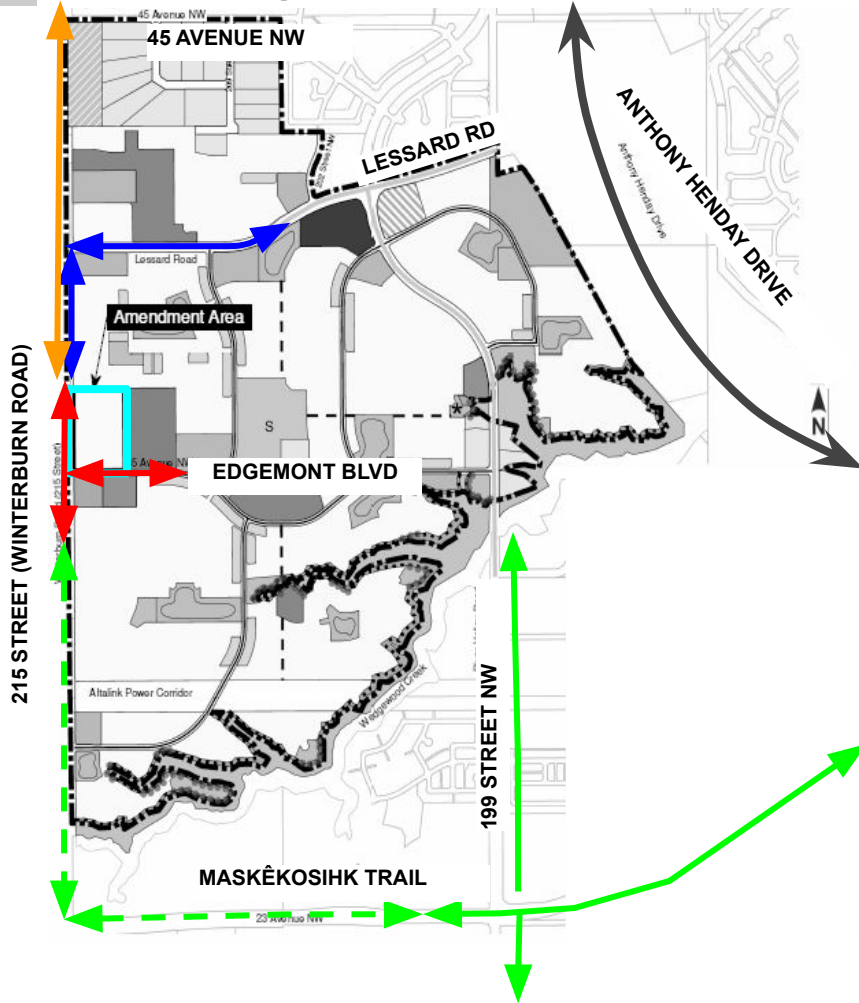
Interim Improvements

- Completion of Edgemont Blvd to 215 St
- Intersection upgrades at 215 St & Edgemont Blvd

Options for Future Upgrades with Approved Subdivisions

- Upgrades to 215 St north of Edgemont Blvd to Lessard Road with extension of Lessard Rd to 215 St
- **OR** Upgrades to 215 Street north of Edgemont Blvd to 62 Avenue

3.4 - Edgemont



Transportation Network

Interim Improvements

- Completion of Edgemont Blvd to 215 St
- Intersection upgrades at 215 St & Edgemont Blvd

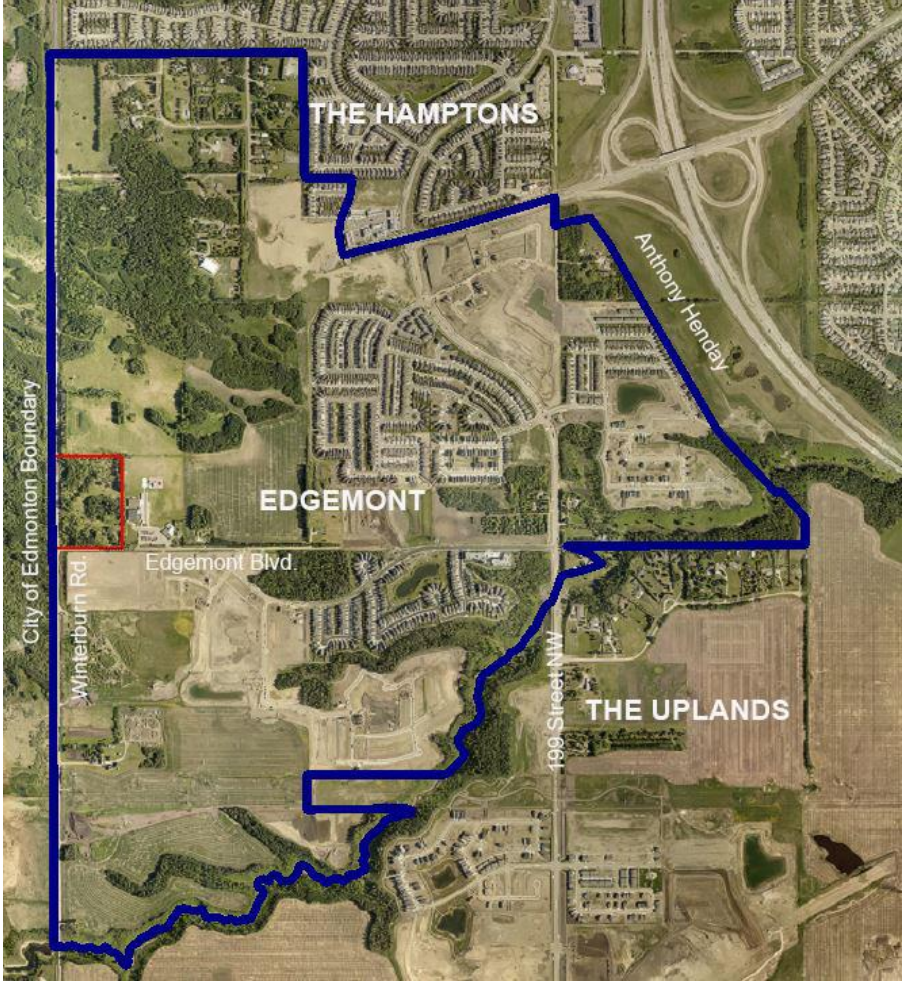
Options for Future Upgrades with Approved Subdivisions

- Upgrades to 215 St north of Edgemont Blvd to Lessard Road with extension of Lessard Rd to 215 St
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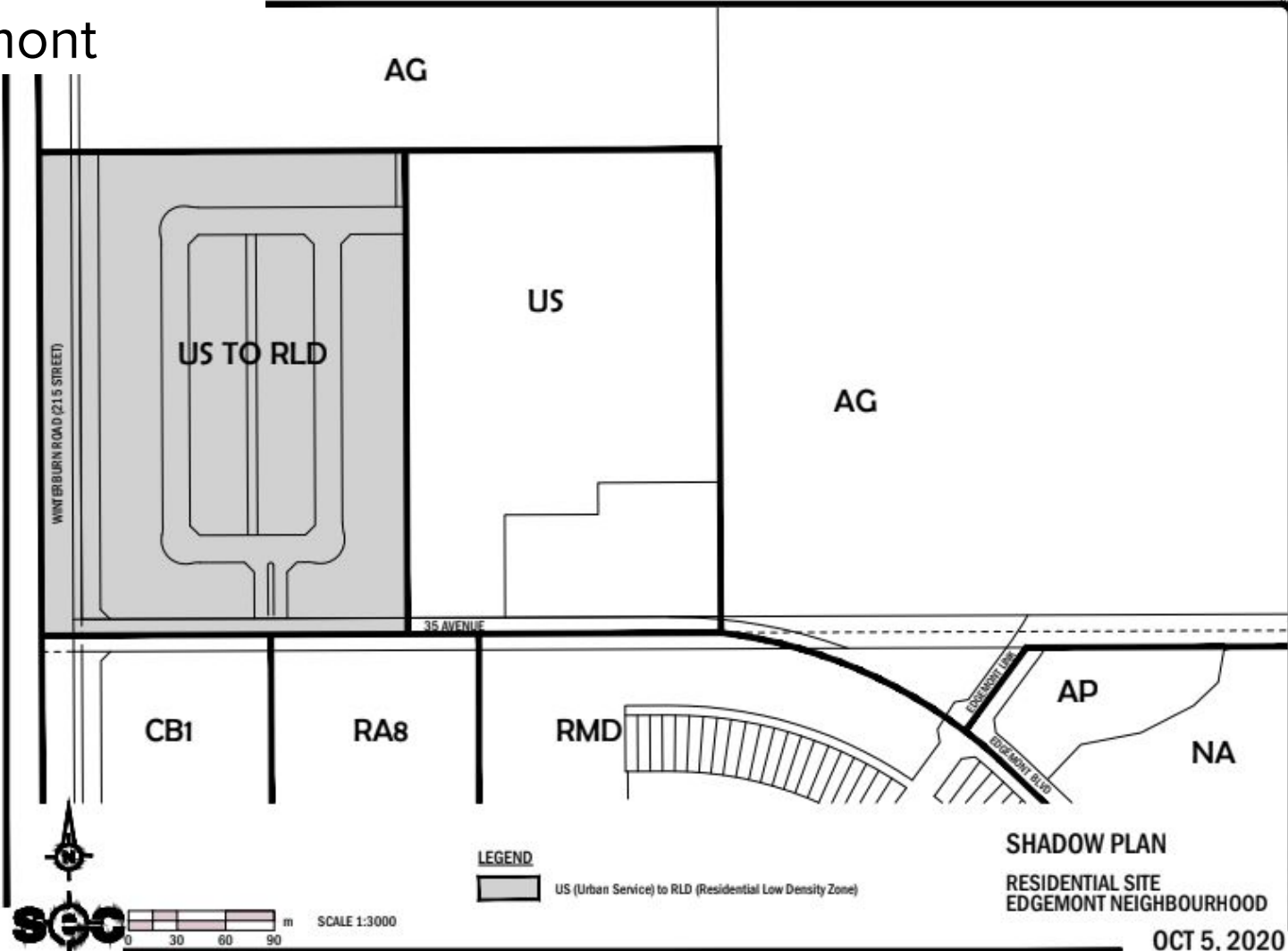
Other Roadway Upgrades

- 199 Street between Maskékosihk Tr and Lessard Rd completed
- Maskékosihk Tr (23 Ave) from AHD to west of 199 St
- Extension of Maskékosihk Tr west of 199 St
- Upgrades to 215 St south of Edgemont Blvd into Riverview

3.4 - Edgemont



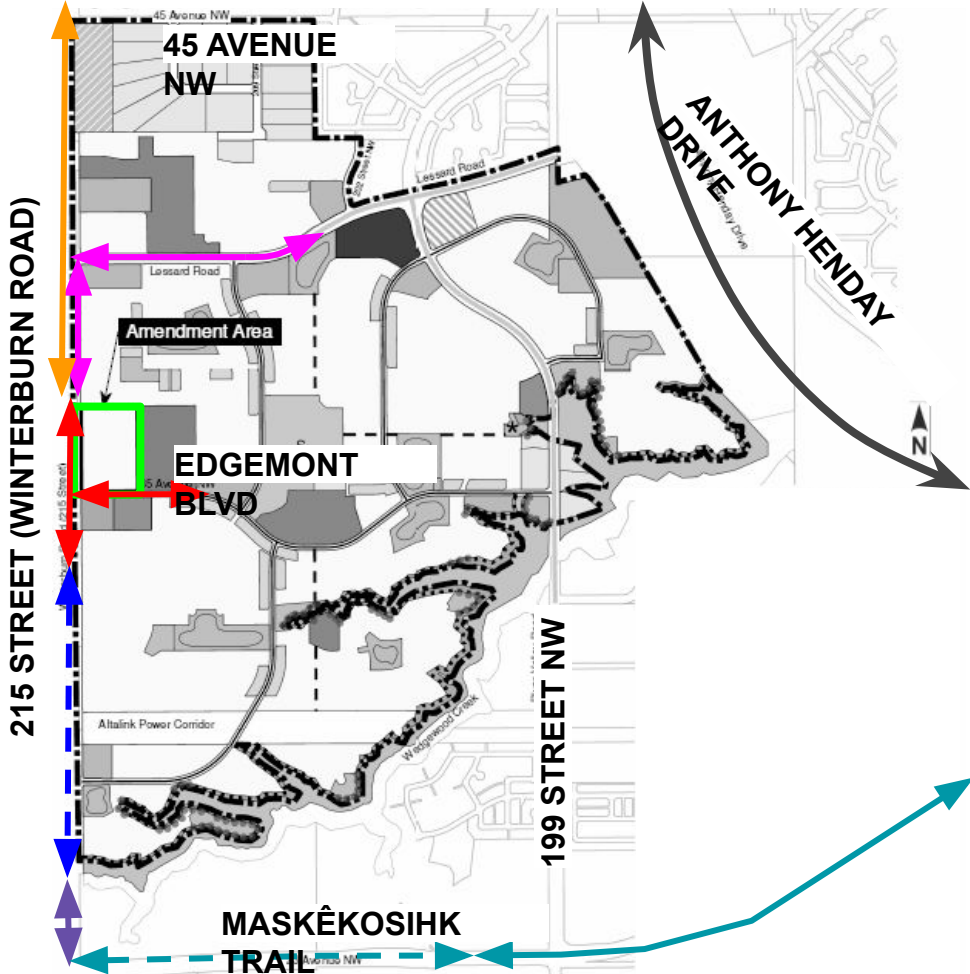
3.4 - Edgemont



SHADOW PLAN
RESIDENTIAL SITE
EDMONT NEIGHBOURHOOD

OCT 5, 2020

11 3.4 - Edgemont



215 Street (north to 62 Avenue)

- Conditioned, but no construction timelines
- High construction costs and ARA over-expenditures

215 Street & Lessard Road

- NSP/ARA Bylaw Amendment to realign Lessard Road (2017)
- Conditioned, but no construction timelines
- Ongoing land issues

215 Street & Edgemont Boulevard

- Estimated construction 2021 / 2022

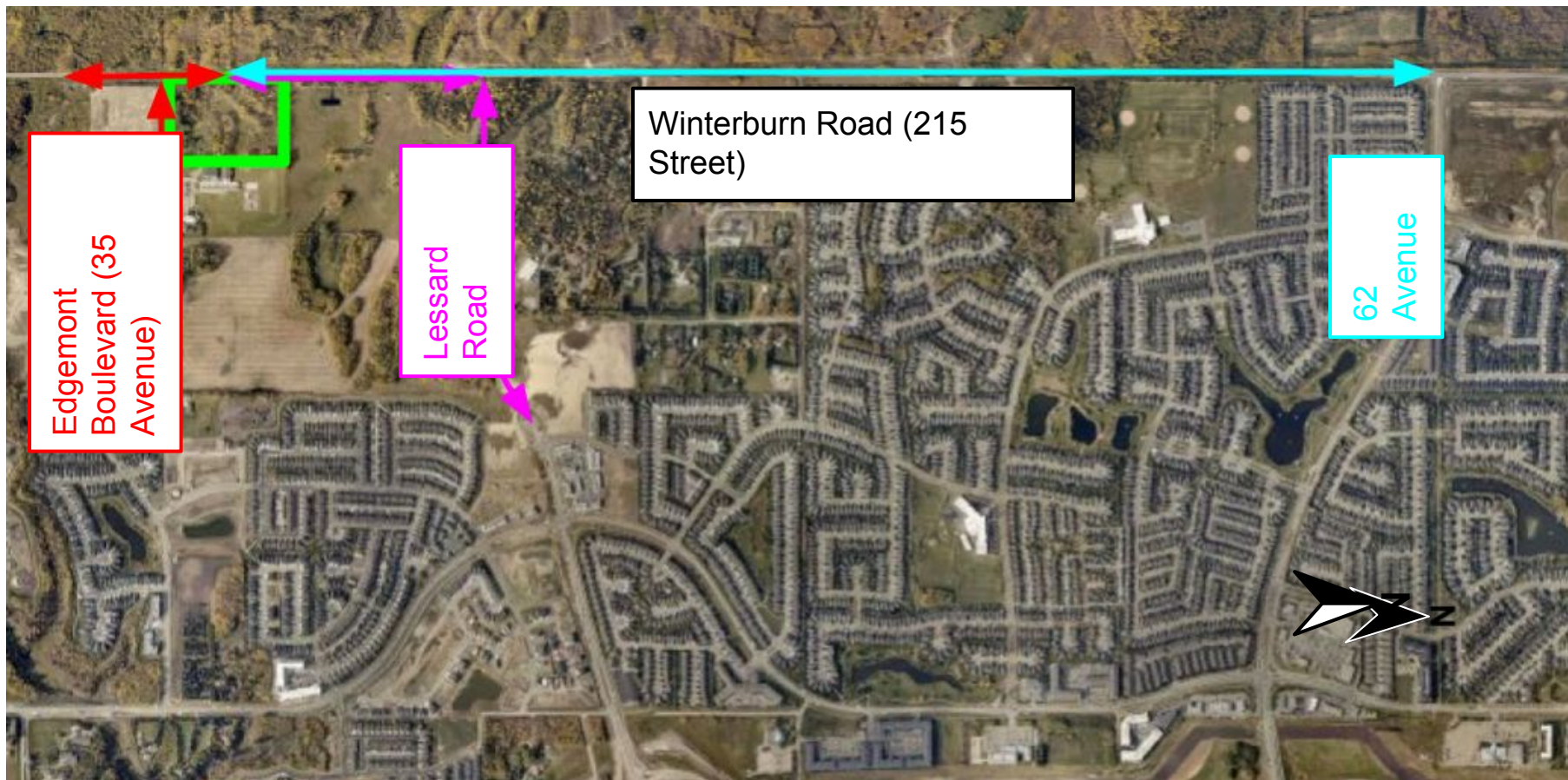
215 Street (south into Riverview)

- With future development

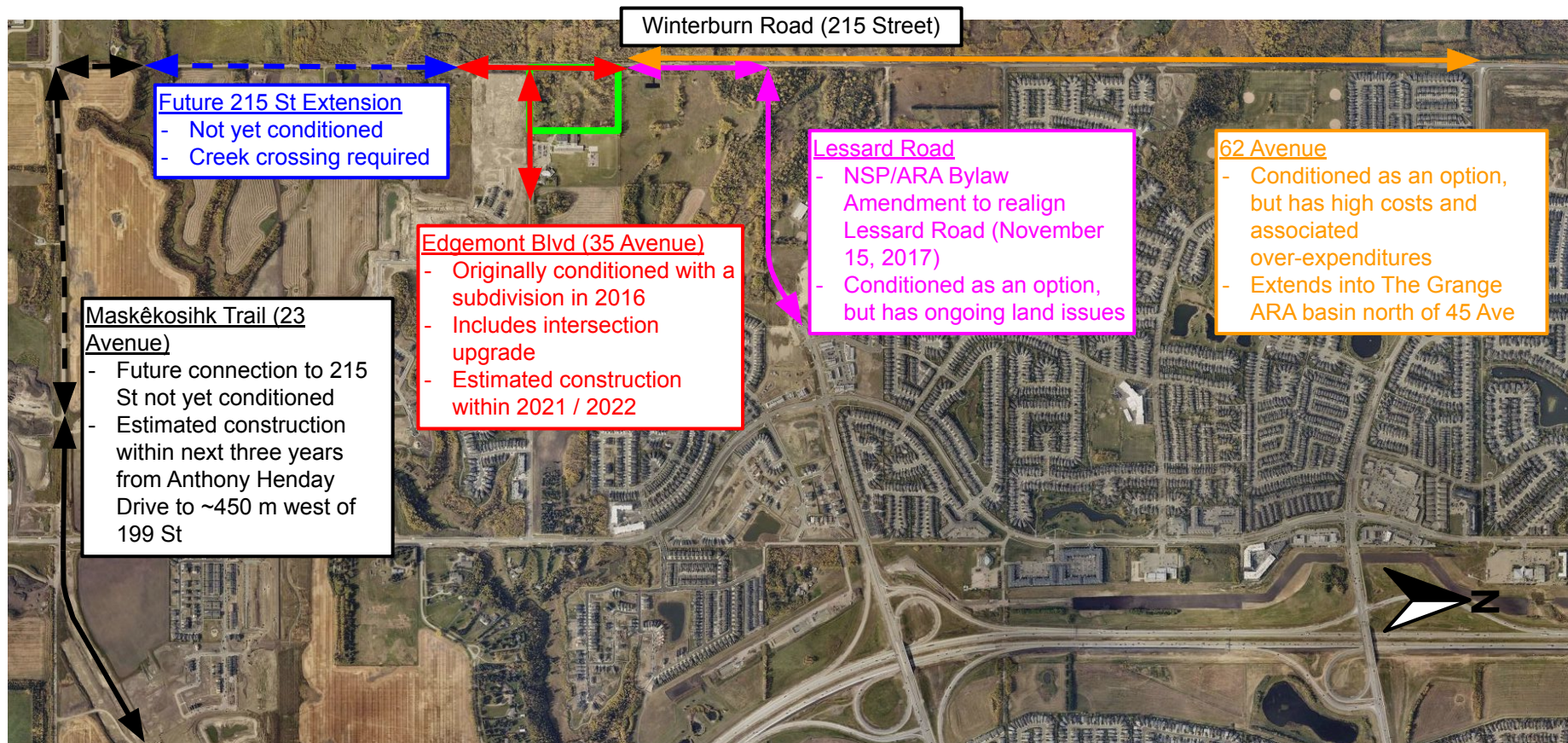
Maskêkosihk Trail (23 Avenue)

- AHD to west of 199 Street, construction estimated by 2024

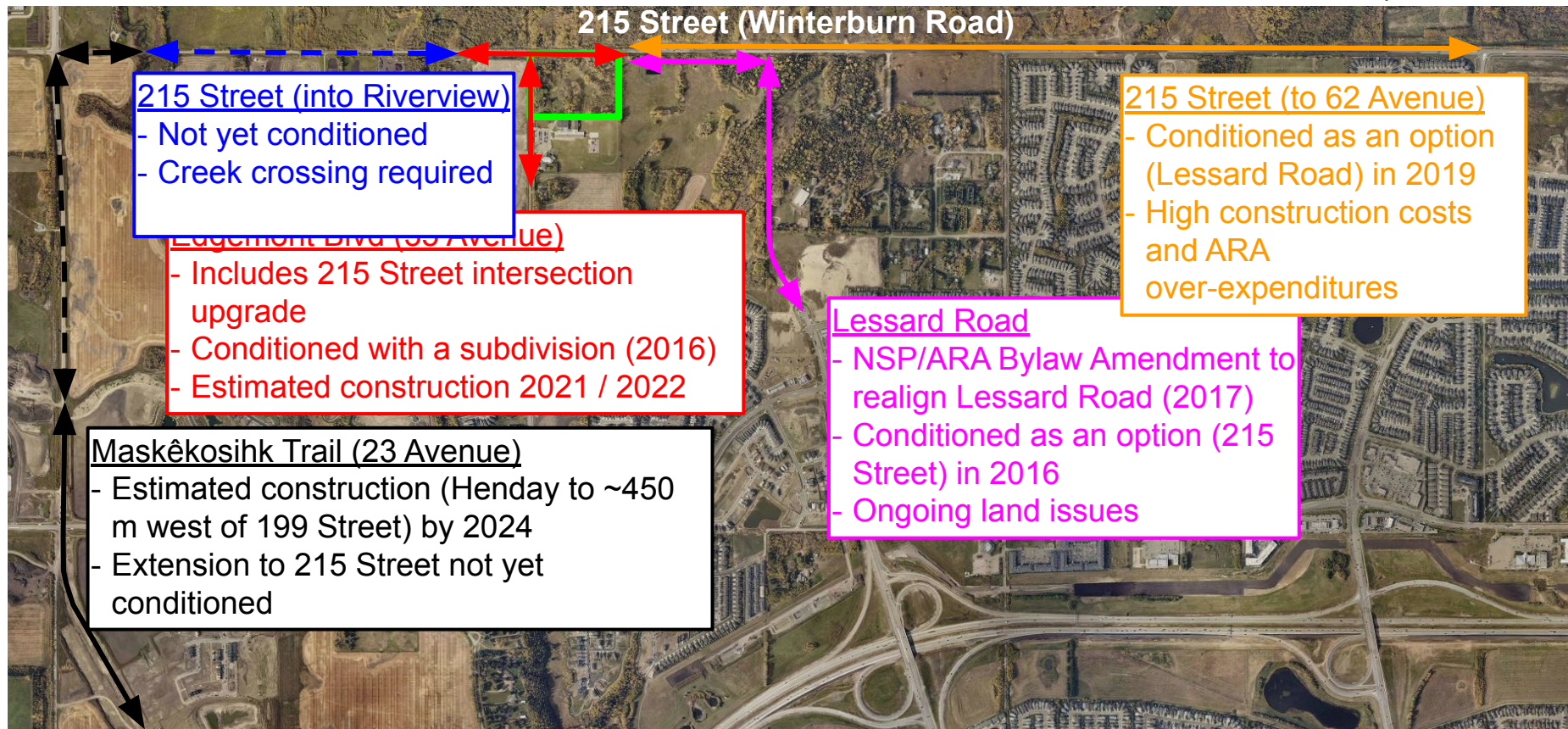
Connectivity



Connectivity



Connectivity



215 Street (Winterburn Road)

215 Street (into Riverview)

- Not yet conditioned
- Creek crossing required

Edgemont Blvd (55 Avenue)

- Includes 215 Street intersection upgrade
- Conditioned with a subdivision (2016)
- Estimated construction 2021 / 2022

Maskêkosihk Trail (23 Avenue)

- Estimated construction (Henday to ~450 m west of 199 Street) by 2024
- Extension to 215 Street not yet conditioned

215 Street (to 62 Avenue)

- Conditioned as an option (Lessard Road) in 2019
- High construction costs and ARA over-expenditures

Lessard Road

- NSP/ARA Bylaw Amendment to realign Lessard Road (2017)
- Conditioned as an option (215 Street) in 2016
- Ongoing land issues

15 3.4 - Edgemont



215 Street (into Riverview)

- Not yet conditioned
- Creek crossing required



Edgemont Blvd (35 Avenue)

- Includes 215 Street intersect upgrade
- Conditioned with a subdivision
- Estimated construction 2021

215 Street (to 62 Avenue)

- Conditioned as an option (Lessard Road) in 2019
- High construction costs and ARA over-expenditures

NSP/ARA Bylaw Amendment to realign Lessard Road (2017)

- Conditioned as an option (215 Street) in 2016
- Ongoing land issues

Maskêkosihk

- Estimated construction (Henday to ~450 m west of 199 Street) by 2024
- Extension to 215 Street not yet conditioned