

1 Avenue N.E. supporting a growing population



Community desires

- Want more community gathering spaces and high quality street while maintaining a small town feel



Market outlook

- 868 residential units are expected to be built over the next 25 years driving commercial and retail opportunities



Local planning/policy

- The Bridgeland/Riverside Area Redevelopment Plan (ARP) provides policy that promotes and encourages growth along 1 Avenue N.E.
- Current zoning does not allow population and employment levels to fully meet MDP growth targets



Proposed solution(s)

Rezoning and support from City services and infrastructure will:

- Enable redevelopment to reach desired population and employment levels
- Allow greater flexibility in housing types and business locations in Bridgeland

1 Avenue N.E. what we heard September 26

Key themes:

Overall agreement

- More retail would be a positive addition along 1 Avenue
- Streetscape updating should include benches and trees
- A human-scaled and walkable/pedestrian friendly area
- A maximum of 4-6 storey buildings along 1 Avenue
- Retain historic aspect of the area

Main Street reconsiderations

- Some specific areas on the map need to be reconsidered for
 - less residential density (north of 2 Avenue)
 - more residential density
 - extend the main street area further (east, include Edmonton Trail to the west)

How well does this fit your vision of the 1 Avenue N.E. main street?

71% “somewhat” or “very much” fits

Common responses:

Large redevelopment sites

- Locate highest buildings so that shadows have the least impact (most responses)
- Require retail (tie for second)
- Provide good connections through the site (tie for second)

Retail

- Expanding retail along the north side of 1 Avenue would benefit community, concentrated between 7A Street and 8A Street
- Potential for new retail, over time, on both sides of the Avenue from 6A Street to 10 Street/11 Street lane