

AUGUST 2023

Edmonton

GLENWOOD (163 Street West)

Neighbourhood and Alley Renewal

URBAN DESIGN ANALYSIS

Chapter 2: Develop Vision, Identify Opportunities, and Generate Ideas

CONTENTS

1.0 PROJECT VISION	1
1.1 COMMUNITY VISION	1
2.0 GUIDING PRINCIPLES.....	2
3.0 OPPORTUNITIES AND CONSTRAINTS.....	3

LIST OF MAPS

MAP 1. WALKING AND ROLLING OPPORTUNITIES	8
MAP 2. BIKING OPPORTUNITIES	10
MAP 3. TRAFFIC CALMING OPPORTUNITIES	12
MAP 4. COMMERCIAL AREA OPPORTUNITIES	14
MAP 5. ALLEY OPPORTUNITIES.....	16
MAP 6. OPEN SPACE OPPORTUNITIES	18
MAP 7. PLACEMAKING OPPORTUNITIES.....	20
MAP 8. GREEN INFRASTRUCTURE OPPORTUNITIES.....	22

1.0 Project Vision

The following Community Vision and Guiding Principles were developed through the public engagement process. The Vision provides a short description that sets the direction of the community's aspirations for future livability. Guiding Principles provide ideas that inform how the Vision is applied to neighbourhood design and describes values and priorities for how people will live, work and play in their neighbourhood.

Public input on existing issues and future opportunities for Glenwood (163 Street West) was received during the **Building a Project Vision Together and Exploring Opportunities** stages. This feedback informed the development of the community Vision and Guiding Principles.

1.1 Community Vision

Glenwood (163 Street West) is proud to be a safe, quiet, multi-generational and close-knit neighbourhood. Full of accessible connections to our City's services, amenities and attractions, the neighbourhood will continue to provide opportunities for families to plant roots and enjoy all stages of their lives.

Glenwood (163 Street West) is a growing neighbourhood, expanding to include new and diverse neighbours with many open spaces to play, gather and enhance its distinct sense of community.

2.0 Guiding Principles

Glenwood (163 Street West) is:



Safe

Residents feel comfortable walking and rolling throughout the neighbourhood at any time of day.



Community-driven

Residents look out for one another, have fun together and build meaningful relationships while enjoying Glenwood's many amenities.



Accessible

Residents and visitors of all ages and abilities can walk, run, and roll here with ease along well-maintained streets and pathways.



Welcoming

Glenwood has many greenspaces to play, gather and enhance the distinct sense of community through all seasons.



Proud

The community honours the past while evolving to meet the future needs and interests of a diverse community.



3.0 Opportunities and Constraints

There are several opportunities throughout Glenwood (163 Street West) to improve the open spaces, streets, and public realm for residents and visitors. The opportunities have been organized into seven themes of Walking & Rolling, Biking, Alleys, Traffic Calming, Stony Plain Road Commercial Business Improvement Area (BIA), Placemaking, Open Spaces and Green Infrastructure. Constraints associated with the opportunities have also been outlined in the following table.

Table 1. Opportunities and Constraints

THEME	OPPORTUNITIES	CONSTRAINTS
Walking & Rolling	<ul style="list-style-type: none"> + Create more safe crossings and pathway connections to the school sites + Provide enhancements to existing breezeways and alleyways through lighting, furniture and widening of pathways + Provide a formal walking or biking connection along 170 Street Alley + Add all sidewalks identified as missing + Enhance existing or add new crosswalks in identified locations + Improve connections to destinations within and outside of the neighbourhood + Add seating and rest areas to support all ages and abilities + Widen sidewalks to meet City standards, where feasible + Identify locations where transit stops could be enhanced 	<ul style="list-style-type: none"> + Existing conditions such as utilities, mature trees and right-of-way width and availability may limit the feasibility of new or enhanced sidewalks, breezeways or pathways + Roadway classifications and speed limits have implications on appropriate crosswalk types. Some crosswalk types may not be compatible with operations or transit + Transit routes may limit changes to roadway design. Requirements for location of bus stops, timing points and bus operations should be considered when examining the feasibility of narrowing roadways, adding bump-outs or installing raised crossings
Biking	<ul style="list-style-type: none"> + Provide dedicated bike infrastructure along 165 Street connecting to the 100 Avenue shared pathway + Connect bike lanes to Glenwood east of 163 Street along 96a Avenue and 99 Avenue + Connect biking routes north to improve access to Stony Plain Road Commercial BIA 	<ul style="list-style-type: none"> + Overall connectivity to larger biking network will need to be considered during the design + Existing conditions such as utilities, mature trees and right-of-way width and availability may limit the feasibility of certain bike routes + The lack of internal N-S and E-W connections may create challenges for providing direct bike connections

Table 1. Opportunities and Constraints

THEME	OPPORTUNITIES	CONSTRAINTS
Traffic Calming	<ul style="list-style-type: none"> + Incorporate traffic calming measures that slow traffic along 165 Street and surrounding the school sites + Explore adjustments to the traffic island and movement at 100 Avenue and 167 Street + Narrow any roadways that are currently wider than City standards + Assess 50km/h speed limits in the Stony Plain Road Commercial BIA and explore potential changes that align with new road designs 	<ul style="list-style-type: none"> + Existing conditions such as utilities and roadway width may limit the feasibility of certain designs + The schools in the neighbourhood bring high levels of vehicle traffic during pick up and drop off hours that can only be partially mitigated through the scope of Neighbourhood Renewal
Stony Plain Road Commercial Business Improvement Area (BIA)	<ul style="list-style-type: none"> + Provide public realm enhancements to Stony Plain Road Commercial BIA + Provide more trees and landscaping within commercial areas + Improve access for people walking, rolling and biking to Stony Plain Road Commercial BIA + Provide plazas or other gathering spaces and explore patio/seating options + Use elements that create a consistent look and feel across the Stony Plain Road Commercial BIA + New and enhanced facilities may encourage businesses to redevelop or improve building frontages 	<ul style="list-style-type: none"> + Existing conditions such as utilities, mature trees, and right-of-way width and availability may limit the feasibility of upgrades in Stony Plain Road Commercial BIA + Commercial sites are often private property and may have limited project scope opportunities + A maintenance agreement with the Stony Plain Road Commercial BIA may be required for streetscaping elements, such as custom seating or tree lighting + Buildings in the area are not pedestrian oriented, making it uncomfortable for people walking or rolling

Table 1. Opportunities and Constraints

THEME	OPPORTUNITIES	CONSTRAINTS
Alleys	<ul style="list-style-type: none"> + Improve alley connections by adding new lighting, as per city lighting policies (e.g. LED upgrades) + Enhance walking and biking connections through alleys + New pedestrian scaled lighting may be added in locations with enhanced biking and walking facilities + Explore the addition of a shared pathway or shared street in select alleys, where feasible (see Walking & Rolling section and Alleys section) + Add trees or other types of vegetation in alleys, where feasible 	<ul style="list-style-type: none"> + Existing conditions such as utilities, mature trees and right-of-way width may limit vegetation and lighting options through alleys
Open Spaces	<ul style="list-style-type: none"> + Provide public realm enhancements to parks and open spaces + Provide a variety of recreation options for people of all ages and abilities + Improve pathways connections and access to parks + Improve biodiversity by planting trees and adding naturalized ground cover 	<ul style="list-style-type: none"> + Existing mature trees may impact the feasibility of new, realigned or widened pathways + A change in use of existing open spaces may impact nearby residents + Park impacts must balance stormwater management needs in the dry pond at Jack Horan Park

Table 1. Opportunities and Constraints

THEME	OPPORTUNITIES	CONSTRAINTS
<p>Placemaking</p>	<ul style="list-style-type: none"> + Provide flexible space that may be used for events and programming along 96 Avenue + Provide gateway signage, public art, and plaza/gathering spaces to activate the public realm* + Explore placemaking opportunities in the Stony Plain Road Commercial BIA such as plazas or parklets (see Stony Plain Road Commercial BIA section) + Explore the addition of resting spaces throughout the neighbourhood as community gathering spaces 	<ul style="list-style-type: none"> + Long-term maintenance responsibility of community-led projects may be a concern to residents + Community capacity and willingness to dedicate volunteer time and resources to community-led projects
<p>Green Infrastructure (includes trees, landscaping, LID, etc.)</p>	<ul style="list-style-type: none"> + A number of areas could benefit from green infrastructure through low impact development (LID) (eg. permeable pavers, soil cells, box planters, bio retention, bio swales and dry pond improvements) + Integrate green infrastructure with placemaking opportunities to further enhance the public realm + Explore areas for additional tree planting and naturalization opportunities + Prioritize the conversion of monowalks to boulevards with trees in conjunction with LID, road narrowing, traffic calming and placemaking 	<ul style="list-style-type: none"> + Mature trees and the existing utility system may limit implementation of new LID and on-street improvements

* Community Led Projects

Walking and Rolling Opportunities

There are several opportunities to improve the walking and rolling experience in Glenwood (163 Street West) by enhancing existing sidewalk and pathway connections and adding new connections. Extending sidewalks that are missing will improve accessibility throughout the neighbourhood.

Existing sidewalk and pathway conditions in Glenwood



Damaged sidewalk



Poor accessibility due to fence



Missing sidewalk



Pathway requiring upgrades



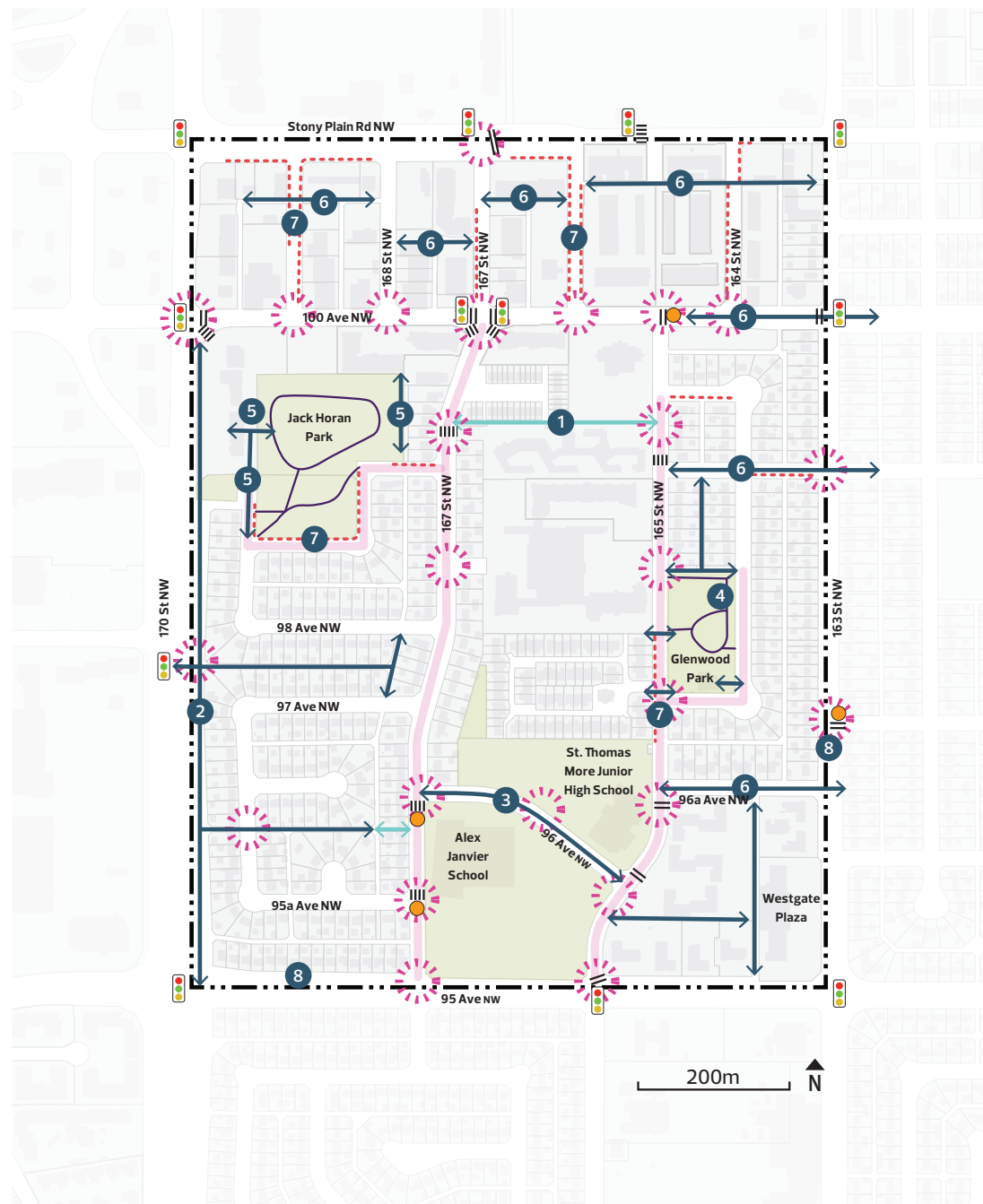
Missing sidewalk



Informal pathway

Map 1. Walking and Rolling Opportunities

-  Glenwood (163 Street West) Neighbourhood Boundary
- STREETS AND CONNECTIONS**
- 1** Breezeway improvements
- 2** Alley upgrades (improvements for walking and rolling, plantings)
- 3** 96 Ave NW safety and accessibility enhancements
- 4** Glenwood Park pathway network enhancements
- 5** Jack Horan Park pathway network enhancements
- 6** East-West connection improvements
- 7** Connect missing sidewalk links
- 8** Boulevard island enhancements
-  Connection improvement opportunities
-  Sidewalk widening opportunities
-  Breezeways
-  New sidewalk opportunities
-  Existing zebra crossing
-  Existing marked crosswalk
-  Existing signal controlled crosswalk
-  Existing amber or rapid flashing beacon
-  Crossing enhancement locations



Biking Opportunities

Glenwood has an existing district connector bike route along 165 Street, though the road does not contain any markings or signage at this time. There are several potential biking route opportunities in the community that can allow people to move through the neighbourhood more efficiently and to adjacent areas.

Existing biking conditions in Glenwood



Existing alley connection



Existing bike parking at school site



Existing pathway in Glenwood Park

Biking opportunity examples



Bike route opportunities





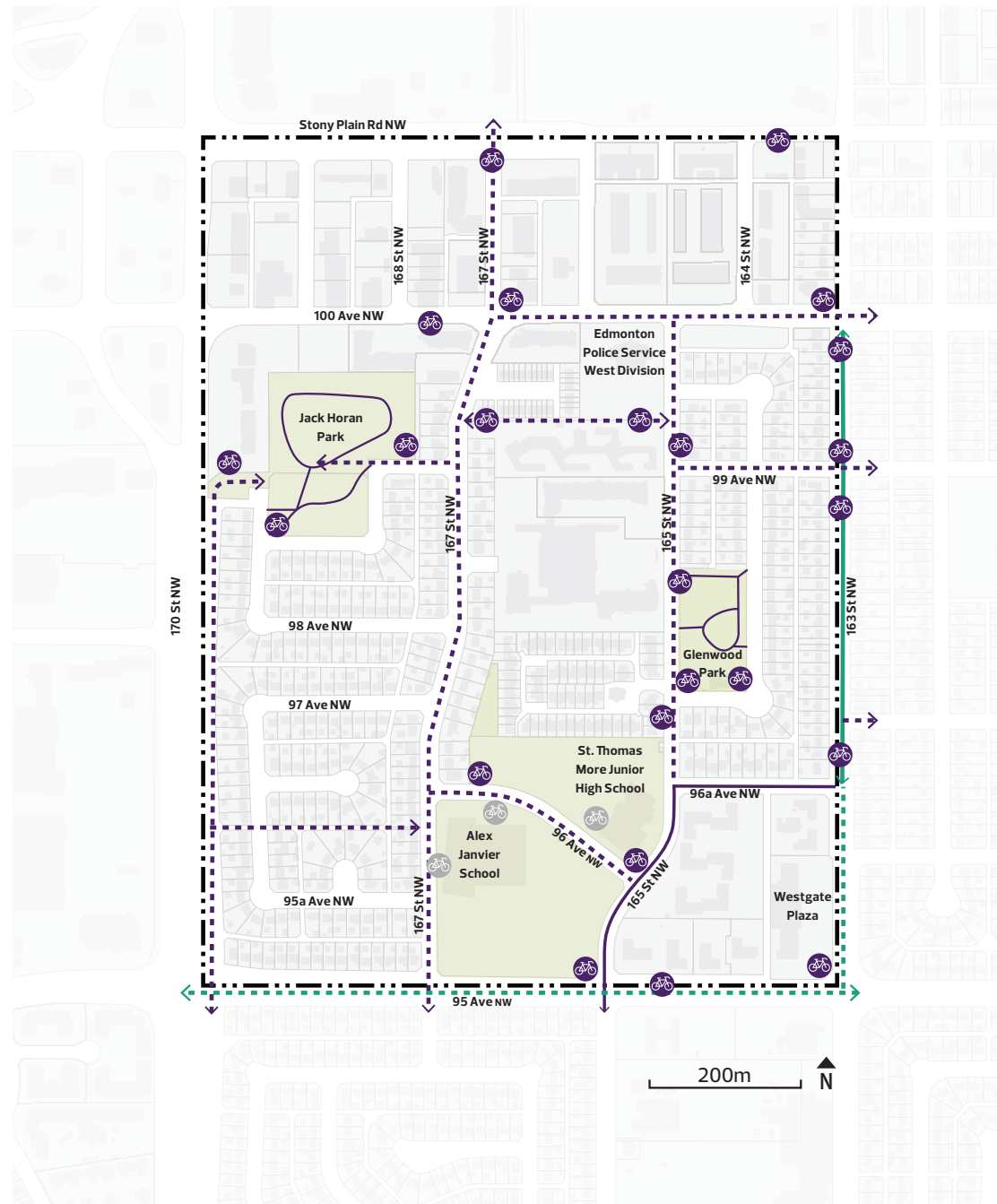
Shared pathway opportunities



Bike parking opportunities

Map 2. Biking Opportunities

-  Glenwood (163 Street West) Neighbourhood Boundary
- BIKING CONNECTIONS**
-  Existing neighbourhood route
-  Proposed neighbourhood route
-  Existing district connector route
-  Proposed district connector route
-  Potential bike parking locations
-  Existing bike parking



Traffic Calming Opportunities

Traffic calming is the intentional slowing of vehicular traffic in residential areas through a variety of measures to improve safety for everyone. Some examples may include the use of speed humps, curb extensions, narrowing of lanes, adding trees, roundabouts or other obstructions.

Traffic calming opportunity examples



Raised crosswalk



Curb extension



Centre median



Speed hump




















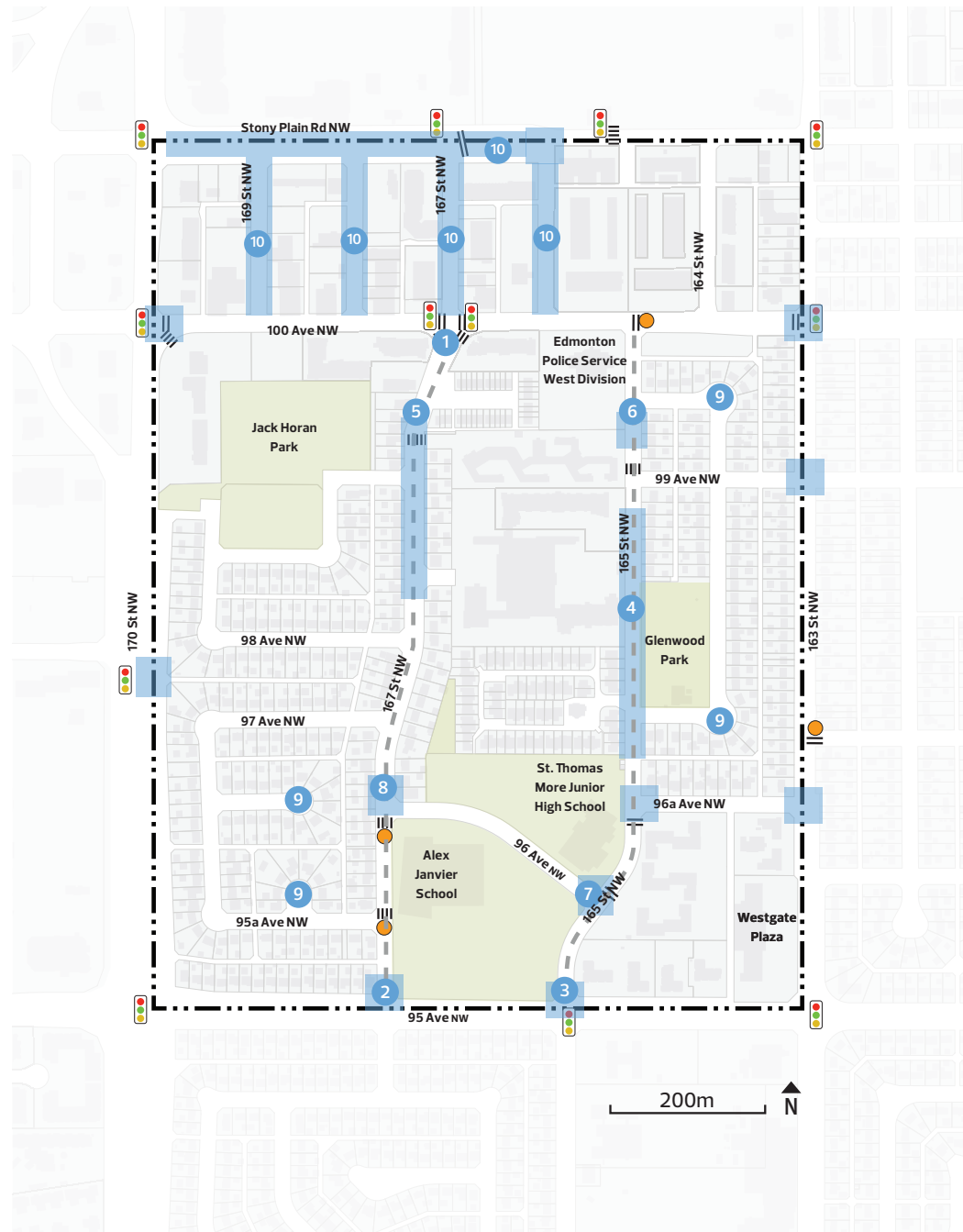
Chicanes



Road narrowing and crosswalks

Map 3. Traffic Calming Opportunities

-  Glenwood (163 Street West) Neighbourhood Boundary
- TRAFFIC CALMING**
-  1 100 Ave NW at 167 St NW intersection enhancements and traffic island re-alignment
-  2 95 Ave NW at 167 St NW traffic calming
-  3 95 Ave NW at 165 St NW traffic calming
-  4 165 St NW traffic calming around Glenwood Park
-  5 Breezeway and road interface improvements
-  6 Breezeway and road interface improvements
-  7 School zone traffic calming
-  8 School zone traffic calming
-  9 Planting zone islands in cul-de-sacs
-  10 Redesign streets to slow traffic
-  Traffic calming focus areas
-  Potential street classification adjustments
-  Zebra Crossing
-  Marked Crosswalk
-  Signal Controlled Crosswalk
-  Existing amber or rapid flashing beacon



Stony Plain Road Commercial BIA Opportunities

The city works closely with BIAs to support vibrant commercial areas. Improving walking and biking access to the Stony Plain Road commercial BIA (see Map 4), will provide benefit to both customers and business owners. Some other potential improvements include additions of greenspace or vegetation such as trees and widening sidewalks to improve accessibility for all ages and abilities.

Stony Plain Road Commercial BIA opportunity examples



Bike parking to encourage biking



Improve crossings and access



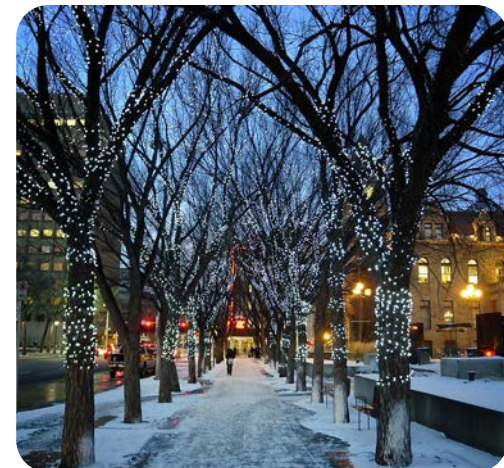
Public seating and rest areas



Community identification features




Flexible spaces for events












Add trees and vegetation

Map 4. Stony Plain Road Commercial BIA Opportunities

 Glenwood (163 Street West) Neighbourhood Boundary

COMMERCIAL

-  Pedestrian focused plaza zone
 -  Pedestrian realm upgrades
 -  100 Ave NW at 167 St NW improved crossing to commercial area
 -  100 Ave NW at 165 St NW improved crossing to commercial area
 -  Greening of boulevard islands
 -  Enhance commercial connection to Jack Horan Park
 -  Enhanced connections for people walking, rolling and biking
-  Potential walking and biking connections to and/or through commercial areas
-  Commercial boundary



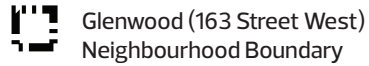
Alley Opportunities

Alley renewal is a way to improve the conditions of alleys which involves alley reconstruction and paving, improvements to surface drainage, where possible, upgrading of existing alley lighting features and potential addition of new alley lighting. Improvements to alleys in Glenwood can make it easier and safer for people to walk, roll or bike through the community.

Existing alley conditions in Glenwood



Map 5. Alley Opportunities

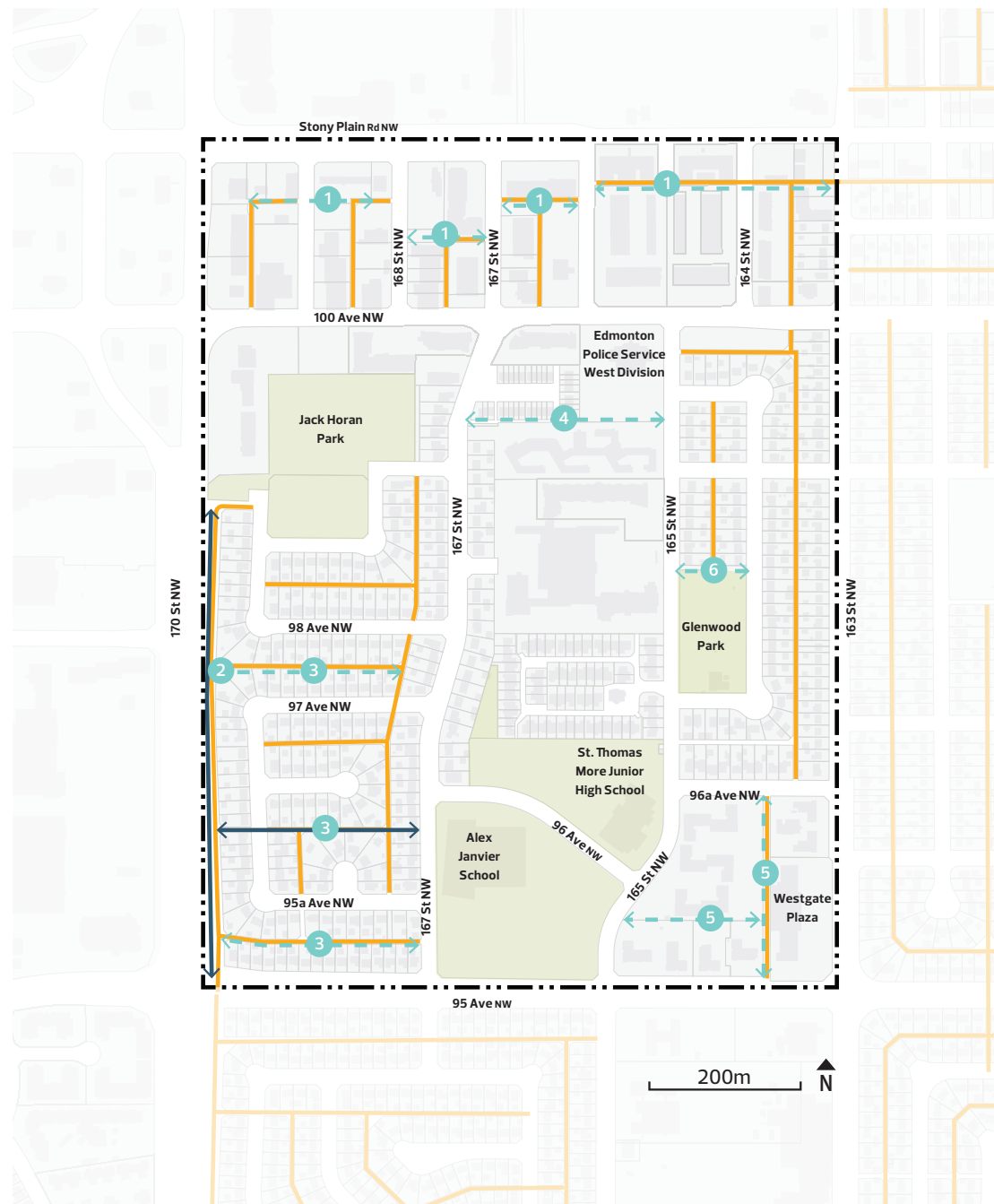


Glenwood (163 Street West)
Neighbourhood Boundary

ALLEY OPPORTUNITIES

-  Existing alley
-  Potential walking and biking enhancements through alleys
-  Potential shared street or shared pathway in alley
-  Commercial BIA pedestrian realm upgrades*
-  West alley connection upgrades (planting, lighting, shared pathway)
-  East west connection upgrades
-  Breezeway enhancements
-  Commercial connection upgrades
-  Glenwood Park alley connection opportunity

* See Stony Plain Road Commercial BIA Opportunities



Open Space Opportunities

General upgrades to open spaces and parks as required within the Neighbourhood Renewal scope may include pathway upgrades, lighting improvements, additions of trees and new or upgraded park furniture. Locations for open space improvements are indicated on Map 6 at Jack Horan Park, Glenwood Park and 96 Avenue between the school sites.

Existing open space conditions in Glenwood



Jack Horan Park



Jack Horan Park



Jack Horan Park



Glenwood Park




Glenwood Park













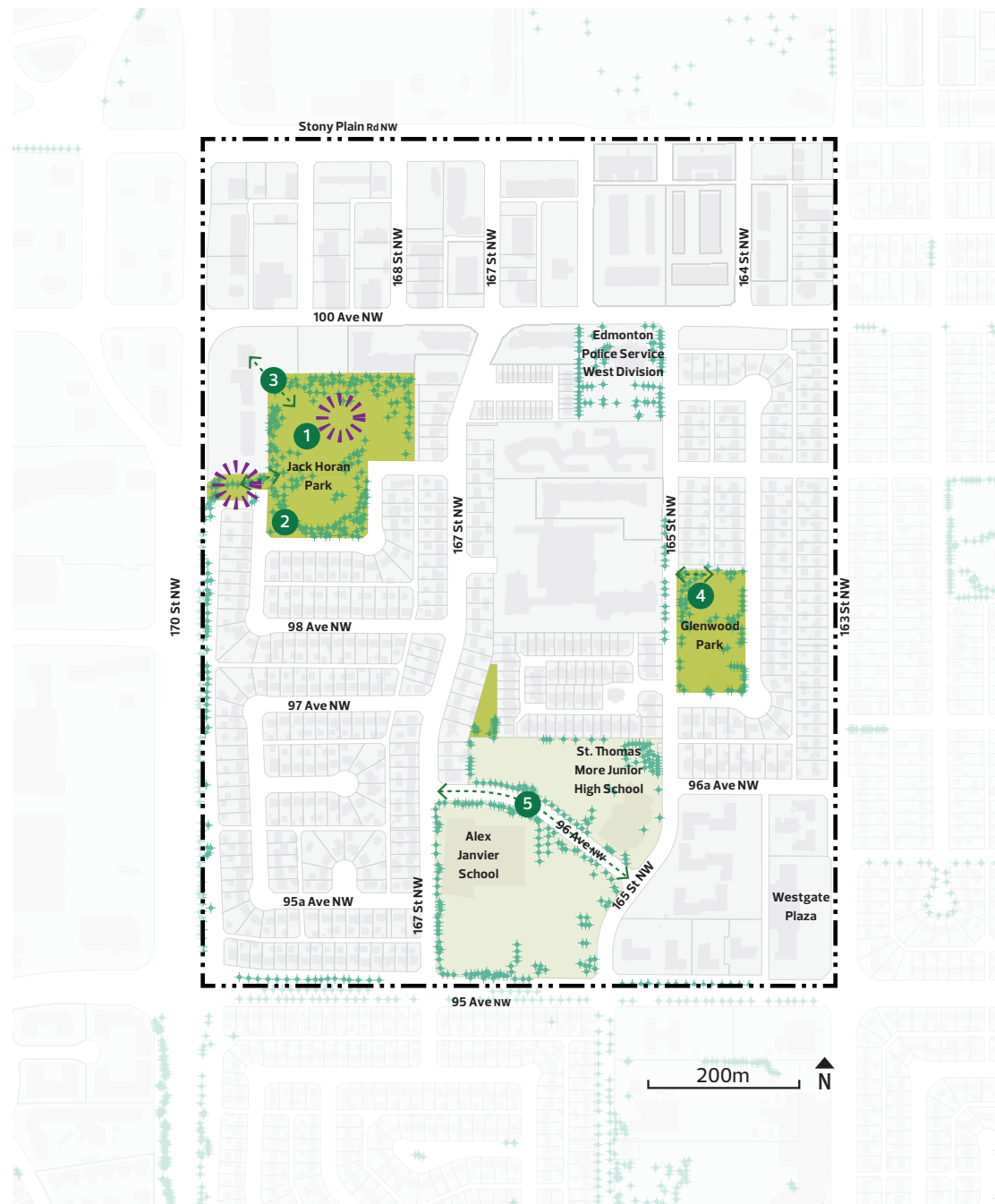
Glenwood Park

Map 6. Open Space Opportunities

 Glenwood (163 Street West)
Neighbourhood Boundary

OPEN SPACE IMPROVEMENTS

-  1 Dry pond upgrades
-  2 Jack Horan Park upgrades
-  3 Jack Horan Park commercial linkages
-  4 Glenwood Park upgrades
-  5 96 Ave public realm enhancements
-  Existing city-owned trees
-  Open space connection opportunities
-  Existing city-owned open spaces
-  Existing school board-owned open spaces
-  Potential off-leash dog areas



Placemaking Opportunities

Placemaking is about improving the quality of public spaces and the lives of people who use them. It seeks to build or improve public spaces, spark community connections, create beauty, enhance civic pride, connect neighbourhoods, support community health and safety, and catalyze economic development, by promoting environmentally sustainable solutions with a unique sense of place.

Placemaking opportunity examples



Public parklets



Street furniture



Gateway signage



Activating vacant spaces

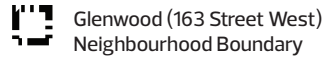


Plaza/activity spaces



Community led projects

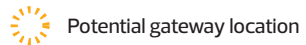
Map 7. Placemaking Opportunities



Glenwood (163 Street West)
Neighbourhood Boundary

PLACEMAKING

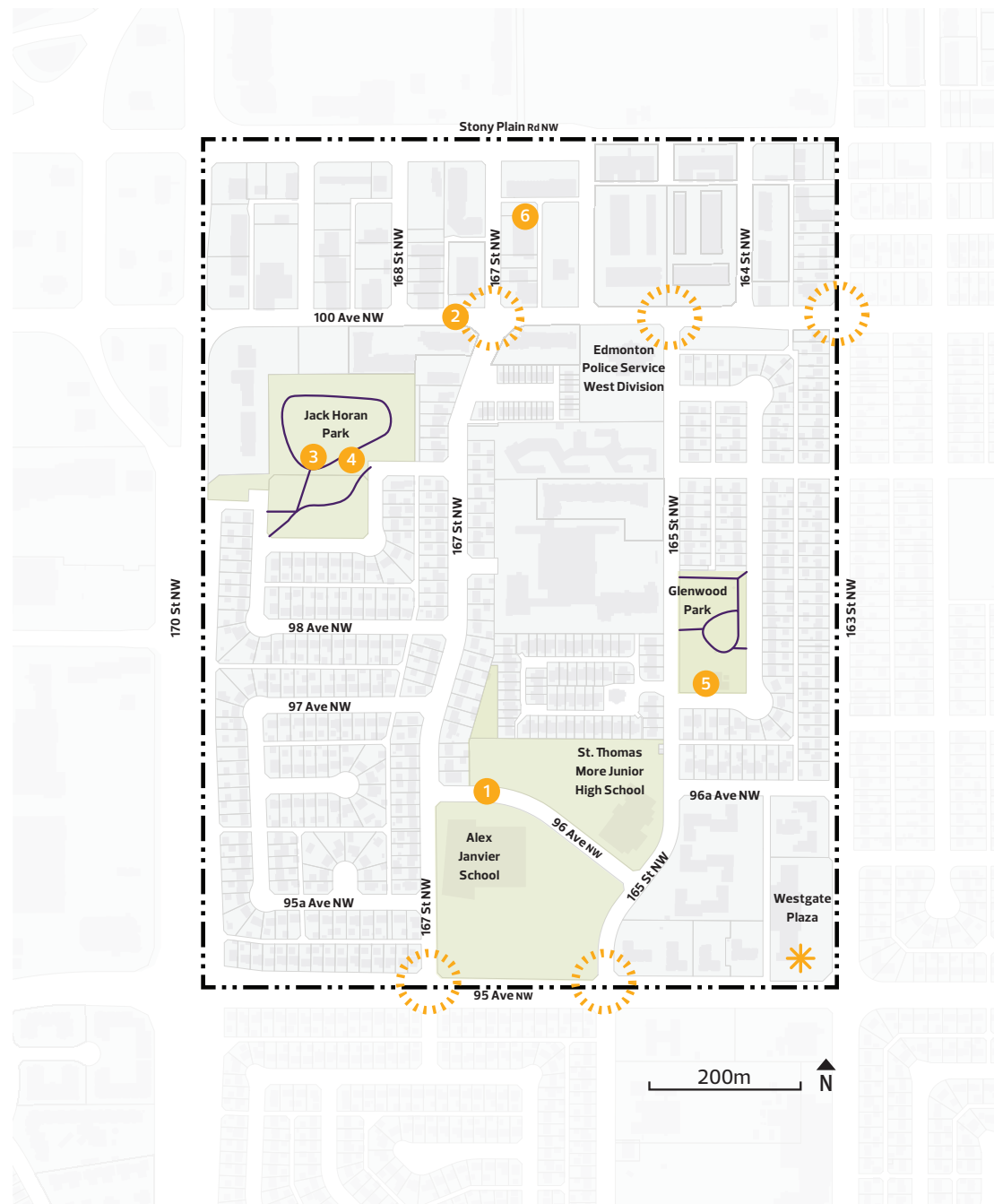
- 1 96 Ave pedestrian street opportunity
- 2 Gateway/community identity opportunity
- 3 Create space for community led projects
- 4 Create plaza at Jack Horan Park
- 5 Glenwood Park community space enhancements
- 6 Stony Plain commercial BIA placemaking opportunities



Potential gateway location



Placemaking opportunities being explored at Westgate Plaza as part of the Cornerstore Project through 95 Ave Renewal



Green Infrastructure Opportunities

There are several opportunities to provide green infrastructures in Glenwood, which can contribute to both ecological and community well-being. Some of these may include Low Impact Development (LID), planting of trees and naturalization. Currently, when it rains, water on the street flows into a catch basin connected to underground pipes which lead to the wastewater treatment plant or into the North Saskatchewan River. LID allows rainwater and runoff to be directed into areas containing plants and special soils. These areas will capture, store and manage water from small rain events and they allow excess water to drain into the underground pipes.

Surcharge Depths

On the following page, Map 8 shows solid coloured lines which indicate pipes in the area. The pipes are represented by three different colours and show how full the pipes get during a significant rain event. Red indicates the pipes are at capacity. As the pipe fills up, the water might move up to the surface and contribute to basement flooding.

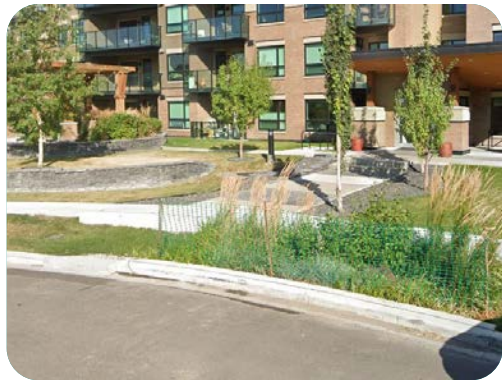
Surface Ponding Depths

There are four colours represented on Map 8 that indicate surface ponding depths, which is the depth of water that might pool on the ground during a large rainstorm. Green is the least amount of pooling, under 0.35m. Maroon is the most significant pooling of water on the ground. Areas with surface ponding may benefit from LID facilities.

Naturalization

Naturalization is the process of returning an altered or degraded site to a more natural condition through the use of trees, shrubs and flowers that are native to the area. Benefits of naturalization include beautification of the area with flowers and other plants, creating habitat for animals and pollinators, and less mowing is required to maintain the area.

LID examples






Naturalization example







Map 8. Green Infrastructure Opportunities

-  Glenwood (163 Street West) Neighbourhood Boundary
-  Existing city-owned trees
-  Existing open spaces
-  Potential locations for naturalization
-  Low Impact Development Opportunities
-  Low Impact Development Opportunities along curbs

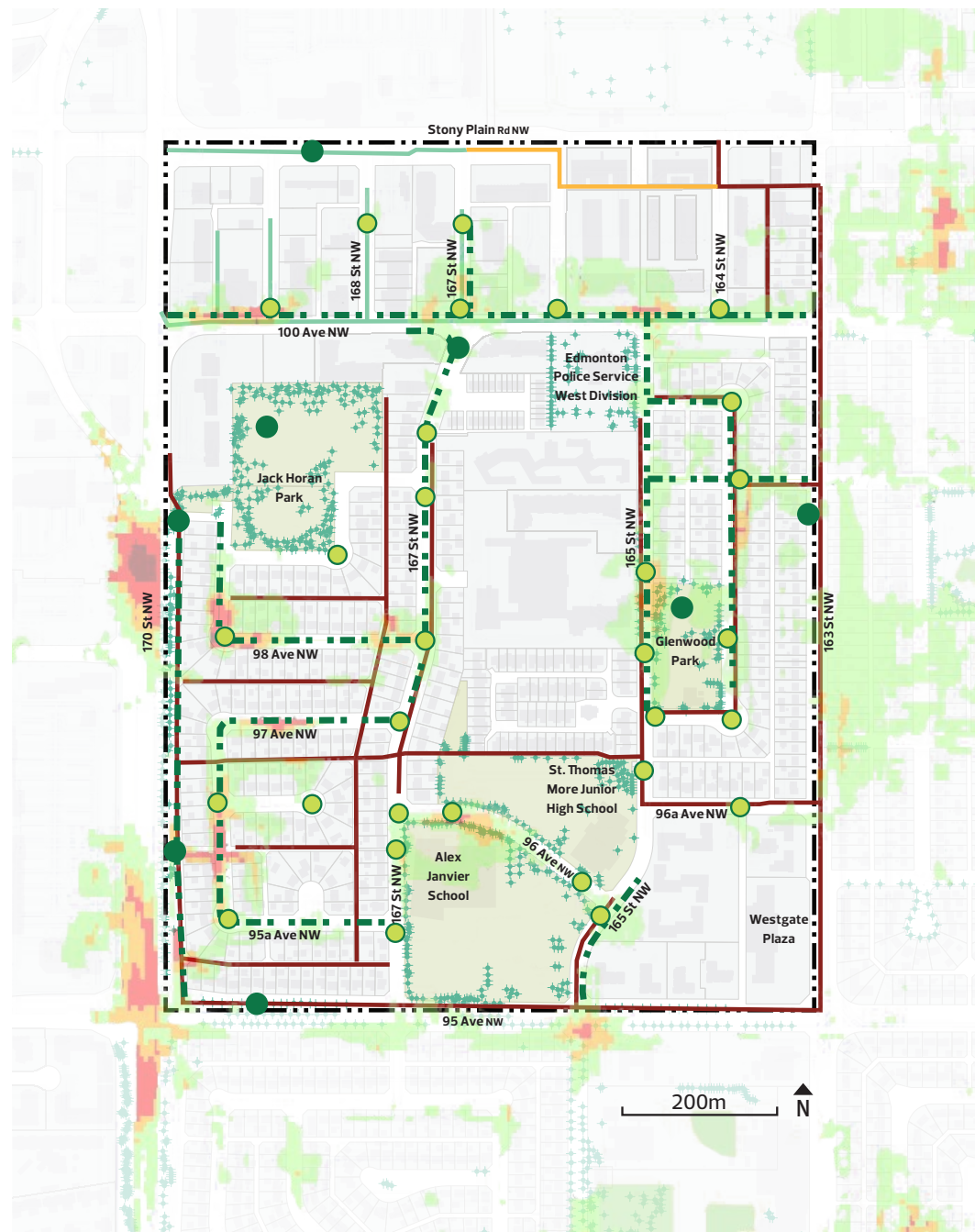
SURCHARGE DEPTHS

-  < 2.5m Below Ground
-  1.5m to 2.5m Below Ground
-  > 2.5m Below Ground

SURFACE PONDING DEPTHS

-  < 0.35m*
-  0.35m - 0.5m
-  0.5m - 0.75m
-  > 0.75m

*City of Edmonton acceptable standard



The Edmonton logo, consisting of the word "Edmonton" in a white, sans-serif font, is positioned in the upper right corner of the image. It is set against a solid blue square background.The background image shows a wide, grassy area with a paved path or road curving through it. There are several trees, including a large, leafy tree on the left and a tall, thin tree in the center. In the distance, there are more trees and a building. The sky is overcast. The entire image has a teal/cyan color overlay.

GLENWOOD (163 Street West)
Neighbourhood and Alley Renewal