



OVERLANDERS AND HOMESTEADER

NEIGHBOURHOOD RENEWAL

URBAN DESIGN ANALYSIS | CHAPTER 2: DEVELOP VISION,
IDENTIFY OPPORTUNITIES AND GENERATE IDEAS

AUGUST 2023 – FINAL



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SECTION 1

NEIGHBOURHOOD VISION & GUIDING PRINCIPLES

We are the welcoming, family-friendly and active communities of Overlanders and Homesteader.

Our neighbourhoods value diverse, inclusive and intergenerational connections. Our residents are well connected to parks, the Kennedale Ravine, schools, commercial services and beyond.

DRAFT VISION FOR OVERLANDERS AND HOMESTEADER

1.1 Draft Vision for Overlanders and Homesteader

The Overlanders and Homesteader draft Vision and Guiding Principles were created through the public engagement process in November 2022 – January 2023 during the Building a Project Vision Together and Exploring Opportunities phases.

The community will be asked to confirm the Vision and Guiding Principles at the next stage in the process, Exploring Options and Tradeoffs, in summer 2023.

A vision is a short description that sets the direction of where the community would like to see livability and mobility in the future. Important elements are identified for the City's work on roads, sidewalks, curbs, street lights and outdoor public spaces. These elements identify the most important things to look at when creating plans to renew Overlanders and Homesteader.



1.2 Draft Guiding Principles for Overlanders and Homesteader

Guiding Principles provide more detailed ideas on how the Vision is applied to the neighbourhood design and describes the values and priorities for how people will live, work and play in their neighbourhood.



COMMUNITY IDENTITY



Embrace our connection to Kennedale Ravine and the social and cultural character of the neighbourhood through design elements that embrace its identity and history.

ACTIVE AND ENGAGED LIFESTYLES



Encourage healthy, active living and wellbeing by building outdoor spaces that encourage physical activity, social interaction, and community spirit for people of all ages and abilities.

CONNECTIONS BETWEEN NEIGHBOURS



Encourage diverse and inclusive community interactions and social connections through designed outdoor spaces that invite informal gatherings, cultural events, and shared neighbourhood activities.

DESIGN WITH NATURE



Enhance the health and well-being of the community by incorporating nature and trees into the design.

STREETS FOR PEOPLE



Design streets, sidewalks, and trails to prioritize safety and comfort for people of all ages and abilities. Connect parks, schools, and commercial areas with enjoyable and efficient routes in all seasons.

ENGAGING COMMERCIAL AREAS



Design elements that engage people walking and rolling, and create a sense of place between commercial properties and the public realm through landscaping, street furniture, and public art.

SAFE AND WELCOMING ATMOSPHERE



Create safe and secure streets and public spaces to foster a sense of quality of life and confidence in our communities. Build resilient, safe communities by using effective urban design.

SECTION 2

OPPORTUNITIES AND CONSTRAINTS ANALYSIS

2.1 Opportunities and Constraints Analysis

An opportunities and constraints analysis is a systematic approach to identifying and evaluating the external and internal factors that may impact the success of an urban design project. Urban designers use this analysis to assess the opportunities and constraints of a site or project and determine how they can be used to achieve the renewal vision.

The following opportunities and constraints were identified through a combination of public engagement and analysis by the Project Team during the Building a Project Vision Together and Exploring Opportunities stage.















The following themes were used to organize the analysis process:

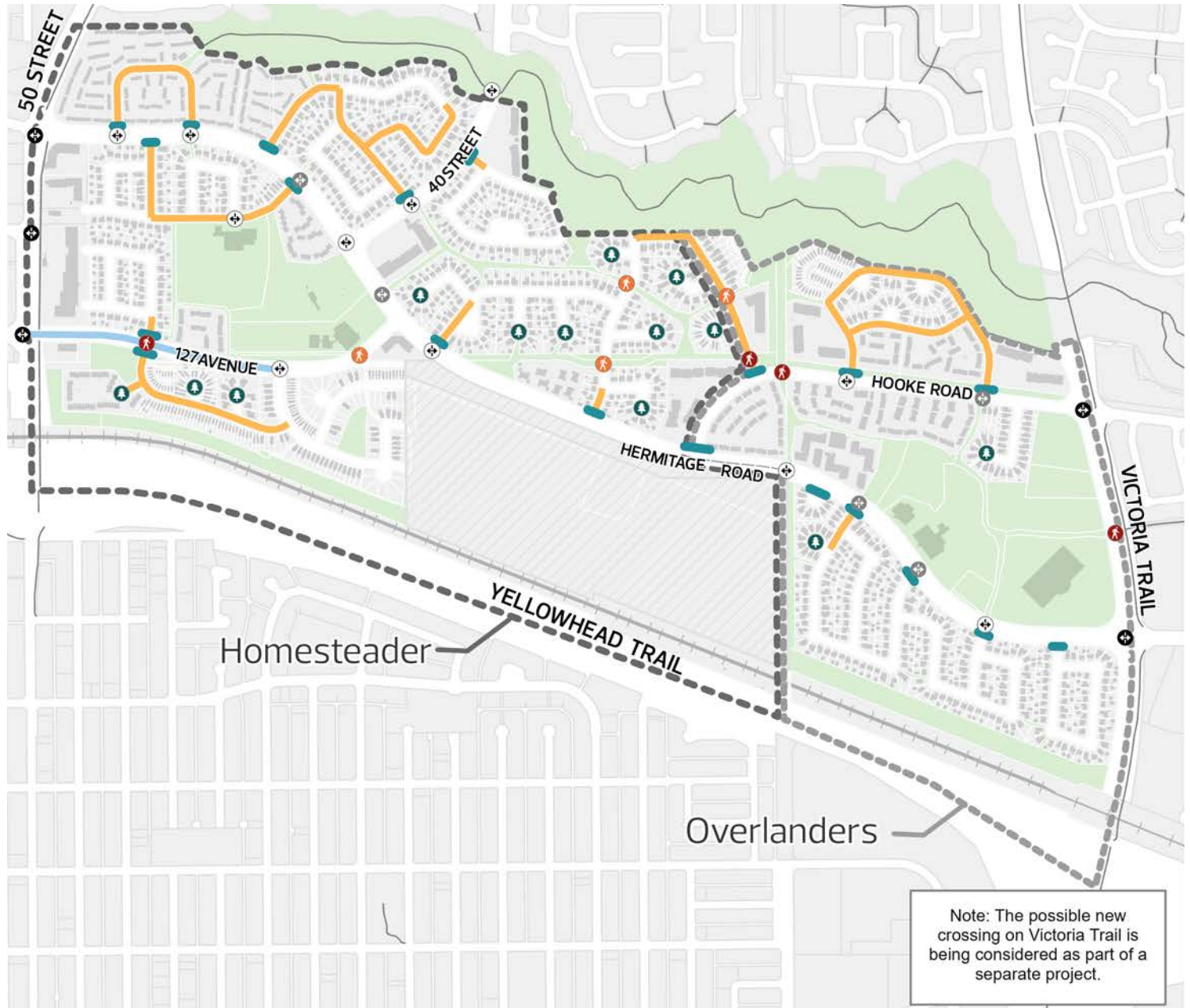
- Driving and Traffic
- Biking
- Walking, Rolling and Transit
- Places and Placemaking



Neighbourhood Opportunities Map – Vehicle Movement and Traffic Safety

MAP LEGEND

-  Possible Continuous Crossing Improvement across Local Road
-  Possible New Cul-de-sac Landscape Island
-  Local Roads with Boulevard Opportunities (Wide Right of Way)
-  Collector Roads with Boulevard Opportunities (Wide Right of Way)
-  Possible New Crossing
-  Possible Enhanced Existing Crossing
-  Existing Painted Crosswalk
-  Existing Crosswalk with Flashers
-  Existing Traffic Light with Crosswalks
-  Homesteader
-  Overlanders
-  Open Spaces
-  Future Stage of Verte Homesteader (Former Domtar)
-  CN Railway





DRIVING AND TRAFFIC

STRENGTHS

External Connections

- Easy access to major arterials like the Yellowhead Trail and Anthony Henday, as well as out of town highways.
- Easy driving access to commercial and recreation centres in adjacent neighbourhoods.

Local Driving Conditions

- Very low traffic on local roads and in cul-de-sac roads makes exiting private driveways easy.
- Though some minor shortcutting may occur through the neighbourhoods, it is not a major issue.
- Wide roads allow for ample street parking and may be preferred by some residents.

OPPORTUNITIES

Rehabilitation and Design for All Seasons

- Identify snow clearing deficiencies and find additional designated snow storage areas that can double for other uses (i.e. landscaping, gathering spaces, parking lanes, etc).

Accessible for All Ages and Abilities

- Consider opportunities to improve access for all users to the Homesteader Community League.
- Investigate opportunities to install school bus pads to accommodate drop-off and pick-up zones near schools.
- Implement strategies to improve the safety and efficiency of school drop-off and pick-up zones for drivers.

Traffic Calming Measures

- Explore the addition of traffic calming strategies to improve speed compliance and reduce the frequency and severity of collisions.
- Consider the addition of trees and landscaping in road right of ways to create speed friction for drivers and improve speed compliance.



OPPORTUNITIES (CONTINUED)

Intersection Improvements

- Improve traffic control signage to clarify vehicle right of way and reduce driver confusion.
- Adjust curb lines to align with driving lanes to improve the roadway layout and simplify driving paths.
- Consider crosswalk and walkway improvements to increase visibility and allow drivers to easily identify and respond to people crossing.

Wayfinding

- Provide the communities with entrance features to generate a sense of arrival and transition for drivers entering the neighbourhoods.

CONSTRAINTS

Neighbourhood Layout

- Driveways cross over sidewalks at most detached houses, increasing the risk of collisions with people walking and rolling.
- The frequency of front driveways within the neighbourhood may create feasibility challenges with proposed bike infrastructure or boulevard trees.
- Existing conditions such as boulevard trees, utility constraints and right of way restrictions may impact improvement strategies for road cross-sections.

Winter Challenges

- The need for winter snow clearing and storage locations can impact other types of opportunities (i.e. landscape plantings in boulevards, parking, etc).

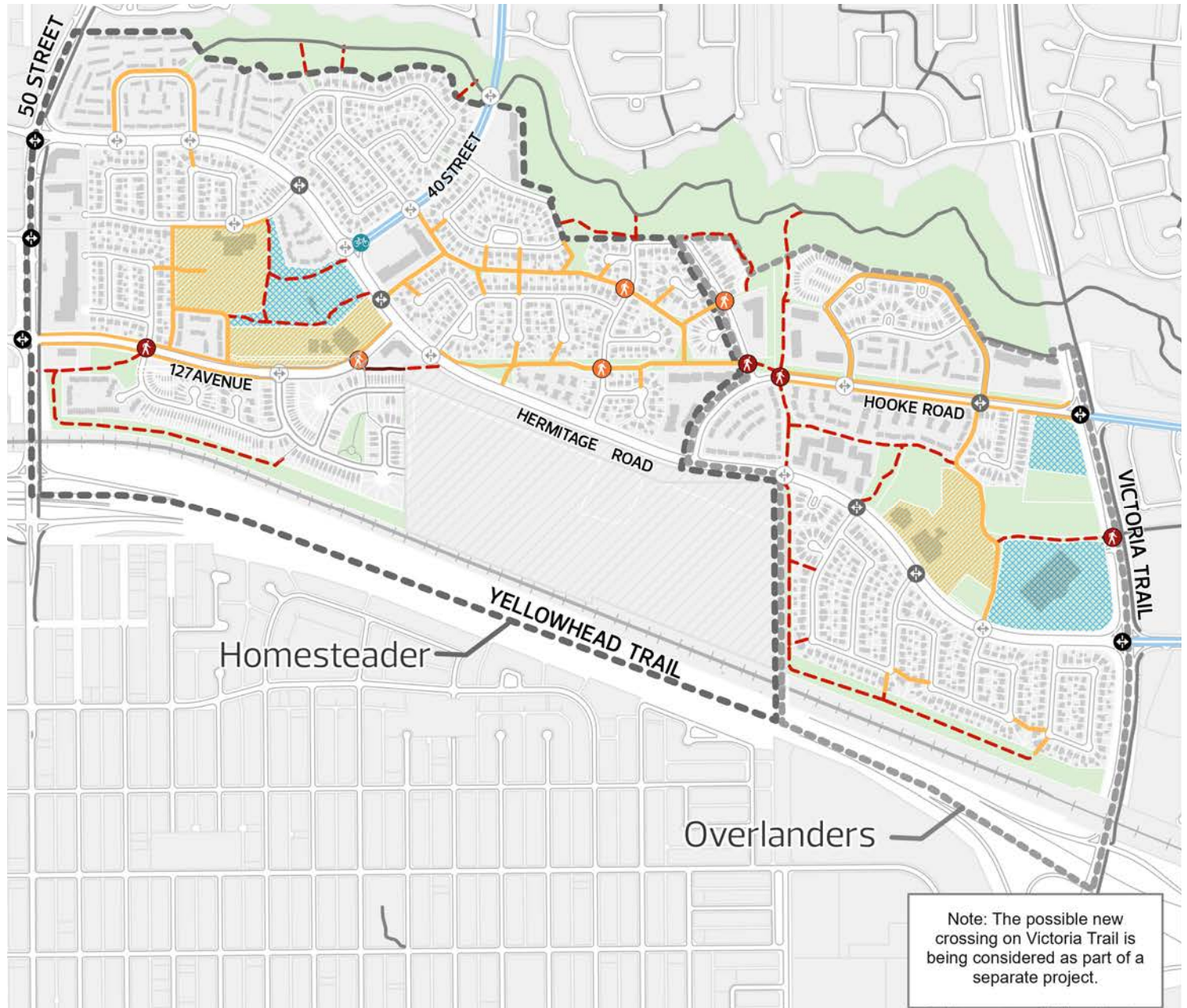
Hermitage Road Challenges

- Scope constraints along Hermitage Road and 40 Street will impact the type and extent of recommendations along these roads. (i.e. A full reconstruction will not be considered, but crossing improvements and other adaptable measures may be explored).

Neighbourhood Opportunities Map - Biking

MAP LEGEND

- - - Possible New Neighbourhood Bike Route
- Possible Widening of Existing Walkways into Neighbourhood Bike Routes
- Existing Painted Bike Lanes (Neighbourhood Bike Routes)
- Existing Pathways Outside of Neighbourhood
- ⬇ Possible New Crossing
- ⬇ Possible Enhanced Existing Crossing
- ⬇ Possible New Bike Priority Crossing Improvements
- ⊕ Existing Painted Crosswalk
- ⊕ Existing Crosswalk with Flashers
- ⊕ Existing Traffic Light with Crosswalks
- Homesteader
- Overlanders
- Open Space with Lease Agreement or Other Restrictions
- School Lands
- Open Spaces
- Future Stage of Verte Homesteader (Former Domtar)
- + CN Railway



Note: The possible new crossing on Victoria Trail is being considered as part of a separate project.



BIKING

STRENGTHS

Neighbourhood Connections

- There is a well-developed pathway network that provides people with off-street walking and rolling movement through the neighbourhoods.
- The numerous breezeways, which are likely used by people who bike, provide short cuts within the curvilinear and indirect roadway network.
- There are wide and quiet local roads and off-street pathways, which provide a more comfortable experience for people of various abilities by separating people who bike from people driving.

External and River Valley Connections

- Communities have access to an extensive trail network running through the Kennedale Ravine, providing additional recreational biking opportunities within the River Valley system.
- The 40 Street bike lanes (neighbourhood route) and the shared pathways on 50 Street and Victoria Trail (district connector routes) connect people to the City's greater biking network.

OPPORTUNITIES

Improving External Connections

- Consider additional neighbourhood bike routes to provide continuous and direct connections to external destinations (i.e. junior high and high schools) and the surrounding network. This should include an east-west biking connection through Overlanders and Homesteader, as indicated in Bike Plan.
- Improve bike connections to Kennedale Ravine and the greater River Valley Trail network.

Improving Neighbourhood Connections

- Investigate opportunities to add bike routes along collector roads (127 Avenue and Hooke Road) to extend the existing east-west off-street "spine" pathway network and reduce the risk of potential on-street biking / vehicle conflicts.
- Add new bike routes to improve links between the existing biking network and neighbourhood destinations including schools, parks, and commercial areas.
- Improve bike connections through Overlanders Park and Homesteader Park.



OPPORTUNITIES (CONTINUED)

Transit Connections

- Ensure bike network provides easy connections to the transit network.

Improve Access and Accessibility

- Review existing bike route pathway widths so that they can safely accommodate multiple users, including people who walk and roll.
- Consider designs that accommodate people who bike with a variety of comfort levels.

Wayfinding and Biking Amenities

- Add signs to enhance active transportation wayfinding.
- Provide secure bike parking at key community gathering and amenity locations.
- Review the placement of signage to ensure that it does not pose risks to people biking on pathways.

Landscaping Improvements

- Consider adding additional trees along the bike network to provide shade for people who bike.

CONSTRAINTS

External Connections

- There are limited bikeable access opportunities to the Kennedale Ravine, due to steep banks and vegetation.

Right of Way and Utility Challenges

- Existing conditions such as narrow breezeways with mature trees, right of way constraints, and utility company requirements may restrict the type and location of biking infrastructure.

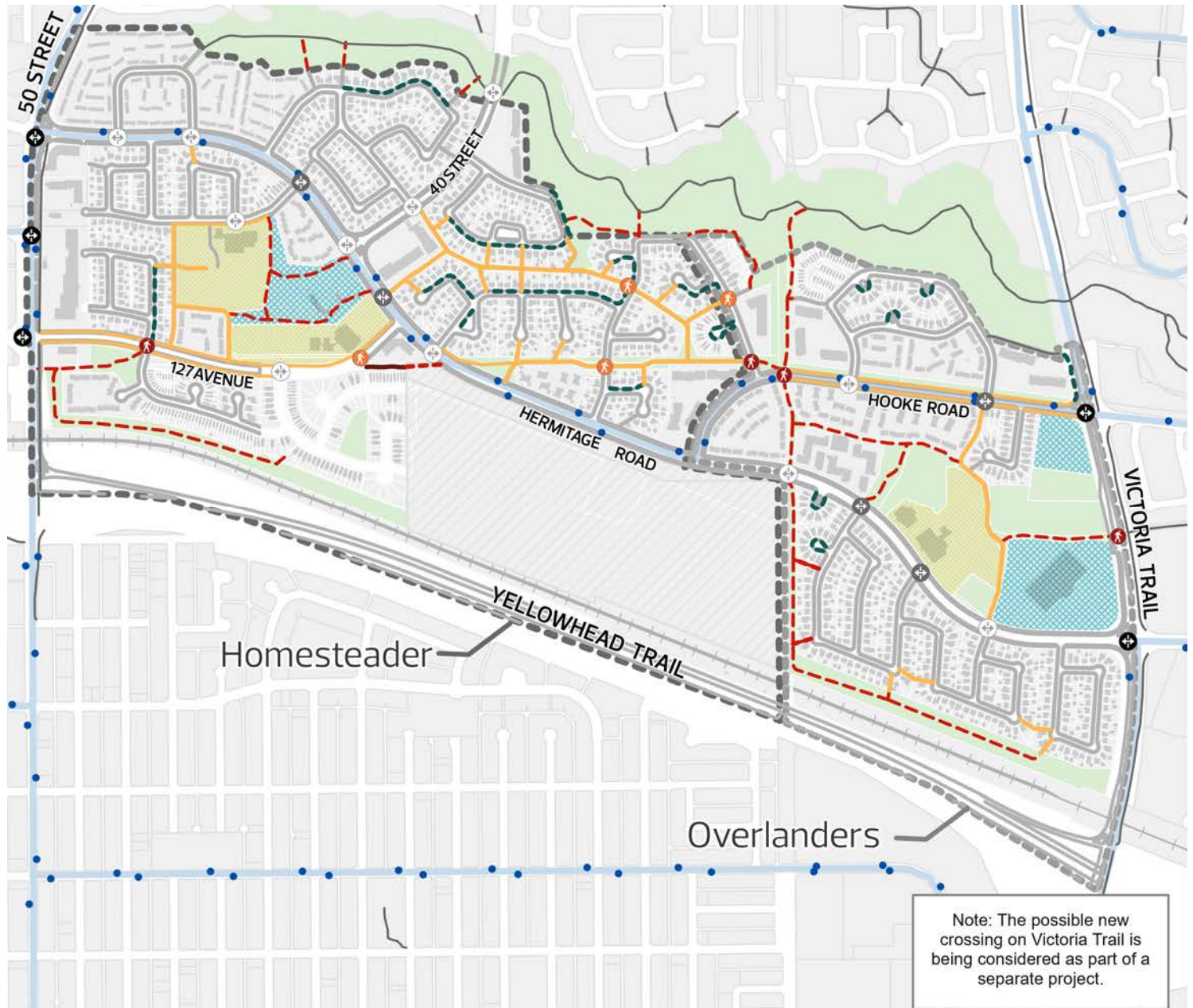
Hermitage Road and 40 Street Challenges

- Scope constraints along Hermitage Road and 40 Street will impact the type and extent of bike route recommendations along these roads. (i.e. crossing improvements or localized segments of new bike route connections may be considered, but a continuous bike route along these roads will not).

Neighbourhood Opportunities Map - Walking, Wheeling and Transit

MAP LEGEND

- Missing Sidewalk Connection to be Added
- Possible New Pathway
- Possible Widened Pathway (Key Walking Route)
- Existing Sidewalk Replacement
- Existing Shared Path
- Existing Pathways Outside of Neighbourhood
- Possible New Crossing
- Possible Enhanced Existing Crossing
- Existing Painted Crosswalk
- Existing Crosswalk with Flashers
- Existing Traffic Light with Crosswalks
- Existing Transit Stop
- Transit Local Route
- Homesteader
- Overlanders
- Open Space with Lease Agreement or Other Restrictions
- School Lands
- Open Spaces
- Future Stage of Verte Homesteader (Former Domtar)
- CN Railway



Note: The possible new crossing on Victoria Trail is being considered as part of a separate project.



WALKING, ROLLING AND PUBLIC TRANSIT

STRENGTHS

Neighbourhood Connections

- Throughout the community there is a well-developed network of existing pathways and shared pathways.
- Breezeways throughout the neighbourhoods provide additional options and connections for people who walk and roll.
- The existing sidewalks along collector roads are continuous on both sides of road and have landscaped boulevards.

Connections to Parks and the River Valley

- Both Overlanders and Homesteader are close to parks and the Kennedale Ravine.
- An extensive trail network runs through the Kennedale Ravine, providing additional walking and rolling opportunities to the communities.

Landscaping

- Many trails and sidewalks are tree lined, enhancing walking and rolling comfort.

OPPORTUNITIES

New Connections

- Add new pathways to improve links between the existing walking and rolling network and neighbourhood destinations – schools, parks, commercial areas, and the Kennedale Ravine.
- Add new pathways to provide continuous and accessible sidewalks/trails through greenspaces.
- Evaluate goat trails through parks to identify whether new formalized pathways in these locations will improve connectivity.
- Develop an intentional network plan to connect to external destinations (i.e. junior high and high schools) and adjacent communities.
- Improve dead-end sidewalk connections by linking them to other pathways where appropriate.

Transit Connections

- Improve existing walking and rolling connections to transit stops.
- Investigate opportunities for additional shared pathways along key transit routes so that these routes are cleared by the City in winter.
- Collaborate with ETS to identify priority locations for bus stop amenities.



OPPORTUNITIES (CONTINUED)

Crossing Improvements

- Investigate opportunities to improve crossing safety through the addition of pedestrian signals, continuous/raised crossings along collector roadways, curb extensions, or other traffic calming measures.
- Widen sidewalks, add boulevards and level driveway crossings to improve the experience for people who walk and roll.

Pathway Usability and Comfort

- Reallocate the existing wide road cross-section space to improve pathway usability and comfort through the implementation of landscaped boulevards and decreased crossing distances.
- Widen sidewalks and shared pathways to the minimum widths as outlined in the Complete Streets Design and Construction Standards.
- Add pathway signs to enhance active transportation wayfinding.

- Investigate opportunities to add lighting, garbage cans, and benches along pathways at intervals to improve the experience of those who walk and roll and increase accessibility for all ages and abilities.
- Increase safety and the number of people using off-street pathways in breezeways by considering sightline improvements and additional lighting.
- Review the locations of signage and other obstacles to ensure that they do not conflict with people using pathways and sidewalks.
- Consider the impact of different pathway types, connections, and amenity locations on garbage collection maintenance and pathway usability in all seasons.

Landscaping Improvements

- Add trees and landscaping along pathways and sidewalks to increase vegetation, provide shade and create snow storage spaces.



CONSTRAINTS

Safe and Accessible Connections for All Ages and Abilities

- Driveways cross over sidewalks at most detached houses, increasing the risk of collisions with people walking and rolling.
- Steep banks into the Kennedale Ravine create accessibility challenges and may limit opportunities for connections into the ravine.

Existing Cross Sections

- Existing conditions such as boulevard trees, utility constraints, and right of way restrictions may impact improvement strategies for pathway connections and road cross-sections.

Maintenance

- Lack of snow clearing on sidewalks and trails, especially along routes critical to transit connections.
- Garbage collection frequency for waste receptacles along pathways.

Controlled or Adjacent Areas




















- Community members are currently restricted from the “Greenbelt”, and the future of this area remains unclear.
- Yellowhead Trail and the railway act as existing barriers to the community.

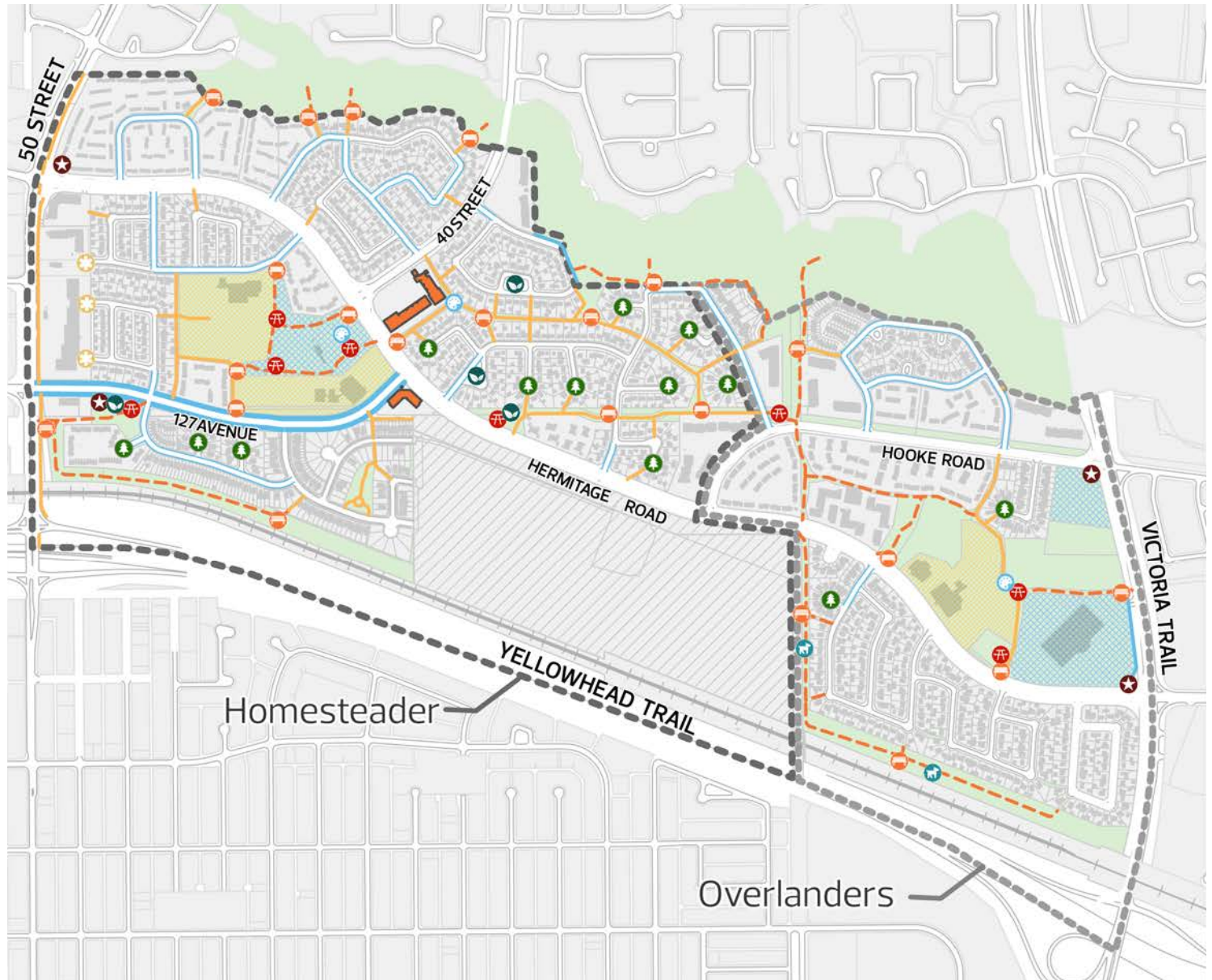
Environmental

- Environmental constraints as outlined in the River Valley Bylaw No. 7188, especially due to proximity to the Kennedale Ravine, may influence Neighbourhood Renewal strategies.

Neighbourhood Opportunities Map - Places and Placemaking

MAP LEGEND

-  Possible New Neighbourhood Entry Feature
-  Possible New / Improved Gathering Space
-  Possible New / Improved Rest Area
-  Possible Heritage Square Alley Entrance Improvements
-  Possible New Community-Led Placemaking Opportunity
-  Possible Greenbelt Off-leash Area
-  Possible New Pocket Park
-  Possible New Landscaped Island in Cul-de-sac
-  Possible Improved Lighting on Existing Walkway
-  Possible New Lit Walkway
-  Roadway with Boulevard Opportunities (Wide Right of Way)
-  Corner Store Program Opportunity
-  Homesteader
-  Overlanders
-  Open Space with Lease Agreement or Other Restrictions
-  School Lands
-  Open Spaces
-  Future Stage of Verte Homesteader (Former Domtar)
-  CN Railway



0 500 Meters



PLACES AND PLACEMAKING

STRENGTHS

Opportunities for Play

- There are many spaces for activity and play within the community, including sports fields, playgrounds, and outdoor rinks.
- According to public engagement feedback, many families feel that the community is safe and they allow their children to play outside together throughout the community.

Green Spaces

- Communities have access to the Kennedale Ravine, providing additional recreation opportunities and connections to nature.
- Frequent green spaces and parks throughout the neighbourhoods provide places for recreation and gathering.
- Mature trees in the neighbourhoods enhance the beauty and character of the community.

Community Connections

- The neighbourhoods are close to amenities such as commercial businesses, schools, and places of worship.
- Breezeways throughout the neighbourhoods provide additional options and connections to community destinations.

Community Engagement

- The community has many volunteer organizers with longstanding ties to the community and a desire to create positive change.



OPPORTUNITIES

Opportunities for Gathering

- Enhance existing and add new gathering spaces in park sites and open spaces to improve user experience and allow for different scales of gatherings or community events.
- Include different types of seating, such as groupings of benches and picnic tables, to encourage different types of gatherings.
- Design gathering spaces for intergenerational use, including children, older youth, adults, and seniors.
- Integrate the Edmonton Soccer Association East Centre site into the design of Overlanders Park and highlight it as a community hub/gathering place.
- Work with private commercial property owners through the Corner Store Program to developing gathering spaces within or adjacent to their properties.
- Design for all-seasons gathering by designing spaces with lighting, sheltering structures, and windbreak landscaping.

Outdoor Recreation Amenities

- Consider design of open spaces that are not well-used and find new amenities and activities that increase their use.

- Review the existing hills that are used by some residents for tobogganing to determine if they should be formalized or improved.
- Provide space for the improvement of existing and new community amenities that encourage outdoor activities, such as playgrounds.
- Encourage use of the Sifton Park off-leash area by providing good pathway connections and wayfinding.
- Consider whether the addition of a smaller off-leash area within the community may be appropriate.

Neighbourhood Identity and Wayfinding

- Provide the neighbourhoods with entrance / gateway features or enhanced landscaping to generate a sense of arrival and transition into a neighbourhood context.
- Consider a unique and cohesive design palette to enhance community identity.
- Improve the wayfinding system through roadway and pathway signage.
- Consider adding community signage kiosks or notice boards for use by community members and organizations.



OPPORTUNITIES (CONTINUED)

Improved Outdoor Experiences

- Add benches and shaded resting spaces at intervals along walkways to encourage accessibility and improve user experience.
- Add lighting in key open spaces and pathway areas.
- Add garbage cans throughout the pathway system to reduce littering.
- Consider adding viewpoints that look into the Ravine area, especially in areas with dead-end pathways.
- Consider integrating community-led art projects, such as murals, into open space and potentially in commercial sites.

Environmental and Landscaping Improvements

- Add landscaping and trees in key open spaces to improve aesthetics and ecology.
- Enhance the nature and placemaking of the ravine to elevate its use as a destination.
- Integrate naturalization and native plantings into the design of key open spaces.
- Enhance nature and screening adjacent to the railway tracks.

Commercial Opportunities

- Work with private commercial property owners to improve their public realm experience through site and building improvements.
- Upgrade neighbourhood commercial areas to screen from public view and reduce litter.

CONSTRAINTS

Coordination with Private Sites

- School sites and lease area boundaries may limit some of the opportunities available for park space improvements.
- Not all commercial properties may be interested in the Corner Store Program or encouraging increased public use (i.e. gathering areas) within their sites.

Open Spaces That May Not Be in Scope

- Some of the parks and open spaces have amenities, such as playgrounds and sports fields, which may be outside of the ultimate project improvement scope to improve or replace.
- The Kennedale Ravine open spaces and pathways are not in the project scope, but the project will need to address tie-ins to the ravine.