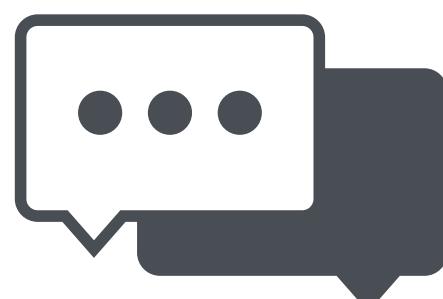




Bridgeland-Riverside Area Redevelopment Plan (ARP)

The current Bridgeland-Riverside Area Redevelopment Plan (ARP) was approved in 1980. Since then, a lot of changes have taken place in the city and the community. We're working on updating the ARP to help set the tone for development and change in years to come.

Phase 1 Engagement Summary



What we did

Community Advisory Group Meetings (monthly)

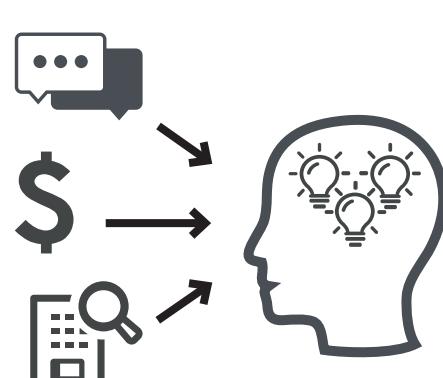
- The group provides local area context and insight to The City in drafting of the ARP.
- With the help of the Group, eight character areas were identified and shared with the public. These character areas are the foundation that led to the development of the building blocks in the land use concept map.

Public open house (November 20, 2017)

- 227 comments on what residents love, what areas need improvement and descriptions for character areas

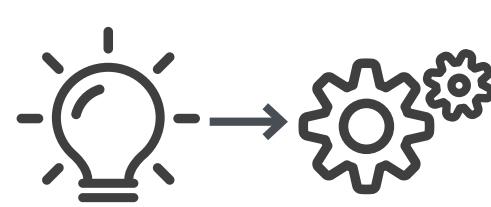
Online survey (November 20 – December 5, 2017)

- 379 unique visitors to the webpage and 362 comments were received



What we heard

- Bridgeland-Riverside is well-loved for its walkability, good local amenities and close proximity to downtown.
- Bridgeland-Riverside has unique community character which some described as: fun, friendly, historical, community-minded, eclectic and quirky.
- Community members desire improvements made to safety with respect to crime reduction and pedestrian infrastructure and lighting.
- Community members desire public realm improvements to provide safe pedestrian and cycle connections to key areas including along main street and connecting across Edmonton Trail and 4 Street NE, across the escarpment, and to the LRT.
- Community members desire a larger grocery store in the area and made other specific suggestions for additional retail and commercial.



In Response, The City has created

- A vision and core ideas
- Character area descriptions
- A Land use concept and building blocks map



Vision and core ideas

The vision and core ideas provide direction and a foundation for planning within the community

Vision

"Bridgeland-Riverside is a vibrant urban neighborhood with rich history and character that can be seen in its building's architecture, street grid patterns, and spirited sense of place shaped through a diverse mix of residents. Its central location provides access to the river pathways, parks, close access to LRT, and downtown. Nestled in the natural escarpment just north of the Bow River, the area has beautiful views and tree lined streets. As it evolves, the community will build on its great public amenities, strong multimodal transportation connections, housing diversity, and vibrant main streets. Bridgeland-Riverside will celebrate its heritage and continue providing a dynamic place for its diverse residents and visitors to live, work, visit and enjoy."

Core ideas:

Bridgeland-Riverside is a distinct inner city community that will:

- Provide a **diverse range of housing types** and increase overall density in appropriate locations compatible with each 'Character Area' in order to accommodate a broad demographic group, ranging from old to young and singles to families.
- Integrate new development into the historic yet evolving community character. **Preserve local history and historical buildings**, and support development that complements historic development patterns and architectural features wherever possible.
- Integrate **Transit Oriented Development** through guided intensification of the land near the Bridgeland Memorial LRT.
- **Support commercial** and mixed-use development with **vibrant and safe public realm space**, providing day-through-night activity along the Urban and Neighbourhood Main Street.
- Enhance existing local amenities through a comprehensive strategy and new/redevelopment opportunities, as well as prioritize **safe and flexible public and open spaces**, and a well-connected pathway network.
- Provide a **range of multimodal transportation choices** to facilitate efficient movement of all modes of travel.
- Encourage transit and active modes as the preferred transportation option by providing safe and comfortable pedestrian and cyclist routes, and **strengthening the connections** to the Bridgeland Memorial LRT station.
- Encourage **community cohesiveness** and the continued spirited sense of place shaped by high level of engagement, social programming, and a diverse mix of residents.

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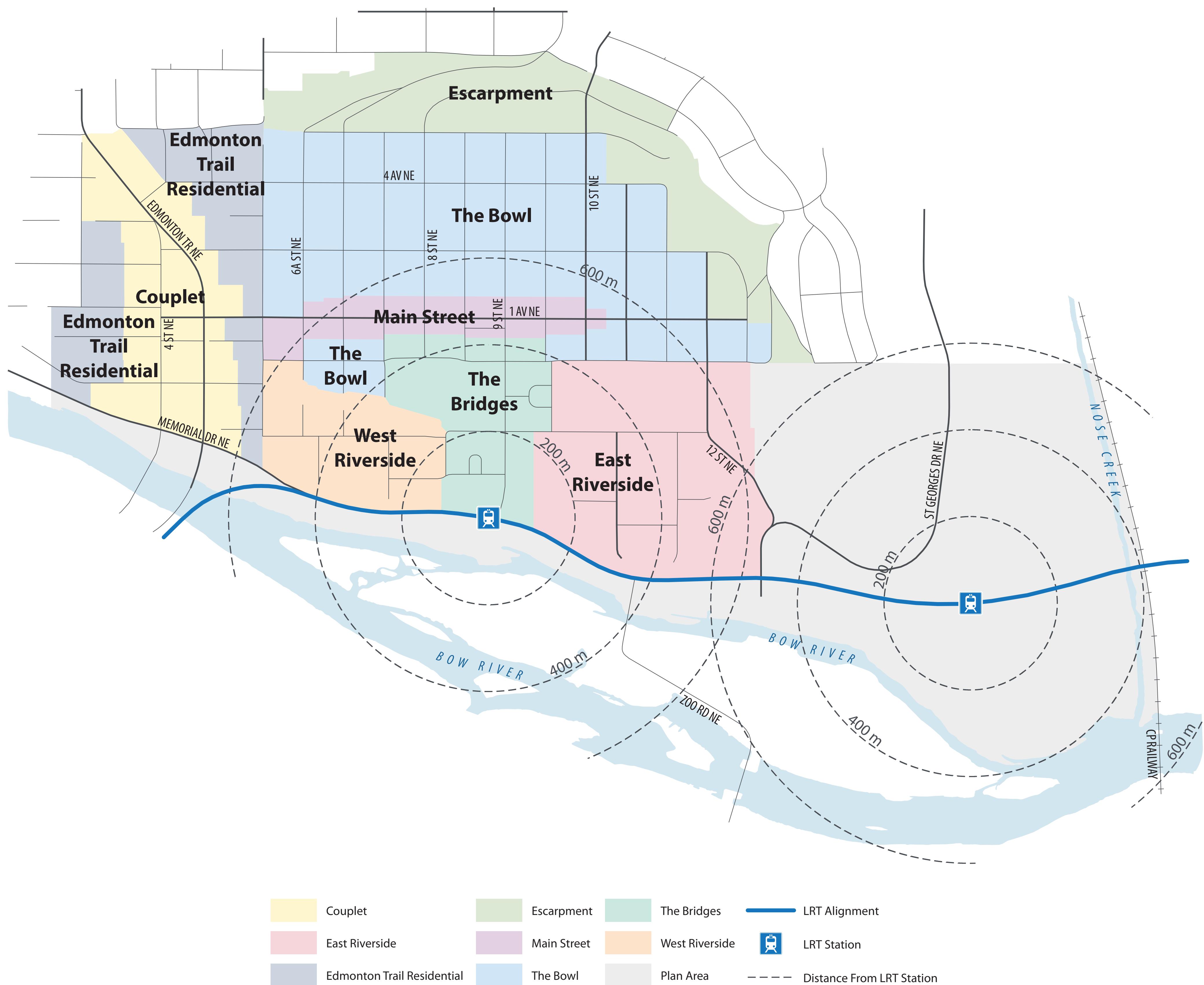
Are there any other core ideas that should be included and why?

Place a post-it note with your comments below.



Character areas map

Character areas are sections of the community grouped together based on unique characteristics and development patterns that require special consideration to meeting planning objectives. There are eight character areas identified within Bridgeland-Riverside.





Character areas descriptions

1. The Bridges: One of the key gateways for residents and visitors, the Bridges contains multi-residential developments with main level commercial along key streets and well-connected park amenities. Close to the LRT station, it will accommodate higher density, pedestrian-friendly commercial and transit-supported mixed-use development.

2. The Escarpment: Describes the residential area extending up the bluff. The Escarpment has steep topography, with a number of pedestrian and cycle pathways, and connections, to adjacent communities. It supports slope-adaptive, low-density residential housing alongside infill housing.

3. The Bowl: The area has a distinct street pattern of tree-lined blocks with back lanes, offering mostly low-density residential housing, and a combination of historic and infill houses. With a focus on maintaining the historical character, the area will continue to accommodate lower-density residential options as new development is integrated into the existing street pattern.

4. East Riverside: The majority of East Riverside is residential, assisted living and health care institutional-related uses. As the area redevelops a mix of multi-residential options will bring new residents to the area expanding the demographic profile. Mixed-use commercial will be located along key streets and improved connections will allow safe access to amenities. The area closest to the LRT station will accommodate higher density development.

5. Main Street: A commercial and social focal point of the community, the area is designated as a Neighbourhood Main Street. Mid-rise development along the Main Street offers a wide range of uses including retail, services, office, institutional, and residential. Public realm improvements will enhance the street to support commercial vitality, greater variety of employment opportunities, transit use, and provide goods and services to local residents.

6. West Riverside: The area offers a mix of residential options - unique character homes, low-rise multi-residential, as well as new infill development and higher density development closer to the Bridges and the LRT. It provides safe local connections for pedestrian, cyclists and vehicles across the south-west side of the community.

7. Couplet: The western gateway into the community, the Couplet offers mixed-use, mid-rise buildings to accommodate a range of retail, services, offices and residential uses. Edmonton Trail and 4 Street NE provide multimodal connections north-south to and through Bridgeland, while a walkable pedestrian environment ensures safe and vibrant street activity.

8. Edmonton Trail Residential: The area is characterized by multi-residential, small scale commercial buildings and institutional uses. It is expected the area will intensify and increase in density over time, offering unique slope adaptive designed redevelopment.

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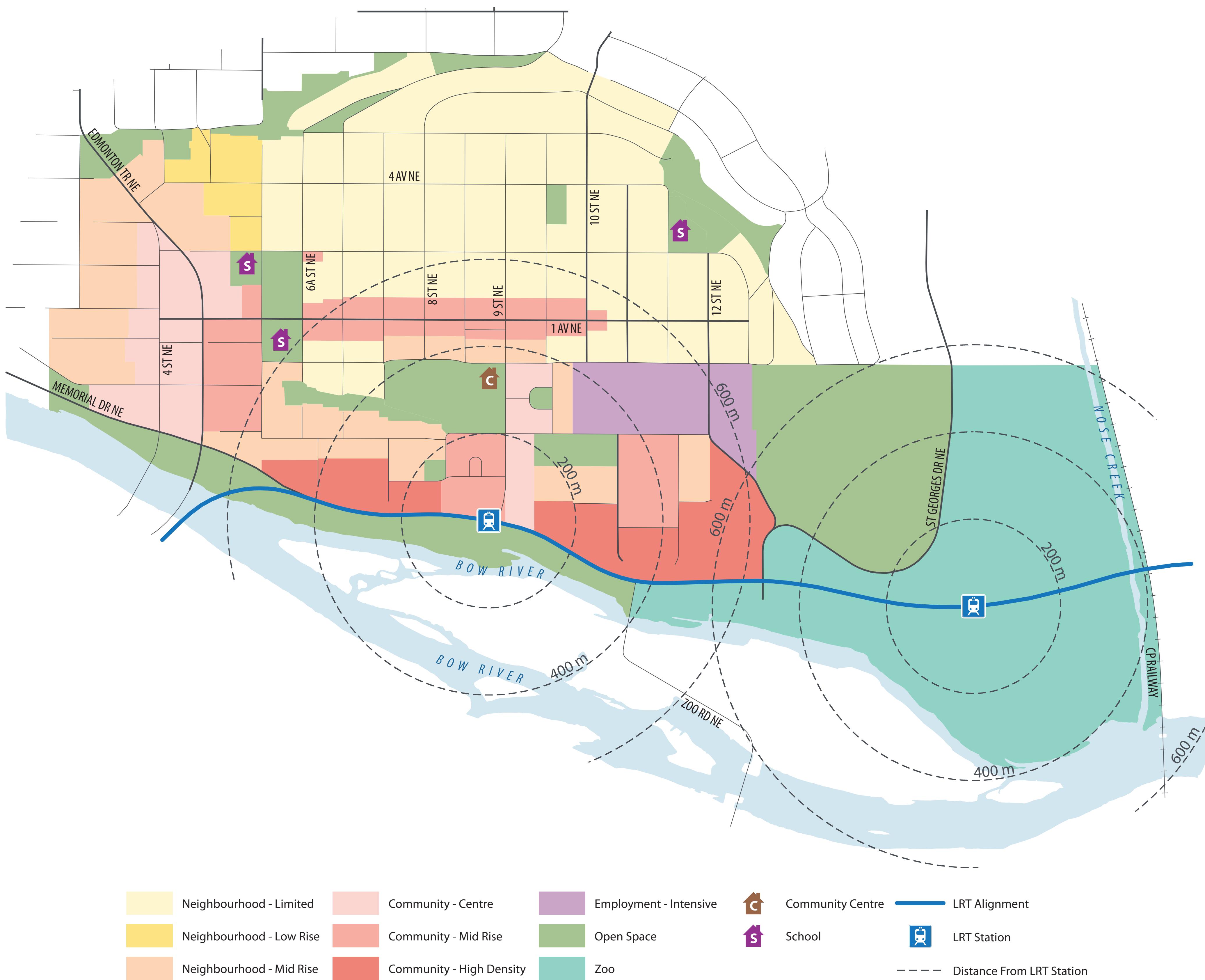
Do the character area descriptions accurately describe how you envision the character area in the future?

Place a post-it note with your comments below.



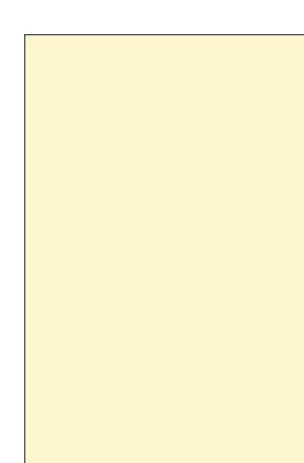
Land use concept: The Building Blocks

Based on the unique features and considerations in the character areas, building blocks for the community have been identified. The building blocks outline height restrictions and allowable building functions, in a specific area. This map is not intended to change the regulations that apply to the existing development, but outlines what land use districts are acceptable for redevelopment in the future.



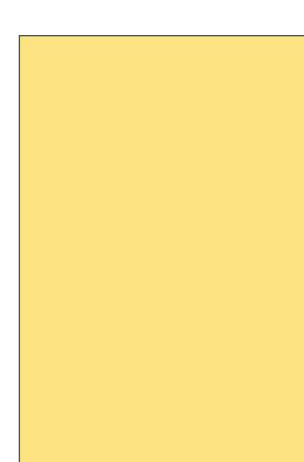


Building Block definitions



Neighbourhood – Limited

- Up to 3 storeys
- Single detached, semi-detached, duplex, row house, townhouse



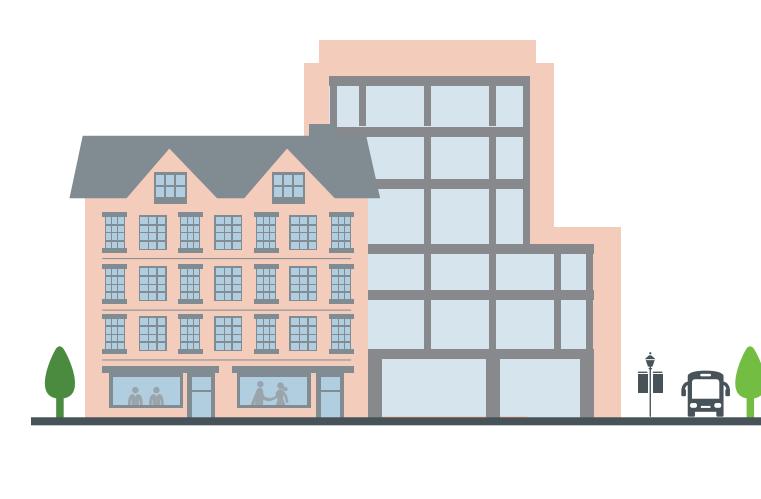
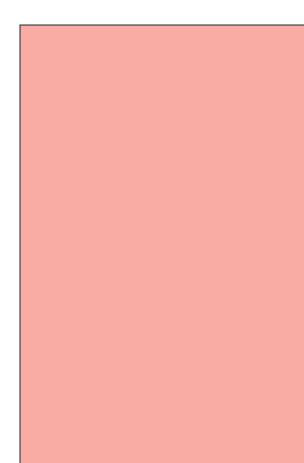
Neighbourhood – Low-Rise

- Up to 4 storeys
- Apartment, townhouse, low-rise multi-residential



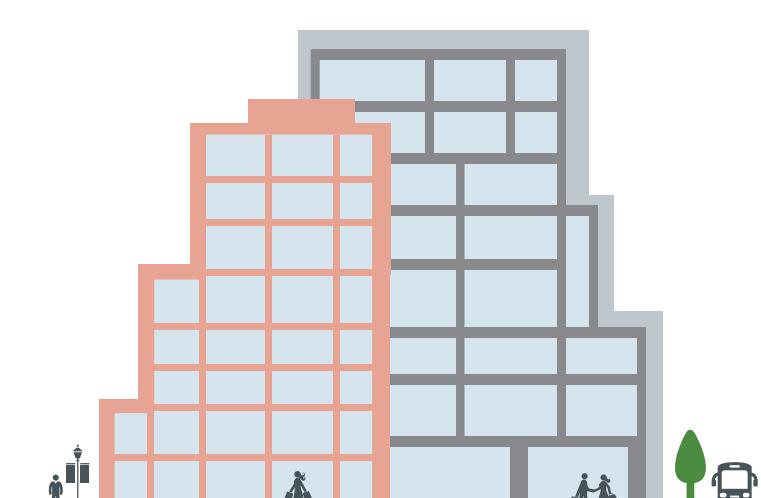
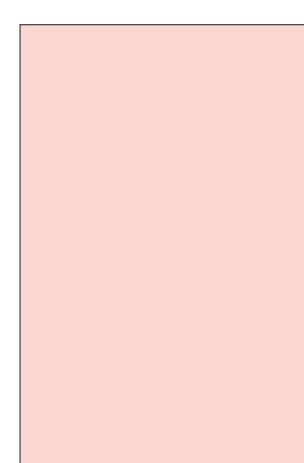
Neighbourhood – Mid-Rise

- Up to 6 storeys
- Apartment, mid-rise multi-residential



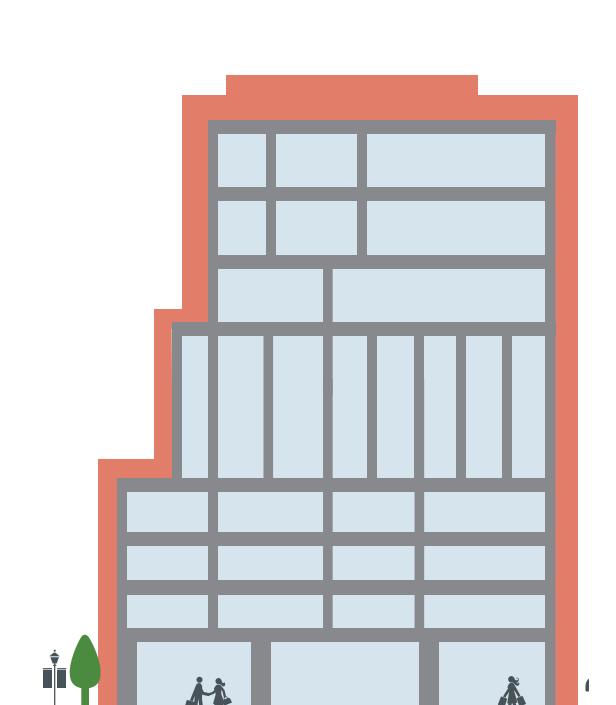
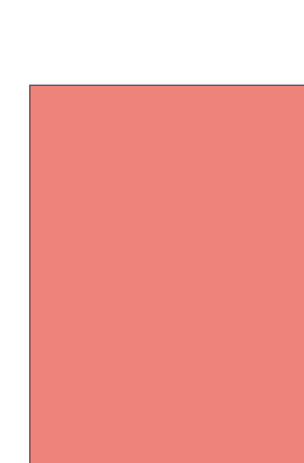
Community – Mid-Rise

- Up to 6 storeys
- Mixed-use, mid-rise multi-residential



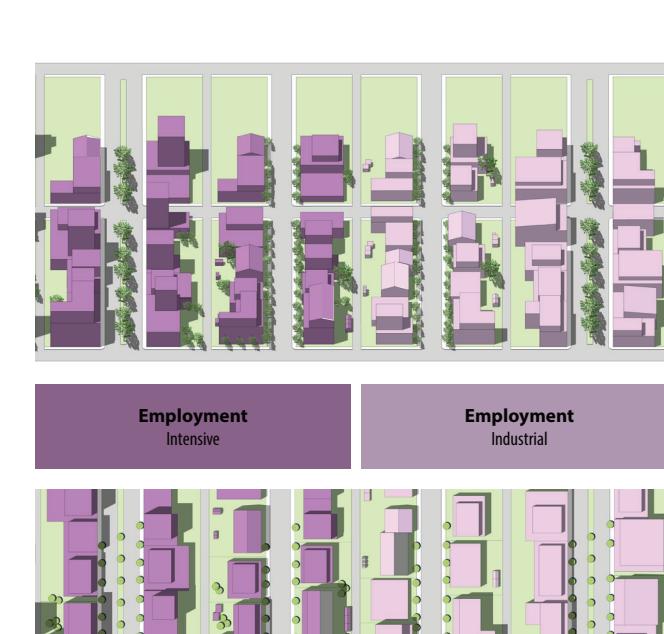
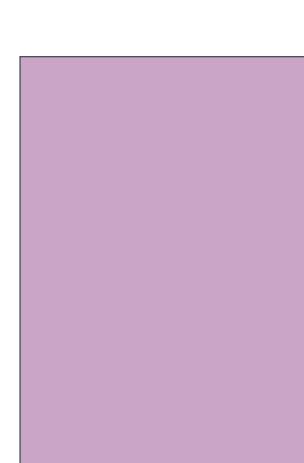
Community – Centre

- 6-10 storeys
- Medium and large scale mixed-use, mid-rise multi-residential



Community – High Density

- 10+ storeys
- High-rise mixed-use, large scale mid-rise multi-residential



Employment-Intensive

- Varies in height to create appropriate transition
- Vertical or horizontal mix of employment opportunity



Do the Building Blocks accurately reflect your vision for the Bridgeland-Riverside? Why or why not?

(Please be specific if you have any comments/concerns about the “building blocks” in certain areas of Bridgeland/Riverside.)

Place a post-it note with your comments below.