

OLD STRATHCONA CPR LANDS CONSOLIDATION

Design Report

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1.0 INTRODUCTION

In September of 2014 Canadian Pacific Railways removed the tracks and equipment at the railway crossing on Whyte Avenue between 102nd Street and Gateway Boulevard. At the time IBI Group approached the Old Strathcona Business Association and the Old Strathcona Foundation about developing this area this area into park space. The original suggested scope for this project was the area adjacent to Whyte Avenue where the tracks were removed. Over several weeks of discussions the scope evolved to be the area just south of Whyte Avenue and north to Saskatchewan Drive.

Research for the project included the following City of Edmonton documents

- Strathcona Area Redevelopment Plan
- Strathcona Junction Area Redevelopment Park
- End Of Steel Park Report
- Municipal Development Plan
- Transforming Edmonton
- The Way We Grow
- The Way We Live
- The Way We Move
- Winter Cities Strategies

Research was also carried out on the architecture and heritage of Old Strathcona.

2. PROJECT GOALS AND OBJECTIVES

There were specific requirements identified for the successful achievement of the project. These included:

- Provide the community of Old Strathcona through their various community groups and associations with a set of rendered layout drawings and perspectives that would explain the desired direction for this community amenity
- Create an outdoor “people place” market / entertainment/ festival venue
- Design for people not for cars
- Strengthen the north south pedestrian and bicycle connection
- Further develop green fingers connections to adjacent neighbourhoods
- The design should incorporate appropriate environmental and geotechnical input

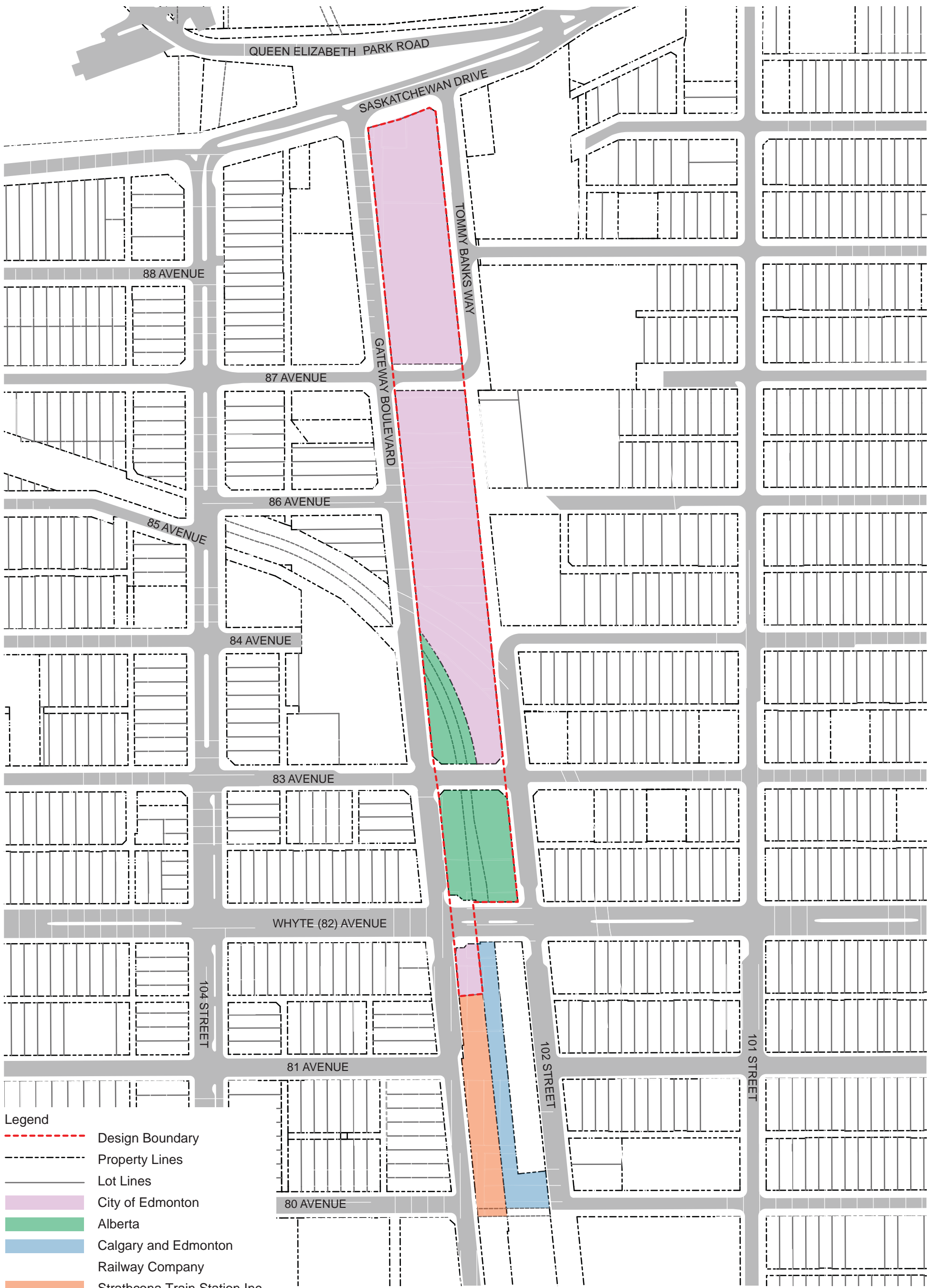
3. DESIGN PROGRAM/USER ANALYTICS

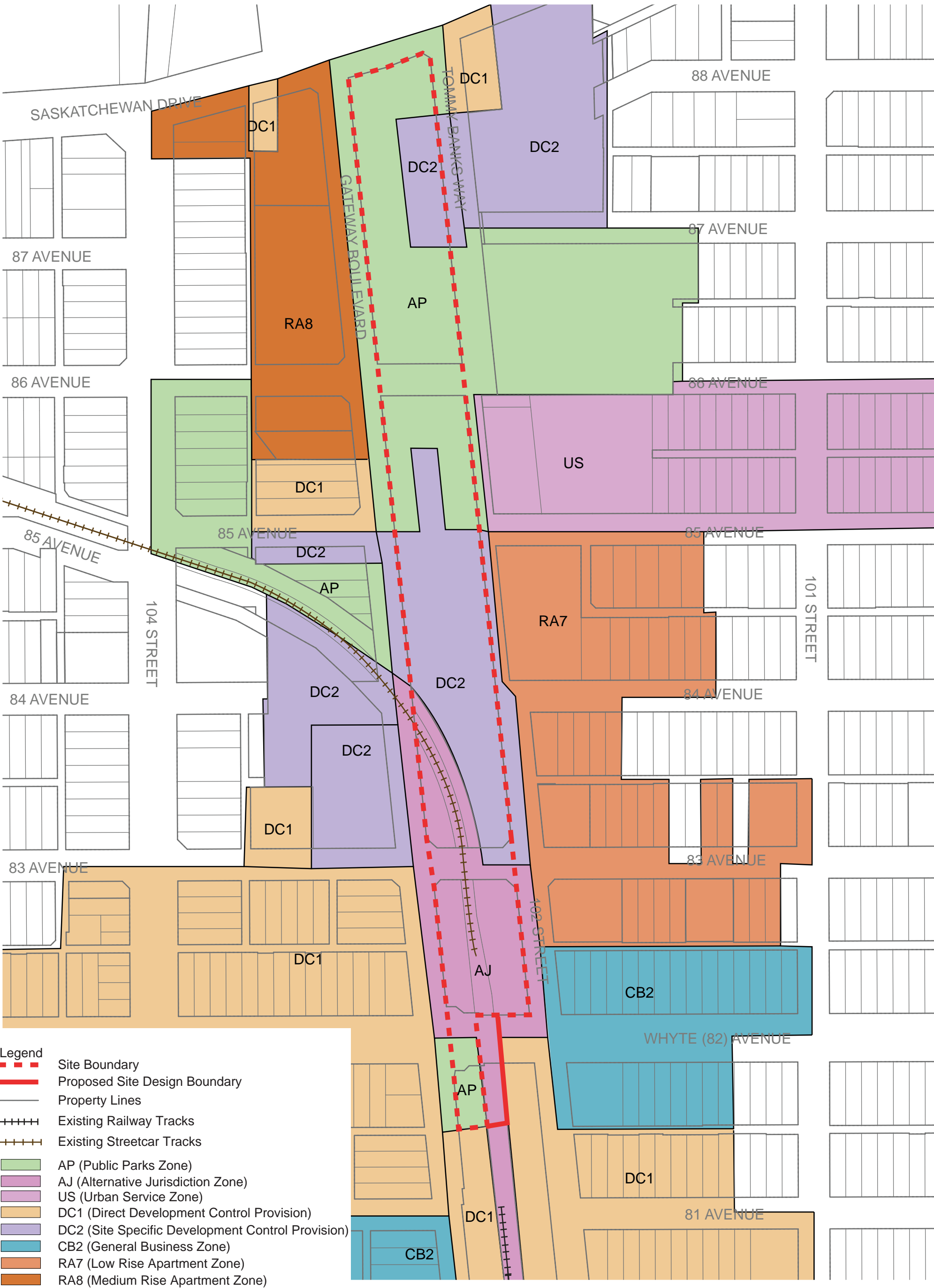
STAKEHOLDER	REQUIREMENTS	OUTCOME
Old Strathcona Foundation	<ul style="list-style-type: none">Heritage Promotion and PreservationHeritage Railway ThemeHeritage Architecture Theme	Appropriate heritage themes included and illustrated in conceptual design
Old Strathcona Business Association	<ul style="list-style-type: none">Promotion of Local Business InterestsNew Business	Promotion of flexible use of space, multi-use parking, opportunity for increased business expansion.
Ice On Whyte	<ul style="list-style-type: none">Incorporate improvements listed in End of Steel Park Improvements ReportVenue Space with ServicingStaging Area Behind Yardbird Suite	<ul style="list-style-type: none">Venue space with amphitheater incorporated into conceptual design.Venue space servicing and staging area to be incorporated in design development.
Edmonton Radial Railway Society	<ul style="list-style-type: none">Extension of Streetcar TracksRelocation of Railway Museum to be used as Streetcar Station	ERRS plans included in conceptual design layout
Fringe Theatre Adventures	Improved Outdoor Venues	Several “Fingers of Green” illustrated to show possibility for included access routes from existing Fringe venues to proposed event space
Strathcona Community League Greater and Strathcona Association Of Community Leagues	Revitalized Community Amenities	Enhanced park space and public areas
Edmonton Bicycle Commuters Society	Enhanced Bike Lanes and Facilities	Additional bike lanes included in conceptual design, further development of bicycle facilities anticipated during design development.
Farmers Market	Limited involvement in process, preservation of parking area	More appropriate use of land.
Edmonton Police Service	<ul style="list-style-type: none">SafetyVisibilitySecurity	Conceptual design incorporates basic CPTED principles
Edmonton Pride Festival Society	<ul style="list-style-type: none">Incorporate improvements listed in End of Steel Park Improvements ReportVenue Space with ServicingStaging Area Behind Yardbird SuiteProvide Parade & Festival Venue	<ul style="list-style-type: none">Venue space with amphitheater incorporated into conceptual design.Venue space servicing and staging area to be incorporated in design development.

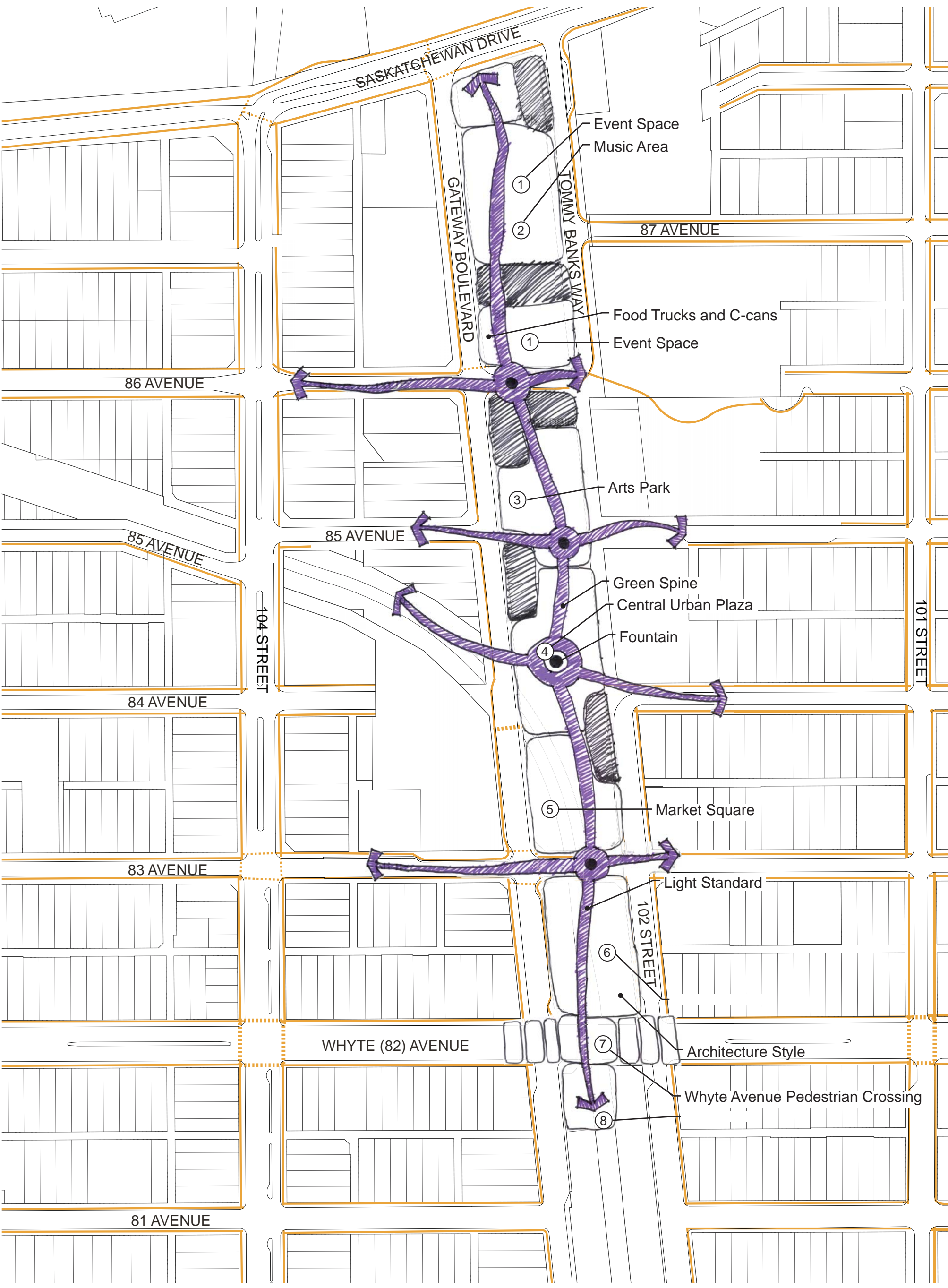


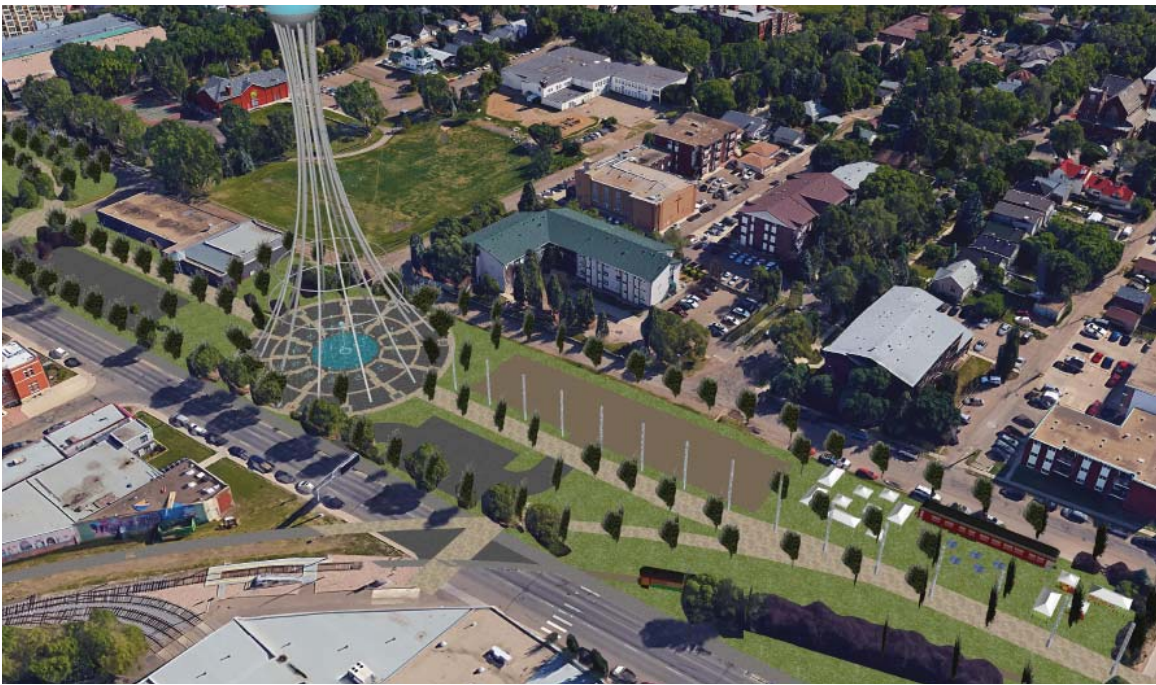


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|-------------------------------|-------------------------------------|---|--|
| Legend | Site Boundary | Parks | Existing Streetcar Museum |
| Proposed Site Design Boundary | Public Parking within Site Boundary | Existing Streetcar Terminal | Proposed Extension of Streetcar & Station Relocation |
| Property Lines | Traffic Signals | Proposed Streetcar Level Crossing | Pedestrian Connections for Review |
| Sidewalks | Main Event Locations | Major Existing Pedestrian Connections to Open Space | Bus/ DATS Routes and Stops |
| Cross Walk | Existing View Point | Historic Sites | |
| Existing Railway Tracks | Proposed Bike Routes | | |
| Existing Streetcar Tracks | Existing On Street Bike Routes | | |
| | Major Vehicle Movements | | |



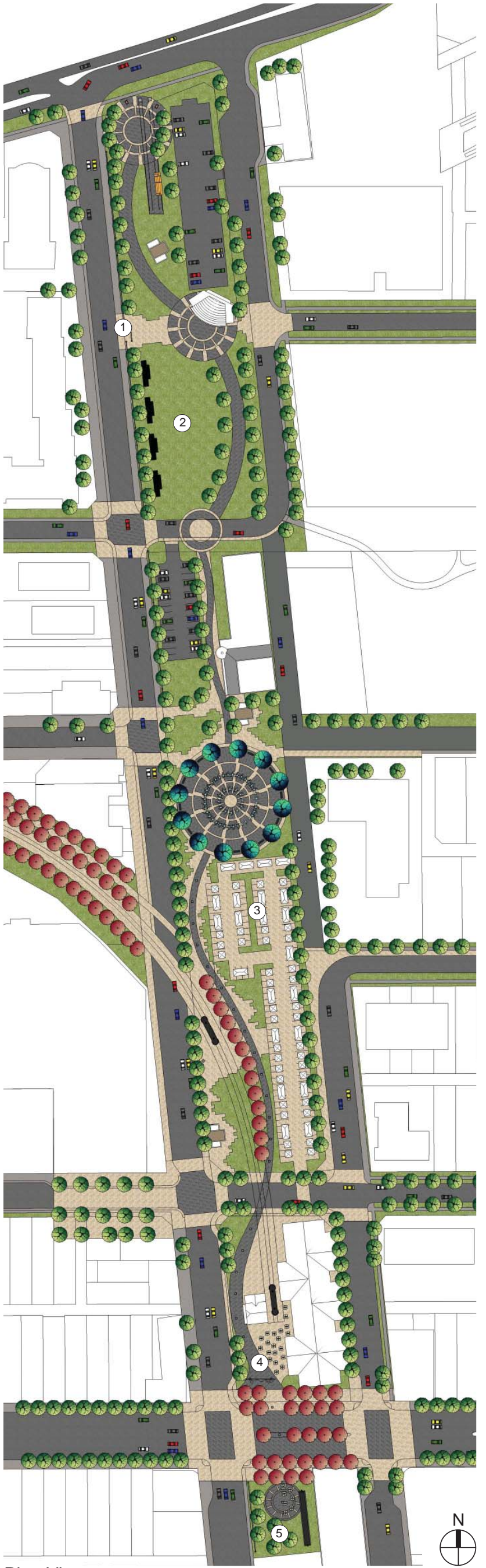




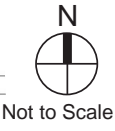








Plan View



① View of Divider/ Perimeter Fence



② Event Space/ Arts Park



③ Central Urban Plaza/ Market Square



④ Entry Park



⑤ Irvine Park



Architecture



Railways



Streetcar



① Event Space



② Music Area



③ Arts Park



④ Central Urban Plaza



⑤ Market Square



⑥ Entry Park





⑦ Whyte Avenue Pedestrian Crossing & Traffic Calming



⑧ Irvine Park



Green Spine



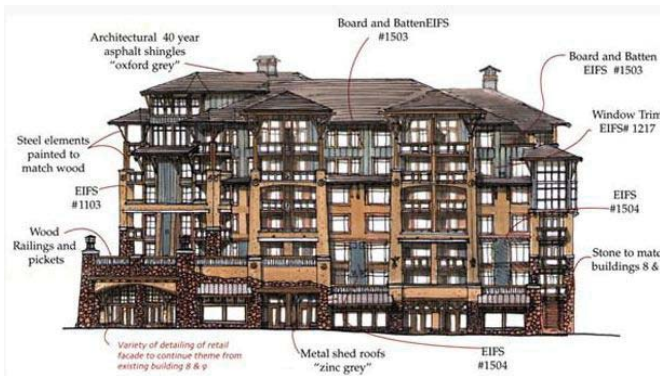
Food Trucks and C-cans



Fountain



Feature Lighting



Architecture Style



Existing Parking

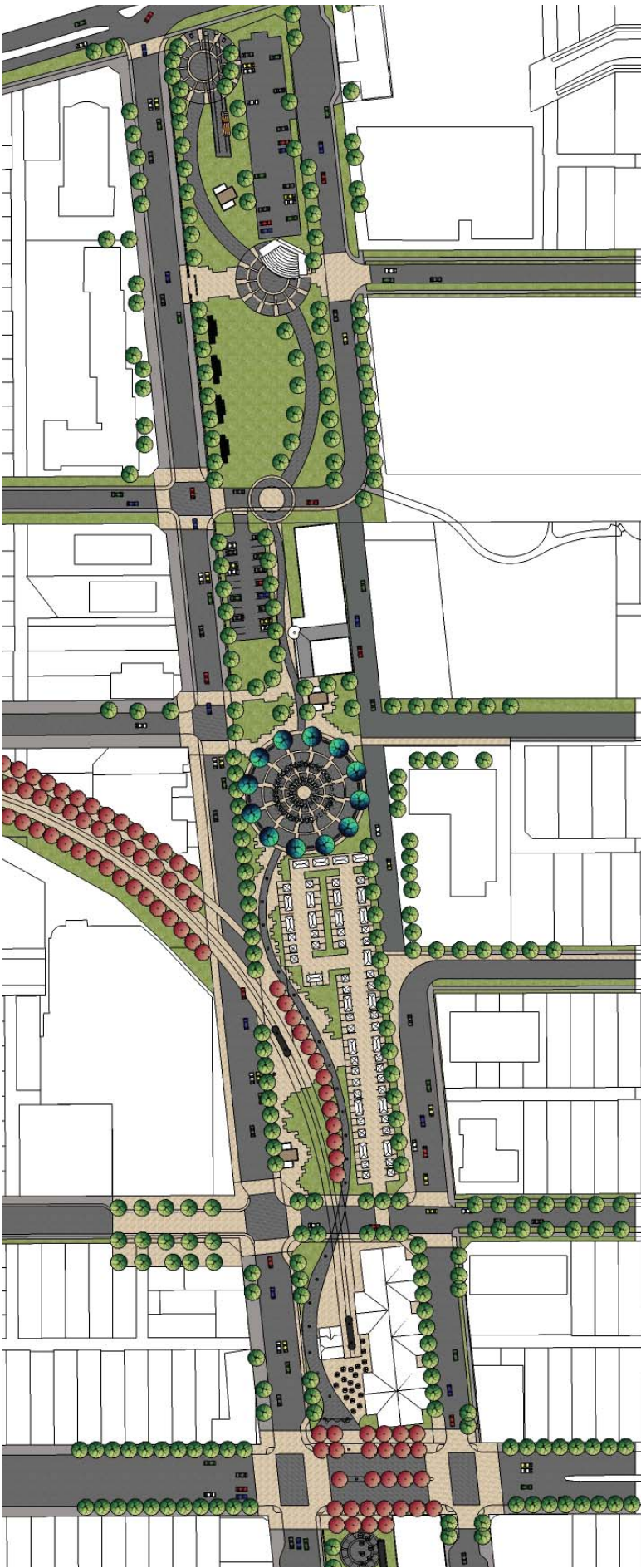


1. FARMERS MARKET	273
2. METER PARKING (ON GATEWAY BLVD 2a/ 2c AND 83RD AVENUE 2b)	27
3. RITCHIE MILL	75
4. YARDBIRD SUITE	36
TOTAL EXISTING PARKING IN STUDY AREA	411

NOTES

APPROXIMATELY 40 STALLS IN THE FARMERS MARKET PARKING AREA WILL BE LOST WHEN THE STREETCAR LINE IS EXTENDED TOWARDS WHYTE AVENUE.

Proposed Parking



1. FARMERS MARKET	118
2. METER PARKING (ON GATEWAY BLVD 2a	10
3. RITCHIE MILL	75
4. YARDBIRD SUITE	36
TOTAL EXISTING PARKING IN STUDY AREA	239



PRELIMINARY ESTIMATE

Tender:
Project: **Old Strathcona CPR Lands Consolidation**
Owner: **Old Strathcona Foundation**

Project No.: **37981**

Date Prepared: **October 13, 2015**
Date Printed: **October 26, 2015**

Location: **Edmonton**
Notes:

	UNIT	QUANTITY	UNIT PRICE	EXTENSION
HARD SURFACING				
Paving stone	m ²	10600	250.00	2,650,000
Dual use paving	m ²	3700	590.00	2,183,000
Whyte Avenue pedestrian crossing	m ²	3700	590.00	2,183,000
83rd Avenue pedestrian crossing	m ²	2270	590.00	1,339,300
84th Avenue pedestrian crossing	m ²	1900	590.00	1,121,000
85th Avenue pedestrian crossing	m ²	780	590.00	460,200
MASONRY				
Masonry wall with pickets	m	350	2,000.00	700,000
Masonry columns	ea	50	5,500.00	275,000
STONEWORK				
Stone Benches	ea	20	1,000.00	20,000
Boulders	allow	1	50,000.00	50,000
SITE FURNISHINGS				
Benches	ea	25	2,200.00	55,000
Bollards	ea	80	1,000.00	80,000
Bike Racks	ea	60	800.00	48,000
Trash and Recycling	ea	30	2,000.00	60,000
Picnic Tables	ea	20	3,300.00	66,000
Tables	ea	30	1,000.00	30,000
Chairs	ea	120	800.00	96,000
ELECTRICAL				
Electrical service to events area	allow	1	300,000.00	300,000
LIGHTING				
Feature lighting	ea	15	200,000.00	3,000,000
Pathway lighting	ea	150	3,200.00	480,000
Bollard lighting	ea	82	2,400.00	196,800
WATER FEATURES				
Central plaza water feature	allow	1	3,000,000.00	3,000,000
BUILT STRUCTURES				
CEPTED designed washrooms	ea	3	500,000.00	1,500,000
Amphitheatre	ea	1	4,000,000.00	4,000,000
PLANTING				
Deciduous Trees	ea	1400	550.00	770,000
Coniferous Trees		1200	550.00	660,000
Shrubs	ea	7000	80.00	560,000
Turf	m ²	5400	12.00	64,800
SIGNAGE				
Entry feature w/lighting and masonry	allow	1	1,800,000.00	1,800,000
Interpretive features and signage	allow	1	2,000,000.00	2,000,000

SUBTOTAL		\$	29,748,100
20% CONTINGENCY		\$	5,949,620
SOFT COSTS allow 15%		\$	4,462,215
PERCENT FOR ART		\$	297,481
TOTAL		\$	40,457,416

Streetcar infrastructure by others
Soft costs include consulting fees, traffic counts, environmental assessment, other reports