

MARCH 2025

Edmonton

# LA PERLE

Neighbourhood Renewal

## URBAN DESIGN ANALYSIS

Chapter 2: Vision and Opportunities

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# 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 La Perle 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

We are the well-established, safe, quiet and family-friendly community of La Perle. Our residents enjoy green spaces within the community which provide opportunities to play and gather with neighbours.

We are well connected to schools, parks and commercial destinations with access to key corridors beyond the community.

# 2.0 Guiding Principles

## La Perle is:



### Welcoming

La Perle is a vibrant and welcoming community. There are diverse parks, open spaces, recreational opportunities and local amenities which provide opportunities for neighbours to be connected to one another and experience all the community has to offer.



### Safe

Residents feel comfortable moving through their community. Sidewalks, roads and crossings are enhanced to improve visibility, traffic flow and movement for people who walk, roll, bike or drive to safely travel within the community.



### Access to parks and open spaces

La Perle has beautiful parks and open spaces that are well-connected throughout the community. Connectivity provides access to these spaces and creates opportunities for families, visitors and neighbours to gather with one another.



### Inclusive

People of all ages and abilities can safely and comfortably move through the community using various modes of transportation to enjoy the diverse gathering spaces, parks, open spaces and recreational opportunities in La Perle.



### Local Amenities

Amenities in the neighbourhood provide opportunities for residents and visitors of all ages and abilities to enjoy. Local destinations are easy to access with many breezeways, paths, sidewalks and roads connecting different areas within the community.



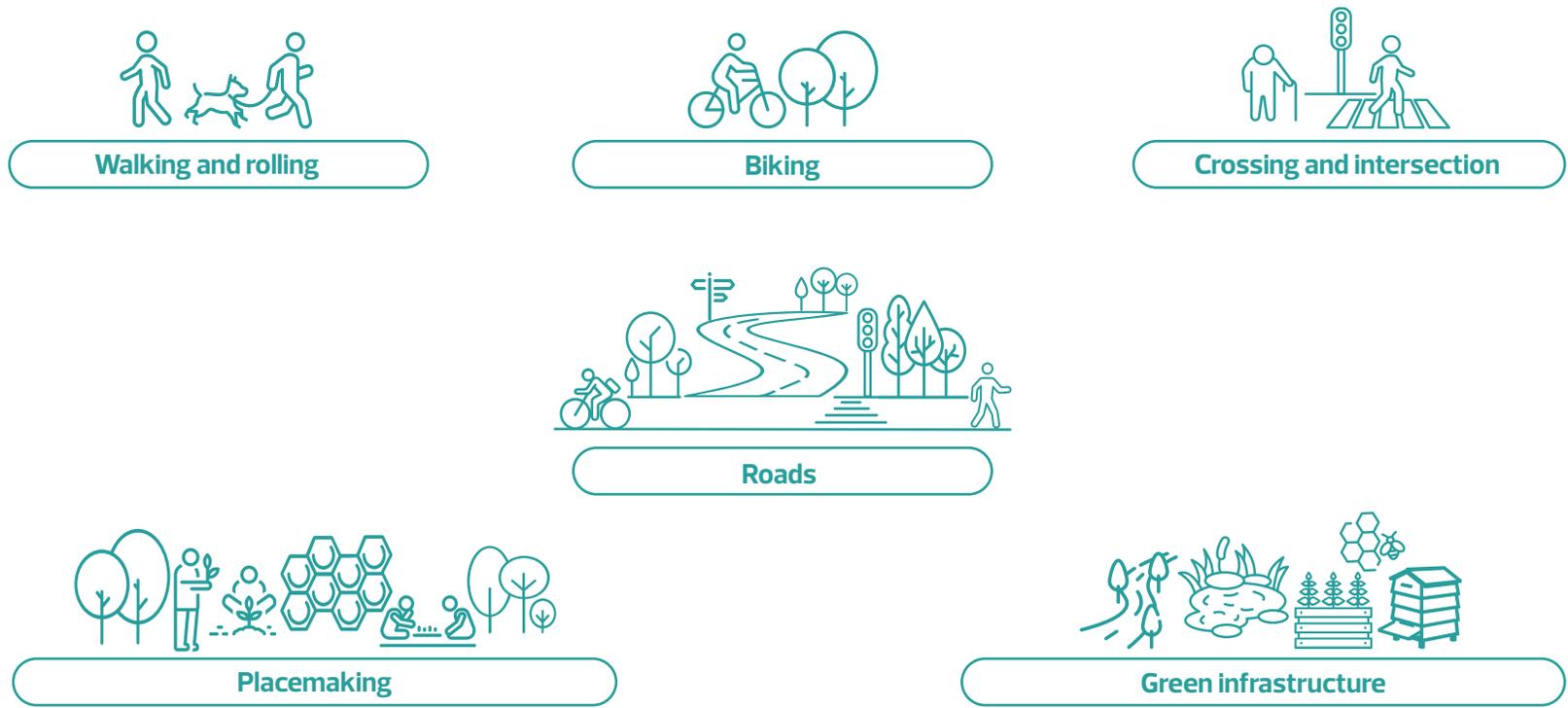
# 3.0 Opportunities and Constraints



There are several opportunities throughout La Perle to improve the streets and public realm for residents and visitors. The opportunities have been organized into six themes of Walking and rolling, Biking, Crossing and intersection, Roads, Placemaking and Green infrastructure. Constraints associated with these opportunities are outlined in the respective sections.

## 3.1 Key Themes for Consideration

The key themes for La Perle Neighbourhood Renewal are based on community priorities, the engagement process and alignment with City policies. These renewal initiatives aim to improve the neighborhood by making it more accessible, safe, vibrant and greener community. The scope of these improvement ideas is subject to available funding and the approval process.



## 3.2 Walking and Rolling Opportunities



La Perle presents several opportunities to enhance the walking and rolling experience by upgrading existing sidewalks and pathways, and adding new connections where needed. Extending missing sidewalks will improve accessibility throughout the neighbourhood and create better connectivity between places.

### Key considerations

- Sidewalk connections
- Pathway improvements

### OPPORTUNITIES AND CONSTRAINTS

THEME	OPPORTUNITIES	CONSTRAINTS
<b>Walking and rolling</b>	<ul style="list-style-type: none"> <li>■ Improve walking conditions along roads</li> <li>■ Add sidewalks at all the locations where they have been identified as missing</li> <li>■ Widen sidewalks to meet City standards</li> <li>■ Create more safe crossings and pathway connections to the school sites and community league</li> <li>■ Provide enhancements to existing breezeways and pathways with addition of lighting, furniture and widening of pathways</li> <li>■ Improve walking and rolling connections to destinations within and outside of the neighbourhood</li> <li>■ Add seating and rest areas to support all ages and abilities</li> <li>■ Improve access to transit stops where needed</li> </ul>	<ul style="list-style-type: none"> <li>■ Existing conditions such as utilities may limit the feasibility of new or enhanced sidewalks, breezeways or pathways</li> <li>■ Road right-of-way and available space may limit sidewalk widening opportunities</li> <li>■ Existing mature trees, natural vegetation and property lines may limit the widening or enhancement of breezeways and pathways</li> </ul>

## 3.2.1 Walking and Rolling Opportunities



The existing conditions in La Perle highlight the need for sidewalk enhancements, including adding missing sidewalks and improving connections to pathways and breezeways.

### EXISTING SIDEWALK CONDITIONS IN LA PERLE



Damaged sidewalk



Missing sidewalk at 182 Street and 95 Avenue

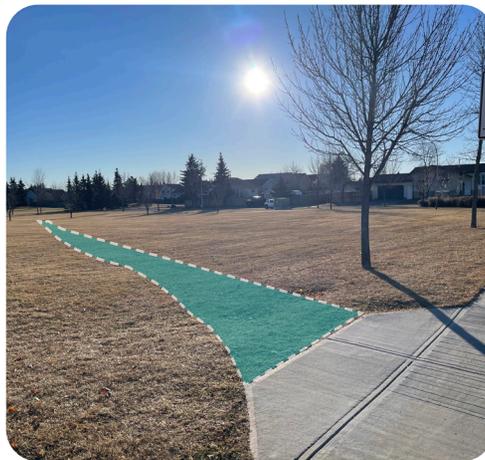


Missing sidewalk at 95 Avenue

### EXISTING PATHWAY CONDITIONS IN LA PERLE



Missing pathway connection

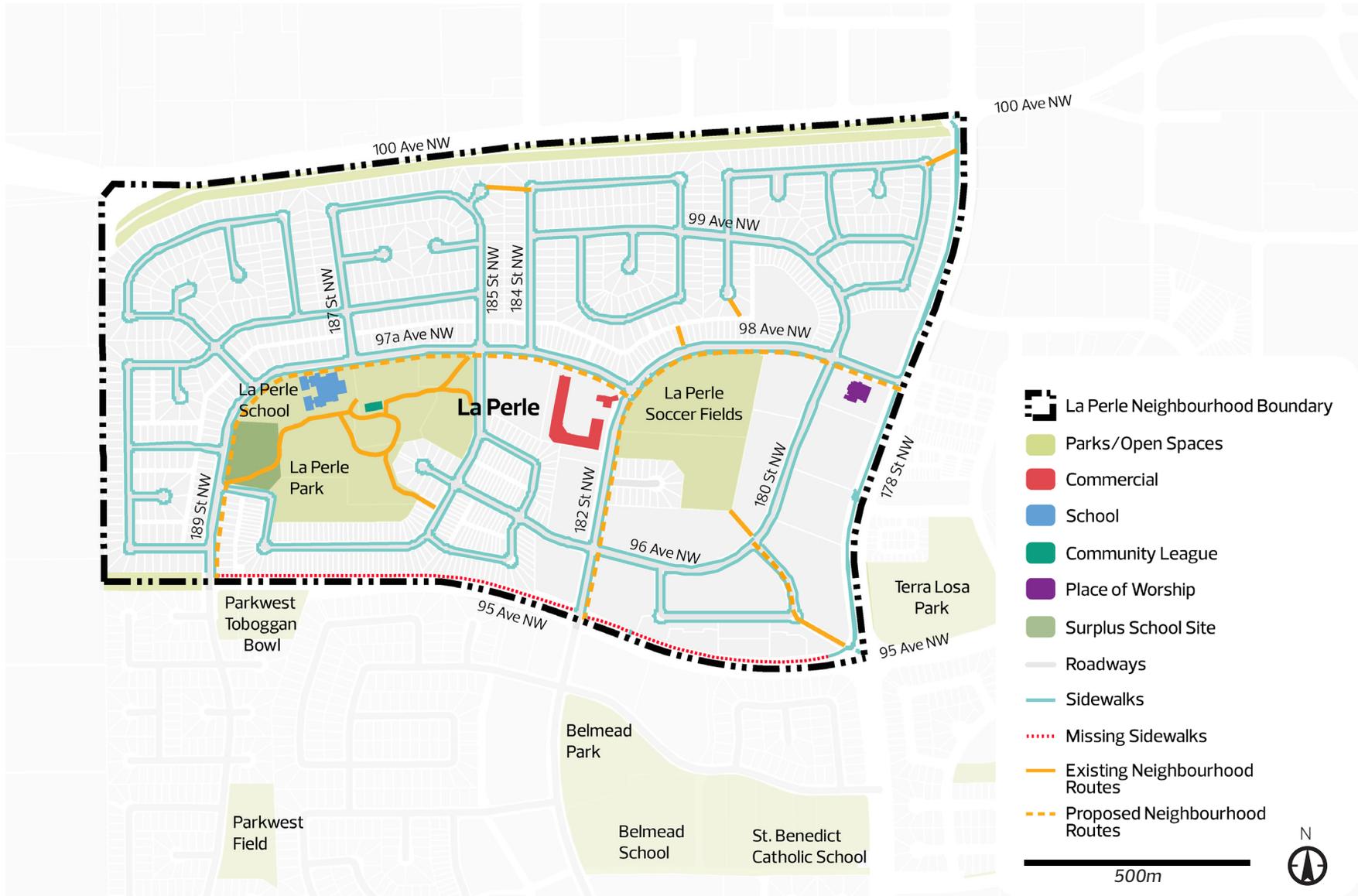


Missing pathway connection



Informal pathway at 182 Street and 97a Avenue

### 3.2.2 Walking and Rolling Opportunities Map



### 3.3 Biking Opportunities



La Perle currently lacks dedicated bike infrastructure, which forces bikers to share the road with cars or use sidewalks. High traffic volumes and speeds, especially during peak travel times, further diminish the comfort and motivation for people to bike in the community.

#### Key considerations

- Dedicated bike network throughout La Perle to connect both east–west and north–south directions
- Improved bike pathways and bike parking facilities

#### OPPORTUNITIES AND CONSTRAINTS

THEME	OPPORTUNITIES	CONSTRAINTS
<b>Biking</b>	<ul style="list-style-type: none"> <li>■ Enhance bike connectivity throughout the neighbourhood</li> <li>■ Provide dedicated bike infrastructure along higher traffic roads</li> <li>■ Explore opportunities to add end of trip amenities such as secure bike racks at destinations</li> <li>■ Provide connections through open spaces</li> <li>■ Explore opportunities to integrate the future District Connector Route along 95 Avenue, 100 Avenue and 178 Street</li> <li>■ Explore opportunities to connect residents and nearby neighbourhoods to destinations outside the community</li> </ul>	<ul style="list-style-type: none"> <li>■ Overall connectivity to larger biking network will need to be considered during the design</li> <li>■ Existing conditions such as utilities, mature trees and right-of-way width and space availability may limit the feasibility of certain bike routes</li> <li>■ The lack of internal east- west and north-south continuous street connections may create challenges for providing bike connections to the overall community</li> </ul>

### 3.3.1 Biking Opportunities



The existing bike infrastructure in La Perle is substandard and the neighbourhood needs a network that connects to destinations within and outside the community. The current shared pathway network lacks adequate pathway width and markings.

#### EXISTING BIKING CONDITIONS IN LA PERLE



Bikers share roads and sidewalks due to lack of dedicated bike network, 98 Avenue



Insufficient pathway width for shared use at La Perle Soccer Field, 185 Street



Existing bike parking at La Perle School

#### BIKING INFRASTRUCTURE EXAMPLES



On-street bike lanes

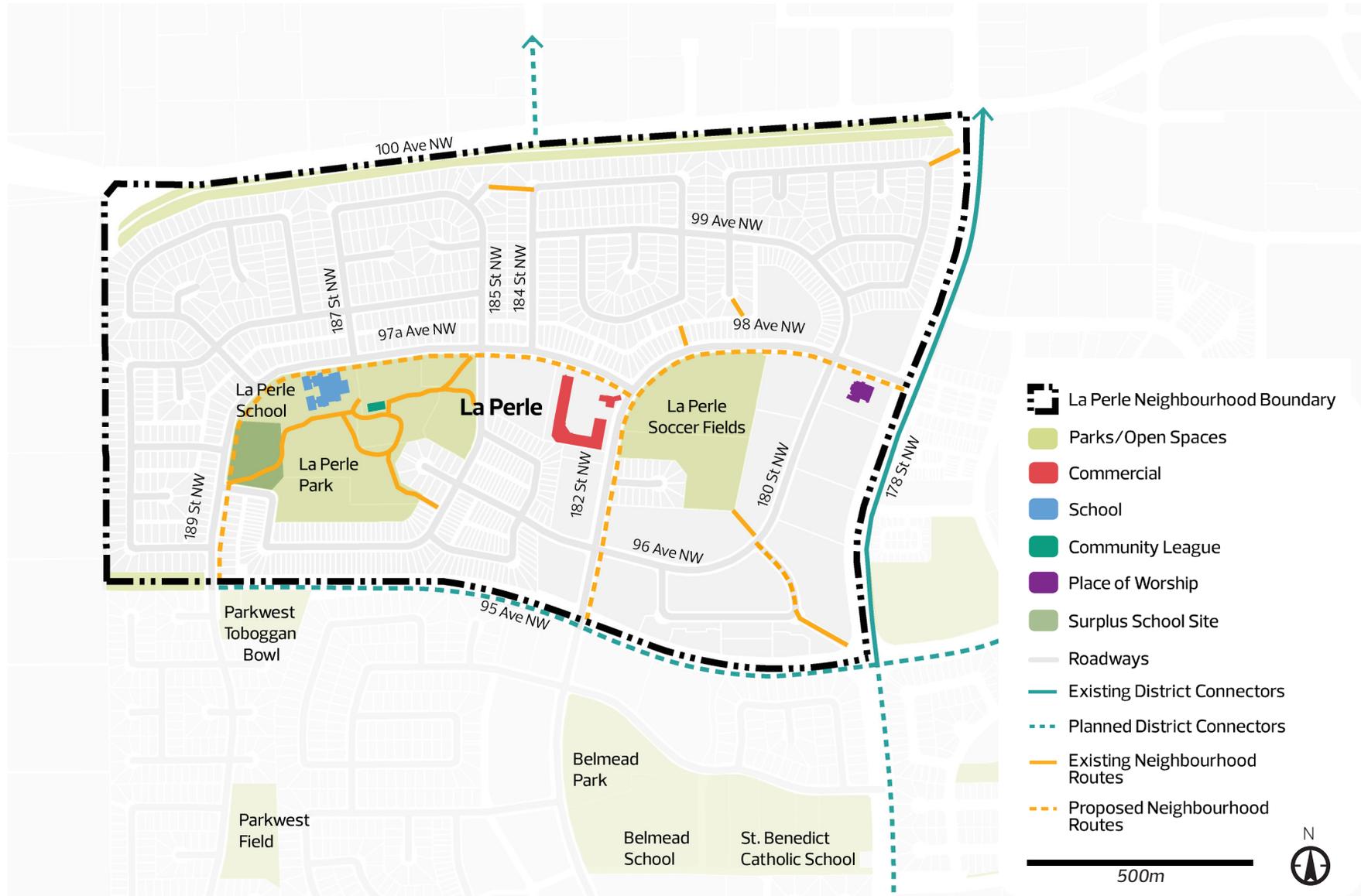


Shared pathway



Bike parking with interesting elements and colors

### 3.3.2 Biking Opportunities Map



### 3.4 Crossing and Intersection Opportunities



Crosswalk and intersection enhancements can improve safety and accessibility by slowing down the traffic. As La Perle is primarily residential, there are opportunities to upgrade crossings, restore missing connections and improve intersections to enhance safety and comfort for people walking, rolling and biking.

#### Key Considerations

- Intersection improvements to create safe and comfortable routes for people walking, rolling and biking
- Addition of crosswalks to connect people walking, rolling and biking throughout La Perle

#### OPPORTUNITIES AND CONSTRAINTS

THEME	OPPORTUNITIES	CONSTRAINTS
<b>Crossing and intersection</b>	<ul style="list-style-type: none"> <li>■ Improve intersections safety around important destinations (schools, parks, etc.) and along key routes to destinations for people who walk, roll and bike</li> <li>■ Enhance visibility for people who walk, roll and bike. Examples may include road markings and improved crossing signs</li> <li>■ Incorporate marked crosswalks at missing locations and where people are walking frequently</li> <li>■ Narrow any roadways that are currently wider than City standards</li> <li>■ Explore traffic calming opportunities such as raised crosswalks, curb extensions and speed humps</li> </ul>	<ul style="list-style-type: none"> <li>■ Existing conditions such as utilities and roadway width may limit the feasibility of certain designs</li> <li>■ The schools in the neighbourhood bring high levels of vehicle traffic during pick up and drop off times that cannot be reduced through the scope of Neighbourhood Renewal initiatives</li> </ul>

### 3.4.1 Crossing and Intersection Opportunities



The existing conditions of crossings and intersections in La Perle highlight the need to add crosswalks at missing locations and explore additional traffic calming measures, such as curb extensions and boulevards, to enhance safety and accessibility.

#### EXISTING INTERSECTION CONDITIONS IN LA PERLE



187 Street and 97a Avenue intersection



182 Street and 96 Avenue intersection



185 Street and 97a Avenue intersection

#### CROSSING AND INTERSECTION EXAMPLES



Raised crosswalk

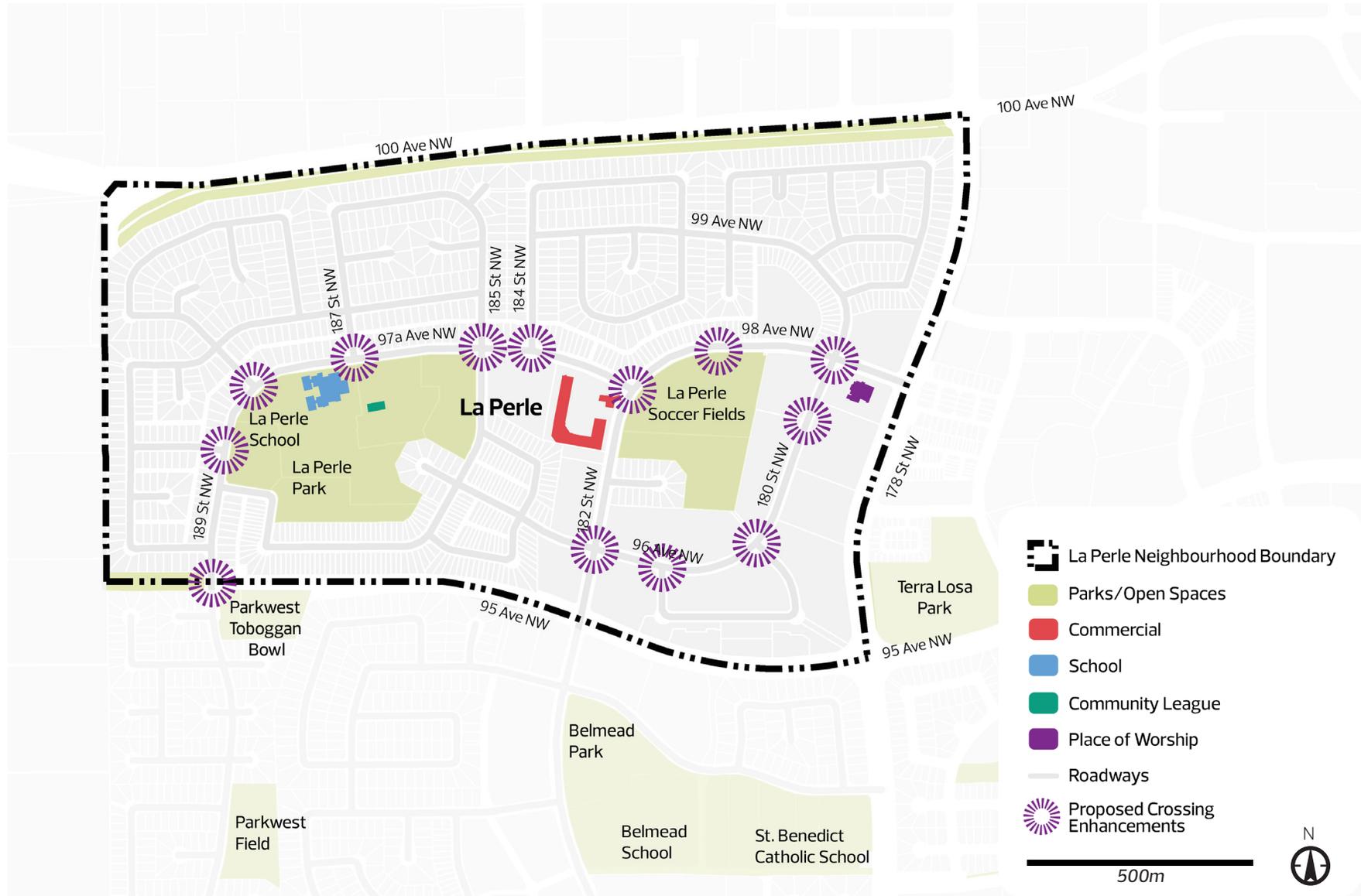


Curb extension



Centre median

### 3.4.2 Crossing and Intersection Opportunities Map



## 3.5 Roads Opportunities



La Perle has four prominent collector roads (189 Street, 182 Street, 97a Avenue and 98 Avenue) that serve as the main travel routes and provide access to local roads, commercial areas, schools, parks, the community league and a place of worship. These collector roads offer opportunities for improvements such as widening sidewalk connections, narrowing lanes, adding designated street parking, improving pedestrian signals and enhancing the boulevard tree canopy and landscaping.

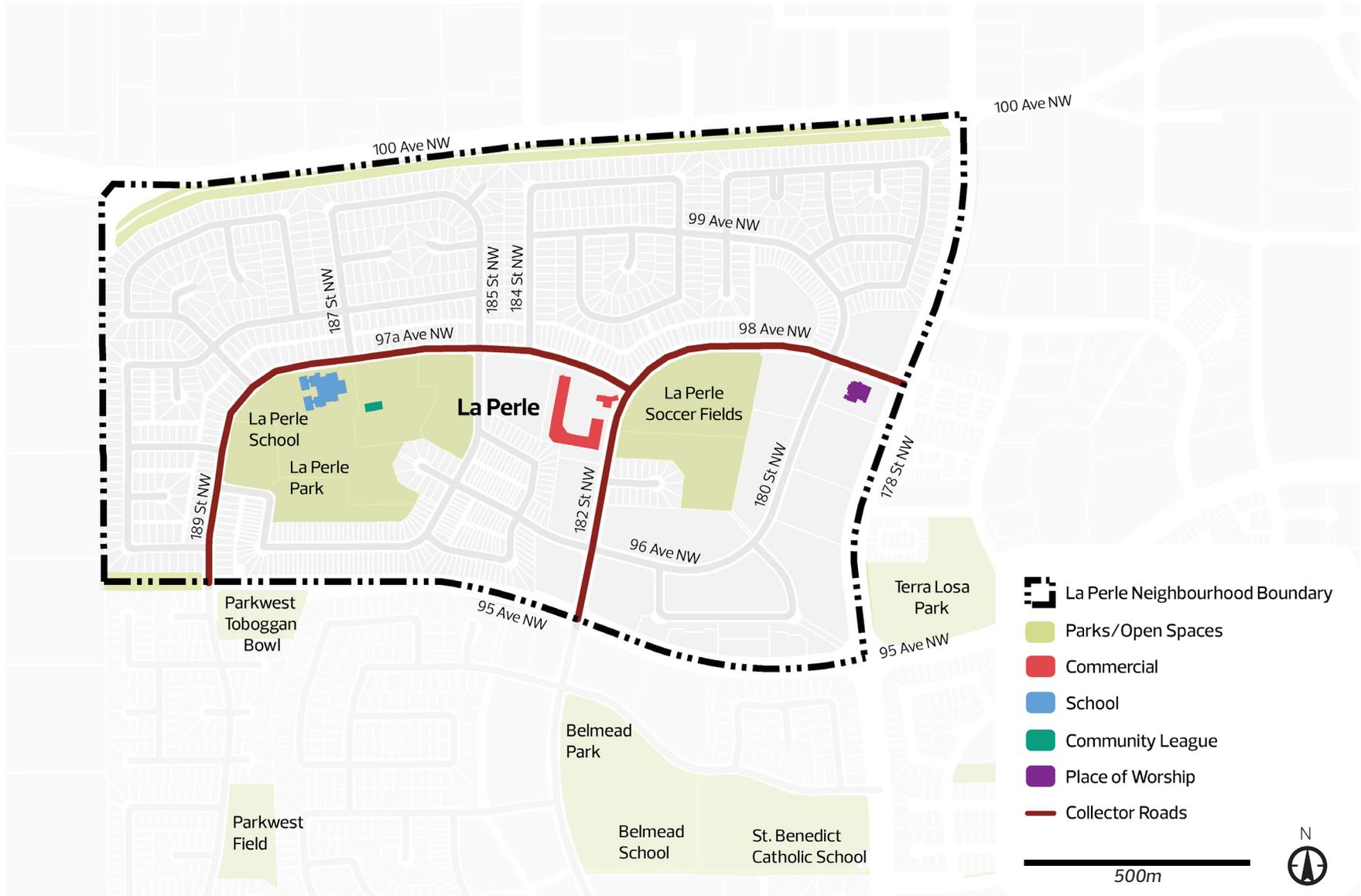
### Key Considerations

- Improvements to roads to meet current City standards

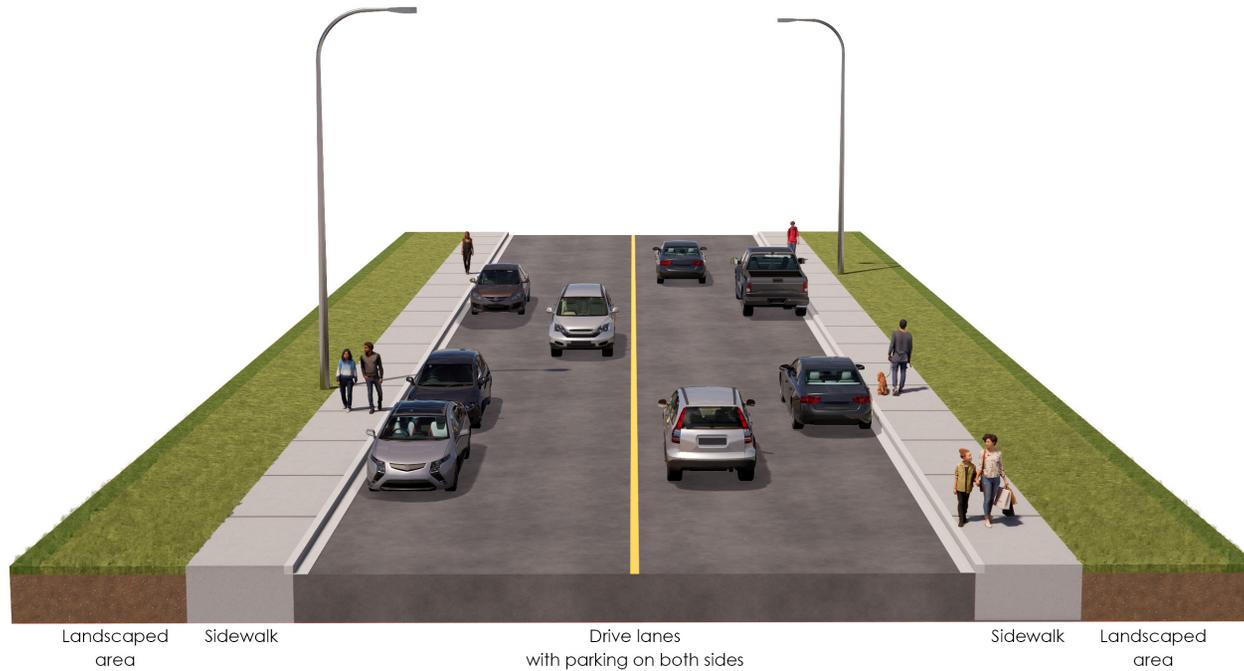
### OPPORTUNITIES AND CONSTRAINTS

THEME	OPPORTUNITIES	CONSTRAINTS
Roads	<ul style="list-style-type: none"> <li>■ Explore improvements to roads such as widening of sidewalks, dedicated bike paths, crossing improvements and designated street parking</li> <li>■ Add trees along boulevards to improve the experience for people walking and rolling. Add green buffers to provide snow storage areas during winters</li> </ul>	<ul style="list-style-type: none"> <li>■ Existing conditions such as utilities and roadway width may limit the feasibility of certain designs</li> </ul>

### 3.5.1 Collector Roads Location Map



### 3.5.1.1 Collector Roads Existing Conditions



#### Key Observations

- Collector roads have more traffic and are more likely to have traffic safety issues
- There is no boulevard to separate people who walk and roll from vehicle traffic
- People who bike have to share the road with people who drive
- Unused parking lanes and wide road widths may encourage higher speeds or allow for dangerous vehicle movements

### 3.5.1.2 Collector Roads Opportunities



#### Boulevards

- Wider roads may be narrowed by removing parking lanes to provide opportunities for treed boulevards

#### Crossing Enhancements

- Additional crossing and intersection improvements may be considered

#### Street Parking

- Parking may be maintained on one side of the street, providing flexibility and additional space for parking
- The side may switch throughout the street



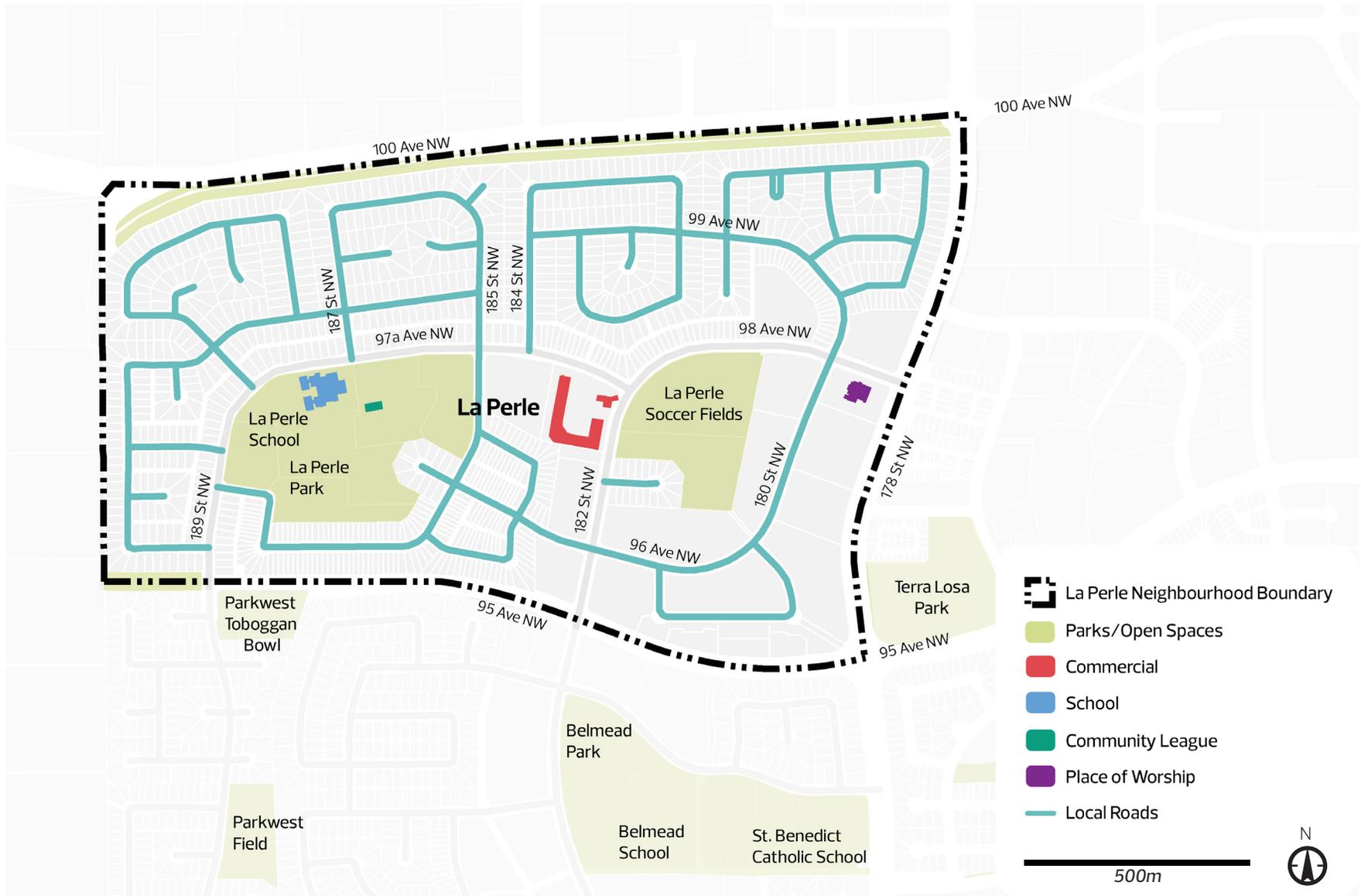
#### Sidewalks

- Sidewalks will be repaired and replaced, providing a safe surface for those walking and rolling
- Sidewalks may be widened where possible

#### Shared Pathways

- Shared pathway may be added on one side of the street, providing separation for those walking, rolling and biking from those driving

### 3.5.2 Local Roads Location Map



### 3.5.2.1 Local Roads Existing Conditions



#### Key Observations

- Traffic should be slower and less frequent, compared to other road types
- Vehicles are right next to people walking or rolling
- Sidewalks are narrow and may not allow people who walk or roll to pass one another
- Unused parking lanes and wide road widths may encourage higher speeds or allow for dangerous vehicle movements

### 3.5.2.2 Local Roads Opportunities



#### Boulevards

- Select wider local roads may be narrowed to current City standards, providing an opportunity for a tree boulevard

#### Street Parking

- Parking may be maintained on both sides of the street, providing flexibility and additional space for parking



#### Sidewalks

- Sidewalks will be repaired and replaced to meet current City standards, facilitating a safe surface for those walking and rolling
- Missing sidewalks will be added to allow better accessibility and connectivity
- Sidewalks may be widened where possible

## 3.6 Placemaking Opportunities



Placemaking projects enhance the quality of public realm and provide unique experiences to community members. These initiatives improve the aesthetics of public spaces, facilitate community connections and promote economic development. The neighbourhood presents opportunities for placemaking projects and community-led projects\* to activate commercial areas and community nodes while creating a sense of place.

### Key Considerations

- Interesting elements around neighbourhood destinations such as decorative lights, street blades and artwork
- Corner store improvements and street furniture to create places for social interaction

### OPPORTUNITIES AND CONSTRAINTS

THEME	OPPORTUNITIES	CONSTRAINTS
<b>Placemaking</b>	<ul style="list-style-type: none"> <li>■ Focus public realm improvements around key nodes and community destinations</li> <li>■ Provide flexible space that may be used for events and programming along 97a Avenue, 98 Avenue, 189 Street and 182 Street</li> <li>■ Explore opportunities for gateway signage, decorative street blades and public art to create a sense of place</li> <li>■ Explore placemaking opportunities in community nodes, parks and commercial destinations such as corner store improvements, plazas or parklets</li> <li>■ Explore the addition of street furniture as resting areas throughout the neighbourhood</li> </ul>	<ul style="list-style-type: none"> <li>■ Long-term maintenance responsibility of placemaking or community-led projects* may be a concern to residents</li> <li>■ Community capacity and willingness to dedicate volunteer time and resources to placemaking or community-led projects* may also be challenging</li> </ul>

\* Community-led projects are funded and created by community members. Examples of community-led projects may include murals and artwork, community gardens and more

### 3.6.1 Placemaking Opportunities



The neighbourhood can benefit from placemaking projects aimed at enhancing the overall sense of community. These ideas may include corner store improvements, street furniture, decorative street blades, gateway signs, public art and community gardens\*.

\* Community-led project



Corner store improvements



Street furniture



Gateway signage



Public art



Decorative street blades



Community garden\*

### 3.7 Green Infrastructure Opportunities



La Perle presents several opportunities to implement green infrastructure, which can enhance both ecological health and community well-being. This includes initiatives such as planting trees, creating naturalized areas, and adopting low impact development (LID) techniques. Green stormwater infrastructure or LID utilizes natural systems to replace traditional drainage methods. Examples may include bioretention gardens and basins, bioswales, absorbent landscapes, soil cells, permeable pavements and box planters.

#### Key Considerations

- Enhanced tree canopy
- Low impact development (LID)
- Naturalization

#### OPPORTUNITIES AND CONSTRAINTS

THEME	OPPORTUNITIES	CONSTRAINTS
<p><b>Green infrastructure (Includes trees, naturalized landscaping, LID, etc.)</b></p>	<ul style="list-style-type: none"> <li>■ Explore areas that could benefit from green infrastructure and low impact development (e.g. permeable pavers, soil cells, box planters, bio retention and bioswales)</li> <li>■ Integrate green infrastructure with placemaking opportunities to further enhance the public realm</li> <li>■ Explore areas for additional tree planting and naturalization opportunities</li> <li>■ Prioritize the conversion of curbside to boulevards with trees in conjunction with LID, road narrowing, traffic calming and placemaking initiatives</li> </ul>	<ul style="list-style-type: none"> <li>■ Mature trees and the existing utility system may limit implementation of new LID and on-street improvements</li> </ul>

### 3.7.1 Green Infrastructure Opportunities



The neighbourhood can benefit from green infrastructure initiatives and an increased tree canopy. These improvements will support sustainable practices and create a more comfortable microclimate in the area.

#### TREE CANOPY EXAMPLES



Street tree canopy



Trees along public seating



Trees along pathways

#### LOW IMPACT DEVELOPMENT AND NATURALIZATION EXAMPLES



Low impact development (bioswales)

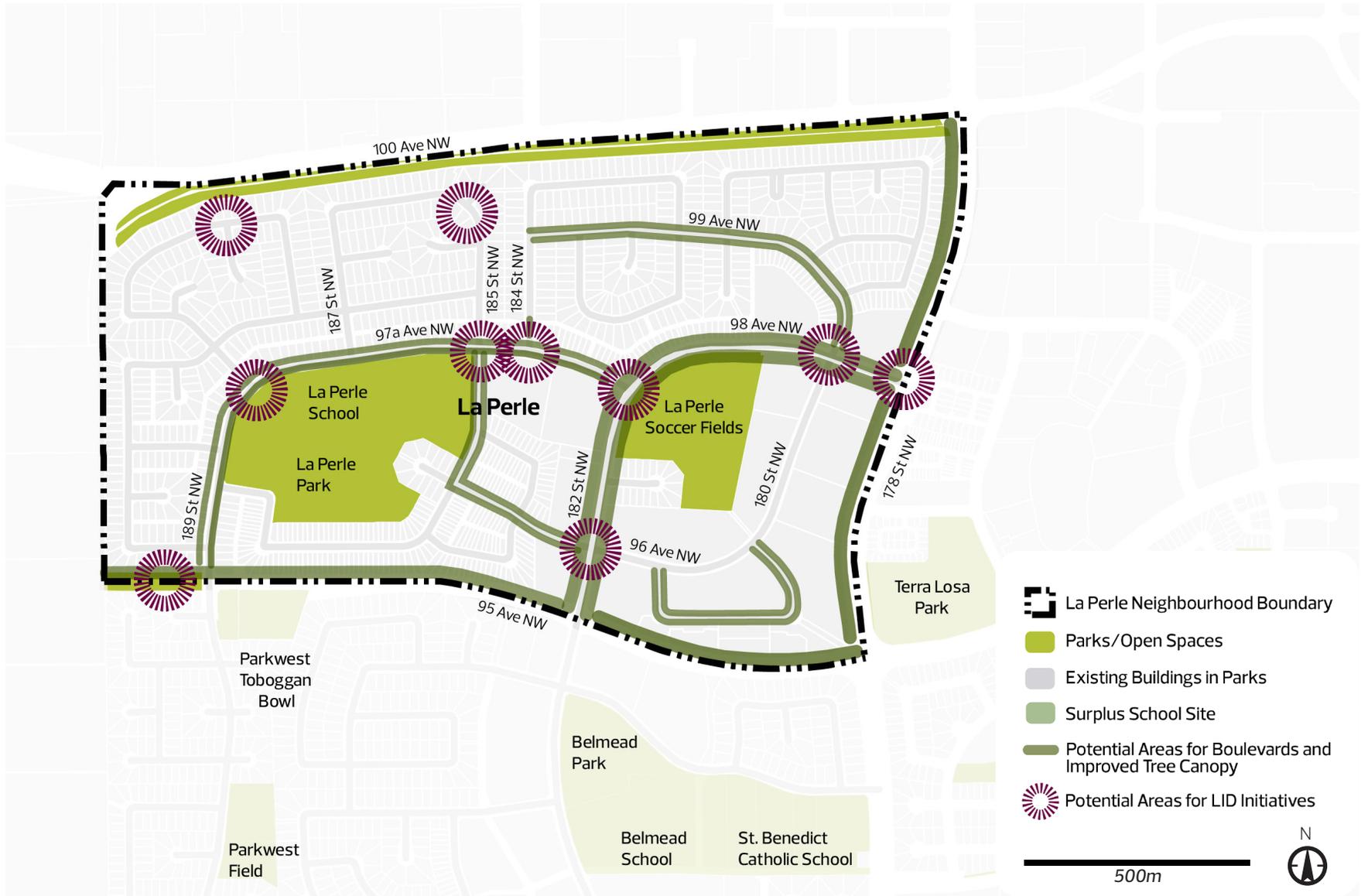


Boulevard gardening



Naturalization

### 3.7.2 Green Infrastructure Opportunities Map



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# LA PERLE

Neighbourhood Renewal