

May 7 & 8, 2025



Avenue B, D & 21st Street Streetscape Project Update Information Session



Land Acknowledgement

Welcome and thank you for attending today.

*We acknowledge that we are on Treaty 6 Territory and the homeland of the **Métis**.*

*We want to pay our respect to the First Nations and **Métis** peoples of this place and reaffirm our relationship with one another.*

Meeting Guidelines

- **Information Sharing & Gathering** – The purpose of today's meeting is for you to receive information about the streetscape project and for us to obtain knowledge of the area from local stakeholders.
- **Respect** – Please listen to and respect whoever is speaking.
- **Integrity** – We are here to have an honest and open discussion.
- **Fair and Equal Representation** – Everyone will have an opportunity to speak.
- **No Repetitive Discussion** – We want to make the best, most effective use of everyone's time, so once a point has been raised and noted, we want to move forward with the discussion.
- **Orderly Participation** – Please raise your hand if you have a question or comment.

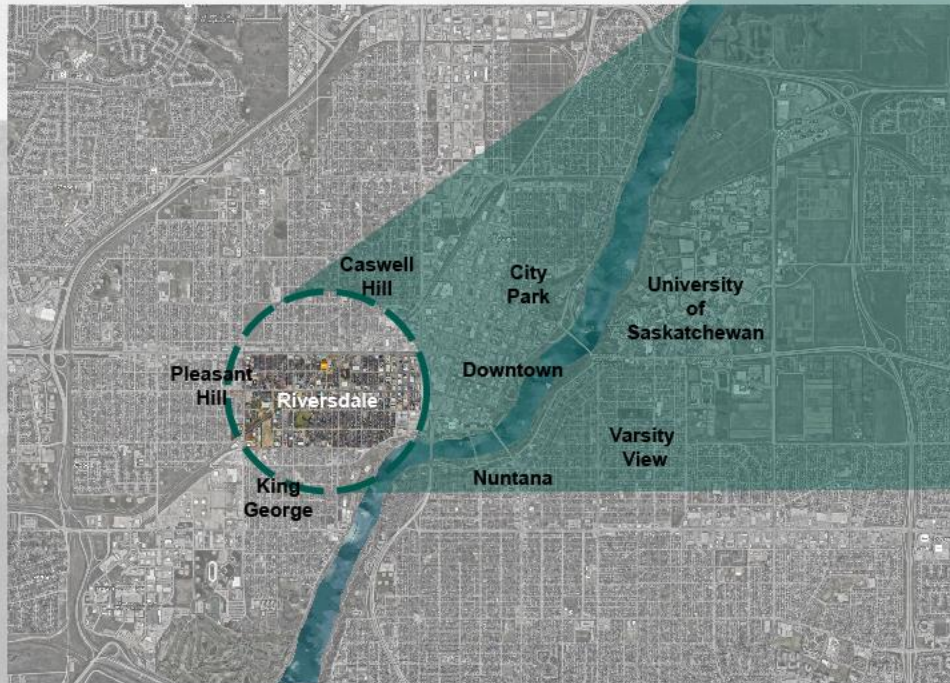
Meeting Outline

Information Session Update

- Overview / Update
- Project Goals / Objectives
- Considerations
- What We Heard
- Driveways/Encroachments
- Design Update
- Budget
- Next Steps
- Discussion

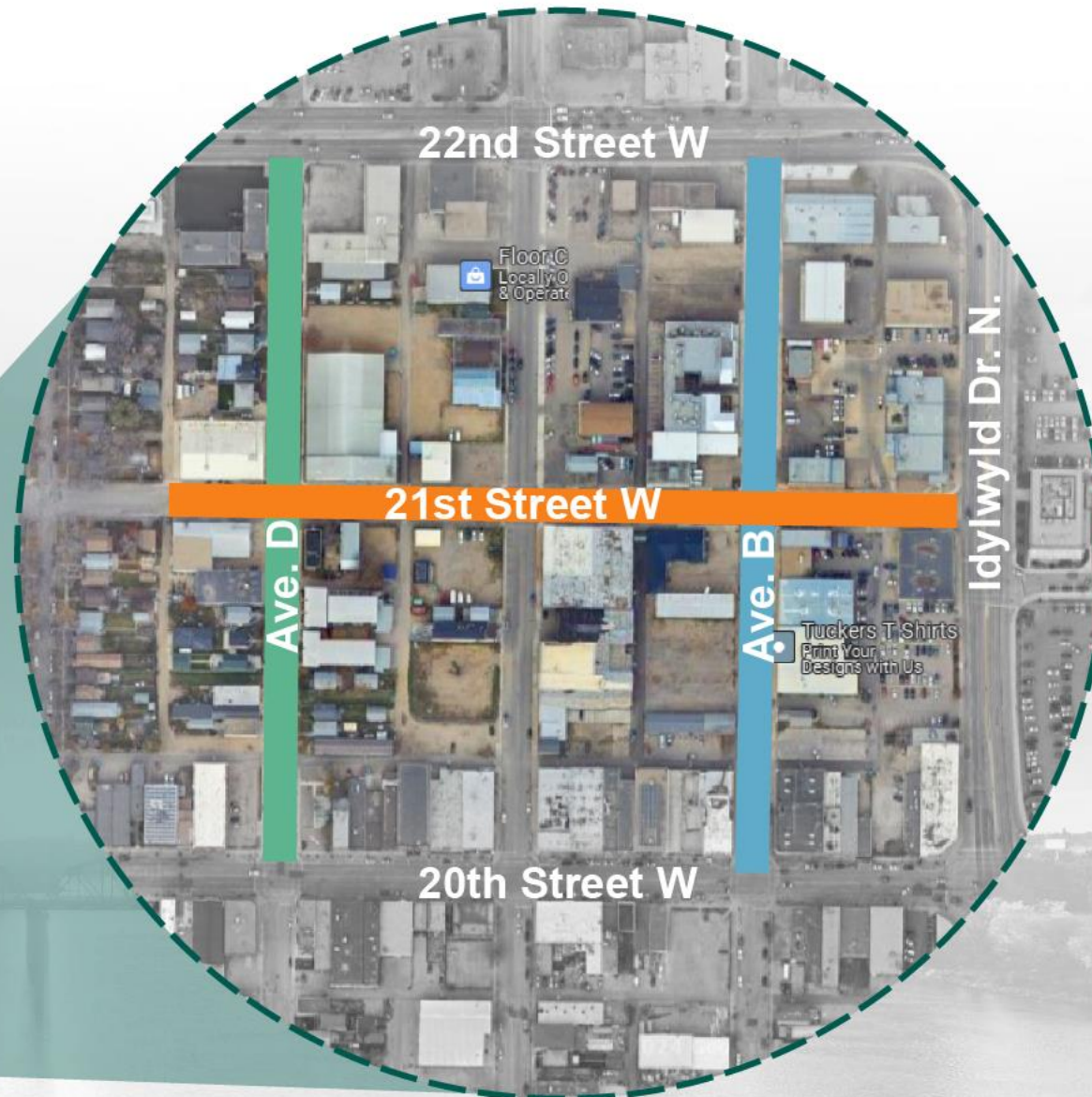


Location



Streetscape Location

- Avenue B
- Avenue D
- 21st Street



Images Credit: Google Maps

Overview/Update

Background

- The 2021 Information Report identified this location
- Coordination with Asset Preservation's work

2023:

- Urban Design worked with internal and external stakeholders to understand the priorities and constraints to guide the revitalization of Avenue B, Avenue D and 21st Street in Riversdale.
- Align our work with Asset Preservation

2024:

- The Team secured funding, conducted information sessions including targeted engagement with local businesses and property owners.
- The Team worked with Transportation to develop a functional concept for the project area
- The plan was circulated to various groups for comments in October 2024

2025

- Transportation completed a Functional Plan



Project Goals/Objectives



Project Goals/Objectives

The project aims to enhance the aesthetics and functionality of the streetscape along Avenue B, Avenue D, and 21st Street.

Sustainability

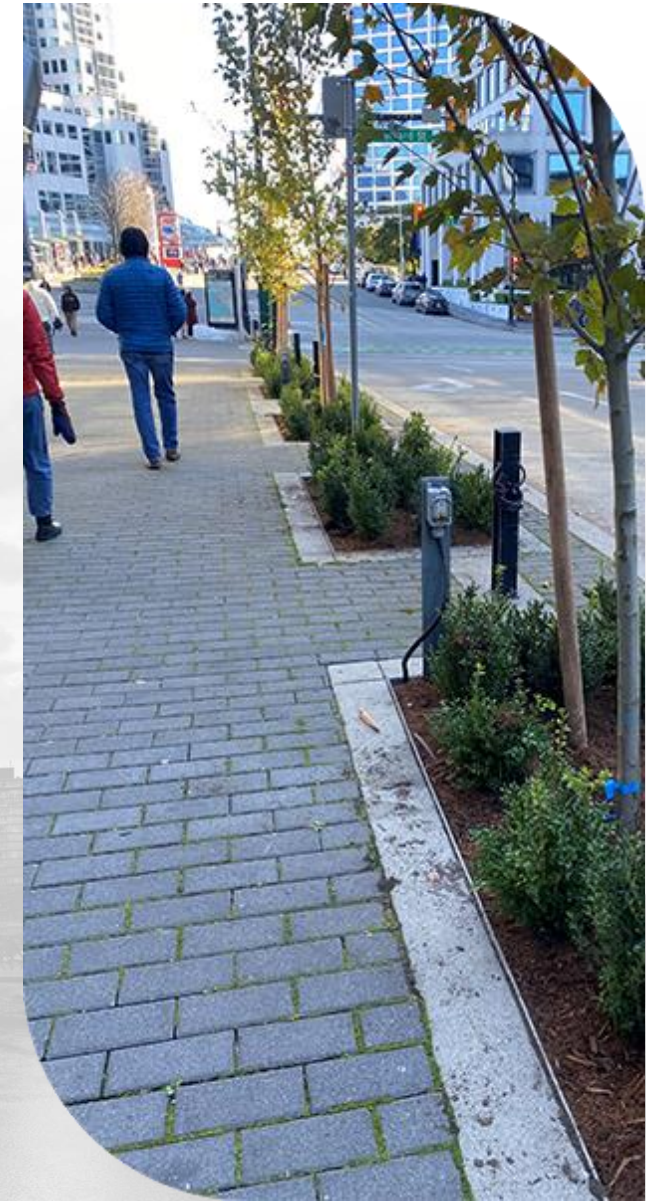
- **Offset Stormwater Runoff:** Install infiltration-based low-impact design (LID) / Green Stormwater Infrastructure (GSI).
- **Ecological Processes:** Reintroduce valuable ecological processes into urban streets.
- **Urban Heat Island Effect:** Reduce the effect by increasing tree canopy and employing bioretention practices.
- **Biodiversity:** Use native plantings within the LID/GSI project.



Project Goals/Objectives

Economic & Downtown Development

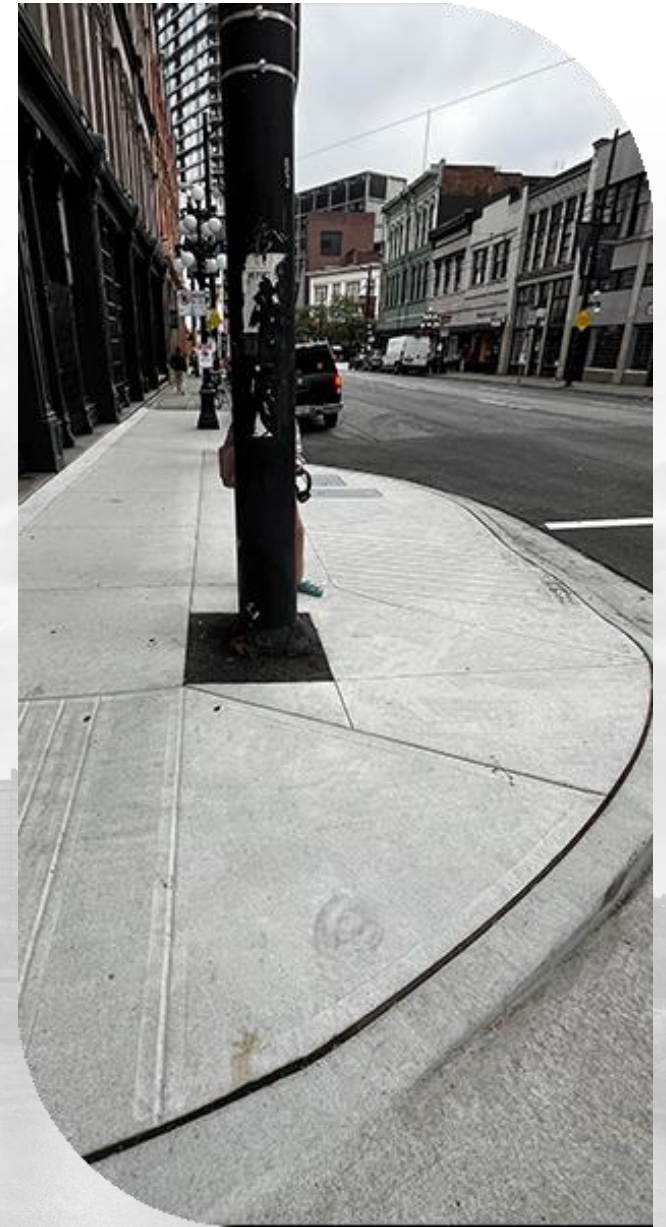
- **Vibrant Economy:** Enhance existing facilities to attract events, visitors, and business opportunities.
- **Downtown Development:** Advance the vision of a vibrant Downtown Event & Entertainment District.



Project Goals/Objectives

Placemaking

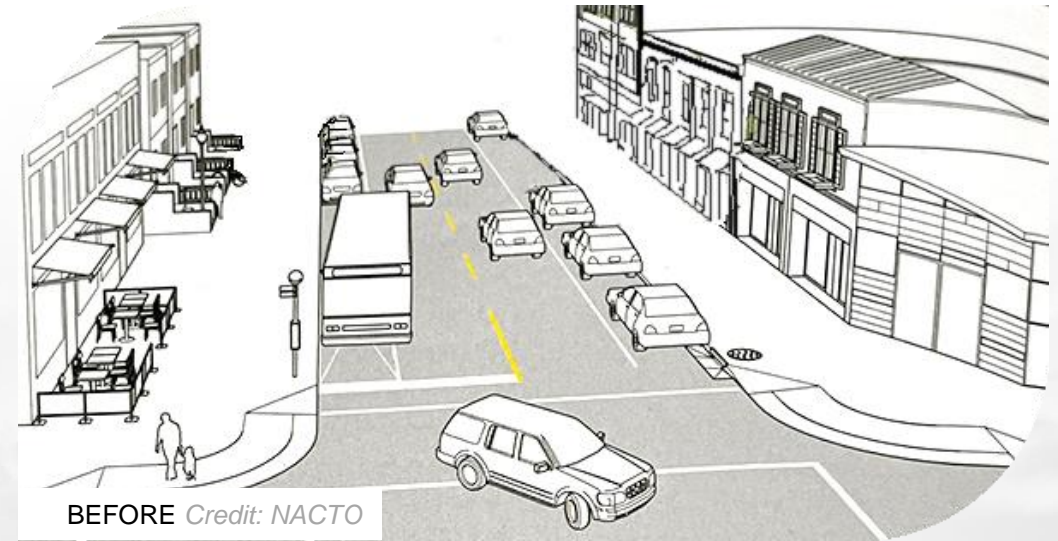
- **Aesthetics:** Enhance the visual appeal with greenery and amenities.
- **Walkability:** Improve sidewalks, narrow roadways, and install curb extensions.
- **Community Spirit:** Create spaces that encourage connection and positive relationships.



Project Goals/Objectives

Financial Considerations

- **Public Benefit:** Reduce construction cost and maintenance costs.
- **Cost Savings:** Implement planting bioretention zones to save costs compared to traditional landscaping. A cost benefit of at least 10% savings.



EXAMPLE OF PROPOSED STREETSCAPING BEFORE AND AFTER



- 1 Curb Extension with Bioretention
- 2 Public Realm space
- 3 Continuous Low Impact Design with newly planted tree canopy
- 4 Community development space

Considerations

Low Temperature / High Precipitation Climate

- Materials & plant selection for cold climate
- Snow clearing - space & equipment
- Road salts - effects on water quality, plant health, and materials



[Efficiency of Plants Used For Bioretention Not Impaired By Road Salt](#)

Cities implementing Bioretention Facilities in Similar Climate

- Calgary
- Toronto
- Montreal
- Kitchener
- Minneapolis

Considerations

Construction

- Concrete or weir like structure upstream and downstream. Design the inlets/outlets for easier cleaning and better flow through for drainage.
- Provide sufficient soil structure – minimum of 450mm of growing medium.
- Larger is better.



Maintenance

- Spring and fall clean-up
- Weed control seasonally
- Mulch/compost application
- Pruning annually
- Plant inventory
- Re-planting (as necessary)
- When complaints are received, elevate the maintenance to address the concerns



What We Heard

July Information Sessions 2024:

1. Will taxes go up because of this project?

- No, the project is funded through the Streetscape Reserve, which is supported by parking meter revenue. This means it is not funded by tax dollars, alleviating concerns about potential tax increases.

2. Will Avenue B and Avenue D be accessible to traffic during construction?

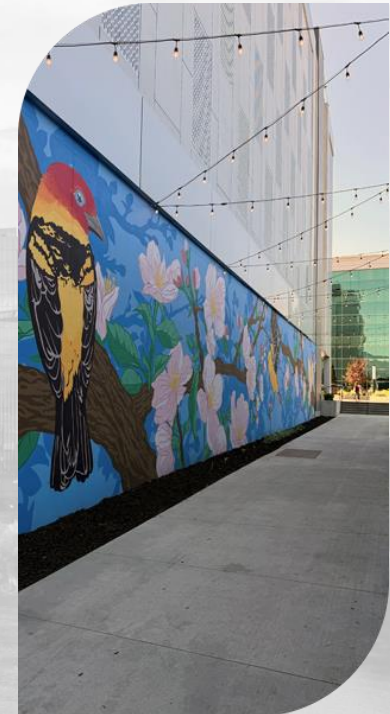
- There will be some restrictions, but we will work with the community to provide access during the streetscape construction. The specific traffic restrictions will be better known once the project is tendered.

3. Is there a plan for communication closure?

- Yes, we will ensure clear communication with the community regarding any closures and access changes during the construction period.

4. What improvements are being made to the watermain infrastructure?

- Asset Preservation is upsizing the watermain in this area. Additionally, any water connections previously constructed with lead or iron materials will be replaced. The City construction staff will contact affected properties.



What We Heard

Continued...

5. Will the curbs, asphalt-covered sidewalks, and damaged sidewalks be fixed?

- Yes, many of the sidewalks and curbs are being upgraded or replaced, including many driveways. We have been working with individuals within the project area to discuss their specific needs.

6. Is there an opportunity to have one-way traffic in the area?

- The inquiry about one-way traffic was acknowledged during the information sessions, but it is not included in the project's plans. The focus remains on other aspects of streetscape improvement, such as pedestrian safety, green infrastructure, and community improvement.

7. Will parking be added?

- No additional parking will be added. We have reviewed the parking situation with Parking Services and determined that existing on-street will be monitored. Parking Services are conducting parking counts where the team has proposed streetscapes to better understand potential congestion.



What We Heard

Continued...

8. Is there an opportunity to install EV parking options?

- 8. This is being reviewed by another department. The infrastructure for EV parking may be outside the scope of this project, but we still plan to explore opportunities.

9. Will there be opportunities for public art?

- The focus of this project is on safety, accessibility, sustainability, and green infrastructure. While public art is not a focus of this project, there may be opportunities to place art in the future.

10. Can the flower pot program be expanded?

- Not at this time. Over the next year, Urban Design will be reviewing the program, but the current focus is on sustainability and green infrastructure.



Driveways/Encroachments

Driveways

The Transportation Department controls the access from public and private properties onto city streets. All property owners who wish to install/modify vehicular access to their property/site from the city street must complete a Driveway Crossing Permit Application.

- Remove crossings that are no longer in use
- Work to ensure driveways are compliant
- Relocated driveways to align better with pedestrian and vehicular movement
- Relocate loading zones to better align



Driveways/Encroachments

Encroachments

The team worked closely with property owners. There are multiple structural encroachments throughout the project area

- Fences
- Planters / Trees
- Stairs / ramps to access business

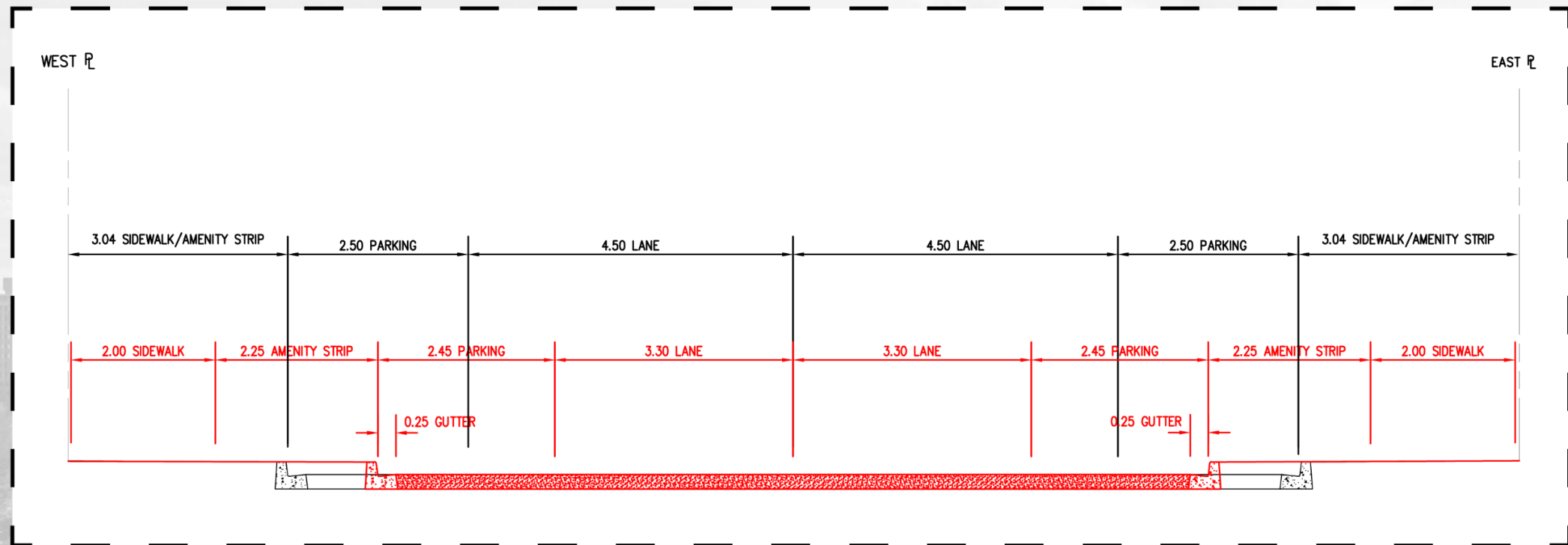
An encroachment agreement is written confirmation between the City and a property owner which allows a building to extend on, over, into or under City or public property.

Encroachments require approval and formal agreements in place. There is an annual fee, dependant on the type and size of the encroachment, applied to the tax roll each year. In addition, there is a \$100 non-refundable application fee.



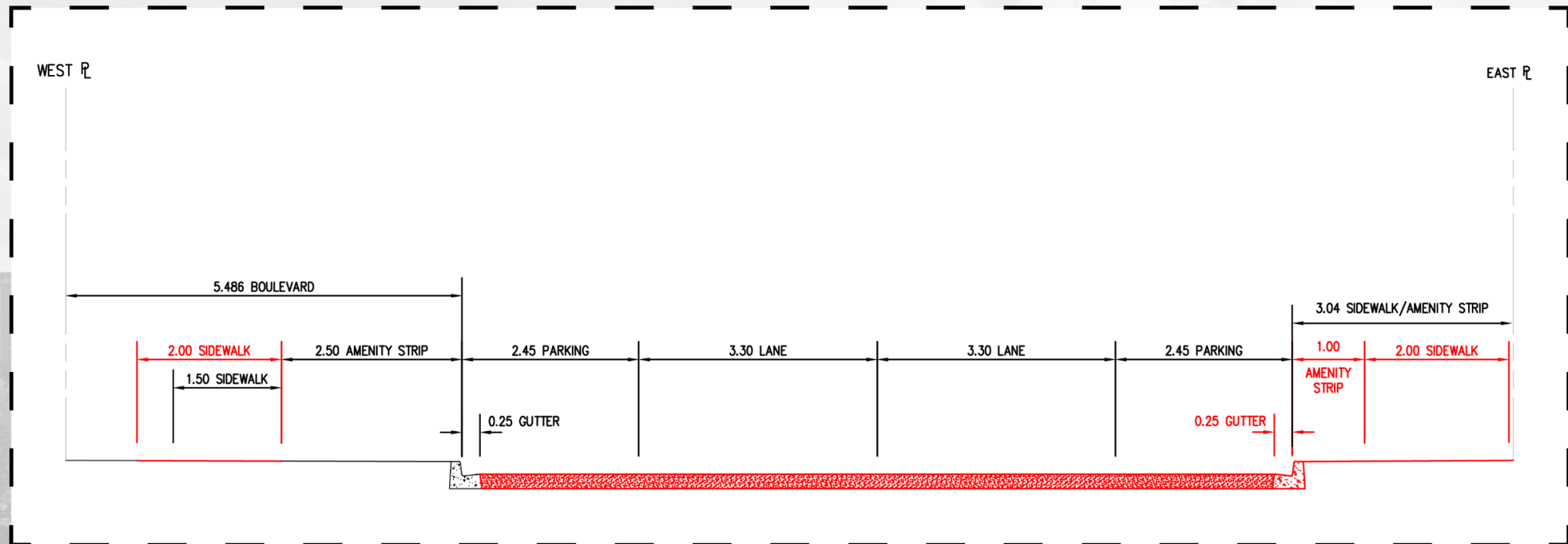
21st Street, Avenue B, Avenue D (Typ.)

Functional Cross Section



Avenue D (21st Street and 22nd Street)

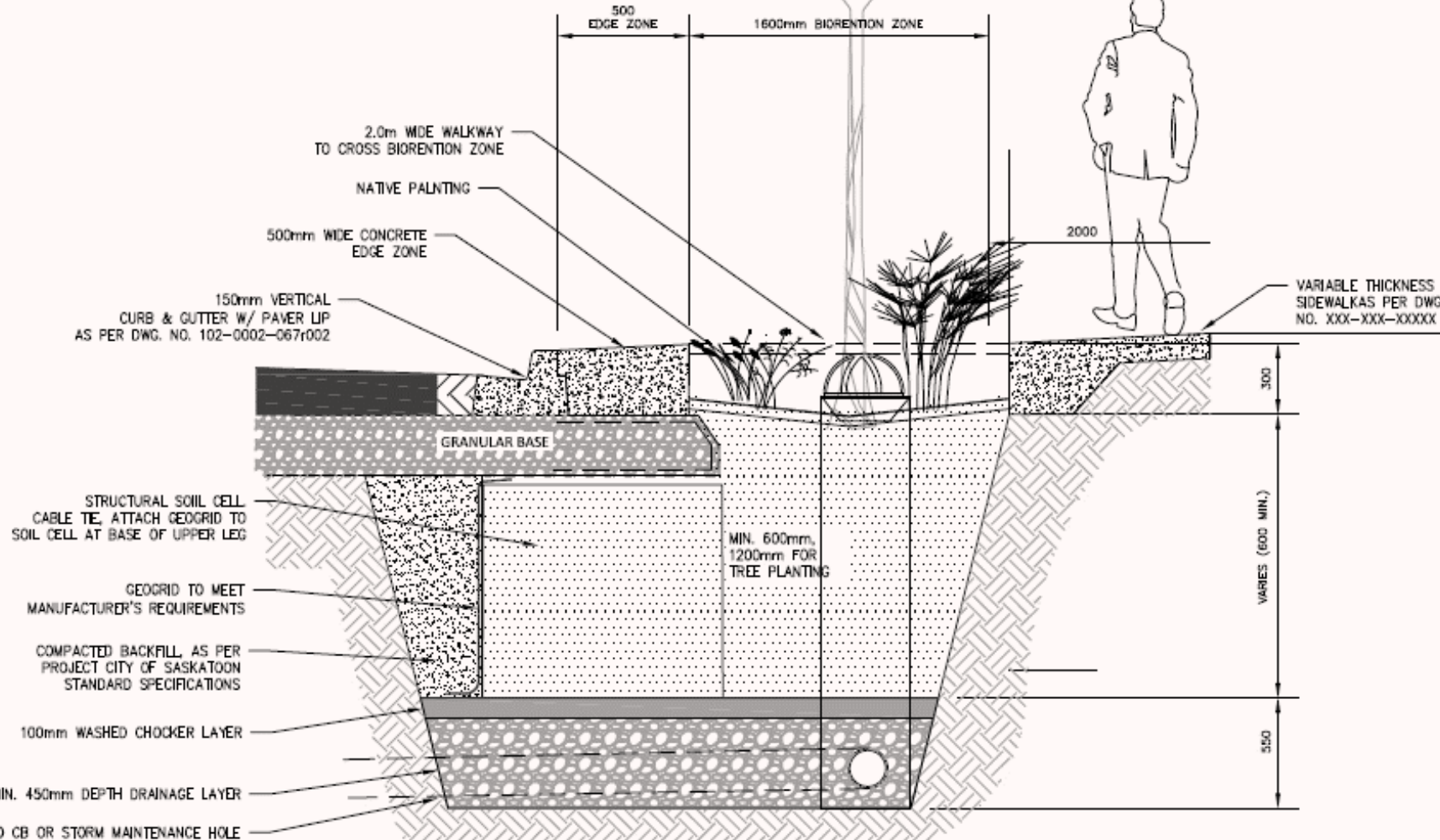
Functional Cross Section

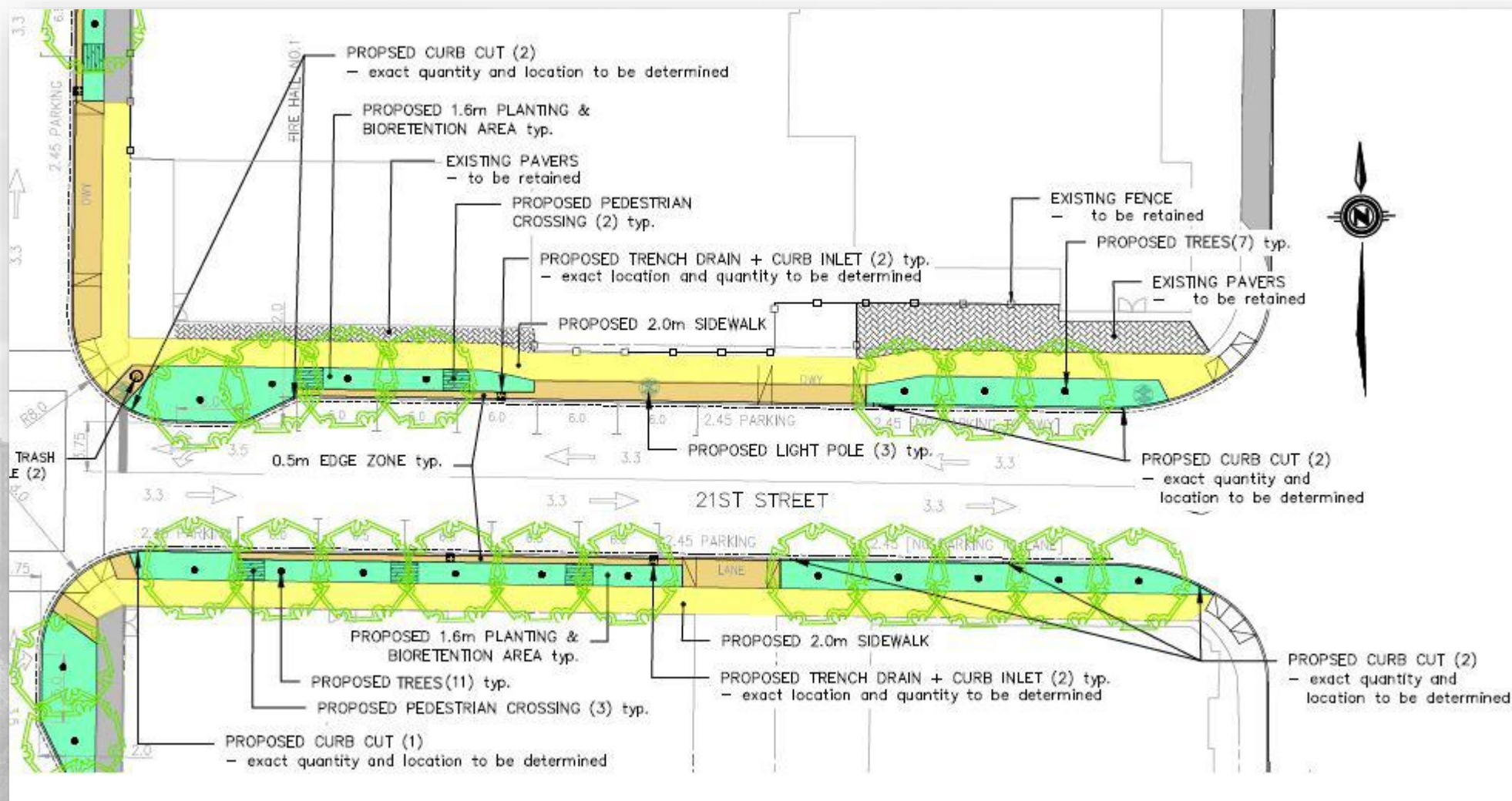


Design Cross Section

Bioswale / Biorention Function

- Stormwater diverted to the collection area
- Ecological function restored
- Increased urban canopy
- Increased biodiversity

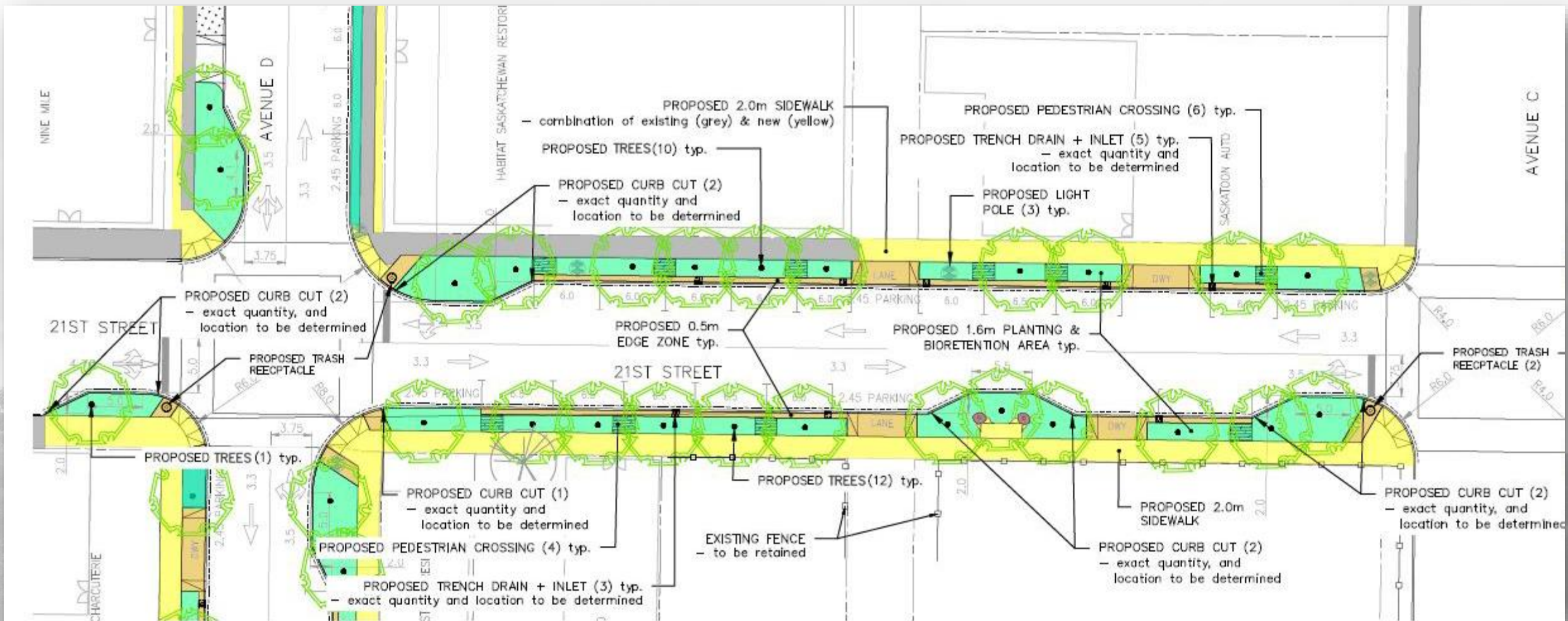




Functional Concept Design



Functional Concept Design



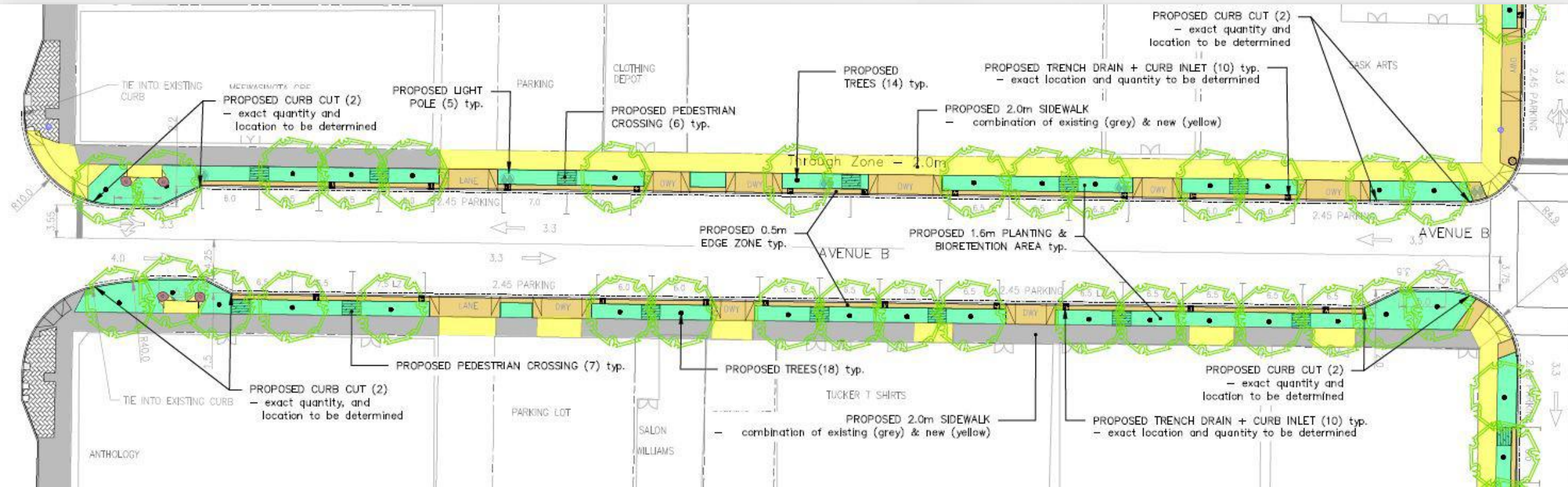
View along 21st St— looking southeast

Concept Rendering

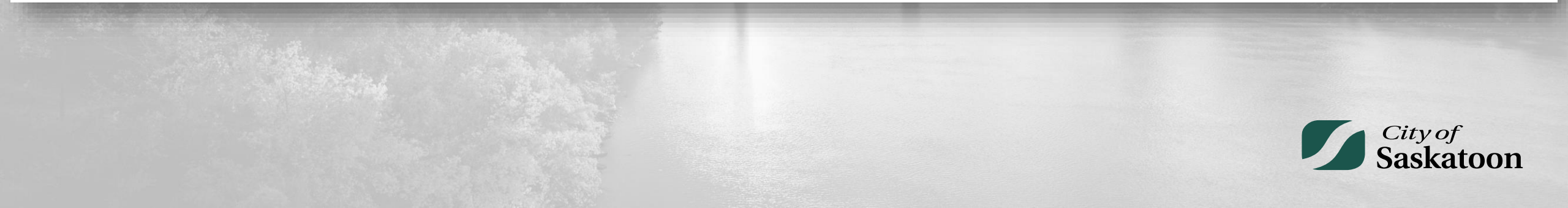


background image credit: Google Street View

Functional Concept Design



Functional Concept Design



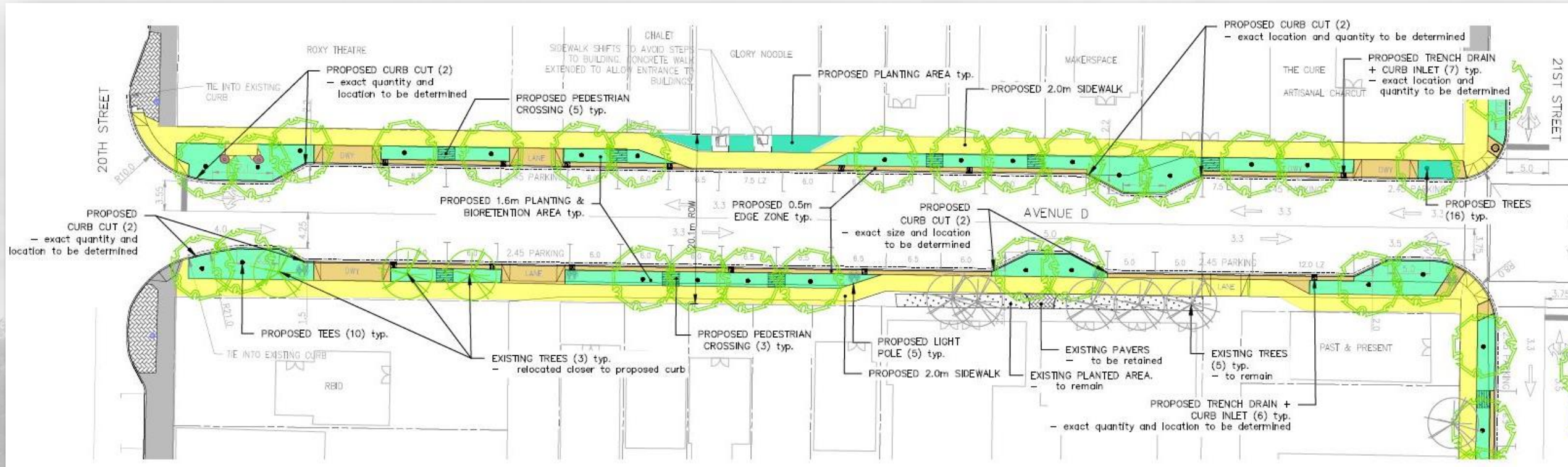
View along Ave B – looking south

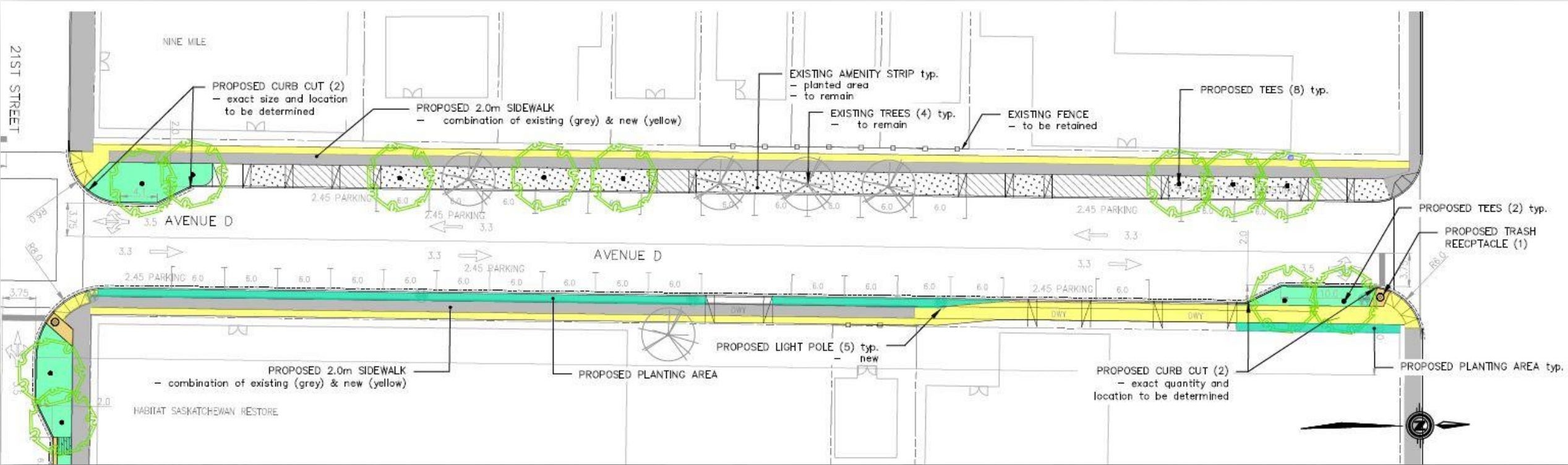
Concept Rendering



Avenue D – 20th St to 21st St

Functional Concept Design





Budget



View along 21st St— looking southeast

Next Steps



2025

- A report will go to SPTC in June for the Functional Plan
- Complete the Detailed Design Package
- Procurement

2026/2027

- Construction

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Questions/Discussion



View along Ave B – looking south



View along 21st St– looking southeast