



Capri-Landmark Plan

Concept Plan Options August 28th, 2017



Need for Capri-Landmark Plan



**Current
Issues**



**Successful
Urban
Centre**

Plan Objectives

- ▶ Future land use goals
- ▶ Transportation strategy
- ▶ Public / open space improvements
- ▶ Priority civic investment
- ▶ Implementation strategy



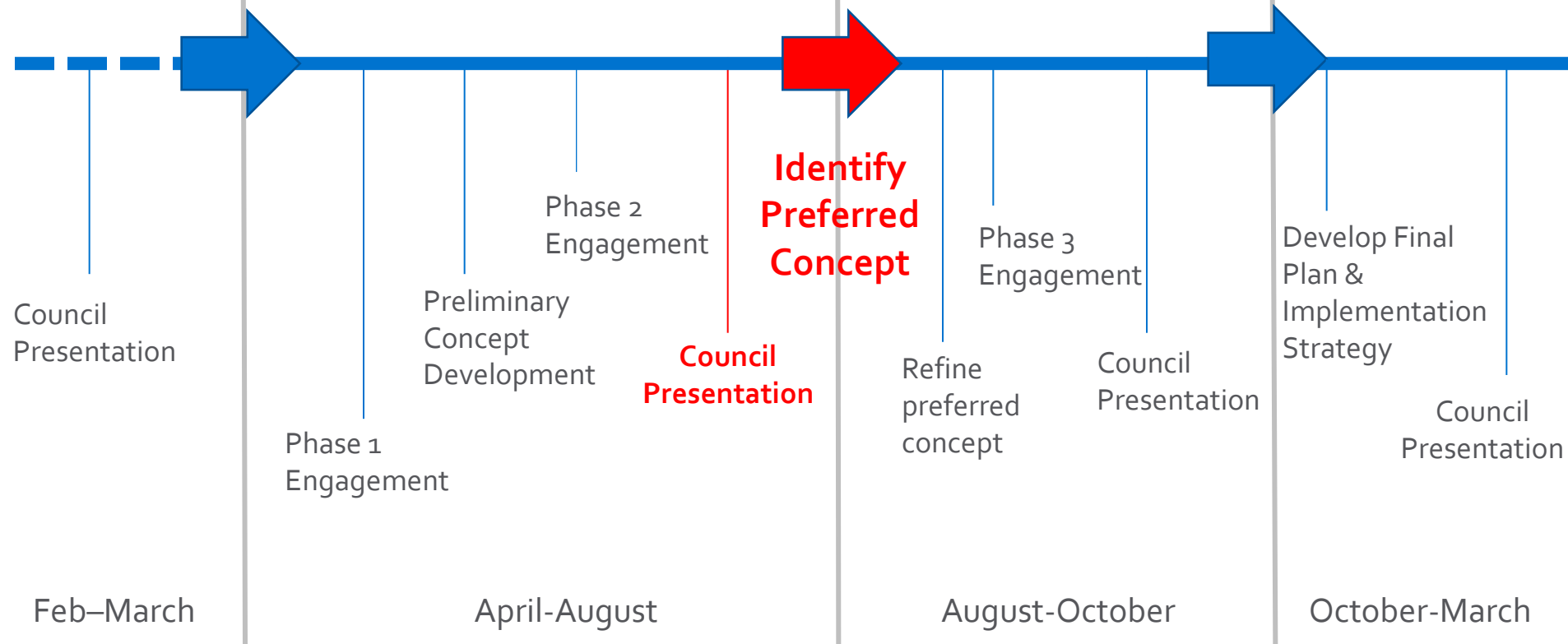
Planning Process

Background

Engagement & Concept Planning

Preferred Concept

Final Plan Drafting



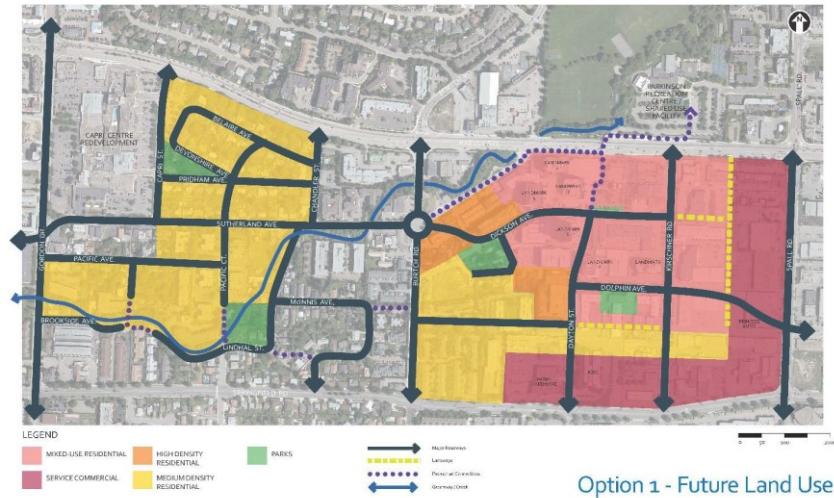
Concept Development

Key Considerations



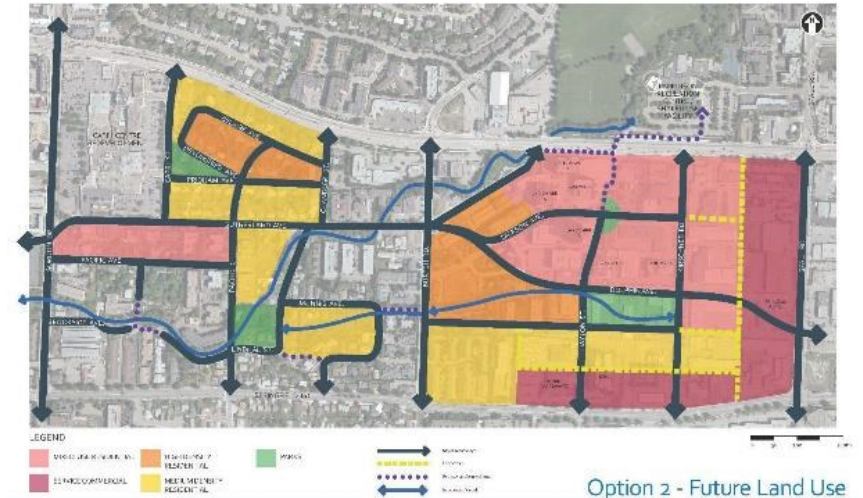
- ▶ Create mixed-use district
- ▶ Balance jobs & people
- ▶ Address walkability issues
- ▶ Improve pedestrian & cycling access
- ▶ Improve transportation connectivity
- ▶ Increase parks / green areas
- ▶ Ritchie Brook opportunity

Developing the Concepts



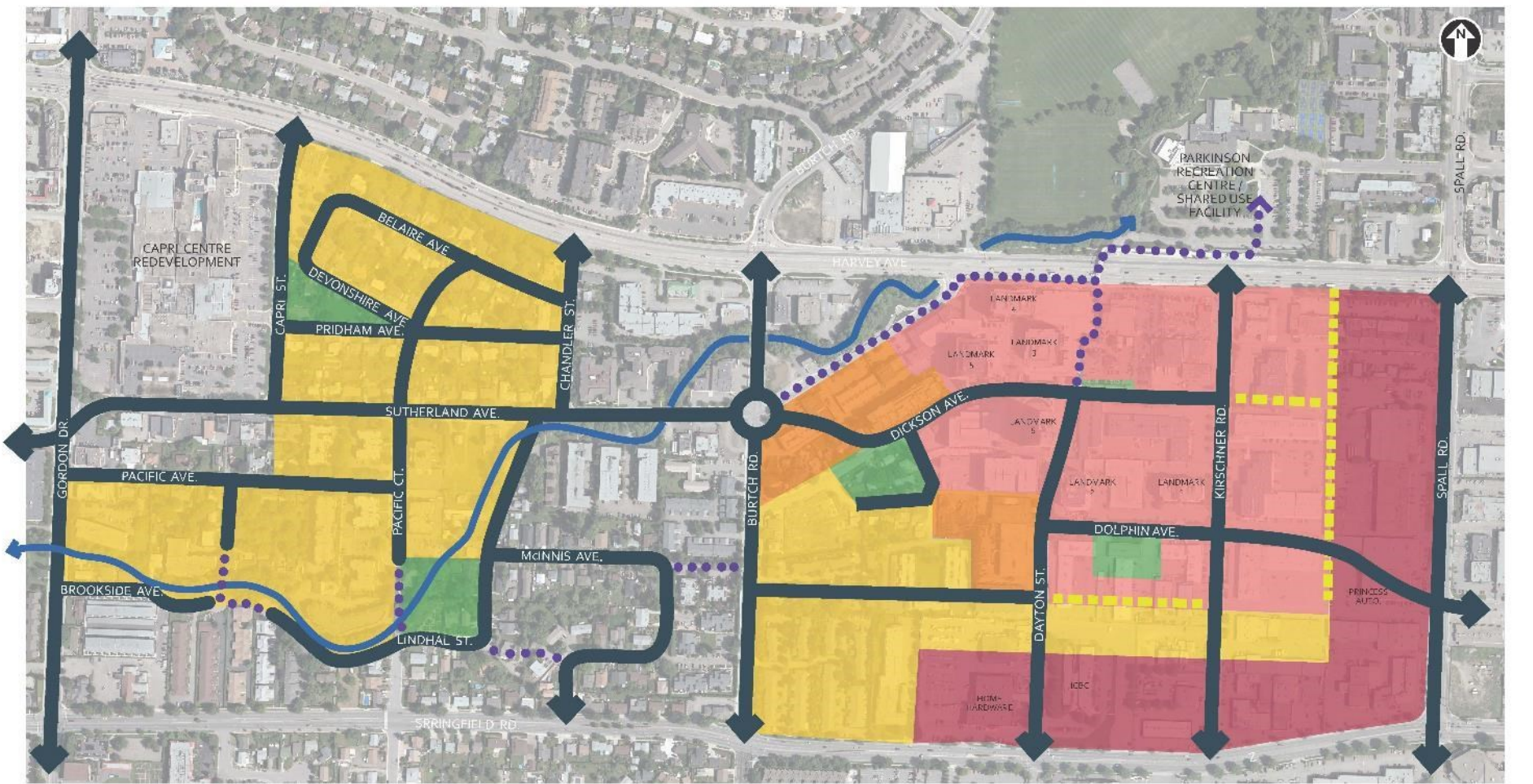
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CONCEPT 1



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CONCEPT 2



Option 1 - Future Land Use






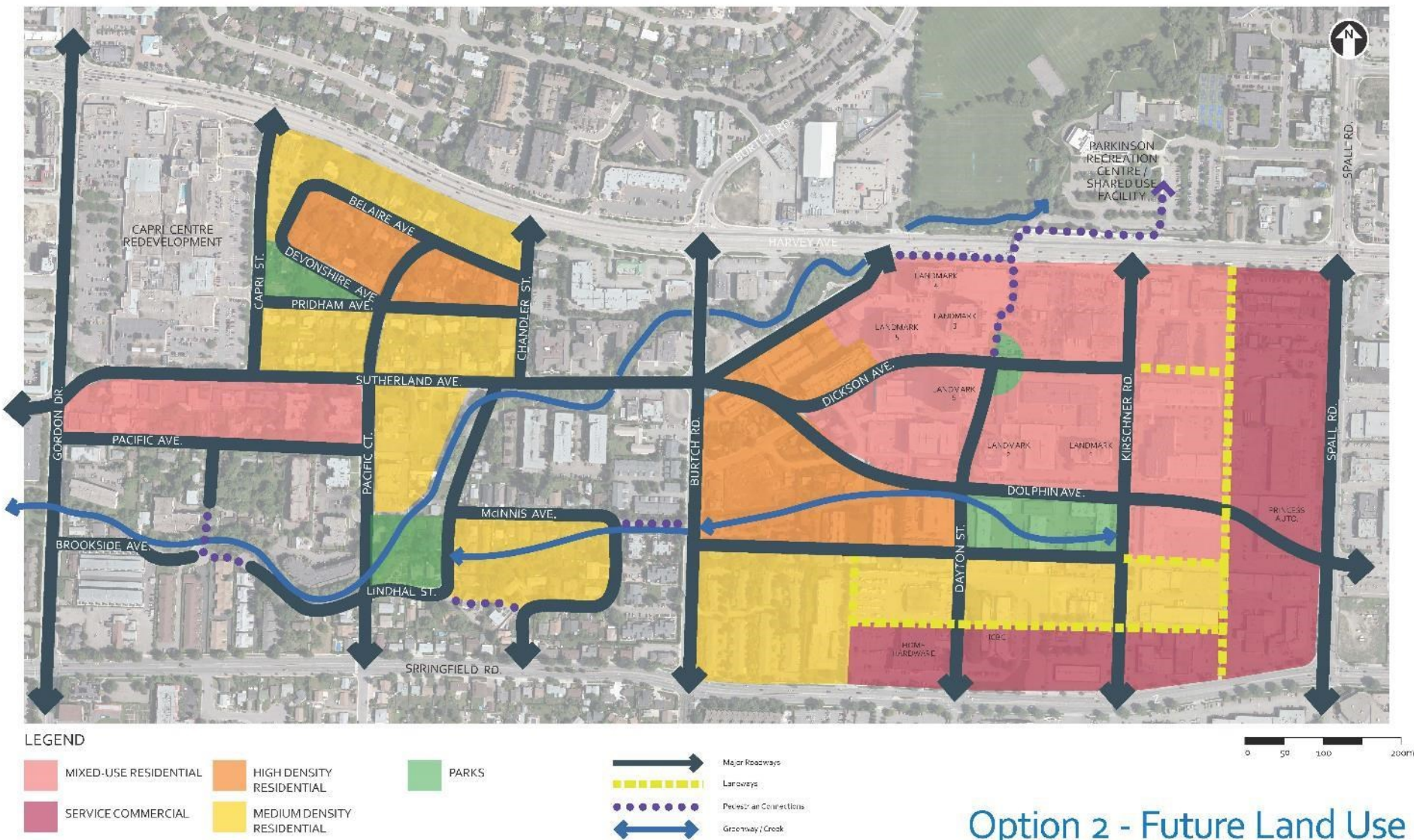
1. Medium density residential in Belaire / Pridham area
2. Ground-oriented retail on Sutherland south of Capri Mall & fronting the public square in Landmark
3. Realign Sutherland Ave to connect to Dickson Ave, upgrade intersection at Burtch Rd
4. Develop "shared street" north of public square at Dolphin Ave & Dayton St

5. Dickson Ave as primary cycling route through Landmark
6. Bicycle boulevard from Gordon to Burtch Road through Brookside and McInnes Ave
7. Develop public square as signature public space in Landmark at Dayton St and Dolphin Ave
8. Small neighbourhood park in Dickson area close to residents along Dickson and Bedford

Illustrated Concept Plan 1 - Key Features

Concept 1 Evaluation

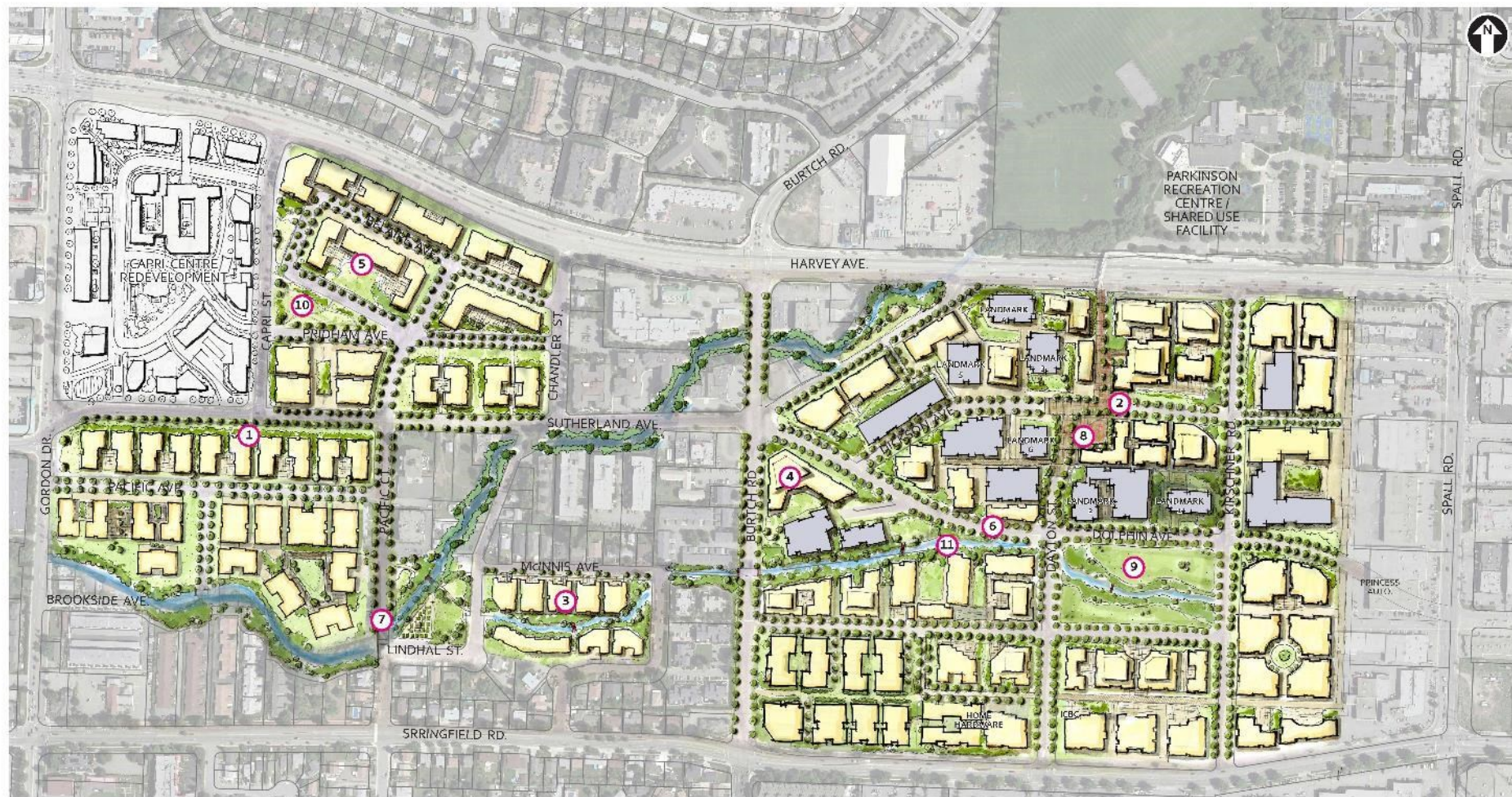
UCR Principles	Concept 1 Alignment with UCR Principles & Targets
Mix it up	High
Places for People	High
Healthy Housing	Medium
Social Spaces	Medium
Placemaking	Medium
Going Green	Medium
People First Transportation	High
Make it Walkable	Medium
	 High  Medium  Low



Capri-Landmark Plan

Concept Plans

August, 2017



1. Mixed-use main street on south sides of Sutherland Ave from Gordon Dr to Pacific Ct
2. Develop ground-oriented retail and main street at Dickson Ave & Dayton St with public plaza as a signature public space for the area
3. Introduce medium density residential on McInnes Ave as part of Ritchie Brook enhancements
4. Encourage high-density residential on realigned Sutherland and along Burtch in Landmark
5. High-density residential adjacent to Mary Ann Collinson Memorial Park
6. Re-align Sutherland Ave and create complete street from Burtch Rd to Spall Rd
7. Extend Pacific Ct to the south to Springfield Rd
8. Develop a signature public plaza at Dickson Ave & Dayton St
9. Develop a neighbourhood park at Dolphin Ave & Dayton St
10. Redevelop Mary Ann Collinson Memorial Park as part of development of high-density residential
11. Daylight Ritchie Brook to establish a green corridor amenity from Pacific Court Park to the proposed neighbourhood park on Dolphin Ave and Dayton with east-west pedestrian greenway alongside Ritchie Brook

Illustrated Concept Plan 2 - Key Features

Concept 2 Evaluation

UCR Principles	Concept 2 Alignment with UCR Principles & Targets
Mix it up	High
Places for People	High
Healthy Housing	Medium
Social Spaces	High
Placemaking	High
Going Green	Medium
People First Transportation	High
Make it Walkable	High

High
 Medium
 Low

Transportation Review Summary

Mode	Criteria	Existing Condition	Option 1	Option 2
Pedestrian	Improved Permeability			
Pedestrian	Improved Major Road Crossings			
Pedestrian	Reduced Exposure Risk/Conflict Points			
Cycling	Improved Permeability			
Cycling	Improved Connectivity			
Cycling	Reduced Exposure Risk/Conflict Points			
Cycling	Increased Access to AT Network			
Transit	Improved Permeability			
Transit	Potential to Bring Transit to Core			
Transit	Improved Transit's Competitiveness			
Vehicular	Improved Connectivity within Urban Centre			
Vehicular	Improved Connectivity to Major Road Network			
Vehicular	Improved Permeability / Redundancy			
Vehicular	Anticipated Vehicular Use of Network - Internal			
Vehicular	Anticipated Vehicular Use of Network - External			



Preliminary Order of Magnitude Costing

CONCEPT 1 KEY FEATURES	TYPES OF PROJECTS	TOTAL
1.0 Parks & Public Space	Neighbourhood parks, urban squares and plazas, creek and daylighting improvements	\$6,644,800
2.0 Transportation	New roadway construction and connections, intersection upgrades	\$7,641,932
3.0 Major Active Transportation Enhancements	Local street bikeways, Cycle-track facilities	\$345,320
Subtotal		\$14,632,052
30% Contingency		\$ 4,389,615
Grand Total		\$19,021,667
CONCEPT 2 KEY FEATURES		TOTAL
1.0 Parks & Public Space	Neighbourhood parks, urban plazas, creek and daylighting improvements	\$9,108,750.00
2.0 Transportation	New roadway construction and connections, intersection upgrades	\$9,701,618.44
3.0 Major Active Transportation Enhancements	Local street bikeways, Cycle-track facilities	\$382,820.00
Subtotal		\$19,193,188.44
30% Contingency		\$5,757,956.53
Grand Total		\$24,951,144.97

Opinion of costs prepared by WSP Consultants using unit cost estimates for key projects, grand total costs also includes common projects / features.

PRICING DOES NOT INCLUDE: Demolition and disposal of existing - Electrical, telephone cable or gas upgrades- Pump stations- Land acquisitions and other "soft costs"- Retaining walls- Dewatering- Traffic control- Pedestrian overpasses- Other 'offsite' improvements which may be triggered by new roadways- Other works which may be identified as part of the conceptual and preliminary engineering estimates.

Recommended Concept

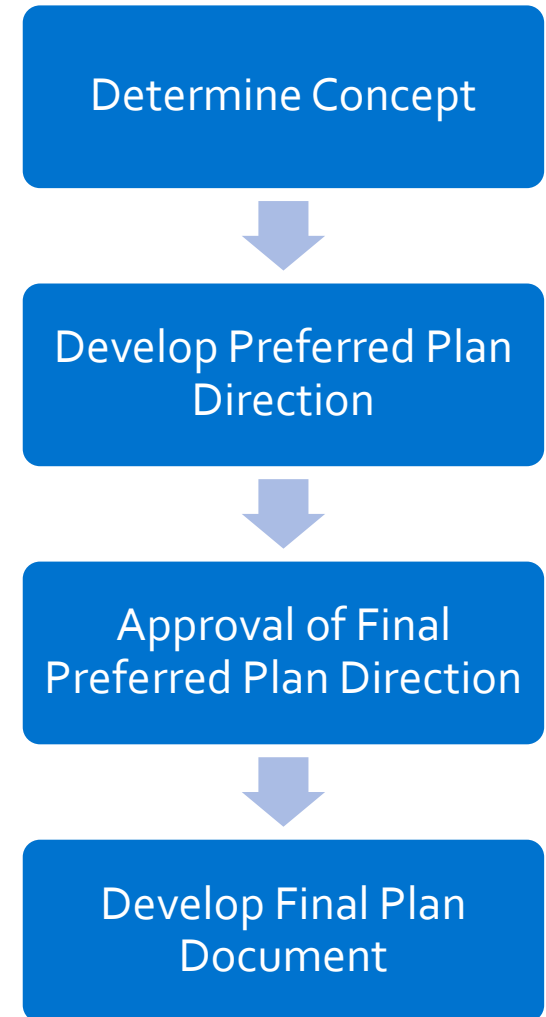
Concept 2 is recommended based on the following:

- ▶ Mix of land uses, amenities, and open space = **complete community**
- ▶ Transportation network = **priority for alternative transportation**
- ▶ **Public space / park plan** = **diversity of options** for residents and workers
- ▶ Ritchie Brook = placemaking, **stormwater management** and **improved water quality**
- ▶ Concept 2 has greatest potential for a **successful long-term buildout** = **higher tax base long-term**



Next Steps

- ▶ Selected concept will be refined
- ▶ Engagement & Council Report in October
- ▶ Build out final plan
- ▶ Develop the Implementation strategy and TIA



Conclusion

- ▶ Guide growth to support a vibrant urban centre;
- ▶ Aid in the development of a TIA, determining key infrastructure improvements;
- ▶ Define key servicing and transportation requirements of development approvals.
- ▶ Inform capital plan investment priorities

