

40 Avenue N Station Area

The 40 Avenue N Station is the most northern Green Line LRT station within the North Hill Communities. This station will provide transit service to residents and access to schools, amenities and employment opportunities. The station is a gateway to the community of Highland Park and Greenview Industrial. Greenview Industrial's proximity to this future station presents a unique opportunity to integrate and support light industrial uses within the **transit station area**. The station area will promote the use of transit by creating convenient, comfortable, direct and safe pedestrian linkages to and from the Green Line LRT station including to Buchanan School, James Fowler High School and the Highland Park Community Centre.

The station area also benefits from crosstown BRT along 40 Avenue N, connecting this area to employment areas to the east. The highest scale development will be located at Centre Street N and 40 Avenue N, providing housing and employment options to support transit use and create a vibrant station area.

28 Avenue N Station Area

The 28 Avenue N Station is a community station that provides opportunities to integrate and enhance Tuxedo Park, the Centre Street N Main Street and the surrounding Tuxedo Park community. Located in an area that has many existing shops, residences and amenities, this **transit station area** will provide a mixed-use activity node for the local community and will support transit ridership by increasing opportunities for people to live and work around the future station.

The **Transition Zone** is intended to transition development intensity and building scale from the **Core Zone** to lower-scale, primarily residential areas and provide enhanced connections to the **Core Zone** and other **Main Streets**, including 4 Street NW and Edmonton Trail NE.

Policy

- a. Development adjacent to an LRT station should provide for a high-quality **public realm** that strengthens the sense of place and encourages social gathering and cultural and recreation activities through elements such as a publicly-accessible private open space or transit plazas, street furniture, seating areas and enhanced landscaping.

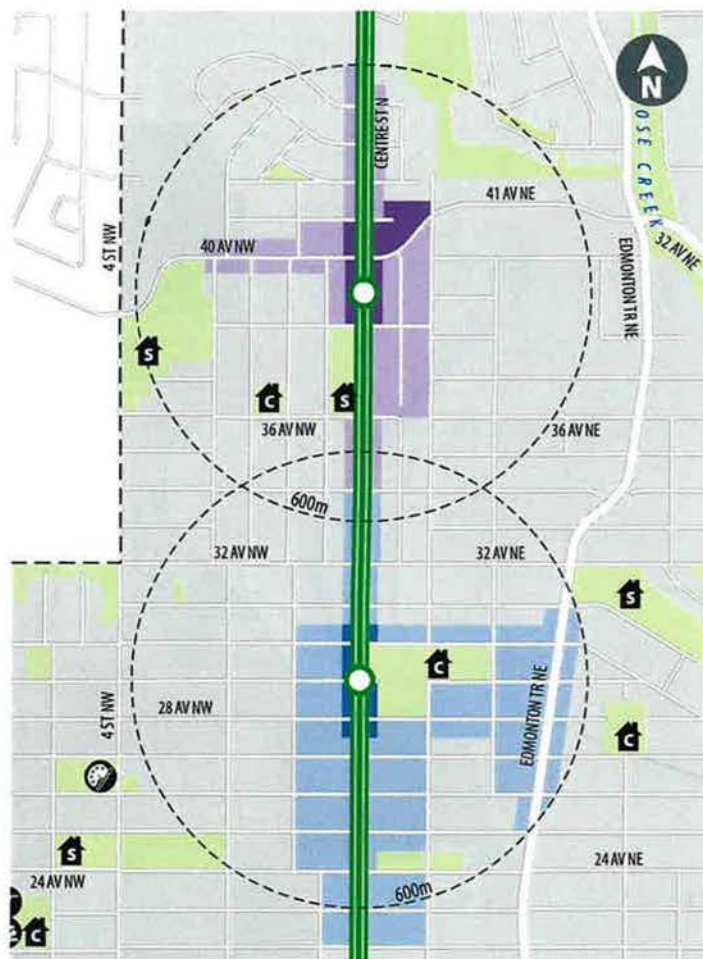
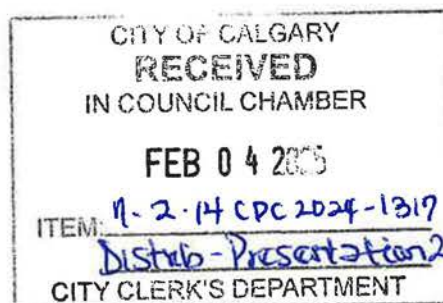


Figure 14: 28 Avenue N and 40 Avenue N Transit Station Areas

Legend

- 28 Avenue N Core Zone
- 28 Avenue N Transition Zone
- 40 Avenue N Core Zone
- 40 Avenue N Transition Zone





This Map is from the Approved North Hill Communities Plan, which Tuxedo Park is a part of.

The Community of Tuxedo Park has been identified as an area for redevelopment to allow for apartment complexes 6-12 stories, along Centre Street and between Centre Street to 1st Avenue NW and Centre Street to 1st Avenue NE.

Map 4: Building Scale

Legend

-  No Scale Modifier
 -  Limited
(up to 3 Storeys)
 -  Low - Modified
(up to 4 Storeys)
 -  Low
(up to 6 Storeys)
 -  Mid
(up to 12 Storeys)
 -  High
(up to 26 Storeys)
 -  Parks, Civic
and Recreation
 -  Plan Area Boundary
- Approved: 18P2020
Amended: 67P2022