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# EDMONTON EXHIBITION LANDS

Public Concept Review  
September 18, 2018



# PRESENTATION AGENDA

- 1 Progress to Date
- 2 Engagement
- 3 Concept Development
- 4 Concept Overview & Comparison
- 5 Policy Considerations
- 6 Next Steps



# 1 PROJECT GOALS

The Exhibition Lands Redevelopment project started in 2017.

The aims of the project are to:

- Create vision, guiding principles, and redevelopment concept to transform the area over 20–30 years
- Create an implementation plan for short, medium and long-term priorities



# 1 GUIDING PRINCIPLES

**Support neighbourhood, city and regional economic development.**

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**Foster compact urban development.**

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**Ensure responsible return on public investment.**

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**Celebrate local history, heritage, and cultures.**

**Advance the sustainability and resilience of our environment.**

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**Support all transportation choices.**

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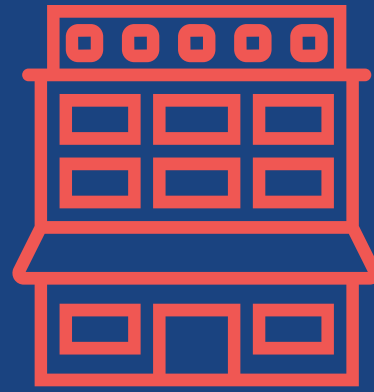
**Incorporate viable and creative ideas for redevelopment to leverage the site's scale, location and assets.**

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**Contribute to the social, physical and mental well-being of residents and all Edmontonians.**

# 2 SUBMITTED IDEAS

The most frequently submitted ideas



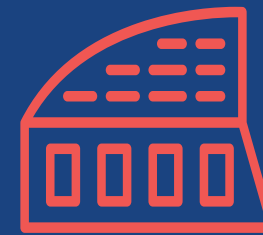
**22**  
Retail & Commercial



**18**  
Med-High Density Residential



**13**  
Urban Agricultural Uses



**13**  
Indoor/Outdoor Market



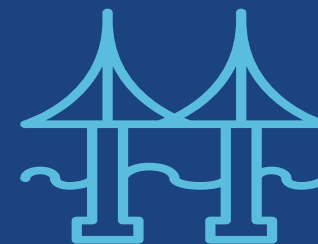
**13**  
Recreation & Wellness Facility



**12**  
Technology Anchor



**10**  
Hockey Rink



**8**  
Festival Grounds & Facilities



**8**  
University Expansion

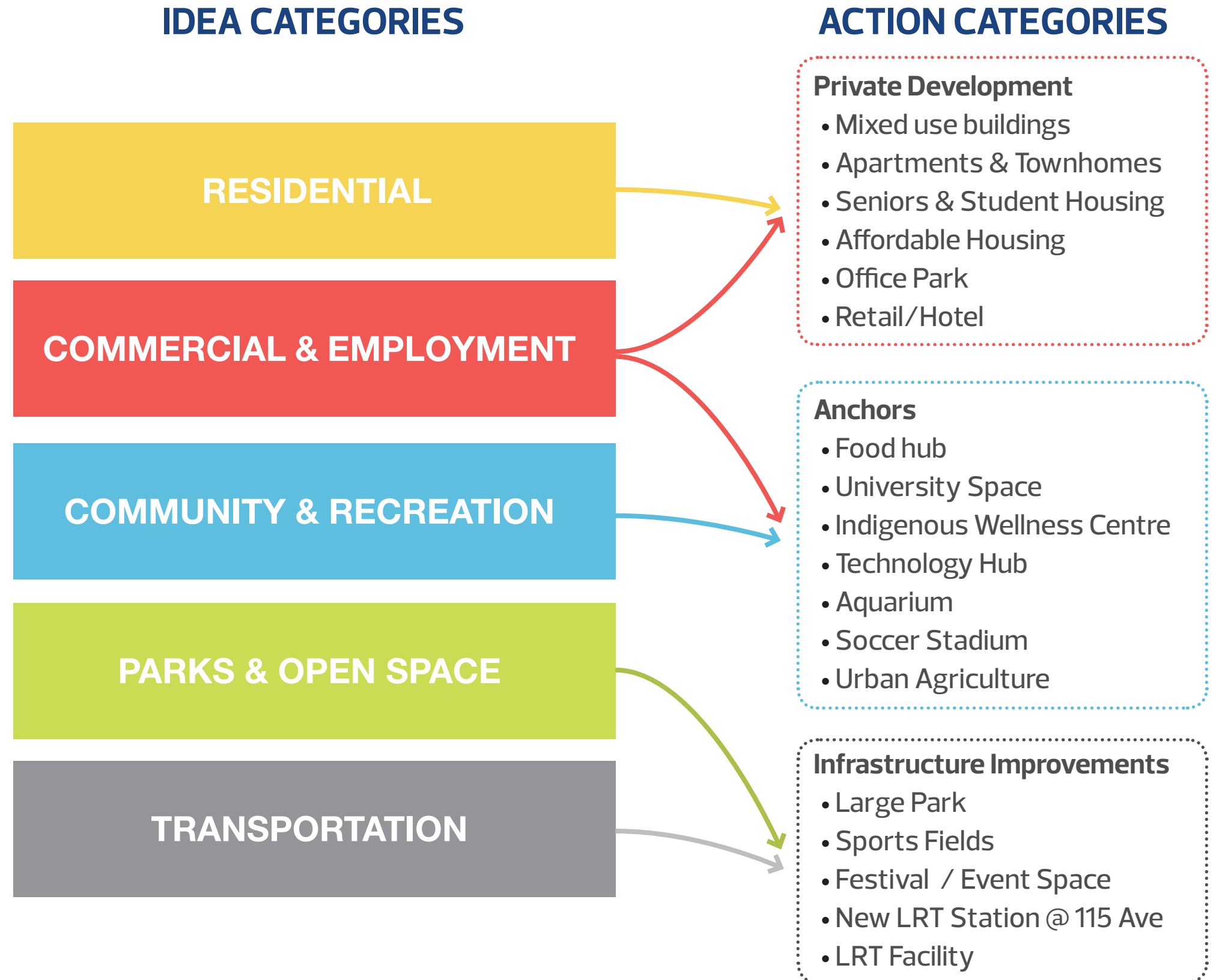


**8**  
Seniors/ Assisted Living

## 2 IDEA CATEGORIZATION

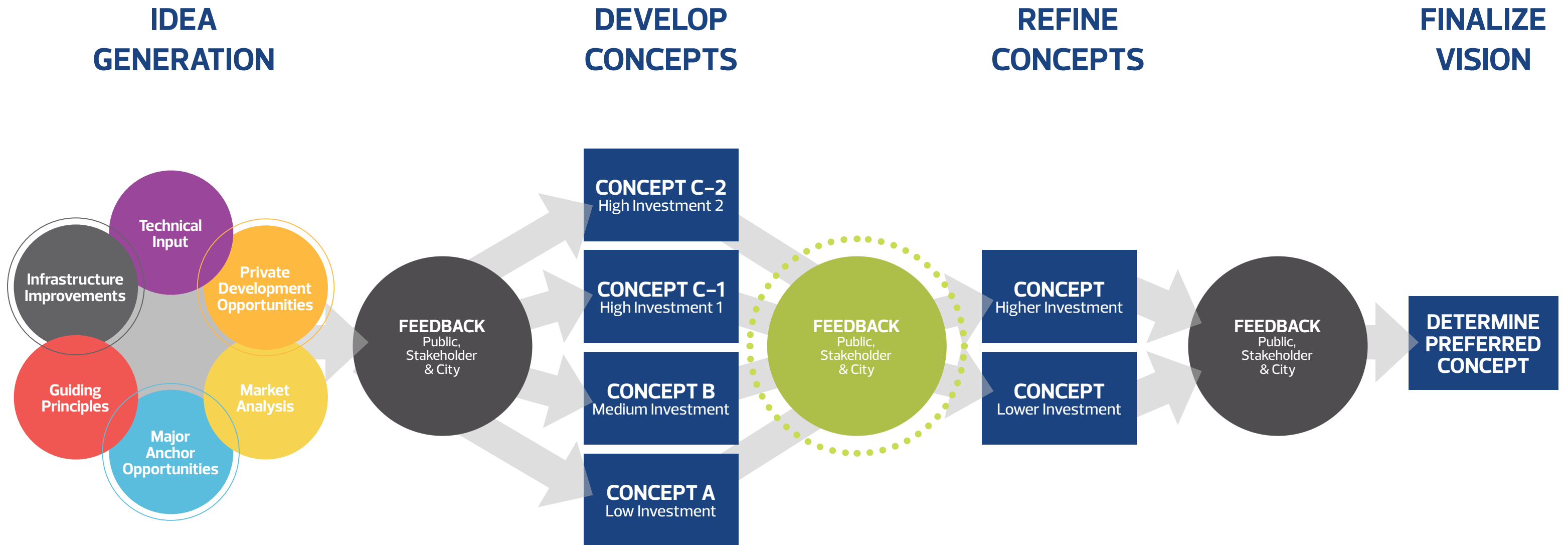
The submitted ideas were grouped into 5 'idea categories' for public feedback.

After the public ideas review, these 5 categories were reduced to 3 'action categories' for concept development.



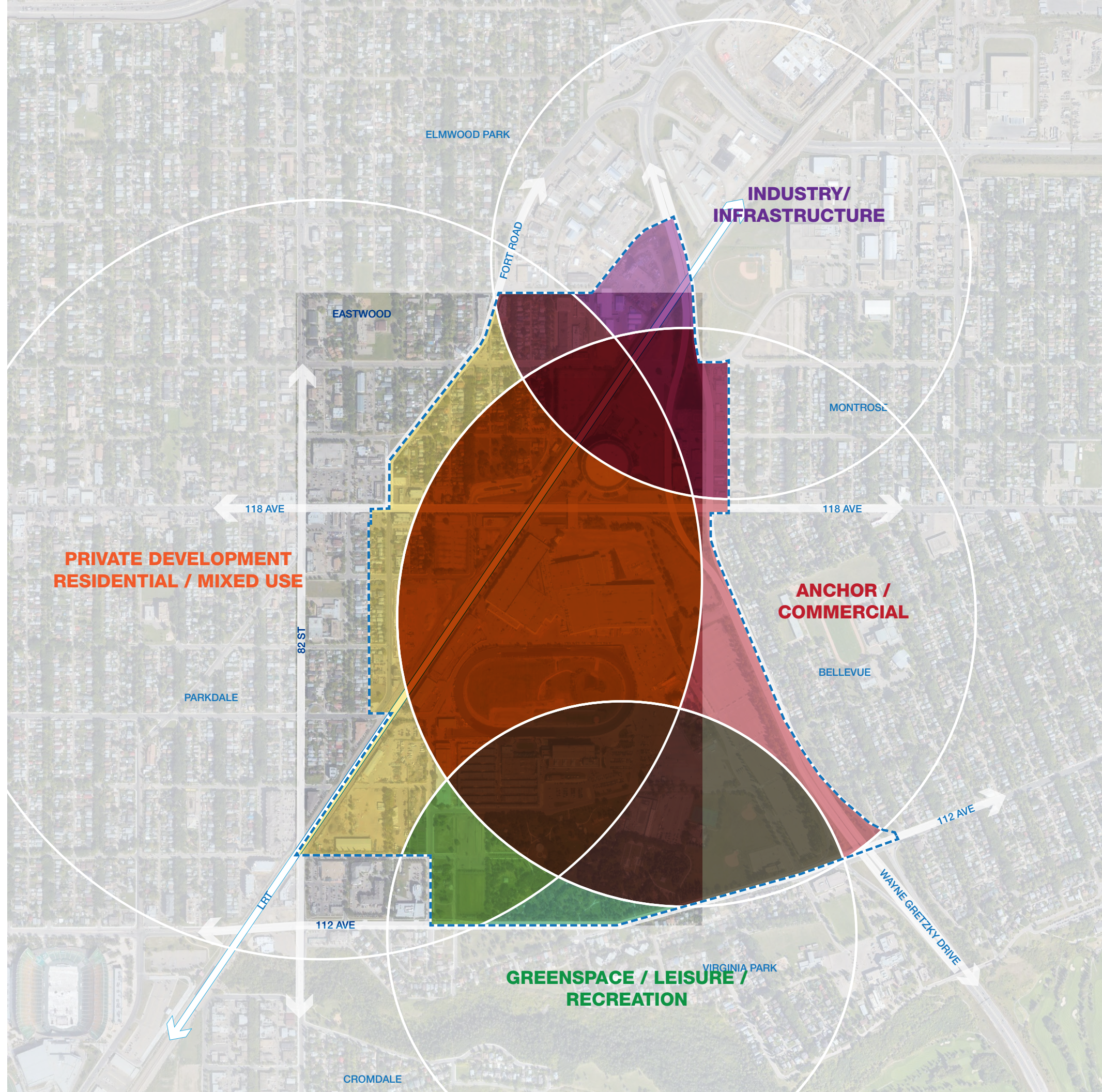
# 3 CONCEPT GENERATION

## Concept generation process



# 3 CONCEPT GENERATION

The general forces acting on the site





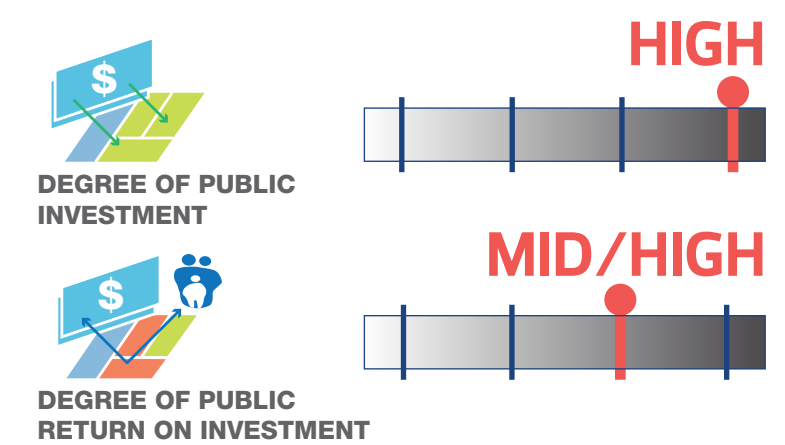
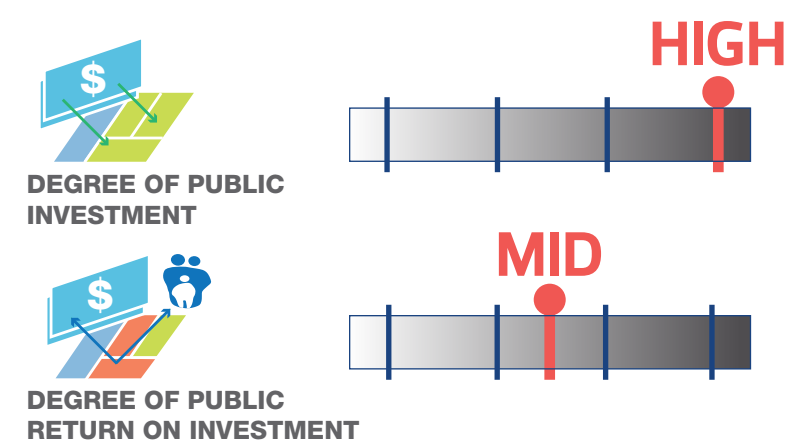
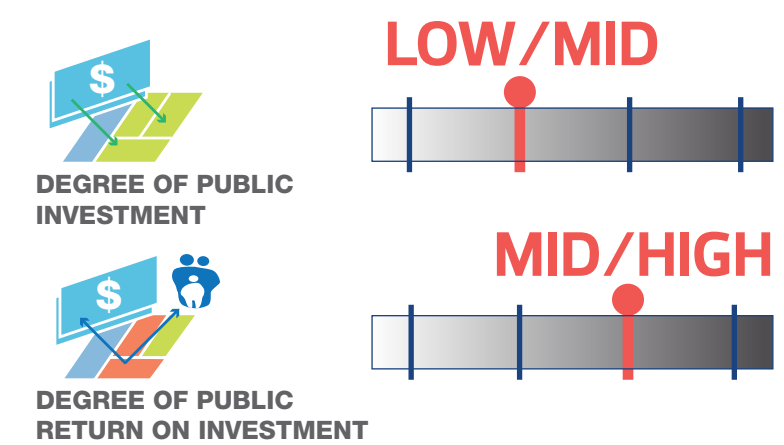
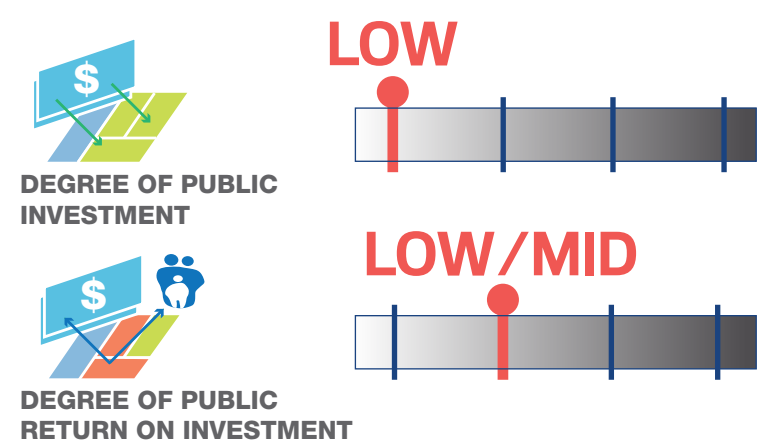
# 4 CONCEPT OVERVIEW

## A BASELINE

## B CONNECTED COMMUNITY

## C1 ALL-IN (CIVIC ANCHOR)

## C2 ALL-IN (REGIONAL PARK)



# BASELINE

# A



HOMES

2,250



RESIDENTS

6,000



JOB

1,500



TIMELINE

15-25 years











PRIVATE  
DEVELOPMENT  
AREA

50 ha  
125 acres

# A

## BASELINE

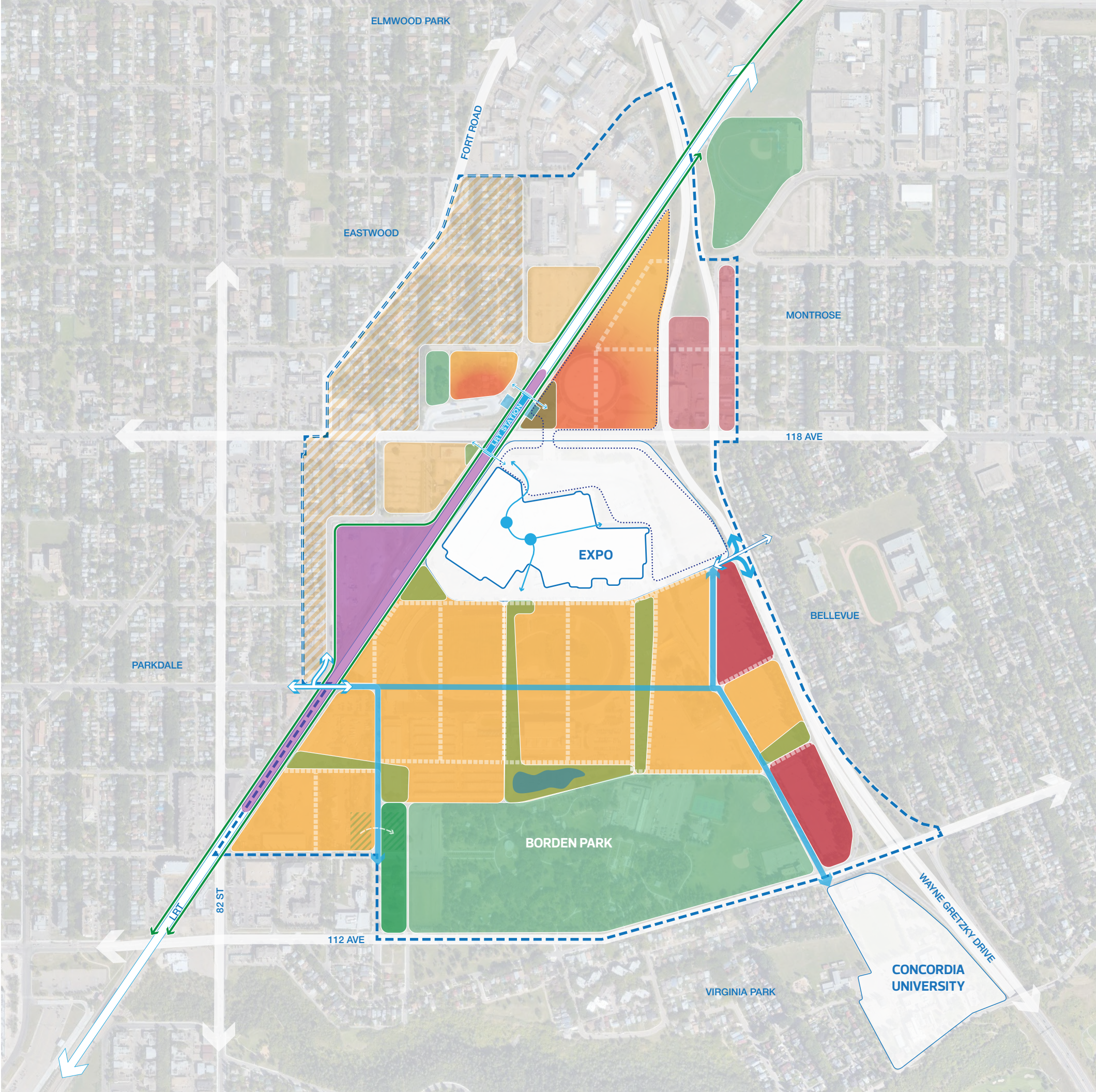
-  PREDOMINANTLY RESIDENTIAL
-  MIXED USE
-  COMMERCIAL / EMPLOYMENT
-  ANCHOR
-  ANCHOR &/OR COMM. EMPLOYMENT
-  INCREMENTAL INFILL GROWTH
-  GREEN SPACE
-  INDUSTRY / LRT FACILITY

## Infrastructure Investments

- Roadway LRT crossing at 115 Avenue
- Renovate / update Coliseum LRT Station
- Borden Park consolidation (22 ha)
- LRT facility in Parkdale
- Public corridor through Expo Centre

## Anchors

- None



# CONNECTED COMMUNITY **B**



HOMES

4,000



RESIDENTS

9,000



JOB

2,800



TIMELINE

20–30 years











PRIVATE  
DEVELOPMENT  
AREA

53 ha  
130 acres



# CONNECTED COMMUNITY **B**

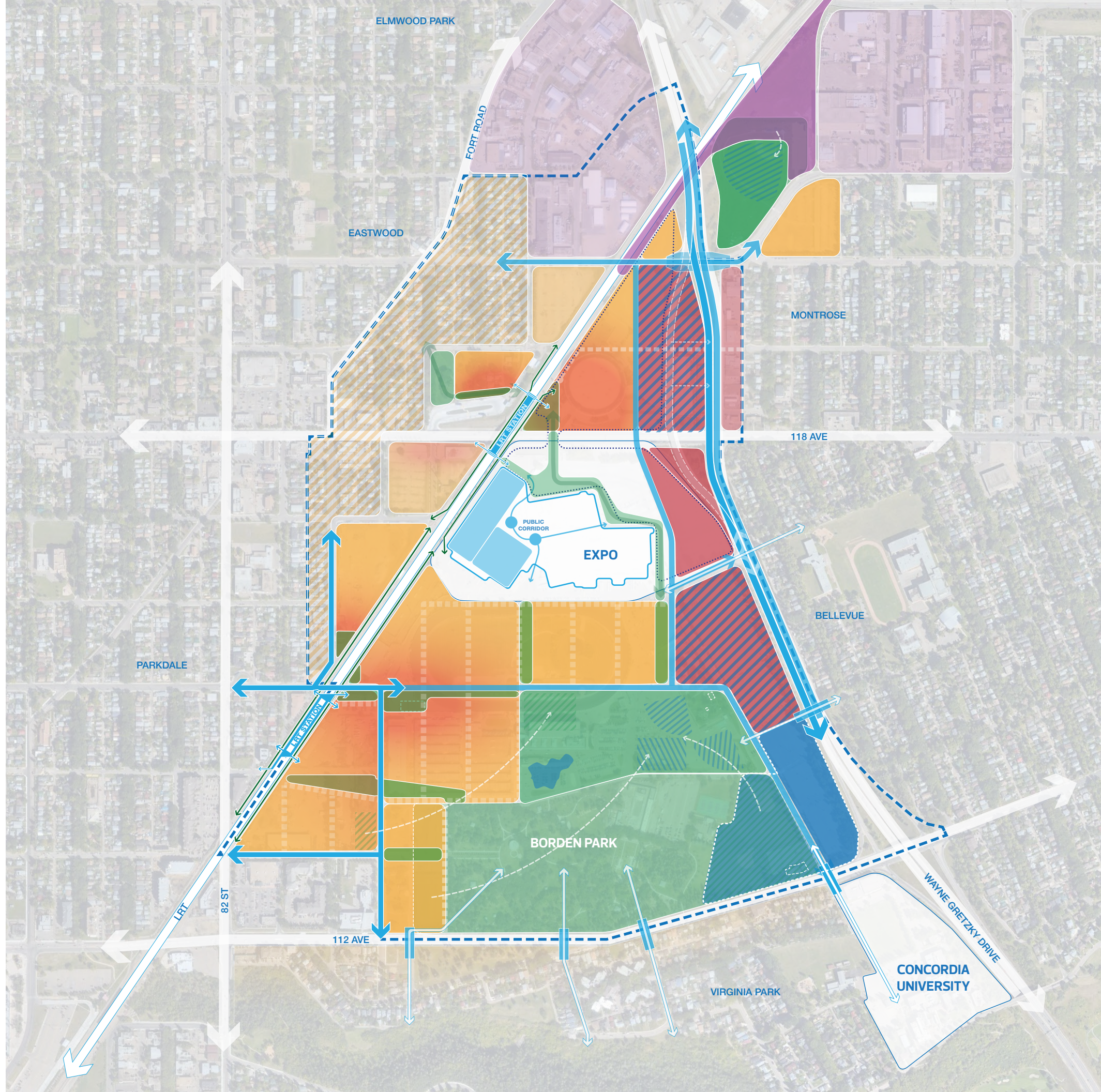
-  PREDOMINANTLY RESIDENTIAL
-  MIXED USE
-  COMMERCIAL / EMPLOYMENT
-  ANCHOR
-  ANCHOR &/OR COMM. EMPLOYMENT
-  INCREMENTAL INFILL GROWTH
-  GREEN SPACE
-  INDUSTRY / LRT FACILITY

## Infrastructure Investments

- New LRT station + roadway crossing at 115 Ave
- Update Coliseum Station to have at-grade access
- Reposition Borden Park with improved features + area stormpond (22 ha)
- LRT facility in Montrose
- Transform Wayne Gretzky Drive into urban boulevard
- Improve local connections to neighbouring communities + river valley

## Anchors

- Education, recreation, + community anchor
- Amenity anchor in Expo Centre hall A-C
- Potential employment anchors (two sites)



# ALL-IN (Civic Anchor) C1



HOMES

3,600



RESIDENTS

8,000



JOB

2,300



TIMELINE

15–25 years



PRIVATE  
DEVELOPMENT  
AREA

40 ha

100 acres



# ALL-IN (Civic Anchor) C1

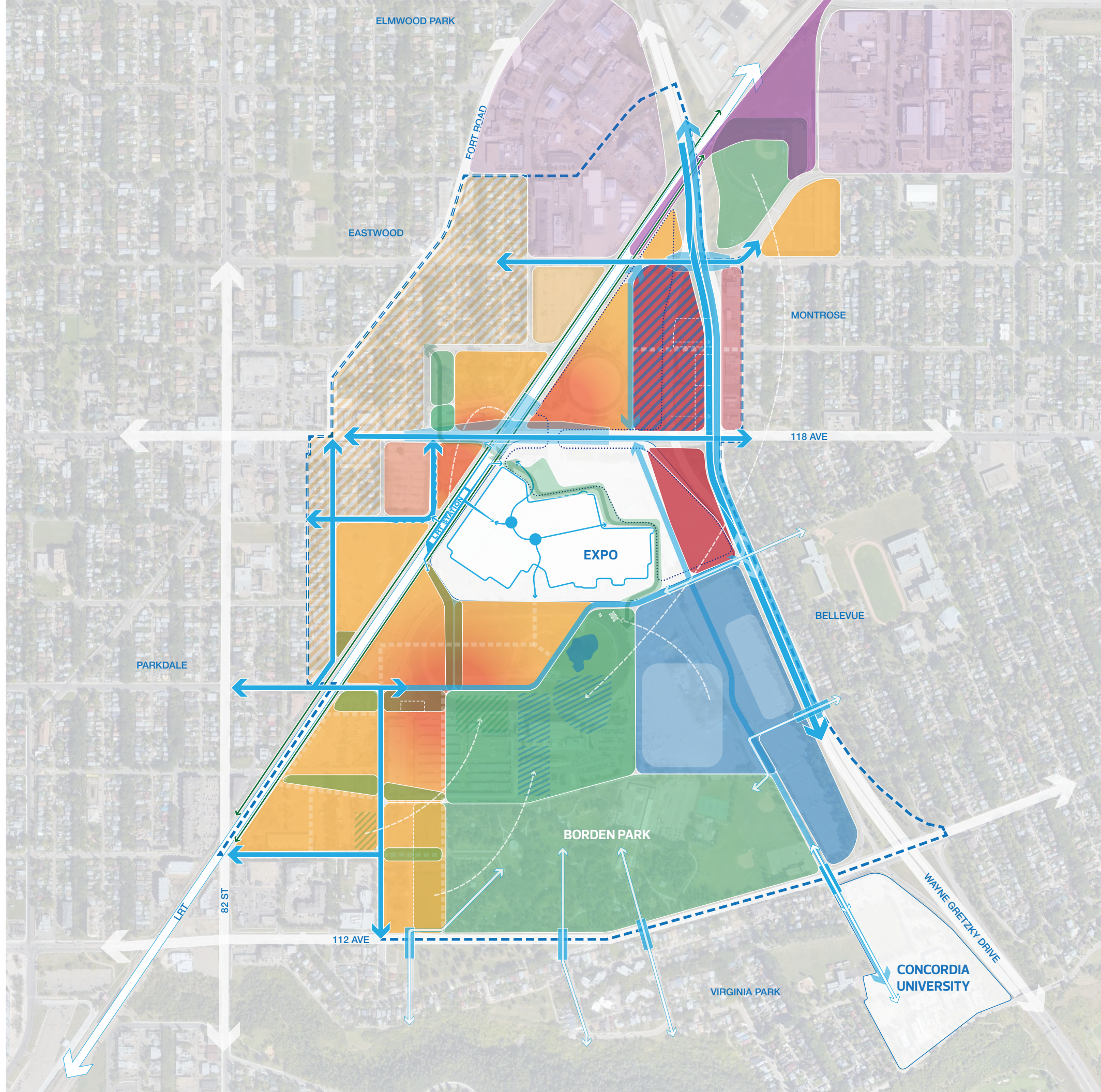
- PREDOMINANTLY RESIDENTIAL
- MIXED USE
- COMMERCIAL / EMPLOYMENT
- ANCHOR
- ▨ ANCHOR &/OR COMM. EMPLOYMENT
- ▨ INCREMENTAL INFILL GROWTH
- GREEN SPACE
- INDUSTRY / LRT FACILITY

## Infrastructure Investments

- Coliseum LRT station moved to 117 Ave
- Roadway LRT crossing at 115 Avenue
- Expand Borden Park with sports fields, urban agriculture + area stormpond (30 ha)
- Transform Wayne Gretzky Drive into urban boulevard
- 118 Ave raised to be at-grade
- LRT facility in Montrose
- Improve local connections to neighbouring communities + river valley

## Anchors

- Education anchor
- Large-scale civic anchor
- Potential employment anchor



# ALL-IN (Regional Park) C2



HOMES

4,250



RESIDENTS

9,500



JOB

2,000



TIMELINE

20–30 years



PRIVATE  
DEVELOPMENT  
AREA

51 ha

126 acres





# ALL-IN (Regional Park) C2

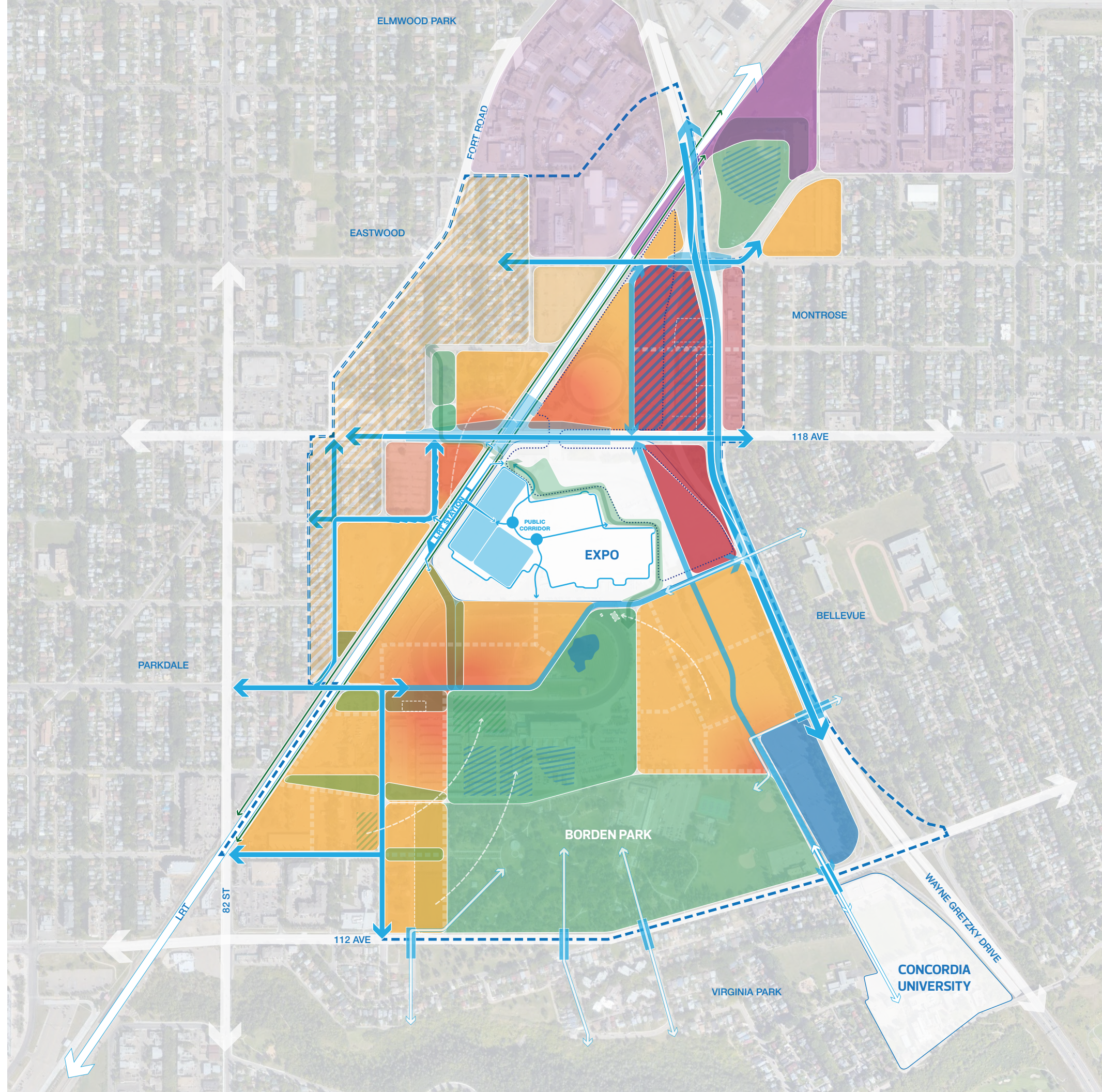
- PREDOMINANTLY RESIDENTIAL
- MIXED USE
- COMMERCIAL / EMPLOYMENT
- ANCHOR
- ANCHOR &/OR COMM. EMPLOYMENT
- INCREMENTAL INFILL GROWTH
- GREEN SPACE
- INDUSTRY / LRT FACILITY

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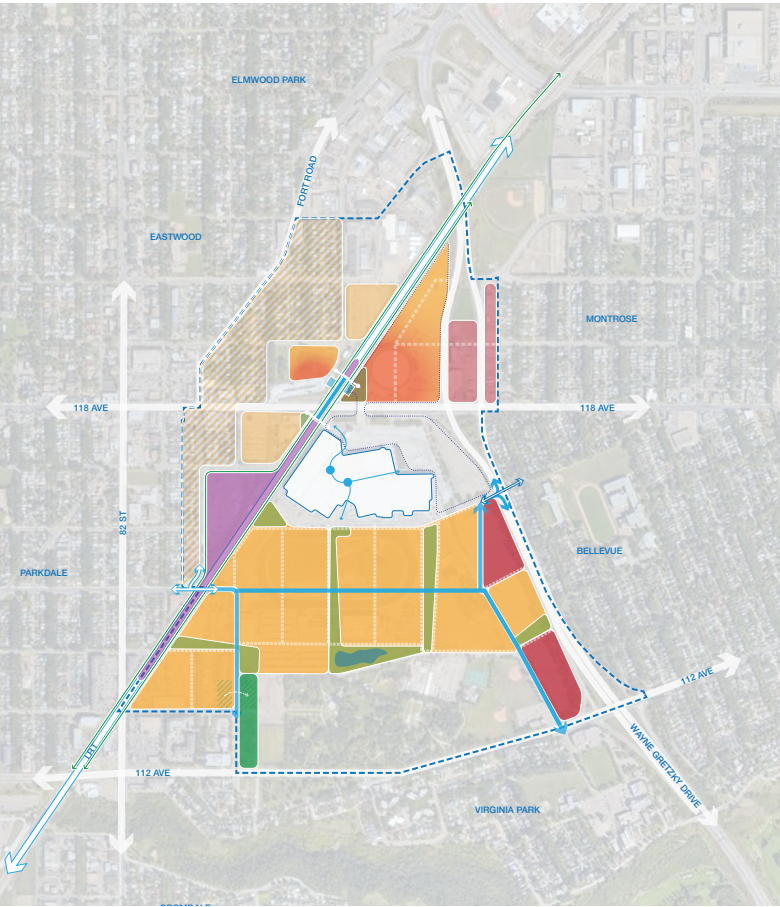
## Anchors

- Education anchor
- Amenity anchor in Expo Centre
- Potential employment anchor

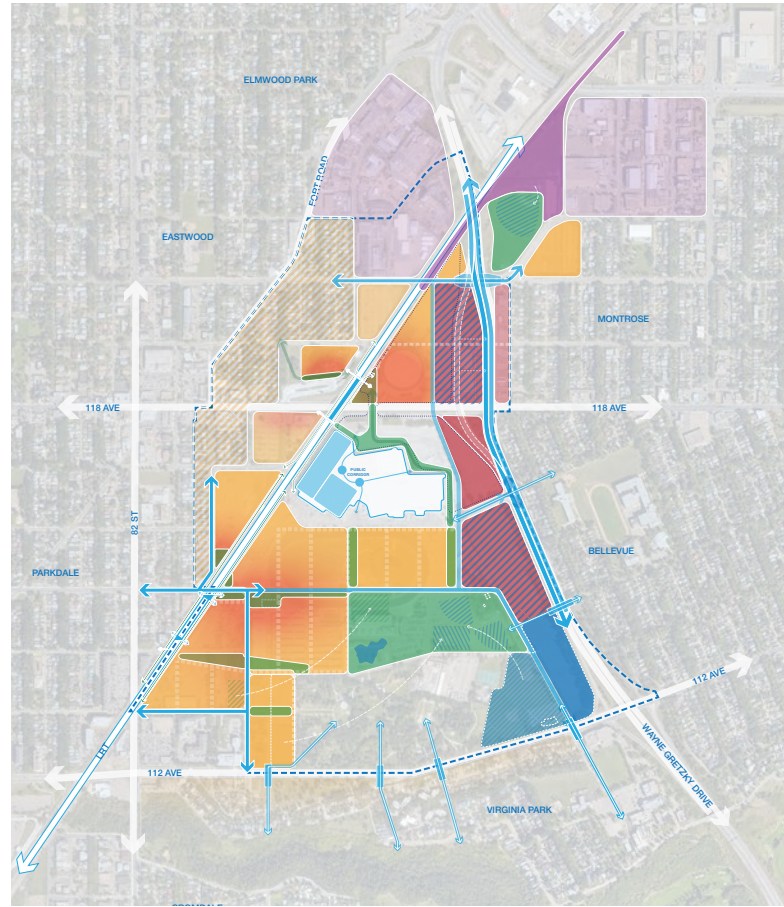


# CONCEPT COMPARISON

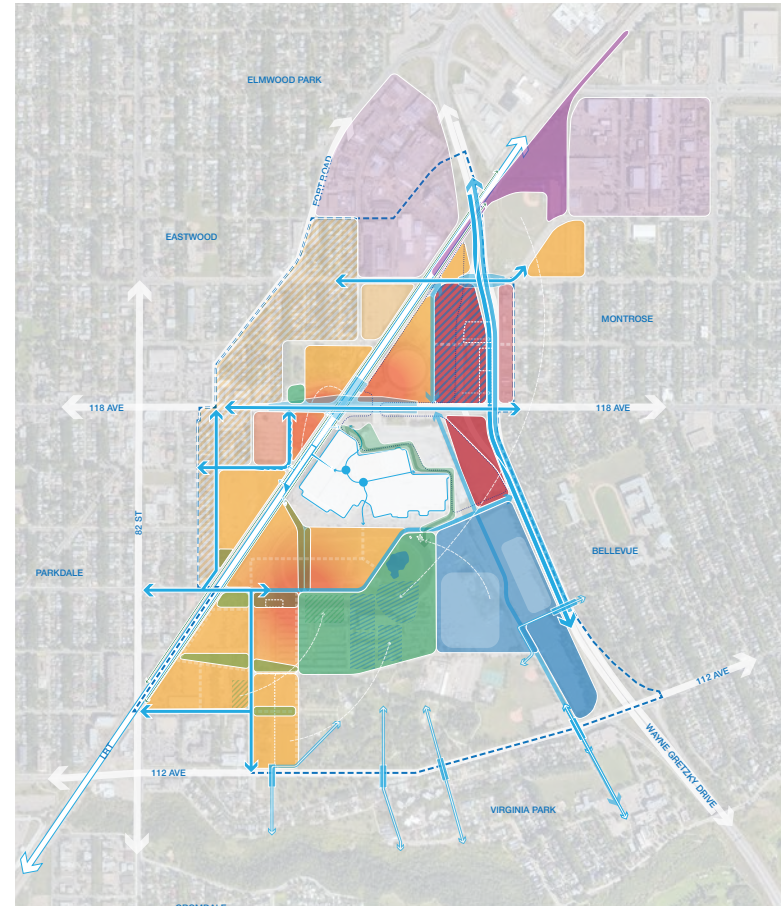
## A BASELINE



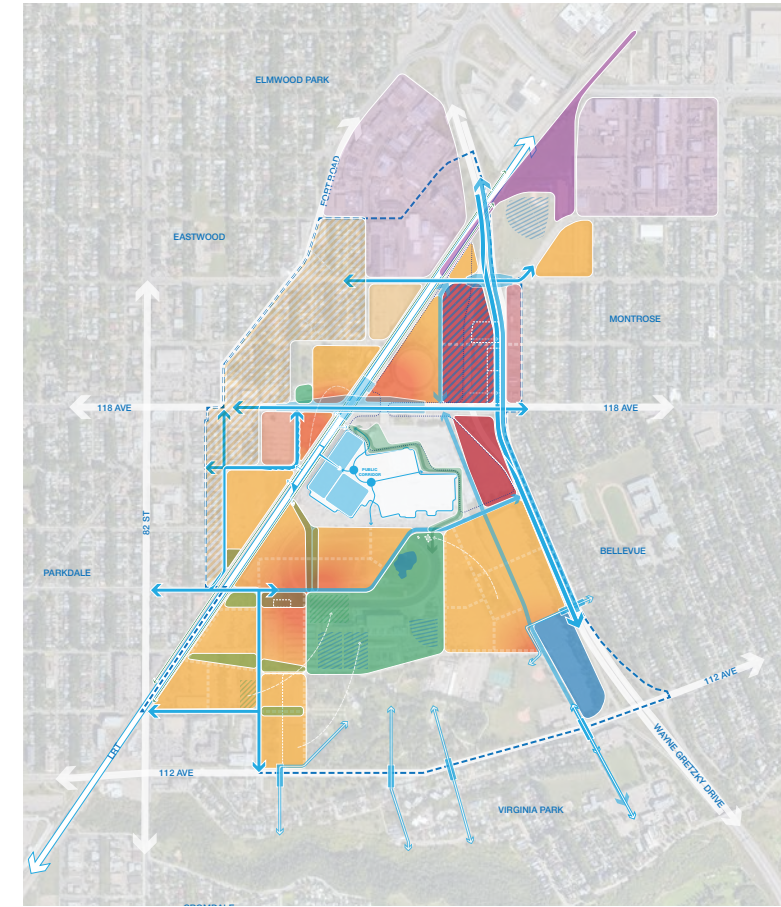
## B CONNECTED COMMUNITY



## C1 ALL-IN (CIVIC ANCHOR)



## C2 ALL-IN (REGIONAL PARK)



GUIDING PRINCIPLES

21/40



GUIDING PRINCIPLES

35/40



GUIDING PRINCIPLES

32/40



GUIDING PRINCIPLES

32/40

# 6 NEXT STEPS

