

CITY CENTRE REDEVELOPMENT

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Spring 2012



Council confirms plan lines with vision

Work is moving full steam ahead on the plan to redevelop the City Centre after the Area Redevelopment Plan (ARP) received the first two of three required readings from Council and the approval of the Capital Region Board recently. The ARP will now come back to Council May 16th.

"The approval of City Council and the Capital Region Board is another key step on our path to achieving Council's vision of building a world-leading, sustainable and family oriented community in the heart of our city," says Phil Sande, the City's Executive Director on the project.

The project team continues to provide regular quarterly update to members of Council on various other aspects of the project as it progresses. This includes updates on public consultations, discussions with various groups such as NAIT who are interested in a significant expansion of their campus onto the City Centre lands, LRT, sustainability features, medevac, timelines and targets, and an update on purchases of leasehold aviation interests and legal issues.

Participants like latest look at redevelopment plan

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- Tricia and Lilya McClafin



City encouraged to stay the course

Tricia McClafin likes what she sees in the latest plan proposed for the City Centre Redevelopment project.

"I'm excited to see a development that incorporates 'green' principles and accommodates families who want to live close to downtown," says the resident of the neighboring community of Prince Charles. "I believe the development will add vitality to the surrounding communities, and I am looking forward to that first ride with my daughter down the new toboggan hill!"

Her thoughts were echoed by many during the final round of public consultations held earlier this month to gain input from Edmontonians on the proposed ... *continued on back page* >

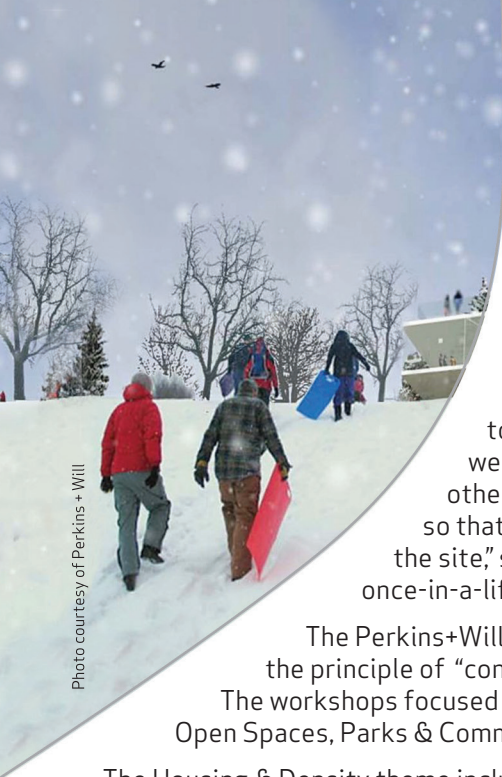


Photo courtesy of Perkins + Will

... **continued from front page** > plan for the development. The first set of workshops were held in October 2011 and a second was held in February.

Many who attended the last two rounds of workshops encouraged the City to “stay the course” and ensure that the vision of a building a family friendly and transit oriented, world-leading sustainable community is realized.

Workshop participants had the chance to see and hear more about progress on the plan. “Essentially the plan has continued to evolve throughout this process, building very much on what we heard from Edmontonians as well as research and advice from other experts in the areas of environment, sustainability and transit so that at the end of the day we end up with the best possible plan for the site,” says Phil Sande, Executive Director for the project. “We have a once-in-a-lifetime opportunity here and it is important that we maximize it.”

The Perkins+Will team who are leading the development of the plan started from the principle of “connectivity” – connecting to growth, nature, history and communities. The workshops focused on four themes: Housing & Density, Transportation & Infrastructure, Open Spaces, Parks & Community Amenities, and Environment, Financing & Next Steps.

The Housing & Density theme included discussion on a variety of types of housing that are being planned for the development. This includes homes for families, students, and the elderly, as well as affordable housing. The plan also proposes development ranging from low, medium and high density built forms, resulting in a much richer community fabric with a great deal of diversity from the very urban Town Centre to more integration of green and open space in districts throughout the site.

Building a community that promotes public transit, walking, and cycling is also a key priority. The starting principle is that the development does not seek to eliminate the car but rather to reduce the car’s impact to create a comfortable, walkable community. As for infrastructure, plans include systems to treat water and snow onsite, to use a district energy heat and power system which would use renewable energy sources and optimize economics, in order to minimize the environmental footprint. The project team is also engaging with other levels of government, academic institutions, and technology businesses to find the best environmentally and economically viable options for the project.

The third area looked at open spaces, parks and community amenities, with a particular focus on comments that the design needs to embrace Edmonton’s winter. The development plan proposes a major landmark park, multiple trail systems to support movement on the site and with adjacent communities, and multi-season amenities such as walking, cycling, cross-country skiing, urban agriculture, an urban beach, amphitheatre, skaters’ pond, toboggan hill, and public art.

The environmental theme focused on the plan layout to minimize wind impacts and maximize sun benefits, on the building design guidelines to minimize the heat, power, water and waste impacts from each building, thereby positively influencing the infrastructure requirements for the overall development. Our goal is to reduce the project’s ecological footprint to a world-leading level, while empowering residents to pursue a range of sustainable lifestyle choices.

Regarding financing, Sande noted that the units sold or rented on site would be at competitive pricing for units with all of the amenities that the CCR project will have and that the funding for the project would be based on the cash flows of expenses and revenues for each phase of the development. The funding will be a key component of Council’s consideration to approve the plan in the fall of 2012. “We are very confident that an incredible program will be delivered within a budget that meets Council’s goals,” he added.

Learn more about the project or sign up for our newsletter at www.edmonton.ca/ccr



Photo courtesy of the City of Edmonton

This is a quarterly newsletter about the City Centre Redevelopment project. More information about this project is available at:

www.edmonton.ca/ccr

To subscribe to this newsletter, send your email address to, ccr@edmonton.ca



Photo courtesy of Perkins + Will

CCR by the numbers*

- Number of Hectares: 217
- Number of Housing Units: 12,000
- Estimated Number of Residents: 25,000 - 30,000
- Number of LRT stations: 2 with the possibility of a third
- Number of Jobs: 11,000
- Number of Lakes: 1 Recreational, 1 for Stormwater
- Potential for Community Gardens: 600 plots

* These numbers are estimates and will be achieved once the site is fully built out.

Timeline

- Spring 2012:** Approval of Area Redevelopment Plan
- Fall/Winter 2012:** Approval of Final Plan and Zoning
- 2013:** Detailed Design to be tendered for first stage of development
- Spring 2014:** Anticipated first shovel in the ground for infrastructure

Embracing Edmonton as a winter city

Embracing Edmonton as a winter city was much easier to be joyful about in 2012. But the mild temperatures and minimal snowfall we saw in the winter of 2011-2012 aren’t the norm for our northern climes and city and that’s why the team designing the redevelopment of the City Centre Redevelopment is taking great care to ensure the design embraces Edmonton as a winter city.

“Winter is a part of Edmonton life and citizens have told us repeatedly of the need to embrace the beauty and protect against the fierceness of a prairie winter as we plan this development,” says Joyce Drohan, lead architect on the project for Perkins+Will. “We have included a number of features that will allow citizens from across the city to enjoy and celebrate all four seasons including winter.”

Some of these features include a man-made hill that during the winter months will create a terrific toboggan run for families to spend a day sliding down. The large lake - a core element of the development - will make a fantastic skaters pond for Edmontonians, the opportunity for hockey rinks and cross-country skiing will help residents remain active and enjoy the winter months. The design of paths and roads will break up winter winds and sun pockets will be planned for outdoor enjoyment. The project team is working with the City’s Winter Cities program to find ways to maximize the enjoyment of winter, including considering lighting to brighten certain areas while leaving other areas dark to enjoy the winter night sky. Well-designed outdoor patios will also provide a pleasant place to enjoy an afternoon latte or hot chocolate.

Staying Informed

The City Centre Redevelopment is an exciting project that will help change the heart of Edmonton. Want to learn more about the project as it progresses? Want to read more about plans to build vibrant public amenity space that all Edmontonians can enjoy? Stay informed at www.edmonton.ca/ccr

