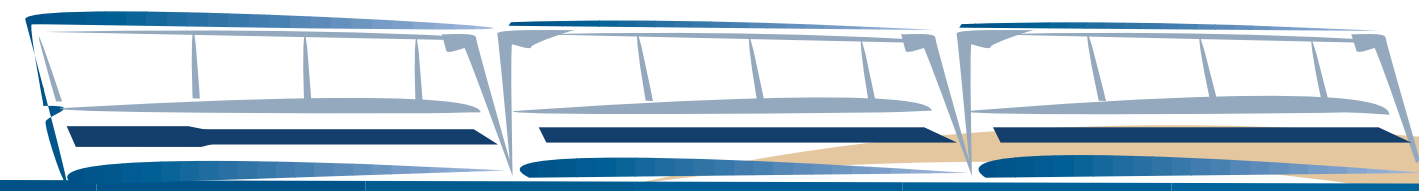


Welcome



Stadium Station

Area Redevelopment Plan

Public Open House
January 28, 2016

Edmonton

What is an ARP?

An Area Redevelopment Plan (ARP)
sets out a vision for the future.

ARPs provide guidance on the types and location of buildings that may be built in the future, and how these buildings might be used. An ARP also considers what infrastructure is needed to support those new buildings, such as parks, sidewalks, streets or the sewers.

The Stadium Station Area Redevelopment Plan (ARP) will provide a clear vision and planning framework for future development within the Stadium neighbourhoods over the next 15-20 years. The goal of this ARP is to enhance business and have more residential presence in the area, capitalizing on the presence of the existing Stadium Station LRT Station through transit-oriented development (TOD).

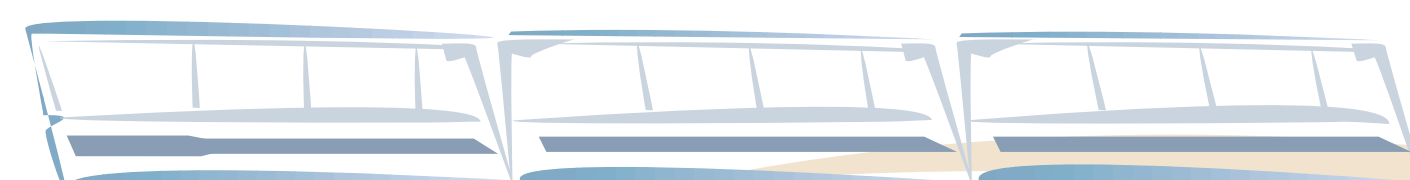
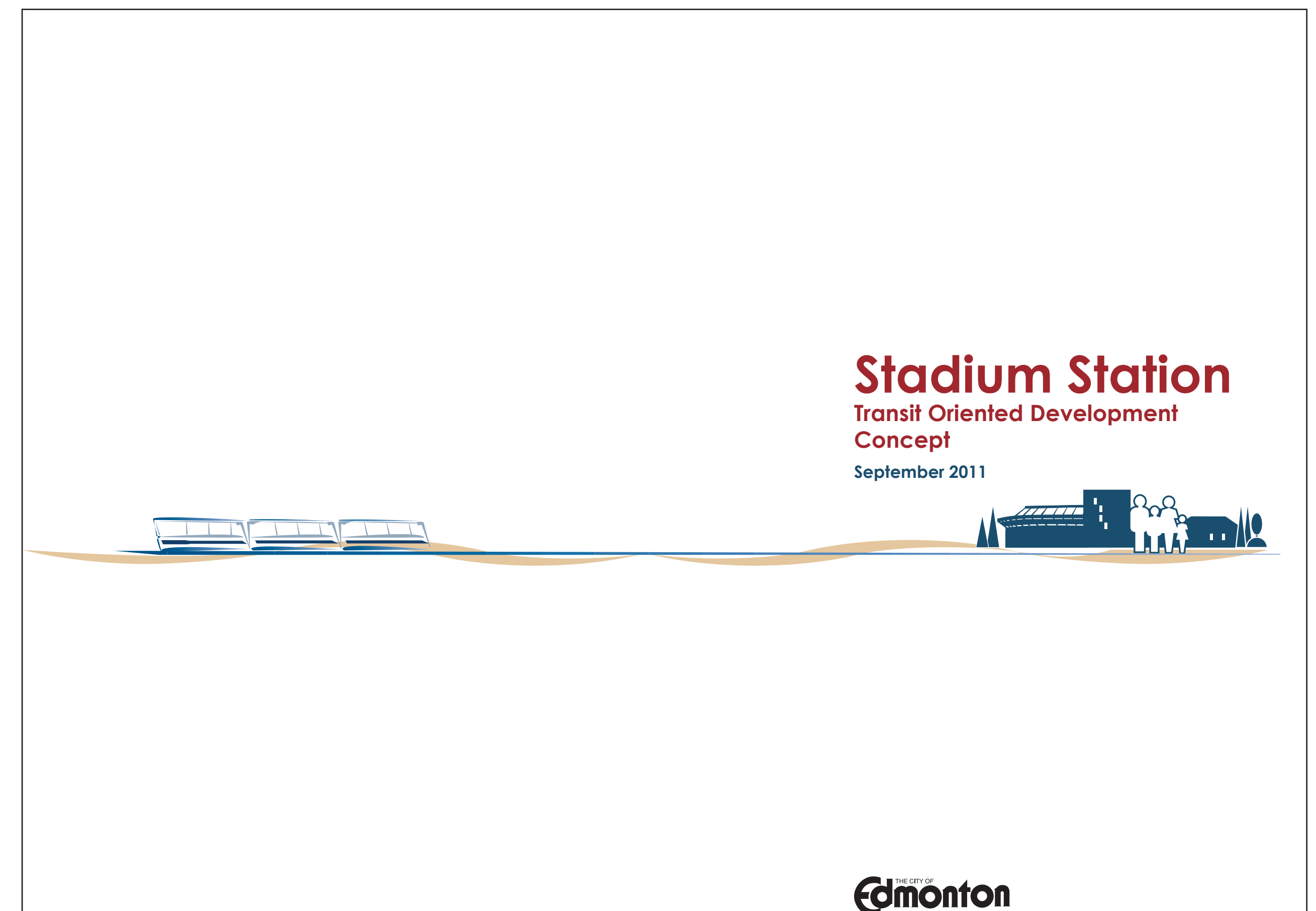


Project Background

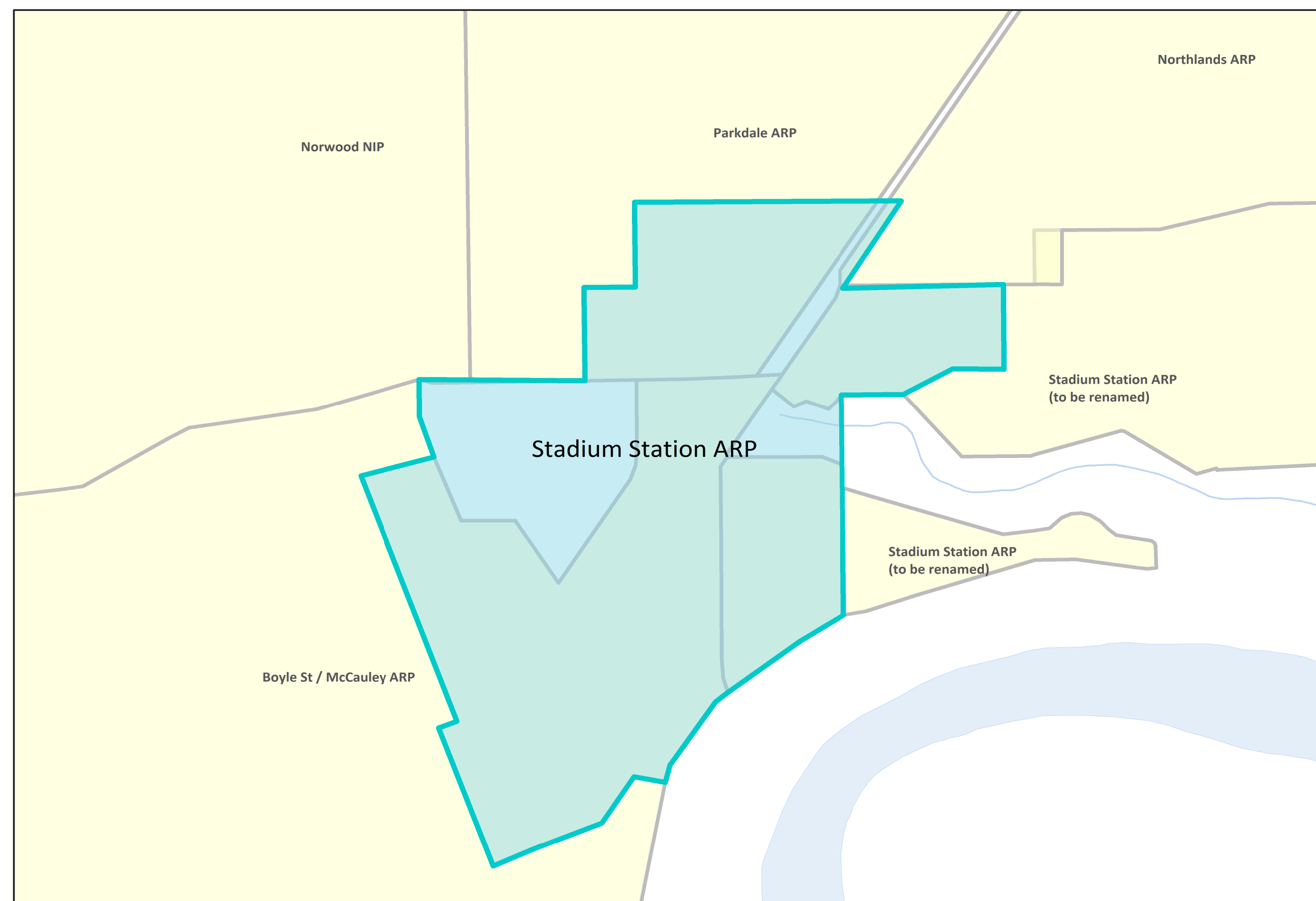
TOD planning was initiated in the fall of 2008, when Sustainable Development retained a consultant team to develop what became the Stadium Station TOD Concept. After an extensive community involvement effort, the concept was completed in September 2011, but not formally adopted

City Council has now shown a strong interest in moving the project forward and in July 2014 passed a motion directing Administration to update the concept and bring it to a Public Hearing for approval.

The ARP plan area is centred on 5.9 ha of City owned land west of the LRT station, and 4.1 ha of private land east of the LRT tracks. The private land, once owned by Muttart Industries, was purchased by Brookfield Residential in 2015, and rezoned in December to facilitate the development of a higher density, mixed use, pedestrian friendly neighbourhood.

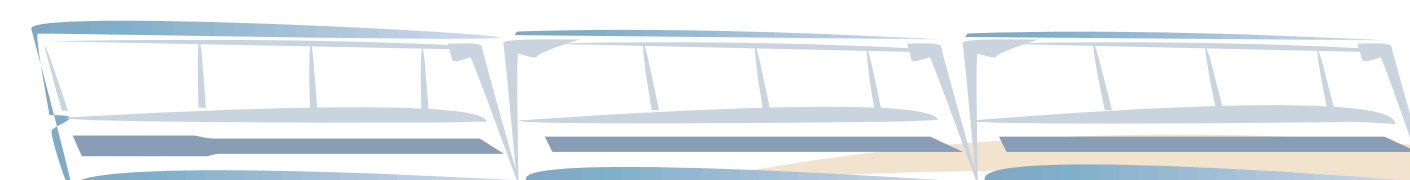


Our Current Work



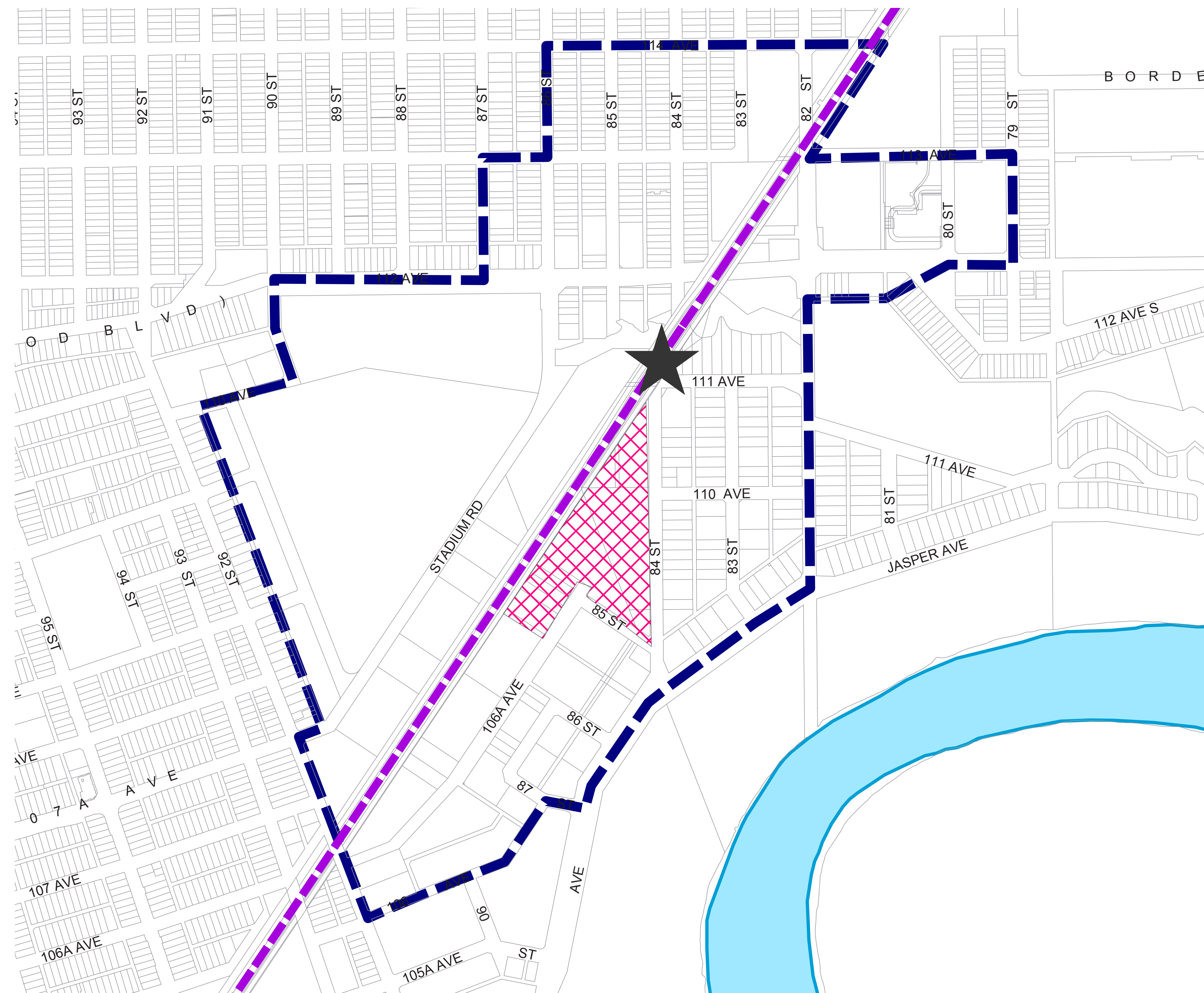
City Administration is drafting a new Stadium Station ARP based on the 2011 Stadium Station Transit Oriented Development Concept.

The City will also amend the borders of the Boyle Street/McCauley, Stadium and Parkdale ARPs and will rename the existing Stadium ARP to avoid duplicating the name of the new plan and since the existing plan's borders will be some distance from the LRT station.

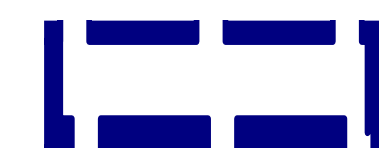


Plan Boundaries

Edmonton



Legend



Stadium Station TOD Concept Boundary/
Potential Boundary of Future ARP



Muttart Site



LRT Corridor



Stadium LRT Station

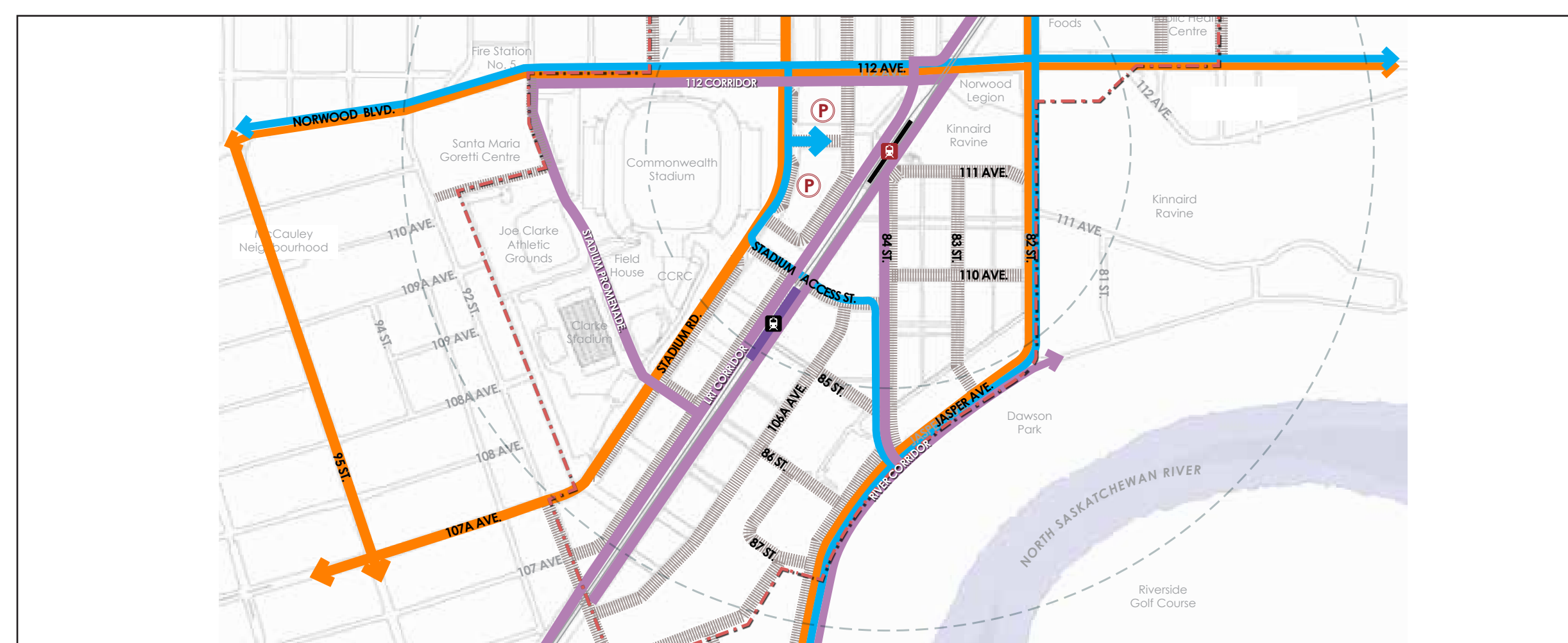


Vision

Linkages

Improve connections to the station and encourage private sector investment in the station area by establishing safe, direct, and convenient connections to neighbourhood amenities:

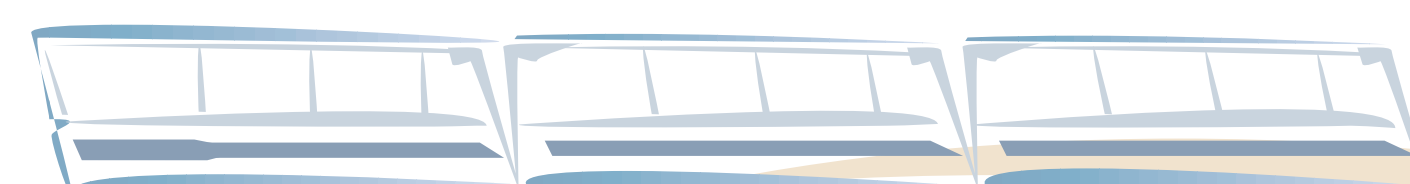
- » New station access street between 84 Street and Stadium Road
- » 106A Avenue extension
- » New path on east side of LRT corridor
- » Other pedestrian connections



Destinations

Provide for higher density mixed use residential, commercial and employment node in close proximity to the Stadium LRT Station:

- » Muttart site development
- » Possible future redevelopment of City owned site
- » Stadium Road employment campus
- » Other infill opportunities



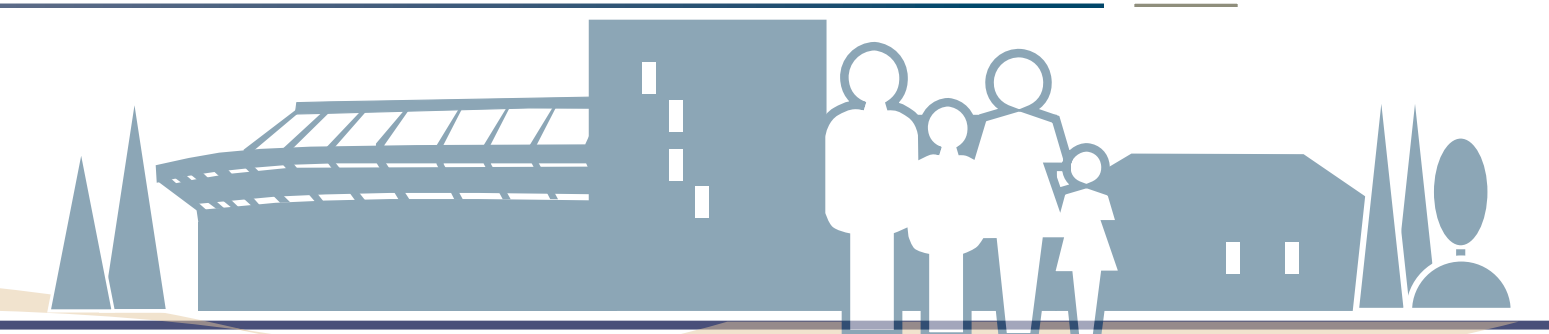
Station Access Street

Edmonton

The essential organizing element of the Stadium Station TOD Concept is a new station access street crossing the LRT tracks between 84 Street and Stadium Road.

The primary role of this street is to:

- » Connect the area's most important public amenities—the LRT Station, Commonwealth Community Centre and the River Valley
- » Increase the value of properties located along the LRT corridor by providing additional access and increased exposure
- » Serve as a focus for neighbourhood retail development



Partnership



City Council has allocated funds to construct the stadium access street and other infrastructure supportive of transit oriented development in the station area.

The City and Brookfield are partnering to design and construct new streets, two public plazas, an at grade pedestrian connection to the station, a shared use path on the east side of the LRT corridor, pedestrian oriented street scapes along 84 and 85 Streets and 106A Avenue and, if funds permit, improved connections to the ravine and river valley.

Brookfield has hired Claude Cormier, a well-known landscape architect from Montreal to design these spaces.



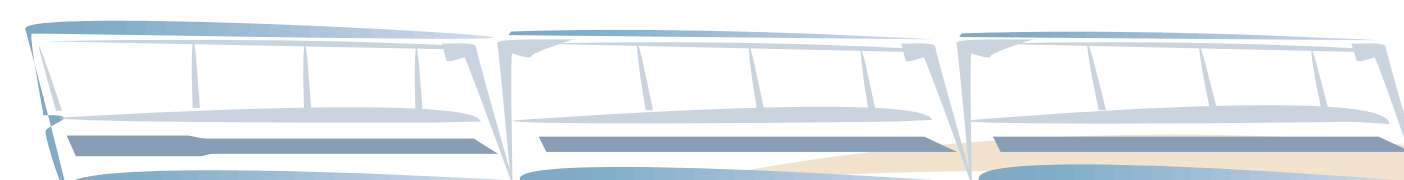
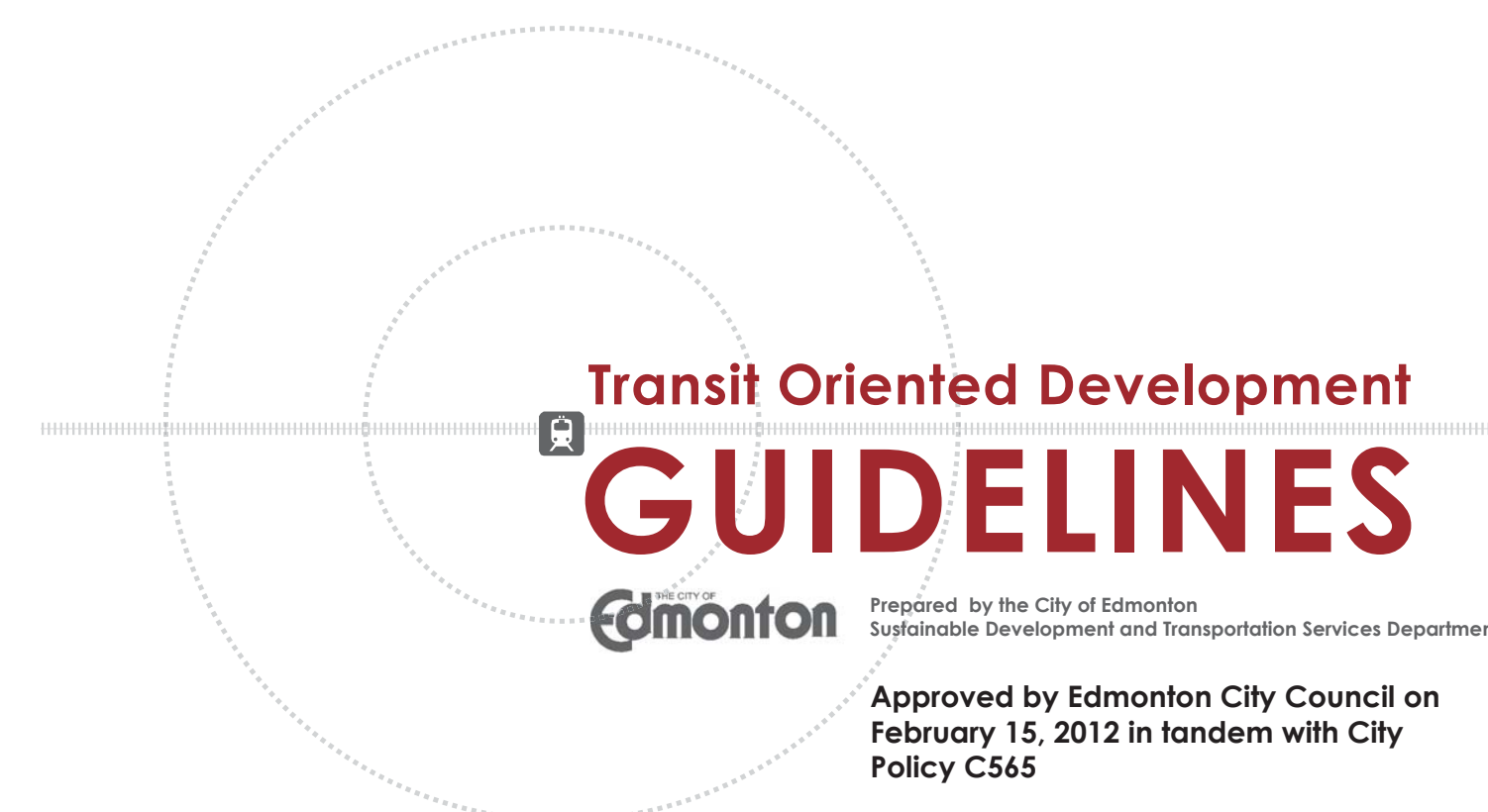
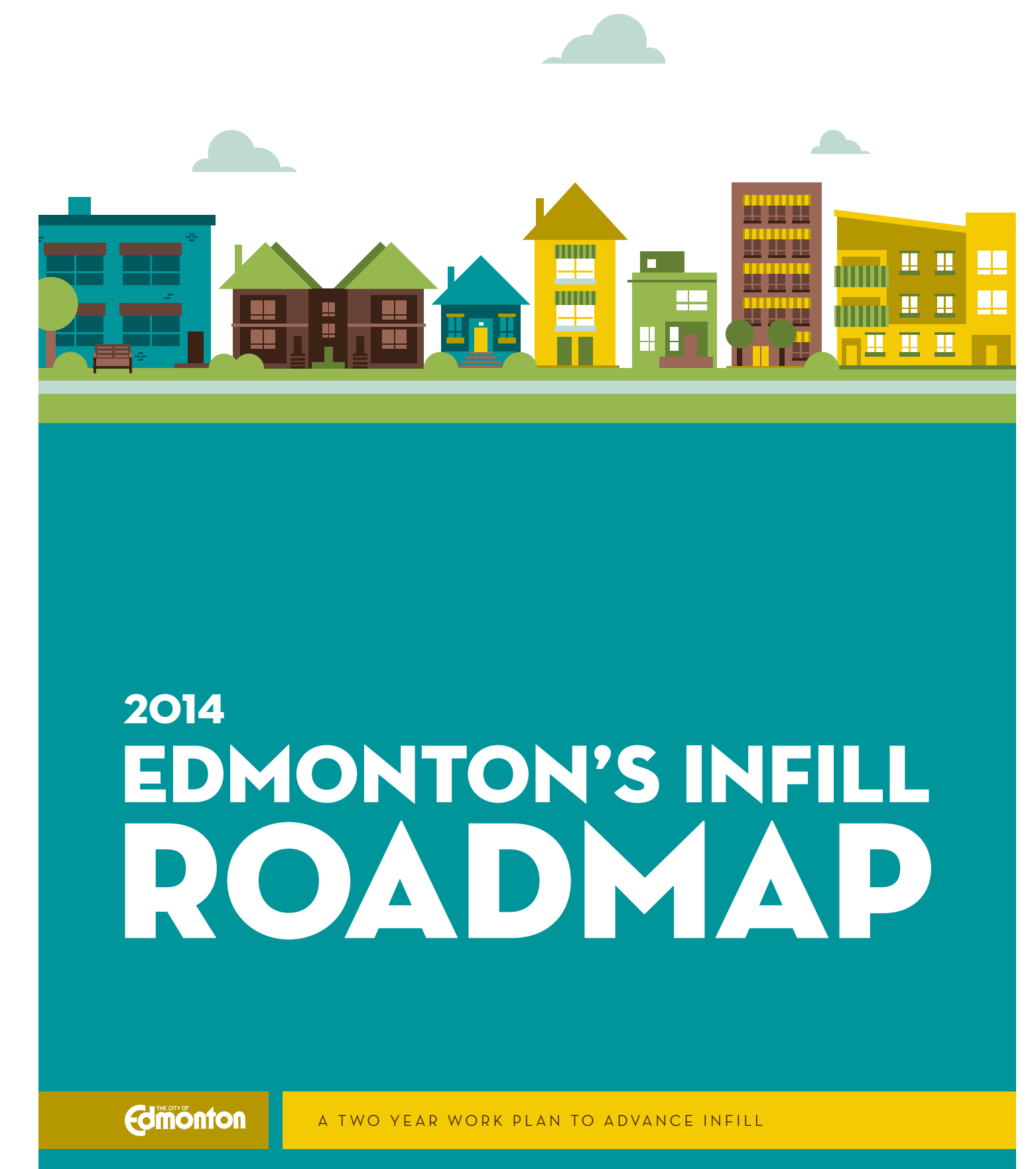
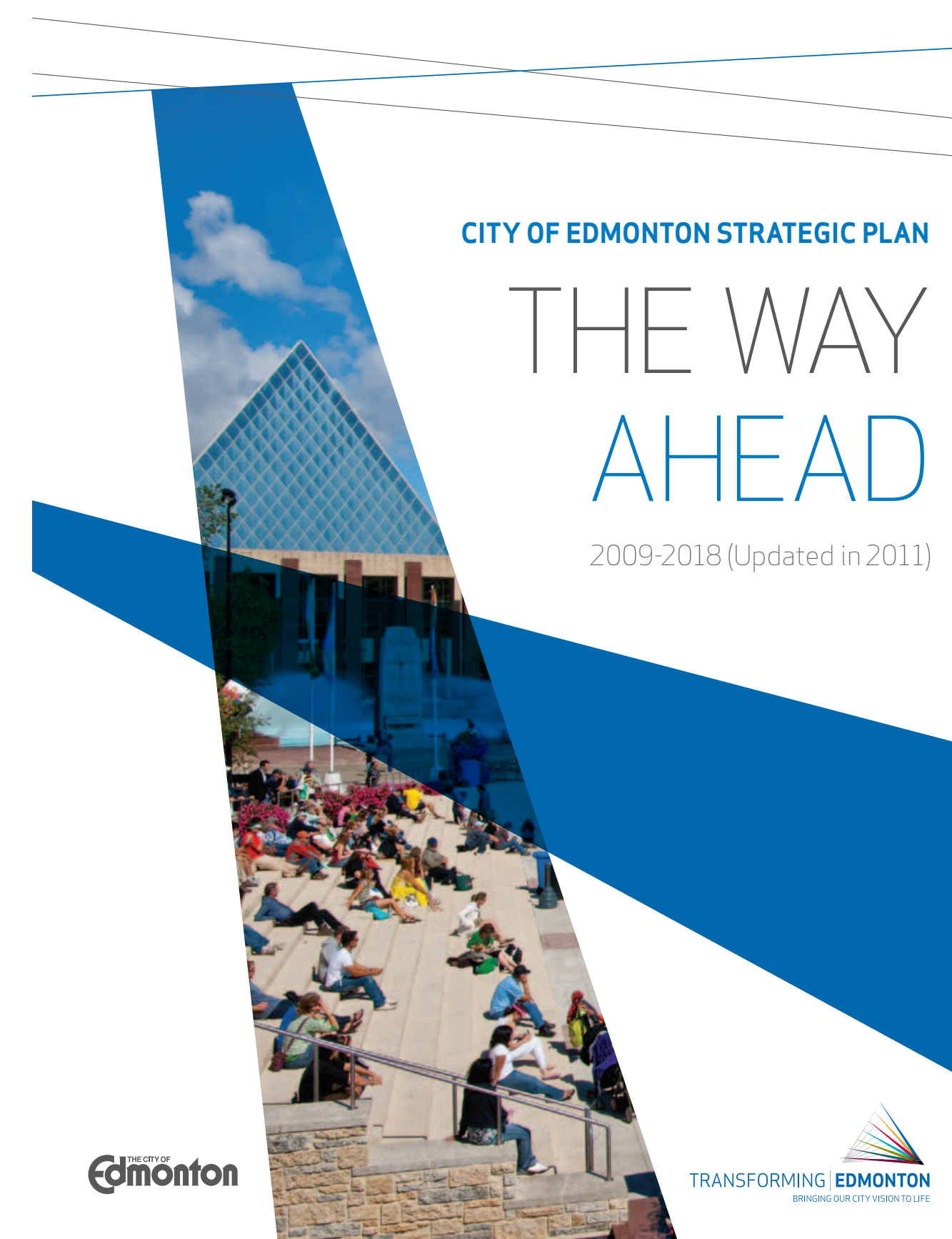
Policy Alignment

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Key City-Wide Policies

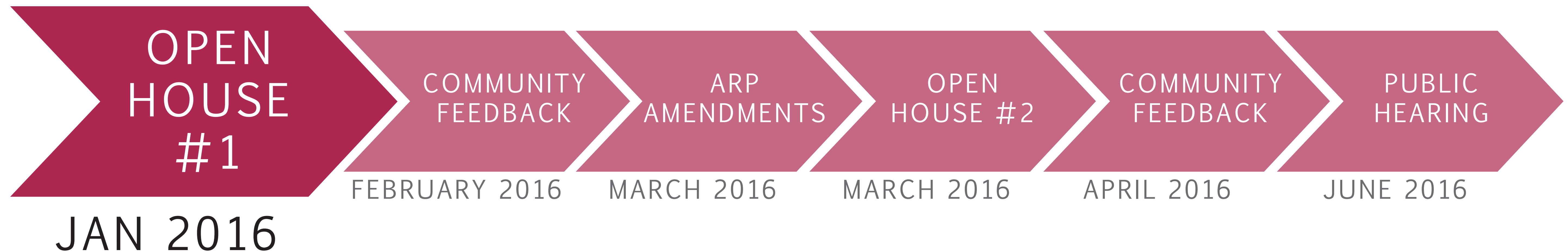
The new Stadium ARP will be consistent with the adopted City policies supporting appropriate development and redevelopment in LRT station areas, pedestrian connectivity to amenities, appropriate infill in mature neighbourhoods, and, increased use of transit and alternative means of transportation.

- » The Way Ahead
 - » The Way We Grow
 - » The Way We Move
- » Transit Oriented Development (TOD Guidelines)
- » Infill Roadmap



Next Steps

Edmonton



For more information:
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larry.ksionzyk@edmonton.ca/780-496-6198



Plan Area

Edmonton

