

Existing Buildings and Events

What uses are available for the arena permitted under the Katz agreement? Is there a way to repurpose it effectively?

The current [Master Agreement](#) states that the Coliseum building cannot be repurposed for sports or entertainment purposes and that the City cannot provide material financial support or investment in the building. The City has come to an agreement in 2018 that would see the current [Sponsorship Agreement](#) terminated in exchange for permanent closure of the Coliseum. The Coliseum arena is owned by the City and, as of January 1, 2018, has been permanently closed. Permanent closure means that the building cannot be repurposed. This presents an opportunity to imagine this arena site, and the entire Exhibition Lands study area, with new development that integrates with the LRT station and neighbouring communities.

Did City Council already decide to demolish the Coliseum? Is demolition of the Coliseum inevitable? If so, why work through this planning process after that decision is made?

Administration is currently undertaking a demolition investigation to understand detailed costing for decommissioning and demolishing the Coliseum, and managing all materials, through recycling, etc. At this point in time, no decision about demolition has been made, however the Coliseum building is permanently closed and cannot be repurposed. The planning process will help identify a future vision for these lands. Once the project moves from the visioning stage into implementation, a detailed conversation can happen about how to manage or demolish existing structures.

What is going on with the EXPO Centre? Is it being considered as part of this plan? Will the EXPO Centre remain on site?

On January 1, 2018, the EXPO Centre operations were transferred to Edmonton Economic Development Corporation (EEDC). The building will remain on the site for the near-term future. EEDC is working to coordinate events between EXPO Centre and the Shaw Convention Centre to explore expanded conference and tourism opportunities.

What is going to happen to the racetrack?

A new racetrack is currently under construction in southwest Edmonton. The existing Northlands Park racetrack and casino will operate through the 2018 season. It is expected

the racetrack will be closed and transitioned back to the City of Edmonton by the end of 2018. How the racetrack area will change in the future is part of this ongoing planning conversation.

What is happening with K-Days? If it is still happening is there something we can do with the other 50 weeks of the year?

Northlands has signed an agreement with the City to deliver K-Days and Farm Fair at this location for up to 5 years. Depending on the decisions made for the future of these lands, and Northlands business operations, that timeline could be extended or reduced. Northlands will work with Edmonton Economic Development Corporation to coordinate delivery of these events.

There will be ongoing events in the study area connected to the EXPO Centre and Borden Park. The City is exploring interim use opportunities to bring activity to underused areas before significant redevelopment occurs.

Are there structures that need to remain in the study area? Are there portions of the land we expect to remain as-is?

At this stage, Borden Park will remain in its current state, at a minimum. The EXPO Centre building will remain in the near-term unless there is a strong business case to suggest a different approach. The LRT tracks and station will continue to serve the area but will be invested in the future to improve safety and accessibility for transit travellers.

Is there anything internal to the site beyond the scope of the project?

Current planning work at the Exhibition Lands is focused on developing a long-term land use vision and implementation strategy for the area. Specific details around site operations and event programming are out of scope for the planning work. Land use plans will consider current and future activities that may occur and work to develop a vision that provides space for a range of operational and programming outcomes.

Where are the closest grocery stores, recreation centres, and library?

There are already businesses of different varieties in the area but the planning process will include an evaluation of the surrounding local assets to understand if there are any significant gaps to be addressed.

Borden Park

Is there an opportunity to expand Borden Park? How can we revitalize Borden Park in the spirit of the 1920-30s with activities, concerts, etc?

Borden Park is a place in the study area many Edmontonians love. As different alternative futures are considered for the area, there will be a discussion about the appropriate amount, and design of, parks and open spaces. This could include expanding the park.

There is already a long-term plan to expand Borden Park to the west which will be included in the considerations for the study area.

A comprehensive revitalization planning and capital program has been underway in Borden Park since [2006](#). With this work [nearing completion](#), it is not anticipated that the new vision will focus on the existing park, but will focus on how the edges of the park integrate with new development.

New policy documents, such as the Breathe Open Space Master Plan provide direction to increase the amount of open space around the Exhibition Lands study area.

Can I participate in advising on the use of Borden Park?

How Borden Park is currently programmed and operated is outside of the scope of this planning project.

Housing and Development

What density is supportable by the existing infrastructure (sewage, drainage) before there needs to be upgrades to infrastructure?

The potable water, wastewater and stormwater systems in and around the study area have been developed and upgraded in stages since the early 20th century. As a result, these systems represent a patchwork of infrastructure that only partially satisfies current engineering standards and that may require further upgrade to enable redevelopment.

As different development concepts are explored, further study will be undertaken to understand the costs and other implications of different types of development. This analysis will be part of the business case for the project.

Once the development is completed, what is the life expectancy?

Life expectancy of development depends on the nature of the development. Housing has a different life cycle than a recreation centre or a transit station. This redevelopment opportunity will lay down a new foundation that will serve northeast Edmonton for decades to come.

Is a percent for affordable housing being considered? What about transitional housing for newcomer populations?

Current city policy directs Administration to partner with housing providers to increase access to affordable housing options for Edmontonians, with a specific focus on increasing this housing mix near LRT stations and bus transit centres. City Council has directed Administration to look to spread affordable housing developments across all neighbourhoods in the City and this location will be considered like all others.

Is there potential to work with the Capital Region Housing Board for the provision of subsidized or affordable housing? Is there a Habitat for Humanity option?

The planning process is underway to determine a new vision, including policy objectives, that new development must adhere to. Once the new vision is developed, there will be a chance for individual organizations and development groups to participate in the implementation phases. Housing providers have an opportunity to participate in the creation of the vision, but no decisions on development partners, or the nature of development partnerships, have been made at this time.

What sort of businesses (if any) are interested in the site?

While the City has received unsolicited proposals from potential development partners, there are no significant business interests pursuing projects within the Exhibition Lands study area at this time. Edmonton Economic Development Corporation (EEDC) is operating the EXPO Centre and will continue to explore opportunities to leverage these conference facilities to support local and regional economic development.

Will there be any incentives to support or encourage development?

At this stage in the planning process, there is no discussion about what supports may be needed to help make development happen. As the project moves towards development of an Implementation Strategy in 2019, there may be opportunities to explore these types of arrangements.

Transportation and Accessibility

What about accessibility for people who walk, cycle or have mobility challenges? How are we thinking about physical accessibility planning, such as wheelchair access, auditory or visual process, and planning for an aging population?

One of the core objectives in this planning work is to consider all mobility needs within the area. Edmonton's [Complete Streets Policy C573A](#) states the purpose is to "Acknowledge that the design of all streets will reflect the characteristics of the area and all users (cyclists, pedestrians, truck drivers, auto drivers, young and old citizens and people who have mobility challenges) of the roadway and that an integrated, connected network approach is needed to serve all modes."

The project team is also connecting with different stakeholder groups to ensure accessibility and multi-modal needs are understood and considered fully. The expanded engagement strategy includes an expectation that all stakeholders will have an opportunity to provide input into the details of this new vision.

Are renovations/upgrades to the LRT station and bus transit centre going to take place? Is there a realistic budget?

Coliseum LRT station is considered for rehabilitation work within the LRT capital program. As the planning process progresses, there is an opportunity to ensure any renovations to the transit infrastructure will work well with new development in the area. Detailed station design work will follow to determine accurate capital costs and timelines to include in budget prioritization conversations with City Council. This work will align with the area redevelopment plan and ensure it fits within the context of the adjacent land uses and future redevelopment.

Will there be growth of bus service in the area? What about quick/rapid bus options and feeder routes?

Planning transit service is not in scope for this project. Consideration of how buses move to and through the study area will influence outcomes, but decisions on bus service levels and location of routes is part of the city-wide [Transit Strategy](#) conversation.

What value does the City see in the Capital Line LRT in the northeast?

The LRT serving northeast Edmonton has been a key piece of the transit network since it was first brought into service in 1978. The popularity of the LRT in the study area can be seen in the higher than average transit ridership compared to the rest of the city. LRT will continue to serve a strong role in providing high quality transportation choices for people as Edmonton grows to over 1 million residents. The new plan at Exhibition Lands will build upon this existing transit asset.

Safety

How will safety concerns for minorities, women, and other vulnerable people who use the site, and live around it, be addressed?

Safety is a complex issue and there is a wide range of reasons why a person may not feel safe in an area. The new vision at Exhibition Lands is focused on land use and there is an opportunity to address safety by creating a neighbourhood where there is regular activity connected to a variety of different land uses. When there are things to do, places to go, and safe ways to arrive there whether on foot, bicycle, bus, or car, the community benefits and safety increases from having more people out in the neighbourhood.

People

Will there be skills development opportunities such as gardening, community kitchens, trades, tool library or other community sharing, urban farming, and language and literacy programming?

Current planning work at Exhibition Lands is focused on developing a long-term land use vision and implementation strategy for the area. Specific details around site operations and event programming are out of scope for the planning work. Land use scenarios will consider current and future activities that may occur and work to develop a vision that provides space for a range of operational and programming outcomes.

How can we ensure we create living spaces for all different demographics? i.e. singles, pairs, families, single parents, aging population

The planning process will look at how to best serve Edmontonians with a range of different housing choices. The City's goals for urban infill include a range of outcomes, including development of different types of homes to support different personal needs of residents. The business case developed for the project will include market analysis to support a recommended housing mix.

What demographics are we expecting to attract with this development?

The neighbourhoods around the study area are very diverse today, including a wide distribution of age ranges, family types, and ethnic diversity. The criteria used to evaluate future development concepts and options will include providing a number of housing choices and amenities inclusively for all Edmontonians. A key city-building goal of the City is to ensure residential, commercial, and recreational districts are designed to support all ages and abilities, giving people choices and options for fully participating in daily city life.

Food

Any thoughts on addressing our food desert? What about community gardens and urban agriculture? Will there be new grocery stores?

fresh: Edmonton's Food and Urban Agriculture Strategy identifies a range of actions to improve access to food and increase urban food literacy. This project will consider ways to incorporate local food policies that will support improved access to healthy food for residents. Through the planning process this direction may emerge as it may in other neighbourhoods in Edmonton.

Identity

What about all of the work and investment that went into 118 Avenue Revitalization?

A new vision at Exhibition Lands will build upon other City projects in the area, including 118 Avenue Revitalization that has been occurring just outside of the study area to the west. The Exhibition Lands planning work is considering how the new vision will interface with existing policies and programs that are in place today or have been recently completed.

Are the Exhibition Lands part of a particular neighbourhood?

Portions of the lands within the study area for this project are part of Eastwood, Parkdale, Montrose, and Bellevue. Existing neighbourhood plans for these areas were created in the 1980s. The city-owned lands in the centre of the study area are currently planned under the 1990 Northlands Area Redevelopment Plan. This project is an opportunity to redefine the identity of this area.

How can we ensure we make it feel like a district but connect it to other landmarks in the area?

The planning process provides an opportunity to think about the ways the Exhibition Lands are similar and also different from the development around the study area. Through conversation with communities and stakeholders, the new vision will provide direction for how these lands will change and how that change will be connected to existing and future landmarks and development.

Engagement

What other opportunities will there be to engage with the project? What about the voices of people who don't have the means or time to participate in the process?

In December 2017, Council approved an expanded approach for planning these lands. This includes significant resources to support broad engagement in an effort to connect with as many Edmontonians as possible. Different opportunities to participate will be provided so people can choose the format that works best for them. There will be touch points with the community at major milestones and future engagement opportunities will be designed to learn from and build on the previous phases of work. The Idea Generation Phase will begin in first quarter of 2018 and will be followed in the second quarter by a symposium. Both of these engagement opportunities will be supported by an online component.

What is being done to work with Indigenous communities regarding the use of the site?

The engagement plan includes resources to support dialogues with Indigenous communities and Indigenous Edmontonians. These ongoing conversations are part of the Council-approved expanded engagement approach for the project.

How has the Province been involved in this project to-date?

The Province has not been actively participating in conversations about this site at this time. As ideas are developed and Administration has a better sense of the nature of investments and/or partnerships that could support the evolution of the area, the City will be better equipped to engage with the Province.

Can there be an ongoing neighbourhood advisory committee following planning to support implementation?

Discussions about implementation will occur later in the planning process to align with the actions identified in the plan.

Timing

What is the expected impact to the timeline for delivering the full strategic plan and supplemental ARP?

We anticipate that the end date timelines for delivery of the plan will be in Q1 2019 following a public hearing.

What is the estimated timeline for development and repurposing the site?

A new long-term vision to support change is under construction. The redevelopment of large areas can take anywhere from 20-40 years to build out completely. Timing of redevelopment will vary depending on market readiness to participate in the area. An Implementation Strategy will be developed to identify short, medium, and long-term phasing actions, including any public investments, to support private development activity.

For the portions of the study area that are privately owned, there is no guarantee of any specific development timeline. Individual landowners who wish to make changes to their property will need to adhere to the new plan.

Why is this process happening now and not 10 years ago when the decision to build a new arena happened? When does the City plan make a development decision about these lands?

While the decision to build a new hockey arena happened years ago, the City has only been able to direct activity in this area as recently as January 1, 2018. Before this, the majority of the land in the study area was under a long-term lease with Northlands to operate and maintain. Now that there is more clarity around operations of the existing buildings, the City can begin thinking about the future. The new planning vision will be created by early 2019 and implementation will begin after that. Detailed development decisions will begin to take place during the implementation phase, which will extend over 20-30 years.

Are there examples of other arena closures that provide insight into timing and complexity for this project?

Maple Leaf Gardens, a former NHL arena in downtown Toronto is a good example. The last game in the Maple Leaf Gardens was played in 1999. The site was dormant for approximately 10 years in a high density neighbourhood in central downtown Toronto with strong transit access to subway and surface streetcar. Loblaws was exploring a grocery option for a number of years but could never support a feasible business case primarily due to population in the surrounding area. Ryerson University needed a new athletic centre and the beginnings of a partnership to redevelop formed.

The completion of the renovation of the building by Ryerson/Loblaws was completed in 2012. Funding was provided for the renovations in the following way, with no contributions from the municipality required:

- \$20M came from the students themselves in a referendum to fund the athletic centre through annual fees
- \$20M came from the Federal Government
- \$20M from Loblaws Companies and its founding family the Westons

Process

Is the City expecting to maintain ownership of all the land and develop it directly or will parts be sold for development?

Part of the planning process is to determine the right balance between public and private land ownership. Once this is determined with the new vision, City Council can decide how to proceed with potential land sales to development partners. There is no current plan for the City to act as primary developer of in this area.

Is there anything budgeted for redevelopment at this time?

There is no current budget for implementation at Exhibition Lands. The business case for the plan will identify capital costs to support development. An Implementation Strategy will help identify recommended timelines for different investments to be considered within City Council budget conversations.

If we want something to be transformative, will require a lot of money, don't we want to go out and actively recruit investors?

The City is open to discussing partnership opportunities to support change happening in this location. City Council has directed Administration to come up with a strong vision for the area first, before we begin entering into agreements to develop or invest in the site in other ways.

How are other city projects in the area being considered within this expanded process? (neighbourhood renewal, LRT facility, LRT station rehab, Borden Park revitalization, river valley projects, other corridor and area plans, etc)

As included in original Terms of Reference for the ARP, we are reviewing the existing bylaws, policies, guidelines and reports that are in place for the area which includes all of the aforementioned projects.

Administration has identified staff across all departments with connections to capital and operating programs in this area and is holding regular project meetings and sharing information to ensure alignment of initiatives happens wherever possible.

The consolidated strategy will ensure that the findings or correlations of these projects will inform not only the ARP, but the other work related to the Edmonton Exhibition Lands in unison. This includes the EXPO Center, Coliseum future, relationship with Northlands through their five year licence, etc.

Are there land reclamation plans?

If the planning process identifies areas for reclamation, details of how that will be addressed would be developed in the implementation phase. Resourcing and working through environmental remediation or reclamation are out of scope for this first planning phase. This high level planning does not require a full environmental impact assessment.

What are the major tools the City can use to control the land, especially if sold for development? How religiously are ARPs followed by developers?

An Area Redevelopment Plan (ARP) is a tool that the City has available to help manage the process and outcomes associated with development. ARPs are a broad tool that can provide both high-level and very specific development direction as needed. An ARP can be used to preserve or improve land and buildings; construct, rehabilitate, replace, and remove buildings; establish, improve or relocate roads, public utilities or other services; or to facilitate any other form of development.

The goal of this planning study is to determine community and citywide values and identify shared city-building objectives to lay out a long term vision for the future of the area. If the City sells some of the land to private developers, conditions can be placed on the land sale that lay out development expectations for the new landowner.

Landowners always have the right to apply to rezone their land. When this happens, Administration will review the application to ensure that it aligns with the existing new plan and any other relevant policies and guidelines. If the proposed rezoning is significantly different than the existing ARP, the plan may be amended to allow for the development. Amending the plan requires the developer to undertake public consultation and present the proposal at a Public Hearing with City Council.

What is the current “default” path forward? If a proposal was on its way to City Council for a vote, what would it most likely say?

There is no “default” path at this stage. The Exhibition Lands requires proactive stewardship from the City in order to realize positive change. Many unsolicited proposals have been received and direction from City Council is for Administration to take the time to plan the whole area well before allowing individual developments to proceed. These will be directed to our Idea Generation phase which will begin at the end of the first quarter 2018.

What portion of this process will be dedicated to development ideas?

The planning process is set up into multiple phases:

1. Idea Generation
2. Due Diligence

3. Develop Scenarios
4. Refine Concepts
5. Finalize Vision

Each of these phases includes consideration of development ideas. During Idea Generation, the process involves hearing from all stakeholders and collecting all of the ideas, big or small, for how the site can change. In the Due Diligence phase, development ideas will be analyzed to determine if they align with the Guiding Principles for the project and are feasible across a range of metrics. During the Develop and Refine phases, different future visions will be explored, along with technical analysis, to understand the costs and benefits with various options. In the Finalize phase, focus will begin to turn toward implementation and what actions will be necessary to support delivering on the specific development ideas.

Will there be more public open houses?

There will be many touch points with the public during each phase of the planning work in 2018. The City will be connecting with the public, local and regional stakeholders, business interests, and industry to hear all the ideas for the site, contribute to detailed vision development and to confirm the ultimate direction for the area. There will be a combination of public open houses, speaking events, committee meetings, stakeholder meetings, and online engagement opportunities to include as many Edmontonians as possible in this big conversation.

What is the Exhibition Lands site compared to the Area Redevelopment Plan study area?

The whole study area being examined is called Exhibition Lands, which encompasses over 200 acres of land. Within this study area, is 160 acres of city-owned lands both north and south of 118 Avenue. The new Area Redevelopment Plan will be applied to the whole study area. Where the new Area Redevelopment Plan overlaps an old plan, the old plans will be rescinded and the new plan will be put in its place.