



March 2012

## BUILDING THE CITY AROUND LIGHT RAIL TRANSIT: LRT & TRANSIT ORIENTED DEVELOPMENT FACT SHEET

### WHAT IS TRANSIT ORIENTED DEVELOPMENT (TOD)?

Transit oriented development (TOD) is urban development that is *planned* and *integrated* with an LRT stop or transit centre at its core, with housing, shopping and jobs concentrated in a walkable and bikeable community.

### WHY TRANSIT ORIENTED DEVELOPMENT IN EDMONTON?

*The Way Ahead*, Edmonton's strategic plan, sets out a vision of a more compact, transit oriented and sustainable city, where more people walk, cycle and use transit. To achieve this agenda, a critical direction of Edmonton's Municipal Development Plan (*The Way We Grow*), Transportation Master Plan (*The Way We Move*), Environmental Strategic Plan (*The Way We Green*) and People Plan (*The Way We Live*) is transit oriented development and how this is integrated with Edmonton's transit stations.

### WHAT ARE THE PRINCIPLES OF TRANSIT ORIENTED DEVELOPMENT?

- Focus medium- and higher-density residential and employment growth around LRT stations to support City investment in transportation infrastructure

- Establish land uses around LRT stations to reflect the characteristics of its surrounding areas and each station's role in the LRT network
- Create a circulation system with an emphasis on pedestrians and bicycles that is safe, direct and convenient for all modes of transportation
- Create a variety of public open spaces that will support existing and future population density and activity around the LRT platform within station areas
- Create compact neighbourhoods that bring together an appropriate mix of housing, jobs, shopping and services within convenient walking distance around transit stations
- Plan for well designed, environmentally sustainable and livable communities with reduced car use
- Centralize and connect destinations, encouraging the use of transit and active transportation modes

These principles will be applied to areas around LRT stations through the application of the *Transit Oriented Development Guidelines* that were approved by City Council on February 15, 2012.

### WILL LRT AND FUTURE TRANSIT ORIENTED DEVELOPMENT AFFECT MY PROPERTY VALUE?

A number of factors influence the value of your property (e.g. market supply, demand, highest best use, location, condition). However, studies in Edmonton and other cities have shown that more transportation options around a property can increase the value of that property (e.g. light rail transit). Experience from Toronto, Vancouver,



Portland, Los Angeles and Dallas suggests such a rise in property values along with growing public interest in transit oriented development in general.

### WILL HIGH-RISE TOWERS BE BUILT IN MY NEIGHBOURHOOD?

The *TOD Guidelines* recognize that not all LRT stops and transit centres should be developed in the same way. Neighbourhoods are unique, and stop or station areas should be developed to respect the character and reality of the local area. The *TOD Guidelines* identify seven Station Area types, as well as Transit Centres, with development expectations unique to each station/centre type. For more information, please see the *TOD Guidelines* factsheet.

### WHAT KIND OF CHANGE SHOULD I EXPECT IN MY NEIGHBOURHOOD IF AN LRT STOP IS IMPLEMENTED?

Over the long term, an LRT stop should:

- Encourage more compact development around the station area, bringing together those places used by people the most - places to live, shop, work and recreate
- Stimulate greater housing options for students, families and seniors to live, raise a family and age-in-place in their community
- Foster more convenient ways to walk, cycle, and access transit to meet one's daily needs and access facilities and amenities across the city more easily
- Provide alternatives to personal car use, increased local traffic and the associated costs

As resources permit, the City is preparing station area plans around specific existing and future LRT stations in consultation with residents and other stakeholders. A station area plan determines the location and design of new transit oriented land uses such as housing, employment and retail as well as supportive infrastructure such as streets and parks. It establishes a clear vision for a station area's future based on its particular history, physical form and development needs.

For more information about transit oriented development and station area planning, please visit [www.edmonton.ca/tod](http://www.edmonton.ca/tod).