

WHAT WE HEARD REPORT

Edmonton Exhibition Lands Planning Framework

PROJECT DESCRIPTION: The Exhibition Lands Planning Framework provides a vision and policies for future development within the Plan Area over the next 30 years. The overall intent of the Planning Framework is to harness the area’s potential for transit-oriented development in a sustainable manner that capitalizes on access to the Capital LRT line, connects to surrounding neighbourhoods, generates employment, enhances recreational opportunities, and celebrates the area’s role as an events destination.

PROJECT WEBSITE: edmonton.ca/exhibitionlands

TYPE OF ENGAGEMENT	DATE	NUMBER OF RESPONSES / ATTENDEES
Public Engagement Session Drop-in (City-led)	January 23, 2020	129 attended; feedback summarized below

ABOUT THIS REPORT

The information in this report reflects feedback gathered before and during the January 23, 2020 Public Engagement Event. This report is shared with all attendees who provided their email address during the event. This summary will also be shared with the applicant and the Ward Councillor. When the proposed planning framework advances to Public Hearing this report will be included in the information provided to City Council.

MEETING FORMAT

The meeting format was a drop-in open house where attendees were able to view display boards with project information and ask questions of City Staff and the project consultants. Participants were invited to share their feedback on feedback forms. We received 32 feedback forms and one email with written comments.

The comments and questions received are summarized by the main themes below and the number beside each comment indicates how many times it was heard.

WHAT WE HEARD

Parking

- Need to consider student parking/traffic from Concordia University (x2)
- Not enough parking for LRT
- Concerned about parking for EXPO Centre/Borden Park expansion will reduce parking (x3)
- Provide underground parking
- A TOD are like this should have parking maximums
- Do not want to see surface parking lots
- On-street parking on 115 Avenue between 86 street and 95 Street is not necessary

Traffic

- Need easy vehicle access to Employment Anchor
- Maintain access to 112 Avenue from Wayne Gretzky Drive
- LRT crossings should be improved
- New LRT station at 80 street and 115 Avenue will cause traffic chaos
- Vehicle crossing to the plan area from 80 Street and 115 Avenue will cause accidents and congestion
- Proposed through road on 120 Avenue from Fort Road to Wayne Gretzky Drive will create traffic, noise, and security issues in the neighbourhood

Transit

- LRT is too far from Concordia University
- No need for two LRT stations (x5)
- Concerned about safety at LRT stations (pedestrian safety, lighting)
- Support emphasis on public transit (additional LRT station, transit village) (x2)
- Support for new LRT station
- Need a new Parkdale LRT station
- An LRT station near Concordia University would be more useful

Indigenous Interests

- Concerned that urban Indigenous interest and perspective are not reflected in the plan
- Need an Indigenous culture and wellness centre
- Concerned that interests of marginalized people will get lost because of siloed nature of City administration

- City needs to do more to ensure inclusion of Indigenous perspectives in development of the City if they are committed to reconciliation and human rights
- It will be difficult for urban Indigenous interests to compete with developers and investors without a commitment from the City to make space

Parks and Green Space

- Support expansion of green space/Borden Park (x4)
- Expansion of Borden Park is not enough/need more green space for increased population
- Incorporate Albertan landscape into Borden Park
- Would like a pedestrian bridge to connect Borden Park to the river valley
- Preserve community garden space
- Will there be gardens in Borden Park or residential areas?

Facilities, Services, and Uses

- Need to allow room for EXPO Centre to expand
- Would like to see more educational/recreational facilities (x4)
- Need bathroom areas
- Daycare spaces should be provided for students and workers in the area
- Would like to see an area for children to learn to ride bikes
- Would like commercial next to Borden Park
- Area needs more services to support the higher density
- Support the educational/employment areas (x3)
- Concern about availability of school spaces for the residents
- Consider provision of student housing
- Support expansion of Concordia University (x2)
- Concordia University expansion should be built up rather than out

Plan Implementation

- Concerned that development will be too slow/want more information about implementation timing (x6)
- Let the private sector develop the area
- Want urban plaza developed in short term
- Should be driven by Edmontonians, not developers
- Borden Park expansion needs to happen in the short term
- Development staging needs to be done carefully to minimize impacts on surrounding areas
- Concerned about noise and dust from Coliseum demolition, do it in winter
- Civic/education anchor development should be prioritized
- Consider accessibility in development

Pedestrian/Cycling Connectivity

- Support emphasis on walkability and bicycle paths (x3)
- Need improved pedestrian/cycling connection over Wayne Gretzky Drive from 112 Avenue in short term
- Bike lanes on 115 Avenue should extend from Bellevue to 106 Street to connect to shared-use path
- Need better pedestrian crossings at Fort Road, 80 Street, and 82 Street along 116 Avenue
- 115 Avenue should be a slower road with bike lanes
- Opening up 115/116 Avenue to Wayne Gretzky drive could increase risk to pedestrians
- Need signalled pedestrian crossings along 115 Avenue, especially at 84 Street, and at Fort Road and 84 Street
- Support increased connectivity to Bellevue; will create a better sense of community

Housing

- Would like to see a commitment to affordable housing
- Concerned about low-income housing
- Plan needs more housing diversity
- Not high enough density for TOD/need more missing middle development (x2)
- Support for planned residential

Other

- What will happen to ward boundaries with increased population?
- Against demolition of Coliseum/building should be repurposed as housing (x5)
- Development should be net-zero/energy efficient/reduce carbon emissions (x3)
- General support for the plan (x4)
- Do not want casinos
- Support mixed use development (x2)
- Concerned about impact on property values
- Comments from previous engagement have been incorporated
- Hardscaping should be minimized to reduce storm water impacts
- Do not want an LRT storage facility at 117 Avenue and 80 Street; this should be a residential area
- Consider safety in high density areas (cameras, lighting)
- Exhibition Lands are part of the City's heritage and should not be removed/demolished

If you have questions about this application please contact:

Jeff Booth, Planner

Planning Coordination
CITY PLANNING



780-496-5672

jeff.booth@edmonton.ca

Planning Coordination
CITY PLANNING

