

Share your feedback

Exhibition Lands Planning Framework

**JAN
23 2020**

Tuesday, 5:30 to 8:00 p.m.
(Drop-in, no scheduled presentation)
Bellevue Community League
7308 - 112 Avenue NW

| **SHARE** YOUR VOICE
SHAPE OUR CITY

Edmonton

ADVISE



EDMONTON
EXHIBITION
LANDS

Planning Framework



WHAT CAN YOU EXPECT TONIGHT?

- + **Information** about the proposed Edmonton Exhibition Lands Planning Framework
- + Information about the application review **process** and **next steps**
- + Opportunities to **your provide us your feedback** on the proposal:
 1. in person by talking to City staff
 3. In writing by filling out a comment form
 4. E-mail the File Planner

City Representatives:

Planning Coordination

Holly Mikkelsen, *Senior Planner*

Jeff Booth, *File Planner*

Greg Ablett, *Senior Transportation Engineer*

Miles Hunt, *Planning Technician*

Exhibition Lands Project Team

Chris Hodgson, *Branch Manager, Real Estate*

Rebecca Anderson, *Director, Enterprise Land Development*

Michelle Hartlaub, *Planner*

O2 Planning + Design:

Brian Horton

Sarah Lumley

Nicholas Dykstra

ADVISE

Learn more by going to: edmonton.ca/ExhibitionLands

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APPLICATION PROCESS

All new plans, including ones developed by City staff, are treated like applications and undergo the same review and analysis by the City's Planning Coordination team.

City Council will make the final decision on the proposed framework. Planning Coordination's role is to make a recommendation as to whether or not Council should approve the planning framework.



ADVISE

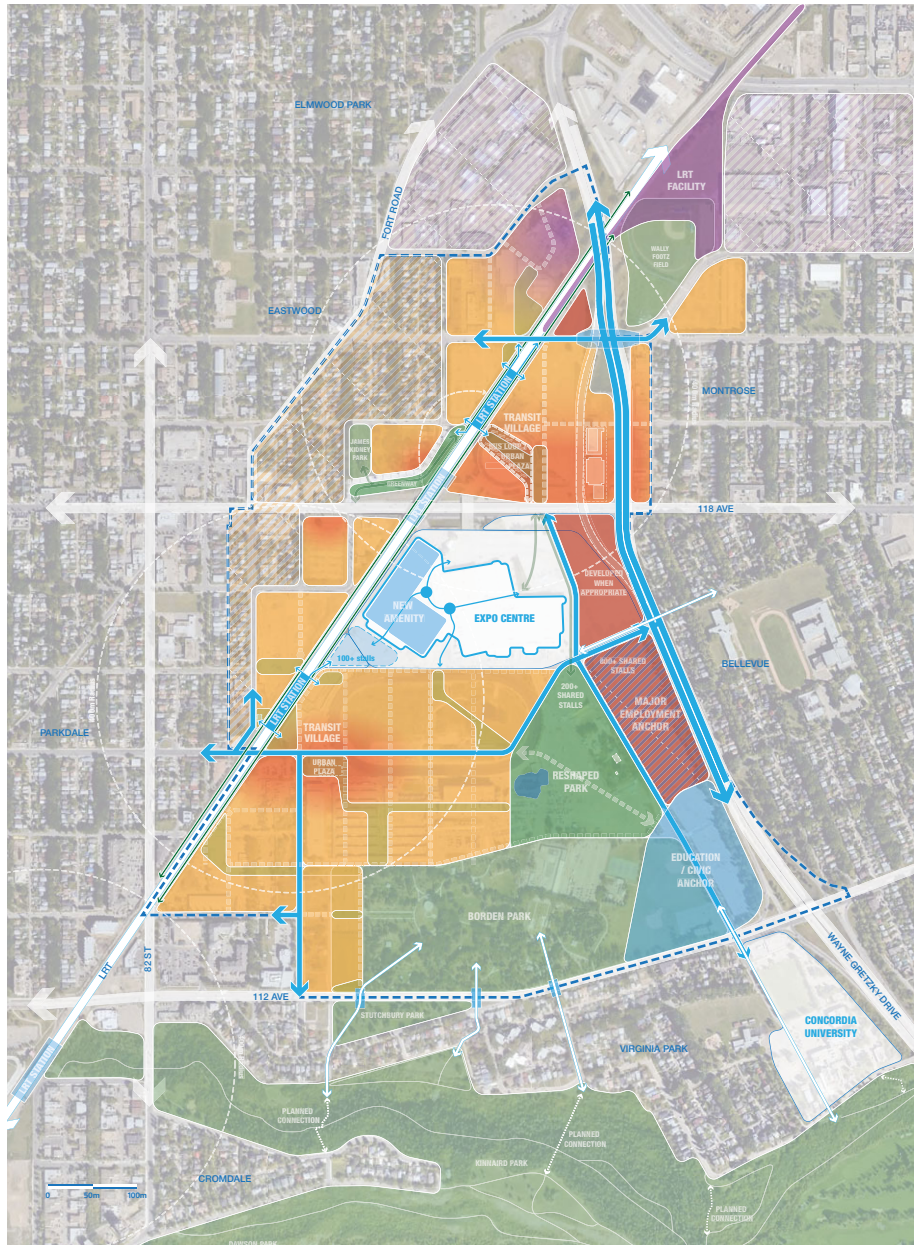
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ABOUT THE EXHIBITION LANDS

Creating a new vision for a community in the heart of Edmonton offers an unprecedented city-building opportunity.



As the City's second largest urban infill site, the Exhibition Lands Redevelopment offers a rare opportunity for Edmonton. With over 200 acres of urban land bordered by multiple existing neighbourhoods, the site is in a premier location close to downtown, transit, vibrant green spaces and the river valley.

Project Aims:

- + Create the vision, guiding principles, **policies**, and **redevelopment concept** to transform the area over the next 20-30 years
- + Create an **implementation plan** for short, medium and long-term priorities

We want your input on the Draft Planning Framework that will set a new long-term vision for Exhibition Lands.

The Planning Framework policies will guide all future development on the site.

GENERAL LAND USE TYPES

- PREDOMINANTLY RESIDENTIAL
- VERTICAL MIXED USE
- HORIZONTAL MIXED USE

- COMMERCIAL / EMPLOYMENT
- CIVIC / EDUCATION ANCHOR
- COMMERCIAL / EMPLOYMENT ANCHOR
- INCREMENTAL INFILL GROWTH
- GREEN SPACE
- LIGHT INDUSTRY / LRT FACILITY
- INCREMENTAL INDUSTRIAL GROWTH



50% / 50%



3,500



8,500



4,200 (post-constr.)

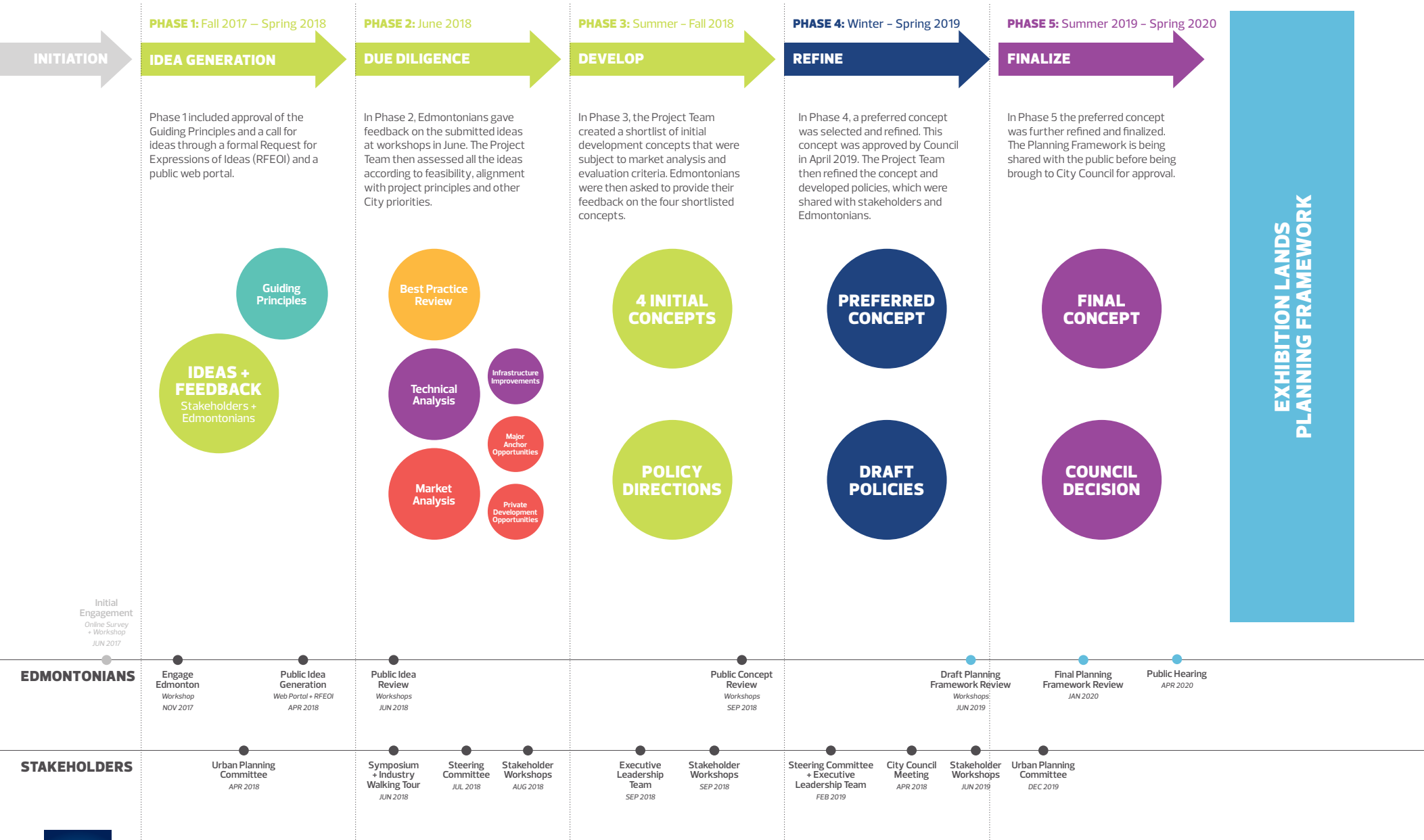


20-30 years



57 ha
46 ha (City Owned)

PROJECT PROCESS



WHO HAVE WE HEARD FROM?

From local stakeholder groups and City teams to Edmontonians, there are many people helping to drive the Exhibition Lands project forward.



What is the Steering Committee?

The Steering Committee is comprised of engineers, planners, and other municipal administration professionals who provide guidance to the project team on their respective work areas and teams.

What is the Executive Leadership Team?

The Executive Leadership Team is comprised of Department Leads who provide oversight from the City perspective as a whole under the City Manager's direction.

Both committees provide direction and collaborate on multidisciplinary elements of the planning process, as well as the overall site strategy for the Exhibition Lands.

PLANNING FRAMEWORK REVIEW

WHAT DID WE HEAR?

Through past public engagement opportunities we heard many perspectives on the draft Planning Framework.

Public Planning Framework Review

At the workshop on June 27, 2019 and through an online survey, Edmontonians shared their thoughts on the draft Planning Framework.



123
Attendees






223
Comments



714
Online Survey
Participants

The overall vision of the Planning Framework was shared and feedback was gathered on the three main sections of the draft Planning Framework: Land Use, Mobility, and Open Space. Within these three sections, several themes emerged, which are described below.

	Likes	Concerns/Suggestions
 LAND USE	<ul style="list-style-type: none"> + The large civic/education anchor and integrated recreation facilities + The transit village concept (live/work/play, mixed use) 	<ul style="list-style-type: none"> + Need to consider how to mitigate conflict between events and residents on the site + Want additional density/think there is too much density
 MOBILITY	<ul style="list-style-type: none"> + The increased connectivity, walkability and integration with surrounding neighbourhoods + Having 2 neighbourhood scaled LRT stations 	<ul style="list-style-type: none"> + Want to see additional bike/pedestrian linkages and crossings + Want 118 Ave raised to grade + Concern about adding 2nd LRT Station (expense, safety, efficiency) and its distance from EXPO
 OPEN SPACE	<ul style="list-style-type: none"> + The Greenway Links and Amenity Nodes + The amount of open space + The expansion of Borden Park and retaining the main part of the existing park 	<ul style="list-style-type: none"> + Some desire for more green space or expanding Borden Park more + Some concerns about safety of open spaces

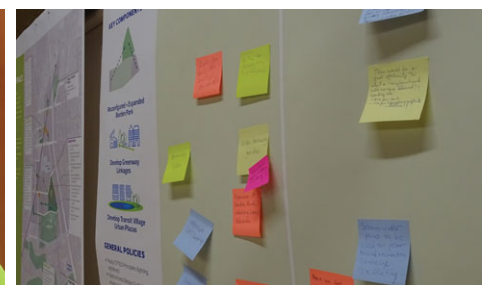
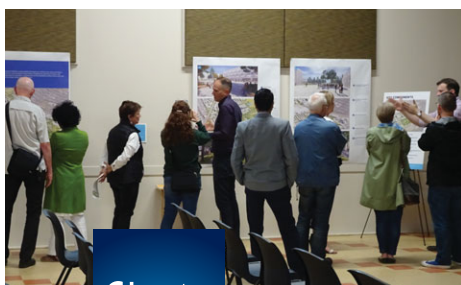
Other Comments

- + Concerns about City's ability to implement the vision of the planning framework
- + Concerns the redevelopment will take too long to complete and may change from the original plan
- + Concern that there are too many other City developments that will compete with this one
- + Concerns about the future of K-Days

How Feedback was Used

The feedback from this phase of engagement was considered in the revisions to the planning framework. Some of the changes incorporated include:

- + clearer identification of connections and pedestrian crossings to surrounding communities
- + creating policy to support a cohesive interface between residential neighbourhoods and EXPO/event spaces



PLAN COMPONENTS

City Goals

In June 2018, Council approved an aspirational vision for Edmonton in 2050. This included four 10-year strategic goals to help achieve the vision.

Urban Places

Climate Resilience

Regional Prosperity

Healthy City

Project Guiding Principles

Informed by over 2300 public responses and endorsed by the Urban Planning Committee, these Guiding Principles are the foundational values of the Planning Framework. The Guiding Principles align with the City's 2015 Goals.

Incorporate *viable and creative ideas* for redevelopment to leverage the site's scale, location and assets.

Foster *compact urban development*.

Advance the *sustainability and resilience* of our environment.

Support all *transportation choices*.

Support *neighbourhood, city and regional economic development*.

Ensure responsible *return on public investment*.

Contribute to the *social, physical and mental well-being* of residents and all Edmontonians.

Celebrate local *history, heritage and cultures*.

Key Concept Elements

From public and stakeholder feedback on four preliminary concepts, three main elements were considered most important to incorporate into the final concept.

TRANSIT VILLAGES

The foundation of the Exhibition Lands concept is the idea of a transit village. Transit villages are compact, mixed-use, and human scale communities. They are focused around an LRT station, open space, and a mixed use "village" node, and contain a variety of ground-oriented residential forms that creatively use space.

CIVIC/EDUCATION + EMPLOYMENT ANCHORS

A key element of the concept is the provision of land for large civic/education and employment anchors. These anchors will provide employment, recreational, and community space for people living in the transit villages and surrounding neighbourhoods.

BORDEN PARK + NEW OPEN SPACES

A major element of the concept is the reconfiguration of Borden Park and development of an interconnected network of open space throughout the Exhibition Lands site. This will provide new community amenities as well as gathering and celebration spaces.

Planning Framework

The Planning Framework establishes the new vision for the Exhibition Lands through policy. The Planning Framework is divided into three main policy areas: Land Use, Mobility, and Open Space.

LAND USE POLICY

The land use policy outlines the types of uses that will be included in the redeveloped Exhibition Lands and where they will be located. The policy also sets out requirements for density, built form, and required commercial frontage within each land use area.



MOBILITY POLICY

The mobility policy establishes where new transit facilities will be located and City improvements to transportation infrastructure on the site. Additionally, it identifies a hierarchy of street types and where these are located.



OPEN SPACE POLICY

The open space policy establishes different types of open space and where these are located on the site. It also identifies where certain amenities should be located.



KEY COMPONENTS



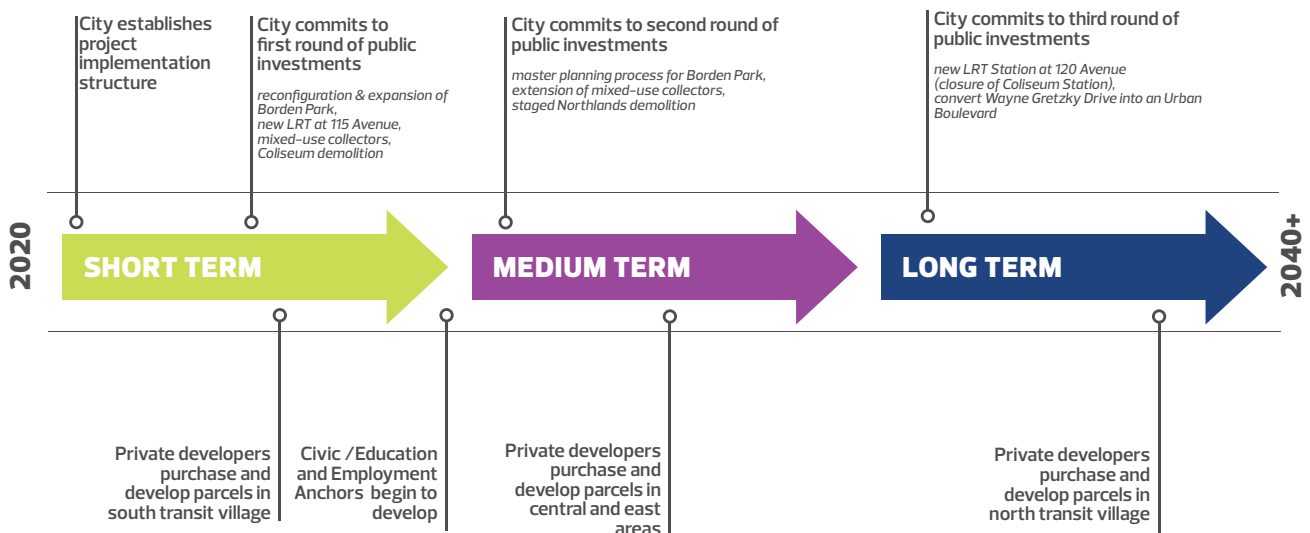
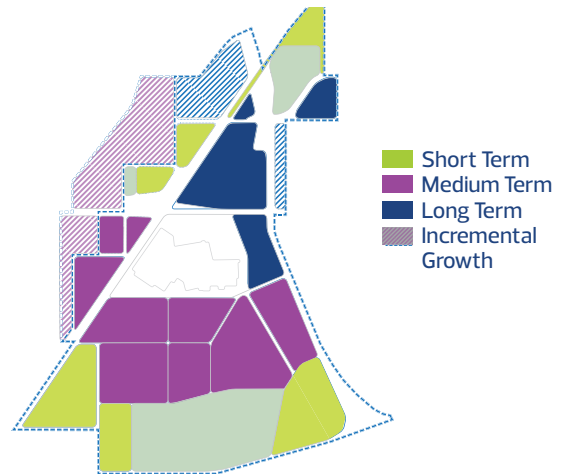
- 1 Transit Village
- 2 Transit Village Urban Plaza
- 3 Reconfigured + Expanded Borden Park
- 4 Civic / Education Anchor
- 5 Greenway Link
- 6 Fine-grained Internal Network of Local Streets + Alleys
- 7 Re-Linked Wayne Gretzky Drive
- 8 Employment Anchor

IMPLEMENTATION

The City of Edmonton will create an Implementation Strategy for the Planning Framework.

Proposed Phasing

The Exhibition Lands Planning Framework establishes a vision that will be developed over the next twenty years. A formal implementation plan will be developed internally upon approval of the final Planning Framework.



Future Engagement With Implementation



Additional engagement will be conducted throughout implementation of the Planning Framework, including but not limited to:

- + Design of new portion of Borden Park
- + Master Plan process for each development site

Visit the project website to stay up to date on the progress and future engagement opportunities.

ExhibitionLands.edmonton.ca



LAND USE

The land use map determines what types of buildings and uses can be developed where. This is done through the establishment of Land Use Districts.

Each Land Use District has its own policies for uses, built form, parking, and density.

OBJECTIVES

- To develop compact, mixed use transit villages that foster healthy, sustainable, urban communities
- To leverage investment in transit infrastructure by supporting higher densities of housing and employment uses adjacent to LRT stations.
- To provide a range of housing tenure and unit types to meet the diverse needs of Edmontonians
- To provide opportunity for the development of institutional and employment uses that will serve to diversify Edmonton's economy
- To integrate and enhance the function of the EXPO Centre through development of complementary uses and amenities
- To ensure the expansion of institutional uses is integrated with new civic uses

KEY COMPONENTS



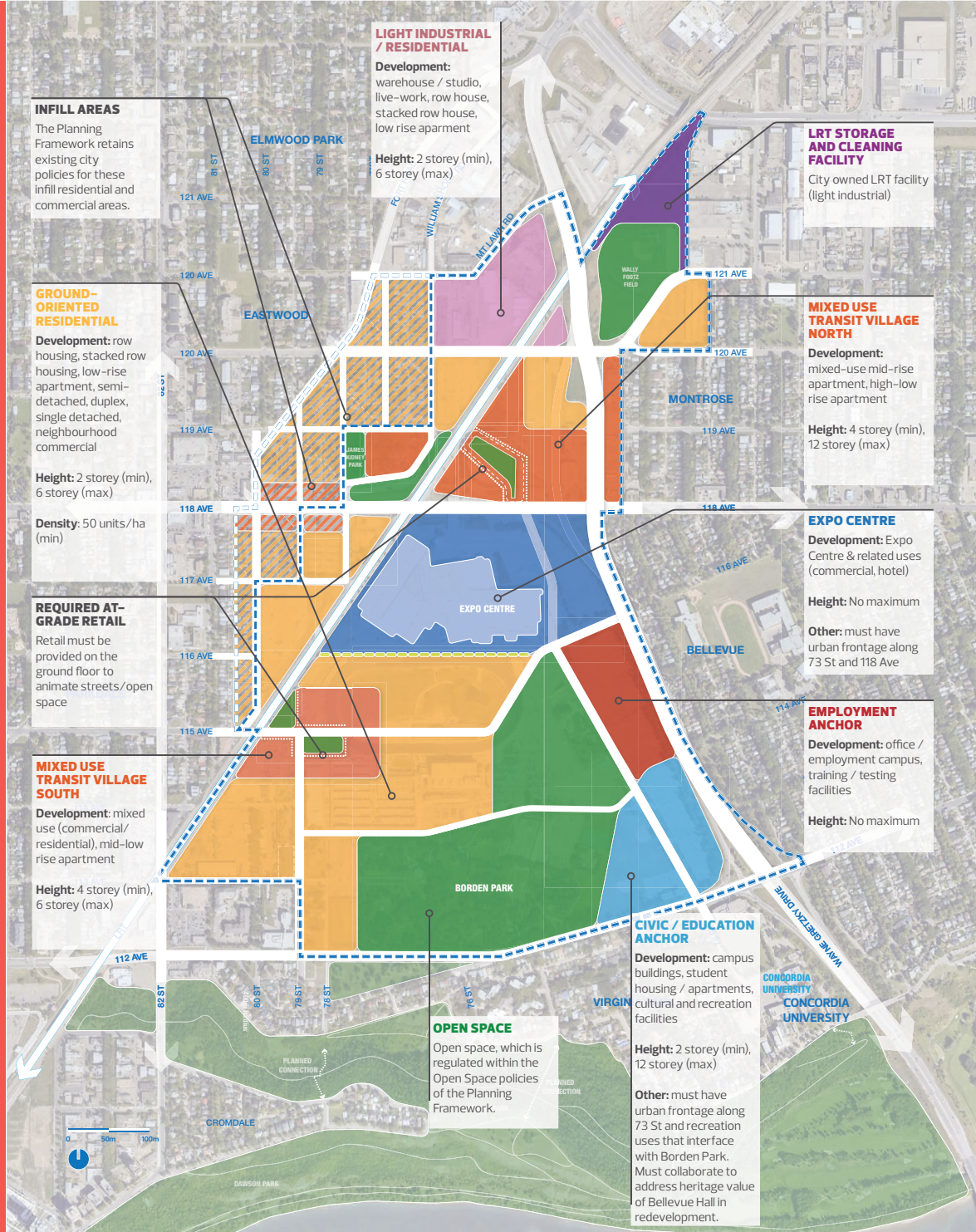
2 Transit Villages



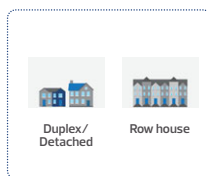
Civic / Education Anchor



Employment Anchor



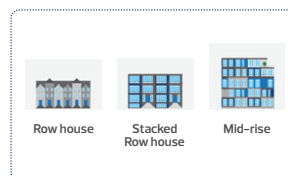
Low Density



Low-Mid Density



Mid Density



High Density



MOBILITY

The mobility map identifies where new transit facilities will be located, establishes a street hierarchy, shows active transportation links, and indicates City transportation improvements.

OBJECTIVES

- To frame all development around a vibrant network of interconnected public streets and open space.
- To provide a range of local gathering, wellness, and recreation opportunities for existing and future residents.
- To ensure open space serves as part of the mobility and active modes network and enhances the Exhibition Lands' connection to the river valley.
- To celebrate history, culture, and diversity through the design and programming of open space.

KEY COMPONENTS



2 New LRT Stations



Rejoin lanes of Wayne Gretzky Drive



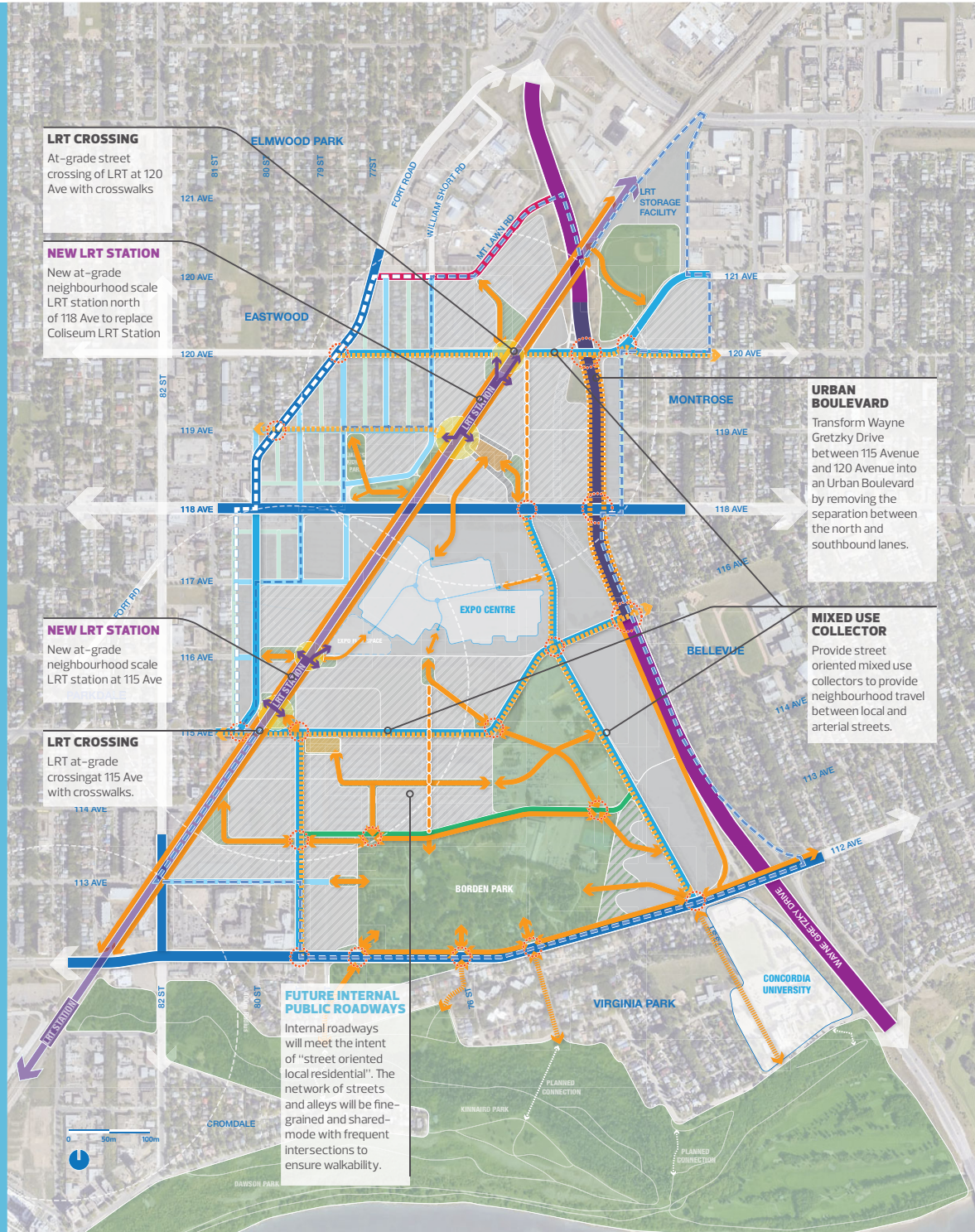
2 New LRT Crossings



Connected Multi-Use Pathways



Fine-grained Internal Street Network



LRT CROSSING
At-grade street crossing of LRT at 120 Ave with crosswalks

NEW LRT STATION
New at-grade neighbourhood scale LRT station north of 118 Ave to replace Coliseum LRT Station

NEW LRT STATION
New at-grade neighbourhood scale LRT station at 115 Ave

LRT CROSSING
LRT at-grade crossing at 115 Ave with crosswalks.

FUTURE INTERNAL PUBLIC ROADWAYS
Internal roadways will meet the intent of "street oriented local residential". The network of streets and alleys will be fine-grained and shared-mode with frequent intersections to ensure walkability.

URBAN BOULEVARD
Transform Wayne Gretzky Drive between 115 Avenue and 120 Avenue into an Urban Boulevard by removing the separation between the north and southbound lanes.

MIXED USE COLLECTOR
Provide street oriented mixed use collectors to provide neighbourhood travel between local and arterial streets.

- Areas With Future Internal Public Roadways
- LRT Station Landing Spaces
- Transit Village Urban Plazas
- Skeletal Road (Inner Ring Road)
- Urban Boulevard
- Urban Arterial
- Mixed-use Collector (On Bike Network)
- Local Parkway
- Industrial Collector
- Street Oriented Local Residential
- Shared Street or Lane
- LRT
- LRT Station
- At-Grade LRT Station Crossings
- Enhanced Intersection with Cycling Infrastructure
- On-street Separated Cycling Route
- Shared Pathway Connections
- Sharrow Roadways
- Important Connections within Future Development Parcel
- Project Boundary
- Study Area

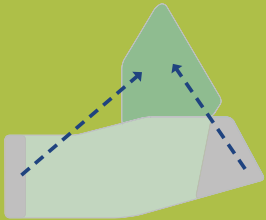
OPEN SPACE

The open space map establishes where open spaces should be provided how they should function. It also identifies where certain amenities should be located throughout the plan area.

OBJECTIVES

- To frame all development around a vibrant network of interconnected public streets and open space.
- To provide a range of local gathering, wellness, and recreation opportunities for existing and future residents.
- To ensure open space serves as part of the mobility and active modes network and enhances the Exhibition Lands' connection to the river valley.
- To celebrate history, culture, and diversity through the design and programming of open space.

KEY COMPONENTS



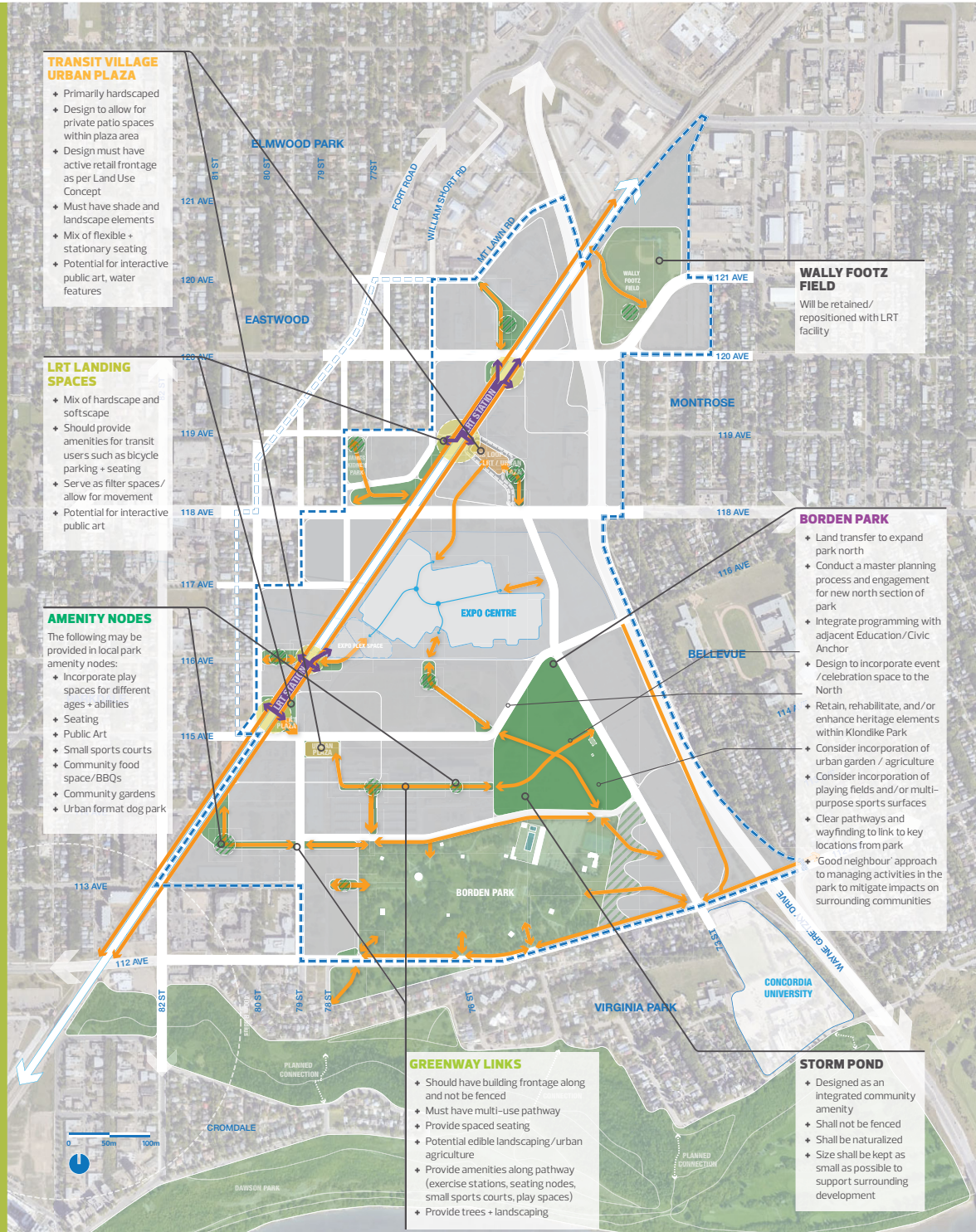
Reconfigured + Expanded Borden Park



Develop Greenway Linkages



Develop Transit Village Urban Plazas



GREENWAY LINK WITH PUBLIC STREET



TRANSIT VILLAGE URBAN PLAZA



CIVIC ANCHOR TRANSITION TO BORDEN PARK



1 2 Transit Villages

The new community will have 2 at-grade LRT stations which serve as focal points of 2 transit villages: one north of 118 Avenue (to replace Coliseum Station), and one at 115 Avenue. Transit villages are compact, mixed-use, and human scale communities focused around an LRT station and other transit connections, open spaces, and mixed use village nodes. The transit villages will provide a variety of housing types, including rental apartments, condominiums, rowhouses, and duplexes, with higher densities concentrated in the nodes.



2 Transit Village Urban Plaza

The urban plazas will be the central gathering places of each transit village. These spaces will be surrounded by ground floor commercial development and incorporate plenty of seating, play, vegetation, shade elements, and other elements.

3 Greenway Link

A network of greenway links will help connect the open space networks within the transit villages, and externally to existing communities and the river valley. These greenway links will be linear park spaces with residential frontages and a variety of local community amenities, such as small playgrounds/sports courts, urban dog parks, seating, public art, community gardens, and community food spaces/BBQs.





4 Fine-grained Internal Network of Local Streets + Alleys

The internal streets and alleys network in the Exhibition Lands will be compact and shared-mode. This means that throughout the site, blocks will be small and intersections will be close together. All streets and alleys will be designed to accommodate pedestrians, bikes, and vehicles.



5 Reconfigured + Expanded Borden Park

Borden Park will be reconfigured and expanded northwards through a land swap. The new north section of the park will incorporate a variety of amenities, such as gathering spaces, urban agriculture, and sports fields. Future public engagement will be conducted to refine the design of Borden Park as a cohesive whole.

6 Civic / Education Anchor

This space provides opportunity for the expansion of education uses, other institutional uses, or a large city-run civic amenity. The anchor will provide recreational and community space for people living in the transit villages and surrounding neighbourhoods that is integrated with the amenities of Borden Park.

7 Employment Anchor

The employment anchor may include offices, testing/training facilities, or other employment uses to provide local jobs and help diversify Edmonton's economy.

8 Re-Linked Wayne Gretzky Drive

The currently separated lanes of Wayne Gretzky Drive will be re-joined to create an urban boulevard, opening up additional mixed use development opportunity in the north end of the site.



WHAT IS CONSIDERED WHEN MAKING A DECISION?

Approved Policies, Plans and Regulations:

- + The Way We Grow: Edmonton Municipal Development Plan

Land Use Compatibility:

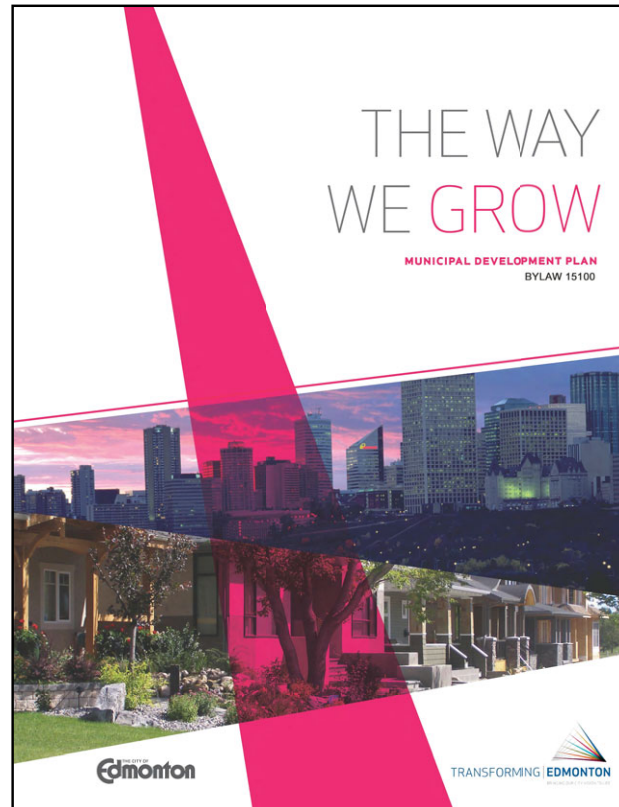
- + Proposed uses are located and developed in a manner that is **compatible** with surrounding uses **in the neighbourhood**

Technical Information:

- + **Traffic** impacts
- + **Drainage** and **water** service requirements
- + **Parkland** requirements, natural area retention and provision of land for schools

Public Input:

- + **Feedback** from the public will be **summarized** in a report to City Council when the application goes forward to Public Hearing



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WHAT HAPPENS NEXT?

A summary of what we heard tonight will be:

- + Provided to those who supply their e-mail/ mailing address on the sign-in sheet
- + Posted on the planning application webpage, on-line at edmonton.ca/exhibitionlands
- + Shared with City Council when the application goes forward to Public Hearing

When the planning framework is taken to Council:

- + Notice of the Public Hearing date will be sent to surrounding property owners
- + You can register to speak at Council or listen to the Public Hearing on-line
- + You can submit written comments to the City Clerk (city.clerk@edmonton.ca)

You can contact the File Planner at any time:

Jeff Booth
(780) 496-5672

jeff.booth@edmonton.ca

edmonton.ca/ExhibitionLands

Learn more by going to: edmonton.ca/ExhibitionLands

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