

Exhibition Lands Guiding Principles

Recommendation

That the April 3, 2018, Urban Form and Corporate Strategic Development report CR_5774, be received for information.

Executive Summary

At the February 22, 2018, Executive Committee meeting, Administration presented draft principles designed to inform both Administration and Council in its decision making relative to the Exhibition Lands (CR_5480 - Exhibition Lands Update). Since that time, Administration has further refined the principles, now referred to as Guiding Principles.

In addition to supporting decision making, the Guiding Principles will underpin the engagement process for the Exhibition Lands as outlined in this report.

Report

Administration conducted further engagement to ensure the language being used is clear and accessible and that there are outcomes defined for each principle.

Opportunities for input included:

- Public input from an Insight Community Survey (2,300 responses)
- Two stakeholder workshops where the principles were explored in detail (Community Stakeholder Committee, District G Community League Collaboration)
- Business and industry stakeholder review
- Recommendations from consultant team

The guiding principles, which outline what Edmonton wants to accomplish for Edmonton Exhibition Lands, will be used for the purposes of determining performance criteria, scenario development and evaluation. When used to frame public engagement, the guiding principles enable people to envision the important things that should be reflected in the final outcomes of the planning and development process. (See Attachment 2).

The guiding principles are designed to:

- outline the essential elements of an ideal future state;
- reflect alignment with approved corporate goals for urban development;
- may incorporate more specific objectives related to the site; and
- clarify expectations for public and internal engagement.

The guiding principles are the foundation to build public excitement and momentum toward a final vision, and are intended to be clear, concise and accessible to a general audience. These principles support planning outcomes within the whole study area, encompassing 230 acres of which 160 acres are city-owned lands. The guiding principles are:

- Invite transparent, meaningful, and ongoing engagement
- Foster compact urban development
- Support all transportation choices
- Ensure responsible return on public investment
- Support neighbourhood, city, and regional economic development
- Advance the sustainability and resilience of our environment
- Contribute to social, physical, and mental well-being for residents and all Edmontonians
- Incorporate viable and creative ideas for redevelopment to leverage the site's scale, location, and assets

Guiding Principles Description

Invite transparent, meaningful, and ongoing engagement

The City collaborates directly with all stakeholders including the public, community, business and industry and commits to be transparent and accountable by regularly reporting on how input has been heard, considered, and/or advanced. Authentic and sincere engagement activities are designed to clearly outline how engagement input will be used in the planning process to affect outcomes.

Foster compact urban development

Exhibition Lands supports City strategies to concentrate new development around priority nodes like LRT stations and main street corridors in the existing urban area. This transit-oriented development can accommodate a wide range of land uses that benefit from proximity to high quality public transit and relate to the existing neighbourhood development. Development integrates transportation, land use, and development by incorporating a complementary mix of land uses that supports people living, working, and playing in a more compact urban environment.

Support all transportation choices

A comprehensive approach to transportation planning will be applied to ensure people who walk, cycle, wheel, ride transit, and drive all have safe, reliable, high-quality and connected travel options to and through the area. Connectivity to destinations within the Exhibition Lands as well as to other major nearby destinations, such as the adjacent neighbourhoods, the river valley and ravines, is improved for all people.

Ensure responsible return on public investment

Where public investment is required to support development at Exhibition Lands, a focus on quadruple bottom line evaluation of financial, economic, social, and environmental costs and benefits will be the foundation of the investment decision. The plan respects all existing legal commitment the City has made and determines the preferred balance of private and municipal investment to achieve strong business and public outcomes in the long term.

Support neighbourhood, city, and regional economic development

The vision looks to identify opportunities to support economic growth in the short and long term. A diverse mix of opportunities are made available to both existing and new communities. The plan explores opportunities to leverage unique economic characteristics so this area complements, rather than competes with, city and regional economic development strategies.

Advance the sustainability and resilience of our environment

Provision of expanded ecological connections to the river valley and broader parks and open space network is essential to ensuring long-term environmental health while also

supporting natural mitigation approaches to the impacts of climate change. The plan supports city-wide environmental goals including, but not limited to: energy conservation, water and waste management, and food sustainability.

Contribute to social, physical, and mental well-being for residents and all Edmontonians

The vision will bring new energy and activity to this area. Planning will support vibrant, safe, accessible, and inclusive communities for existing and new residents and visitors. Edmontonians of all ages and abilities have an opportunity to fully participate in the life of their city and neighbourhoods.

Celebrate local history, heritage and cultures

The Exhibition Lands are situated in a culturally diverse area of the city. The plan invites interesting and innovative ways to tell the stories of the past, celebrate the diverse stories of the present and support an inclusive, multicultural future for all residents and visitors. Opportunities to incorporate Indigenous knowledge and stories are identified and developed.

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

The plan incorporates elements that have a strong business case to support implementation in a reasonable timeframe. Analysis of ideas includes consideration for how innovative and creative concepts relate to the existing neighbourhoods and new development and business activity in the area. For buildings and amenities that will stay in the area over the long term, the plan provides direction to integrate new development in ways that realize existing opportunities while remaining open to potential future changes.

Next Steps

- Public engagement activities will continue through the months of April, May and June
- Launch of the City's Web Portal - encourage public members to submit ideas on future of the Exhibition Lands (April)
- Release of the Request for Expressions of Interest on the Exhibition Lands - focus on redevelopment of significant City-owned lands (April)

- Development of performance metrics, based upon the guiding principles, to support evaluation and feasibility of scenarios derived from the Idea Generation phase (see Attachment 2)

Corporate Outcomes and Performance Management

Corporate Outcome(s): Edmonton is attractive and compact			
Outcome(s)	Measure(s)	Result(s)	Target(s)
Communities are well-designed	Citizen perception: Well-designed, attractive city	53 percent (2016)	55 percent (2018)
Corporate Outcome(s): The City of Edmonton has sustainable and accessible infrastructure			
The City of Edmonton has sustainable and accessible infrastructure	Infrastructure Density (City's population divided by the total kilometres of infrastructure)	53.3 (2016)	Increase over previous year

Attachments

1. Former project and process principles
2. Principle application in project development process

Others Reviewing this Report

- T. Burge, Chief Financial Officer and Deputy City Manager, Financial and Corporate Services
- C. Campbell, Deputy City Manager, Communications and Engagement
- D. Jones, Deputy City Manager, City Operations
- R. G. Klassen, Deputy City Manager, Regional and Economic Development
- A. Laughlin, Deputy City Manager, Integrated Infrastructure Services
- R. Smyth, Deputy City Manager, Citizen Services