

## Bylaw 18145

### Adoption of a transit-oriented development plan for Stadium Station

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#### **Purpose**

To adopt a new Stadium Station Area Redevelopment Plan.

#### **Readings**

Bylaw 18145 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree "That Bylaw 18145 be considered for third reading."

#### **Advertising and Signing**

This Bylaw has been advertised in the Edmonton Journal on Friday, February 9, 2018 and Saturday, February 17, 2018. The Bylaw can be passed following third reading.

#### **Position of Administration**

Administration supports this Bylaw.

#### **Report**

The City of Edmonton is planning for a more sustainable future by encouraging Transit Oriented Development around existing and future LRT stations including Stadium Station. The purpose of Bylaw 18145 is to adopt a new Stadium Station Area Redevelopment Plan that encourages the development of the area within 800 meters of the Stadium LRT station into a higher density neighbourhood urban form that is pedestrian-friendly, economically sustainable, mixed use and physically connected to the areas amenities without compromising the existing neighbourhood's livability.

The proposed Area Redevelopment Plan is intended to provide a framework for development adjacent to the LRT, encourage walkability and multi-modal transportation, support transit ridership, and improve linkage to existing and future amenities in the area over the next 15-20 years.

As a result of the proposed new plan for Stadium Station, three (3) associated plan amendments to the 1982 Stadium Station Area Redevelopment PP -- which will be renamed to "Cromdale/Virginia Park Area Redevelopment Plan" (Bylaw 18146), Boyle Street/McCauley Area Redevelopment Plan (Bylaw 18147) and Parkdale Area Redevelopment Plan (Bylaw 18148) -- accompany this Bylaw.

#### **Policy**

This Bylaw aligns with Edmonton's Strategic Plan (*The Way Ahead*), policies contained in Edmonton's Municipal Development Plan (*The Way We Grow*), Transportation Master Plan (*The Way We Move*), Environmental Strategic Plan (*The Way We Green*),

Edmonton's People's Plan (*The Way We Live*), and is consistent with City of Edmonton Transit Oriented Development Policy and Guidelines, and the Winter City Strategy.

Specifically, this application supports the following policies within Edmonton's Municipal Development Plan, *The Way We Grow*:

- develop higher density housing and a mix of uses in proximity to LRT stations and transit centres
- encourage commercial, entertainment, institutional and employment uses to locate at LRT stations

### **Corporate Outcomes**

- Edmonton is attractive and compact
- Edmontonians use public transport and active modes of transportation
- Edmontonians use facilities and services that promote healthy living
- The City of Edmonton has sustainable and accessible infrastructure
- Edmontonians are connected to the city in which they live, work and play
- Edmonton is a safe city

### **Public Consultation**

In the initial planning process, which began in 2008, three main public consultation activities were held. A series of stakeholder meeting and community workshops were held in 2009-2010 to establish community objectives and explore preferred development options.

In January 2016, Urban Form and Corporate Strategic Development held an open house to provide information on the planning process, project background, the purpose of the plan and key aspects of the Transit-oriented Development vision for the area. Approximately 100 attended the first open house.

Over 3,000 combined advance notification and invitation postcards to attend a second open house was sent to the Downtown Business Association, Chinatown and Area BRZ Business Revitalization Zone, Kingsway Business Revitalization Zone, Riverdale Community League, Boyle Street Community League, McCauley Community League, Bellevue Community League, Parkdale-Cromdale Community League, Edmonton Federation of Community Leagues and surrounding property owners on March 30, 2017. This open house was held on April 20, 2017, and approximately 77 people attended.

A summary of the comments received at the second open house is included as *Appendix I – What We Heard Report*.

### **Attachments**

1. Bylaw 18145
2. Urban Form and Corporate Strategic Development report