

Financial and Corporate Services  
**Real Estate - Property Transactions**

Edmonton

**Land Sale Approval - Edmonton  
Exhibition Lands**

Lovey Grewal, Project Lead, Edmonton Exhibition Lands  
Real Estate, City of Edmonton

# Edmonton Exhibition Lands - Implementation

- Planning Framework & Implementation Strategy provide flexibility
- City will lead and complete initial site clearing and infrastructure upgrades
- Private industry development partners will deliver ultimate buildout at a market-driven pace
- Focus on Big City Moves, climate & energy transition and housing options



# Phase One - Key Activities

## Northlands Buildings Demolition Program

Staged removal of existing Northlands structures, including Spectrum

## Phase One (2024) & Future Phase Land Sales

Ph 1 (Ground Oriented Residential) parcels in area's SW and future phases in SE and central parcels

## Coliseum Demolition Program

Planning, scope development, procurement and initial demolition (2025) of Coliseum



## Stakeholder Engagement

Continued engagement and communications with industry, civic and community stakeholders and groups.

## Site Management

Continued property management of existing buildings and lands, adaptive reuse and site activation - as well as future of Expo-led events

## Net Zero Neighbourhood Study

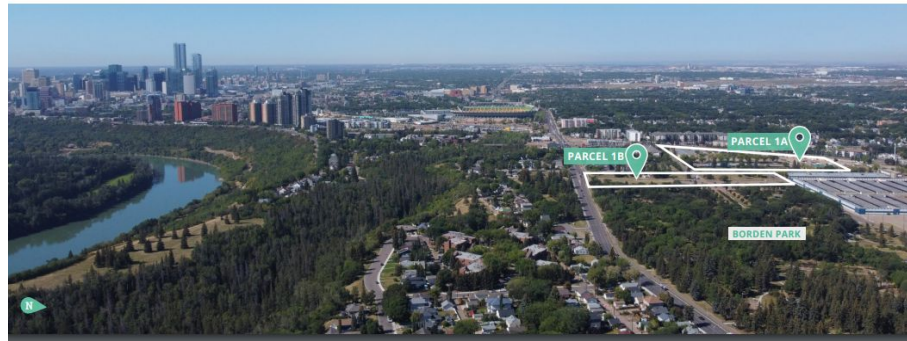
Continued work to support net zero development standards and goals for redevelopment; including District Energy feasibility

## Community Development

Infrastructure, servicing and transportation network upgrades, initial LRT and Borden Park planning & design

# Phase One Land Sales Approval

<b>Land Use</b>	Ground Oriented Residential
<b>Built Form</b>	Low to Mid Rise Apartments Row Housing Stacked Row Housing Townhouses Semi-Detached Housing Duplex Housing Single Detached Housing Neighbourhood Commercial
<b>Density</b>	20 Units Per Acre (min.) 50 Units Per Hectare (min.)
<b>Height</b>	Two Storey Minimum Six Storey Maximum
<b>Land Area</b>	20.00 Acres (more or less)



# Anticipated Next Steps Upon Approval

- Submission of Development Concept Plan by buyer for approval by Administration (Q1 2024)
- Administration-led subdivision and rezoning of Phase One parcels to satisfy condition precedents
  - Future City Council public hearing meetings (Q3 2024)
- Delivery of utilities, roadways and public realm by City to facilitate Phase One development by buyer
  - City-led construction anticipated late-Summer 2024

# Questions?

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