

11302, 11306, 11308, 11312, 11316, 11320, 11322 and 11326 - 79 Street NW; 11303, 11305, 11307, 11311, 11315, 11317, 11321 and 11323 - 80 Street NW; and 7300 - 116 Avenue NW
Position of Administration: Support



Summary

Bylaw 21234 proposes a rezoning from the Urban Facilities Zone (UF) and the Medium Scale Residential Zone (RM h16.0) to the Public Utility Zone (PU) to allow for the development of stormwater management facilities (SWMFs). Charter Bylaw 21232 proposes an amendment to the North Central District Plan to facilitate the proposed rezoning. Bylaw 21233 proposes an amendment to the Exhibition Lands Planning Framework (ELPF) to facilitate the proposed rezoning.

Public engagement for this application included a mailed notice, site signage, and information on the City's webpage. Administration heard from 8 people, with approximately 1 in support, 2 with

questions only, and 5 in opposition. Most concerns were related to the relocation of the Edmonton Urban Farm.

Administration supports this application because it:

- Aligns with objectives of The City Plan and District Policy by managing stormwater effectively through the design and development of the built environment, and integrating stormwater management facilities with the active transportation network.
- Is compatible with existing and surrounding planned land uses.

Application Details

This application was submitted by O2 Planning on behalf of The City of Edmonton.

Rezoning

The proposed Public Utility Zone (PU) would allow for infrastructure, systems, and facilities that provide a public benefit. The PU Zone is the appropriate zone for stormwater management facilities (SWMFs).

Plan Amendment: North Central District Plan

Amendments to maps 1-5 of the North Central District Plan are proposed to align with the rezoning, as outlined below:

- Map 1: Heritage and Culture, Map 2: Activating Growth to 1.25 Million, and Map 3: Nodes and Corridors: remove the 'open area' designation.
- Map 4: Land Use Concept to 1.25 Million: redesignate from 'urban mix' and 'open space - current' to 'urban service'.
- Map 5: Open Space and Natural Areas to 1.25 Million: remove 'special purpose facility' designation.

In the Exhibition Lands Planning Framework (ELPF), an expansion to Borden Park is proposed. A 'medium - planned municipal park' icon has been added to Maps 2, 4, and 5 to reflect this.

Amendments are also proposed for the area south of Borden Park Road NW, and east of 79 Street to align with the land use concept in the ELPF. Appendix 5 to this report provides a comparison between the current and proposed maps.

Plan Amendment: Exhibition Lands Planning Framework (ELPF)

Amendments are proposed to the statistics, figures, and text within the Exhibition Lands Planning Framework (ELPF) to facilitate the rezoning and to allow for the addition of stormwater management facilities (SWMFs). Amendments to the open space network and mobility network are also proposed to integrate the SWMFs. Sections within the ELPF are reordered to improve the flow of the document, and administrative amendments are also proposed to improve accuracy and clarity. Appendices 1-4 to this report include additional information and visuals for the proposed ELPF amendments.

Site and Surrounding Area

	Existing Zoning	Current Development
Subject Site	Urban Facilities Zone (UF) Medium Scale Residential Zone (RM h16.0)	Edmonton Urban Farm Former Exhibition Lands facilities
North	Urban Facilities Zone (UF) Medium Scale Residential Zone (RM h16.0)	Former Exhibition Lands facilities
East	Small Scale Residential Zone (RS) Urban Facilities Zone (UF)	Vacant land Former Exhibition Lands facilities
South	Urban Facilities Zone (UF) Parks and Services (PS)	East Edmonton Urgent Care Clinic Borden Park
West	Urban Facilities Zone (UF)	Former Exhibition Lands facilities



View of the site (western portion) looking northwest from the intersection of 79 Street NW and 113 Avenue NW



View of the site (eastern portion) looking northeast from Borden Park Road NW

Community Insights

This application was brought forward to the public using a basic approach. This approach was selected because the application proposes to add stormwater management facilities (SWMFs) to serve the Exhibition Lands. The basic approach included:

Mailed Notice, January 23, 2025

- Notification radius: 60.0 metres
- Recipients: 157
- Responses: 8
 - In support: 1
 - In opposition: 5
 - Questions only: 2

Site Signage, January 27, 2025

- Two rezoning information signs were placed on the property so as to be visible from 113 Avenue NW, 79 Street NW, and Borden Park Road NW. The site signage was updated to include the District Plan amendment component on April 28, 2025.

Webpage

- edmonton.ca/rezoningapplications

Notified Community Organizations

- Alberta Avenue Business Improvement Area
- McCauley Community League
- Montrose Community League

- Parkdale-Cromdale Community League
- Bellevue Community League

The community organizations listed above were notified via the mailed notice, and by email. The following groups were notified via email: Highlands Community League, Eastwood Community League, and Explore Edmonton.

Meeting with the Edmonton Urban Farmers, March 18, 2025

Administration attended a meeting with the Edmonton Urban Farmers and Explore Edmonton on March 18, 2025. A summary of feedback received from the urban farmers during the meeting is provided below:

- Concern about not being able to farm at the urban farm for the 2025 growing season.
- Significant time, effort, and investment has been put into the urban farm in 2024, and years previous, prior to knowing that the farm would not be available for the 2025 growing season.
- A desire to remain at the current urban farm location.
- Want lessons to be learned to ensure that the new urban farm location is suitable for the long term, and is preserved for urban farming.
- A desire to maintain the sense of community that exists at the urban farm, and a fear of losing it (farmers are finding new locations for the 2025 growing season).
- Some farmers knew that the current location of the urban farm was temporary, but others were not aware.
- Concern that urban agriculture/urban farms are not valued as much as other land uses in Edmonton.
- Why ask for feedback at this stage, when relocation of the urban farm is already occurring.
- Ensure that strategies like Fresh, and Breathe are taken into consideration.
- The urban farm is a model that could be replicated around Edmonton.
- Concern that the urban farm was not relocated in advance, despite the Exhibition Lands Planning Framework (ELPF) designating the area for residential land uses and the City of Edmonton knowing this.
- Concern about the outdated wording on the Rezoning Applications in Your Neighbourhood web page referencing that the land was not sold yet.
- Seems like the decision for the stormwater management facility locations has already been finalized.

Common comments heard (number of similar comments in brackets beside comments below):

Concerns relative to the Edmonton Urban Farm:

- The Urban Farm is valuable (e.g. economic value, community building value, educational value, safe space, and a place of sharing, learning, and advocacy) (5).
- Significant investments have been made in the Edmonton Urban Farm (e.g. financial, planning, time/dedication) (5).
- Closure of the Urban Farm for the 2025 growing season and relocation of the farm has impacts (e.g. loss of community, unexpected financial loss, impacts to projects connected to the farm, cannot garden for the 2025 season, relocation of plants and equipment, relocation requires effort/money/adaptability, emotional impacts, creates uncertainty) (5).
- Would have made plans to minimize impacts if the closure had been communicated earlier (e.g. relocate plants and equipment, and wouldn't have planted seeds for the 2025 season) (5).
- Communication between the City of Edmonton, Explore Edmonton, and the Urban Farmers could be improved to prevent community disengagement, and to include farmers considering the direct impact to them. Need better communication and thought in the planning of future projects (5).
- If construction of the dry pond does not commence soon, the farm was closed prematurely (2).
- Accept that the closure of the farm at this location is necessary, but want the transition to be smooth and equitable for all parties involved. It is unjust that the farmers are responsible for the transition without adequate support, or acknowledgement of the impact that the closure is having on them (2).
- Tremendous effort is put into the farm: plots secure funding and recognition for the farm, are designed as case studies for urban agriculture, inspire visitors/volunteers/gardeners, and support projects and commitments in other locations (2).
- Urban agriculture should be valued and secured, and is not at this time (2).
- The farmers contribute to making the city beautiful and lively, and the relocation of the farm impacts their contributions (1).
- Knew the farm was a temporary location (1).
- Thankful that the urban farm team is seeking alternative sites for many of the gardeners to garden at.
- The food security coordinator position should be brought back (1).
- What commitment is the city willing to have to the future of urban farms/gardens, especially when sustainability, resilience, collaboration, local, and community is so important (1).

Other Concerns:

- There is a full calendar of events during the summer in Exhibition Lands (e.g. at EXPO Centre, Northlands, and Borden Park). Concerned about additional permanent event spaces within the Exhibition Lands neighbourhood, and the noise, litter, traffic, and on-street parking impacts to surrounding neighbourhoods.
- Surrounding neighbourhoods want to be engaged about additional proposed event spaces (e.g. Highlands).
- Existing facilities are not well designed for loud events. Any future event spaces should incorporate sound reduction to limit impacts to surrounding communities.

Support:

- Supportive of additional density and the redevelopment of Exhibition Lands.

At the time of writing this report, no formal feedback was received from the community leagues or the business improvement area.

The Urban Farm is being relocated to provide ongoing opportunities for urban agriculture within Exhibition Lands.

Application Analysis

The City Plan

This application aligns with The City Plan's Big City Move, Greener as We Grow, by managing stormwater effectively, and improving water quality through the design and development of the built environment.

North Central District Plan

The site is located within the North Central District, and is within the Exhibition District Node. District Nodes are urban centres that provide for the needs of nearby neighbourhoods. They will evolve into diverse transit-oriented communities that offer commercial, employment and other community amenities within a short walk or bike ride.

The proposed stormwater management facilities (SWMFs) will manage rainfall runoff from future development within Exhibition Lands. In addition to serving a drainage function, the SWMFs will also serve an open space function. The SWMFs will be well integrated with the mobility network, which connects major destinations within the District and neighbourhood, including the LRT and Borden Park, in alignment with the District Policy.

Exhibition Lands Planning Framework (ELPF)

The site is within the Exhibition Lands Planning Framework (ELPF), and is currently designated Ground Oriented Residential which allows for a range of residential housing types from compact single detached housing to mid-rise development. A new land use designation called Stormwater Management Facility is proposed to be added to the ELPF, as the current storm sewer approach

does not include the use of SWMFs. The site would be redesignated from Ground Oriented Residential to Stormwater Management Facility in alignment with the proposed rezoning.

Proposed amendments to the open space and mobility network ensure that the SWMFs are well integrated. The proposed SWMFs are well connected to the broader neighbourhood (including the LRT, and Borden Park) via active mode connections (e.g. shared pathway, greenways, and sidewalks). The proposed SWMFs are both connected to greenways, which include areas that have been identified as priorities for the provision of open space amenities called community amenity nodes.

Stormwater management facilities are now included in the statistics, and the ground oriented residential area has been reduced accordingly.

This application also proposes an overall reduction to the gross area, and gross developable area in the ELPF land use and population statistics, which has cascading impacts to a majority of the statistics.

The gross area/gross developable area are reduced which reduces the net residential area. In turn this reduces the total number of units and the total population within the plan area; however, this is not solely a result of the proposed addition of SWMFs, it also is a result of having less developable area than the original plan contemplated.

Overall, the amendments to the ELPF add and integrate SWMFs within the broader development concept. The population per net hectare, and units per net residential hectare are increased. The proposed administrative updates improve accuracy, improve the flow of the document, maintain consistency, and improve clarity.

Key changes to Land Use and Population Statistics are summarised in the table below:

Land Use and Population Statistics	Current	Proposed	Difference
Gross Area	149.4 ha	134.2 ha	- 15.2 ha
Gross Developable Area	127.9 ha	82.7 ha	- 45.2 ha
Net Residential Area	45.5 ha	35.7 ha	- 9.8 ha
Total Population	7,511	6,506	- 1,005
Total Number of Units	3,517	3,084	- 433
Population Per Net Hectare	161.5	182.2	+ 20.7
Unit Per Net Residential hectare	75.6	86.4	+ 10.8

Land Use Compatibility

The proposed Public Utility Zone (PU) would allow for infrastructure, systems, and facilities that provide a public benefit. The intent of this application is to facilitate the development of

stormwater management facilities (SWMF)s, which are compatible with the current and proposed land uses in the plan area.

Mobility

The proposed amendments to the ELPF include adjustments to the shared pathway alignments to ensure that the SWMFs are well integrated with the open space and overall active transportation network. Text amendments are also included to ensure greater guidance on the provision of active modes connections for larger subdivisions and developments with edges abutting greenway links and shared pathways.

ETS operates local transit routing along 112 Avenue. The walking distance to Stadium Transit Centre and LRT Station is approximately 800m and provides transit users access to DATS, Frequent, local, and OWL service.

Open Space

A Parkland Impact Assessment (PIA) was prepared as part of this application to support a comprehensive park statistics review for the entire neighbourhood and to more accurately depict park locations within the Exhibitions Lands Planning Framework. The PIA demonstrates that all residents are within walking distance of park space, while the park configuration provides for appropriate access, visibility, and programming opportunities.

Existing Community Amenity Nodes on some greenways and pocket parks, identified in the Exhibition Lands Planning Framework (ELPF), were increased in width to help provide open space amenities that encourage social interaction, community building, recreation and wellness.

Utilities

As part of the application, an amendment to the 2019 Exhibition Lands Neighbourhood Design Report (NDR) was reviewed and accepted by Administration. The NDR amendment identifies sanitary and stormwater servicing plans for the neighbourhood. The proposed rezoning conforms with the proposed stormwater servicing scheme presented in the NDR Amendment.

The applicant/owner will be responsible for all costs associated with infrastructure improvements required by this application.

Appendices

1. Exhibition Lands Planning Framework Summary of Proposed Amendments
2. Exhibition Lands Planning Framework Current Land Use and Population Statistics
3. Exhibition Lands Planning Framework Proposed Land Use and Population Statistics
4. Exhibition Lands Planning Framework Proposed Figure Amendments
5. North Central District Plan Proposed Map Amendments

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Branch: Development Services

Section: Planning Coordination

Exhibition Lands Planning Framework (ELPF) Summary of Proposed Amendments

Mark-up Legend

Black font - Existing text

~~Strikethrough~~ - Proposed deletion

Red font - Proposed addition

Light grey cell fill - Administrative amendment

Italics - See other appendix to view proposed changes

Proposed Text Amendments to the Exhibition Lands Planning Framework (ELPF)

ELPF Section	Proposed Text Amendments	Rationale
Table of Contents P.g. II	<i>See Bylaw 21233 Schedule A to view the proposed table of contents.</i>	The order of content in the ELPF has been updated to improve the flow of the document. Land use policies and figures will be followed by built form, open space, and mobility sections, respectively. Updated the table of contents to reflect the reordering of the plan.
Acknowledgment P.g III	Land Acknowledgement	Adding 'Land' to the title to reflect that the following acknowledgement is a land acknowledgement.
Figure 13 Land Use Concept Map Legend Ground Oriented Residential P.g. 38	Mid-rise apartment, low-rise apartment, stacked row housing, townhouses, row housing, semi-detached, duplex, single detached (must achieve 50 units / ha), neighbourhood commercial	Ground Oriented Residential Policy 4.1.3.d states: "Require a minimum building height of 2 storeys and allow a maximum height of 6 storeys." Adding 'Mid-rise apartment' to the list of built forms to reflect this and maintain consistency throughout the plan.
Figure 13 Land Use Concept Map Legend	No maximum 8 storey maximum	Employment Anchor Policy 4.1.4.b states: 'Allow a maximum building height of 8 storeys'.

Employment Anchor P.g. 38		Adding '8 storey maximum' the legend to align with the policy, and maintain consistency throughout the plan.
Figure 13 Land Use Concept Map Legend Industrial Transition P.g. 38	Warehouse / studio, live-work, row house, stacked row house, low rise apartment, Mid-rise apartment	Industrial Transition Policy 4.1.7.b states: 'Require a minimum height of 2 storeys and allow a maximum building height of 6 storeys.' Adding 'Mid-rise apartment' to the list of built forms to align with the policy, and maintain consistency throughout the plan.
Figure 13 Land Use Concept Map Legend Park P.g. 38	Open Space Park	Replaced 'open space' with 'park' to use the appropriate term.
Figure 13 Land Use Concept Map Legend Stormwater Management Facility P.g. 38	Stormwater Management Facility Refer to Section 4.3 Open Space Not applicable	New legend item to reflect the addition of the Stormwater Management Facilities.
4.1.1. Mixed Use Transit Village Node - South Policy 4.1.1.e. P.g. 40	e) Concentrate additional active commercial uses around and on streets connecting to the Urban Plaza and LRT Landing Space, as generally shown on Figure 1 85 .	Figure number updated to reflect reordering.
4.1.2. Mixed Use Transit Village Node - North Policy 4.1.2.e P.g. 41	e) Concentrate additional active commercial uses around and on streets connecting to the Urban Plaza and LRT Landing Space, as generally shown on Figure 1 96 .	Figure number updated to reflect reordering.

<p>4.3 Open Space</p> <p>Open Space Classifications</p> <p>P.g. 48</p>	<p>OPEN SPACE CLASSIFICATIONS</p> <ul style="list-style-type: none"> + Borden Park (City-level Park) + Transit Village Urban Plaza (Plaza Square) + LRT Landing Space (Plaza Square) + Greenway Link (Greenway, PUL, or Road Right of Way) + Community Amenity Node (Pocket Park) + Stormwater Management Facility 	<p>Adding 'Stormwater Management Facility' to the list of open spaces to reflect the addition of Stormwater Management Facilities (SWMFs) to the ELPF.</p>
<p>4.3 Open Space</p> <p>Policy 4.3.k</p> <p>P.g. 50</p>	<p>k) During the closure and relocation of the existing 118 Avenue bus loop, consider revisiting the proposed area and shape of the proposed park, including potential surplussing lands and alternate land uses.</p>	<p>New open space policy. Recognizes that the timing for the relocation of the bus loop is unknown, and that there may be a different park configuration, or a different land use that could be more appropriate at this location.</p>
<p>4.3 Open Space</p> <p>4.3.4 Greenway Links</p> <p>Policy 4.3.4.g</p> <p>P.g. 53</p>	<p>g) Ensure greenway links are sized to accommodate community amenity nodes in the desired locations, while still retaining their linear nature.</p>	<p>New open space policy. Added to ensure that greenways are an appropriate size that can accommodate the planned community amenity nodes as shown on Figure 22 Open Space Concept Map.</p>
<p>4.3 Open Space</p> <p>4.3.6 Stormwater Management Facilities</p> <p>P.g. 53</p>	<p>4.3.6 STORMWATER MANAGEMENT FACILITIES</p> <p>Stormwater Management Facilities (SWMF) are functional open spaces that help filter and distribute stormwater runoff while providing amenity for surrounding areas. These areas contribute to the overall stormwater management strategy and are integrated with surrounding public places as part of the open space network.</p> <p>Policies:</p> <ul style="list-style-type: none"> a) Provide space for minor programmable elements including seating. b) Encourage SWMF to be softscaped with trees and 	<p>New open space sub-section. Added to reflect the addition of Stormwater Management Facilities which are a component of both the servicing network, and the open space network.</p>

	<p>vegetation to provide shade and ecological connectivity.</p> <p>c) Ensure SWMF create linkages to adjacent open spaces.</p>	
<p>4.4 Mobility</p> <p>4.4.3 Active Transportation Network Policy 4.4.3.I.</p> <p>P.g. 60</p>	<p>l) Large subdivisions and developments with edges abutting greenway links or shared pathways shall ensure public access to the pathways are provided via active modes connections at a spacing of 120m or less, with a target spacing of 60-100m.</p>	<p>New mobility policy. Added to ensure that large subdivisions and developments are permeable and well connected to the active transportation network.</p>
<p>5.1 Servicing Overview</p> <p>5.1.2 Sanitary Sewer</p> <p>P.g. 63</p>	<p>5.1.2 SANITARY SEWER</p> <p>Currently, sanitary flow generated by the Edmonton Exhibition Lands is collected by a combined sewer system. The five existing combined trunks in the study area have enough capacity to handle additional flows from the redevelopment areas without surcharging to surface. In the future, one new sanitary main is proposed within the southern east west servicing corridor to service the redevelopment in the southern part of the Plan Area A number of new sanitary mains will be installed south of 118 Avenue to service the redevelopment area. The sanitary mains will connect to the 112 Avenue Combined sewer (Figure 31). This will result in sewer separation being provided for the majority of the study area, with the exception of the area west of the Capital LRT Line, which will remain combined. Most of the existing combined laterals will eventually be abandoned when land becomes private, and new laterals and services will be provided as a result of redevelopment. These will tie-into either the existing major combined trunks or the proposed sanitary main.</p>	<p>Updated to reflect changes to the sanitary sewer network, in alignment with the accepted Neighbourhood Design Report (NDR).</p>
<p>5.1 Servicing Overview</p> <p>5.1.3 Storm Sewer</p> <p>P.g. 63</p>	<p>5.1.3 STORM SEWER</p> <p>The storm sewer network. system in the Edmonton Exhibition Lands is comprised of three major trunks. An additional storm trunk is proposed along the east west</p>	<p>Updated to reflect changes to the storm sewer network, in alignment with the accepted Neighbourhood Design Report (NDR).</p>

	<p>servicing corridor in the southern part of the study area to collect storm runoff from the surrounding areas (Figure 32). The existing and proposed storm mains will be able to service the redevelopment area without surcharging to the surface. It is expected that existing storm laterals within the study area will be abandoned and the redevelopment areas will be serviced by new pipes that will connect to the major storm trunks. The major system will not change significantly as it is assumed that the grading of the site will not be substantially altered.will be designed to collect and convey runoff from minor rainfall events directly to stormwater management facilities. For rainfall events exceeding the capacity of this minor system (up to the 100-year design event), excess runoff will be directed via roadways and overland drainage routes to the same facilities. The proposed stormwater management facilities will consist of one dry pond and one wet pond, both capable of managing runoff from events up to the 100-year design event, and will regulate discharge to the downstream receiving system. The storm sewer network will ultimately discharge to the Kinnaird Trunk system. Existing storm sewers within the study area are expected to be abandoned, with the redevelopment areas serviced by new sewer pipes connecting to the proposed storm trunks.</p>	
List of Figures P.g. 70	<p><i>See Bylaw 21233 Schedule A to view the proposed list of figures.</i></p>	<p>The order of content in the ELPF has been updated to improve the flow of the document. Land use policies and figures will be followed by built form, open space, and mobility sections, respectively. The list of figures must be updated to reflect the reordering of the plan.</p>

Proposed Figure Amendments Summary

See Appendix X for a side-by-side comparison of current and proposed figure images

ELPF Figure	Summary of Proposed Amendments	Rationale
Cover page	- Resized image	Resized to show the image content more clearly.
P.g. IV	- Resized image	
Figure 11 Visualization of the Redevelopment Concept for the Exhibition Lands P.g. 31	- Resized image and repositioned number tags	
Figure 12 Overall Concept Illustration P.g. 33	<ul style="list-style-type: none"> - Renamed from 'Figure 12 Development Concept' <p>Legend:</p> <ul style="list-style-type: none"> - Added 'Stormwater Management Facility' - Added 'Infill Areas Commercial/Mixed Use' - Renamed 'Green Space' to 'Park' - Renamed 'Incremental Industrial Areas' to 'Infill Industrial Areas' - Renamed 'Incremental Infill Areas' to 'Infill Areas Residential' <p>Figure:</p> <ul style="list-style-type: none"> - Added existing and proposed SWMFs in alignment with the Neighbourhood Design Report (NDR) 	<p>All figures were updated to more accurately represent the land use areas. The statistics and figures are now aligned.</p> <p>Stormwater Management Facilities added to the legend and the figure to reflect the proposed servicing approach. Stormwater Management Facilities were not contemplated in the current ELPF.</p> <p>Parks were updated in alignment with the Parkland Impact Assessment (PIA), including the integration of Stormwater Management Facilities into the open space network.</p> <p>Renaming of some legend items to improve clarity.</p>

	<ul style="list-style-type: none"> - Clearly showing Borden Park Road NW - Aligned parks with the Parkland Impact Assessment (PIA) - Mapping updates to more accurately represent the land use areas on the figure 	
<p>Figure 13 Land Use Concept Map</p> <p>P.g. 39</p>	<ul style="list-style-type: none"> - Renamed from 'Figure 16 Land Use Concept Map' - Added existing and proposed SWMFs in alignment with the Neighbourhood Design Report (NDR) - Aligned parks with the Parkland Impact Assessment (PIA) - Mapping updates to more accurately represent the land use areas on the figure 	
<p>4.1.1 Mixed Use Transit Village Node - South Vignette</p> <p>P.g. 40</p>	<ul style="list-style-type: none"> - Park space updated to align with the Parkland Impact Assessment (PIA) - Mapping updates to more accurately represent the land use areas on the figure 	<p>Figure numbers updated to reflect reordering.</p> <p>All figures were updated to more accurately represent the land use areas. The statistics and figures are now aligned.</p>
<p>Figure 14 Example of Active Frontage, Grandview, Vancouver (CityHallWatch, 2013)</p> <p>P.g. 40</p>	<ul style="list-style-type: none"> - Renamed from 'Figure 17: Example of Active Frontage, Grandview, Vancouver (CityHallWatch, 2013)'. 	<p>Updated park areas were removed from land use designation vignettes (e.g. Parks and SWMFs have been removed from the yellow area that corresponds with Ground Oriented Residential in the Ground Oriented Residential vignette). This improves clarity, and accuracy.</p>
<p>Figure 15 Concentrated Active Commercial Frontages for the south transit village</p> <p>P.g. 40</p>	<ul style="list-style-type: none"> - Renamed from 'Figure 18 Concentrated Active Commercial Frontages for the South Transit Village' - Park space updated to align with the Parkland Impact Assessment (PIA) - Mapping updates to more accurately represent the land use areas on the figure 	

4.1.2 Mixed Use Transit Village Node - North Vignette P.g. 41	<ul style="list-style-type: none"> - Park space updated to align with the Parkland Impact Assessment (PIA) - Mapping updates to more accurately represent the land use areas on the figure 	
Figure 16 Concentrated Active Commercial Frontages for the North transit village P.g. 41	<ul style="list-style-type: none"> - Renamed from 'Figure 19 Concentrated Active Commercial Frontages for the north transit village' - Park space updated to align with the Parkland Impact Assessment (PIA) - Mapping updates to more accurately represent the land use areas on the figure 	
4.1.3 Ground-oriented Residential Vignette P.g. 42	<ul style="list-style-type: none"> - Removed park spaces from designation - Removed SWMFs from the designation - Mapping updates to more accurately represent the land use areas on the figure 	
Figure 17 Row Housing P.g. 42	<ul style="list-style-type: none"> - Renamed from 'Figure 21 Row Housing' 	Renumbered and reordered from smallest to largest scale.
Figure 18 Low Rise P.g. 42	<ul style="list-style-type: none"> - Renamed from 'Figure 22 Low Rise' 	
Figure 19 Medium Rise Apartments P.g. 42	<ul style="list-style-type: none"> - Renamed from 'Figure 20 Medium Rise Apartments' 	
4.1.4 Employment Anchor Vignette P.g. 43	<ul style="list-style-type: none"> - Mapping updates to more accurately represent the land use areas on the figure. 	Figure numbers updated to reflect reordering.
Figure 20 Employment Anchor Visualization P.g. 43	<ul style="list-style-type: none"> - Renamed from 'Figure 23 Employment Anchor Visualization' 	<p>All figures were updated to more accurately represent the land use areas. The statistics and figures are now aligned.</p> <p>Updated park areas were removed from land use designation vignettes (e.g. Parks and SWMFs have</p>

4.1.5 Civic/Education Anchor Vignette P.g. 44	- Mapping updates to more accurately represent the land use areas on the figure.	been removed from the yellow area that corresponds with Ground Oriented Residential in the Ground Oriented Residential vignette). This improves clarity, and accuracy.
Figure 21 Civic/Education Anchor Visualization P.g. 44	- Renamed from 'Figure 24 Civic/Education Anchor Visualization'	
4.1.6 EXPO Centre Vignette P.g. 45	- Mapping updates to more accurately represent the land use areas on the figure.	
4.7 Industrial Transition Vignette P.g. 45	- Mapping updates to more accurately represent the land use areas on the figure.	
Figure 22 Open Space Concept Map P.g. 49	<ul style="list-style-type: none"> - Renamed from 'Figure 25: Open Space Concept Map' <p>Legend:</p> <ul style="list-style-type: none"> - 'Potential New Park Spaces and Greenways' revised to 'Parks and Greenways' - Added 'Stormwater Management Facility' - Added 'On-street Separated Cycling Route' - Added 'Shared Roadways/Low Traffic' - Added 'Important Connections with Future Development Parcel' - Added 'Enhanced Intersection with Cycling Infrastructure' <p>Figure:</p> <ul style="list-style-type: none"> - Added existing and proposed SWMFs in alignment with the Neighbourhood Design Report (NDR) - Aligned parks with the Parkland Impact Assessment (PIA) - Mapping updates to more accurately represent the land use areas on the figure 	<p>All figures were updated to more accurately represent the land use areas. The statistics and figures are now aligned.</p> <p>Stormwater Management Facilities added to the legend and the figure to reflect the proposed servicing approach in alignment with the accepted Neighbourhood Design Report (NDR). Stormwater Management Facilities were not contemplated in the current ELPF.</p> <p>Parks were updated in alignment with the Parkland Impact Assessment (PIA), including the integration of Stormwater Management Facilities into the open space network.</p> <p>Updates to the shared pathway connections network to integrate the Stormwater Management Facilities with the active transportation network (e.g. addition of a shared pathway connection on the west side of the proposed western SWMF)</p> <p>Added legend items (e.g. on-street separated cycling</p>

	<ul style="list-style-type: none"> - Added On-street Separated Cycling Routes - Added Shared Roadways/Low Traffic - Added Important Connections with Future Development Parcel - Added Enhanced Intersection with Cycling Infrastructure - Added 'LRT storage facility' label - Updates to the 'shared pathway connections' network to integrate the SWMFs 	<p>routes) to show how the open space network (i.e. greenways) integrate with the broader active modes network.</p> <p>Renaming of some legend items to improve clarity.</p>
<p>Figure 23 Interface between Borden Park and the Civic Anchor</p> <p>P.g. 50</p>	<ul style="list-style-type: none"> - Renamed from 'Figure 26 Interface between Borden Park and the Civic Anchor' 	<p>Figure number updated to reflect reordering.</p>
<p>Figure 24 Expanded Borden Park Visualization</p> <p>P.g. 51</p>	<ul style="list-style-type: none"> - Renamed from 'Figure 27 Expanded Borden Park Visualization' 	
<p>Figure 25 Greenway link with community amenity and active transportation connections.</p> <p>P.g. 51</p>	<ul style="list-style-type: none"> - Renamed from 'Figure 29: Greenway Link with Community Amenity and Active Transportation Connections' 	
<p>Figure 26 Transit Village Urban Plaza with Active Urban Frontage'</p> <p>P.g. 52</p>	<ul style="list-style-type: none"> - Renamed from 'Figure 28: Transit Village Urban Plaza with Active Urban Frontage' 	
<p>Figure 27 Mobility Concept Map</p> <p>P.g. 55</p>	<ul style="list-style-type: none"> - Renamed from 'Figure 13 Mobility Concept Map' - Legend - Added 'Park' 	<p>All figures were updated to more accurately represent the land use areas. The statistics and figures are now aligned.</p>

	<ul style="list-style-type: none"> - Added 'Stormwater Management Facility' - Updated 'local parkway' icon <p>Figure</p> <ul style="list-style-type: none"> - Added existing and proposed SWMFs in alignment with the Neighbourhood Design Report (NDR) - Aligned parks with the Parkland Impact Assessment (PIA) - Updated local parkway on map to match new legend icon. - Added 'Enhanced intersection with Cycling Infrastructure' icon at intersection of 73 Street and Borden Park Road NW. - Added a shared pathway along the north side of 112 Avenue NW from 77 Street to 82 Street NW. - 113 Ave NW expanded eastward as a street oriented local residential road. - Mapping updates to more accurately represent the land use areas on the figure 	<p>Stormwater Management Facilities added to the legend and the figure to reflect the proposed servicing approach in alignment with the accepted Neighbourhood Design Report (NDR). Stormwater Management Facilities were not contemplated in the current ELPF.</p> <p>Parks were updated in alignment with the Parkland Impact Assessment (PIA), including the integration of Stormwater Management Facilities into the open space network.</p> <p>Updates to the shared pathway connections network to integrate the Stormwater Management Facilities with the active transportation network (e.g. addition of a shared pathway connection on the west side of the proposed western SWMF)</p> <p>Renaming of some legend items to improve clarity.</p>
<p>Figure 28 Street Hierarchy Map</p> <p>P.g .57</p>	<ul style="list-style-type: none"> - Renamed from "Figure 14: Street Hierarchy Map" <p>Legend:</p> <ul style="list-style-type: none"> - Added 'Park' - Added 'Stormwater Management Facility' <p>Figure:</p> <ul style="list-style-type: none"> - Added existing and proposed SWMFs in alignment with the Neighbourhood Design Report (NDR) - Aligned parks with the Parkland Impact Assessment (PIA) - 113 Ave NW expanded eastward as a street oriented local residential road. - Updated local parkway on map and legend. 	

	<ul style="list-style-type: none"> - Mapping updates to more accurately represent the land use areas on the figure 	
<p>Figure 29 Active Transportation Map</p> <p>P.g. 61</p>	<ul style="list-style-type: none"> - Renamed from “Figure 15 Active Transportation Map”. <p>Legend:</p> <ul style="list-style-type: none"> - Added ‘Park’ - Added ‘Stormwater Management Facility’ <p>Figure:</p> <ul style="list-style-type: none"> - Added existing and proposed SWMFs in alignment with the Neighbourhood Design Report (NDR) - Aligned parks with the Parkland Impact Assessment (PIA) - Added ‘Enhanced intersection with Cycling Infrastructure’ icon at intersection of 73 Street and Borden Park Road NW - Added a shared pathway along the north side of 112 Avenue NW from 77 Street to 82 Street NW - Mapping updates to more accurately represent the land use areas on the figure 	
<p>Figure 30 Water Servicing</p> <p>P.g. 64</p>	<ul style="list-style-type: none"> - Added existing and proposed SWMFs in alignment with the Neighbourhood Design Report (NDR) - Changes to the water servicing map as per the NDR. 	<p>Updates to the servicing section of the plan are proposed to align with the accepted Neighbourhood Design Report (NDR). Changes include the addition of Stormwater Management Facilities to the ELPF, and changes to the sanitary sewer and storm sewer serving.</p>
<p>Figure 31 Sanitary Sewer Servicing</p> <p>P.g. 65</p>	<ul style="list-style-type: none"> - Added existing and proposed SWMFs in alignment with the Neighbourhood Design Report (NDR) - Changes to the sanitary sewer servicing figure as per the NDR. 	

Figure 32 Storm Sewer Servicing P.g. 66	<ul style="list-style-type: none"> - Added existing and proposed SWMFs in alignment with the Neighbourhood Design Report (NDR) - Changes to the storm sewer figure as per the NDR. 	
Figure 34 Implementation Process Diagram P.g. 69	<ul style="list-style-type: none"> - Changes to wording to make it clear that private developers are responsible for development in the south transit village, central area, east area, and north transit village. 	Minor wording updates to more clearly define roles and responsibilities.

Exhibition Lands Planning Framework Current Land Use and Population Statistics – Bylaw 19267

OVERALL DEVELOPMENT STATISTICS

	Area (ha)	% of Gross	
Gross Area	149.40	100%	
LRT R/W	5.94	3.98%	
Wayne Gretzky Drive (Future re-linked R/W)	9.65	6.46%	
Arterial Roads (80St, 82St, Ford Rd, 112Ave, and 118Ave)	5.68	3.8%	
Stormwater Management Facility (WGD at 120Ave)	0.26	0.17%	
	Area (ha)	% of Gross	% of GDA
Gross Developable Area (GDA)	127.86	85.58%	100%
Non-Residential Uses			
Civic/Education Anchor**	6.07	4.06%	4.75%
Employment Anchor	3.84	2.57%	3.01%
Expo Centre Site	14.36	9.61%	11.23%
LRT Cleaning and Storage Facility	1.93	1.29%	1.51%
Industrial Transition (50% anticipated to remain industrial)	2.75	1.84%	2.15%
Parkland			
Metropolitan and District Parks: Borden (2.46ha area increase), Wally Footz	26.04	17.43%	20.37%
Existing Neighbourhood-level Park: James Kidney (includes Existing Coliseum Station bus loop area)	1.24	0.83%	0.97%
Urban plazas, linear greenways, and pocket parks (future municipal reserve dedications)*	5.26	3.52%	4.12%
Transportation			
Circulation (ultimate anticipated local, collector, laneway ROW)*	19.84	13.28%	15.51%
Total Non-Residential Area	81.34	54.45%	63.62%
Net Residential Area	45.51	31.13%	36.38%

RESIDENTIAL LAND USE AREA, UNIT, AND POPULATION ESTIMATES

Land Use	Area (ha)	% of Gross	% of GDA	Net Units/ha	Units	PPL/Unit	Population	%NRA
Ground Oriented Residential	24.59	16.46%	19.23%	65	1,598	2.25	3,596	52.86%
Mixed Use Transit Village – South	3.79	2.54%	2.97%	120	455	1.95	887	8.15%
Mixed Use Transit Village – North	6.32	4.23%	4.94%	120	758	1.95	1,479	13.59%
Industrial Transition (50% to become residential)	2.14	1.43%	1.67%	65	139	2.25	313	4.60%
Civic/Education Anchor**					180	2.00	360	
Infill Areas (Residential)	8.60	5.76%	6.73%	30	258	2.50	645	18.50%
Infill Areas (Comm. Mixed Use)	1.07	0.72%	0.84%	120	128	1.80	231	2.30%
Total Residential	46.51	31.13%	36.38%	520	3,517	15	7,511	100.00%

* Amounts based off estimated areas upon future subdivisions development parcels

** Potential student housing population

SUSTAINABILITY MEASURES

Population Per Net Hectare (ppnha)	161.49
Units Per Net Residential Hectare (upnrha)	75.62
[Single/Semi-Det.; Row Housing] / [Low-rise/Med. Den. Housing: Med. to High-Rise Units] Unit Ratio	41% / 59%
Population within 400m of Parkland	100%
Population within 400m of Transit Service	100%
Population within 600m of commercial service	100%
Presence/Loss of Natural Area Features	n/a

STUDENT GENERATION

	% of Gross D. Area ***
Public School	453
Elementary	227
Junior High	113
Senior High	113
Separate School	227
Elementary	113
Junior High	57
Senior High	57
Total School Population	680

*** GDA includes existing residential areas (EXPO site, commercial areas, parkland areas, etc.)

Exhibition Lands Planning Framework Proposed Land Use and Population Statistics – Bylaw 21233

DEVELOPMENT STATISTICS	Area (ha)	% of GA	% of GDA
GROSS AREA	134.2	100.0%	
LRT R/W	6.9	5.1%	
Wayne Gretzky Drive (Future re-linked R/W)	8.6	6.4%	
Arterial Roads (80St, 82St, Ford Rd., 112Ave, and 118Ave)	4.3	3.2%	
Existing R/Ws (existing areas of 73St, 79St, 115 Ave, 120 Ave, 113 Ave, Borden Park Road)	7.0	5.2%	
Stormwater Management Facility (WGD at 120Ave)	0.2	0.1%	
Existing Parkland To Remain (Borden Park, Borden Park Land Swap Areas, Wally Footz Field, James Kidney Park)	24.5	18.3%	
GROSS DEVELOPABLE AREA	82.7	61.6%	100.0%
Non-Residential Uses			
Civic/Education Anchor**	5.6	4.1%	6.8%
Employment Anchor	3.7	2.8%	4.5%
Expo Centre Site (including expanded area from WGD decoupling)	15.6	11.6%	18.9%
LRT Cleaning and Storage Facility	2.1	1.6%	2.5%
Industrial Transition (50% anticipated to remain Industrial)	1.8	1.3%	2.2%
Parkland			
Expansions to existing parks (Borden Park, James Kidney Park)	2.9	2.2%	3.5%
Urban plazas, linear greenways, and pocket parks (future municipal reserve dedications)	4.0	3.0%	4.8%
Transportation			
Circulation (known planned new collector R/W, anticipated local road and laneway R/W)*	9.0	6.7%	10.9%
Stormwater Management Facility			
Stormwater Management Facility	2.3	1.7%	2.8%
Total Non-Residential Area	47.0	35.0%	56.8%
Net Residential Area	35.7	26.6%	43.2%

RESIDENTIAL LAND USE AREA, UNIT, AND POPULATION ESTIMATES								
Land Use	Area (ha)	% of GA	% of GDA	Net Units/ha	Units	PPL/Unit	Population	% NRA
Ground Oriented Residential**	23.3	17.4%	28.2%	65	1,515	2.25	3,408	65.3%
Mixed Use Transit Village – South**	3.6	2.7%	4.4%	120	432	1.95	842	10.1%
Mixed Use Transit Village – North**	6.7	5.0%	8.1%	120	804	1.95	1,568	18.8%
Industrial Transition (50% to become residential)**	1.8	1.3%	2.2%	65	117	2.25	263	5.0%
Civic/Education Anchor***	–	–	–	–	180	2.0	360	–
Infill Areas (Comm. Mixed Use)	0.3	0.2%	0.4%	120	36	1.8	65	0.8%
Total Residential	35.7	26.6%	43.2%	–	3,084	–	6,506	100.0%

* Anticipated Area amount is taken from the 12.5% R/W of relevant land use areas

** Area amounts reduce by 12.5% for approximate future roadway dedications

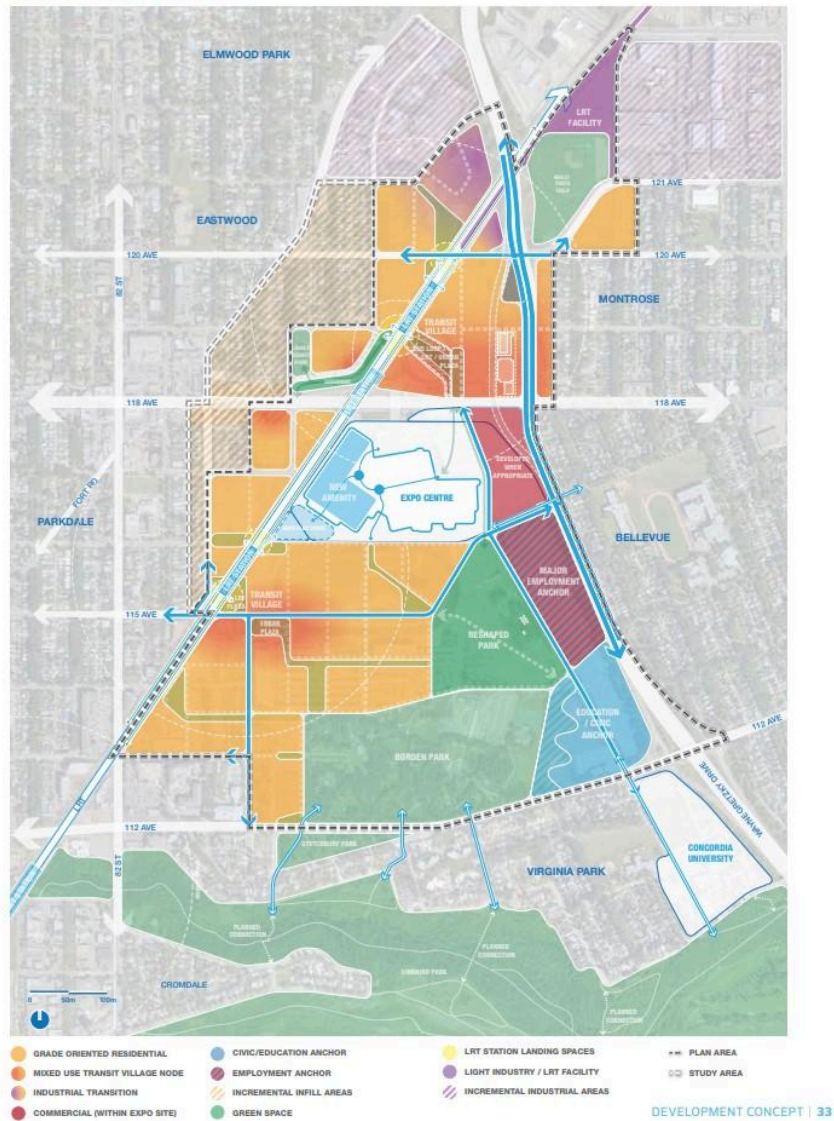
*** Potential student housing population

SUSTAINABILITY MEASURES	
Population Per Net Hectare (ppnha)	182.2
Units Per Net Residential Hectare (upnha)	86.4
[Single/Semi-Det.; Row Housing] / [Low-rise/Med. Den. Housing; Med. to High-Rise Units] Unit Ratio	41%/59%
Population within 400m of Parkland	100%
Population within 400m of Transit Service	100%
Population with 600m of commercial service	100%
Presence/Loss of Natural Area Features	n/a

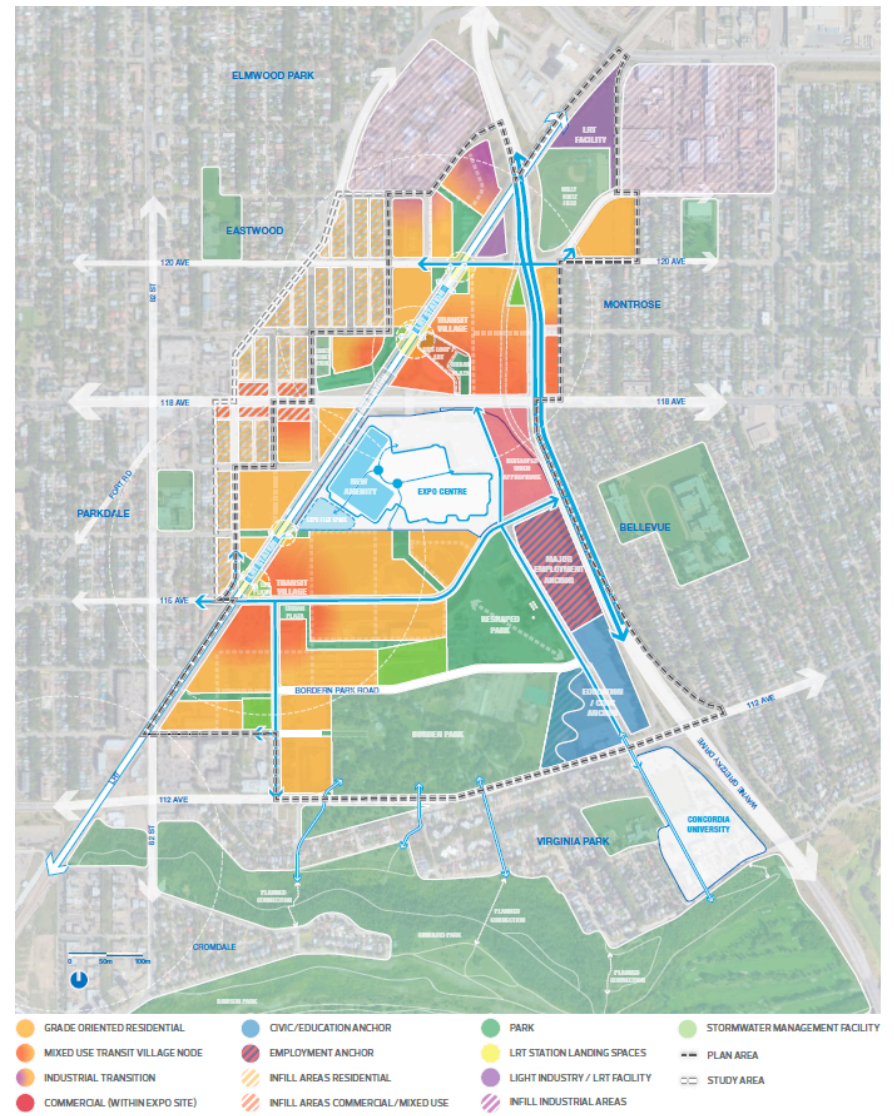
STUDENT GENERATION	% of GDA***
Public School	331
Elementary	165
Junior High	83
Senior High	83
Separate School	165
Elementary	83
Junior High	41
Senior High	41
Total	496

**** GDA includes proposed residential areas as well as non-residential areas (EXPO site, commercial, parks, etc.).

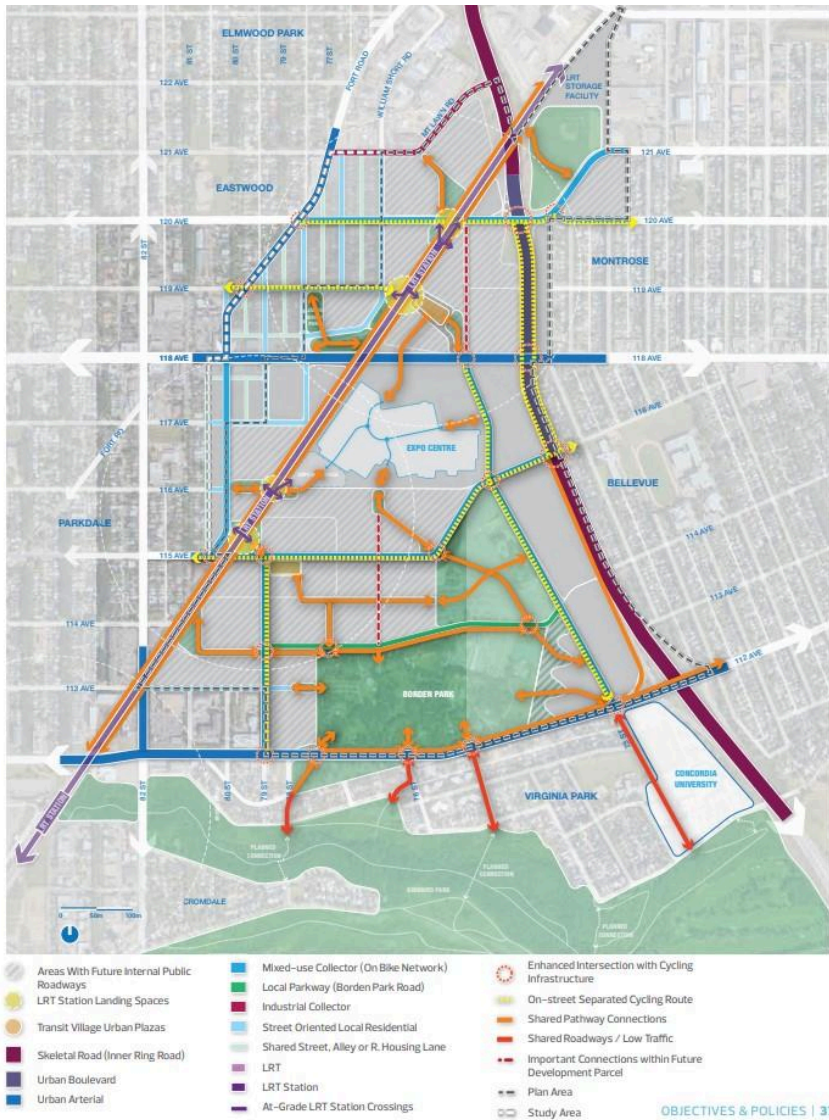
Exhibition Lands Planning Framework Proposed Figure Amendments



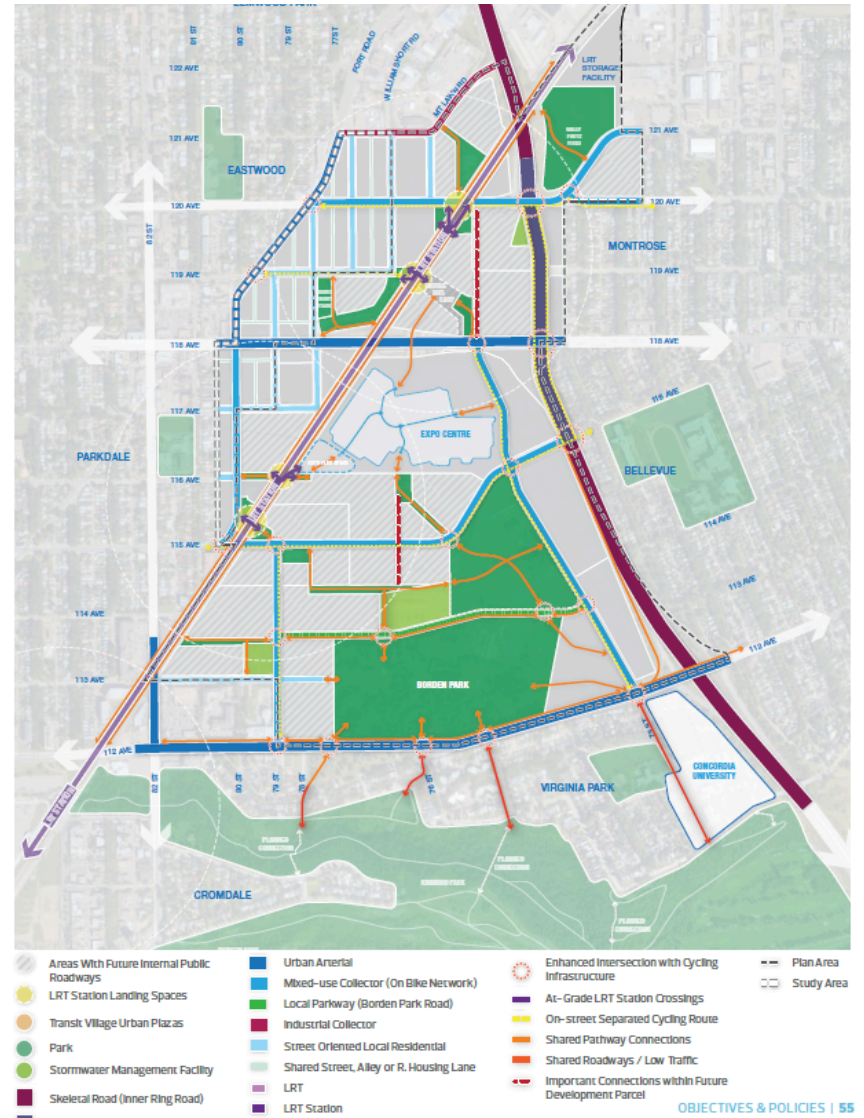
Current Figure 12 Development Concept



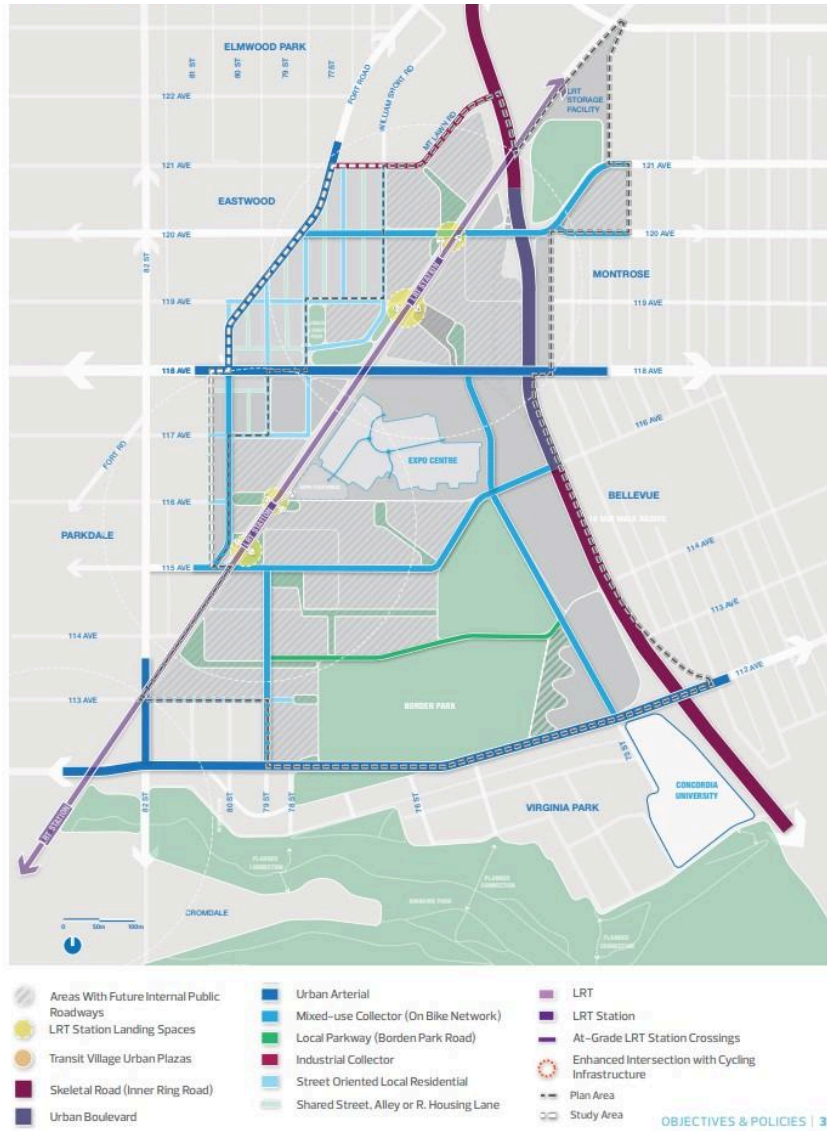
Proposed Figure 12 Overall Concept Illustration



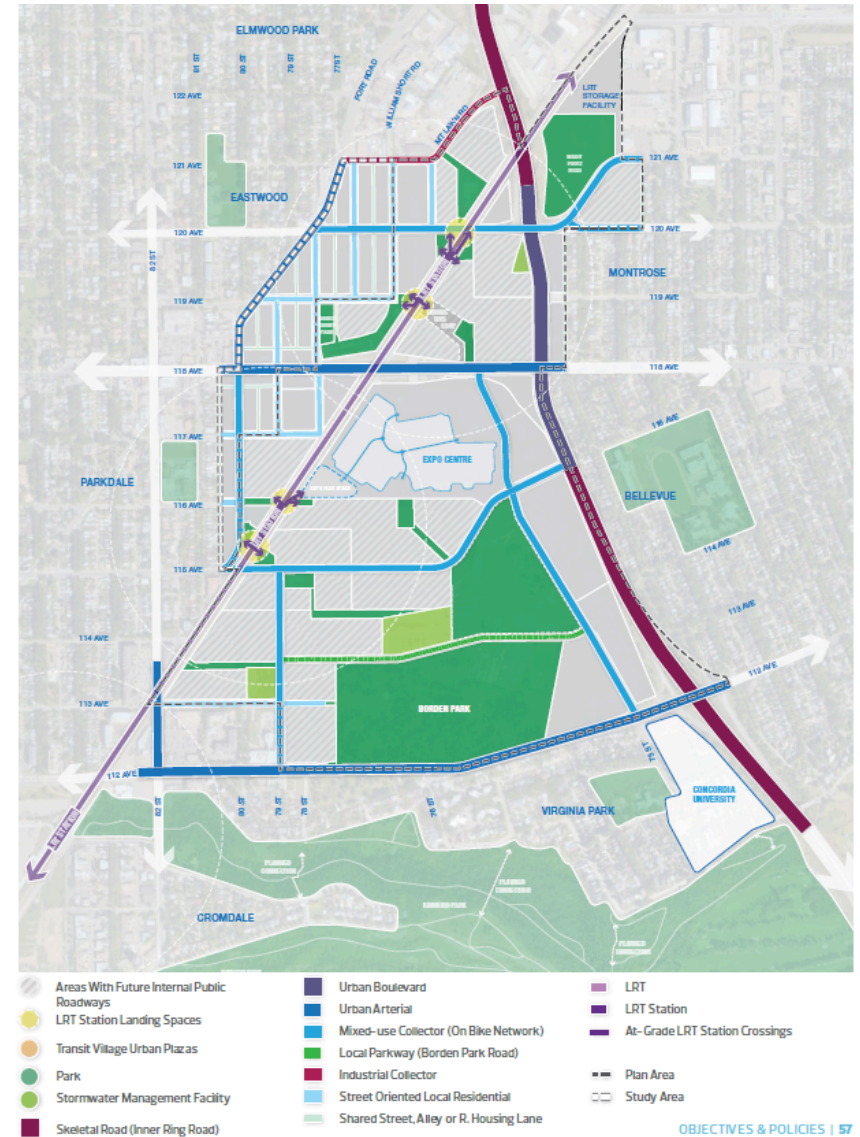
Current Figure 13 Mobility Concept Map



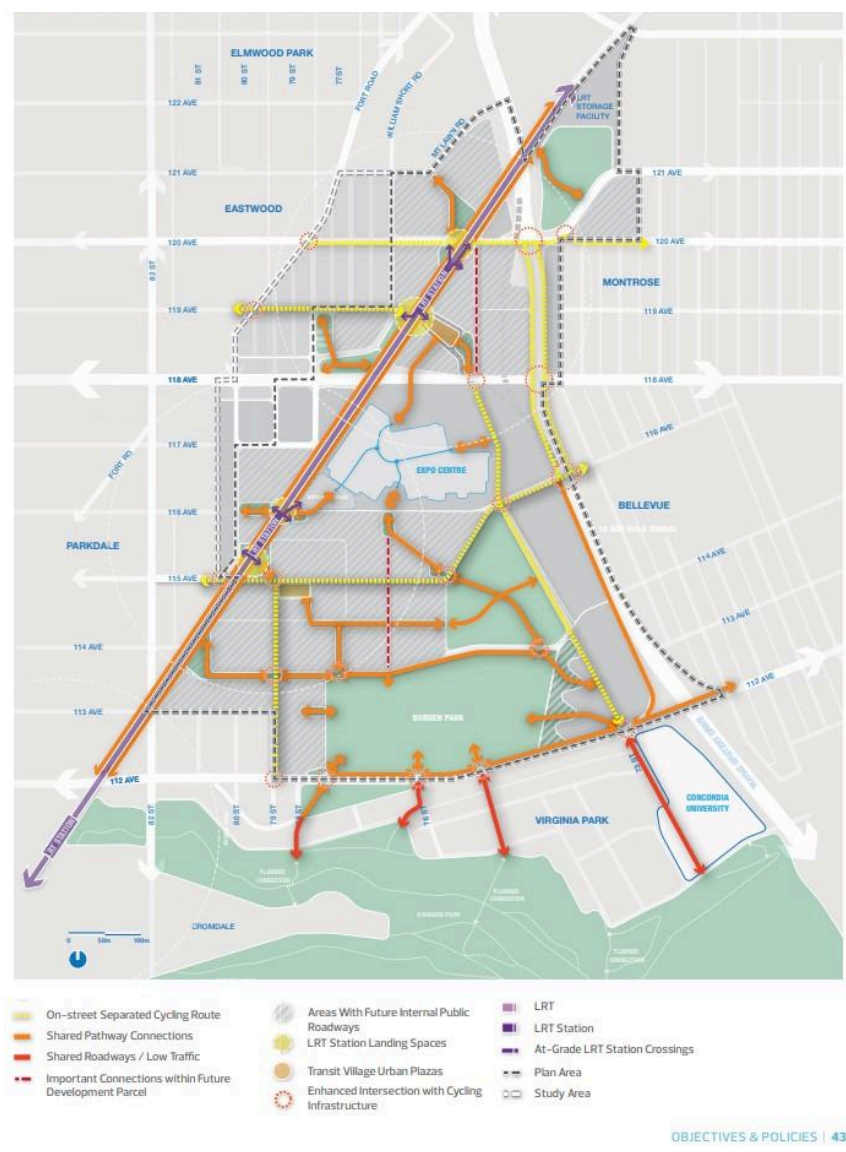
Proposed Figure 27 Mobility Concept Map



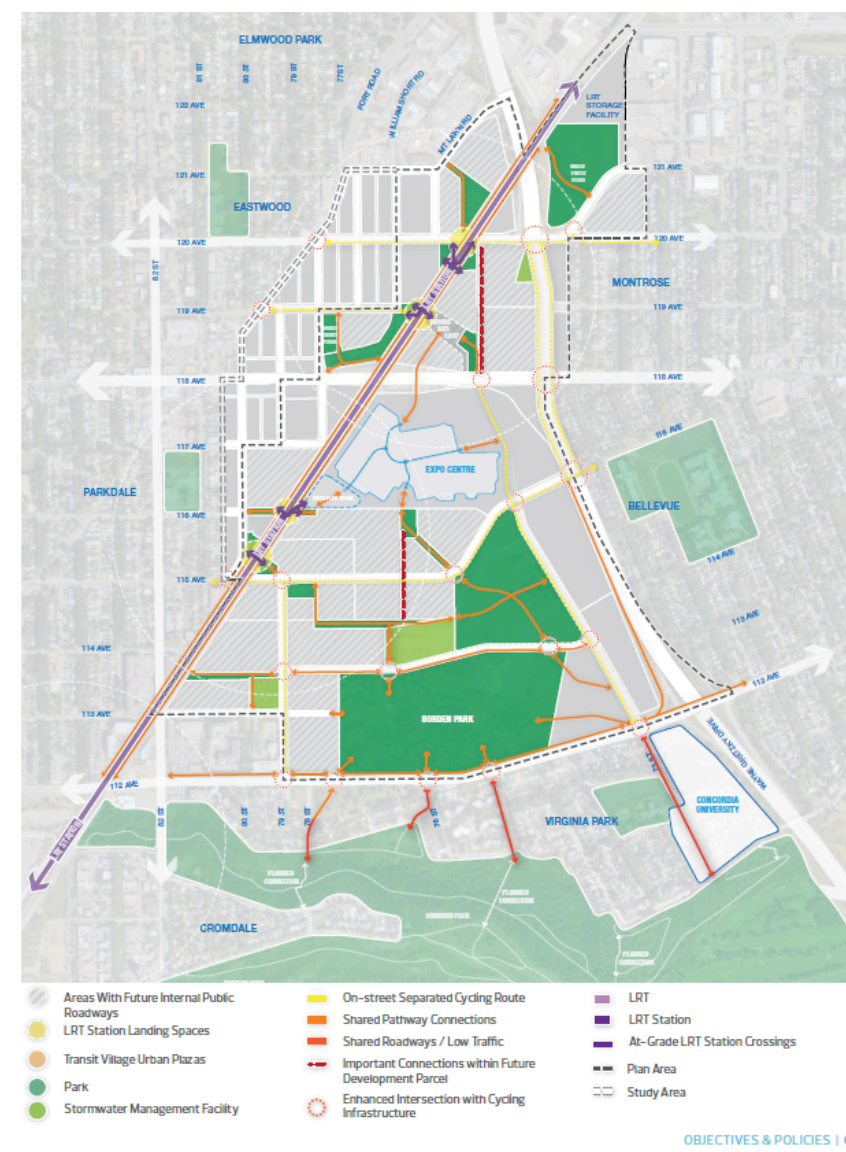
Current Figure 14 Street Hierarchy Map



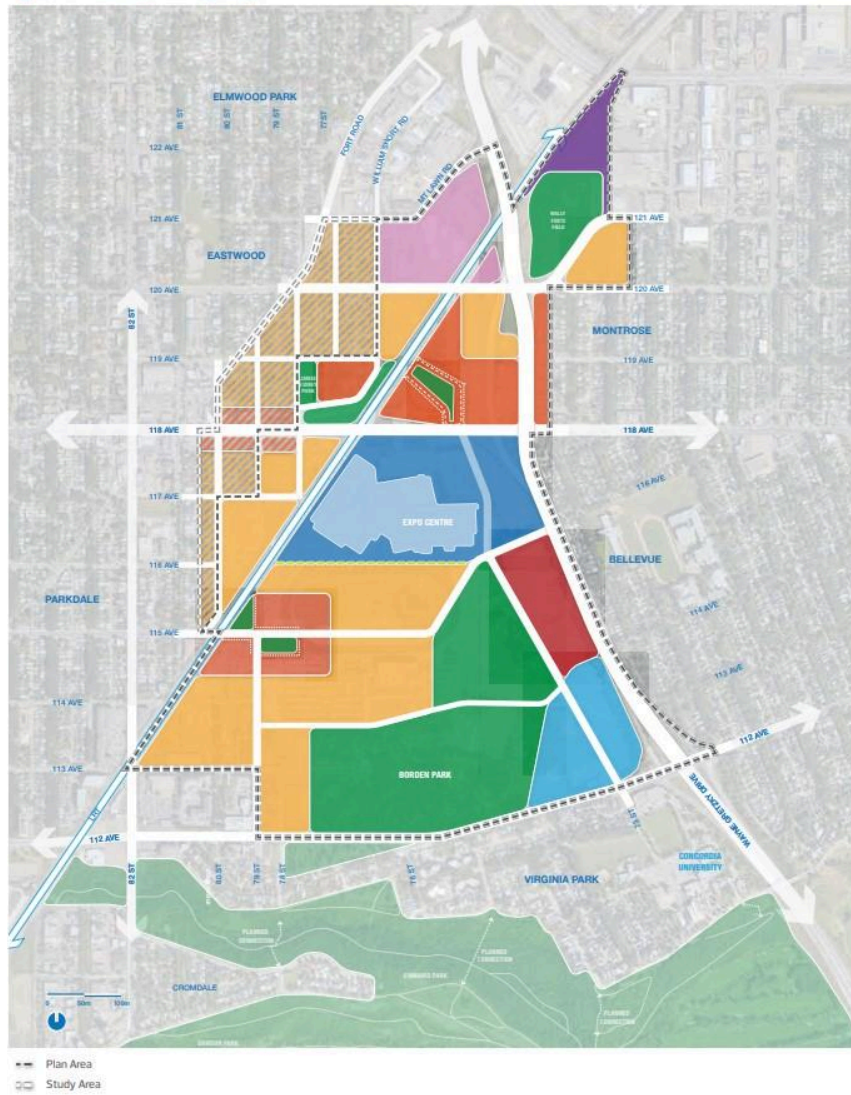
Proposed Figure 28 Street Hierarchy Map



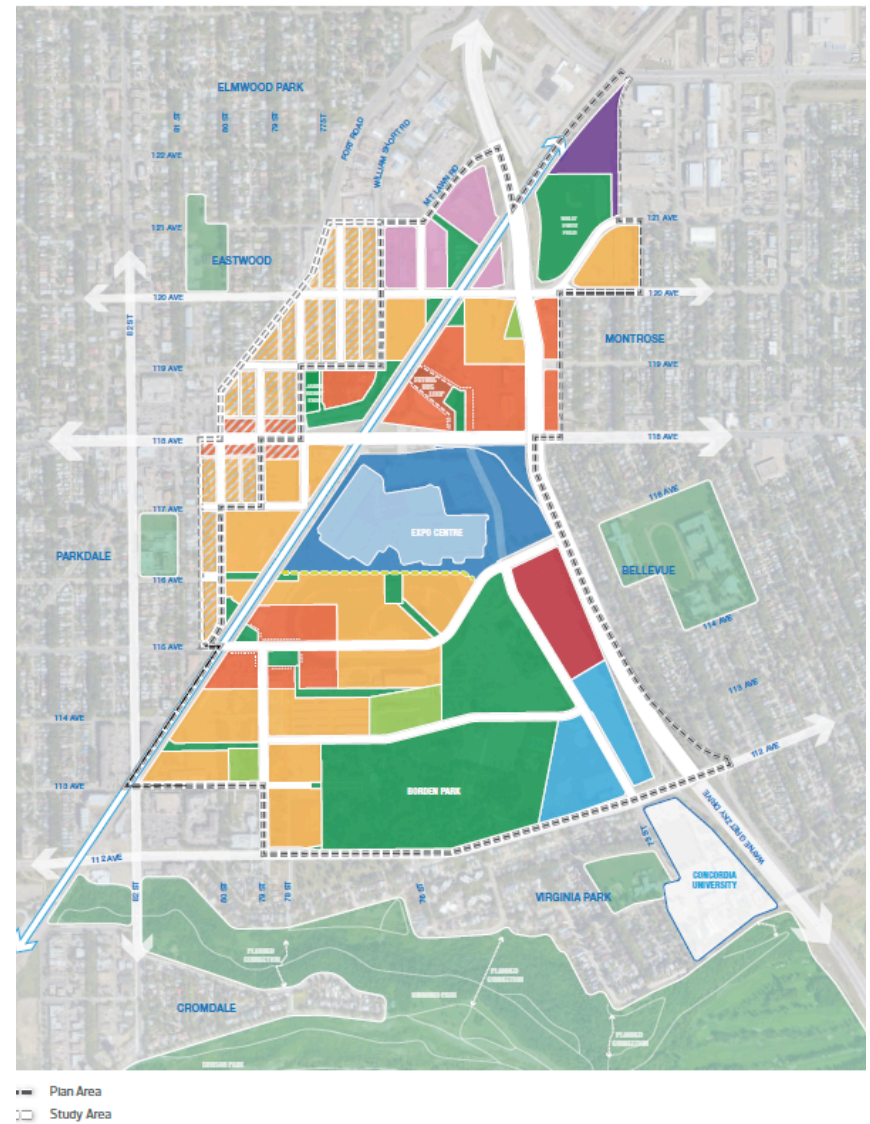
Current Figure 15 Active Transportation Map



Proposed Figure 29 Active Transportation Map














Current Figure 16 Land Use Concept Map (see legend below)















Proposed Figure 13 Land Use Concept Map (see legend below)

LAND USE CONCEPT MAP LEGEND

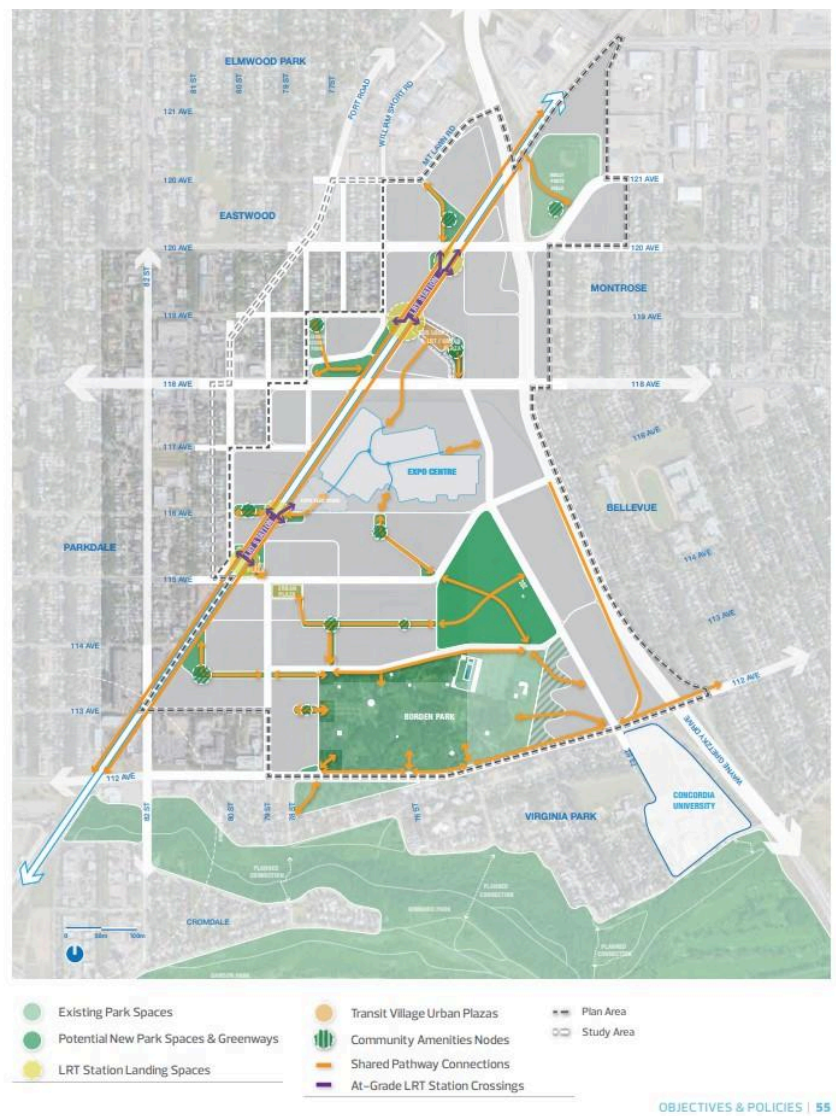
Land Use Area	Built Form
 Mixed Use Transit Village Node – South	Mixed use (commercial/residential), mid-low rise apartment
 Mixed Use Transit Village Node – North	Mixed use mid-rise apartment, low-high rise apartment
 Ground Oriented Residential	Low-rise apartment, stacked row housing, townhouses, row housing, semi-detached, duplex, single detached (must achieve 50 units / ha), neighbourhood commercial
 Employment Anchor	Office / employment campus, training / testing facilities
 Civic / Education Anchor	Campus buildings, student housing / apartments, cultural and recreation facilities
 EXPO Centre	EXPO Centre & related uses (commercial, hotel)
 Industrial Transition	Warehouse / studio, live-work, row house, stacked row house, low rise apartment
 Infill Areas	Existing zoning for residential and commercial infill
 Open Space	Refer to Section 4.3 Open Space
 LRT Cleaning and Storage Facility	LRT facility infrastructure
 Land Use Transition Requiring Special Consideration (specific treatments to be determined during the development concept stage)	

Current Figure 16 Land Use Concept Map Legend

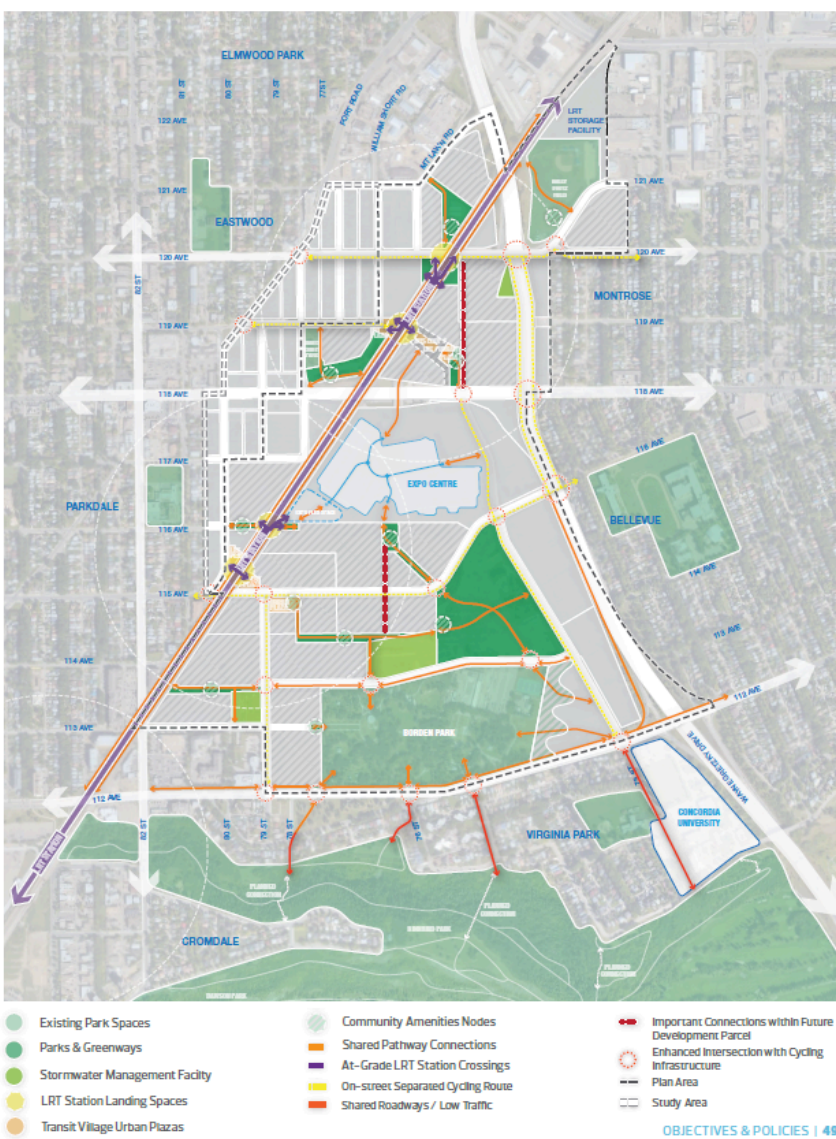
LAND USE CONCEPT MAP LEGEND

Land Use Area	Built Form
 Mixed Use Transit Village Node – South	Mixed use (commercial/residential), mid-low rise apartment
 Mixed Use Transit Village Node – North	Mixed use mid-rise apartment, low-high rise apartment
 Ground Oriented Residential	Mid-rise apartment, low-rise apartment, stacked row housing, townhouses, row housing, semi-detached, duplex, single detached (must achieve 50 units / ha), neighbourhood commercial
 Employment Anchor	Office / employment campus, training / testing facilities
 Civic / Education Anchor	Campus buildings, student housing / apartments, cultural and recreation facilities
 EXPO Centre	EXPO Centre & related uses (commercial, hotel)
 Industrial Transition	Warehouse / studio, live-work, row house, stacked row house, low rise apartment, Mid-rise apartment
 Infill Areas	Existing zoning for residential and commercial infill
 Park	Refer to Section 4.3 Open Space
 Stormwater Management Facility	Refer to Section 4.3 Open Space
 LRT Cleaning and Storage Facility	LRT facility infrastructure
 Land Use Transition Requiring Special Consideration (specific treatments to be determined during the development concept stage)	

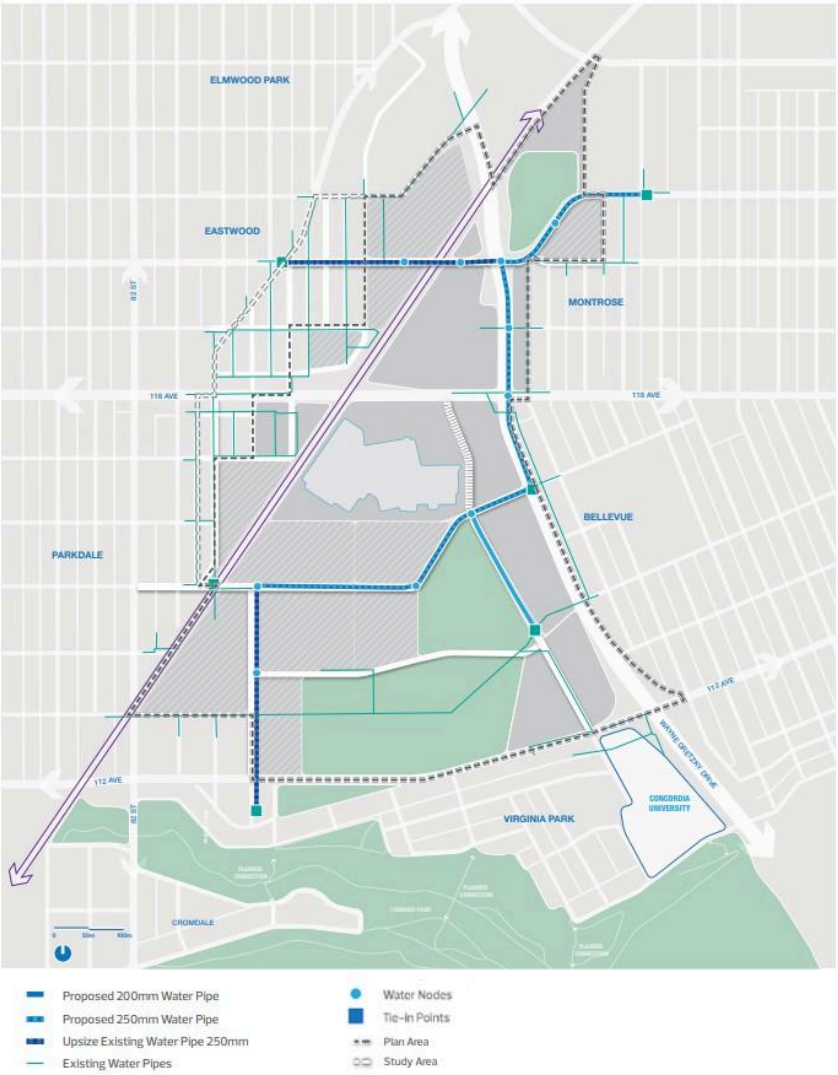
Proposed Figure 13 Land Use Concept Map Legend



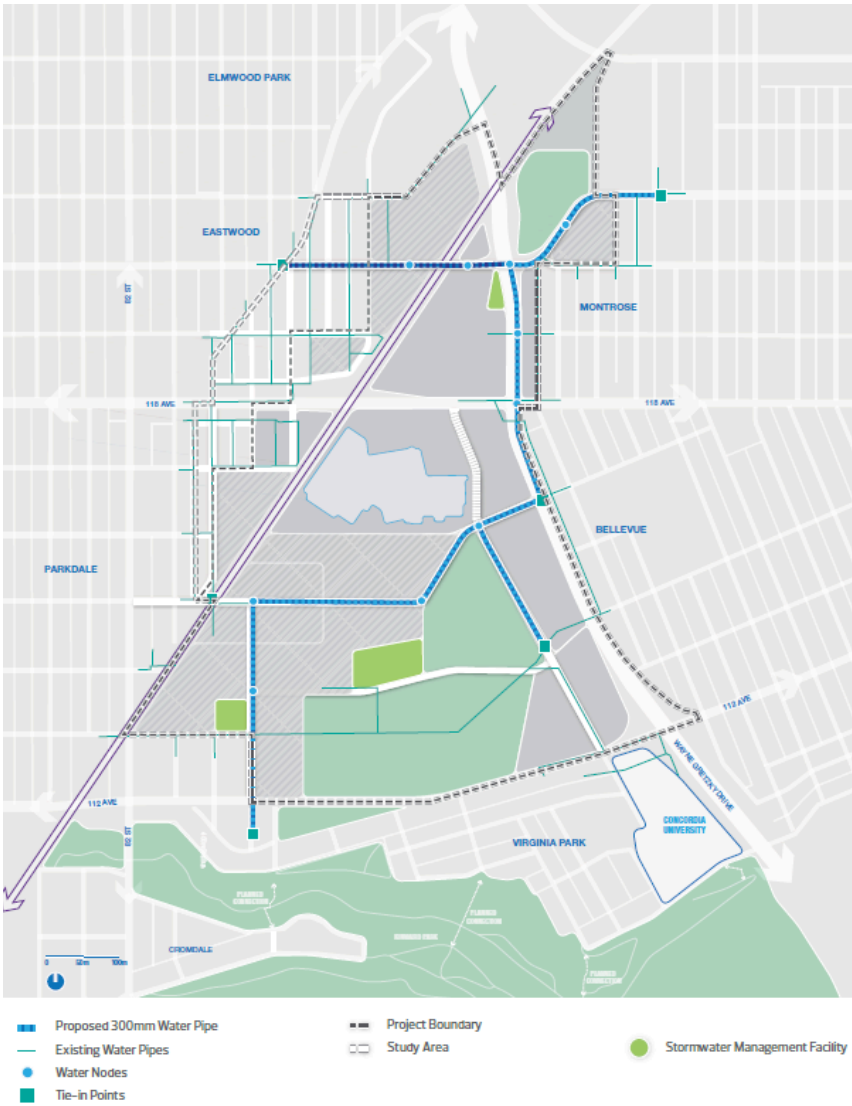
Current Figure 25 Open Space Concept Map



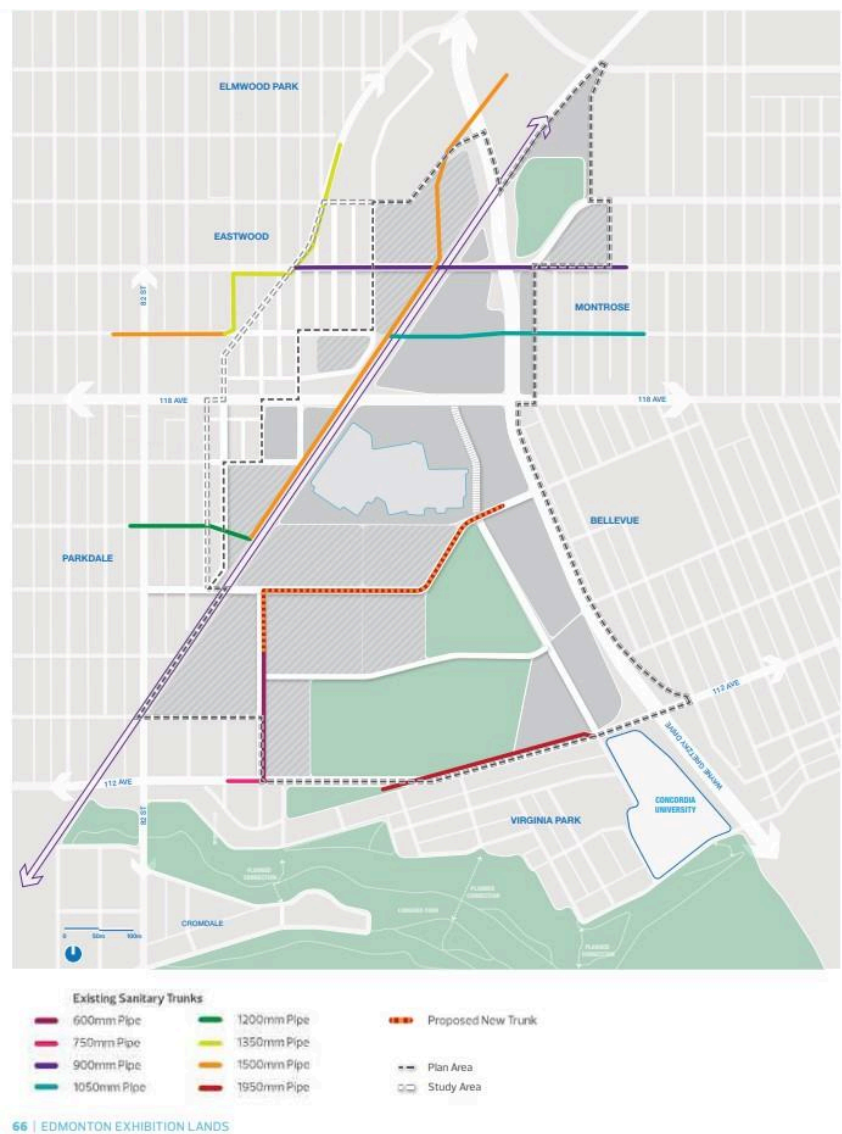
Proposed Figure 22 Open Space Concept Map



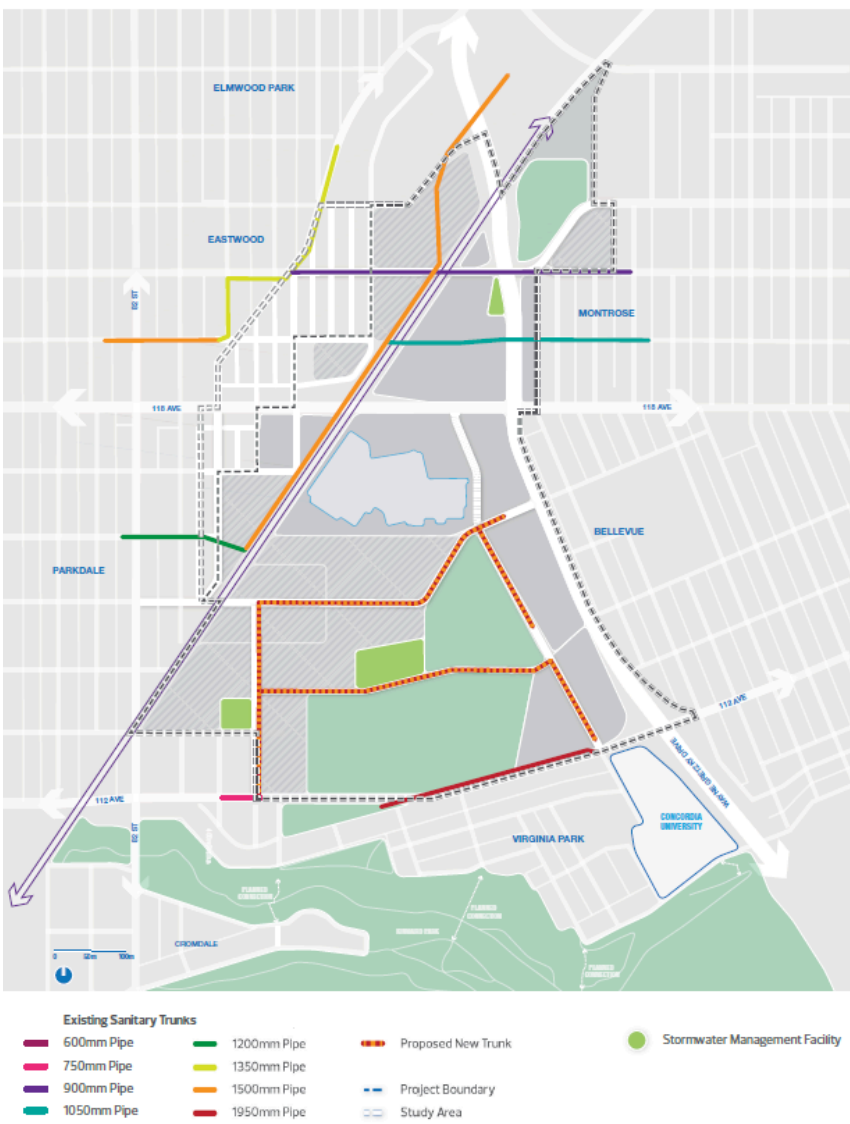
Current Figure 30 Water Servicing Map



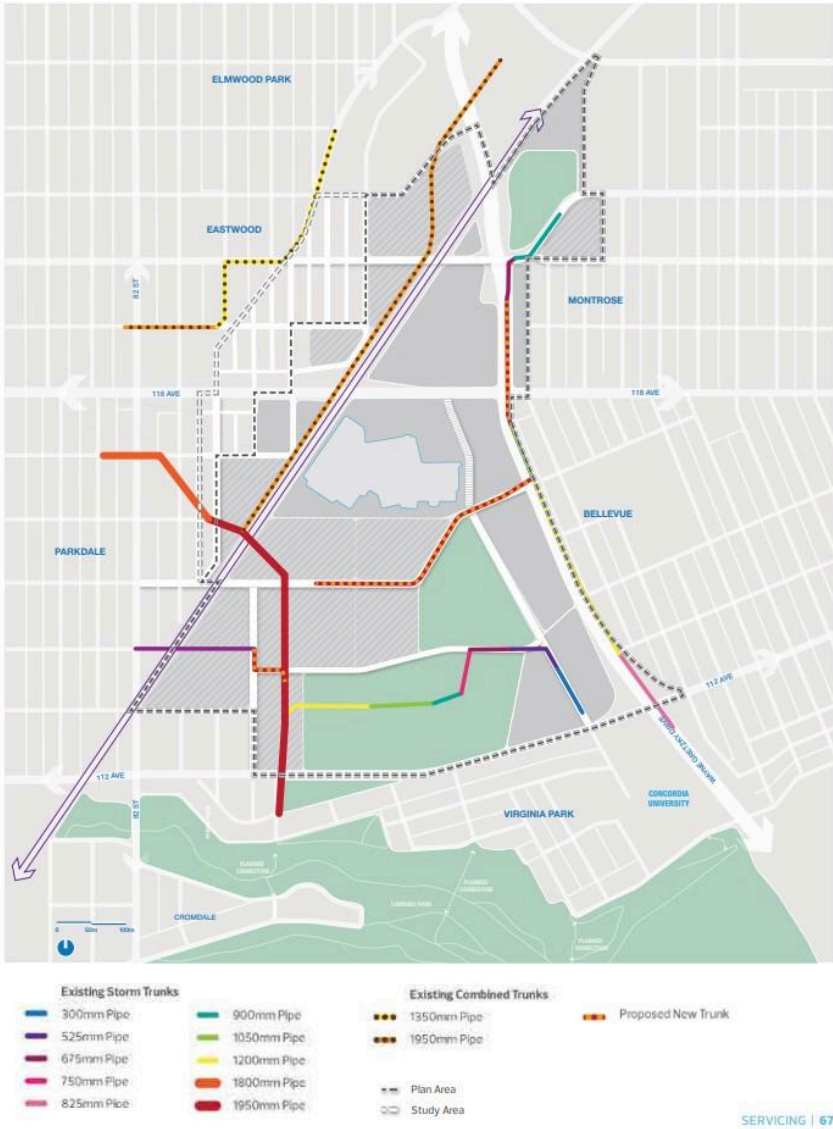
Proposed Figure 30 Water Servicing Map



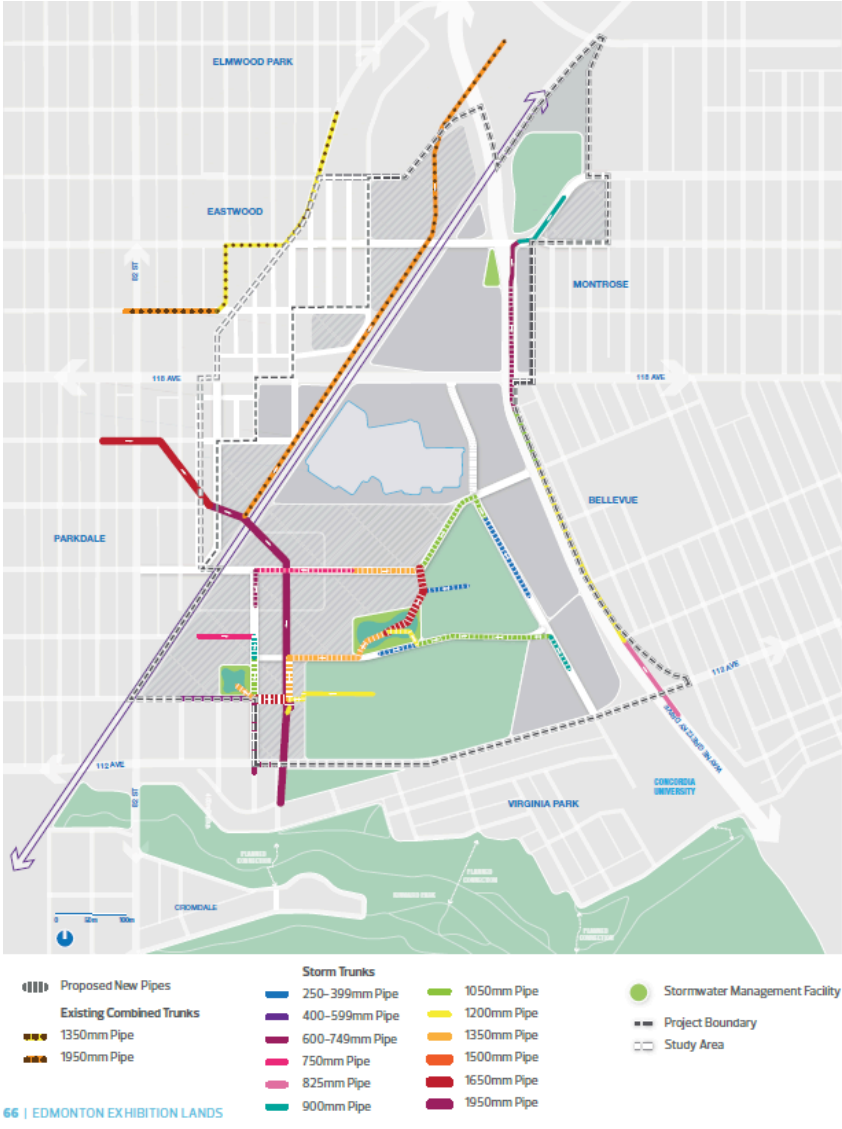
Current Figure 31 Sanitary Sewer Servicing Map



Proposed Figure 31 Sanitary Sewer Servicing Map

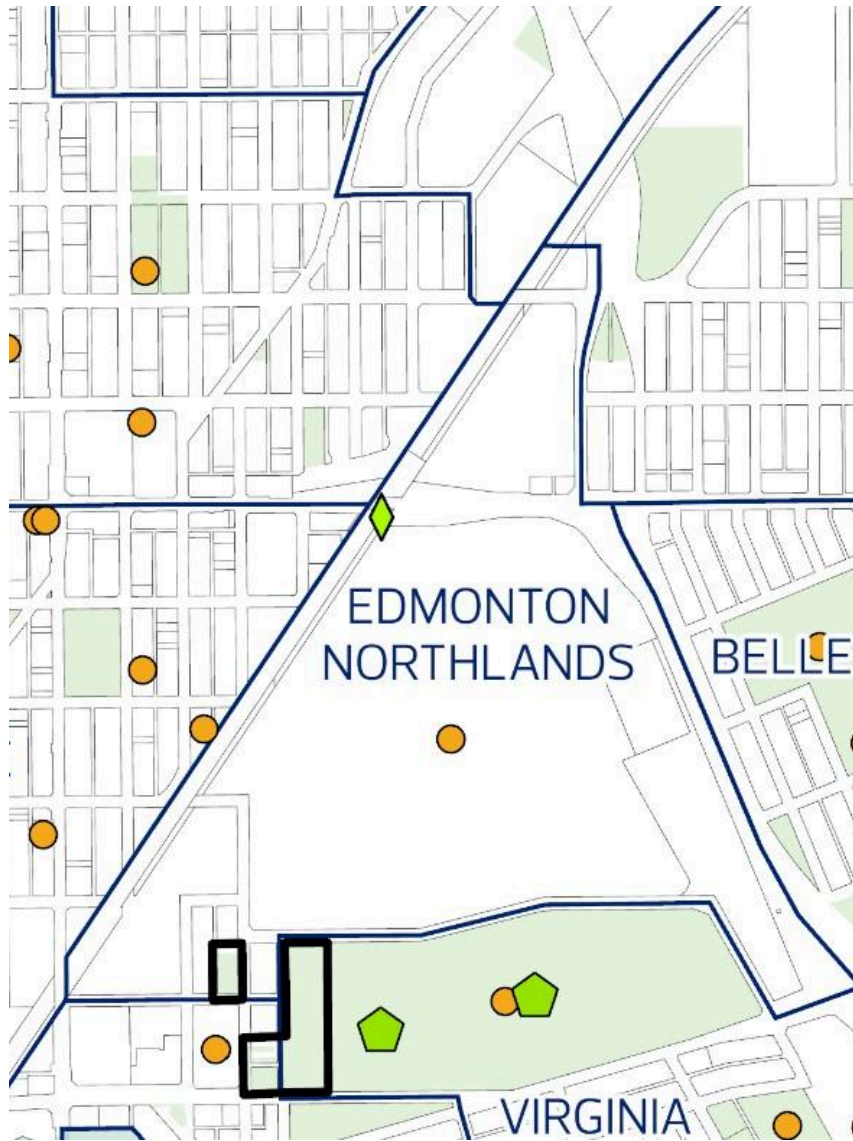


Current Figure 32 Storm Sewer Servicing Map

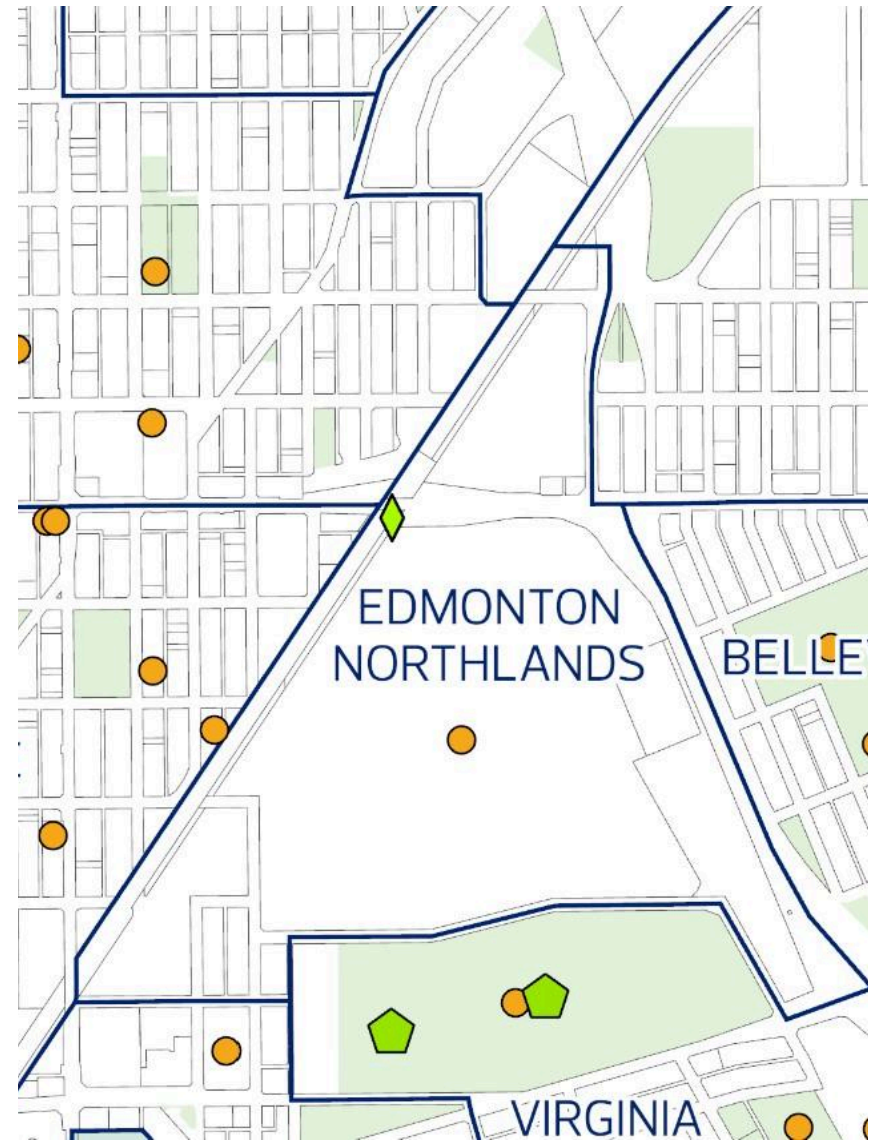


Proposed Figure 32 Storm Sewer Servicing Map

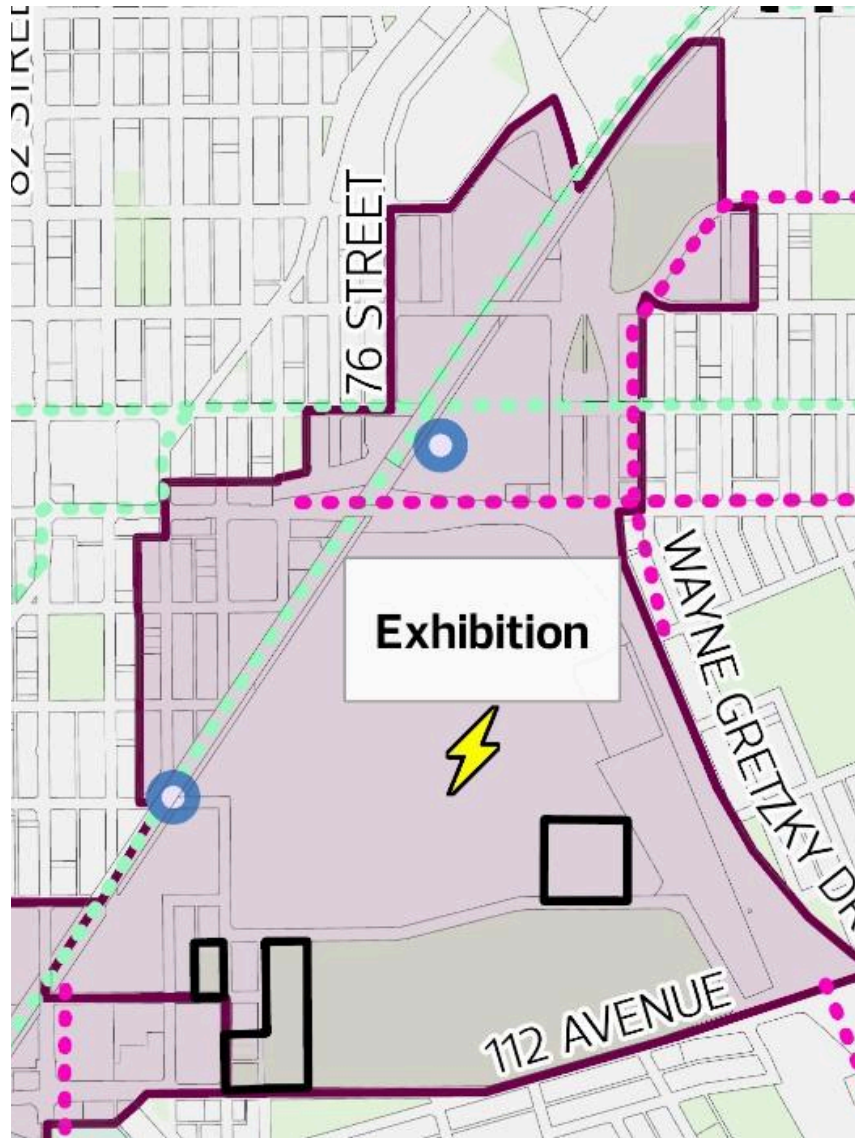
North Central District Plan Proposed Map Amendments



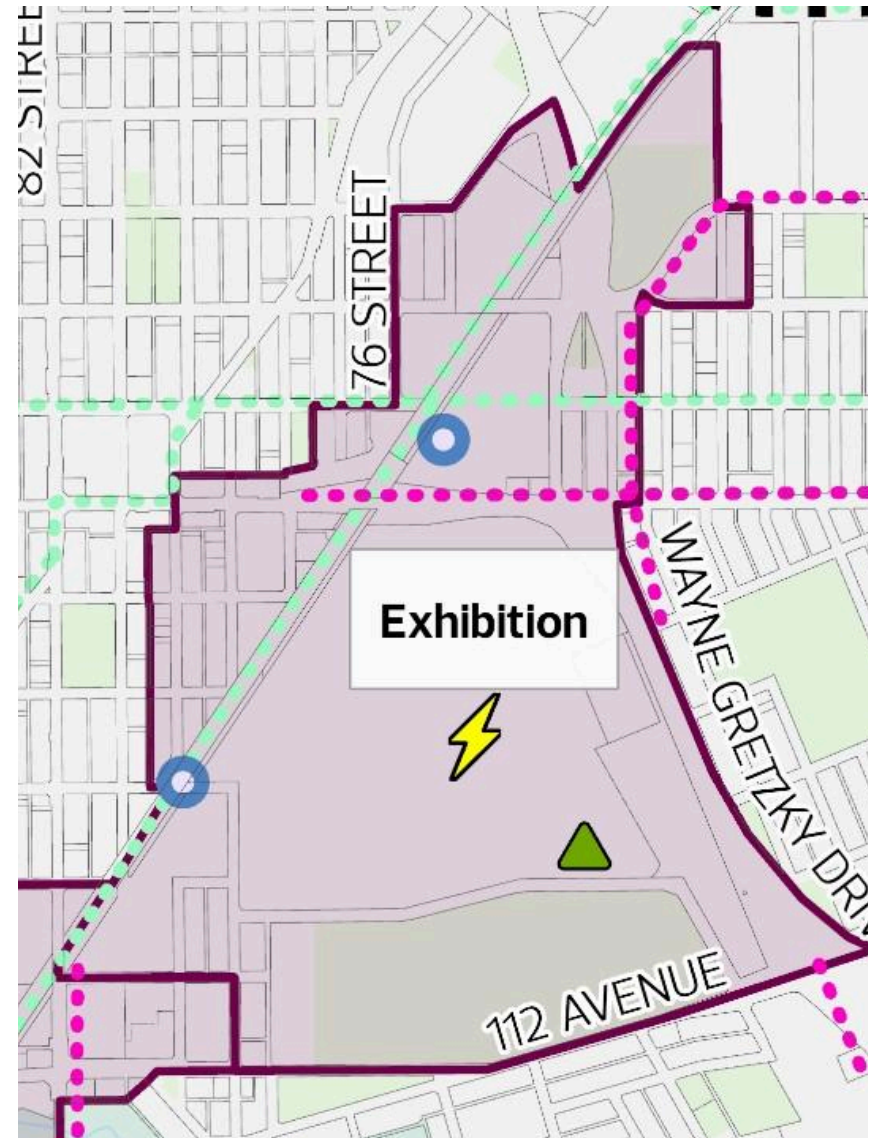
Current Map 1: Heritage and Culture



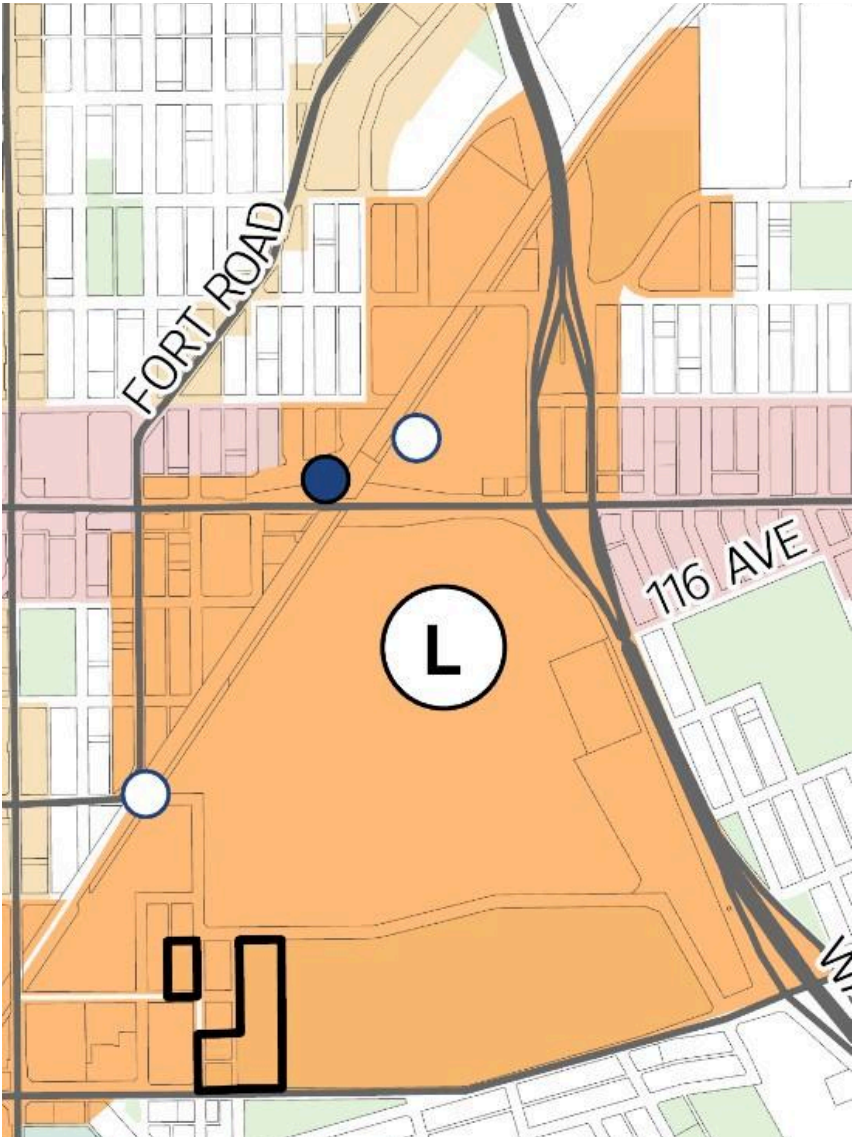
Proposed Map 1: Heritage and Culture



Current Map 2: Activating Growth to 1.25 Million



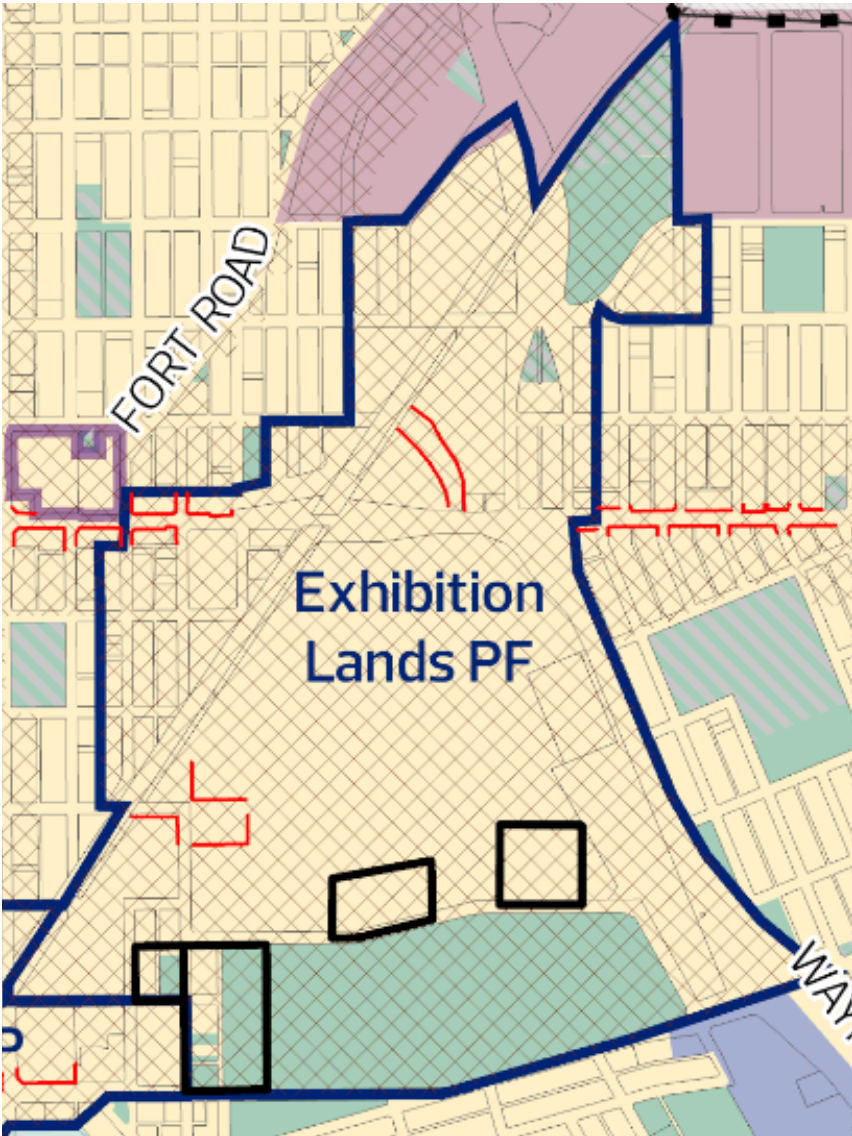
Proposed Map 2: Activating Growth to 1.25 Million



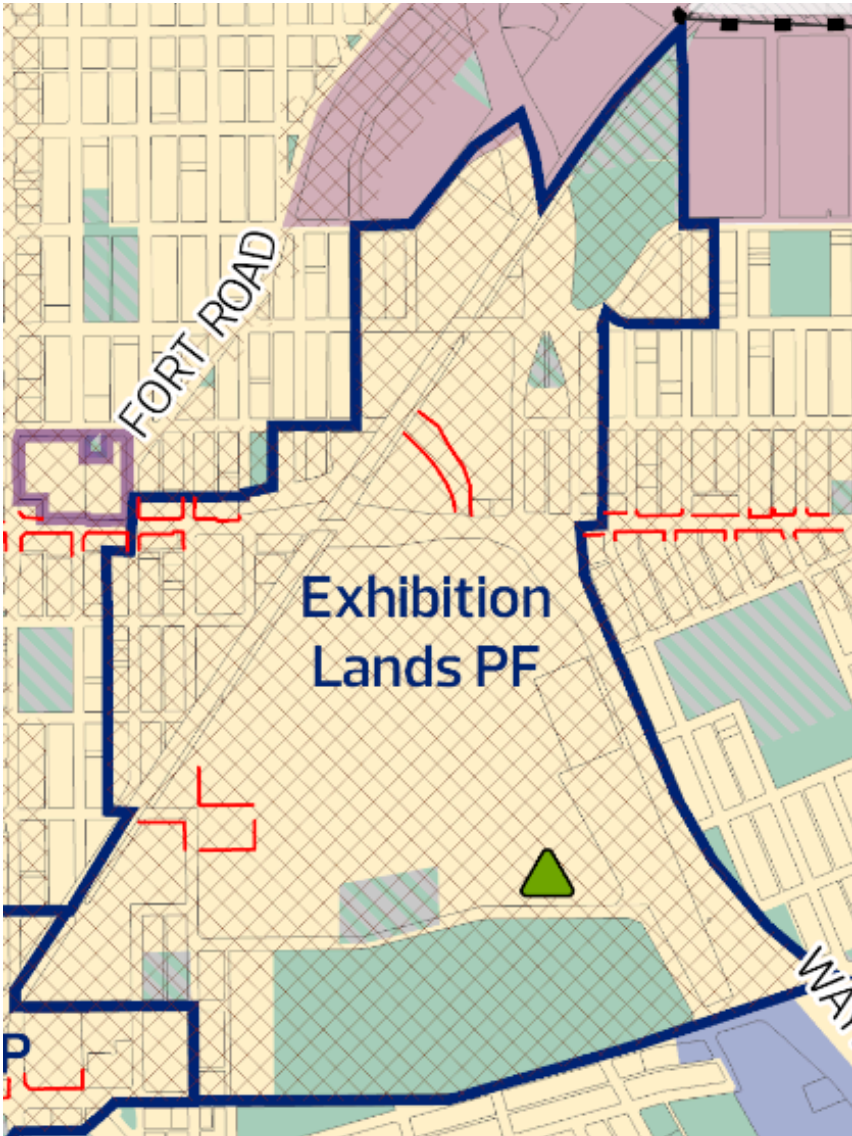
Current Map 3: Nodes and Corridors



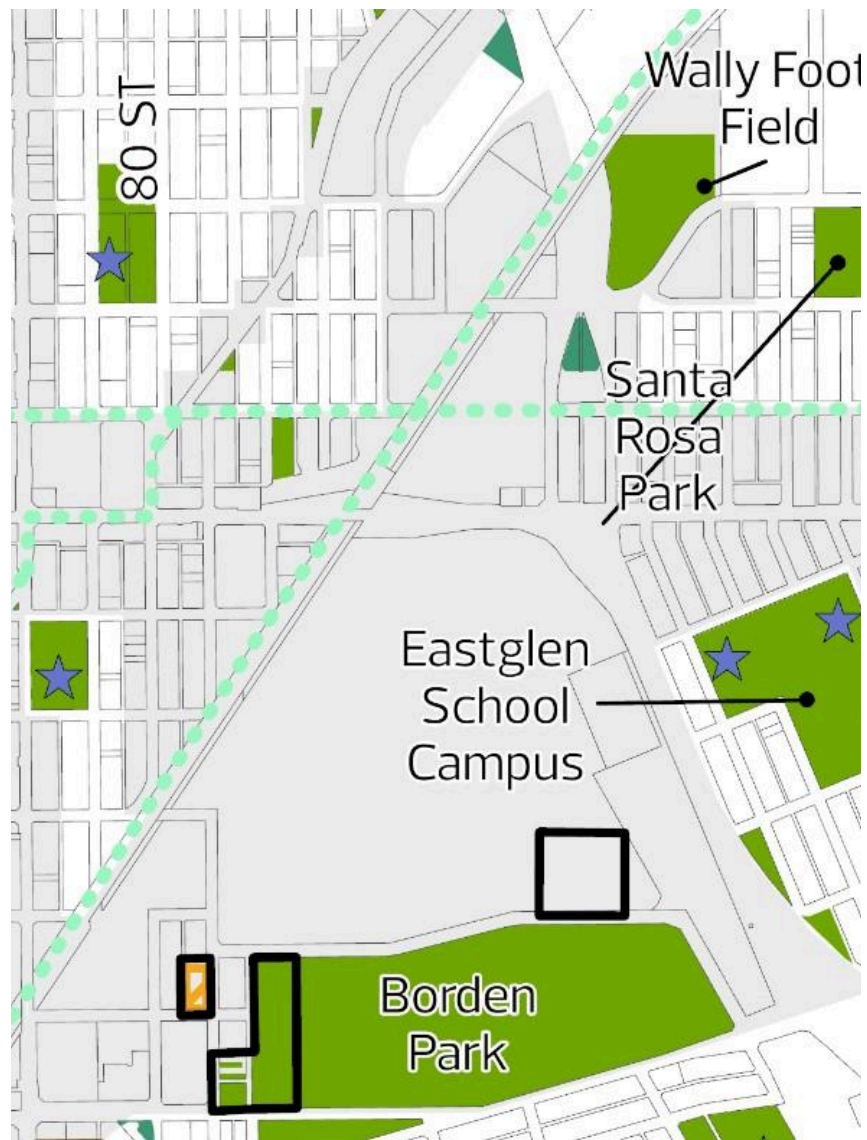
Proposed Map 3: Nodes and Corridors



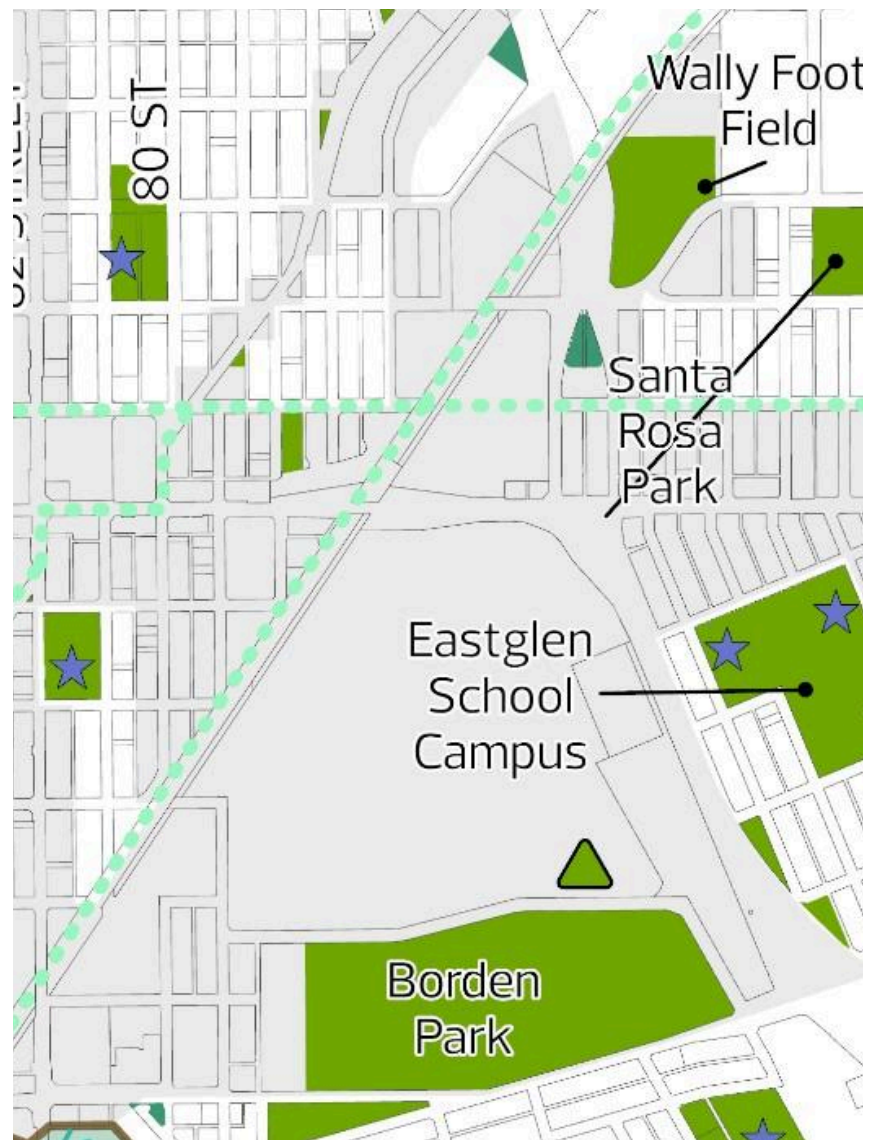
Current Map 4: Land Use Concept to 1.25 Million



Proposed Map 4: Land Use Concept to 1.25 Million



Current Map 5: Open Space and Natural Areas to 1.25 Million



Proposed Map 5: Open Space and Natural Areas to 1.25 Million