

Transit Oriented Development on the Coliseum LRT Station and Northlands Site

Update

Recommendation:

That the February 3, 2015, Sustainable Development report CR_1762, be received for information.

Report Summary

This report provides an update on Transit Oriented Development planning activities around Coliseum LRT Station, Northlands, and the immediately adjacent communities.

Previous Council/Committee Action

At the October 8, 2014, City Council meeting, the following motion was passed:

That Administration consult with Northlands and provide an update to Executive Committee on the plans for Transit Oriented Development on the Coliseum LRT Station and Northlands Site.

Report Overview

Following the October 8, 2014, City Council meeting, Administration met with Northlands to further understand its intended direction and process to develop a future business model and the range of site planning factors being considered.

Northlands supports partnering with the City in the preparation of a Transit Oriented Development plan for the area around Coliseum LRT Station and Transit Centre. The plan would be long-range in nature and would include the Northlands site and portions of the adjacent communities. Northlands views this as an opportunity to improve the interface between its site and the LRT, and to facilitate revitalization and infill in the surrounding area.

Administration will continue to build on this positive, collaborative relationship through ongoing shared visioning and planning.

Process

Northlands Arena Strategy Committee

On October 16, 2014, Northlands formed a 17-member Arena Strategy Committee that is tasked to deliver a recommendation to the Northlands Board of Directors on the future use and facility type for the Rexall Place site. Mayor D. Iveson is a member of the committee.

The Committee is to deliver its report to the Board by April 15, 2015, and address the following:

- facility and design recommendations
- estimated operating, facility, and site costs
- construction plans and timelines
- revised business plan and operating overview for the site
- facility and site use plans
- community support for the recommendation.

Some members of the Committee and the Northlands Board recently visited venues and cities in the United States, including Kansas City, Missouri. The purpose of the trip was to better understand the opportunities and challenges associated with mix-used development models and the operation of two large arenas in the same city. The Committee recognizes that obtaining a range of information, experiences and perspectives will aid in decision making and formulating recommendations. While the committee is focused on the question of what to do with Rexall Place, there is an understanding that any decision on the site will have broad impacts on the community. Northlands has retained design and consultation consultants to support the committee's work.

Northlands Strategic Plan

Over the next six months and concurrent with the work of the Arena Strategy Committee, the Northlands Board of Directors will undertake a comprehensive strategic planning process to address the evolution of Northlands as an organization. A consultant has been retained to facilitate this process, which is to include a series of workshops with various stakeholder groups and Northlands. One such workshop scheduled for January 2015 will include the City's Corporate Leadership Team. Northlands is also working with Administration to set up a session on land use planning.

Other Considerations

Update to Area Redevelopment Plans

The Area Redevelopment Plans for Northlands and the Parkdale, Eastwood, and Montrose Neighbourhoods were all adopted more than two decades ago. Potential changes in land use at Rexall Place, and/or the larger Northlands site will require amendments to the Northlands Area Redevelopment Plan and may well drive amendments to the Plans for the surrounding neighbourhoods. Should this be the case, Administration will work with Northlands and the adjacent communities to explore the adoption of a new comprehensive Transit Oriented Development Plan for the area centered on the Coliseum LRT Station and Transit Centre, the Northlands site and portions of the adjacent communities.

Working directly with Northlands to support the Arena Strategy Committee and the Strategic Plan process, Administration will assist the organization to prepare a new land use plan and provide guidance to obtain alignment between in the preparation of a plan and provide advice preparation process to ensure a successful outcome that supports

the vision for an evolving Northlands while also aligning with broader city-building objectives. Administration and Northlands have discussed jointly retaining a consultant to support this comprehensive planning work.

Next Steps

- Administration and Northlands have agreed to meet regularly to evolve a partnership relationship and to enhance communication and collaboration.
- Administration has offered to support the work of the Northlands Arena Strategy Committee and Northlands Strategic Plan by presenting on planning opportunities and considerations for the site and surrounding lands.
- Administration and Northlands will work to jointly retain a consultant to support comprehensive planning in the Coliseum Station area.

Policy

The Way We Grow, Edmonton's Municipal Development Plan:

- Policy 3.3.1.5: Prepare transit oriented development plans around existing LRT nodes, and in association with the expansion of the LRT system.
- Policy 3.3.1.9: Facilitate partnerships and collaborative efforts to develop transit oriented development.
- Policy 6.4.1.1: Coordinate land availability, services, and infrastructure to support major attractions, such as festivals and sporting events.

The Way We Move, Edmonton's Transportation Master Plan:

- Strategic Action 5.1(f): Pursuing opportunities, alone or in partnership with others, to provide and improve pedestrian and cycling connections between LRT stations/stops, transit centres and adjacent developments.

The Way We Live, Edmonton's People Plan:

- Objective 1.3: The City of Edmonton integrates public transit with economic, social, residential and recreational hubs.
- Objective 2.6: The City of Edmonton hosts world leading arts, cultural, sports and entertainment events at venues that attract a local, regional and global audience.

The Way We Prosper, Edmonton's Economic Development Plan:

- Strategic Objective 1.1: Edmonton is uniquely positioned nationally and internationally as an industrious and entrepreneurial city.
- Strategic Objective 3.2: The priority needs of business and industry are effectively supported.
- Strategic Objective 5.2: Edmonton is a model for thriving neighbourhoods and communities that embody the best of social, economic, cultural and environmental business growth and practices.

Budget/Financial Implications

Financial and staff resources exist within the Urban Planning and Environment Branch to undertake this work in partnership with Northlands. A consultant would be jointly retained by Administration and Northlands to support comprehensive Transit Oriented Development planning work.

Others Reviewing this Report

- L. Cochrane, General Manager, Community Services
- D. Wandzura, General Manager, Transportation Services