

# Edmonton's Exhibition Lands

## REDEVELOPMENT

**What We Heard Report, Phase 1** | September 2017

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Phase 1 by the Numbers

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2

open houses

757

online survey  
respondents

80+

open house attendees

6381+

online survey comments

157

open house stickie notes

64

comments on the open  
house maps

at least

830

residents engaged

over

66000

comments received

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# ENGAGEMENT OVERVIEW

*In June 2017, the City of Edmonton engaged at least 830 residents to provide the groundwork for the future vision of the Exhibition Lands. This engagement produced excellent ideas and feedback to inform the draft redevelopment options that will be produced during Project Phase 2.*

## PROJECT BACKGROUND

After 60 years of operations, the Northlands Park Racetrack & Casino announced that they would be shutting their doors for the last time in 2016. This decision was triggered by the Edmonton Oilers' announcement to move from Rexall Place to the new Rogers Place downtown.

With Edmonton's population projected to double by 2050, these changes provide an opportunity to establish a future vision for the site. In 2017, the City of Edmonton made a decision to prepare a new Redevelopment Plan for the Exhibition Lands. The area includes the Coliseum arena and EXPO Convention Centre, and edges of the surrounding residential communities. The City has brought on an external consulting team led by O2 Planning + Design to support the development of the project.

The new Exhibition Lands Redevelopment Plan will build upon transit oriented development plans in the area to establish a new long term vision for how this important area will evolve over time. The Plan will provide direction to help attract growth and development to areas with limited existing activity by building on City infrastructure investments. This type of plan aims to remove barriers to growth and redevelopment.

There are three project goals:

1. To create a vision, design principles and future development concept that will guide development of the area for the next 20 to 30 years.

2. Recommend areas for new development, open space, urban agriculture, heritage preservation, and urban realm and transportation network improvements.
3. Develop an implementation plan that guides short, medium, and long term priorities.

## ENGAGEMENT

Residents are invited to share insights, feedback and perspectives that will be considered when creating redevelopment scenarios, the draft scenario and plan, and the finalized plan.

### Goals of engagement:

- Provide people with information about the project to build capacity for engagement
- Obtain local knowledge about challenges and opportunities related to the study area
- Obtain feedback from people that supports decision-making for the future vision of the Coliseum Station area
- Provide a strong platform for project decisions through approval and implementation

The three-phase engagement process was launched in Summer 2017, and this report provides a summary of the results from **Phase 1: COLLECT**.

# What We Heard

*Key takeaways from the two public open houses on June 12, and the online survey that was open between June 1 and June 30:*

## 1

### In general...

Respondents' opinions have been influenced by previous proposals in the project area, such as the Hockey Canada Coliseum redevelopment and the Northlands proposal

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More awareness-building is needed about the scope and purpose of an Area Redevelopment Plan, and which existing uses are being considered for redevelopment in the Coliseum Station area

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Many participants agree that redevelopment is better than leaving the City lands to become derelict. Interim uses should encourage active site usage to prevent crime

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There appear to be two groups of opinion about redevelopment: one envisions similar uses to the existing ones with only minor revitalization, while others see a completely new community

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## 2

### Celebrating strengths...

Time and again, participants emphasized the value of green space in general and Borden Park in particular, praising the revitalization efforts already underway and celebrating the park as a "hidden gem" of Edmonton

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People recognize the value of the Coliseum Station area: it boasts good transit and vehicle access, lots of space to accommodate events or future uses, and events and amenities that bring people into the neighbourhood for fun, recreation and entertainment

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## 3

### ... and addressing challenges.

A common theme is the need for overall neighbourhood revitalization, including improved urban design and aesthetic appeal, removing undesirable uses and derelict structures, and addressing crime and safety concerns

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According to engagement participants, two of the greatest challenges facing the area are transportation and connectivity, especially for pedestrians and cyclists

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at least

830

participants said...

4

## Saying goodbye to old land uses...

The removal or repurposing of the Edmonton Coliseum remains a point of contention. While some people are equivocal (i.e. depends on business viability or cost of renovation) other feel strongly for one option or the other

There is general agreement that the Northlands race track and casino should be redeveloped, but there is disagreement about whether this should look more like a renovation or demolition to accommodate new land uses

Many respondents react strongly to the “ugly” and “wasteful” expanses of parking in the area and see them as opportunities for greener, more compact redevelopment

“Industrial-feeling” uses and undesirable commercial uses (e.g. liquor stores, “shabby” storefronts) are commonly cited as the land uses most appropriate for replacement

5

## ... and hello to new ones.

Responses reveal that there is no common vision among the public for area redevelopment, with suggestions ranging from a complete community to a tourist or entertainment hub

Many people think the site should continue to be a hub for major events, but others express a more nuanced desire for smaller-scale concert and cultural venues, and for community-oriented events like weekly farmers’ markets

Even though residential uses are a common suggestion, some people emphasize community-oriented uses like neighbourhood retail, seniors’ housing, and recreational or cultural centres

In addition to major land uses, many respondents cite the importance of green space, improved infrastructure for pedestrians and cyclists, and general neighbourhood revitalization as critical new amenities

# OPEN HOUSES

Two open houses were held on June 12, 2017 (at City Hall and Bellevue Community League) to introduce the public to the project and to solicit their feedback about the strengths, challenges and future vision for the area. A presentation and poster boards explained important information, and City staff were available to gather comments and answer questions. Between 80 and 100 people participated.

## URBAN AGRICULTURE COMMENTS

An important element of the Exhibition Lands project is examining the potential for urban agriculture or a “food hub” on vacant City lands within the study area. At the open house, participants were asked which recommendations of *fresh: Edmonton’s Food and Urban Agriculture Strategy* should be further explored through the Redevelopment Plan.

### The recommendations that received the greatest level of support are:

- (2.2) Work with partners such as Northlands to enhance existing capacity for information sharing amongst the many organizations, businesses, agencies, and institutions involved in food and urban agriculture
- (5.3) Strengthen farmers’ markets
- (5.6) Pursue partnerships with non-profits and other agencies (e.g. Community Food Centres Canada) to examine establishing a public sector Edmonton Community Food Hub
- (6.1) Celebrate and promote local food producers, community gardens, and food grown, raised and made in Edmonton
- (6.3) Support a wide range of food retail in new and existing neighbourhoods to promote convenient pedestrian access to healthy food sources
- (8.2) Identify options for providing incentives to new and emerging urban farmers, including the possibility of leasing City-owned land to urban farmers.

## MAP COMMENTS

A large map was available at the open house for participants to place their comments in specific locations using stickie notes. A wide variety of concerns and recommendations were provided, generally referring to the following topics:

- 1. Edmonton Coliseum:** Opinions were mixed on the future of the Coliseum building, with some people preferring redevelopment into residential uses, while others prefer refurbishment into a recreational centre.
- 2. Active transportation:** Many people commented on the poor walkability in the area due to missing sidewalks, fences, poor connectivity, dangerous cycling environment and lack of safety on 118 Ave NW.
- 3. Family and seniors:** Several people suggested adding seniors’ housing or facilities near Borden Park, expanding medical facilities nearby, and ensuring that central locations (near the LRT station) are attractive for families.
- 4. Green space:** Many comments reflect the value Edmontonians place on Borden Park, and would like green space extended further into the study area, with trees and better connection to Kinnaird Ravine and adjacent neighbourhoods.
- 5. Parking lots:** While some people would like the redevelopment of parking lots, others suggest they are useful for festival space, or could be improved with more greenery and better design.
- 6. Northlands race track:** Participants had diverse suggestions for the site, including urban agriculture, artists’ studios, festival space and a hotel.

Figure 1: Open House Comments



## OTHER COMMENTS

Open house participants were also welcomed to leave comments on the various boards that were arranged to provide background information on the project. The following is a summary of the themes we heard.

### EXISTING ISSUES

- Noise barrier on Wayne Gretzky Drive does not prevent air pollution from affecting Bellevue
- Crime makes the area unsafe for pedestrians and cyclists. Narrow sidewalks do not offer enough protection from traffic
- Area currently prioritizes industrial uses (to the detriment of pedestrians and cyclists)
- Poor quality commercial uses, only restaurant in area recently closed
- Traffic speed concerns, e.g. 121 Ave at 76 Street

### URBAN DESIGN AND ARCHITECTURE

- Civic buildings should be adaptable and built to last
- People-scaled design
- Should consider eco-friendly development
- Well planned and aesthetically pleasing development
- Prioritize beautification to add value to the whole area

### HISTORY AND HERITAGE

- Heritage and historic values are critical
- Old Timer's Roost and Bonanza Park could be incorporated into expanded Borden Park
- People and existing community should be considered part of heritage of area
- Provide interpretation at the Pioneer Cabin
- Create policies to incorporate historic or heritage structures into design, restore/reuse structures
- Promote heritage values in the neighbourhood
- Partner with City heritage planners, local groups

### NEW USES

- Build a hotel to support the EXPO Centre
- Community Police Station
- Add a 400m indoor running track
- Mixed-use development
- Offer existing parking to developers to subsidize development costs and encourage transit use
- Cluster uses (e.g. community and health uses)

- Provide workshops for artists and musicians
- Develop 118 Ave as the main shopping street
- **Events:** Convert the race track into a festival space. Need the right scale of events for the site. Do not develop into a major outdoor venue - enough exist elsewhere already. Conflict with e.g. horses during K-Days. Family-friendly activities should be retained and avoid encroaching on Borden Park
- **Residential uses:** Provide a mix of housing for different incomes, including seniors. Supply the "missing middle" of housing types (e.g. mid-rise). Build new residential uses near park, LRT station and commercial areas
- **TOD:** Opportunity to implement Transit Oriented Development (TOD) successfully, e.g. north of 118 Ave. Consider opportunity cost of not doing good TOD

### EDMONTON COLISEUM

The open houses reveal that, more than any other facility in the study area, the public have conflicting opinions about the future of the Coliseum arena.

- City has not made enough effort to find uses for the Coliseum, e.g. women's hockey, lacrosse
- Coliseum has no purpose anymore. Redevelopment would introduce an unnecessary tax burden. It should be demolished for housing or retail uses.
- The building has not reached the end of its service life and should be preserved. No reason why Edmonton should not have 2 operating arenas (see example of Vancouver Pacific Coliseum)

### GREEN SPACE

- Borden Park could be improved with wider sidewalks, lower impact maintenance vehicles and better access
- Protect Borden Park and retain for park uses. Avoid large festivals (which cause nuisance), incorporate "eyes on the park" to prevent crime
- Make Borden Park a thoroughfare for pedestrians and cyclists

## TRANSPORTATION

Open house comments emphasized the needs of pedestrians, cyclists and transit users.

- **Better access and connectivity.** Improve river valley access and connections across 112 Ave, especially to 113 Ave bike route. Provide a pedway to connect the EXPO Centre and Northlands site. Provide a green route across 118 Ave. Add a shared-use pathway from 115 Ave (at the closed railway crossing) through the site to Eastglen High School. Add a pedestrian bridge over Wayne Gretzky Drive. Improve pedestrian and cycling infrastructure between the LRT Station and residential areas. Connect the road network to/ through the study area
- **Transit:** Safety and design issues in the Coliseum LRT Station. Leverage ticket sales to encourage LRT usage. Improve wayfinding, especially on in transit system
- **Active modes:** Need to make area much more walkable and cyclist-friendly. Provide access to amenities and parks for people who do not drive. Address cyclist safety through bike lanes and routes. Add more smaller bike racks similar to those on Whyte
- **112 Ave:** Safety and design issues. Should provide a shared-use pathway. Intersection at Wayne Gretzky Drive is unsafe for pedestrians and cyclists. Suggest converting the sidewalk on the north side of 112 Ave to shared-use pathway and distancing from the road

## PARKING

- Reduce residential parking requirements
- Provide (free) parking for Coliseum LRT riders
- Parking lots are wasteful uses of space
- May become a concern as activity increases on site

## PEOPLE AND COMMUNITY

- Need to consider marginalized community members and potential for displacement
- Retain family-oriented, affordable opportunities
- More people will make the neighbourhood safer

## URBAN AGRICULTURE

- An urban farm can attract tourism, research and development, and international exposure
- A vertical farm would connect to the area's agricultural past
- Allow food gardens in front yards
- Preserve the farm and increase agricultural activity
- Support urban agriculture through policy changes
- Reestablish the agricultural character of the area

## DEVELOPMENT MODEL

- Non-profit development could place community benefit first
- Implementation important to demonstrate commitment to the community
- Need a transition plan for interim uses. Inaction is worse than redevelopment
- Need consistent source of funding to implement
- Should be willing to raise taxes to cover costs

## PLANNING AND GOVERNANCE

- Public consultation must be transparent and meaningful to build trusting relationships
- Coordinate with the Station Station ARP and Commonwealth ARP
- Focus on local needs
- Ensure that public good is placed before profit

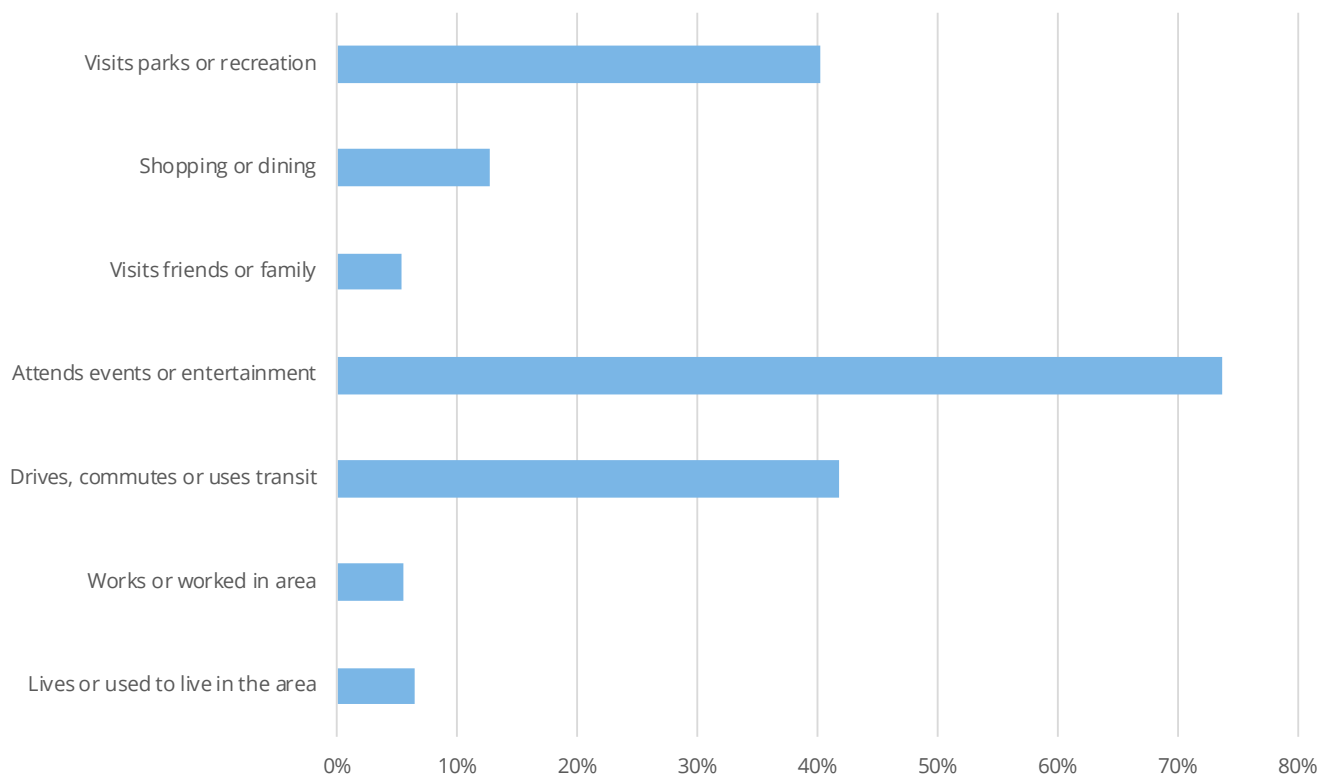
# ONLINE SURVEY

In order to open the engagement process to as many participants as possible, an online survey was made available through the project website and the City online engagement portal, and distributed to the Insight Community of engagement respondents. The survey was open from June 1 to June 30, and included a map component that enabled respondents to place comments in specific locations. 737 people participated.

## HOW DO PEOPLE SPEND TIME IN THE AREA?

The majority of survey respondents spend time in the study area by attending events or taking advantage of entertainment opportunities, including K-Days, the casino or race track, trade shows, concerts, festivals and other events. The study area is also well-used by people visiting Borden Park, and traveling through on transit (including the Coliseum LRT station and transit hub) or by vehicle (on busy Wayne Gretzky Drive, 118 Avenue, Fort Road or 112 Avenue).

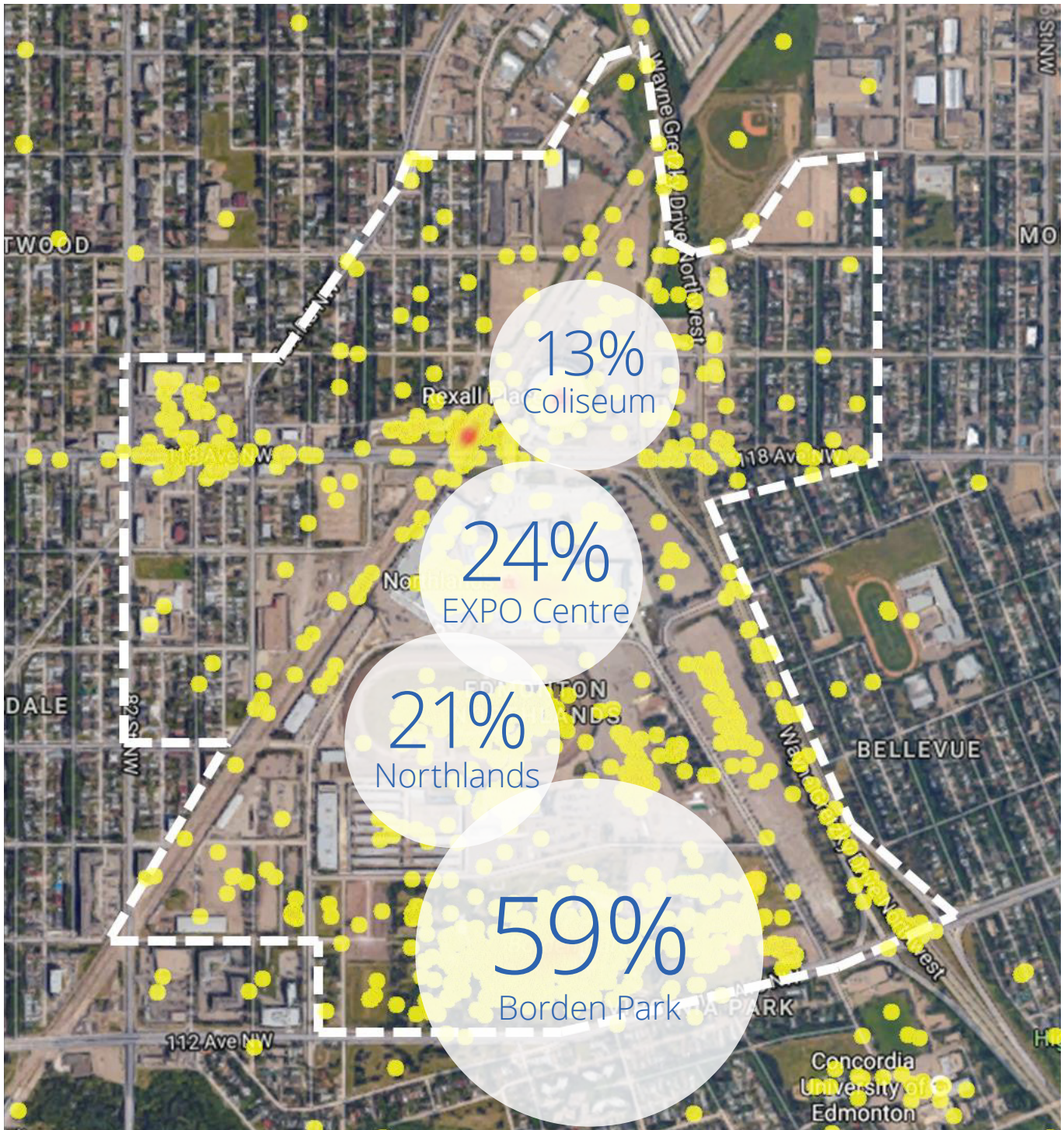
**Figure 2:** Reasons participants spend time in study area



### WHAT ARE THE TOP STRENGTHS IN THE AREA?

Survey respondents feel that Borden Park is the most valuable amenity in the area, followed by the EXPO Centre and the Northlands facilities. Reasons commonly cited for these places being important places include their capacity to provide for good events and entertainment (85% of respondents), green space and recreational opportunities (69%), and the area's ease of access and central location (50%).

Figure 3: Places most frequently listed as top strengths in study area (by percentage of respondents)



## WHAT ARE THE BIGGEST ISSUES IN THE AREA?

Survey respondents expressed concern about a wide variety of issues in the study area. The most prominent challenge identified is the need to decide on the future of the Edmonton Coliseum, and to a lesser extent, the Northlands race track and casino. Another major theme was the general need for revitalization, such as addressing undesirable businesses, vacancy, run-down structures and safety. Respondents also felt that transportation could be greatly improved, particularly for non-vehicular road users (pedestrians, cyclists and transit).

Figure 4: Biggest issues in the study area (by percentage of respondents)

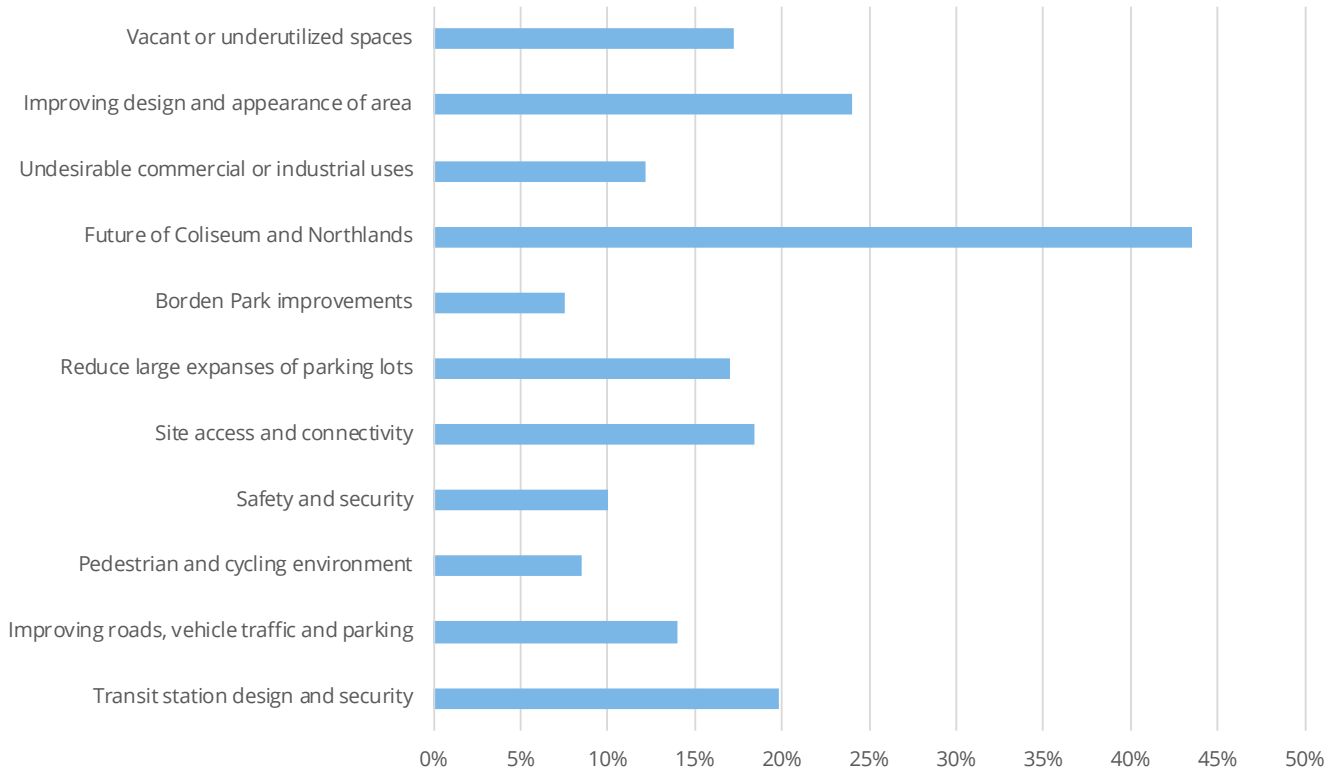
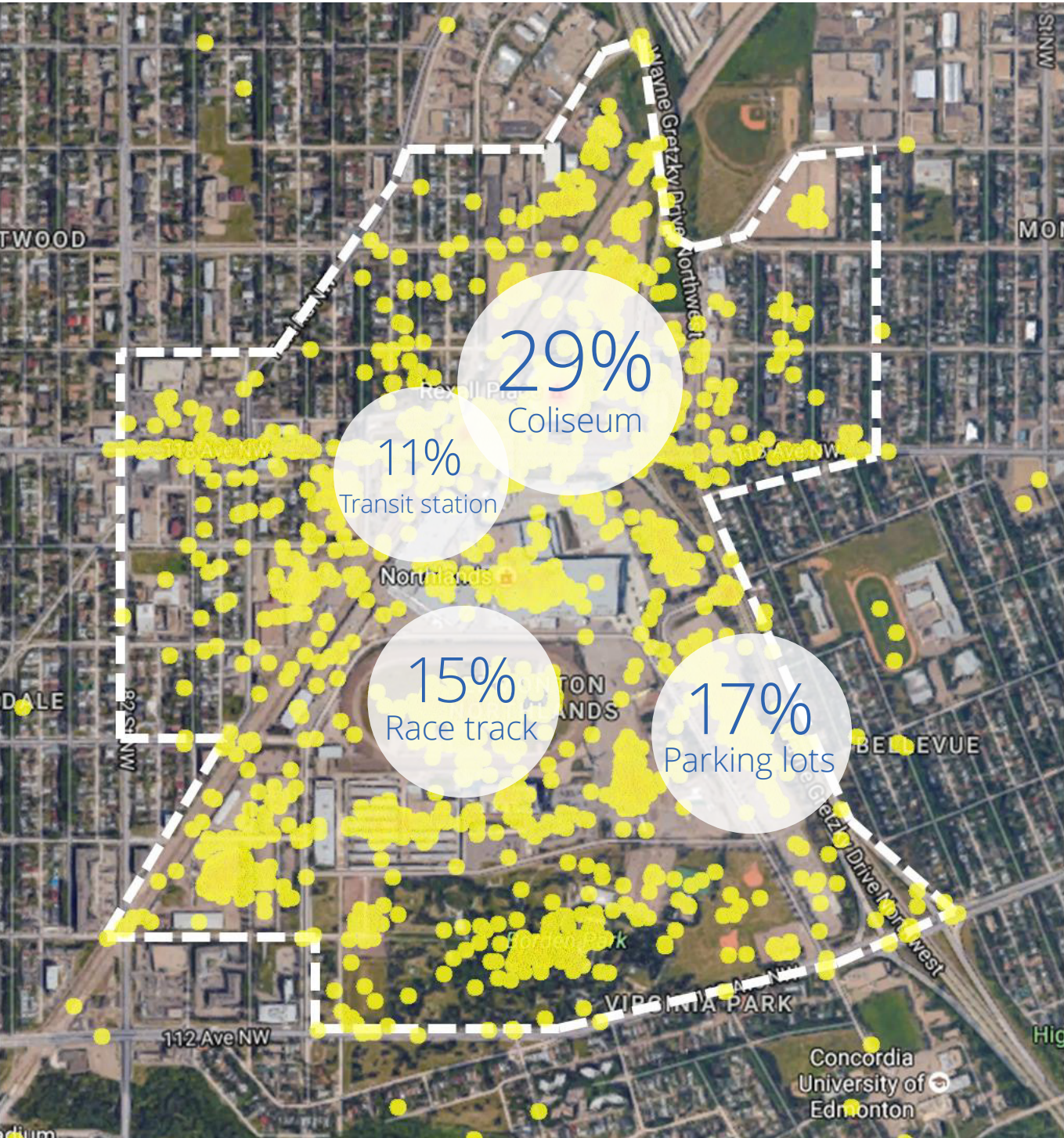


Figure 5: Places most frequently listed as biggest issues in study area (by percentage of respondents)



## WHAT TYPE OF CHANGE DO YOU ENVISION FOR THE AREA?

Respondents provided a wide variety of ideas for a future Coliseum Station area, ranging from a low-density residential estate development to a new amusement park. The most commonly expressed themes include:

- 1. More parkland, landscaping and greening** (38% of respondents). These recommendations include improvements or extensions of Borden Park, the construction of new parks, and a general desire to reduce the amount of “grey” in favour of trees and vegetation.
- 2. New businesses and commercial uses** (29% of respondents). Not only do these recommendations address the “seedy” nature of some existing businesses (e.g. massage parlours, liquor stores) and structures, but also a desire for land uses that can activate the area with shopping, dining and retail.
- 3. New residential uses** (16% of respondents). The majority of those respondents recommending new housing advocate for higher density forms (e.g. mid-rise or high-rise condominiums). Attention to mixed uses and incomes, transit-oriented development and forming a complete community were also prevalent.

- 4. Address the Edmonton Coliseum** (15% of respondents). Opinions about the future of the Coliseum were mixed, and many had been influenced by the proposal to convert the arena to a community recreational facility or national hockey academy. The majority of people would prefer to preserve or refurbish the structure for recreational or event uses, while others (30 people) feel it should be demolished to avoid inefficient spending and make way for redevelopment. Some of those advocating for preservation support this option only if a feasible use can be found for an acceptable cost.

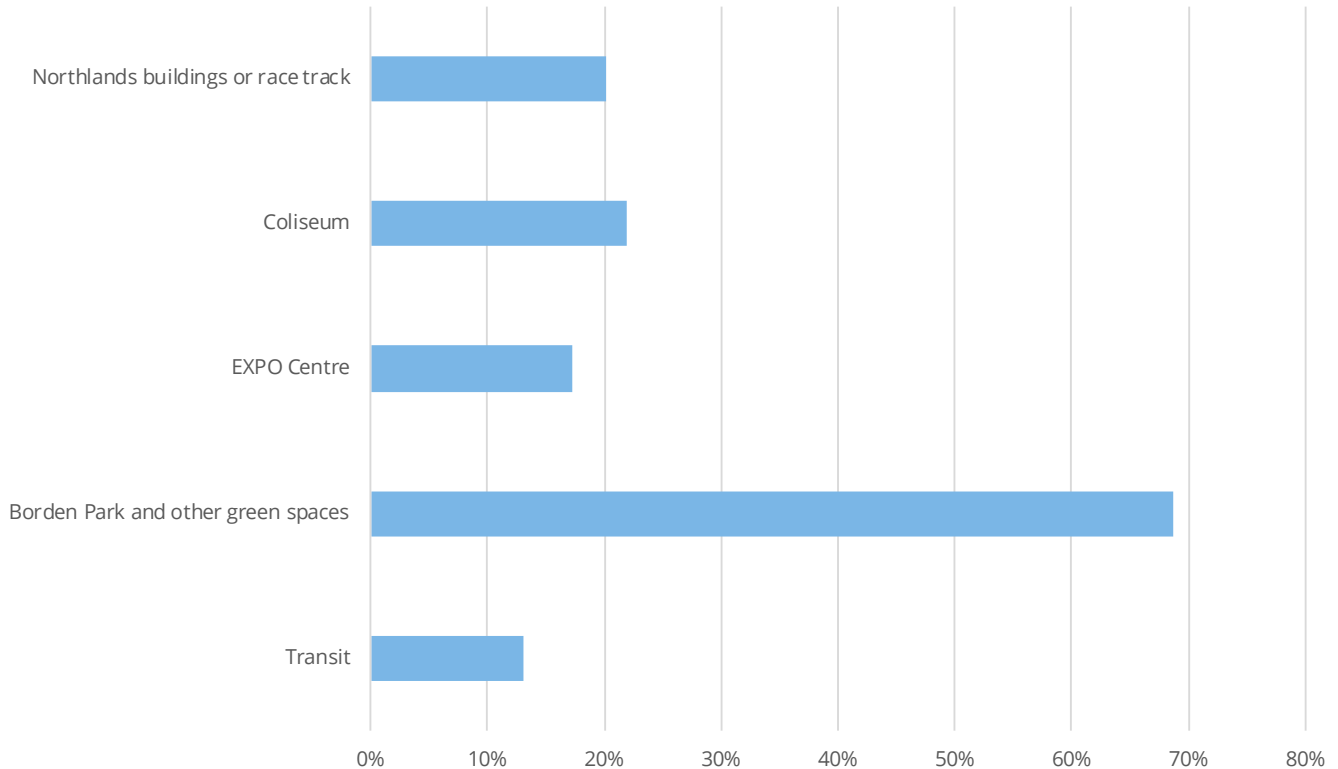
Other significant recommendations include:

- Improved conditions (infrastructure, environment) for pedestrians and cyclists
- Improved safety and aesthetic appeal throughout the area
- Addressing parking concerns (e.g. reducing the area of parking, reducing the cost, constructing a parkade, etc)
- New, renovated or well-designed buildings
- New recreation or sports facility
- Better site access, connectivity and integration with surrounding communities

## WHICH AREAS OR USES SHOULD BE PRESERVED OR ENHANCED?

Reflecting the value they placed on green space as a strength of the area, the great majority of respondents expressed that Borden Park should be preserved and protected from redevelopment. Additionally, the area should be enhanced with other green spaces and landscaping. A significant proportion of people want the Coliseum arena preserved or repurposed, along with the EXPO Centre, which is seen as an important event and economic development amenity. Surprisingly, over 20% of respondents believe the Northlands race track, casino and associated structures should be preserved. While some of these people suggest the buildings should be retained as exhibition grounds or event spaces, or repurposed for another use, others want horse racing to remain in the study area (even though Horse Racing Alberta has already agreed to relocate to a new facility in Leduc County).

Figure 6: Most important features to be preserved or enhanced in the study area (by percentage of respondents)

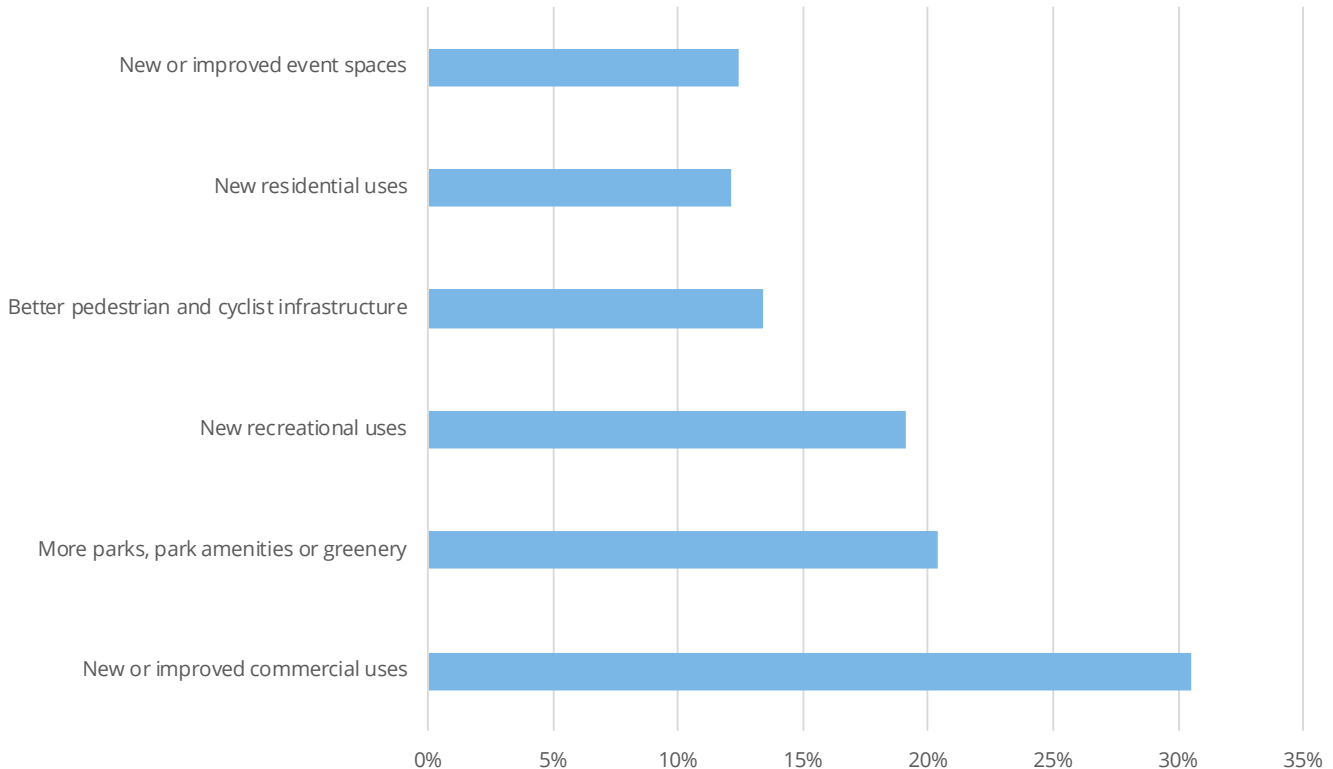


## WHAT NEW USES AND AMENITIES COULD MAKE THE AREA MORE INTERESTING, INCLUSIVE AND ATTRACTIVE?

The importance of quality commercial uses for creating vibrant, welcoming spaces is evident in respondents' comments on this question: over 30% of people recommend that new or improved businesses could help improve the area. Also popular are recreational uses; many comments suggest a community recreational facility that includes hockey rinks, while some people envision a comprehensive sports and recreation district. Other recreational uses suggested include a fitness centre, skating rink, outdoor recreation (e.g. pathways) and sports fields or courts. Other significant recommendations include:

- > Community or cultural spaces
- > Family-oriented spaces
- > Other major attraction (e.g. amusement park), museum
- > Improved landscaping or streetscaping
- > Hotel

Figure 7: Top new amenities or uses recommended for the study area (by percentage of respondents)

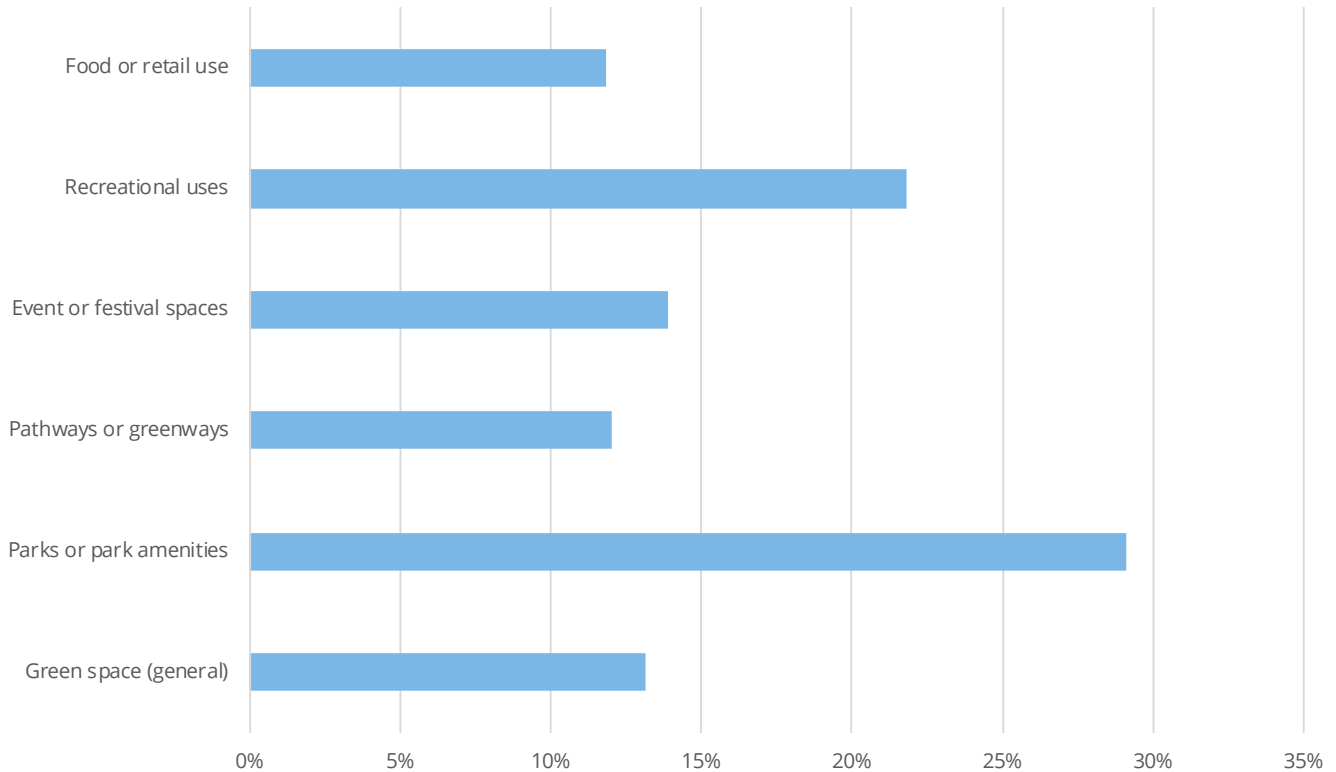


## WHAT KINDS OF PUBLIC SPACES, GATHERING SPACES AND PARKS COULD ENHANCE LIVEABILITY AND ATTRACTIVENESS?

Parks and park amenities are once again revealed to be highly valuable to respondents, with almost 30% identifying them as important public spaces. This includes the creation of new parks or expansion of existing parks; improvement of existing amenities (e.g. pathways); and installation of new park amenities (e.g. gardens, washrooms, public art, lighting, benches). Recreational uses are also identified as highly desirable amenities, including both indoor and outdoor facilities. Some other significant recommendations include:

- Agricultural uses (e.g. community gardens)
- Plazas
- Picnic or barbecue areas
- Play spaces

**Figure 8:** Top new public spaces recommended for the study area (by percentage of respondents)



## WHAT TRANSPORTATION IMPROVEMENTS COULD BE MADE IN AND AROUND THE STUDY AREA?

Survey respondents provided many recommendations to improve transportation for drivers, transit users and active modes of transportation.

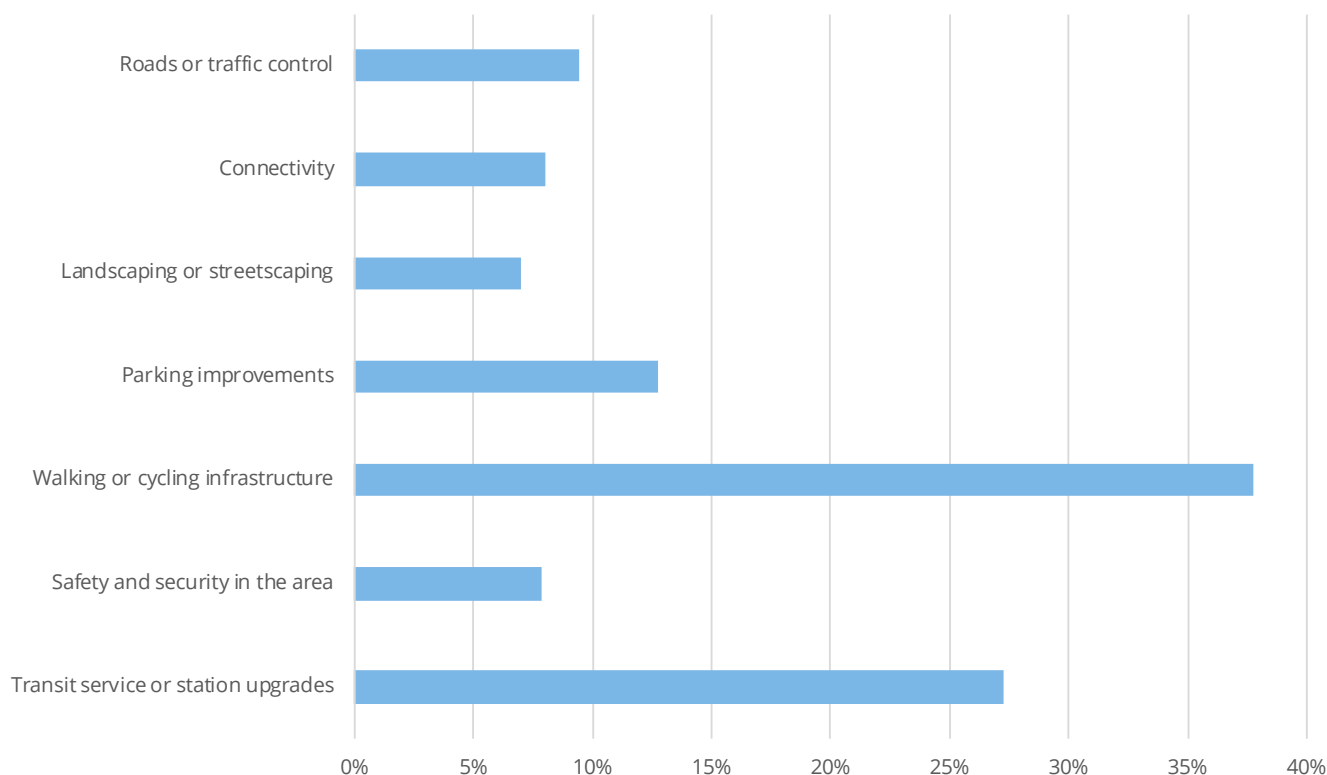
- 1. Walking or cycling infrastructure.** In addition to a strong focus on the provision of pedestrian and cycling infrastructure (e.g. bike paths, sidewalks, shared-use pathways and improvements to existing infrastructure), some respondents also expressed that redevelopment should prioritize active modes of transportation or transit before motor vehicles.
- 2. Transit upgrades.** Although the majority of comments refer to design and safety issues with the LRT station and 118 Ave bus interchange, others point to improvements in access from transit to the EXPO Centre or other facilities, or improved routes or service standards.

- 3. Parking improvements,** including more parking, lower cost, the construction of a parkade or park-n-ride facility, or other upgrades.
- 4. Roads or traffic control.** Both drivers and users of other transportation modes identified a need to improve traffic flow along Wayne Gretzky Drive (especially during events on site) and make the road network safer and easier to navigate.
- 5. Connectivity.** Although most comments relate to connectivity for pedestrians and cyclists (who are missing safe connections across 112 Ave, 118 Ave and Wayne Gretzky Drive into surrounding neighbourhoods and beyond), some respondents also express a desire to improve connectivity or extend the street grid through the study area.

Other suggestions not listed in the graphic below include:

- Improving signage and wayfinding
- Improving access to Borden Park and the River Valley
- Addressing maintenance or cleanliness in the area

**Figure 9:** Top transportation improvements recommended for the study area (by percentage of respondents)



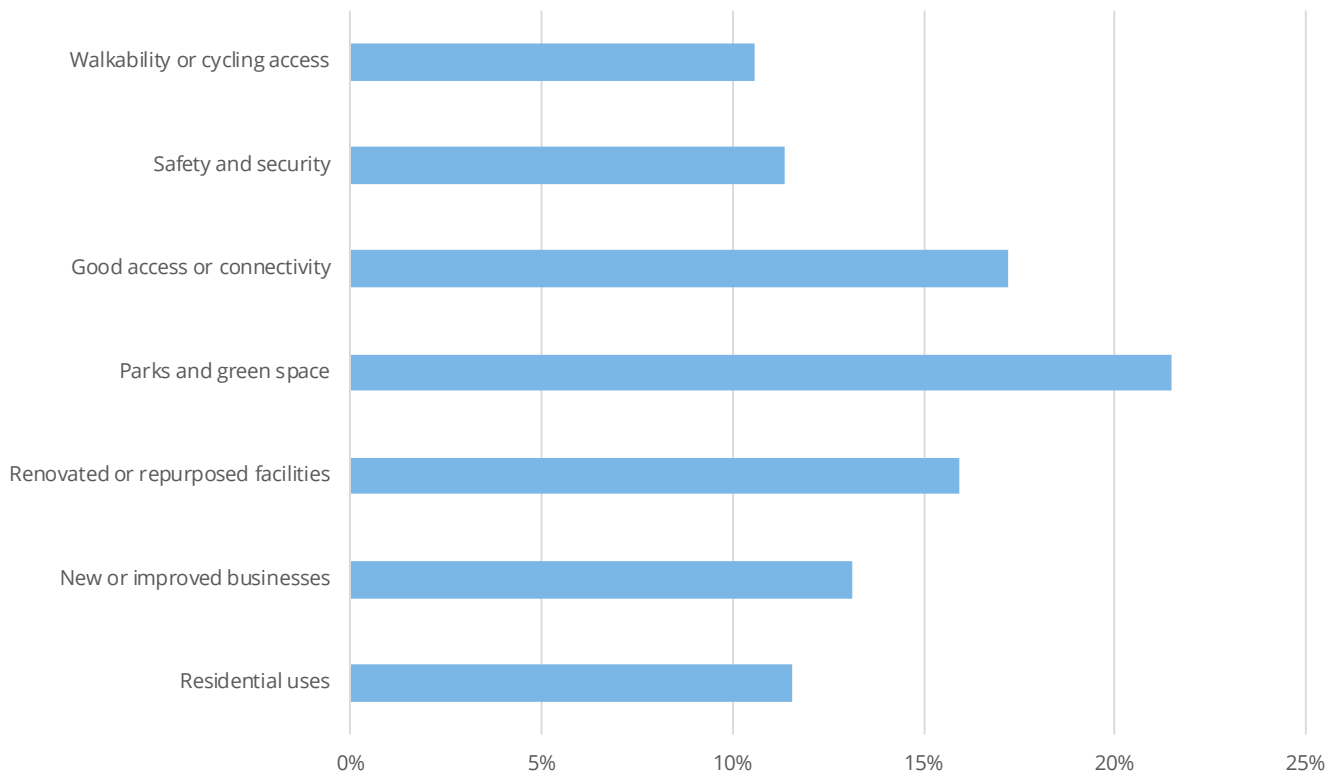
## WHAT WOULD MAKE THIS PROJECT A SUCCESS?

Survey respondents provided diverse, valuable insights about the conditions for success. While some people focused on concrete physical improvements or amenities that they perceive as critical additions to the area, others suggested broader themes relating to scale, usership, planning process or governance. Some significant themes not reflected in the graphic below include:

- › Community input and involvement
- › New amenities or facilities
- › Smart public spending and investment
- › Site activation and utilization
- › Landscaping and urban design
- › Events or attractions

Some less concrete but equally important concepts include affordability, economic viability, responsible planning, a welcoming and multigenerational character, environmental sustainability and community support.

**Figure 10:** Top factors for project success (by percentage of respondents)



# NEXT STEPS

Public input received during Phase 1 of the project will be used to draft a Redevelopment Plan that provides a new vision, objectives and design principles for the Exhibition Lands study area. Specifically, the feedback summarized in this What We Heard Report will be used to:

1

Identify redevelopment opportunities and constraints within the study area

2

Create a common vision for the future of the Exhibition Lands

3

Develop a shortlist of redevelopment concepts that reflects the vision and design criteria

## MORE INFORMATION

Sign up for the project newsletter and keep tabs on future engagement opportunities at

[edmonton.ca/projects\\_plans/northlands/  
coliseum-station-area-redevelopment-plan](https://edmonton.ca/projects_plans/northlands/coliseum-station-area-redevelopment-plan)

Prepared by  
City of Edmonton  
O2 Planning + Design Inc.





# EXHIBITION LANDS

**WHAT WE HEARD REPORT**

Phase 3: Concept Development | October 2018

Edmonton

Prepared by  
**City of Edmonton**  
**O2 Planning + Design Inc.**

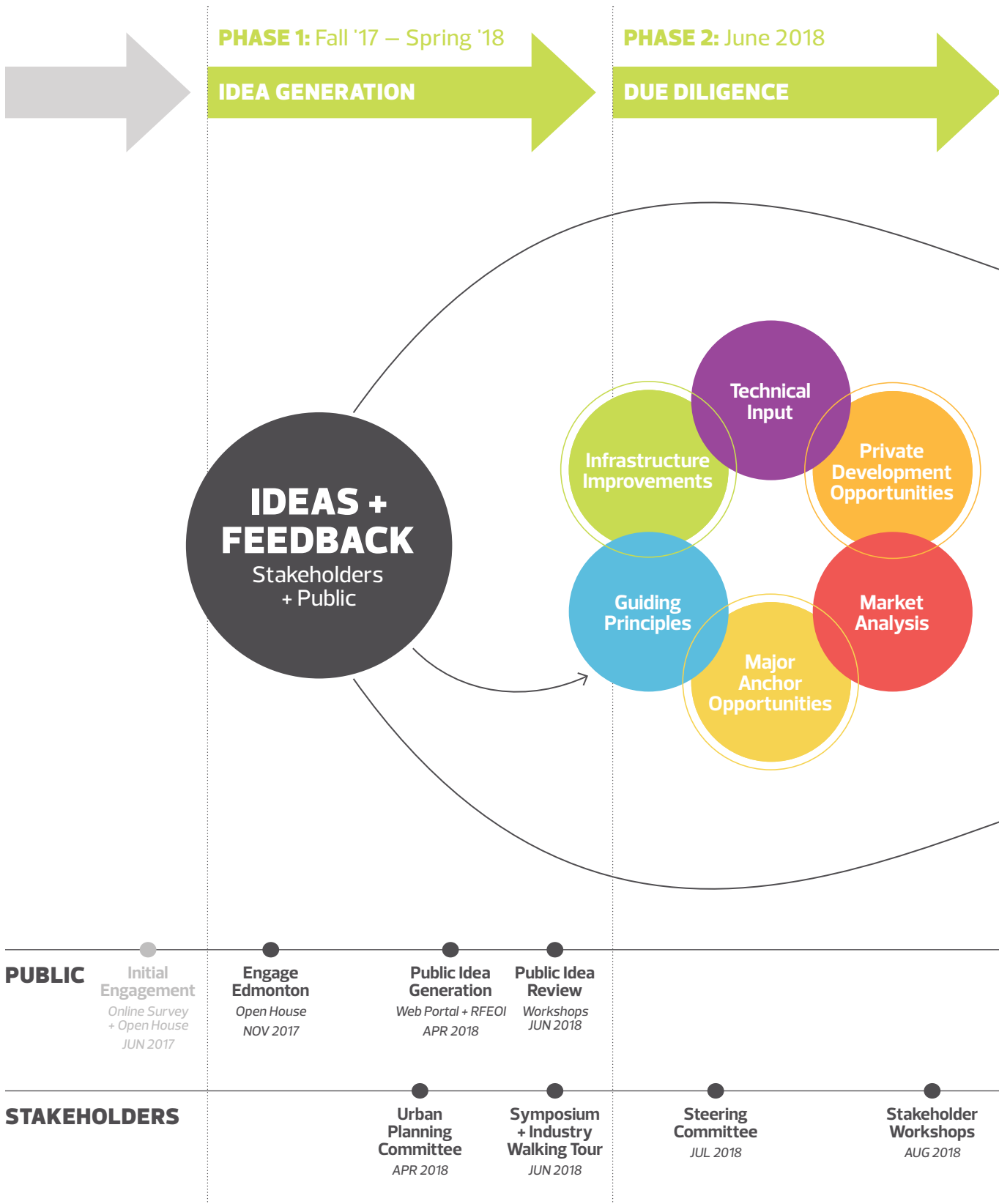
# INTRODUCTION

*The Exhibition Lands project will create a new vision for a community at the heart of Edmonton and offers an unprecedented city-building opportunity. Public and stakeholder engagement has been an integral part of the process to create and test the building blocks of this vision.*

This What We Heard Report is the third in a series and reflects engagement activities carried out during Phase 3: Concept Development, which occurred from late August through mid October, 2018. During this phase, the Exhibition Lands project team shared a series of redevelopment concepts and invited Edmontonians and stakeholders to provide feedback. This report summarizes engagement activities with Edmontonians and specific stakeholder groups as well as feedback on the proposed redevelopment concepts collected through in-person and online engagement.



# PROJECT PROCESS



**PHASE 3: Summer 2018**

**DEVELOP**

**PHASE 4: Fall 2018**

**REFINE**

**CONCEPTS**

**PROPOSED  
CONCEPT**

**POLICY  
DIRECTIONS**

**PROPOSED  
POLICIES**

**AREA REDEVELOPMENT PLAN**

**Public Concept Review**  
*Workshops*  
SEP 2018

**Final Public Concept Review**  
*Open Houses*  
Winter 2018

**Stakeholder Workshops**  
SEP/OCT 2018

**Executive Leadership Team**  
OCT 2018

**Stakeholder Workshops**  
NOV 2018

**Steering Committee + Executive Leadership Team**  
NOV 2018

# THE CONCEPTS

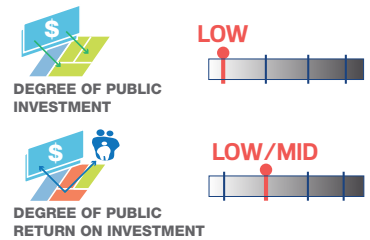
From the results of the analyses and engagement conducted in phases 1 and 2, the project team developed preliminary concepts for the redevelopment of the Exhibition Lands.

Each concept shows different types of infrastructure upgrades, anchor developments (i.e. large features that spark redevelopment), and public amenities, resulting in different levels of public investment and returns on investment. The following provides a brief overview of each concept. The full display boards for each of the concepts are available on the City's website ([edmonton.ca/exhibitionlands](http://edmonton.ca/exhibitionlands)).

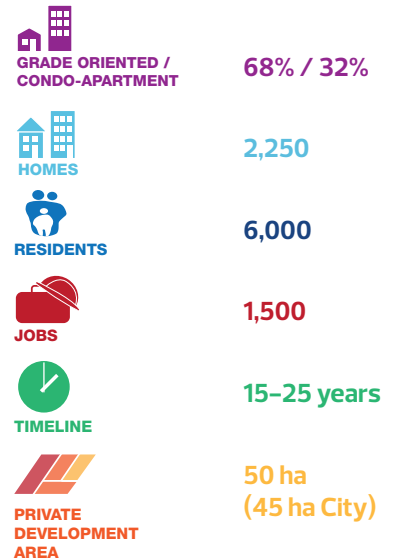
## CONCEPT A: BASELINE

This concept proposes that the City of Edmonton sell the bulk of the site for private development. Also included are minor public investments to improve connections of the Exhibition Lands to surrounding communities. Of all the concepts, it requires the lowest level of public investment and would result in low to medium return on investment in terms of financial returns from the sale of land and associated property tax revenues. This concept sees City land sold with the expectation that it would likely be developed at lower densities than the other concepts. This concept contains no anchors, but does involve some infrastructure investments, including:

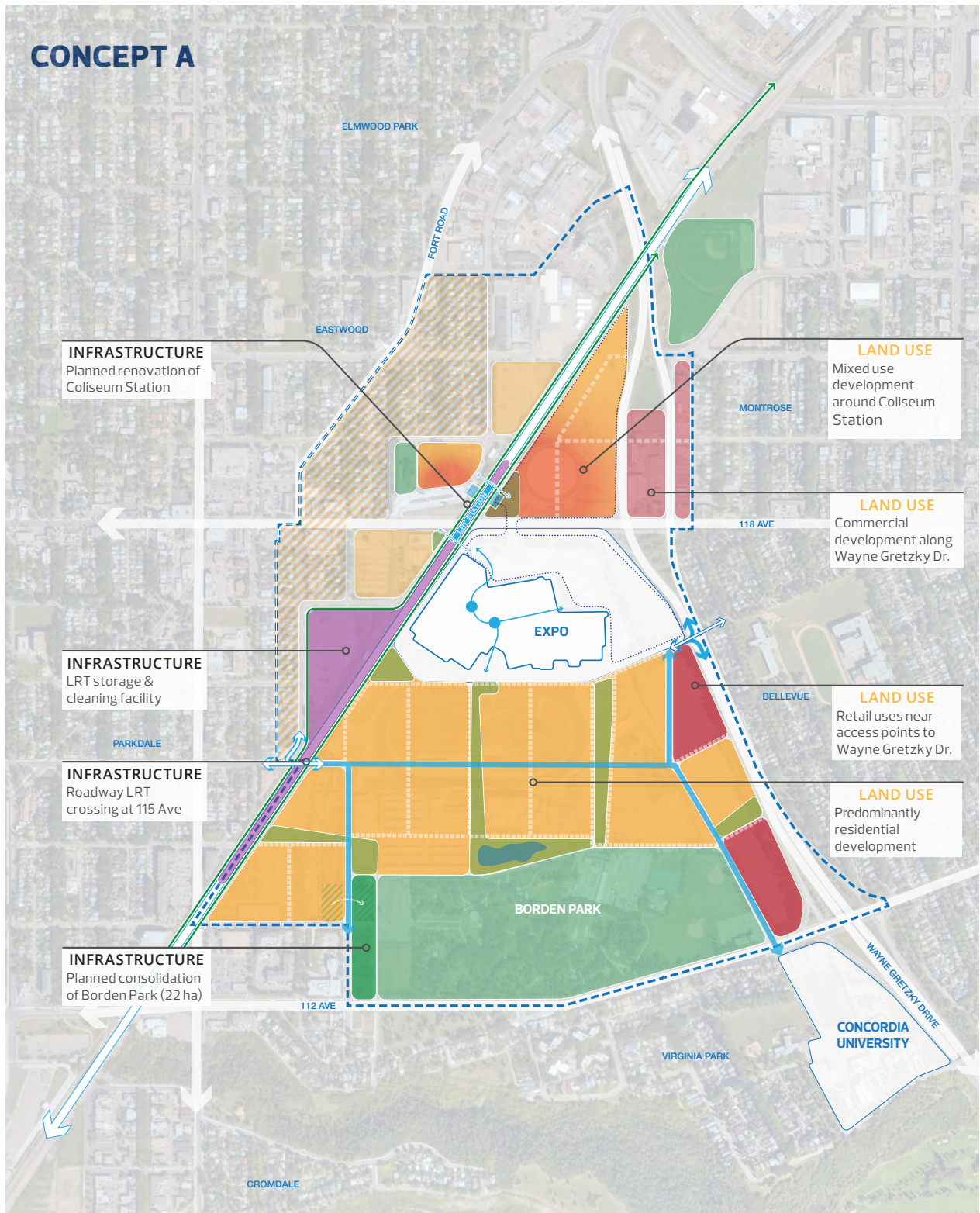
- + New roadway LRT crossing at 115 Avenue
- + Coliseum LRT Station renovation
- + Borden Park consolidated (22 ha)
- + LRT facility in Parkdale
- + Public corridor through Expo Centre



**21/40**



# CONCEPT A



- |  |   |
|--|---|
|  <b>PREDOMINANTLY RESIDENTIAL</b> |  <b>ANCHOR &amp;/OR COMM. EMPLOYMENT</b> |
|  <b>MIXED USE</b>                 |  <b>INCREMENTAL INFILL GROWTH</b>        |
|  <b>COMMERCIAL / EMPLOYMENT</b>   |  <b>GREEN SPACE</b>                      |
|  <b>ANCHOR</b>                    |  <b>INDUSTRY / LRT FACILITY</b>          |

## CONCEPT B: CONNECTED COMMUNITY

The Connected Community concept uses strategic improvements to develop a more integrated community. The concept calls for a low-mid level of public investment and results in a mid-high return on investment. The concept incorporates anchors and infrastructure improvements, including:

- + New LRT station and roadway LRT crossing at 115 Avenue
- + Coliseum LRT Station renovated with at-grade access
- + Borden Park repositioned with improved features (22 ha) + area storm pond
- + LRT facility in Montrose
- + Wayne Gretzky Drive transformed into urban boulevard
- + Local connections improved to neighbouring communities + river valley
- + Education, recreation, + community anchor
- + Amenity anchor in Expo Centre hall A-C
- + Potential employment anchors (two sites)
- + Public corridor through Expo Centre



35/40



45% / 55%



4,000



9,000



2,800

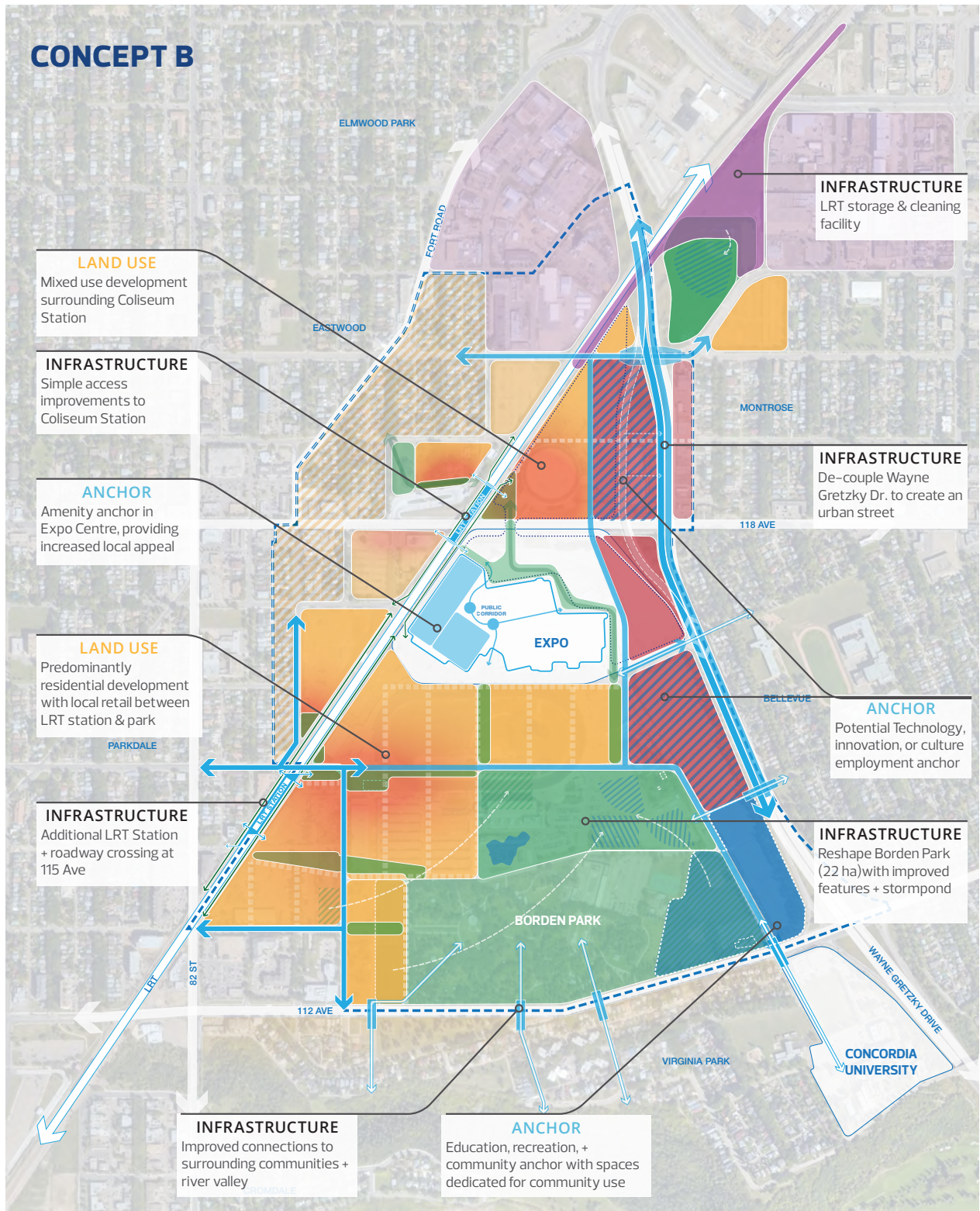


20-30 years



53 ha  
(48 ha City)

# CONCEPT B

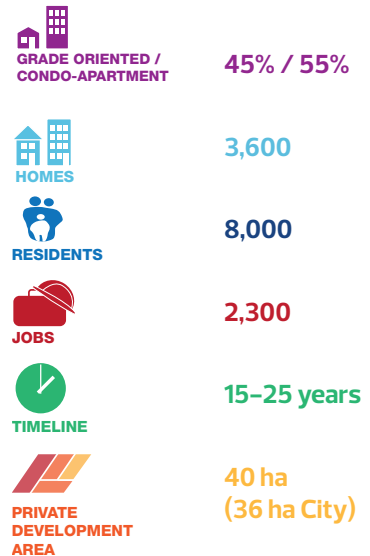
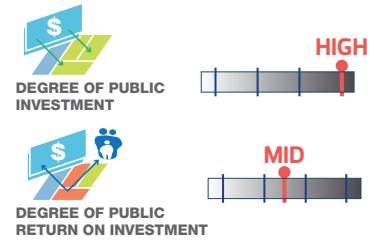


- |  |   |
|--|---|
|  <b>PREDOMINANTLY RESIDENTIAL</b> |  <b>ANCHOR &amp;/OR COMM. EMPLOYMENT</b> |
|  <b>MIXED USE</b>                 |  <b>INCREMENTAL INFILL GROWTH</b>        |
|  <b>COMMERCIAL / EMPLOYMENT</b>   |  <b>GREEN SPACE</b>                      |
|  <b>ANCHOR</b>                    |  <b>INDUSTRY / LRT FACILITY</b>          |

## CONCEPT C1: ALL-IN (CIVIC ANCHOR)

The All-In (Civic Anchor) concept involves significant investment to improve the area's connectivity. It also dedicates a large area for a civic anchor and includes a substantial expansion of Borden Park. Cumulatively, these investments allow for the creation of a new urban community while also creating ample space for amenities and events with regional appeal. The infrastructure investments and anchors in the concept include:

- + Coliseum LRT station moved to 117 Ave
- + New Roadway LRT crossing at 115 Avenue
- + Borden Park expanded with sports fields, urban agriculture + area stormpond (30 ha)
- + Wayne Gretzky Drive transformed into urban boulevard
- + 118 Ave raised to be at-grade
- + LRT facility in Montrose
- + Local connections improved to neighbouring communities + river valley
- + Education anchor
- + Large-scale civic anchor
- + Potential employment anchor

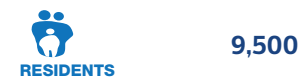
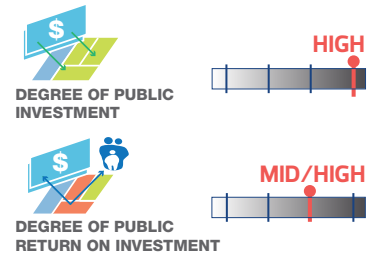




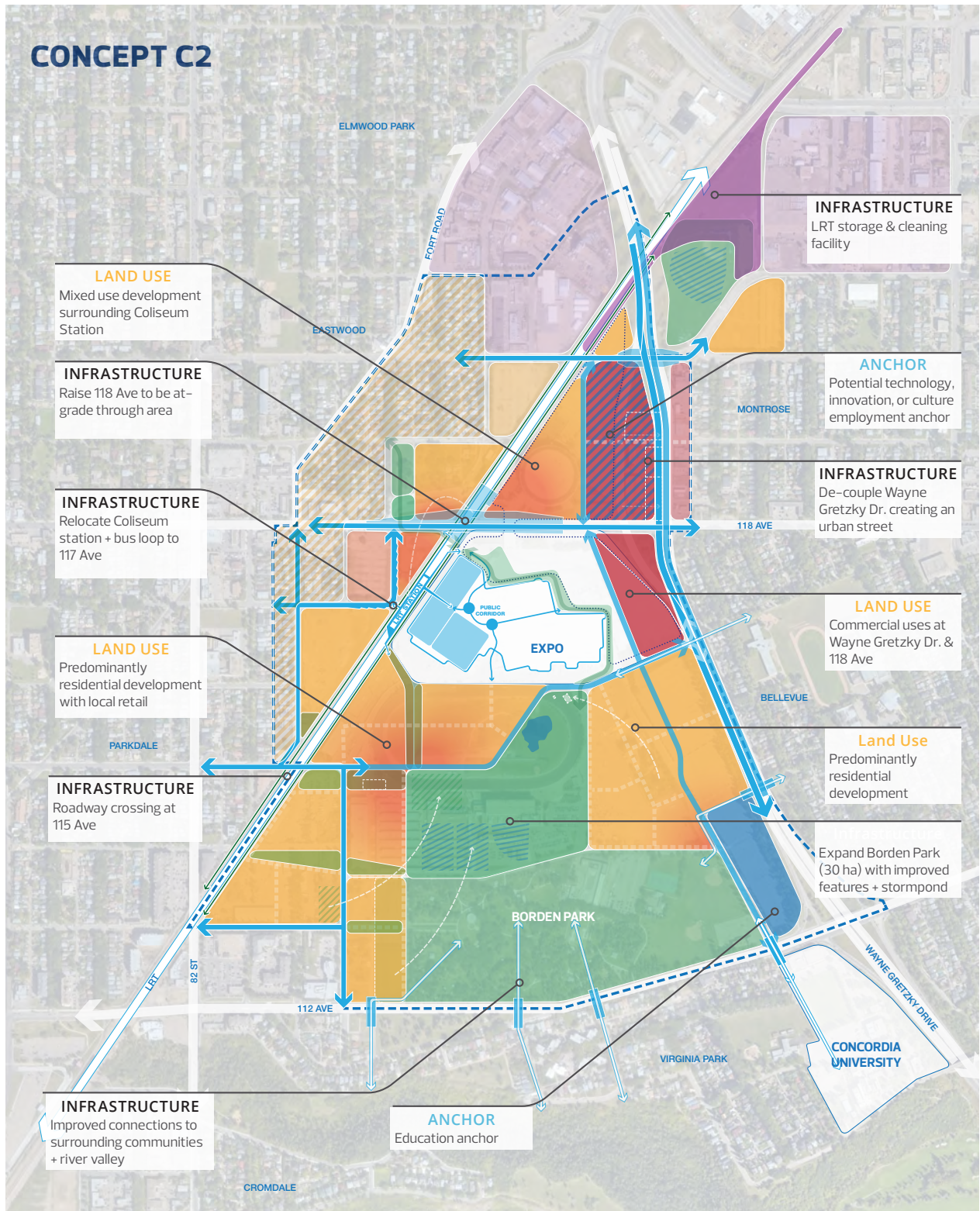
## CONCEPT C2: ALL-IN (REGIONAL PARK)

The All-In (Regional Park) concept is about significant investment in improving the area's connectivity, and expanding its open space. Through these investments, the space for a new urban community surrounded by an expanded Borden Park is created, and the communities along 118 Avenue are reconnected through major transformations to the urban fabric. Concept C2 has the same infrastructure investments as Concept C1, the only difference being the addition of a potential amenity anchor in the Expo Centre:

- + Coliseum LRT station moved to 117 Ave
- + New Roadway LRT crossing at 115 Avenue
- + Expand Borden Park with sports fields, urban agriculture + area stormpond (30 ha)
- + Transform Wayne Gretzky Drive into urban boulevard
- + 118 Ave raised to be at-grade
- + LRT facility in Montrose
- + Local connections improved to neighbouring communities + river valley
- + Education anchor
- + Amenity anchor in the Expo Centre
- + Large-scale civic anchor



# CONCEPT C2



# ENGAGEMENT OVERVIEW

## STAKEHOLDER ENGAGEMENT

The project team met with several external and internal stakeholder groups throughout the Concept Development Phase and presented four preliminary concepts for feedback.

### External Stakeholders

The four concepts were shared at the following stakeholder meetings and events:

- + August 15 – Urban Development Institute
- + August 29 – Industry
- + August 30 – Community Stakeholder Committee & District G
- + September 10 – EndPoverty Edmonton Indigenous Circle
- + October 1 – Confederacy of Treaty 6 Elders
- + October 4 – Chamber of Commerce
- + October 9 – NextGen
- + October 12 – Bent Arrow Soup and Bannock
- + October 16 – Edmonton Design Committee
- + October 19 – Energy Transition Advisory Committee

## PUBLIC ENGAGEMENT

### Public Concept Review | September 18

Two public engagement sessions were hosted on September 18 at Bellevue Community League Hall – one in the afternoon and one in the evening. Draft concepts and policy directions were presented for public feedback. The project team heard from 181 people who attended the sessions.

### Online Survey | September 18–30

An online Insight Survey was launched the same day as the Public Concept Review workshops. The survey provided information about the concepts and asked a series of questions similar to those discussed at the public event. A total of 1,450 responses were received.

### Highlands Renewal Open House | September 27

The project team attended the urban renewal open house with boards and concepts to share information and collect feedback on the concepts.



<p><b>ENGAGEMENT BY THE NUMBERS</b> Fall 2018</p>	<p><b>181</b> Public Event Attendees</p>	<p><b>11</b> Community Groups Engaged With</p>	<p><b>1,450</b> Survey Participants</p>
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# FEEDBACK FROM STAKEHOLDERS

*Meetings with stakeholders involved a presentation from the project team about the concepts followed by a discussion and question period. The following presents a summary of the likes, concerns, and suggestions provided by the various stakeholder groups.*

## COMMUNITY

Community stakeholders include the Community Stakeholder Committee, District G, and participants in the Highlands Neighbourhood Renewal Open House. Community stakeholders generally preferred Concept B: Connected Community.

### Likes

- + Enhancements and additions to Borden Park
- + Improved connections to neighbourhoods and pedestrian and cycle routes
- + Location of LRT Storage and Cleaning Facility in northern site
- + Addition of an LRT Station, and focus on transit-oriented development (TOD)
- + Providing a Civic Anchor

### Concerns

- + City needs to find a home for K-Days
- + Impacts of events in Borden Park on residents
- + Future of Bellevue Community League Hall
- + Traffic impacts of infrastructure changes to Wayne Gretzky Drive and 118 Avenue

### Suggestions

- + Increase residential frontage on Borden Park
- + Include affordable housing in the development
- + Provide ability to "age in place"

## INDIGENOUS

Indigenous stakeholders include EndPoverty Edmonton Indigenous Circle, Confederacy of Treaty 6 Elders, and participants of Bent Arrow Traditional Healing Society's Soup and Bannock Event. Generally, Indigenous stakeholders preferred Concept C1: All-In (Civic Anchor).

### Likes

- + Potential site for an Indigenous Culture and Wellness Centre and healing gardens
- + Enhancements and additions to Borden Park

### Concerns

- + Conflicting views on providing affordable housing: some worried it will become "ghetto", others saw an opportunity to house those in need
- + City needs to find a home for K-Days, or if it stays mitigate noise impacts
- + Some safety concerns with housing around the park

### Suggestions

- + Naturalize more of the site/park space
- + Reduce environmental impacts of development
- + Add more food and educational spaces
- + Incorporate Indigenous placemaking
- + Save land for development by Indigenous people
- + Conduct more engagement with the rest of the city
- + Look into repurposing the Coliseum

## DEVELOPMENT INDUSTRY AND BUSINESS

Development industry and business stakeholders include the Urban Development Institute, general Development Industry meeting participants, Chamber of Commerce, and Edmonton Design Committee. Some of the development industry and business stakeholders expressed a preference for Concept A: Baseline.

### Likes

- + Integrating the site with existing communities

### Concerns

- + Differing opinions on whether the concepts were too optimistic or not ambitious enough
- + Too much uncertainty with lengthy timelines
- + Finding the right mix of density and building types, with limited demand for high density in the area
- + Cost vs. return on investment of infrastructure moves
- + Impacts of redevelopment on the Expo Centre
- + Size of development parcels to be sold

### Suggestions

- + Promote an overall theme for the redevelopment
- + Factor in traffic and utility studies
- + Start with retail, then address housing markets
- + Address stormwater management in the concepts
- + Demonstrate need for additional public facilities
- + Engage with institutional investors
- + Determine a weighted scoring against the Guiding Principles
- + Open discussion of repurposing the Coliseum
- + Explore adding green space north of 118 Avenue

## SPECIAL INTEREST

Special interest stakeholders include NextGen and the Energy Transition Advisory Committee (ETAC). Neither group indicated a preference for one concept.

### Likes

- + Emphasis on transit-oriented development (TOD)
- + Aspirations for the redevelopment to do something special with the site, recognizing its history of celebration

### Concerns

- + Uncertain if the site should continue to support city-wide gathering functions
- + How the economics behind the concepts were developed

### Suggestions

- + Attract a broad spectrum of residents to the new community
- + Ensure the redevelopment demonstrates climate change leadership

# PUBLIC CONCEPT REVIEW

*On September 18, 181 people attended a drop-in workshop at Bellevue Community Hall to review four preliminary concepts for the Exhibition Lands site.*

Two public sessions were hosted in Bellevue Community League Hall on September 18, 2018 – an afternoon session from 1–3 pm and an evening session from 5–8 pm. Attendees were invited to view a series of introductory panels describing the project and process to date.

At both sessions, the project team presented an overview of the process and thorough overview of the concepts.

Participants were invited to view panels of each of the concepts, discuss them with the project team, and provide comments on their likes and concerns using sticky notes. In total, the team received 526 comments on the concepts.

Participants were invited to review preliminary policy directions tied to each of the project's Guiding Principles and asked to provide feedback and identify their top policy priorities. Over the two sessions, 499 dots were added to the boards.



526 Concept Comments

499 Policy Direction Dots Placed

## PUBLIC WORKSHOP RESULTS: CONCEPTS

In general, the results indicated that Concept A: Baseline was the least favoured by the attendees, having the least positive comments. Concept C1: All-In (Civic Anchor) received the most positive comments, though it also had some of the most concerns.

Concepts B: Connected Community and C2: All-In (Regional Park) had an equal number of positive comments, however Concept B had more concerns.

### Concept A: Baseline

Though some people liked the amount of housing provided in Concept A and the low public investment, there were concerns with the lack of community benefit in this concept. Participants said that the concept was not innovative enough and was too tailored to private development.

### Concept B: Connected Community

In this concept, positive comments focused around the addition of a second LRT station and moving the LRT Cleaning and Storage Facility. People also liked the larger Borden Park and the potential expansion of Concordia University. Concerns were expressed about Expo parking, as well as fear that Borden Park would shrink or be used for

large disruptive events. Opinions differed on whether to unite the north and southbound lanes of Wayne Gretzky Drive north of 118 Ave. Some people supported the idea of an urban boulevard, while others felt this would negatively impact traffic flow.

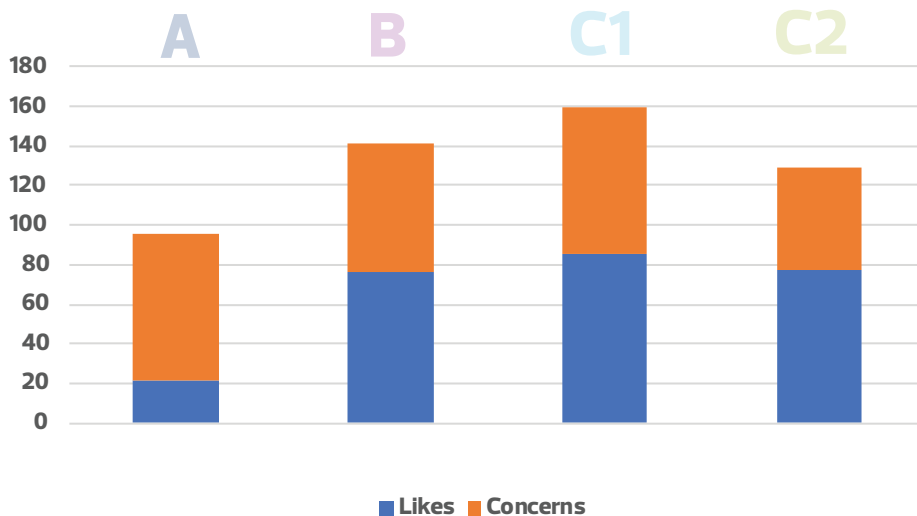
### Concept C1: All-In (Civic Anchor)

Related to Concept C1, participants liked the location of the LRT Cleaning and Storage Facility and the expansion of Borden Park. They also supported bringing 118 Avenue to grade. Many people liked the idea of having space on the site reserved for a major civic amenity or anchor, though several people disagreed with potentially using the anchor site for a soccer stadium. Some suggested that the civic anchor could be smaller or more campus-like and better integrated into the surroundings, rather than a large building with parking. There were some concerns around having at-grade LRT crossings and the traffic issues this could cause.

### Concept C2: All-In (Regional Park)

Very similar to the responses to Concept C1, people liked the location of the LRT Cleaning and Storage Facility and the expansion of Borden Park in Concept C2. People also liked the university expansion, though many also expressed a concern that access to shared recreation facilities would need to be guaranteed for the public. The raising of 118 Avenue to grade in this scenario was contentious: some believed this was a great idea while others thought it would be too costly and the at-grade LRT station would impede traffic.

**Public Concept Review Comments**



## PUBLIC WORKSHOP RESULTS: POLICY

For the policy direction activity, participants were given six dots and asked to choose their top six from the list of 33 policy topics that are most important to them. The following table shows the 11 top priorities expressed by those who participated in the activity.

In addition to the 499 policy direction dots placed on the panels throughout the two sessions, there were 22 comments provided.

People expressed their concerns for where K-Days will go with the redevelopment of the site and how the area's legacy of being a gathering and events space for Edmontonians will be honoured in the new redevelopment. Several comments also referred to Borden Park and the need to increase the amount of green space and do a better job of programming those spaces for public use.

Policy Direction	Number of Dots
Pedestrian Connectivity & Walkability	34
Connected Parks & Open Spaces	32
Gathering & Event Spaces	30
Training Centre / Educational Facilities	27
Recreation Opportunities	23
Mixed Use Development	21
Heritage Preservation	21
Food Security & Urban Agriculture	21
Pedestrian Scale Design	20
Indigenous Representation	20
Multi-purpose Spaces	20



# ONLINE SURVEY

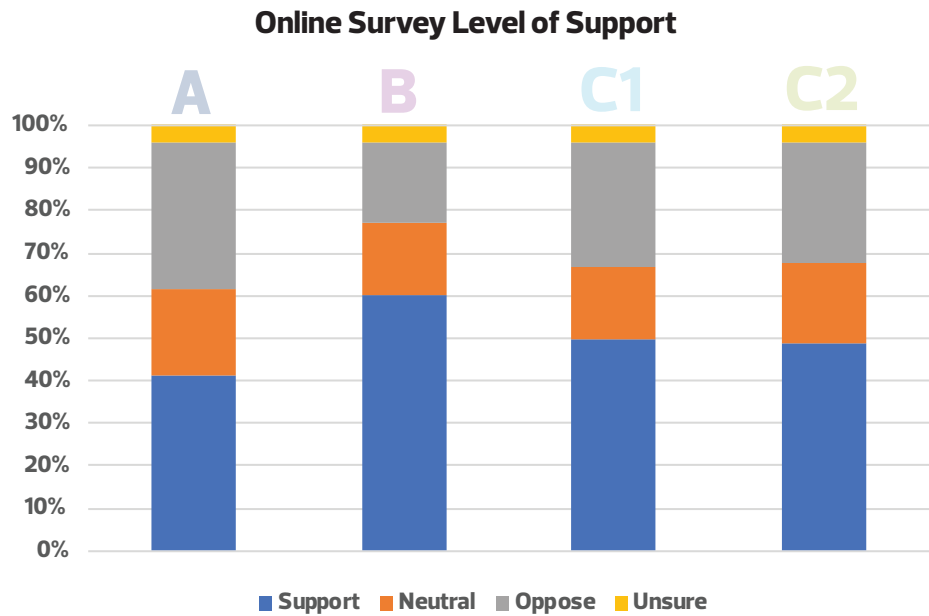
From September 18–30, 1,450 people responded to the City's online survey on the four preliminary concepts.

The online survey provided an opportunity for people who could not attend the public event on September 18 to review the four concepts and provide their input.

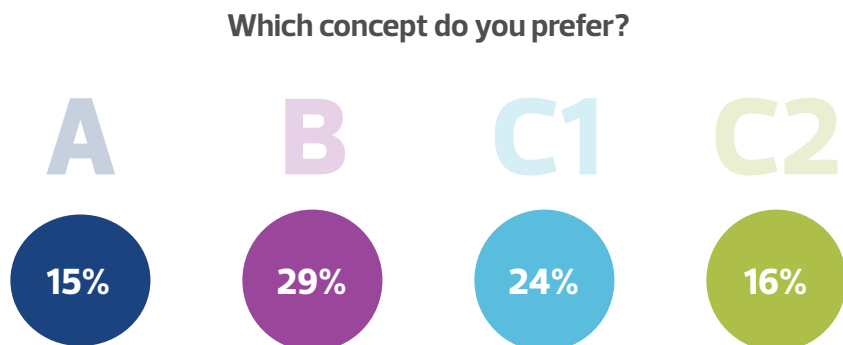
## OVERALL RESULTS

The results of the survey were relatively consistent with the results from the public event. In the survey, people were asked two questions.

The first questions asked respondents to indicate their level of support for all four of the concepts. **Concept A: Baseline** received the lowest amount of support from respondents (41%), while **Concept B: Connected Community** received the highest support (60%). **Concept C1: All-In (Civic Anchor)** and **C2: All-In (Regional Park)** received almost equal support (50% and 49%).



The second question asked respondents to identify which of the four concepts they liked the most. The results were similar again, with **Concept B: Connected Community** being most people's top choice.



## CONCEPT RESULTS

The survey asked participants to identify their favourite elements of each concept and their most pressing concerns from a list. Survey respondents were also invited to submit other comments through open ended questions for each concept.

### Concept A: Baseline

#### Top Likes:

- + Small addition to Borden Park
- + Renovated/updated Coliseum LRT Station
- + Cost of development
- + Amount of housing
- + Amount of green space

#### Top Concerns:

- + Lack of anchor investments/major developments
- + Amount of housing
- + Timeline of development
- + The location of the LRT Storage and Cleaning Facility

Survey respondents wrote that Concept C1 provided very little improvement for the area and was not innovative enough. Opinions varied about the amount of housing in this concept: some people wanted to see greater density, while others believed that too much of the site was residential development. Some suggested that there be a greater mix of uses.

### Concept B: Connected Community

#### Top Likes:

- + Education/recreation/community anchor north of Concordia University
- + Public amenity in the Expo Centre
- + Amount of green space
- + Space for two major cultural/employment developments
- + Improved local connections to the surrounding communities

#### Top Concerns:

- + The timeline for the development
- + The new LRT station south of 115 Ave
- + Unification of north and south lanes of Wayne Gretzky Drive

- + Cost of the development
- + Reposition of Borden Park and addition of sports fields, a pond, and other amenities

Multiple comments for this concept related to housing. Some respondents believed that there should be a greater mix of uses and higher density of housing provided. There were also concerns about changes to Borden Park, with several comments calling for more green space in the concept.

### Concept C1: All-In (Civic Anchor)

#### Top Likes:

- + Expansion of Borden Park
- + Amount of green space
- + Large sport and leisure centre/attraction
- + Education campus north of Concordia
- + Improved connections between Kinnaird Ravine and Borden Park

#### Top Concerns:

- + Cost of development
- + Raising 118 Avenue to grade
- + Timeline of development
- + Relocation of Coliseum LRT Station and bus loop south to the Expo Centre

Respondents expressed concerns about the timeline and cost of this concept, as well as the limited return on investment compared to the cost.

### Concept C2: All-In (Regional Park)

#### Top Likes:

- + Expanding Borden Park
- + Amount of green space
- + Large sport and leisure centre/attraction
- + Amount of housing
- + Education campus north of Concordia University
- + Relocation of Coliseum LRT Station and bus loop south to Expo Centre
- + Improved connections between Kinnaird Ravine and Borden Park
- + Improved connections to neighbouring communities

### Top Concerns:

- + Cost of development
- + Timeline of development
- + Raising 118 Ave to grade
- + Relocating Coliseum LRT Station and bus loop south to the Expo Centre
- + Unification of north and south lanes of Wayne Gretzky Drive

Several comments indicated concern over the timeline for redevelopment and cost of the concept to taxpayers. There were mixed opinions about incorporating an additional use into the older halls of the Expo Centre: some believed this would take up valuable event space, while others saw an opportunity to provide an amenity for residents.

## SURVEY PRIORITIES

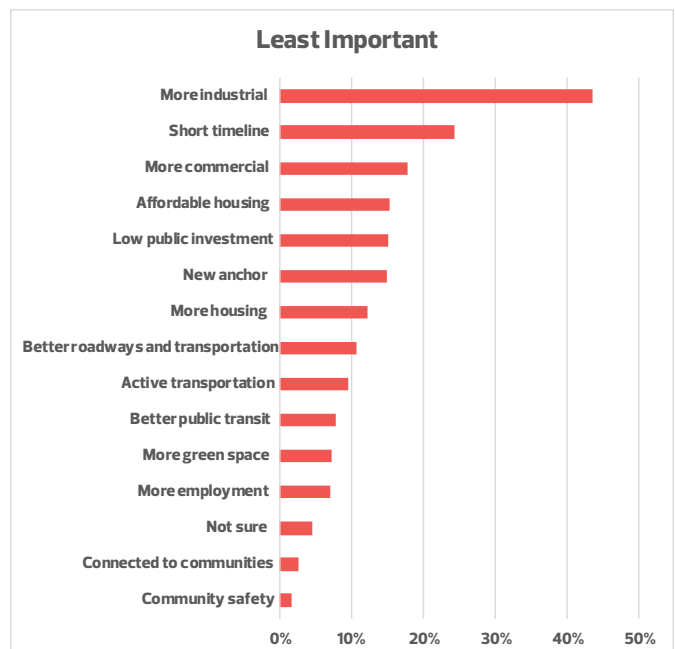
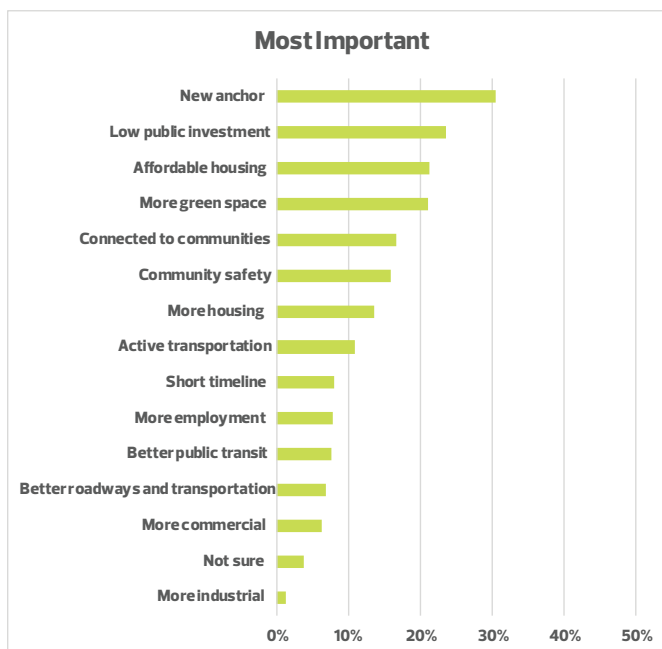
In the survey, respondents were presented with a list of 15 potential priorities and were asked to identify the two that were most and least important to them.

Overall, the most important priority selected was a creating a new anchor use on the site. The second most important priority was limiting the degree of public investment.

The least important priority from the list was providing more industrial land, followed by having a short timeline for completion.

In addition to selecting from the list, survey respondents were provided the opportunity to add priorities that they felt were missing. These additions included:

- + Densifying the site
- + Transit oriented development
- + Repurposing the Coliseum and other buildings on the site
- + Finding a home for K-Days and other events
- + Honouring the history of the site and legacy of being a gathering place for the city
- + Incorporating programs and spaces to serve Edmonton's Indigenous communities, such as a Culture & Wellness Centre or housing for Elders
- + Ensuring the site hosts some form of attraction/reason for people to visit
- + Honouring the agricultural history of the site and providing more food spaces
- + Providing more recreation opportunities for the surrounding communities
- + Ensuring the redevelopment helps achieve the City's sustainability goals



# SUMMARY

*Public and stakeholder engagement in Phase 3 yielded a range of perspectives on the priorities for the redevelopment of the Exhibition Lands. From the results, a series of key themes were identified relating to issues that showed overwhelming support, strong opposition, or a clear divergence of views.*

## **Cost vs. Community Benefit**

In general, keeping the level of public investment low is a priority for most people. Multiple people expressed concerns about the increased tax burden they felt they would have to face if a higher investment option was selected; however, there was a significant number of people that feel that the City still needs to push beyond Concept A: Baseline concept and invest enough in the redevelopment to ensure meaningful benefits for local communities, as well as the city. These benefits included green spaces, recreation, wellness, ceremonial spaces, and education spaces.

## **Green Space**

Overall, most people liked the idea of increasing the size of Borden Park and adding green space connections. There were some conflicting opinions about the programming of the park. Some felt that incorporating gathering space for events would be an excellent use for the park, while others were concerned that the impacts of major events would be too great on new and existing neighbourhoods.

## **City Role in Redevelopment**

One of the recurring themes was how involved the City should be in the redevelopment of the Exhibition Lands. Some feel that selling more of the land for private development will increase the likelihood of the project's success, while others feel that the City should be highly involved to ensure that the site is developed more comprehensively and with public interest in mind. Several groups also indicated a desire for the City to reserve and allocate land for Indigenous development. There was

distrust expressed for both the private and public sector interests in the site.

## **Connected Communities**

The desire for connectivity and integration with surrounding communities was a theme throughout the engagement. Many people appreciated the improvements to public transportation in the concepts and the identification of clear walking and cycling connections to Borden Park and the Expo Centre. Many also expressed a desire for the site to become a "complete community", with a balance of uses to support additional residents to the area.

## **Timeline**

Though not as frequently mentioned as the cost of development, the amount of time to complete redevelopment of the Exhibition Lands was stated as a concern for several people. Some believed that with such a long timeframe there was a lack of certainty in the plans and a risk that plans would be changed or watered down over time. Others were unhappy that they would likely never see the completion of the redevelopment in their lifetimes.

## **Affordable Housing**

Affordable housing was flagged as an important issue for many. People expressed that there is a need for housing types to support lower to middle-income families. Some comments specifically mentioned a need for more assisted living and seniors housing options, affordable housing for Indigenous people, as well as shelters for those experiencing homelessness. Others expressed concerns that the City would concentrate too much low-income housing in one area, feeling that this would not help to reinvigorate the site or allow low-income families to improve their living situation.

## **The 'Exhibition' in Exhibition Lands**

A key theme that arose was how the concepts might honour the site's history of hosting exhibitions. Some individuals were disappointed that the K-Days festival was not incorporated into the concepts and were concerned that it might be relocated. Others identified a need for the site to honour this heritage in the redevelopment somehow, even if the festival is moved to an alternate location.

## Transit and Traffic

Concerns around impacts to transportation centered primarily on the potential addition of at-grade LRT crossings. Several individuals expressed concern for the impacts this would have on traffic flow in the area. Additionally, there were mixed opinions on the unification of the north and southbound lanes of Wayne Gretzky Drive, with some liking the improved pedestrian experience this would offer and others concerned that this would stall traffic and be too costly.

## Sustainable Development

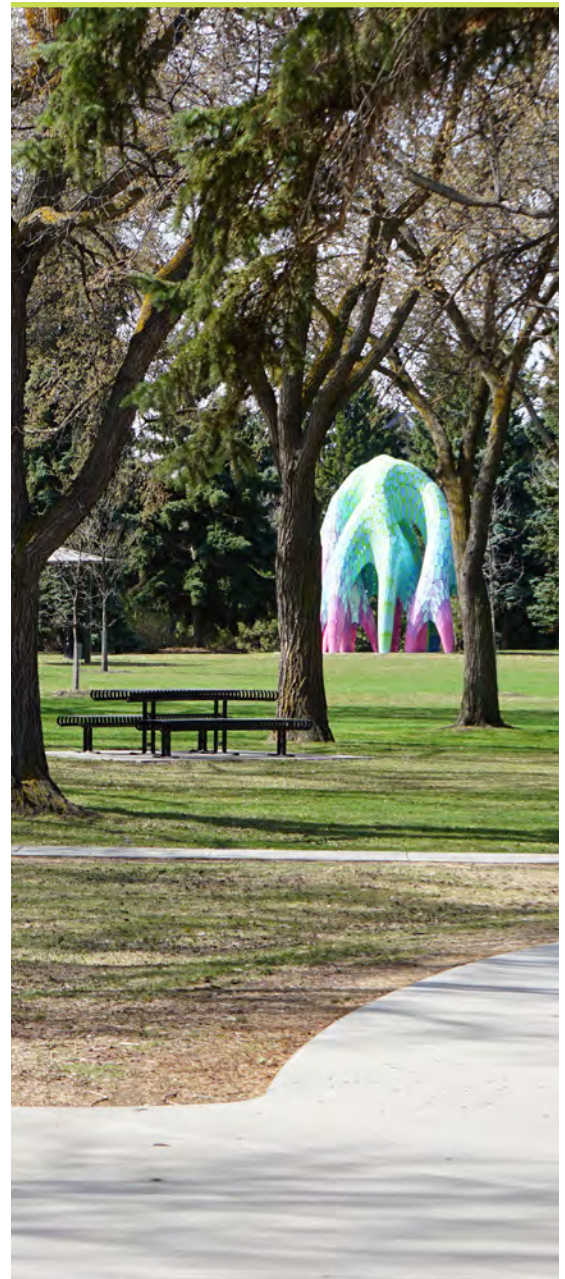
Several people said redevelopment must improve the sustainability and resilience of Edmonton. One of the key sustainability issues was the desire for the Coliseum to be re-purposed, rather than demolished.

# NEXT STEPS

## Concept Refinement

Phase 4 will involve continued economic and strategic analysis to refine the four preliminary concepts into one preferred concept. The results of the Phase 3 Engagement summarized in this What We Heard Report will be considered alongside the Guiding Principles, market analysis, and technical input in the creation of the preferred concept.

The preferred concept will be shared with the project's external and Internal stakeholders, as well as the City's Urban Planning Committee for comment. The preferred concept will then be further refined and presented to the public for review.



*We would like to thank everyone who has participated in the engagement for this project so far and welcome you to join us for the final phase of engagement in the new year!*

## FOR MORE INFORMATION

Sign up for the project newsletter and learn about future engagement opportunities at [edmonton.ca/exhibitionlands](https://edmonton.ca/exhibitionlands)



# EXHIBITION LANDS

**WHAT WE HEARD REPORT**

Phase 4: Refine | June - July 2019

Edmonton



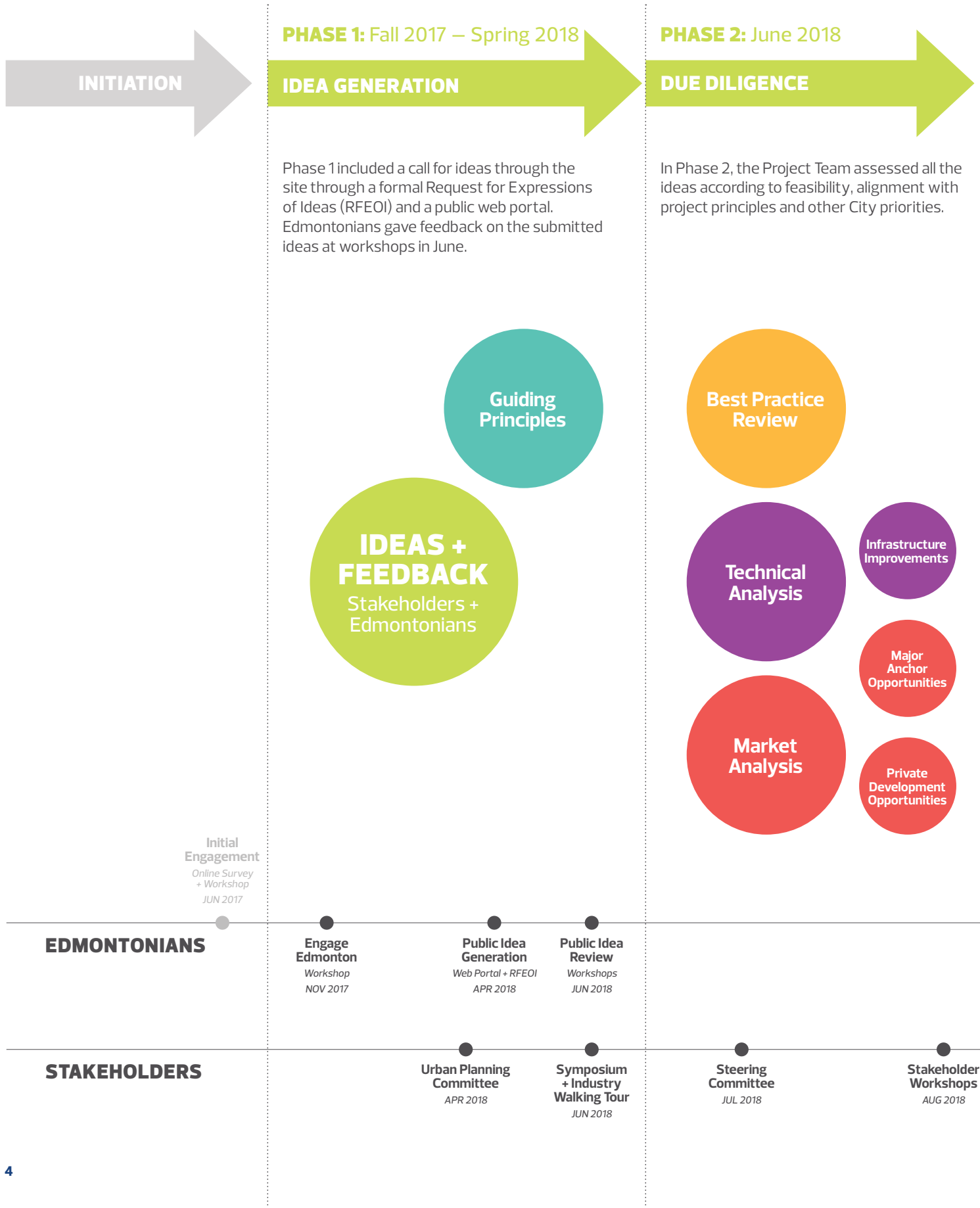
# INTRODUCTION

*The Exhibition Lands offers an unprecedented city-building opportunity in Edmonton. Over a two year planning and engagement process, a new vision for the area has been developed. Public and stakeholder engagement has been an integral part of the process to create and test the building blocks of this vision.*

This What We Heard Report is the fourth and final engagement summary in the Exhibition Lands Transformation Project. This report overviews the engagement activities carried out during Phase 4: Refinement, which occurred from June to July, 2019. During this phase, the Exhibition Lands project team shared the redevelopment concept and new vision for the area. Edmontonians and stakeholders were invited to provide feedback to refine this concept and vision. This report summarizes the feedback received on the preferred redevelopment concept, collected through in-person and online engagement.



# PROJECT PROCESS



**PHASE 3: Summer – Fall 2018**

**DEVELOP**

In Phase 3, the Project Team created a shortlist of initial development concepts which were reviewed against market analysis and evaluation criteria. Edmontonians were then asked to provide their feedback on the four initial concepts.



**PHASE 4: Winter – Spring 2019**

**REFINE**

In Phase 4, a preferred concept was selected and refined. This concept was approved by Council in April 2019. The Project Team then refined the concept and developed policies, which were shared with stakeholders and Edmontonians.



**EDMONTON EXHIBITION LANDS  
PLANNING FRAMEWORK**

**Public Concept Review**  
Workshops  
SEP 2018

**Draft Planning Framework Review**  
Workshops  
JUN 2019

**Executive Leadership Team**  
SEP 2018

**Stakeholder Workshops**  
SEP 2018

**Steering Committee + Executive Leadership Team**  
FEB 2019

**City Council Meeting**  
APR 2018

**Stakeholder Workshops**  
JUN 2019

# PREFERRED CONCEPT

*From the results of the engagement conducted on the four preliminary concepts, the project team developed a preferred concept for the redevelopment of the Exhibition Lands.*



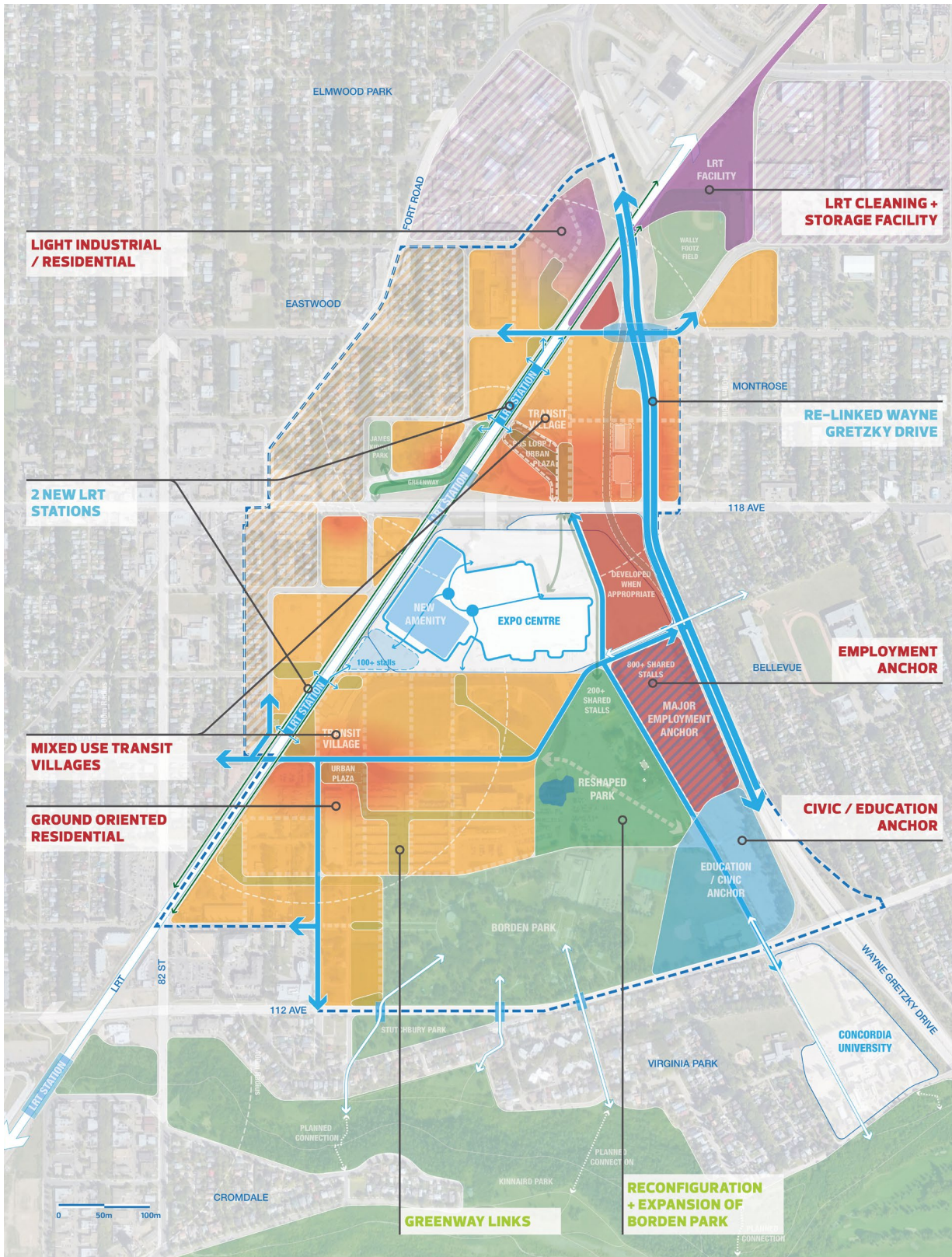
- 1 Transit Village
- 2 Transit Village Urban Plaza
- 3 Reconfigured + Expanded Borden Park
- 4 Civic / Education Anchor
- 5 Fine-grained Internal Network of Local Streets + Alleys
- 6 Greenway Link
- 7 Re-Linked Wayne Gretzky Drive
- 8 Employment Anchor

The foundation of Planning Framework for the Exhibition Lands is an overall concept for the site. The concept shows the key land use, mobility, and open space elements that are incorporated into the Plan. These elements help the Planning Framework achieve the City's four 2050 Goals and the Guiding Principles of the Project.

## THE NEW VISION FOR THE EXHIBITION LANDS

*Edmonton Exhibition Lands provides the space for a vibrant new urban community to take form, harnessing the area's history of gathering, proximity to nature, and transportation connections, creating new and exciting opportunities to live, work and play in the heart of Northeast Edmonton.*

The foundation of the Exhibition Lands concept is the development of two transit villages. Transit villages are compact, mixed-use, and human scale communities. They are focused around an LRT station, open space, and a mixed use "village" node, and contain a variety of ground-oriented residential forms, such as row houses and low-mid rise apartments. Transit villages offer a healthy, sustainable lifestyle where amenities, employment and services can all be accessed without a vehicle due to a compact streets and pathways network. The concept also envisions the reconfiguration and expansion of Borden Park, a network of new open spaces, and the integration of a civic/education anchor and employment anchor in the redevelopment.



**GENERAL LAND USE TYPES**

 PREDOMINANTLY RESIDENTIAL	 COMMERCIAL / EMPLOYMENT ANCHOR	 GRADE ORIENTED / CONDO-APARTMENT	<b>50% / 50%</b>	 JOBS	<b>4,200</b> (post-constr.)
 VERTICAL MIXED USE	 INCREMENTAL INFILL GROWTH	 HOMES	<b>3,500</b>	 TIMELINE	<b>20-30 years</b>
 HORIZONTAL MIXED USE	 GREEN SPACE	 RESIDENTS	<b>8,500</b>	 PRIVATE DEVELOPMENT AREA	<b>57 ha</b> 46 ha (City Owned)
 COMMERCIAL / EMPLOYMENT	 LIGHT INDUSTRY / LRT FACILITY				
 CIVIC / EDUCATION ANCHOR	 INCREMENTAL INDUSTRIAL GROWTH				

# ENGAGEMENT OVERVIEW

## STAKEHOLDER ENGAGEMENT

The project team met with several external and internal stakeholder groups throughout the Refinement Phase and presented the preferred concept and vision for feedback.

### External Stakeholders

The concept and vision were shared at the following stakeholder meetings and events:

- + October 29 – Real Estate Advisory Committee
- + March 6 – Accessibility Advisory Committee
- + May 2 – Energy Transition Advisory Committee
- + May 3 – Edmonton Economic Development Corporation
- + June 5 – Industry Stakeholders
- + June 5 – Community Stakeholder Committee
- + June 6 – Edmonton Economic Development Corporation
- + June 10 – District G
- + June 18 – Canadian Native Friendship Centre
- + June 27 – Alberta Avenue Business Improvement Association
- + July 8 – EndPoverty Edmonton Indigenous Circle
- + July 22 – Real Estate Advisory Committee

## PUBLIC ENGAGEMENT

### Transit Oriented Development Symposium | June 20

The project team attended the transit oriented development symposium with boards and the concept to share information about the progress of the project.

### Public Concept Review | June 27

Two public engagement sessions were hosted on June 27 at Bellevue Community League Hall – one in the afternoon and one in the evening. The draft concept, vision, and policies were presented for public feedback. The project team heard from 129 people who attended the sessions.

### Online Survey | June 25 – July 9

An online survey was launched the same week as the Public Concept Review workshops. The survey provided information about the concept and vision. It asked a series of questions similar to those discussed at the public event. A total of 714 responses were received.



<p><b>ENGAGEMENT BY THE NUMBERS</b> Summer 2019</p>	<p>129 Public Event Attendees</p>	<p>10 Community Groups Engaged With</p>	<p>714 Survey Participants</p>
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# FEEDBACK FROM STAKEHOLDERS

*Meetings with stakeholders involved a presentation from the project team about the preferred concept followed by a discussion and question period. The following presents a summary of the likes, concerns, and suggestions provided by the various stakeholder groups.*

## COMMUNITY

Community stakeholders include the Community Stakeholder Committee and District G.

### Likes

- + Overall concept and policy directions
- + Higher density, which will help with affordability
- + Improvements to LRT multi-use path

### Concerns

- + Traffic impacts and people shortcutting through the new neighbourhood
- + Balancing flexibility for development with ensuring development meet City goals/ guiding principles
- + The future of the Bellevue Hall

### Suggestions

- + Communicate timing of development to the public, the plan's overlap with existing ARPs, and impacts it will have on surrounding communities
- + Develop additional infill guidelines for existing neighbourhoods
- + Add policies around maker spaces
- + Conduct planning processes for new parks
- + Set a carbon emissions target, net zero
- + Add more green space in north of site
- + Ensure accessibility of public spaces

## INDIGENOUS

Indigenous stakeholders include the Canadian Naitve Friendship Centre and EndPoverty Edmonton Indigenous Circle.

### Likes

- + Walking paths
- + Borden Park remaining, the heart of the park retained
- + Open space network

### Concerns

- + City engages and makes plans, but projects don't get built – want to see actual implementation
- + Parking at Expo Centre is too massive
- + Not a good area, will be difficult to redevelop

### Suggestions

- + Ensure accessible parking near Expo and for Powwows, businesses, and services; need residential parking
- + Ensure wide sidewalks, separated bike lanes
- + Investigate opportunity to align with the Indigenous Cultural and Wellness Centre project.
- + Provide an Indigenous-only space and residences so indigenous people feel more welcome/comfortable
- + Create spaces/naming/identifiers that support Indigenous reference to create a sense of belonging/ welcoming to Indigenous people

## DEVELOPMENT INDUSTRY AND BUSINESS

Development industry and business stakeholders include the Edmonton Economic Development Corporation, general Development Industry meeting participants, the Alberta Avenue Business Improvement Association, and the Real Estate Advisory Committee.

### Likes

- + Overall concept
- + Potential for developing a hotel east of Expo
- + Flexibility of the Planning Framework, which allows for private sector innovation in built form
- + Assumptions of area being low to mid rise built form
- + Business employment, industrial transition areas
- + Phased land sale approach

### Concerns

- + Degree of affordable housing versus market housing, and perceived quality of redevelopment
- + LRT is not necessarily going to spark development
- + Potential for LRT stations to have high crime/safety issues
- + Uncertainty of the RFP process makes it very hard and costly to participate

### Suggestions

- + Consider CRL to incentivize developer investment
- + Need to ensure that there is transparency on how the plan will impact the Expo Centre, particularly any reduction of parking
- + Migrate LRT station closer to Expo
- + Ensure adequate buffering between residential development and Expo back of house
- + Modify K Days staging
- + Provide a clear picture of the servicing condition and connections before going out to RFP
- + Allow development to slowly build momentum, doesn't have to be fast
- + Get capital commitment early from Council

## SPECIAL INTEREST

Special interest stakeholders include the Accessibility Advisory Committee and Energy Transition Advisory Committee (ETAC).

### Likes

- + Connectedness of the community and transportation choice
- + Reconfigured/expanded Borden Park and additional parks and open space
- + Civic/Education Anchor
- + Urban infill/density

### Suggestions

- + Provide accessible housing in proximity to transit/LRT
- + Provide policy statements supporting inclusionary housing or encouragement to builders to produce a "visitable home" product (Homes For All)
- + Ensure open space and mobility (trails/walkways/streets) are designed to meet the needs of all users
- + Reference the newly created Accessibility Guidelines
- + Consider building in flexibility in zoning to support towers-based development should the market evolve in the future – this would tie more directly to the TOD guidelines.
- + Desire for plan to commit to carbon neutral or net zero, to be achieved via a district energy program or early adoption of net zero building code.

# PUBLIC CONCEPT REVIEW

*On June 27, 2019, 129 people attended a drop-in workshop at Bellevue Community Hall to review the concept and vision for the Exhibition Lands site.*

Two public sessions were hosted in Bellevue Community League Hall on June 27, 2019 – an afternoon session from 1-3 pm and an evening session from 5-8 pm. Attendees were invited to view a series of introductory panels describing the project and process to date.

At both sessions, the project team presented each hour for 15 minutes. The presentation provided an overview of the project process, what we heard from previous phases of engagement, and an introduction to the new vision for the site.

Participants were then invited to view visualizations of the concept and vision for the site. These were presented on panels and could also be viewed using virtual reality headsets, which offered participants the ability to fully immerse themselves in 3D images of aspects of the vision.

At the next stations, participants were asked to provide their feedback on the three main policy areas of the plan: Land Use, Mobility, and Open Space. Participants could discuss the draft policies with the project team, and provide comments on their likes and concerns using sticky notes. In total, the team received 223 comments.

A final station was setup explaining the next steps in the project and preliminary information on implementation of the Plan. Here, participants could also leave final comments on whether or not they supported the overall concept and vision.



129  
Attendees

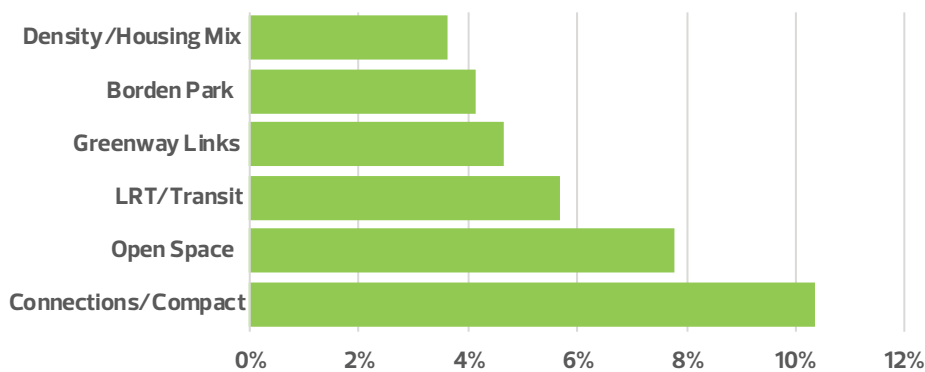
223  
Comments

## PUBLIC CONCEPT REVIEW RESULTS: LAND USE, MOBILITY, AND OPEN SPACE

193  
Comments

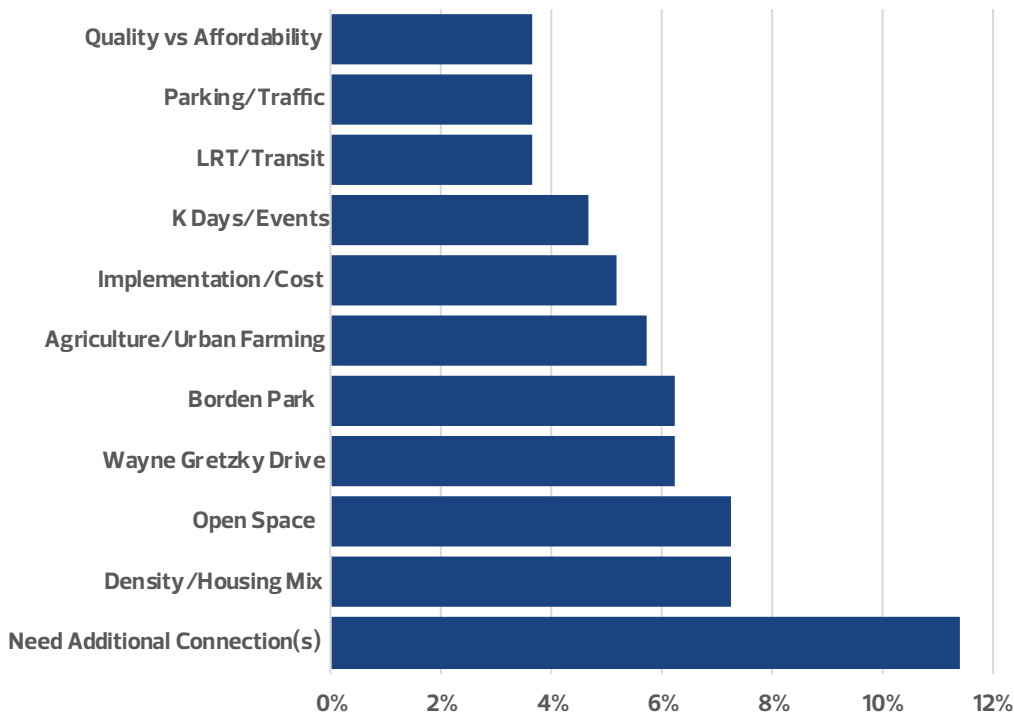
The project team received constructive feedback and suggestions from participants at both the afternoon and evening sessions. Participants were asked at each of the Land Use, Mobility, and Open Space stations to comment on their likes and concerns about the concept. Out of the 193 comments, 129 were concerns or suggestions for refinement and 64 were likes.

### What do you like about the concept?



The project team received 64 comments about what participants liked about the concept. The most popular aspect of the concept was the increased connectivity, walkability, and compactness proposed in the concept.

### Do you have any concerns about the concept?



The project team received 129 comments about concerns and suggestions participants had for the refinement of the concept. People most frequently commented that they felt there should be even more connectivity in the concept, particularly to existing neighbourhoods.

The remainder of the concerns were distributed amongst several different topics, which are addressed in the overall summary themes from this phase of engagement.

## PUBLIC CONCEPT REVIEW RESULTS:

### OVERALL CONCEPT

At the end of the stations, participants were asked to comment on whether they supported the concept overall. Generally, people expressed positivity around the concept in conversation with the project team. Many of these individuals also expressed ideas for further refinement. These comments have been analyzed in conjunction with the comments at the three stations.

#### Likes

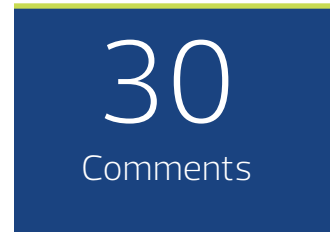
Over 10% of attendees expressed that they liked the multi-model and compact nature of the concept and its focus on walkability. The second most appreciated element of the concept was the integrated network of open space and amenities proposed. Greenway links and the expansion of Borden Park were specifically noted as things people liked about the concept, as was the emphasis on transit oriented development.

#### Concerns

Just over 10% of participants requested additional connections. Several comments indicated a need for a bike lane or multi-use pathway on 112 Ave, as well as better pedestrian linkages across Wayne Gretzky Drive to existing communities.

There were conflicting opinions on whether there was too much or too little density proposed on the site. A few comments suggested that the south transit village should allow for additional height to take advantage of River Valley views. Others wanted to see less housing and more open space, or Borden Park expanded even more.

Several people wanted to see even more open space on the site and Borden Park expanded further. Others expressed disappointment in the lack of urban agriculture specified in the redevelopment.



# ONLINE SURVEY

From June 24 to July 9, 714 people responded to the City's online survey on the Exhibition Lands Redevelopment Concept.

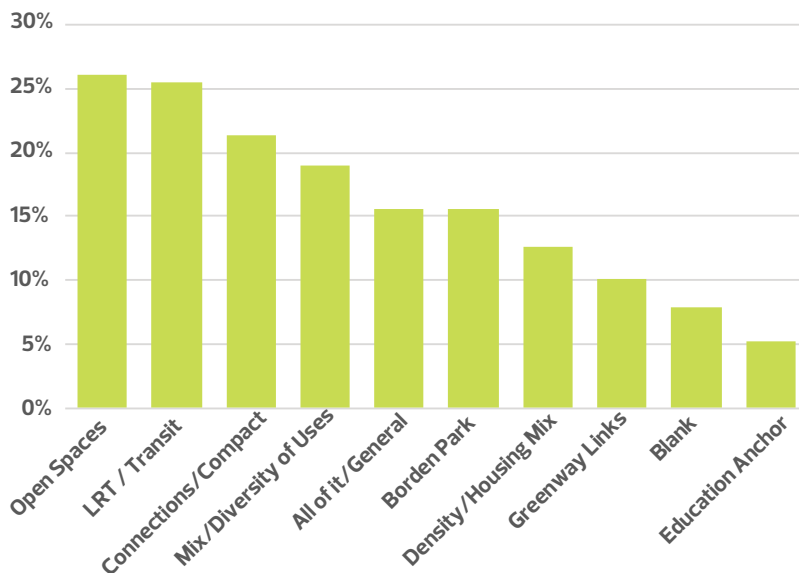
714  
Responses

The online survey provided an opportunity for people who could not attend the public event on June 27 to review the new vision and concept for the Exhibition Lands. Participants were provided with an overall concept map, a labelled diagram of the 3D rendering of future development, and renderings of individual aspects of the project with accompanying narratives. Participants were asked to provide comments on their likes, dislikes, and concerns about the concept.

## OVERALL RESULTS

The topics raised in the survey were relatively consistent with the topics from the public event. In general, more participants of the survey told us about things they liked than things they disliked or had concerns about the concept.

What do you like about the concept?

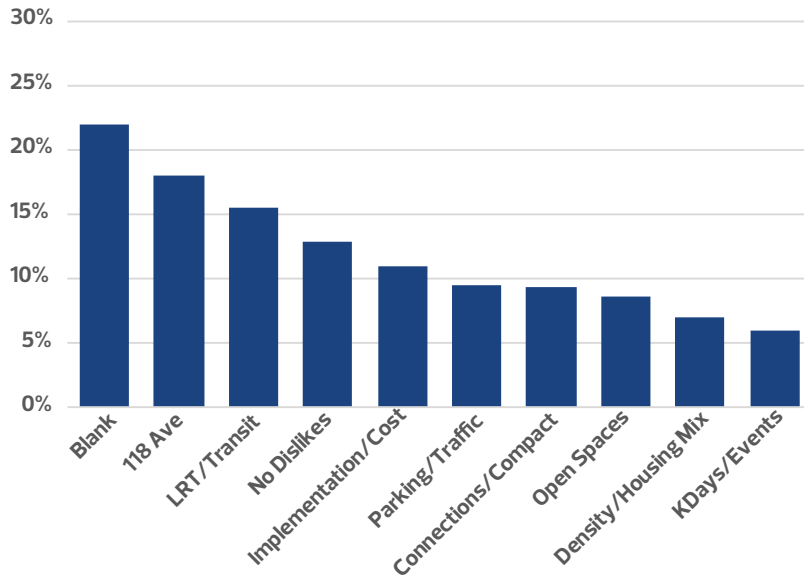


Note: Percentages are based on the number of responses that indicated each theme out of the 714 responses received. These do not add up to 100% as comments often contained several themes.

26% of online survey respondents expressed that they liked the amount of open space provided in the concept. This was closely followed by 25% of respondents that liked the additional LRT station and focus on transit-oriented development. Another 20% of participants liked the connectivity, walkability, and compactness of the concept.

16% of respondents did not identify any specific things they liked, but said that they were overall satisfied with the concept.

## What do you dislike about the concept?

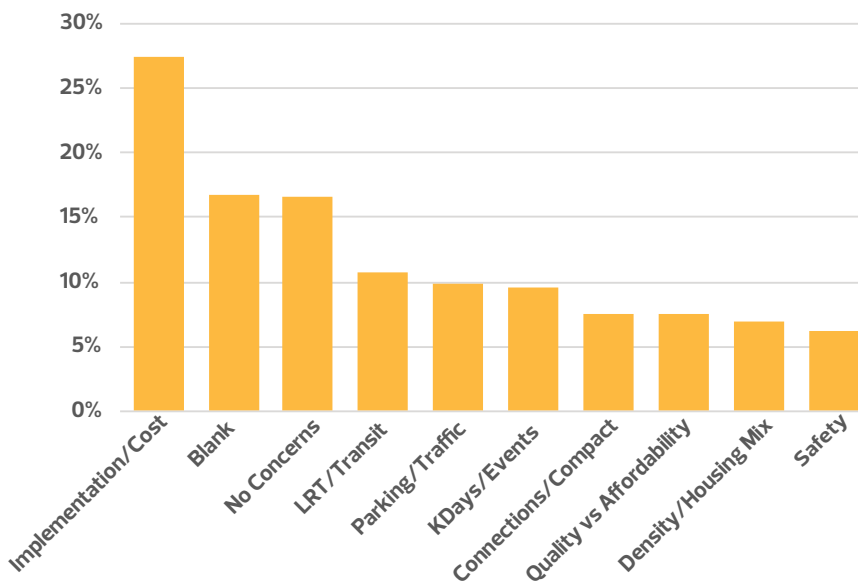


22% of participants left the dislike box blank, with another 13% stating explicitly that they did not dislike anything about the concept.

The most common cited dislike was how the grade and pedestrian connectivity at 118 Avenue was not being changed as part of the redevelopment.

Approximately 16% of participants expressed concerns about the safety of at-grade LRT, the cost of an additional station, and the efficiency of adding another stop to the LRT line.

## Do you have any concerns?



The number one most identified concern at 27% of responses was the cost to taxpayers and ability of the City to implement the vision expressed in the concept. This was common even amongst those who expressed satisfaction with the concept.

Following this, the next most common responses were blank and "no concerns", which made up a combined 34%.

# SUMMARY

Public and stakeholder engagement in Phase 4 yielded several themes. The following section explores these themes, specifically those that received strong support, strong opposition, or a clear divergence of views. A sample of direct quotes are also provided from the online survey and public event (these do not include all of the comments received).

## Open Space

The most frequently submitted likes about the concept were about the open space network. Participants indicated support for:

- + the overall open space network, with greenway links, amenity nodes, and expansion of Borden Park which ensures that the redevelopment has a strong "community focus"
- + the connectivity of the open space network
- + having greenway links serve as the main pedestrian routes connecting housing to other parts of the plan area and the North Saskatchewan River Valley
- + the expansion and reconfiguration of Borden Park
- + the incorporation of the heritage elements of Klondike Park into Borden Park
- + retaining the main elements of the existing Borden Park were being retained.

A few people wanted to see even more open space and vegetation in the concept. Others suggested that there needed to be more consideration in the concept for winter design, safety, and regular maintenance of open space. Several participants suggested specific amenities that should be provided, particularly in Borden Park.

*I like the way greenways connect people to the park and river valley. I am also glad to see little pockets of space where people can interact...little playground areas, meeting areas, recreation areas.*

*I like the openness of the concept of the transit village as well as the inclusion of green spaces. Too many new areas are very sterile with the excessive use of concrete and lack any green space at all...*

*I like all the open spaces that give it a strong community focus.*

*I like the planned expansion of Borden park to include elements of the Klondike history that are located near it.*

*I like the expansion of Borden Park and the link to the Expo Centre.*

*I like the emphasis on keeping and expanding Borden Park. It is definitely a key focal point for this section of the city. I remember visiting it as a child and I am now only a few months away from official senior status.*

*Greenway links are a really good idea*

*...I LOVE the green links and the focus that was put on walkability--I believe this is key. I live just a few blocks east of the site on 118th and I can see myself spending a lot of time in the new space, as well as commuting through. It will make the walk from my house to Borden Park much more enjoyable...*

*looks very well thought out. love the greenways to link parks together*

*Overall concept looks too much like a ghetto. Don't forget the high crime rate in the area also. I foresee gangs taking over the open spaces...*

*The urban plaza and greenway link I am worried about being empty and deserted.*

*Too little expansion of Borden Park. A missed opportunity for more green space in the city.*

## Transit Orientation and Connectivity

Generally, more people liked the transit oriented nature and walkability of the development than those who disliked it.

Many participants indicated support for:

- + having two LRT stations, particularly one in the south to provide additional access to the area
- + the "neighbourhood scale" of the proposed LRT stations
- + the concept of transit villages, with the focus on walkability and a mix of uses near transit stations
- + the idea of a "complete community", where people had access to all of their daily needs via active transportation modes

Those who disliked this aspect of the concept were primarily concerned with the cost of an additional LRT station. Some participants disliked:

- + moving the Coliseum LRT station, and would rather see it upgraded
- + adding an LRT station to the network, as they felt it would decrease the overall efficiency of the LRT system
- + the location of the LRT, because they felt it was too far from employment uses on the site and the Expo Centre

Some participants expressed concern that they felt the concept went too far in discouraging vehicle traffic. They felt that the narrow streets and reduced parking requirements could cause negative traffic impacts and limit who would be able to live in the new communities. Others felt that the traffic and parking issues would impact existing residential neighbourhoods adjacent to the plan area.

*Virtually all of it! I was initially opposed to the idea of a second LRT station but it really makes a lot of sense, and I like that both new stations will be "neighbourhood scale"--less imposing than the giant concrete Coliseum station as it is now...*

*I like the two new LRT stations, especially the one close to 115 Avenue, and the opening up of that street. I would hope this LRT station would be one of the first projects for the Exhibition Lands timeline.*

*Transit Village's an awesome idea. It will rejuvenate a community in dire need of something to be proud of and protect the ppl using transit systems as well as the rest of the community.*

*The transit component. If you build it, we will use it!*

*I like the idea of a transit - focused village where people have access to transportation and walking access to parks and shops.*

*Transit Village's an awesome idea. It will rejuvenate a community in dire need of something to be proud of and protect the ppl using transit systems as well as the rest of the community.*

*I am concerned that a large area of residential development is designed for transit users with no vehicles. This concept has not caught on elsewhere in the city so it will likely not work here either.*

*why the need for 2 LRT stations so close to each other? this will increase commute times and possibly push people to drive instead of take transit.*

*I strongly dislike having 2 LRT stations so close together. This will make the train system even less efficient. It's also a huge waste of money. The existing station should be renovated but left in place...*

*Not sure about the access to the Expo Centre from the LRT stations.*

*I was surprised to find that I liked the whole concept a lot! This an area where I would like to live. It appears to have everything I would want. A rec. center, shopping, transit, a park and accessibility to other areas of the city.*

*I like the concept of people in a liveable community with access to stores, leisure, dog parks etc. I like the 2 new transit areas and yes we need mixed level housing close to LRT.*

*It's a good combination of uses. Love the expansion of Borden Park. Our young family lives nearby on 112 South Ave and it would be so nice to see the area marketed to young professional families who want to keep their commute to work short in hopes of spending more time with their families. Family-friendly restaurants and cafes would be a welcome addition to the neighbourhood.*

*I like the balance of 'development' be it housing, business/retail opportunities with the considerable green space that exists at Borden Park.*

*The entire concept: it offers a full complement of live, work and learn. The improvements to Wayne Gretzky drive will really improve the streetscape of the corridor. The low to mid rise transit villages will complement the surrounding communities. The new Lrt stations make sense to accommodate this new community. The improvements to Borden park will also serve the community well. I'm very pleased with the concept.*

*I like how it will be developed almost as a village within the city of Edmonton. People could basically, live, work and shop and have recreation in the park mostly in this "village" and not have to do too much travel outside of the area.*

*I like that the concept is a complete community, with housing, employment and recreation opportunities near each other, walkable and linked*

*Density may be too ambitious. Is there enough recreation space for the population? Security for an problematic vicinity?*

*I am concerned about the addition of all the homes, small streets, walk space etc. because of the following: the Coliseum LRT station is known for high crime and I am concerned this crime will spill into these new areas. As well I am concerned this new setup will encourage more homeless to come into this area potentially impacting the safety of residents, visitors as well as potential increase for crime, drugs, alcohol, etc.*

*Waste of money to try and put lipstick on a pig. This is a very unsafe part of the city to build a community like you propose.*

*More density would be great*

*I like the overall ideas put forth. But it doesn't take much to turn a good idea that involves high density into a slum/'projects' area. Infill has already ignited some of these issues. Cramming people too close together is not a good idea.*

## Mix of Uses

Many participants expressed their support for the diversity of uses contained in the redevelopment concept. Several liked:

- + the type of lifestyle that the redevelopment would provide, and how it could reduce commute times for families and allow them to have a higher quality of life due to the proximity of services and recreation facilities.
- + having employment opportunities in the site so that you could work, live, and play in one area of the City
- + having a civic/education anchor in the south edge of the site that would also provide publicly accessible recreation facilities.

Some concerns were expressed about how jobs would be ensured in the redevelopment. A few participants felt that the anchors were too vague and were concerned about how the City could ensure these are actually built.

## Density and Housing Mix

Generally, there was support for the types of housing proposed in the concept; however, there were some discrepancies between what people felt about affordability versus quality of housing proposed. There were also contradictory comments about density.

There was a perception among some participants that compact, grade-oriented housing meant low quality housing. Some went so far as to say that they felt the area would only be for low income residents with no vehicles, and that this would create an unsafe and undesirable community. Several commented on the area's existing reputation for crime, and how they felt that introducing more transit access and providing additional open spaces would make the area more unsafe.

On the other side of this theme, there were several participants who wanted to see an even stronger commitment from the city to ensure that housing remains affordable on the site. Several wanted to see a requirement for family size dwelling units, student housing, accessible seniors' units, and affordable housing.

On density, some people wanted to see even more intense development on the site, while others felt the concept was

too dense. Those that wanted more density felt that there was a missed opportunity by not having towers in the south transit village, both for views of the river valley and to capitalize on proximity to the LRT.

## K Days and Other Events

One of the concerns that some people expressed was where K Days would be accommodated once the plan is fully realized. Some suggested that the format of the event should change and be able to fit partly in the Expo Centre and partly in the new section of Borden Park. Others wanted ensure a new home found for the event, so that it could continue but would not impact new and existing residents of the area.

There were some participants who expressed their overall displeasure with the area being redeveloped at all. These participants felt that the area should have been retained for city events, and that the existing Northlands facilities and the Coliseum should have been retained.

*K-Days (if it stays) has to adjust to a changing neighbourhood.*

*Rethink the layout of k-days + integrate it into green spaces.*

*Keep it as it is. K-Days & other people-oriented events. History for 130 years.*

*Last meeting, there was STRONG opposition to LARGE "festival" events ALL year! This is a community, NOT a place for LARGE festivals. Why not use the stadium for large outdoor festivals??? Constant disruption + noise NOT wanted!*

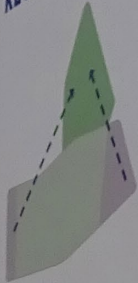
*Where will K-Days end up going?*

*Where will large visiting events like K-days or Circus's go instead?*

*Suggestion: Sufficient outdoor open space for events such as K-Days, large displays, Christmas displays, farmers markets, and night markets.*

## OPEN SPACE

### KEY COMPONENTS



Reconfigured + Expanded  
Borden Park



Develop Greenway  
Linkages



Develop Transit Village  
Urban Plazas

### GENERAL POLICIES

- Apply CPTED Principles (lighting, sightlines)
- Apply Access Design Guide (seating, universal design, surfaces)
- Apply Child-Friendly Strategy
- Apply Winter Cities Design (programming, infrastructure, etc)
- Apply Age-Friendly Action Plan/Strategy
- Apply SPACETHE functionality themes:
  - Activity, Celebration, Wellness
  - Community, Education, Recreation
  - Health, Culture, Food
  - Identity, Connection, Mobility

## WHAT DO YOU THINK?

What do you like about the proposed open spaces and amenities?

Lakes like being the best of Borden Park

Be More like a party when Plan considered!

Greenway links

Urban/Community garden

maintain the existing

Expansion of Borden Park retaining historic elements

soften LRT landings

Greenway links

I like the green way links

Do you like the proposed open spaces?

Borden Park is an amazing park in the middle of the city - but could be better. Consider being in place - attract such as Japanese garden, community garden, etc.

This would be a great opportunity to start a neighborhood with no cars and parking lots! - one per cent - one for life - electric

Storm water pond to be used for year round recreation canoeing ice skating

Have we lost the urban farm? Its such a unique treasure - and a great learning opportunity for kids on field trips w/ preschool/elementary. AGREED IT SHOULD BE EXPANDED - WOULD EVEN PROVIDE # MARKET AND THEREFORE JOBS. (IN THE URBAN FARM)

Where is the "BIG" Agricultural picture? ...

*Seems similar to Quarters and Blanchford. If those aren't taking off, will this?*

*Timeline is far too long (Edmonton needs this now, and knowing the CoE, this will take 20% longer than quoted), and there is still too much built-in reliance on cars.*

*The headache of transit and construction.*

*Nice vision but can't see it getting off the ground all the way to completion. Too many pet projects/dreams by mayor and council. Will get maybe half way done and then left to turn into a ghetto or just plain old stall...like your brilliant idea for Station Pointe*

*It won't get built.*

*how long it will take, and the chance that developers will not follow it.*

*The time frame for completion is ridiculous. 20-30 years??*

*It is ambitious and will likely take decades to build so there will be years of it being incomplete and under construction.*

*the overall cost will definitely increase city taxes .. as usual*

*Too many road blocks to final completion.*

*This area will be a construction site for the next 30 years*

*Love the concept, question the reality of it happening.*

*It will never get built and we will be exactly where we are on Blatchford with the City fussing around and nothing going forward. The City should not be in the land development business as they aren't good at it!*

*Seems to hinge on the education and employment anchors materializing, and those are well out of planners control*

## **Implementation**

The most frequent concern in this phase of engagement was implementation of the plan. Both those who liked the concept and those who did not expressed concerns around how long it will take to develop, costs to taxpayers, and disruptions caused by construction.

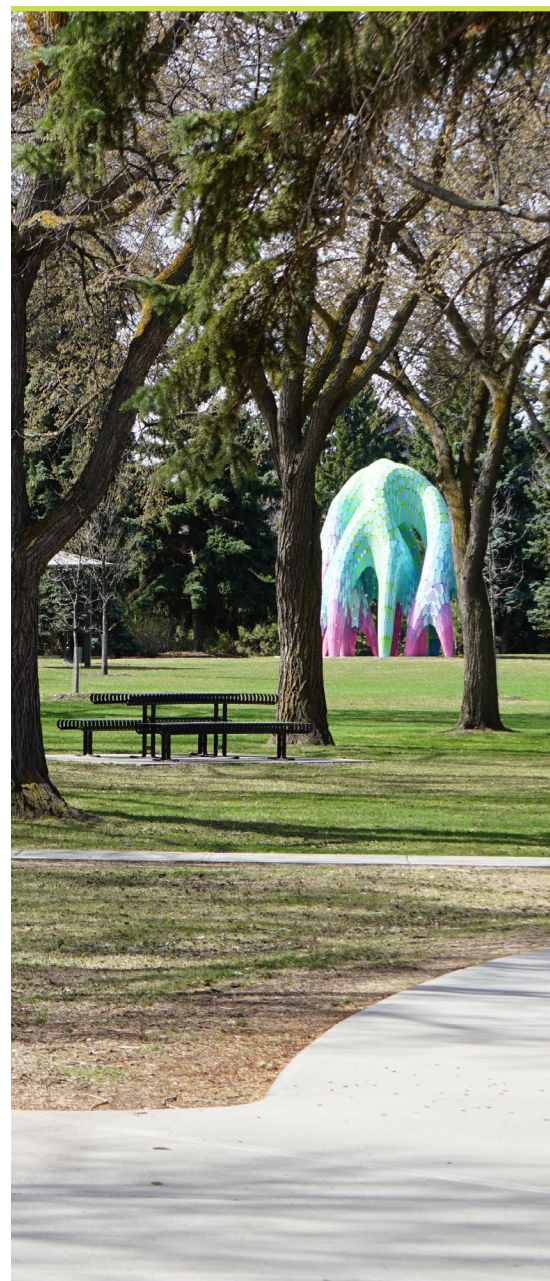
Several expressed distrust in the City's ability to see the project to completion, particularly with the amount of other redevelopment projects planned in Edmonton. They felt that the City had too many things on its plate and that this could be detrimental to this project and the others by spreading resources too thin.

Some participants expressed fear that the length of the project timelines would make the City unable to deliver the redevelopment as planned. They felt that the long timeline would water down the plan and its principles over time and be subject to changing political interests and the interests of individual developers.

## NEXT STEPS

The next step in the project process is to refine the draft Planning Framework. The feedback gained from this final phase of public and stakeholder engagement will be considered in this final refinement process.

Once the draft Planning Framework is complete, it will undergo an internal review process by the City of Edmonton. After this, the Planning Framework will be presented to City Council. This presentation and the Public Hearing are anticipated to take place year end, 2019.



*We would like to thank everyone who has participated in the engagement for this project and welcome you to join us for the Public Hearing in fall/winter 2019!*

### FOR MORE INFORMATION

Sign up for the project newsletter and learn about future engagement opportunities at [edmonton.ca/exhibitionlands](http://edmonton.ca/exhibitionlands)

# WHAT WE HEARD REPORT - Phase 5 Finalize

## Edmonton Exhibition Lands Planning Framework

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**PROJECT DESCRIPTION:** The Exhibition Lands Planning Framework provides a vision and policies for future development within the Plan Area over the next 30 years. The overall intent of the Planning Framework is to harness the area’s potential for transit-oriented development in a sustainable manner that capitalizes on access to the Capital LRT line, connects to surrounding neighbourhoods, generates employment, enhances recreational opportunities, and celebrates the area’s role as an events destination.

**PROJECT WEBSITE:** [edmonton.ca/exhibitionlands](http://edmonton.ca/exhibitionlands)

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TYPE OF ENGAGEMENT	DATE	NUMBER OF RESPONSES / ATTENDEES
Public Engagement Session Drop-in (City-led)	January 23, 2020	129 attended; feedback summarized below

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### ABOUT THIS REPORT

The information in this report reflects feedback gathered before and during the January 23, 2020 Public Engagement Event. This report is shared with all attendees who provided their email address during the event. This summary will also be shared with the applicant and the Ward Councillor. When the proposed planning framework advances to Public Hearing this report will be included in the information provided to City Council.

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### MEETING FORMAT

The meeting format was a drop-in open house where attendees were able to view display boards with project information and ask questions of City Staff and the project consultants. Participants were invited to share their feedback on feedback forms. We received 32 feedback forms and one email with written comments.

The comments and questions received are summarized by the main themes below and the number beside each comment indicates how many times it was heard.

Planning Coordination  
CITY PLANNING



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## WHAT WE HEARD

### Parking

- Need to consider student parking/traffic from Concordia University (x2)
- Not enough parking for LRT
- Concerned about parking for EXPO Centre/Borden Park expansion will reduce parking (x3)
- Provide underground parking
- A TOD are like this should have parking maximums
- Do not want to see surface parking lots
- On-street parking on 115 Avenue between 86 street and 95 Street is not necessary

### Traffic

- Need easy vehicle access to Employment Anchor
- Maintain access to 112 Avenue from Wayne Gretzky Drive
- LRT crossings should be improved
- New LRT station at 80 street and 115 Avenue will cause traffic chaos
- Vehicle crossing to the plan area from 80 Street and 115 Avenue will cause accidents and congestion
- Proposed through road on 120 Avenue from Fort Road to Wayne Gretzky Drive will create traffic, noise, and security issues in the neighbourhood

### Transit

- LRT is too far from Concordia University
- No need for two LRT stations (x5)
- Concerned about safety at LRT stations (pedestrian safety, lighting)
- Support emphasis on public transit (additional LRT station, transit village) (x2)
- Support for new LRT station
- Need a new Parkdale LRT station
- An LRT station near Concordia University would be more useful

### Indigenous Interests

- Concerned that urban Indigenous interest and perspective are not reflected in the plan
- Need an Indigenous culture and wellness centre
- Concerned that interests of marginalized people will get lost because of siloed nature of City administration
- City needs to do more to ensure inclusion of Indigenous perspectives in development of the City if they are committed to reconciliation and human rights

- It will be difficult for urban Indigenous interests to compete with developers and investors without a commitment from the City to make space

### **Parks and Green Space**

- Support expansion of green space/Borden Park (x4)
- Expansion of Borden Park is not enough/need more green space for increased population
- Incorporate Albertan landscape into Borden Park
- Would like a pedestrian bridge to connect Borden Park to the river valley
- Preserve community garden space
- Will there be gardens in Borden Park or residential areas?

### **Facilities, Services, and Uses**

- Need to allow room for EXPO Centre to expand
- Would like to see more educational/recreational facilities (x4)
- Need bathroom areas
- Daycare spaces should be provided for students and workers in the area
- Would like to see an area for children to learn to ride bikes
- Would like commercial next to Borden Park
- Area needs more services to support the higher density
- Support the educational/employment areas (x3)
- Concern about availability of school spaces for the residents
- Consider provision of student housing
- Support expansion of Concordia University (x2)
- Concordia University expansion should be built up rather than out

### **Plan Implementation**

- Concerned that development will be too slow/want more information about implementation timing (x6)
- Let the private sector develop the area
- Want urban plaza developed in short term
- Should be driven by Edmontonians, not developers
- Borden Park expansion needs to happen in the short term
- Development staging needs to be done carefully to minimize impacts on surrounding areas
- Concerned about noise and dust from Coliseum demolition, do it in winter
- Civic/education anchor development should be prioritized
- Consider accessibility in development

### **Pedestrian/Cycling Connectivity**

- Support emphasis on walkability and bicycle paths (x3)

- Need improved pedestrian/cycling connection over Wayne Gretzky Drive from 112 Avenue in short term
- Bike lanes on 115 Avenue should extend from Bellevue to 106 Street to connect to shared-use path
- Need better pedestrian crossings at Fort Road, 80 Street, and 82 Street along 116 Avenue
- 115 Avenue should be a slower road with bike lanes
- Opening up 115/116 Avenue to Wayne Gretzky drive could increase risk to pedestrians
- Need signalled pedestrian crossings along 115 Avenue, especially at 84 Street, and at Fort Road and 84 Street
- Support increased connectivity to Bellevue; will create a better sense of community

### Housing

- Would like to see a commitment to affordable housing
- Concerned about low-income housing
- Plan needs more housing diversity
- Not high enough density for TOD/need more missing middle development (x2)
- Support for planned residential

### Other

- What will happen to ward boundaries with increased population?
- Against demolition of Coliseum/building should be repurposed as housing (x5)
- Development should be net-zero/energy efficient/reduce carbon emissions (x3)
- General support for the plan (x4)
- Do not want casinos
- Support mixed use development (x2)
- Concerned about impact on property values
- Comments from previous engagement have been incorporated
- Hardscaping should be minimized to reduce storm water impacts
- Do not want an LRT storage facility at 117 Avenue and 80 Street; this should be a residential area
- Consider safety in high density areas (cameras, lighting)
- Exhibition Lands are part of the City's heritage and should not be removed/demolished