

Exhibition Lands Planning Framework

Edmonton

Bylaws 19267, 19269, 19270, 19271,
19272, and 19273

Stephanie McCabe - Deputy City Manager
Shauna Kuijper - Acting Director

Exhibition Lands Planning Framework



Policy Context

Urban Places

Incorporate *viable and creative ideas* for redevelopment to leverage the site's scale, location and assets.

Foster *compact urban development*.

Climate Resilience

Advance the *sustainability and resilience* of our environment.

Support all *transportation choices*.

Regional Prosperity

Support neighbourhood, city and regional *economic development*.

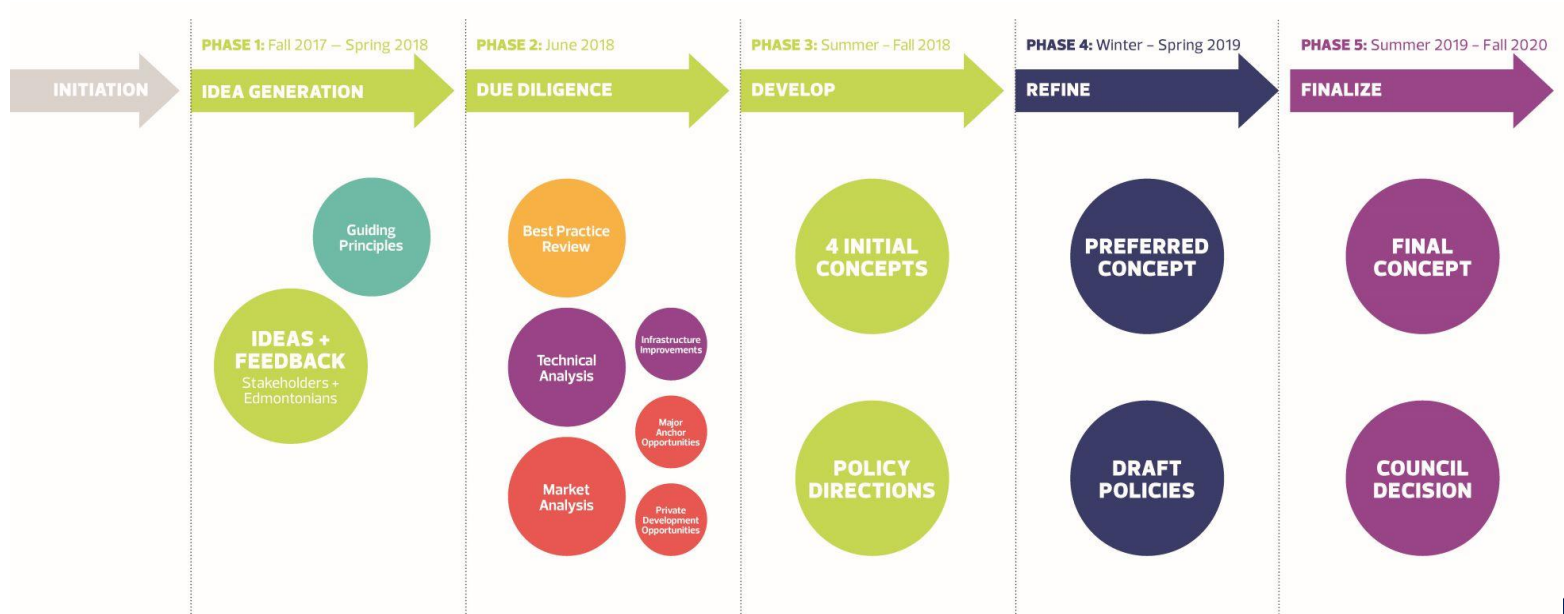
Ensure responsible *return on public investment*.

Healthy City

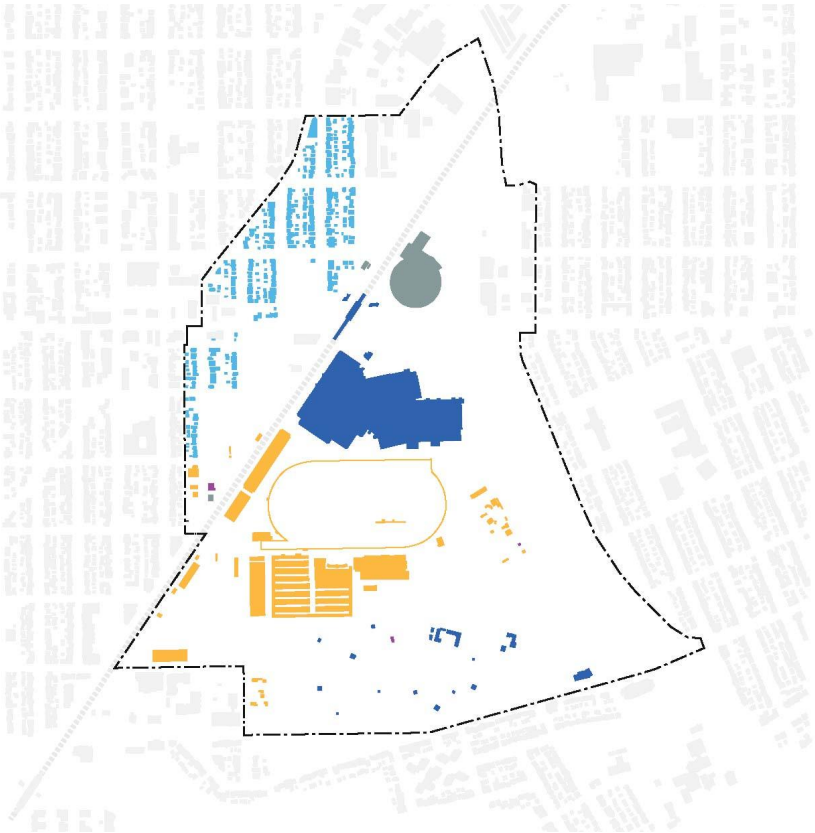
Contribute to the *social, physical and mental well-being* of residents and all Edmontonians.

Celebrate local *history, heritage and cultures*.

Planning Framework Preparation Process



Current development



Planning Framework Preparation Process



FALL - SPRING 2017



SPRING 2018



JUNE 2018



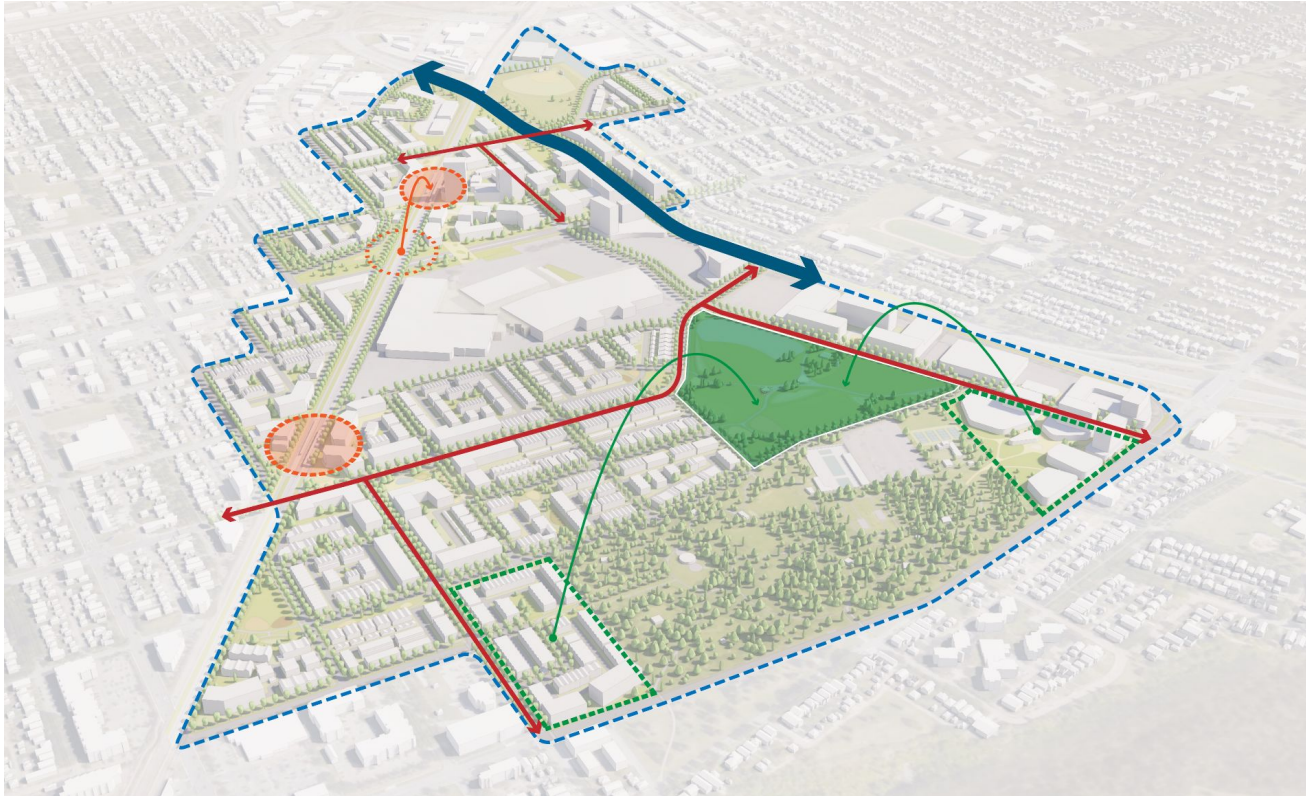
FALL 2018



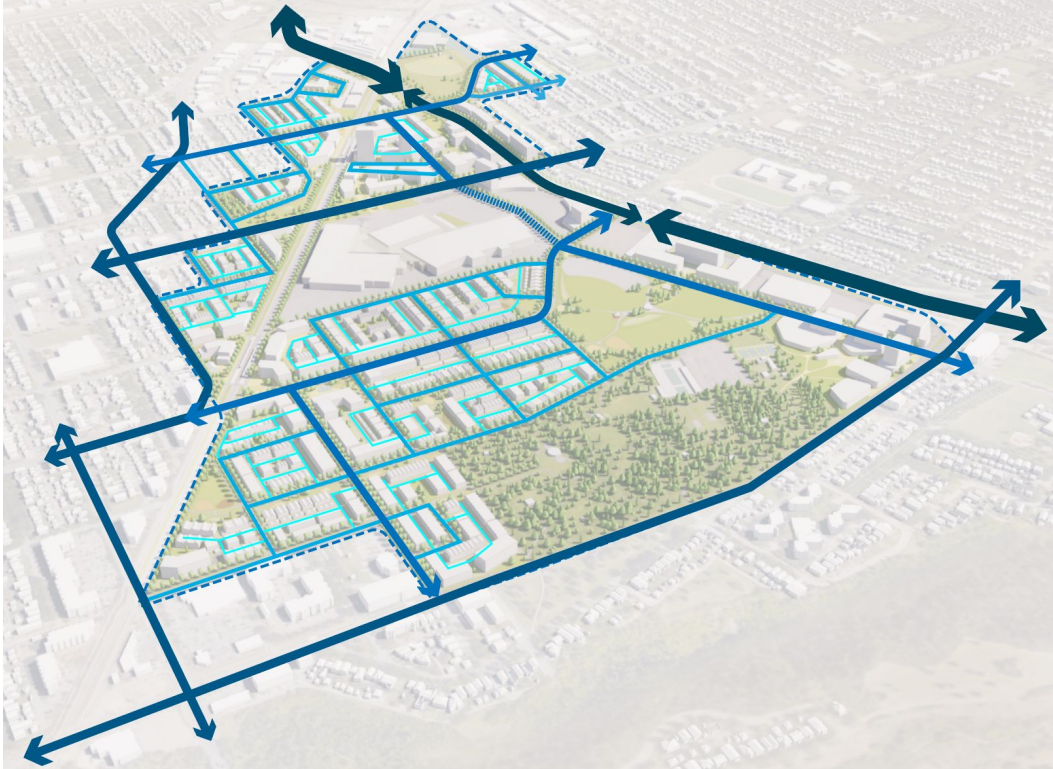
JUNE 2019



Key elements



Mobility



- LANE / PRIVATE ROAD
- LOCAL STREET
- COLLECTOR STREET
- ARTERIAL STREET
- SKELETAL STREET

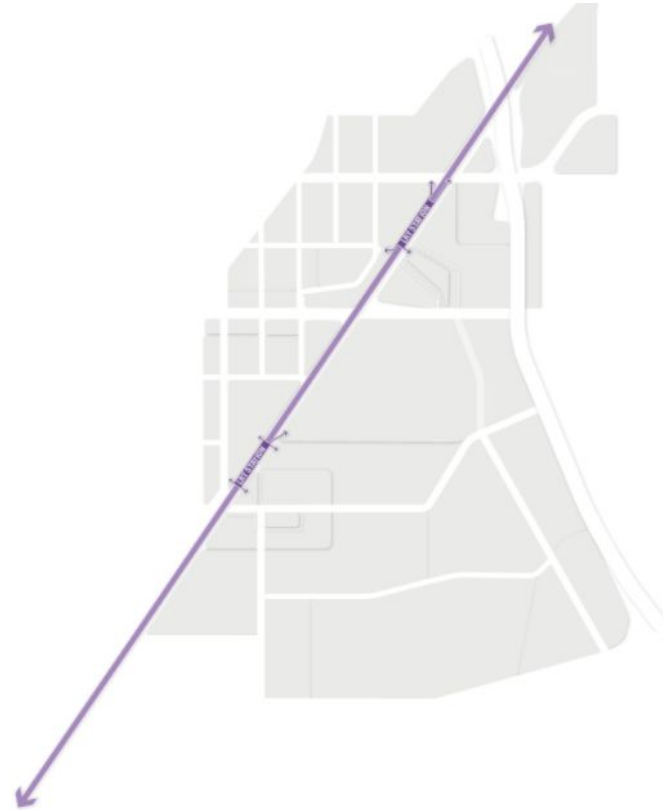
LRT Stations



New LRT Station at 115 Avenue



New LRT Station at 119 Avenue to replace Coliseum Station



Fine grained right-of-way network



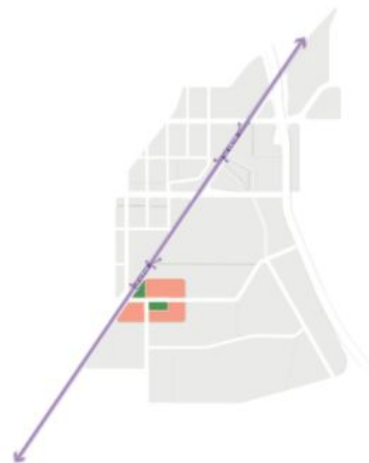
Relinking Wayne Gretzky Drive



Transit Villages

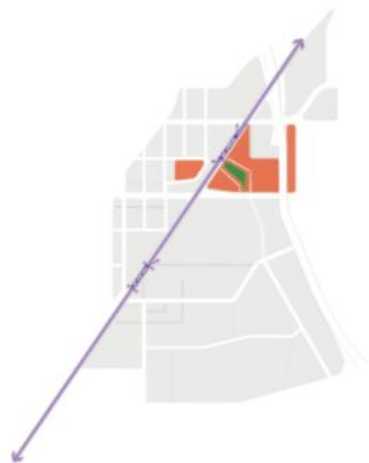
South

- Mixed use (commercial/residential), mid-low rise apartment
- 4-6 storeys
- ground floor active commercial along plazas



North

- Mixed use mid-rise apartment, low-high rise apartment
- 4-12 storeys (unless existing zoning allows higher)
- ground floor active commercial along plazas



Ground Oriented Residential

- Low-rise apartment, stacked row housing, townhouses, row housing, semi-detached, duplex, single detached
- must achieve 50 units / ha
- 2-6 storeys
- neighbourhood commercial



Anchors



Civic/Education Anchor

- Campus buildings, student housing / apartments, cultural and recreation facilities
- 2–12 storeys
- Interfacing recreational/community uses with Borden Park



Employment Anchor

- Office / employment campus, training / testing facilities
- No max height
- Must have urban interface along mixed-use collectors



Open Space



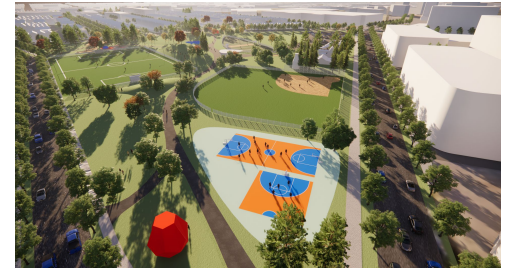
LRT Landing Spaces and Urban Plazas



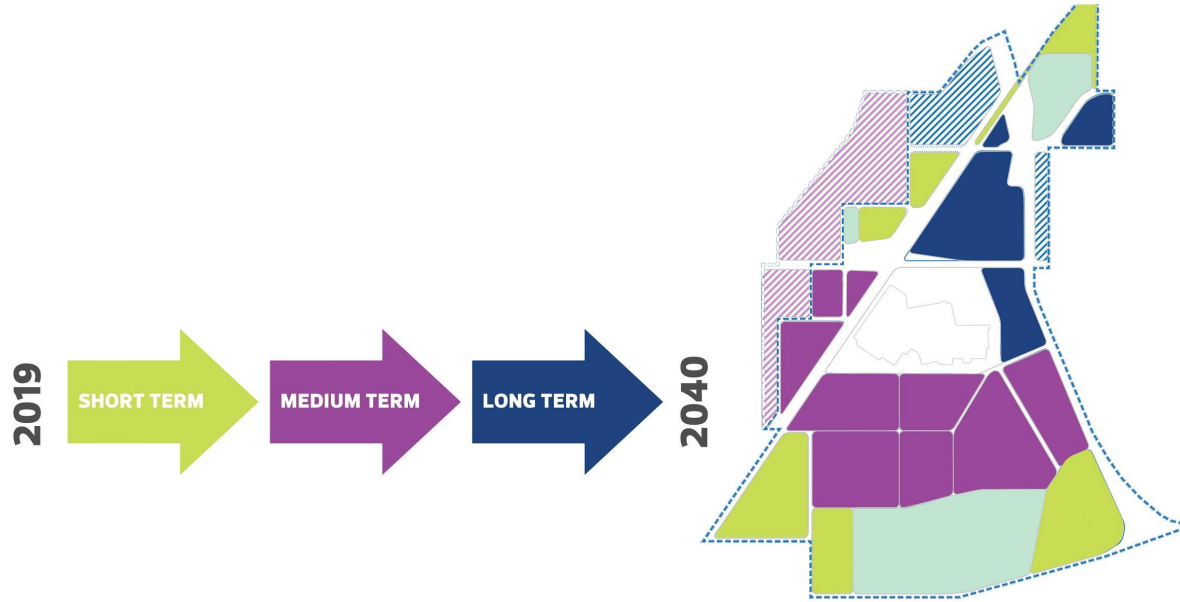
Greenway Links and Amenity Nodes



Expanded Borden Park

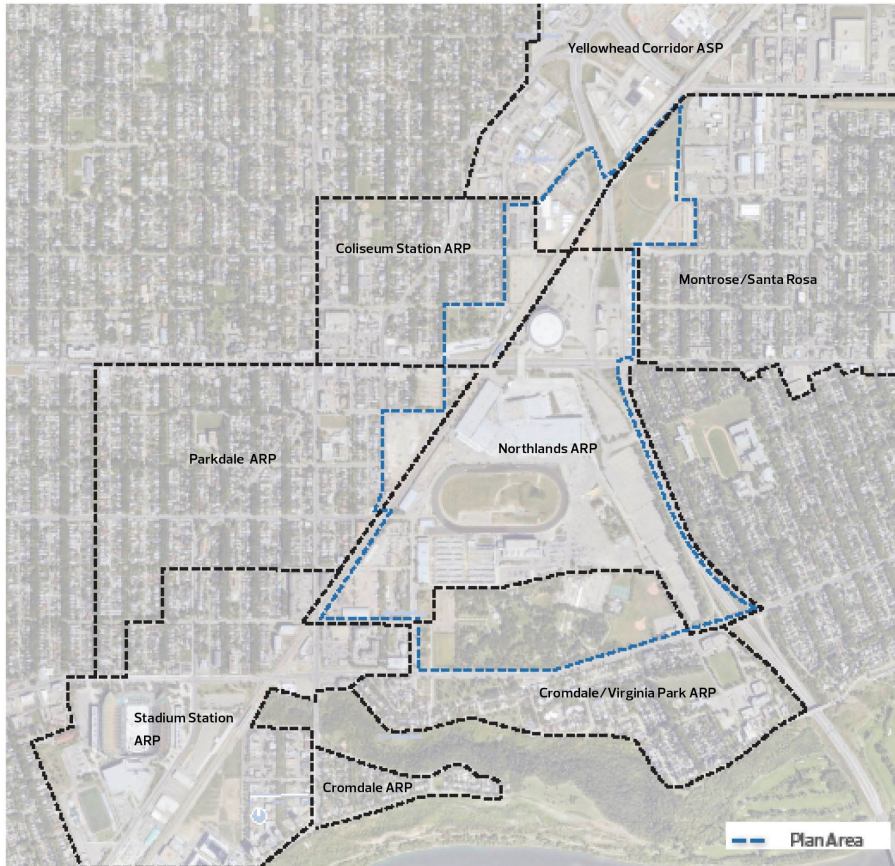


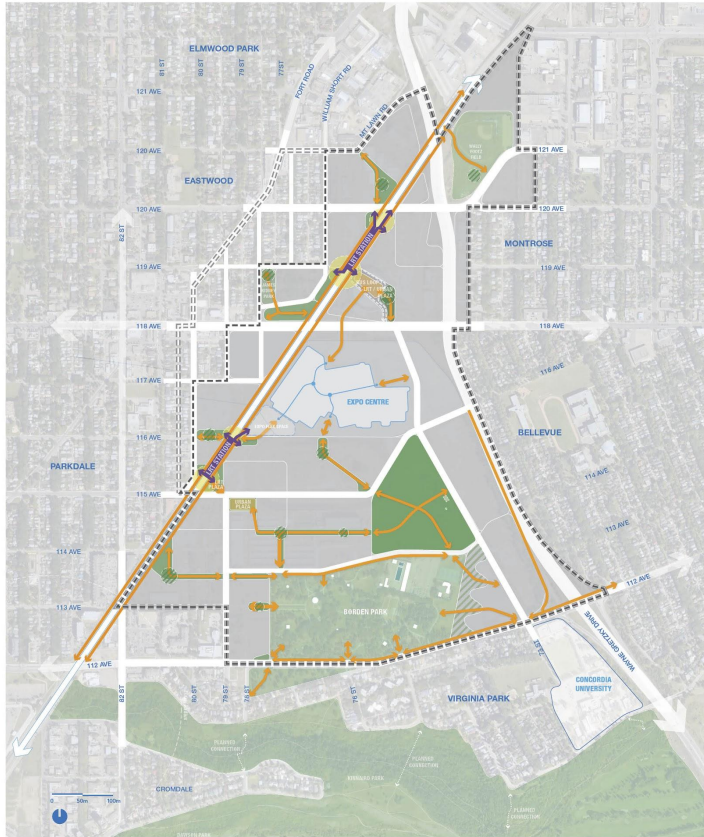
Project phasing



Thank you.

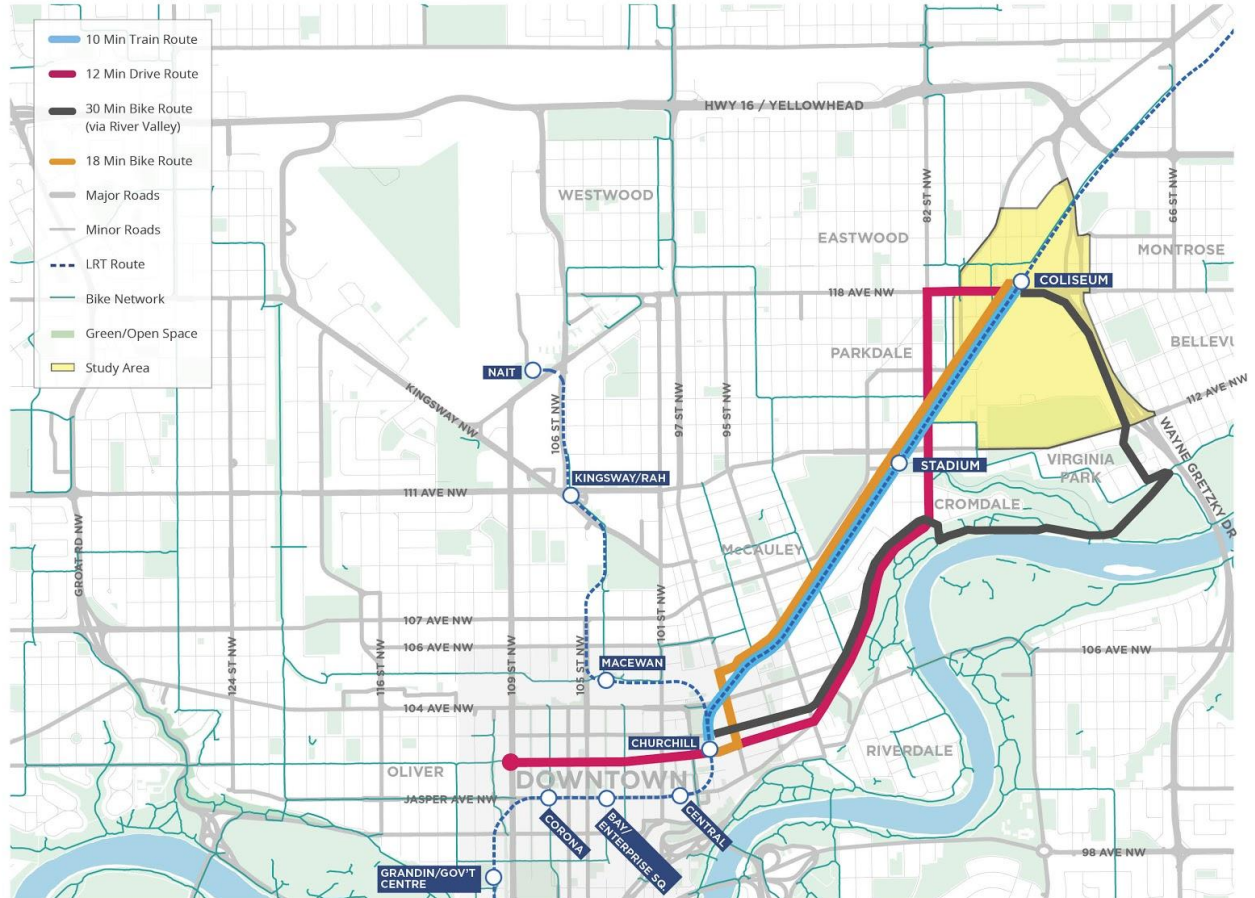
Edmonton



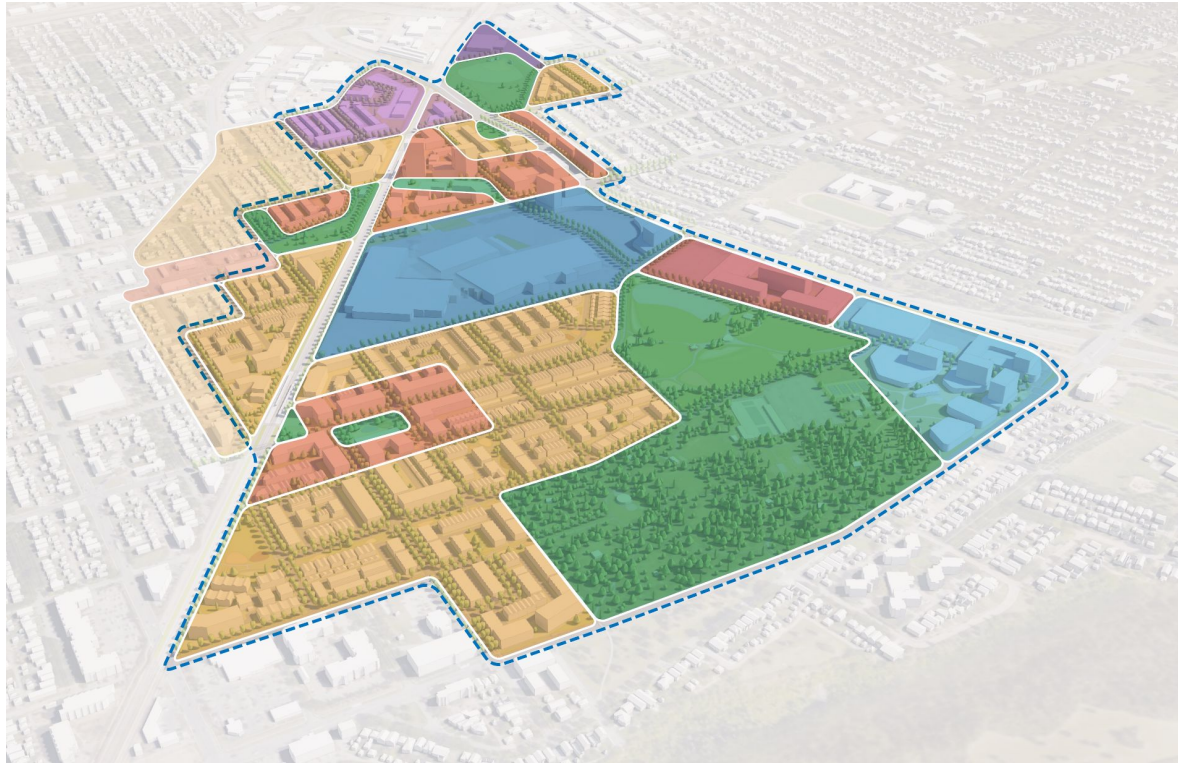


- | | | |
|---|--|--|
|  Existing Park Spaces |  Transit Village Urban Plazas |  Plan Area |
|  Potential New Park Spaces & Greenways |  Community Amenities Nodes |  Study Area |
|  LRT Station Landing Spaces |  Shared Pathway Connections | |
| |  At-Grade LRT Station Crossings | |

Location



Land Use



Land Use Area

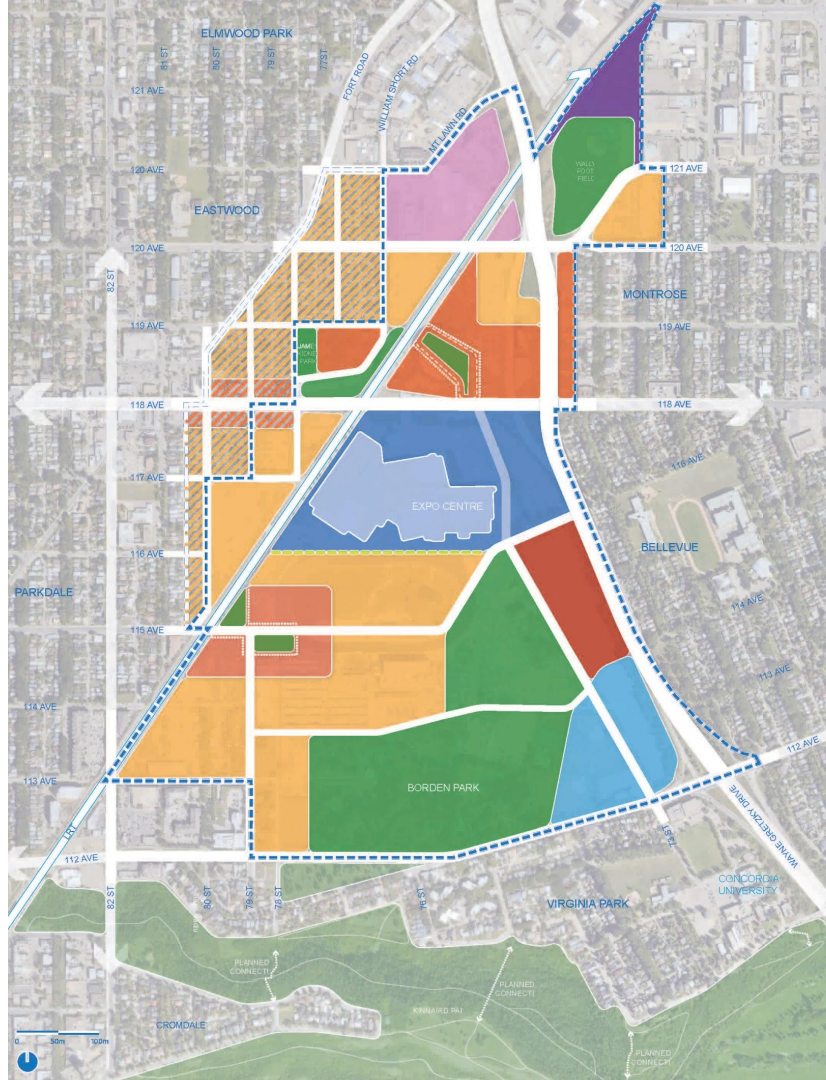
- Mixed Use Transit Village Node - South
- Mixed Use Transit Village Node - North
- Ground Oriented Residential
- Employment Anchor
- Civic / Education Anchor
- EXPO Centre
- Industrial Transition
- Infill Areas
- Open Space
- LRT Cleaning and Storage Facility

Industrial transition













- Warehouse / studio, live-work, row house, stacked row house, low rise apartment
- 2-6 storeys

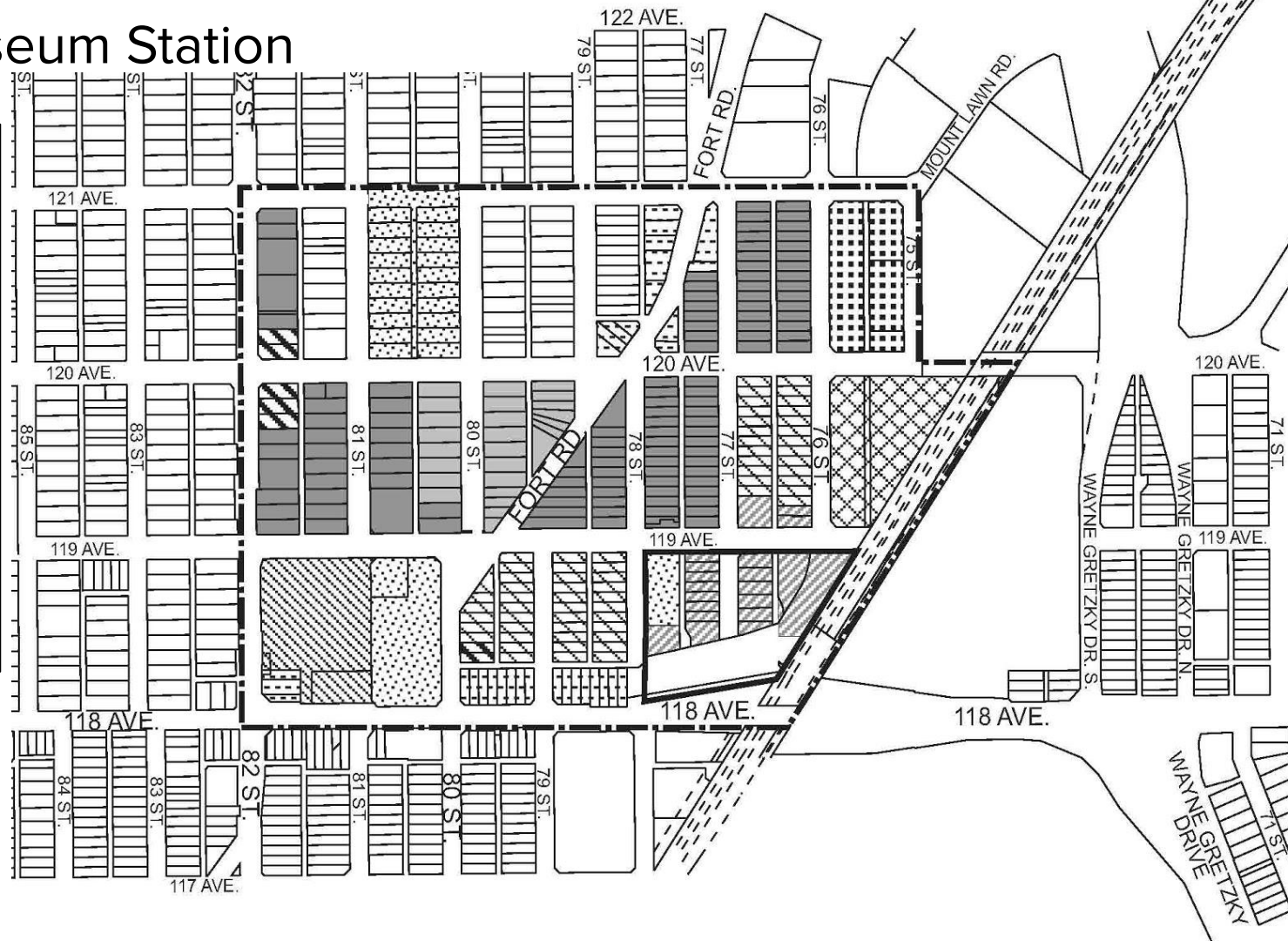


3.12 - Edmonton Northlands/ Edm Exhibition Lands Planning Framework












28 3.13 - Coliseum Station

-  Family (Low Density)
-  Multiple family (Low Density)
-  Low rise apartment
-  Medium rise apartment
-  High rise apartment
-  Mixed residential/comprehensive development including transit and parking uses
-  Surface parking for coliseum
-  Site specific commercial
-  Convenience commercial
-  General commercial
-  Industrial
-  Urban services (schools, parks, churches, institutions, utilities)

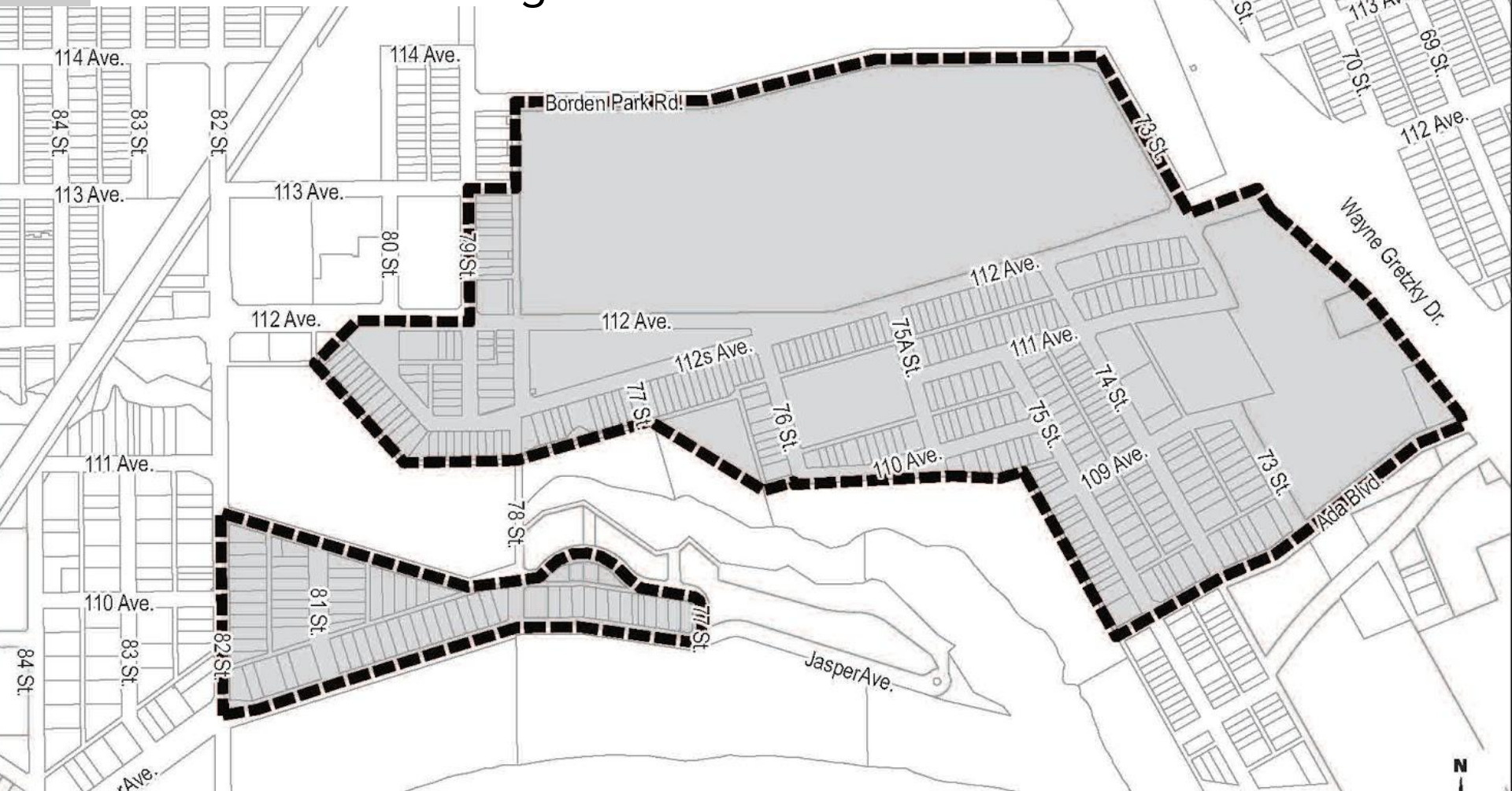


3.13 - Coliseum Station

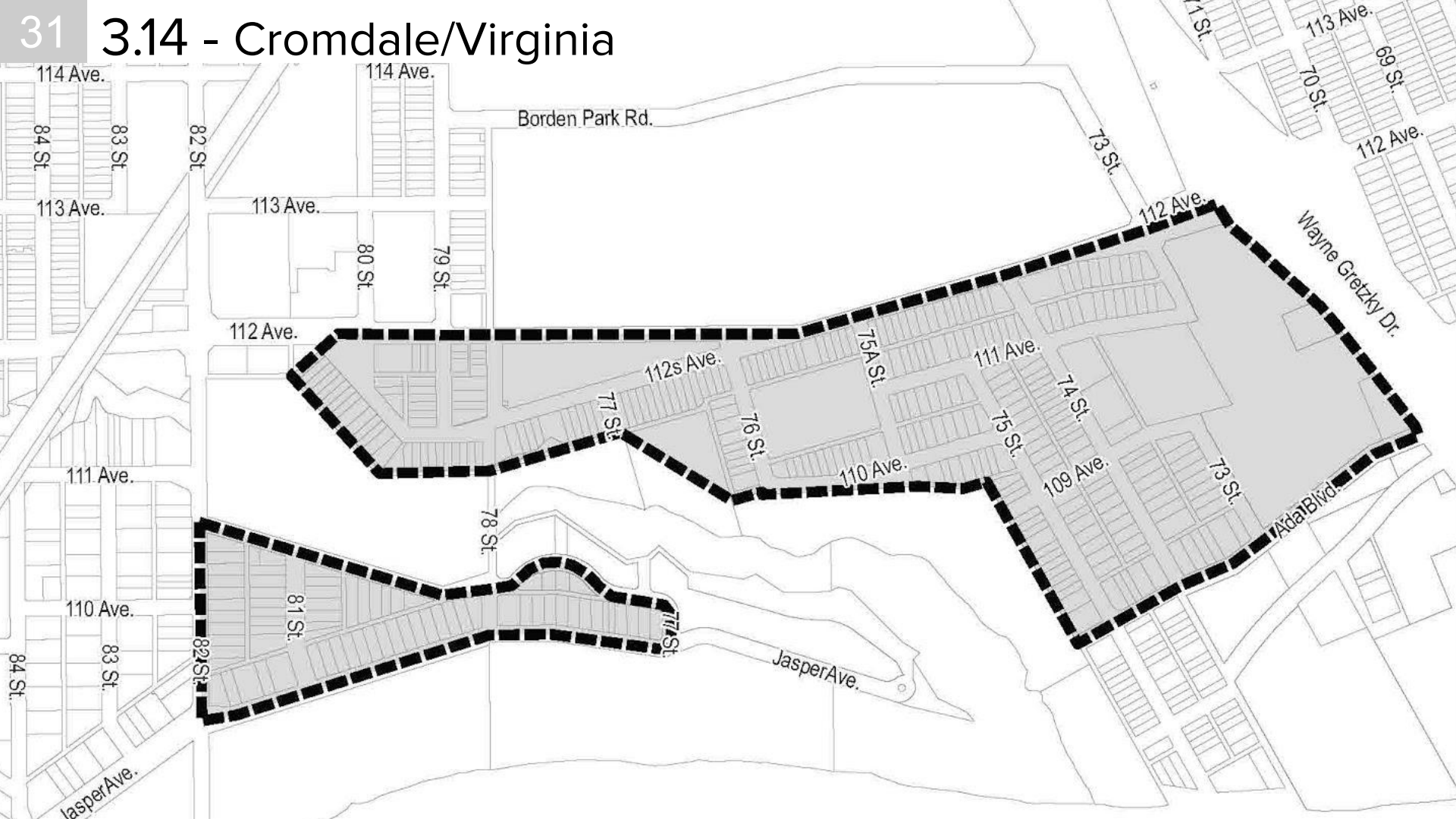
	Family (Low Density)
	Multiple family (Low Density)
	Low rise apartment
	Medium rise apartment
	High rise apartments
	Site specific commercial
	Convenience commercial
	General commercial
	Urban services (schools, parks, churches, institutions, utilities)



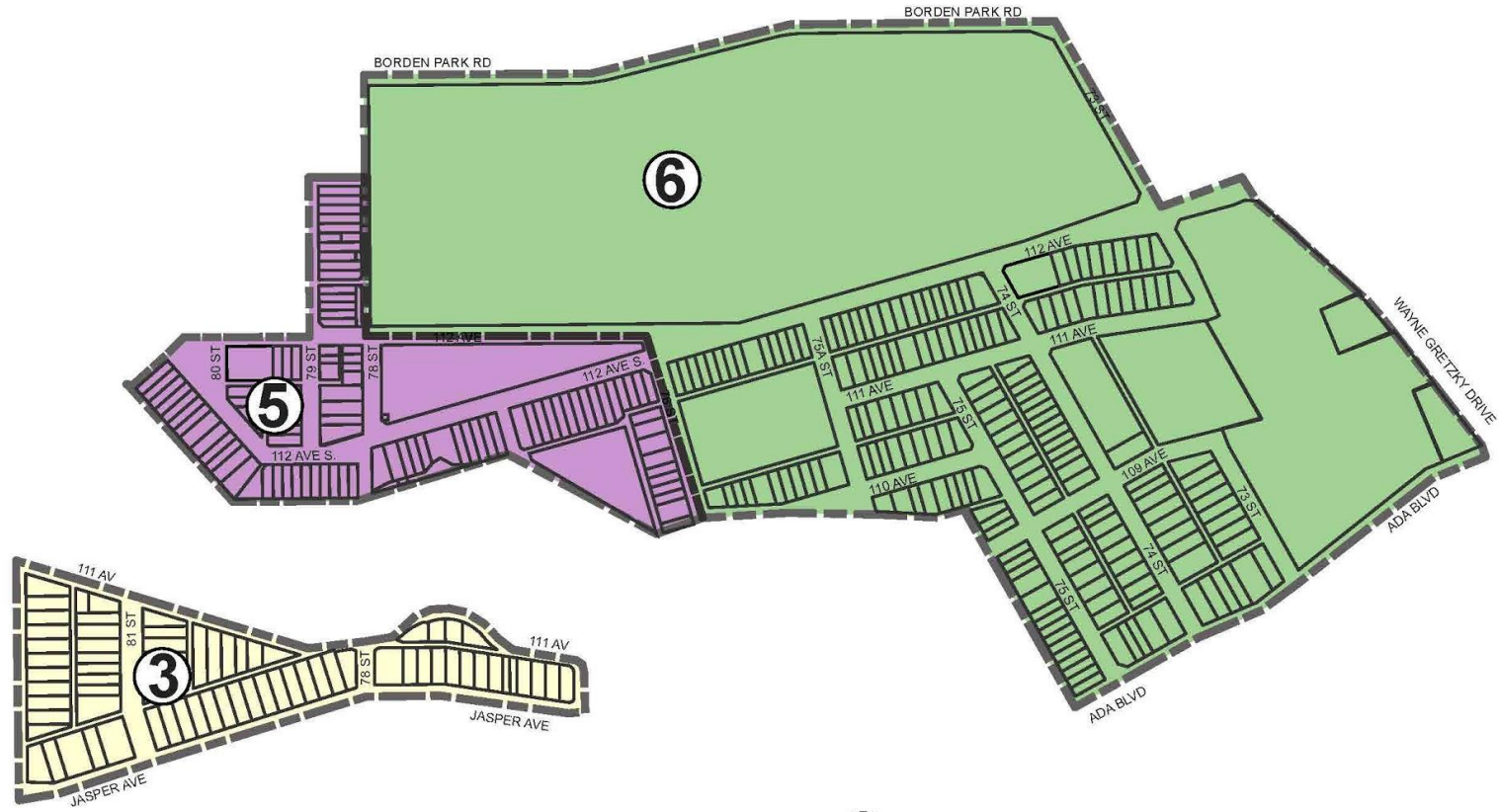
30 3.14- Cromdale/Virginia



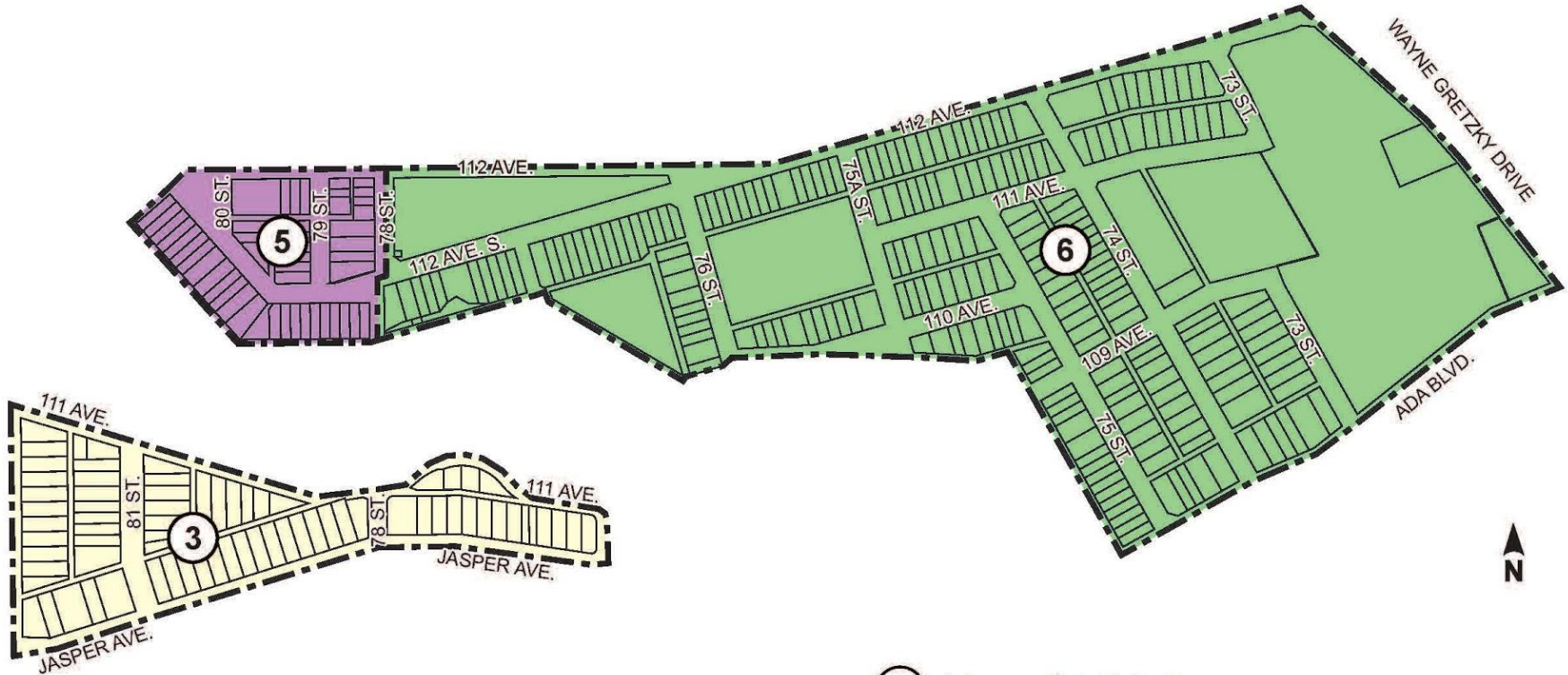
31 3.14 - Cromdale/Virginia



3.14 - Cromdale/Virginia



- ③ Viewpoint Sub Area
- ⑤ Cromdale South Sub Area
- ⑥ Virginia Park Sub Area








- 3 Viewpoint Sub Area
- 5 Cromdale South Sub Area
- 6 Virginia Park Sub Area

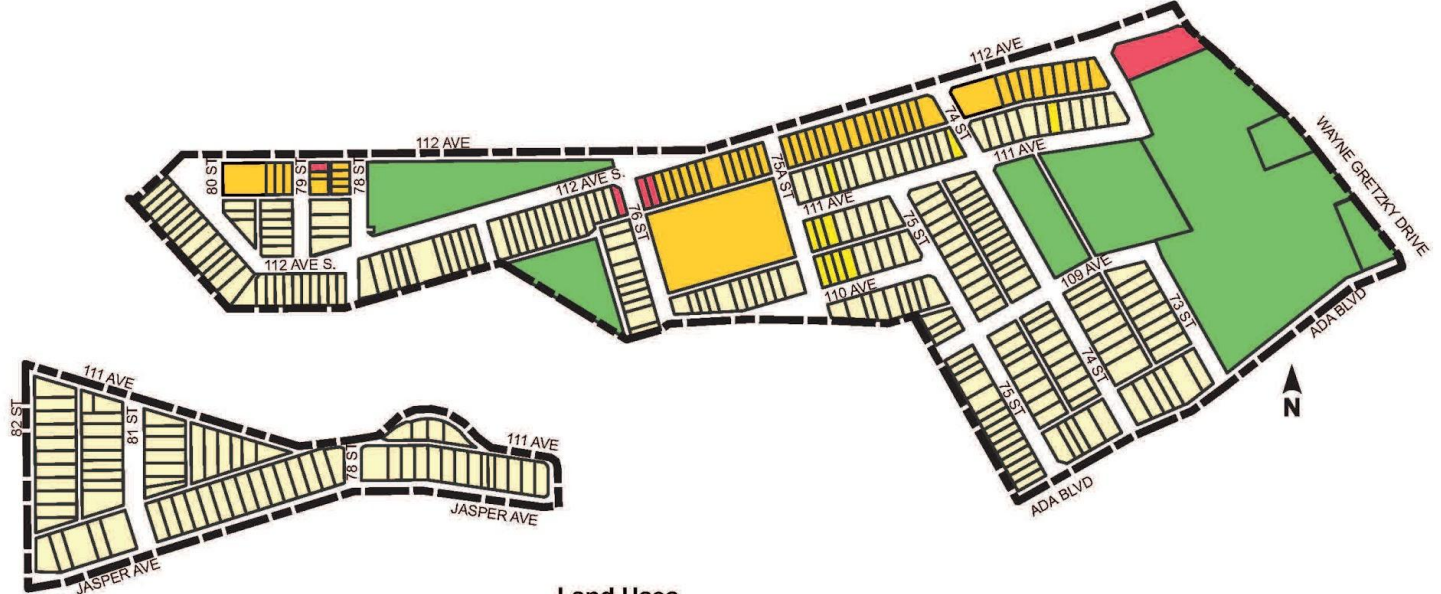
34 3.14 - Cromdale/Virginia



Schedule C
Proposed Land Uses

Land Uses

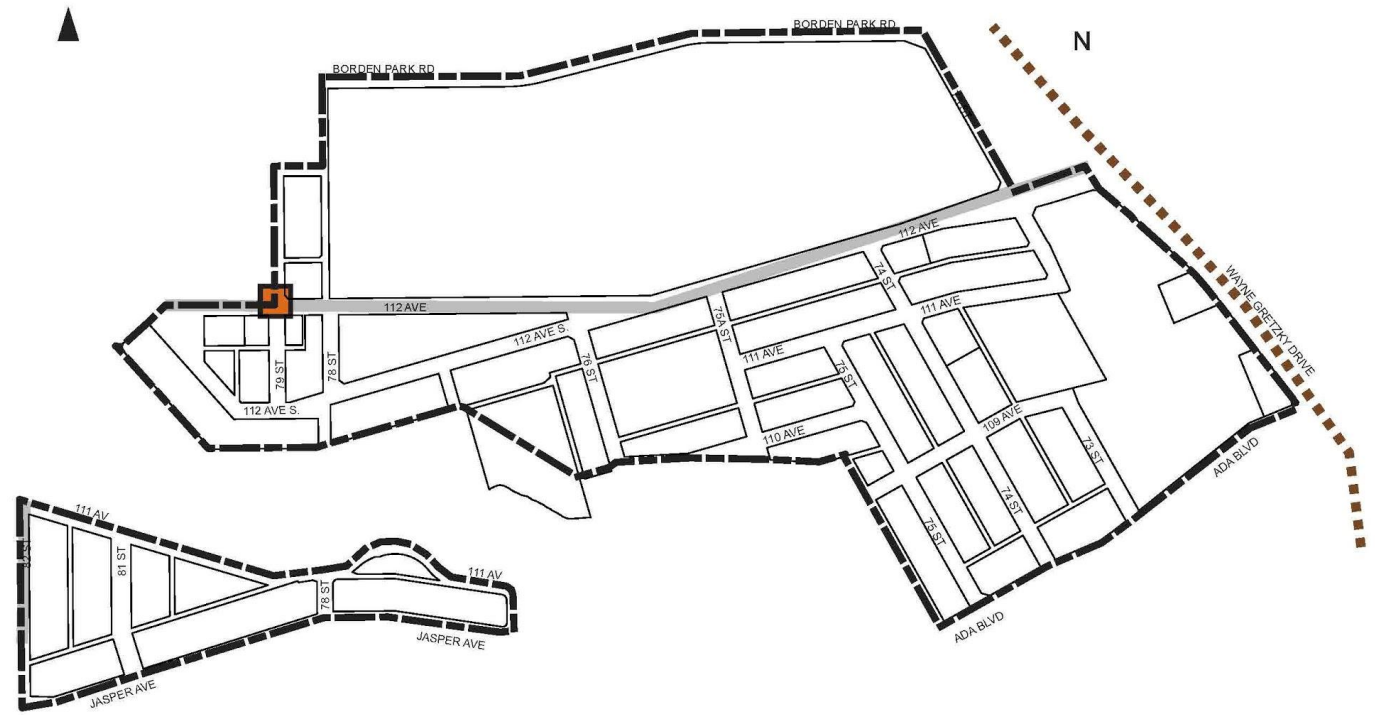
-  Family (low density)
-  Multiple Family
-  Low Rise Apartments
-  Urban Services (schools, parks, churches, institutions, utilities)
-  Convenience Commercial



Land Uses

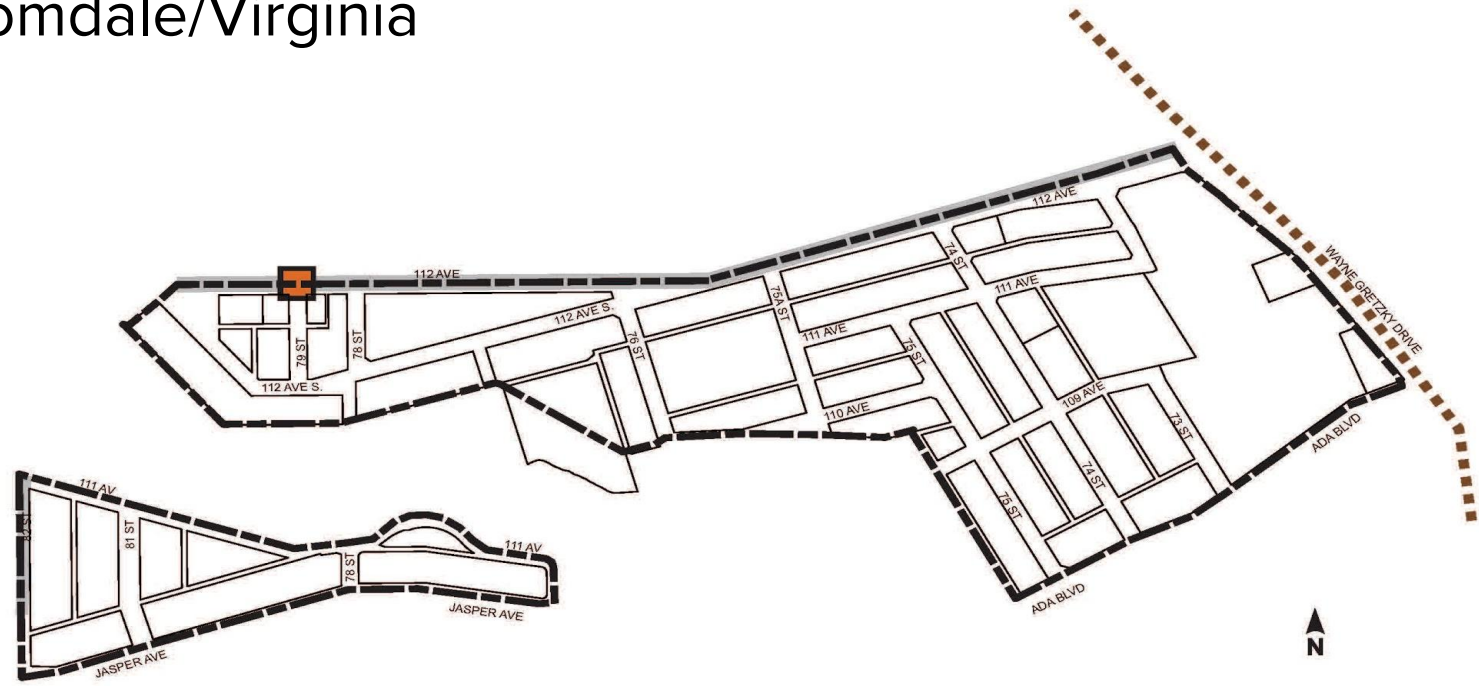
- Family (low density)
- Multiple Family
- Low Rise Apartments
- Urban Services (schools, parks, churches, institutions, utilities)
- Mixed Residential/Commercial Development
- Convenience Commercial

36 3.14 - Cromdale/Virginia

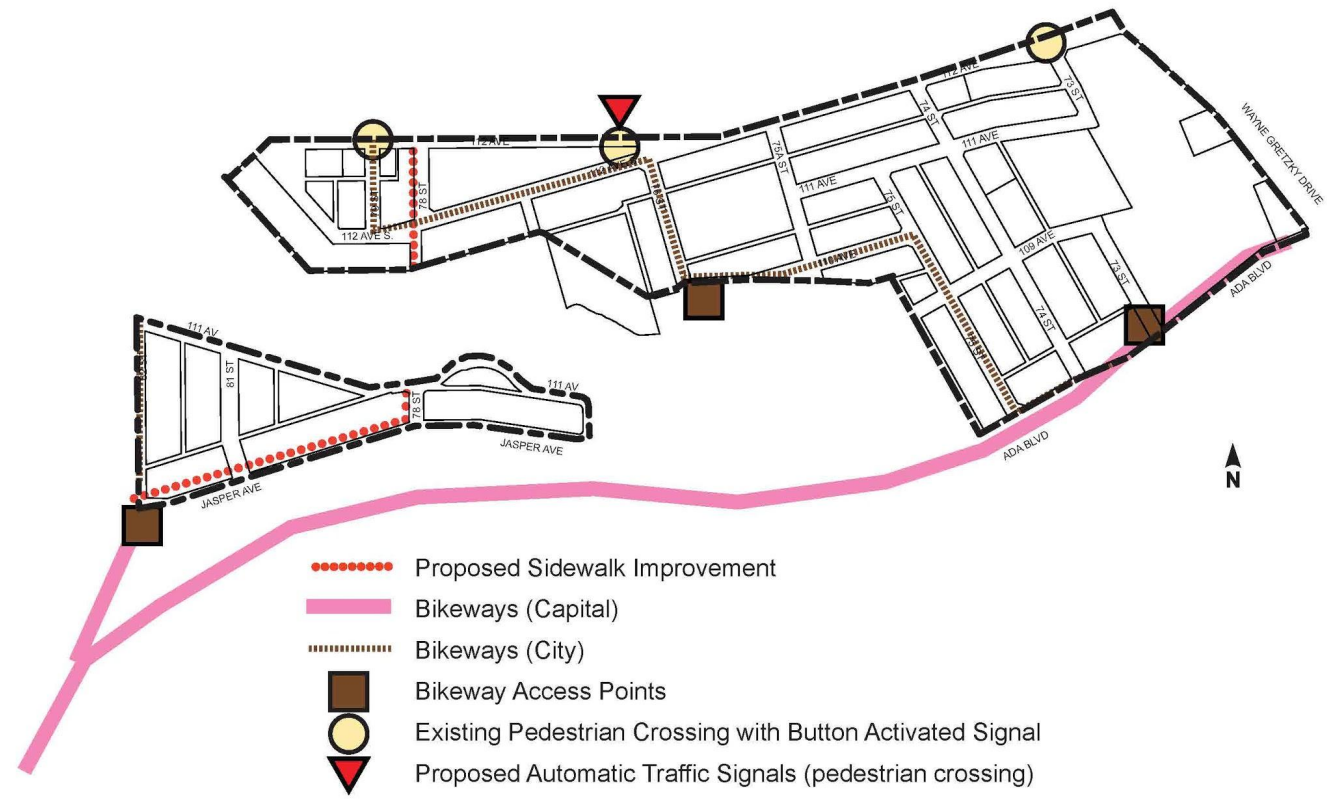


- Arterials (existing)
- Major Road / Intersection Improvements
- ⋯ Truck Routes

37 3.14 - Cromdale/Virginia

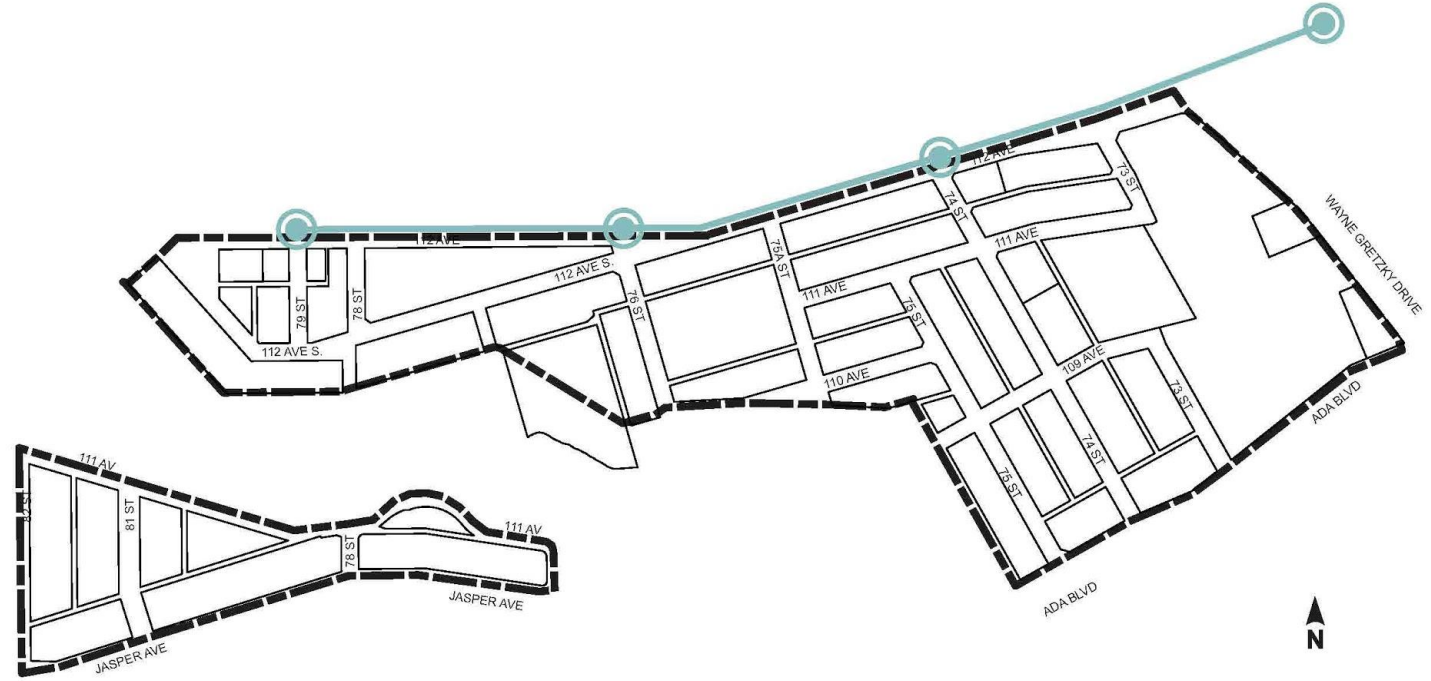


- Arterials (existing)
- Major Road / Intersection Improvements
- Truck Routes

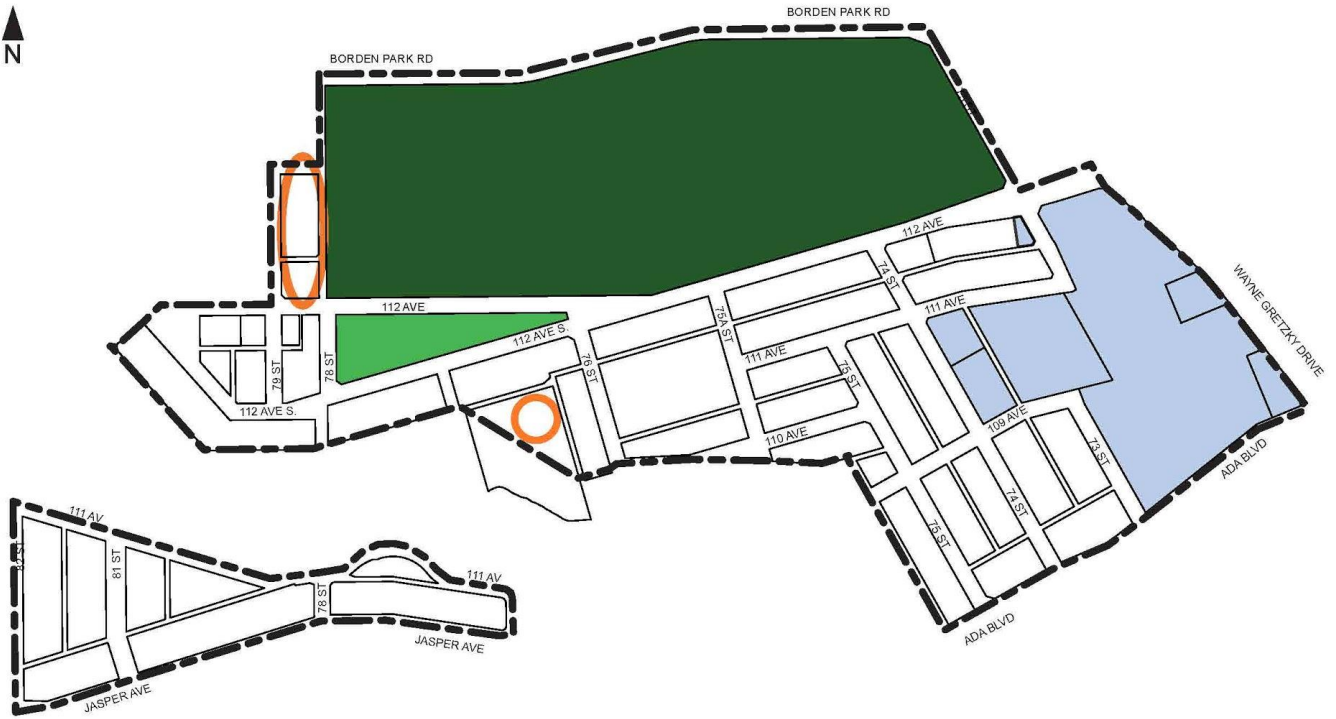


Schedule E
Proposed Pedestrian and Bicycle Circulation

41 3.14 - Cromdale/Virginia

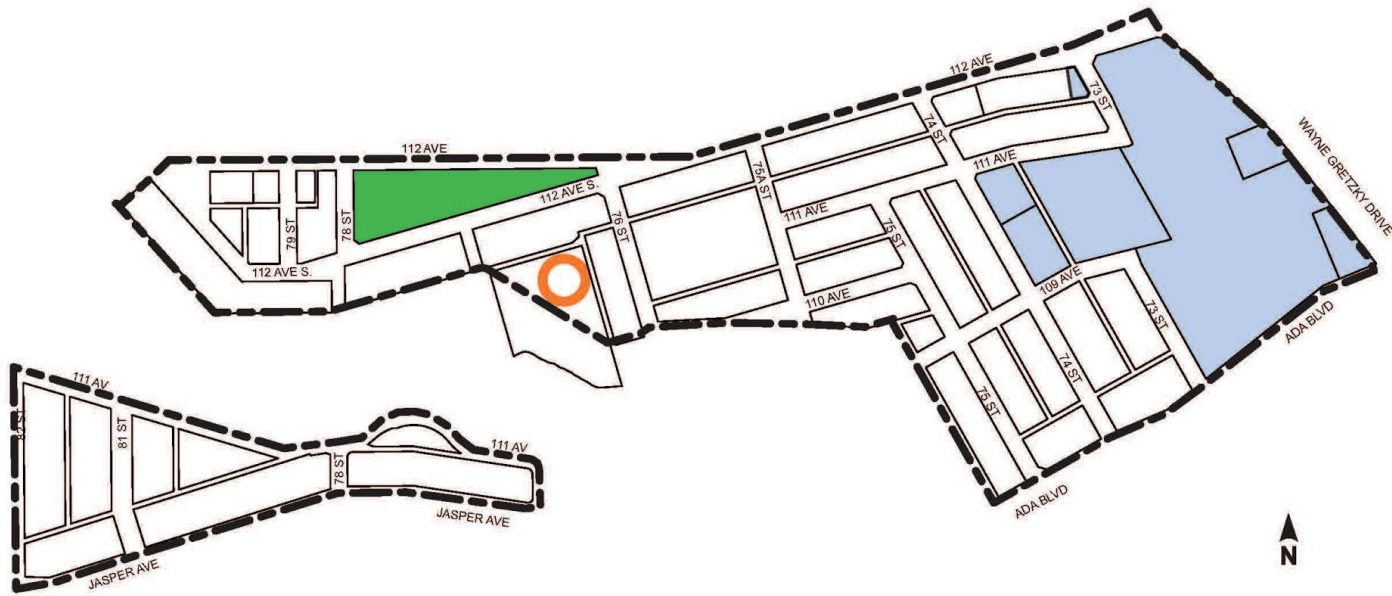


42 3.14 - Cromdale/Virginia



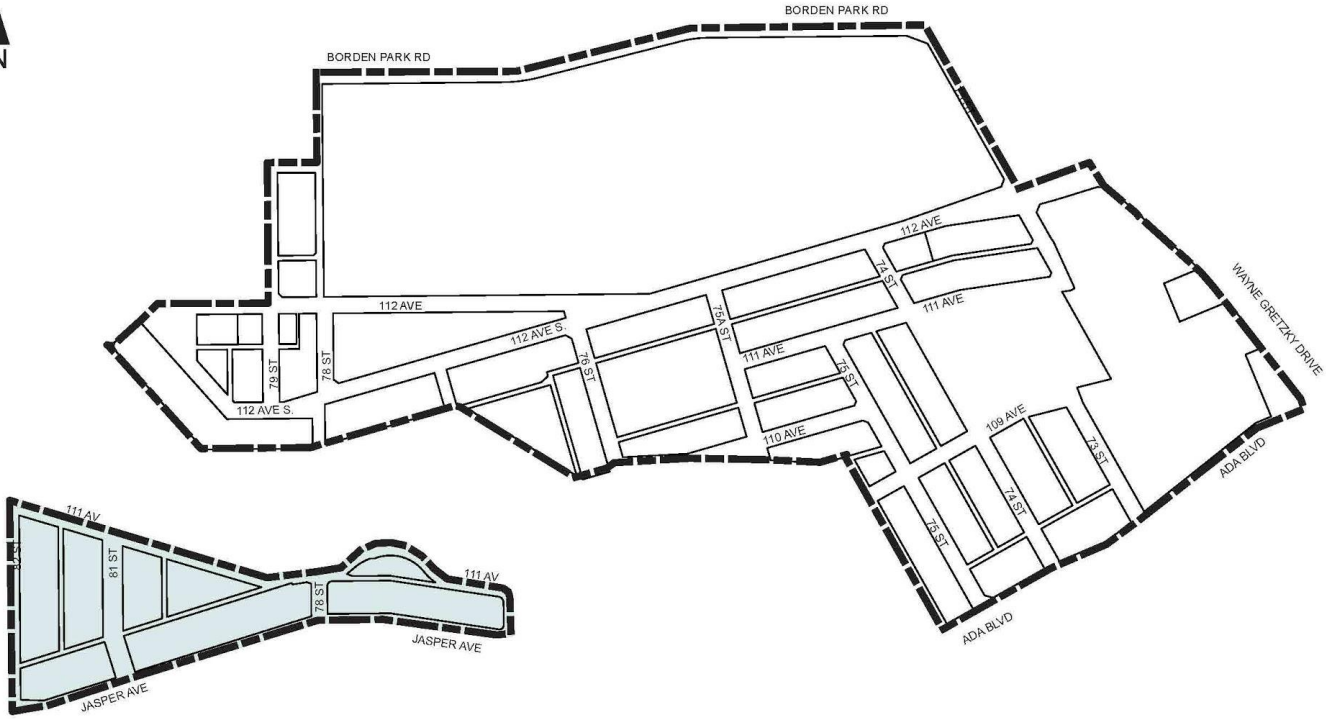
-  Parks (district)
-  Parks (neighbourhood)
-  Open Space Development
-  Schools

43 3.14 - Cromdale/Virginia



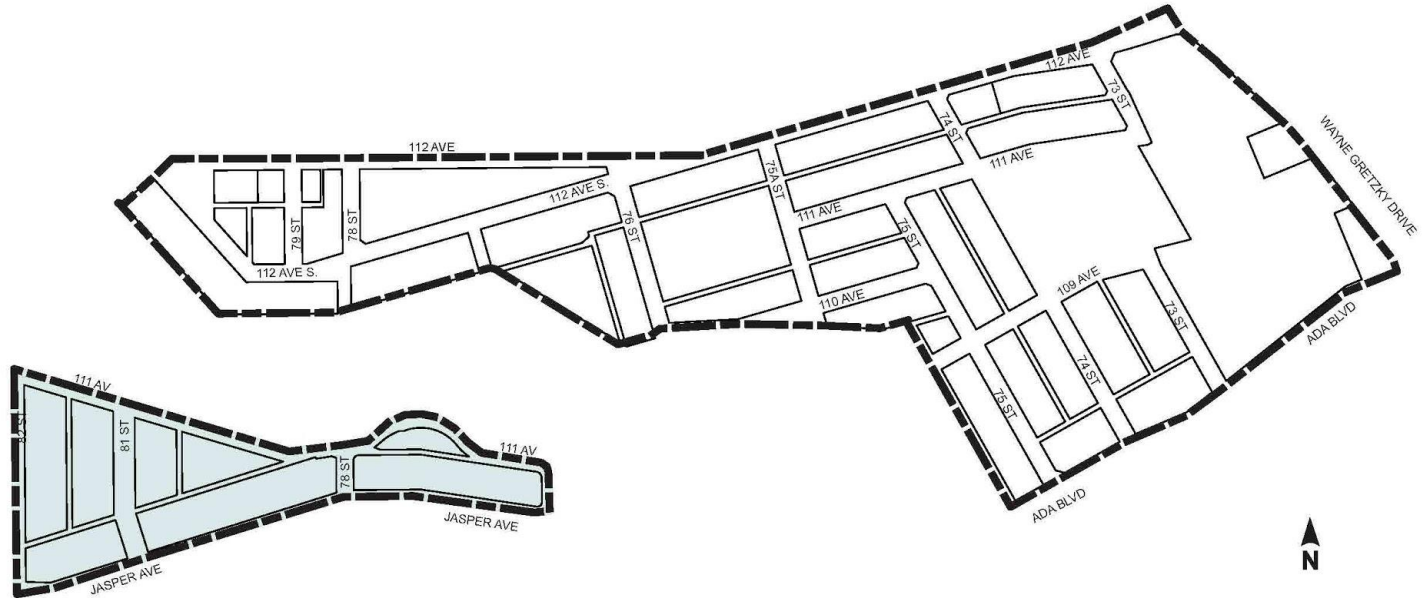
-  Parks (neighbourhood)
-  Open Space Development
-  Schools

44 3.14 - Cromdale/Virginia



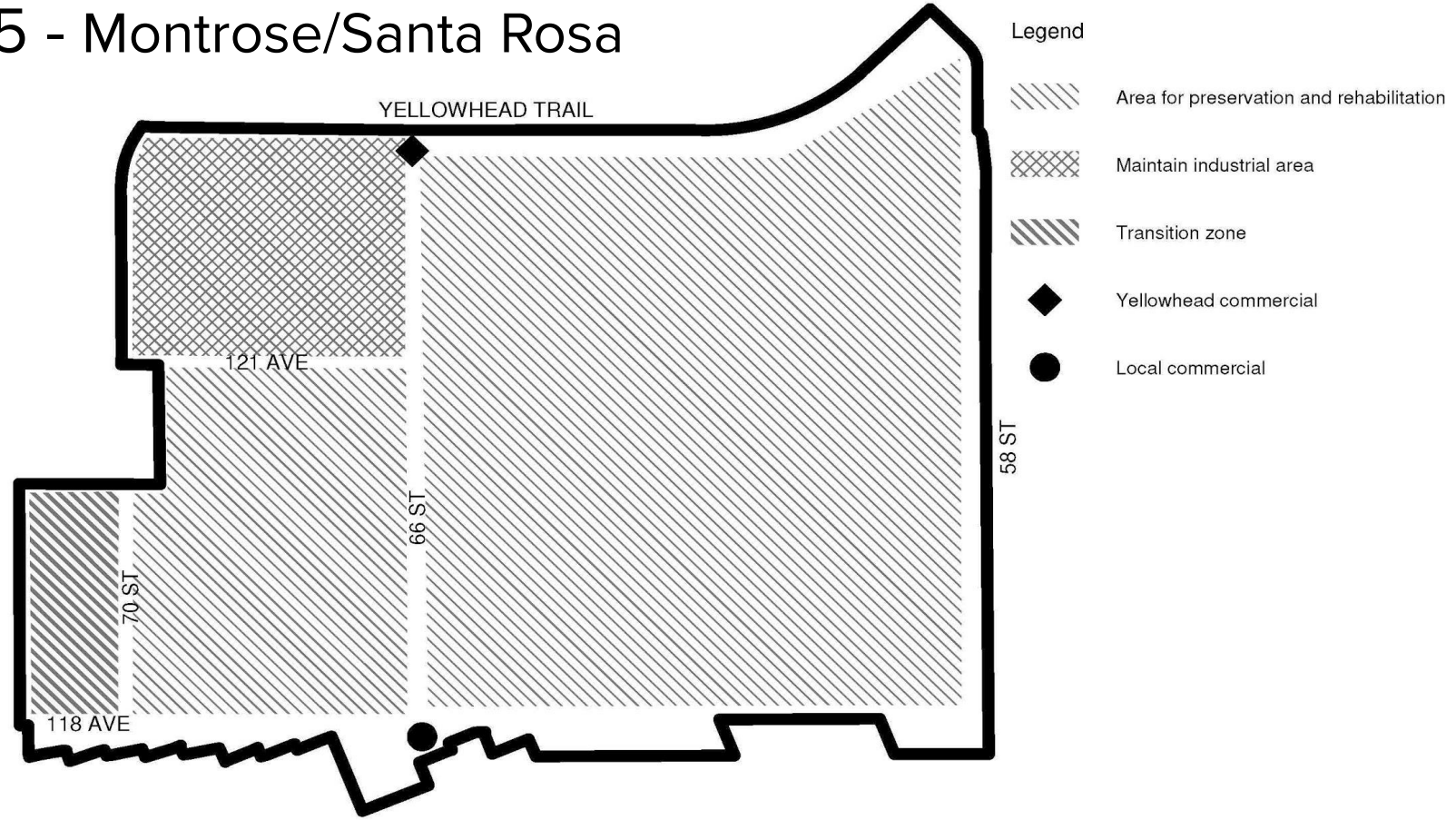
□ (DC1 - Area 3) Viewpoint Direct Development Control District

45 3.x - Cromdale/Virginia



□ (DC1 - Area 3) Viewpoint Direct Development Control District

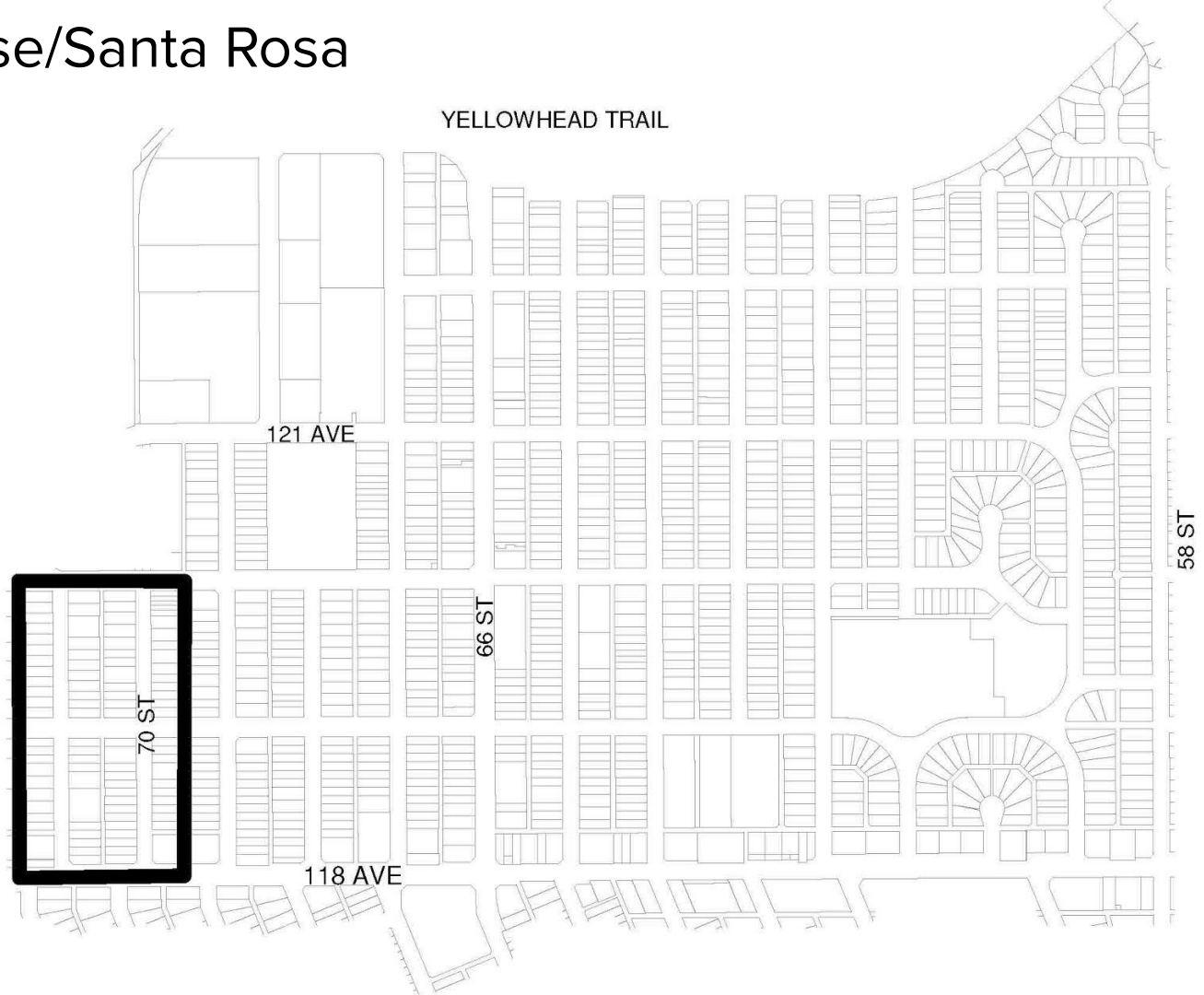
3.15 - Montrose/Santa Rosa



DECREASE IN DENSITY →

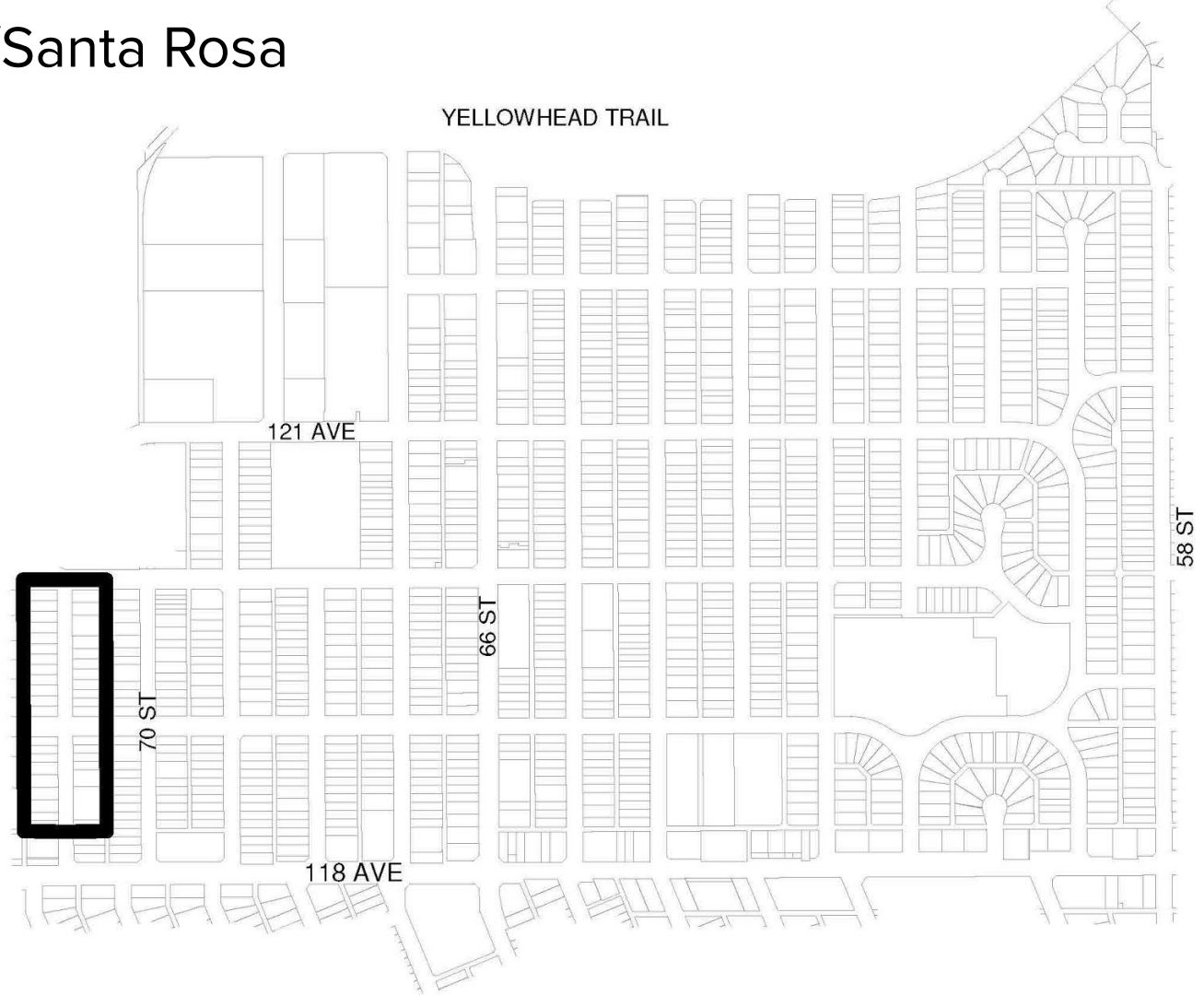
OVERALL DEVELOPMENT CONCEPT

3.15 - Montrose/Santa Rosa



DECREASING HEIGHT AND DENSITY

3.15 - Montrose/Santa Rosa

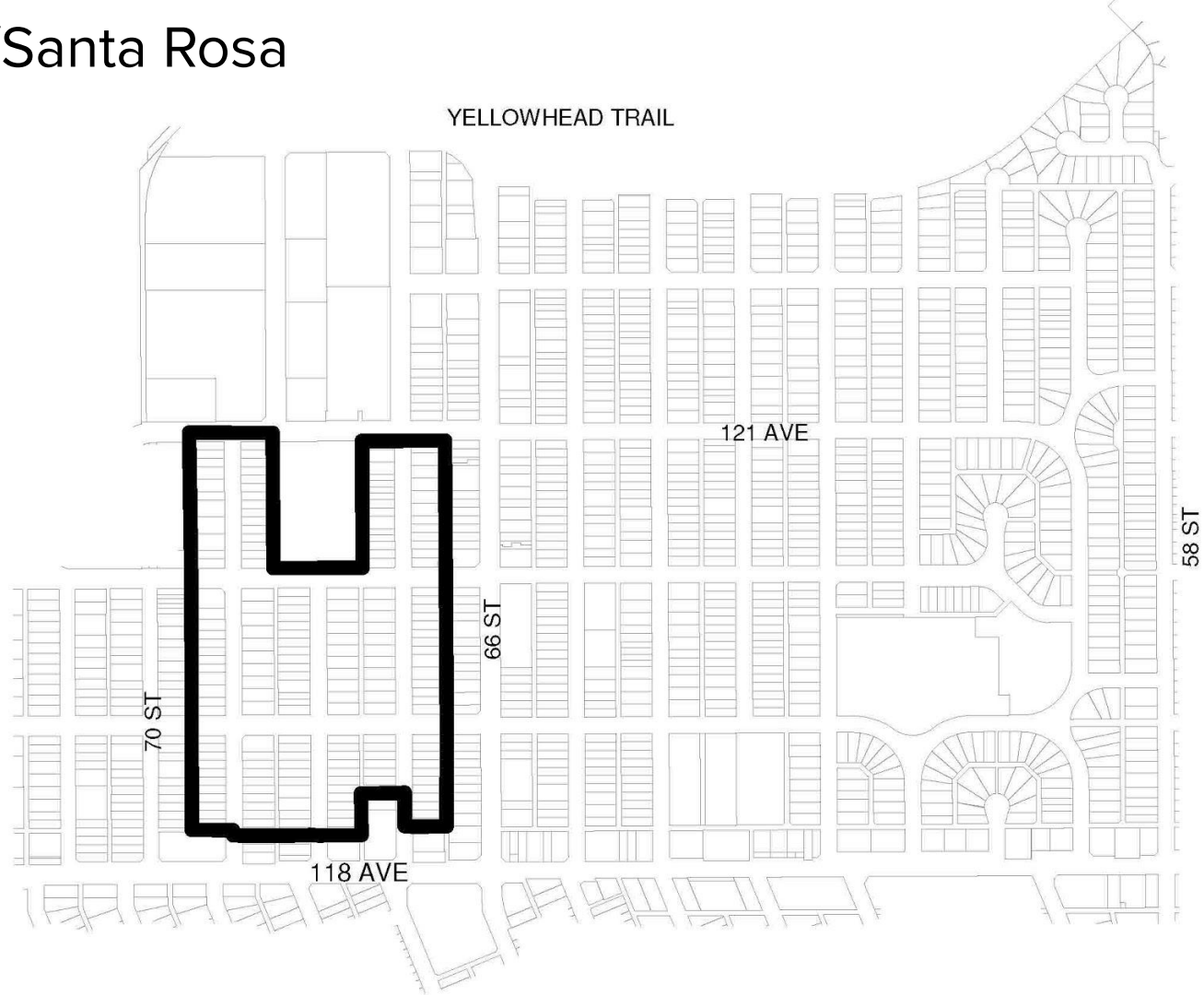


LOW RISE APARTMENT AREA

3.15 - Montrose/Santa Rosa

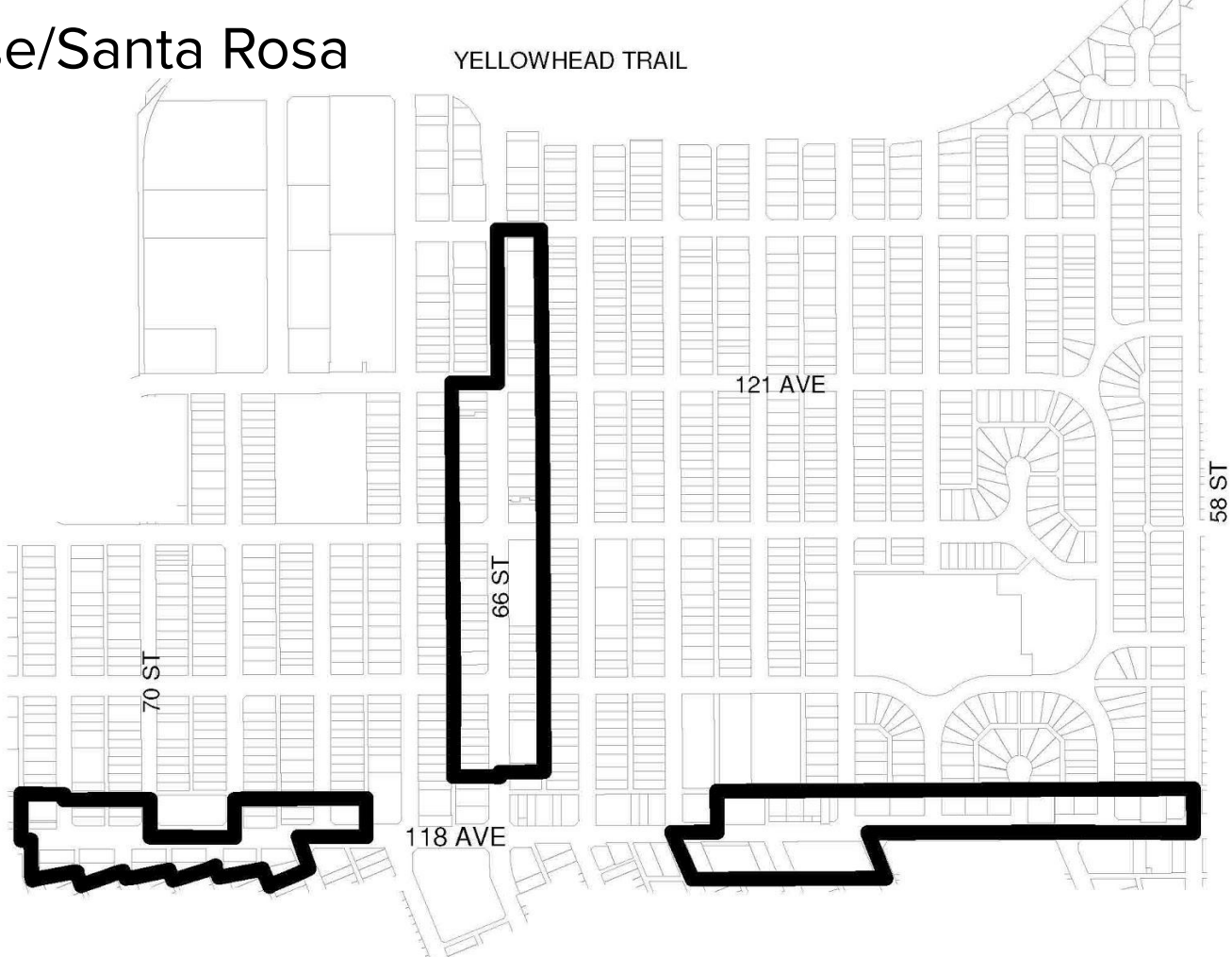


51 3.15 - Montrose/Santa Rosa

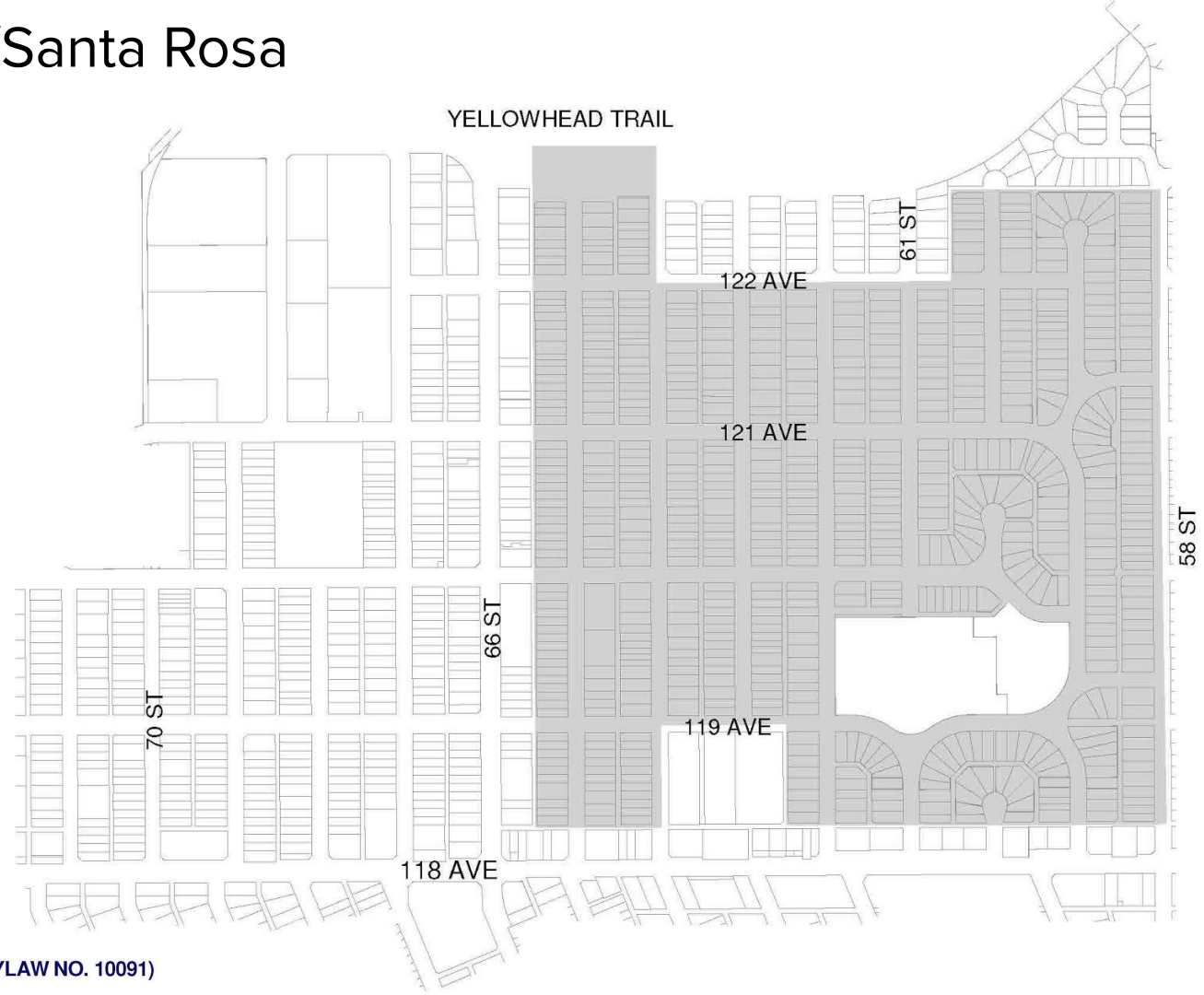


3.15 - Montrose/Santa Rosa

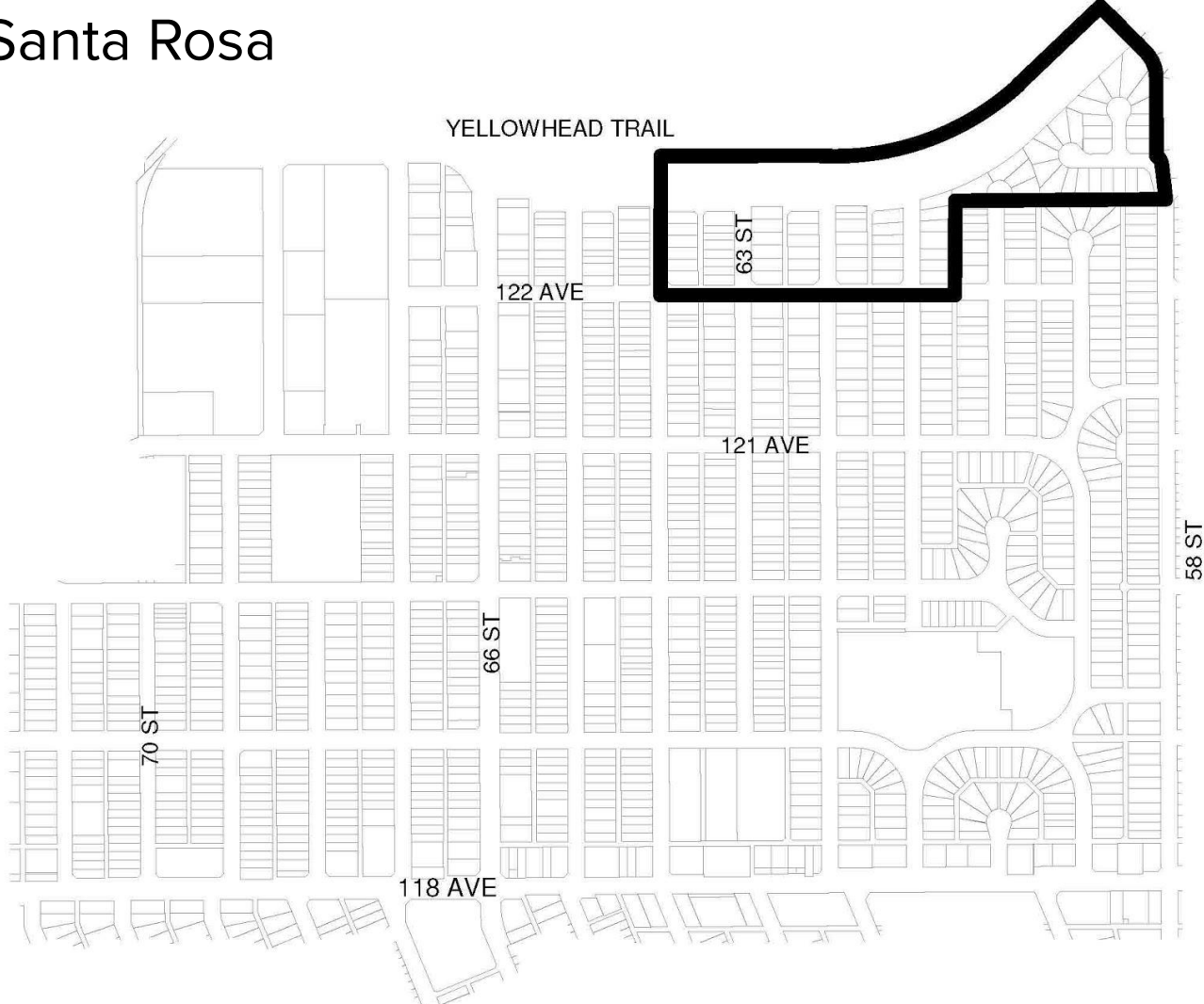
YELLOWHEAD TRAIL



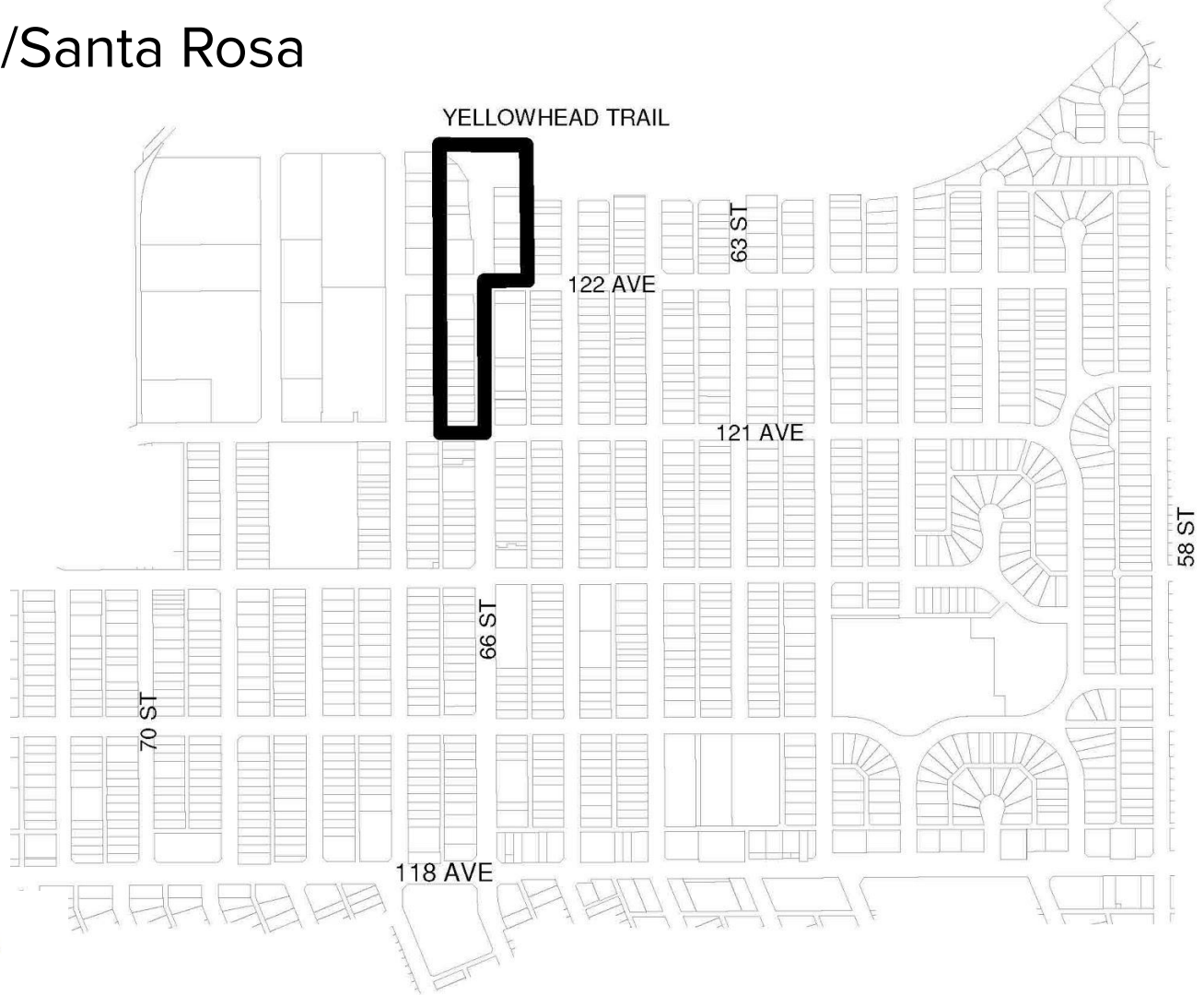
3.15 - Montrose/Santa Rosa



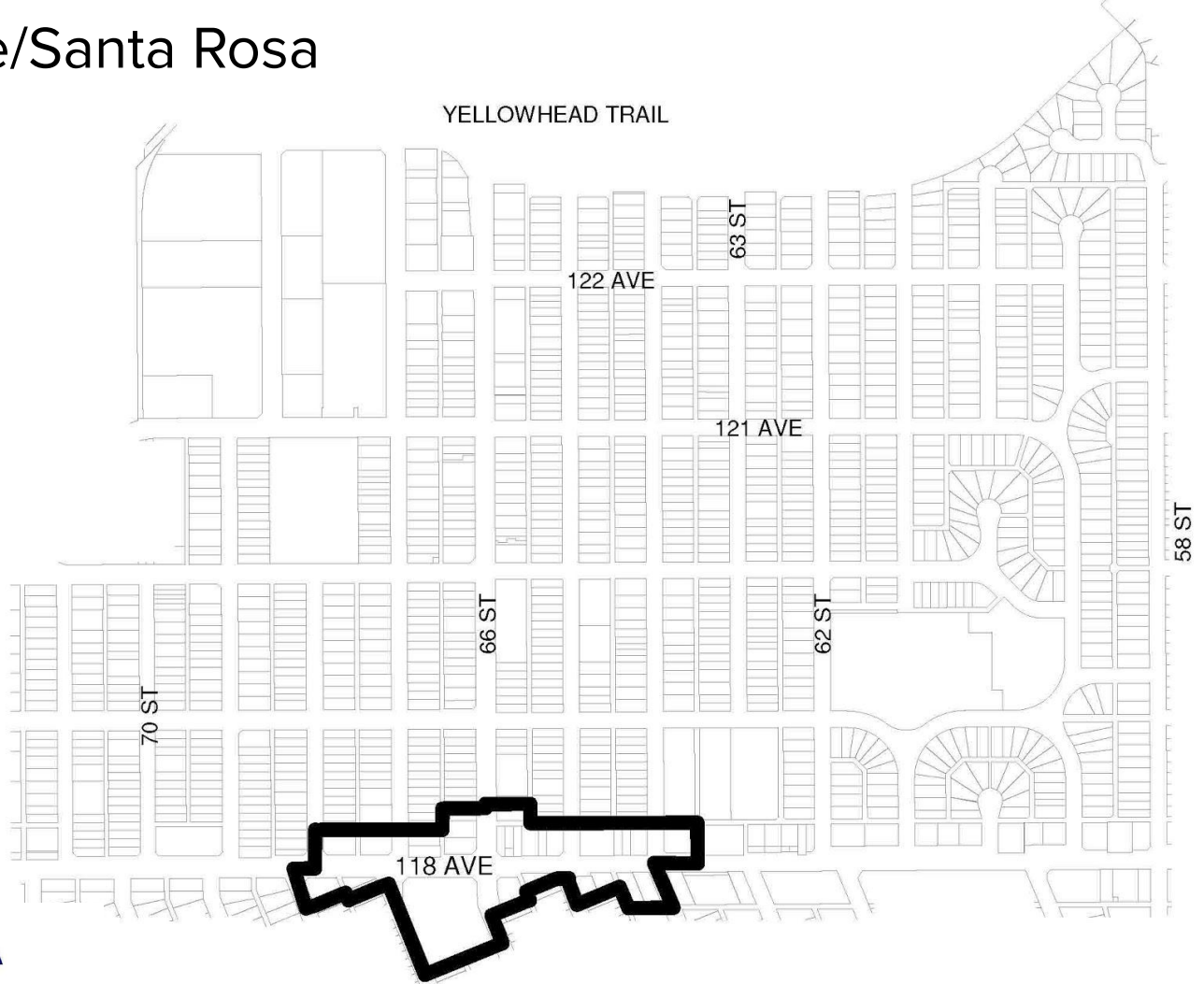
3.15 - Montrose/Santa Rosa



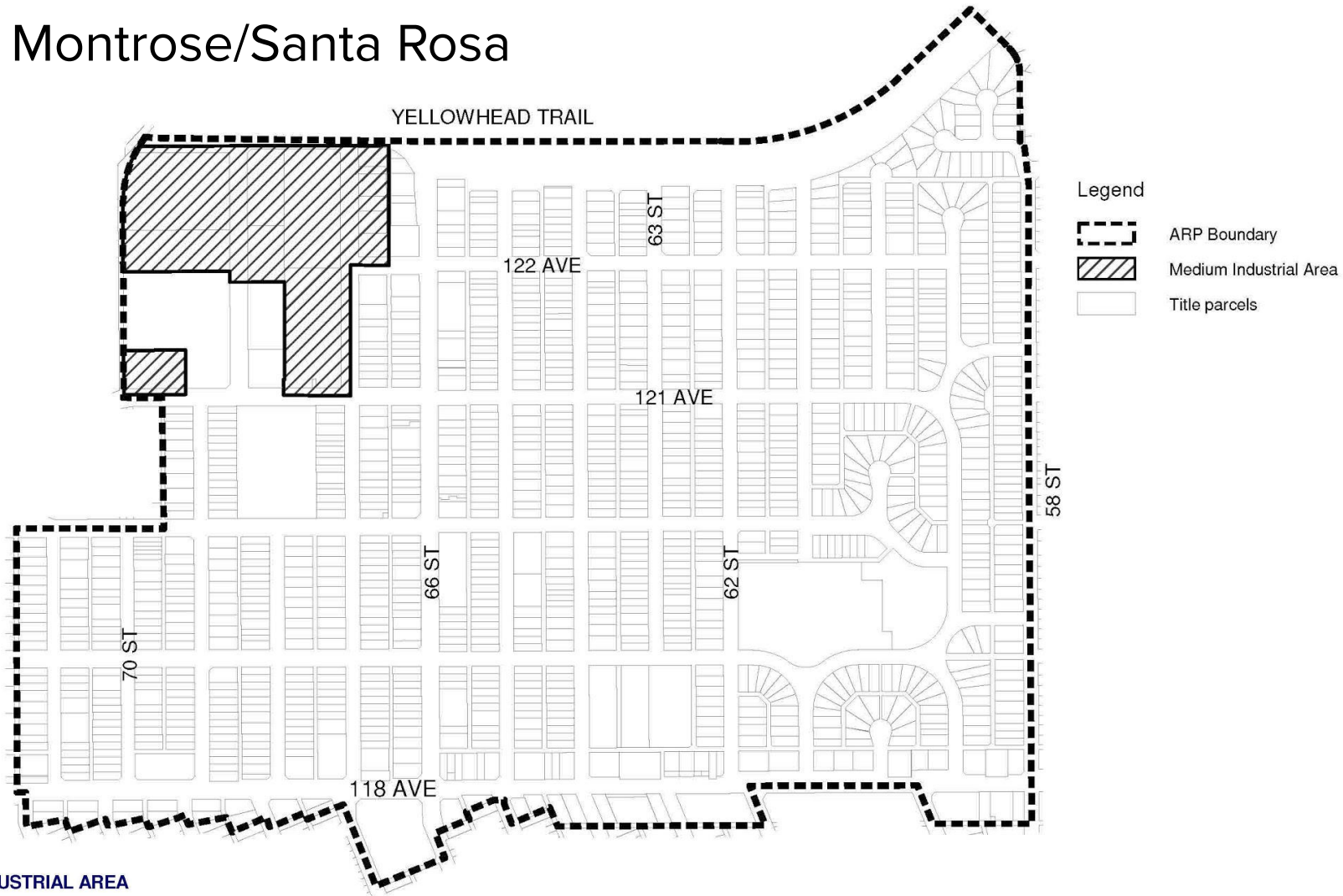
3.15 - Montrose/Santa Rosa



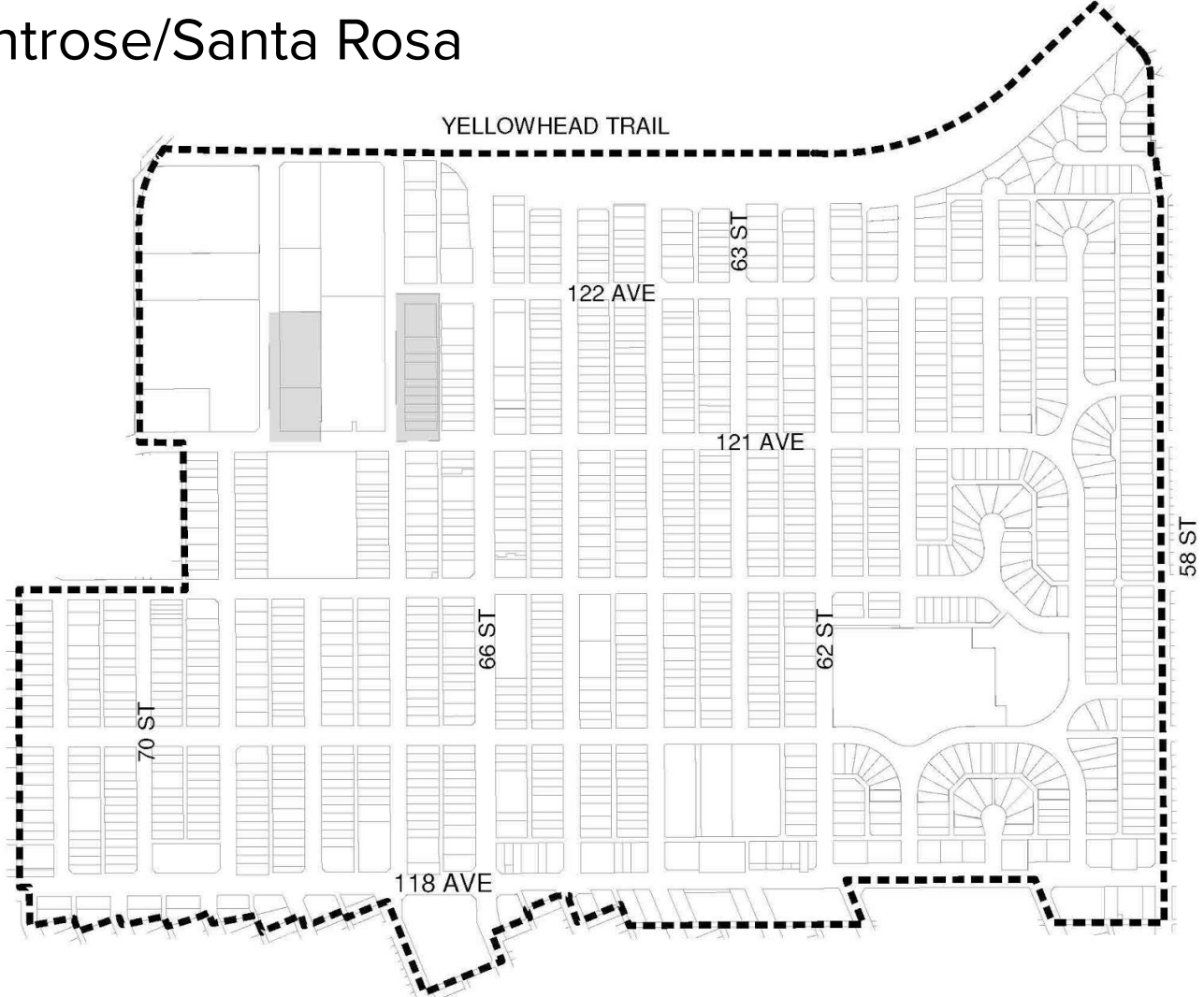
3.15 - Montrose/Santa Rosa



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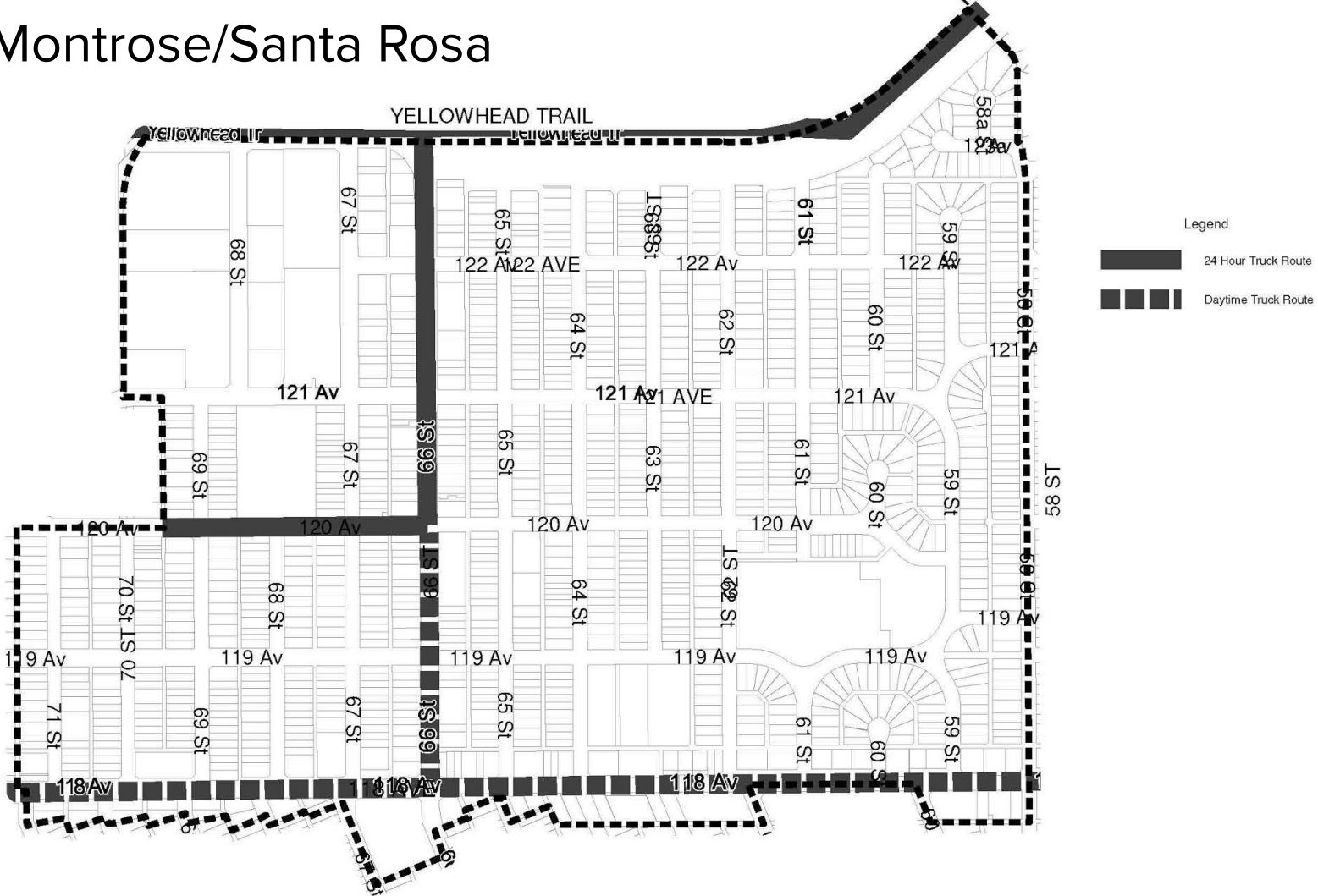
3.15 - Montrose/Santa Rosa



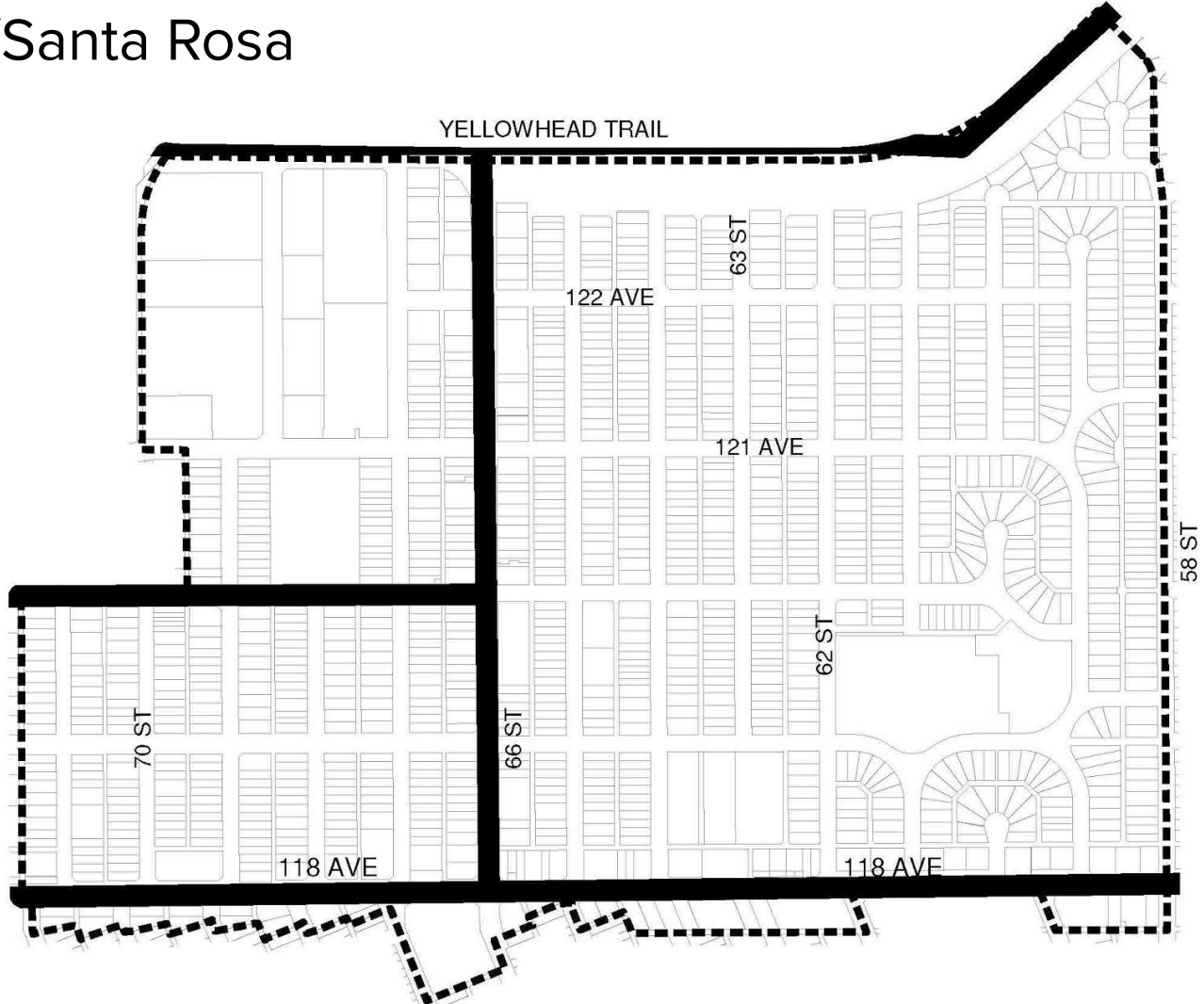
Legend

-  ARP Boundary
-  Industrial Business Area
-  Title Parcels

3.15 - Montrose/Santa Rosa

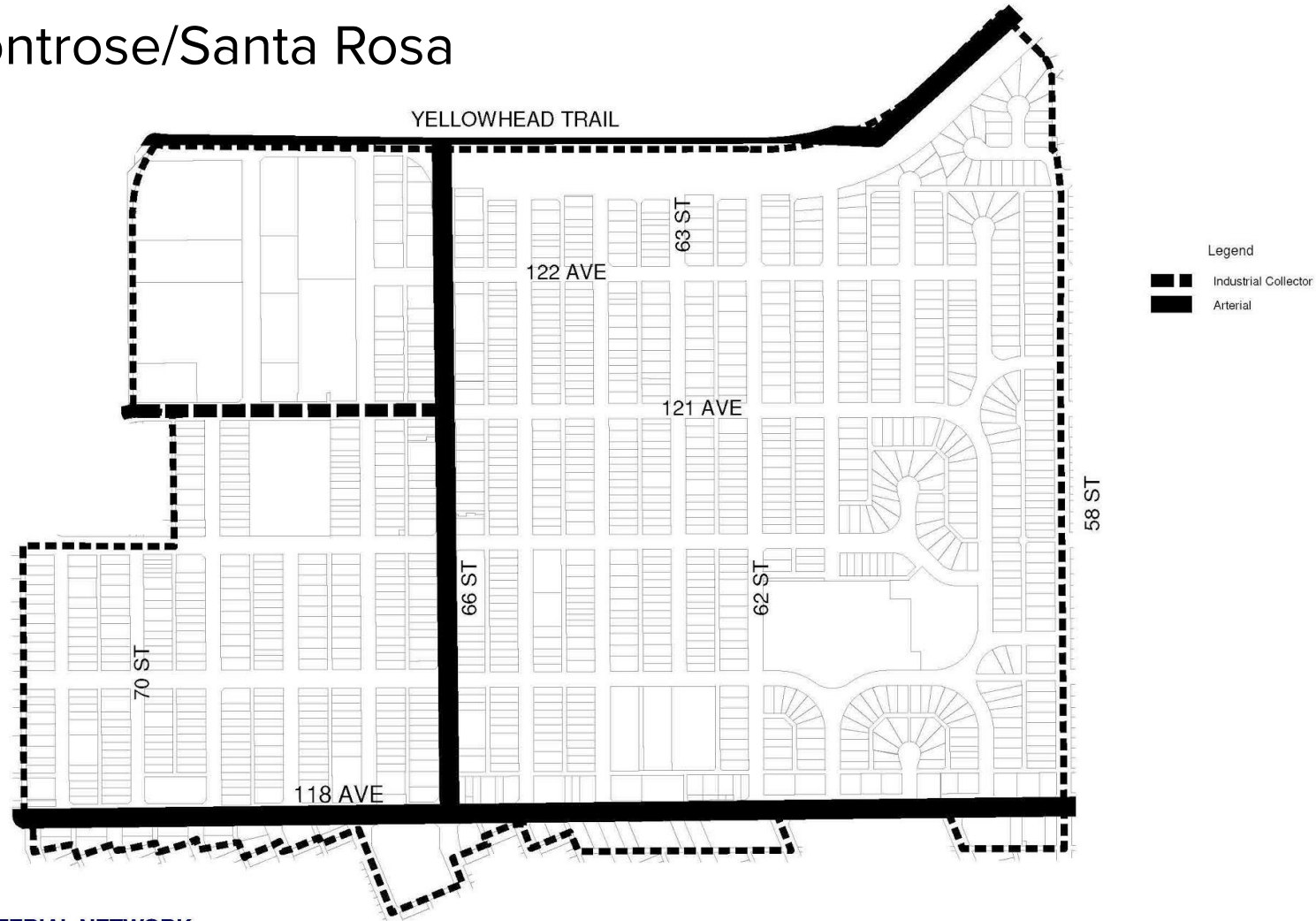


3.15 - Montrose/Santa Rosa

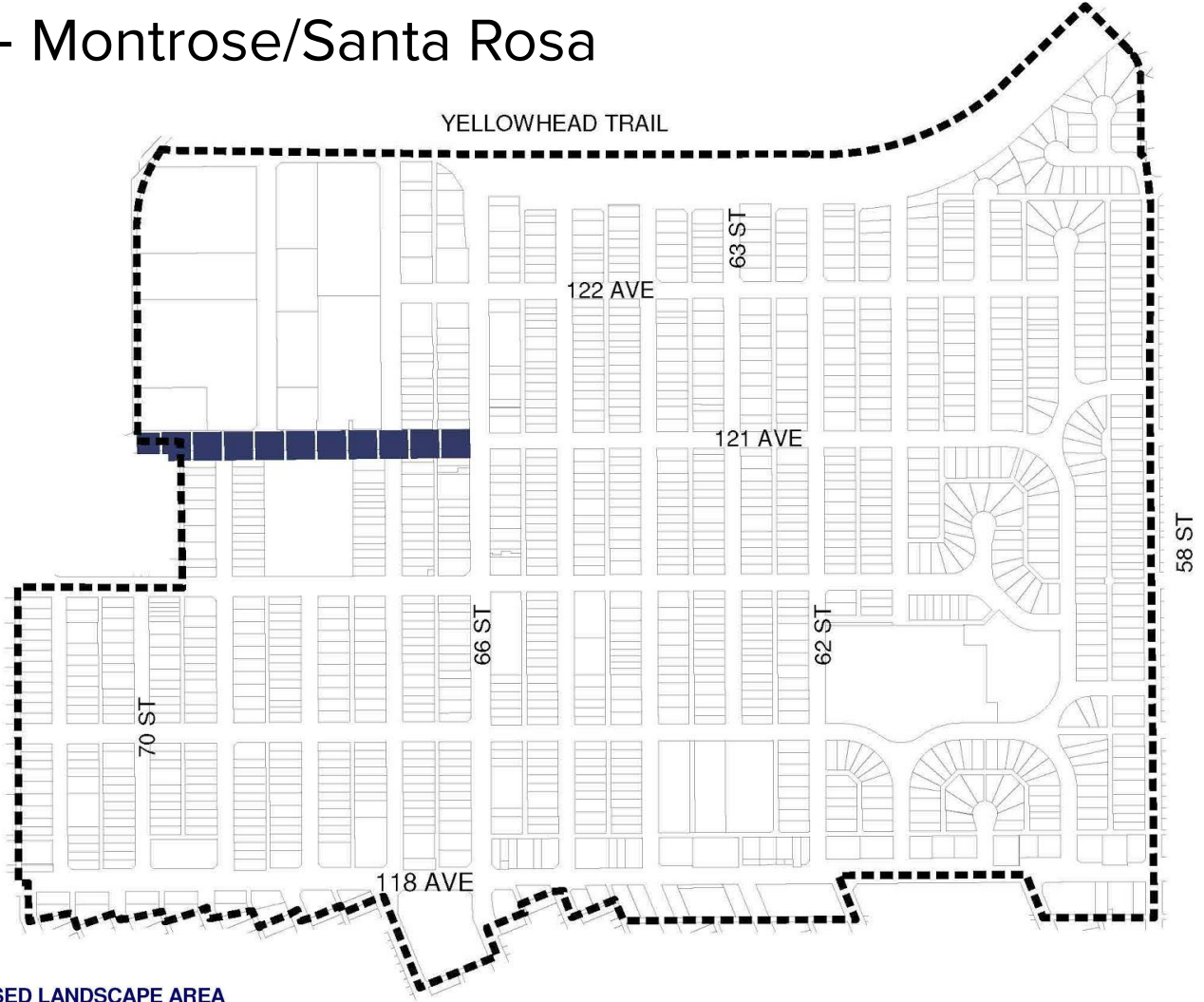


EXISTING ARTERIAL NETWORK

61 3.15 - Montrose/Santa Rosa



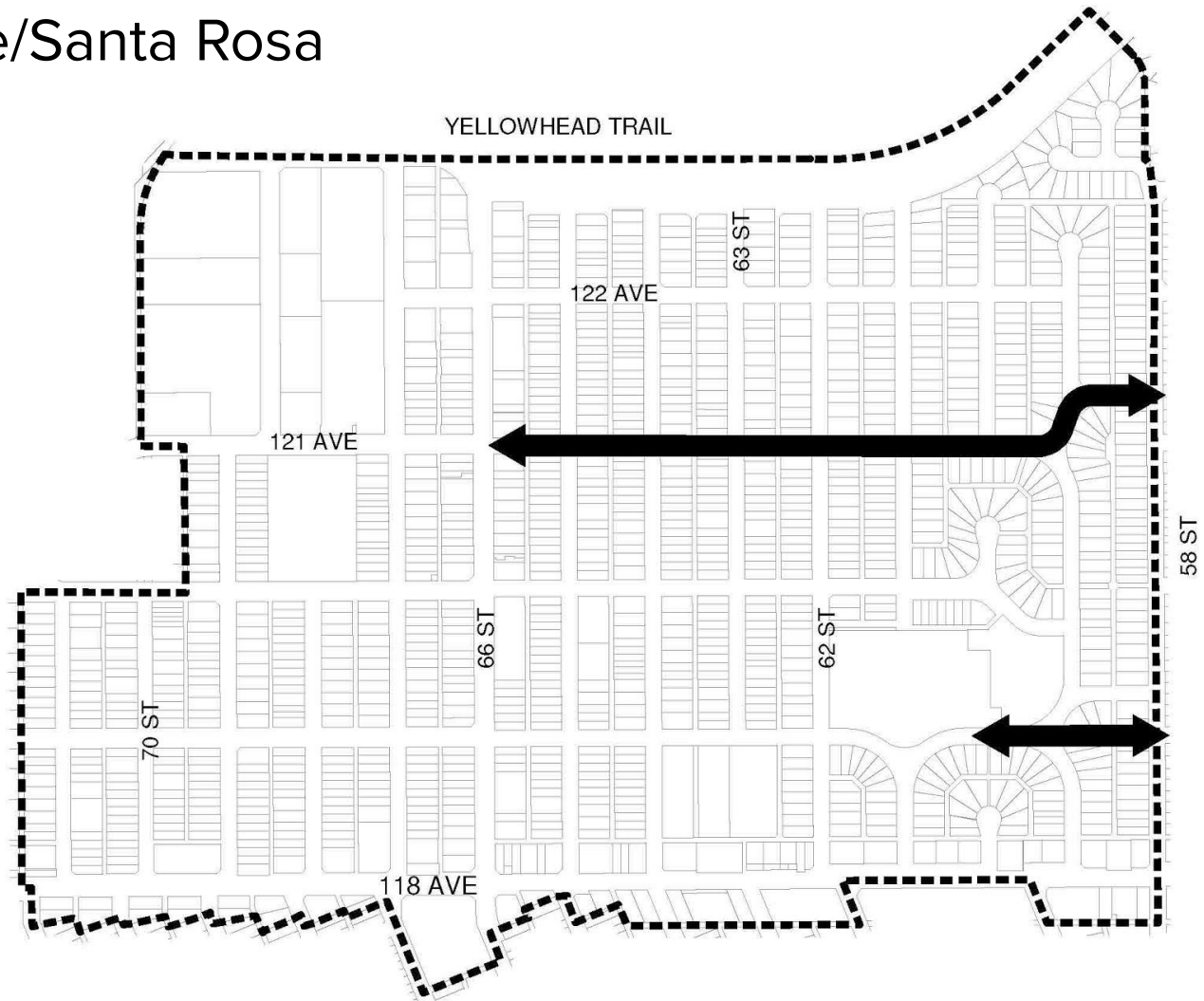
3.15 - Montrose/Santa Rosa



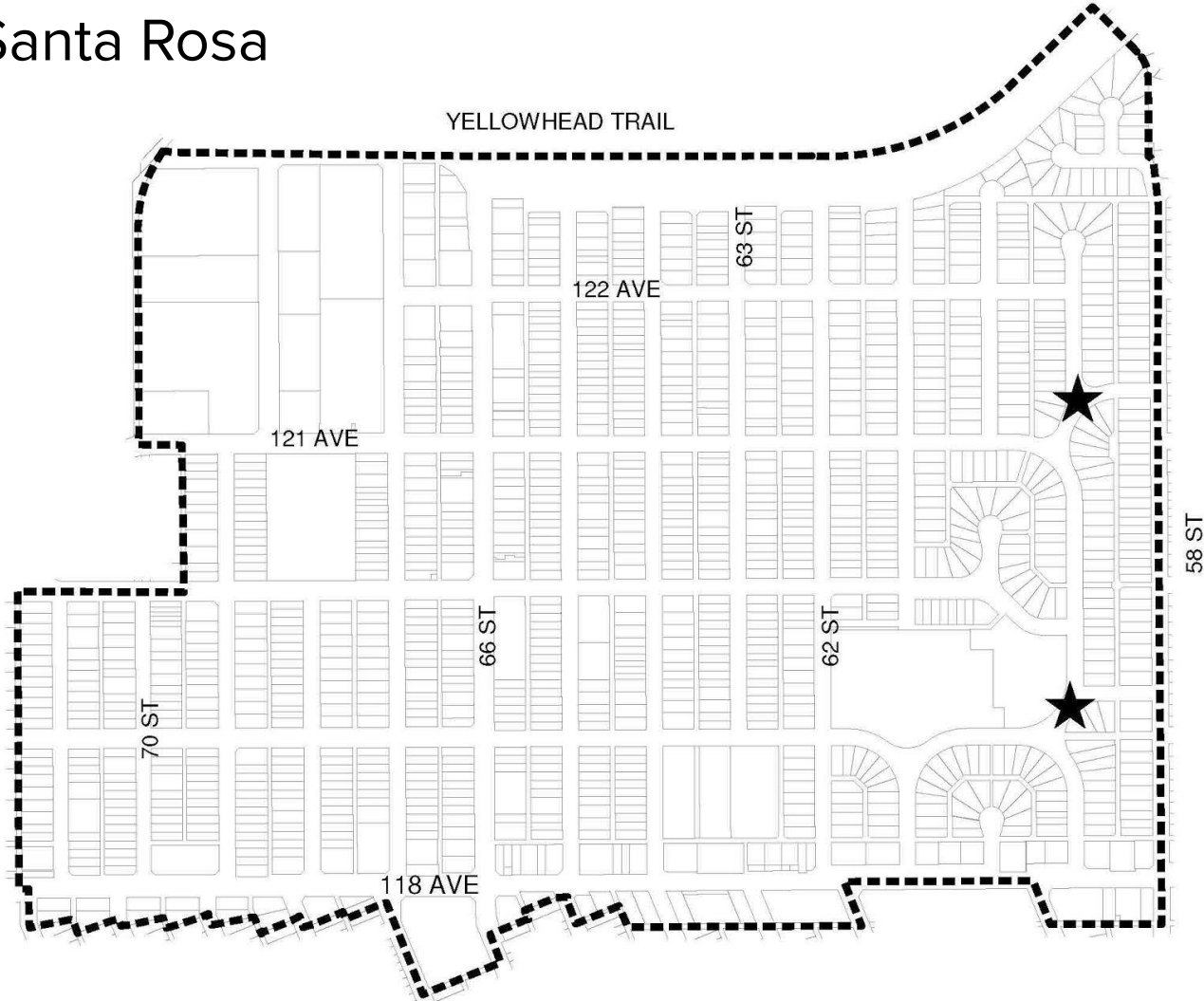
Legend

 Proposed Landscape Area

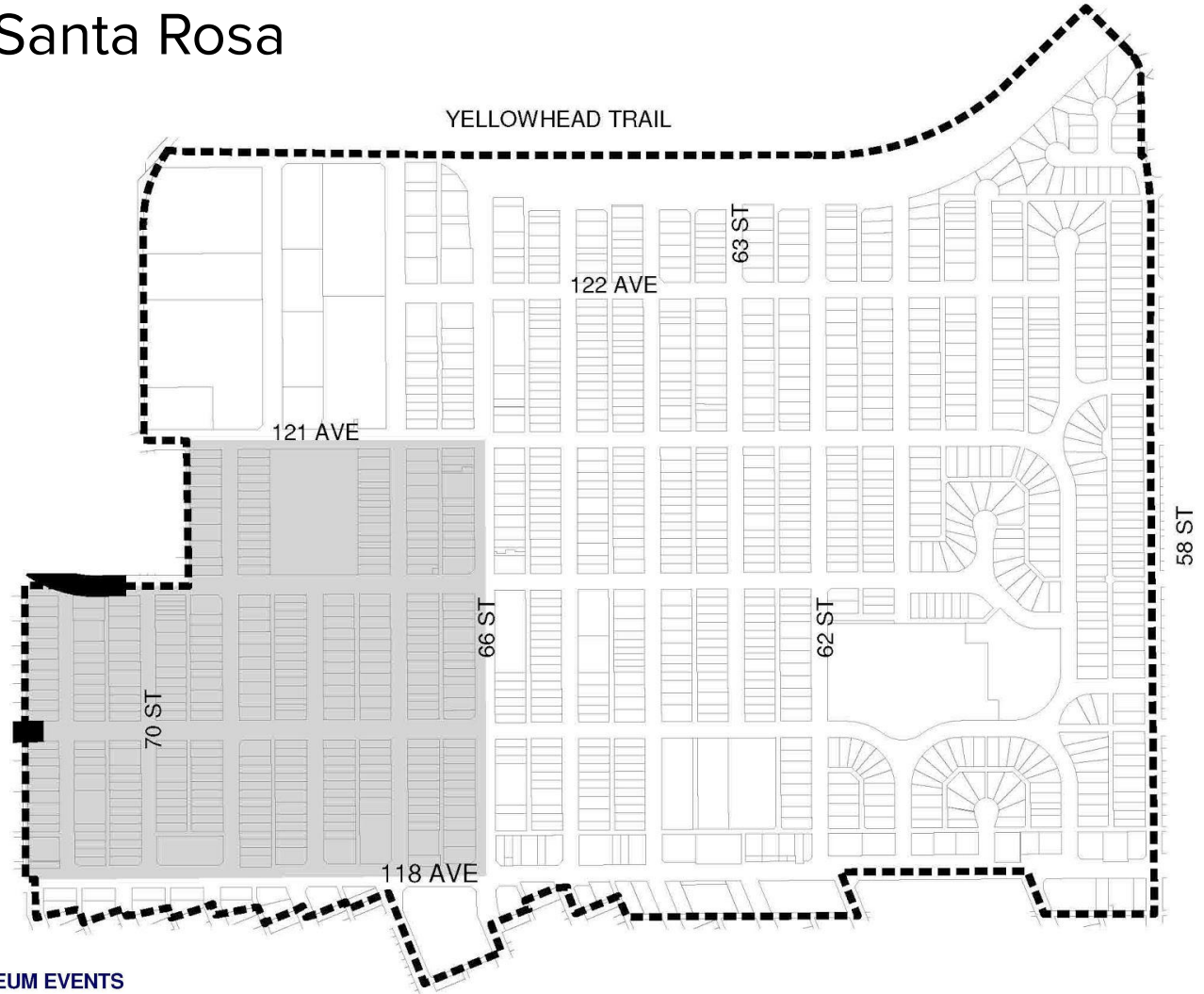
3.15 - Montrose/Santa Rosa



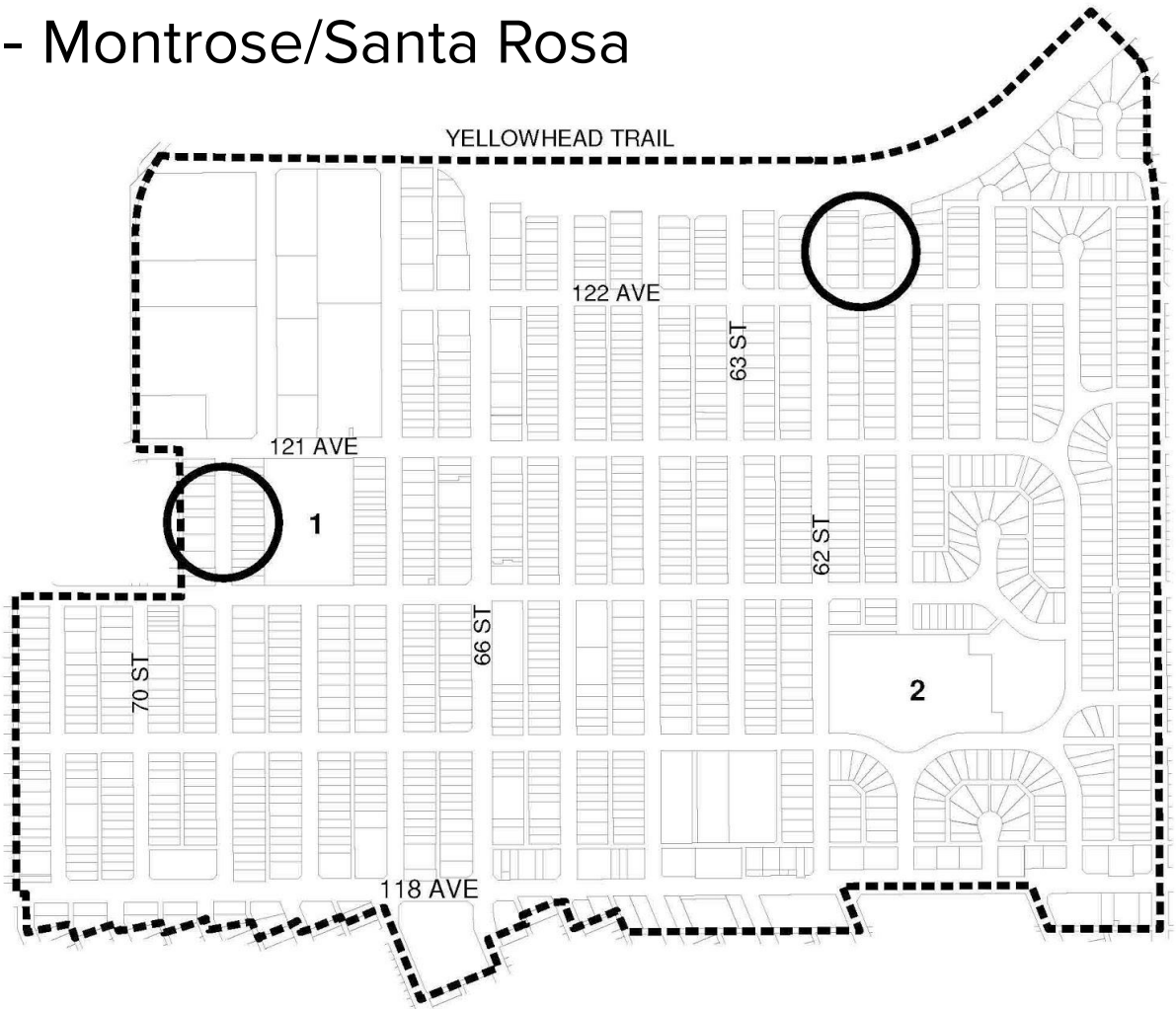
3.15 - Montrose/Santa Rosa



3.15 - Montrose/Santa Rosa

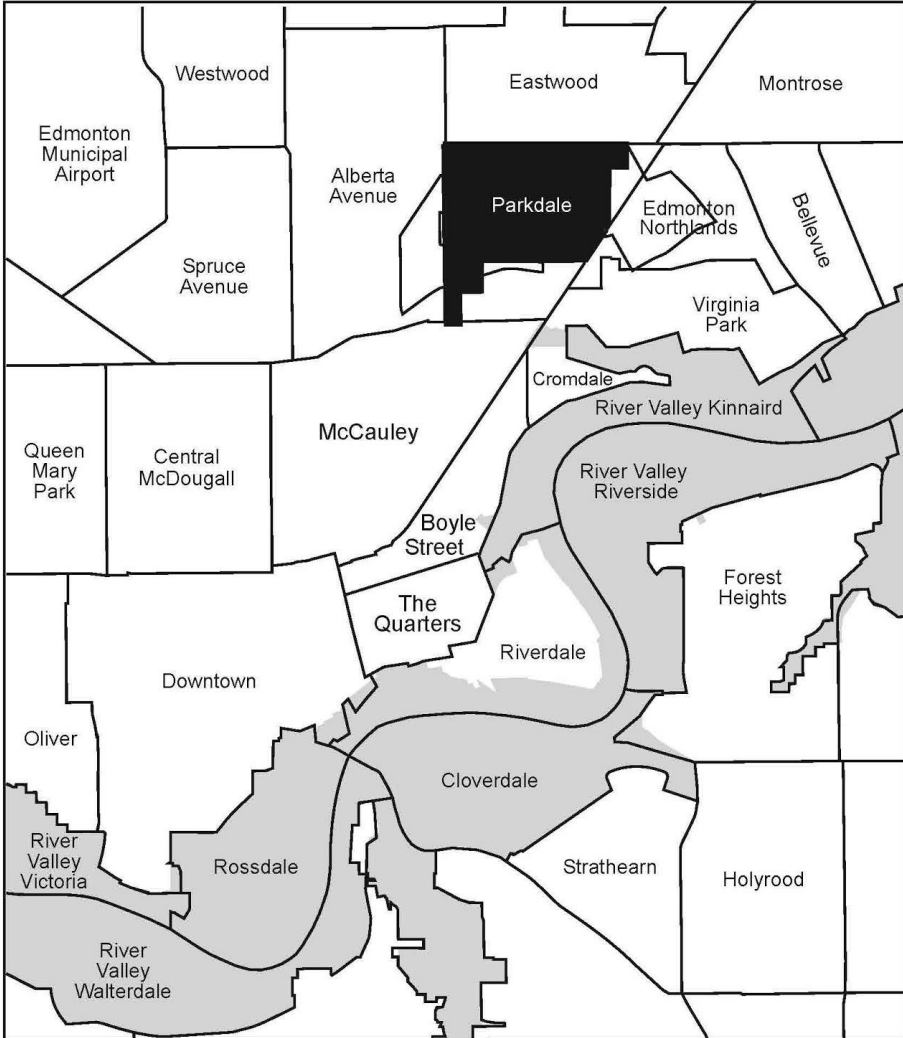


3.15 - Montrose/Santa Rosa



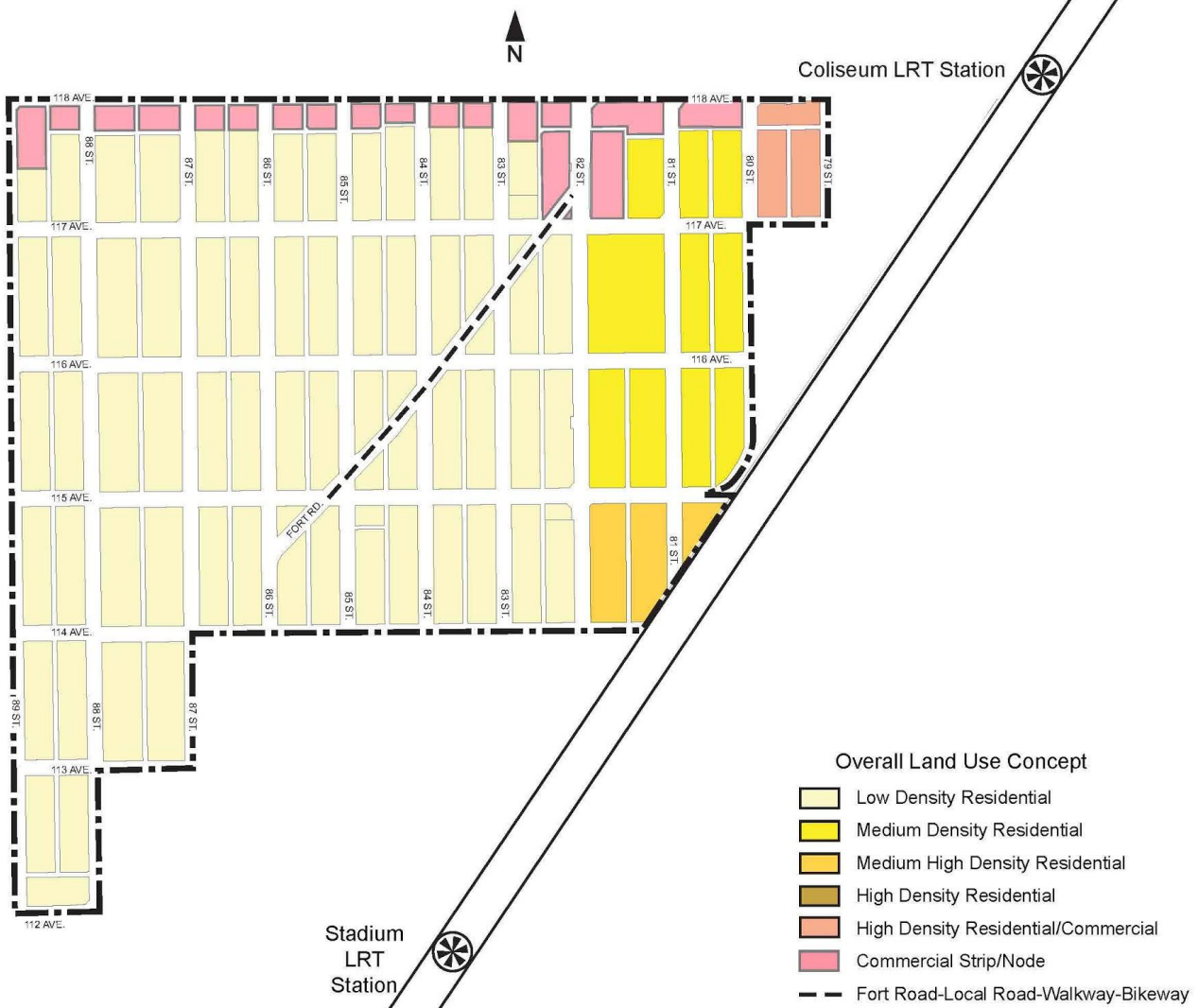
-  General area for future park space acquisition
- 1** Santa Rosa Arena Park
- 2** Montrose Community League Park

3.16 - Parkdale



3.16 - Parkdale

OVERALL LAND USE CONCEPT



3.16 - Parkdale

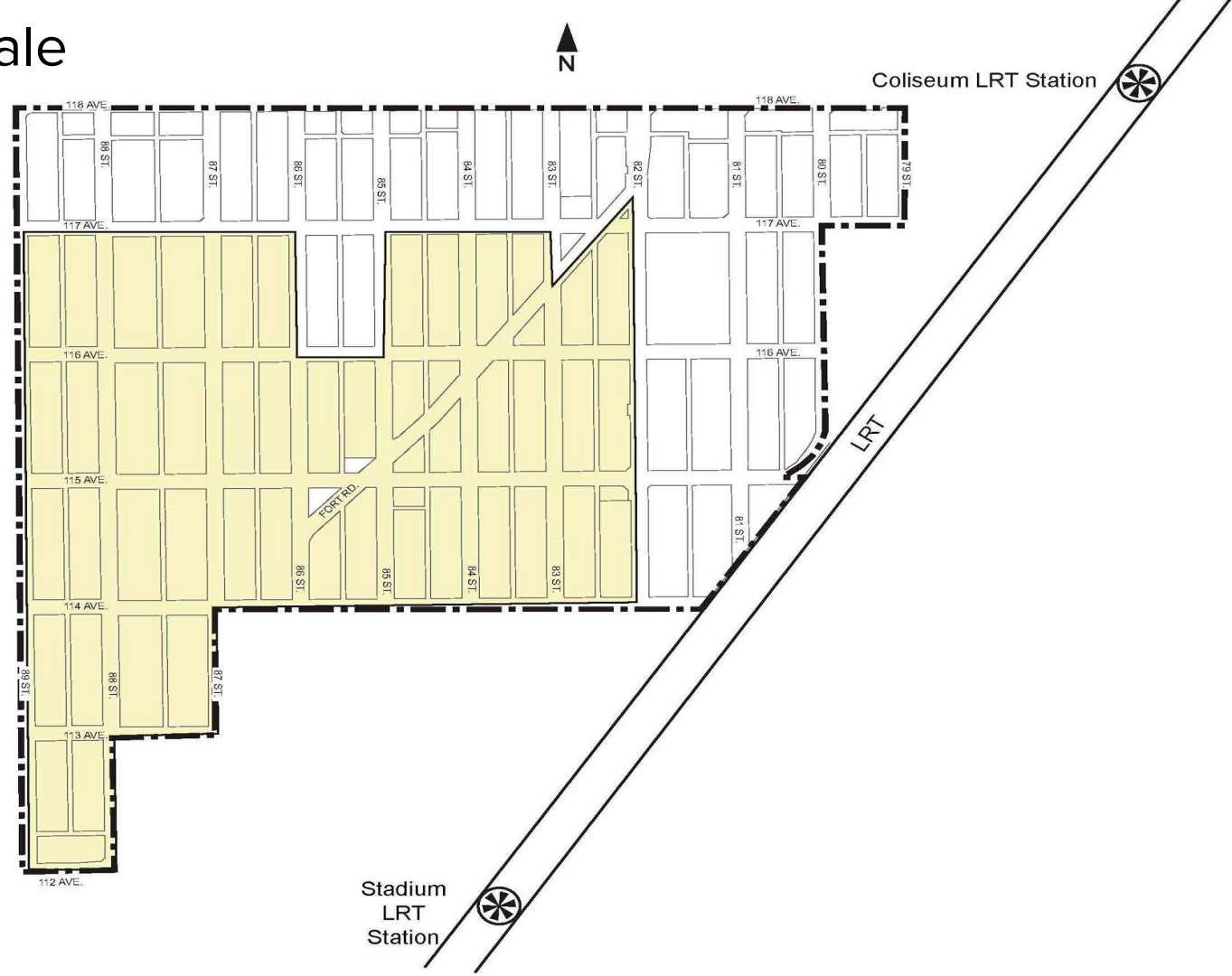
Policy 2.2
Transitional Concept



- Transitional Concept
- Low Density Residential
 - Medium Density Residential
 - High Density Residential

3.16 - Parkdale

Policy 3.1
Residential land Use Policy



3.16 - Parkdale

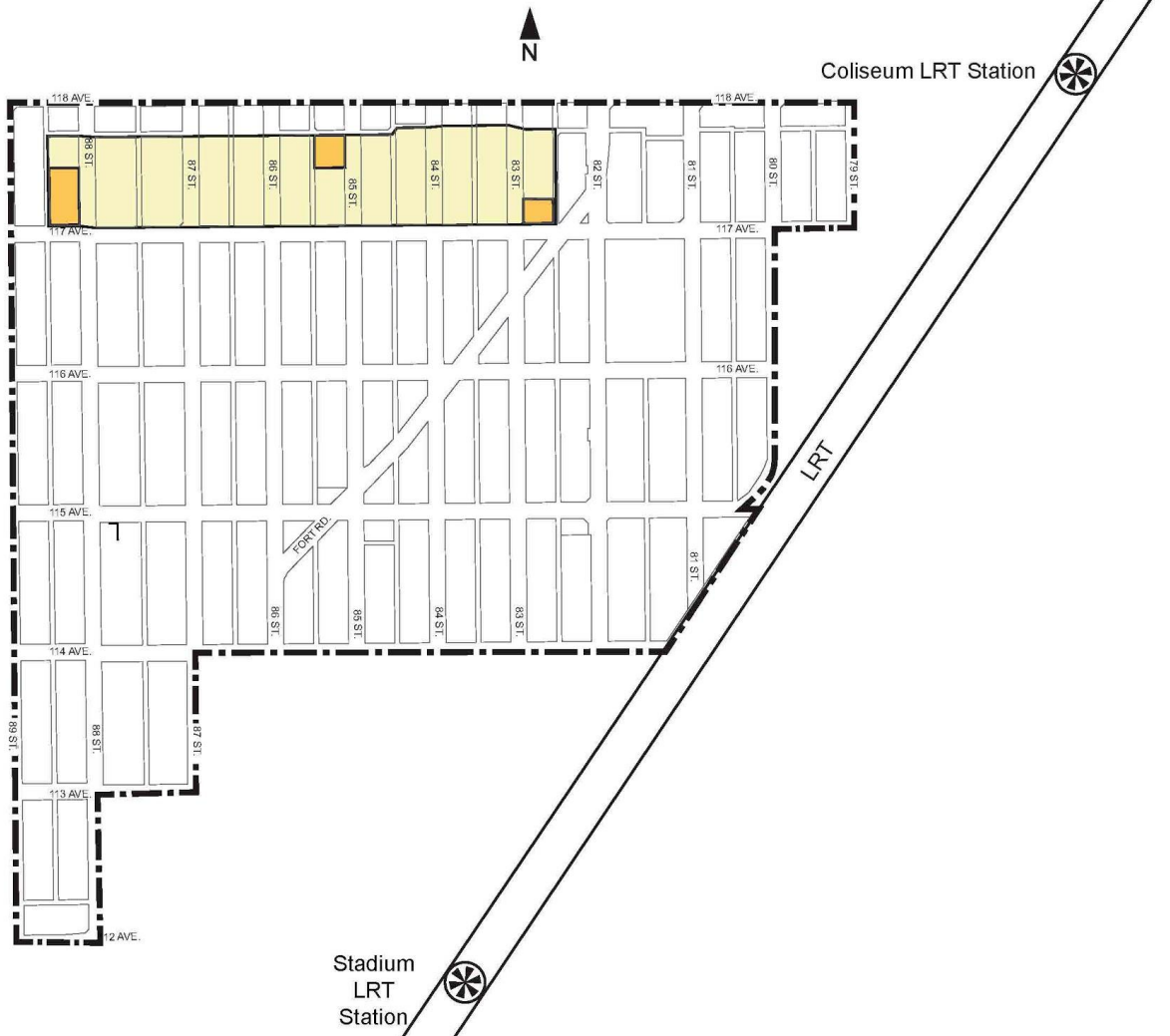
Policy 3.2
Residential Land Use



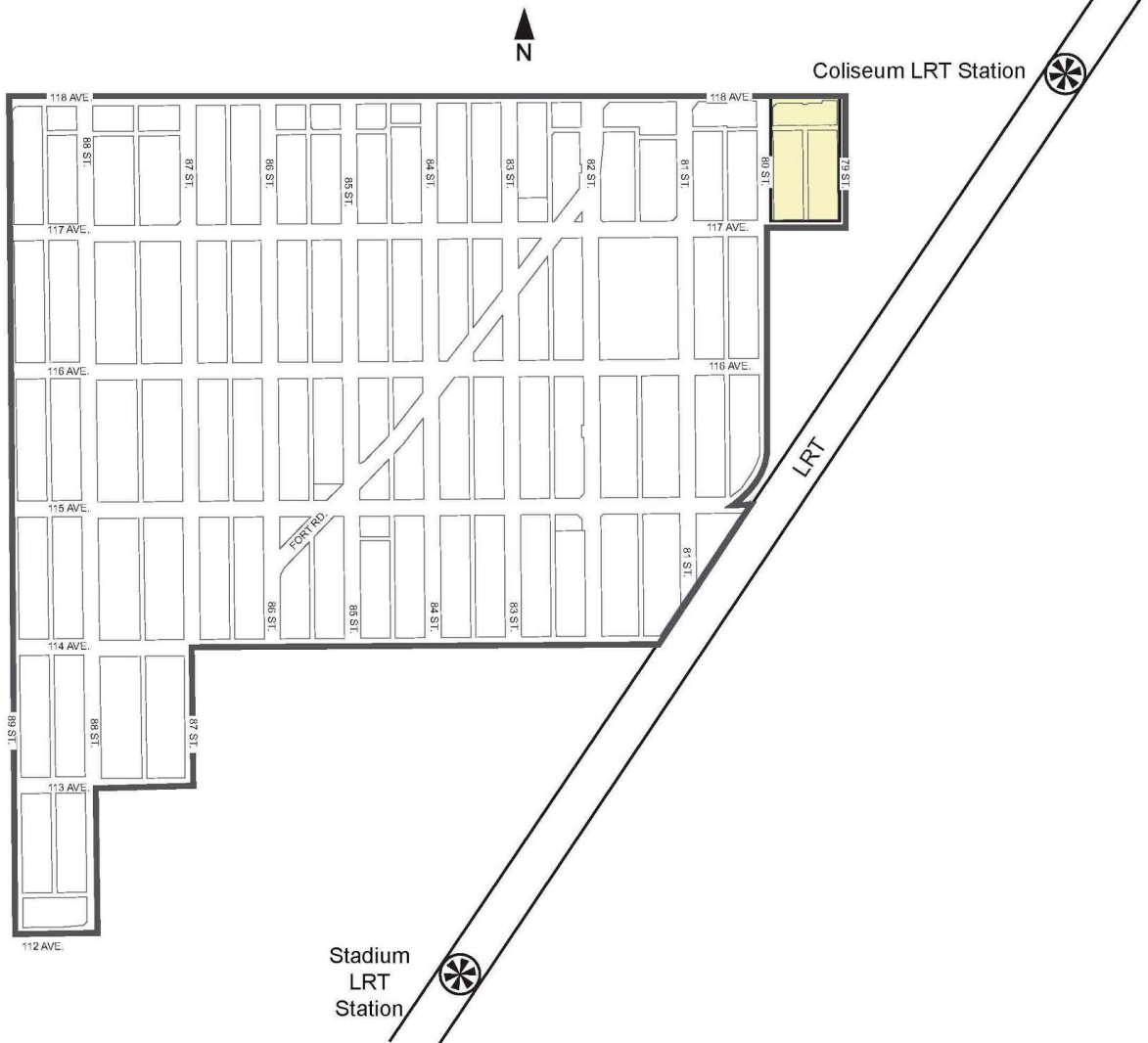
3.16 - Parkdale



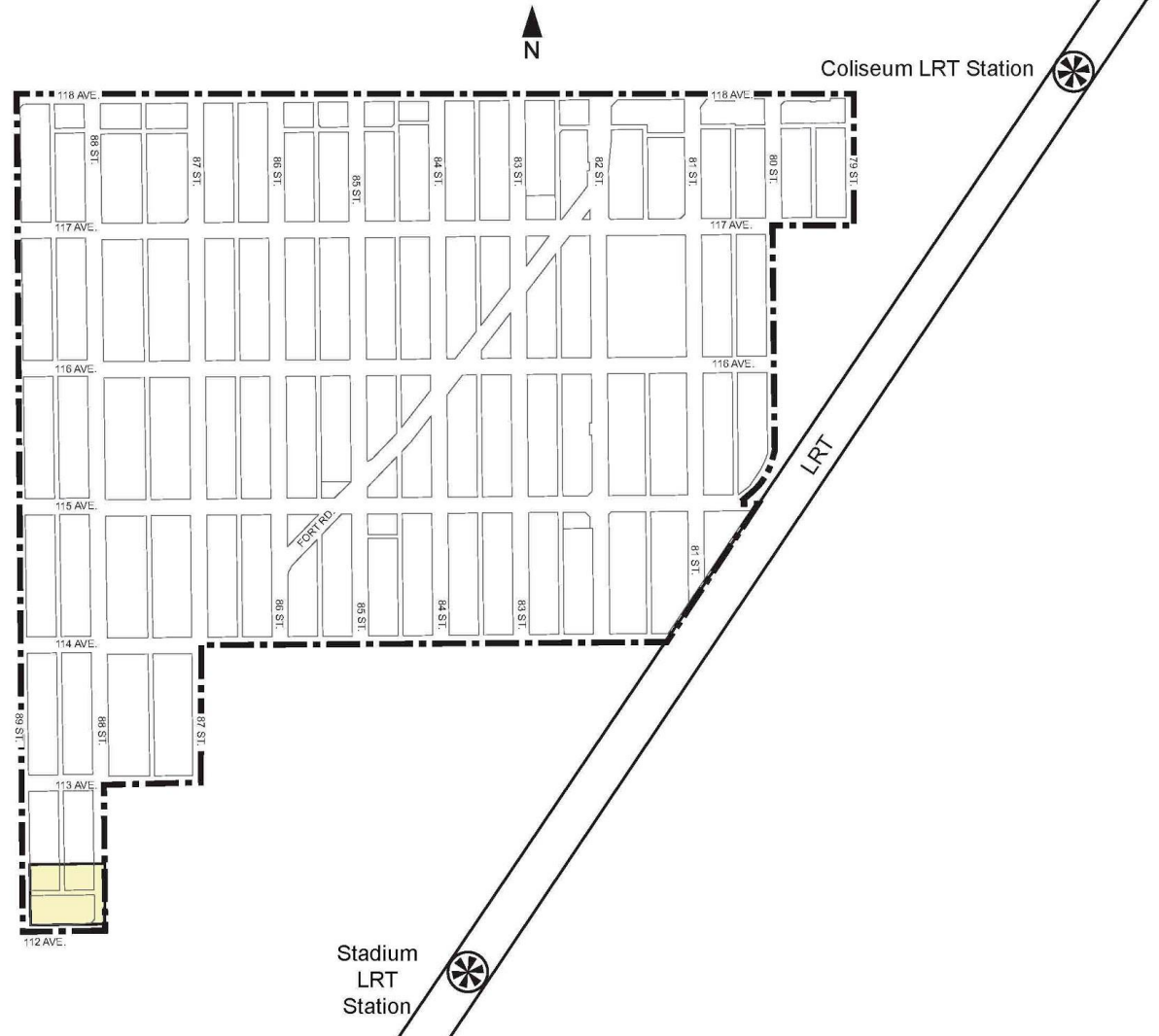
3.16 - Parkdale



3.16 - Parkdale



3.16 - Parkdale



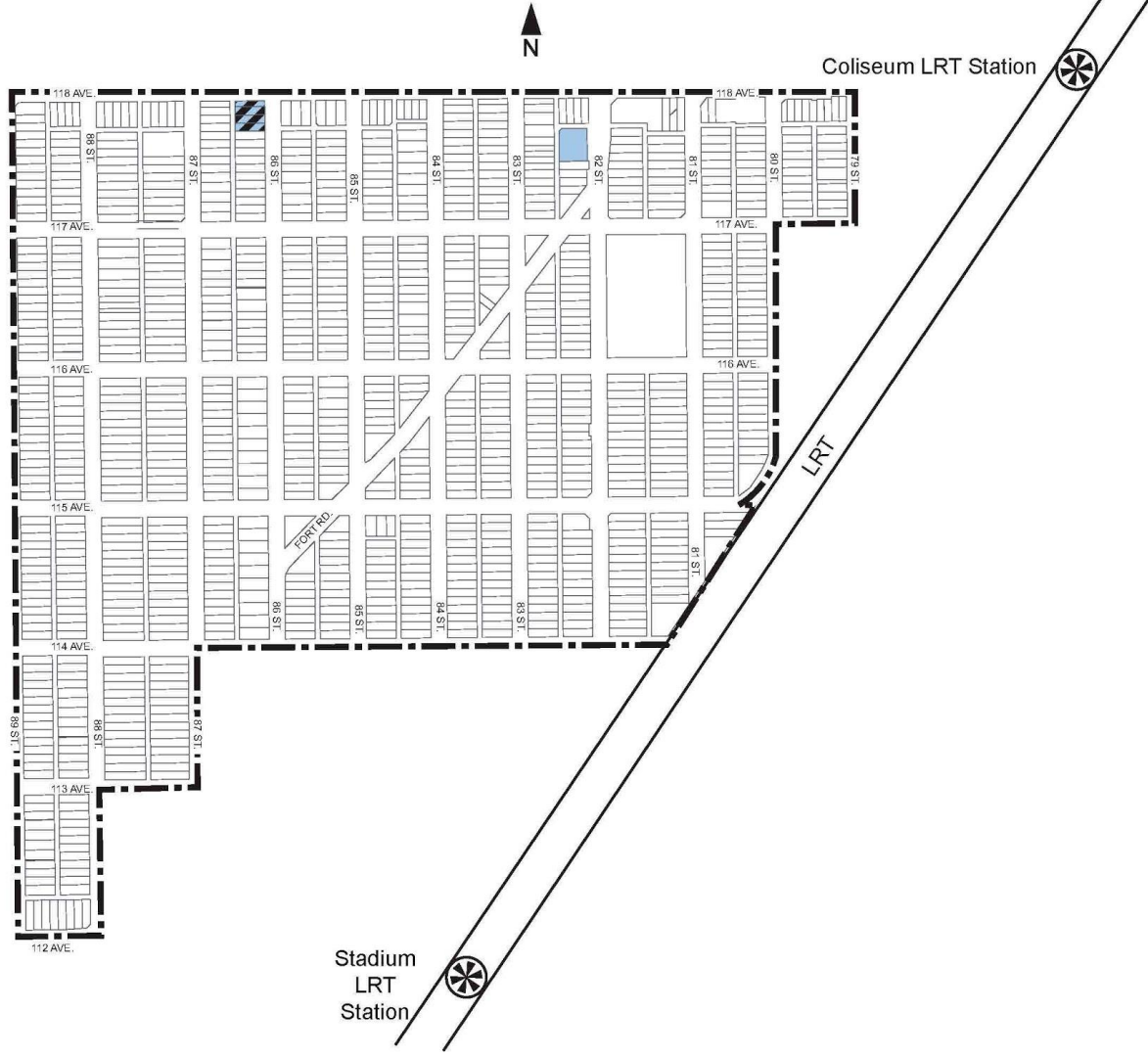
3.16 - Parkdale



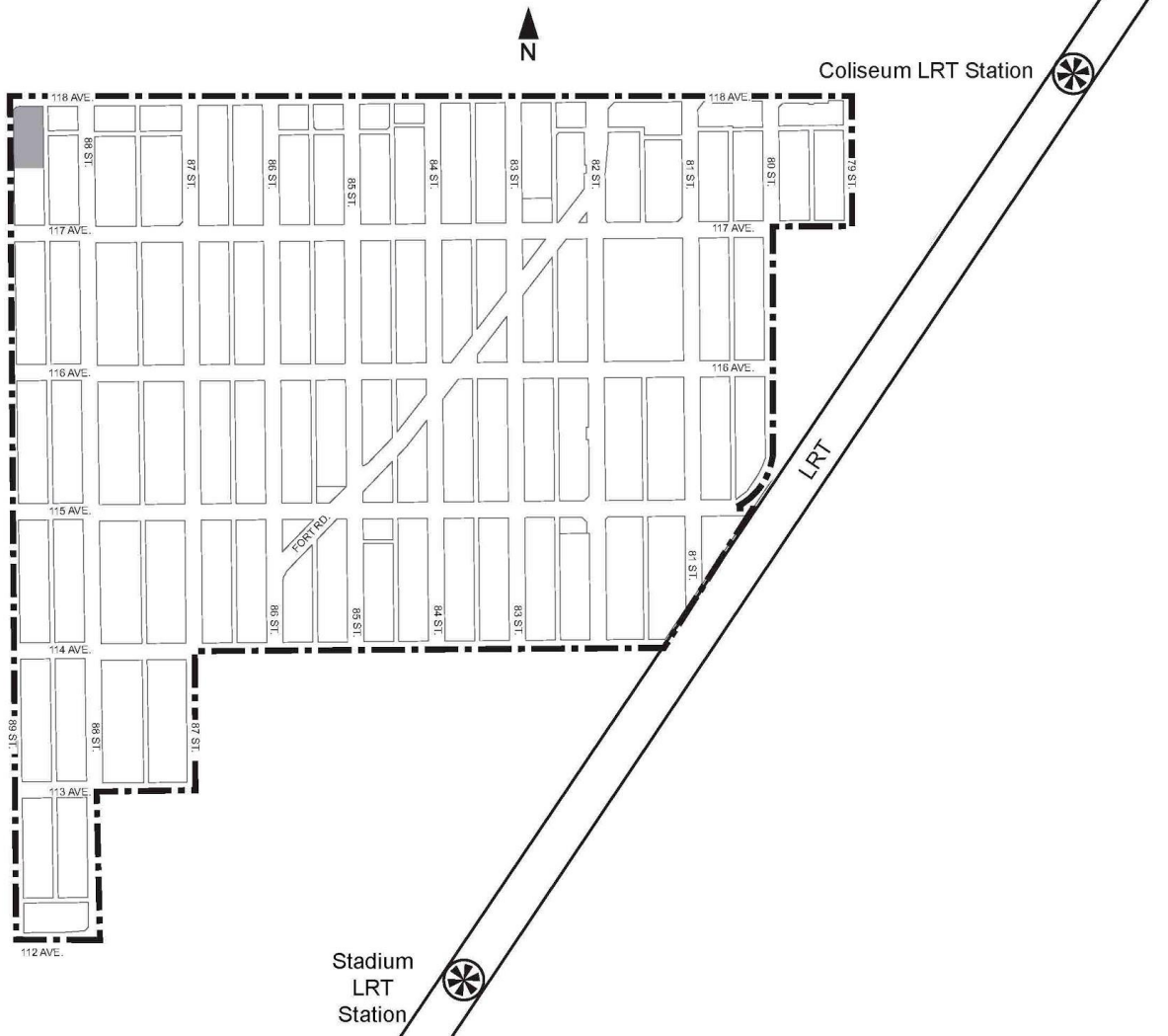
3.16 - Parkdale



3.16 - Parkdale



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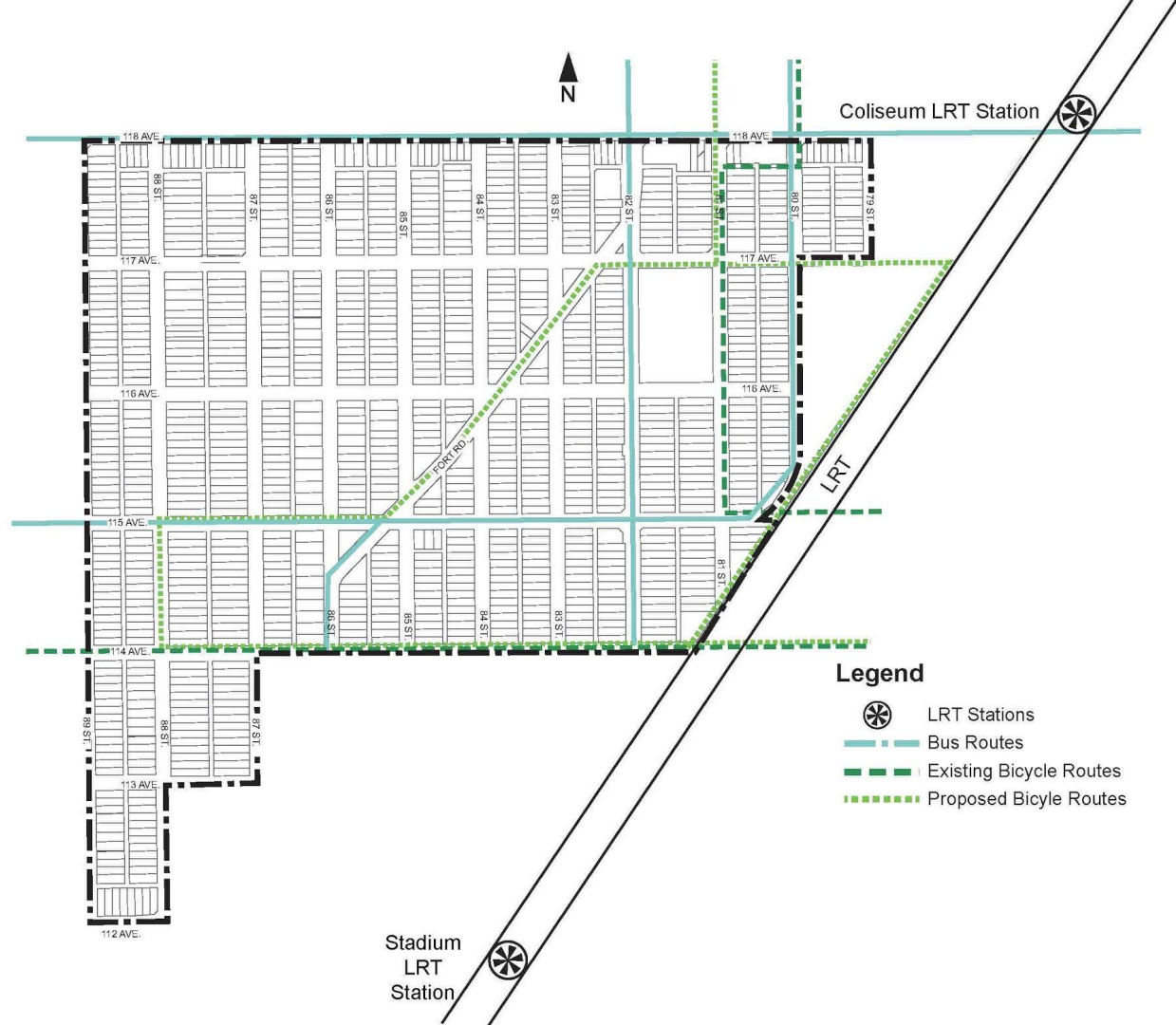
3.16 - Parkdale



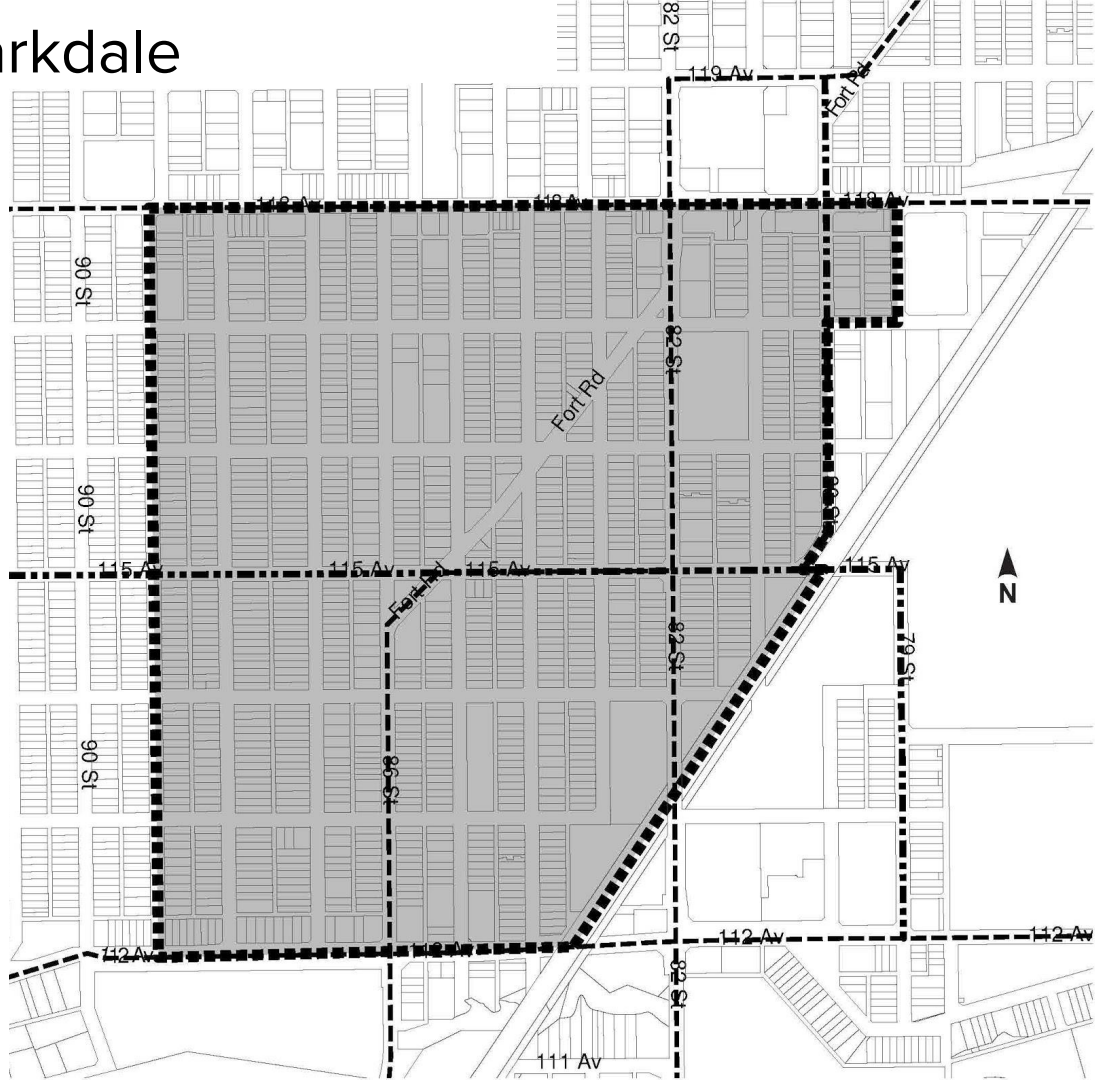
3.16 - Parkdale



3.16 - Parkdale

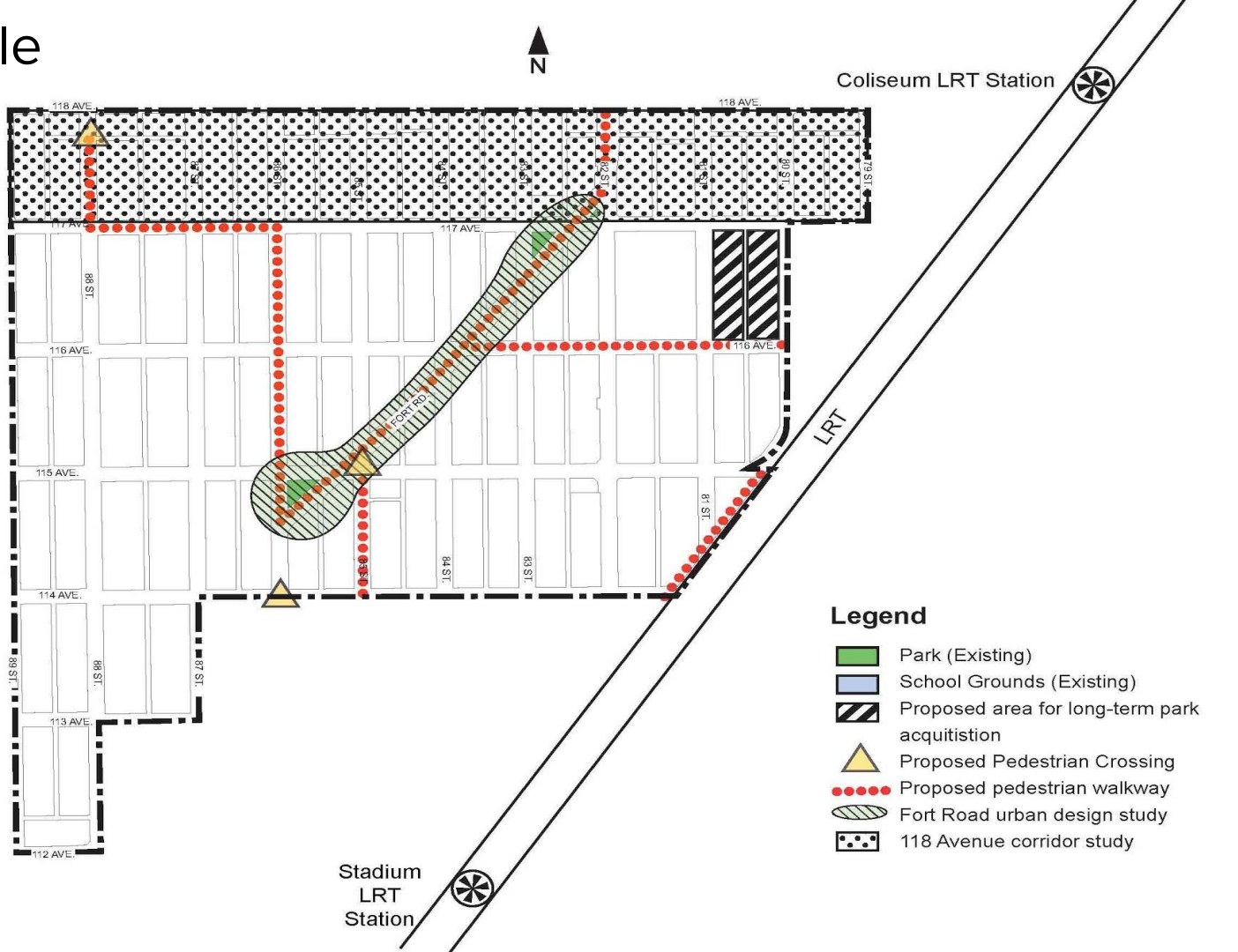


3.16 - Parkdale



- 24 Hours
- 07:00-23:00
- Boundary of Parkdale ARP

3.16 - Parkdale



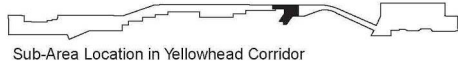
3.16 - Parkdale








Schedule G Proposed Land Uses

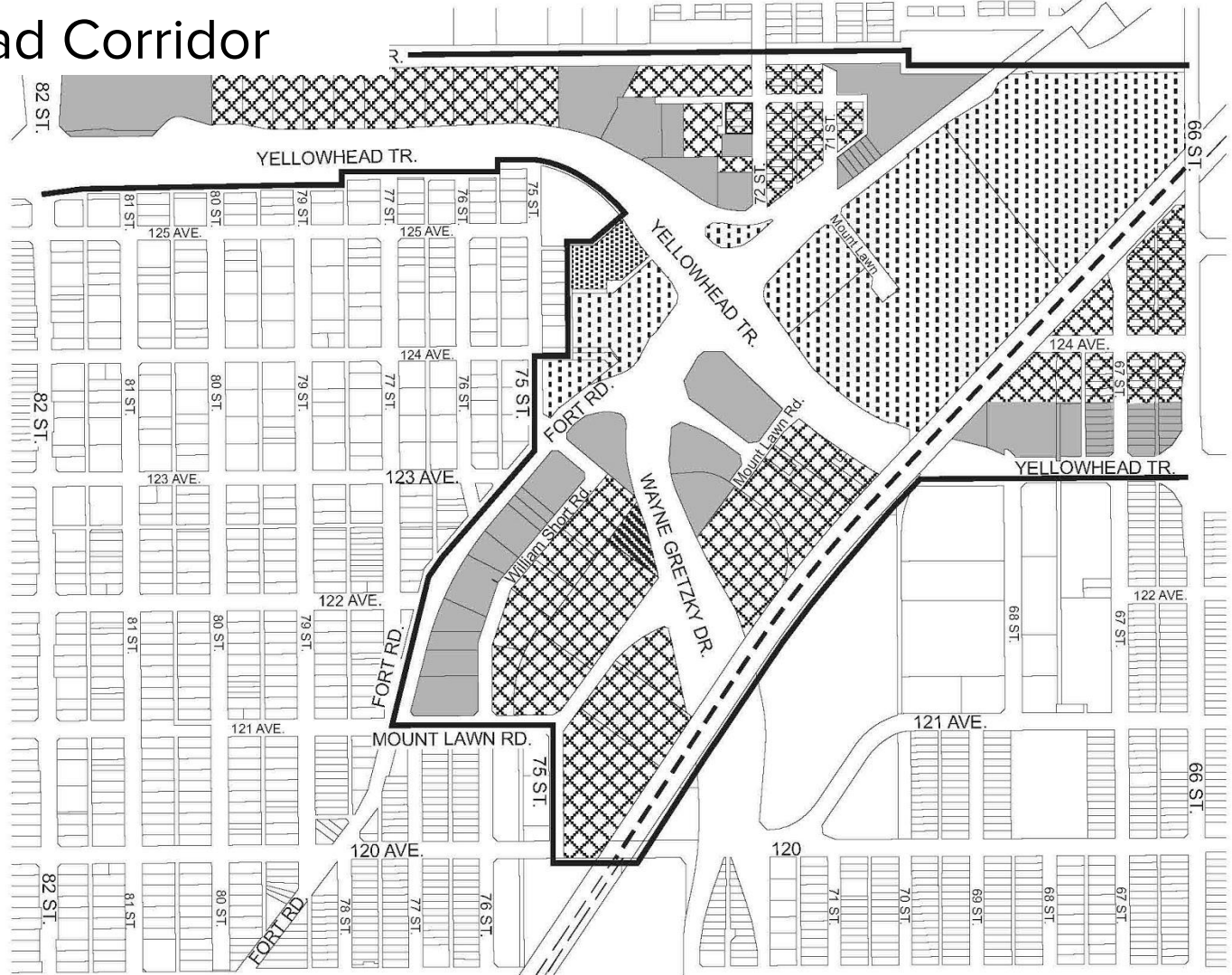


88 3.17 - Yellowhead Corridor

**BYLAW 18907
YELLOWHEAD CORRIDOR
AREA STRUCTURE PLAN (as amended)
SCHEDULE C-6, SUB-AREA 6**

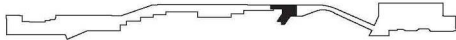


-  Commercial (Direct Control)
-  "Prestige" Business Industrial
-  Medium Industrial
-  Multiple Family Residential
-  Public Utility Stormwater Management
-  Northeast LRT Line
-  Area Structure Plan Boundary










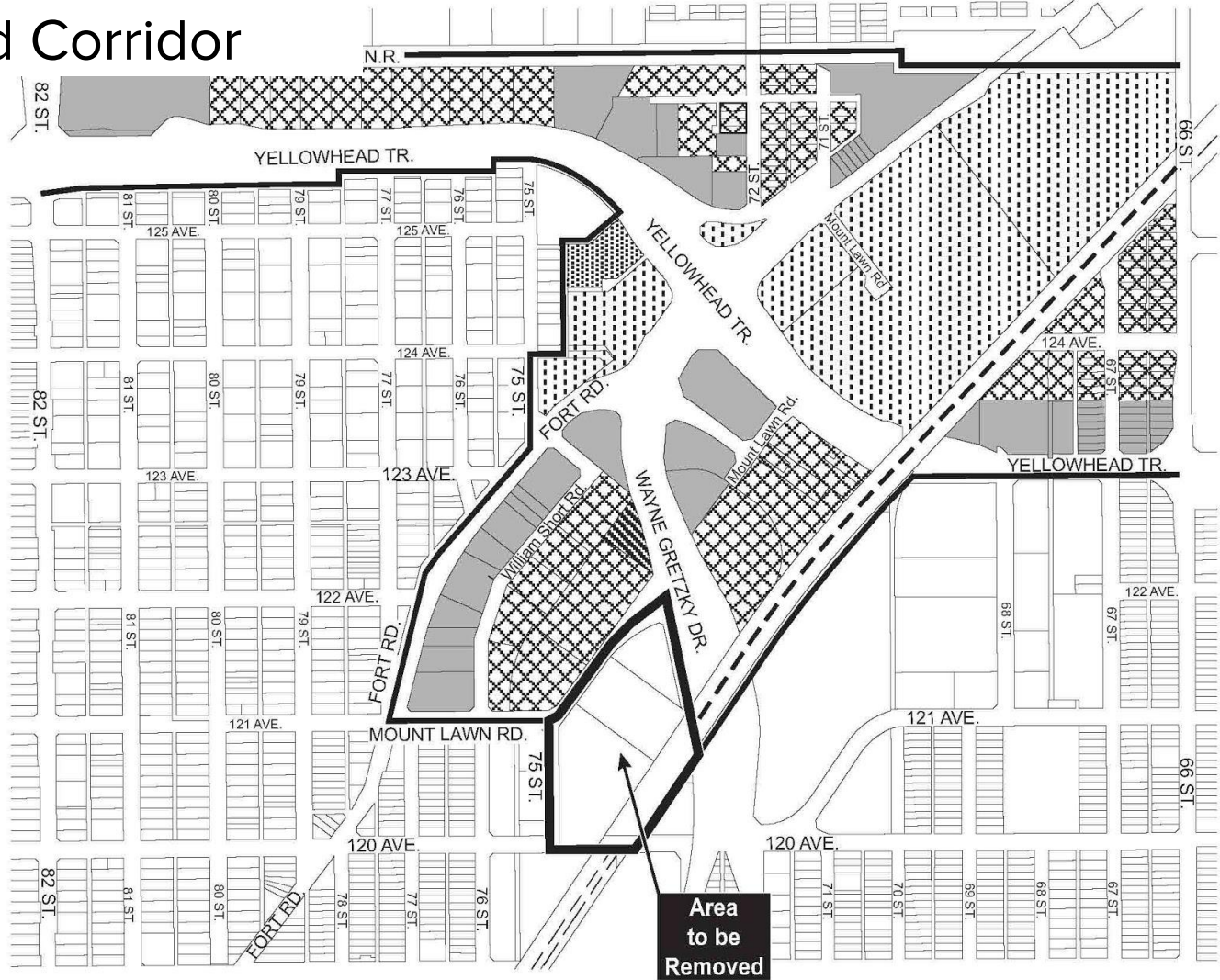
89 3.17 - Yellowhead Corridor

BYLAW 18907 YELLOWHEAD CORRIDOR AREA STRUCTURE PLAN (as amended) SCHEDULE C-6, SUB-AREA 6



Sub-Area Location in Yellowhead Corridor

-  Commercial (Direct Control)
-  "Prestige" Business Industrial
-  Medium Industrial
-  Multiple Family Residential
-  Public Utility
Stormwater Management
-  Northeast LRT Line
-  Area Structure Plan Boundary



3.18 - Support housing for vulnerable population

End of Presentation

Reference: City Council Public Hearing Agenda