

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*.

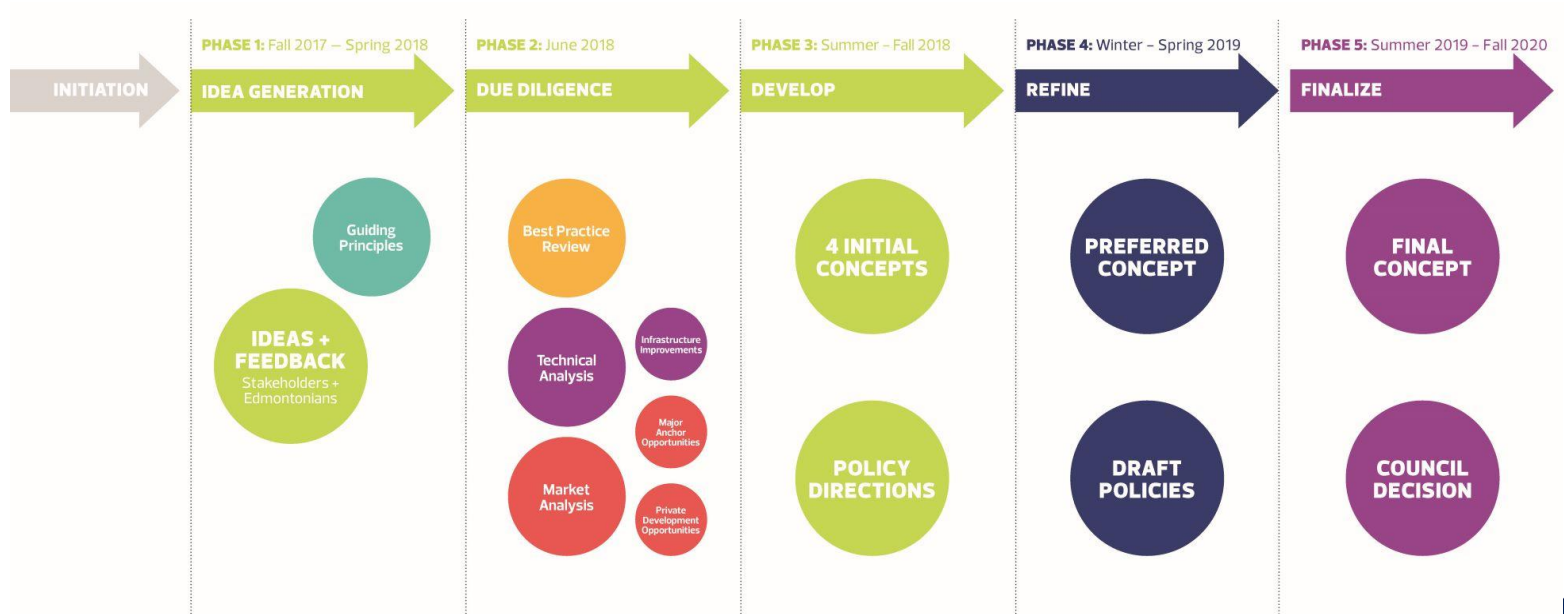
Ensure responsible *return on public investment*.

Healthy City

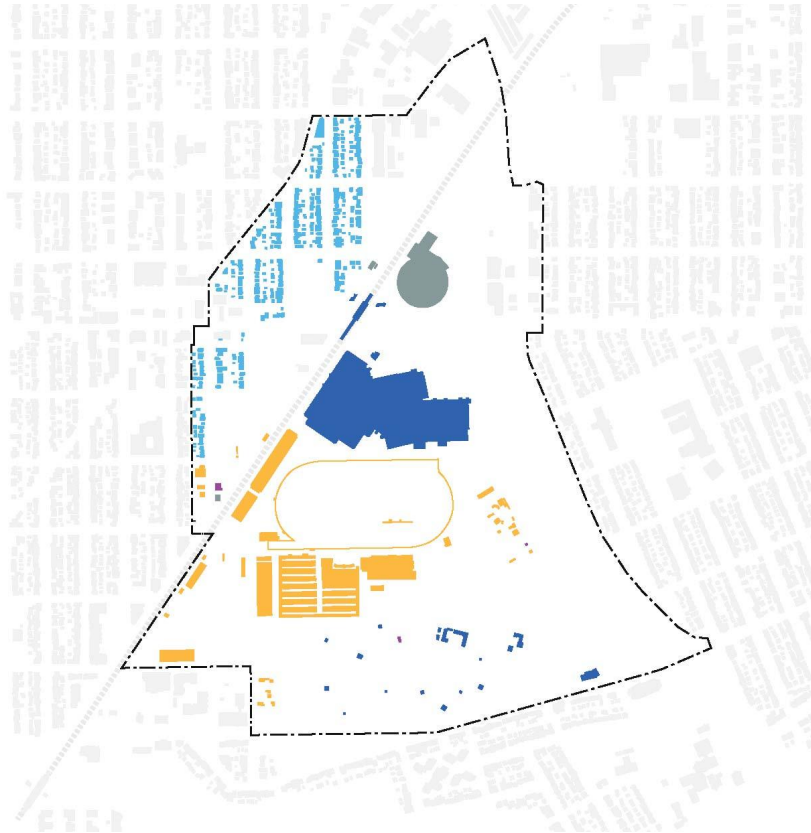
Contribute to the *social, physical and mental well-being* of residents and all Edmontonians.

Celebrate local *history, heritage and cultures*.

Planning Framework Preparation Process



Current development



Planning Framework Preparation Process



FALL - SPRING 2017



SPRING 2018



JUNE 2018



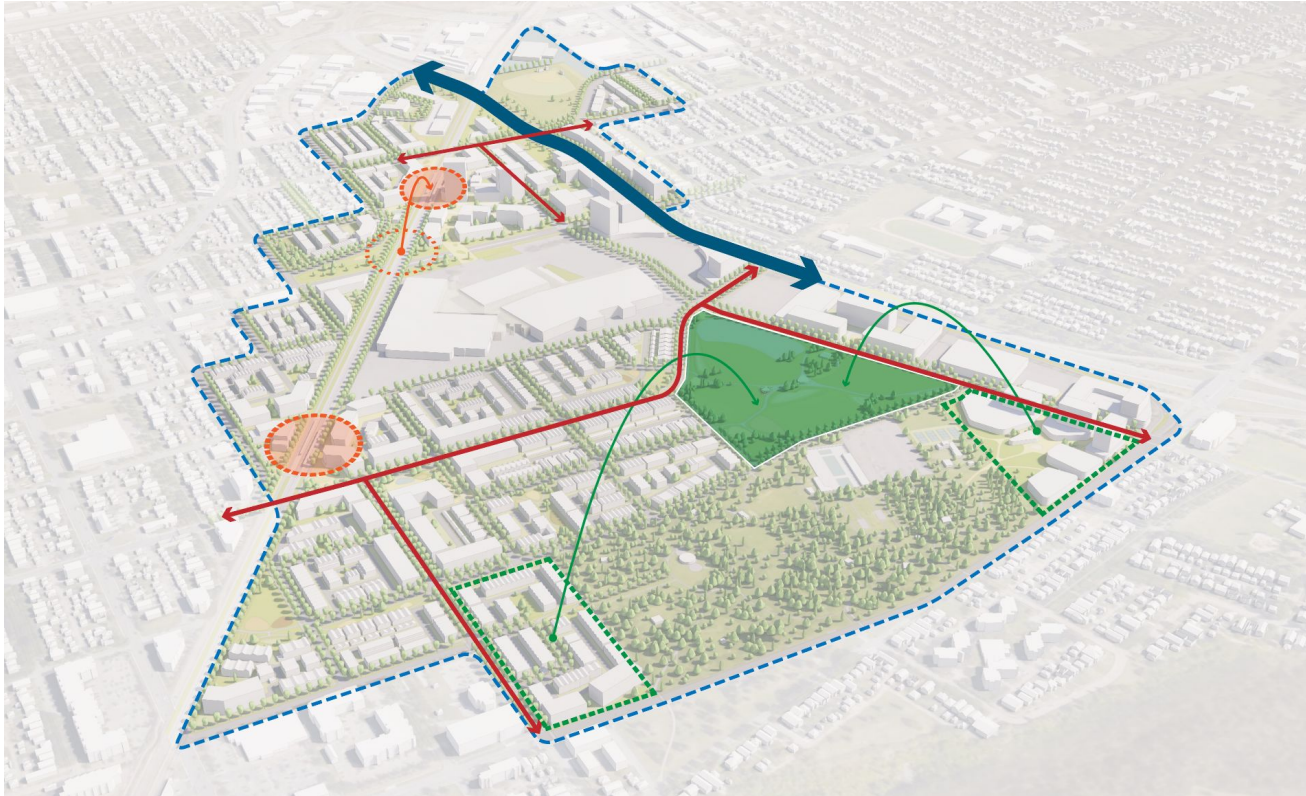
FALL 2018



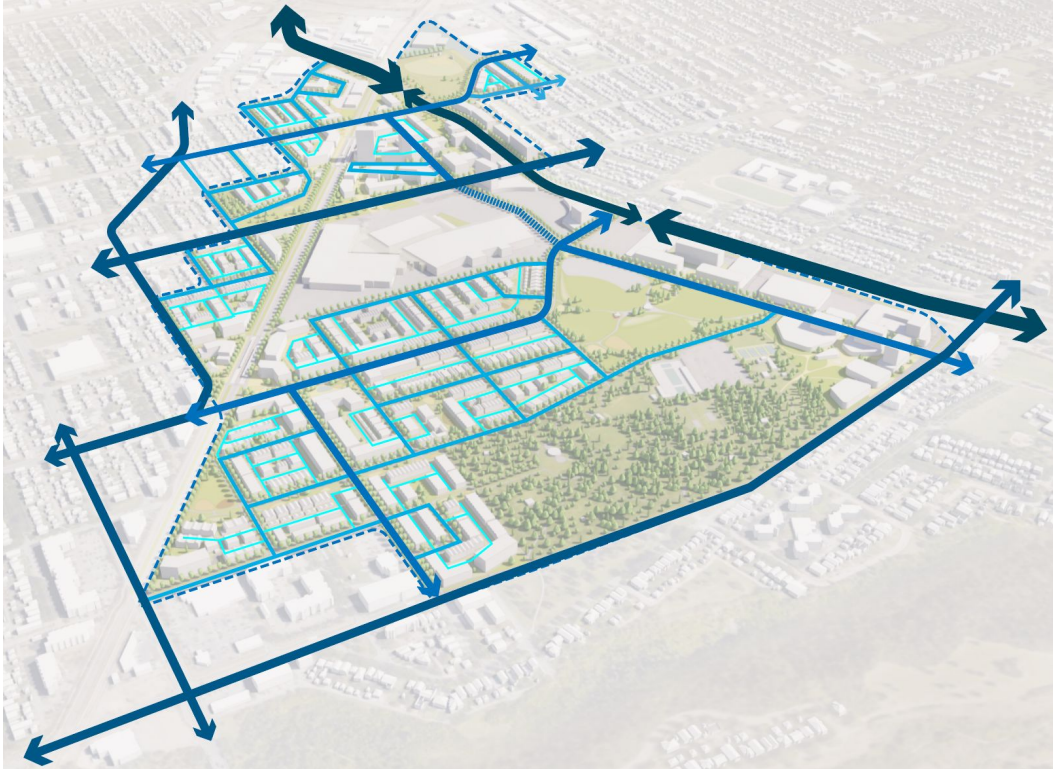
JUNE 2019



Key elements



Mobility



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

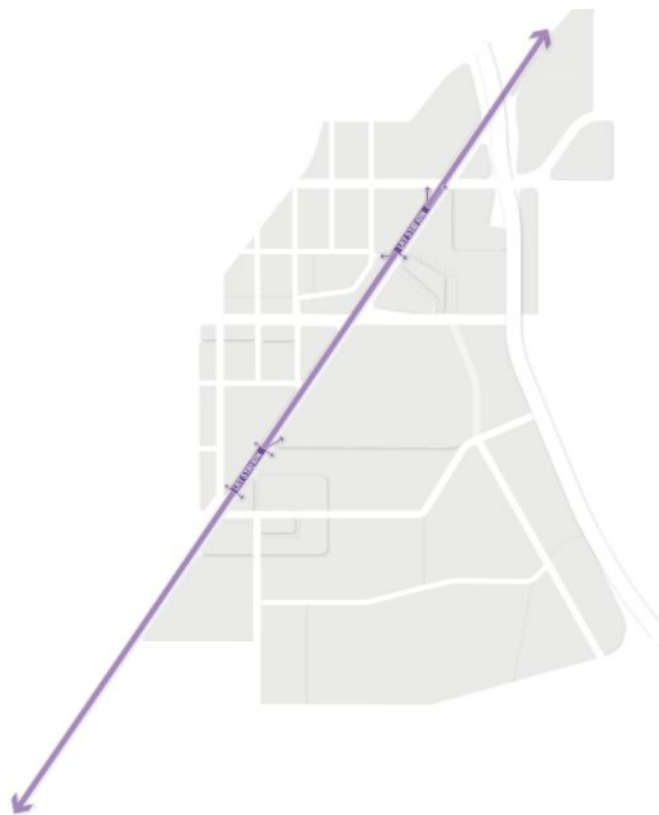
LRT Stations



New LRT Station at 115 Avenue



New LRT Station at 119 Avenue to replace Coliseum Station



Fine grained right-of-way network



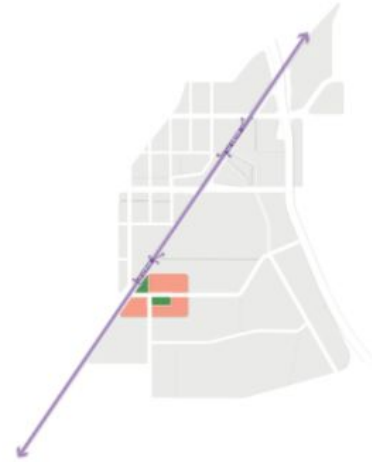
Relinking Wayne Gretzky Drive



Transit Villages

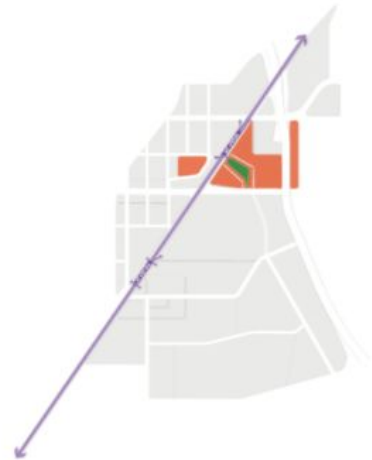
South

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



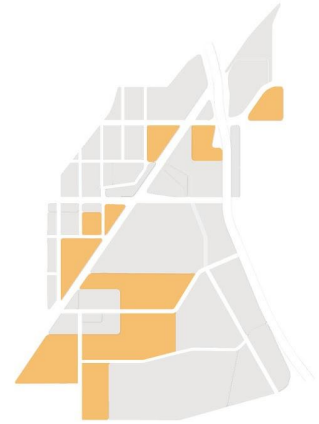
North

- 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



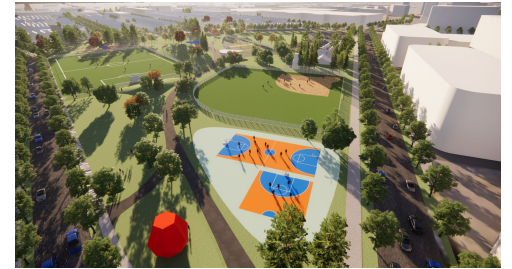
LRT Landing Spaces and Urban Plazas



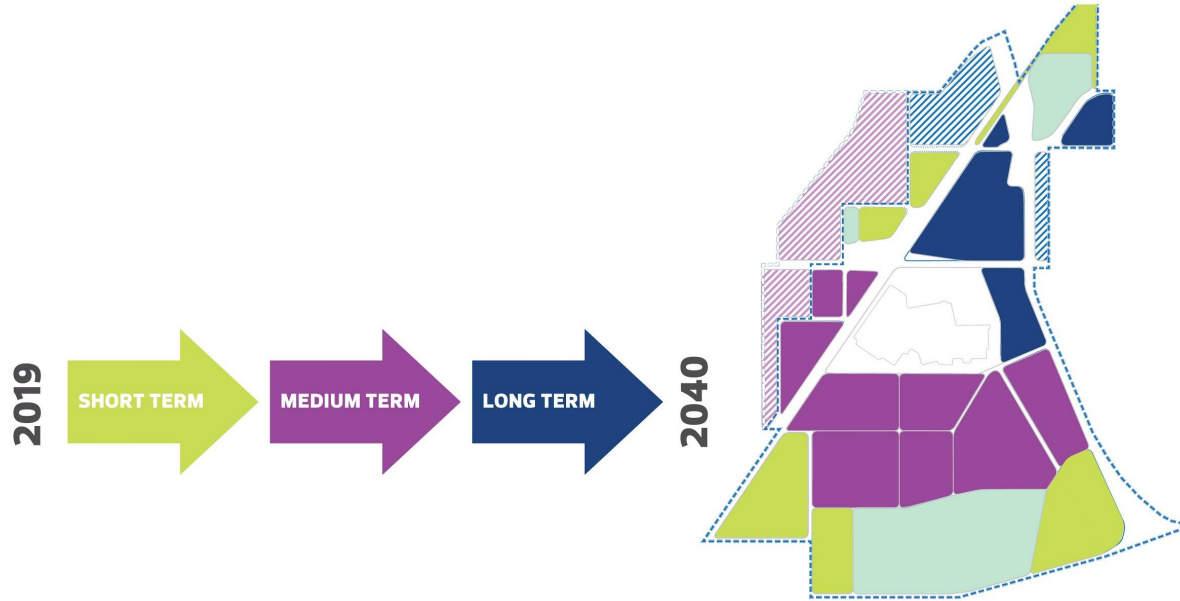
Greenway Links and Amenity Nodes



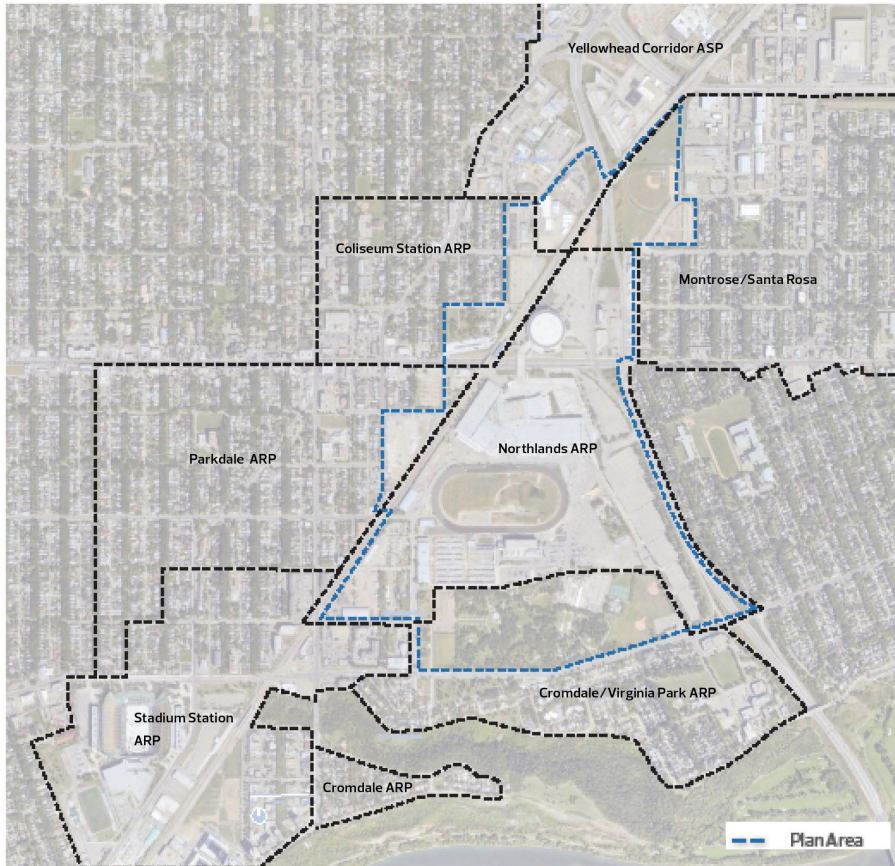
Expanded Borden Park

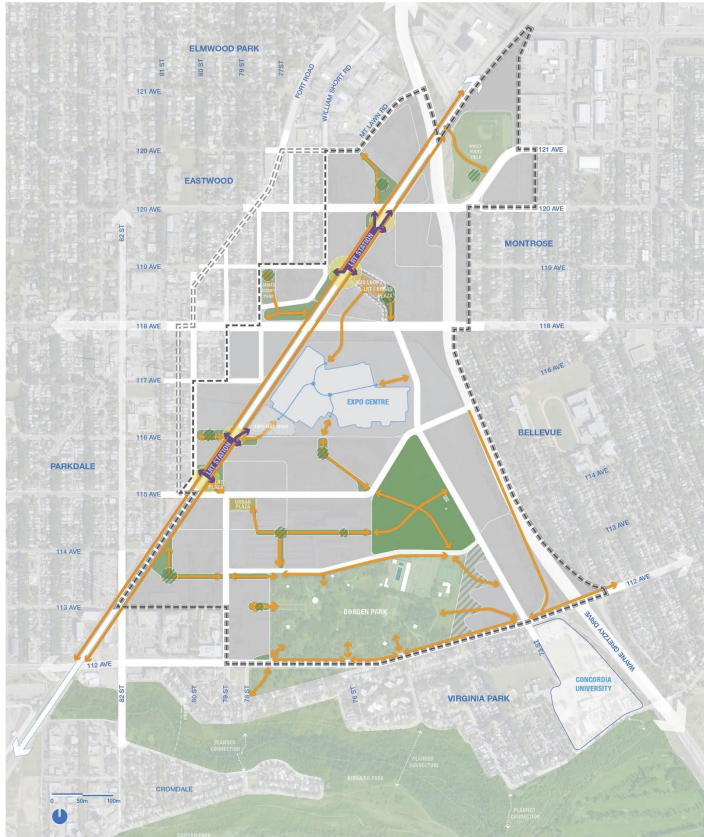


Project phasing



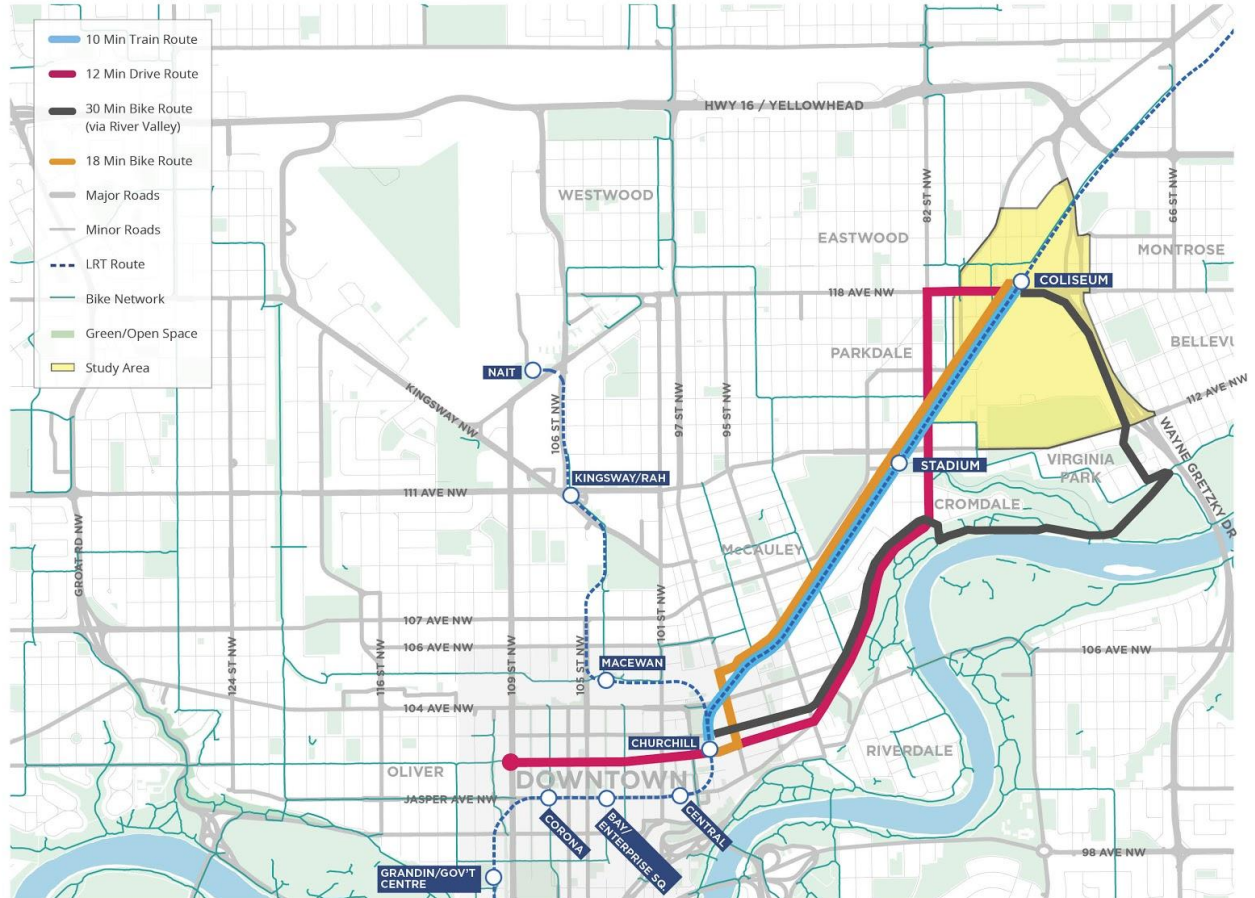
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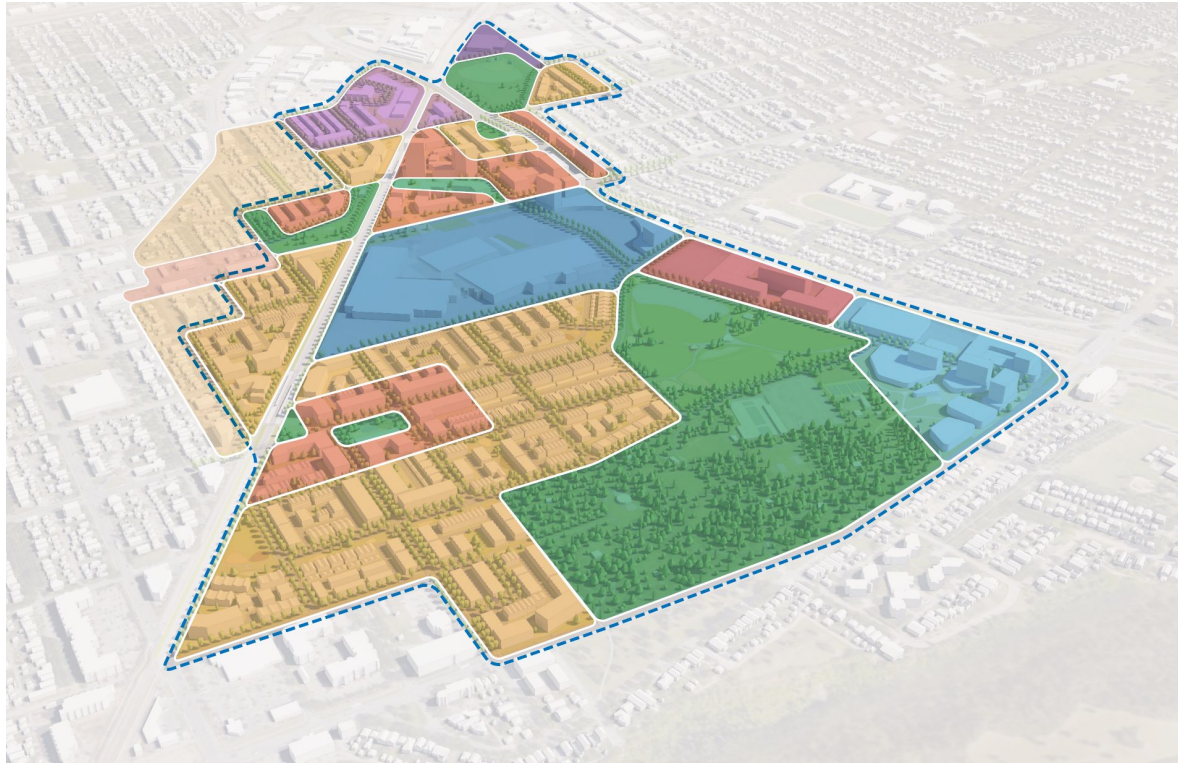


- | | | |
|---|--|--|
|  Existing Park Spaces |  Transit Village Urban Plazas |  Plan Area |
|  Potential New Park Spaces & Greenways |  Community Amenities Nodes |  Study Area |
|  LRT Station Landing Spaces |  Shared Pathway Connections |  At-Grade LRT Station Crossings |

Location



Land Use



Land Use Area

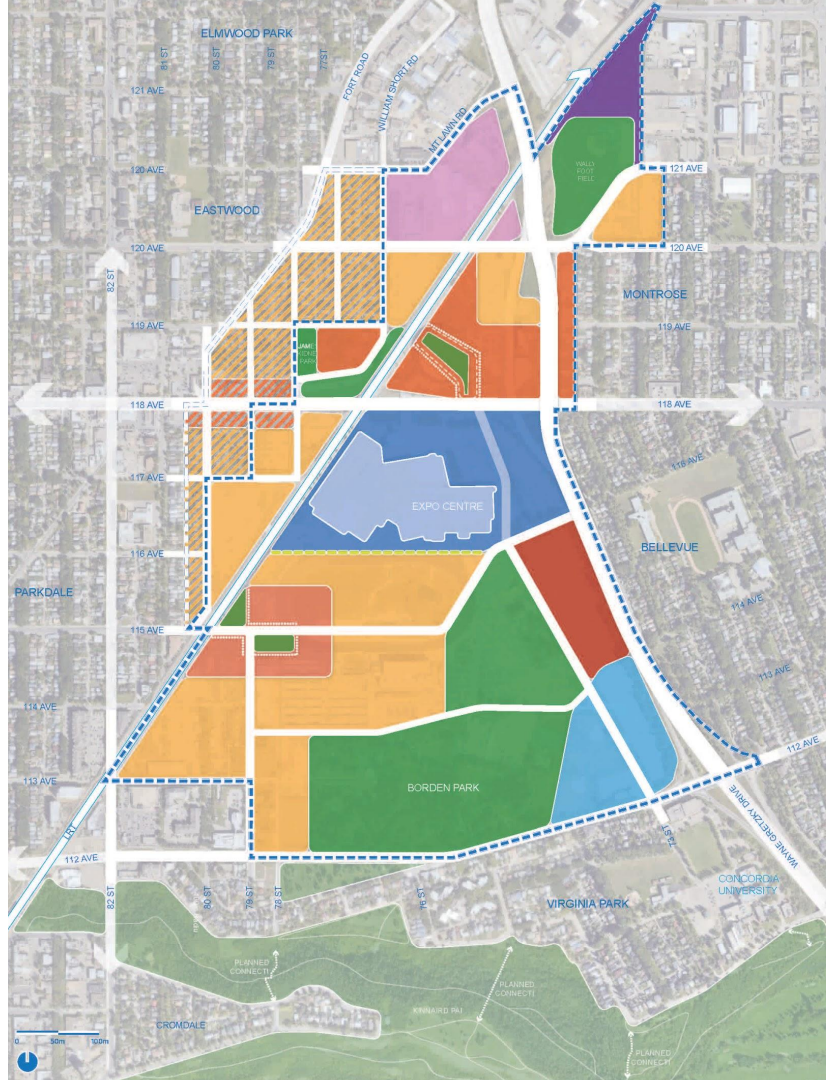
- Mixed Use Transit Village Node - South
- Mixed Use Transit Village Node - North
- Ground Oriented Residential
- Employment Anchor
- Civic / Education Anchor
- EXPO Centre
- Industrial Transition
- Infill Areas
- Open Space
- LRT Cleaning and Storage Facility

Industrial transition













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

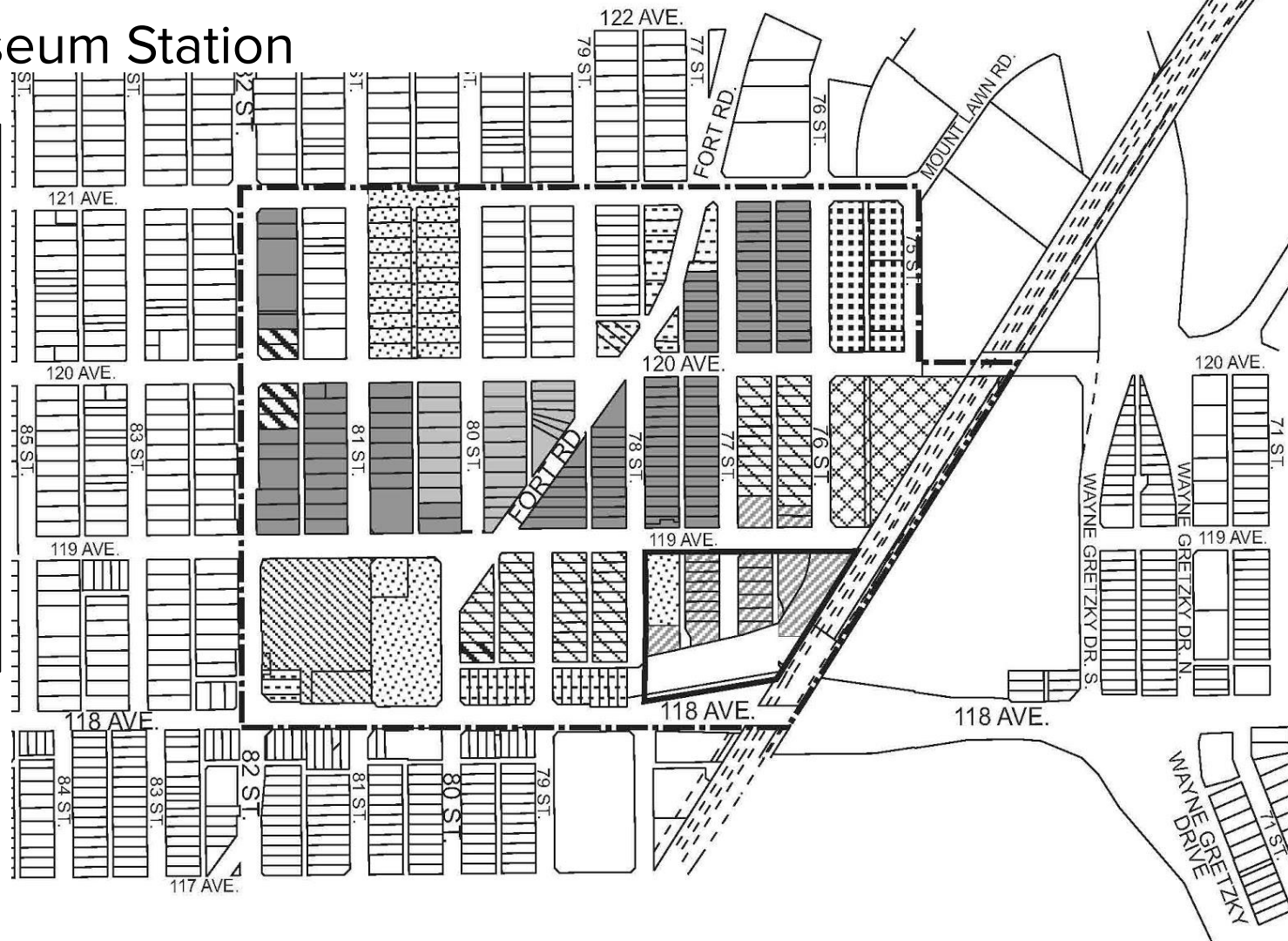


3.12 - Edmonton Northlands/ Edm Exhibition Lands Planning Framework












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)

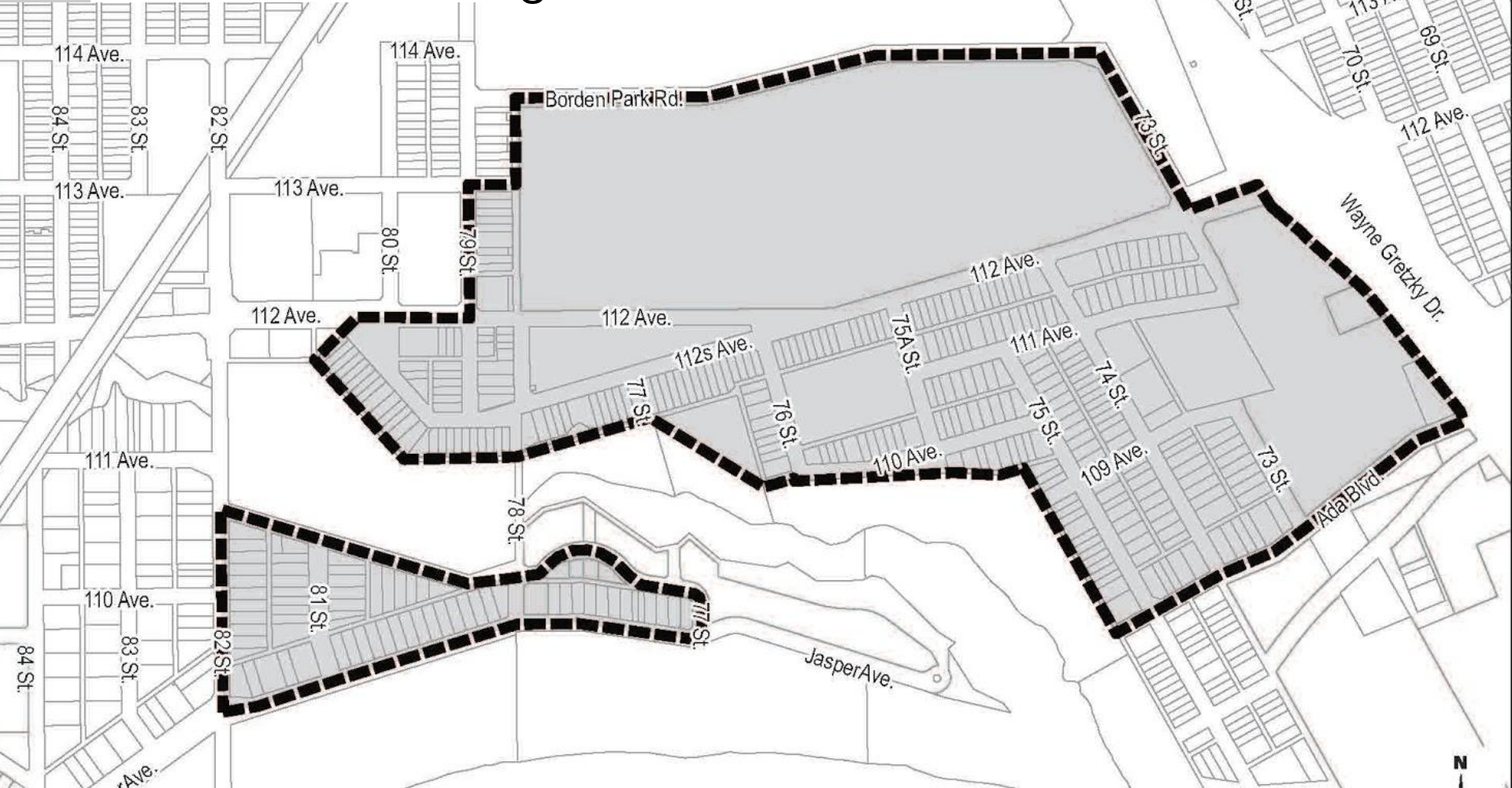


3.13 - Coliseum Station

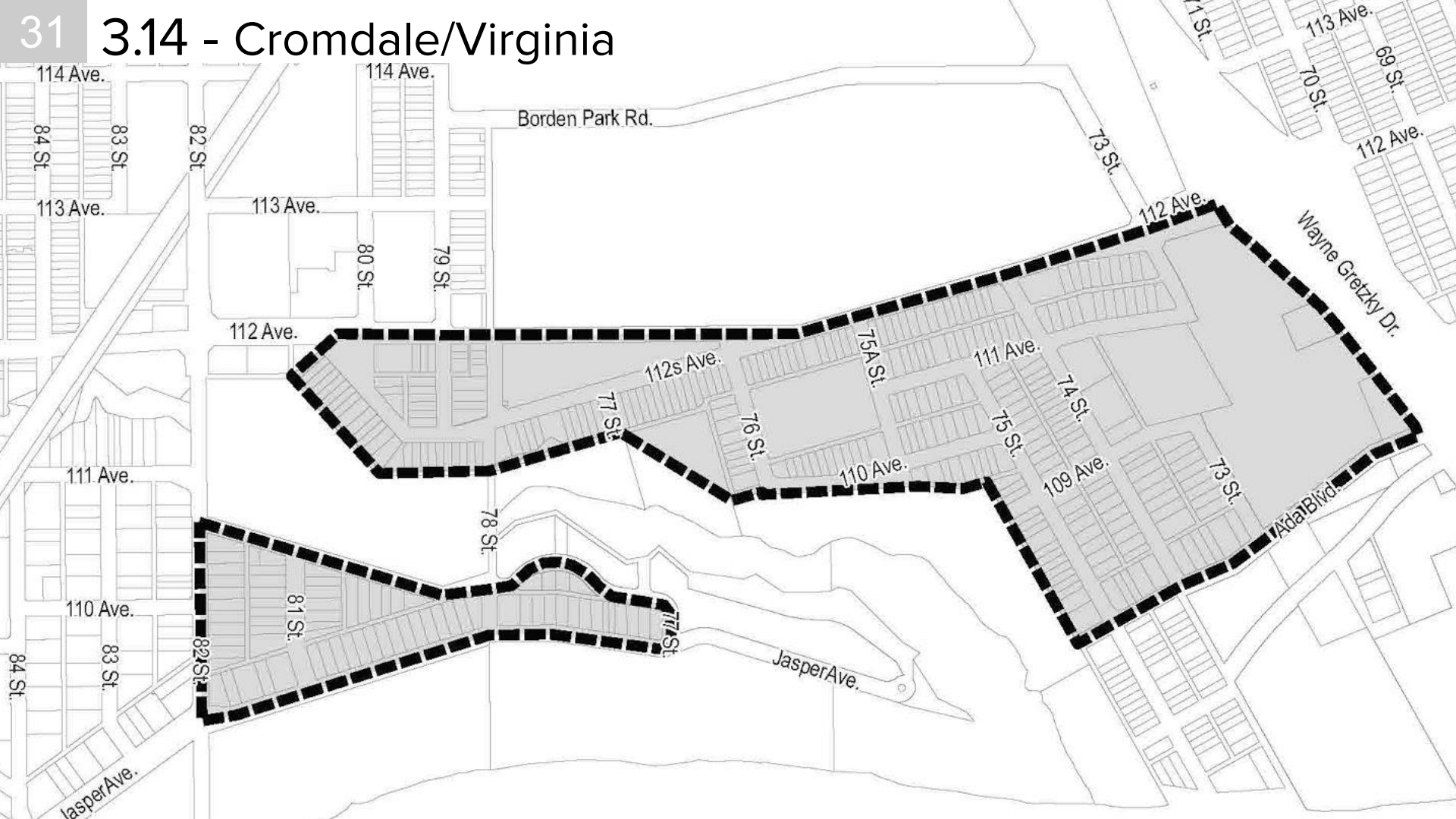
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	Low rise apartment
	Medium rise apartment
	High rise apartments
	Site specific commercial
	Convenience commercial
	General commercial
	Urban services (schools, parks, churches, institutions, utilities)

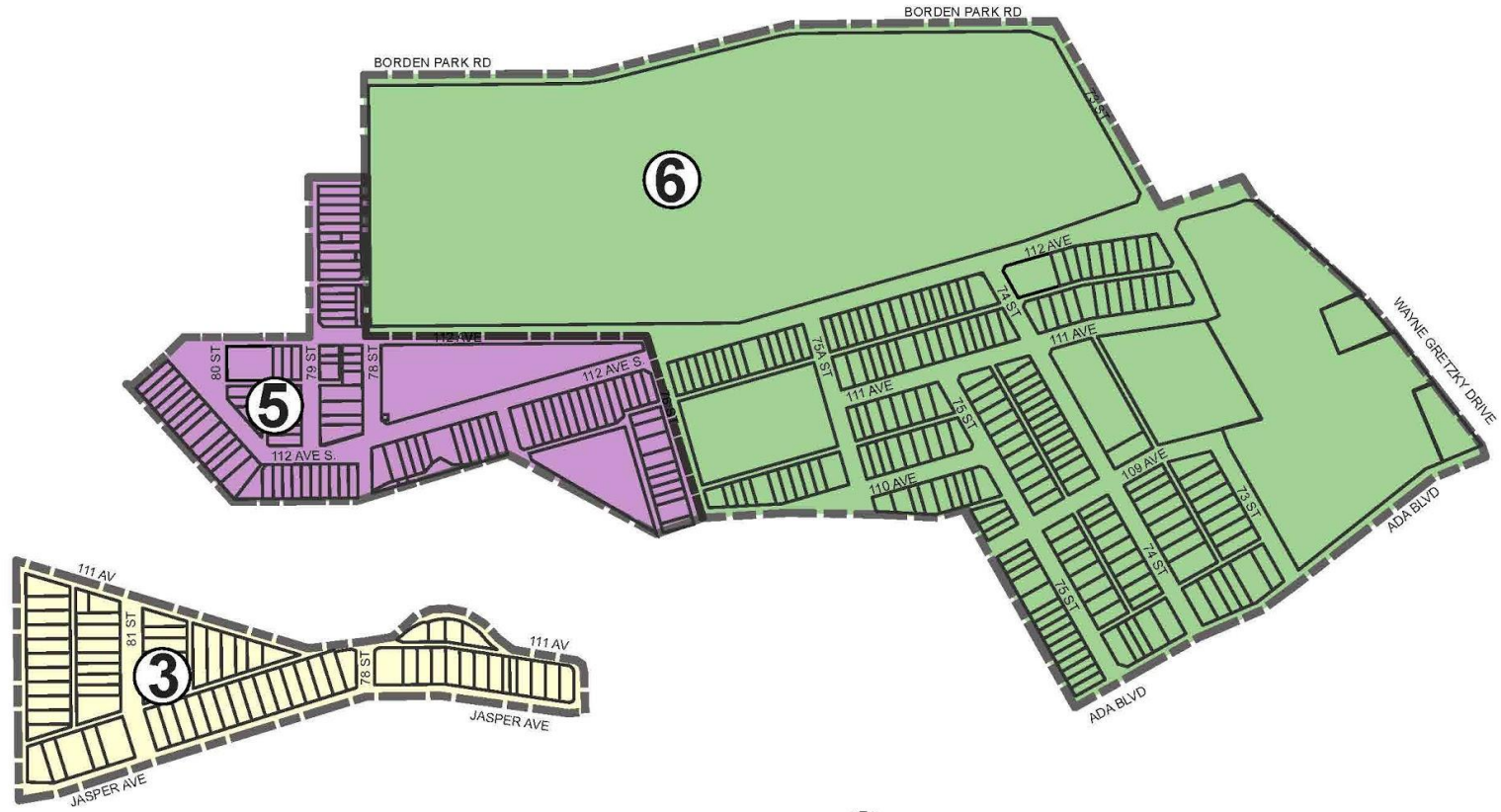


30 3.14- Cromdale/Virginia



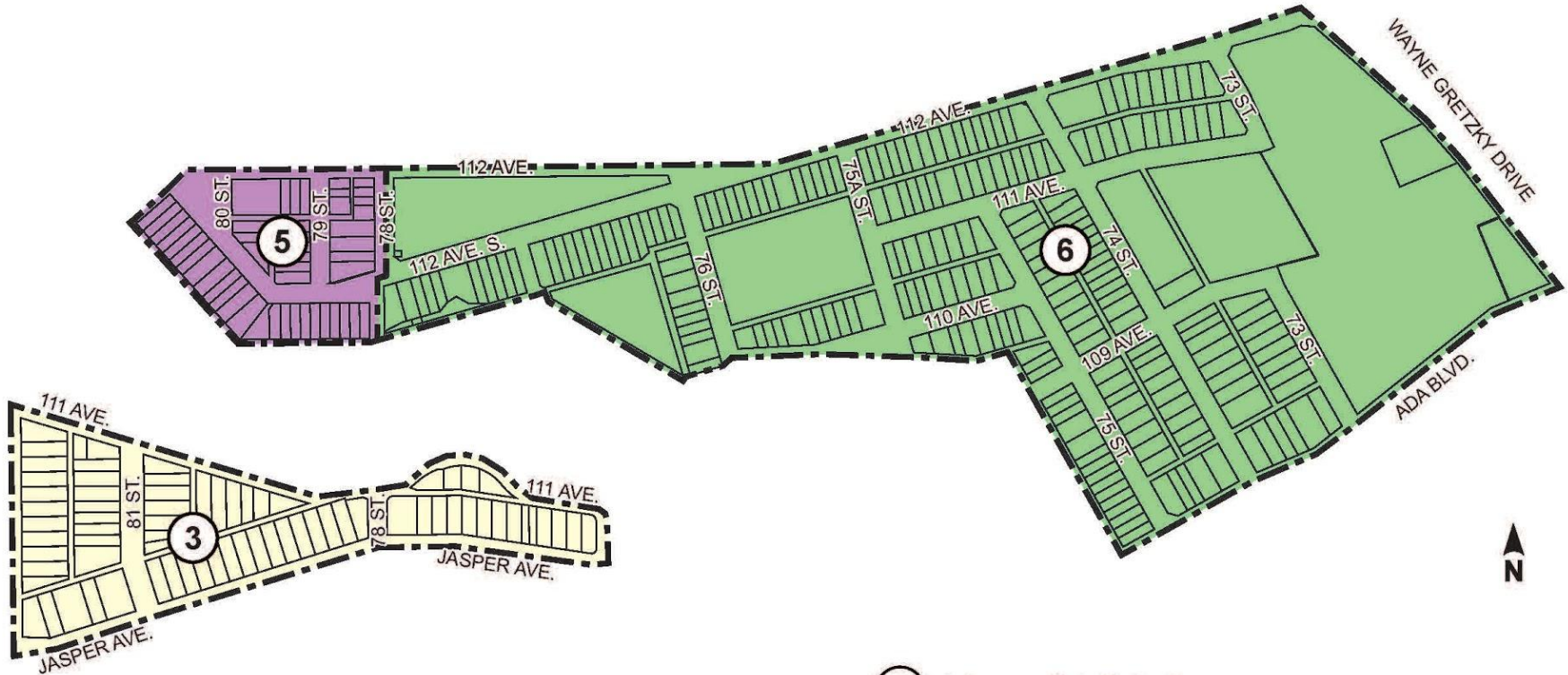
31 3.14 - Cromdale/Virginia





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

33 3.14 - Cromdale/Virginia



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

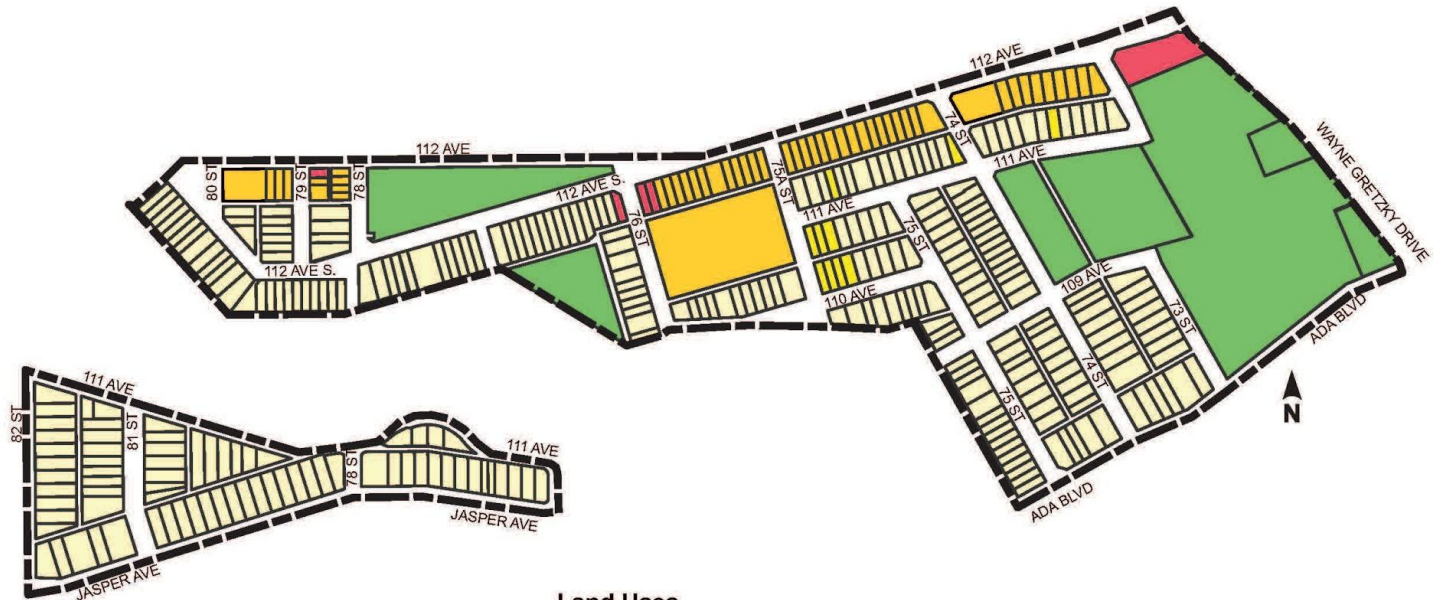
34 3.14 - Cromdale/Virginia



Land Uses

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

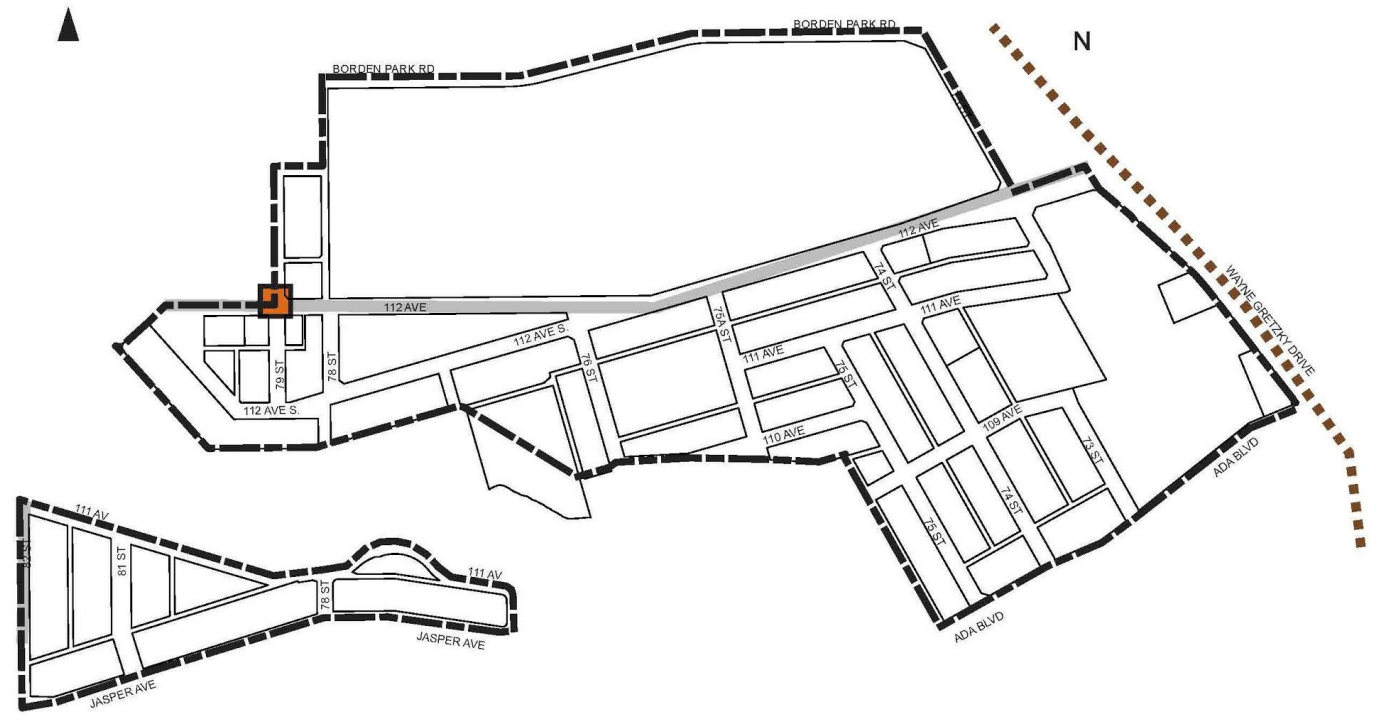
Schedule C
Proposed Land Uses



Land Uses

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

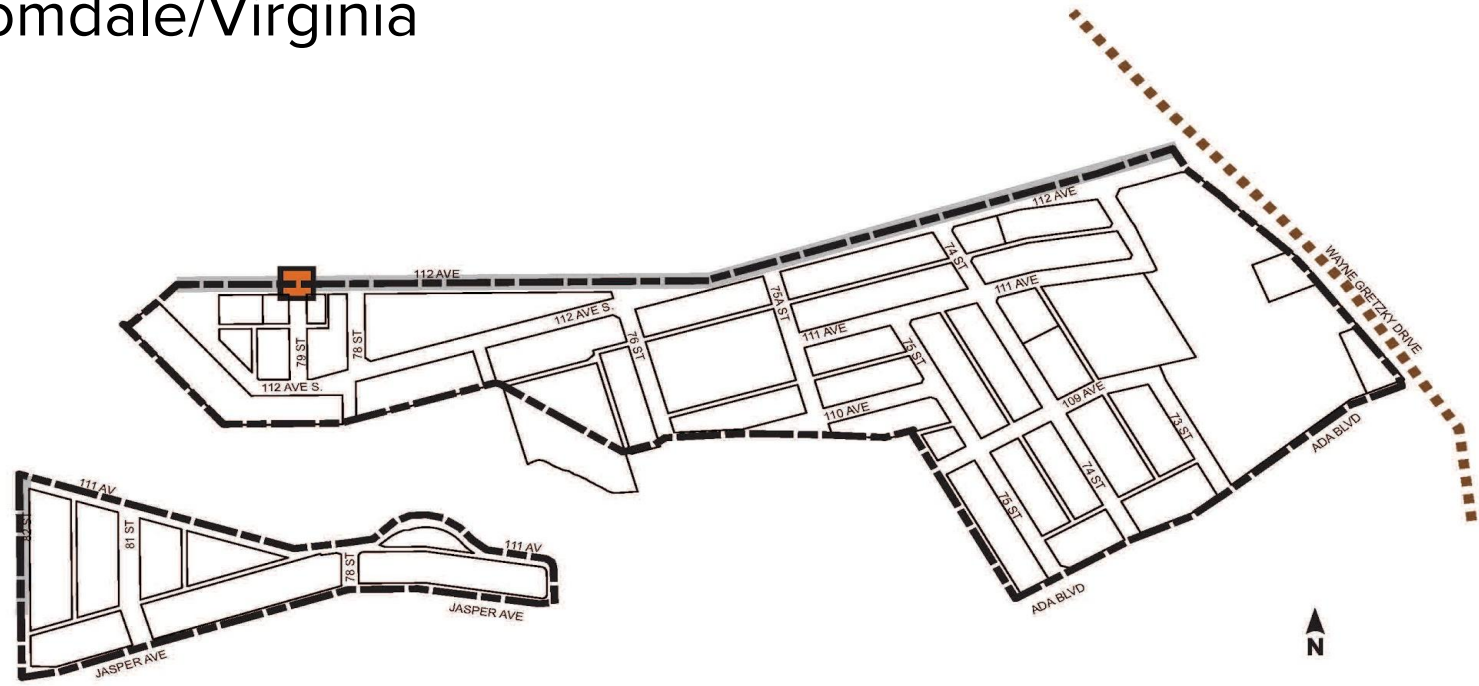
36 3.14 - Cromdale/Virginia



Schedule D
Road Proposals

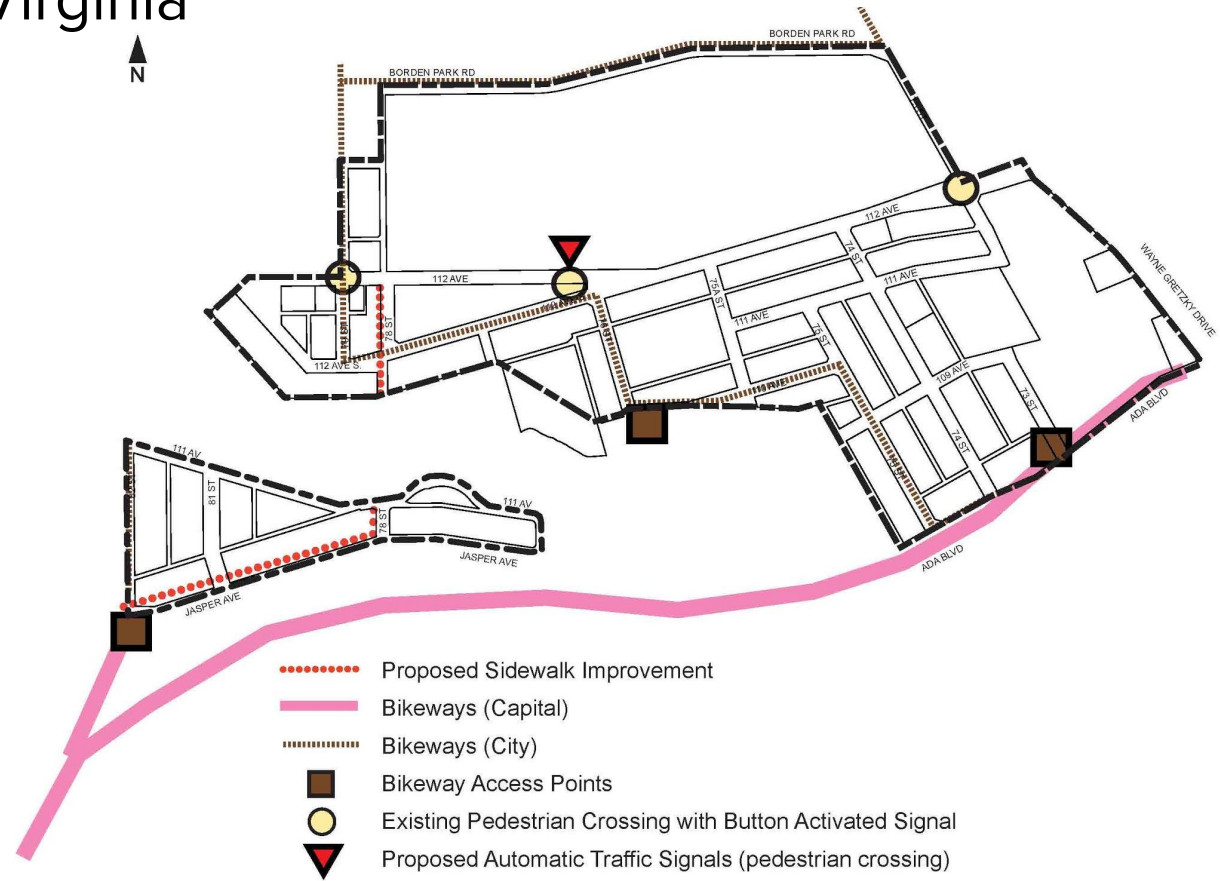
- Arterials (existing)
- Major Road / Intersection Improvements
- Truck Routes

37 3.14 - Cromdale/Virginia

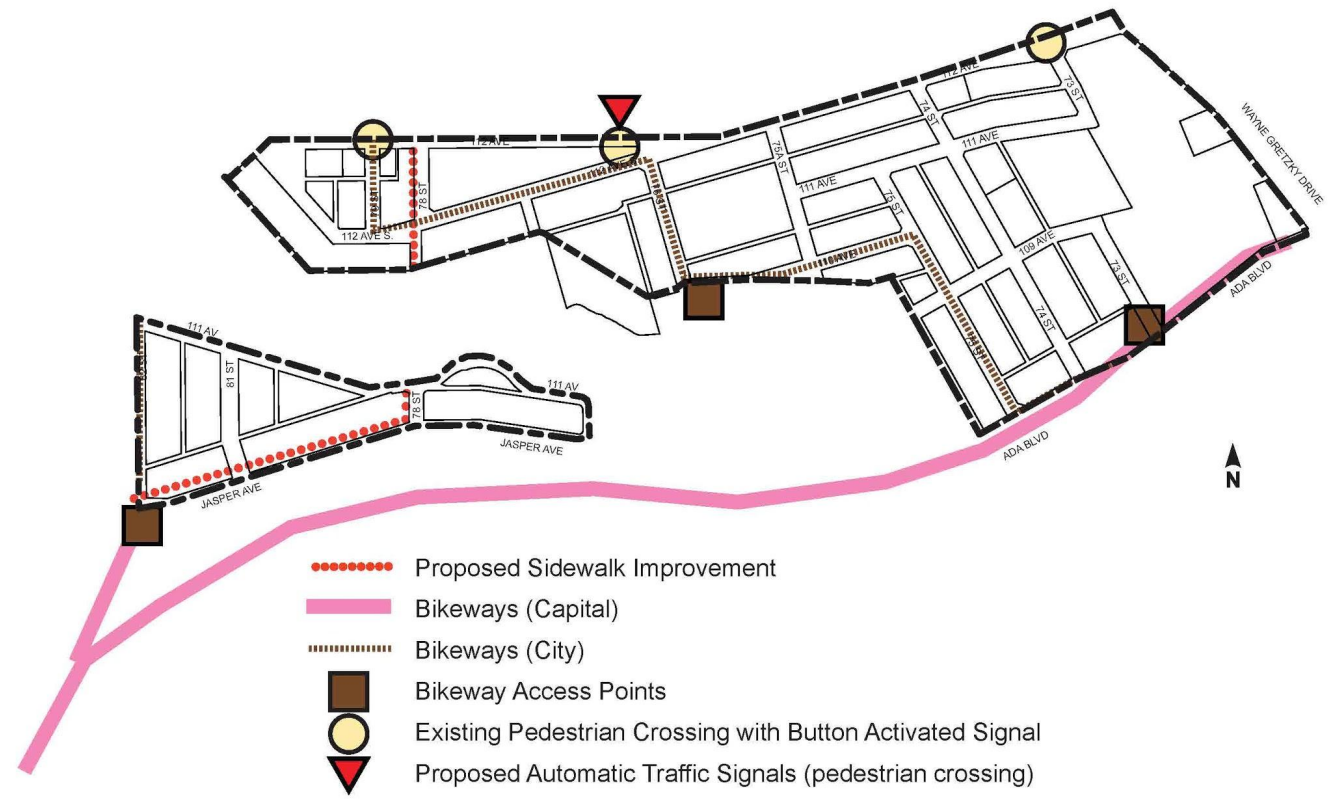


- Arterials (existing)
- Major Road / Intersection Improvements
- Truck Routes

38 3.14 - Cromdale/Virginia

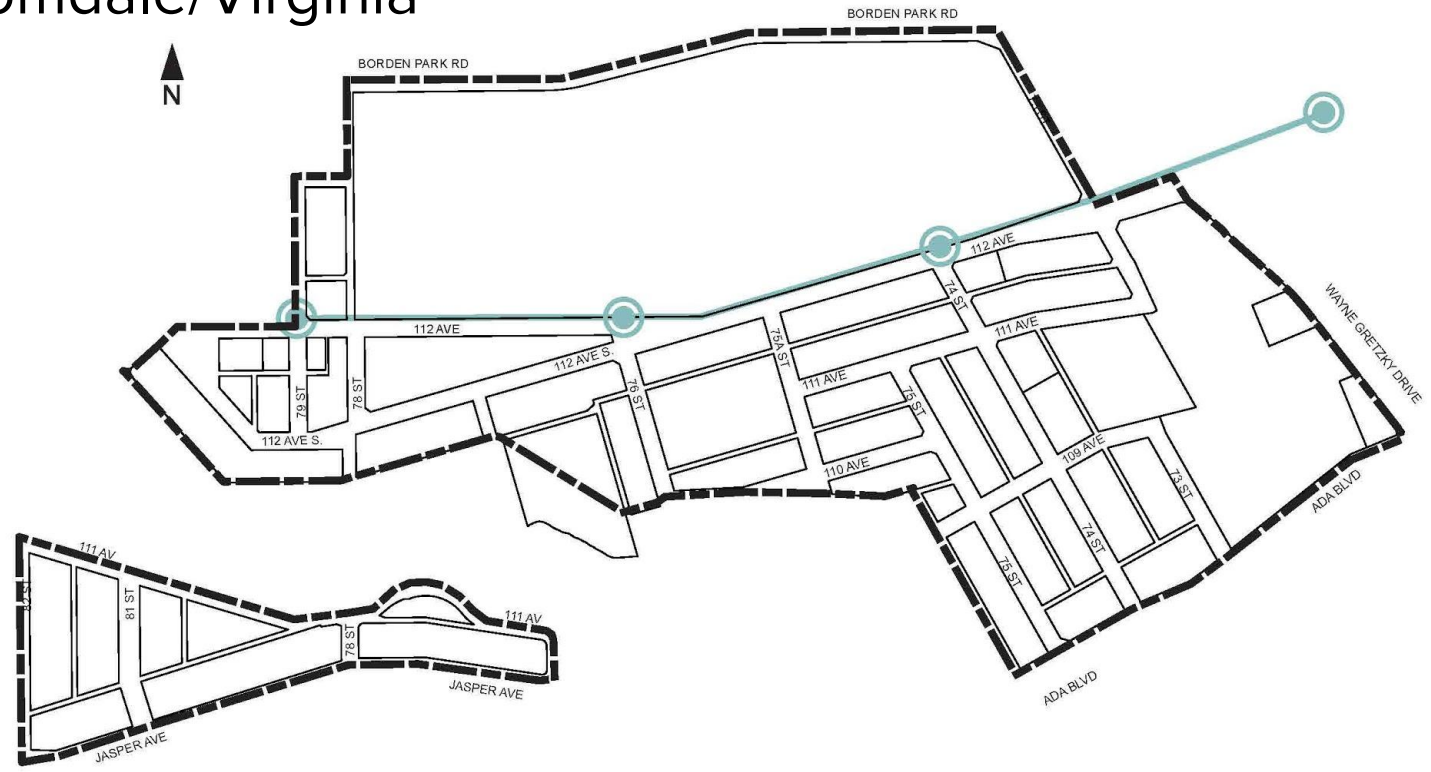


Schedule E
Proposed Pedestrian and Bicycle Circulation

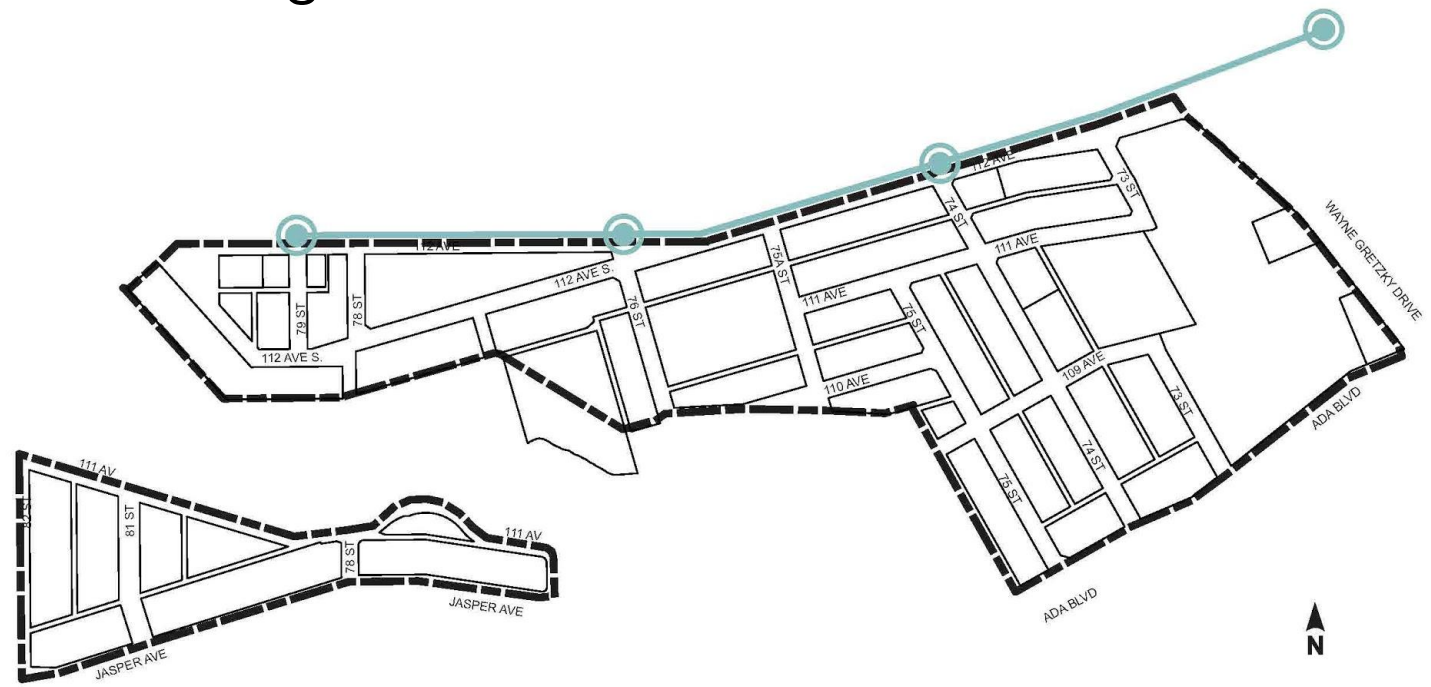


Schedule E
Proposed Pedestrian and Bicycle Circulation

40 3.14 - Cromdale/Virginia

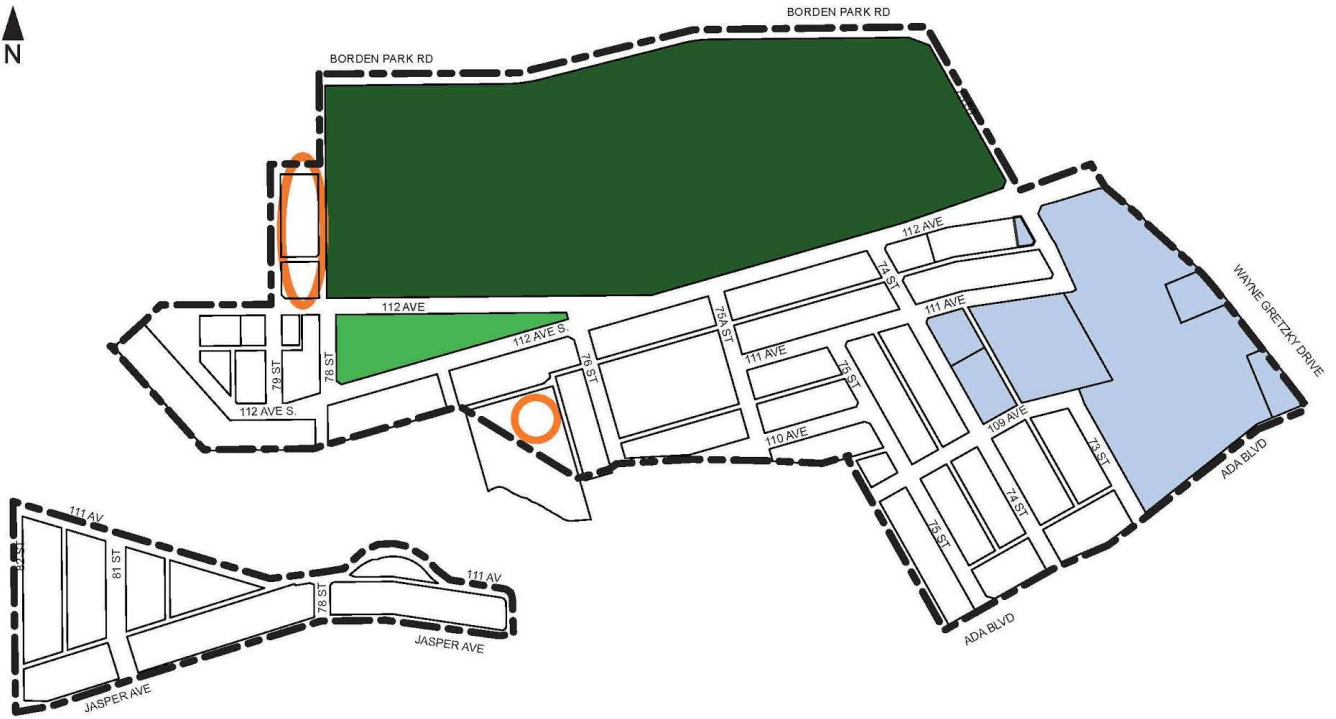


41 3.14 - Cromdale/Virginia



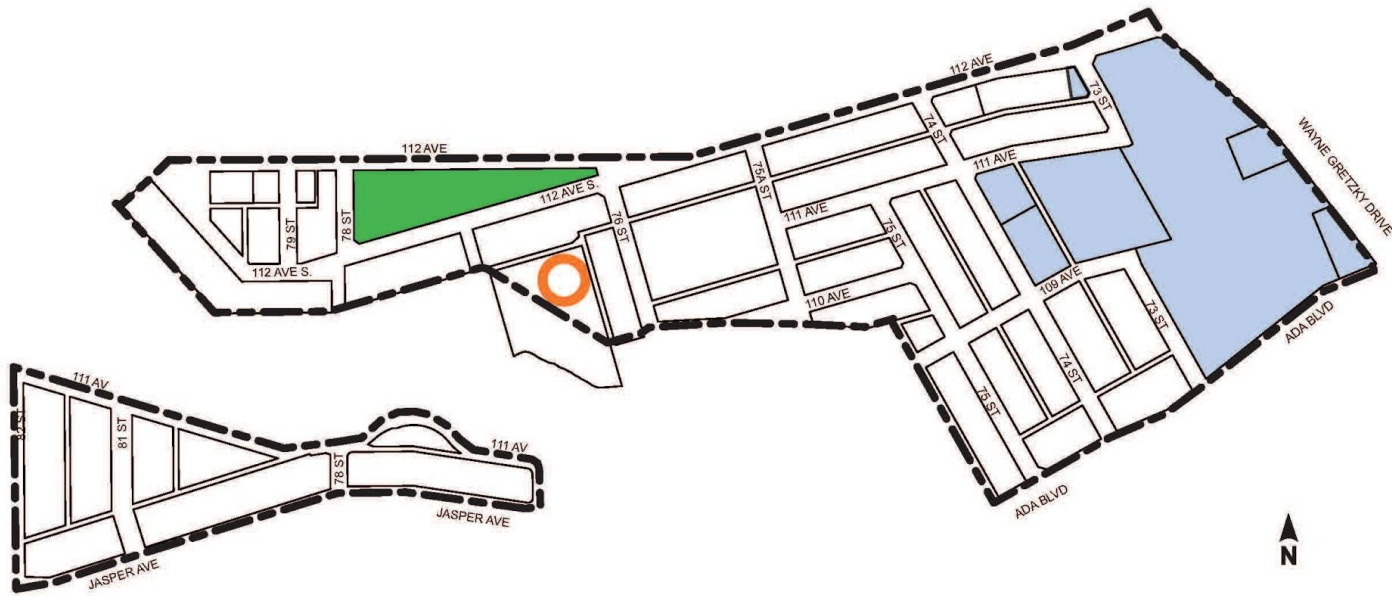
- Existing Bus Routes
- Existing Bus Stops

42 3.14 - Cromdale/Virginia



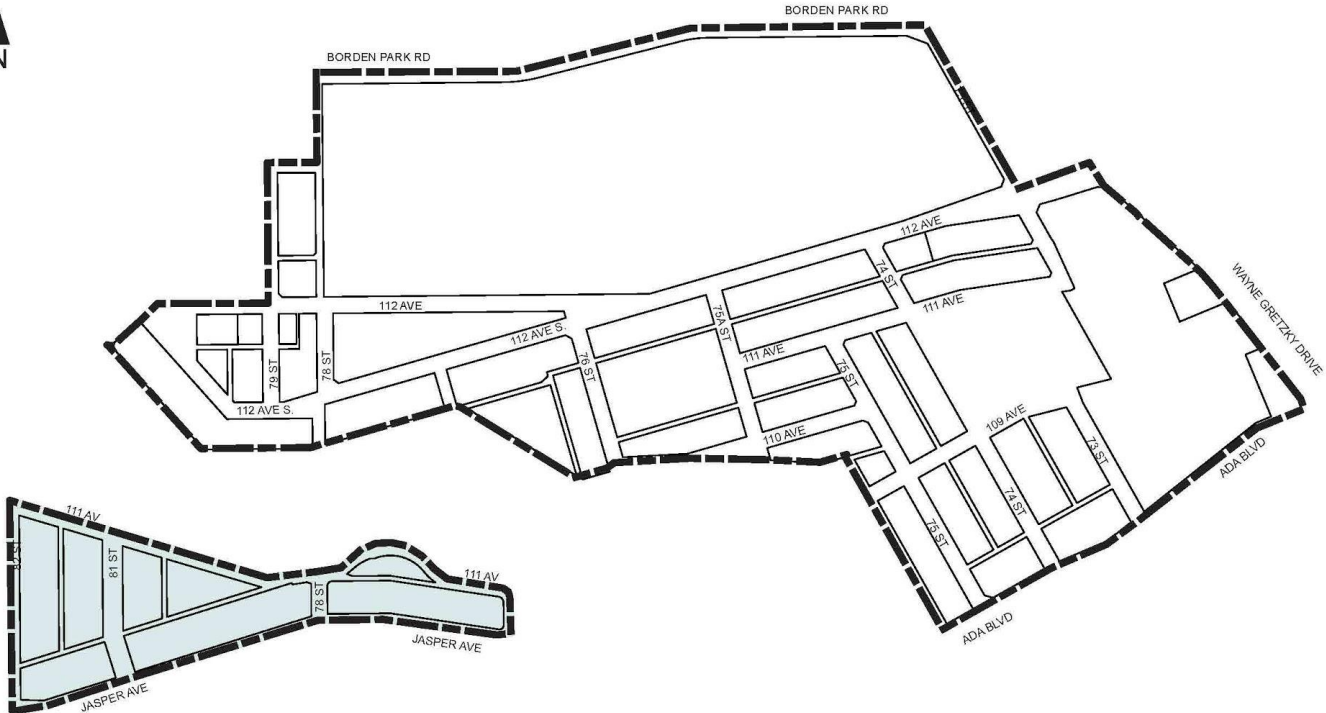
-  Parks (district)
-  Parks (neighbourhood)
-  Open Space Development
-  Schools

43 3.14 - Cromdale/Virginia



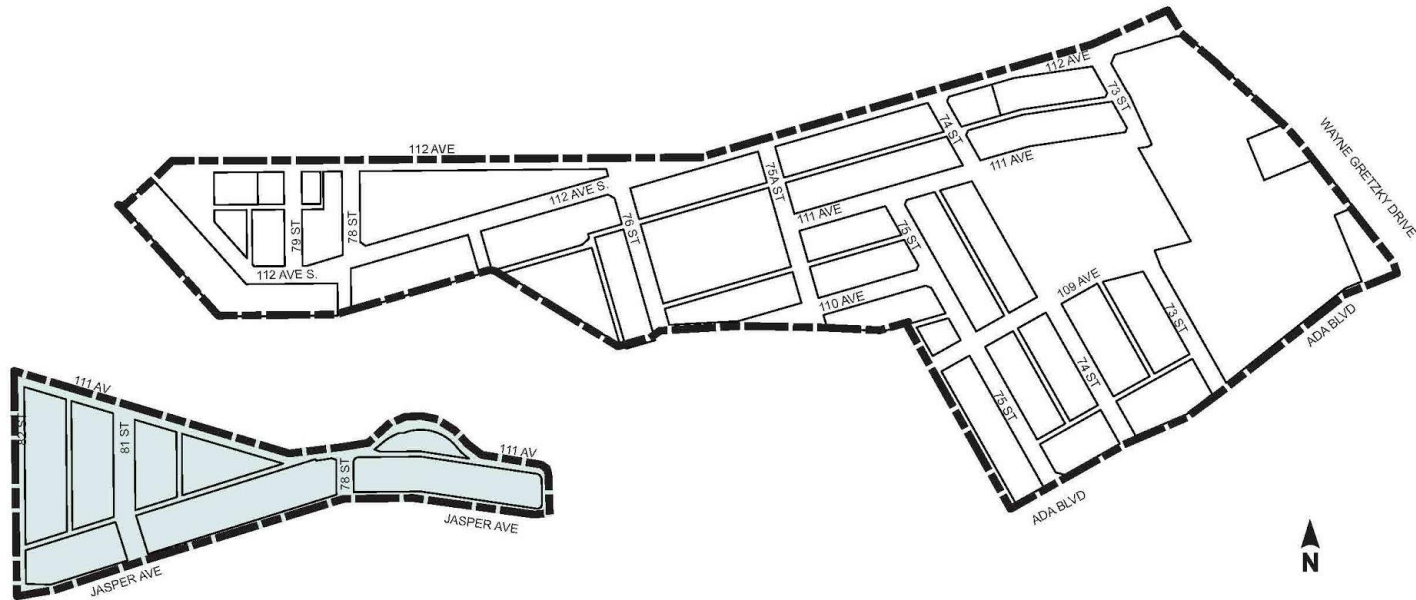
-  Parks (neighbourhood)
-  Open Space Development
-  Schools

44 3.14 - Cromdale/Virginia



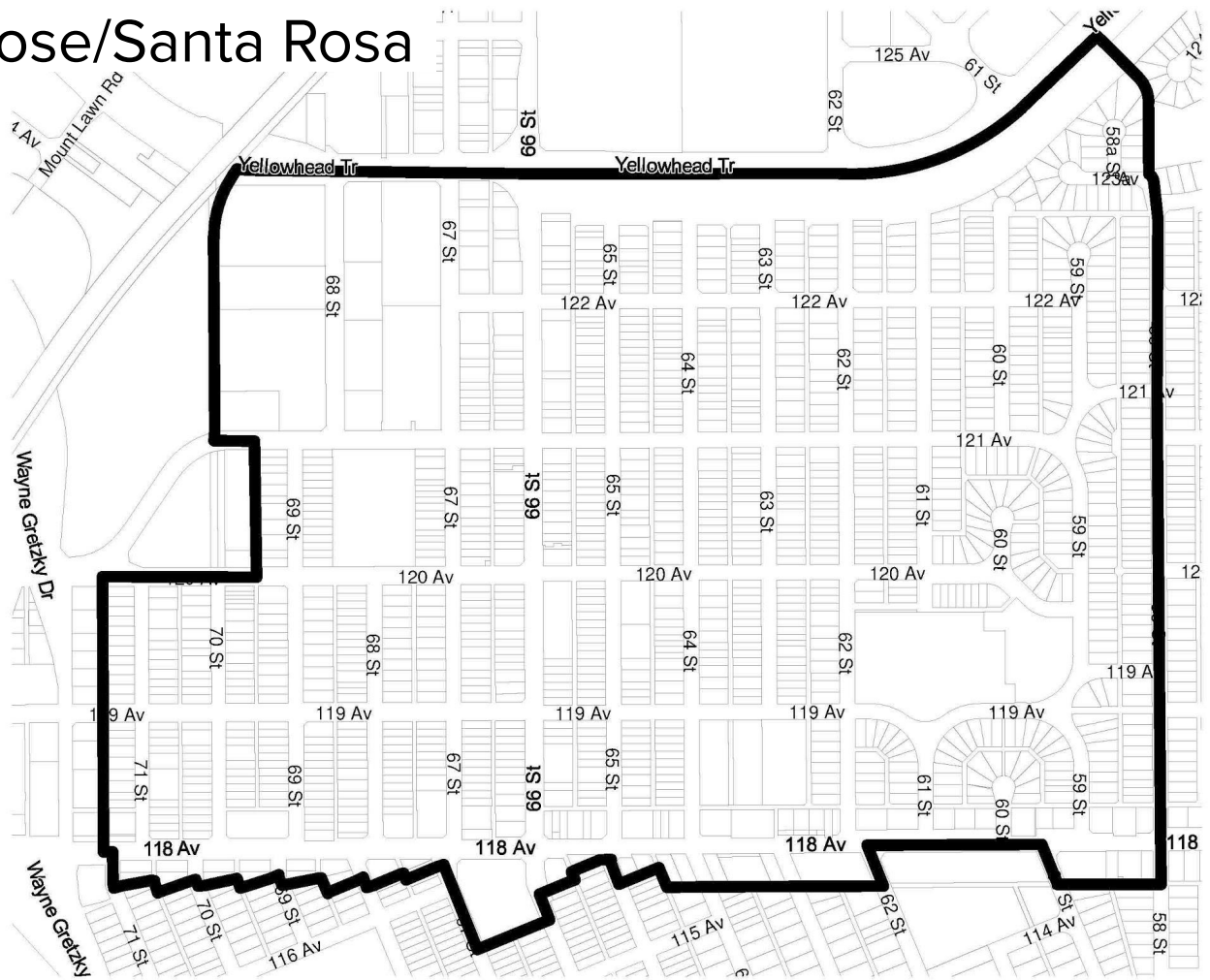
□ (DC1 - Area 3) Viewpoint Direct Development Control District

45 3.x - Cromdale/Virginia



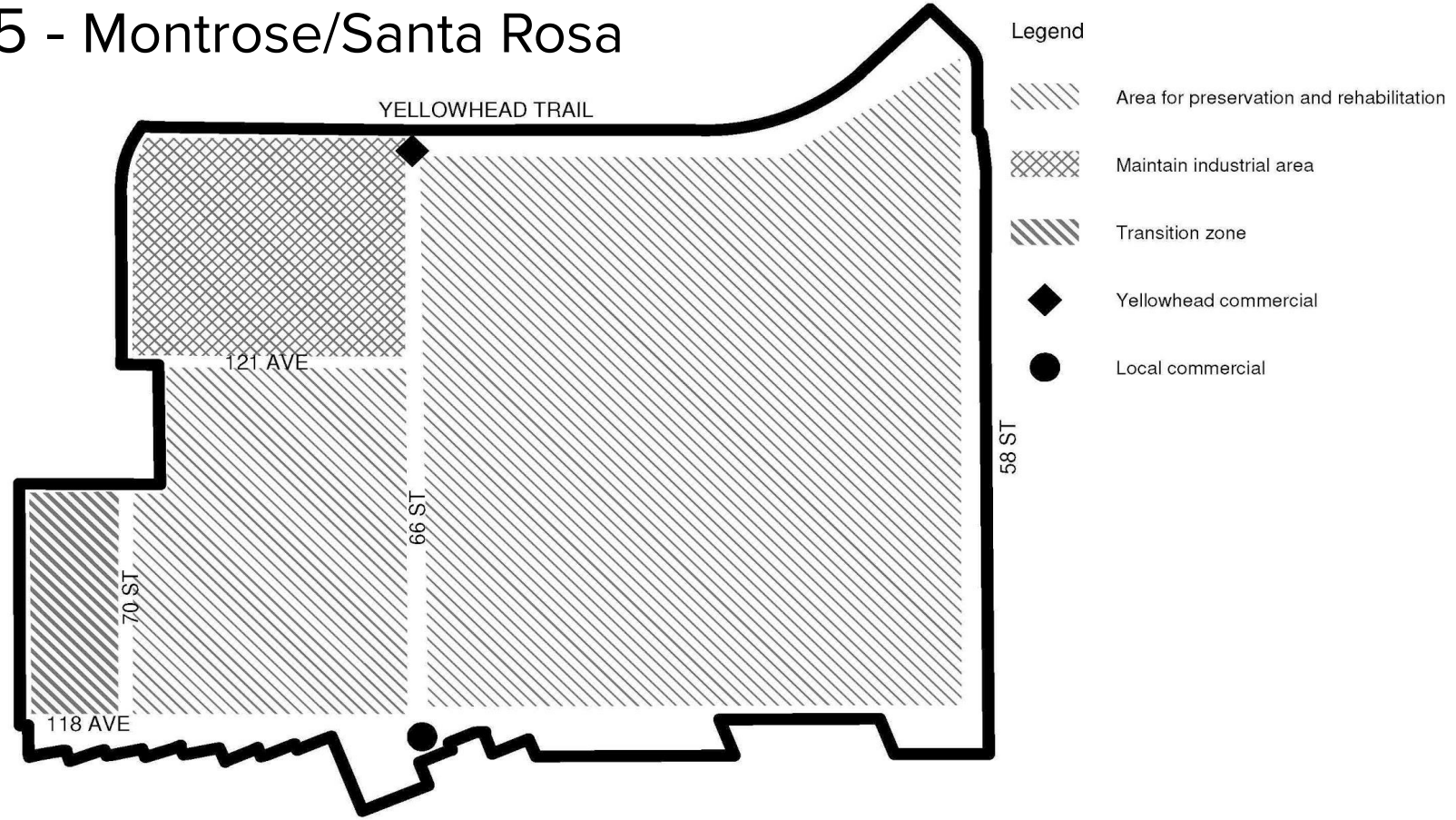
█ (DC1 - Area 3) Viewpoint Direct Development Control District

3.15 - Montrose/Santa Rosa



SCHEDULE A _ PLAN AREA BOUNDARY

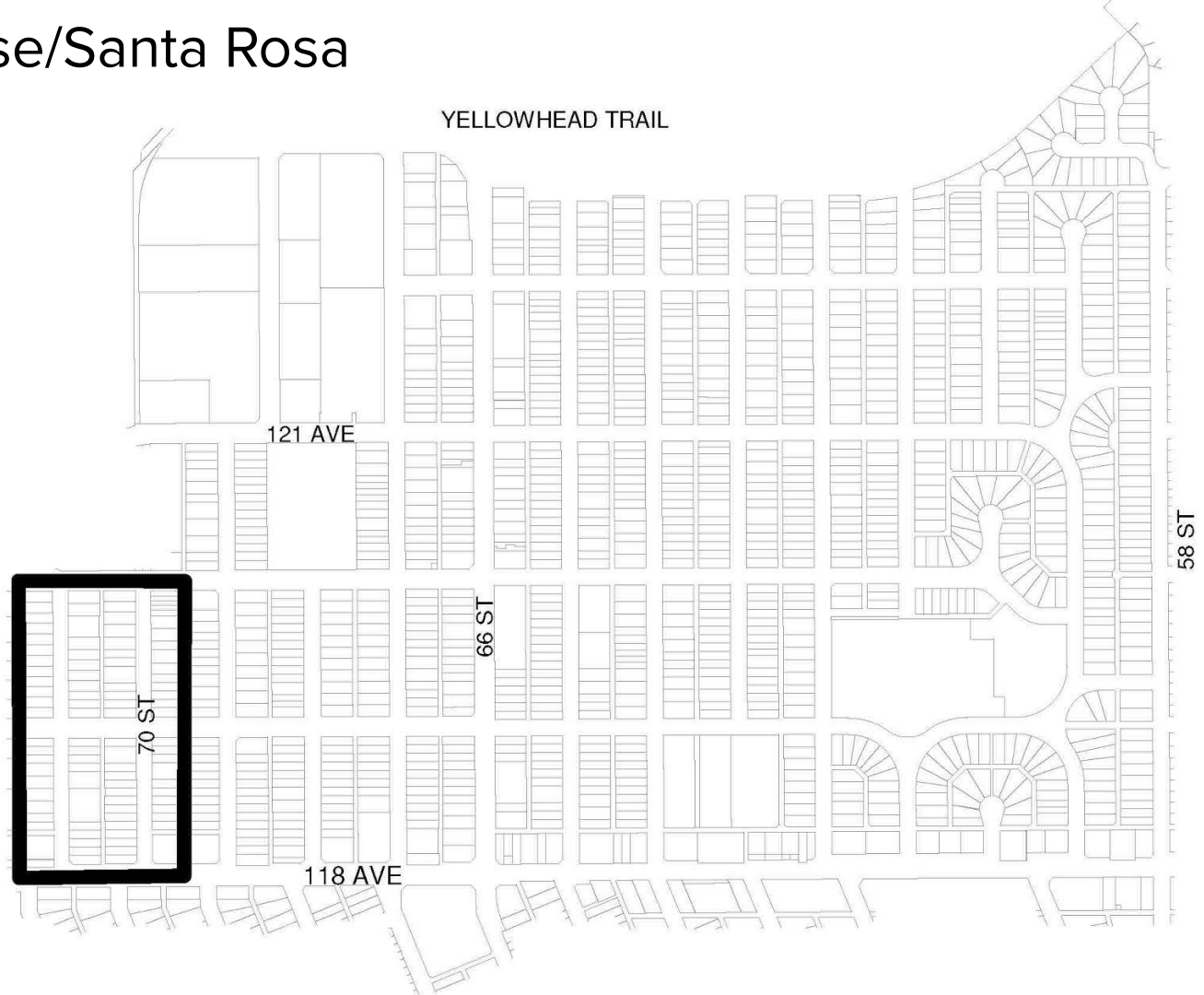
3.15 - Montrose/Santa Rosa



DECREASE IN DENSITY →

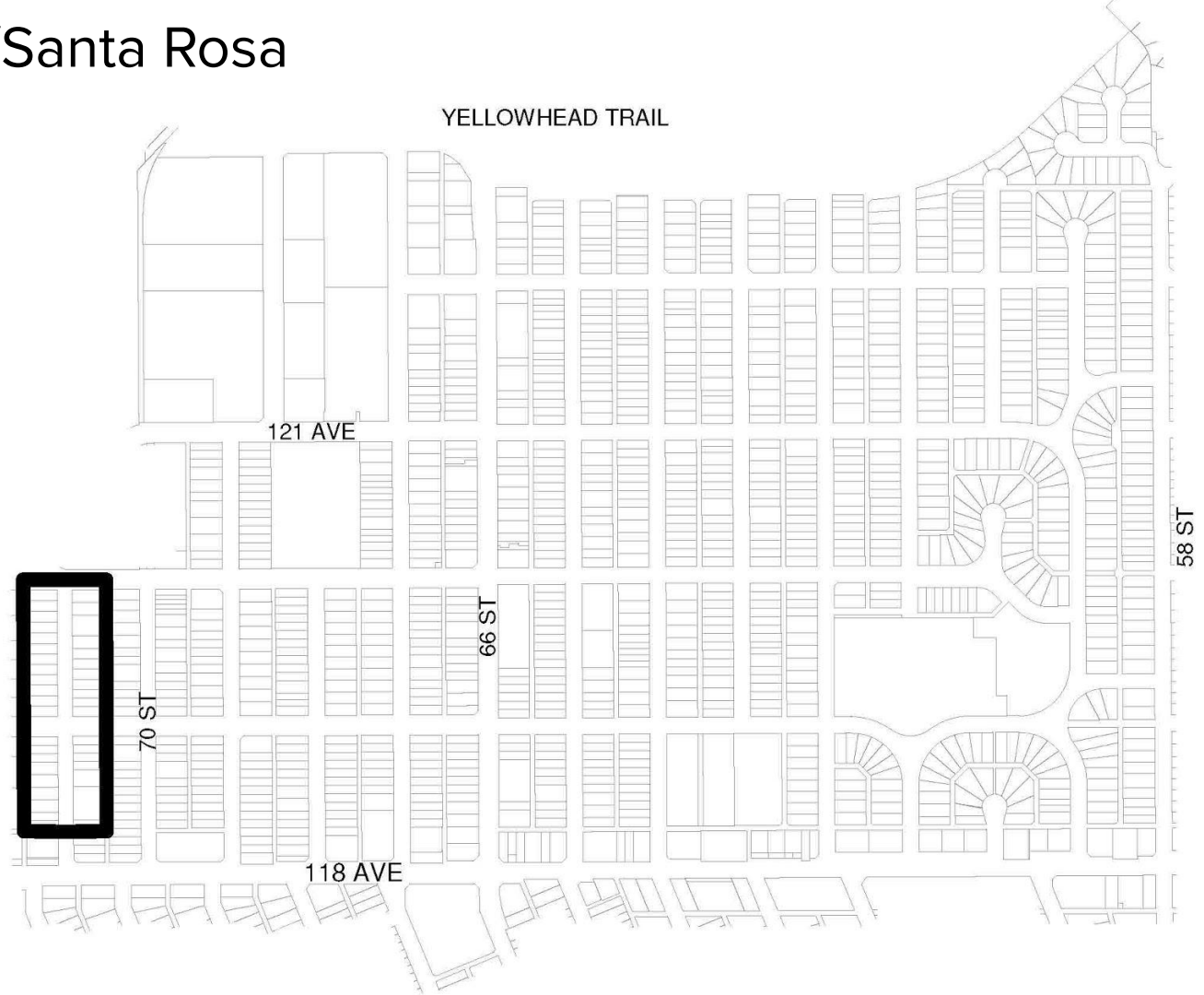
OVERALL DEVELOPMENT CONCEPT

3.15 - Montrose/Santa Rosa



DECREASING HEIGHT AND DENSITY

49 3.15 - Montrose/Santa Rosa

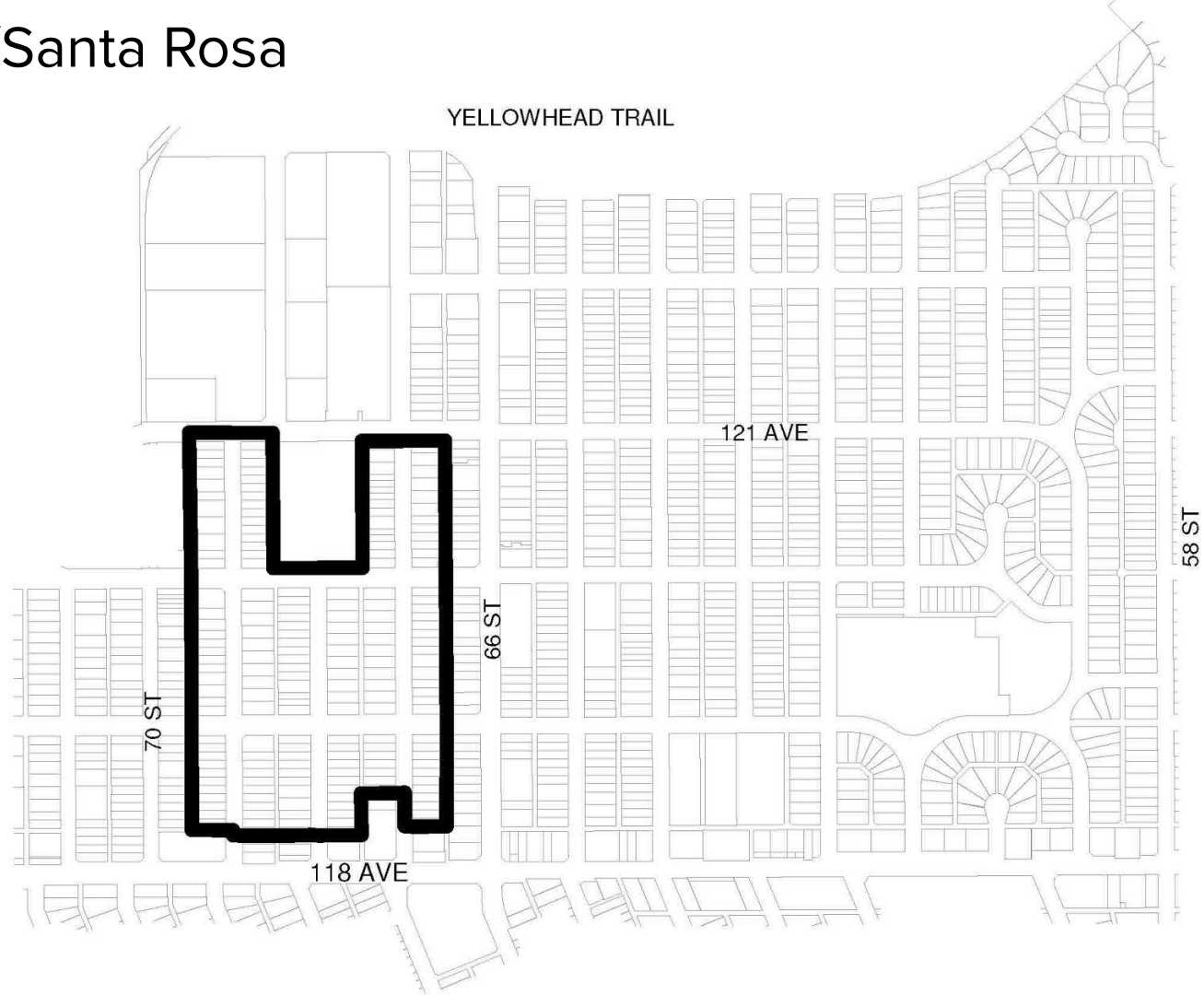


LOW RISE APARTMENT AREA

3.15 - Montrose/Santa Rosa

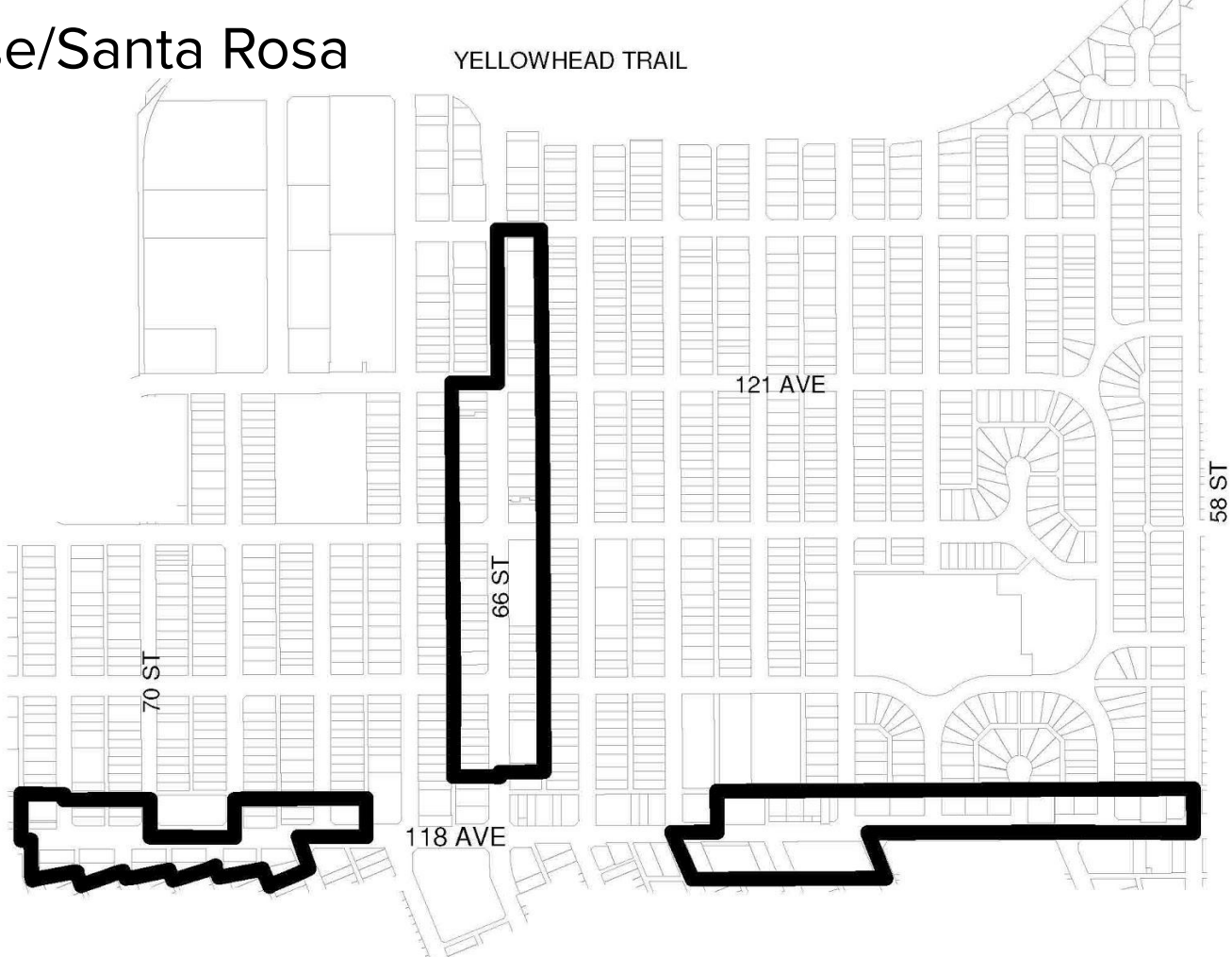


51 3.15 - Montrose/Santa Rosa

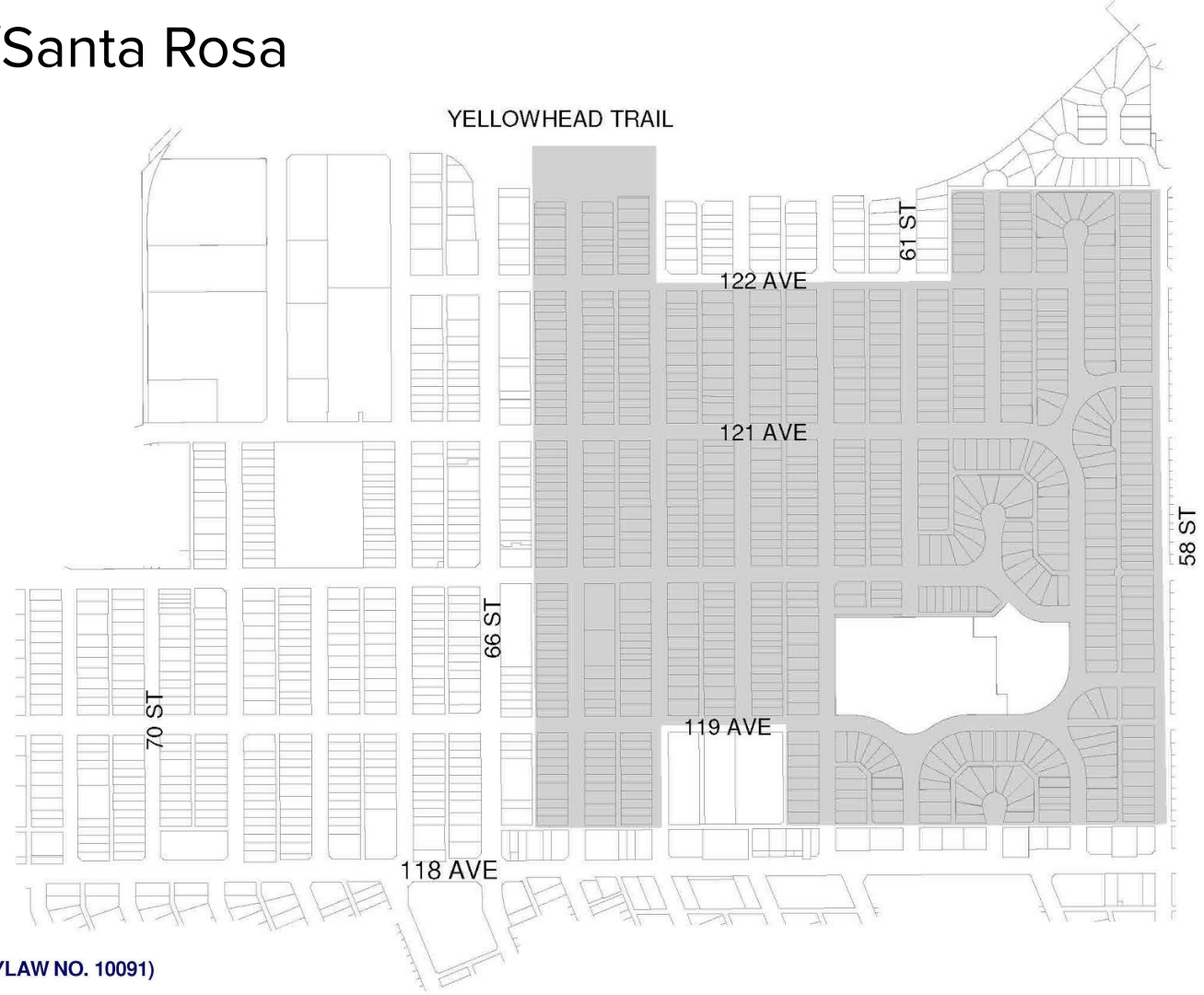


3.15 - Montrose/Santa Rosa

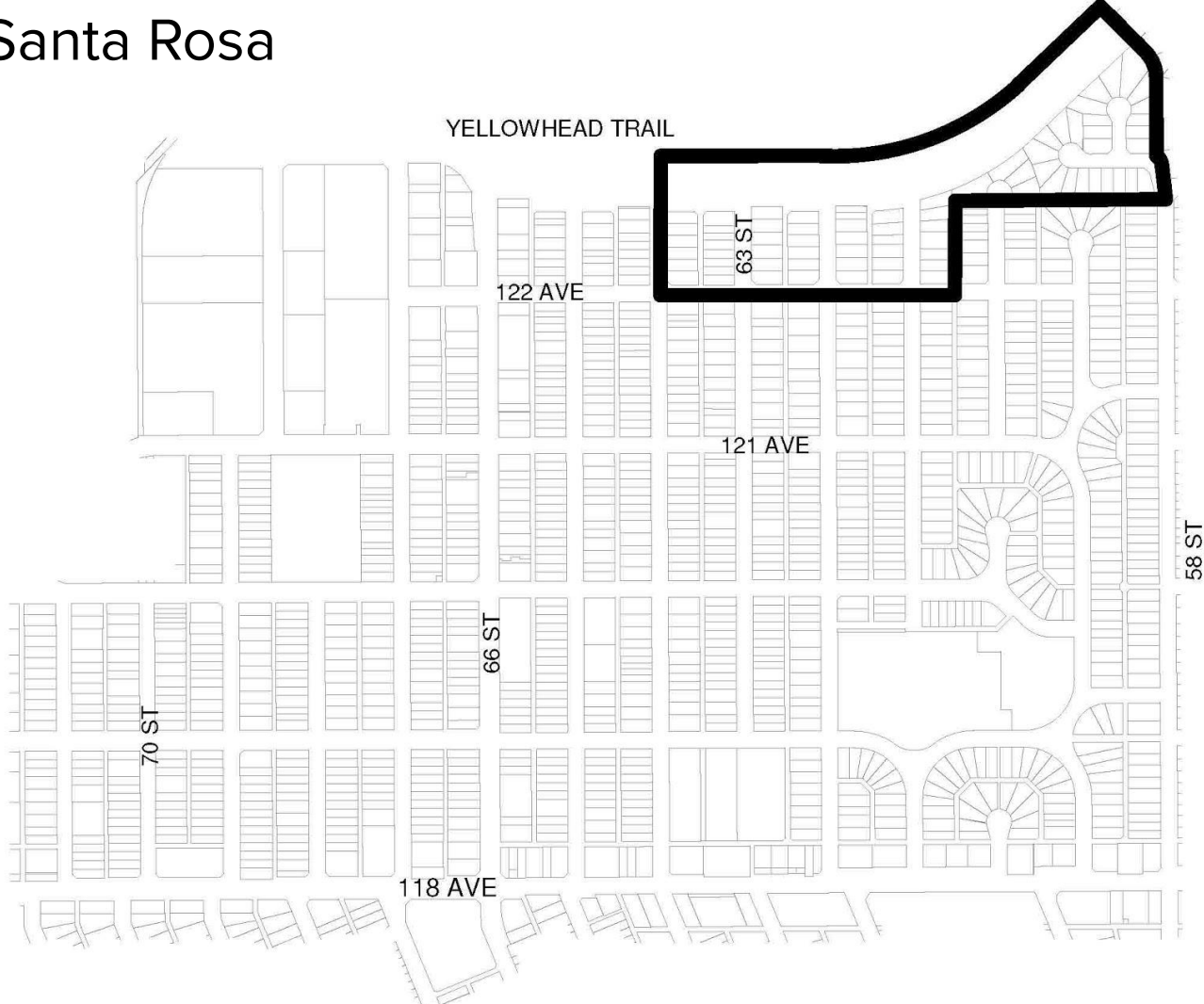
YELLOWHEAD TRAIL



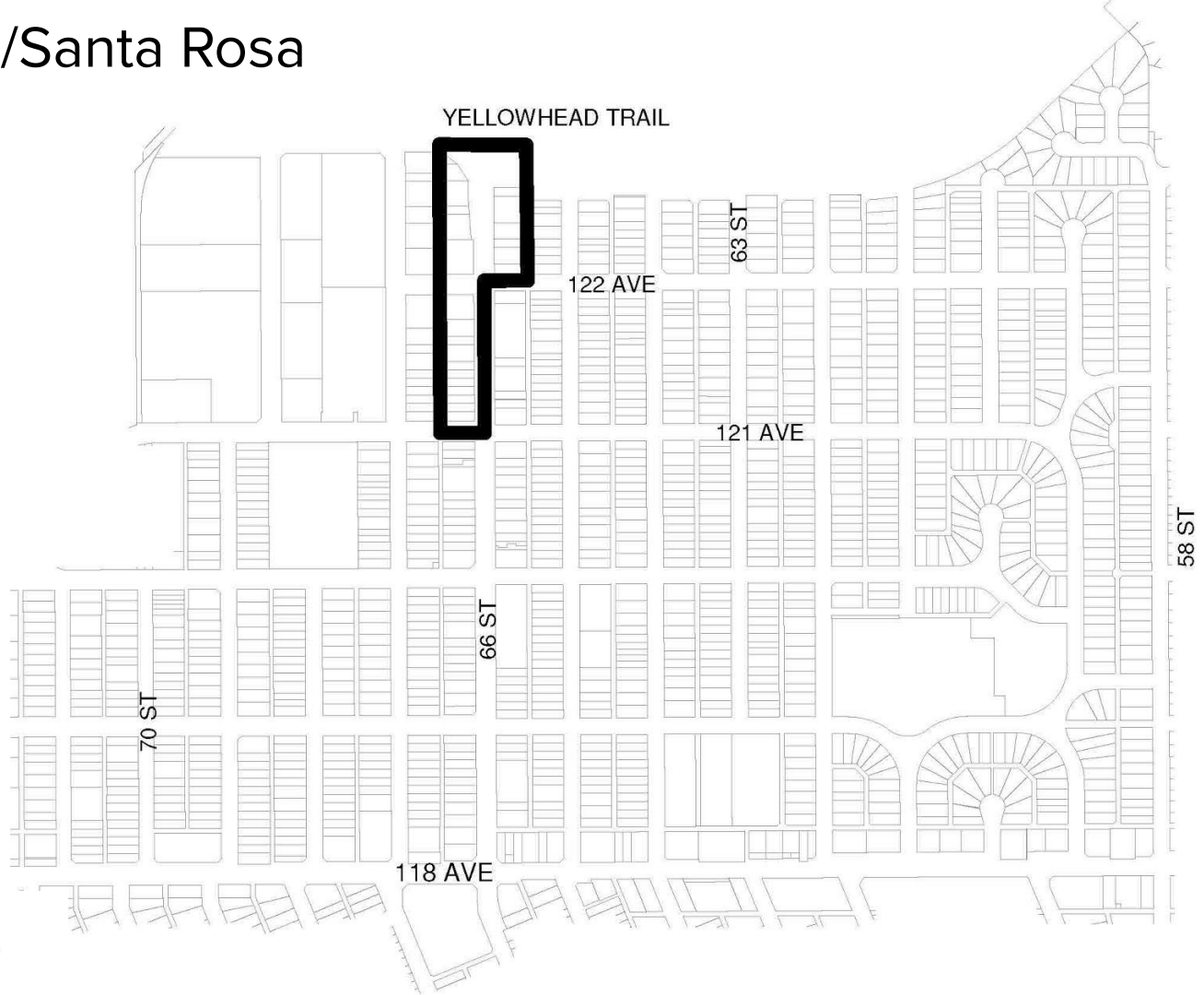
3.15 - Montrose/Santa Rosa



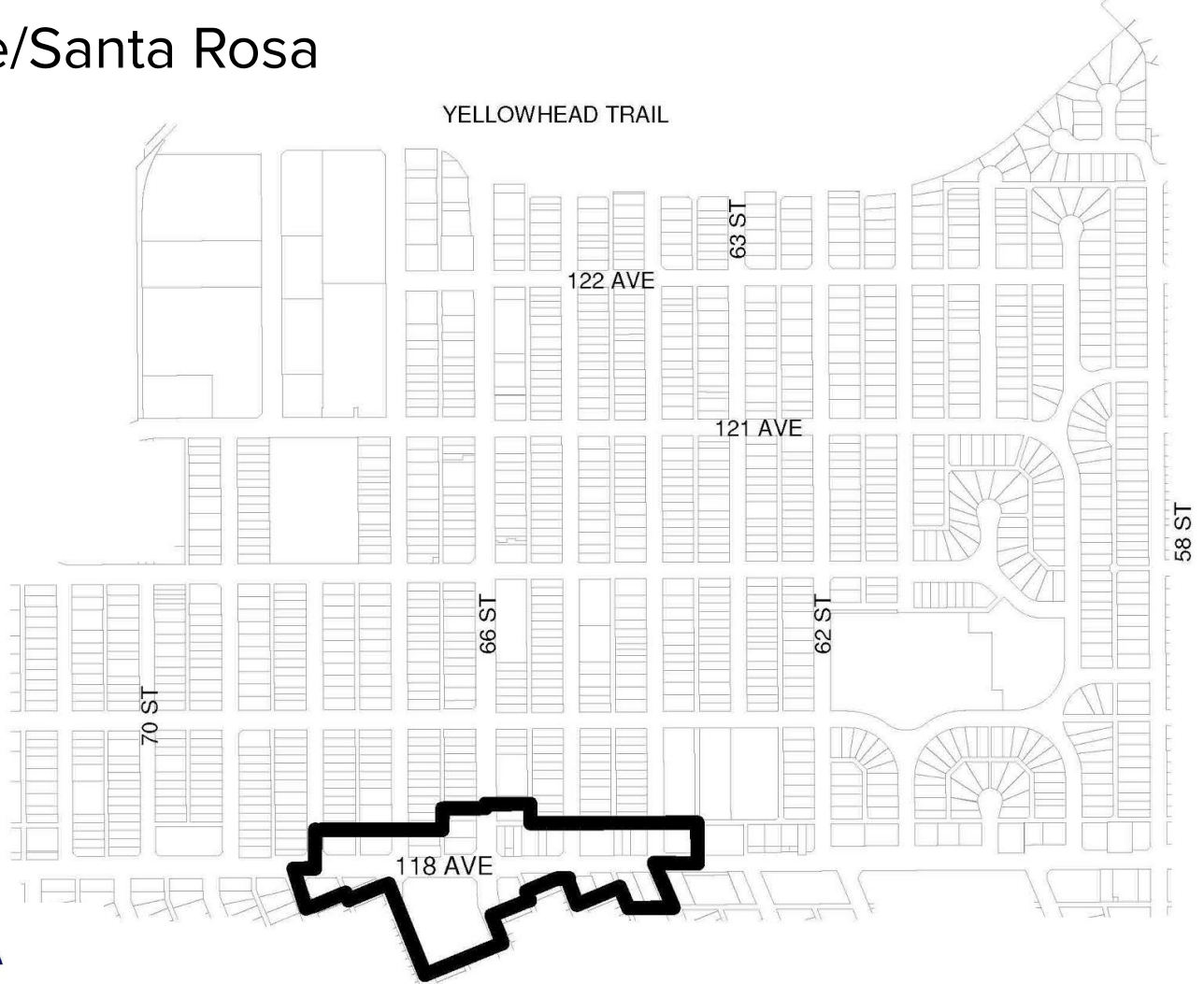
3.15 - Montrose/Santa Rosa



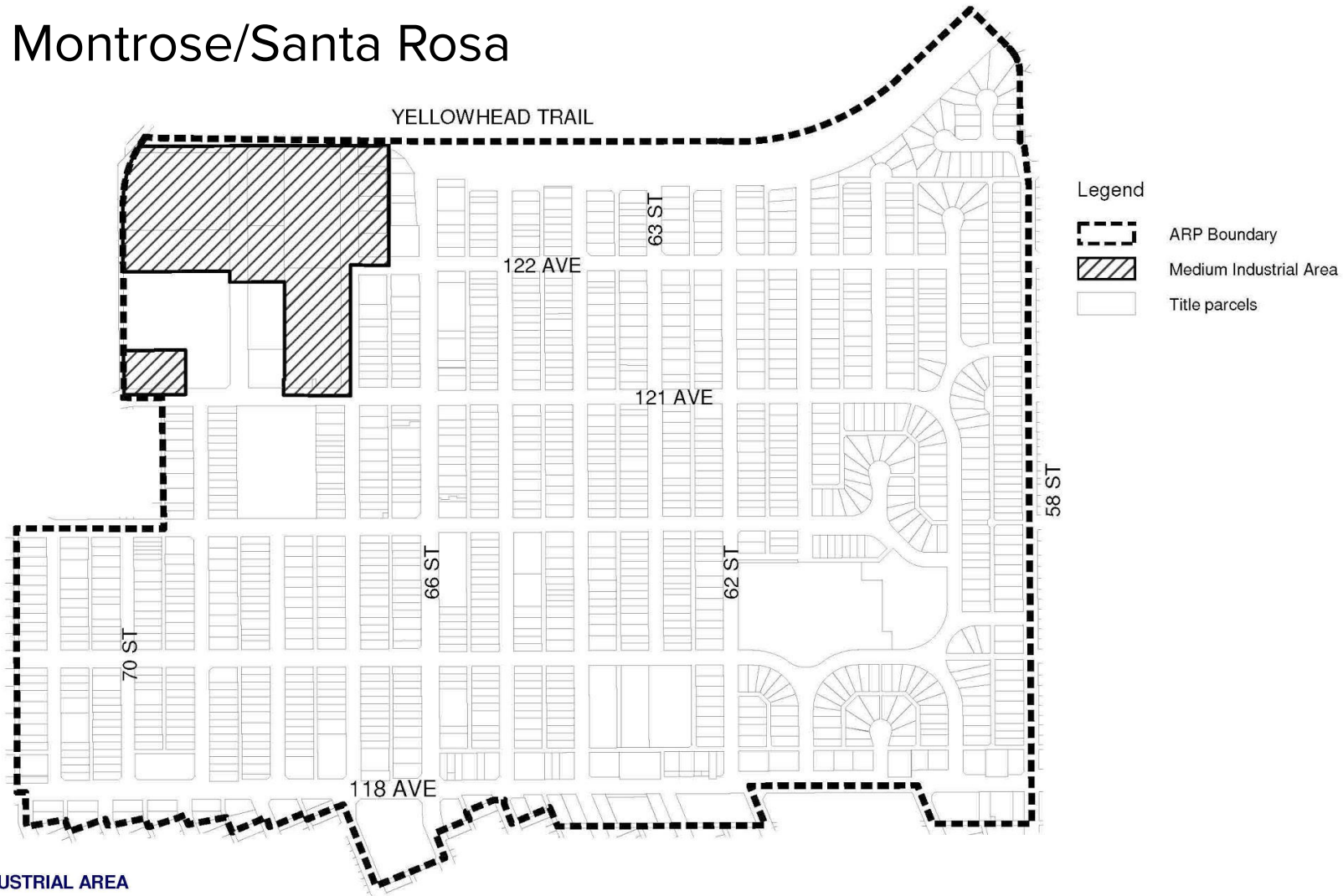
3.15 - Montrose/Santa Rosa



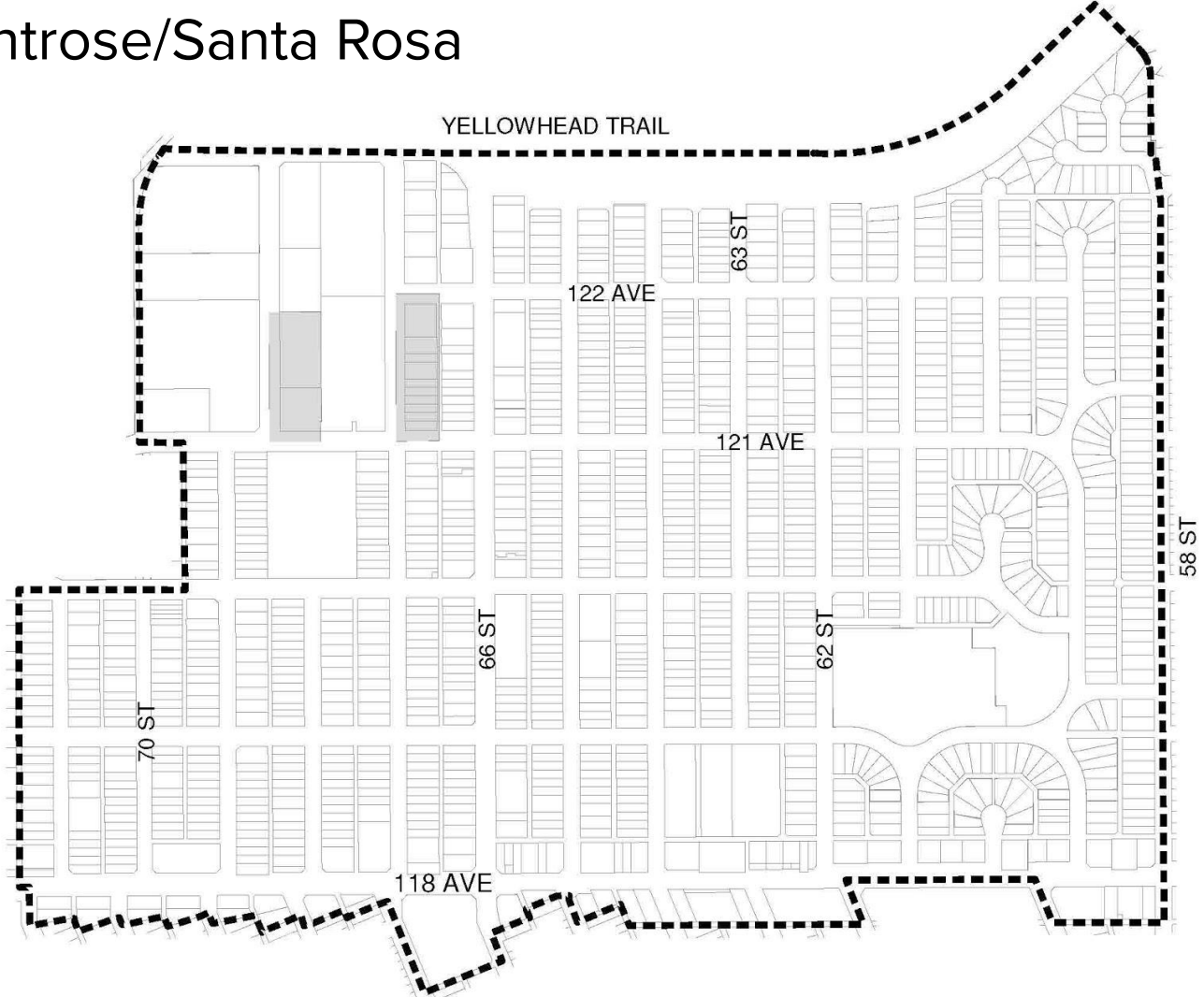
3.15 - Montrose/Santa Rosa



3.15 - Montrose/Santa Rosa



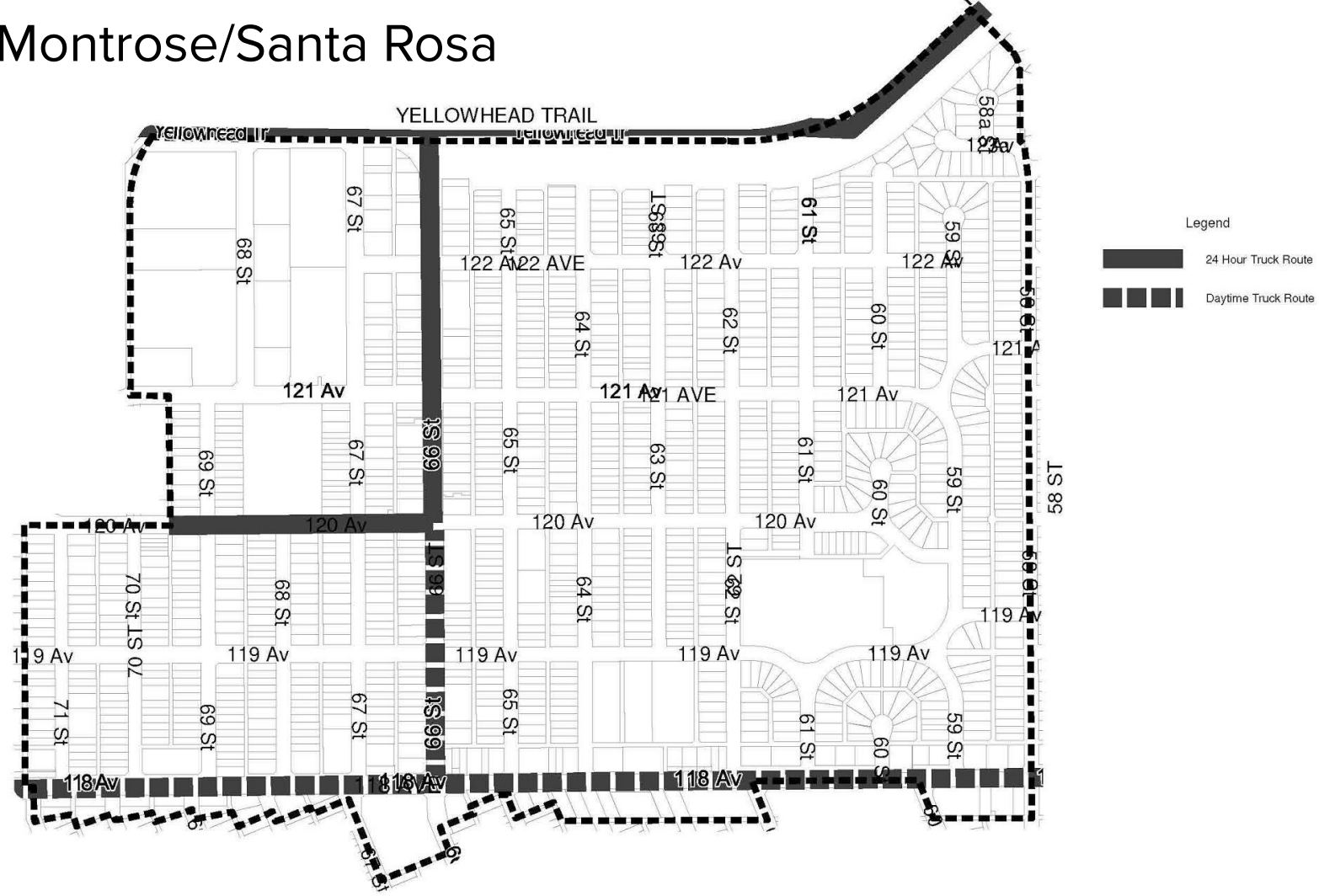
3.15 - Montrose/Santa Rosa



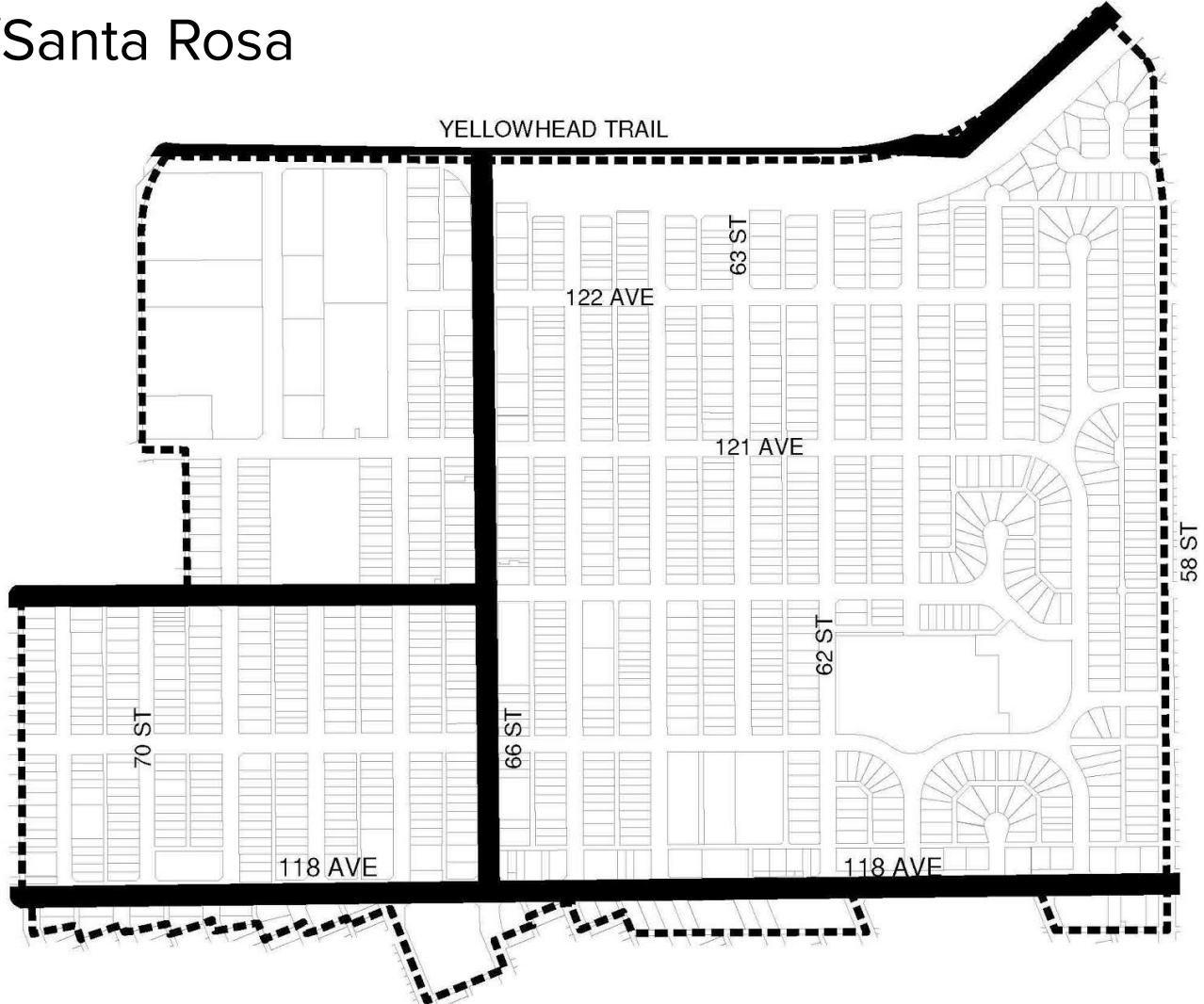
Legend

-  ARP Boundary
-  Industrial Business Area
-  Title Parcels

59 3.15 - Montrose/Santa Rosa

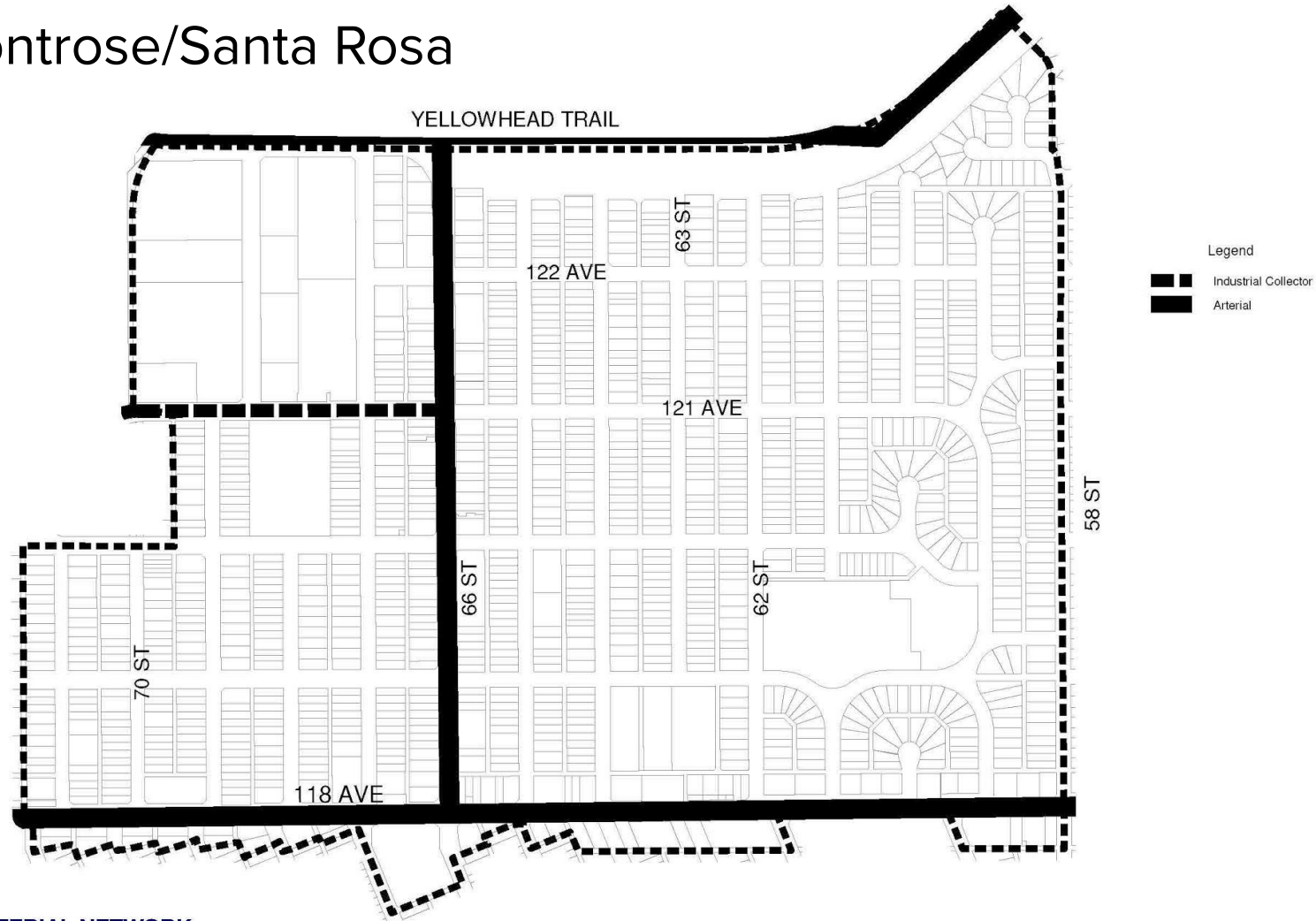


3.15 - Montrose/Santa Rosa

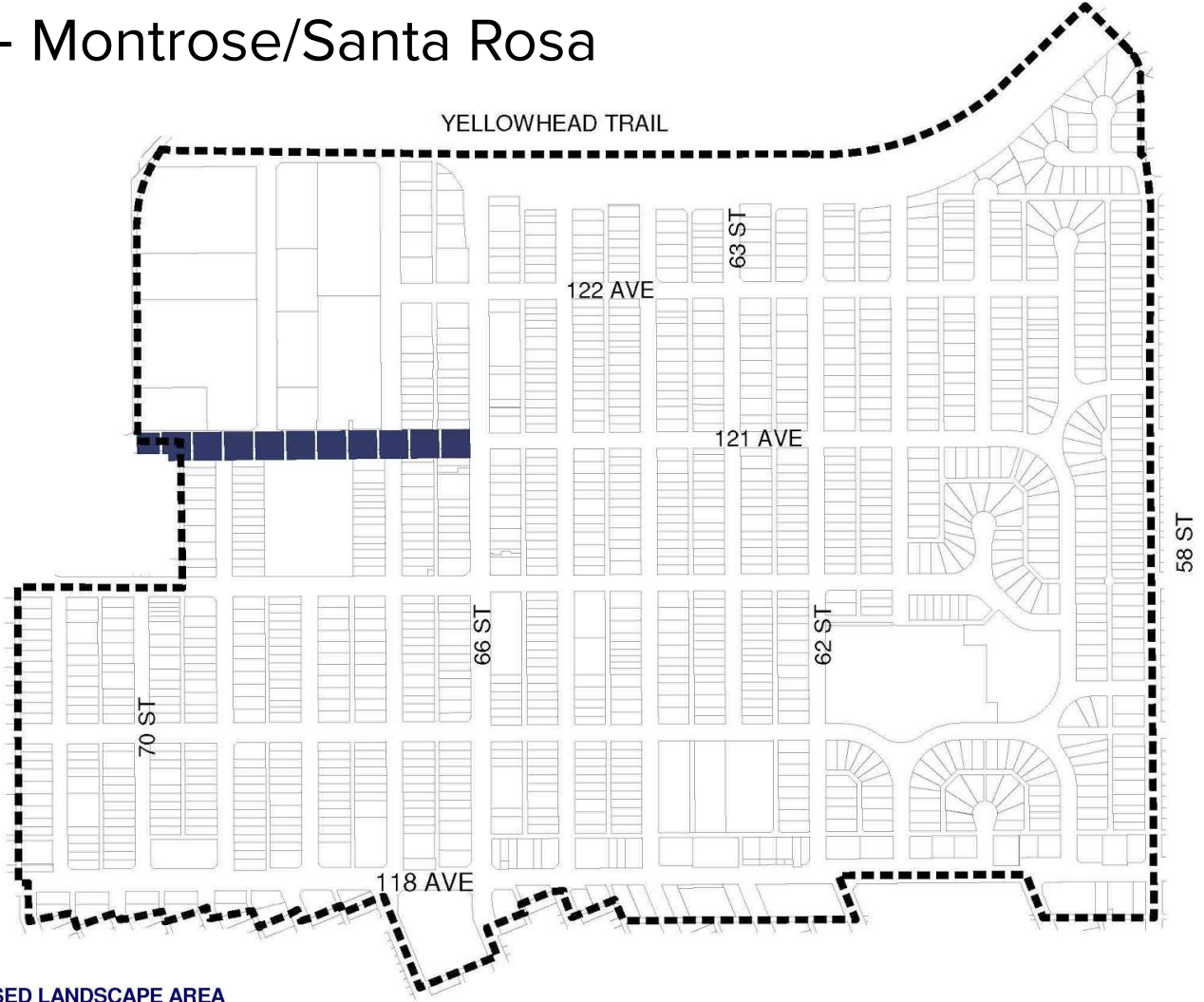


EXISTING ARTERIAL NETWORK

61 3.15 - Montrose/Santa Rosa



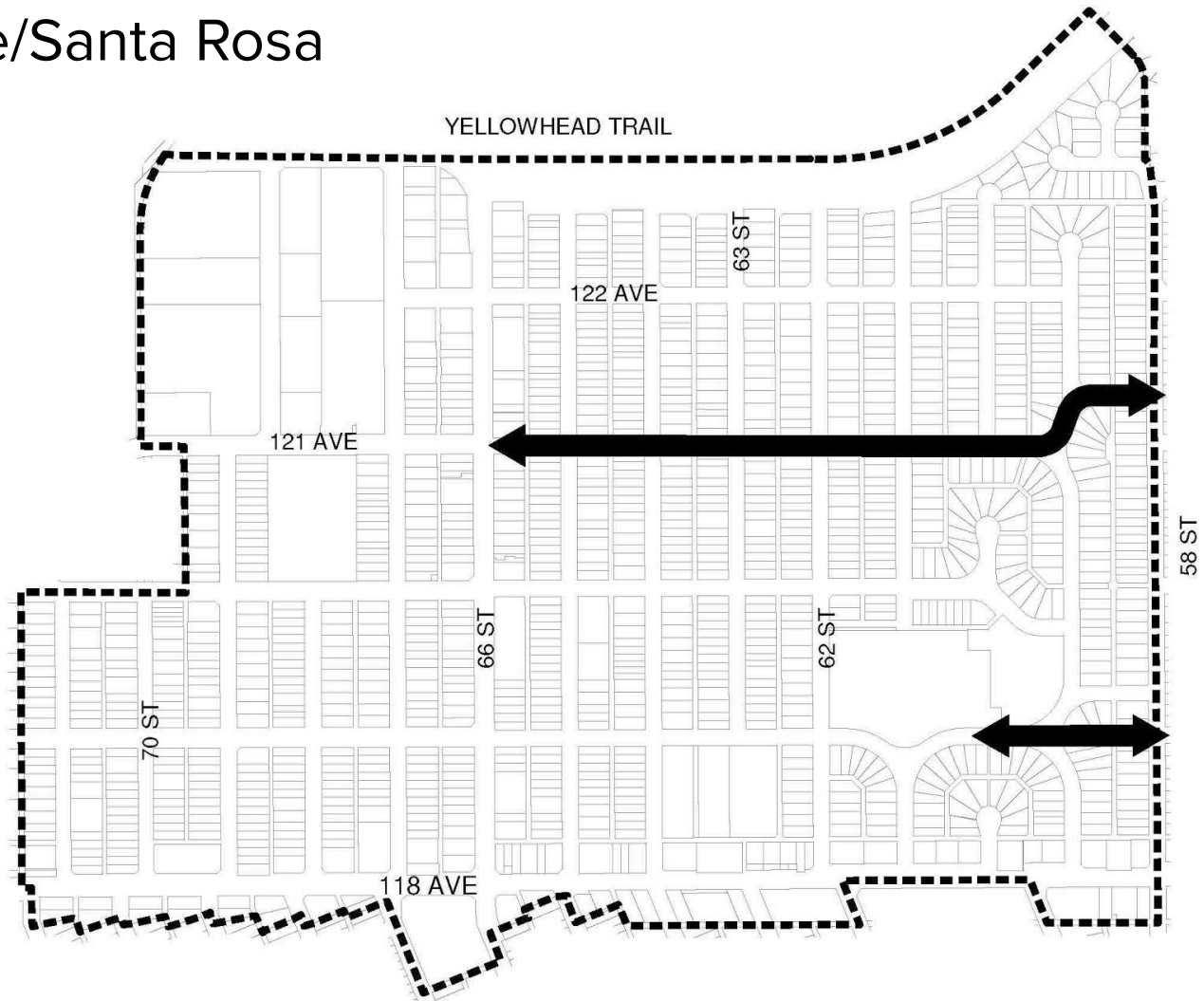
3.15 - Montrose/Santa Rosa



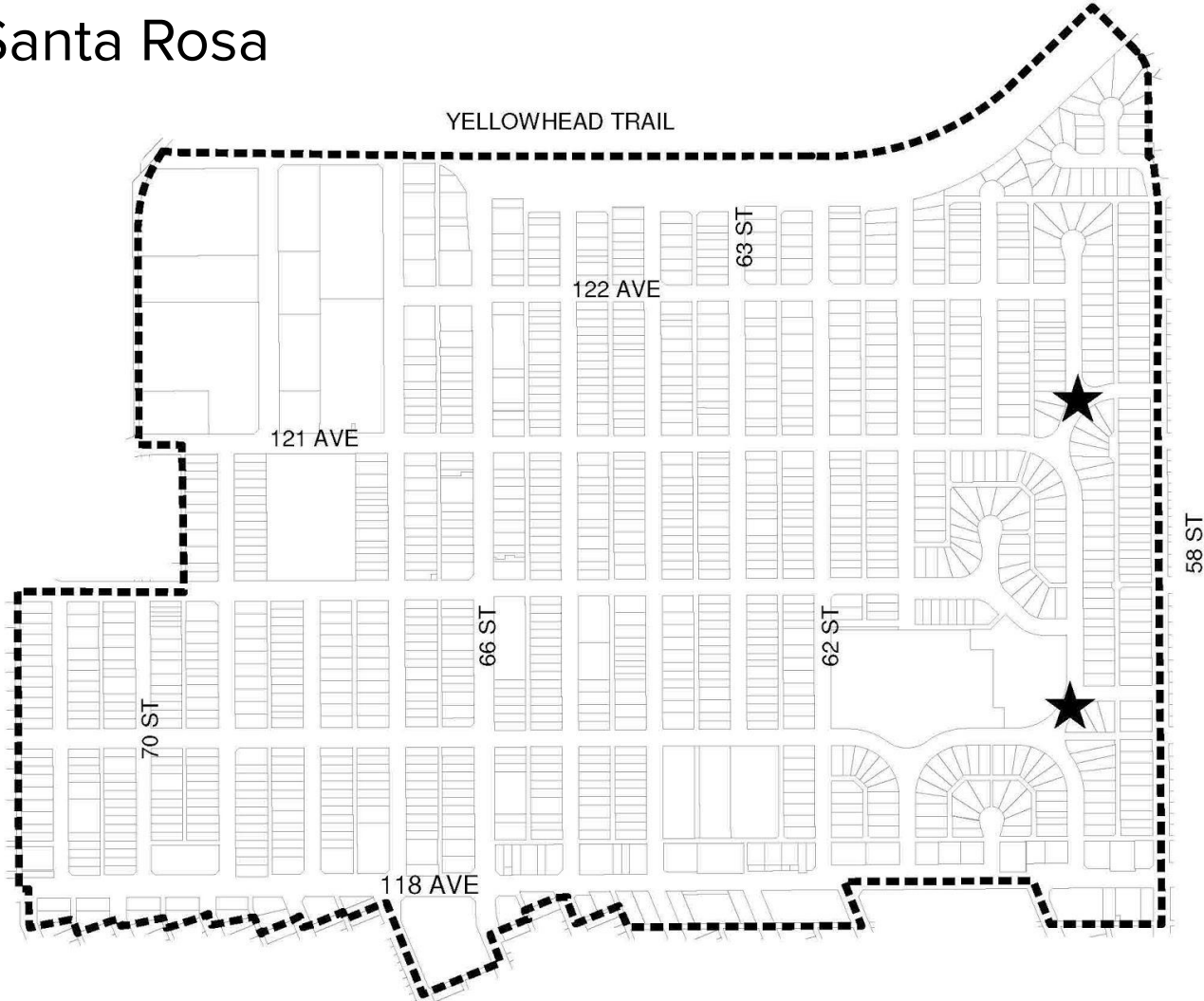
Legend

 Proposed Landscape Area

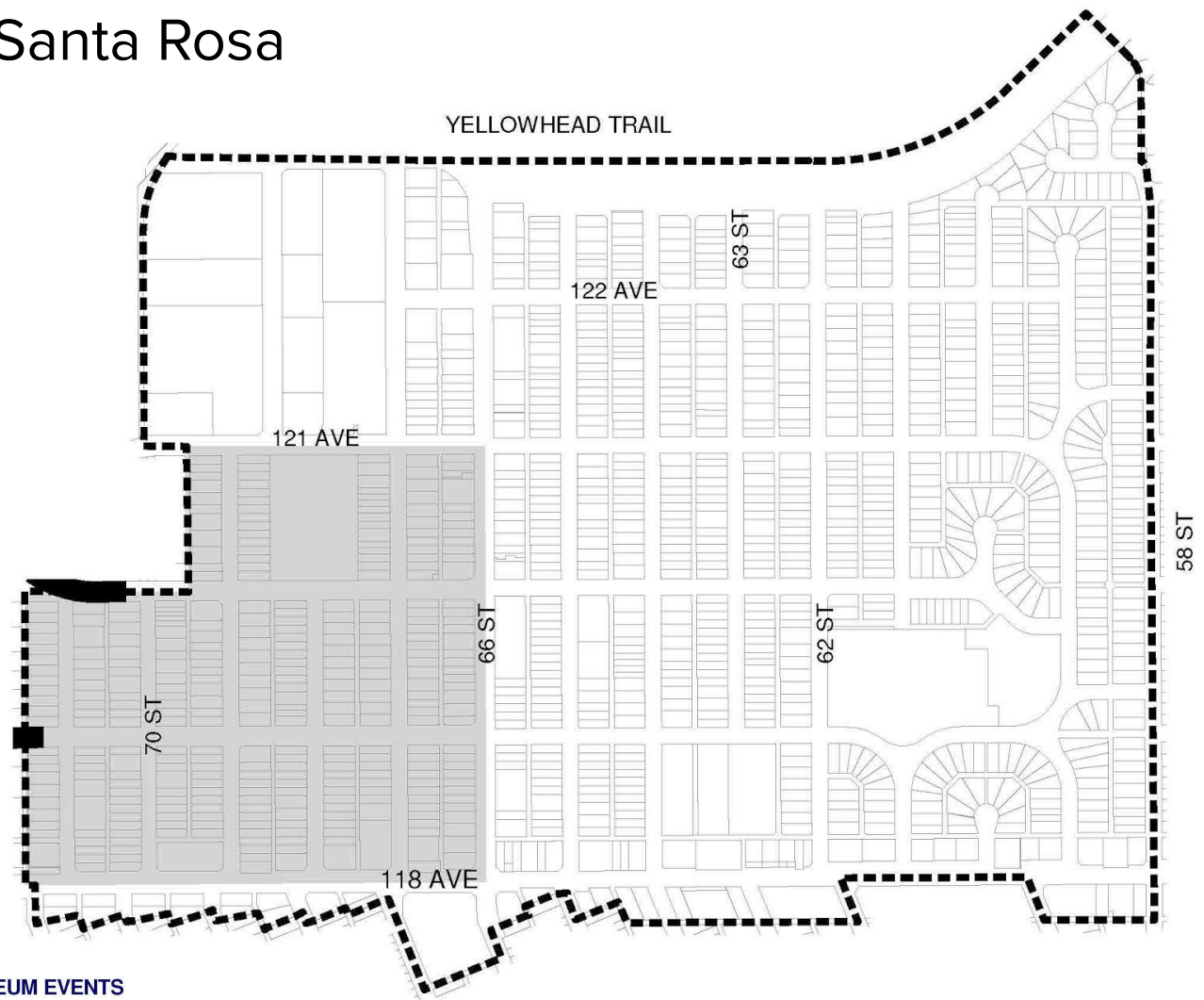
3.15 - Montrose/Santa Rosa



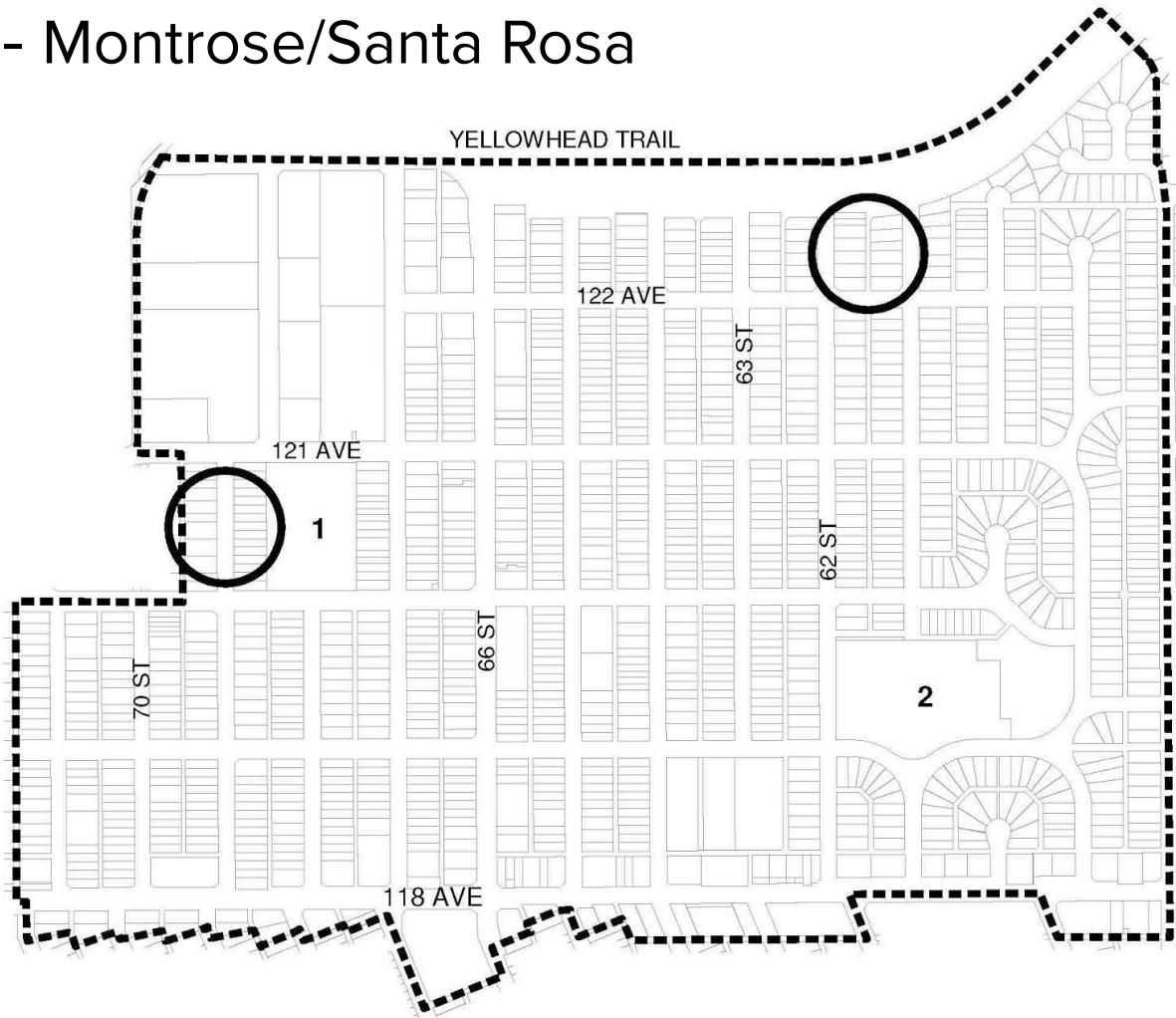
3.15 - Montrose/Santa Rosa



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










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

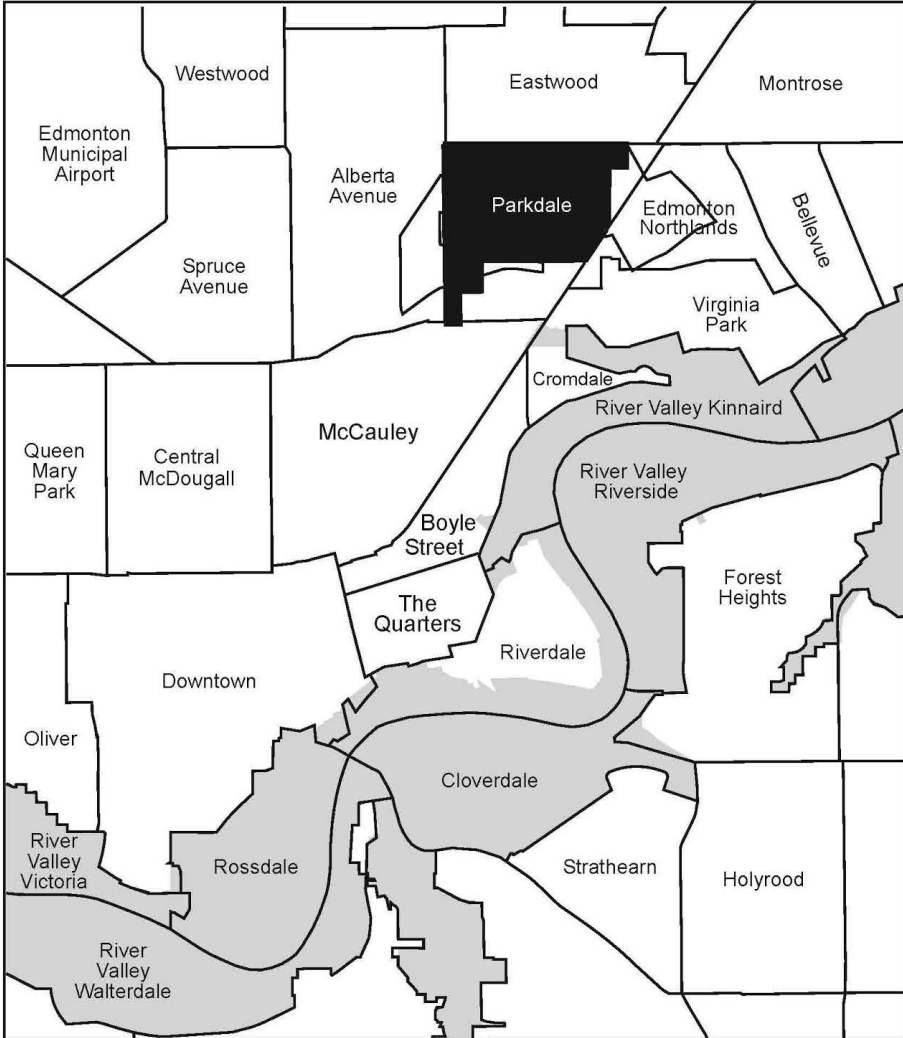
3.15 - Montrose/Santa Rosa



Legend

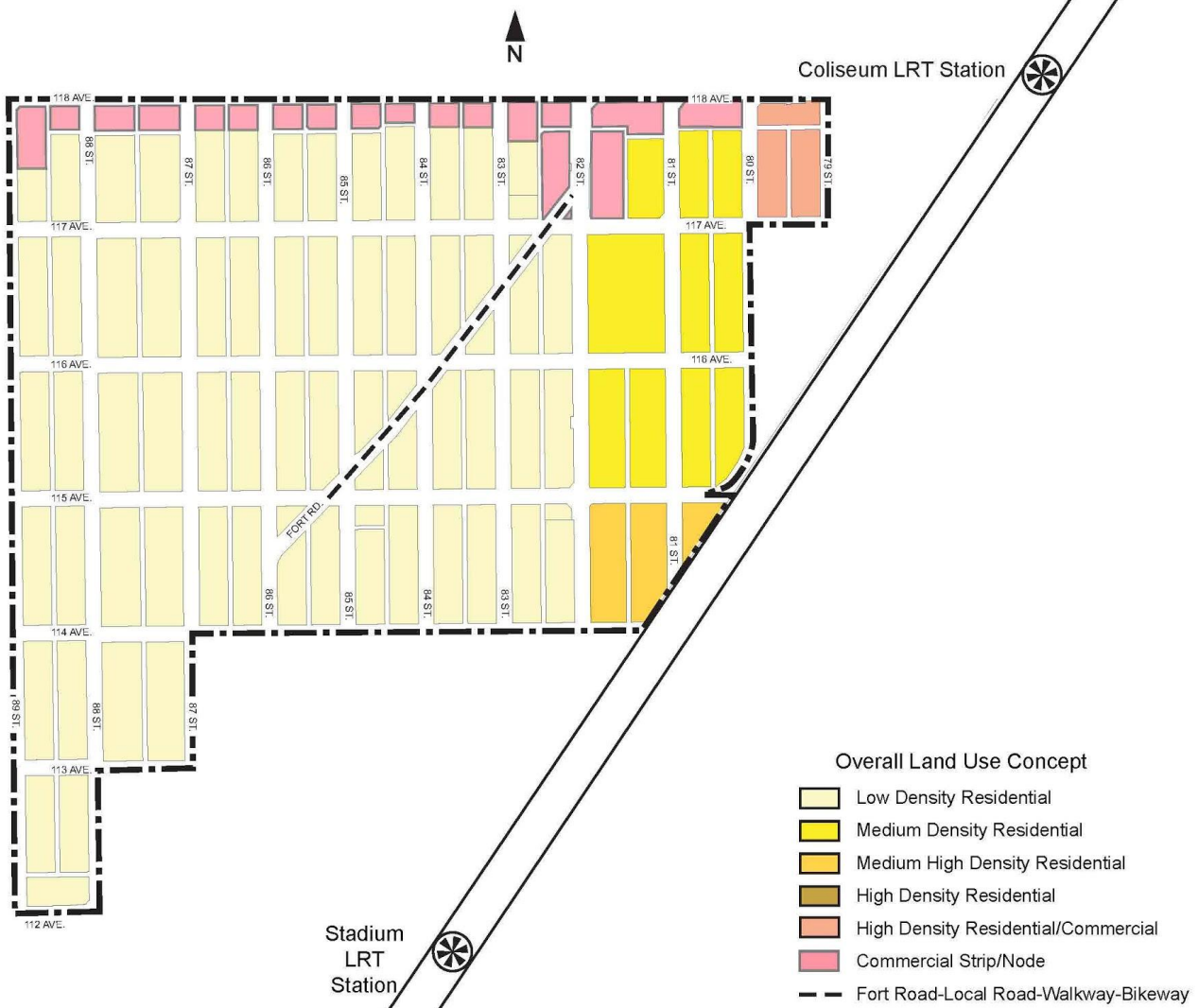
-  Commercial shopping centre
-  Industrial business
-  Low intensity business
-  Low rise apartment
-  Medium industrial
-  Public parks
-  Public parks
-  Row Housing
-  Urban services
-  ARP Boundary

3.16 - Parkdale



3.16 - Parkdale

OVERALL LAND USE CONCEPT



3.16 - Parkdale

Policy 2.2
Transitional Concept



Coliseum LRT Station

LRT

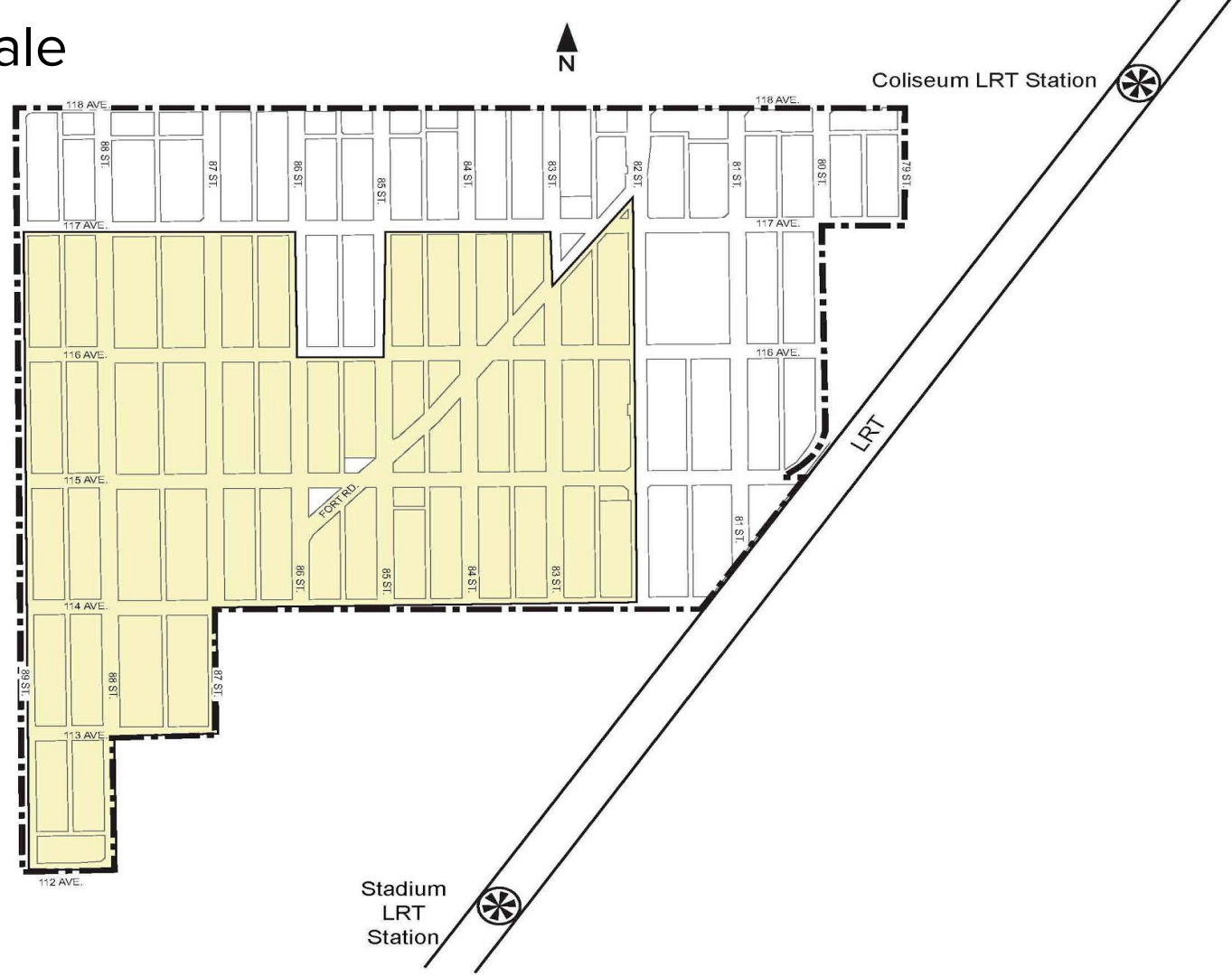
Stadium
LRT
Station

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



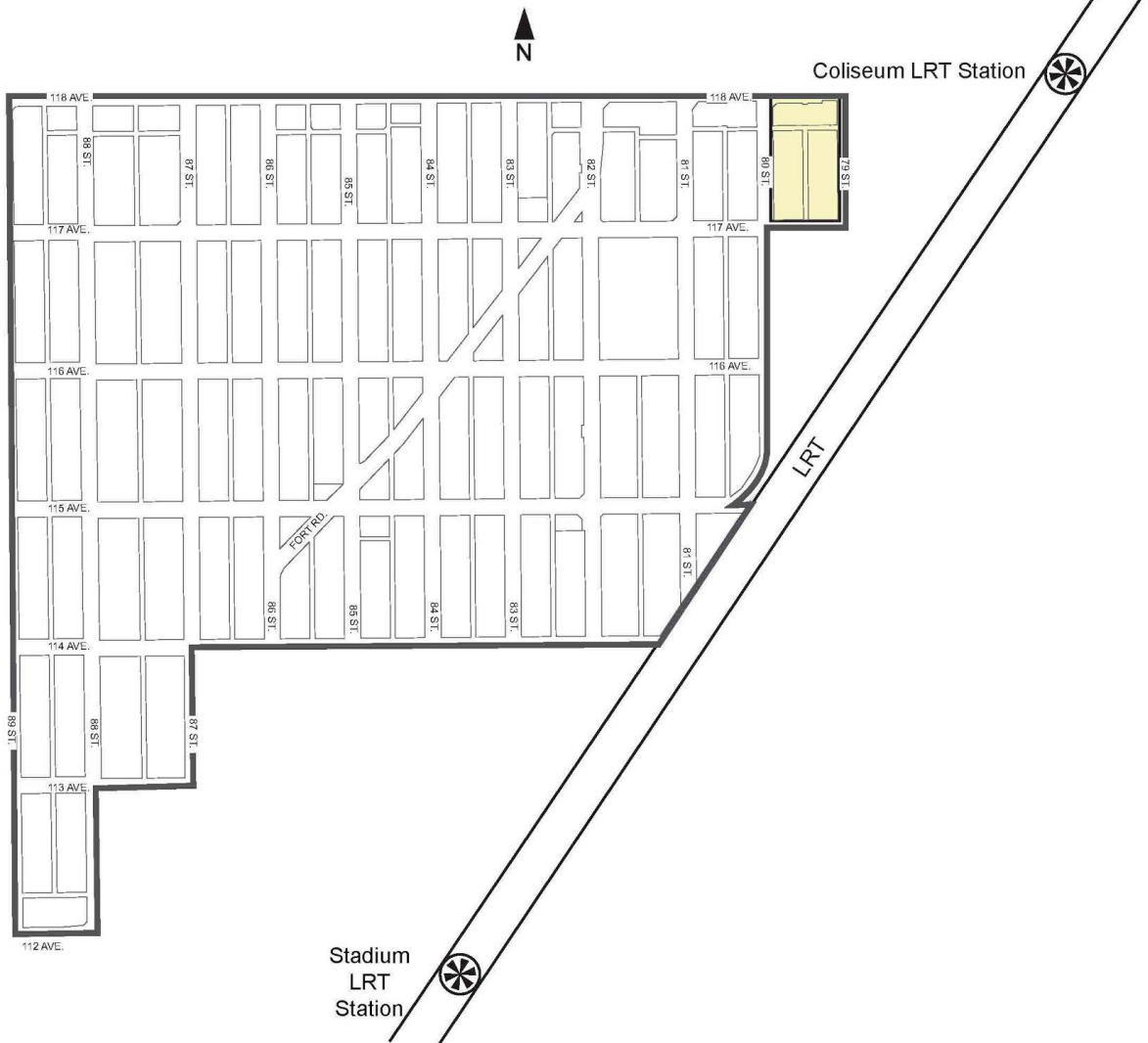
3.16 - Parkdale



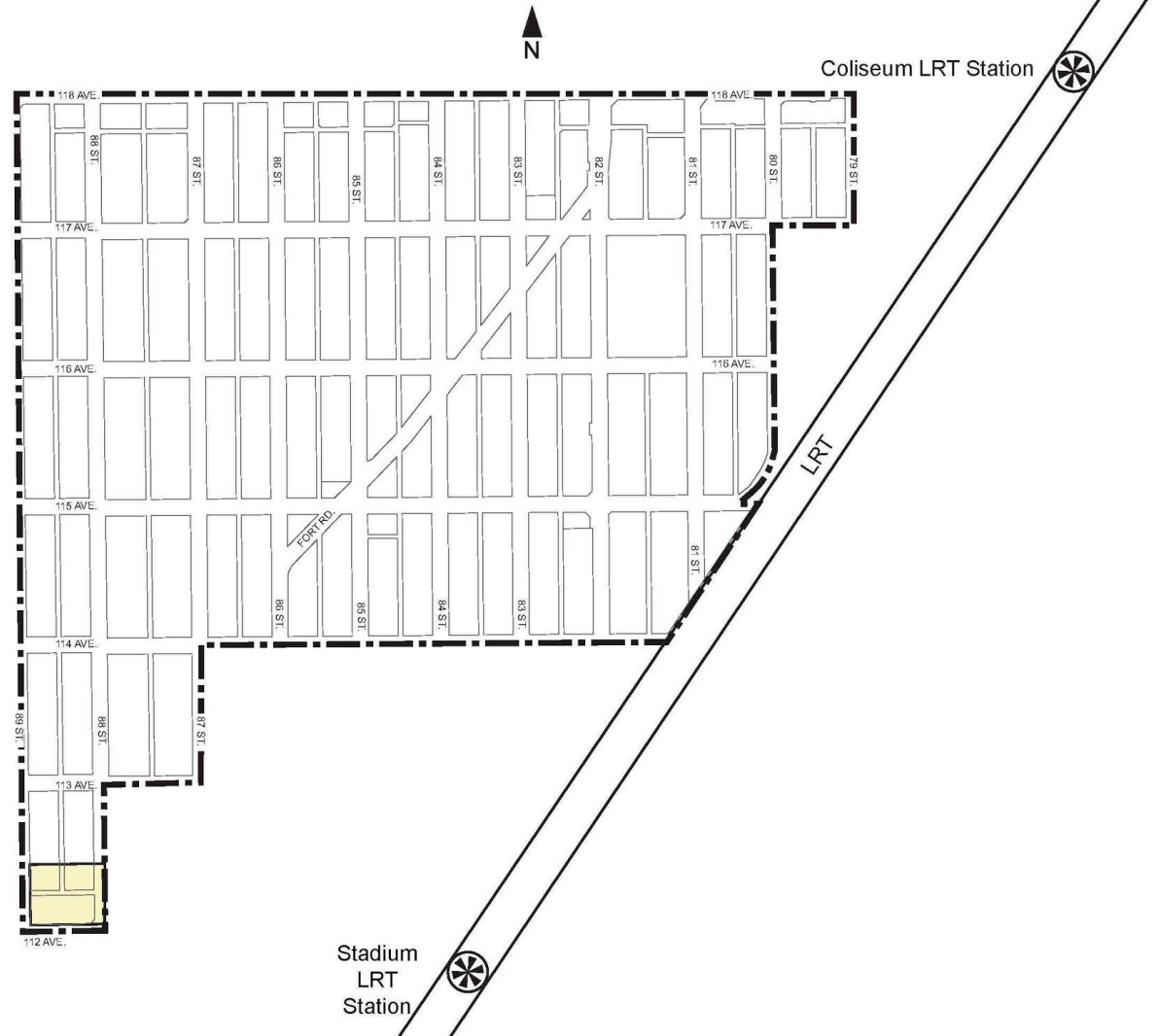
3.16 - Parkdale



3.16 - Parkdale



3.16 - Parkdale



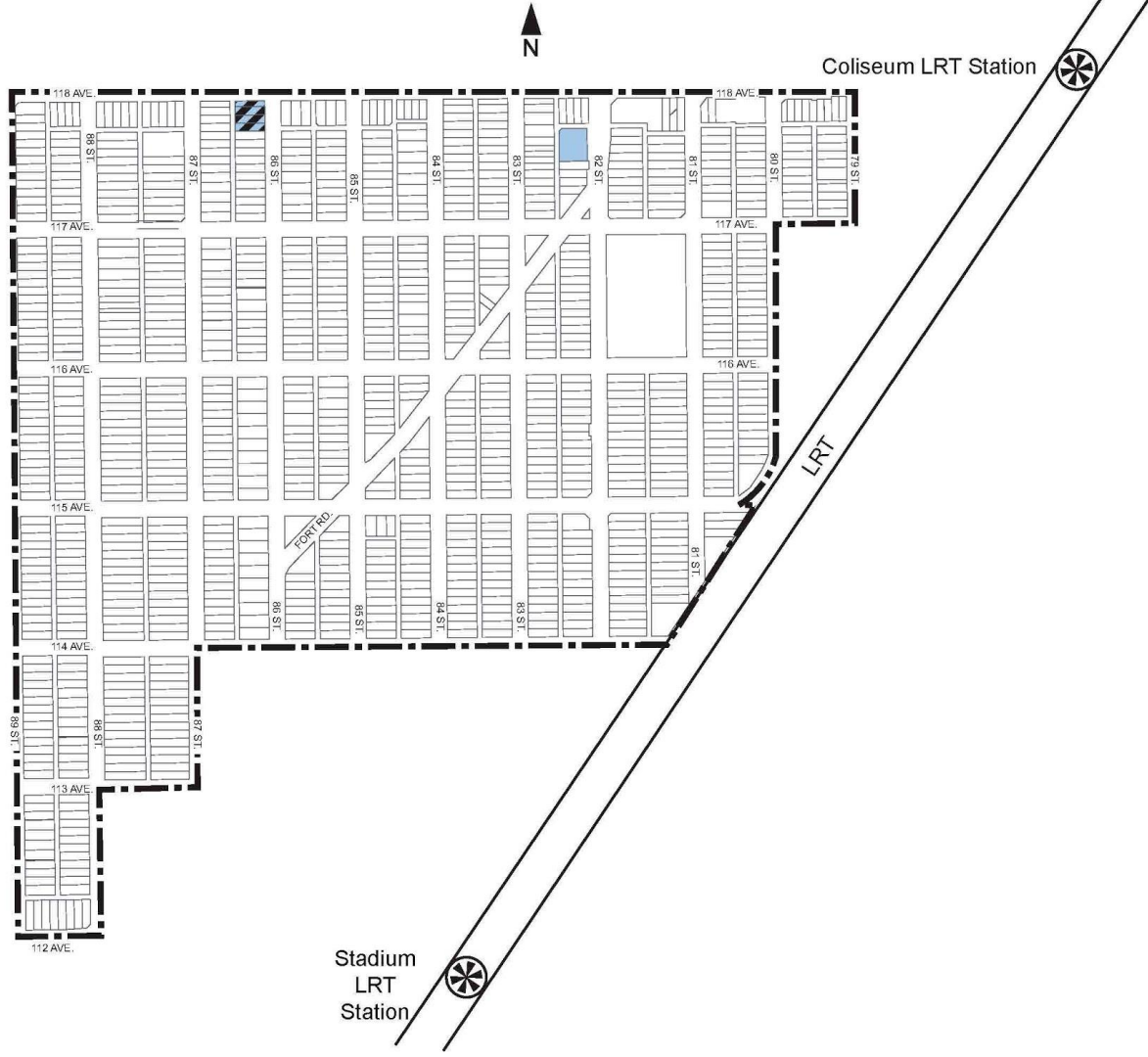
3.16 - Parkdale



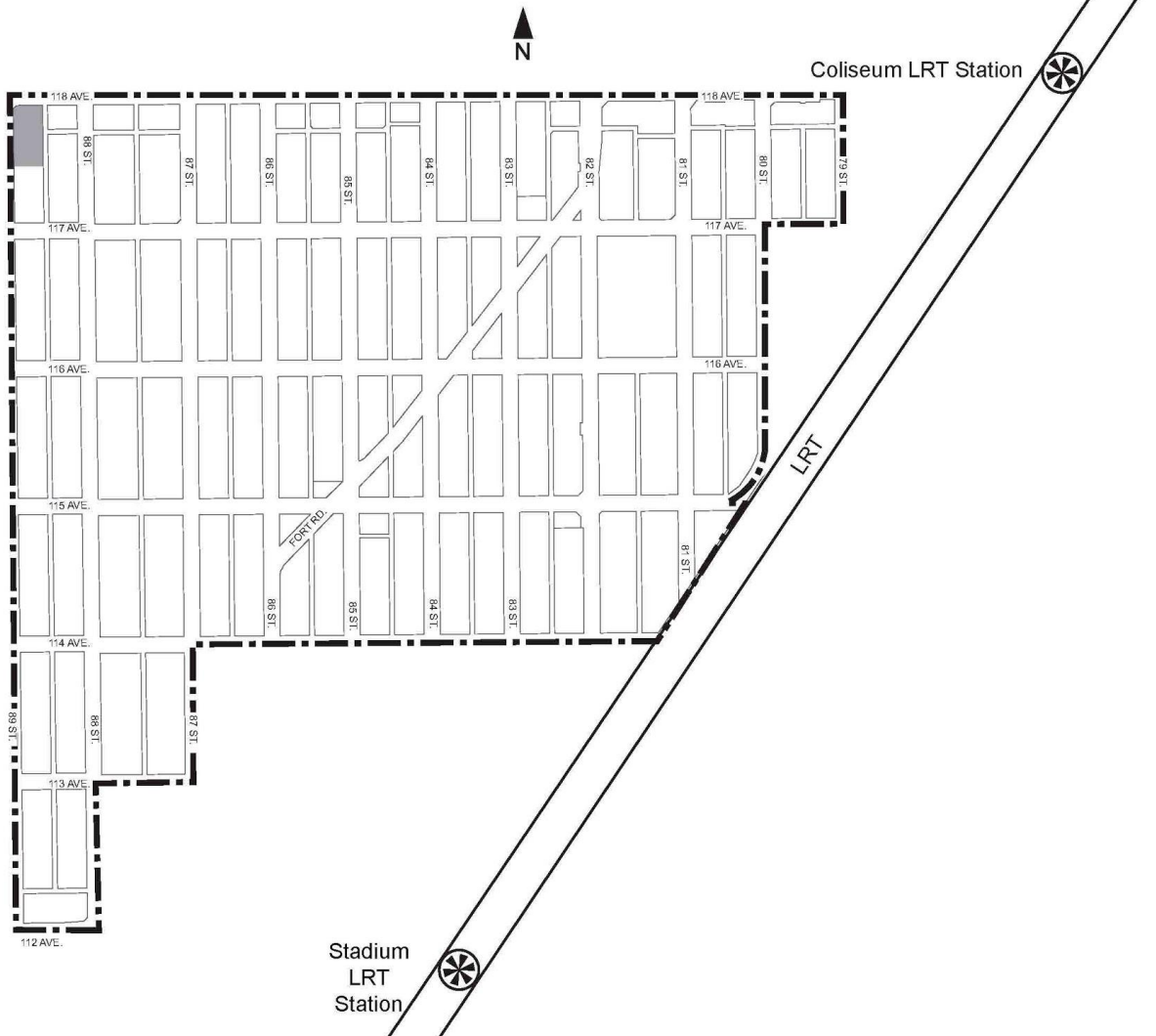
3.16 - Parkdale



3.16 - Parkdale



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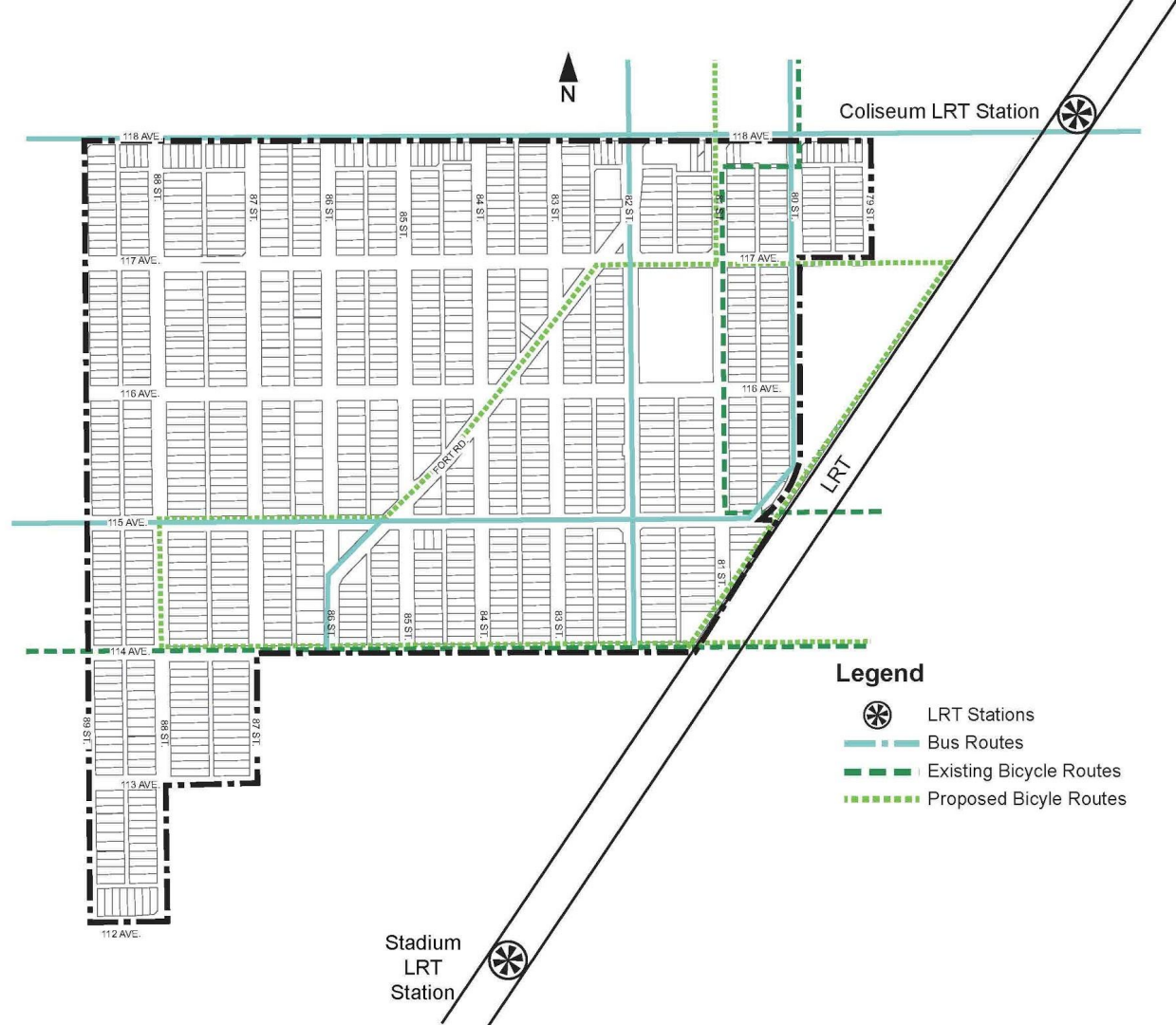
3.16 - Parkdale



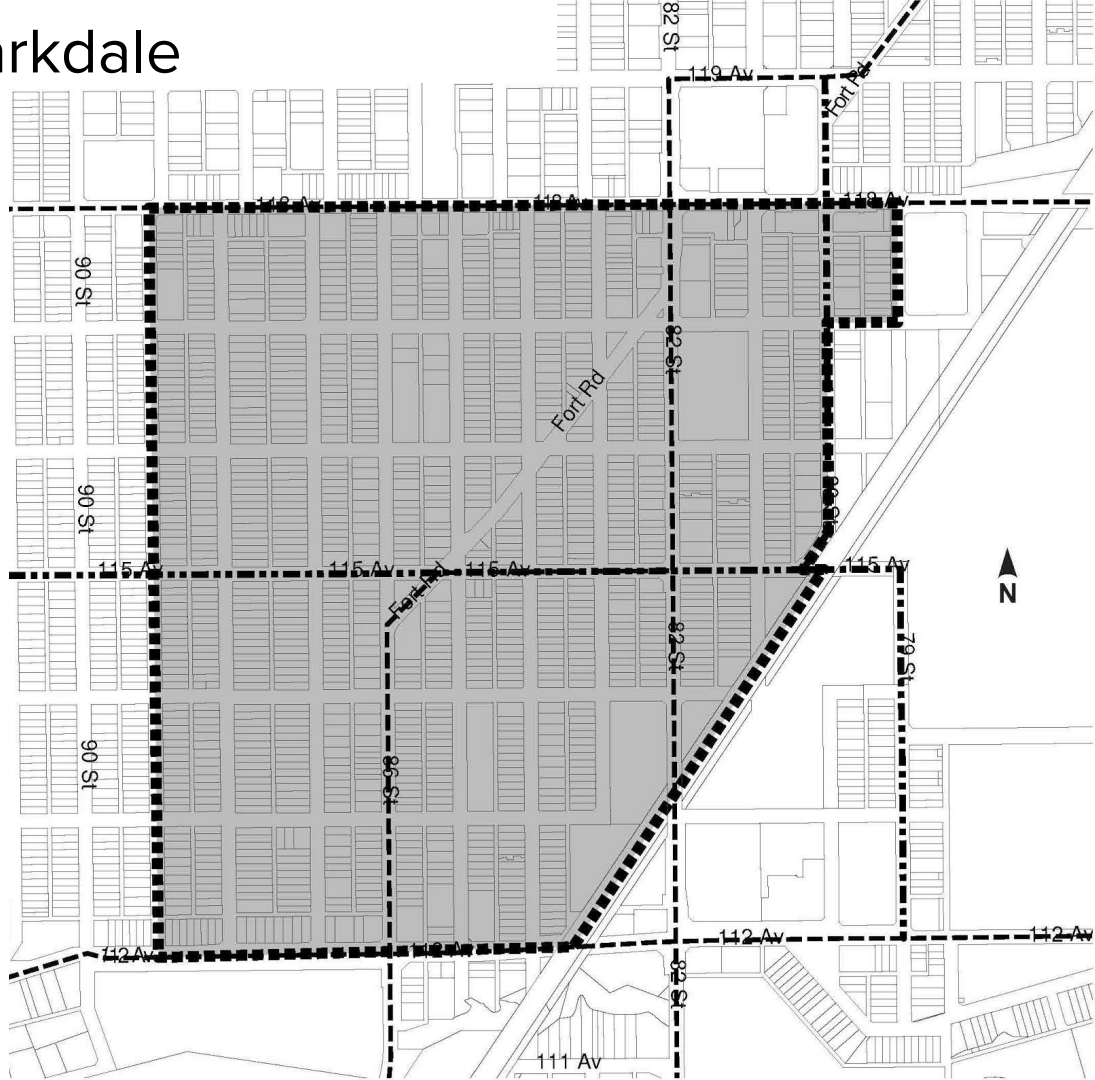
3.16 - Parkdale



3.16 - Parkdale

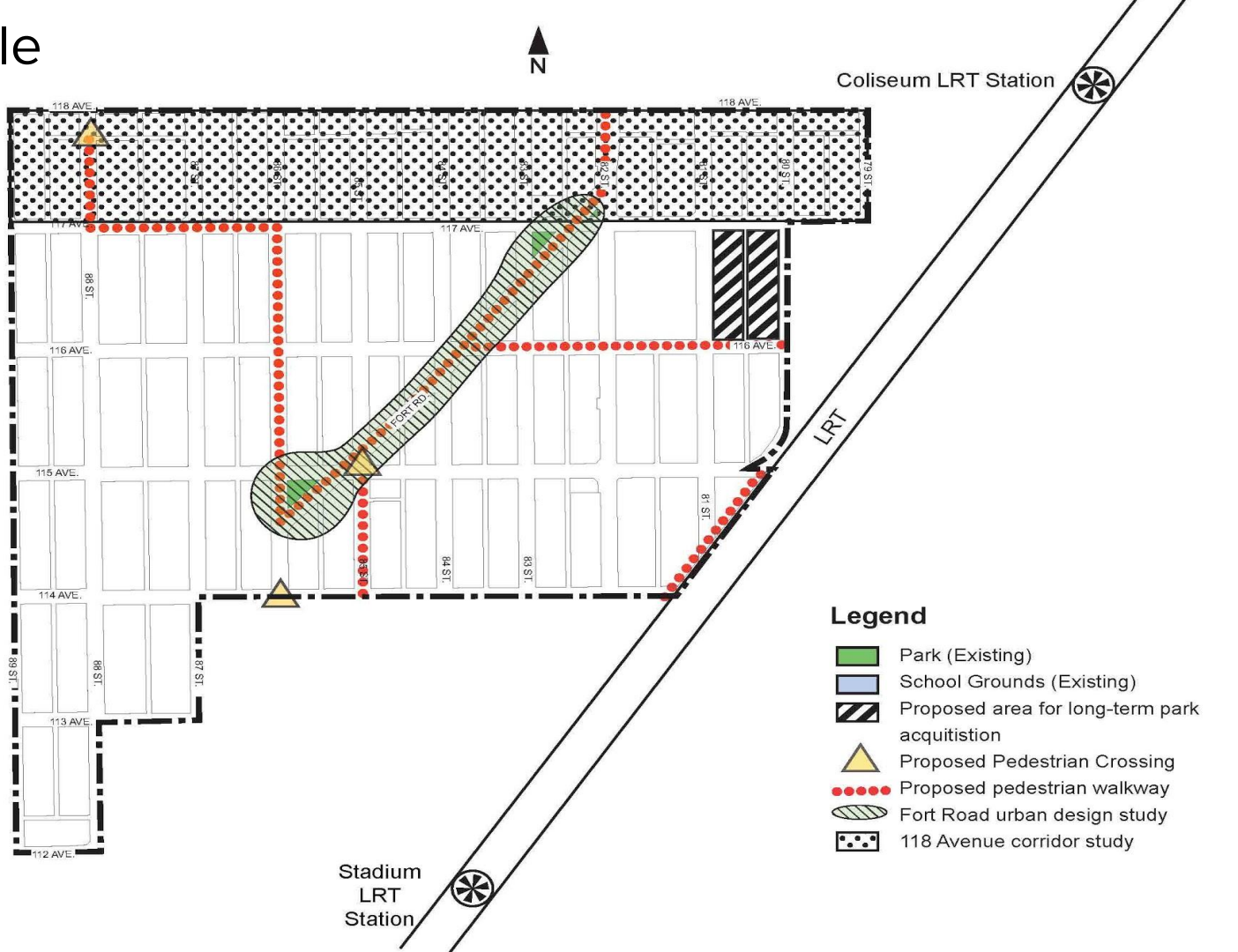


3.16 - Parkdale










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

3.16 - Parkdale

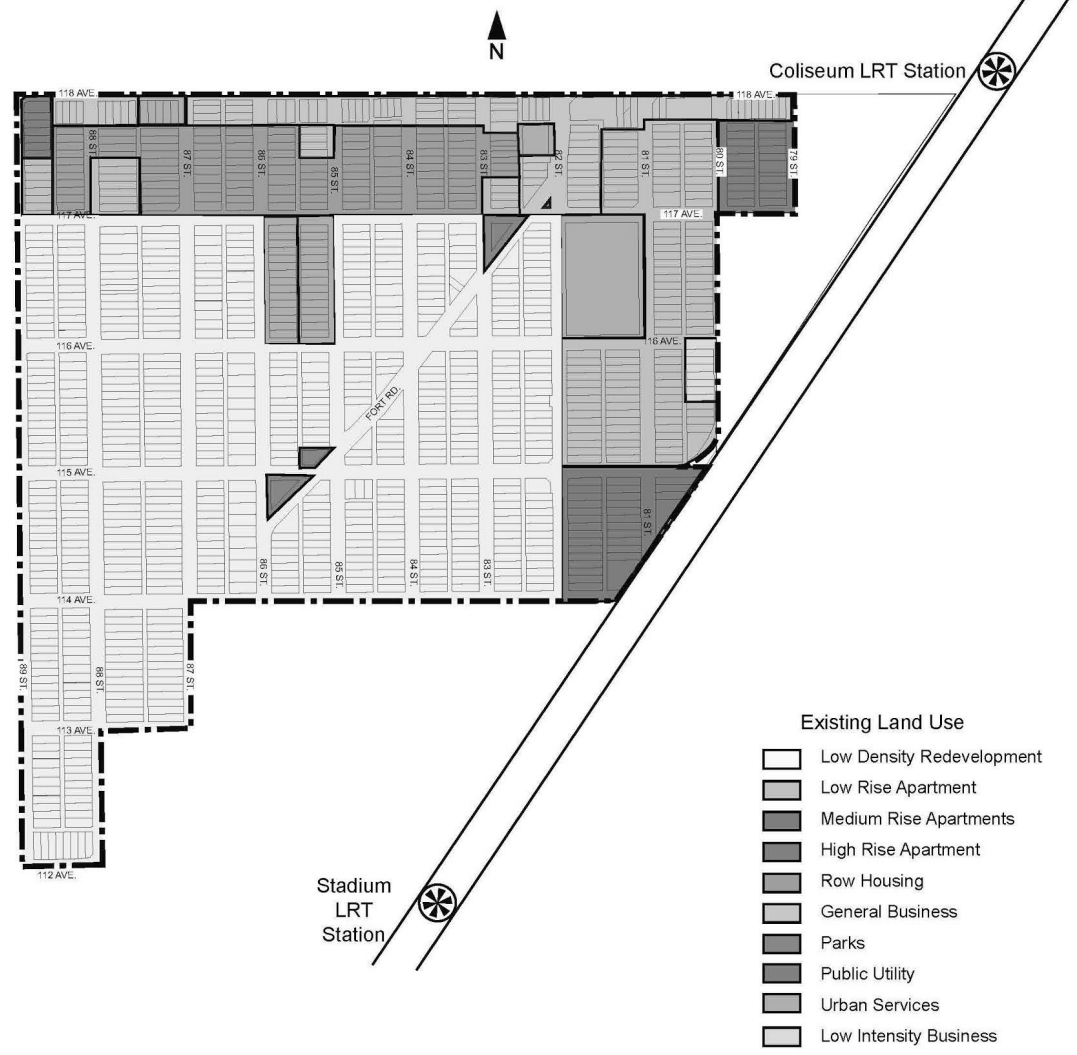


Legend

-  Park (Existing)
-  School Grounds (Existing)
-  Proposed area for long-term park acquisition
-  Proposed Pedestrian Crossing
-  Proposed pedestrian walkway
-  Fort Road urban design study
-  118 Avenue corridor study

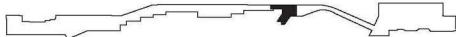
3.16 - Parkdale

Schedule G Proposed Land Uses










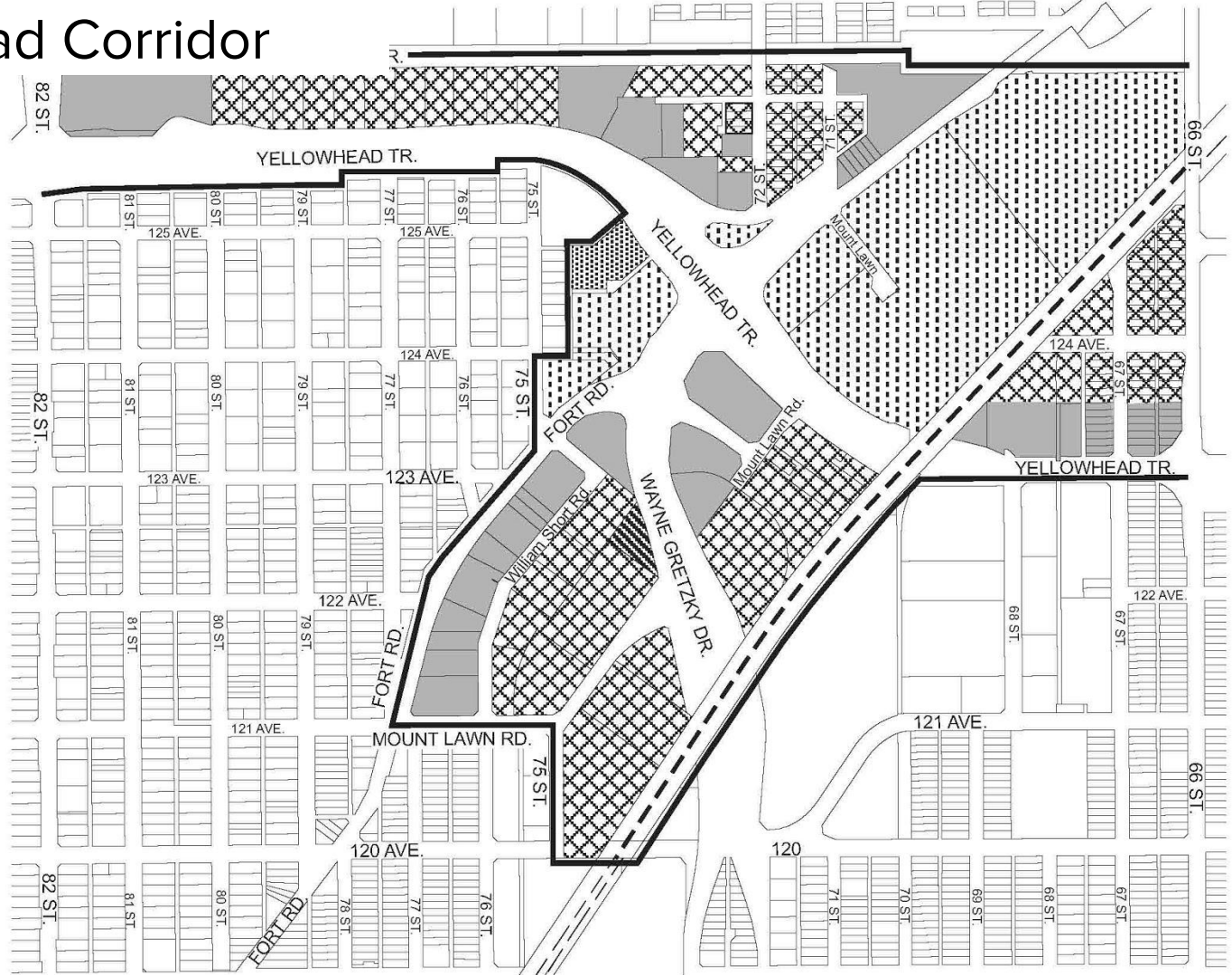
88 3.17 - Yellowhead Corridor

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



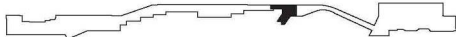
Sub-Area Location in Yellowhead Corridor

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










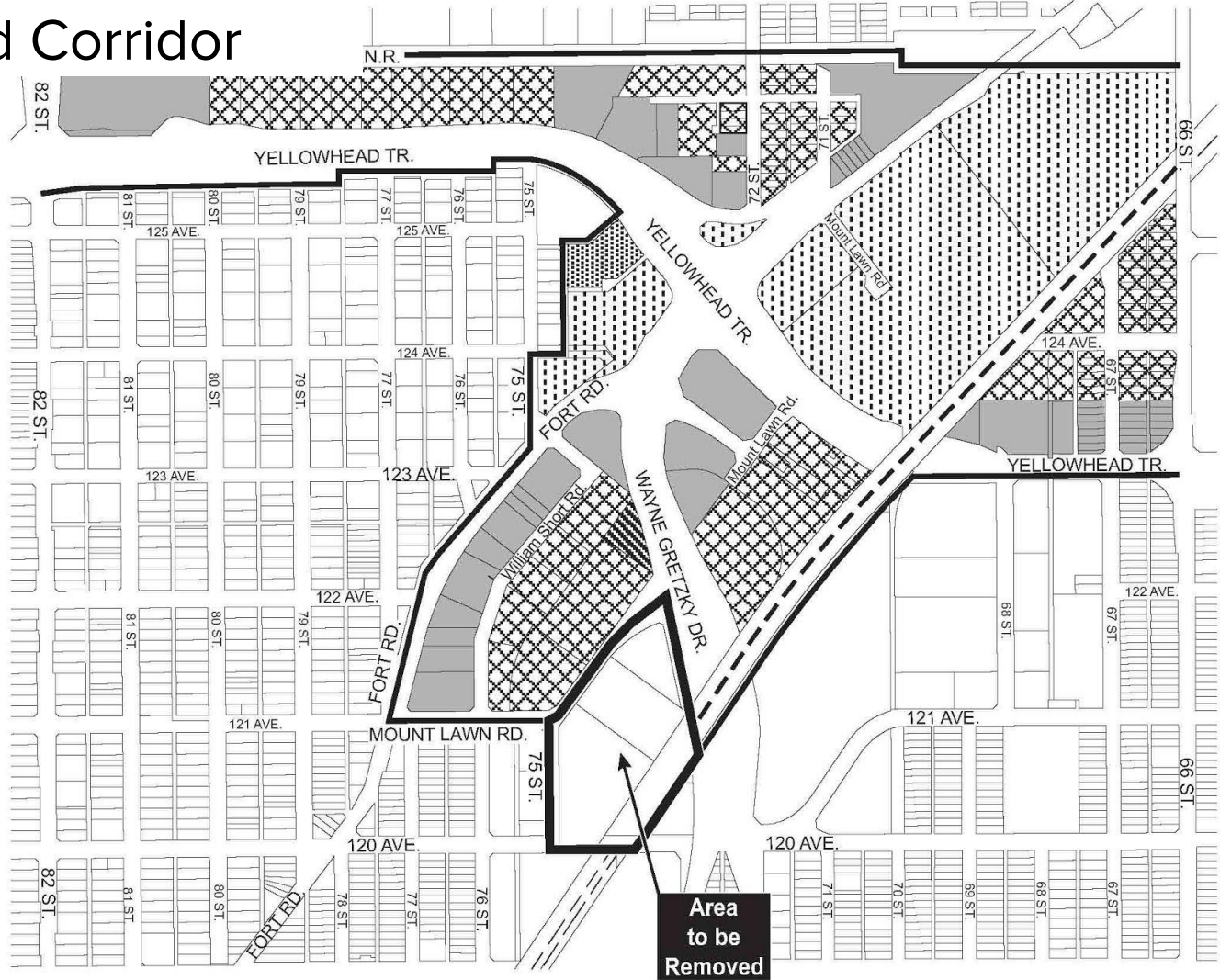
89 3.17 - Yellowhead Corridor

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3.18 - Support housing for vulnerable population

End of Presentation

Reference: City Council Public Hearing Agenda