

Exhibition Lands Planning Framework

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

Stephanie McCabe - Deputy City Manager
Shauna Kuiper - Acting Director

Edmonton

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*.

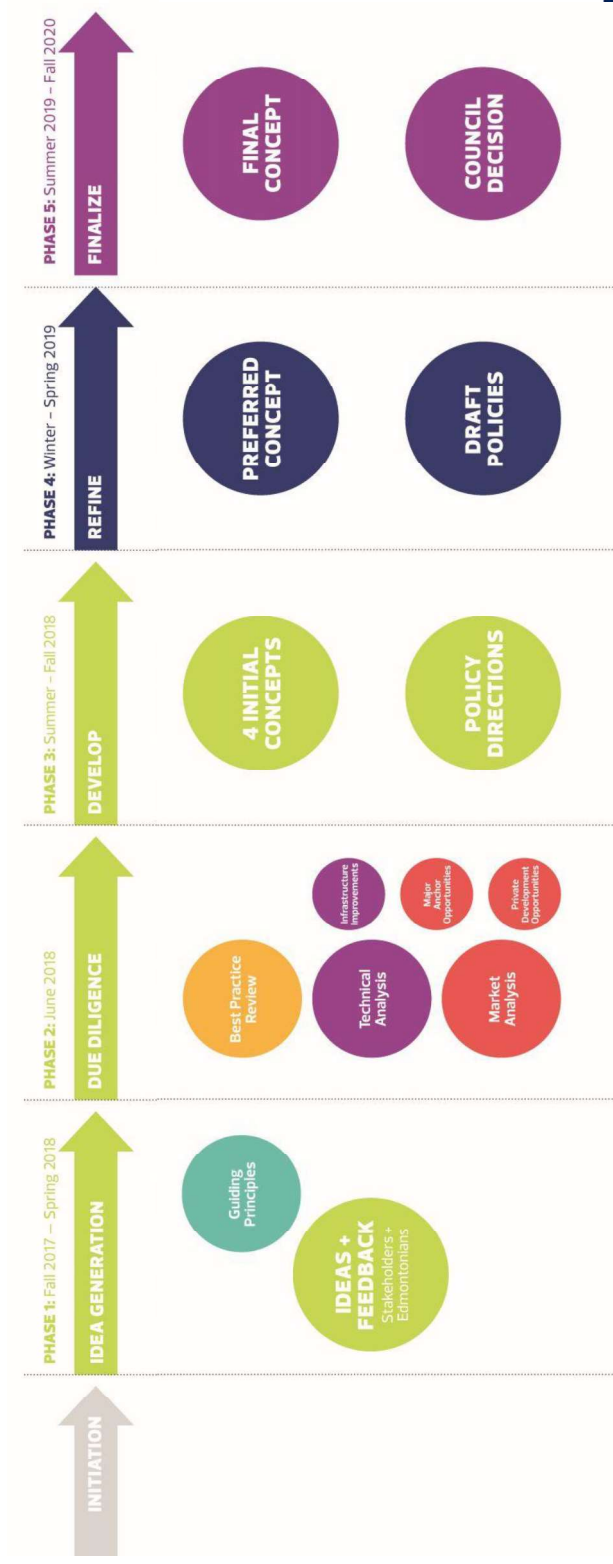
Ensure responsible *return on public investment*.

Healthy City

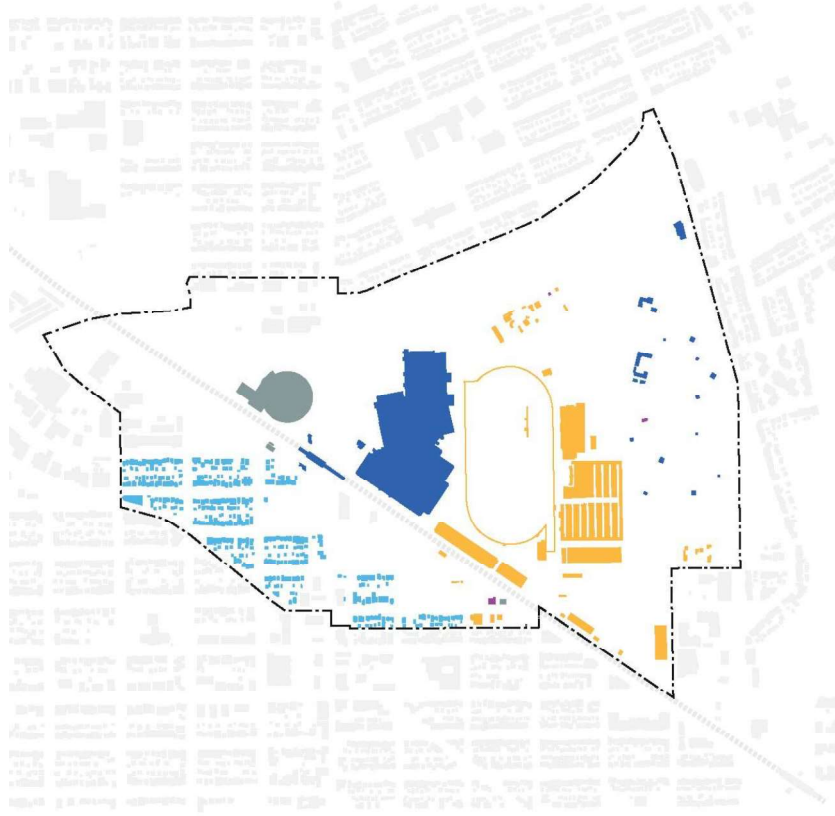
Contribute to the social, physical and mental well-being of residents and all Edmontonians.

Celebrate local history, heritage and cultures.

Planning Framework Preparation Process



Current development



Planning Framework Preparation Process



Guiding Principles & Project Kickoff

FALL - SPRING 2017

Idea Generation

SPRING 2018

Idea Review

JUNE 2018

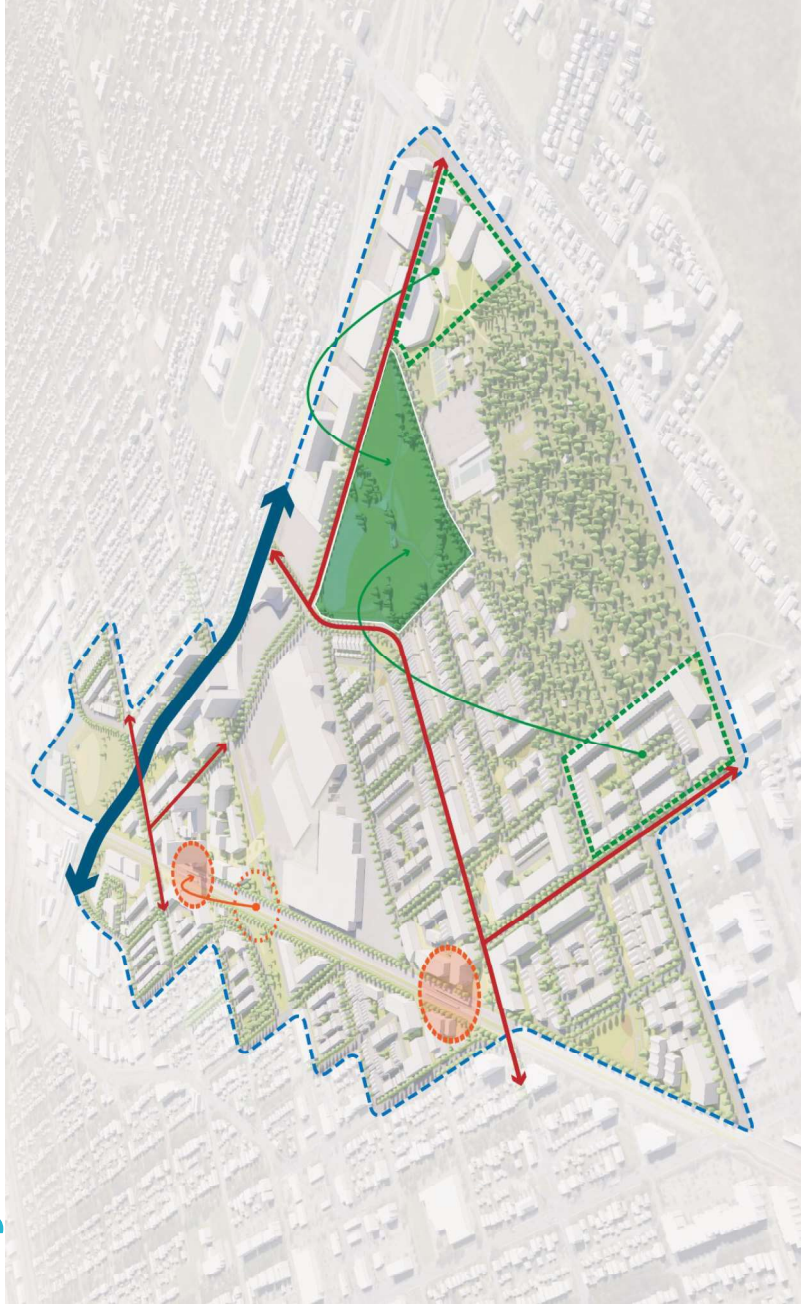
Concepts Review

FALL 2018

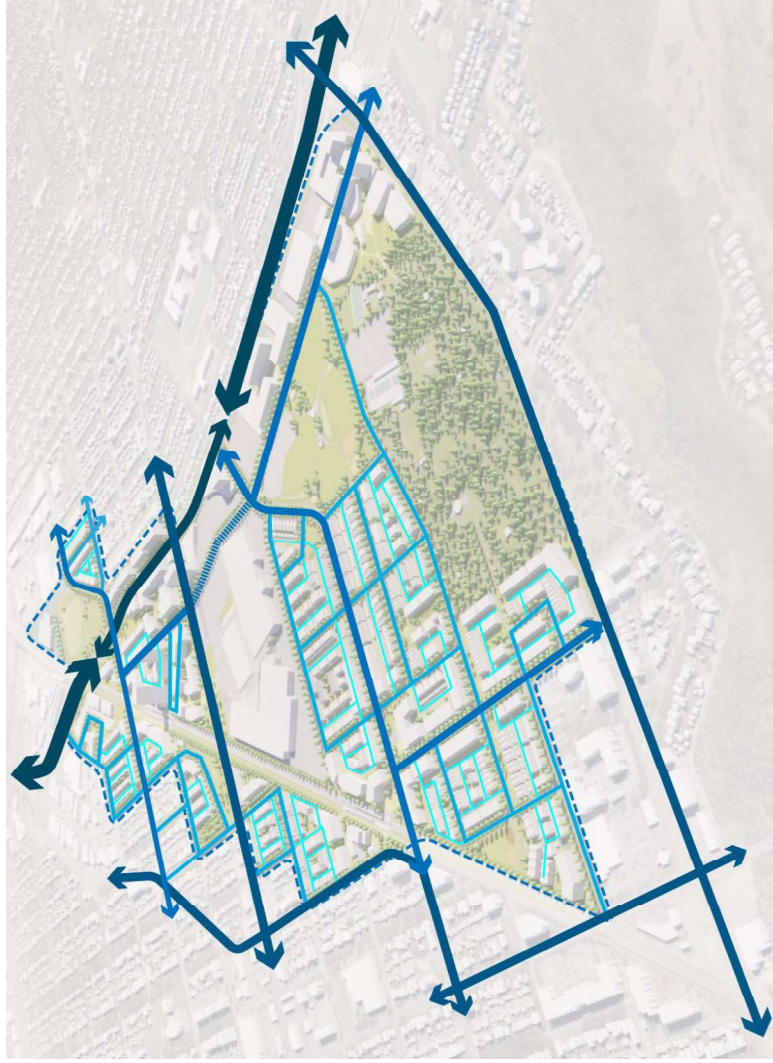
Planning Framework Review

JUNE 2019

Key elements



Mobility



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

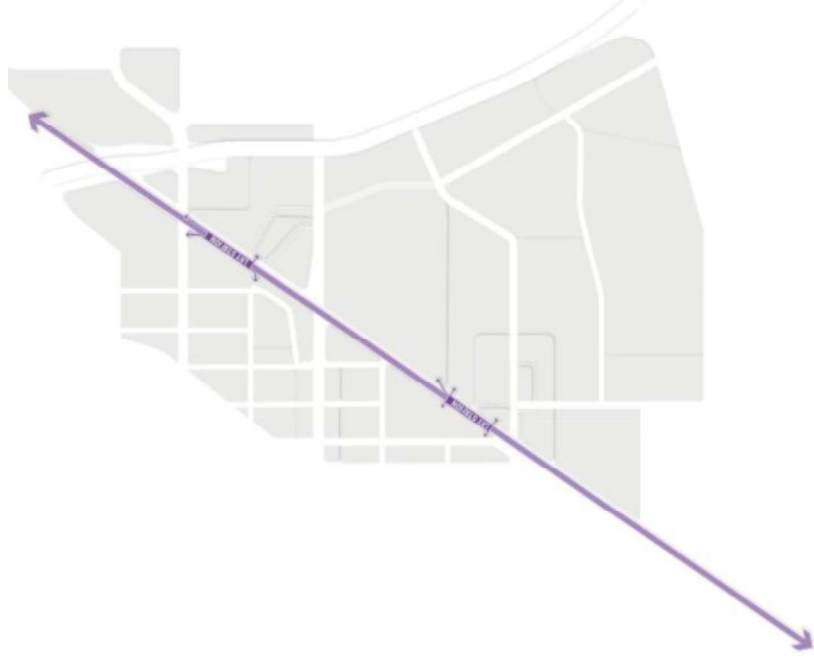
LRT Stations



New LRT Station at 115 Avenue



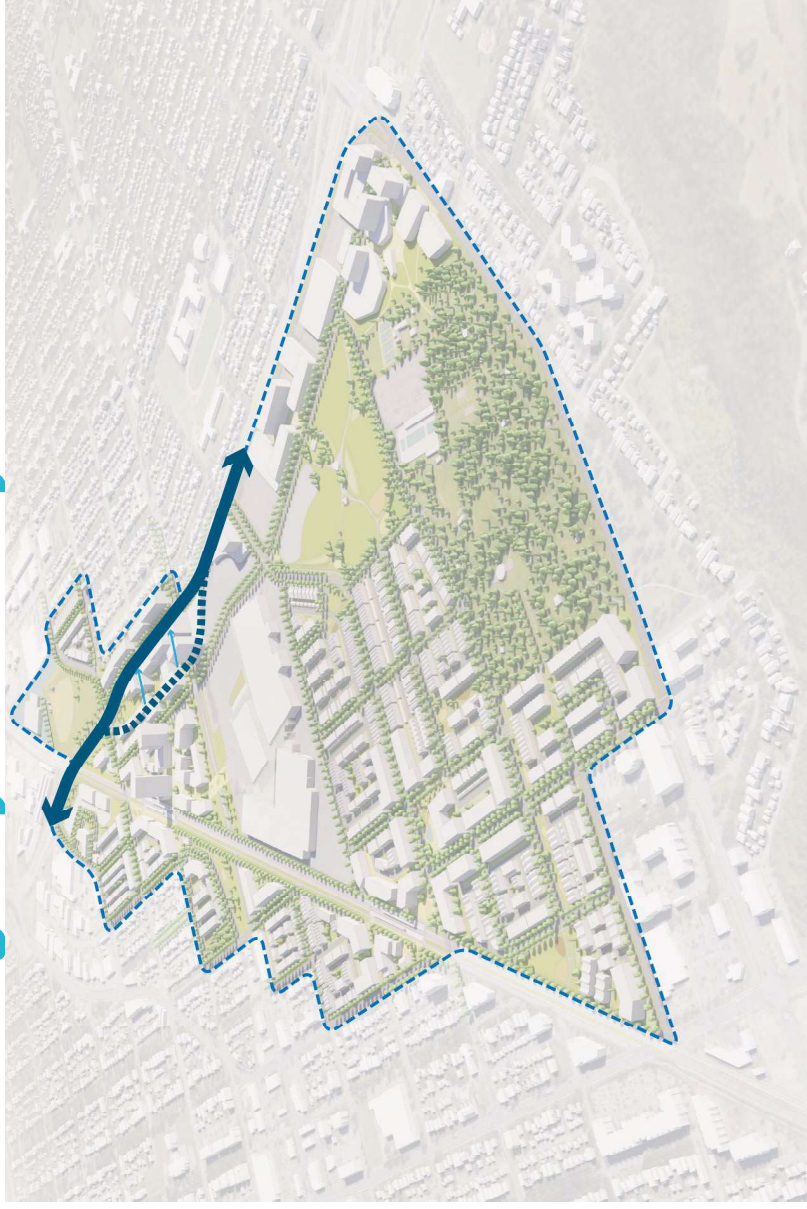
New LRT Station at 119 Avenue to replace Coliseum Station



Fine grained right-of-way network



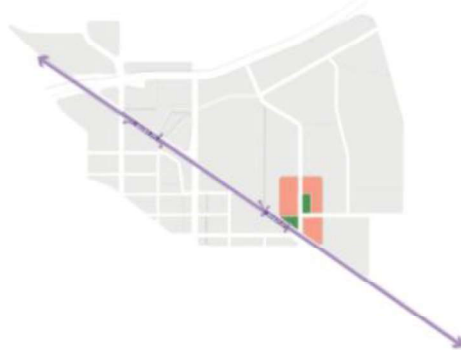
Relinking Wayne Gretzky Drive



Transit Villages

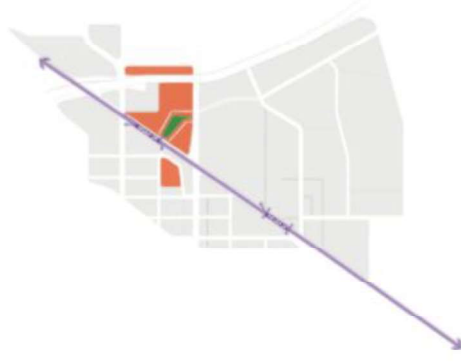
South

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



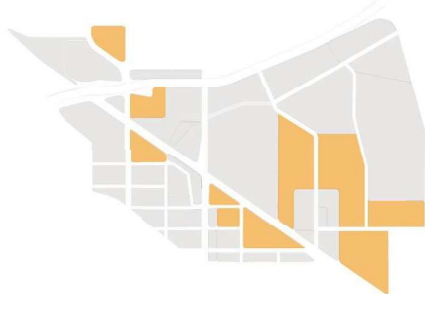
North

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

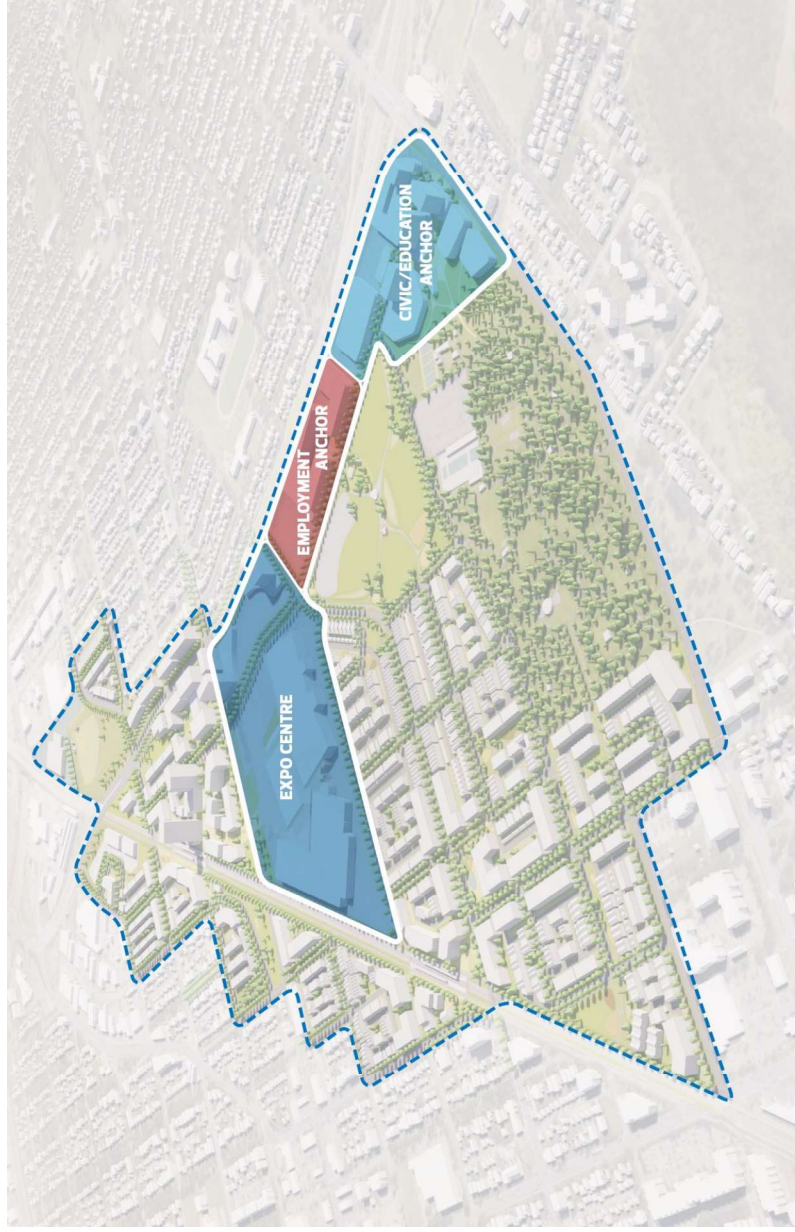


Ground Oriented Residential

- 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



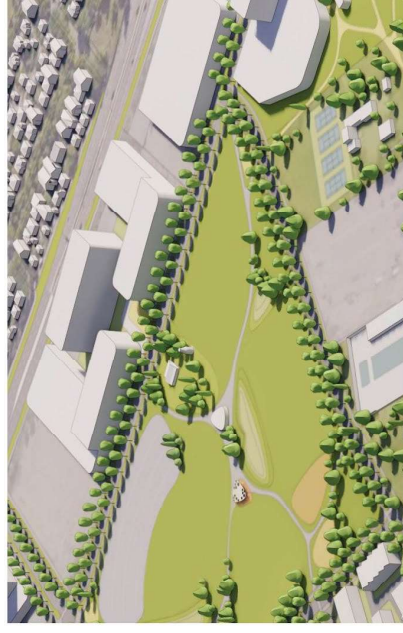
Civic/Education Anchor

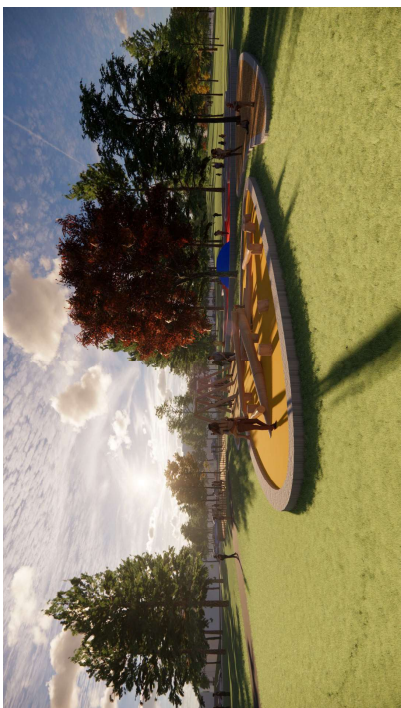
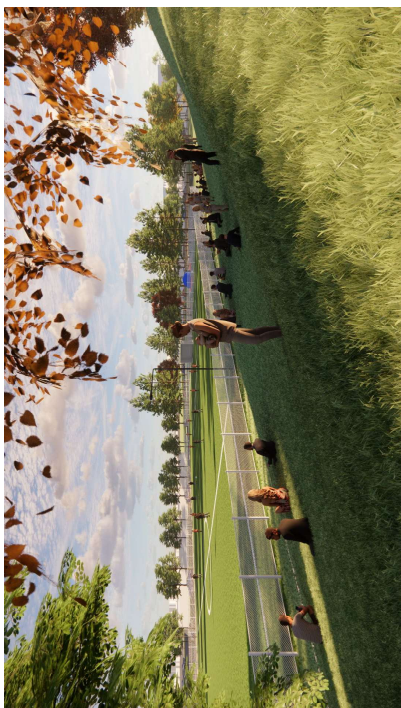
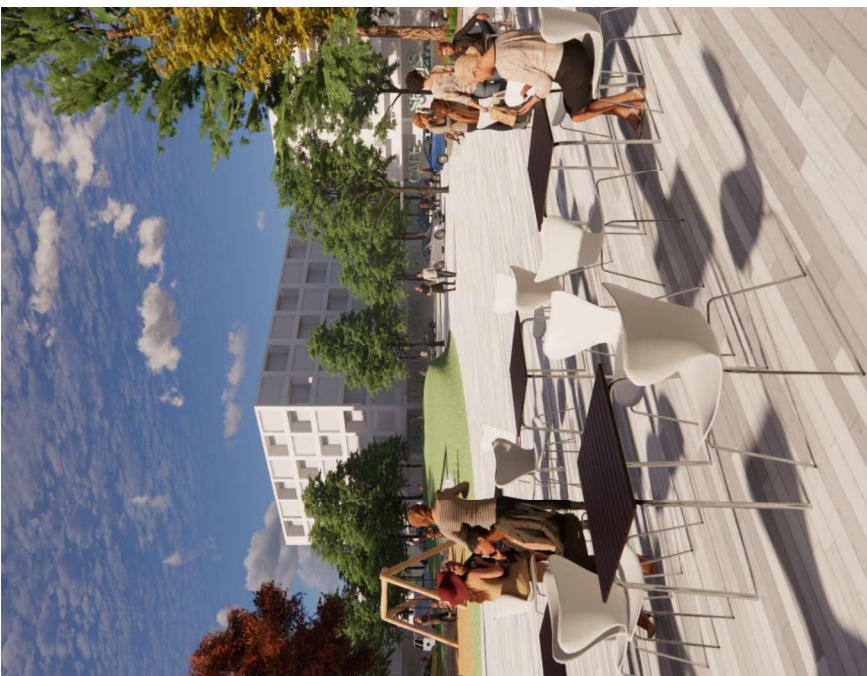
- Campus buildings, student housing / apartments, cultural and recreation facilities
- 2-12 storeys
- Interfacing recreational/community uses with Borden Park



Employment Anchor

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





Open Space

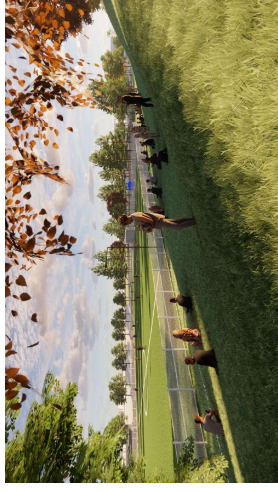
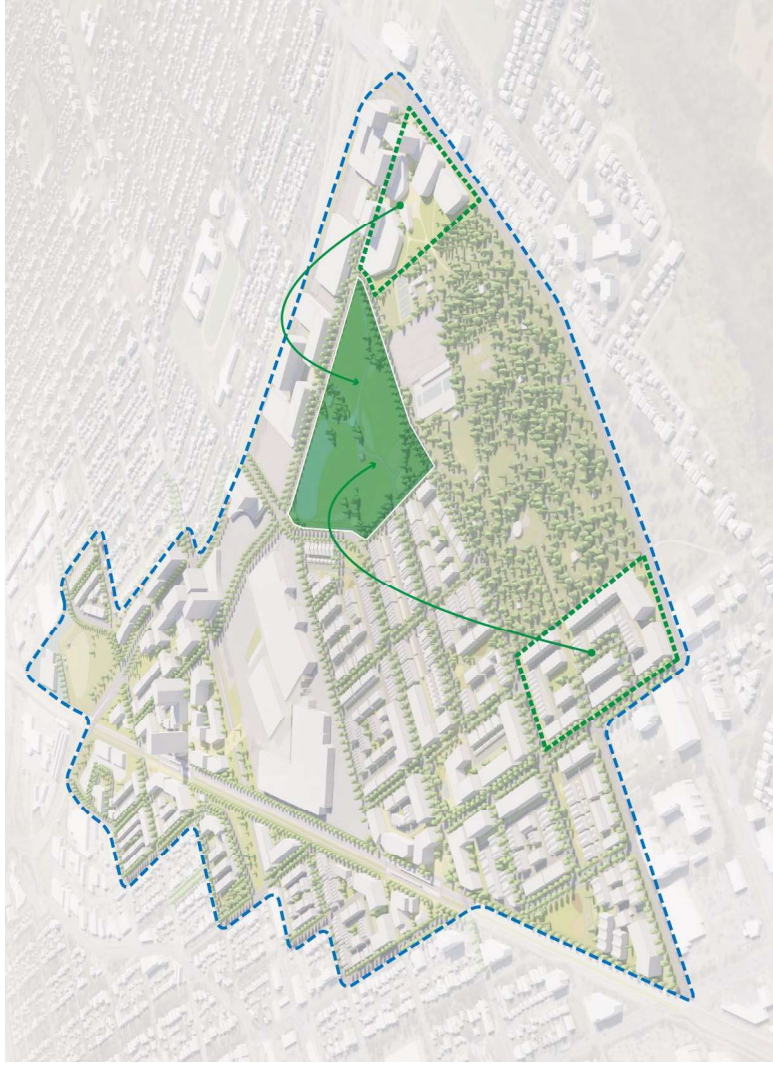
LRT Landing Spaces and Urban Plazas



Greenway Links and Amenity Nodes

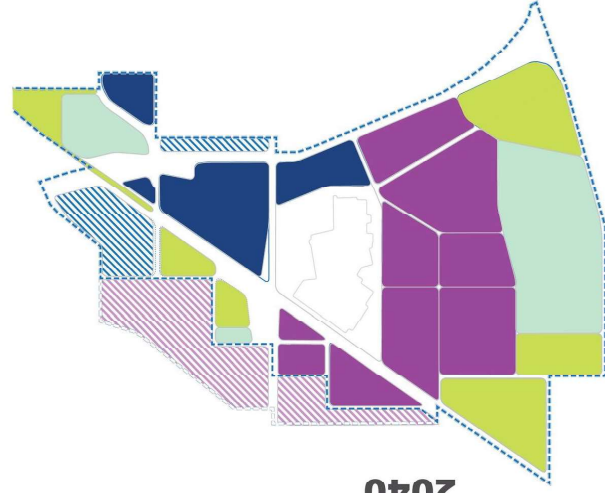


Expanded Borden Park



Edmonton

Project phasing



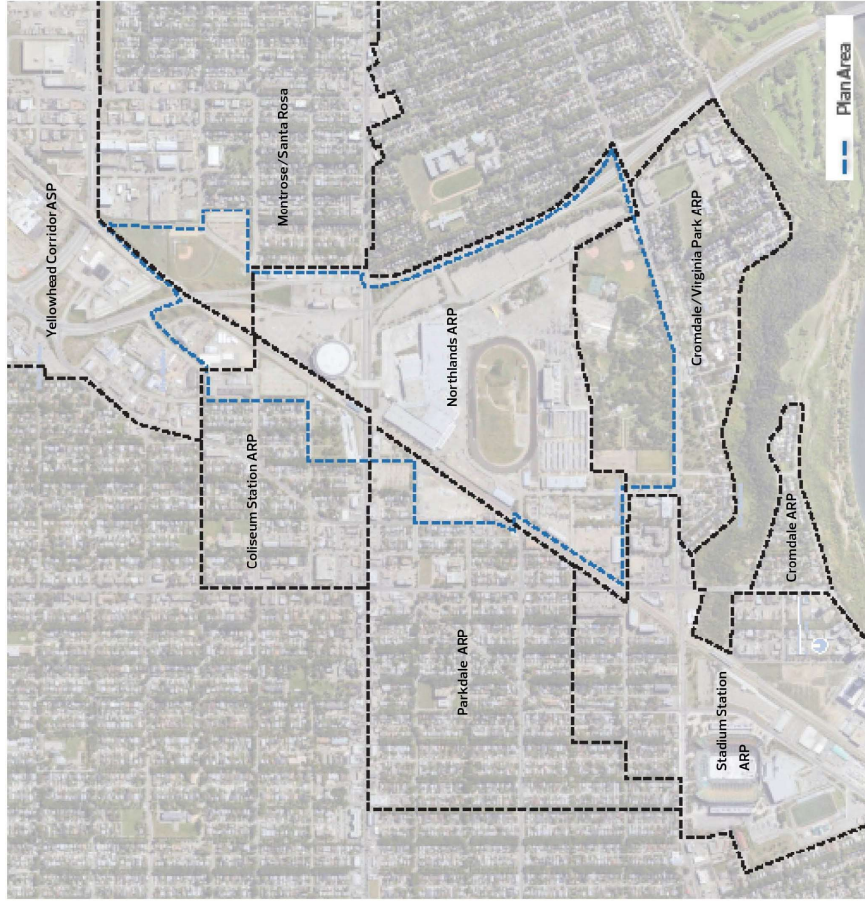
2040



2019

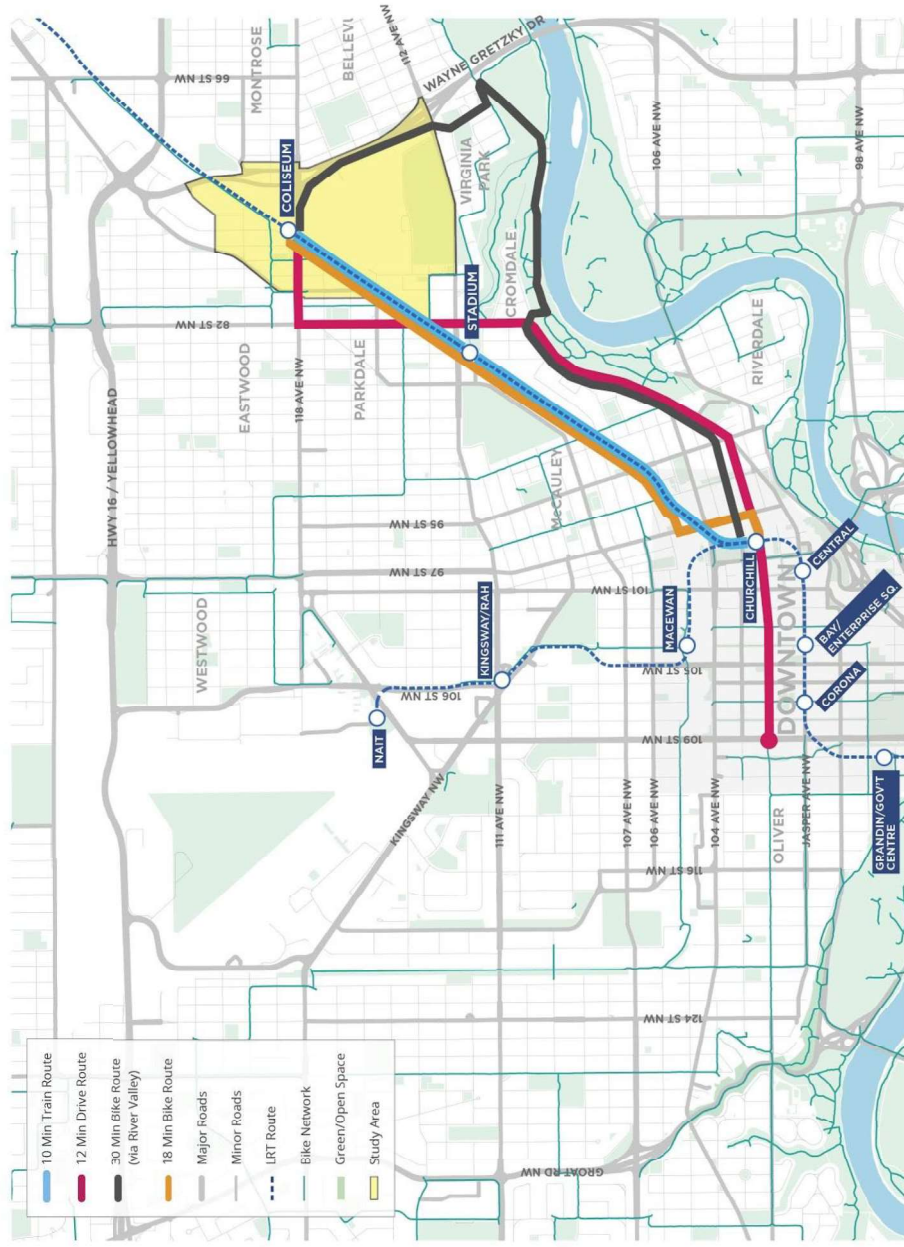
Thank you.

Edmonton

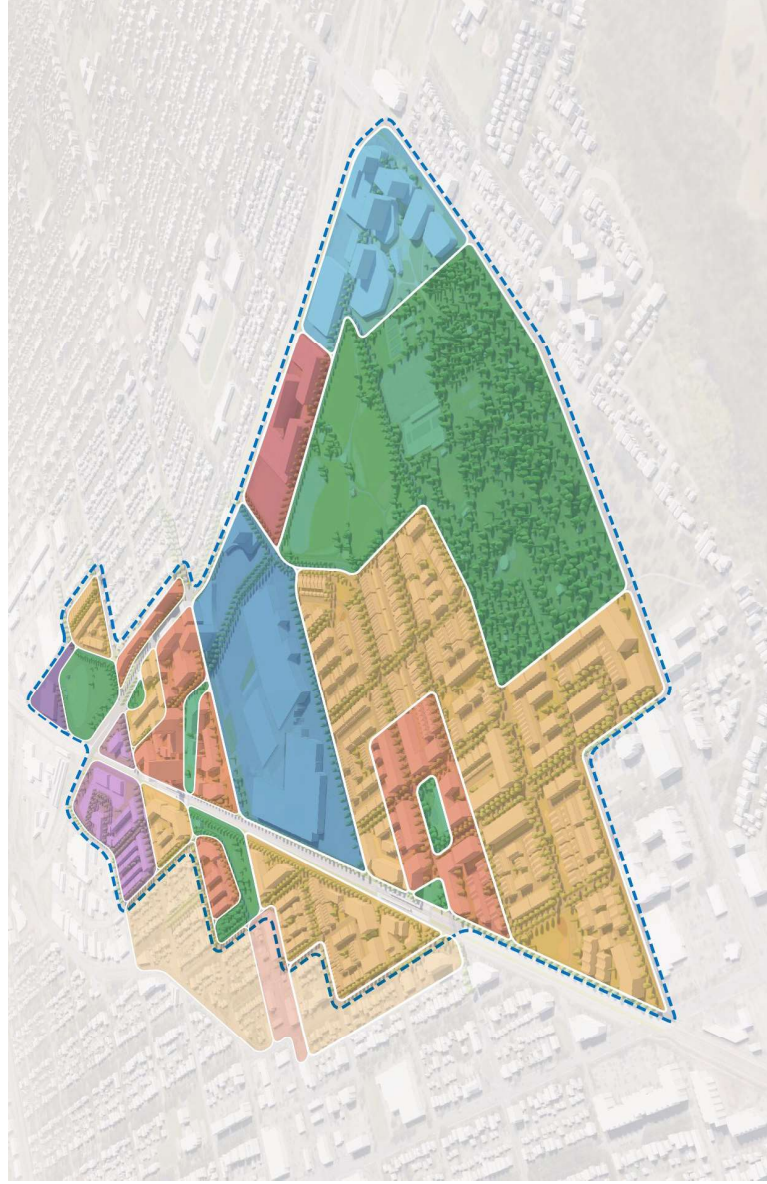




Location



Land Use



Land Use Area

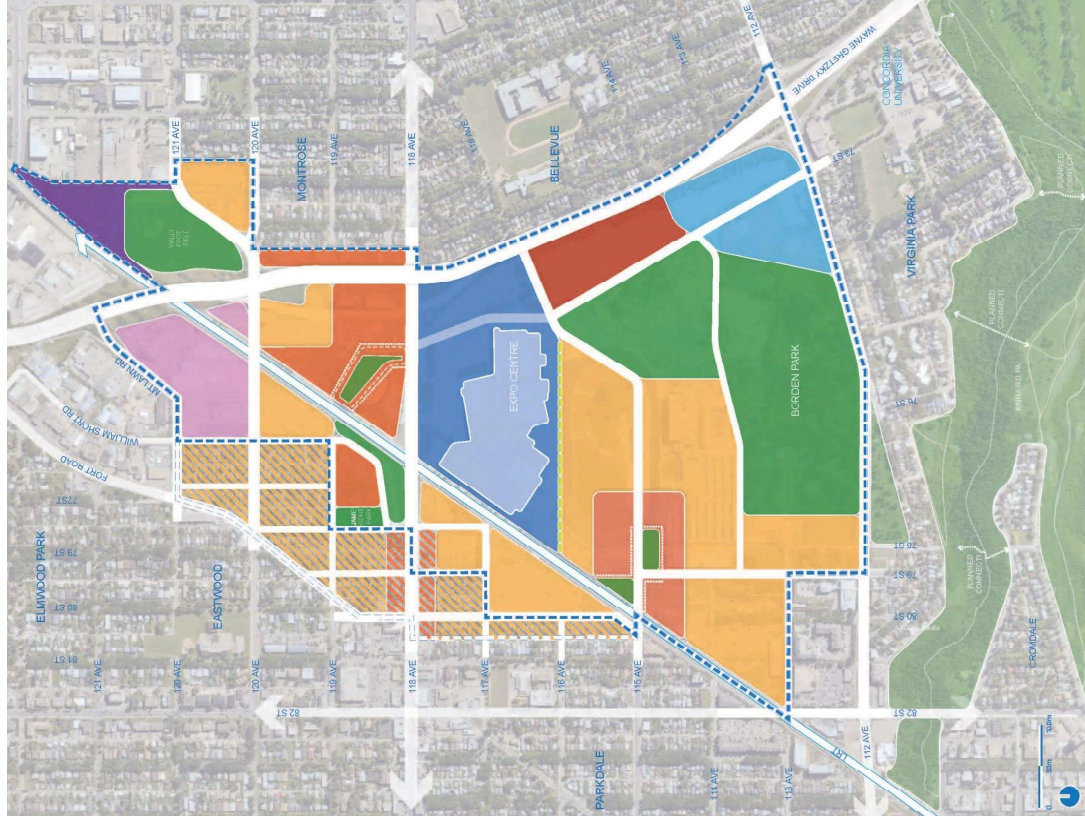
- Mixed Use Transit Village Node - South
- Mixed Use Transit Village Node - North
- Ground Oriented Residential
- Employment Anchor
- Civic / Education Anchor
- EXPO Centre
- Industrial Transition
- Infill Areas
- Open Space
- LRT Cleaning and Storage Facility

Industrial transition

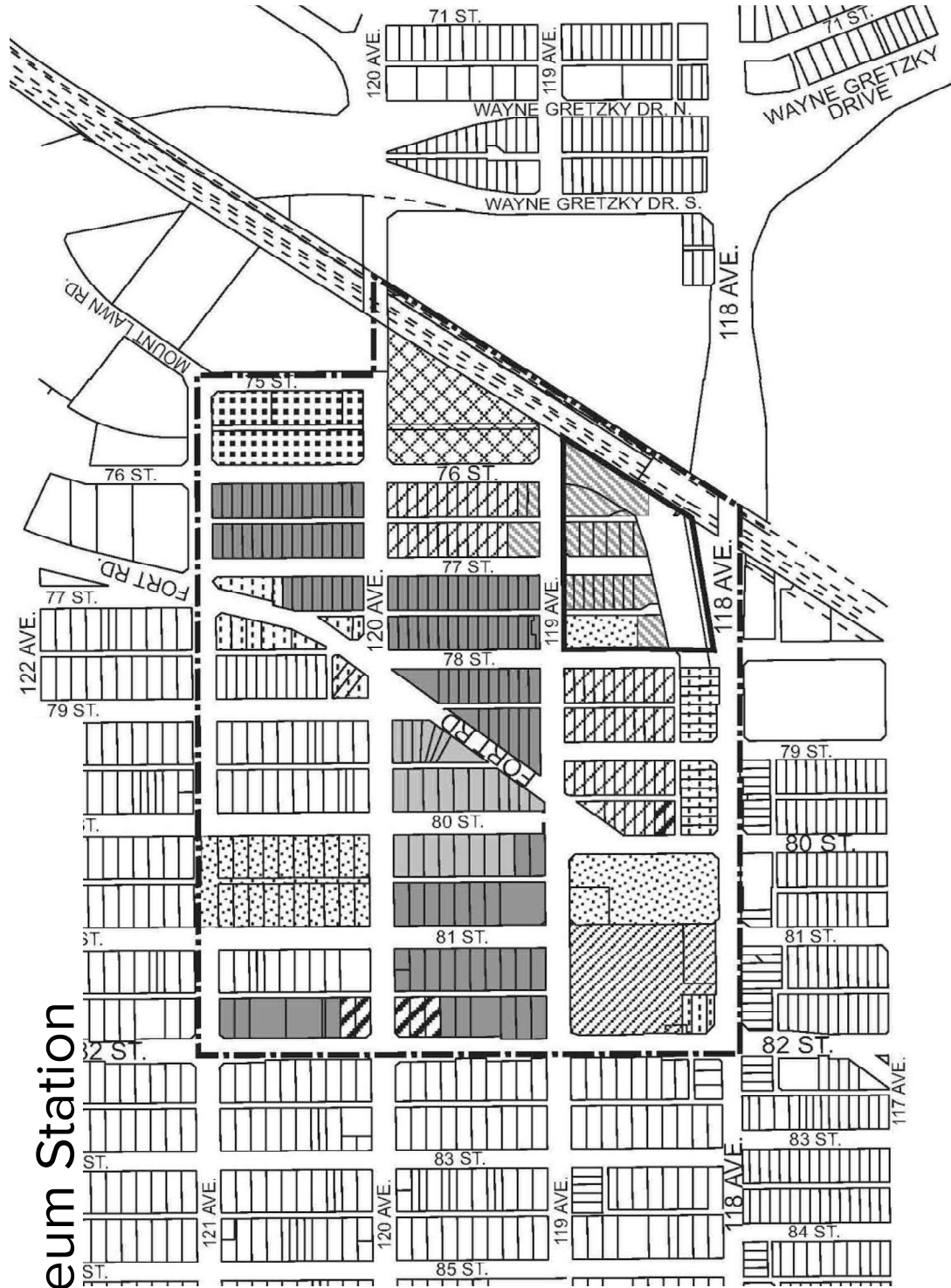
- Warehouse / studio, live-work, row house, stacked row house, low rise apartment
- 2-6 storeys



3.12 - Edmonton Northlands/ Edm Exhibition Lands Planning Framework

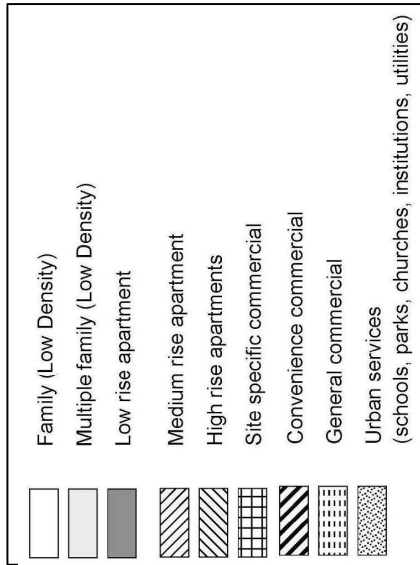


3.13 - Coliseum Station

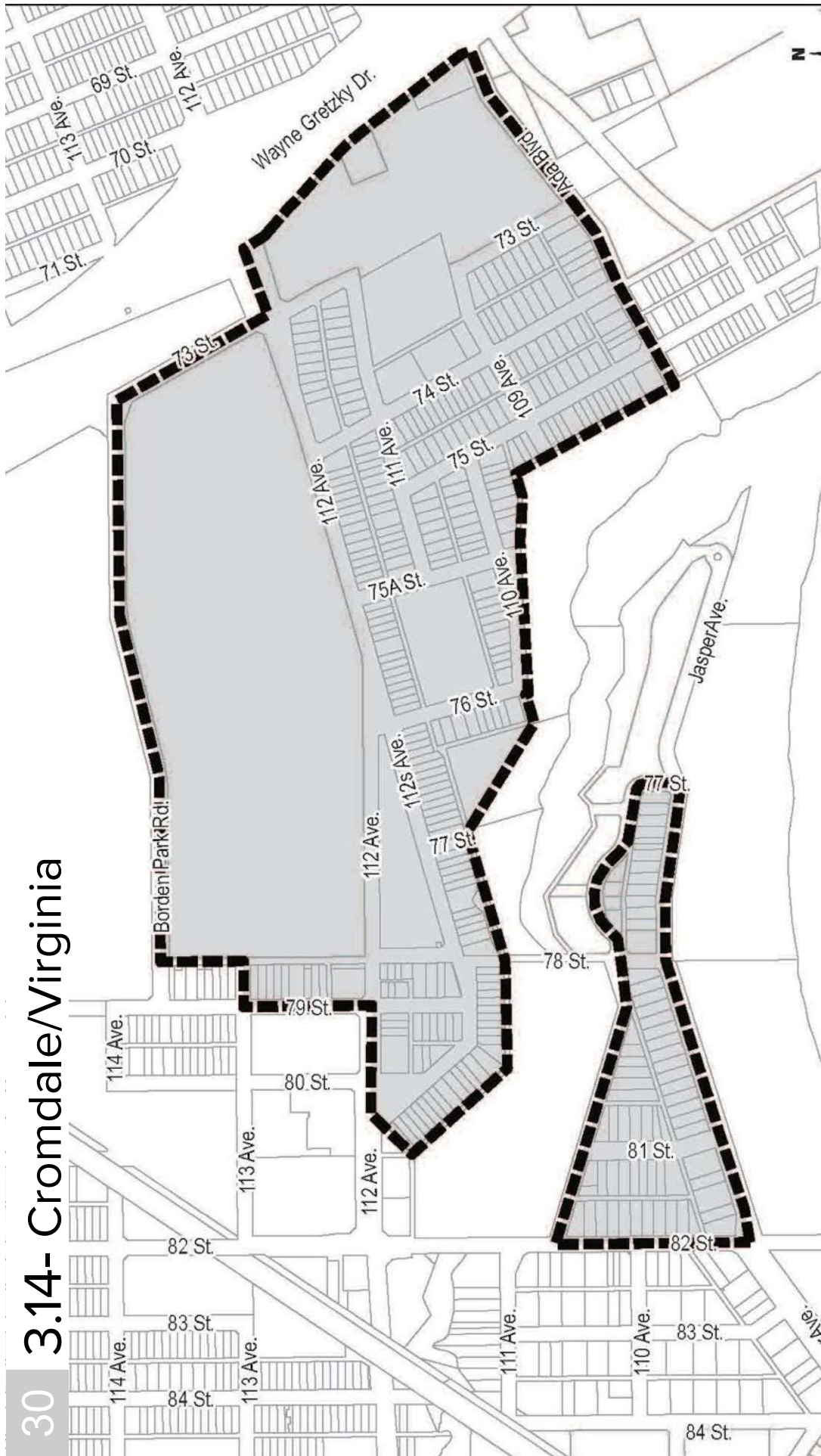


	Family (Low Density)		Surface parking for coliseum
	Multiple family (Low Density)		Site specific commercial
	Low rise apartment		Convenience commercial
	Medium rise apartment		General commercial
	High rise apartment		Industrial
	Mixed residential/comprehensive development including transit and parking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

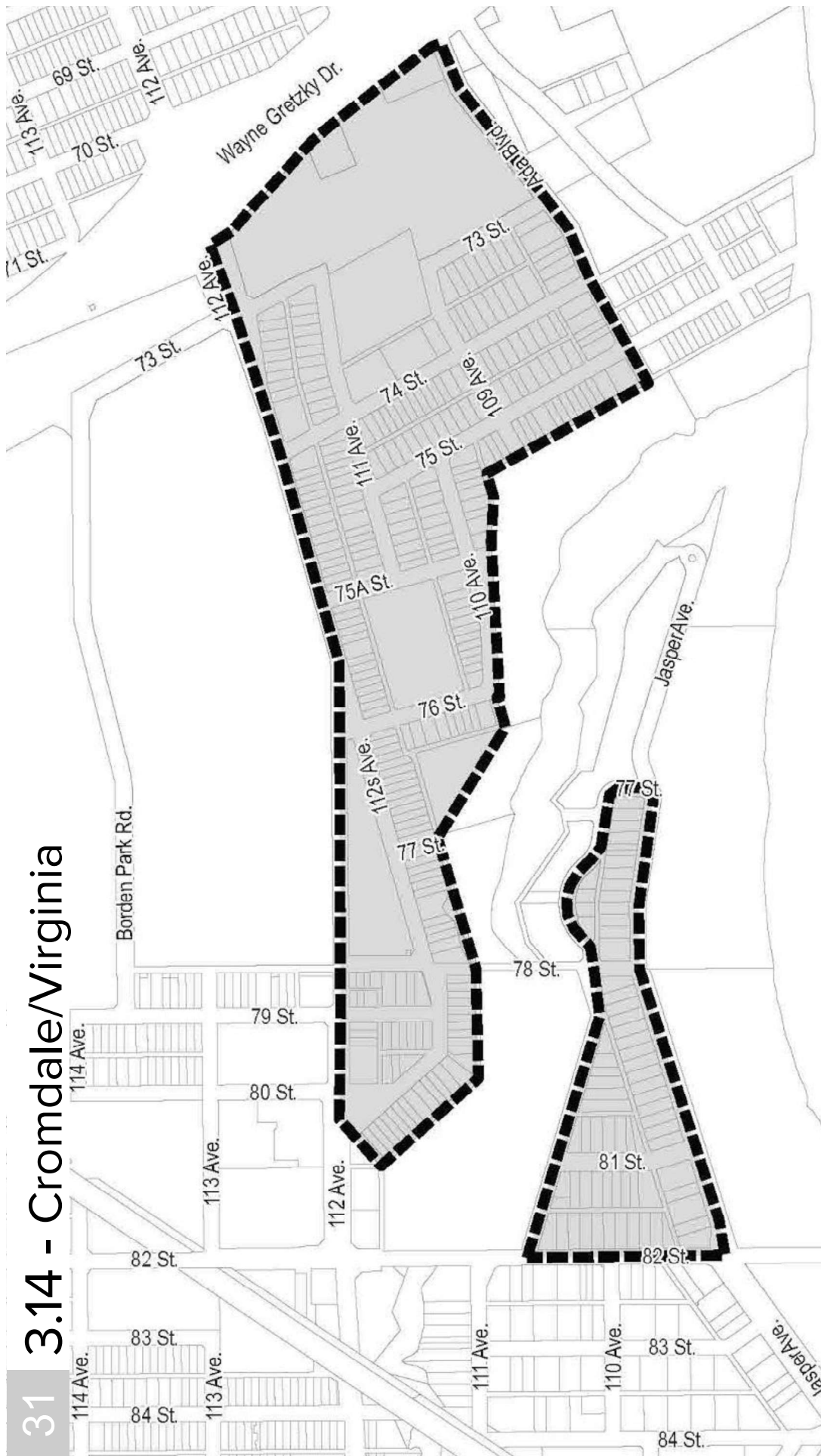
3.13 - Coliseum Station



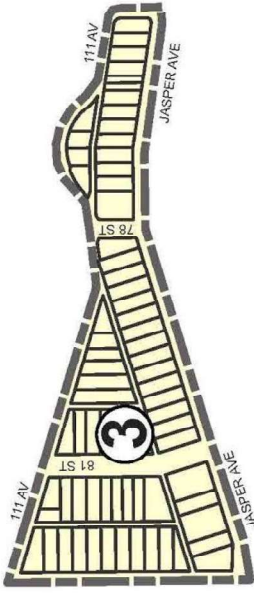
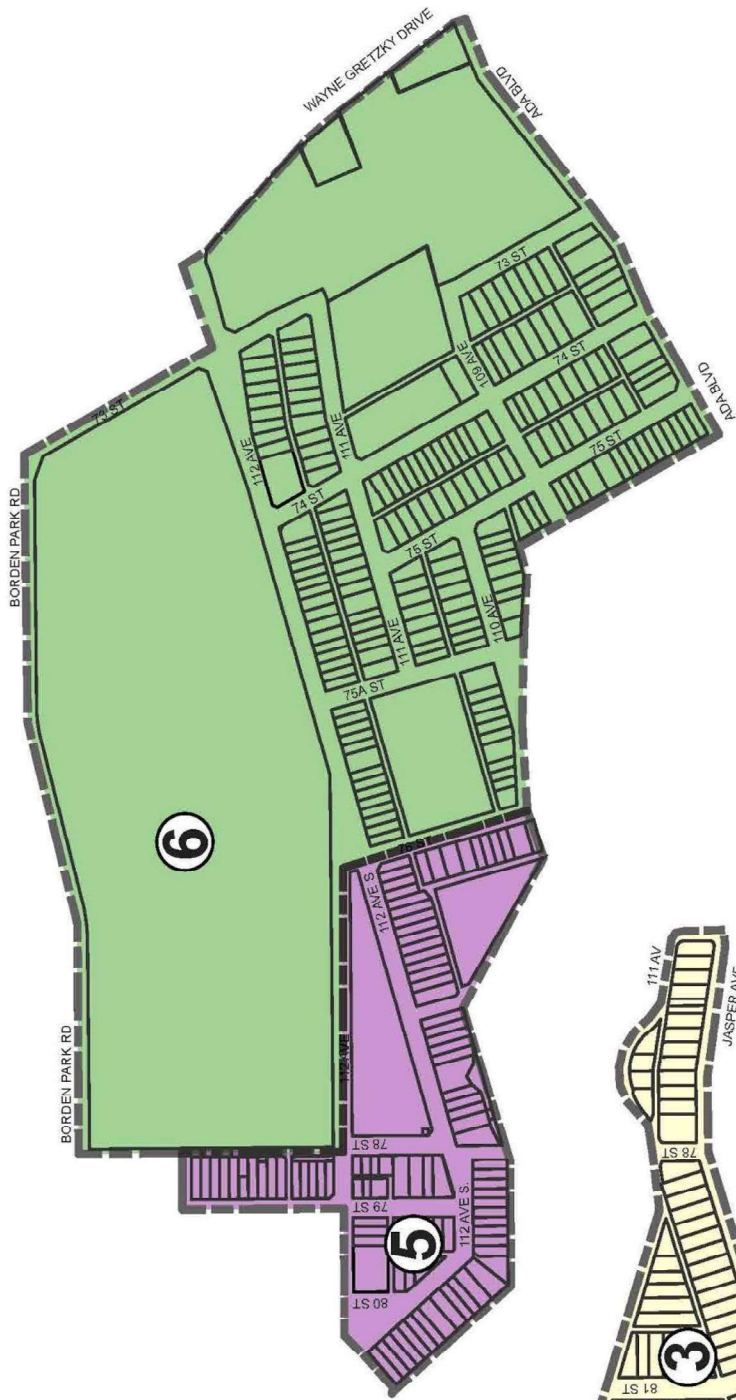
3.14- Cromdale/Virginia



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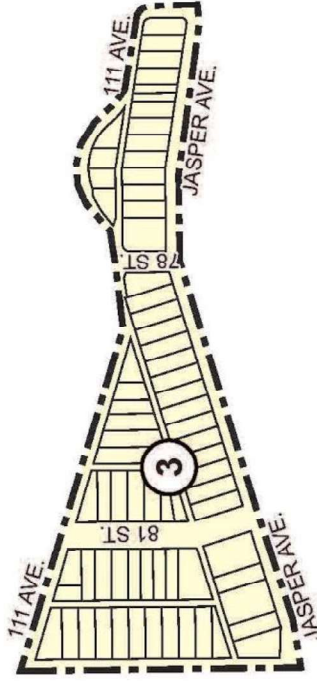
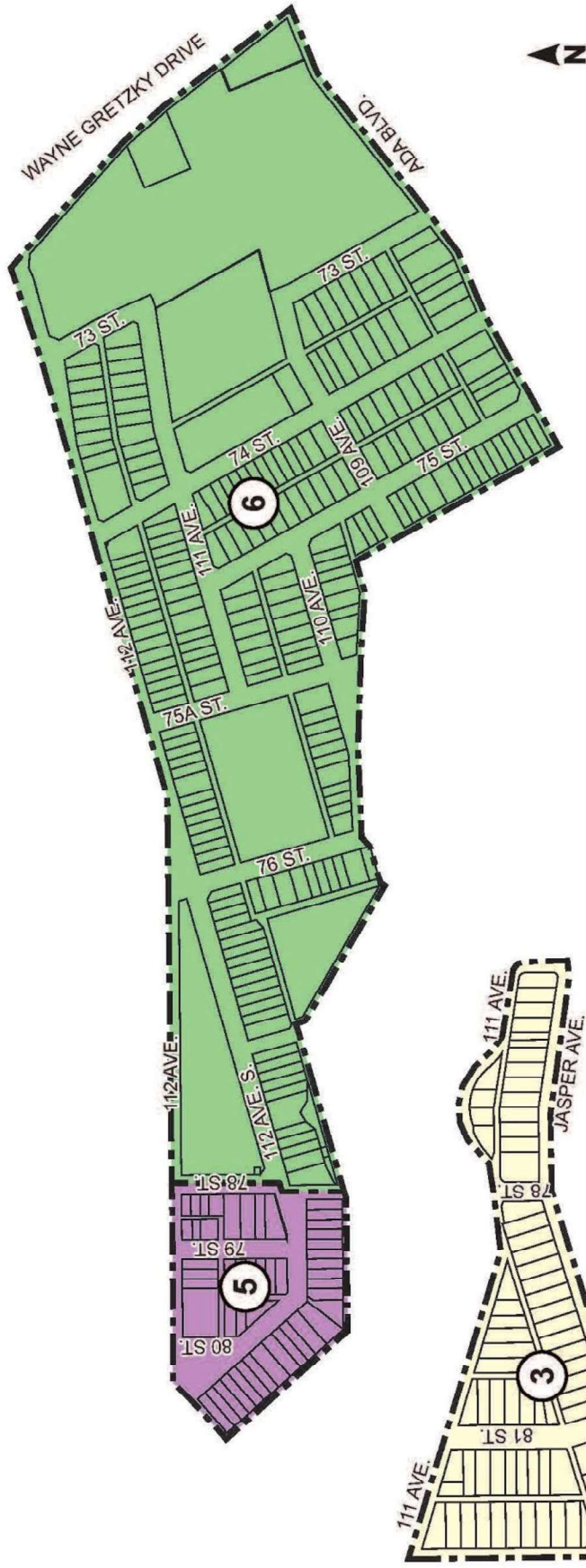


3.14 - Cromdale/Virginia



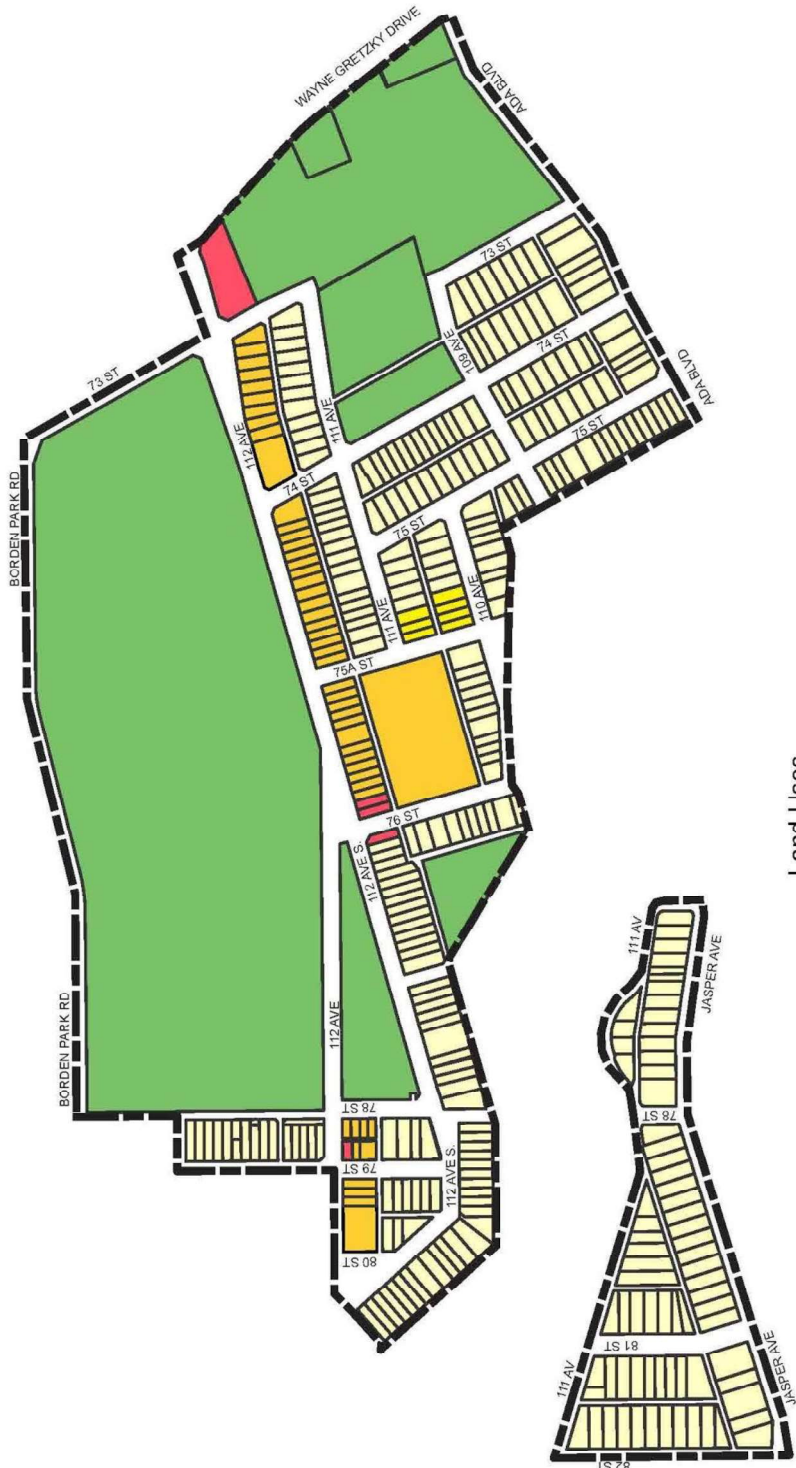
- ③ Viewpoint Sub Area
- ⑤ Cromdale South Sub Area
- ⑥ Virginia Park Sub Area

3.14 - Cromdale/Virginia



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3.14 - Cromdale/Virginia



Land Uses

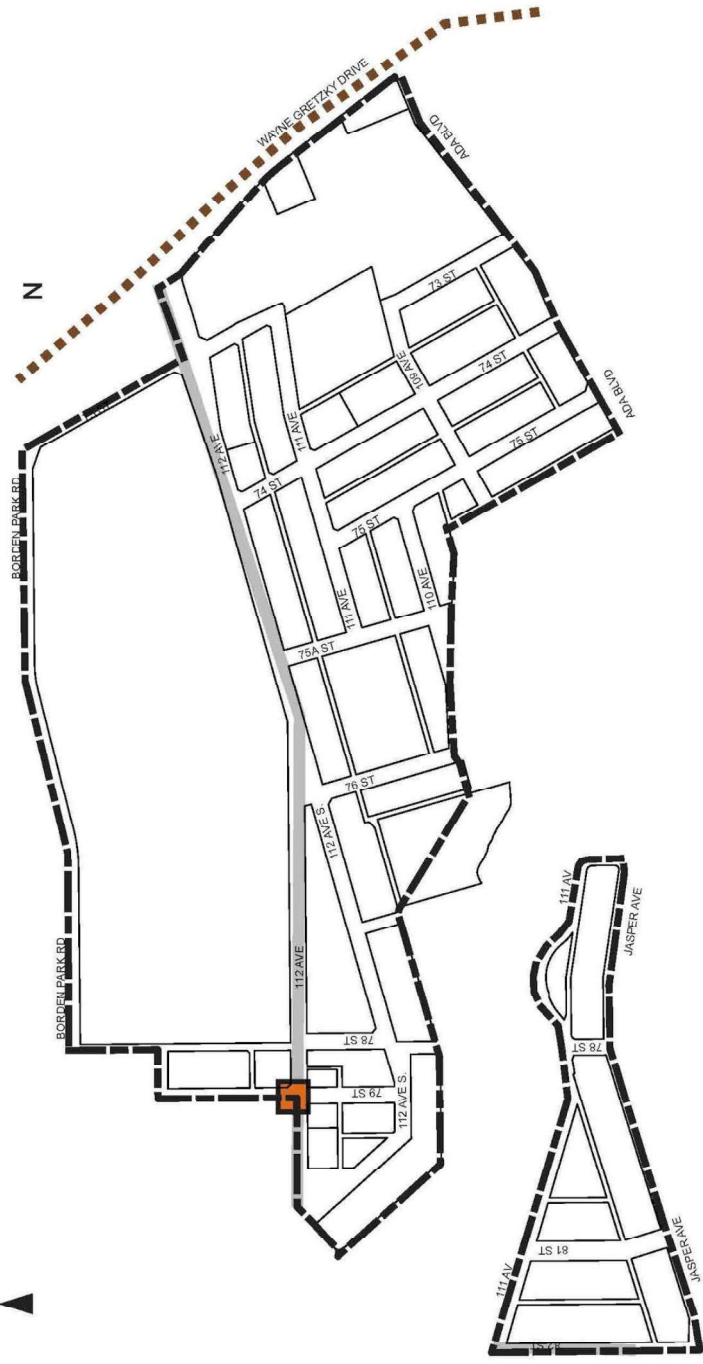
- Urban Services (schools, parks, churches, institutions, utilities)
- Convenience Commercial
- Family (low density)
- Multiple Family
- Low Rise Apartments

Schedule C Proposed Land Uses

3.14 - Cromdale/Virginia



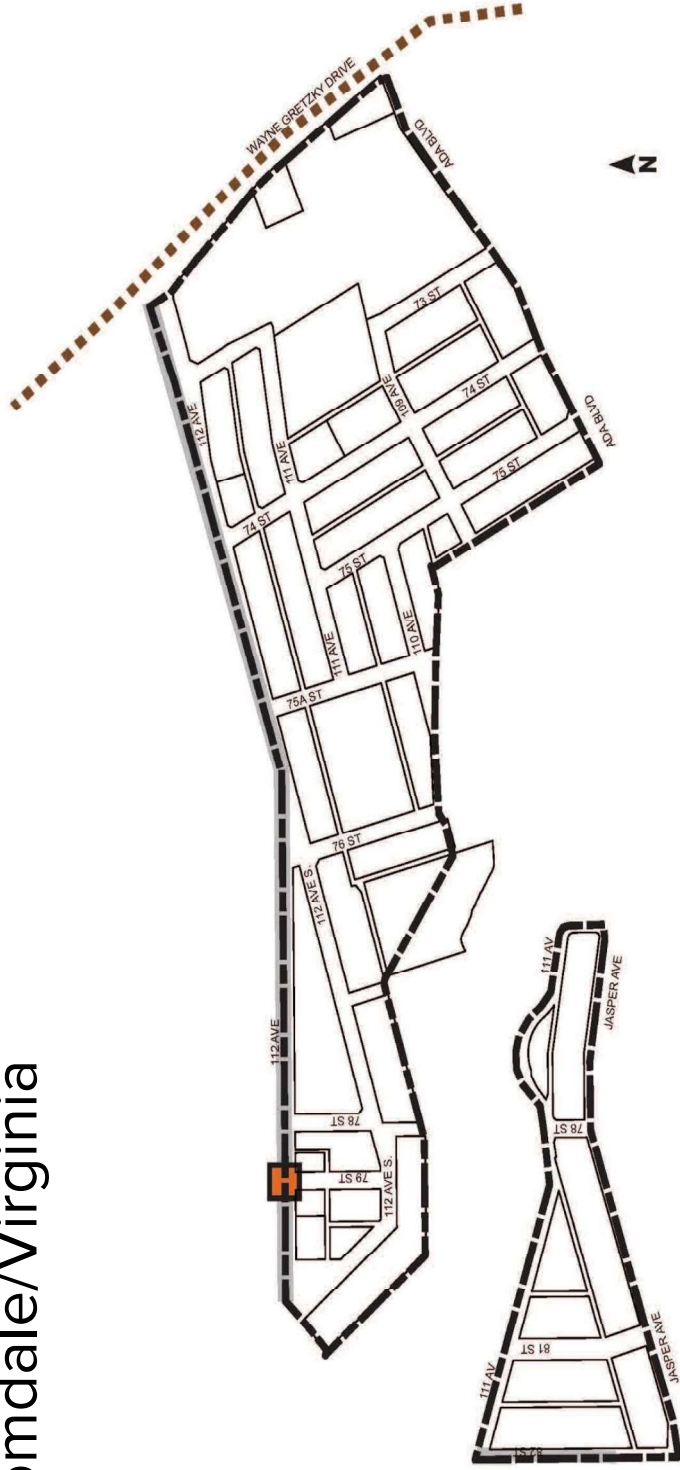
3.14 - Cromdale/Virginia



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

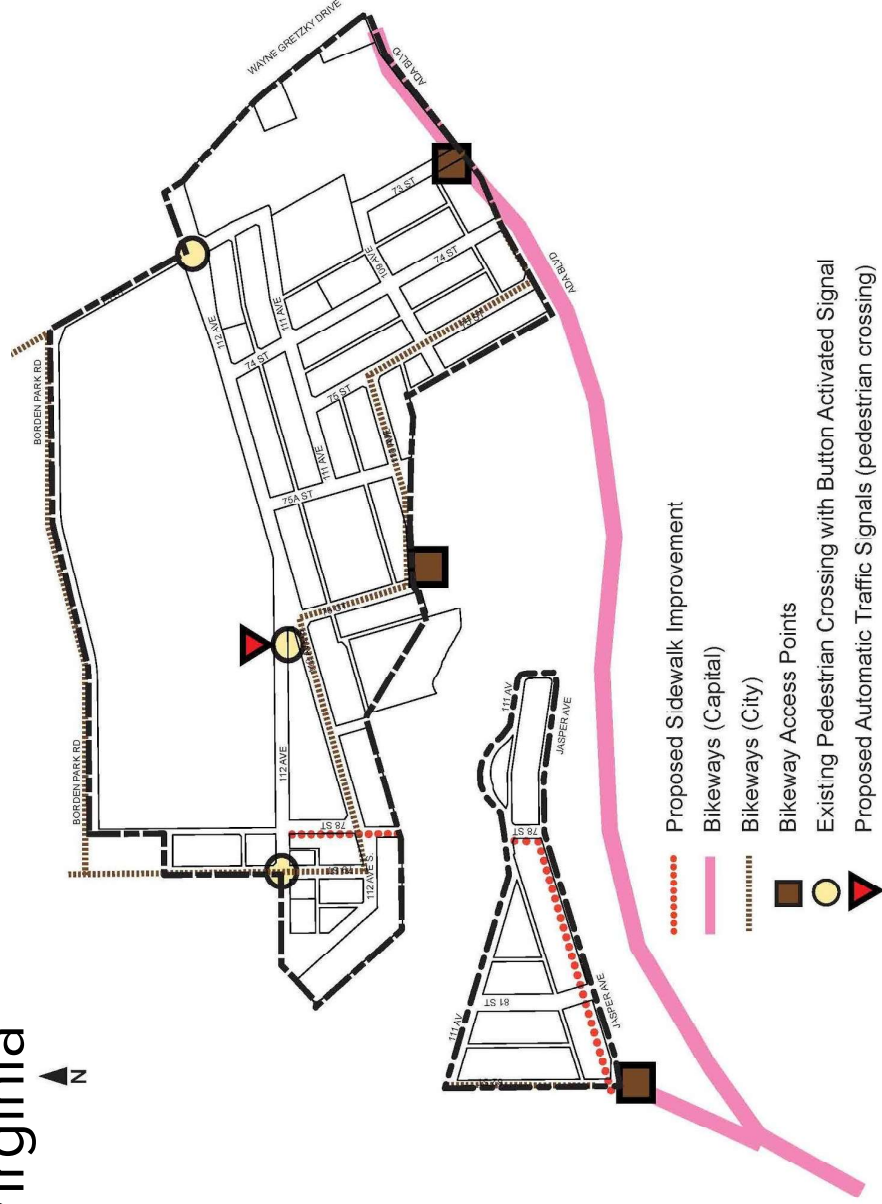
Schedule D
Road Proposals

3.14 - Cromdale/Virginia



Schedule D
Road Proposals

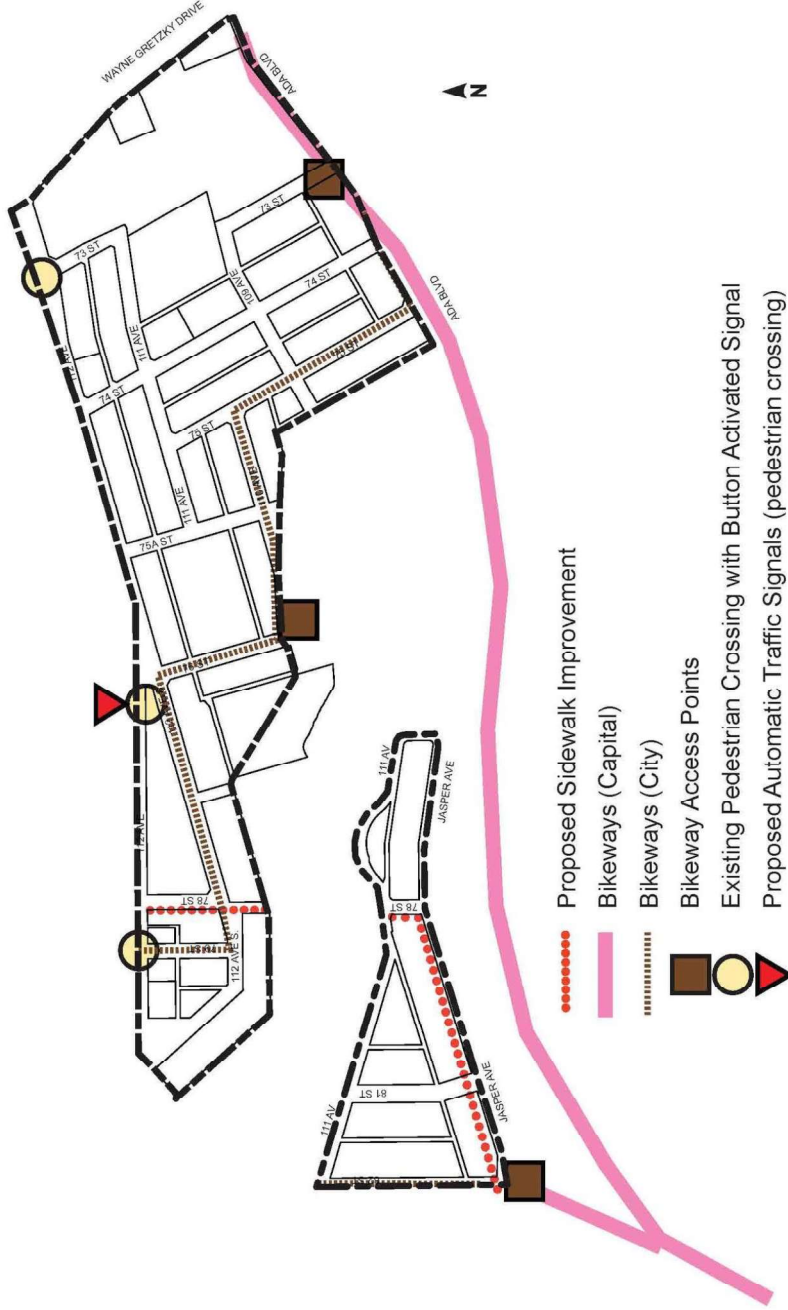
3.14 - Cromdale/Virginia



- Proposed Sidewalk Improvement
- Bikeways (Capital)
- Bikeways (City)
- Bikeway Access Points
- Existing Pedestrian Crossing with Button Activated Signal
- Proposed Automatic Traffic Signals (pedestrian crossing)

Schedule E
Proposed Pedestrian and Bicycle Circulation

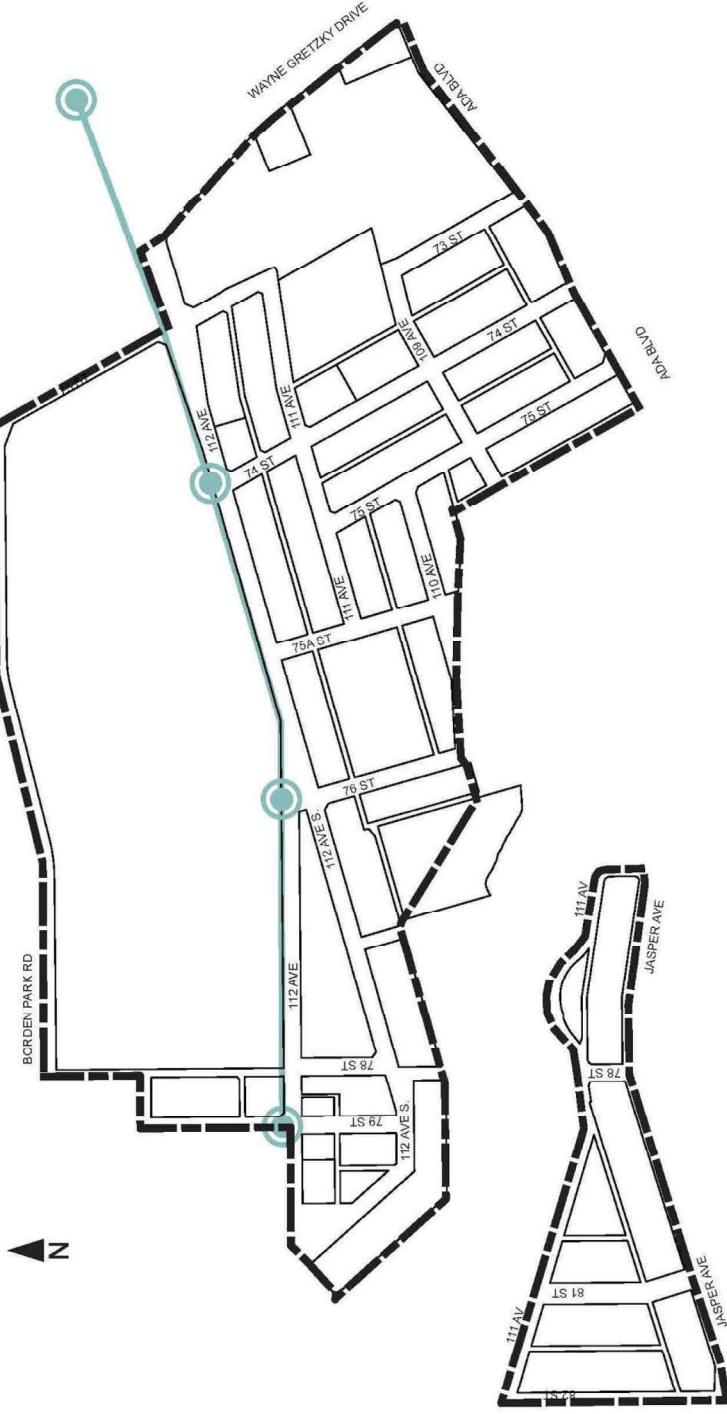
3.14 - Cromdale/Virginia



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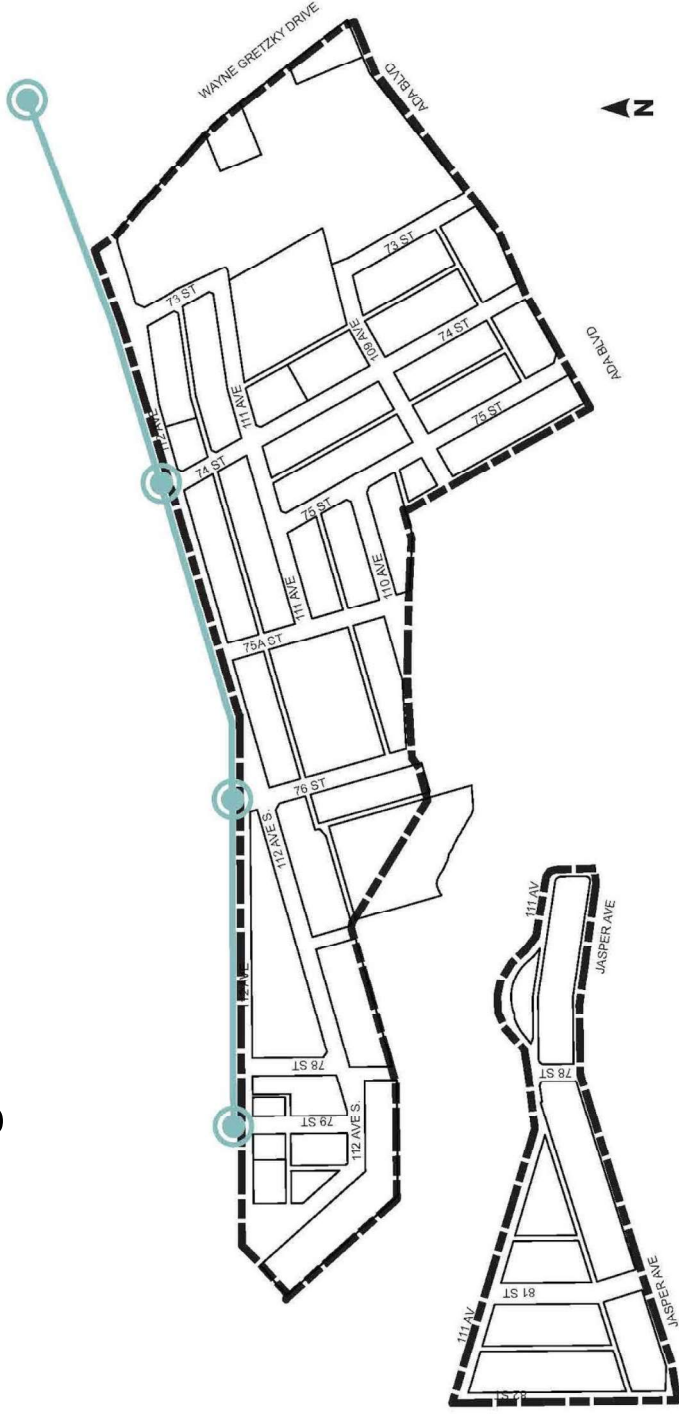
3.14 - Cromdale/Virginia



Schedule F
Transit and Circulation Proposals

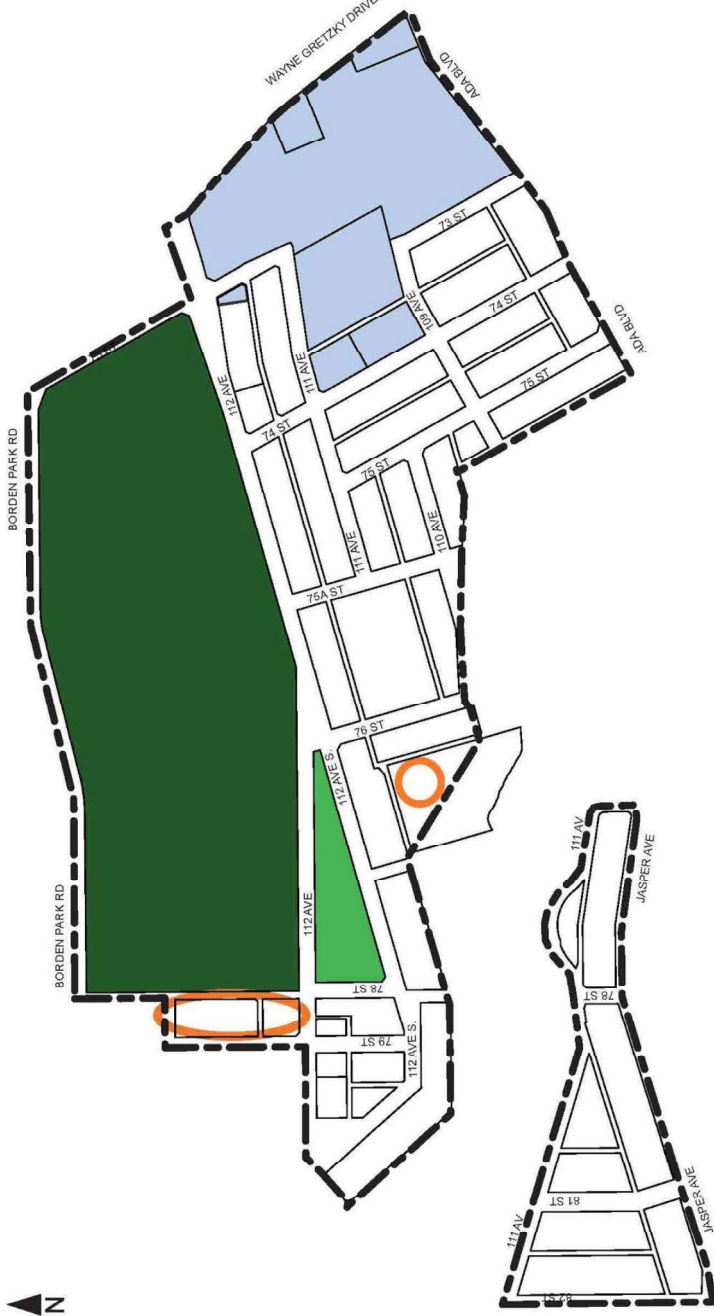
Existing Bus Routes
Existing Bus Stops

3.14 - Cromdale/Virginia



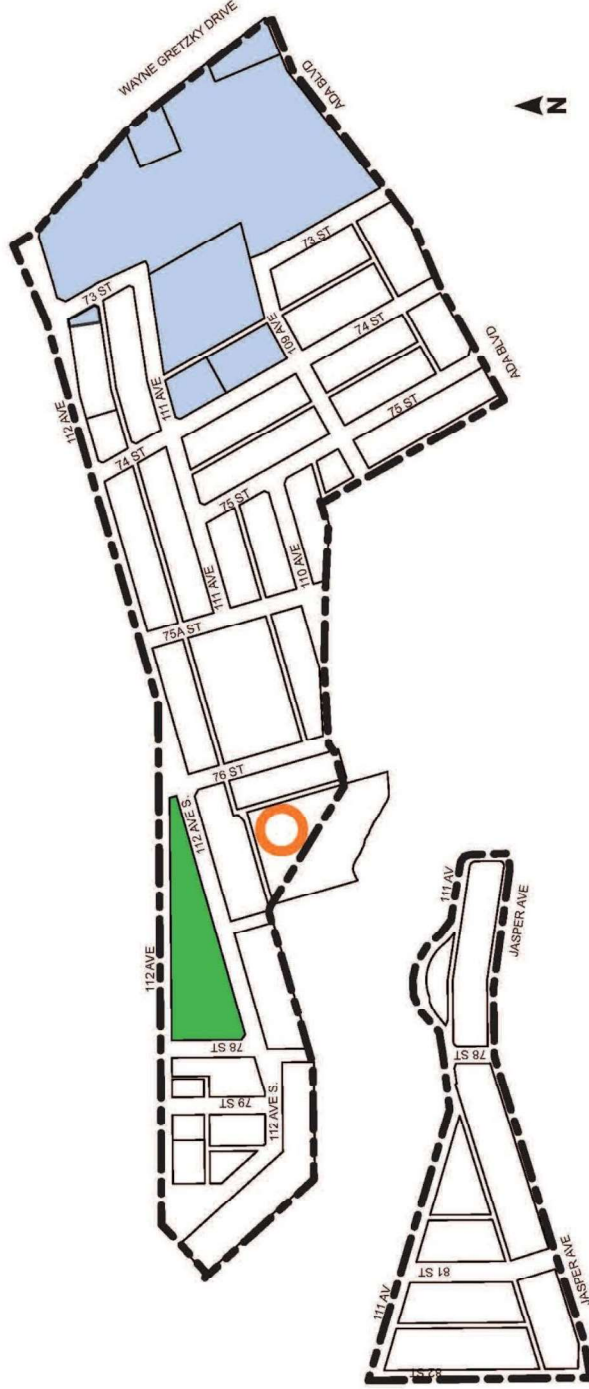
Existing Bus Routes
Existing Bus Stops




3.14 - Cromdale/Virginia



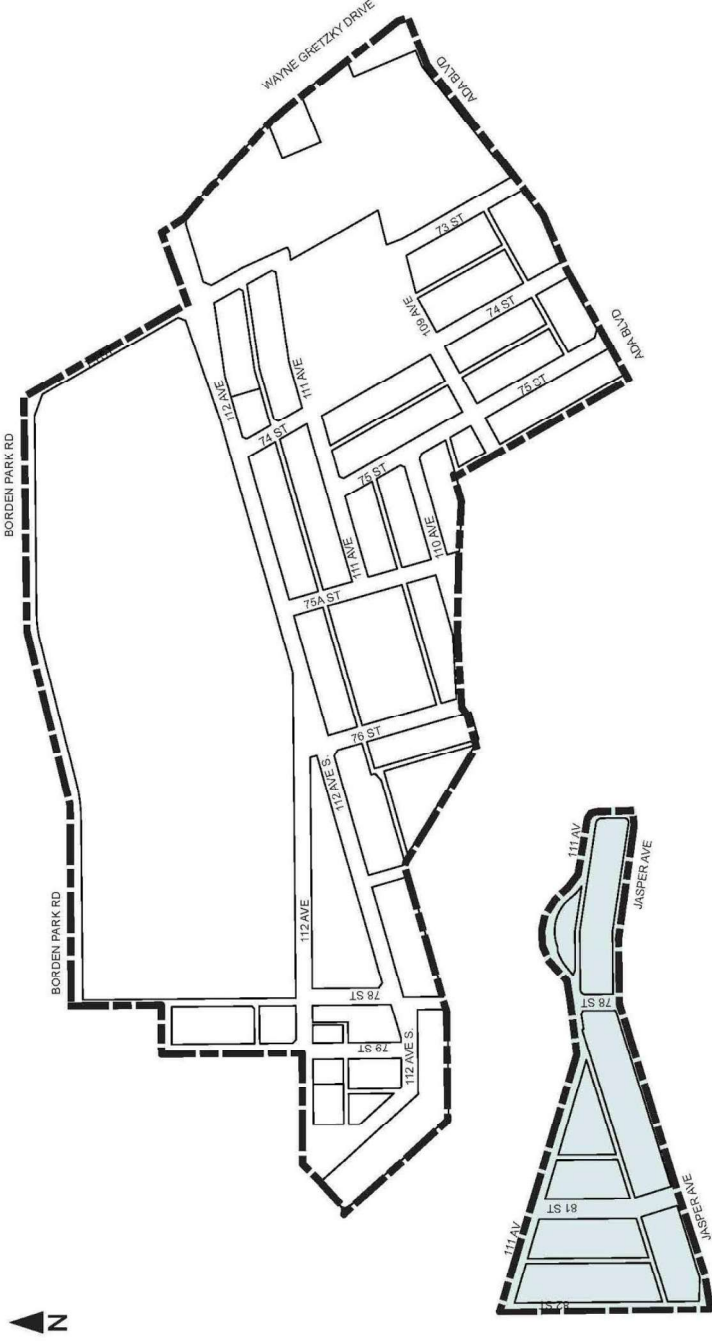
- Parks (district)
- Parks (neighbourhood)
- Open Space Development
- Schools

3.14 - Cromdale/Virginia



-  Parks (neighbourhood)
-  Open Space Development
-  Schools

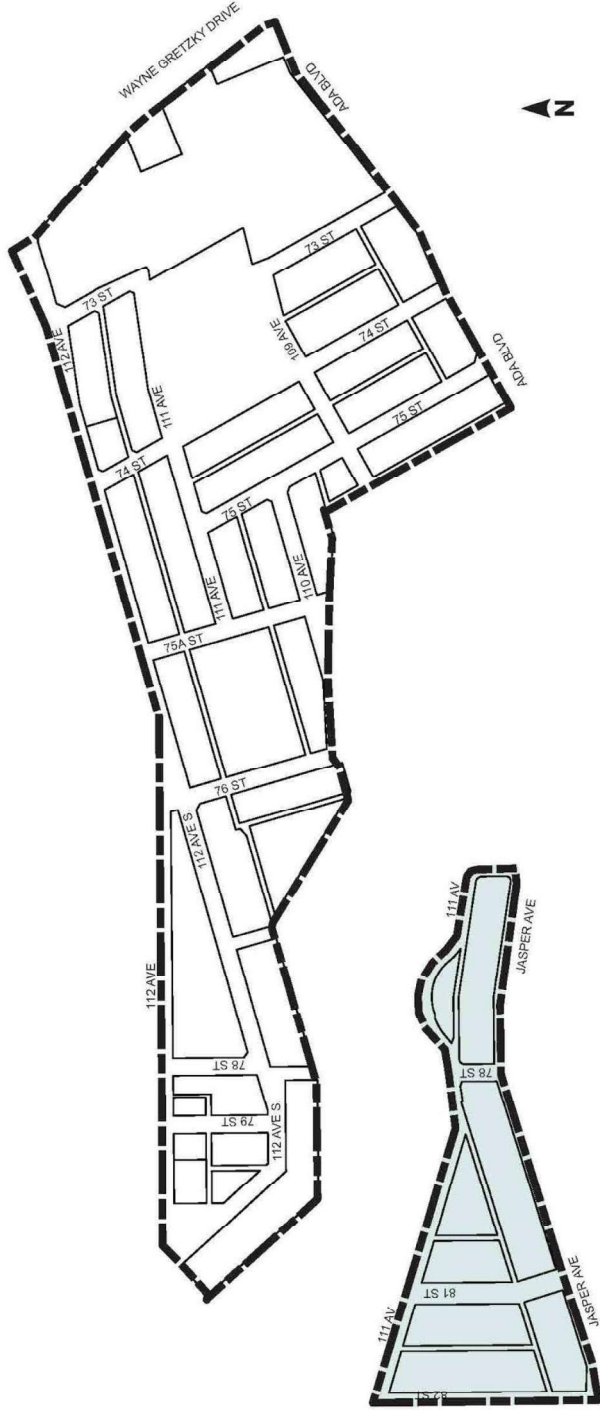
3.14 - Cromdale/Virginia



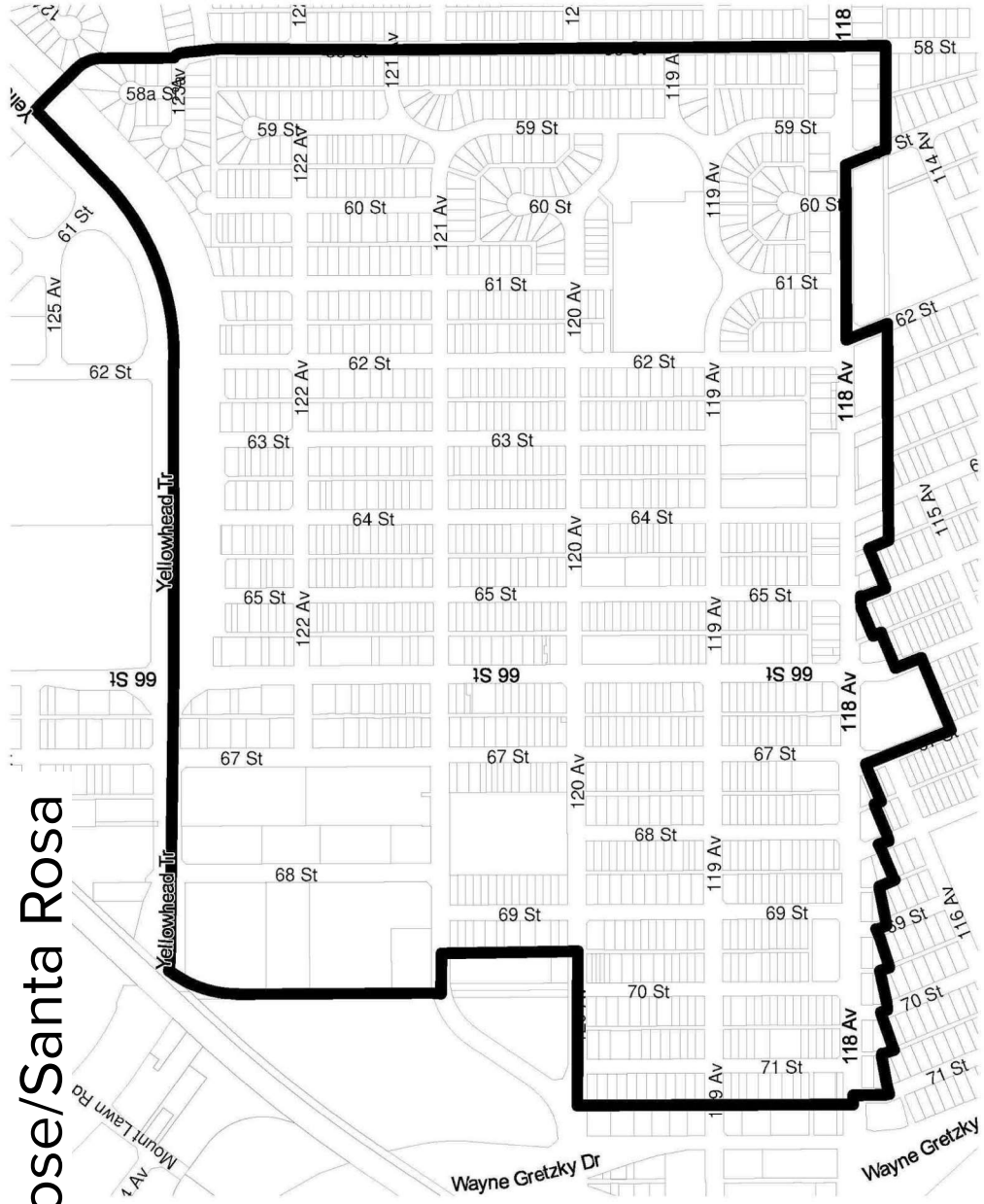
Schedule H
Proposed District Development Control Districts

(DC1 - Area 3) Viewpoint Direct Development Control District

3.X - Cromdale/Virginia

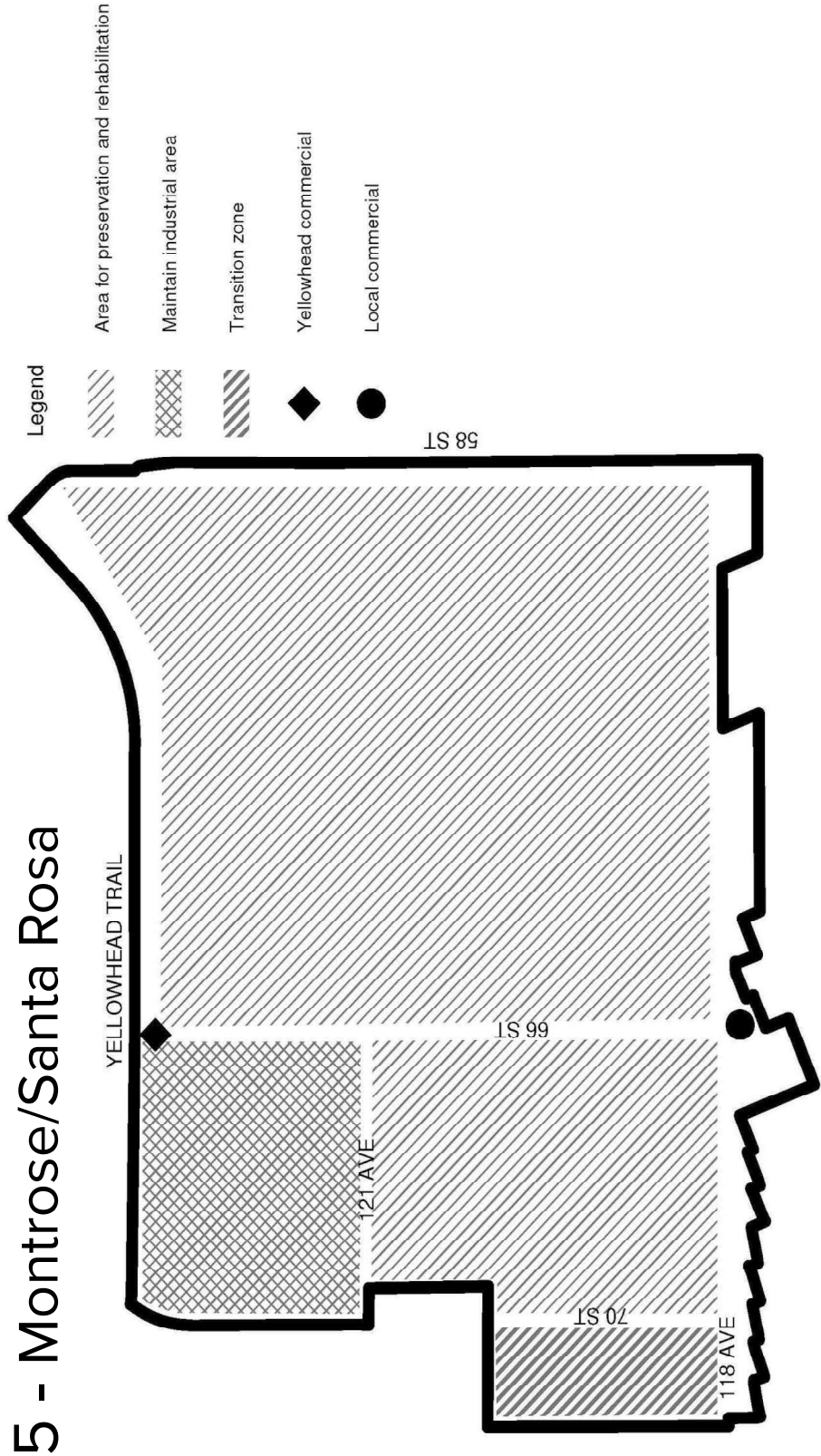


3.15 - Montrose/Santa Rosa



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

3.15 - Montrose/Santa Rosa

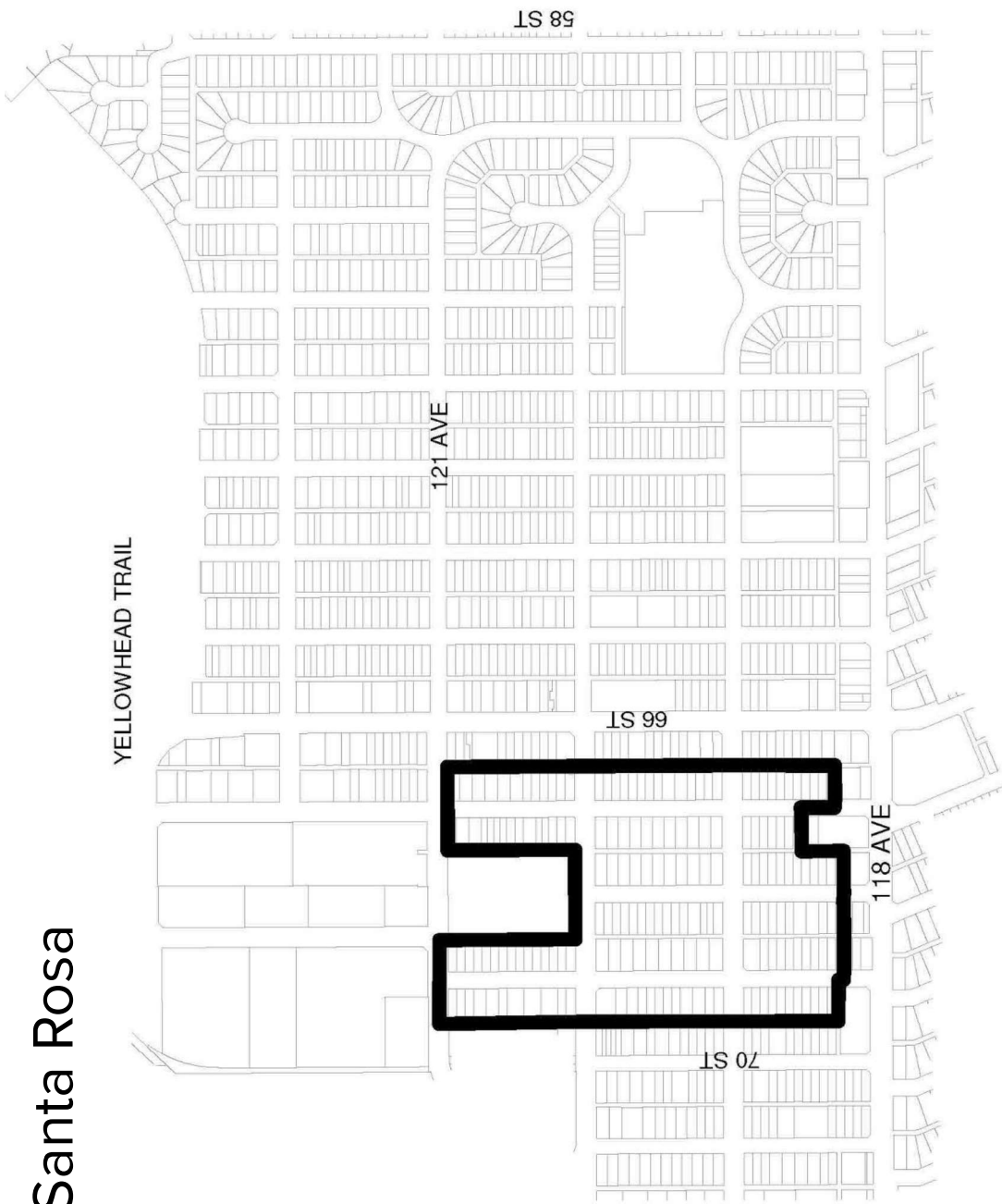


LOW RISE APARTMENT AREA

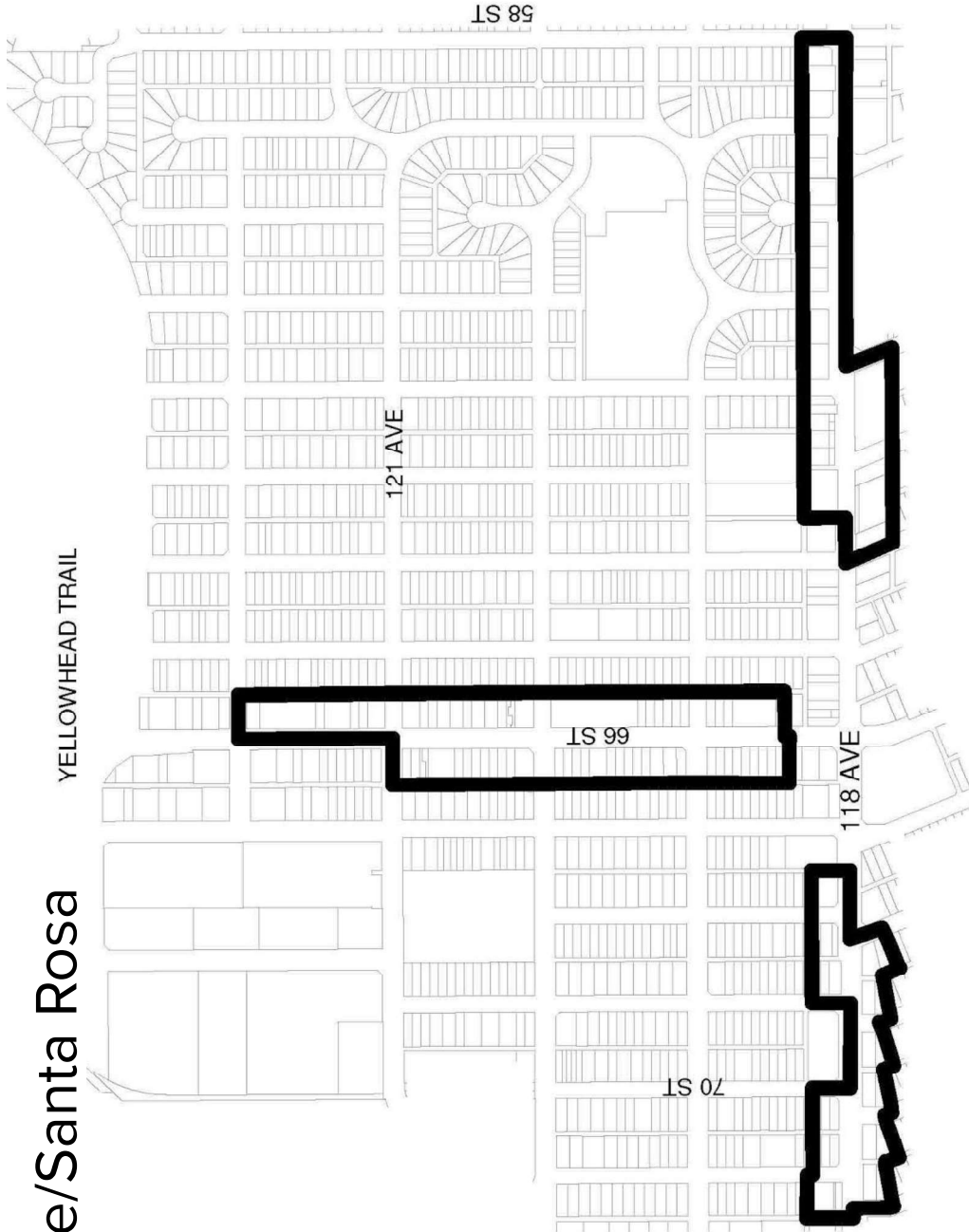
3.15 - Montrose/Santa Rosa



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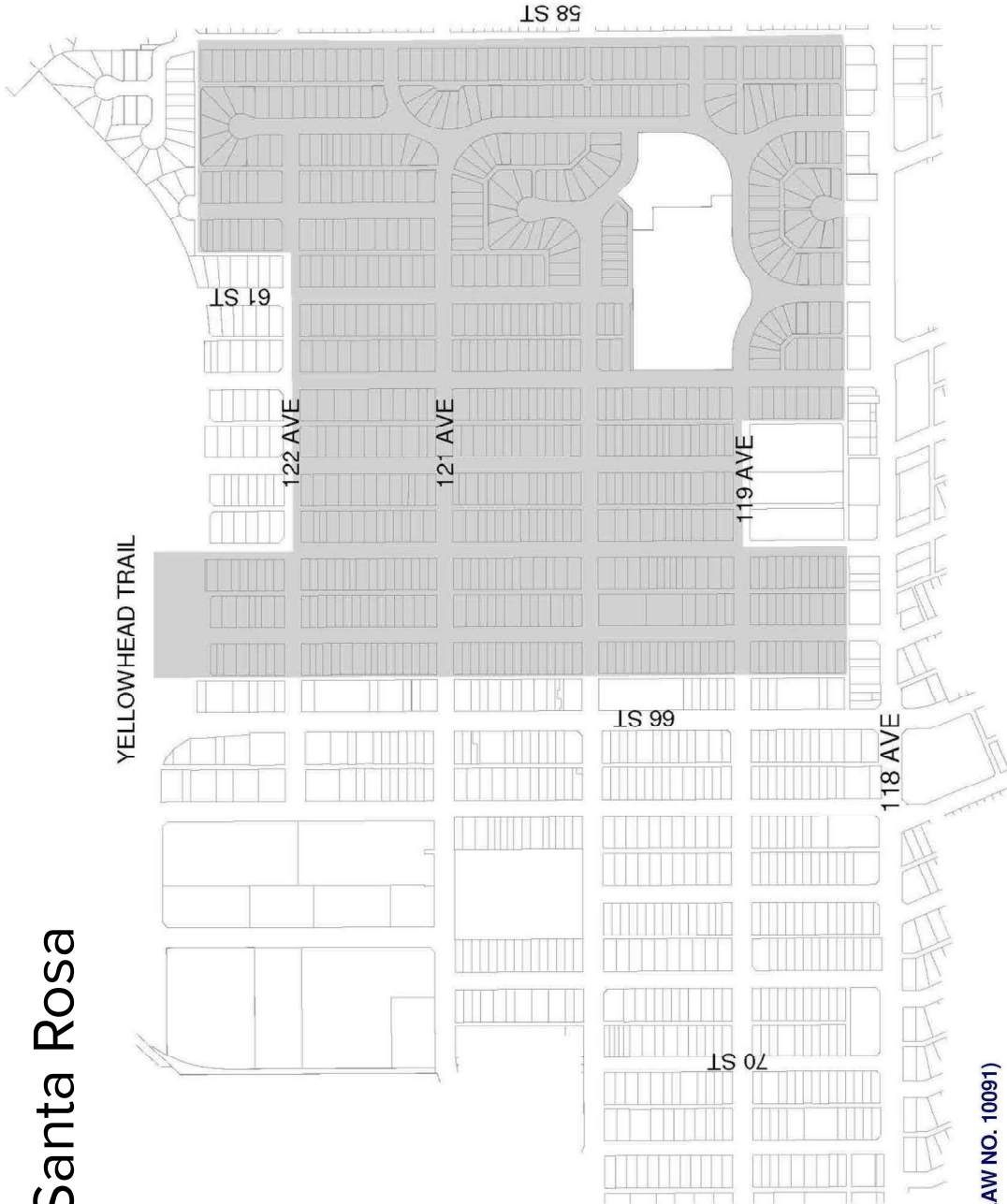


3.15 - Montrose/Santa Rosa



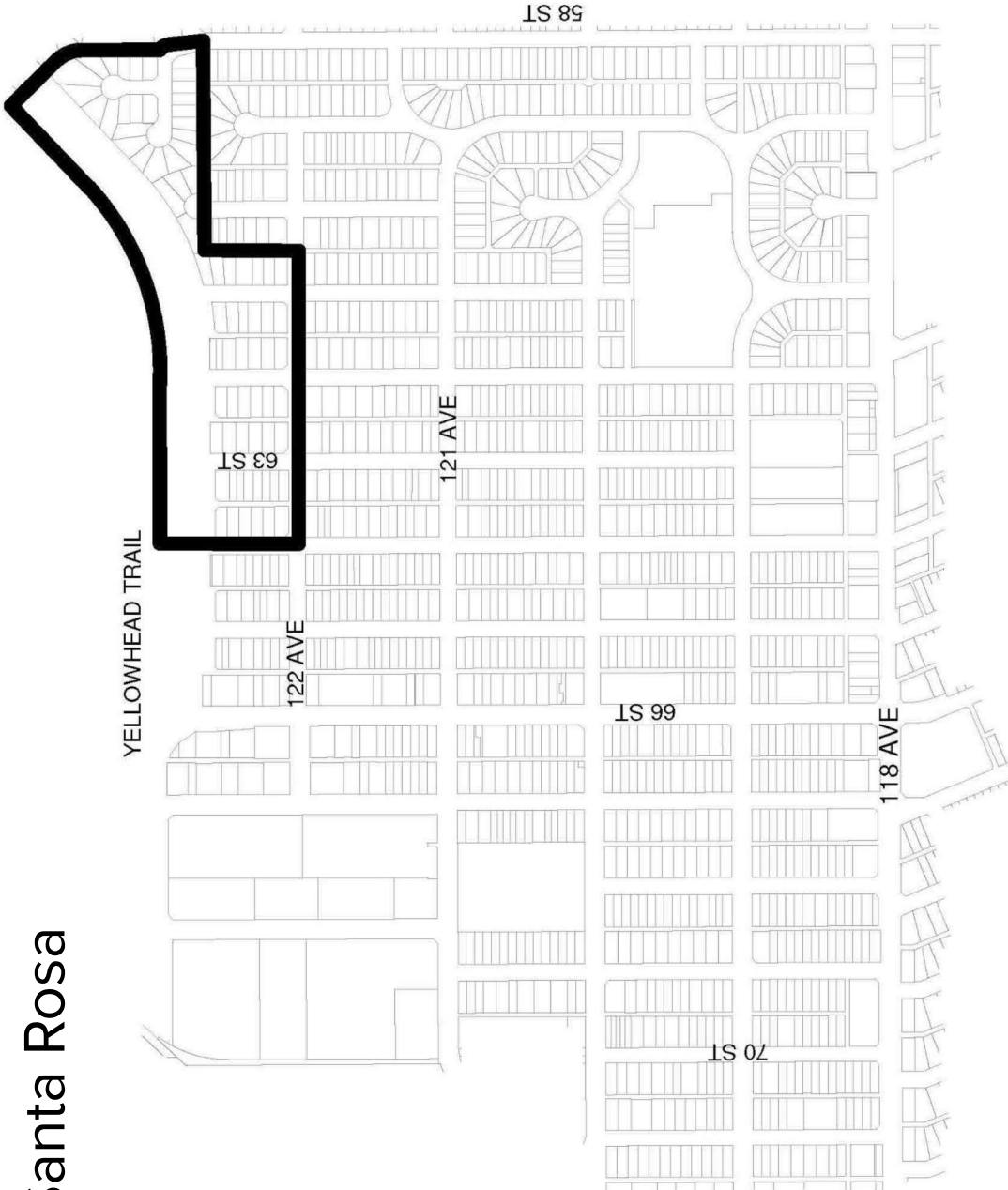
SCHEDULE D - LOW RISE APARTMENT AREA ALONG 66 STREET AND 118 AVENUE

3.15 - Montrose/Santa Rosa



SCHEDULE E - LOW DENSITY RESIDENTIAL AREA (BYLAW NO. 10091)

3.15 - Montrose/Santa Rosa

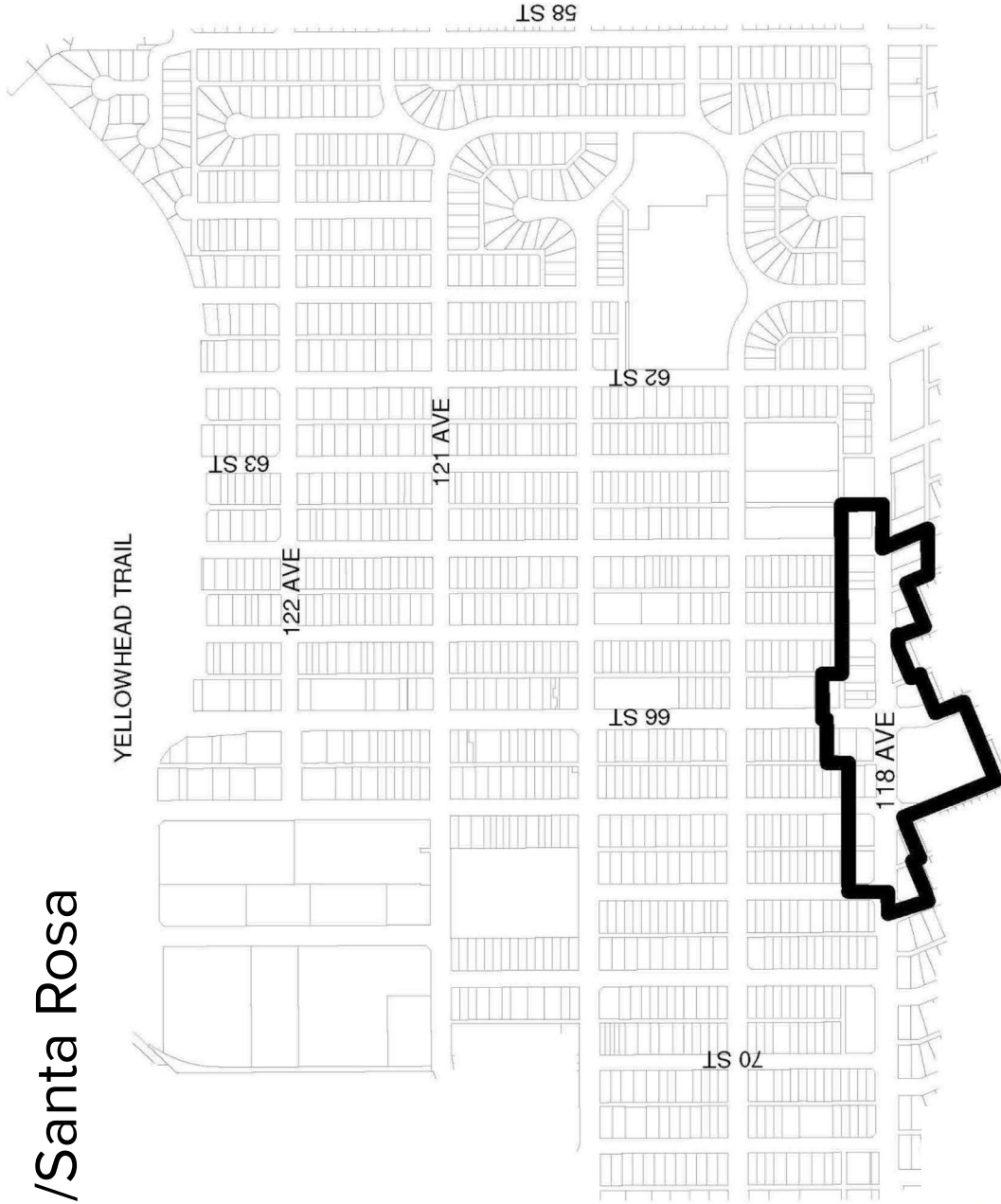


SCHEDULE F - ROW HOUSING AREA

3.15 - Montrose/Santa Rosa

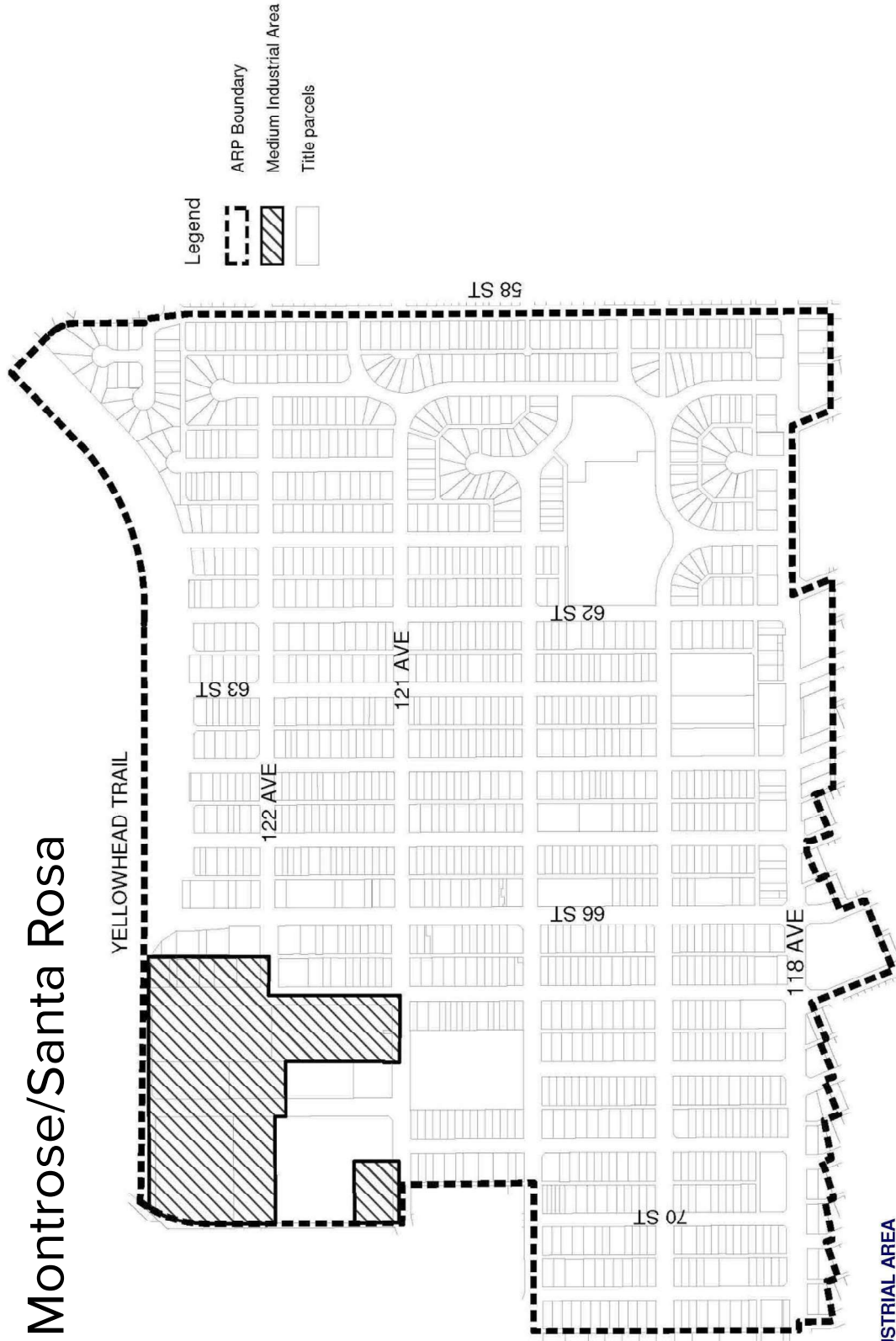


3.15 - Montrose/Santa Rosa

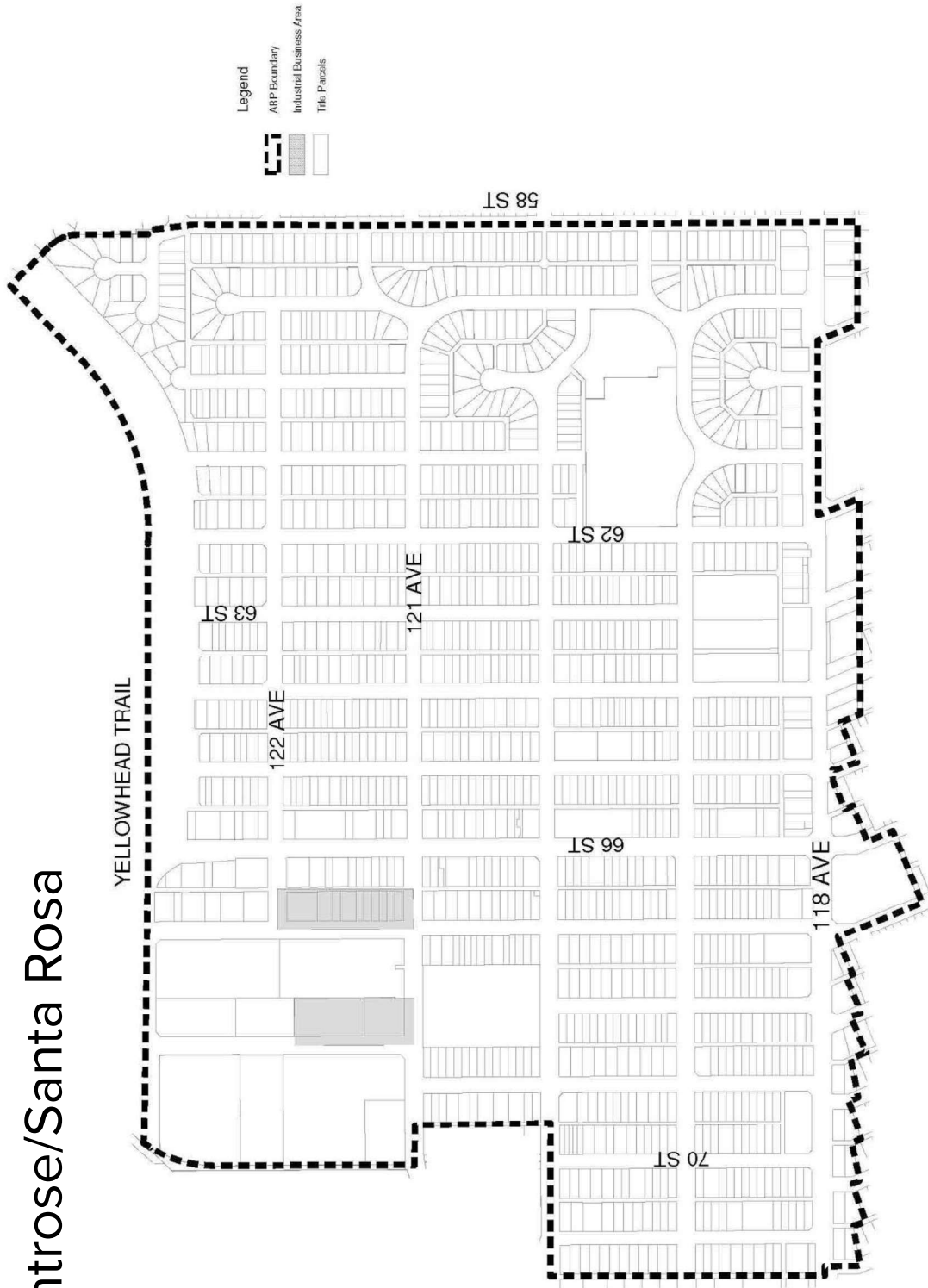


SCHEDULE H - LOW INTENSITY COMMERCIAL AREA

3.15 - Montrose/Santa Rosa



3.15 - Montrose/Santa Rosa

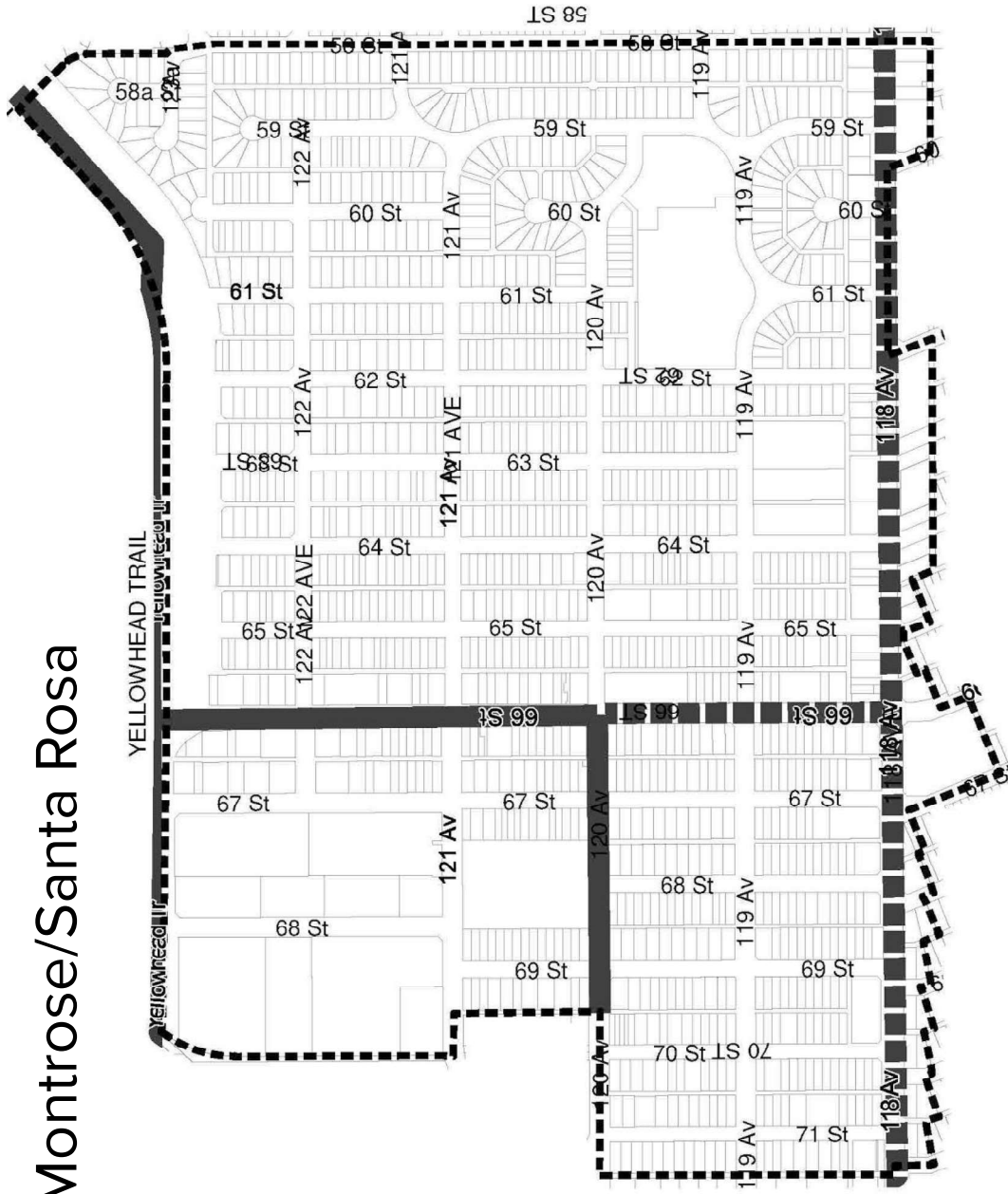


INDUSTRIAL BUSINESS AREA

3.15 - Montrose/Santa Rosa

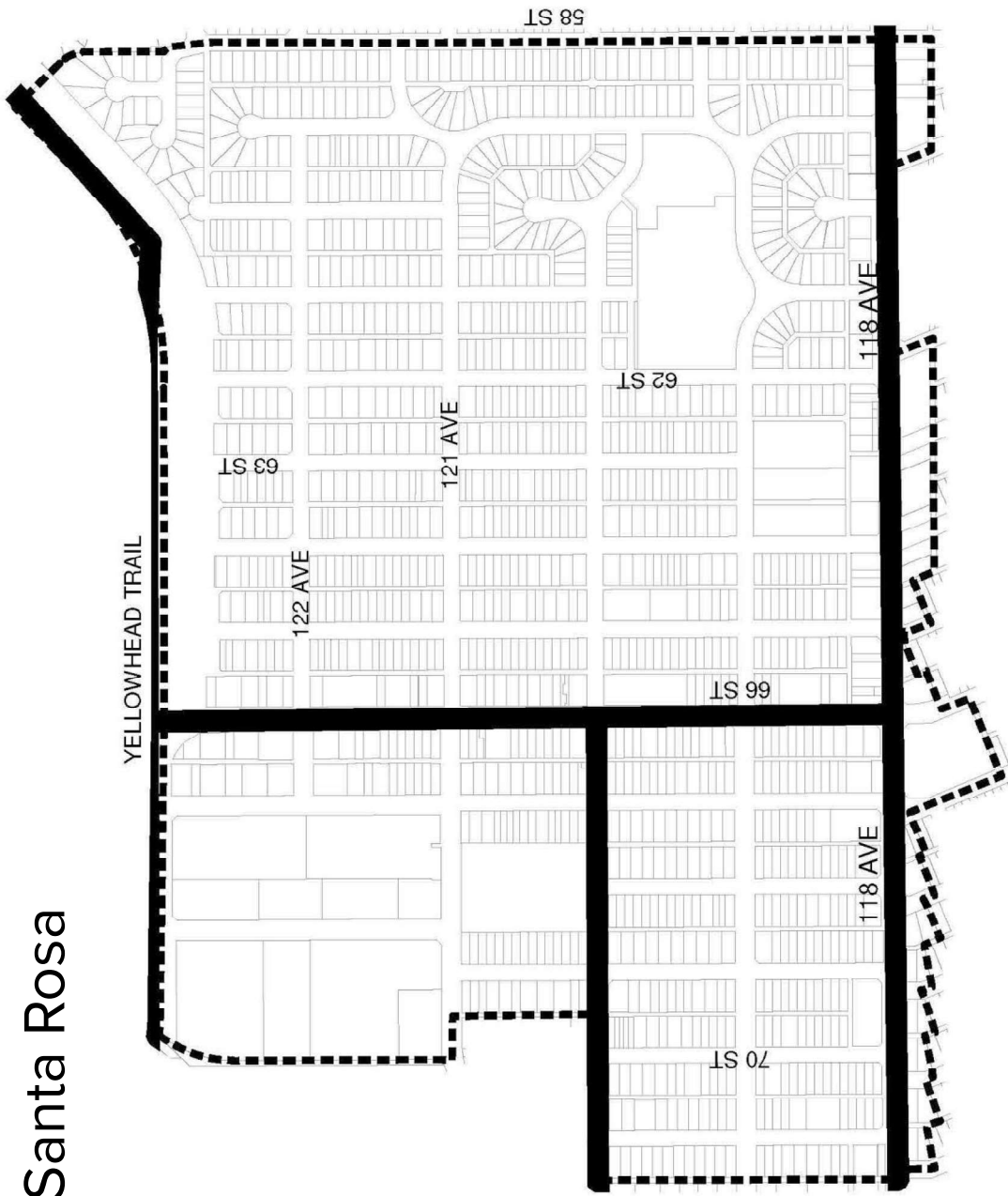
Legend

- 24 Hour Truck Route
- Daytime Truck Route



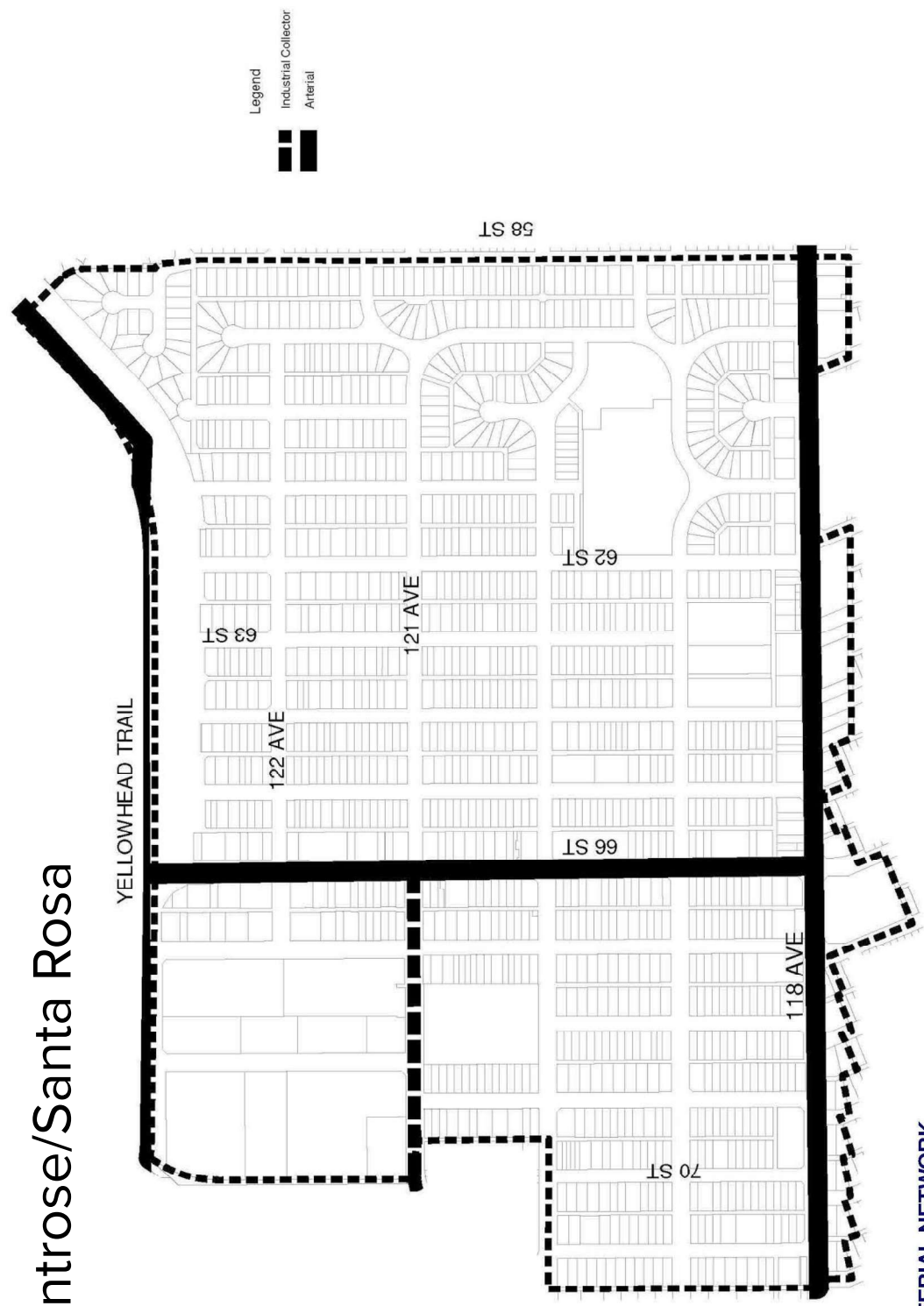
EXISTING TRUCK ROUTES

3.15 - Montrose/Santa Rosa



EXISTING ARTERIAL NETWORK

3.15 - Montrose/Santa Rosa



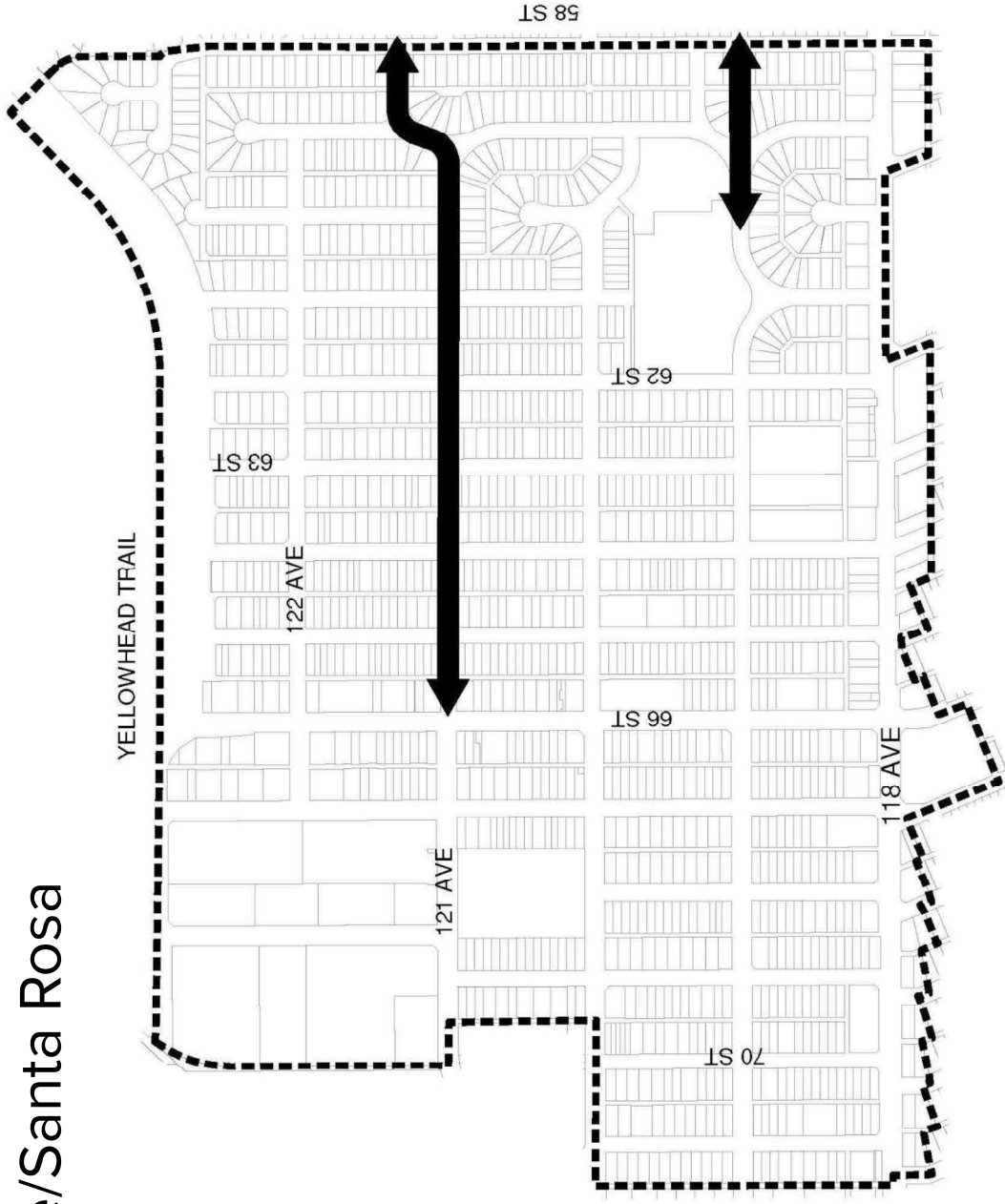
SCHEDULE I.1 - PROPOSED ARTERIAL NETWORK

3.15 - Montrose/Santa Rosa



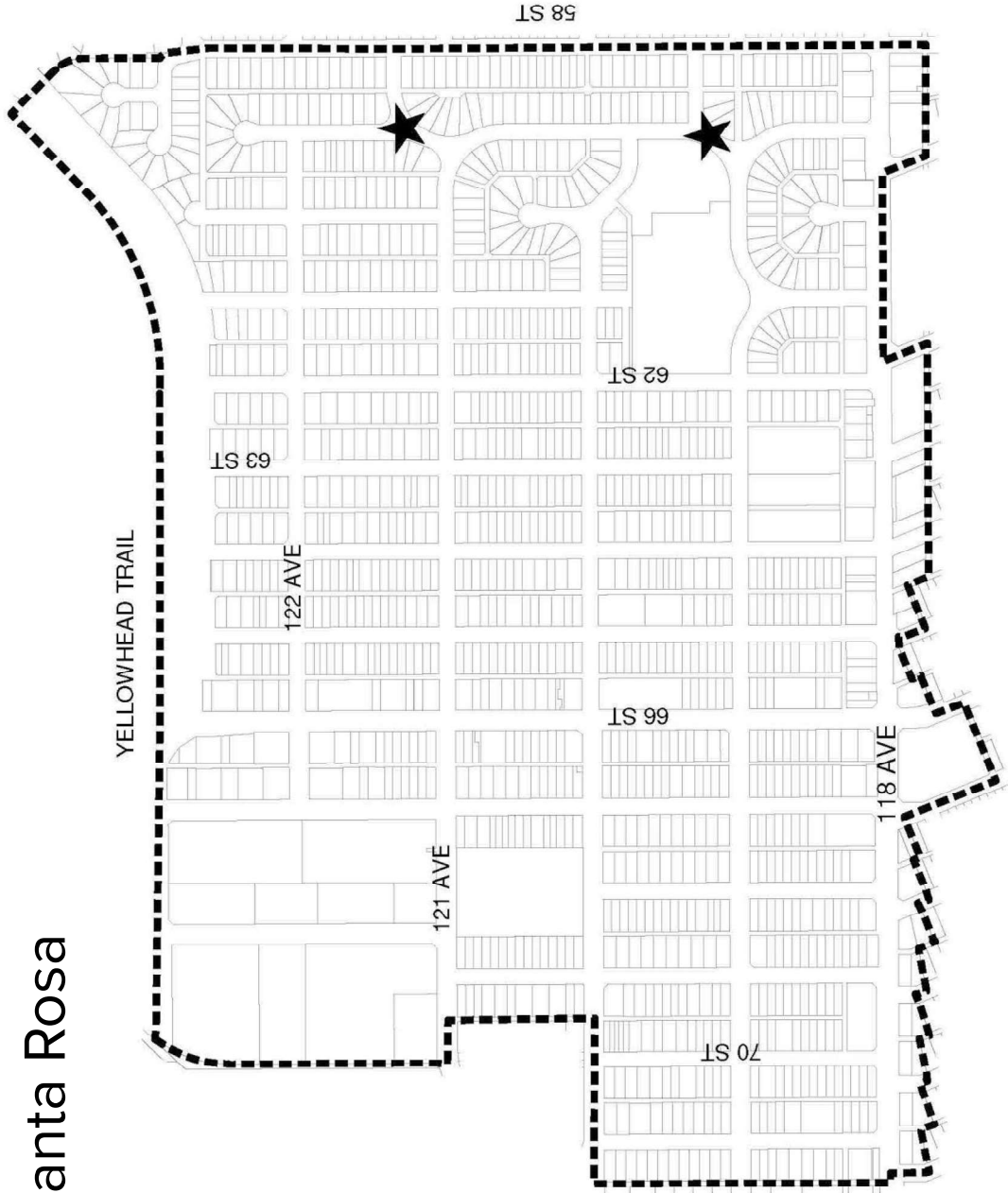
SCHEDULE I.4 - PROPOSED LANDSCAPE AREA

3.15 - Montrose/Santa Rosa

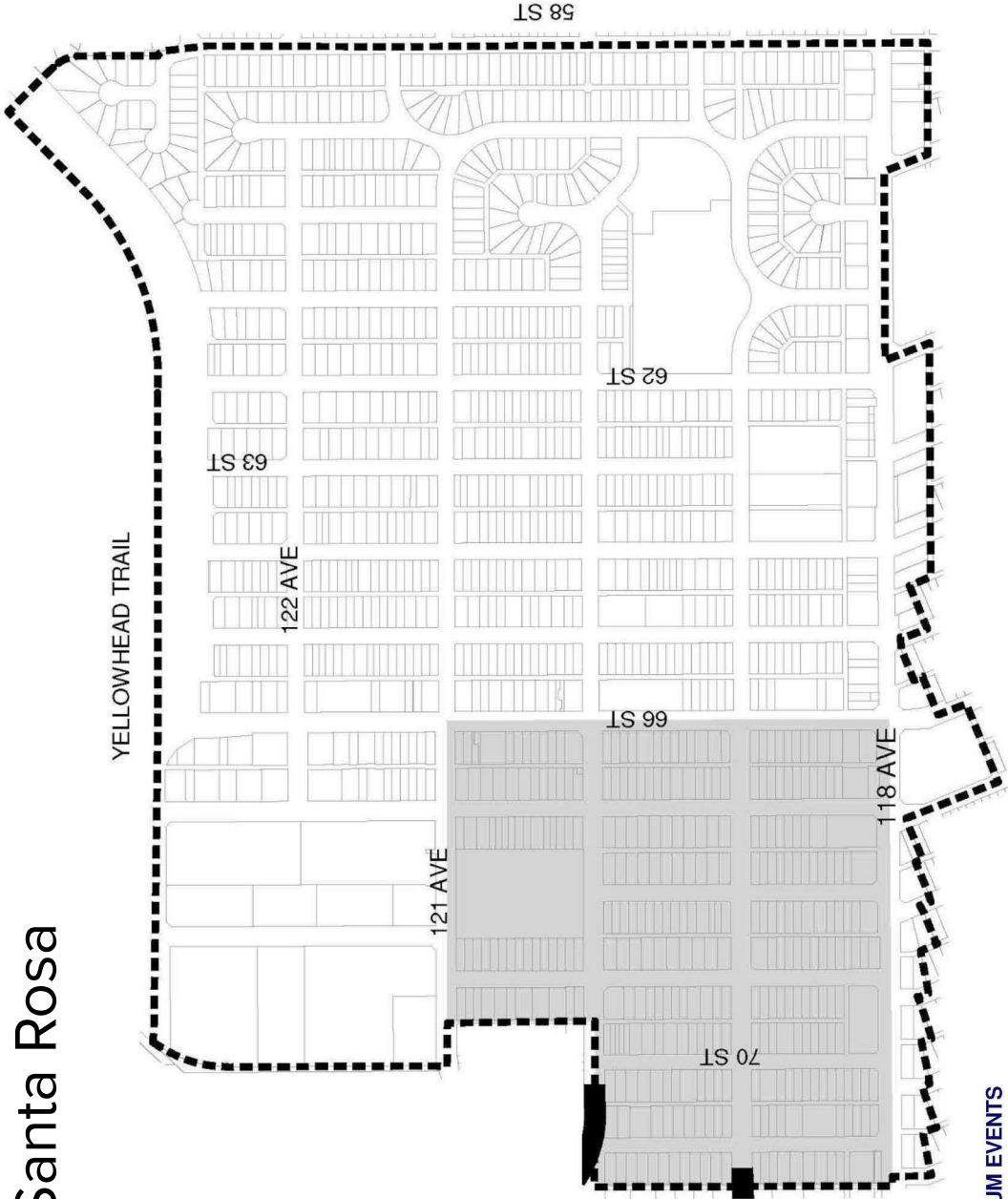


TRAFFIC SHORT-CUTTING ROUTES

3.15 - Montrose/Santa Rosa



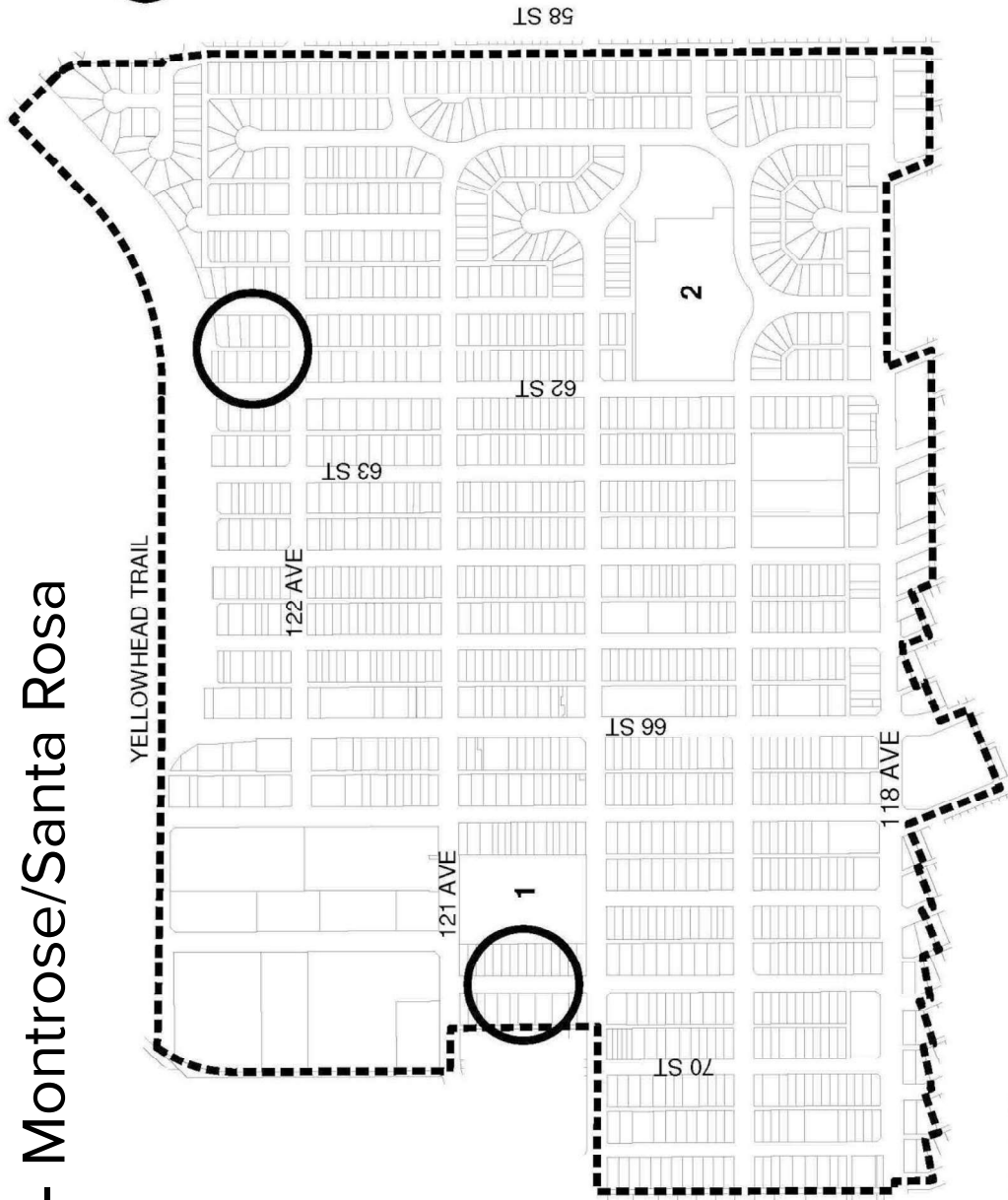
3.15 - Montrose/Santa Rosa



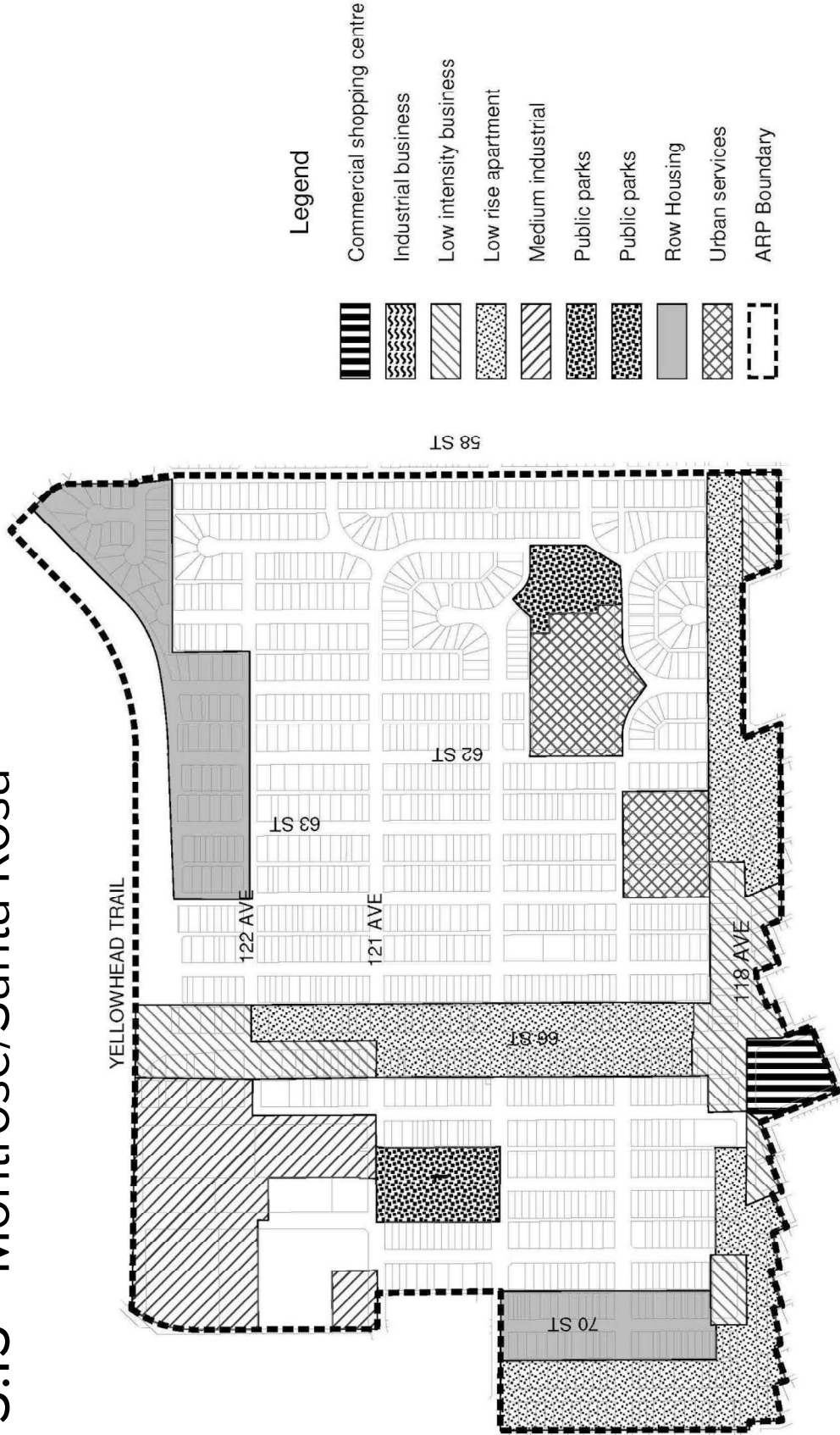
SCHEDULE I.5 - PARKING AREA AFFECTED BY COLISEUM EVENTS

3.15 - Montrose/Santa Rosa

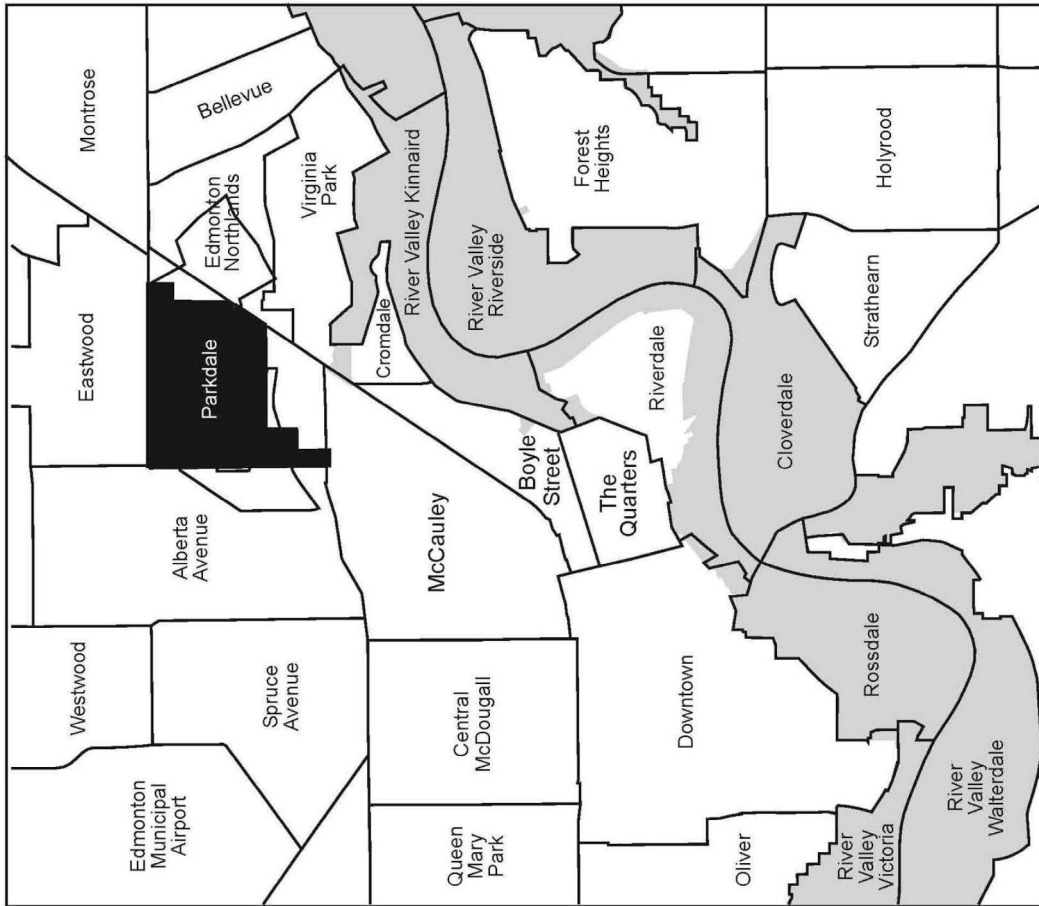
- General area for future park space acquisition
- 1 Santa Rosa Arena Park
- 2 Montrose Community League Park



3.15 - Montrose/Santa Rosa



3.16 - Parkdale



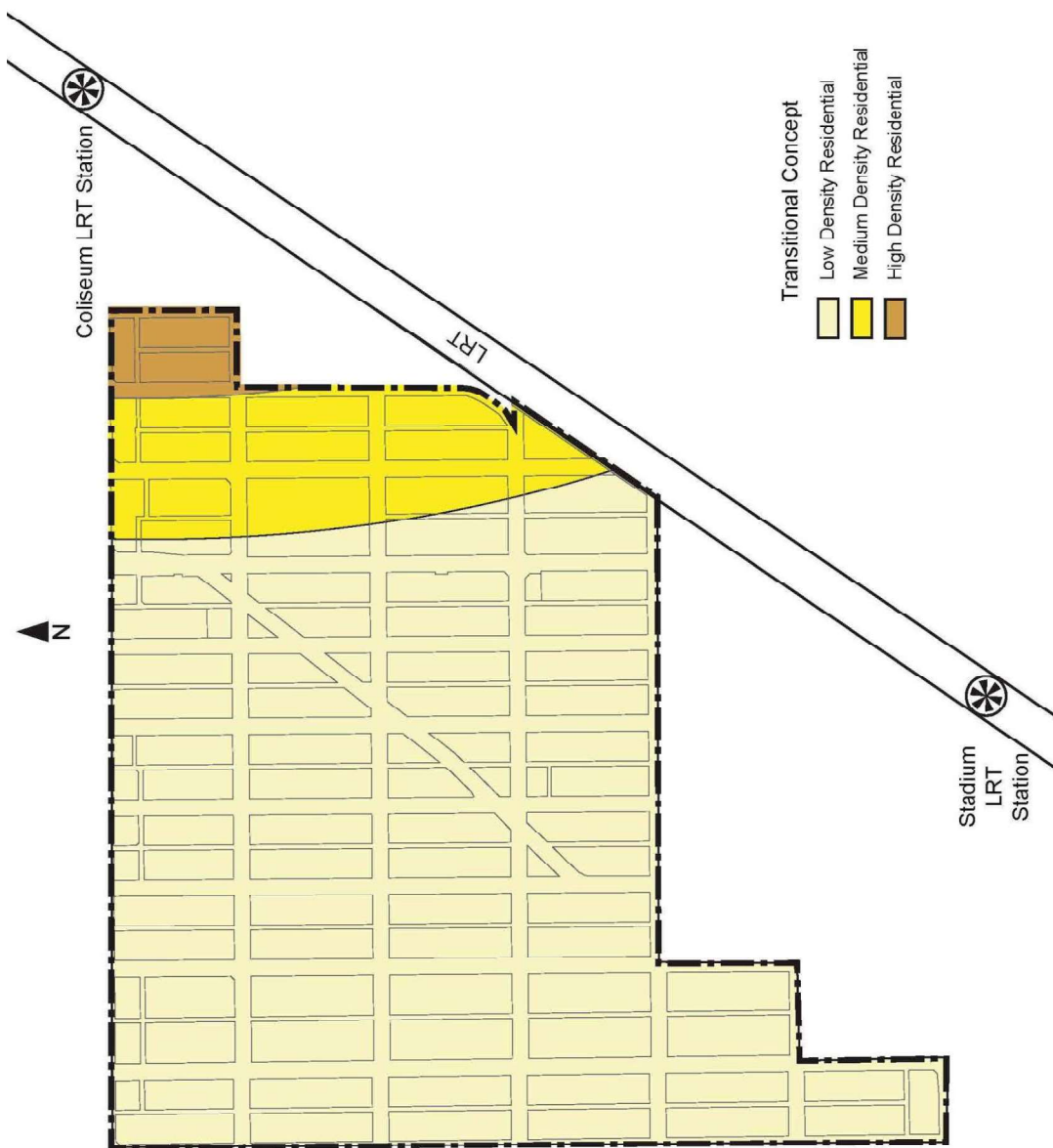
3.16 - Parkdale

OVERALL LAND USE CONCEPT

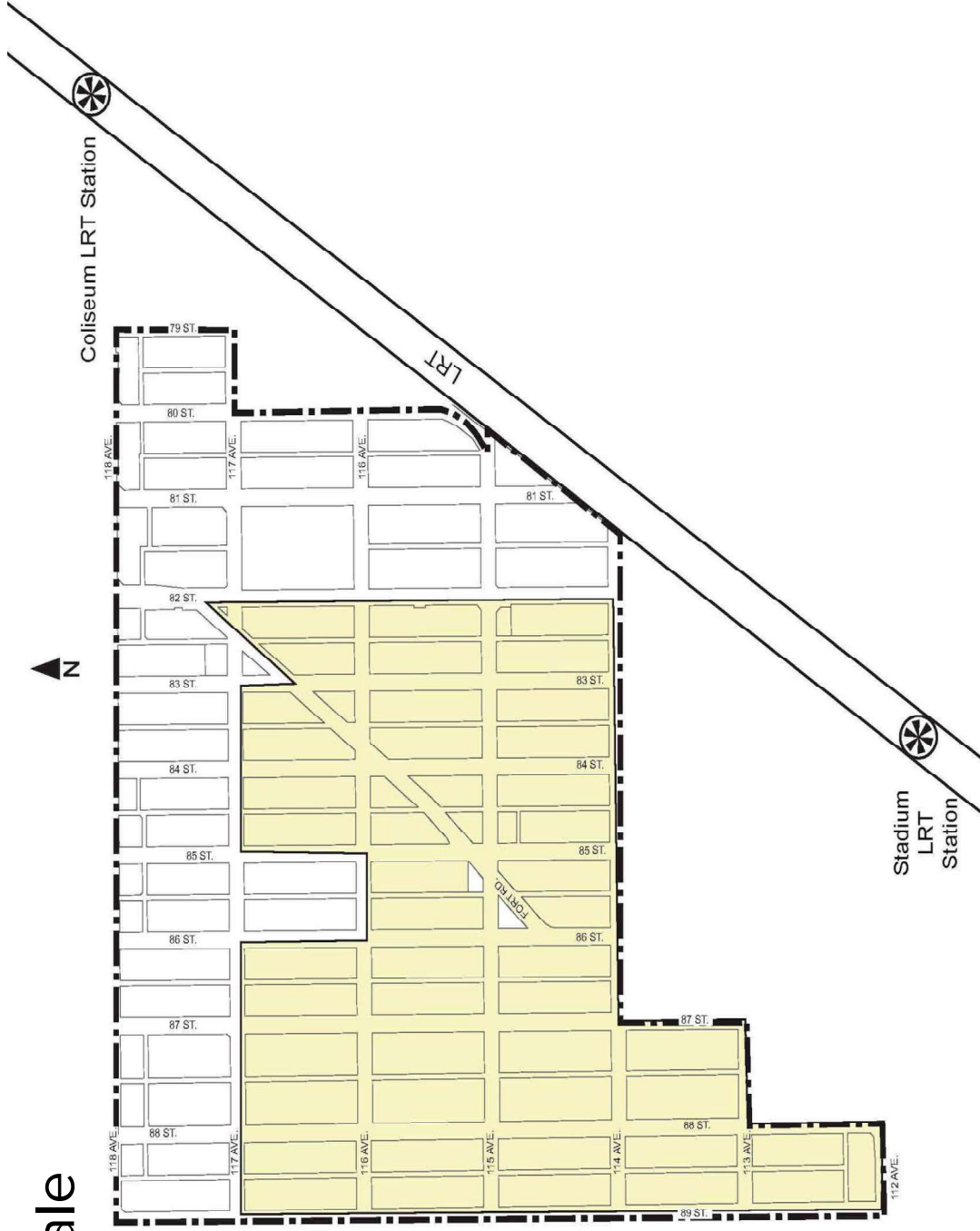


3.16 - Parkdale

Policy 2.2 Transitional Concept

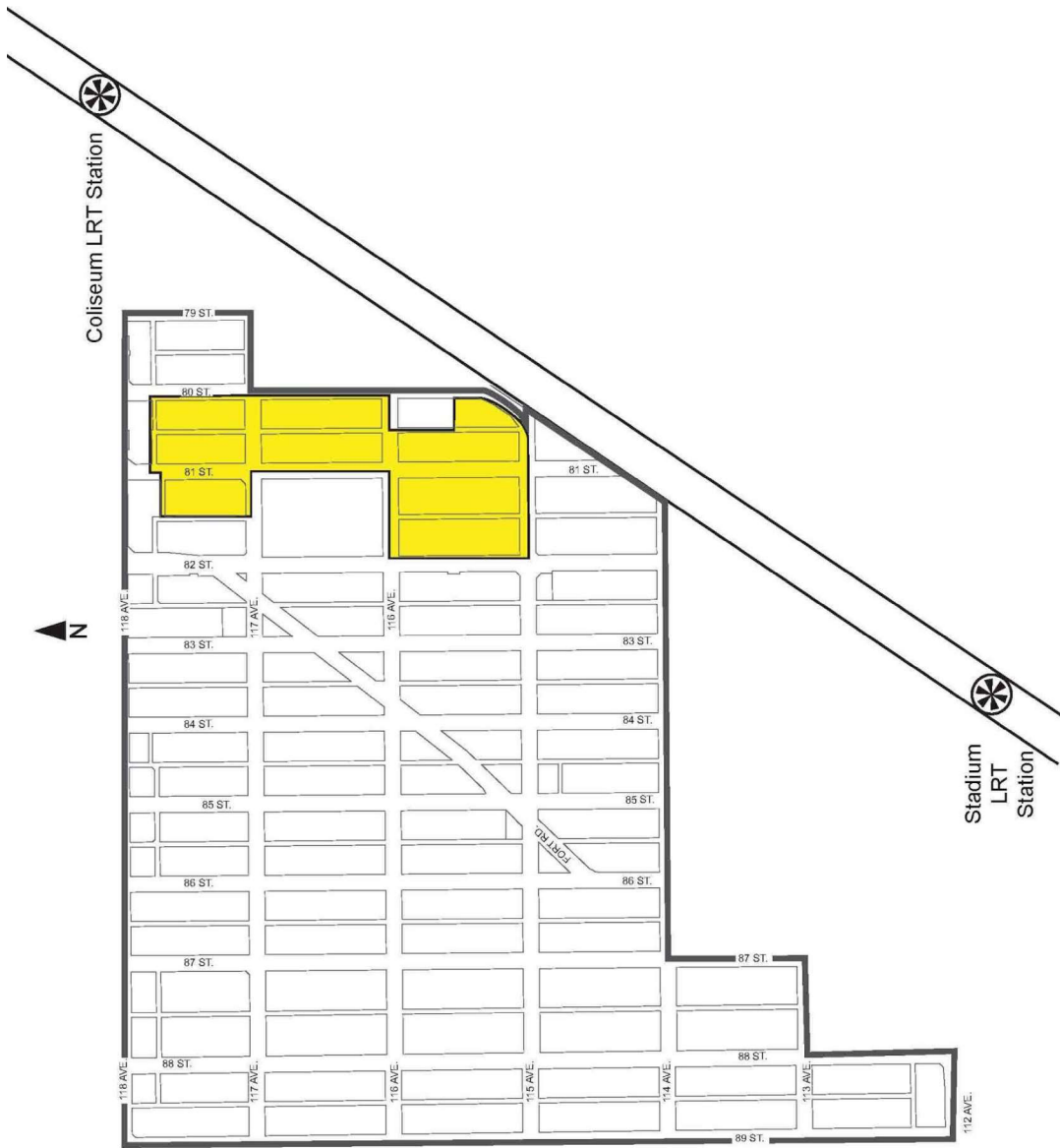


Policy 3.1
Residential land Use Policy

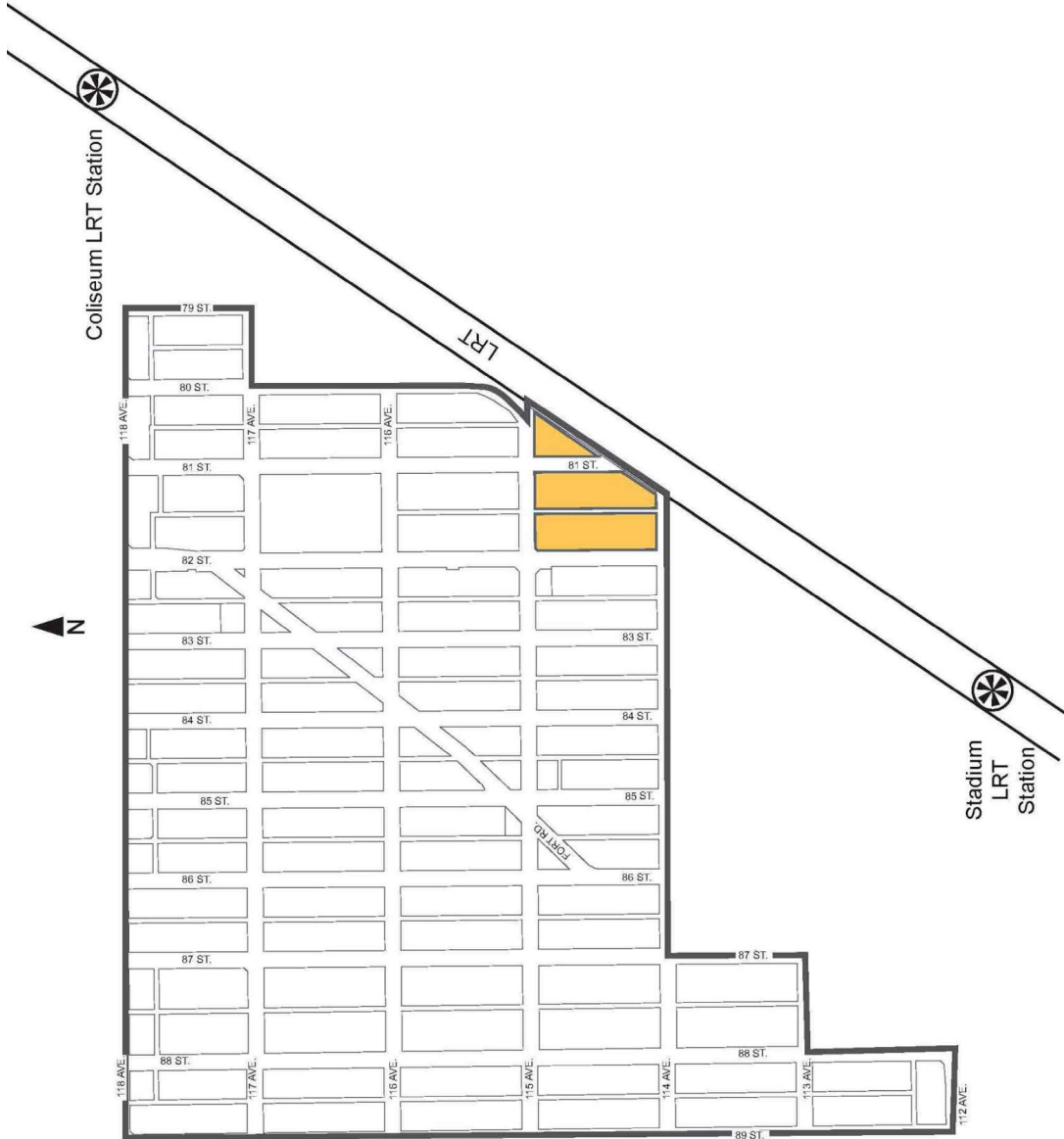


3.16 - Parkdale

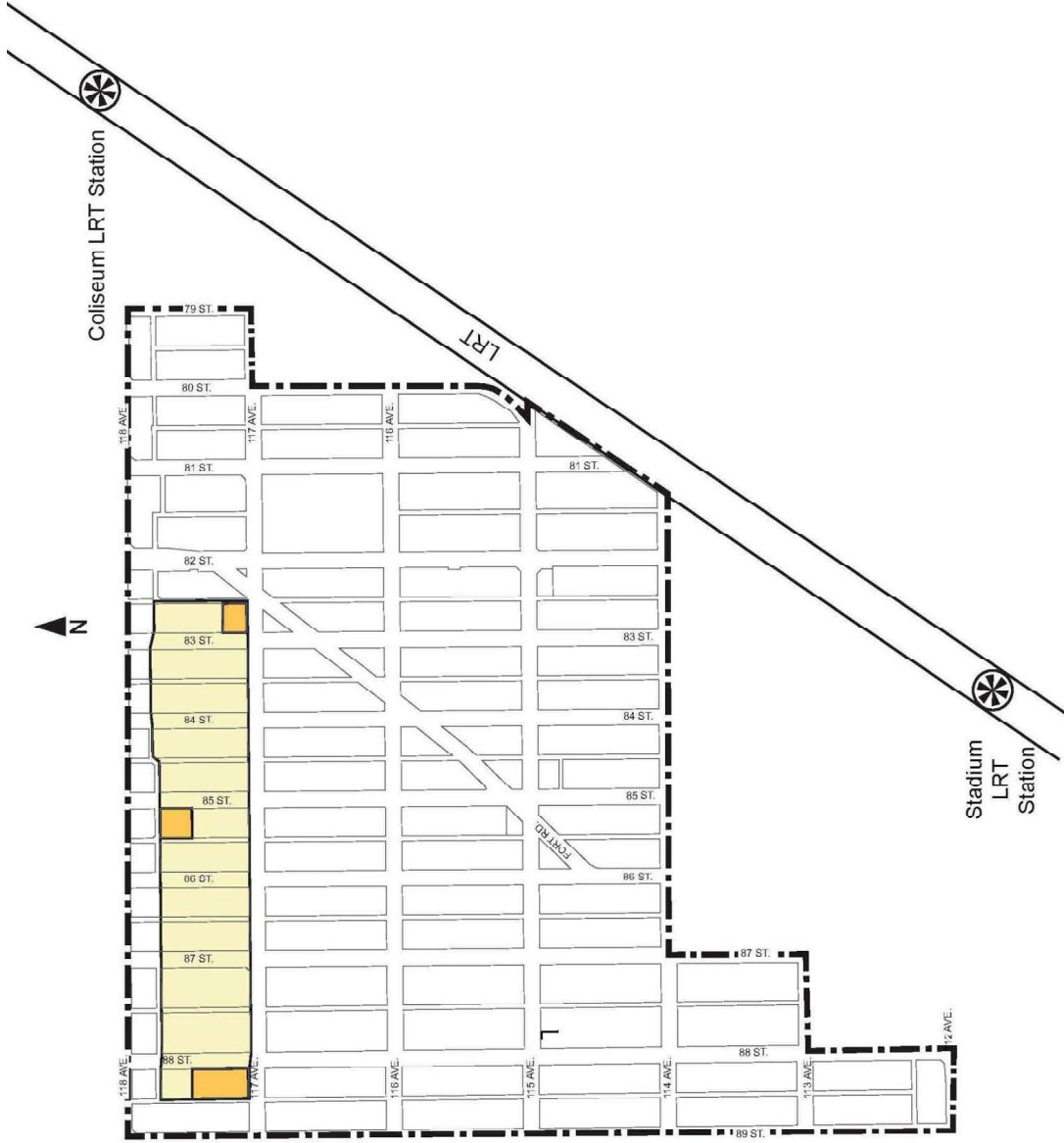
Policy 3.2 Residential Land Use



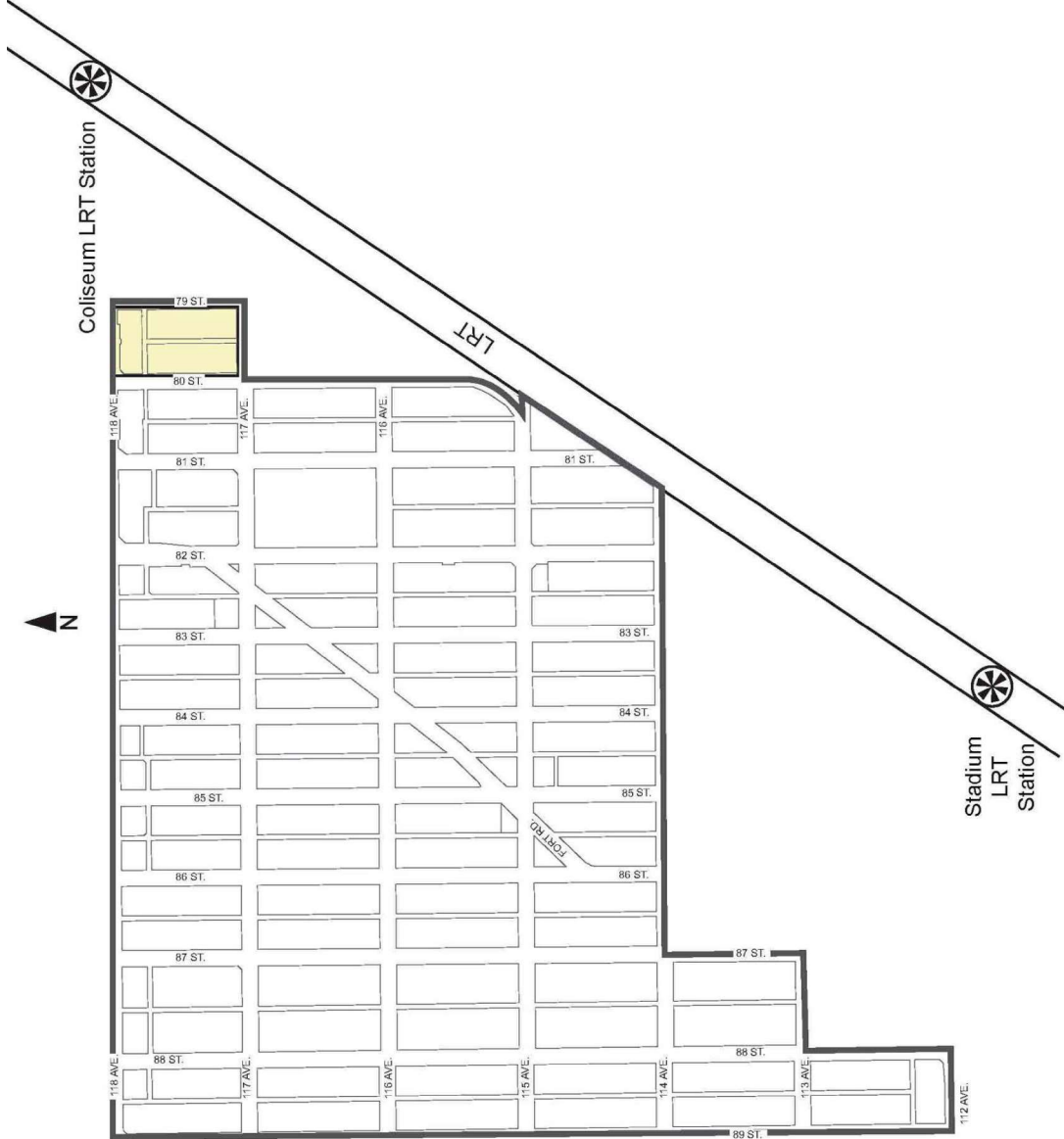
3.16 - Parkdale



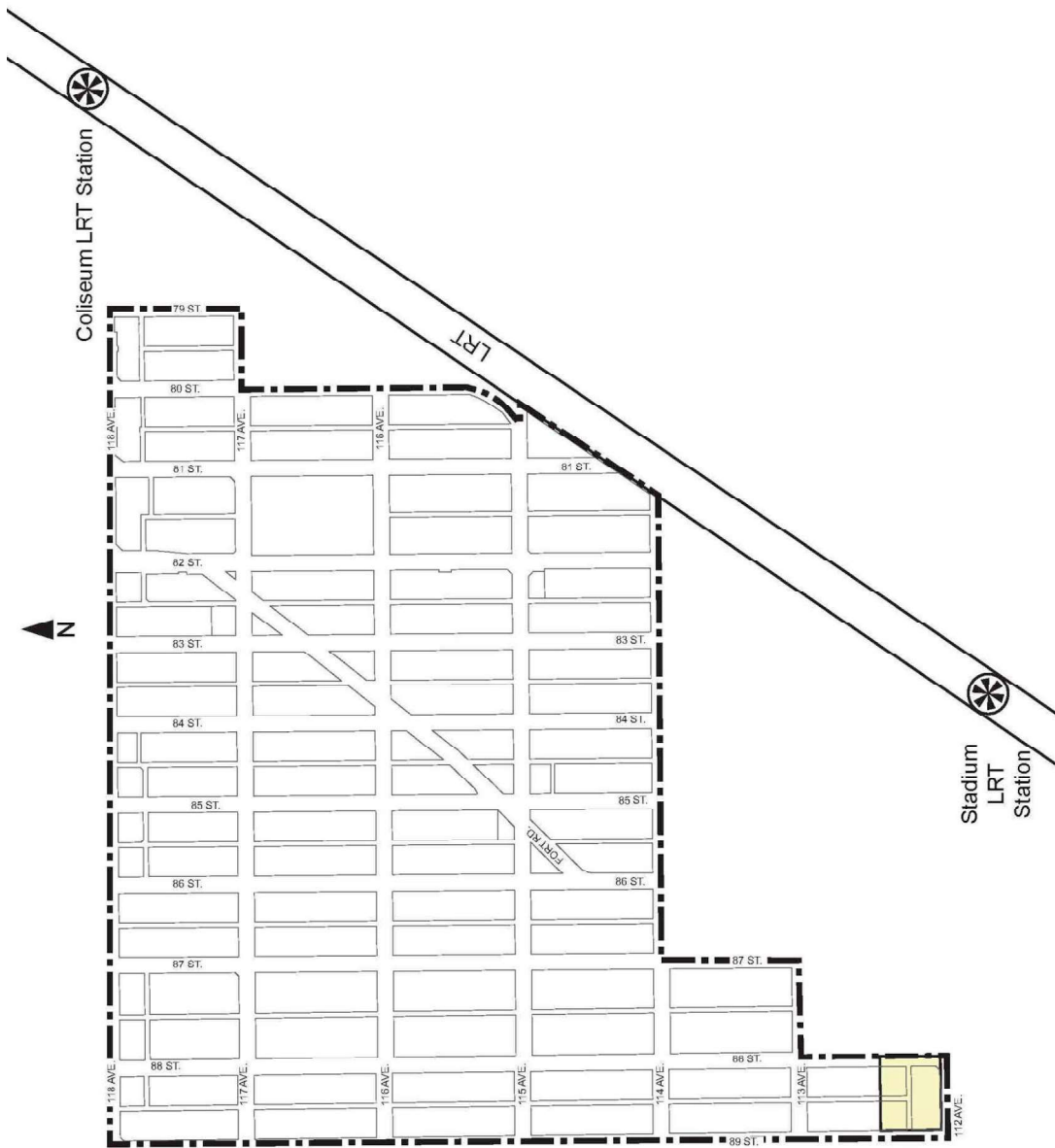
3.16 - Parkdale



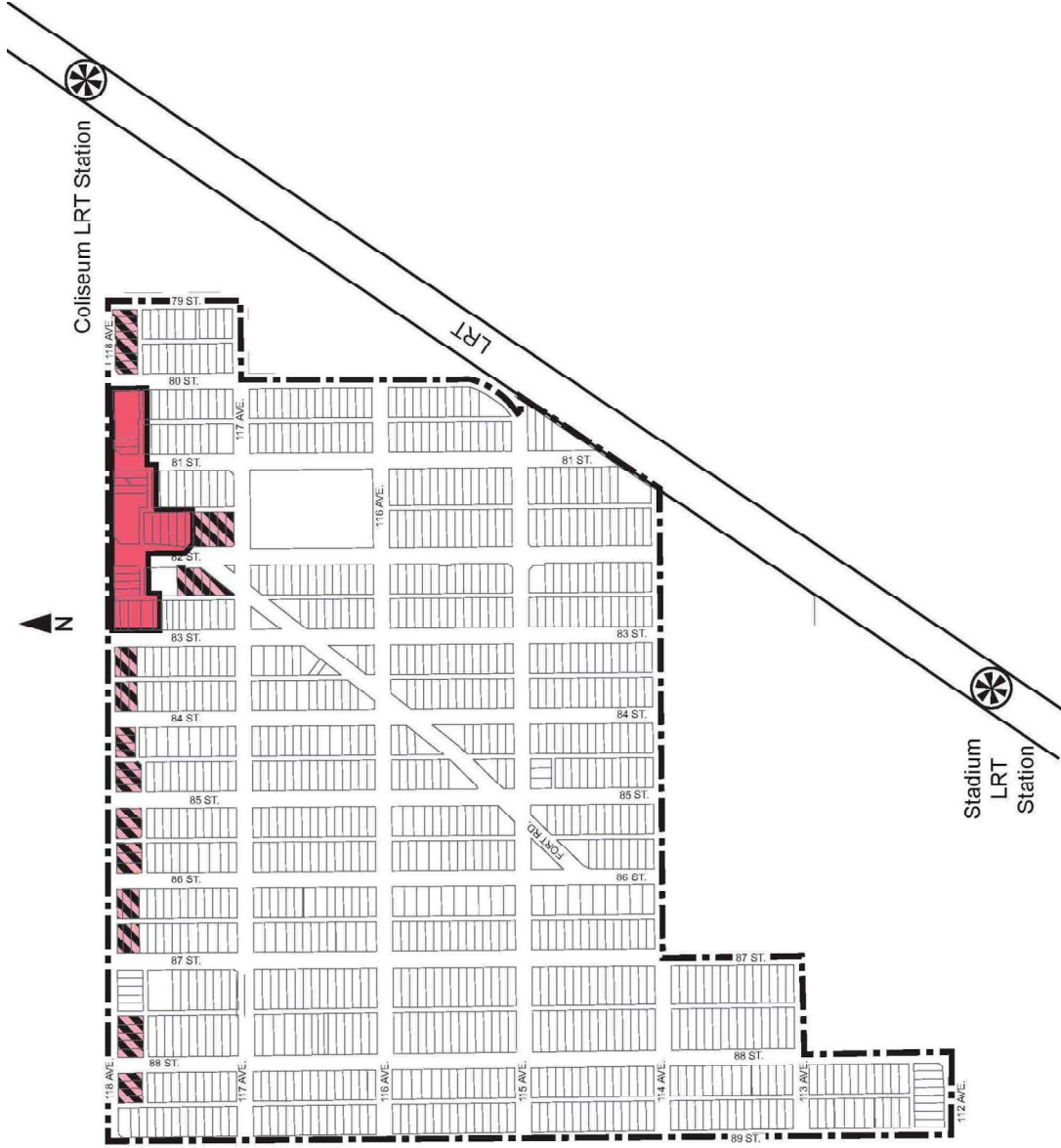
3.16 - Parkdale



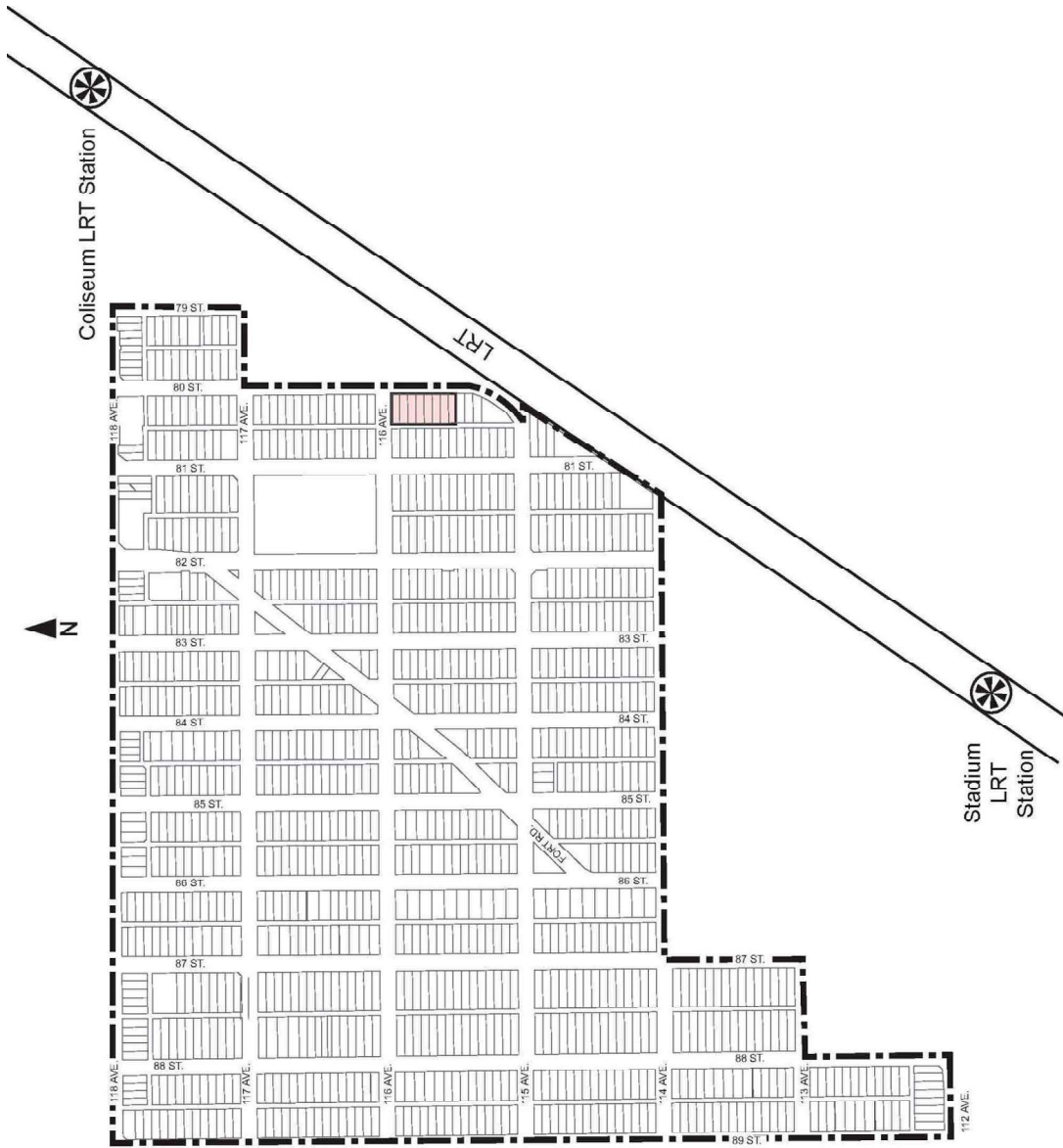
3.16 - Parkdale



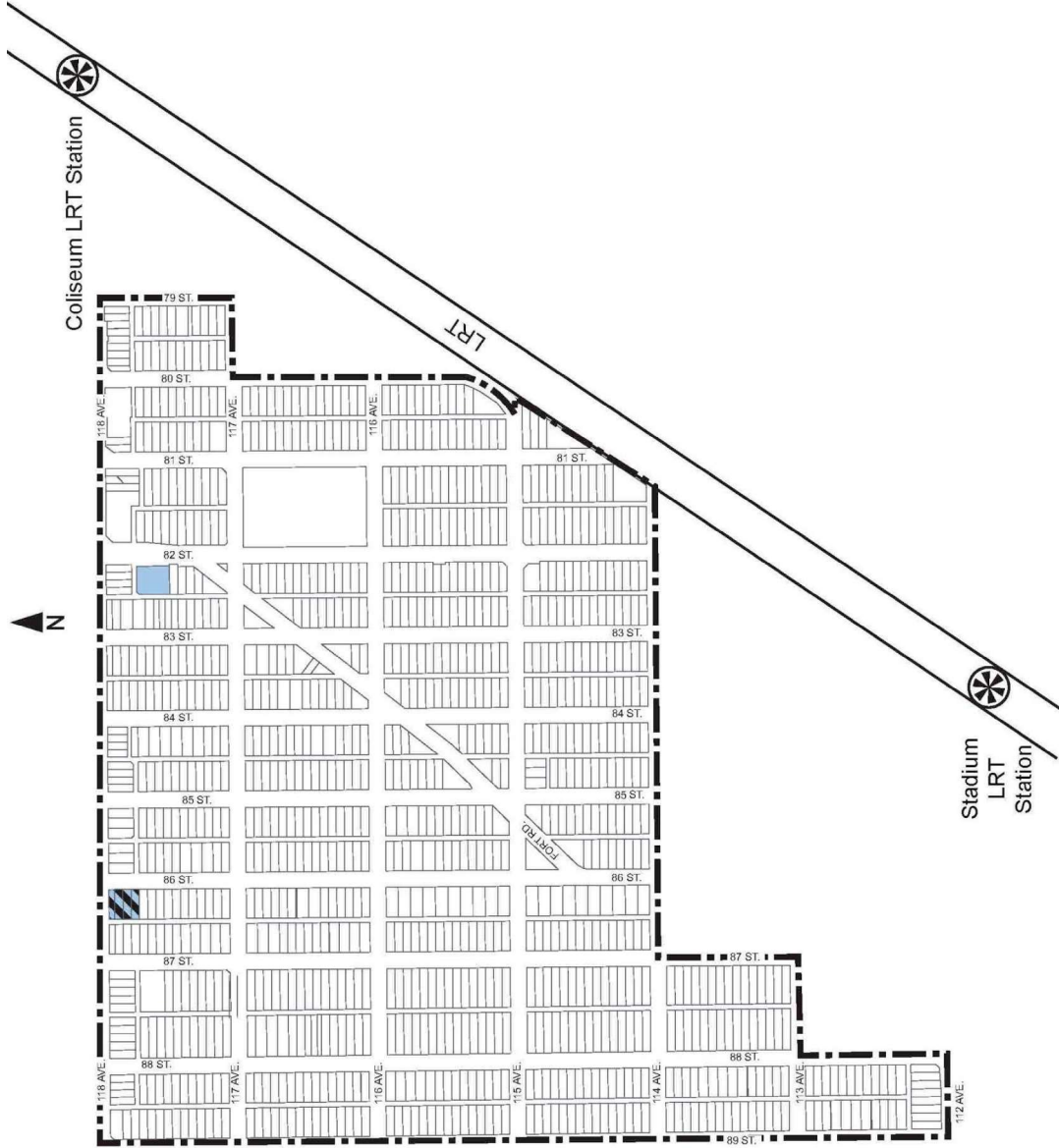
3.16 - Parkdale



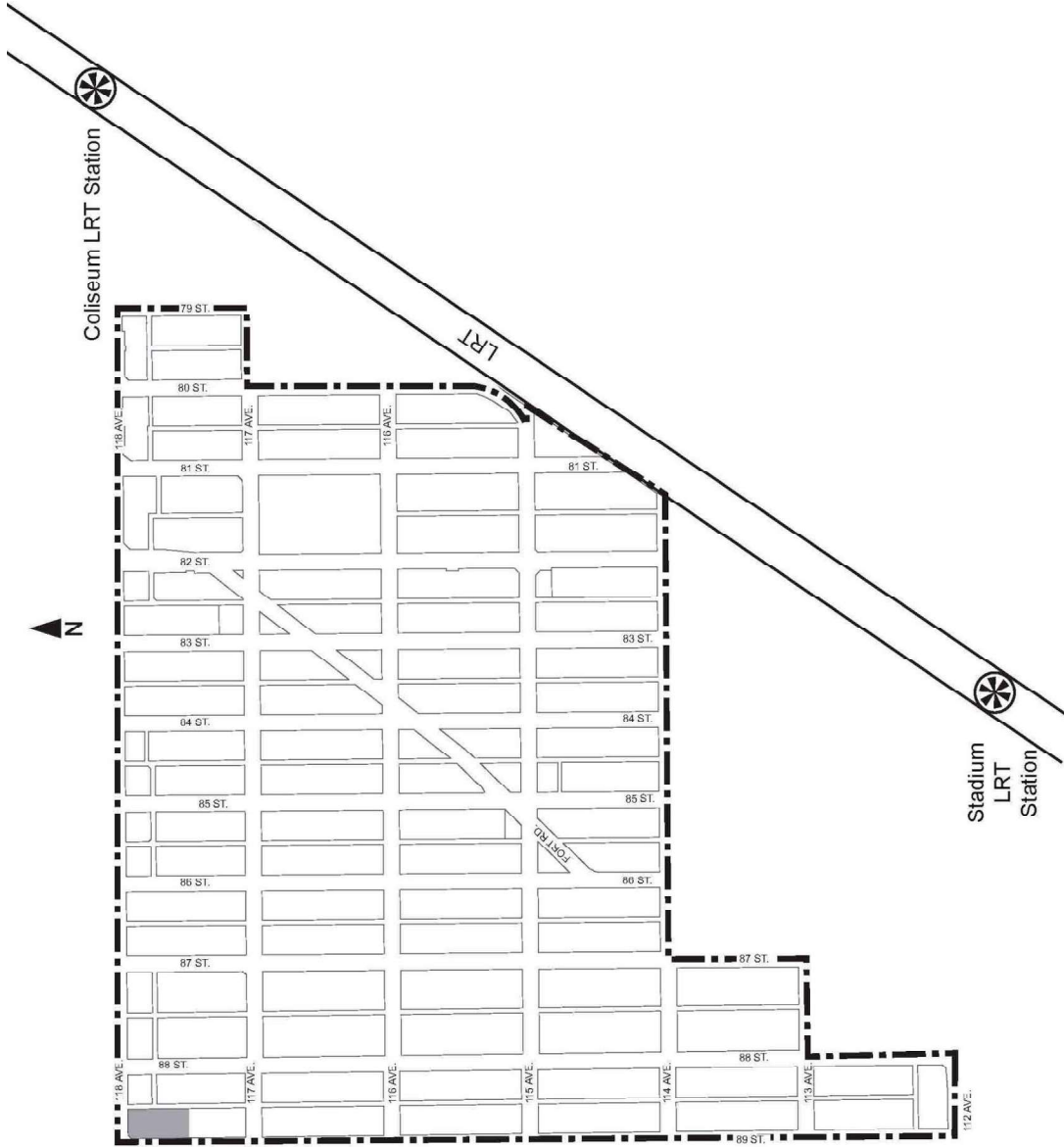
3.16 - Parkdale



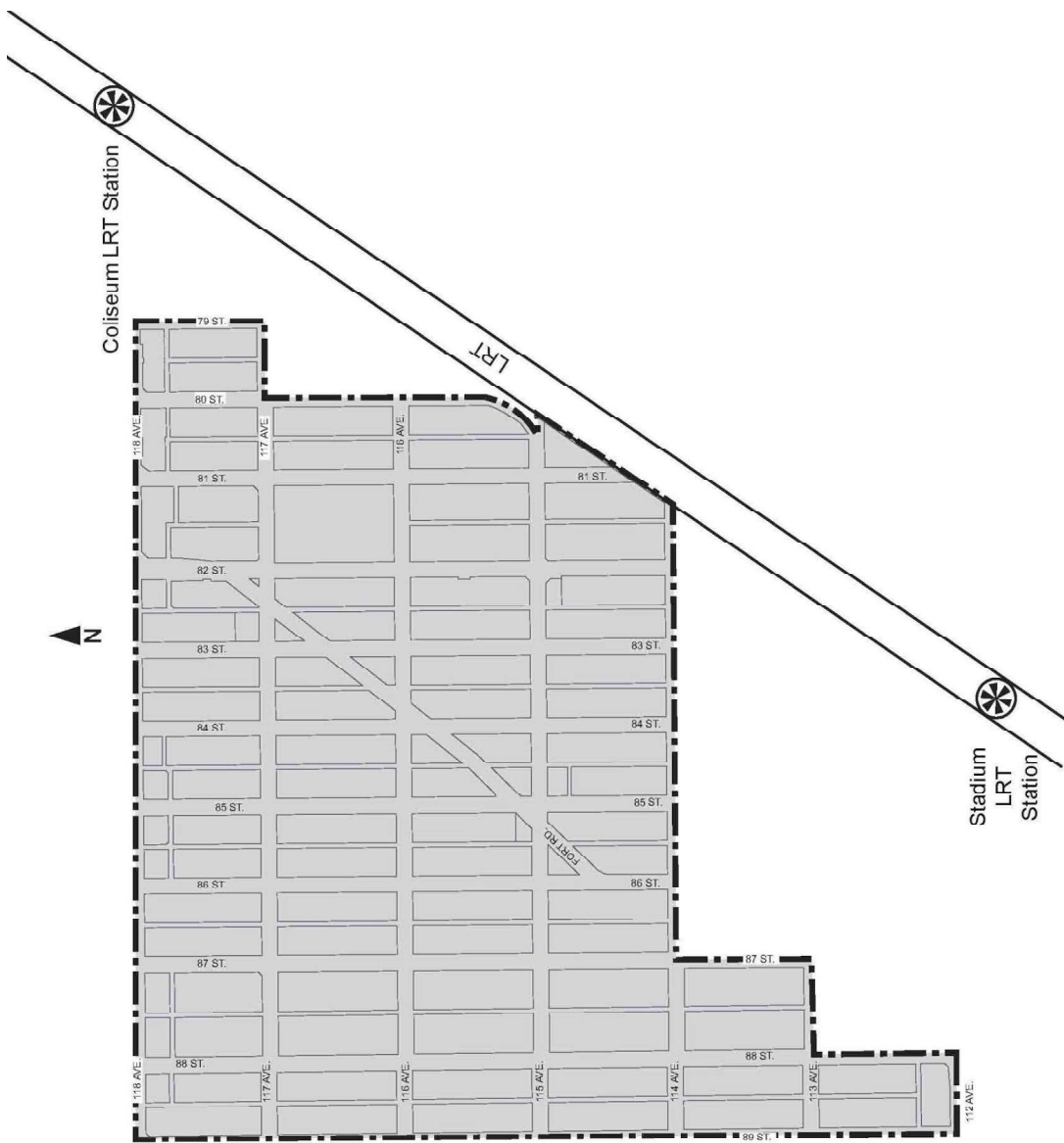
3.16 - Parkdale



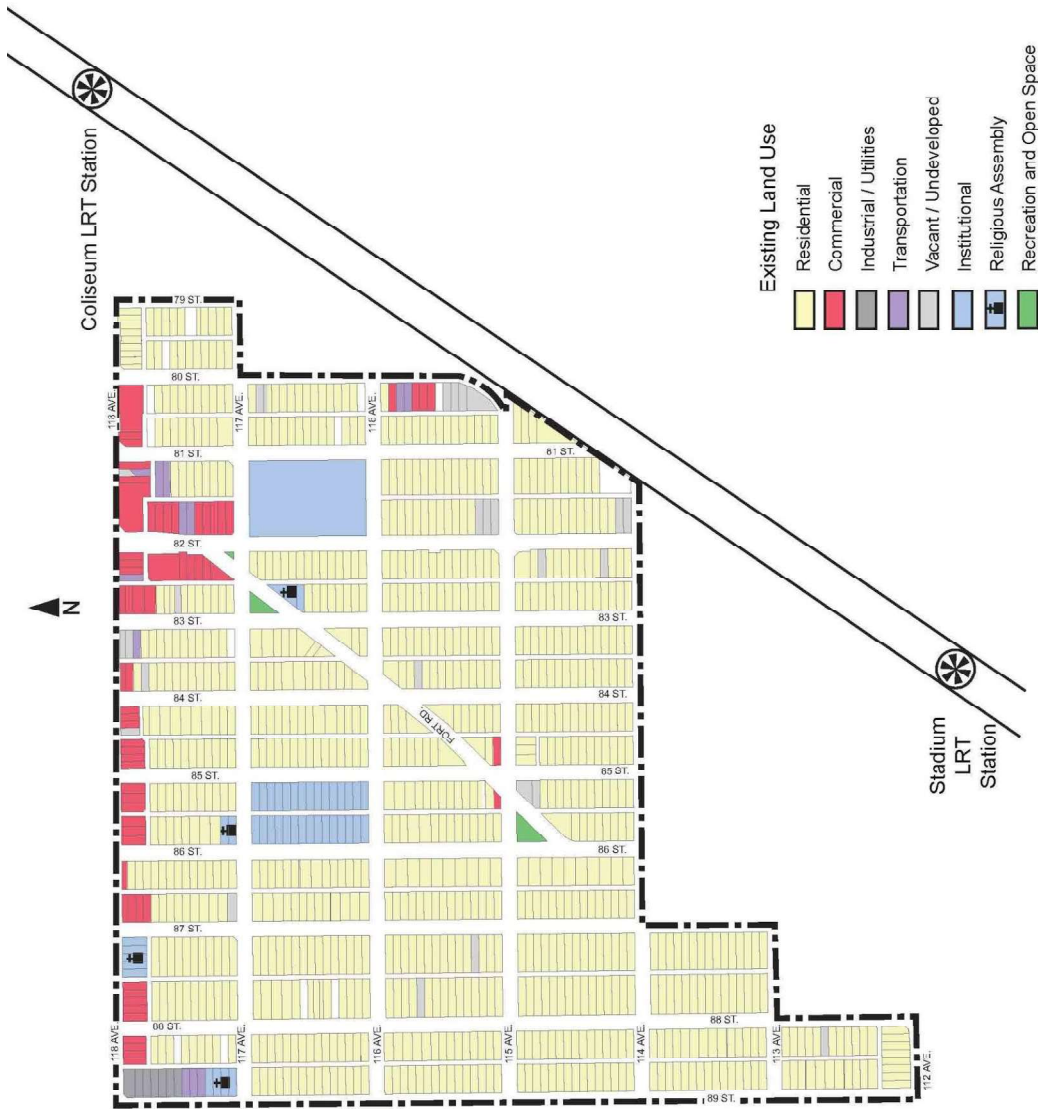
3.16 - Parkdale



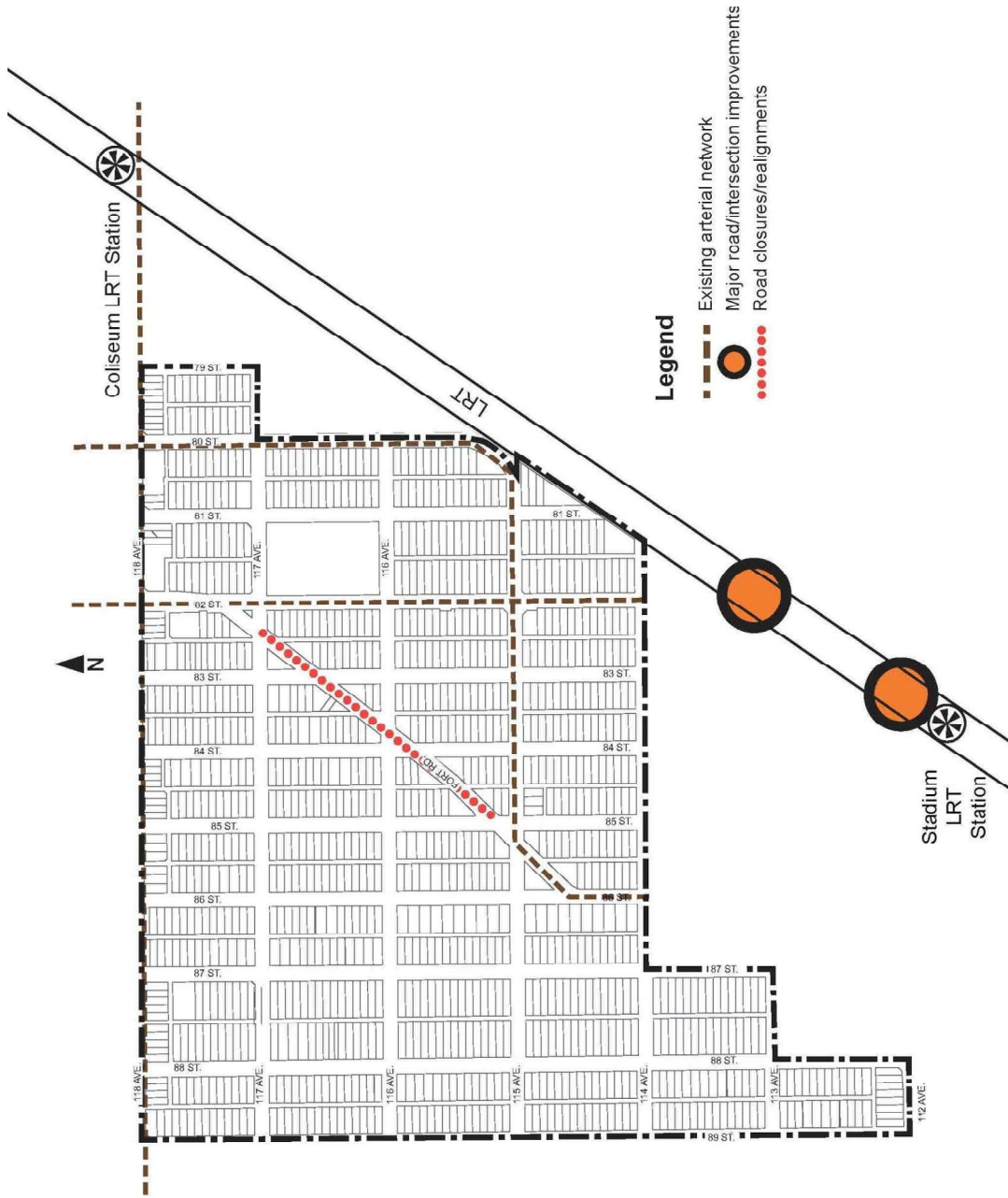
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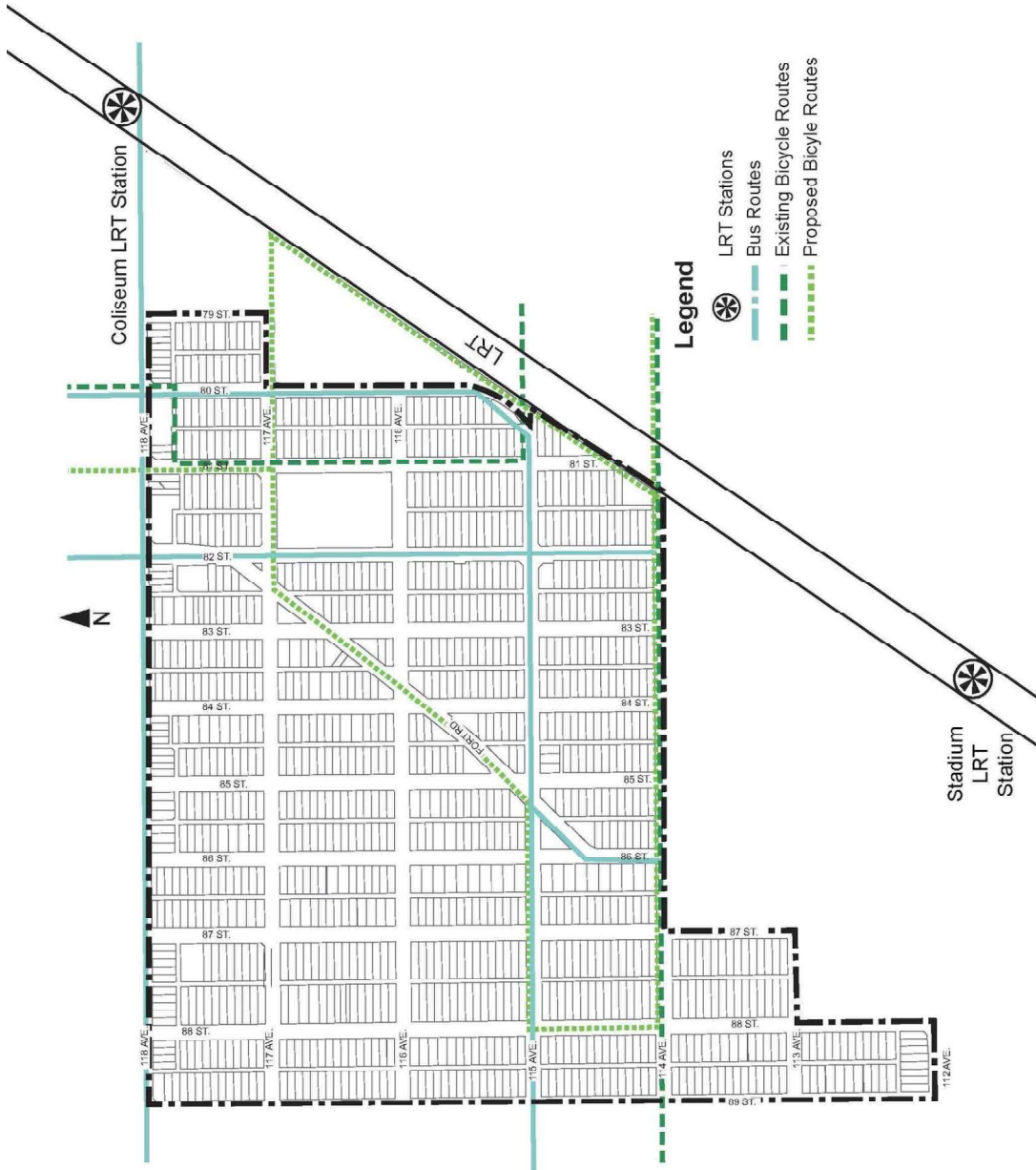
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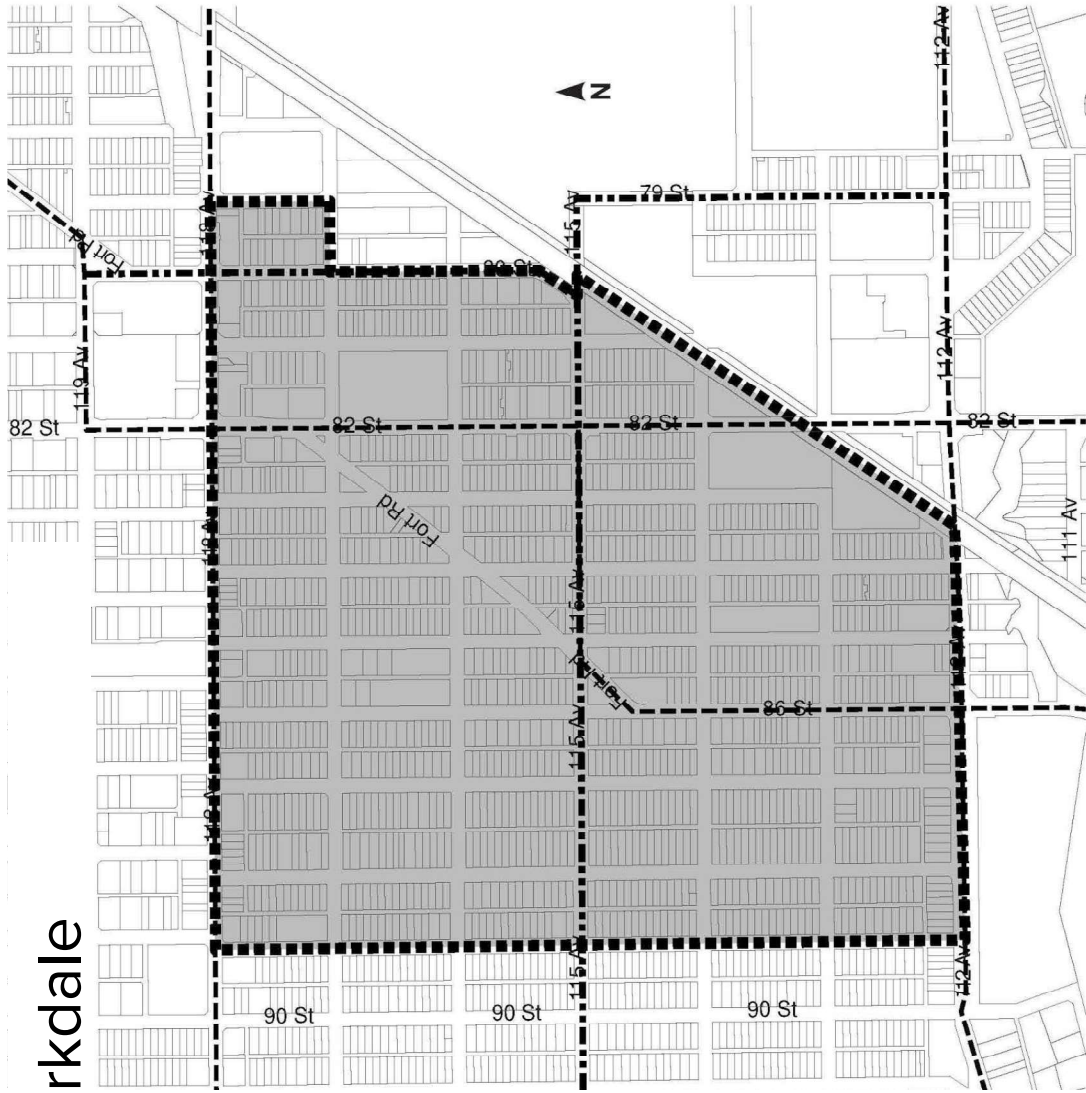
3.16 - Parkdale



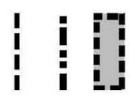
3.16 - Parkdale



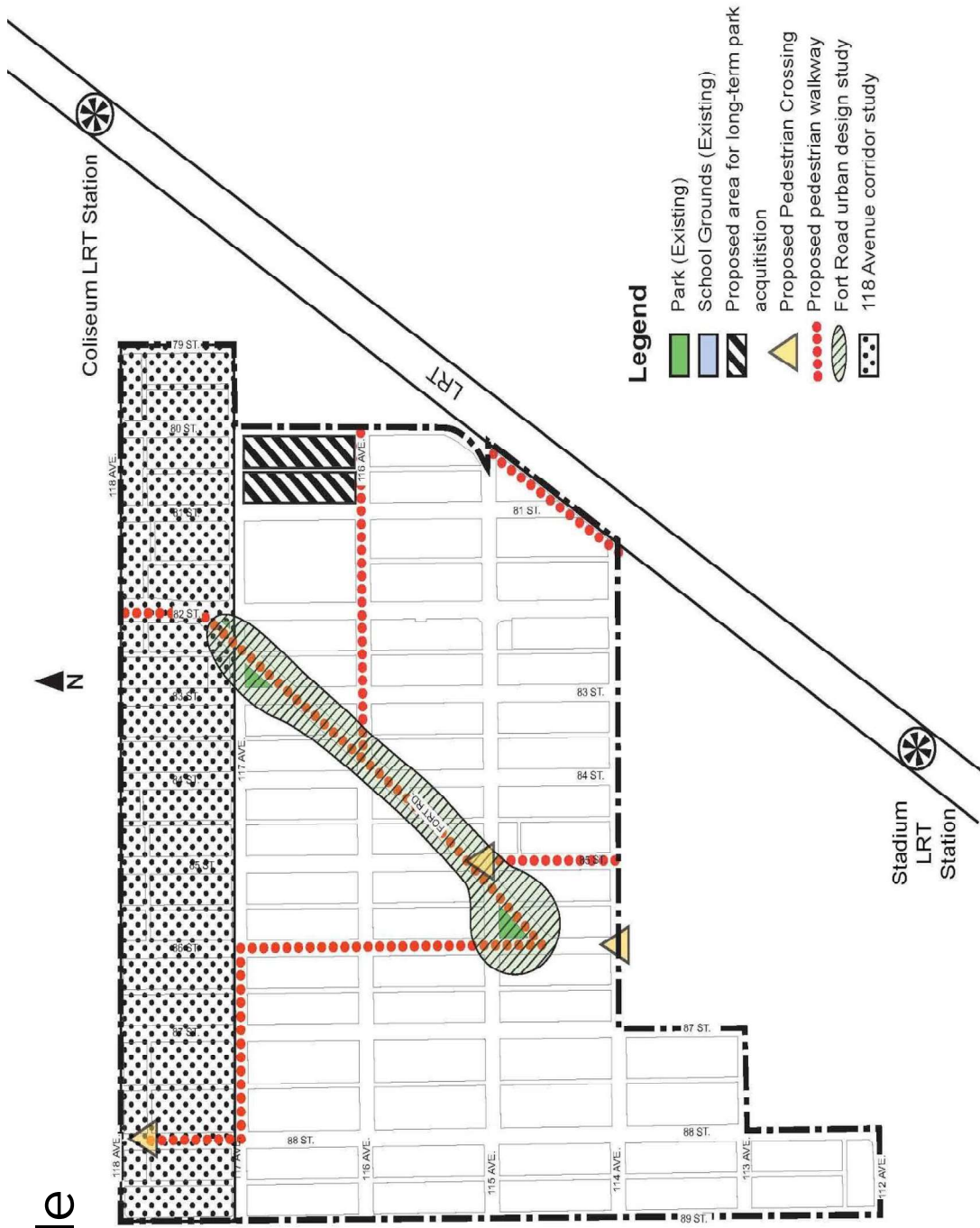
3.16 - Parkdale



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

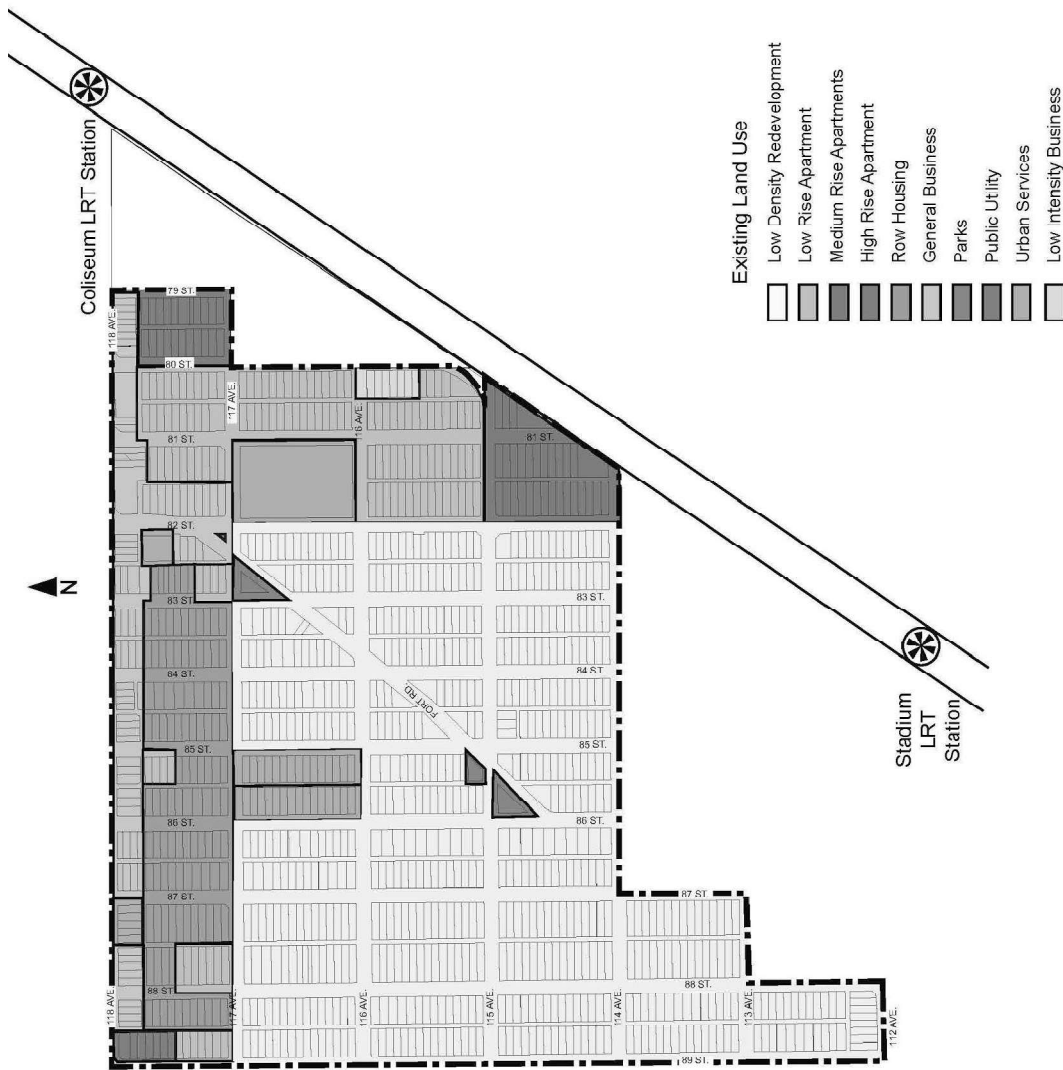


3.16 - Parkdale



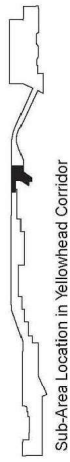
3.16 - Parkdale

Schedule G Proposed Land Uses

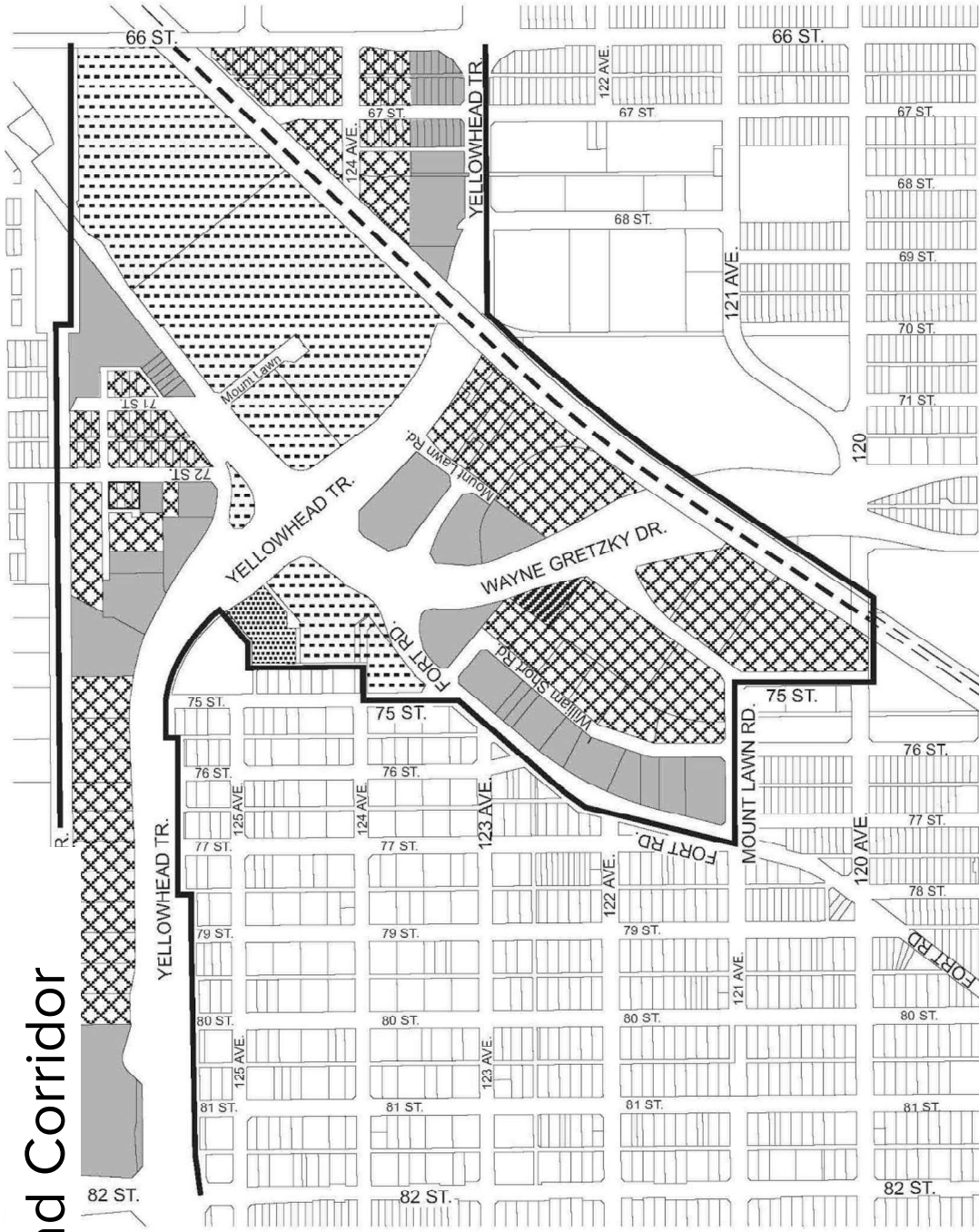









3.17 - Yellowhead Corridor

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



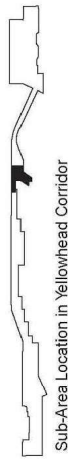
Sub-Area Location in Yellowhead Corridor










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

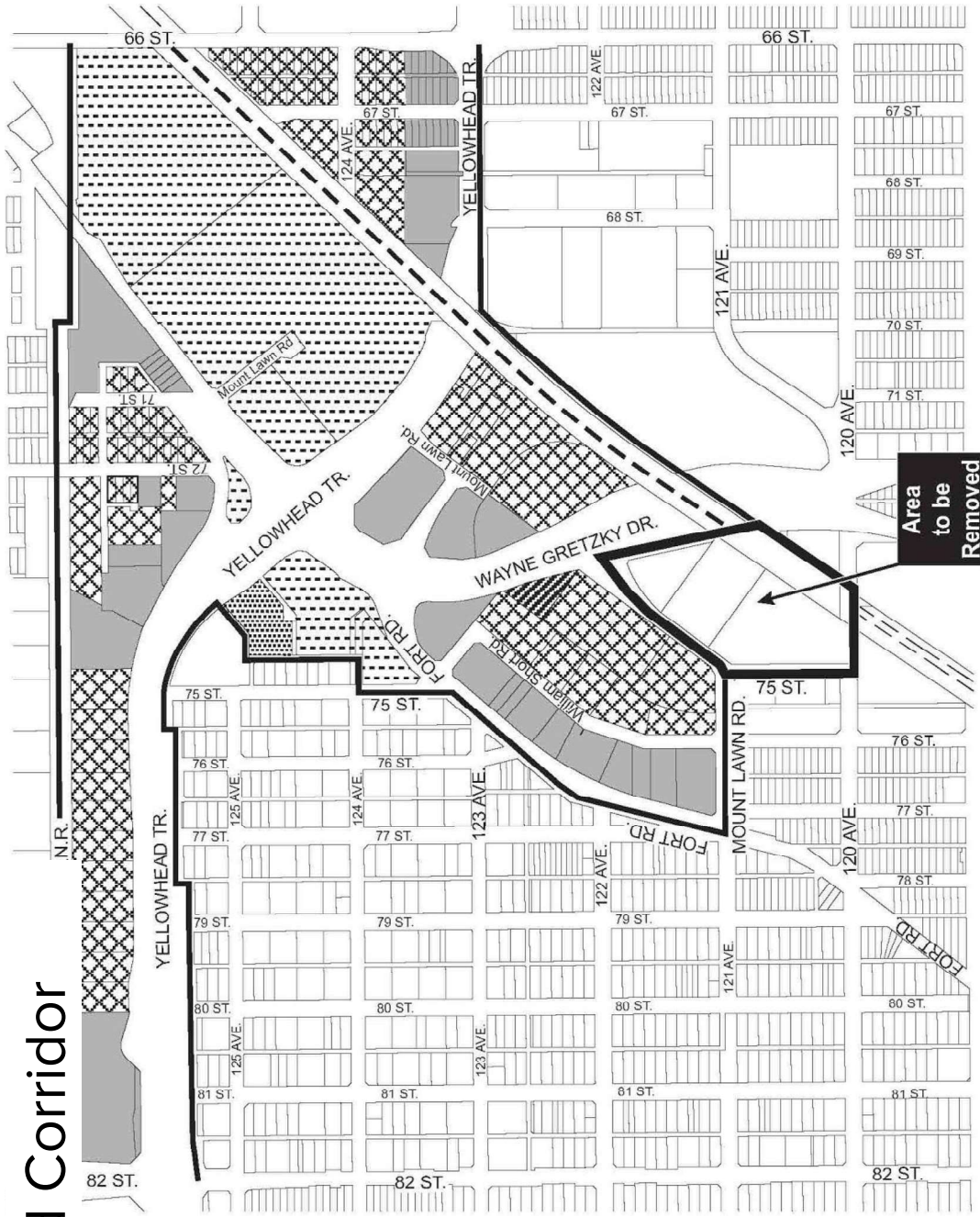
3.17 - Yellowhead Corridor

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End of Presentation

Reference: City Council Public Hearing Agenda