

# 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*.

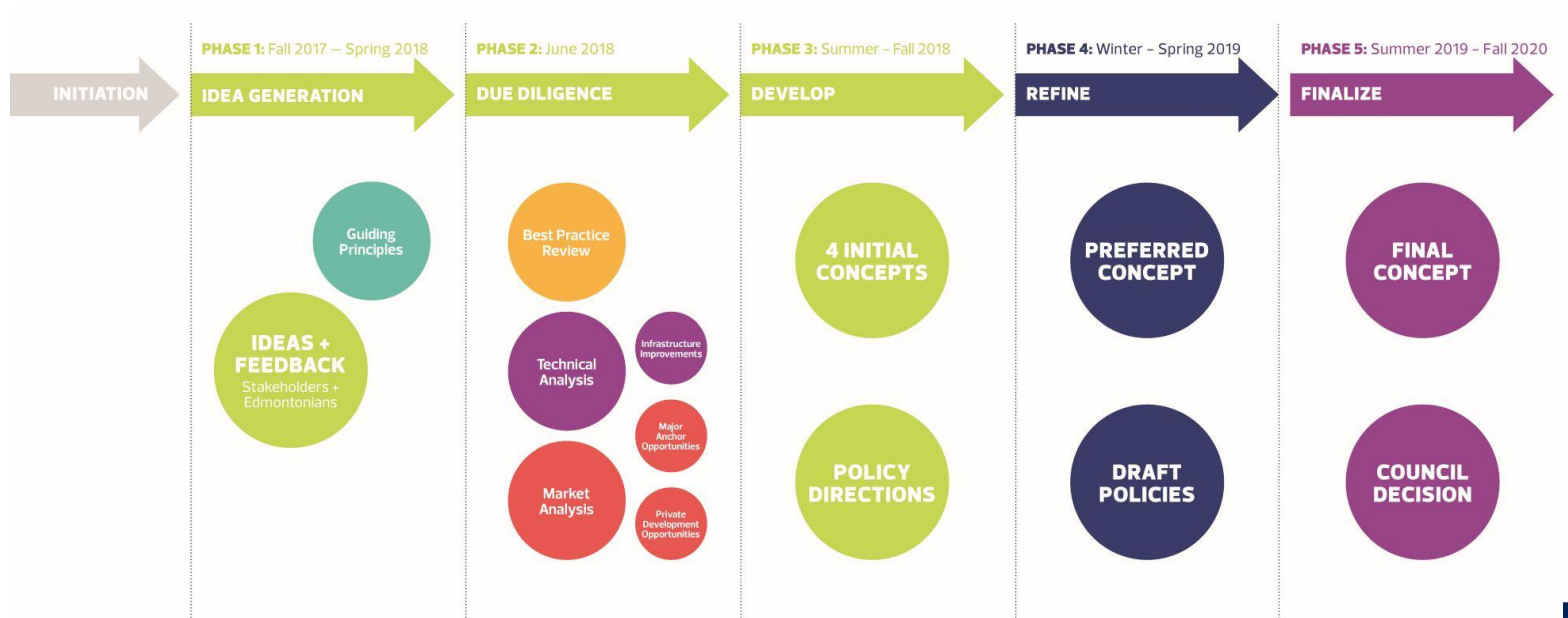
Ensure responsible *return on public investment*.

## Healthy City

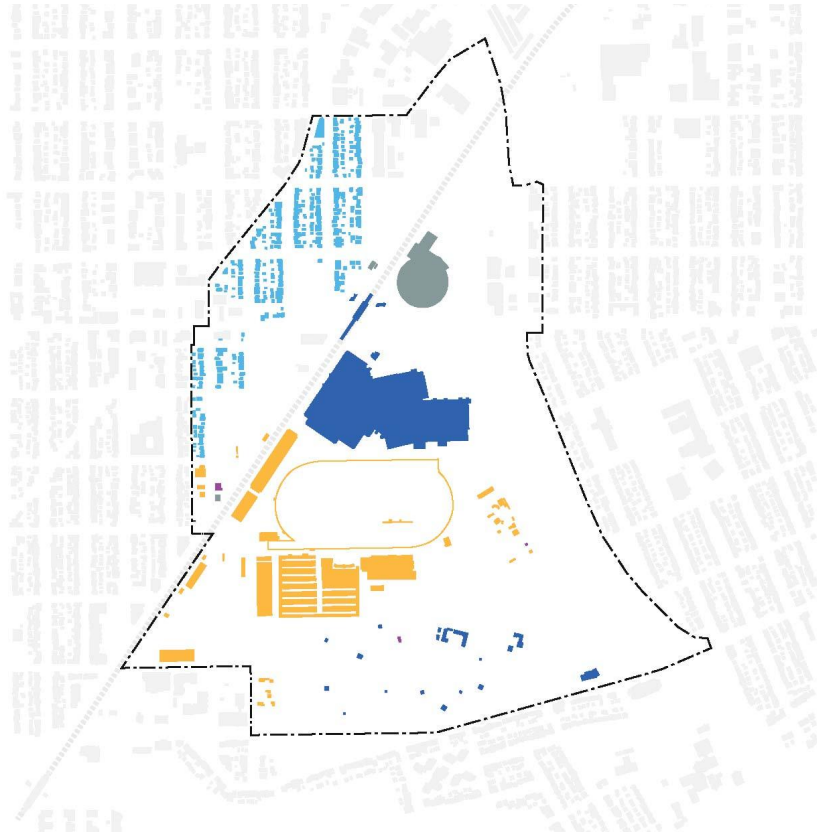
Contribute to the *social, physical and mental well-being* of residents and all Edmontonians.

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

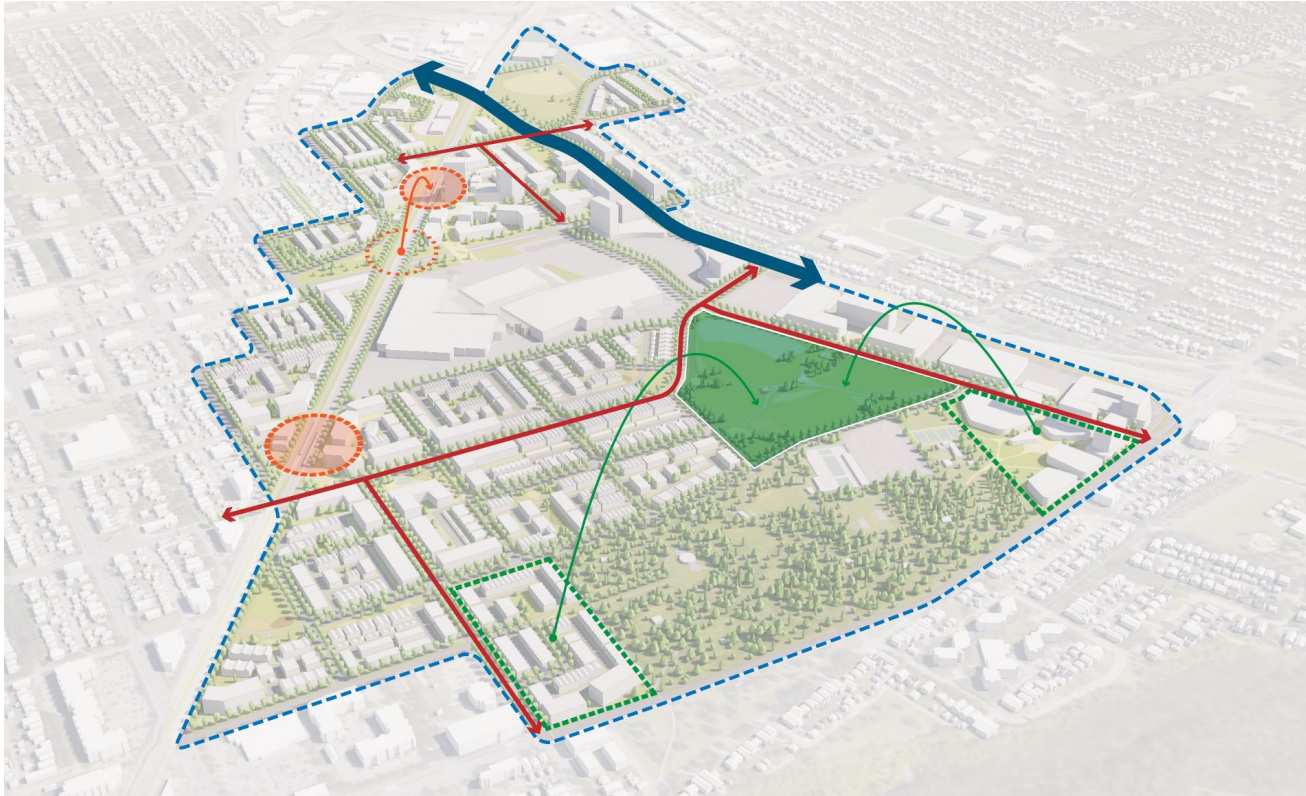


JUNE 2019

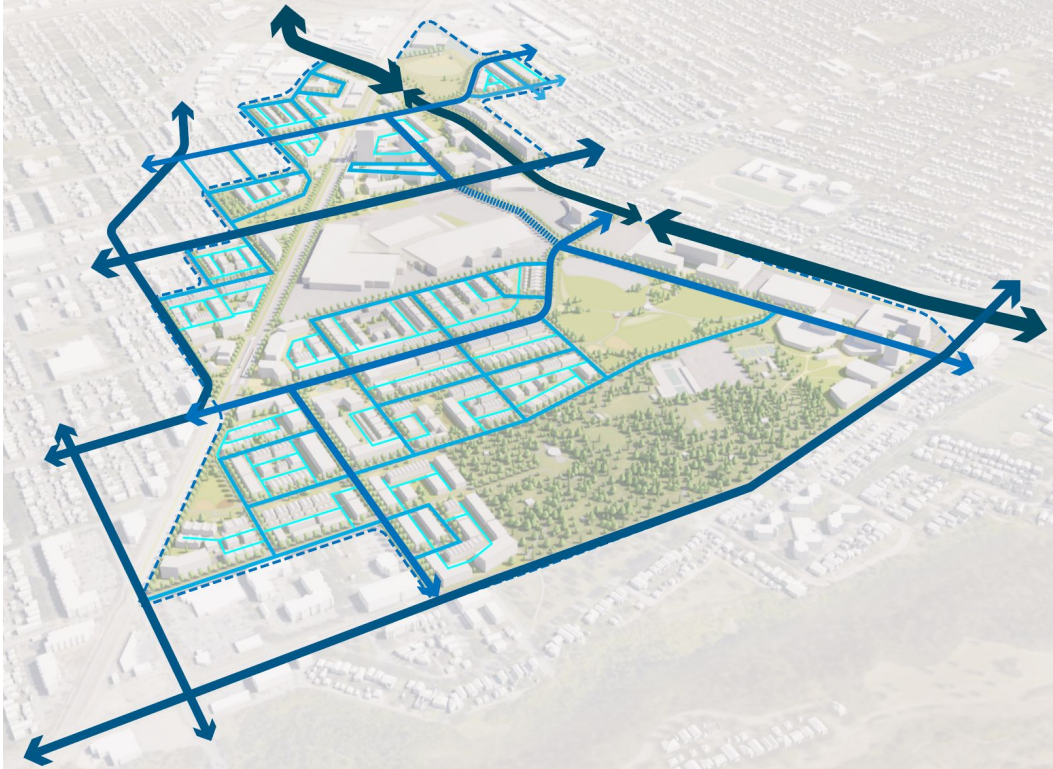




## Key elements



# Mobility



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

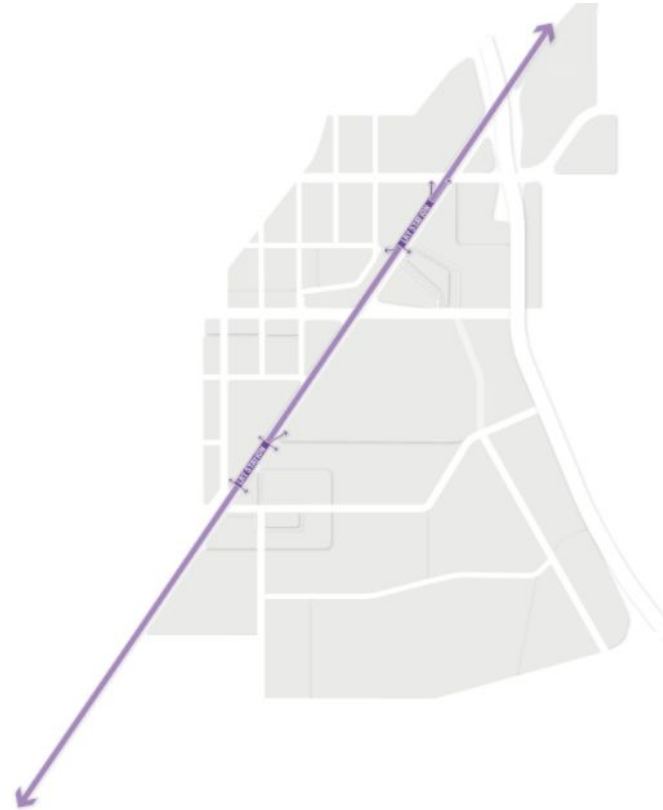
# LRT Stations



**New LRT Station at 115 Avenue**



**New LRT Station at 119 Avenue to replace Coliseum Station**





## *Fine grained right-of-way network*





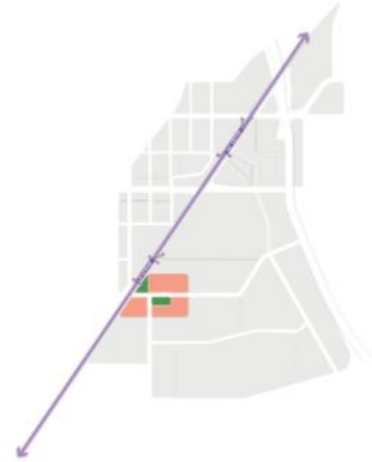
# Relinking Wayne Gretzky Drive



# *Transit Villages*

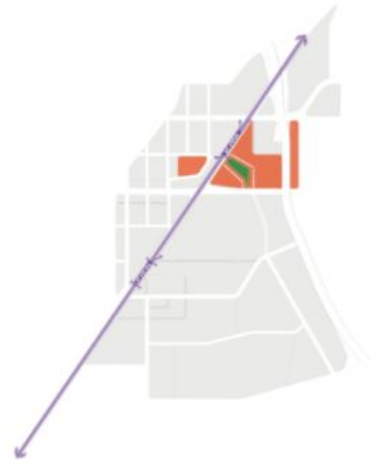
## South

- 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*

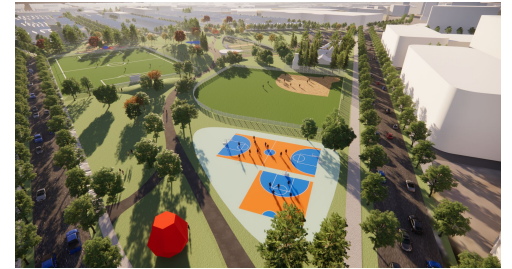


# *Greenway Links and Amenity Nodes*

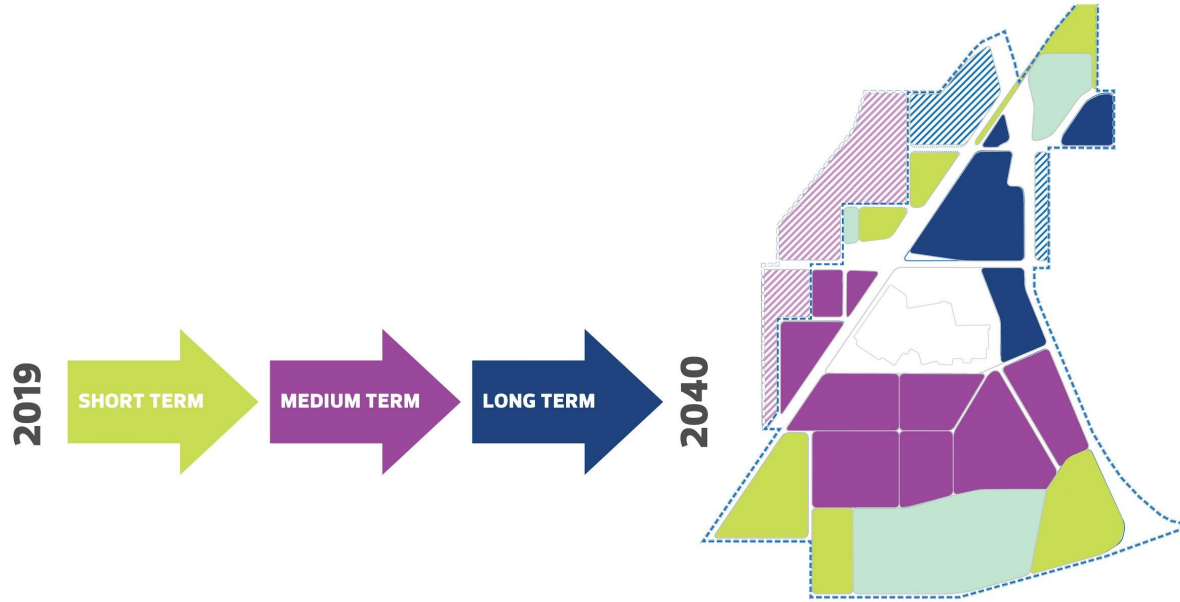




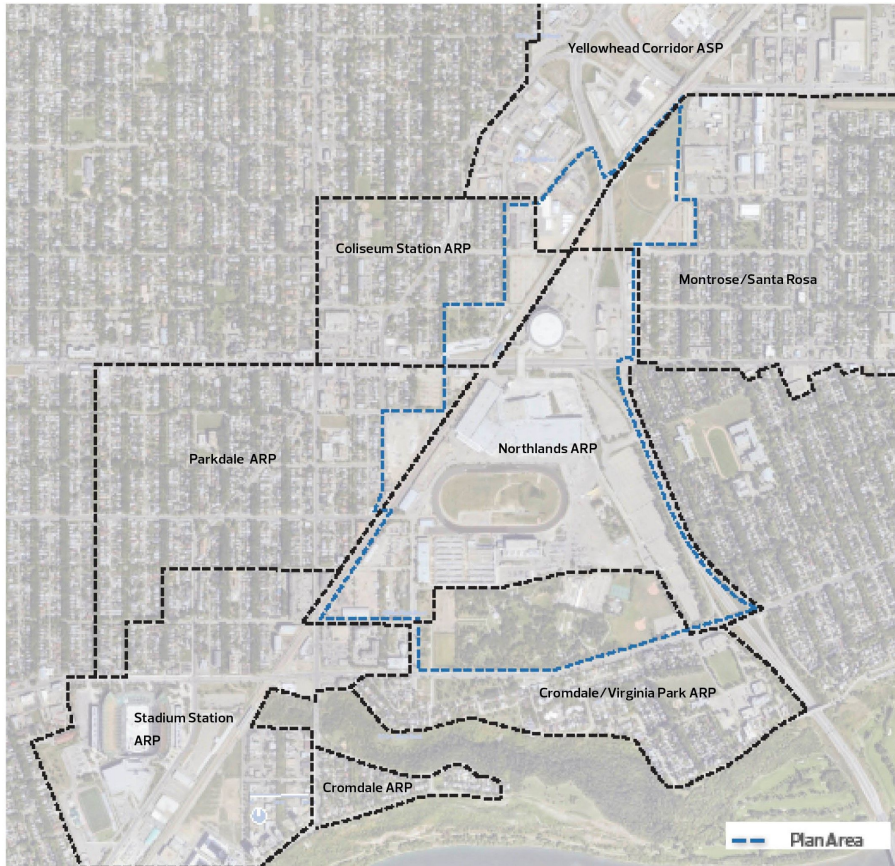
# Expanded Borden Park



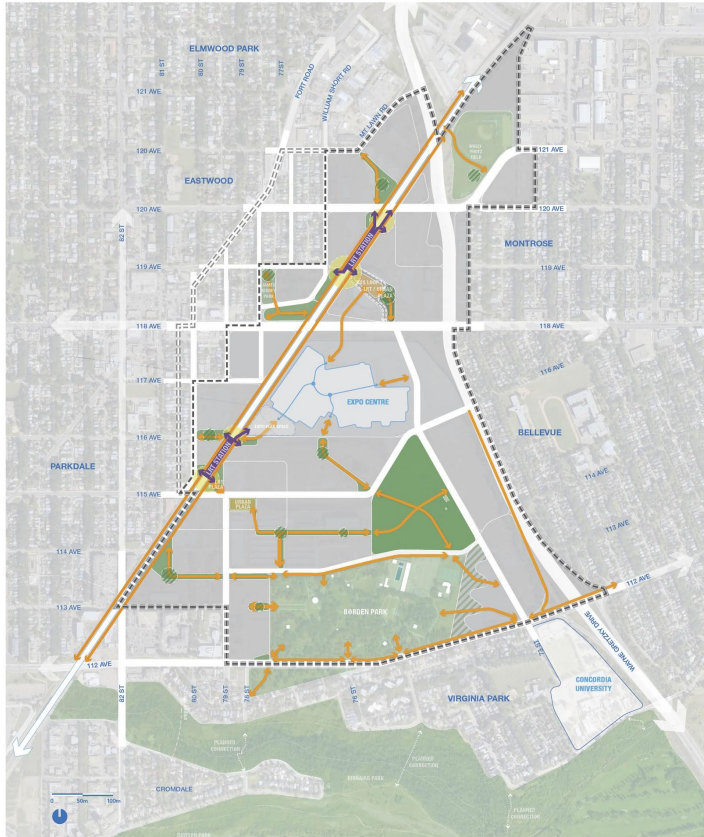
# Project phasing



**Thank you.**



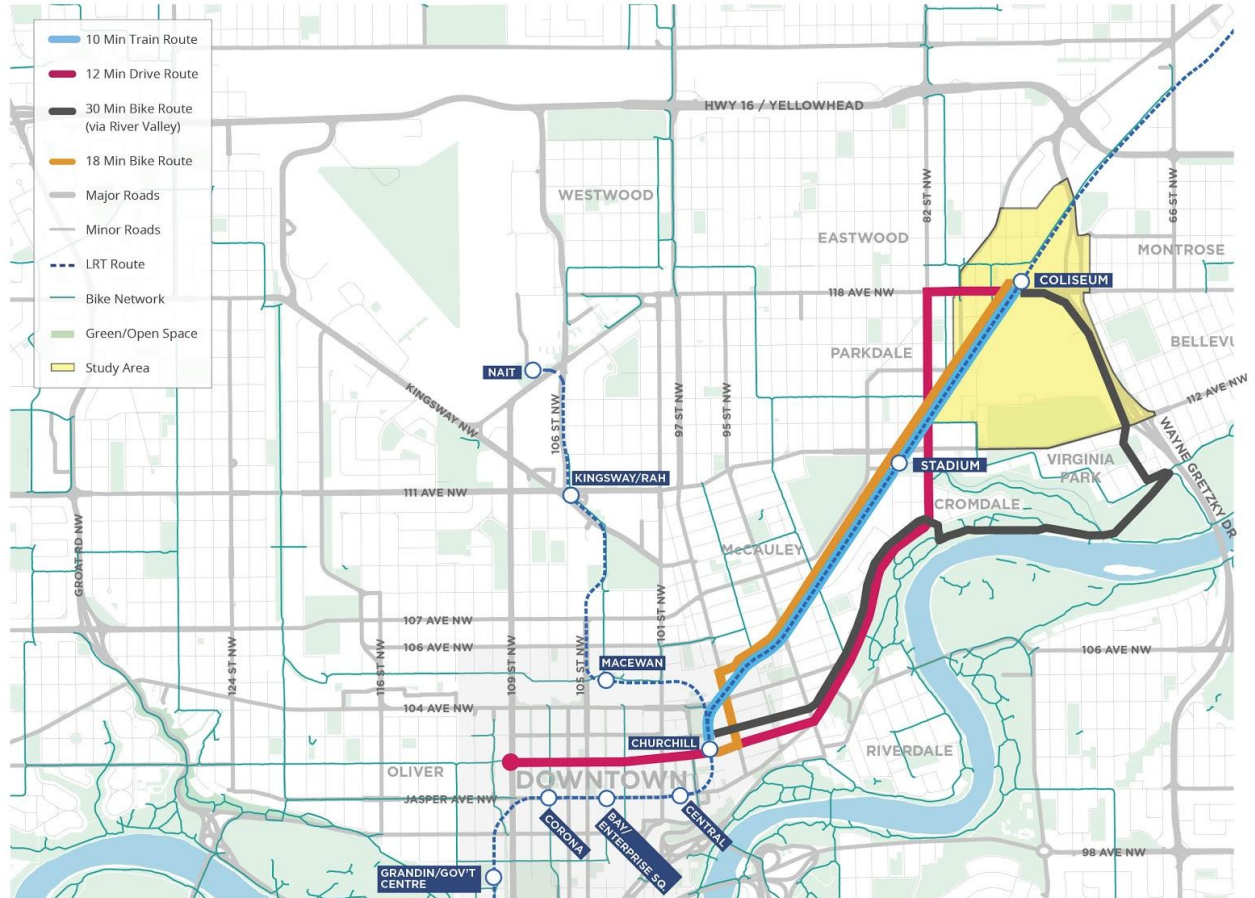




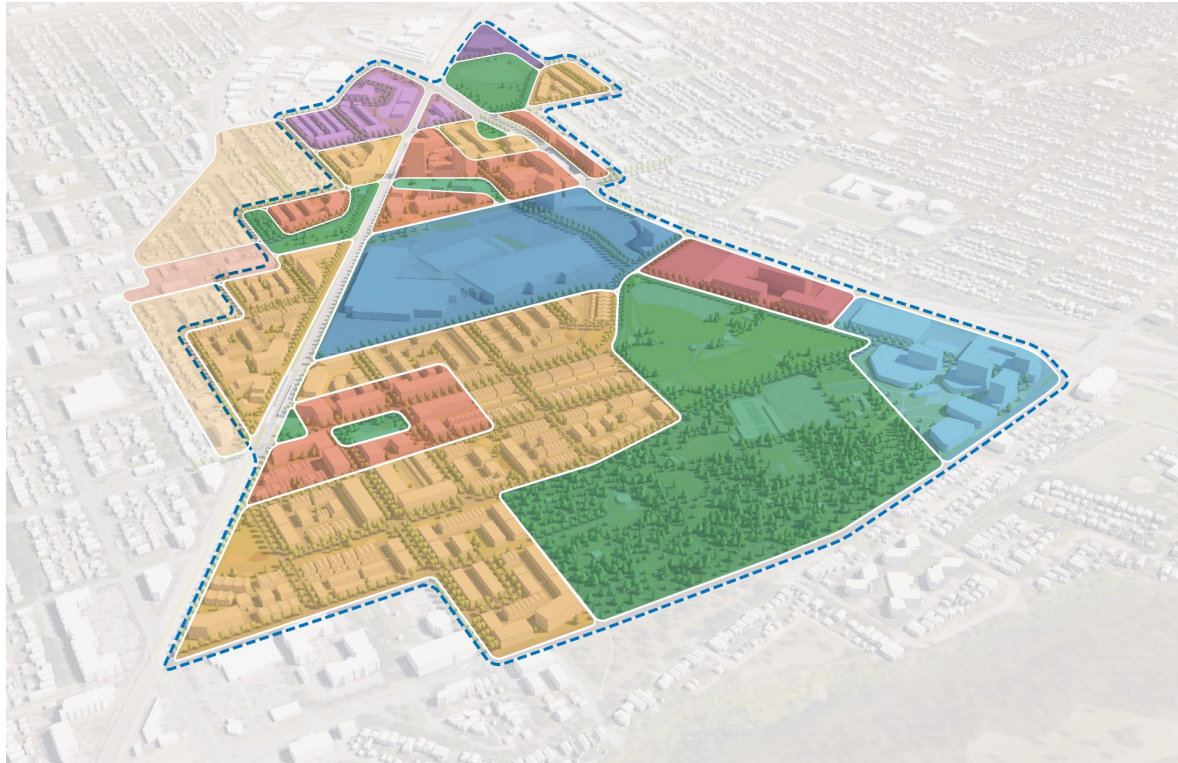
- |   |  |  |
|---|--|--|
|  Existing Park Spaces                  |  Transit Village Urban Plazas     |  Plan Area  |
|  Potential New Park Spaces & Greenways |  Community Amenities Nodes        |  Study Area |
|  LRT Station Landing Spaces            |  Shared Pathway Connections       |  |
|   | 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



# Location



# Land Use



## Land Use Area

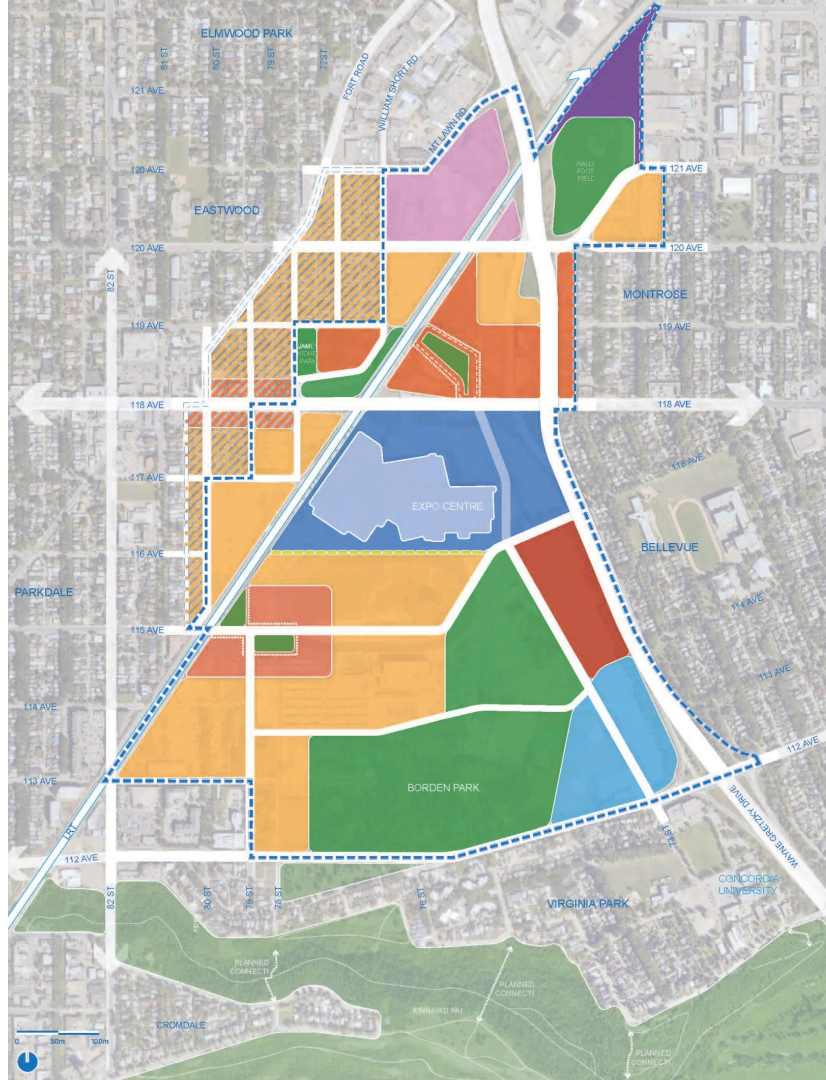
- Mixed Use Transit Village Node - South
- Mixed Use Transit Village Node - North
- Ground Oriented Residential
- Employment Anchor
- Civic / Education Anchor
- EXPO Centre
- Industrial Transition
- Infill Areas
- Open Space
- LRT Cleaning and Storage Facility

## *Industrial transition*

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















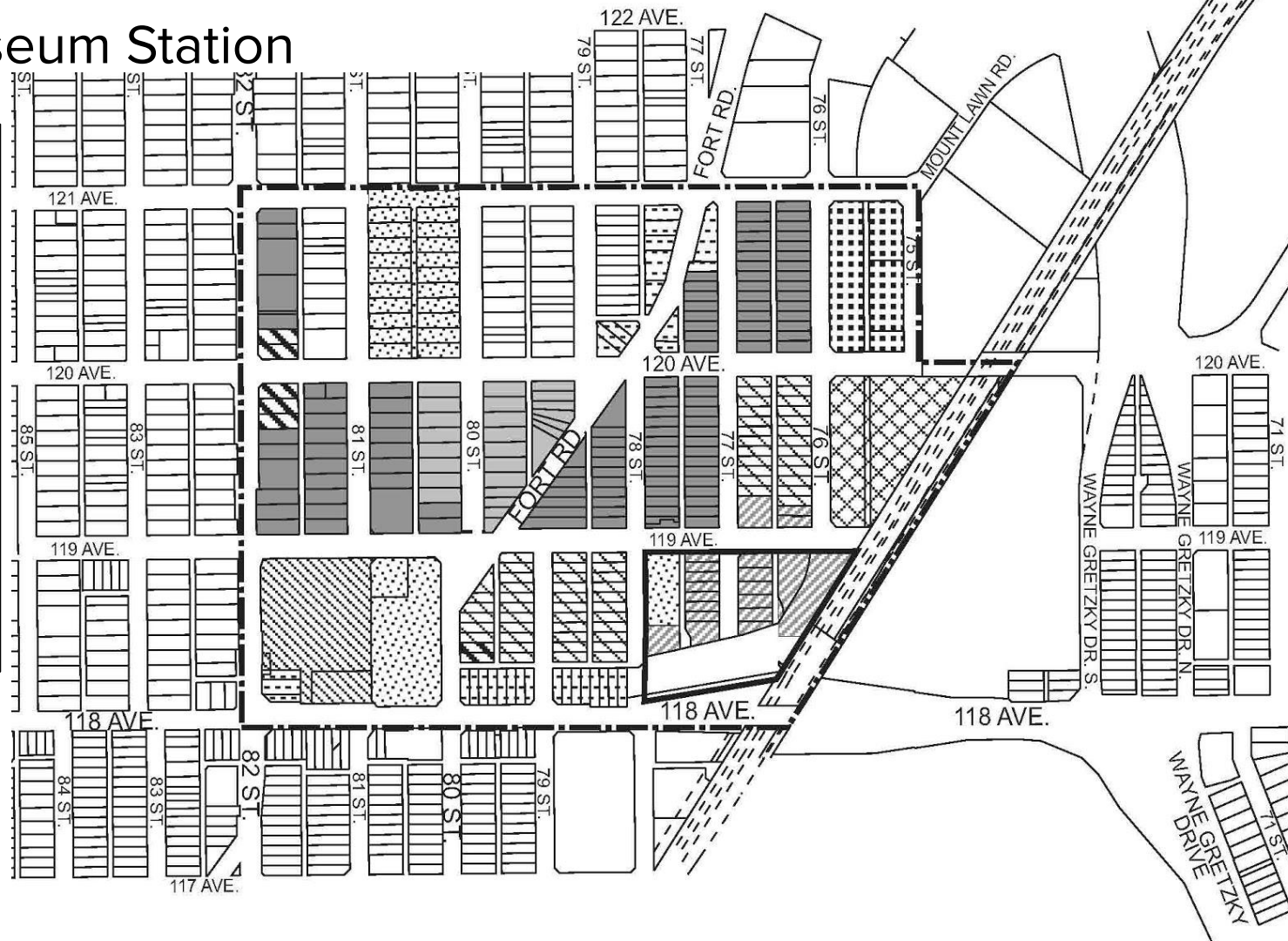
# 3.12 - Edmonton Northlands/ Edm Exhibition Lands Planning Framework














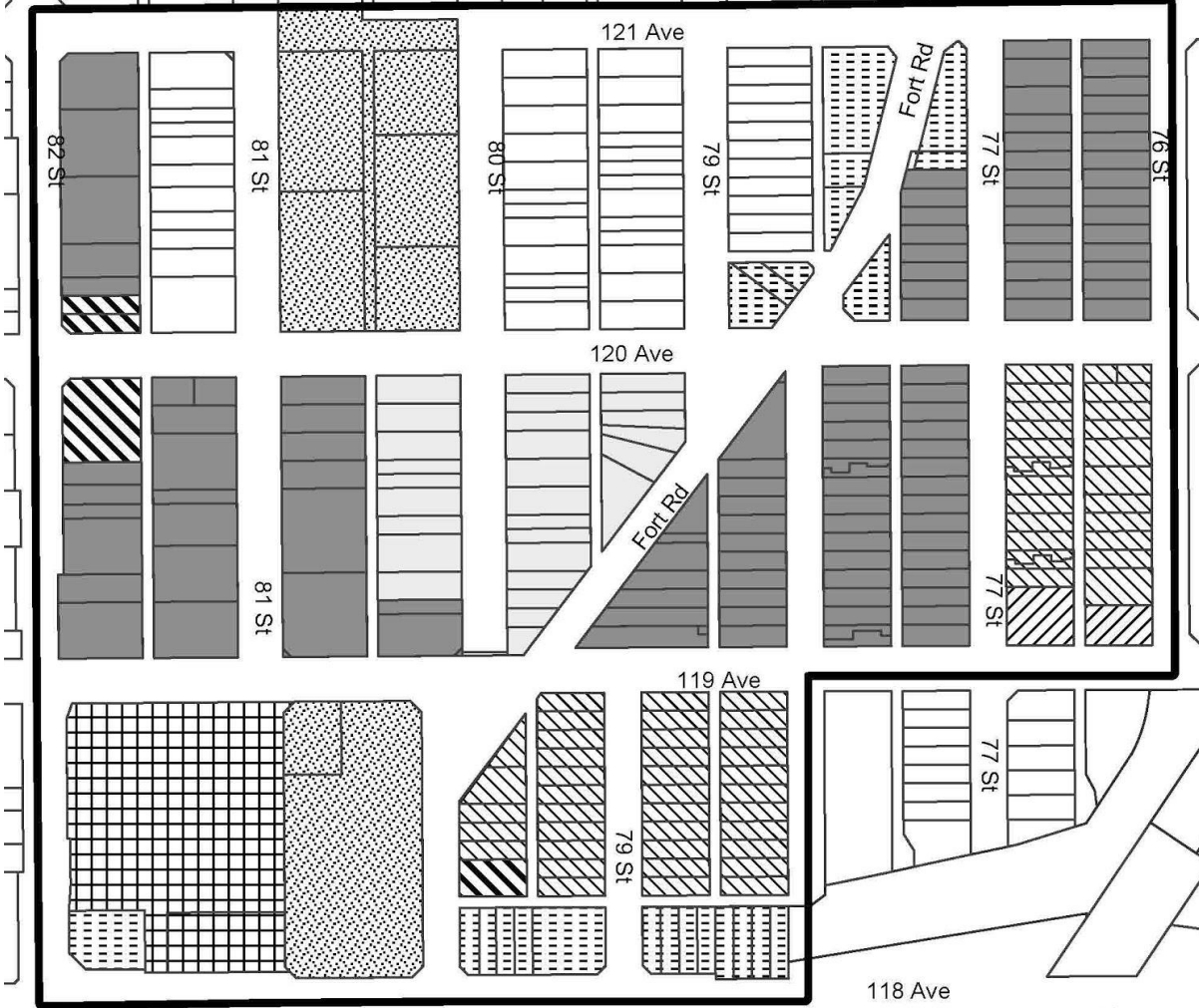
# 28 3.13 - Coliseum Station

-  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)

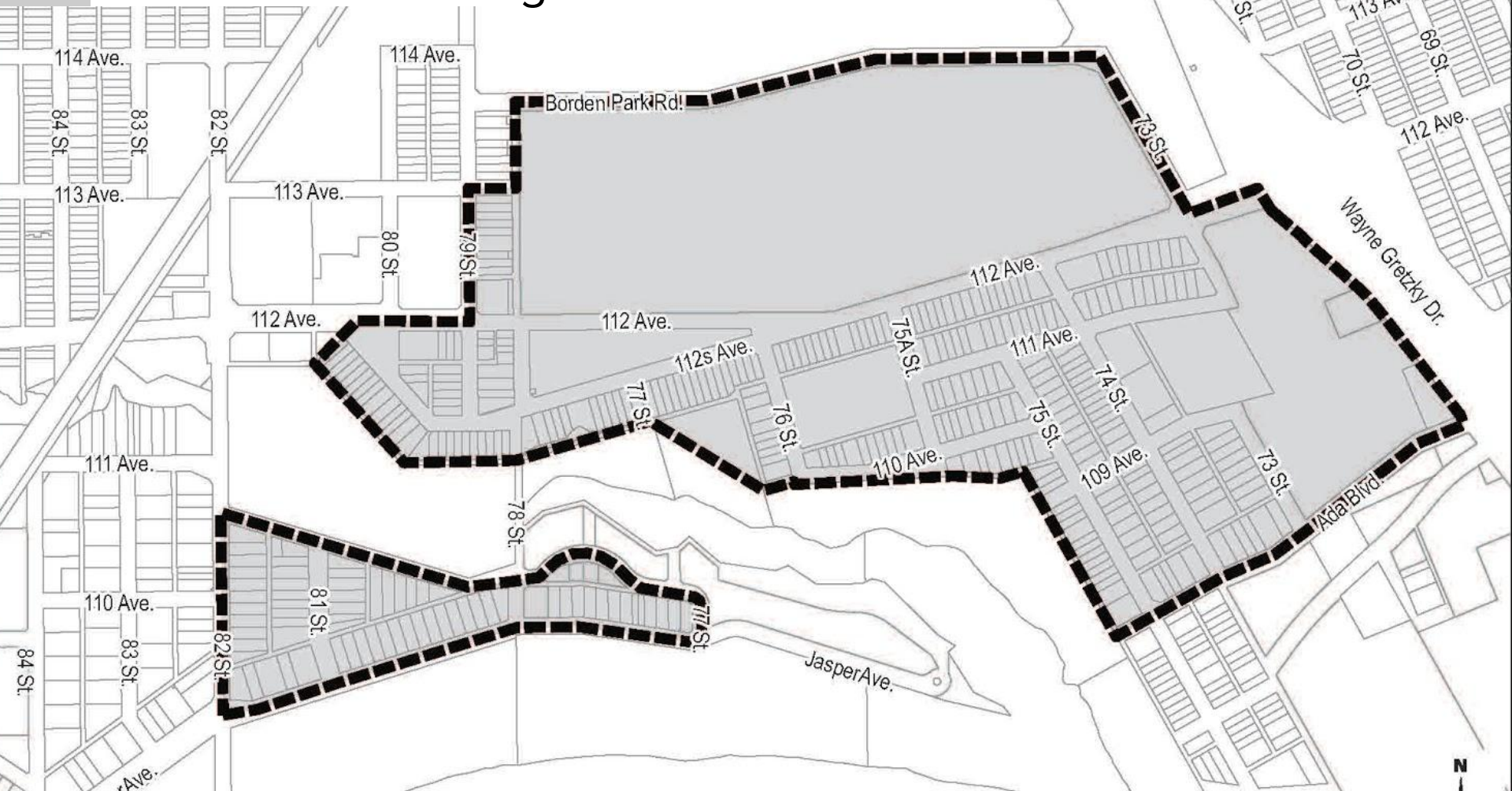


# 3.13 - Coliseum Station

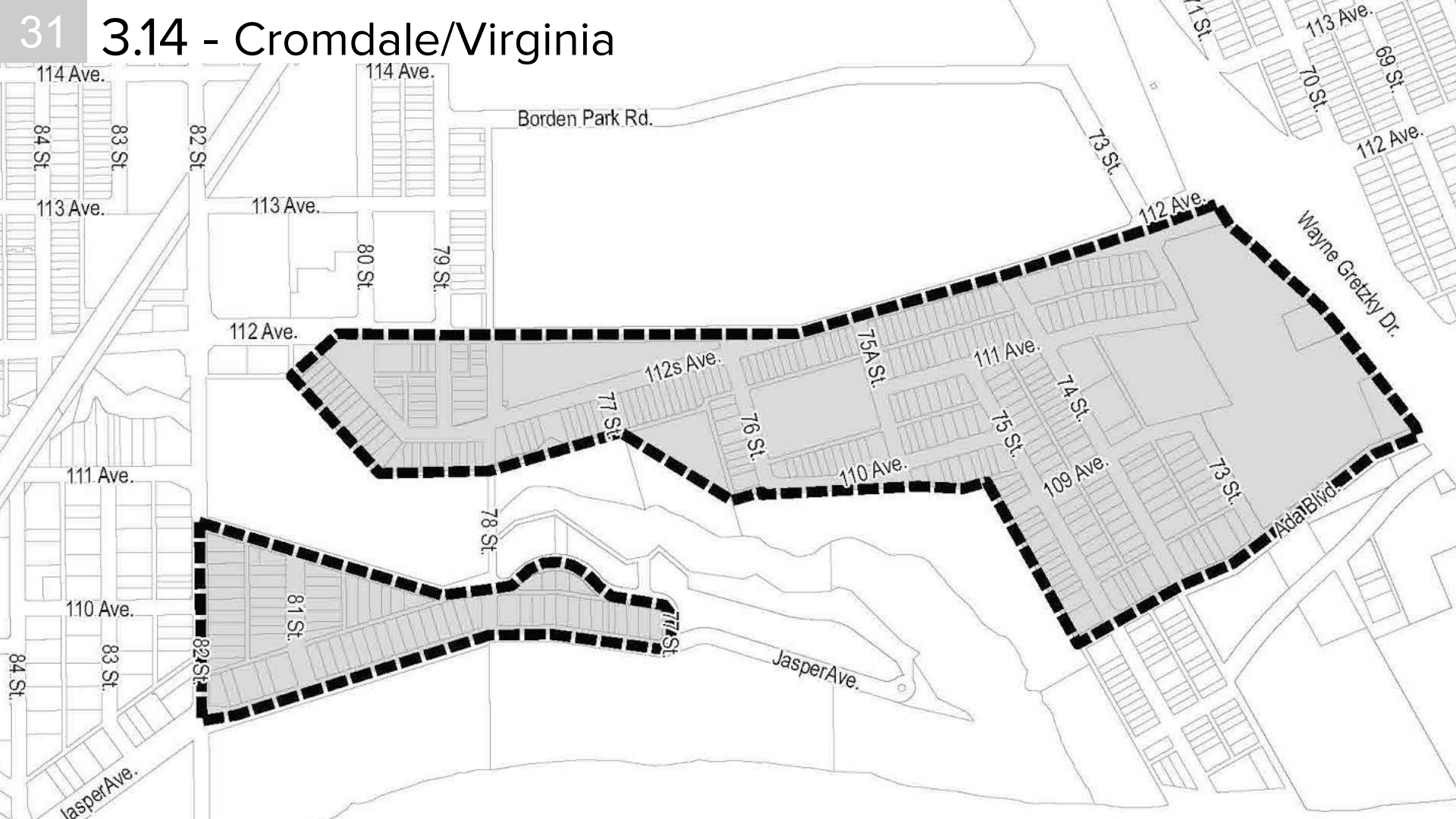
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	Low rise apartment
	Medium rise apartment
	High rise apartments
	Site specific commercial
	Convenience commercial
	General commercial
	Urban services (schools, parks, churches, institutions, utilities)



# 30 3.14- Cromdale/Virginia

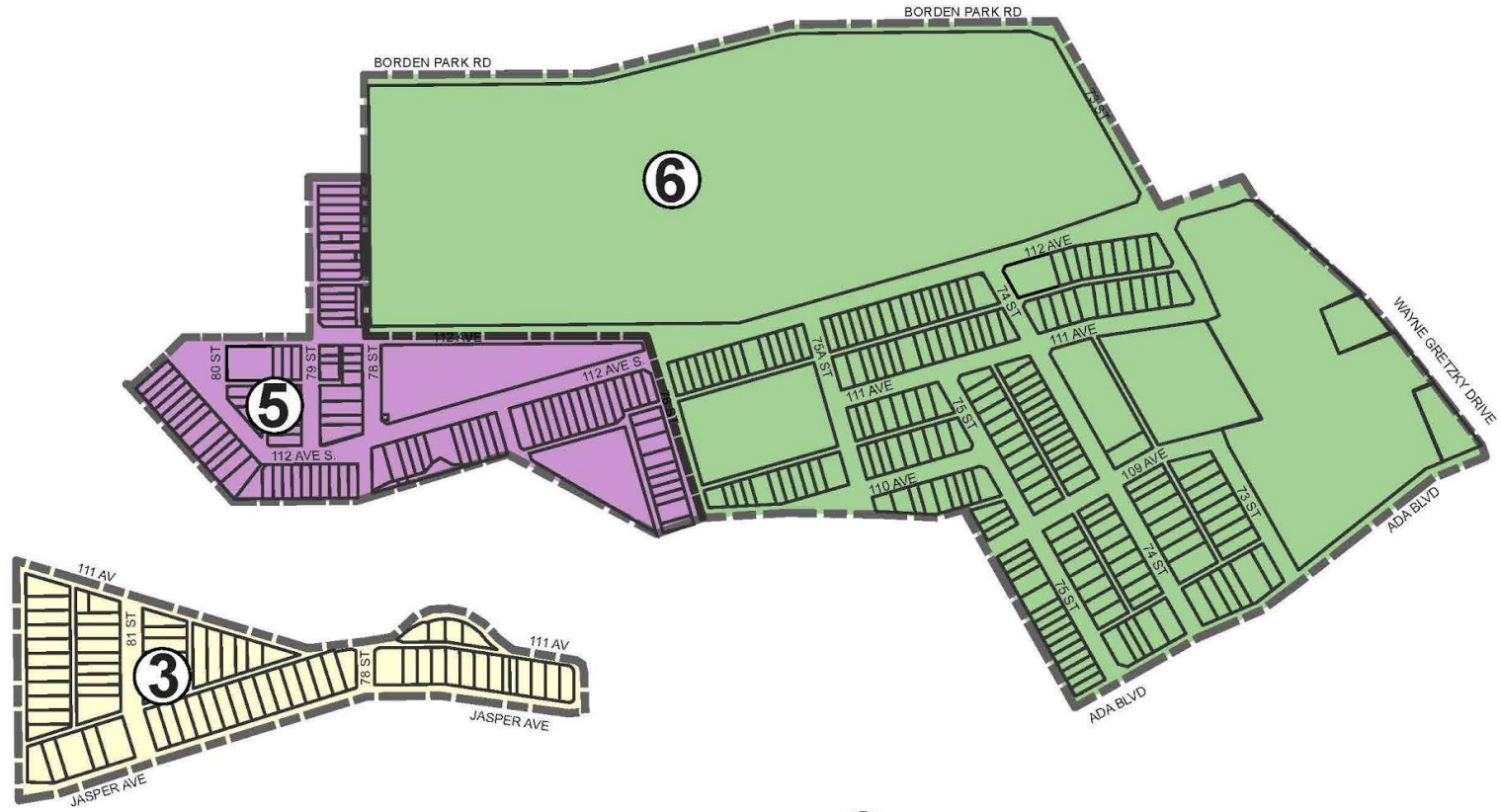


# 31 3.14 - Cromdale/Virginia



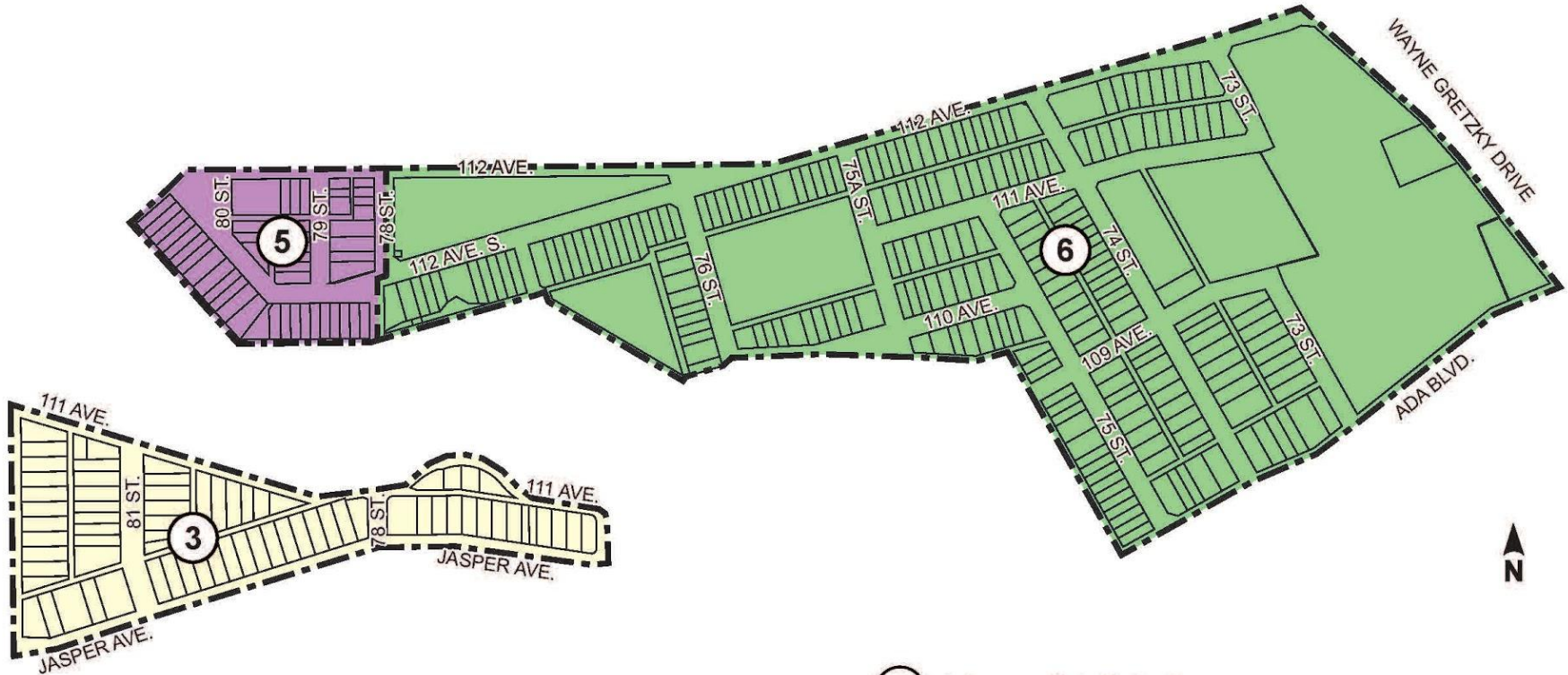


# 3.14 - Cromdale/Virginia



- 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

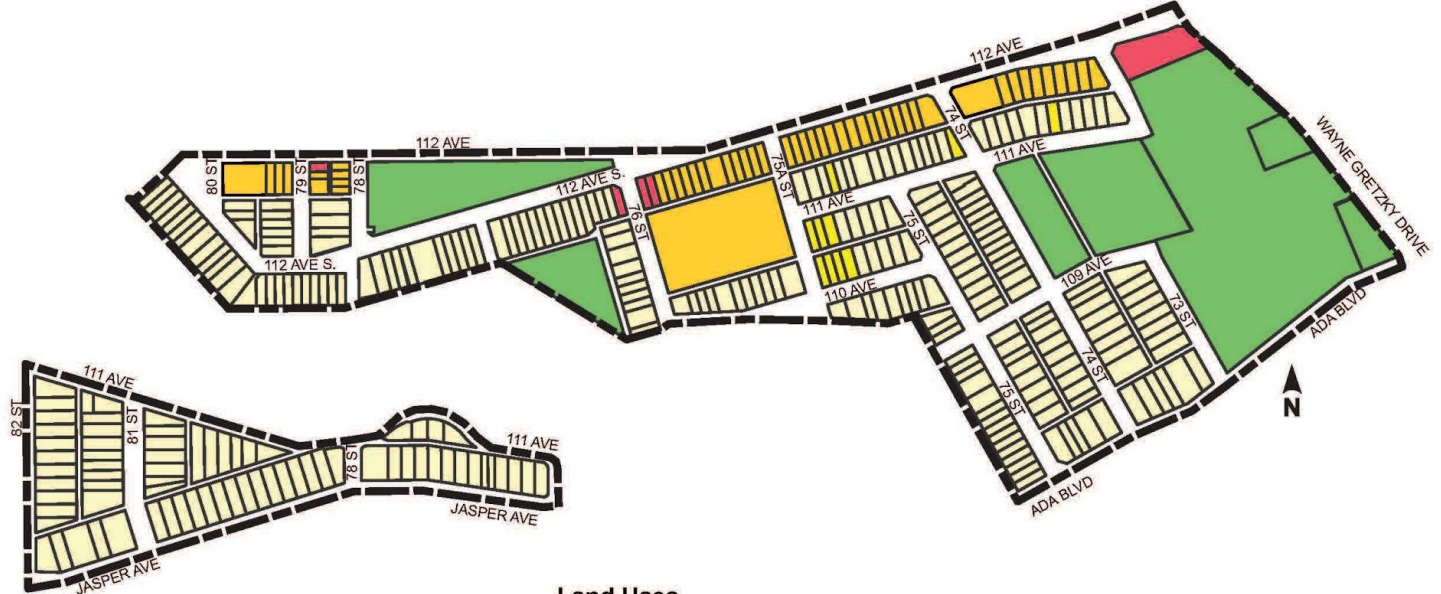


Schedule C  
Proposed Land Uses

### Land Uses

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

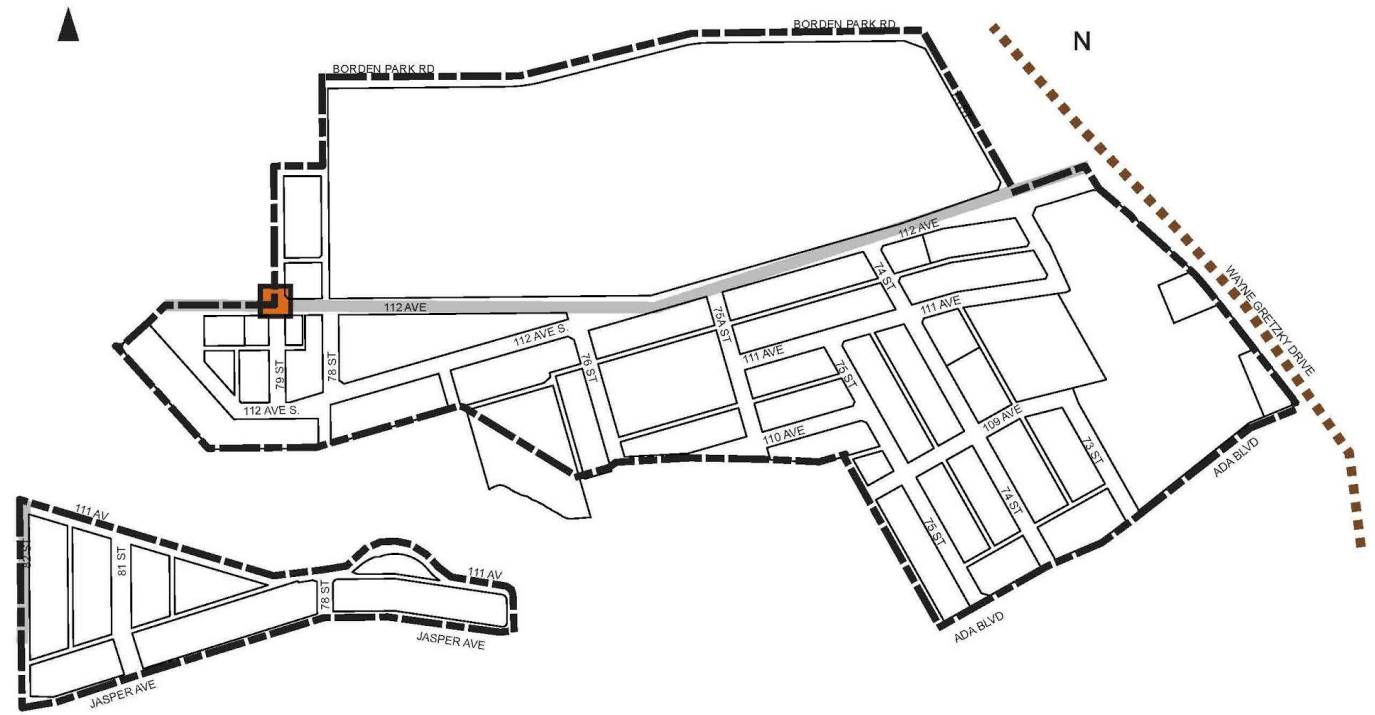




**Land Uses**

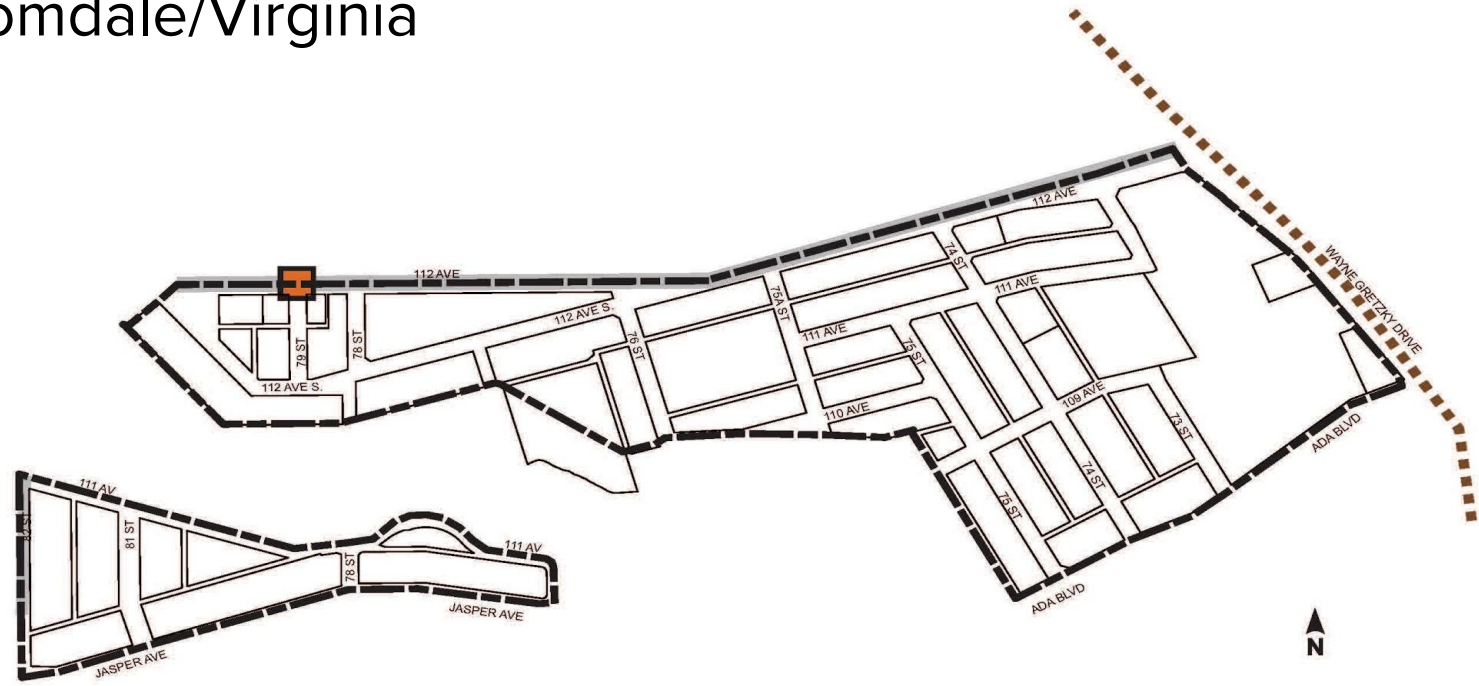
- Family (low density)
- Multiple Family
- Low Rise Apartments
- Urban Services (schools, parks, churches, institutions, utilities)
- Mixed Residential/Commercial Development
- Convenience Commercial

# 36 3.14 - Cromdale/Virginia



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

# 37 3.14 - Cromdale/Virginia

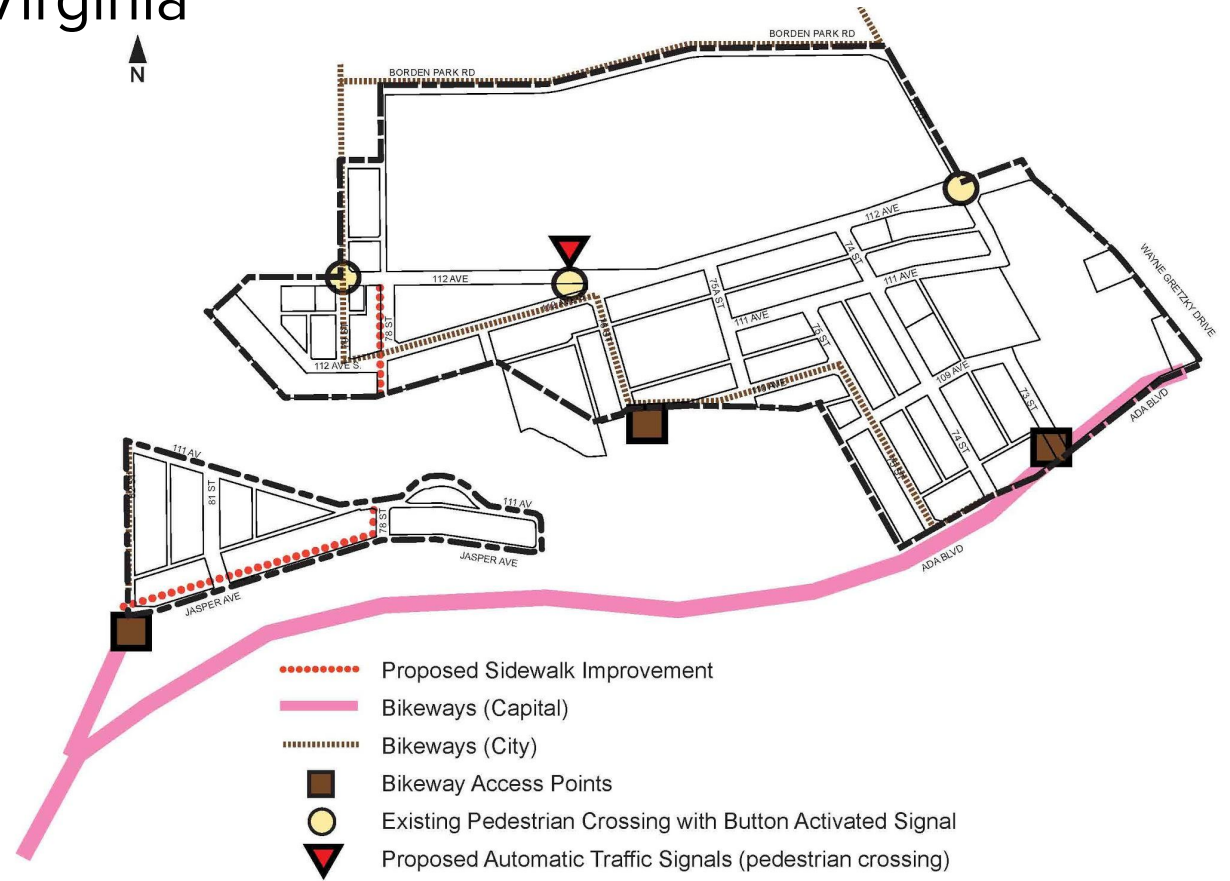


- Arterials (existing)
- Major Road / Intersection Improvements
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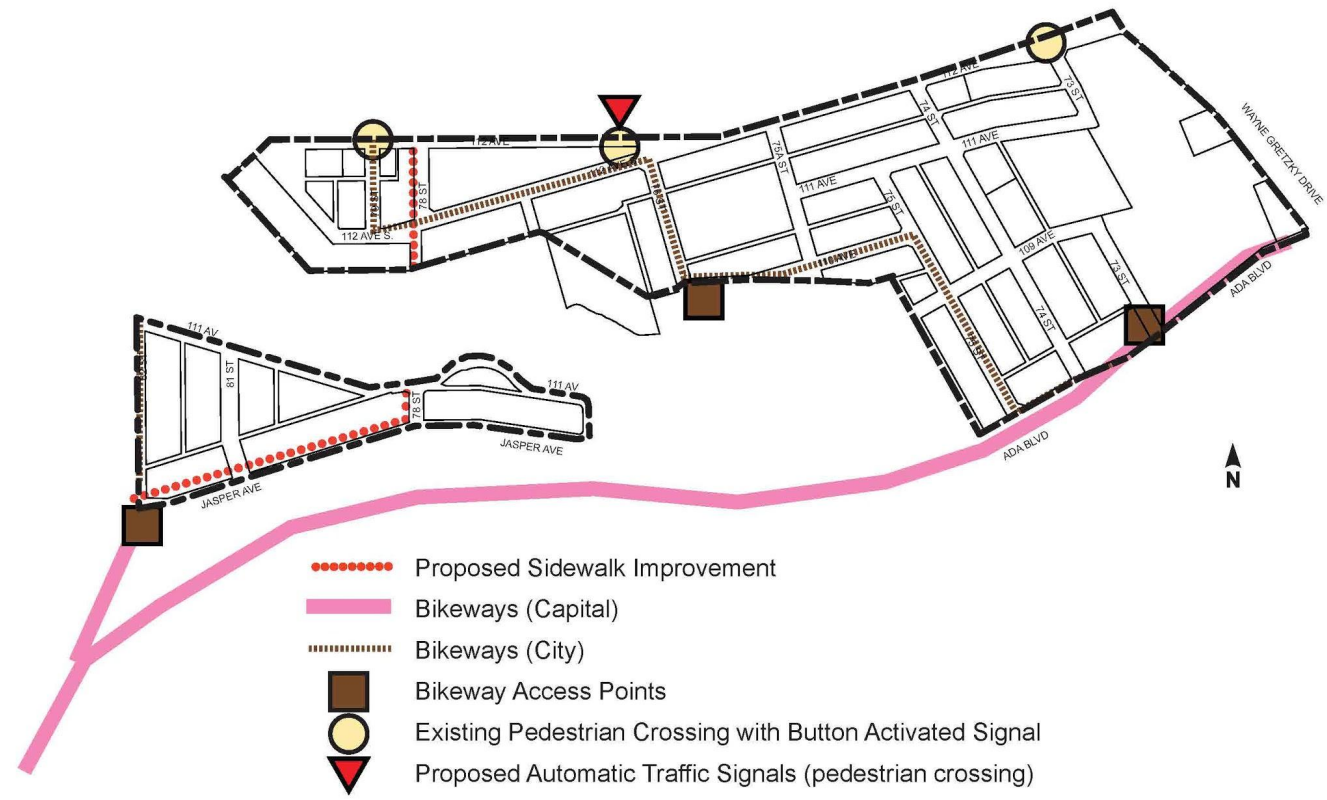




38 3.14 - Cromdale/Virginia

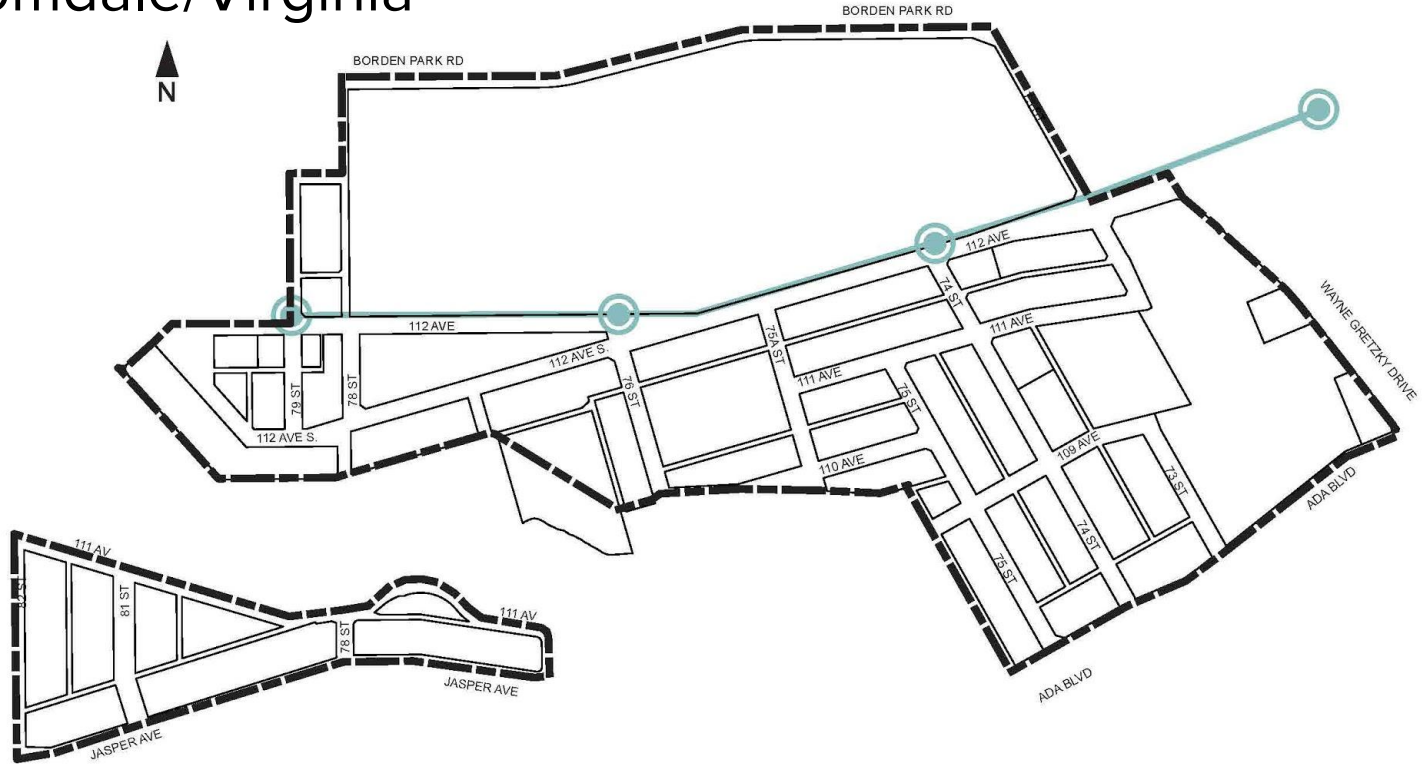


Schedule E  
Proposed Pedestrian and Bicycle Circulation



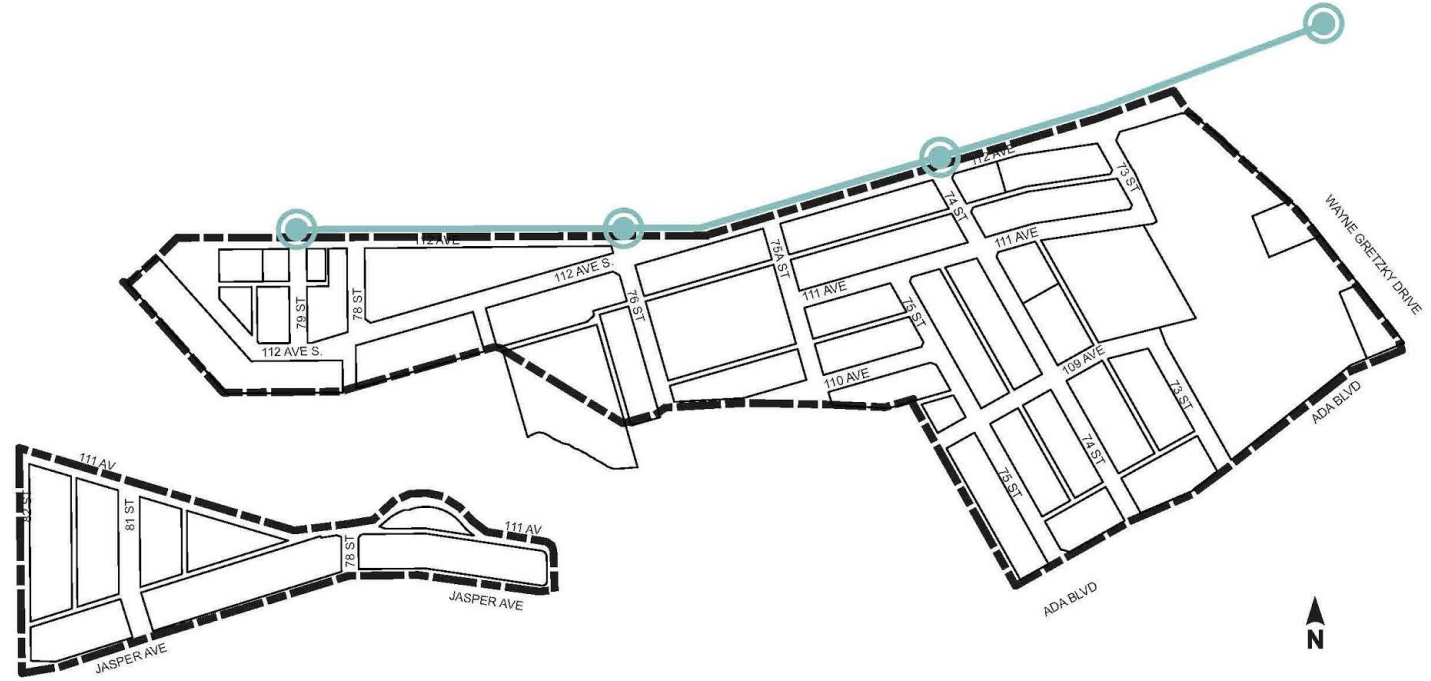
Schedule E  
Proposed Pedestrian and Bicycle Circulation

# 40 3.14 - Cromdale/Virginia



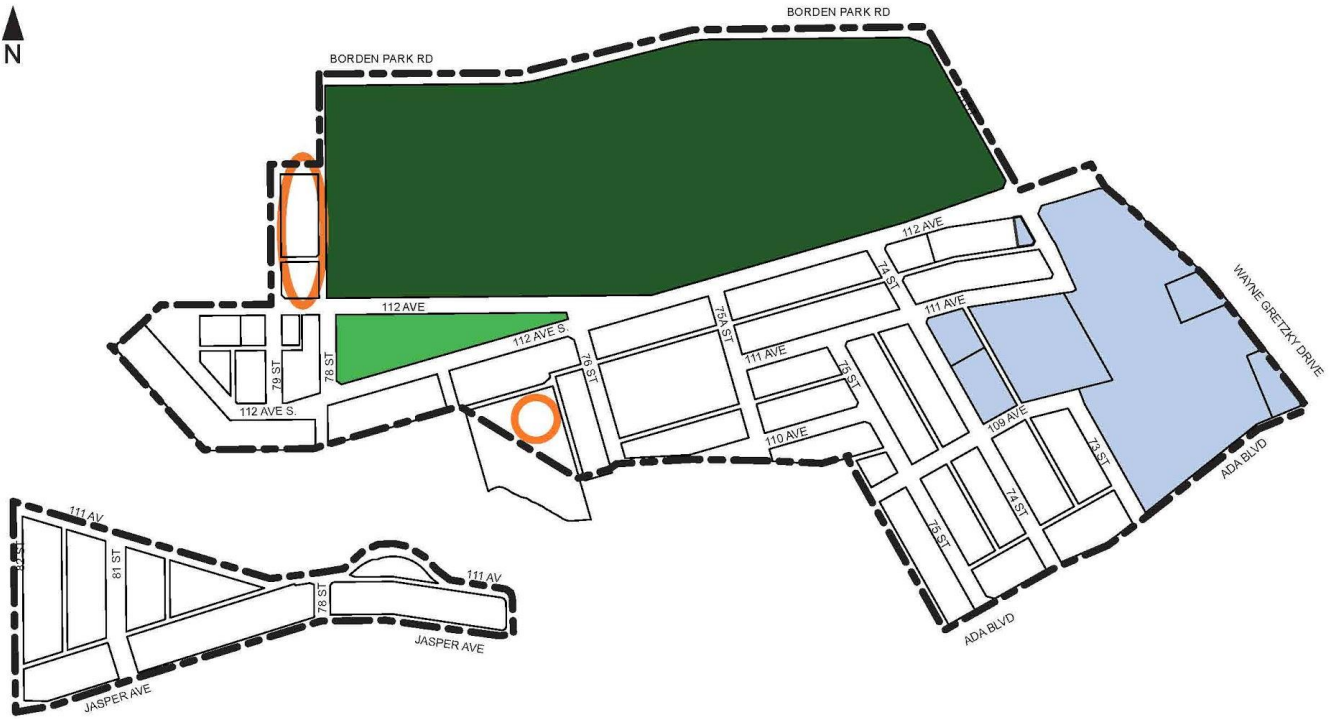


# 41 3.14 - Cromdale/Virginia



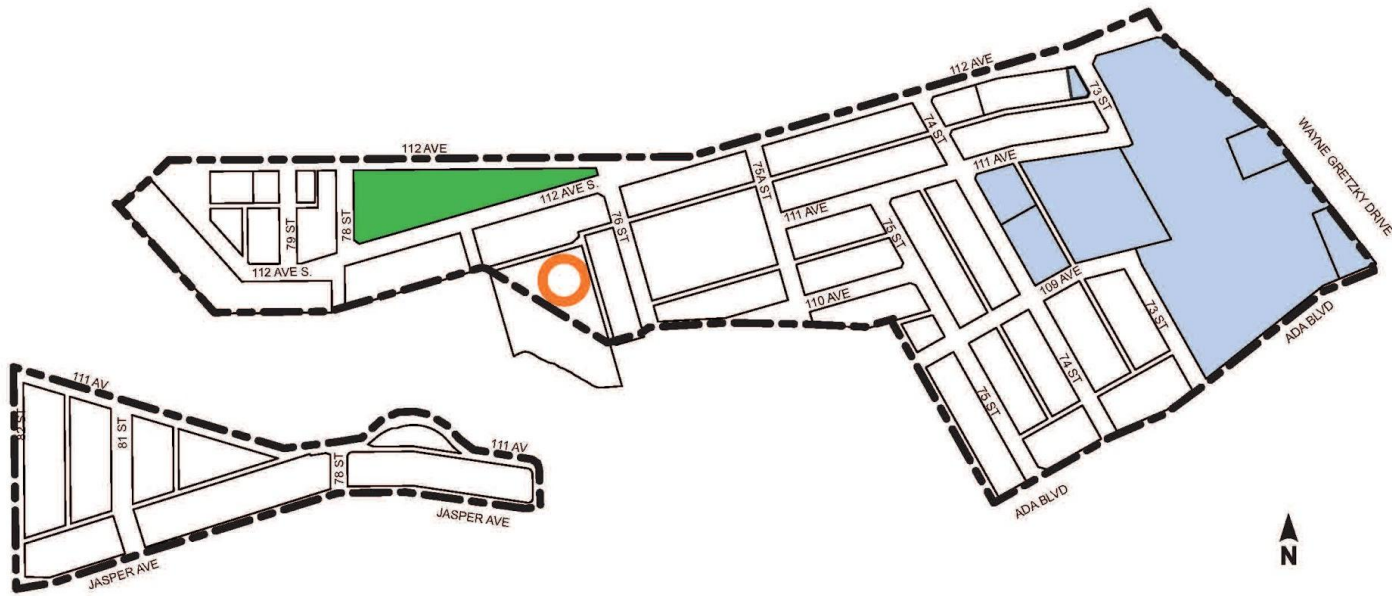
- Existing Bus Routes
- Existing Bus Stops

# 42 3.14 - Cromdale/Virginia



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

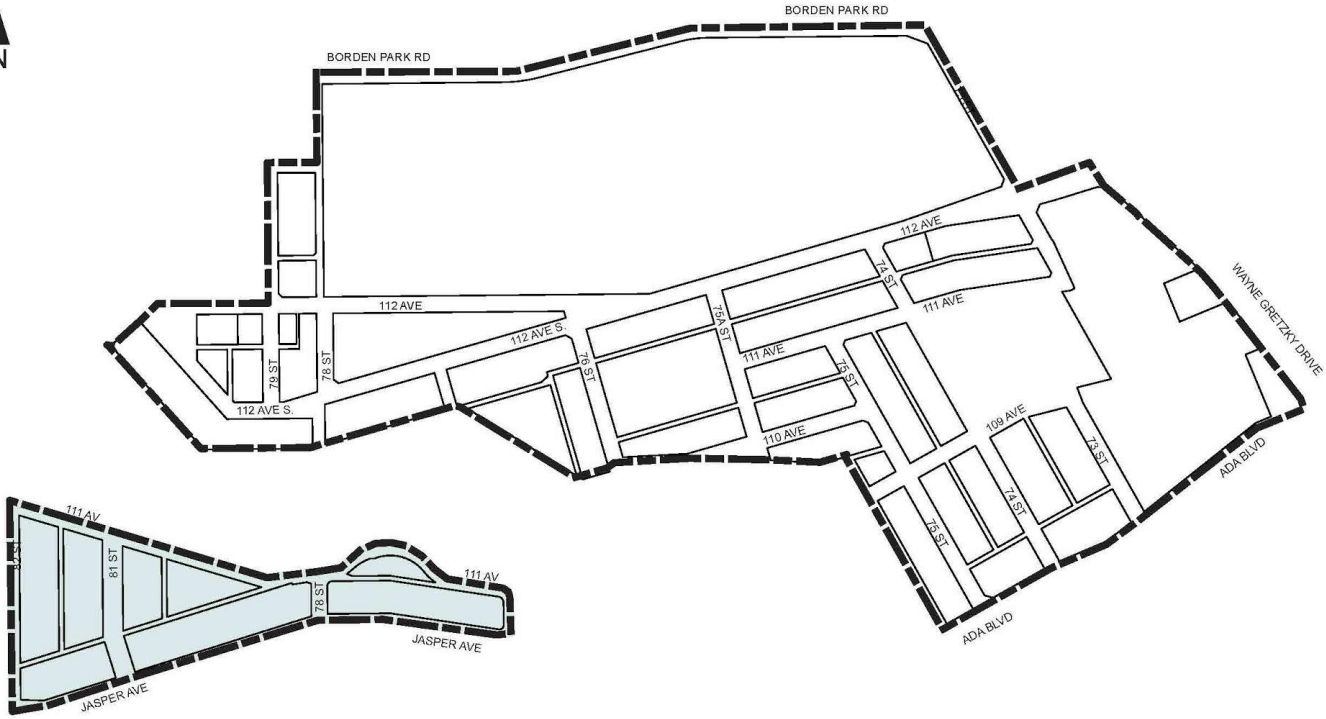
# 43 3.14 - Cromdale/Virginia



-  Parks (neighbourhood)
-  Open Space Development
-  Schools

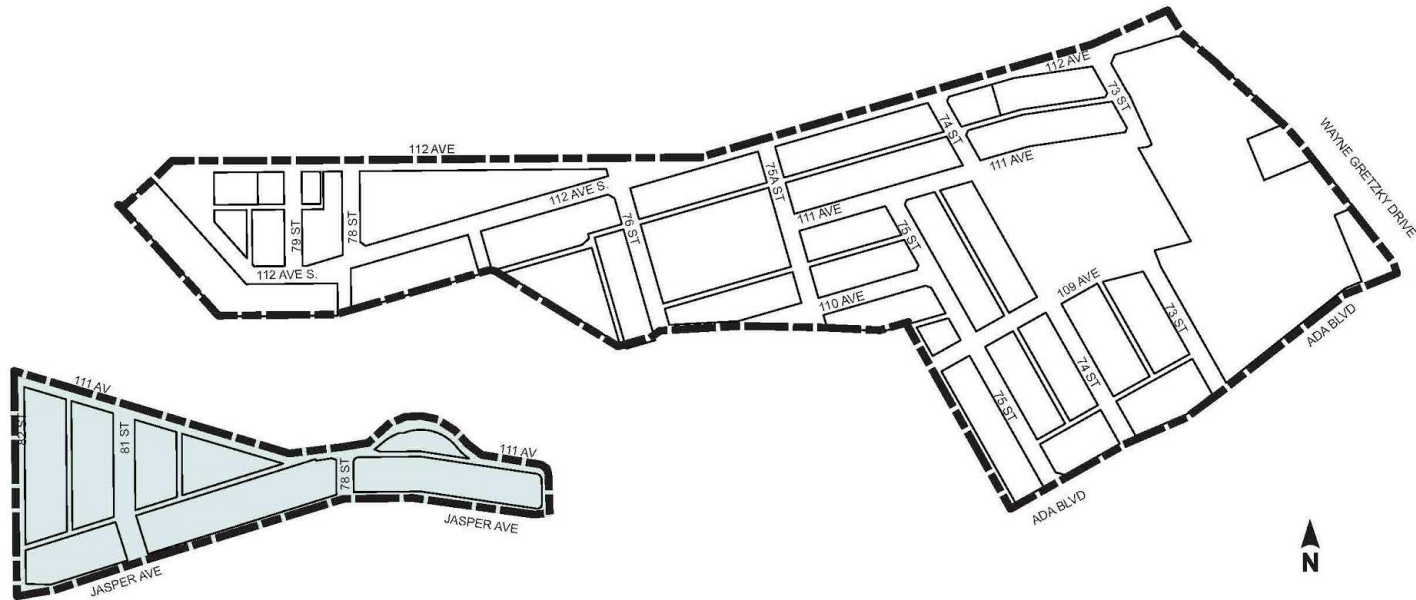


# 44 3.14 - Cromdale/Virginia



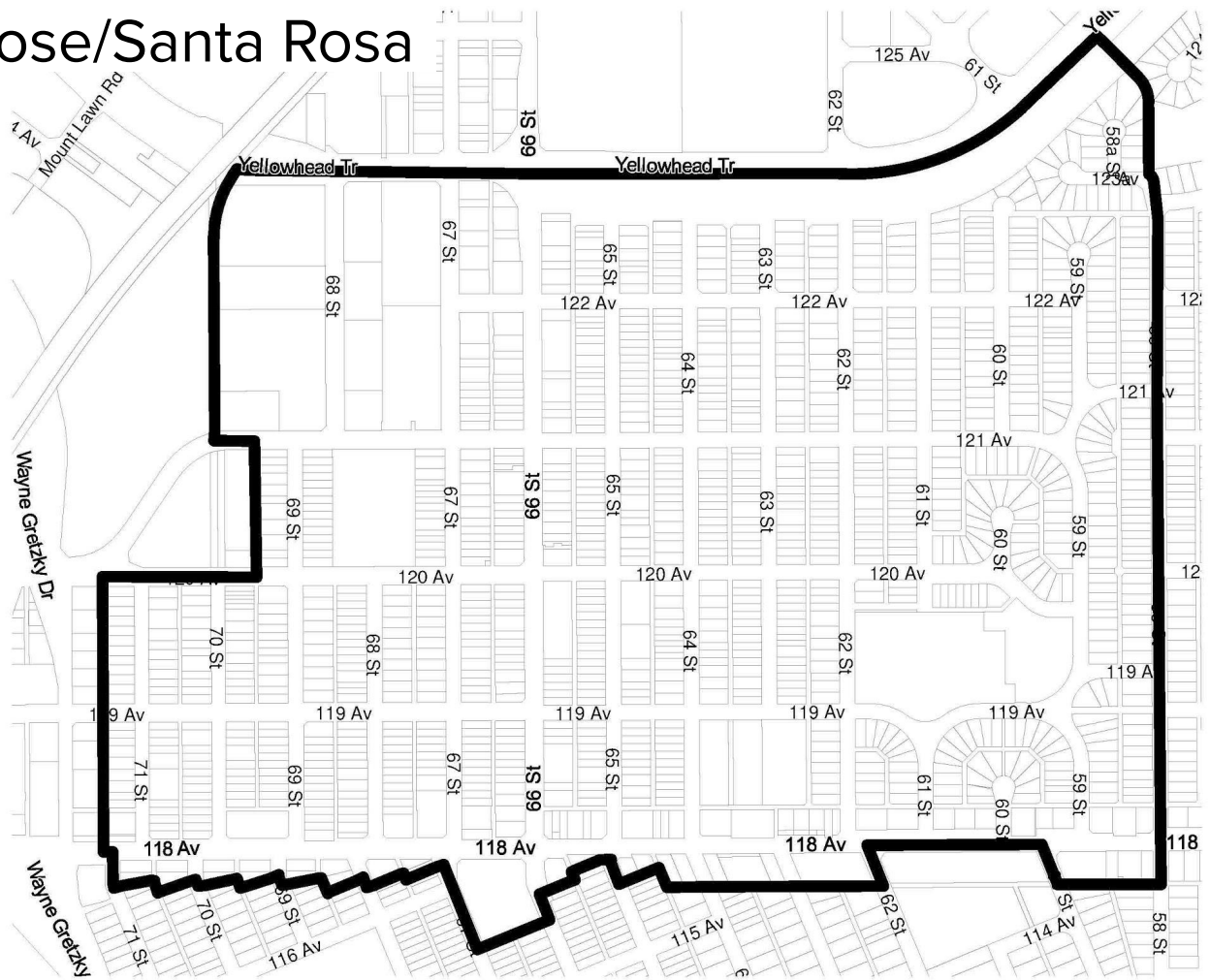
█ (DC1 - Area 3) Viewpoint Direct Development Control District

# 45 3.x - Cromdale/Virginia



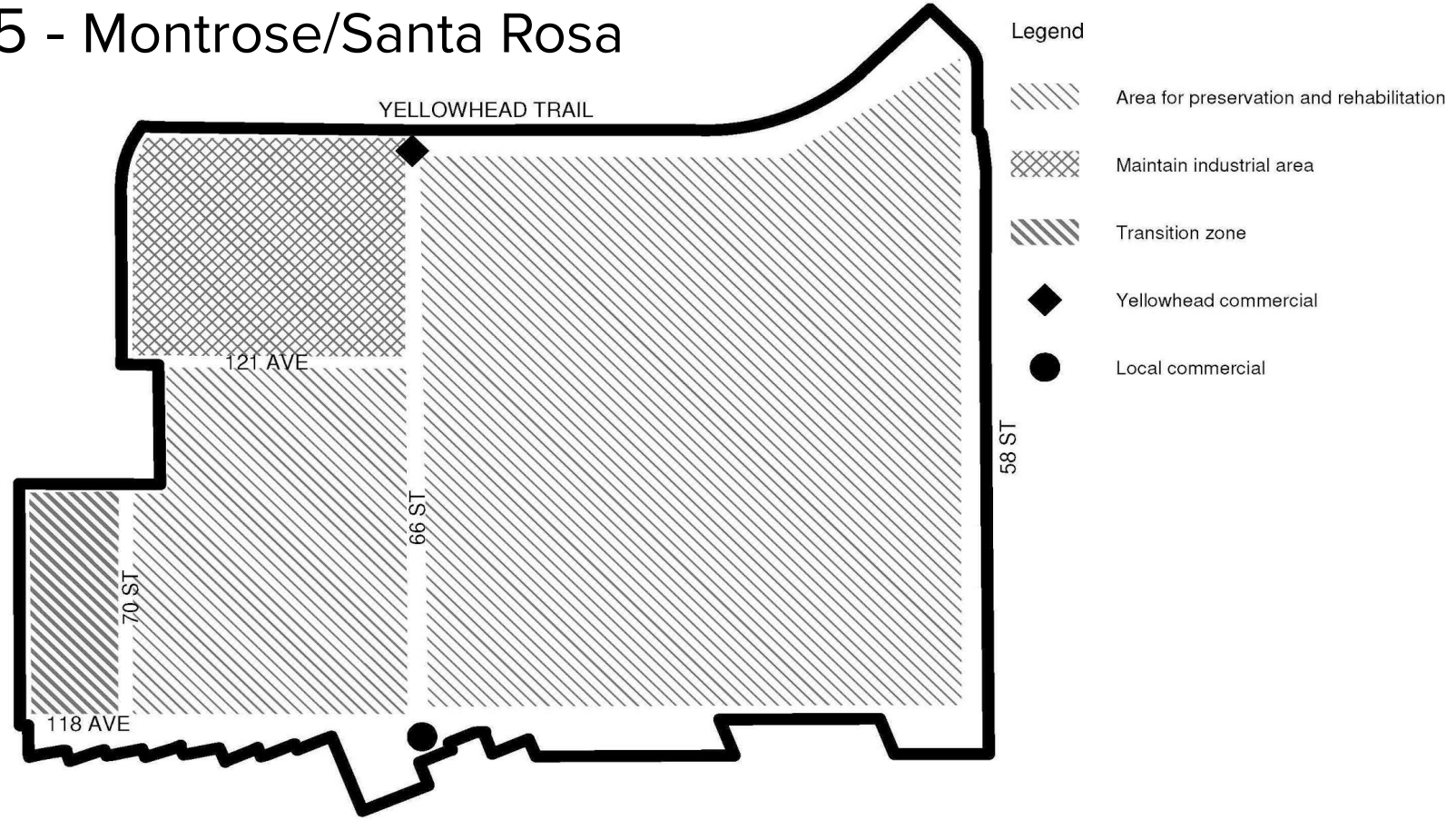
□ (DC1 - Area 3) Viewpoint Direct Development Control District

# 3.15 - Montrose/Santa Rosa



**SCHEDULE A \_ PLAN AREA BOUNDARY**

# 3.15 - Montrose/Santa Rosa

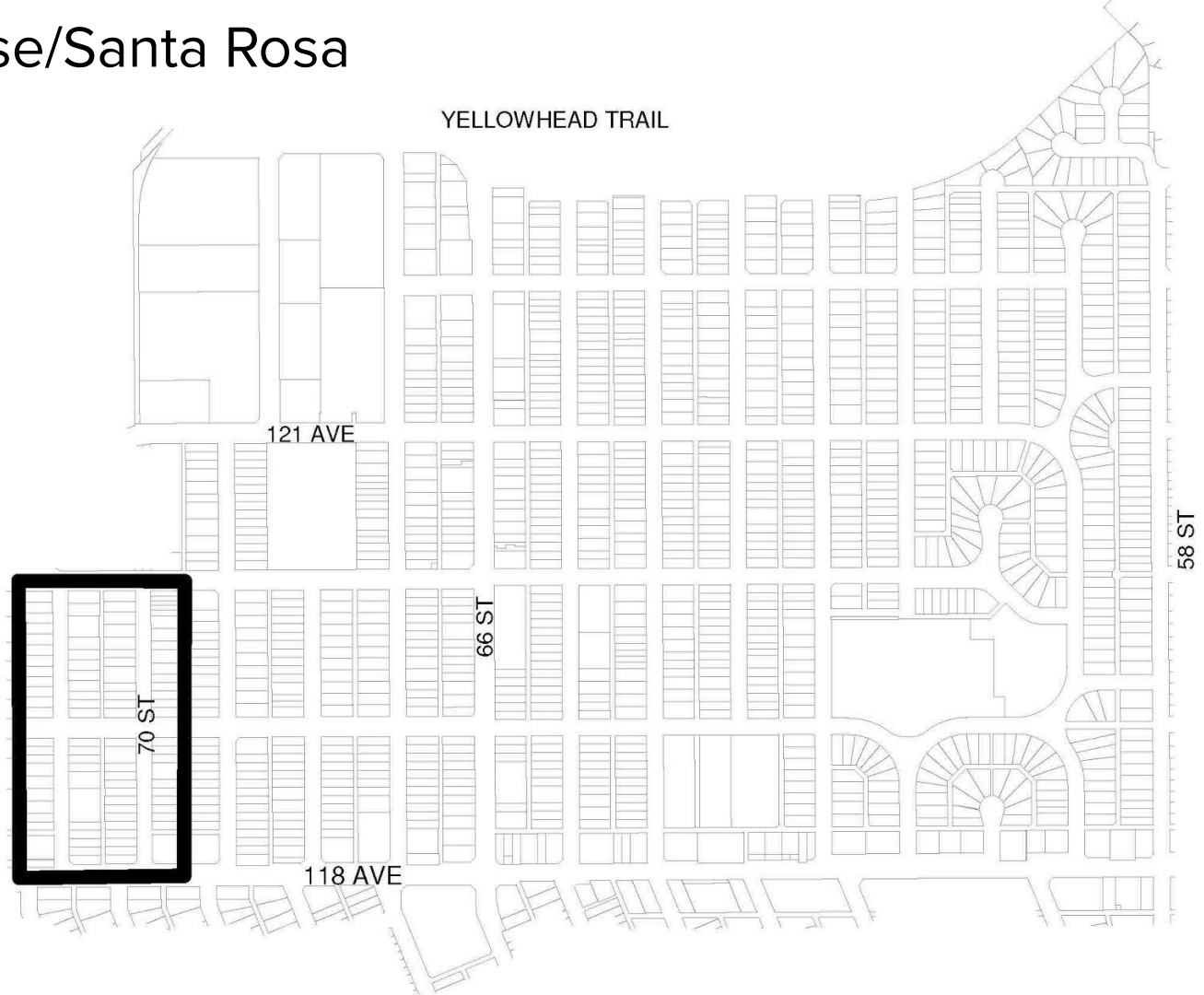


DECREASE IN DENSITY →

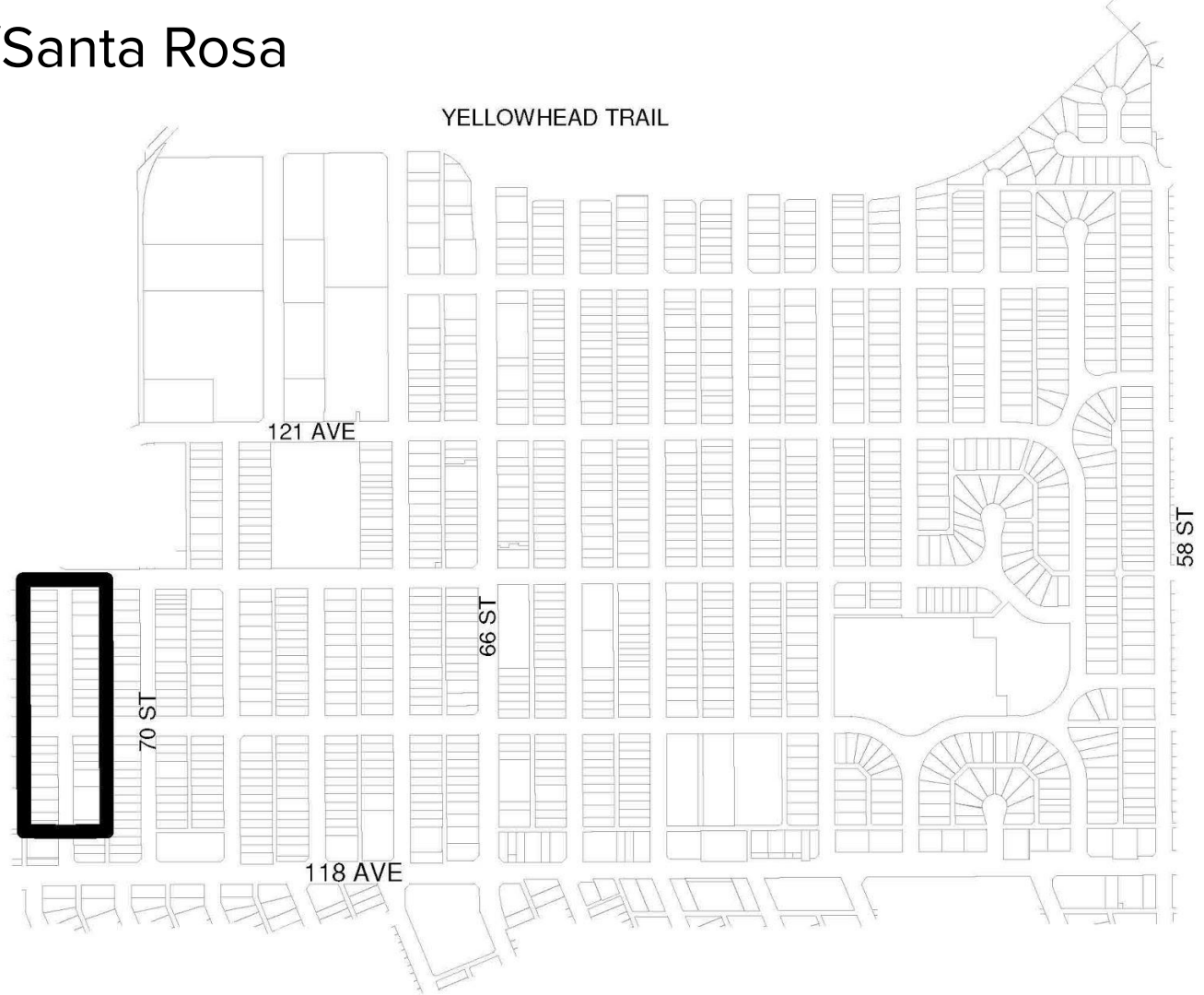
## OVERALL DEVELOPMENT CONCEPT



# 3.15 - Montrose/Santa Rosa

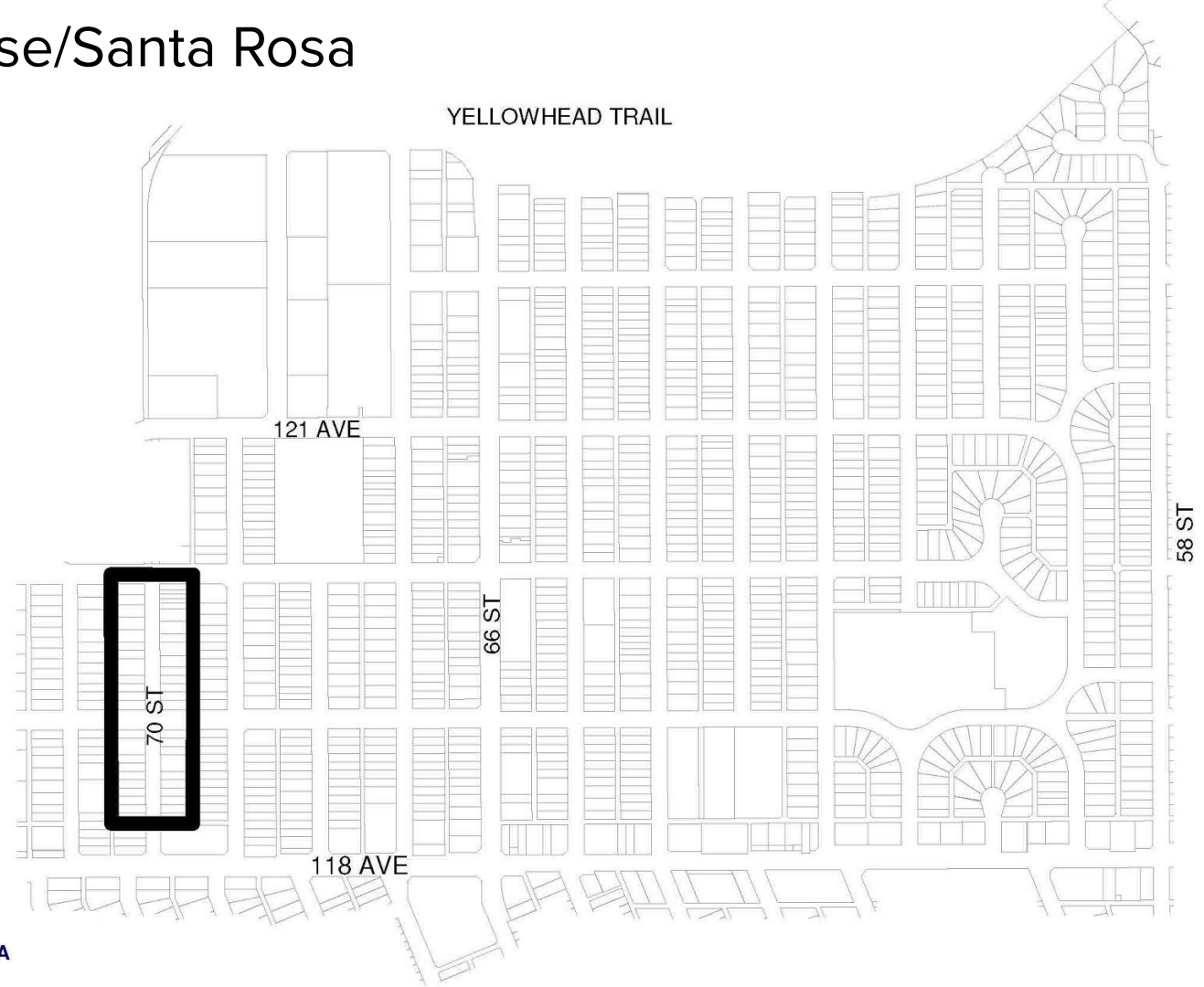


49 3.15 - Montrose/Santa Rosa

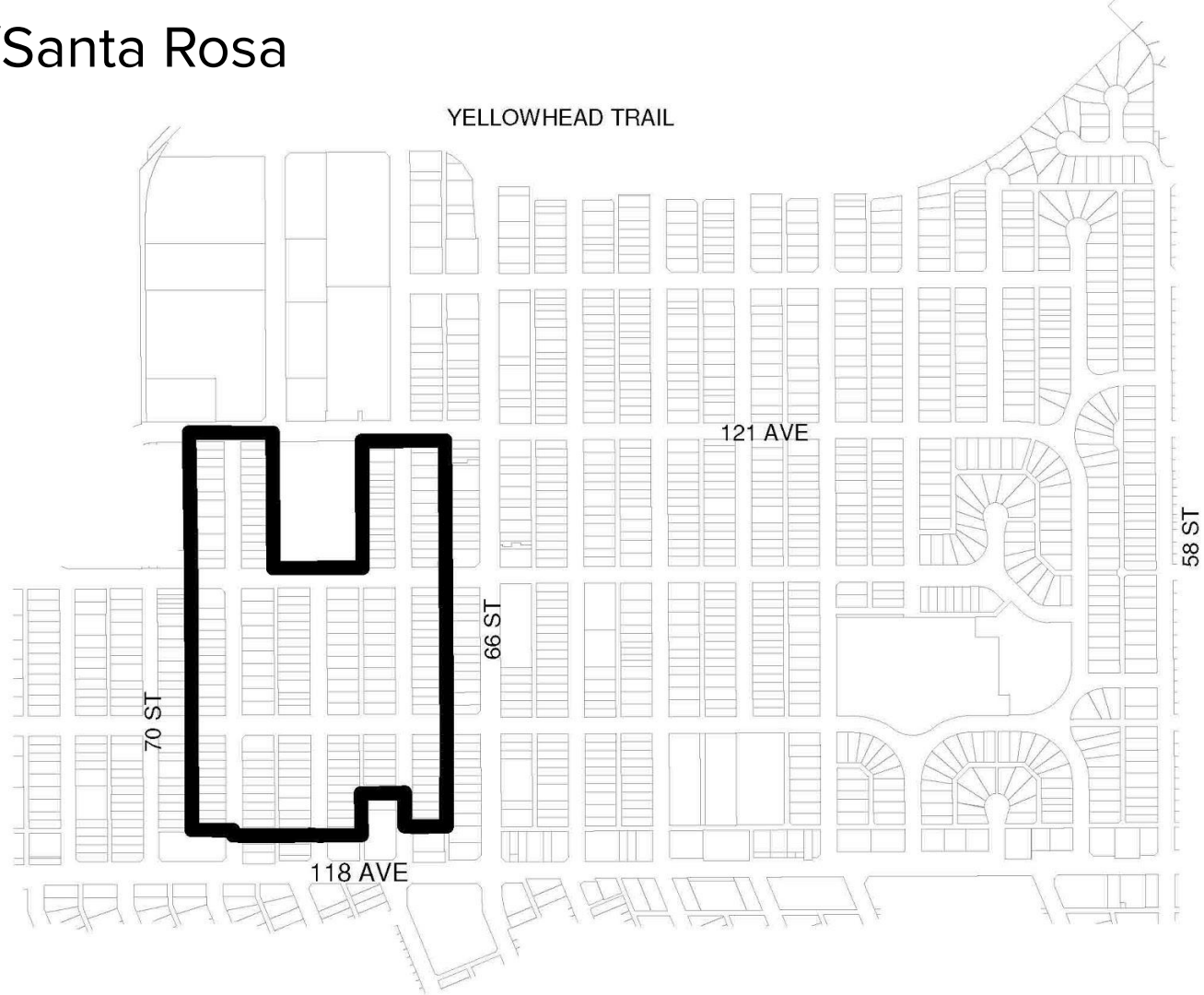


LOW RISE APARTMENT AREA

# 3.15 - Montrose/Santa Rosa



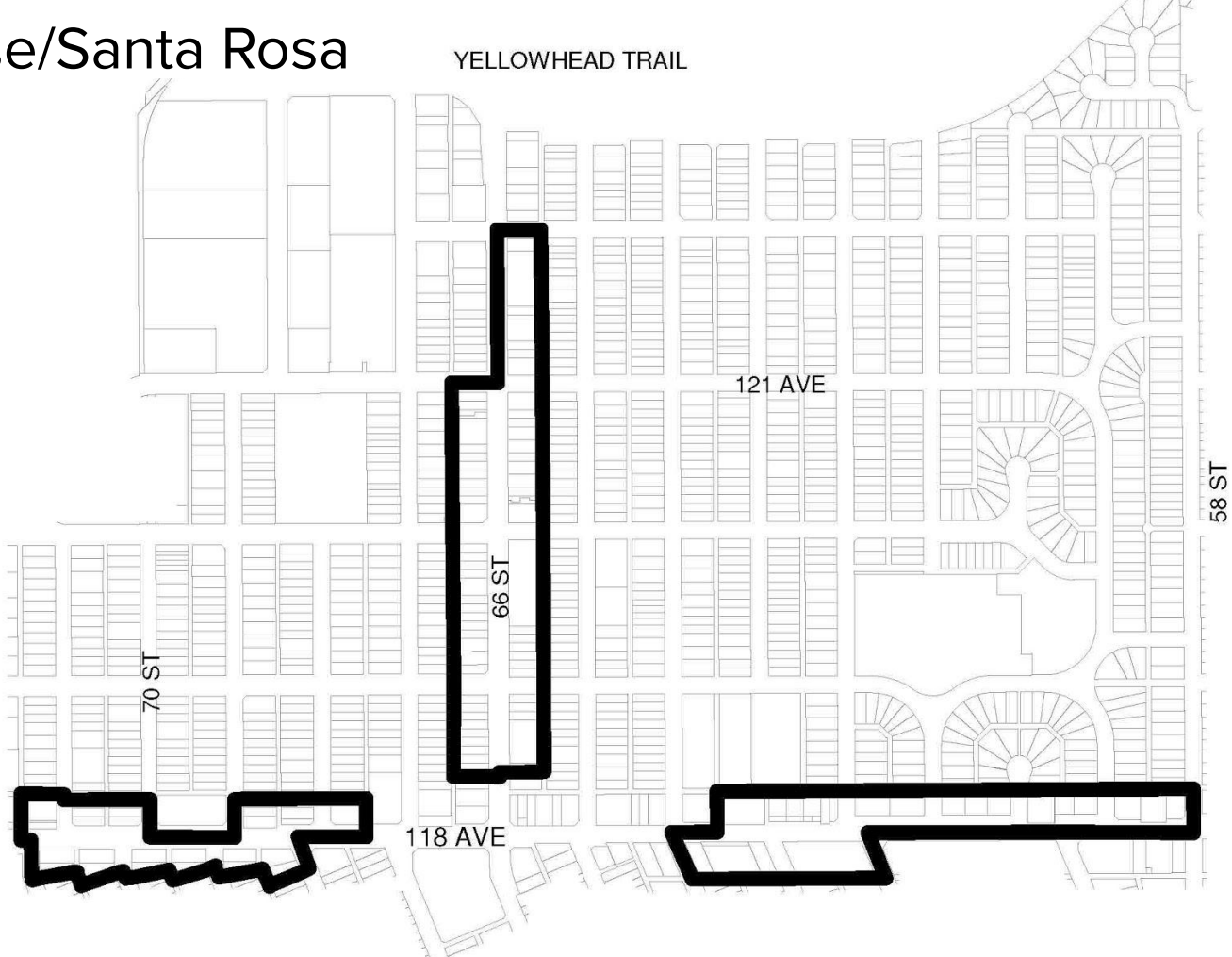
51 3.15 - Montrose/Santa Rosa



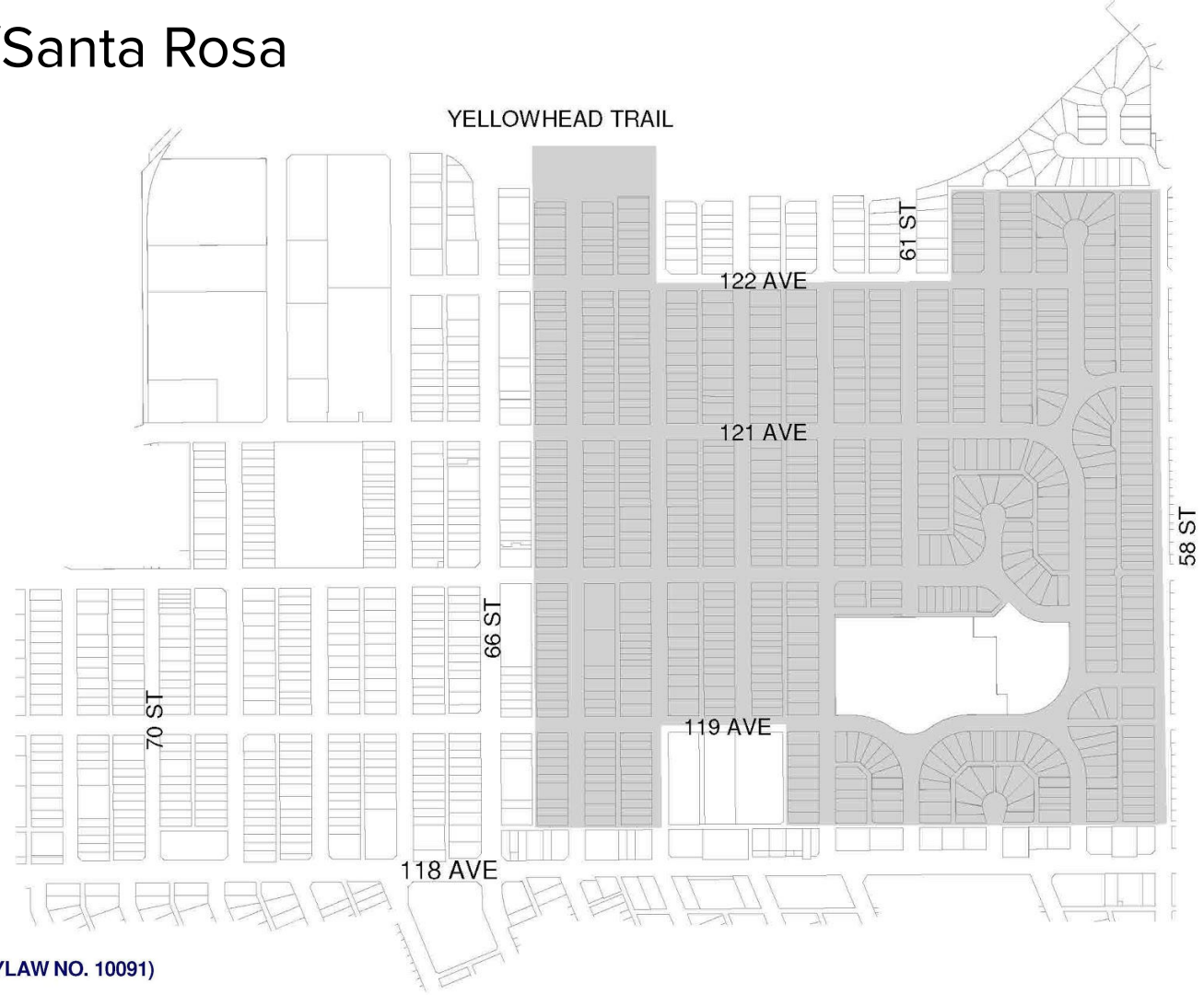


# 3.15 - Montrose/Santa Rosa

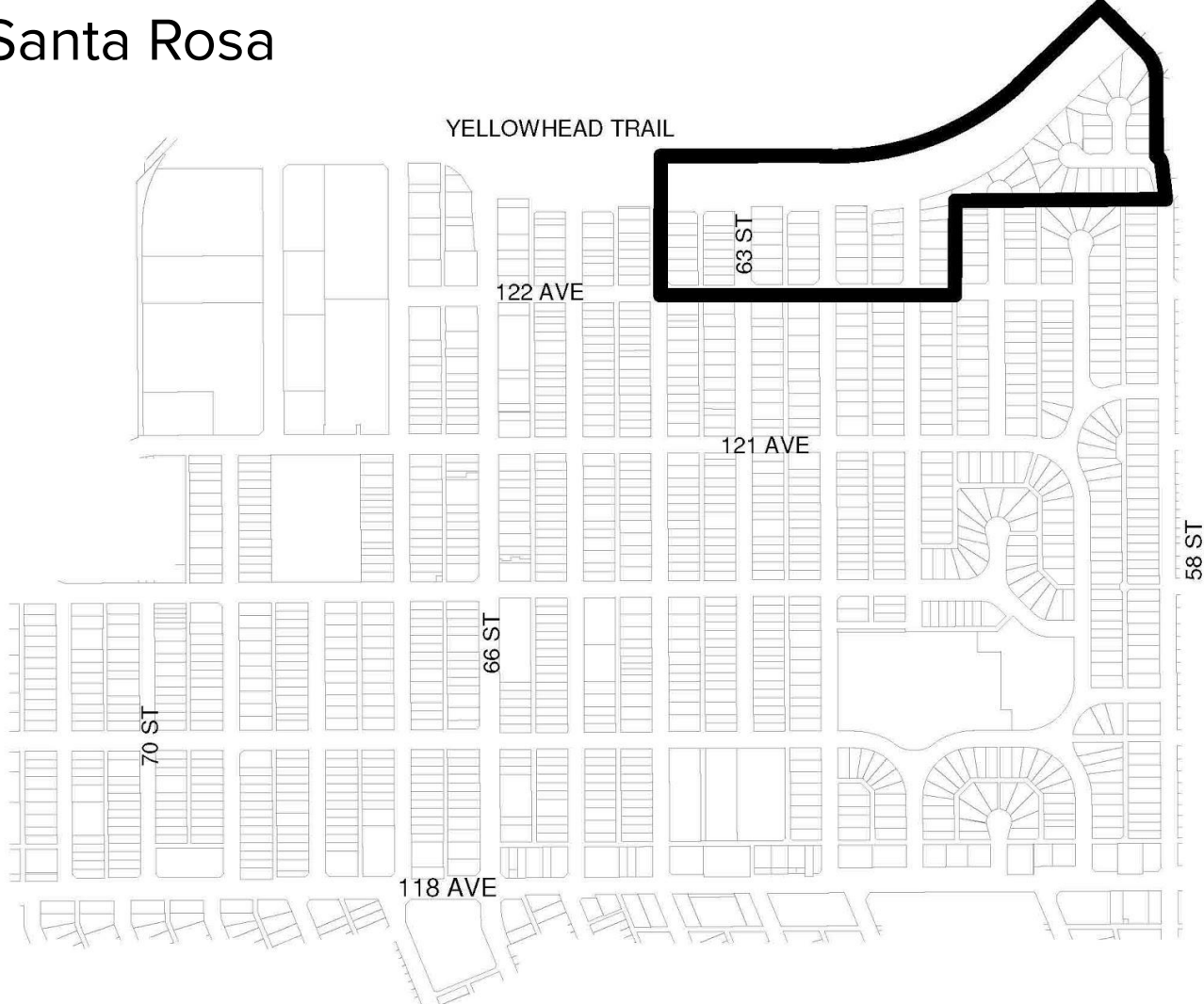
YELLOWHEAD TRAIL



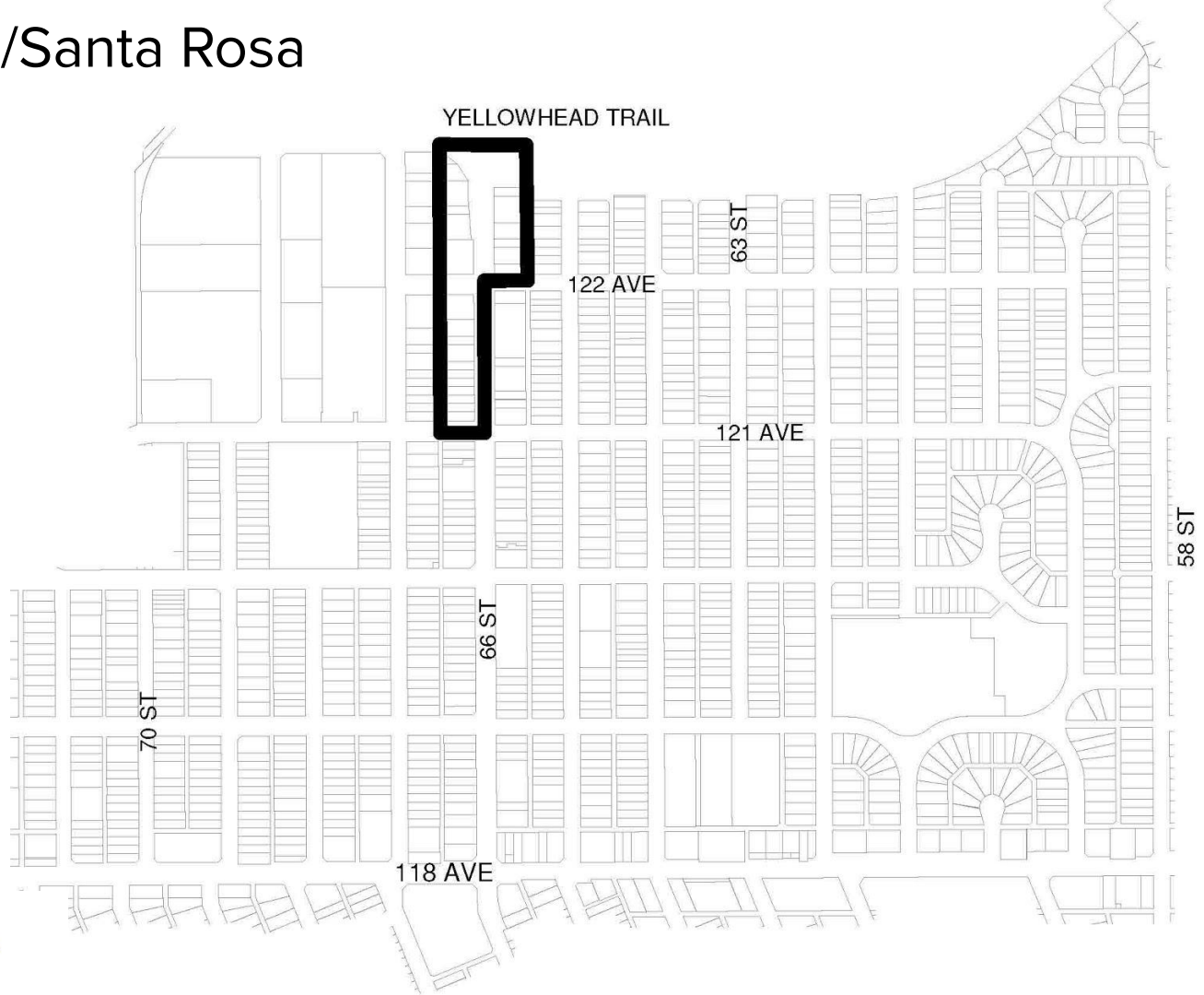
53 3.15 - Montrose/Santa Rosa



# 3.15 - Montrose/Santa Rosa

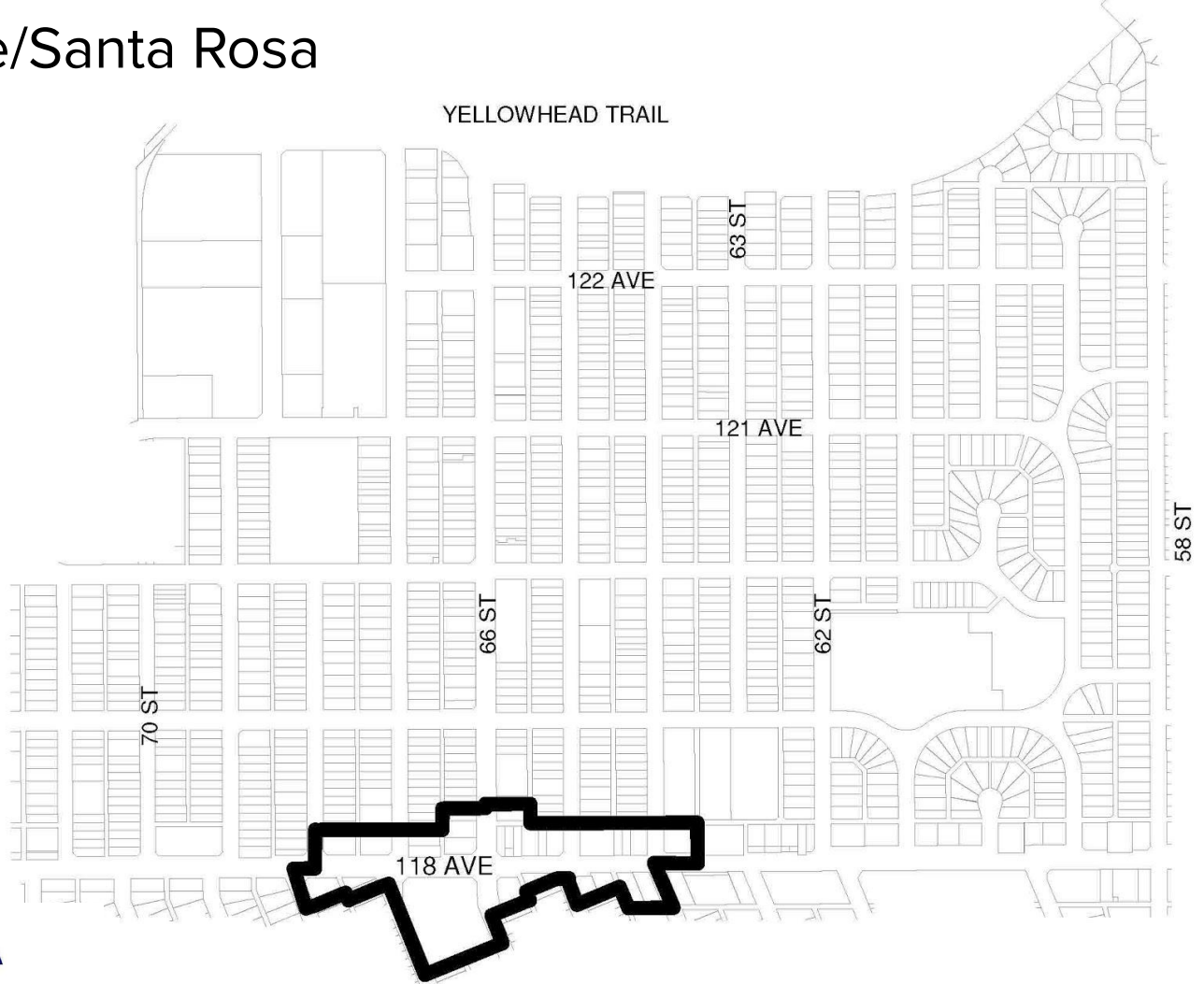


# 3.15 - Montrose/Santa Rosa

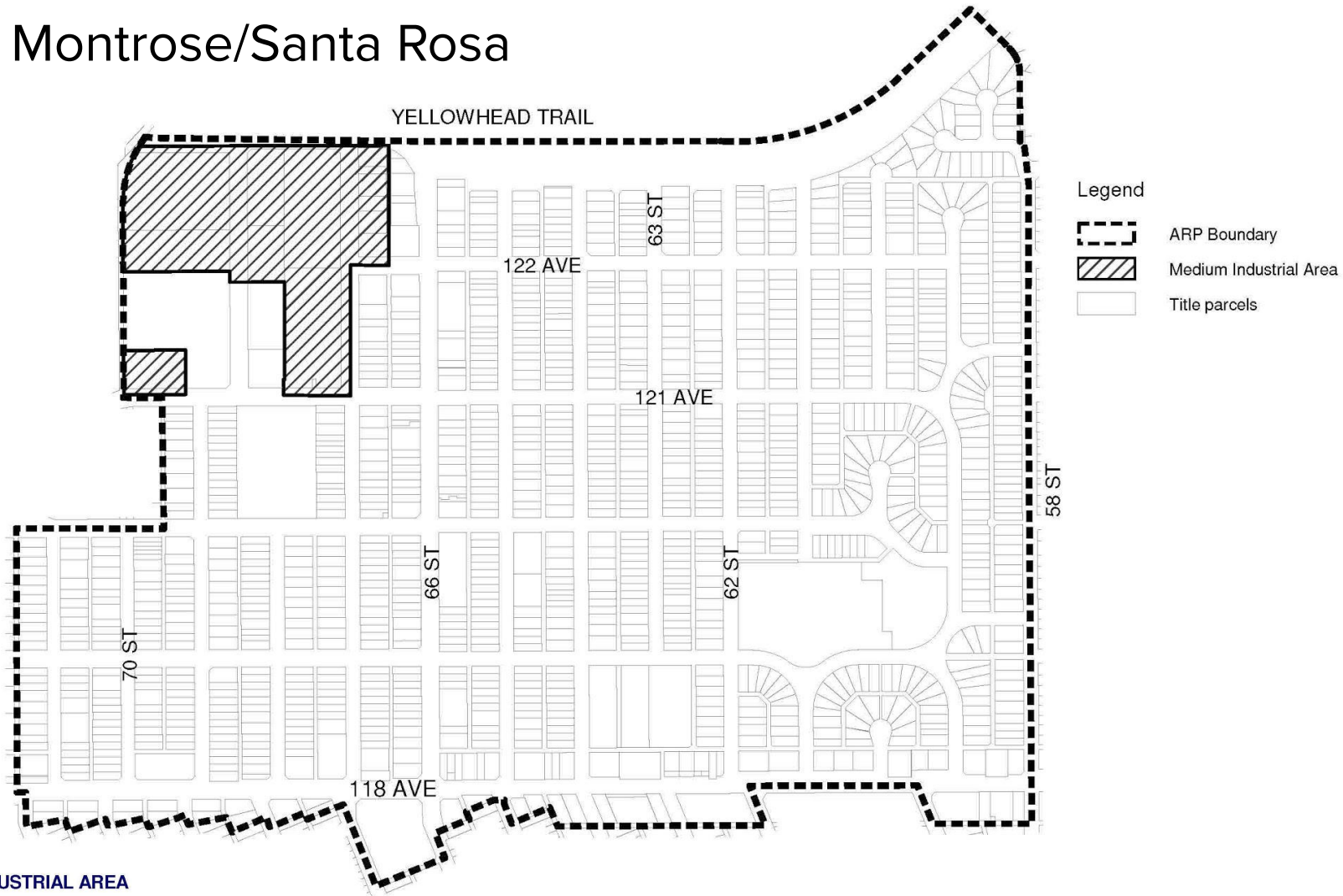




# 3.15 - Montrose/Santa Rosa



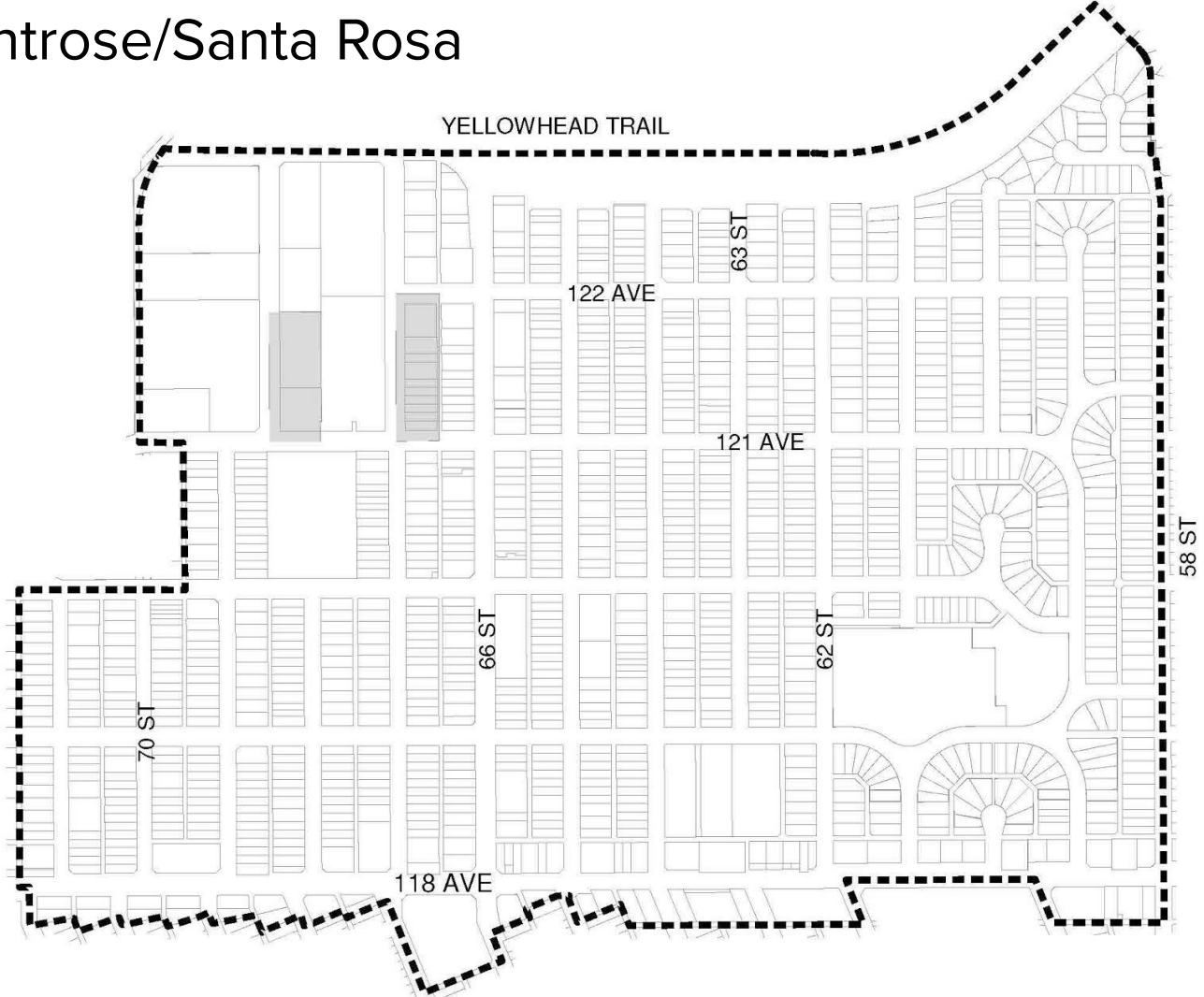
# 3.15 - Montrose/Santa Rosa



Legend

-  ARP Boundary
-  Medium Industrial Area
-  Title parcels

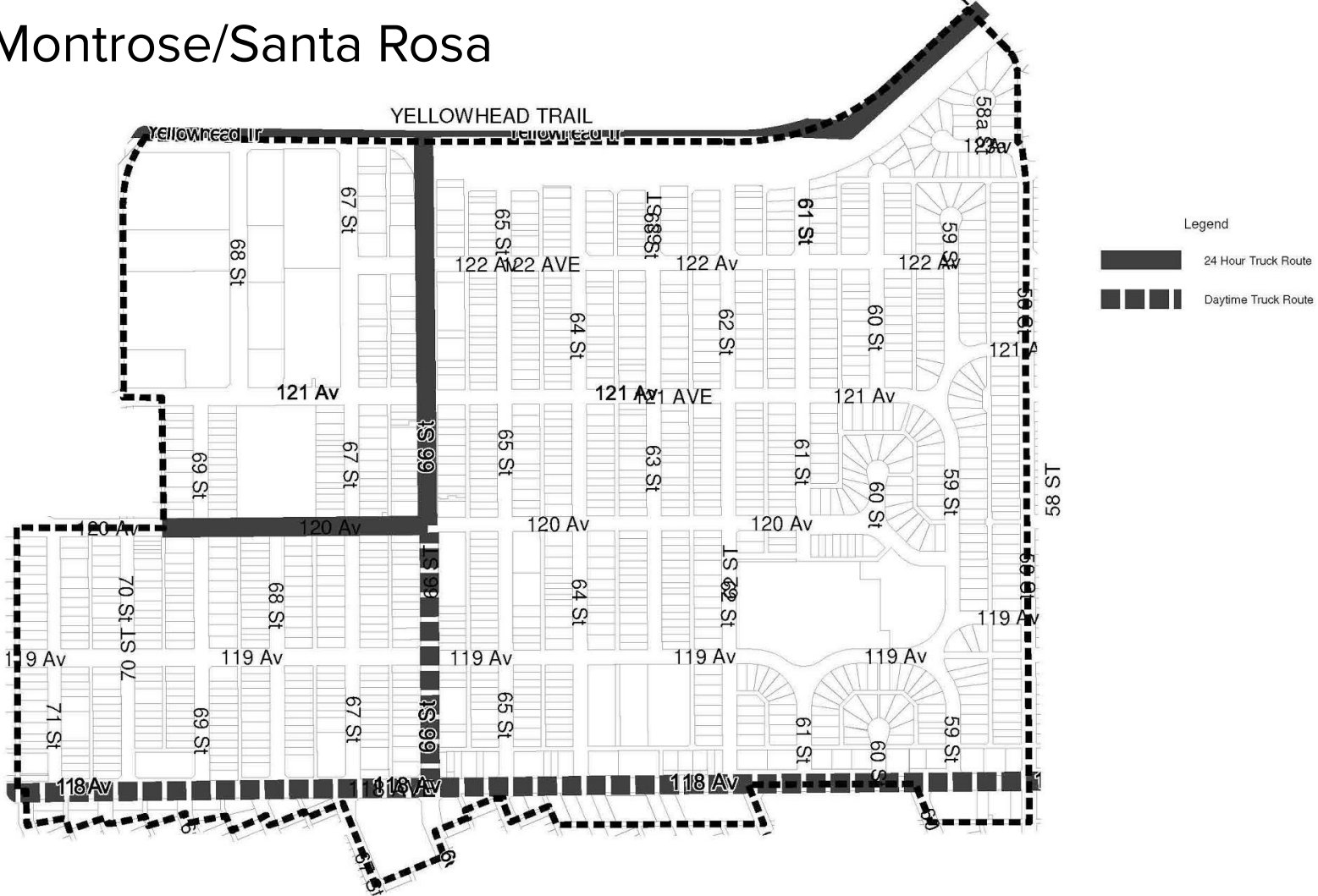
# 3.15 - Montrose/Santa Rosa



Legend

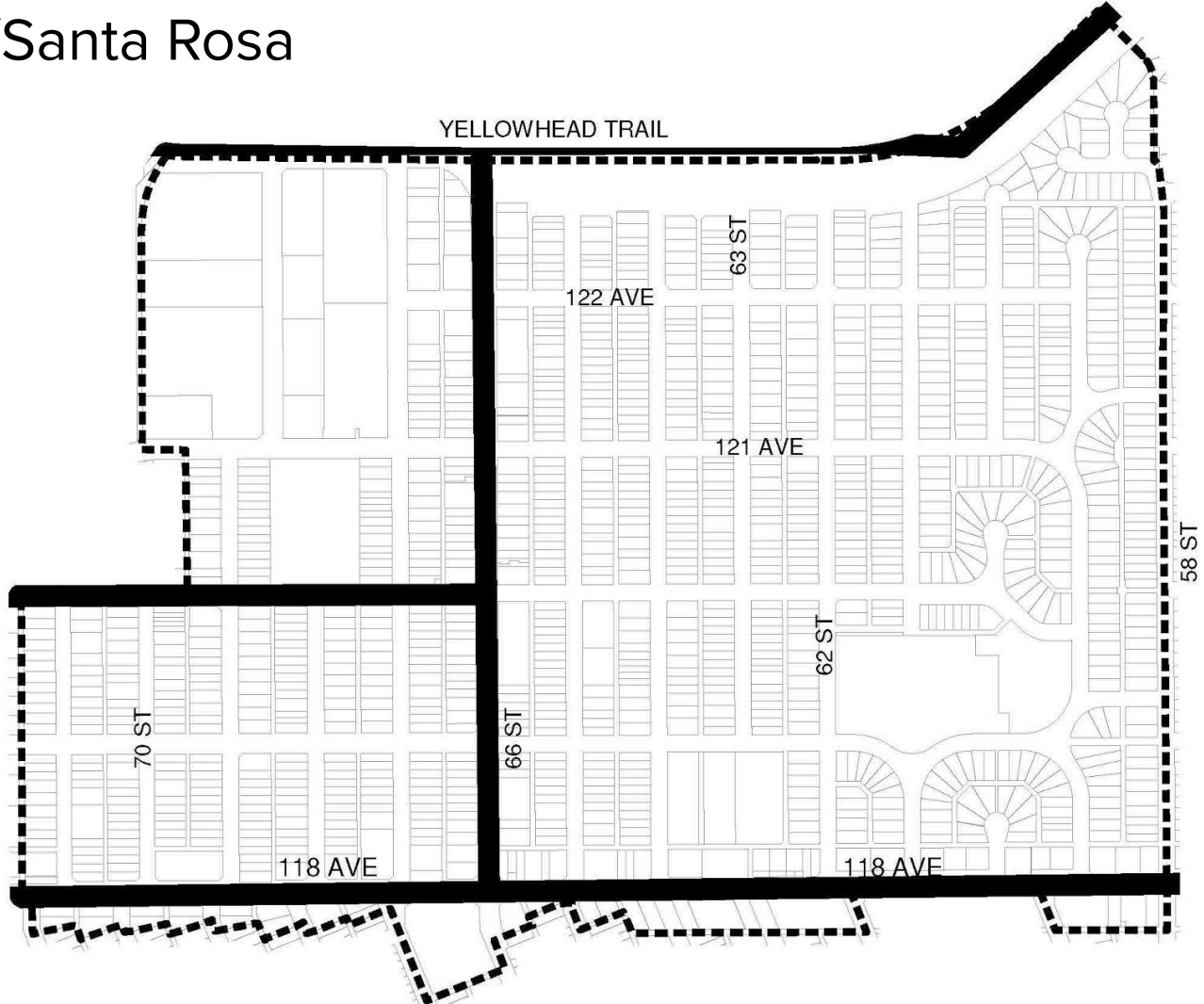
-  ARP Boundary
-  Industrial Business Area
-  Title Parcels

# 3.15 - Montrose/Santa Rosa



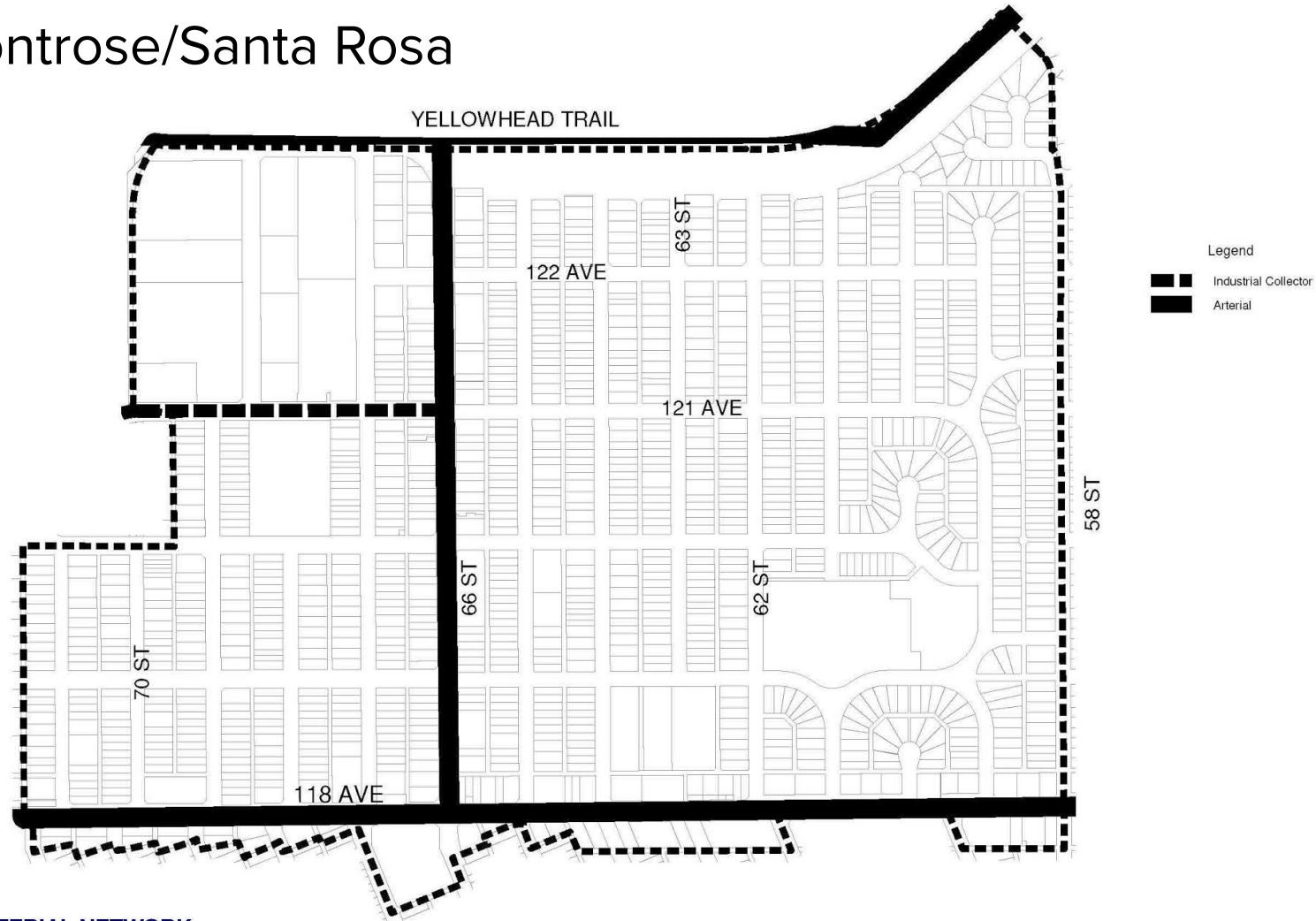


# 3.15 - Montrose/Santa Rosa

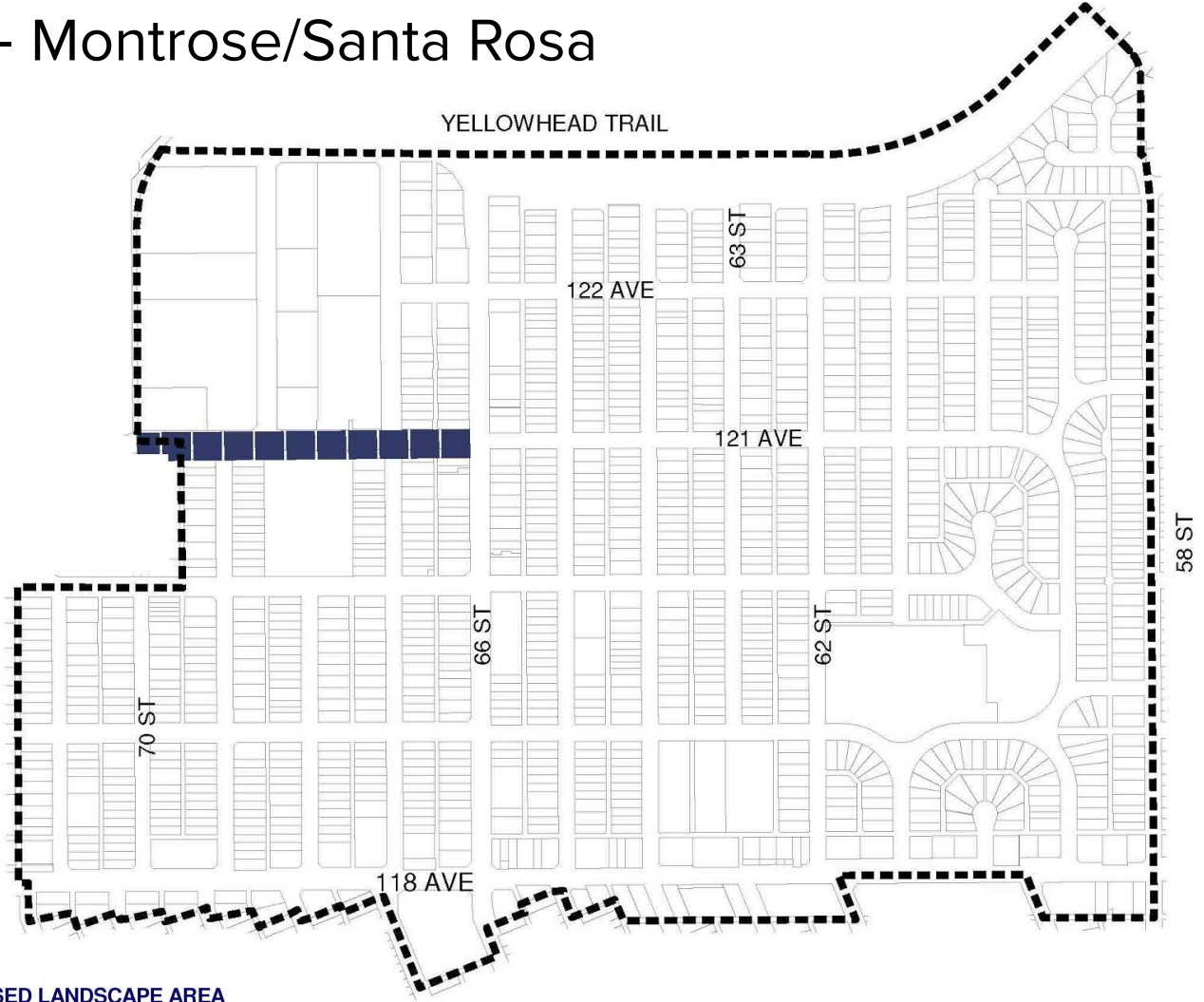


EXISTING ARTERIAL NETWORK


# 61 3.15 - Montrose/Santa Rosa



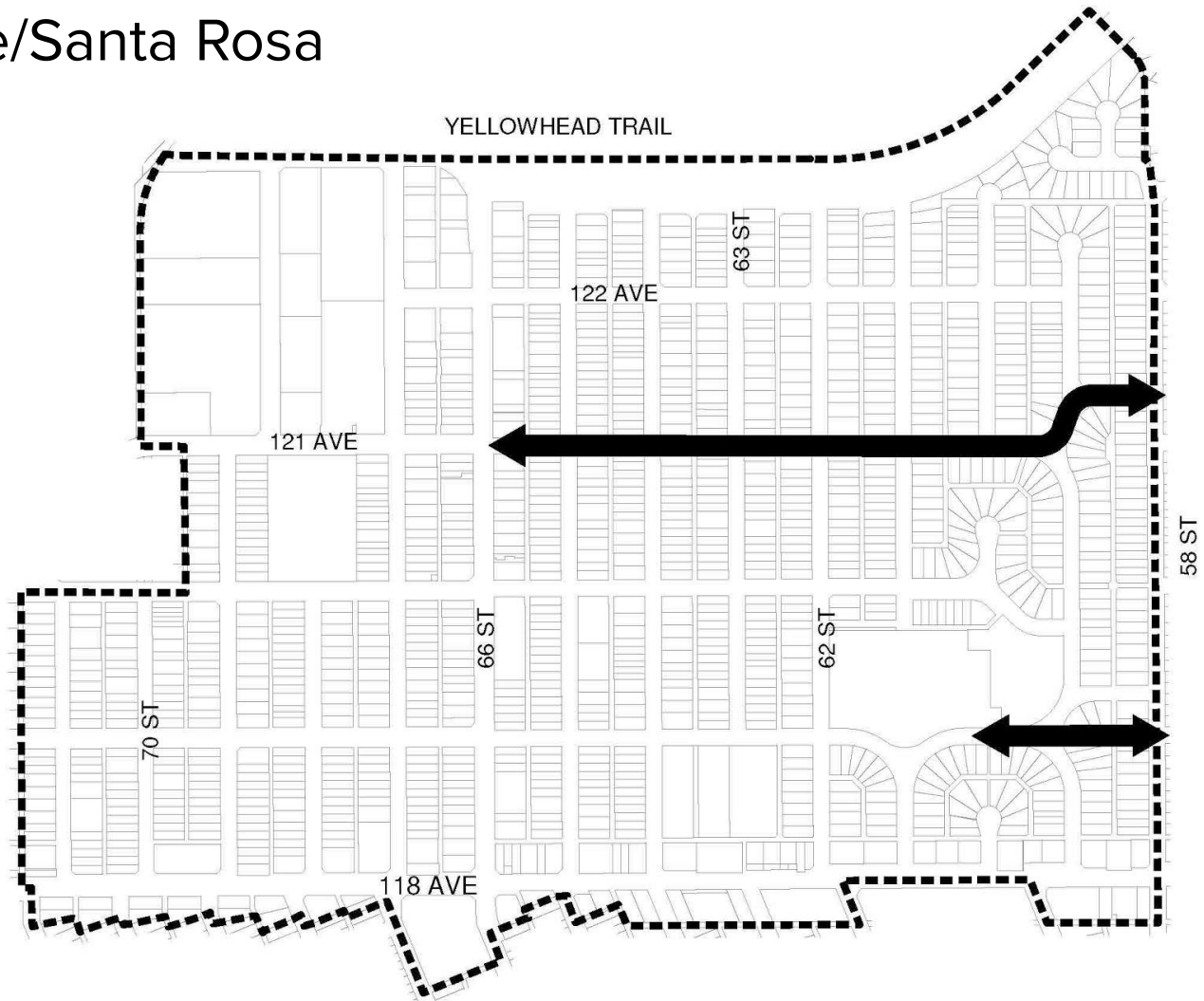
# 3.15 - Montrose/Santa Rosa



Legend

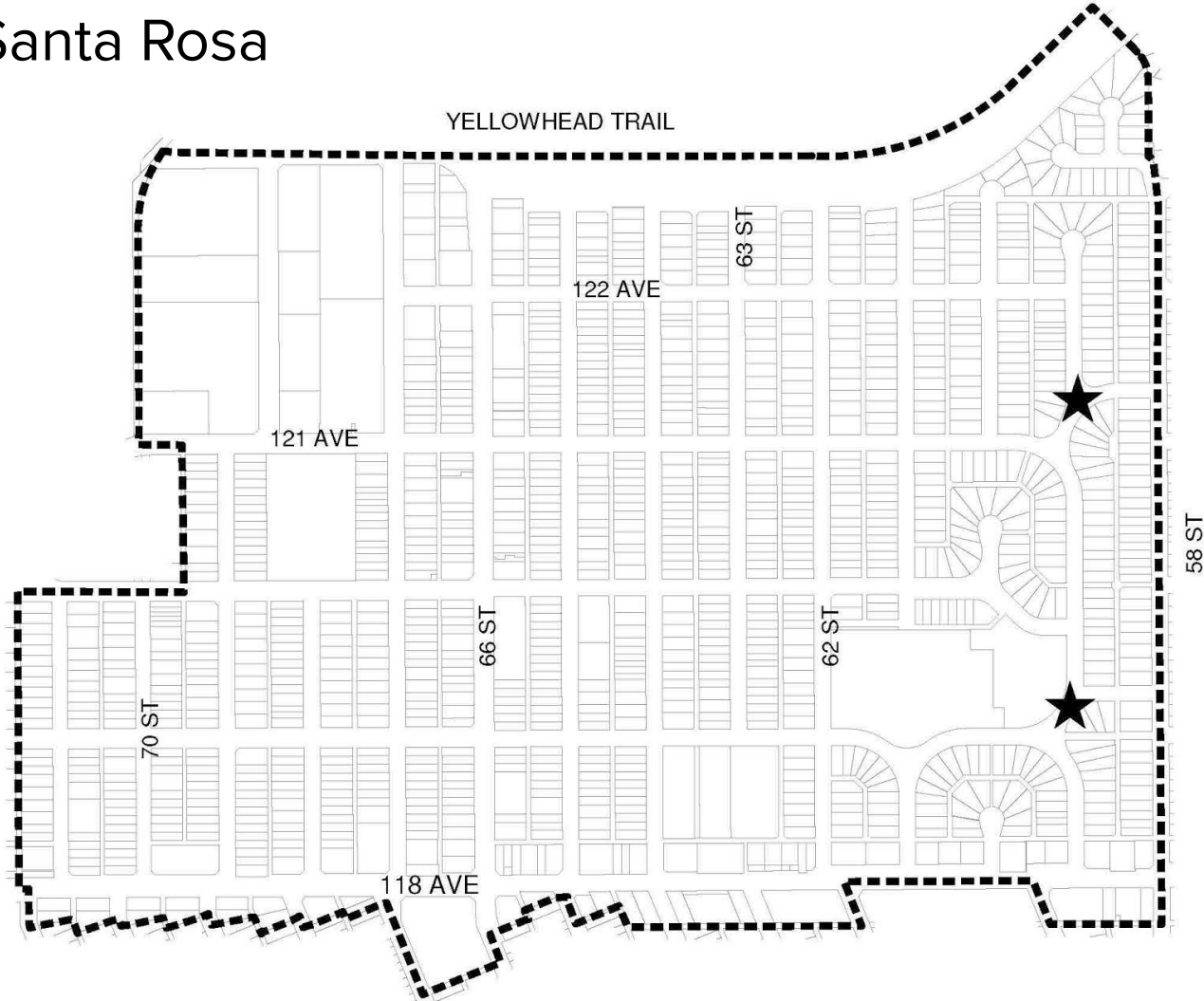
 Proposed Landscape Area

# 3.15 - Montrose/Santa Rosa

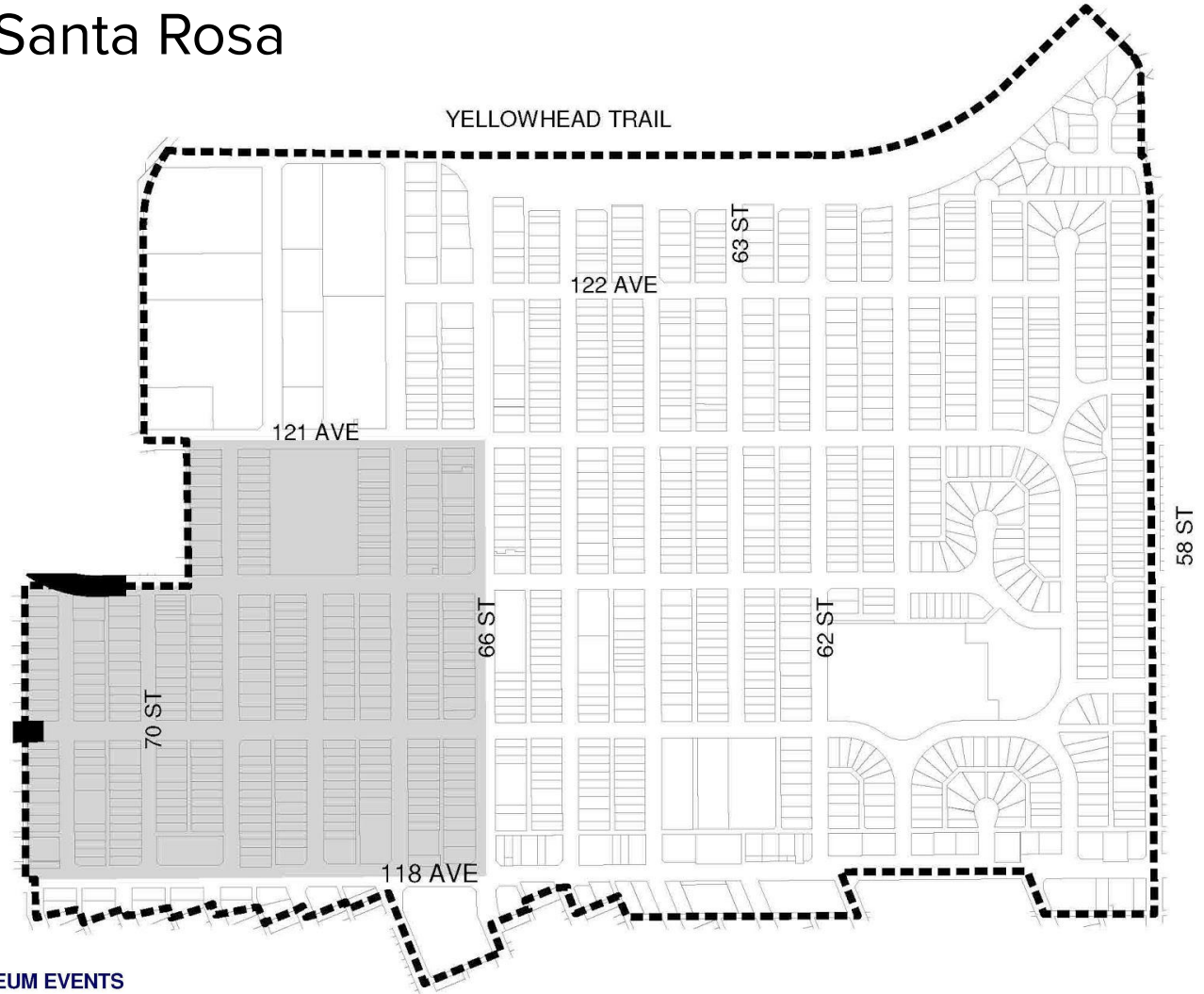




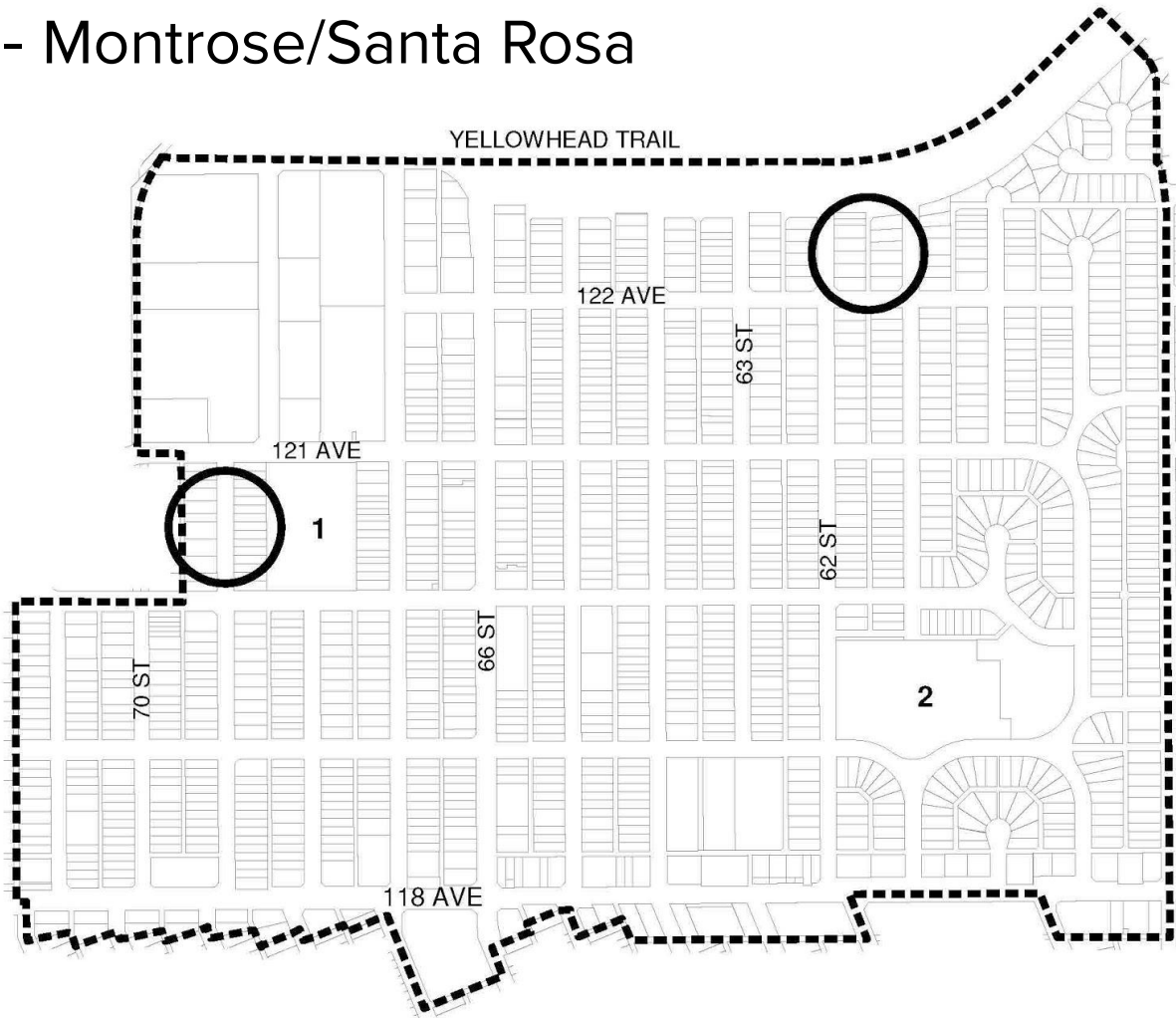
# 3.15 - Montrose/Santa Rosa



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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

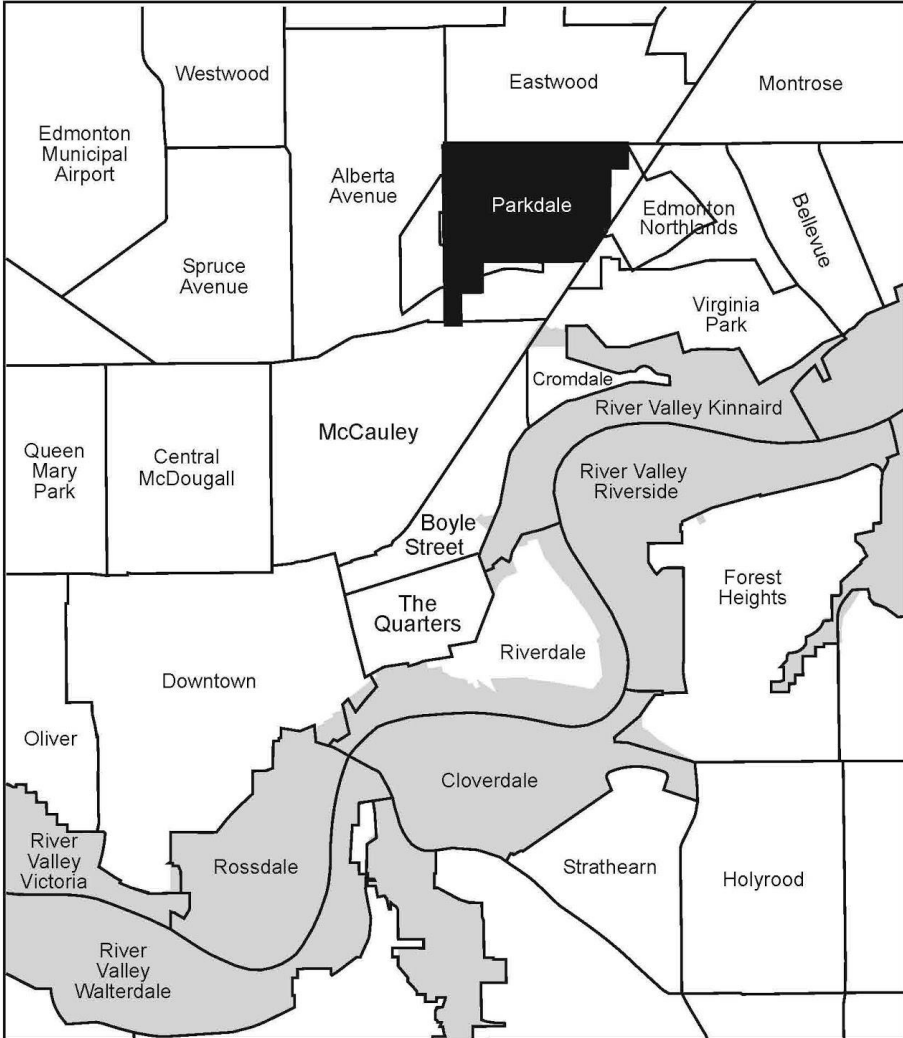


### Legend

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

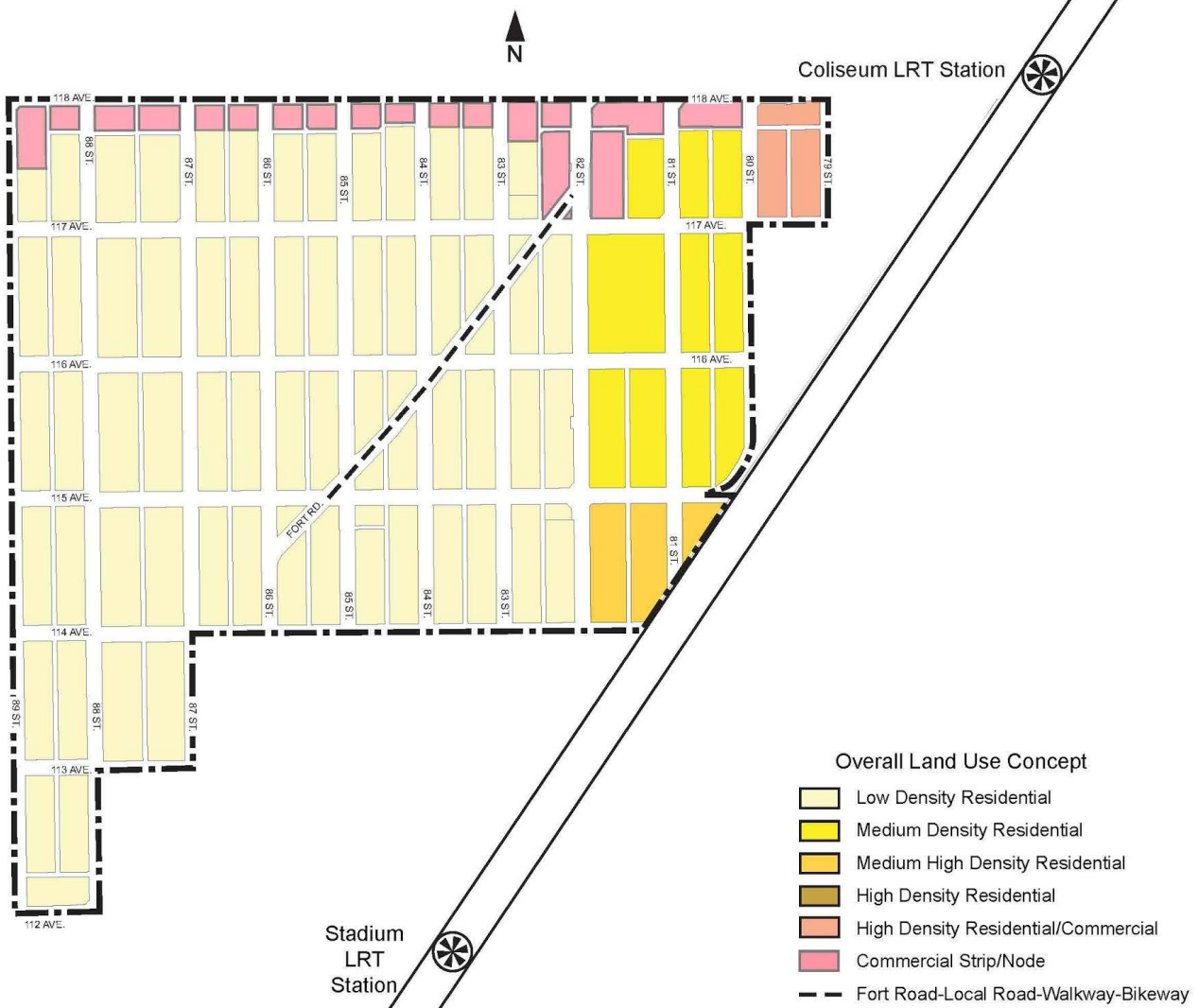


# 3.16 - Parkdale



# 3.16 - Parkdale

## OVERALL LAND USE CONCEPT



- Overall Land Use Concept
- Low Density Residential
  - Medium Density Residential
  - Medium High Density Residential
  - High Density Residential
  - High Density Residential/Commercial
  - Commercial Strip/Node
  - Fort Road-Local Road-Walkway-Bikeway

# 3.16 - Parkdale

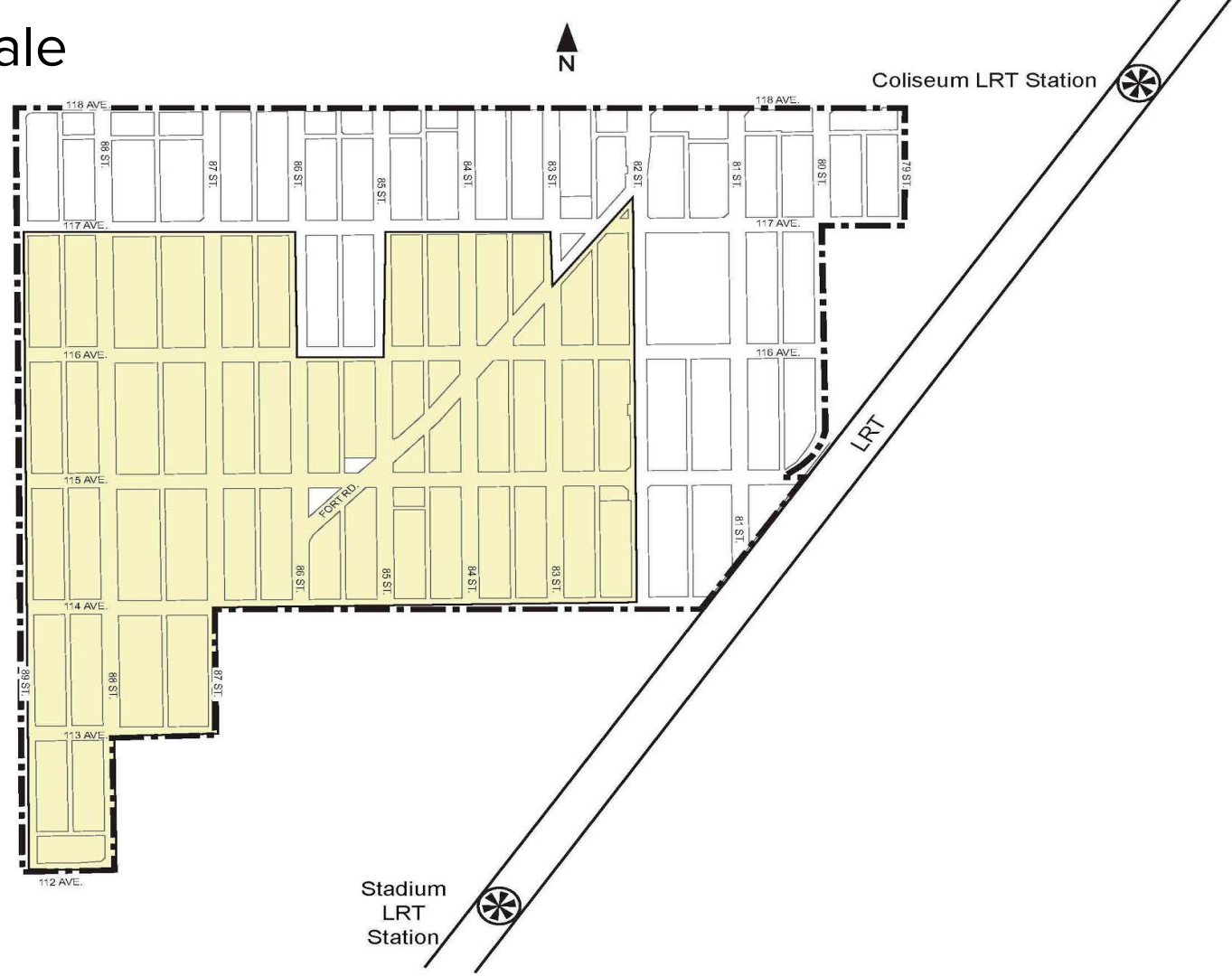
Policy 2.2  
Transitional Concept



- 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



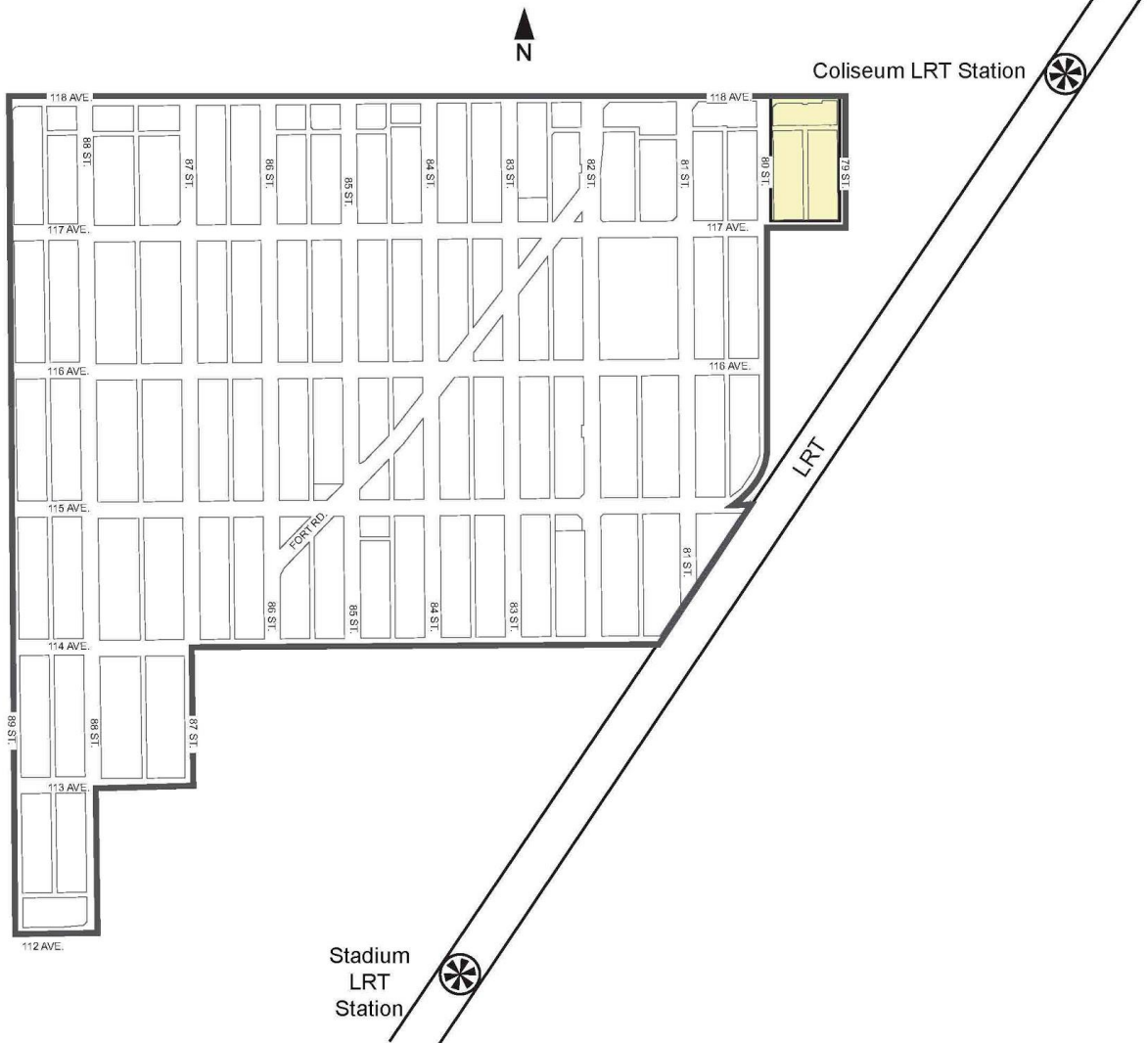
# 3.16 - Parkdale



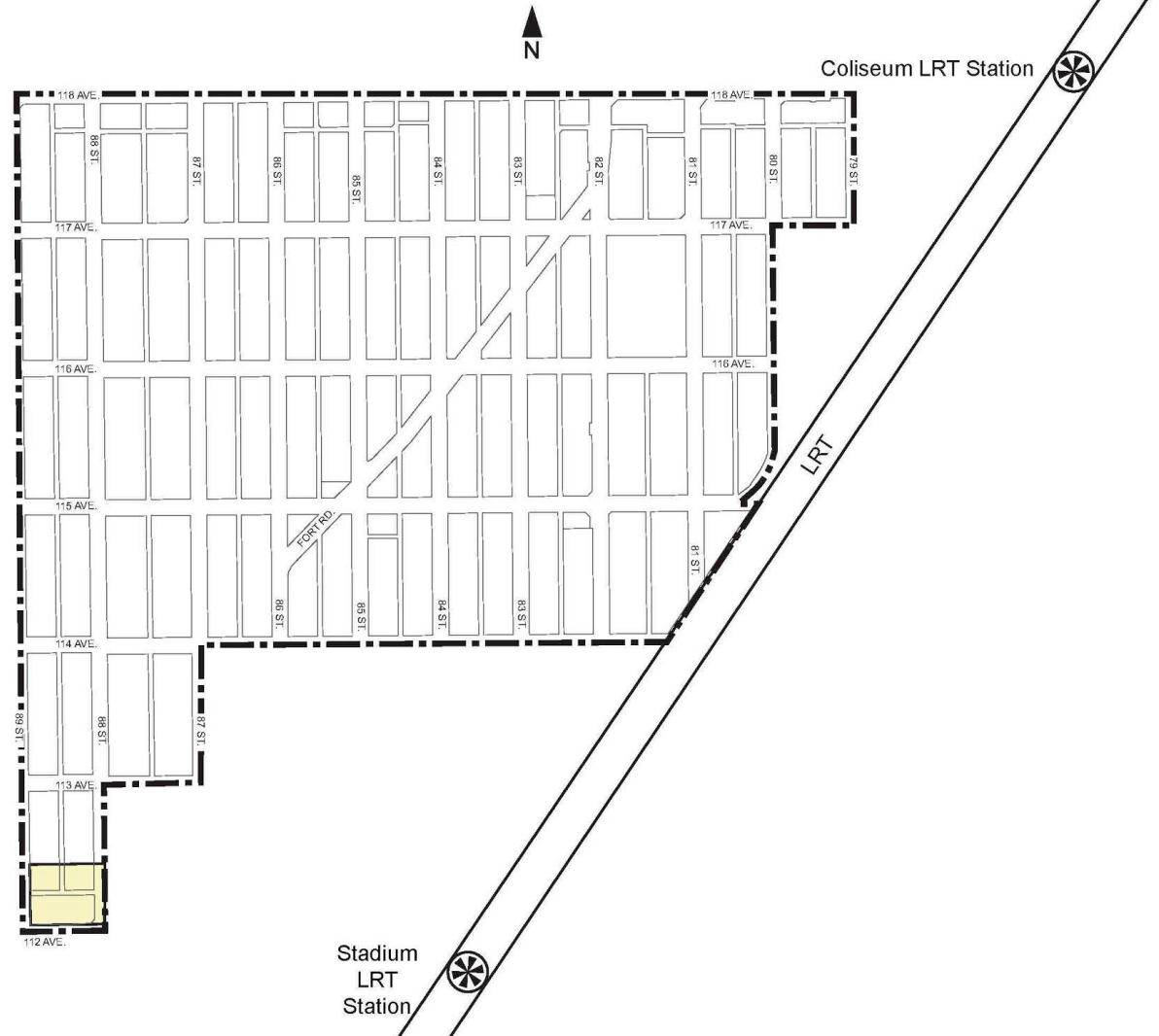
# 3.16 - Parkdale



# 3.16 - Parkdale



# 3.16 - Parkdale





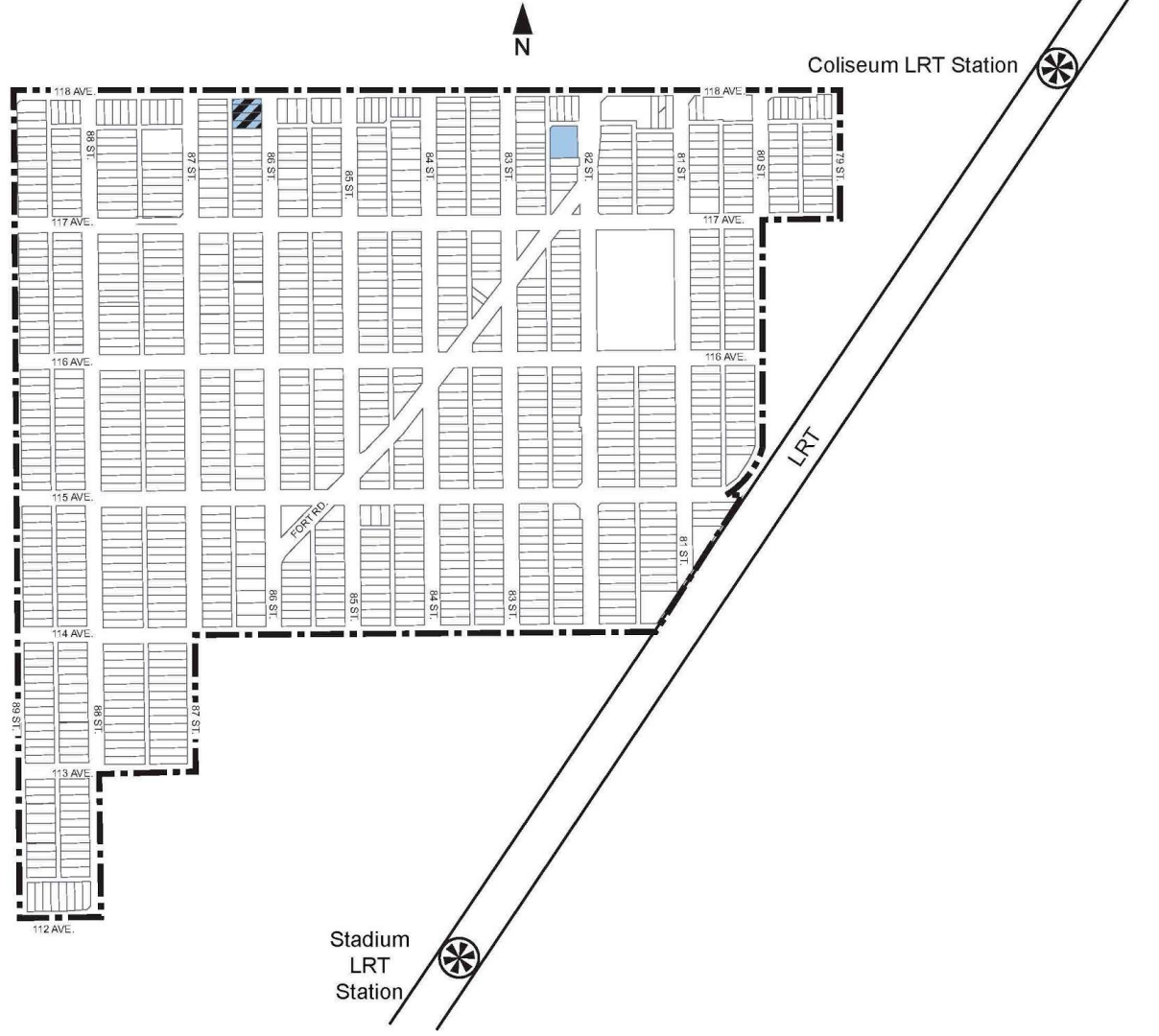
# 3.16 - Parkdale



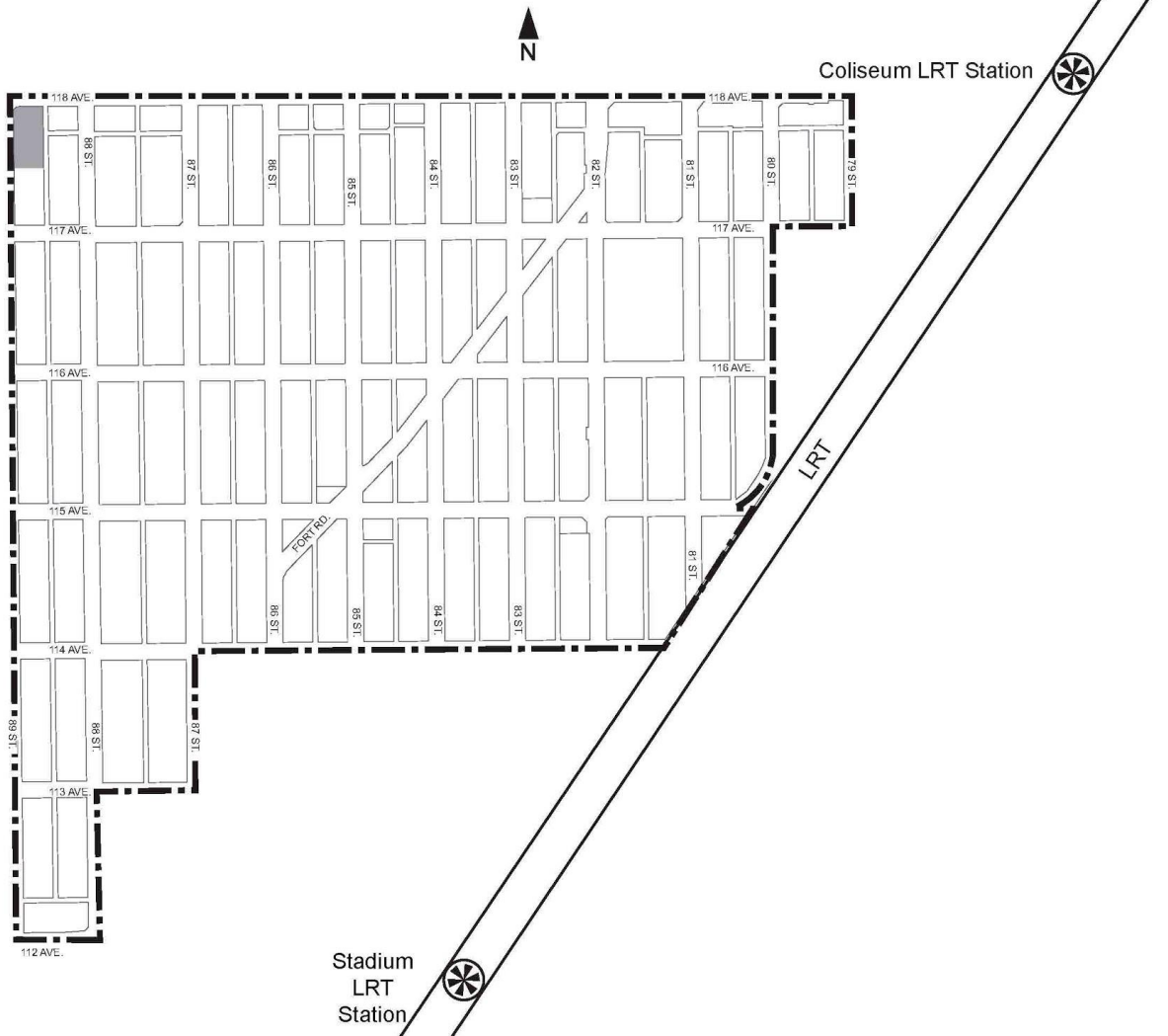
# 3.16 - Parkdale



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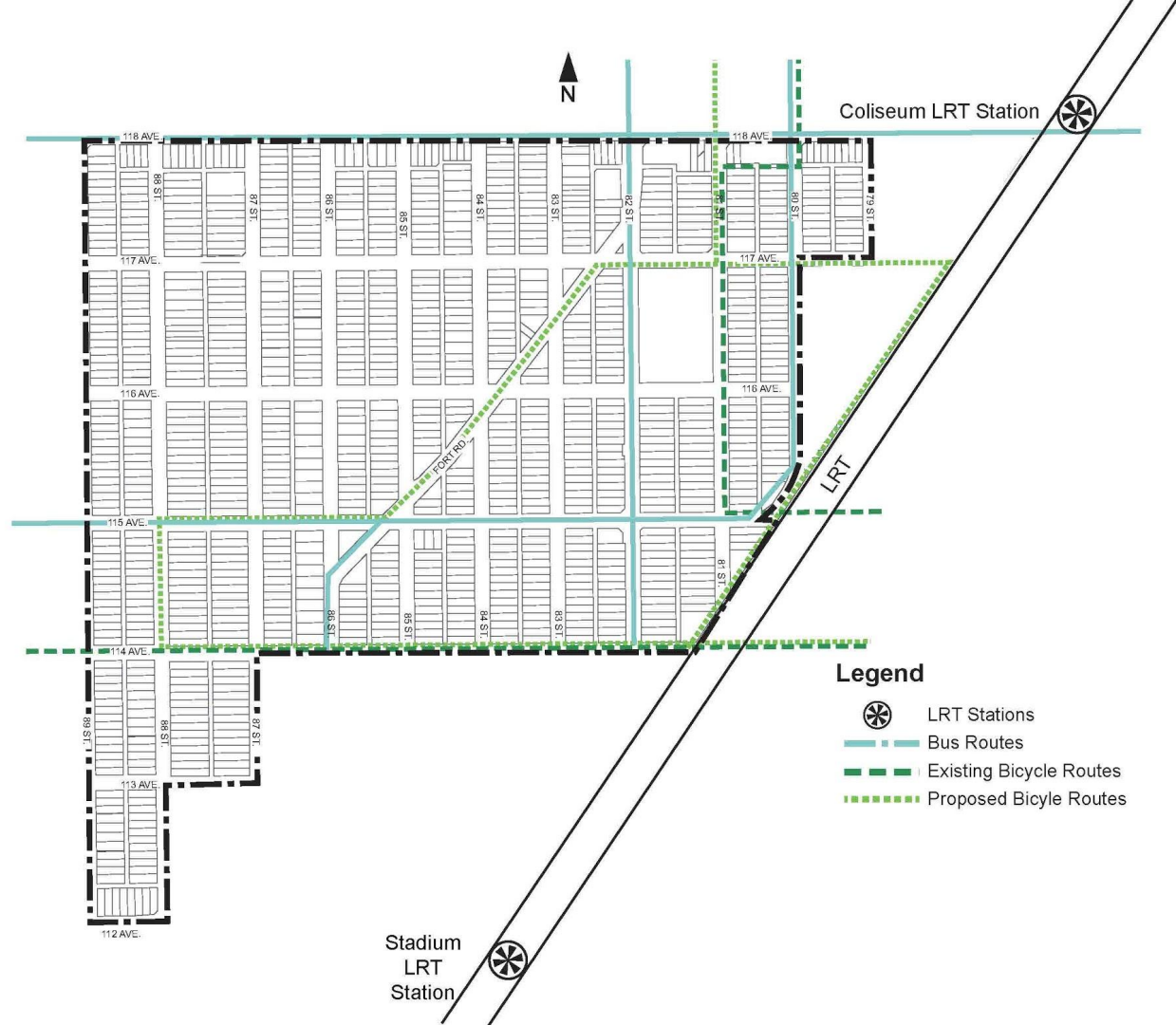
# 3.16 - Parkdale



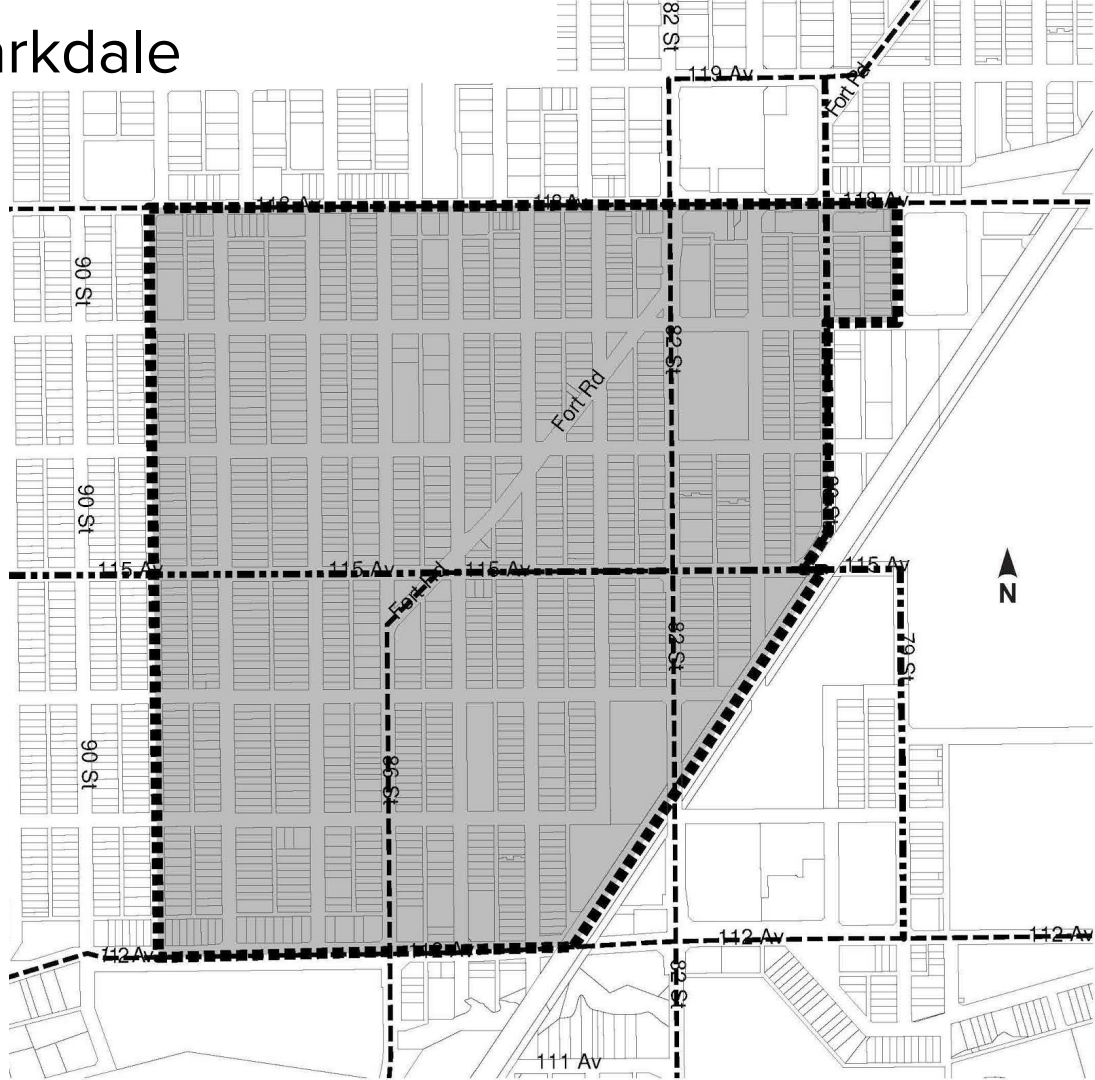
# 3.16 - Parkdale



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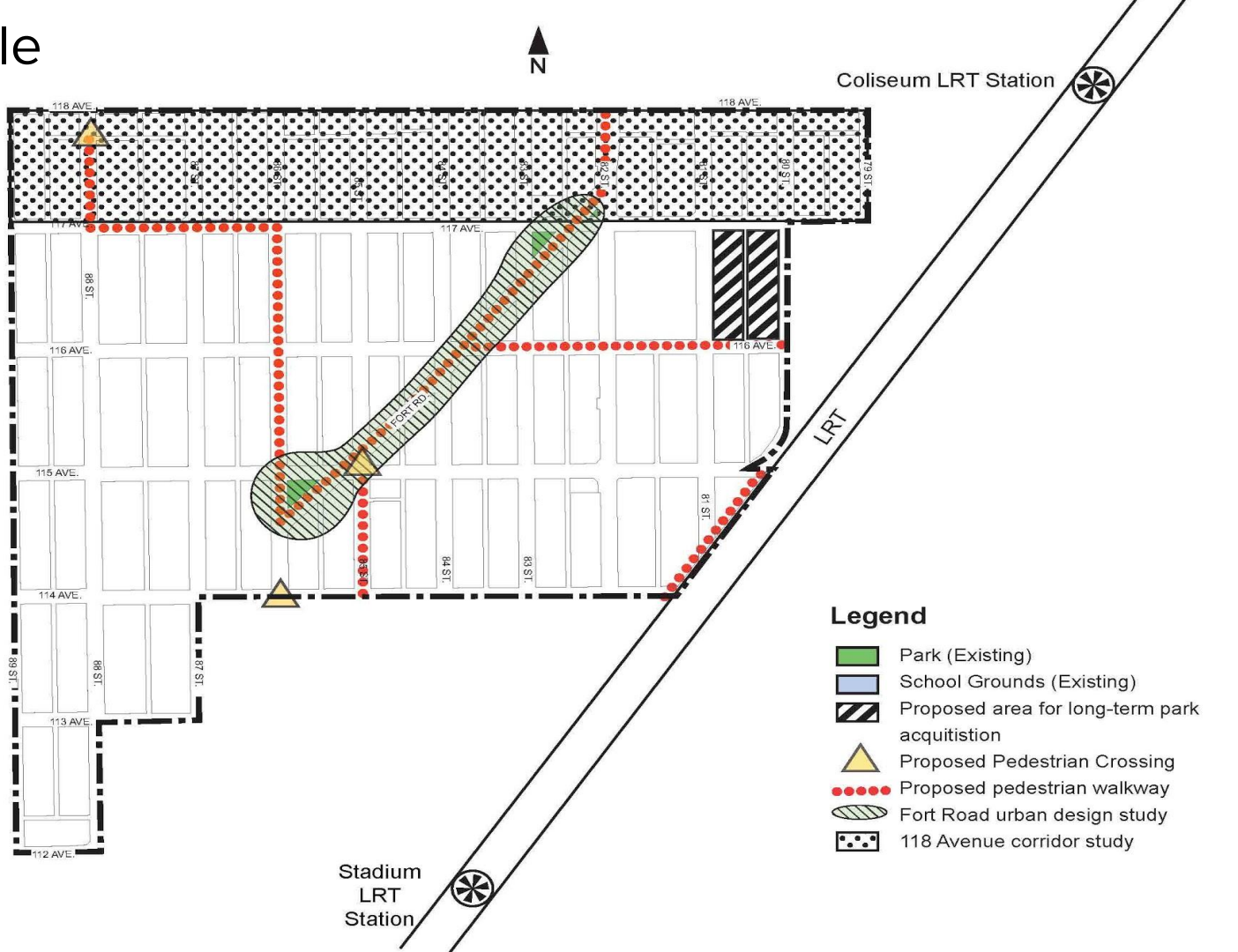


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







- - - 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



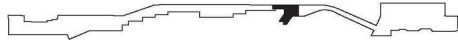
# 3.16 - Parkdale

Schedule G Proposed Land Uses










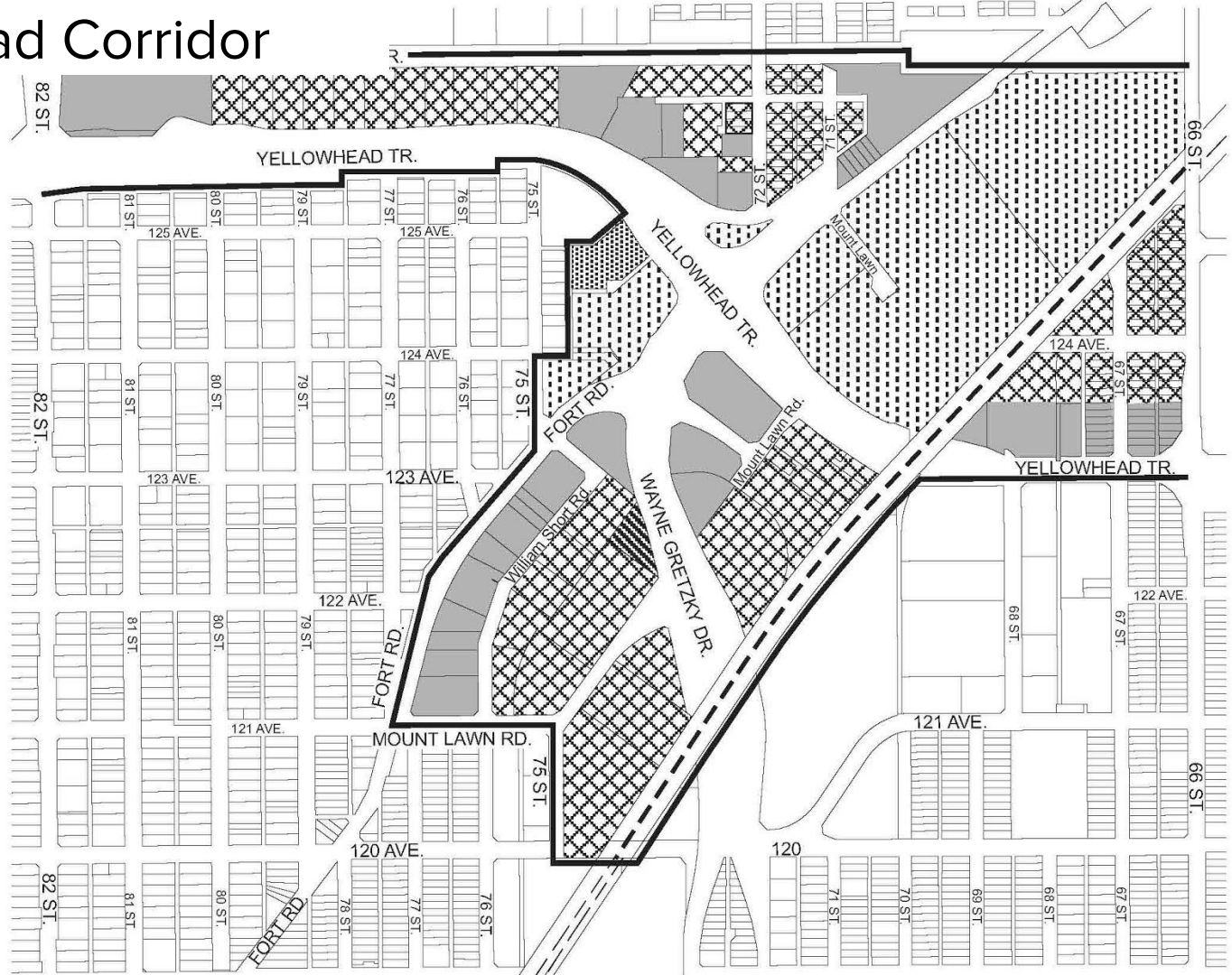
# 88 3.17 - Yellowhead Corridor

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



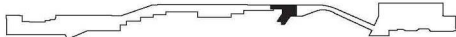
Sub-Area Location in Yellowhead Corridor

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










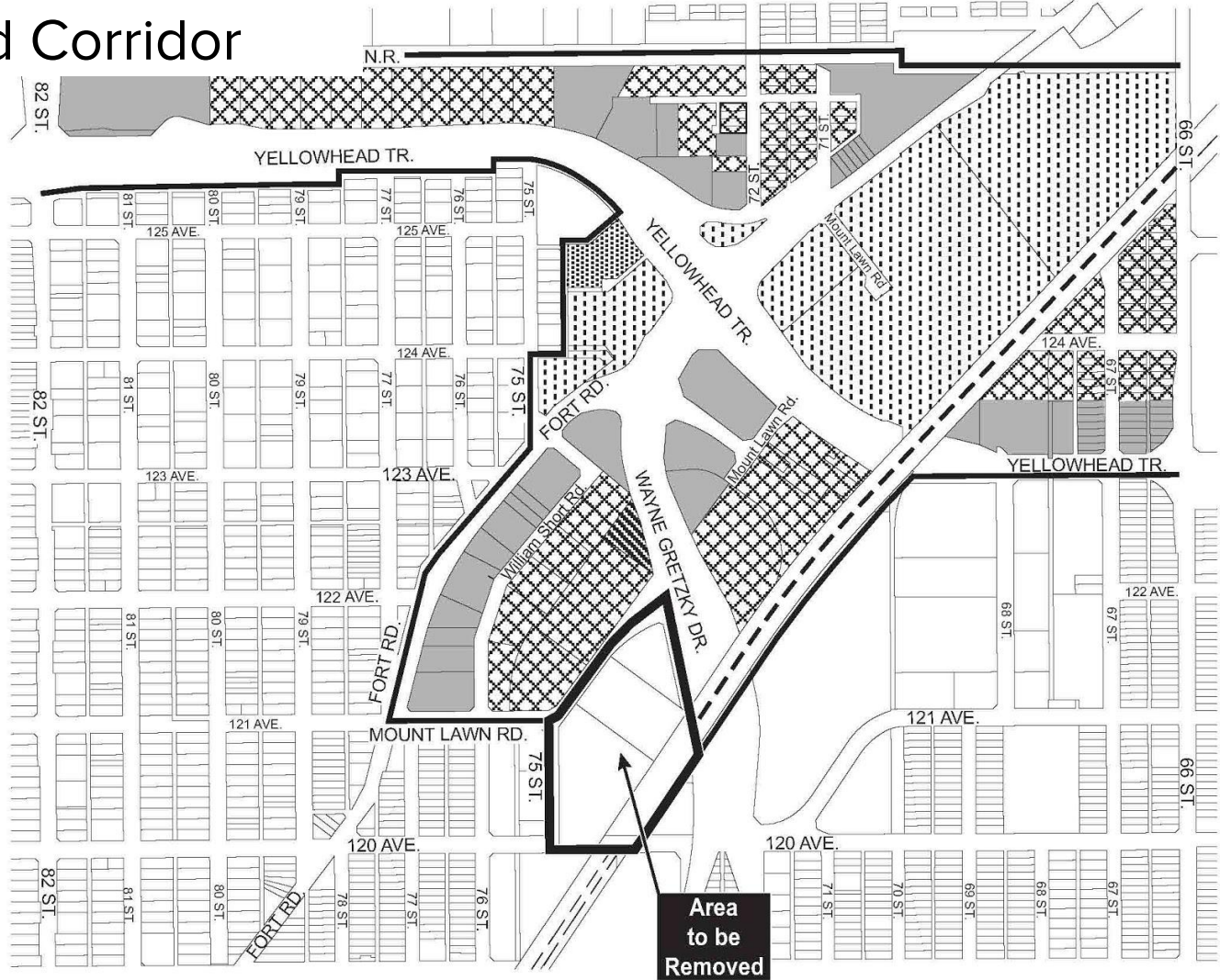
# 89 3.17 - Yellowhead Corridor

## 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