

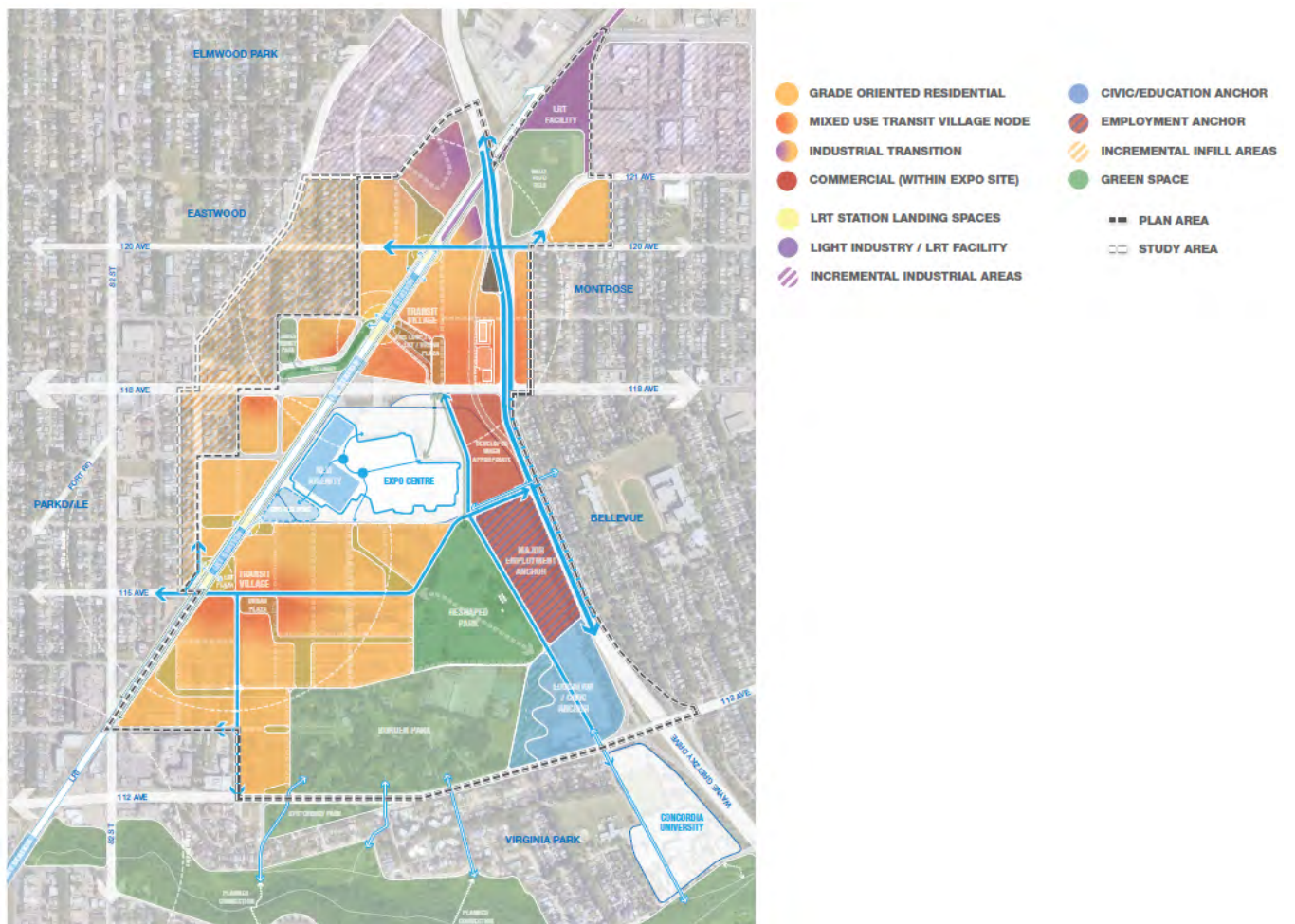


ADMINISTRATION REPORT **PLAN AMENDMENTS AND NEW NEIGHBOURHOOD PLAN**

EDMONTON NORTHLANDS, EASTWOOD, VIRGINIA PARK, CROMDALE, MONTROSE, BELLEVUE, HIGHLANDS, PARKDALE, AND YELLOWHEAD CORRIDOR EAST

EDMONTON EXHIBITION LANDS

To allow for the adoption of the Edmonton Exhibition Lands Planning Framework to allow for the development of a neighbourhood on a large infill site.



RECOMMENDATION AND JUSTIFICATION

Administration is in **SUPPORT** of this application because it:

- will establish a land use framework for a range of residential, commercial, institutional, and parkland uses that can facilitate future neighbourhood development in the Edmonton Exhibition Lands area
- will allow for transit oriented development around two LRT stations;
- will facilitate the development of a new neighbourhood, planned to accommodate about 7500 future residents in the area; and
- establishes a comprehensive framework for contiguous land use planning and the orderly extension of infrastructure servicing; and

THE APPLICATION

1. **CHARTER BYLAW 19267** to adopt the Edmonton Exhibition Lands Planning Framework and repeal the Northlands Area Redevelopment Plan.
2. **BYLAW 19269** to amend the boundaries of the Coliseum Station Area Redevelopment Plan.
3. **BYLAW 19270** to amend the boundaries of the Cromdale/Virginia Park Area Redevelopment Plan.
4. **BYLAW 19271** to amend the boundaries of the Montrose/Santa Rosa Area Redevelopment Plan.
5. **BYLAW 19272** to amend the boundaries of the Parkdale Area Redevelopment Plan.
6. **BYLAW 19273** to amend the boundaries of the Yellowhead Corridor Area Structure Plan.

On December 5, 2017, City Council directed Administration to pursue an expanded strategic approach for the Edmonton Exhibition Lands (CR_5234) by delivering a flexible Area Redevelopment Plan. The Plan is intended to guide the transformation of the area over time and demonstrate alignment to city-building principles and City Plan. The proposed amendments to existing plans are required to reflect new plan boundaries under the Charter Bylaw to adopt the Edmonton Exhibition Lands Planning Framework (Charter Bylaw 19267), so that the areas of the plans do not overlap.

SITE AND SURROUNDING AREA

The Exhibition Lands site is the city's second largest infill redevelopment opportunity. It is situated on primary transportation links and the Capital Line making it an ideal site to rebuild a community within a community, preserve open space and protect the environment with conscious design and development direction.

Existing neighbourhoods adjacent to the plan area include Eastwood, Virginia Park, Cromdale, Montrose, Bellevue, Highlands, Parkdale, And Yellowhead Corridor East.



AERIAL VIEW OF APPLICATION AREA

PLANNING ANALYSIS

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 overarching theme for Exhibition Lands is "connections". Key elements include concentrating development around two walkable mixed-use transit villages and the introduction of a unique cluster of employment and civic/education opportunities (sometimes referred to as anchors) along the eastern portion of the site. EXPO Centre remains as a valued component of the vibrant new mixed-use community and serves local and regional visitors. The mixed-use villages, anchors and EXPO Centre will provide mutual benefit as the new community will supply the local population to support the anchors and while the anchors will provide an amenity attracting people to the neighbourhood.

At the heart of the concept sits an improved and expanded Borden Park. As the centerpiece of the redevelopment, the park will serve the community, and will also act as a regional draw with capacity to continue hosting cultural celebrations and trade shows.

To catalyze redevelopment to meet Council's goals and to achieve the purpose in the Planning Framework, various infrastructure investments are proposed, including:

- construction of a new LRT station south of EXPO Centre to increase the private development potential in the southwest;
- relocation of the existing Coliseum LRT Station north to improve access and support private development on the northern portion of the site;
- transformation of Wayne Gretzky Drive from a decoupled arterial road to an urban boulevard;
- re-establishment of road access at 115 Avenue across the LRT right-of-way;
- creation of grade-level roadway and sidewalk crossing at 120 Avenue across the LRT tracks and Wayne Gretzky Drive;
- creation of internal and local connections that prioritize active modes of transportation and transit;
- improvement of connections to the river valley and adjacent communities;
- introduction of new amenities in EXPO Centre, where appropriate, to encourage more everyday use; and
- relocation of the planned Light Rail Vehicle cleaning and storage facility from Cromdale Yard to a site adjacent to Wally Footz Field.

The Planning Framework is based on an approach to position land for achieving public and private investment results while providing for substantial flexibility in site configuration, form and development mix. This allows the development to adjust to changing market trends and demand over time. The result will be an exciting, redeveloped urban place that provides space for economic prosperity, enhances the use of public transit and transportation choice, ensures financial and environmental resilience and improves neighbourhood health and liveability.

ConnectEdmonton

The Planning Framework guides Land Use, Mobility, and Open Space policies for Exhibition Lands that are aligned to the project's Guiding Principles. The Guiding Principles reflect the ConnectEdmonton goals of Healthy City, Urban Places, Regional Prosperity, and Climate Resilience.

Land Use policy sets the stage for achieving the Exhibition Lands development concept. Land Use objectives include:

- developing compact, mixed use transit villages that foster healthy, sustainable, urban communities;
- leveraging investment in transit infrastructure by supporting higher densities of housing and employment uses adjacent to LRT stations;
- providing a range of housing tenure and unit types to meet the diverse needs of Edmontonians;
- providing opportunity for the development of institutional and employment uses that will serve to diversify Edmonton's economy;
- integrating the function of the EXPO Centre through development of complementary uses and amenities; and
- ensuring that the expansion of institutional uses is integrated with new civic uses.

Mobility refers to how people navigate into, through, and out of the Exhibition Lands. The proposed mobility network prioritizes transit and active transportation modes by establishing two new LRT stations and a fine-grained network of streets, alleys, and shared use pathways.

Objectives include:

- connecting the Exhibition Lands to surrounding communities through new and improved streets, pathways, and transit;
- establishing a walkable network of local streets, alleys, and pathways; and
- supporting all modes of transportation by designing complete streets that prioritize pedestrian, public transit and cyclist movement in addition to accommodating vehicle movement.

Open space in the Exhibition Lands is proposed as a network where vibrant plazas serve as welcoming entrances to the community and linear parks weave through ground-oriented residential neighbourhoods connecting to a reconfigured and expanded Borden Park. Open Space policy objectives include:

- framing all development around a vibrant network of interconnected public streets and open space;
- providing a range of local gathering, wellness, and recreation opportunities for existing and future residents;
- ensuring open space serves as part of the mobility and active modes network and enhances the connection of Exhibition Lands to the river valley; and
- celebrating history, culture, and diversity through the design and programming of open space.

PLANS IN EFFECT

The boundaries of the proposed Edmonton Exhibition Lands Planning Framework overlap with the boundaries of the Northlands Area Redevelopment Plan, Coliseum Station Area

Redevelopment Plan, Cromdale/Virginia Park Area Redevelopment Plan, Montrose/Santa Rosa Area Redevelopment Plan, Parkdale Area Redevelopment Plan, and the Yellowhead Corridor Area Structure Plan. The proposed Charter Bylaw and Bylaws will amend the boundaries of these plans and repeal the Northlands Area Redevelopment Plan as it will be replaced by the new Planning Framework.

TECHNICAL REVIEW

To inform the Planning Framework, a number of technical reports were prepared to evaluate development scenarios. These include: Issues and Opportunities Brief, Existing Mobility Conditions Summary, Economic Analysis, Historical Report, Phase I and II Environmental Site Assessments, Neighbourhood Design Report (Drainage Servicing), and Hydraulic Network Analysis (Water Servicing).

Submission of new or revised technical documents may be required prior to rezoning and subdivision approvals for the subject lands.

PUBLIC ENGAGEMENT

Public Engagement was undertaken during each phase of the project. Engagement included stakeholder meetings (both community and business/industry), public meetings and Insight Community surveys. Engagement opportunities were promoted through an online newsletter, media ads and on-street signage, and postcards sent to neighbouring residents. Findings from each phase of public engagement are provided in Attachment 5 of Urban Form and Corporate Strategic Development Report CR_8164. Engagement themes included: open space, transit orientation and connectivity, the mix of uses as an opportunity to enhance lifestyle, density and housing mix, Indigenous interests, the future of K-Days and other events, as well as the cost and capacity to implement the plan.

CONCLUSION

Administration recommends that City Council **APPROVE** this application.

APPENDICES

- 1 Application Summary

APPLICATION SUMMARY

INFORMATION

Application Type:	New ARP and Plan Amendments
Bylaw: Charter Bylaw:	Bylaws 19269, 19270, 19271, 19272, 19273 Charter Bylaw 19267
Location:	Edmonton Exhibition Lands
Addresses:	n/a
Legal Descriptions:	n/a
Site Area:	149 ha
Neighbourhoods:	Edmonton Northlands, Eastwood, Virginia Park, Cromdale, Montrose, Bellevue, Highlands, Parkdale, and Yellowhead Corridor East
Notified Community Organizations:	Alberta Avenue, Eastwood, Highlands and District, McCauley, Montrose, Newton, Parkdale-Cromdale, Riverdale, Bellevue, and Boyle Street Community Leagues. Alberta Avenue and Fort Road and Area BIAs.
Applicant:	City of Edmonton - Policy Development Section

PLANNING FRAMEWORK

Current Zones and Overlays:	n/a
Proposed Zones and Overlays:	n/a
Plans in Effect:	Northlands Area Redevelopment Plan, Coliseum Station Area Redevelopment Plan, Cromdale/Virginia Park Area Redevelopment Plan, Montrose/Santa Rosa Area Redevelopment Plan, Parkdale Area Redevelopment Plan, and the Yellowhead Corridor Area Structure Plan
Historic Status:	n/a

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Branch:	City Planning
Section:	Planning Coordination