



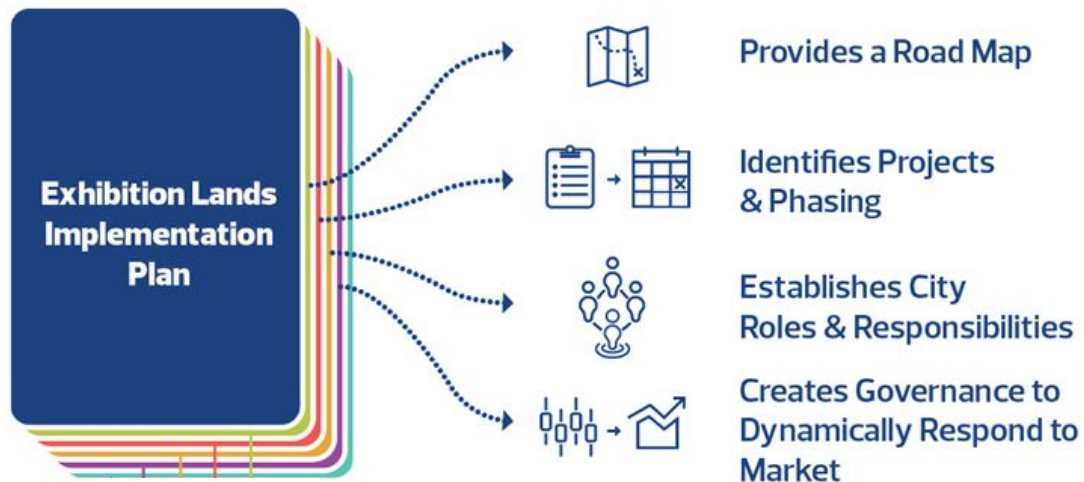
Financial and Corporate Services

Edmonton

**Exhibition Lands Implementation
Strategy &
Potential for Adaptive Re-use of
Buildings on Exhibition Lands**

Executive Committee
CR_8382 & FCS00191
April 26, 2021

PURPOSE & SCOPE



PROPOSED DEVELOPMENT CONCEPT



CATALYZE THE CITY PLAN

Big City Moves

- Greener As We Grow
- A Rebuildable City
- A Community of Communities
- Inclusive and Compassionate
- Catalyze and Converge

District Node

- 118 Avenue District
- Invest Activation Approach



GBA+ and Collaboration



Equity

- Accessible Spaces & Places
- Diverse & Affordable Housing
- Meaningful Services and Amenities

Collaboration & Co-Creation

- Stakeholders and Industry Partners
- Honour Site Identity and History
- Safe, Secure and Welcoming Neighbourhood
- Lead Energy Transition & Climate Change

KEY COMPONENTS OF REDEVELOPMENT

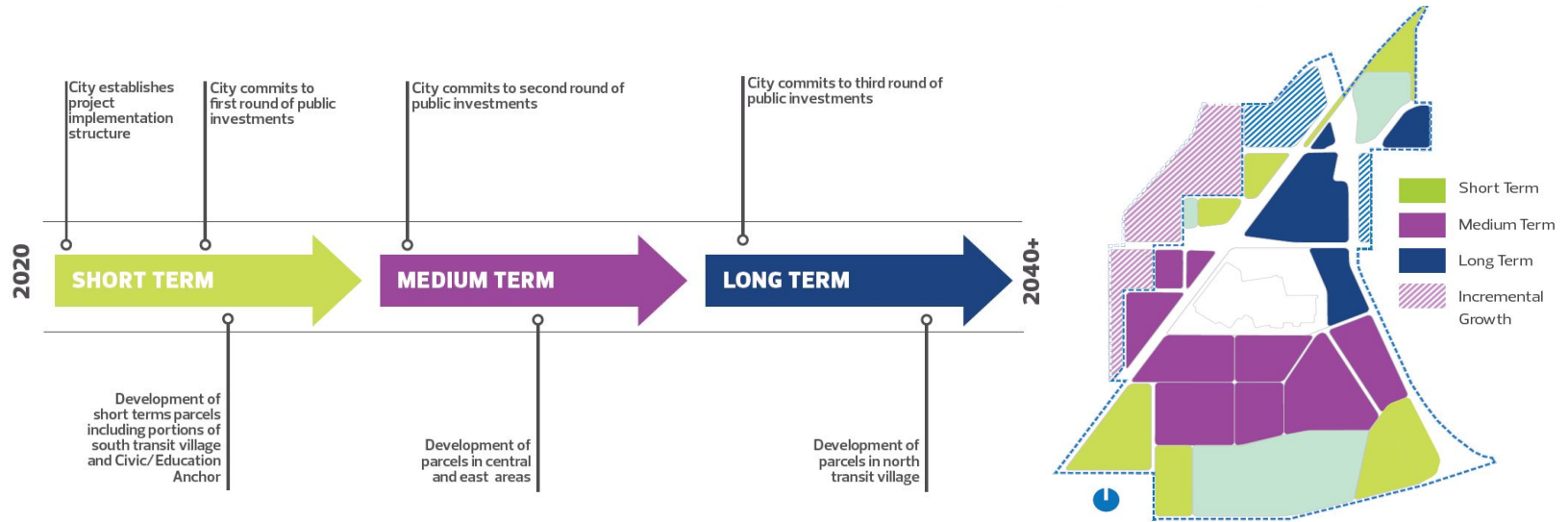


Public Infrastructure Investments



Private Development

PROJECTS & PHASING

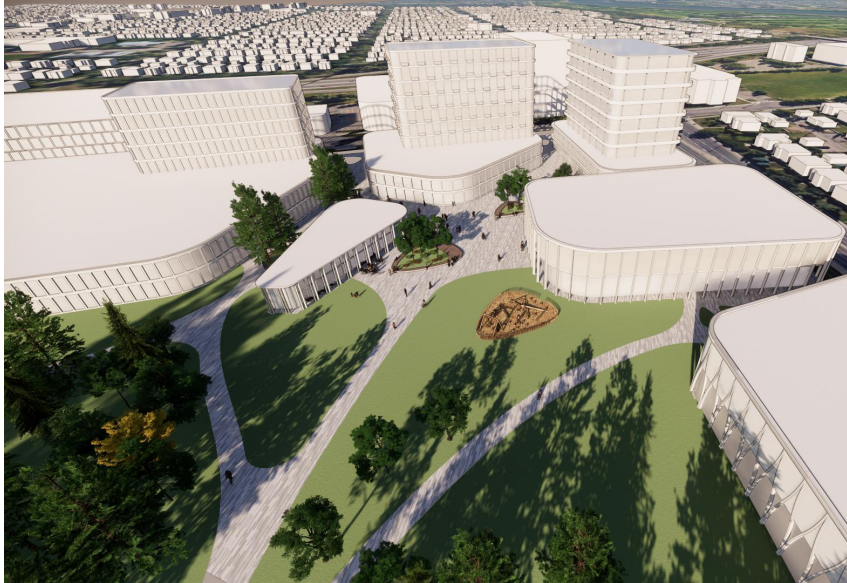


ADAPTIVE RE-USE OF BUILDINGS ON SITE



- Site-Wide Property Management Plan
- On-Site Events
- Proactively Address Homelessness
- Future of Coliseum

LAND SALES & DEVELOPMENT COORDINATION



- Exhibition Lands not to be a Master-Planned Redevelopment led by COE
- Planning Framework & Implementation Strategy Provide Flexibility
- City will Lead and Complete Initial Site Clearing and Infrastructure Upgrades
- Private industry development partners will deliver ultimate buildout

ENGAGEMENT, COMMUNICATIONS & MARKETING



Engagement

- Public Engagement
- Stakeholder Engagement

Communications and Storytelling

- Public
- Surrounding Residents
- Future Residents
- Development Partners

Marketing

- Market Research
- Targeted Marketing Events
- Partnerships

PROPOSED FUNDING MODEL

<u>Category</u>	<u>Elements</u>	<u>Potential Funding Source</u>
Project Level	Redevelopment of Lands <ul style="list-style-type: none">• Planning & design• Utility servicing & upgrades• Road & curb construction• Demolition of Northlands buildings & structures	Land Enterprise Retained Earnings
Coliseum Demolition	Demolition, Removals and Grading	Borrowing/Debt (ACFA)/Tax Levy
City Building	<ul style="list-style-type: none">• Borden Park reconfiguration & expansion• New LRT station at 115 Avenue• Coliseum LRT station replacement/relocation• 'Urban Boulevard' reconfiguration of Wayne Gretzky Drive• Potential LRT Operating & Maintenance Facility	Tax Levy/Grant

Thank You.

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