

# Building the City around LRT

## Fact Sheet

[www.edmonton.ca/LRTprojects](http://www.edmonton.ca/LRTprojects)

September 2010

### What is Transit Oriented Development?

**Transit Oriented Development (TOD)** is urban development that is planned and integrated with an LRT station or transit centre at its core, with housing, shopping and jobs concentrated in a walkable and bikeable community.

### Why Transit Oriented Development?

The City of Edmonton is building an LRT network and encouraging development around LRT stations. This will help achieve the City's goal of building and maintaining attractive, livable and more compact communities and creating a sustainable city.

In order to achieve this, transit and land use must be planned together. In the past year Edmonton's Municipal Development Plan, *The Way We Grow*, and the Transportation Master Plan, *The Way We Move*, have been approved by City Council. The policies of these Plans have been integrated, and the Transportation and Planning & Development departments are working together to develop Transit Oriented Development (TOD) Guidelines to help plan development around LRT stations.

### What are some Transit Oriented Development principles?

- Focus higher density residential and employment growth around LRT stations to support City investment in transportation infrastructure
- Establish land uses around LRT stations to reflect the characteristics of its surrounding areas and each station's role in the LRT network
- Create a circulation system that is safe, direct and convenient for all modes of transportation, with an emphasis on pedestrians and bicycles
- Create a variety of public open spaces that will create activity around the station platform and support increased population densities within LRT station areas
- Create compact neighbourhoods with a mix of housing, jobs, shopping and services within convenient walking distance around transit stations
- Plan for well designed, environmentally sustainable and livable communities with reduced car use
- Centralize and connect destinations, encouraging the use of transit and active transportation modes

These TOD principles will be achieved through the application of the TOD Guidelines to areas around LRT stations.



## How will the City promote Transit Oriented Development?

The City of Edmonton is creating the TOD Guidelines to better plan land use and development around LRT stations to achieve its vision of becoming a sustainable city. As development occurs around LRT stations, these Guidelines will set future land use expectations and guide development proposals and the creation of Station Area Plans. The TOD Guidelines will recognize that not all LRT stations should be developed in the same way. Neighbourhoods are unique and LRT station areas should be developed to respect the character and reality of the local area. As part of the work on the TOD Guidelines, criteria for LRT Area Types will be determined based on a combination of existing land uses, future development potential and local context. Future development will be based on the LRT Area Type and the role of the station in the LRT network. The following are the currently proposed LRT Area Types:

### Central Area Station

- located in Downtown and its immediate surroundings
- high accessibility for all modes of travel
- within a pedestrian-friendly environment
- high density would be expected around a central area station

### Employment Centre Station

- built in an area where it is expected the predominant land use activity is employment-based
- areas will not evolve to become as intense as the central area or the mixed use/town centre areas

### Mixed Use/ Town Centre Station

- existing character reflects a mix of employment, retail, institutional and residential uses, or there is a desire for the future character to include these elements
- medium to higher density development would be anticipated in these areas

### Residential Centre Station

- built in areas where the predominant land use activity is residentially based
- many of these areas are not as intense as the central area or the mixed use/town centre areas
- the TOD market and housing types in the residential areas would vary

## What are the next steps?

A City Design Team is working on the TOD Guidelines with input from community and business organizations, transit users and City departments. A final draft of the Guidelines will be presented to City Council at a future public hearing where citizens will have the opportunity to review and comment on the proposed TOD Guidelines.

For more information on the TOD Guidelines, please contact Janice Chan at 780-944-0111 or [janice.chan@edmonton.ca](mailto:janice.chan@edmonton.ca) or Tyler Golly at 780-944-0268 or [tyler.golly@edmonton.ca](mailto:tyler.golly@edmonton.ca).

