



EDMONTON
EXHIBITION
LANDS

Planning Framework



ABOUT THE EXHIBITION LANDS

Creating a new vision for a community in the heart of Edmonton offers an unprecedented city-building opportunity.

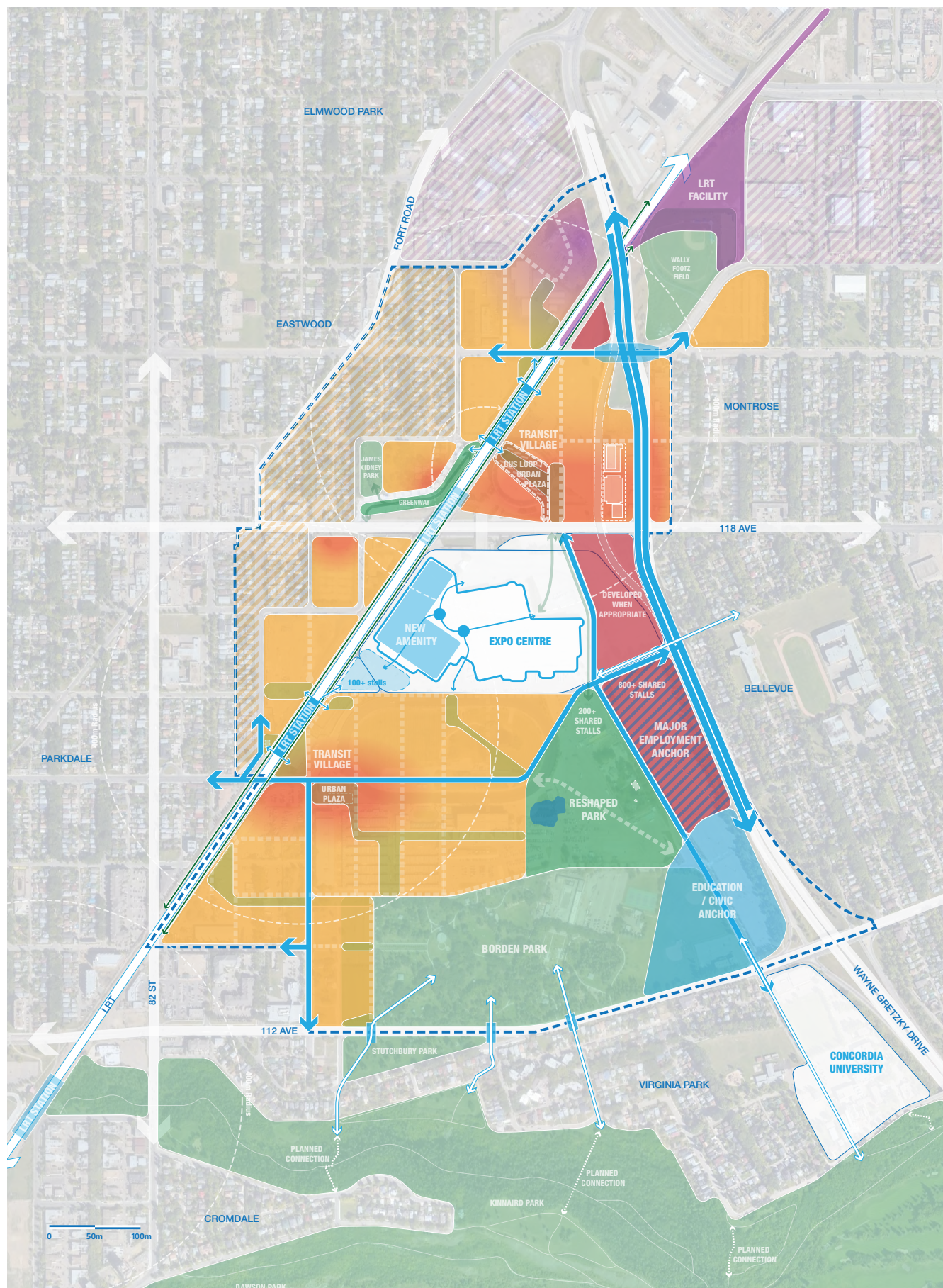
As the City's second largest urban infill site, the Exhibition Lands Redevelopment offers a rare opportunity for Edmonton. With over 200 acres of urban land bordered by multiple existing neighbourhoods, the site is in a premier location close to downtown, transit, vibrant green spaces and the river valley.

Project Aims:

- + Create the vision, guiding principles, **policies**, and **redevelopment concept** to transform the area over the next 20–30 years
- + Create an **implementation plan** for short, medium and long-term priorities

We want your input on the Draft Planning Framework that will set a new long-term vision for Exhibition Lands.

The Planning Framework policies will guide all future development on the site.



GENERAL LAND USE TYPES

- PREDOMINANTLY RESIDENTIAL
- VERTICAL MIXED USE
- HORIZONTAL MIXED USE

- COMMERCIAL / EMPLOYMENT
- CIVIC / EDUCATION ANCHOR
- COMMERCIAL / EMPLOYMENT ANCHOR
- INCREMENTAL INFILL GROWTH
- GREEN SPACE
- LIGHT INDUSTRY / LRT FACILITY
- INCREMENTAL INDUSTRIAL GROWTH

- 🏠 GRADE ORIENTED / CONDO-APARTMENT
- 🏠 HOMES
- 👤 RESIDENTS

50% / 50%

3,500

8,500



JOBS



TIMELINE



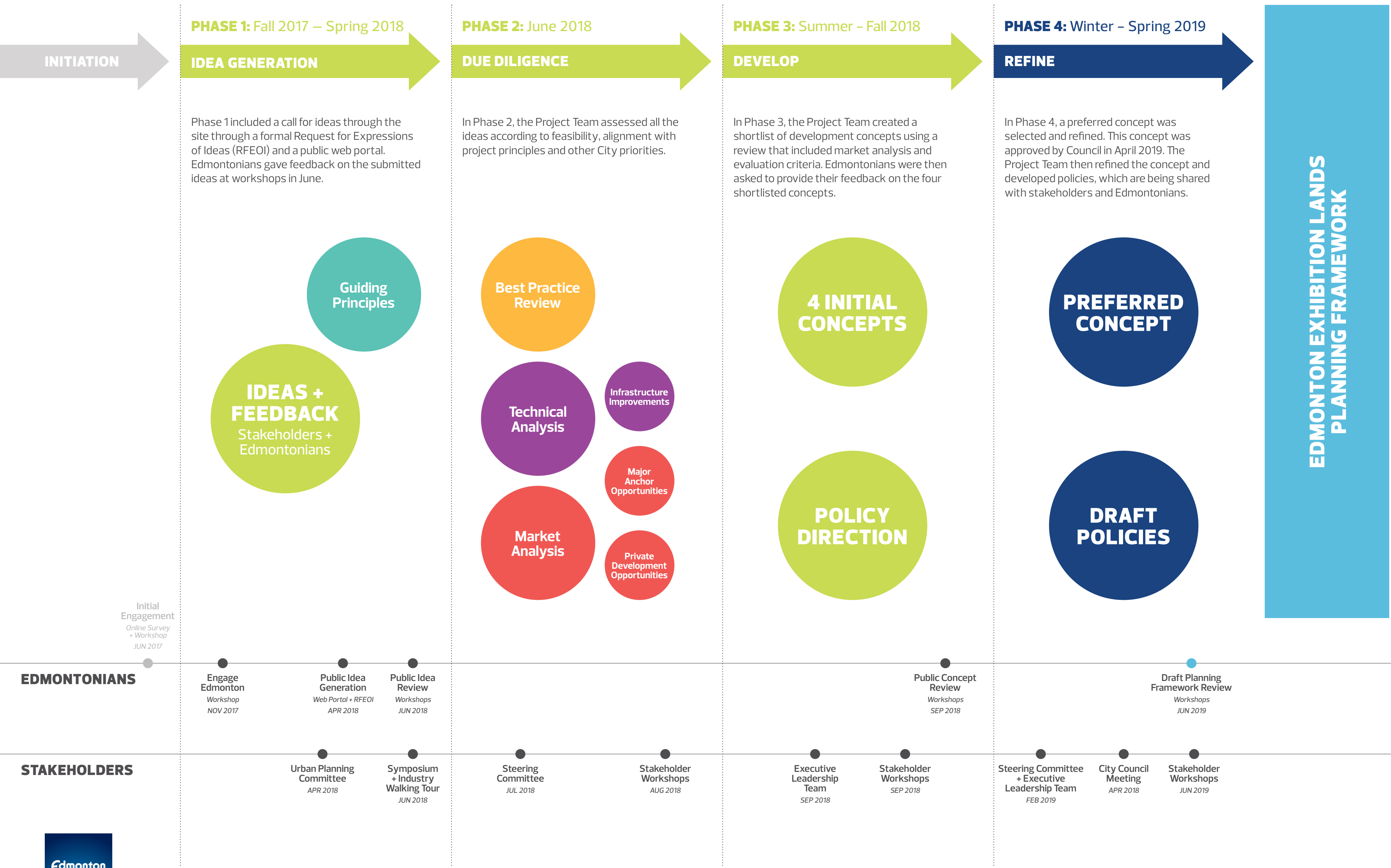
PRIVATE DEVELOPMENT AREA

4,200 (post-constr.)

20-30 years

57 ha
46 ha (City Owned)

PROJECT PROCESS



WHO HAVE WE HEARD FROM?

From local stakeholder groups and City teams to Edmontonians, there are many people helping to drive the Exhibition Lands project forward.



What is the Steering Committee?

The Steering Committee is comprised of engineers, planners, and other municipal administration professionals who provide guidance to the project team on their respective work areas and teams.

What is the Executive Leadership Team?

The Executive Leadership Team is comprised of Department Leads who provide oversight from the City perspective as a whole under the City Manager's direction.

Both committees provide direction and collaborate on multidisciplinary elements of the planning process, as well as the overall site strategy for the Exhibition Lands.



CONCEPTS REVIEW

WHAT DID WE HEAR?

Through past public engagement opportunities, we heard many perspectives on the four preliminary development concepts for the Exhibition Lands.

Public Concept Review

At the workshop on September 18, 2018 and through an online survey, Edmontonians shared their thoughts on the components of the four preliminary development concepts for the site.



181
Attendees



526
Concept
Comments



1,450
Online Survey
Participants



499
Dots Placed

Concept Feedback Summary

Level of Support

A

Baseline

- + Not visionary/innovative enough
- + Not enough community benefit



B

Connected Community

- + Like reconnecting site with surrounding neighbourhoods
- + Like education & employment anchors



C1

All-in (Civic Anchor)

- + Like large civic/education anchor
- + Like expansion of Borden Park



C2

All-in (Regional Park)

- + Like large education anchor with recreation elements
- + Like expansion of Borden Park



Policy Directions

At the workshop on September 18, 2019, Edmontonians shared their thoughts on initial policy directions.

Pedestrian Connectivity & Walkability

Connected Parks & Open Spaces

Gathering & Event Spaces

Training Centre/ Educational Facilities

Recreation Opportunities

Mixed Use Development

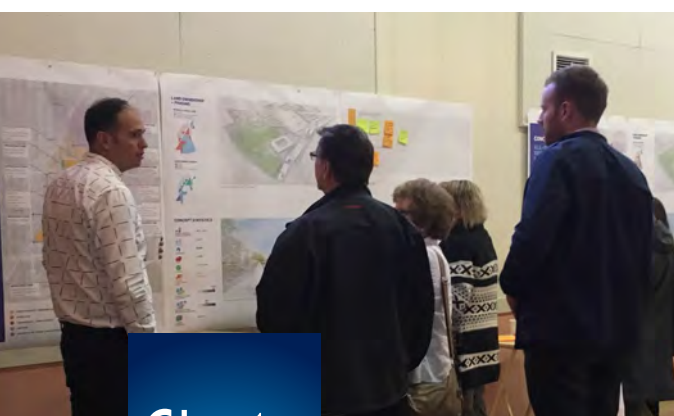
Heritage Preservation

Food Security & Urban Agriculture

Pedestrian Scale Design

Indigenous Representation

Multi-purpose Spaces



PLAN COMPONENTS

City Goals

In June 2018, Council approved an aspirational vision for Edmonton in 2050. This included four 10-year strategic goals to help achieve the vision.

Urban Places

Climate Resilience

Regional Prosperity

Healthy City

Project Guiding Principles

Informed by over 2300 public responses and endorsed by the Urban Planning Committee, these Guiding Principles are the foundational values of the Planning Framework. The Guiding Principles align with the City's 2015 Goals.

Incorporate *viable and creative ideas* for redevelopment to leverage the site's scale, location and assets.

Foster *compact urban development*.

Advance the *sustainability and resilience* of our environment.

Support all *transportation choices*.

Support neighbourhood, city and regional *economic development*.

Ensure responsible *return on public investment*.

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

Celebrate local *history, heritage and cultures*.

Key Concept Elements

From public and stakeholder feedback on four preliminary concepts, three main elements were considered most important to incorporate into the final concept.

TRANSIT VILLAGES

The foundation of the Exhibition Lands concept is the idea of a transit village. Transit villages are compact, mixed-use, and human scale communities. They are focused around an LRT station, open space, and a mixed use "village" node, and contain a variety of ground-oriented residential forms that creatively use space.

CIVIC/EDUCATION + EMPLOYMENT ANCHORS

A key element of the concept is the provision of land for large civic/education and employment anchors. These anchors will provide employment, recreational, and community space for people living in the transit villages and surrounding neighbourhoods.

BORDEN PARK + NEW OPEN SPACES

A major element of the concept is the reconfiguration of Borden Park and development of an interconnected network of open space throughout the Exhibition Lands site. This will provide new community amenities as well as gathering and celebration spaces.

Planning Framework

The Planning Framework establishes the new vision for the Exhibition Lands through policy. The Planning Framework is divided into three main policy areas: Land Use, Mobility, and Open Space.

LAND USE POLICY

The land use policy outlines the types of uses that will be included in the redeveloped Exhibition Lands and where they will be located. The policy also sets out requirements for density, built form, and required commercial frontage within each land use area.



MOBILITY POLICY

The mobility policy establishes where new transit facilities will be located and City improvements to transportation infrastructure on the site. Additionally, it identifies a hierarchy of street types and where these are located.



OPEN SPACE POLICY

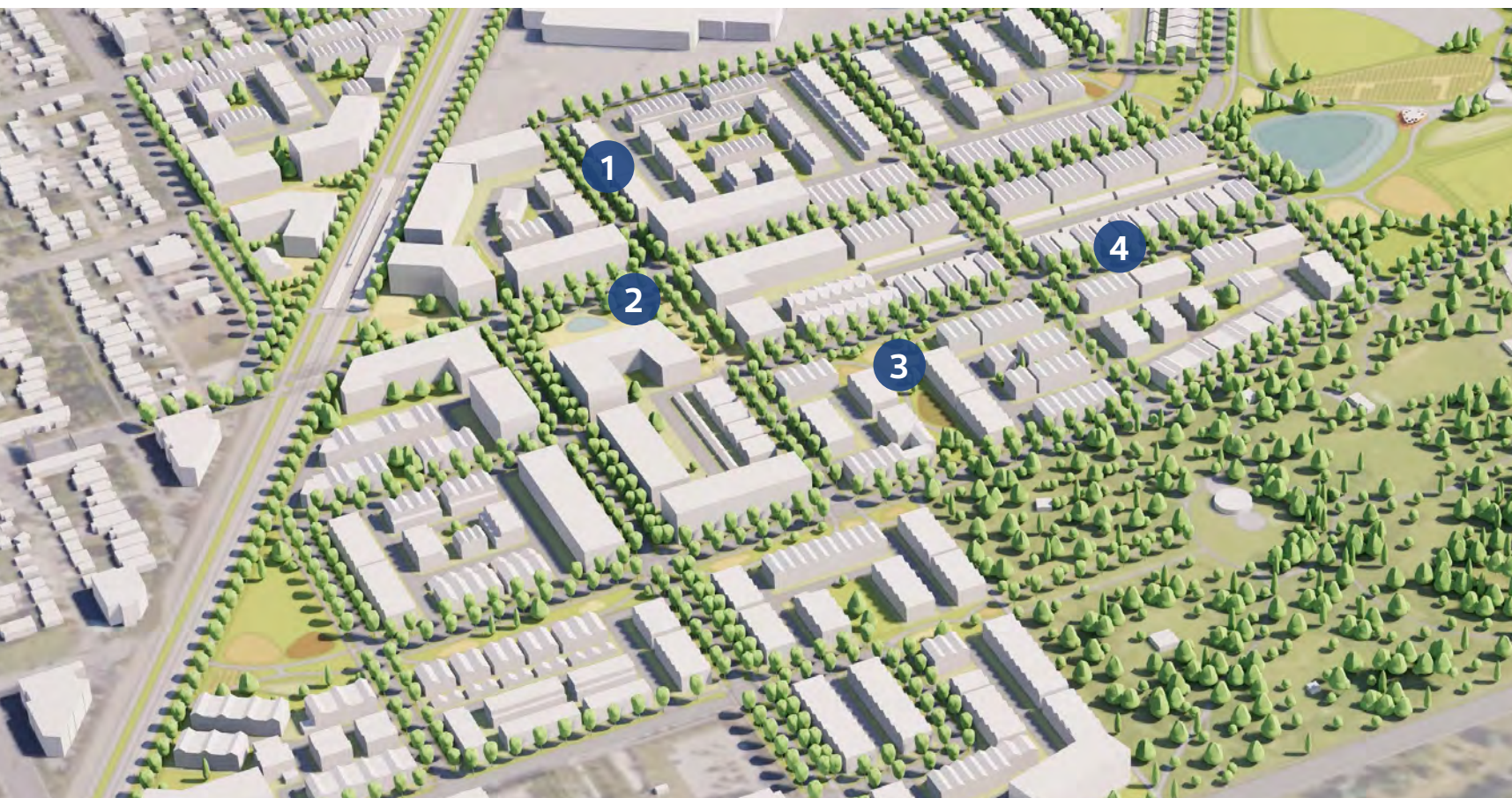
The open space policy establishes different types of open space and where these are located on the site. It also identifies where certain amenities should be located.



A NEW VISION FOR THE EXHIBITION LANDS

Edmonton 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.





1 2 Transit Villages

The new community will have 2 at-grade LRT stations which serve as focal points of 2 transit villages: one north of 118 Avenue (to replace Coliseum Station), and one at 115 Avenue. Transit villages are compact, mixed-use, and human scale communities focused around an LRT station, open spaces, and mixed use "village" nodes. The transit villages will provide a variety of housing types, including rental apartments, condominiums, rowhouses, and duplexes.

2 Transit Village Urban Plaza

The urban plazas will be the central gathering places of each transit village. These spaces will be surrounded by ground floor commercial development and incorporate plenty of seating, play, vegetation, shade elements, and other elements.

3 Greenway Link

A network of greenway links will help connect the open space networks within the transit villages, and externally to existing communities and the river valley. These greenway links will be linear park spaces with residential frontages and a variety of local community amenities, such as small playgrounds/sports courts, urban dog parks, seating, public art, community gardens, and community food spaces/BBQs.

4 Fine-grained Internal Network of Local Streets + Alleys

The internal streets and alleys network in the Exhibition Lands will be compact and shared-mode. This means that throughout the site, blocks will be small and intersections will be close together. All streets and alleys will be designed to accommodate pedestrians, bikes, and vehicles.



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5 Reconfigured + Expanded Borden Park

Borden Park will be reconfigured and expanded northwards through a land swap. The new north section of the park will incorporate a variety of heritage features, gathering spaces, urban agriculture, and sports fields. Future public engagement will be conducted to refine the design of Borden Park as a cohesive whole.

6 Civic / Education Anchor

This space provides opportunity for the expansion of education uses, other institutional uses, or a large city-run civic amenity. The anchor will provide recreational and community space for people living in the transit villages and surrounding neighbourhoods that are integrated within activities of Borden Park.

7 Employment Anchor

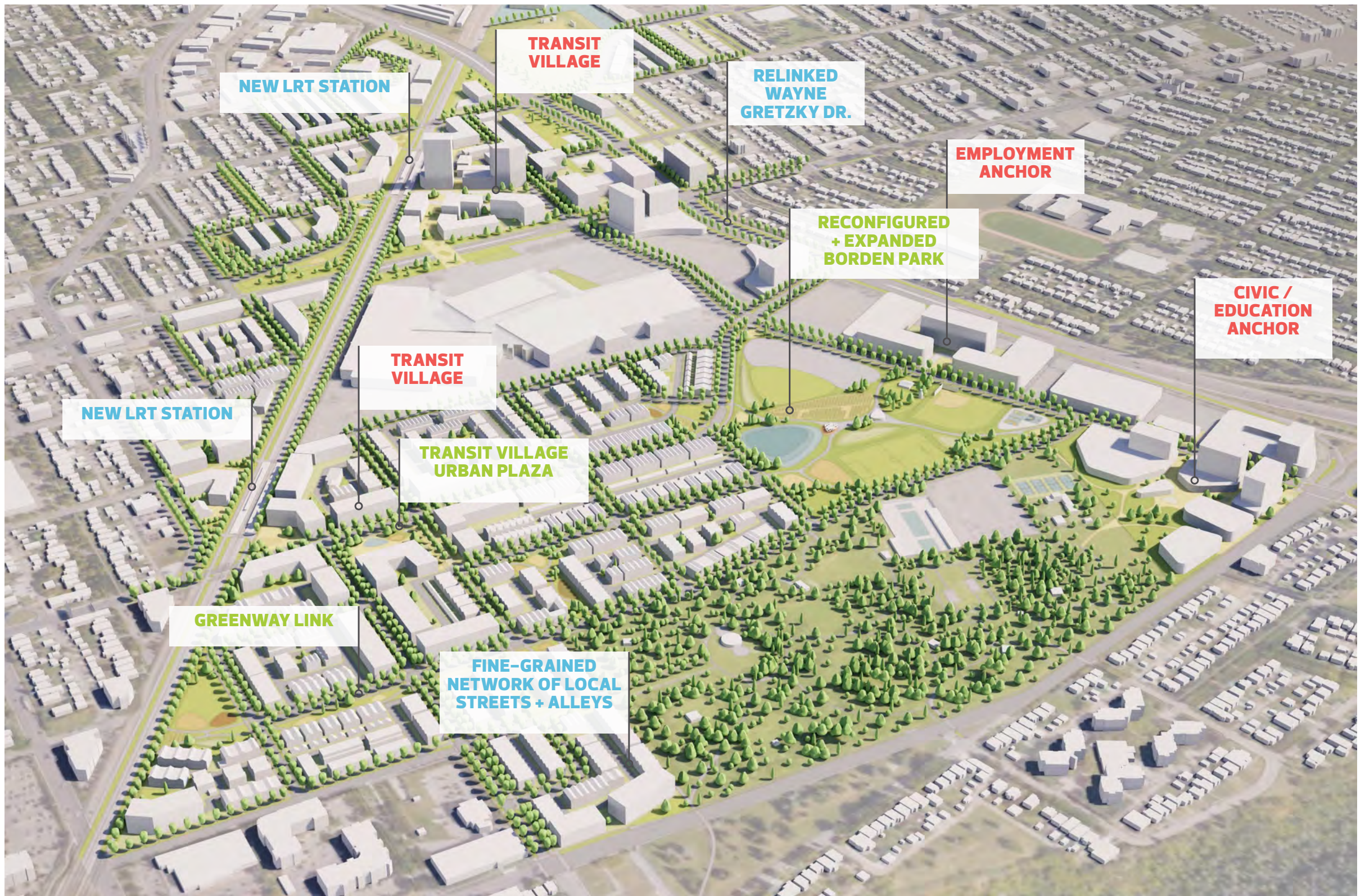
The employment anchor could include offices, testing/training facilities, or other employment uses to provide local jobs and help diversify Edmonton's economy.

8 Re-Linked Wayne Gretzky Drive

The currently separated lanes of Wayne Gretzky Drive will be re-joined to create an urban boulevard, opening up additional mixed use development opportunity in the north end of the site.



KEY COMPONENTS



LAND USE  MOBILITY  OPEN SPACE 

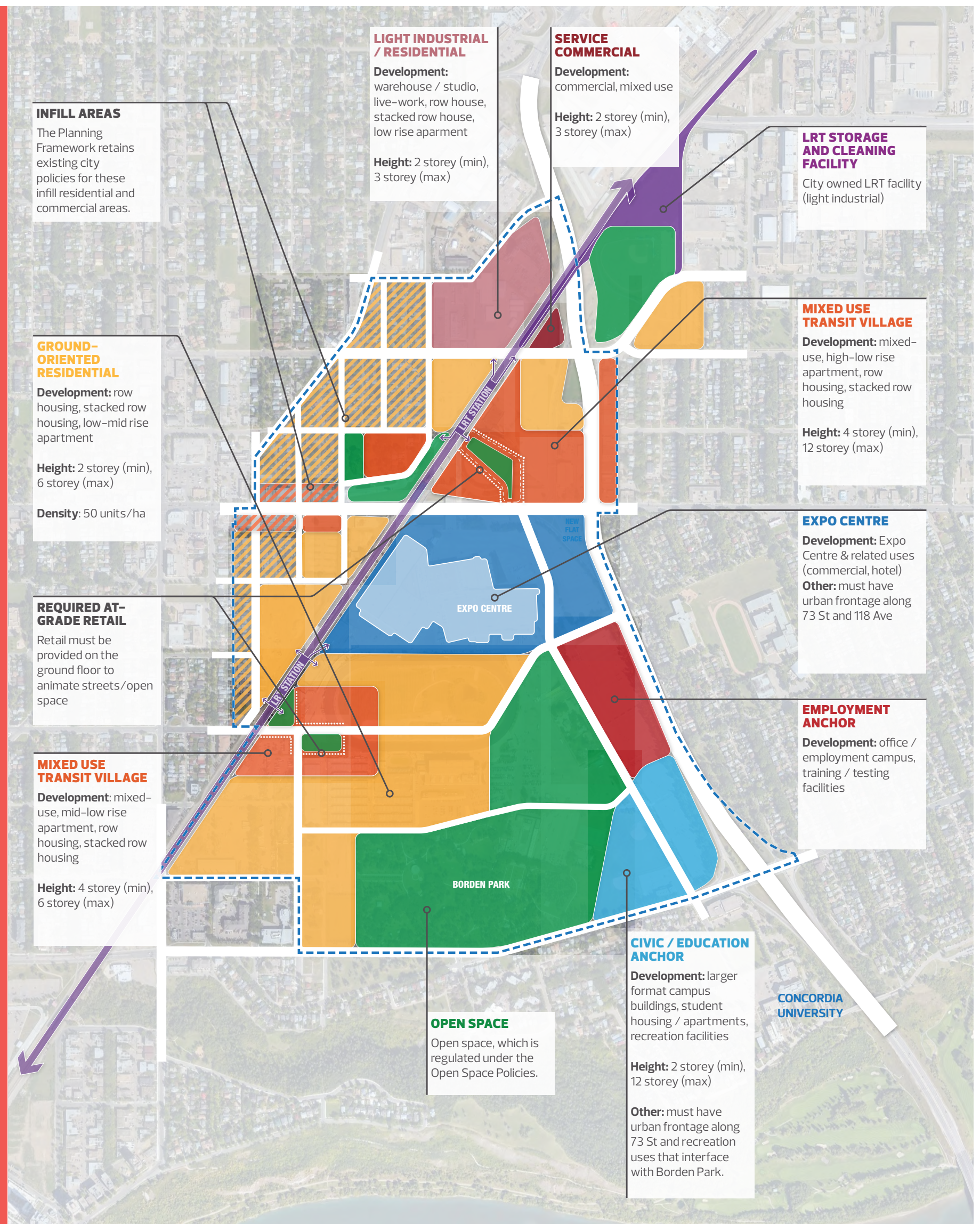
LAND USE

The land use policies determine what types of buildings and uses can be developed where. This is done through the establishment of Land Use Districts.

Each Land Use District has its own policies for uses, built form, parking, and density.

Objectives:

1. To develop compact, innovative, mixed use transit villages that foster healthy, sustainable, urban communities
2. To ensure a range of housing and unit types are provided to meet the diverse needs of Edmontonians
3. To reserve land for Civic / Education and Employment Anchors that will diversify Edmonton's economy
4. To integrate and enhance the function of the Expo Centre as part of the Exhibition Lands redevelopment



Low Density



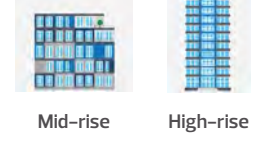
Low-Mid Density



Mid Density



High Density



LAND USE

KEY COMPONENTS



2 Transit Villages



Civic / Education Anchor



Employment Anchor

GENERAL POLICIES

- + Consider TOD + Urban Infill Guidelines
- + Require bike parking for all residential development
- + Encourage underground parking; surface parking + servicing must be screened
- + Provide a mix of housing forms and unit types to cater to different household/income types

WHAT DO YOU THINK?

What do you like about the proposed land use districts?

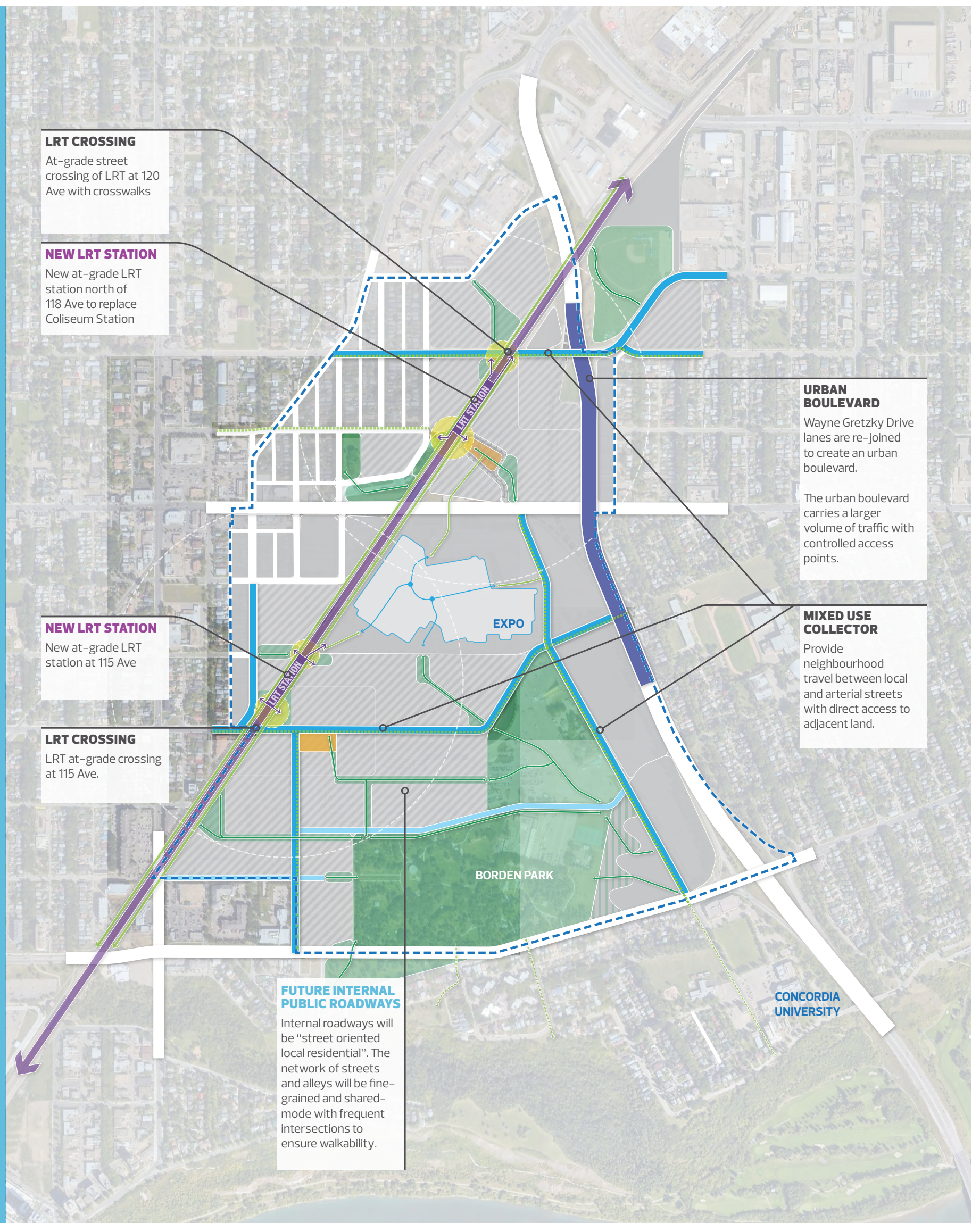
Do you have any concerns about the proposed land use districts?

MOBILITY

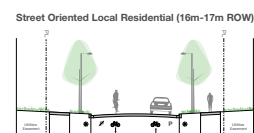
The mobility policy establishes where new transit facilities will be located and City improvements to transportation infrastructure on the site. Additionally, it identifies a hierarchy of street types and where these are located.

Objectives:

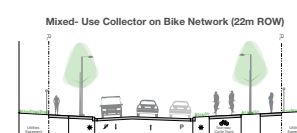
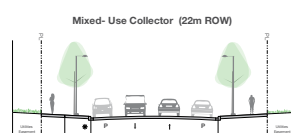
1. To re-link the Exhibition Lands to surrounding communities
2. To ensure a fine-grained, walkable network of local streets
3. To support all modes of transportation through well-designed shared streets, transit infrastructure, and multi-use pathways



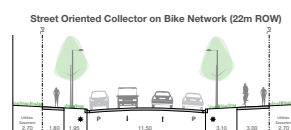
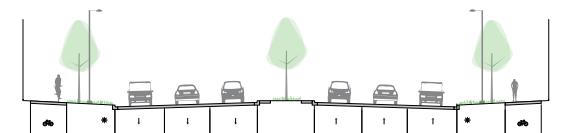
FUTURE INTERNAL PUBLIC ROADWAYS



MIXED USE COLLECTOR



URBAN BOULEVARD

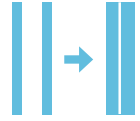


MOBILITY

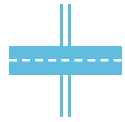
KEY COMPONENTS



2 New LRT Stations



Rejoin lanes of Wayne
Gretzky Drive



2 New LRT Crossings



Connected Multi-Use
Pathways



Fine-grained Internal
Street Network

GENERAL POLICIES

- + Consider Complete Streets Guidelines
- + Consider Main Streets Guidelines
- + Consider Bicycle Transportation Strategy

All public roads and alleys

- + Must be fine-grained (intersections are close together)
- + Encouraged to provide "reverse alleys" to support residential fronting onto park space
- + Design as shared mode streets

WHAT DO YOU THINK?

What do you like about the the proposed street types and infrastructure improvements?

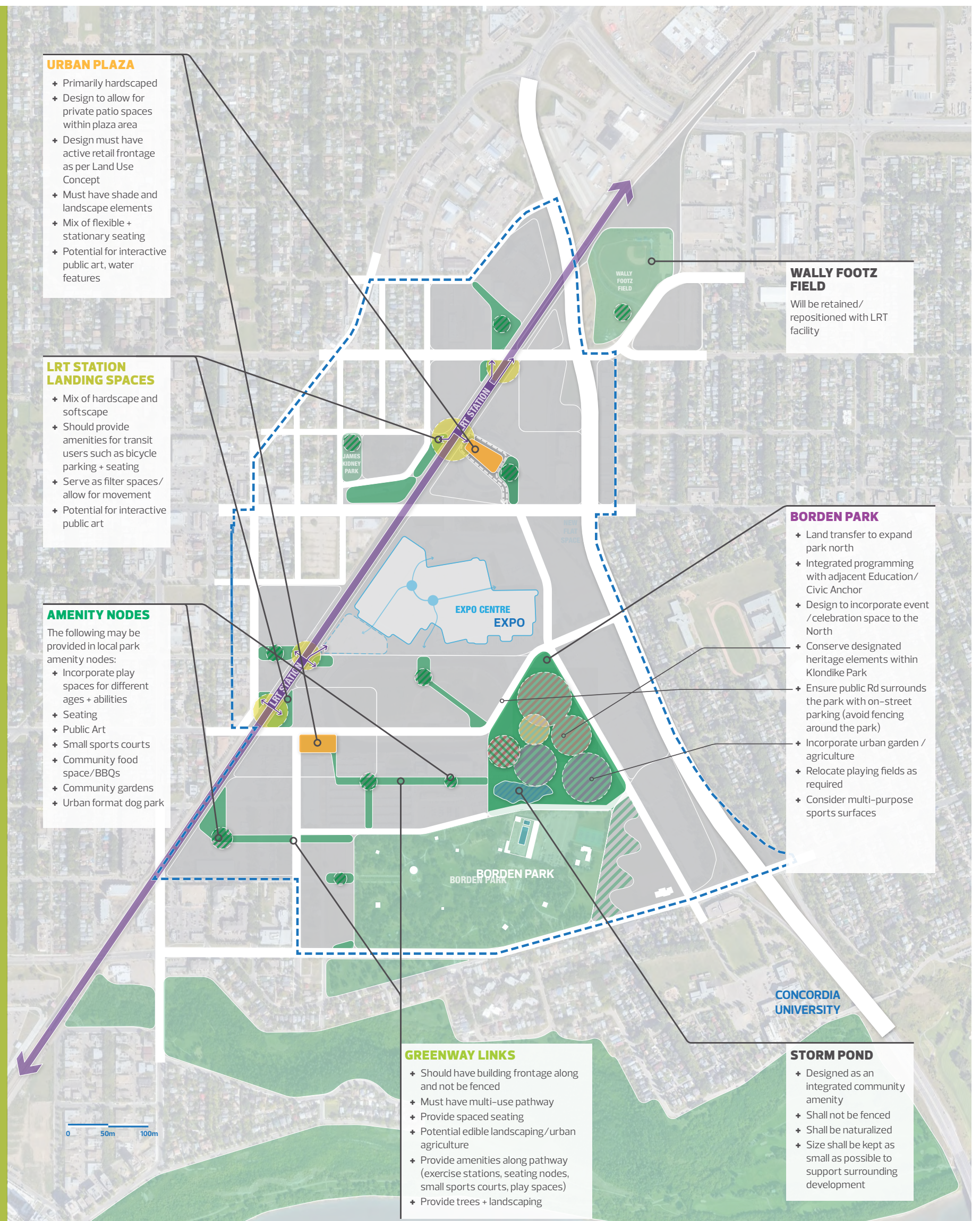
Do you have any concerns about the the proposed street types and infrastructure improvements?

OPEN SPACE

The open space policy establishes different types of open space and where these are located on the site. It also identifies where certain amenities should be located.

Objectives:

1. To base all development around a vibrant network of interconnected public streets and open space
2. To provide a range of local wellness, gathering, and recreational opportunities
3. To celebrate history, culture, and diversity through the design and programming of open space



GREENWAY LINK WITH PUBLIC STREET



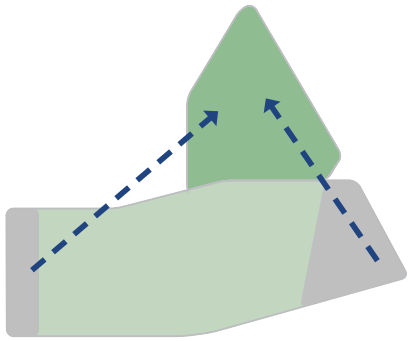
URBAN PLAZA



GREENWAY LINK WITH RESIDENTIAL FRONTAGE

OPEN SPACE

KEY COMPONENTS



Reconfigured + Expanded Borden Park



Develop Greenway Linkages



Develop Transit Village Urban Plazas

GENERAL POLICIES

- + Apply CPTED Principles (lighting, sightlines)
- + Apply Access Design Guide (seating, universal design, surfaces)
- + Apply Child-Friendly Strategy
- + Apply Winter Cities Design (programming, infrastructure, etc)
- + Apply Age-Friendly Action Plan/ Design
- + Apply BREATHE functionality themes: ecology, celebration, wellness
- + Consider Fresh: Edmonton's Food + Agricultural Strategy
- + Consider Historic Resources Management Program + Plan
- + Consider Community + Recreation Facility Master Plan
- + Consider Live Active Strategy
- + Consider Dogs in Open Spaces Strategy
- + Engage with Indigenous Partners to incorporate cultural + wellness elements into the design of open space

WHAT DO YOU THINK?

What do you like about the proposed open spaces and amenities?

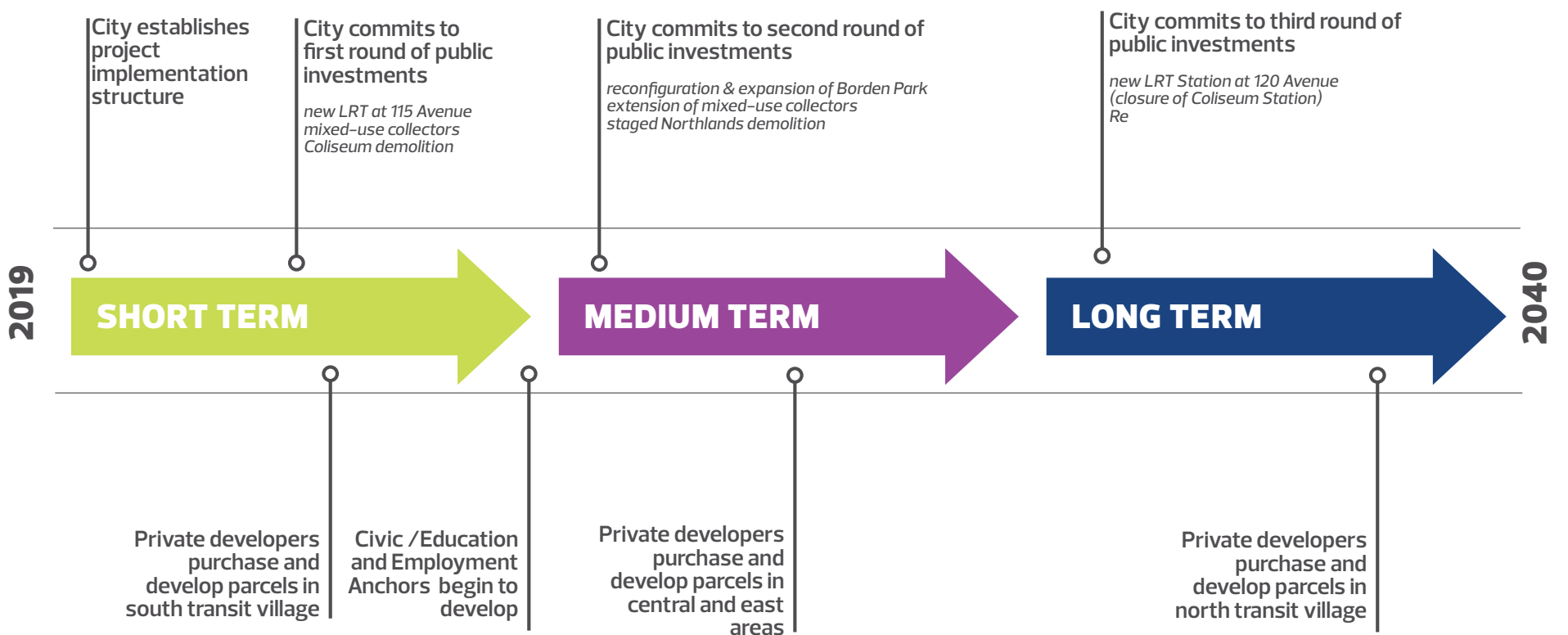
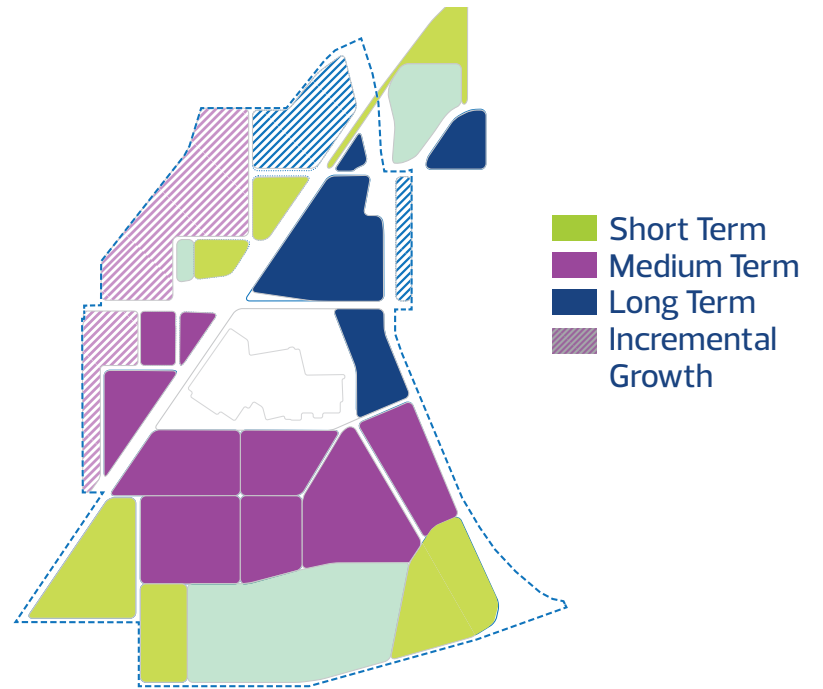
Do you have any concerns about the proposed open spaces and amenities?

IMPLEMENTATION

The City of Edmonton Exhibition Lands project office will create an Implementation Strategy for the Planning Framework.

Phasing of Development & Improvements

The Exhibition Lands Planning Framework establishes a vision that will be developed over the next twenty years. A formal implementation plan will be developed internally upon approval of the final Planning Framework.



Future Engagement

Upon completion of the Planning Framework, the Plan will go to Council and Public Hearing in Fall 2019.



Additional engagement will be conducted throughout implementation of the Planning Framework, including but not limited to:

- + Design of new portion of Borden Park
- + Master Plan process for each development site

Visit the project website to stay up to date on the progress and future engagement opportunities.

ExhibitionLands.edmonton.ca

Thank you for your participation throughout this project!



WHAT DO YOU THINK?

Do you support the overall concept and new vision for the Exhibition Lands?