

EXHIBITION LANDS AREA REDEVELOPMENT PLAN

DESIGN GUIDING PRINCIPLES

The Exhibition Lands study area encompasses over 200 acres in northeast Edmonton, including 160 acres of City-owned land, only two LRT stops from downtown. This presents a unique redevelopment opportunity unlike any other location in the city.

These principles will be used to develop the vision for how these lands will change over time. It is expected the final flexible Area Redevelopment Plan will identify specific policy and implementation actions that bring these principles to life.

Once the Area Redevelopment Plan is in place, any future development partners will be required to adhere to the framework of the plan and approved City policies and guidelines including, but not limited to, Council's strategic goals and outcomes, the City's Strategic Plan, Transit Oriented Development Guidelines, and Complete Streets Guidelines. All principles listed here support consideration for planning outcomes within the whole study area, not only the City-owned lands.

1. ENGAGEMENT & PROCESS PRINCIPLE

Our foundation principle that informs how we will conduct all planning work to develop a new vision for these lands is the City's commitment to all stakeholders.

The City will:

Invite transparent, meaningful, ongoing engagement

The City collaborates directly with all stakeholders including the public, community, business and industry and commits to be transparent and accountable by regularly reporting on how input has been heard, considered, and/or advanced. Authentic and

Approved April 3, 2018

sincere engagement activities lead to reports that clearly outline how input is used in the planning and implementation processes to affect outcomes.

2. CITY BUILDING PRINCIPLES

Further to this foundational principle, there are a number of core principles that align with Council's strategic goals and outcomes. These are important city-building principles that support strong urban redevelopment while addressing a broad range of financial, economic, social, and environmental outcomes for the City of Edmonton and all citizens and business.

The City will:

Foster compact urban development

The Exhibition Lands supports City strategies to concentrate new development around priority nodes like LRT stations and main street corridors in the existing urban area. This transit-oriented development can accommodate a wide range of land uses that benefit from proximity to high quality public transit and relate to the existing neighbourhood development. Development integrates transportation, land use, and development by incorporating a complementary mix of land uses and investments that supports people living, working, and playing in a more compact urban environment.

Support all transportation choices

A comprehensive approach to transportation planning is applied to ensure people who walk, cycle, wheel, ride transit, and drive all have safe, reliable, high-quality and connected travel options to and through the area. Connectivity to destinations within the Exhibition Lands as well as to nearby destinations, such as the adjacent neighbourhoods, river valley and ravines, is improved for all people.

Ensure responsible return on public investment

Where public investment is required to support development at the Exhibition Lands, a focus on quadruple bottom line evaluation of financial, economic, social, and environmental costs and benefits will be the foundation of the investment decision. The plan respects all existing legal commitments the City has made and determines the preferred balance of private and municipal investment to achieve strong business and public outcomes in the long term.

Approved April 3, 2018

Support neighbourhood, city, and regional economic development

The plan identifies opportunities to support economic growth in the short and long term. A diverse mix of opportunities are made available to both existing and new communities. The plan explores opportunities to leverage unique economic characteristics so this area complements city and regional economic development strategies.

Advance the sustainability and resilience of our environment

Provision of expanded ecological connections to the river valley and the broader parks and open space network is essential to ensuring long-term environmental health while also mitigating the impacts of climate change. The plan supports city-wide environmental goals including, but not limited to, energy conservation, water, waste management, and food sustainability.

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

The evolution of the Exhibition Lands will bring new energy and activity to this area. Planning will support vibrant, safe, accessible, and inclusive communities for existing and new residents and visitors. Edmontonians of all ages and abilities have an opportunity to fully participate in the life of their city and neighbourhoods.

3. SITE SPECIFIC PRINCIPLES

The Exhibition Lands is also a unique place that has served Edmontonians and the greater region in many ways over many years. The following principles further define considerations that are specific to this location and recognise that transforming these lands will be a project that involves many partners working together in shared ownership of the process to realise a new vision.

The City will:

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

The plan incorporates those elements which are supported by a strong business case for implementation in a reasonable timeframe. Analysis of ideas includes consideration for how innovative, creative concepts relate to both the existing neighbourhoods and new development and business activity in the area. For buildings and amenities that will stay in the area over the long term, the plan

Approved April 3, 2018

provides direction to integrate new development in ways that realizes existing opportunities while remaining open to potential future changes.

Celebrate local history, heritage and cultures

The Exhibition Lands is situated in a culturally diverse area of the city. The plan invites interesting and innovative ways to tell the stories of the past, celebrate the diverse stories of the present, and support an inclusive, multicultural future for all residents and visitors. Opportunities to incorporate traditional Indigenous knowledge and story are identified and developed.