

January 28, 2021

File No.: 1495-01

Edmonton Metropolitan Region Board  
Suite 1100, Bell Tower  
10104 – 103 Ave  
Edmonton, AB T5J 0H8

Attention: Ms. Debra Irving, Senior Project Manager

Dear Ms. Irving:

**Reference: REF# 2021-003**

Edmonton Exhibition Lands Planning Framework

Attached is our third-party evaluation of the referral to the Edmonton Metropolitan Region Board from the City of Edmonton regarding Charter Bylaw 19267 for the adoption of the Edmonton Exhibition Lands Planning Framework Area Redevelopment Plan.

It is our opinion that the proposed amendment is generally consistent with the objectives of the Edmonton Metropolitan Region Growth Plan and the Edmonton Metropolitan Region Board Regulations.

It is recommended that the Edmonton Metropolitan Region Board **approve** Charter Bylaw 19267 as submitted.

Yours truly,

**Scheffer Andrew Ltd., Edmonton**



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## Regional Evaluation Framework: Third Party Evaluation

### City of Edmonton

REF# 2021-003

Edmonton Exhibition Lands Planning Framework (Charter Bylaw 19267)

### Background

**Status:** On November 3, 2020, City of Edmonton City Council passed first and second reading of the proposed Charter Bylaw 19267 to adopt the Edmonton Exhibition Lands Planning Framework.

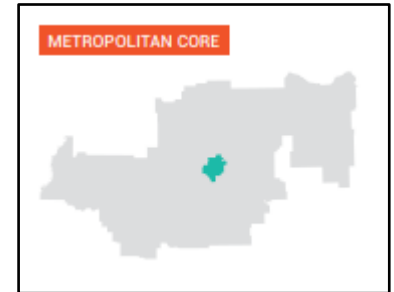
**Policy Tiers:** Metropolitan Core Tier

**Location:** The plan area is located in the northeast quadrant of the City of Edmonton, adjacent to the existing neighbourhood of Bellevue and Montrose (on the east), Eastwood and Parkdale (on the west), and Cromdale and Virginia Park (to the south).

**Purpose:** The Edmonton Exhibition Lands Planning Framework will provide policy direction for the Exhibition Lands site which is the city's second largest infill redevelopment opportunity.


**Summary:** The Edmonton Exhibition Lands Planning Framework is a high-level policy document and statutory plan that provides a vision and policies for future development within the Plan Area over the next 30 years. The Plan falls under the Metropolitan Core Tier in Table 1B. Applicable Growth Directions for the Metropolitan Core are to:


- Encourage intensification of built-up urban areas including brownfield sites to optimize existing and planned infrastructure;
- Plan for and build transit oriented development with the highest level of density in the Region in areas with existing and planned LRT service;
- Continue to develop downtown Edmonton as a major employment area with a mix of uses and activities with high density residential development as well as commercial, institutional and office employment; and
- Support the development of market affordable and non-market housing and support services.






### Opinion


Pursuant to Section 8.1 of the Regional Evaluation Framework, it is our opinion that, if approved and fully implemented, REF# 2021-003 would result in development that is generally consistent with the Edmonton Metropolitan Region Growth Plan. **It is recommended that the Edmonton Metropolitan Region Board approve the Edmonton Exhibition Lands Planning Framework (Charter Bylaw 19267) as submitted.**

<b>Evaluation Criteria</b>		
<b>Principles and Objectives</b>	<b>Consistency (X/✓/or N/A)</b>	<b>Evaluation and Commentary</b>
<p><b>Guiding Principle</b></p>  <p><b>Promote global economic competitiveness and regional prosperity.</b></p>		
1.1: Promote global economic competitiveness and diversification of the regional economy	✓	A guiding principle of the ARP is to “Support neighbourhood, city, and regional economic development”. The Plan identifies opportunities to leverage the areas economic characteristics to complement existing city and regional economic development strategies.
1.2: Promote job growth and the competitiveness of the Region’s employment base	✓	<p>The employment anchor area provides opportunity for a large employment campus.</p> <p>The civic/education anchor provides opportunity for institutional and civic amenities.</p> <p>The Edmonton EXPO Centre is at the centre of the ARP area and is proposed to include new complementary development including commercial, office, retail, hotel and mixed-use.</p>
1.3: Enhance competitiveness through the efficient movement of people, goods and services to, from and within the Region	✓	The ARP proposes two new LRT stations providing connection to the City network.
1.4: Promote the livability and prosperity of the Region and plan for the needs of a changing population and workforce	✓	The ARP provides policies which support the development of complete communities and a variety of

		employment opportunities and economic diversification.
<p><b>Guiding Principle</b></p>  <p><b>Protect natural living systems and environmental assets.</b></p>		
2.1: Conserve and restore natural living systems through an ecological network approach	✓	<p>The ARP encourages use of low impact development techniques (Policy 4.4.5.f)</p> <p>The ARP includes policies to connect open spaces to the overall mobility network and provide connectivity to the river valley through greenway links and naturalized spaces. (policies 4.3.g-l, 4.3.4.c)</p>
2.2: Protect regional watershed health, water quality and quantity	✓	<p>There are no natural water bodies in the plan area.</p> <p>Storm sewer upgrades will be provided to service the redevelopment area without surcharging to the surface. An improved storm pond is proposed for Borden Park to improve site drainage and address stormwater management.</p>
2.3: Plan development to promote clean air, land and water and address climate change impacts	✓	<p>The ARP includes policies to promote sustainability principles and support City initiatives including the Community Energy Transition Strategy and the City's Green Building Strategy.</p>
2.4: Minimize and mitigate the impacts of regional growth on natural living systems	✓	<p>The ARP encourages use of naturalization, urban agriculture, and greenway links.</p>

<p><b>Guiding Principle</b></p>  <p><b>Recognize and celebrate the diversity of communities and promote an excellent quality of life across the Region.</b></p>		
<p>3.1: Plan and develop complete communities within each policy tier to accommodate people's daily needs for living at all ages</p>	✓	<p>The ARP provides opportunity for diverse housing types to meet the needs of people of different ages, incomes, and household sizes. (policies 4.4.1.a, 4.4.4.a-d)</p>
<p>3.2: Plan for and promote a range of housing options</p>	✓	<p>The ARP provides opportunity for diverse housing types including low, medium and high density and mixed use buildings. (policies 4.4.1.a)</p>
<p>3.3: Plan for and promote market affordable and non-market housing to address core housing need</p>	✓	<p>The ARP supports the provision of market affordable and non-market affordable housing (Policy 4.2.7.c)</p>
<p><b>Guiding Principle</b></p>  <p><b>Achieve compact growth that optimizes infrastructure investment.</b></p>		
<p>4.1: Establish a compact and contiguous development pattern to accommodate employment and population growth</p>	✓	<p>The ARP encourages efficient growth as the city's second largest infill opportunity and optimizes existing infrastructure investments.</p>
<p>4.2: Enable growth within built-up urban areas to optimize existing infrastructure and minimize the expansion of the development footprint</p>	✓	<p>The ARP promotes redevelopment and intensification to maximize the use of existing infrastructure.</p>

4.3: Plan and develop greenfield areas in an orderly and phased manner to contribute to complete communities	N/A	The ARP is not a greenfield development area
4.4: Plan for and accommodate rural growth in appropriate locations with sustainable levels of local servicing	N/A	Rural growth areas are not within the scope of the ARP
4.5: Plan and develop mixed use and higher density centres as areas to concentrate growth of both people and jobs	✓	The ARP identifies a Mixed-Use Transit Village Node – South and North which focuses medium density mixed use development surrounding the proposed LRT stations.
4.6: Prioritize investment and funding of regional infrastructure to support planned growth	✓	The ARP establishes two new LRT stations that connects the Exhibition Lands with surrounding communities.
4.7: Ensure compatible land use patterns to minimize risks to public safety and health	✓	The industrial transition area provides a buffer between predominantly residential districts and industrial uses.
<p><b>Guiding Principle</b></p>  <p><b>Ensure effective regional mobility.</b></p>		
5.1: Develop a regional transportation system to support the growth of the Region and enhance its regional and global connectivity	✓	The ARP establishes two new LRT stations that connects the Exhibition Lands with surrounding communities and a Transit Centre to accommodate bus service. (Section 4.1.1)
5.2: Encourage a mode shift to transit, high occupancy vehicles and active transportation modes as viable alternatives to private	✓	The ARP promotes mobility strategies including increased active transportation

<p>automobile travel, appropriate to the scale of the community</p>		<p>and access to/use of the public transportation system.</p> <p><i>Policy 4.1(a) Ensure that all streets and alleys are designed as complete streets which accommodate cars, bikes, and pedestrians and support transit use in the broader area.</i></p> <p><i>Policy 4.1.3(a) Develop a fine-grained active transportation network [...]</i></p>
<p>5.3: Coordinate and integrate land use and transportation facilities and services to support the efficient and safe movement of people, goods and services in both urban and rural areas</p>	<p>✓</p>	<p>The ARP includes development of two LRT stations supported by higher density mixed-use residential, commercial, and industrial uses in proximity.</p>
<p>5.4: Support the Edmonton International Airport as northern Alberta’s primary air gateway to the world</p>	<p>N/A</p>	<p>There is no direct impact on the Edmonton International Airport</p>
<p>5.5: Ensure effective coordination and alignment of regional transportation policies and initiatives between all jurisdictions</p>	<p>✓</p>	<p>The ARP includes two future LRT stations which will provide regional connectivity to the plan area.</p>
<p><b>Guiding Principle</b></p>  <p><b>Ensure the wise management of prime agricultural resources.</b></p>		
<p>6.1: Identify and conserve an adequate supply of prime agricultural lands to provide a secure local source of food security for future generations</p>	<p>N/A</p>	<p>There are no agricultural lands present in the plan area.</p>
<p>6.2: Minimize the fragmentation and conversion of prime agricultural lands to non-agricultural uses</p>	<p>N/A</p>	<p>There are no agricultural lands present in the plan area.</p>

<p>6.3: Promote diversification and value-added agriculture production and plan infrastructure to support the agricultural sector and regional food system</p>	<p>✓</p>	<p>There are no agricultural lands present in the plan area however, there are policies that support urban agricultural uses such as community gardens and edible landscaping (policy 4.3.4.f)</p>
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