



January 15, 2021

Edmonton Metropolitan Region Board
#1100 Bell Tower
10104 -103 Avenue NW
Edmonton, AB T5J 0H8

Attention: Sharon Shuya, Director of Regional Growth Planning

Dear Ms. Shuya,

RE: Referral of Charter Bylaw 19267 - Edmonton Exhibition Lands Planning Framework

Please accept this letter from the City of Edmonton requesting the Edmonton Metropolitan Region Board (EMRB) to endorse the referred Bylaw, in reference to Ministerial Order No. MLS:111/17, the Regional Evaluation Framework. The attached Planning Framework and Administration Report provide context and rationale for the proposed plan amendments.

The application is being referred as it meets the submission criteria under Section 4.1 New Statutory Plans: *A municipality must refer to the Board any proposed new statutory plan.*

Relevant conditions under REF Section 5.0 - Referral of Statutory Plans:

- 5.1 Statutory plans or statutory plan amendments referred to the Edmonton Metropolitan Region Board pursuant to sections 4 must be referred to the Board after 1st reading and before 3rd reading of a bylaw or bylaws; and
- 5.2 A statutory plan or statutory plan amendment referred by a municipality to the Board must include:
 - a) the proposed statutory plan;
 - b) sufficient documentation to explain the statutory plan; and
 - c) sufficient information to ensure that the statutory plan can be evaluated pursuant to the evaluation criteria in section 8.0.

The following documents are attached to this letter:

- Attachment 1: Charter Bylaw 19267 Report to City Council (including Edmonton Exhibition Lands Planning Framework)
- Attachment 2: EMRB Referral Chart

On November 3, 2020, Edmonton City Council passed first and second reading of the proposed Charter Bylaw 19267 to adopt the new Edmonton Exhibition Lands Planning Framework, following closure of the Public Hearing. The agenda item included the amendment of the following five surrounding statutory plans to revise their boundaries to accommodate this new Planning Framework:

- Bylaw 19269 - Coliseum Station Area Redevelopment Plan
- Bylaw 19270 - Cromdale/Virginia Park Area Redevelopment Plan
- Bylaw 19271 - Montrose/Santa Rosa Area Redevelopment Plan
- Bylaw 19272 - Parkdale Area Redevelopment Plan
- Bylaw 19273 - Yellowhead Corridor Area Structure Plan

These five plan amendments are for boundary revision only, and are not detailed in the following summary and analysis.

The purpose of proposed Charter Bylaw 19267 is to adopt the Edmonton Exhibition Lands Planning Framework, which will provide policy direction for the Exhibition Lands site, which is the city's second largest infill redevelopment opportunity. The plan area is located in the northeast quadrant of the City of Edmonton, adjacent to the existing neighbourhoods of Bellevue and Montrose (on the east), Eastwood and Parkdale (on the west), and Cromdale and Virginia Park (to the south). The Capital LRT Line runs through the area with access currently provided at Coliseum Station. The area has excellent transportation connections to downtown and the region from all modes.

At its core, redevelopment of the Exhibition Lands involves five key elements:

- development of two transit villages;
- establishment of a fine-grained network of streets, pathways, and open space;
- the reconfiguration and expansion of Borden Park;
- development of Civic/Education and Employment Anchors; and
- the consolidation of Wayne Gretzky Drive north of 118 Avenue.

The Exhibition Lands Planning Framework provides a clear vision and policies for future development within the Plan Area over the next 30 years. The overall intent of the Planning Framework is to harness the area's potential for transit-oriented development in a sustainable manner that capitalizes on access to the Capital LRT line, connects to surrounding neighbourhoods, generates employment, enhances recreational opportunities, and celebrates the area's role as an events destination.

Note: At the November 3rd Public Hearing, the following motion was made:

That Schedule B of Charter Bylaw 19267 be amended by:

Deleting Section 4.4.5(a) and replacing it with the following:

"Require that development conform to directives and targets of the Community Energy Transition Strategy."

Adding the following to Section 4.4.6(c):

"And streets" after public space.

Adding a new part:

Section 4.4.6(e):

"Design public spaces for four season use".

These changes are represented in the attached document.

Administration supports the proposed Charter Bylaw and associated Bylaws.

Following receipt of the EMRB's endorsement of the proposed Charter Bylaw 19267, City Planning will prepare the application for Council's consideration of third and final reading of all the listed Bylaws.

If you have any questions or require further assistance with this matter, please contact Holly Mikkelsen, overseeing this referral at 780-496-8220.

Thank you for your time and attention to this matter.

Yours truly,

Heather Vander Hoek

Planner, Planning Coordination
Development Services, Urban Form and Corporate Strategic Development

cc: Travis Pawlyk, Tim Ford, Jenny Su, Holly Mikkelsen, Jeff Booth