

Coliseum Station Area Redevelopment Plan

Welcome to our First Public Event

**Join the conversation to help envision a new
future around the Coliseum LRT Station**

June 12, 2017

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Coliseum Station Area Redevelopment Plan

Welcome to Our Project Launch!

The City is starting to establish a new vision for over 160 acres of land around the Coliseum LRT Station.

Today's open house will inform you about the project, overview of the study area, and collect your ideas to help shape the direction of the study.

What's Happening Today?

10:00 AM - 2:00 PM Informal tour of display panels, discussion with the project team, and sharing input

10:30 AM Presentation

12:30 PM Presentation (repeat)

Today you can:

- Learn about the Coliseum Station Area Redevelopment Plan Project
- Ask the Project Team your questions about the Area Redevelopment Plan

We want to hear from you about:

- What you like about the area?
- What you would like to see changed in the area?
- Any other thoughts you have about the project opportunity



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What's Happening Tonight?

4:00 PM - 8:00 PM Informal tour of display panels, discussion with the project team, and sharing input

5:00 PM Presentation

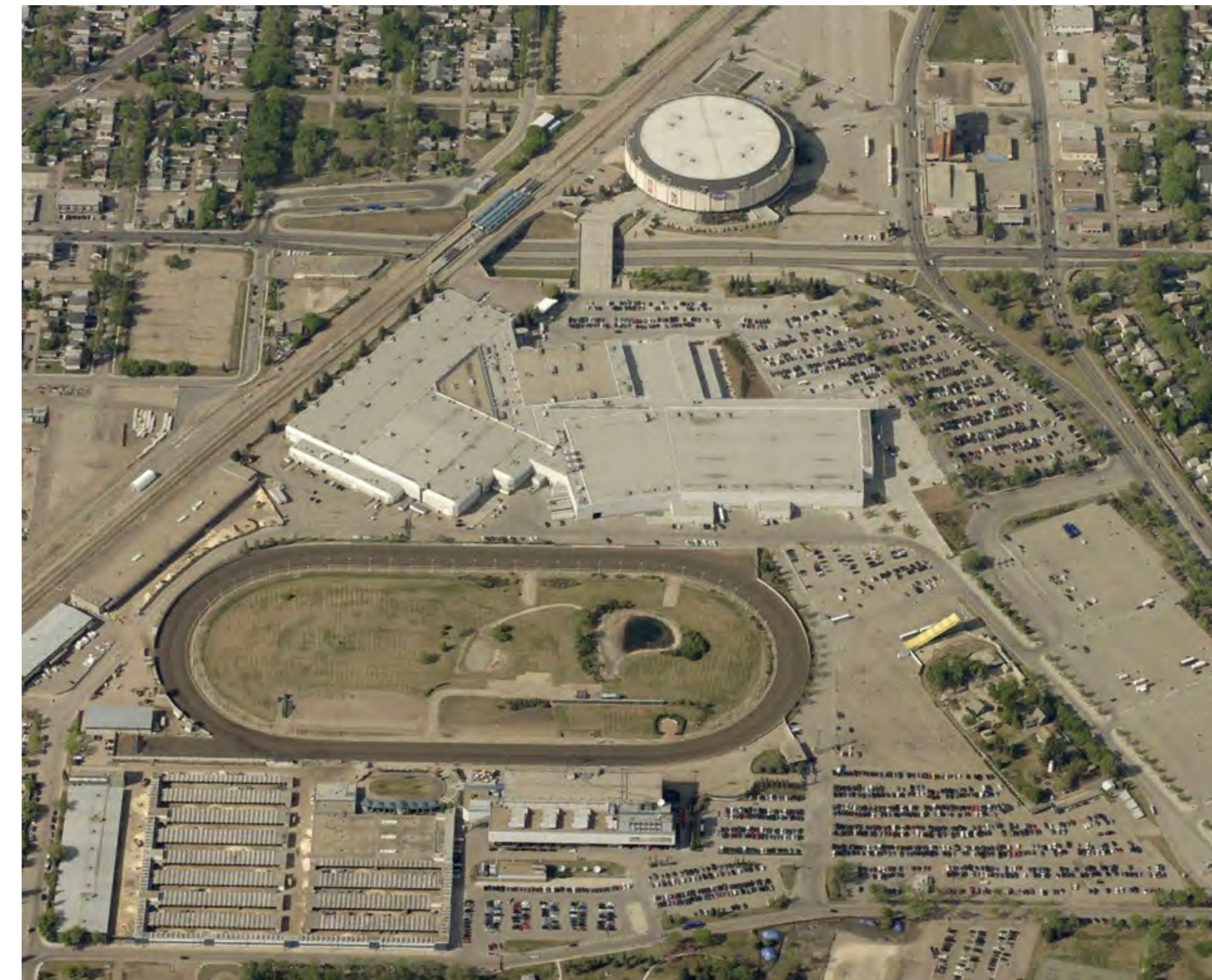
6:30 PM Presentation (repeat)

Tonight you can:

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Coliseum Station Area Redevelopment Plan

About the Plan

Background:

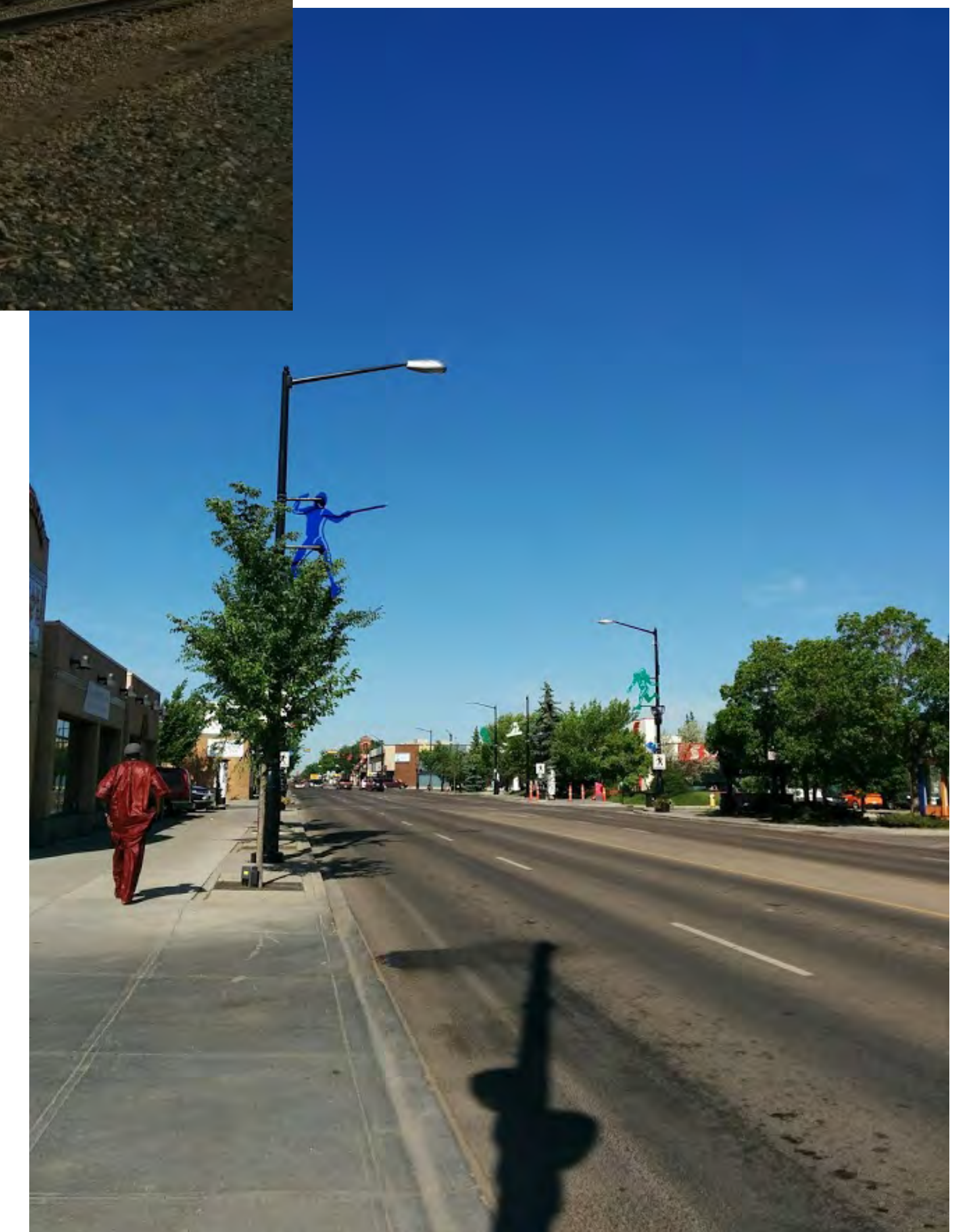
On December 13, 2016, City Council asked Administration to prepare a new Area Redevelopment Plan for the Northlands site and adjacent lands.

There is good reason to update plans in this area. Existing neighbourhood plans that were developed in the 1980s and 1990s are outdated and need to [match the City's vision for growth and redevelopment](#). The area is well positioned to serve the diverse needs of our community as a place where people live, work, shop, and play.

The lands around Coliseum Station have been an important destination within Edmonton for over 100 years. We now have an exciting opportunity to think about how this location will change to serve the City for the next 50+ years.

Who is preparing the study?

The City is leading the project in cooperation with you, the community, and other stakeholders. Consultants will provide additional technical expertise through the process.



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Edmonton

Coliseum Station Area Redevelopment Plan

Proposed Study Area



What will the study do?

The goal of this project is to deliver a new Area Redevelopment Plan and implementation framework for the Coliseum Station area.

The project will reimagine the use of the land to take advantage of its location and better connect with surrounding neighbourhoods.

Preparation of a new Coliseum Station ARP will build upon first generation transit oriented development plans in the area to establish a new vision for the Northlands site and adjacent properties.

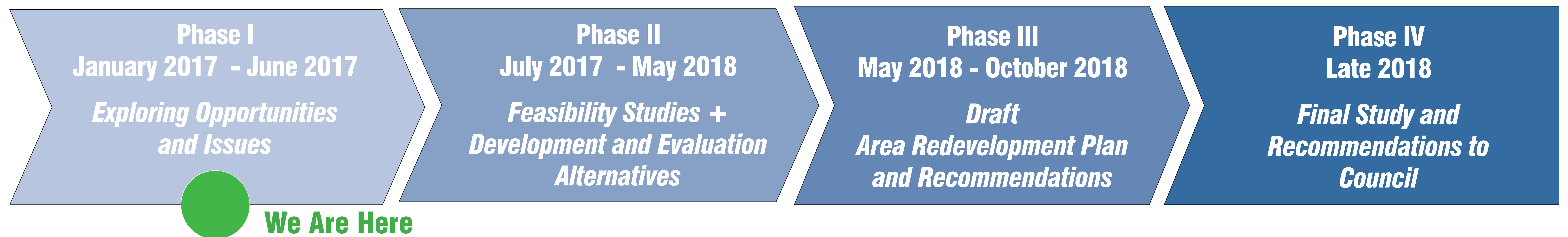
It will leverage revitalization initiatives, such as the Avenue Initiative and Borden Park upgrades, to continue improving liveability for residents, businesses, and visitors while also updating the vision for city-building in the area.

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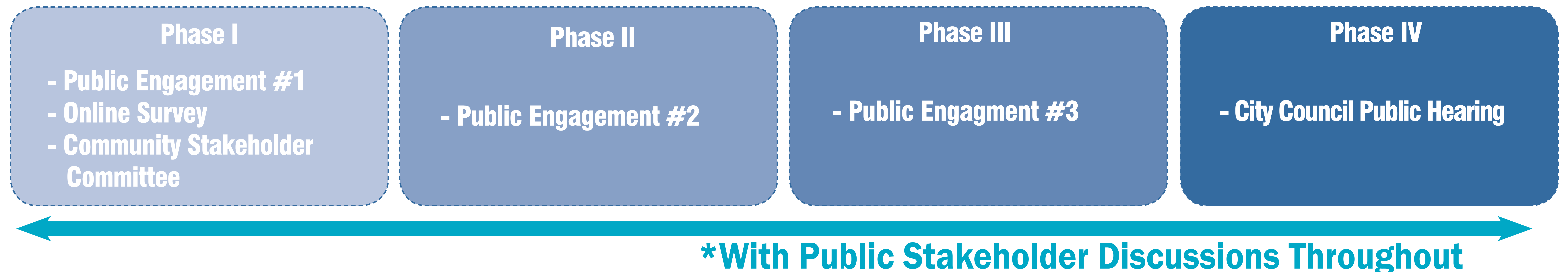
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Coliseum Station Area Redevelopment Plan

What is the Study Process and Timeline?



What Opportunities for **Public and Stakeholder Input** will be provided?



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Coliseum Station Area Redevelopment Plan

How Decisions Are Made

Your input is one key element of the City's decision-making process

City Policies:

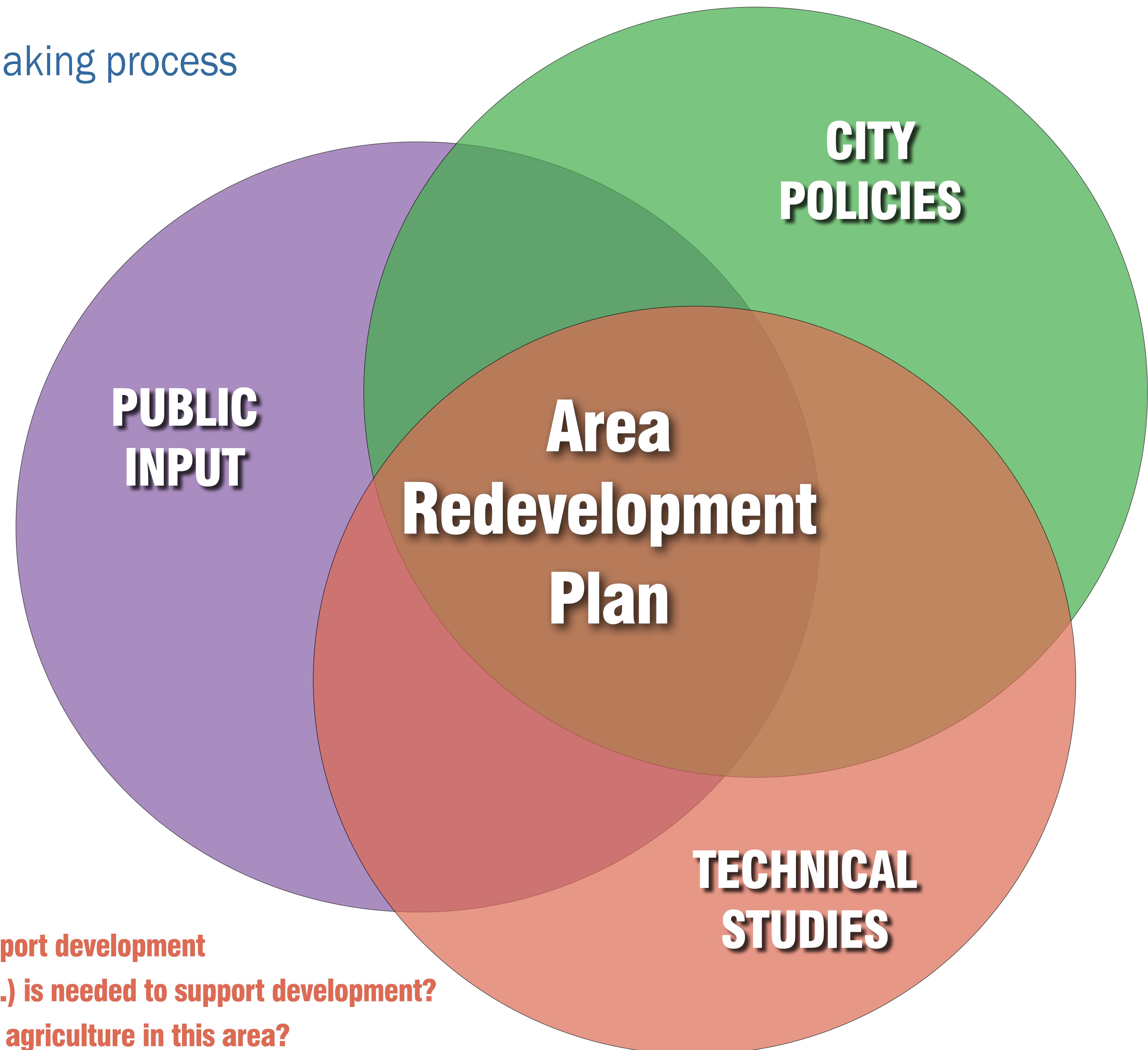
- The Way Ahead
- The Way We Grow
- The Way We Move
- Transit Oriented Development Guidelines
- Complete Streets Guidelines
- Urban Design Framework
- *fresh*: Edmonton's Food & Urban Agriculture Strategy

Public Input:

- Public Workshops, Events, and Surveys
- Stakeholder Interviews
- Community and Business Stakeholder Committees

Technical Studies:

- **Market Analysis** - What is the demand for different land uses?
- **Transportation** - What transportation network improvements will support development
- **Infrastructure** - What supporting infrastructure (drainage, power, etc.) is needed to support development?
- **Food Hub Feasibility** - What are the opportunities to support urban agriculture in this area?



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Coliseum Station Area Redevelopment Plan

What is an Area Redevelopment Plan (ARP)?

Area Redevelopment Plans (ARP) are a tool to transform Edmonton's urban form. They must align with the overall vision and strategic direction for the city.

An ARP is a statutory plan that is formally adopted by Council as a bylaw. Once it's adopted, an ARP must be considered by City staff when evaluating rezoning and development decisions in the plan area.

An ARP is formally defined by the Municipal Government Act (MGA) of Alberta. The MGA states that an ARP can be used to:

- Preserve or improve land and buildings
- Construct, rehabilitate, replace or remove buildings
- Establish, improve or relocate roads, public utilities or other services
- Facilitate any other development

The ARP must respond to an area of strategic focus where change is occurring or expected to occur



ARPs are about shaping major growth and redevelopment

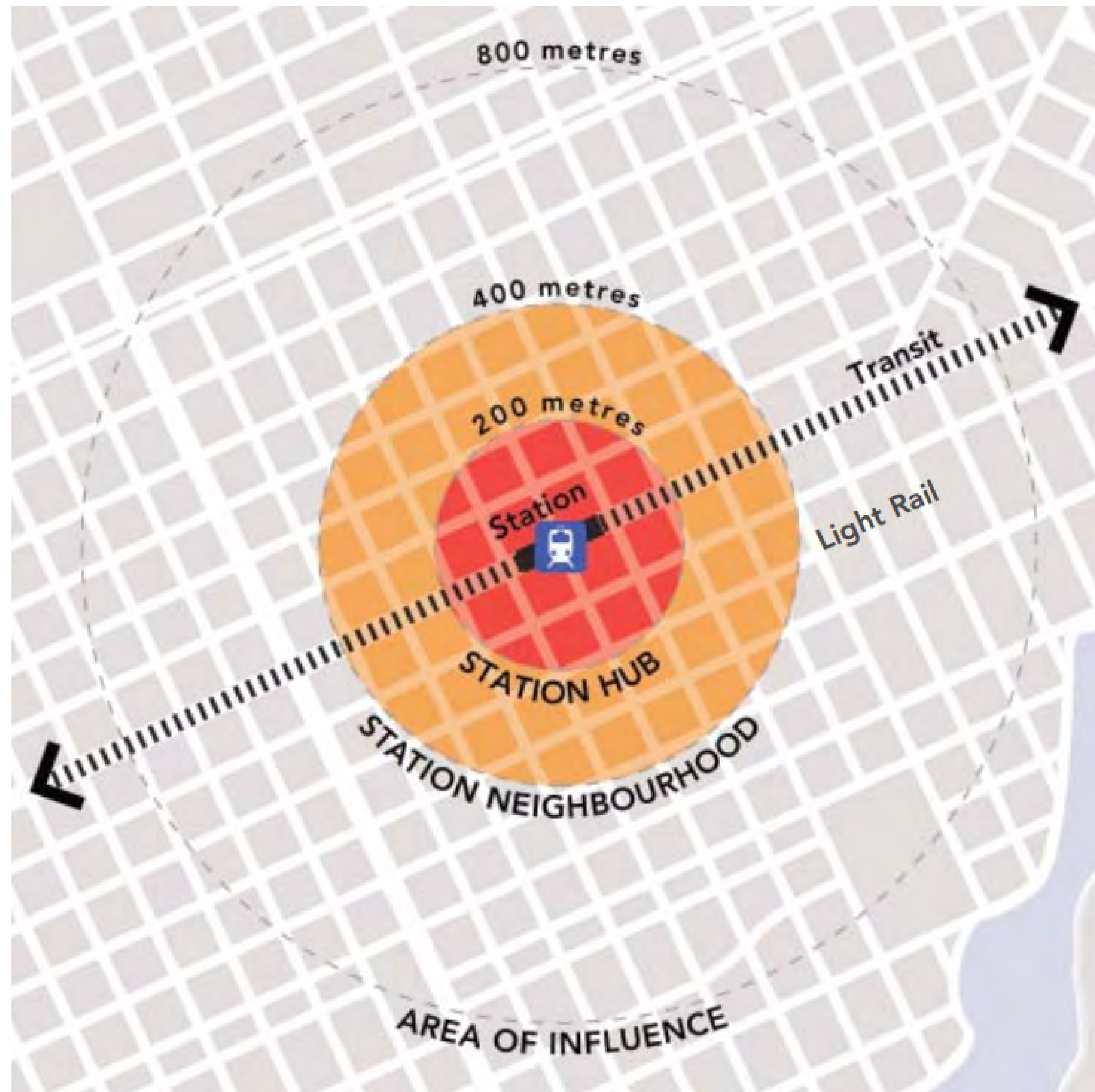


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Coliseum Station Area Redevelopment Plan

What is Transit Oriented Development (TOD)?



Transit Oriented Development (TOD) integrates transportation, land use and development at key locations across the city.

It concentrates daily needs like housing, shopping, recreation, and employment along a network of walkable and bikeable streets within a 5-10 minute walk (400-800 metres) in any direction of a high quality transit service.



This approach to planning supports growth in older neighbourhoods by guiding higher density infill redevelopment around strategic transit infrastructure like LRT stations.

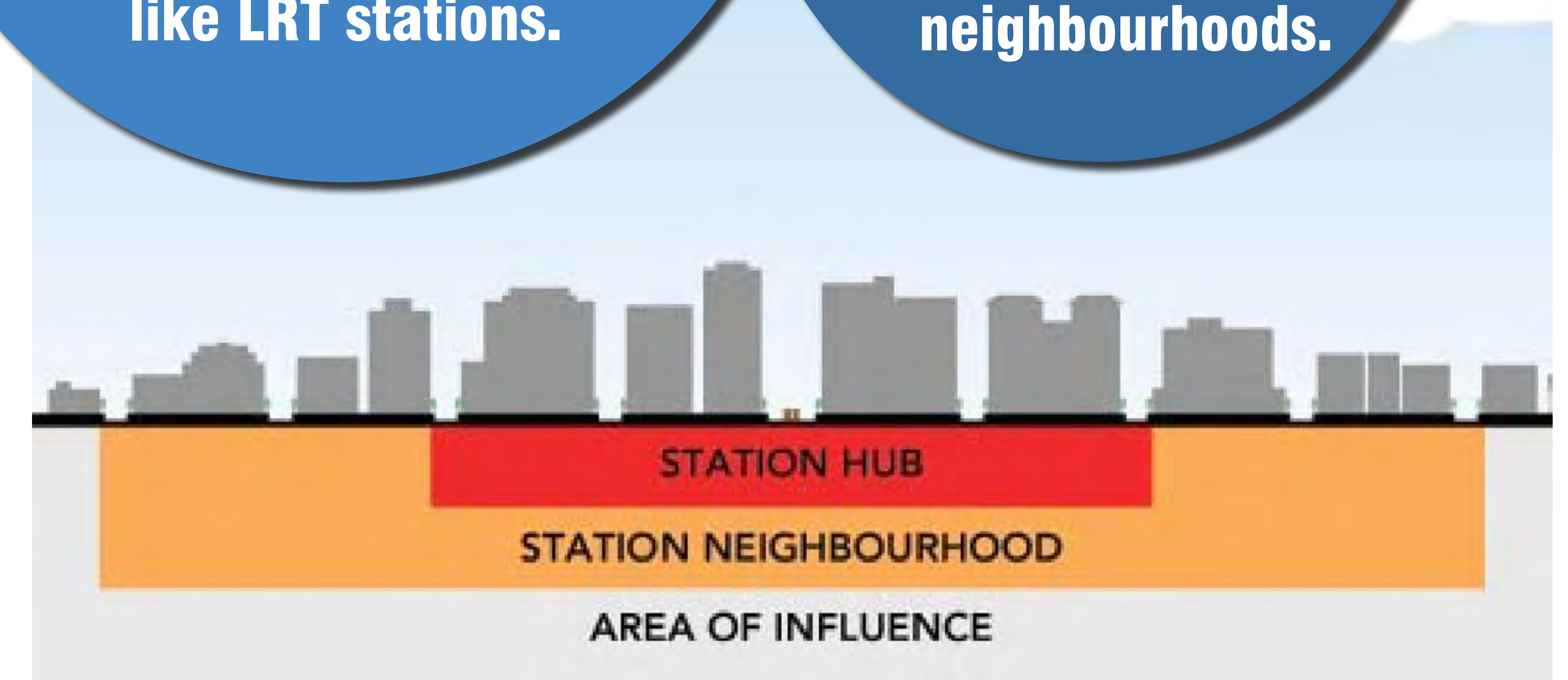
Special attention is given to how higher density development transitions to the surrounding neighbourhoods.

How TOD can Benefit Residents:

- More transportation options
- Fewer and shorter auto trips
- Lower personal transportation costs
- Easy access to daily needs
- Improved health through physical activity

How TOD can Transform the City:

- Increased transit ridership and revenue
- More efficient use of infrastructure like LRT, sewers, and other services
- Reduced air pollution and energy use
- Revitalization of neighbourhoods



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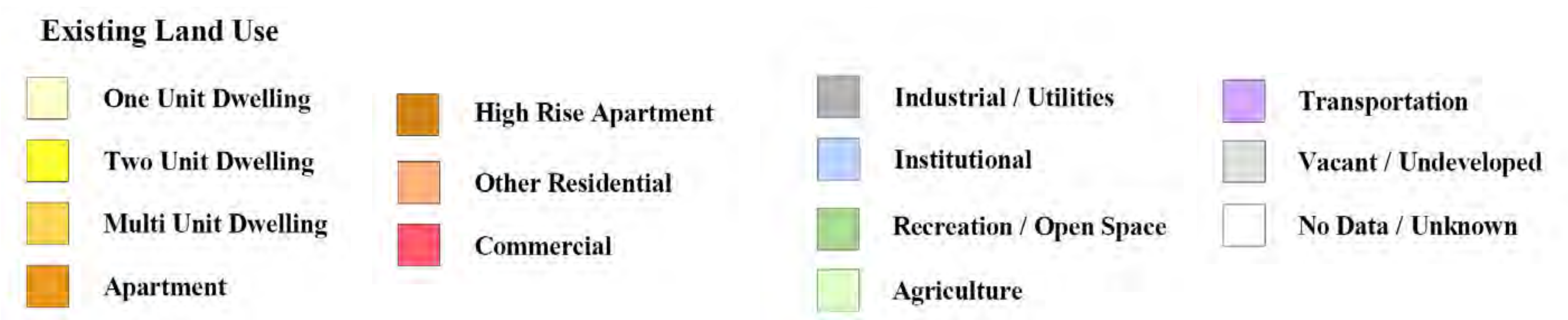
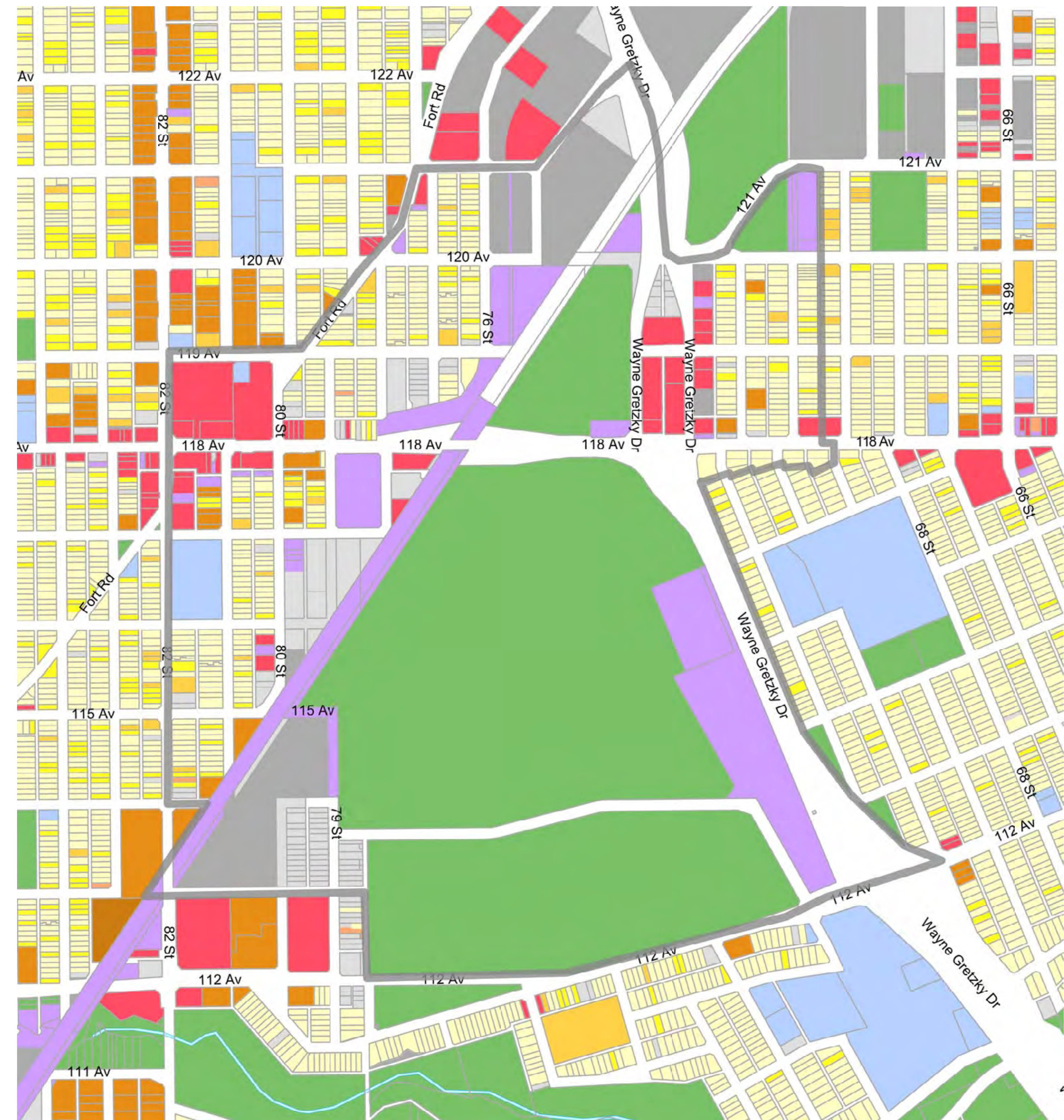
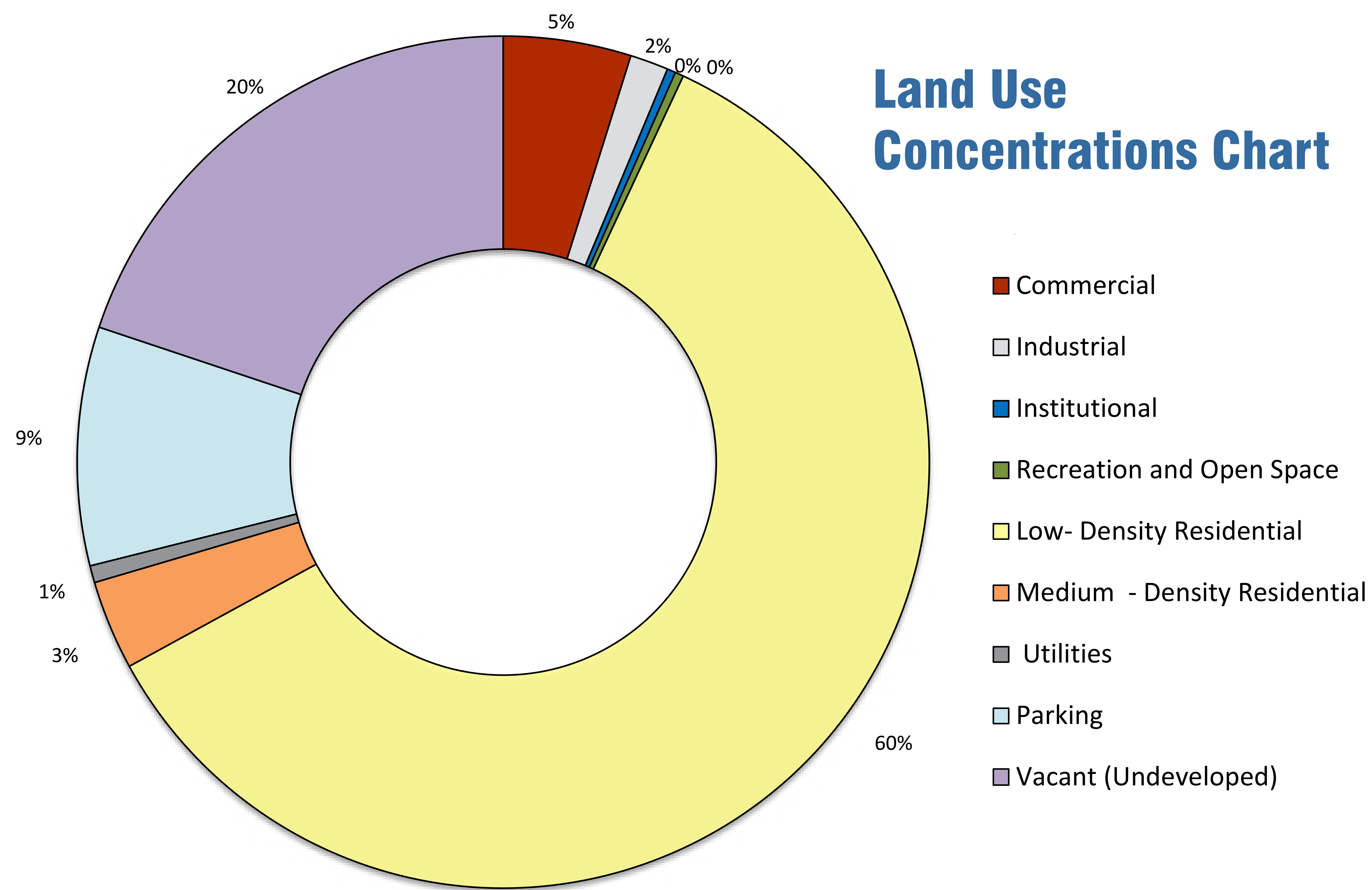
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Coliseum Station Area Redevelopment Plan

Current Land Use

The study area consists of a variety of land uses including commercial, institutional, and low, medium, and high density residential.

The degree and location of change in the study area will vary based on each site's location and current use. Right now there are many different uses of land in the study area. The ARP will likely support changes for those uses, as well as timelines for when these changes could happen.



Coliseum Station Area Redevelopment Plan

What is Zoning?

Land use zoning describes the type of development allowed on a parcel of land.

Zone types in Edmonton include residential, commercial, industrial, urban services, agricultural, and reserve zones. Customized direct control zoning provisions are in place on some specific sites. Special purpose overlays provide additional guidance to existing zoning in specific geographic locations.

The ARP will likely suggest changes to zoning that will support the redevelopment of the study area.

Current Zoning

Residential Zones

- RF1 - Single Detached Residential
- RF3 - Small Scale Infill Development
- RF5 - Row Housing
- RA7 - Low Rise Apartments
- RA8 - Mid Rise Apartments
- RA9 - High Rise Apartments

Urban Service Zones

- US - Urban Services
- AP - Public Parks
- PU - Public Utility

Commercial Zones

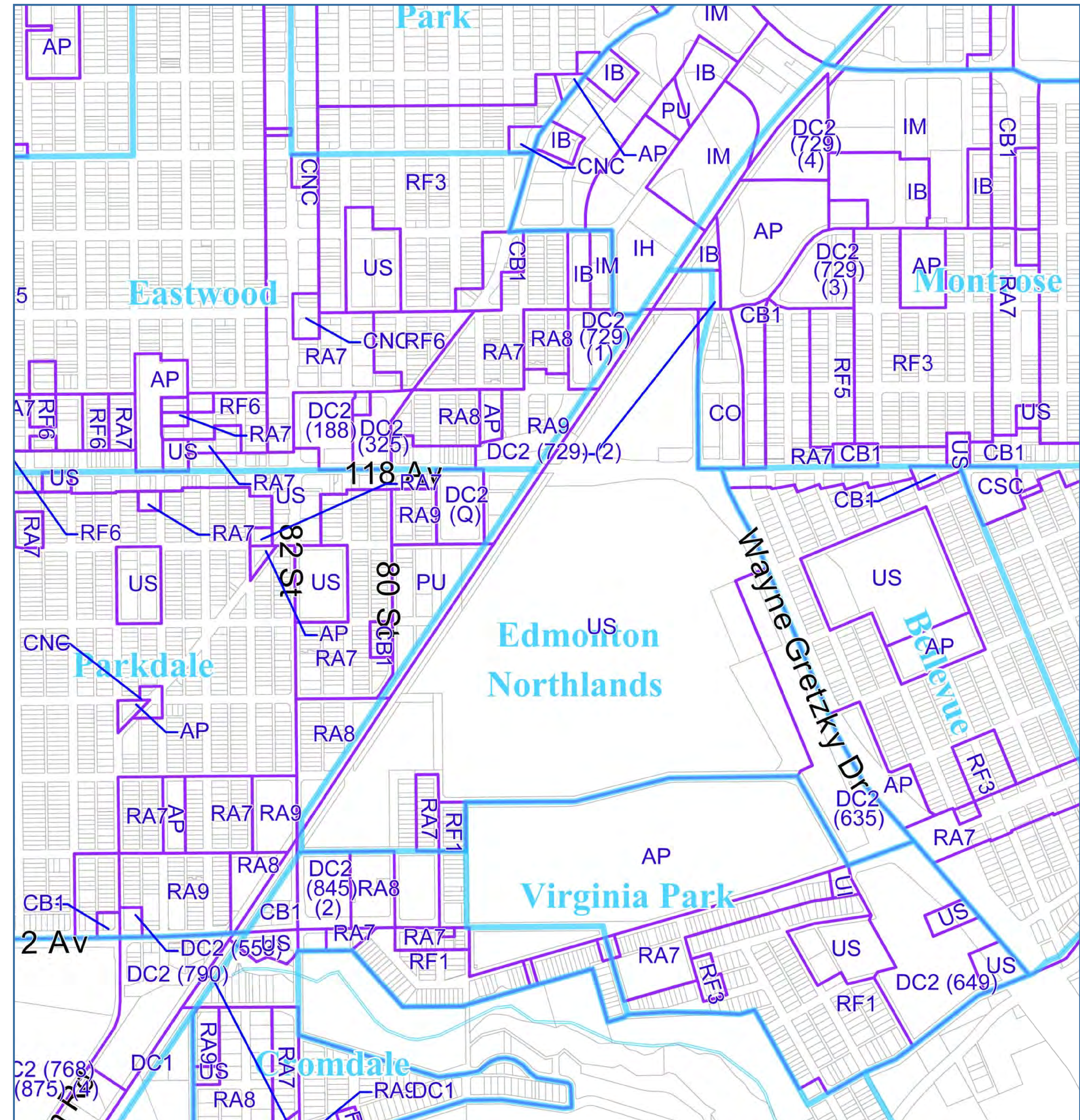
- CO - Commercial Office
- CB1 - Low Intensity Business
- CB2 - General Business

Industrial Zones

- IB - Industrial Business
- IM - Medium Industrial
- IH - Heavy Industrial

Other Zones

- DC2 - Direct Control Provision



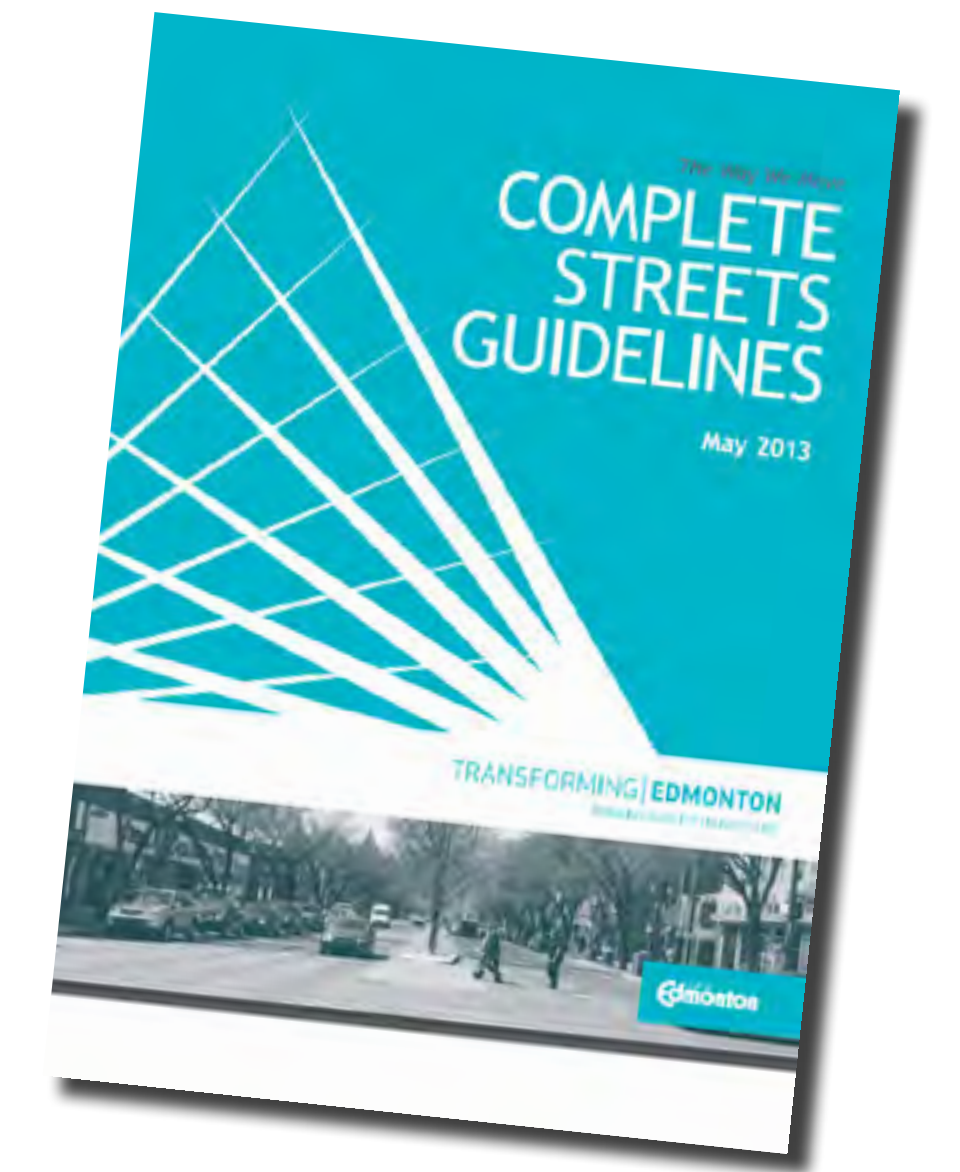
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Coliseum Station Area Redevelopment Plan

Complete Streets

When it comes to roads, one size does not fit all. Complete Streets is a new approach to planning and designing Edmonton's transportation system. It moves away from traditional, standards-based design. The idea is based on designing a street to reflect the surrounding area's context, land use, and users.



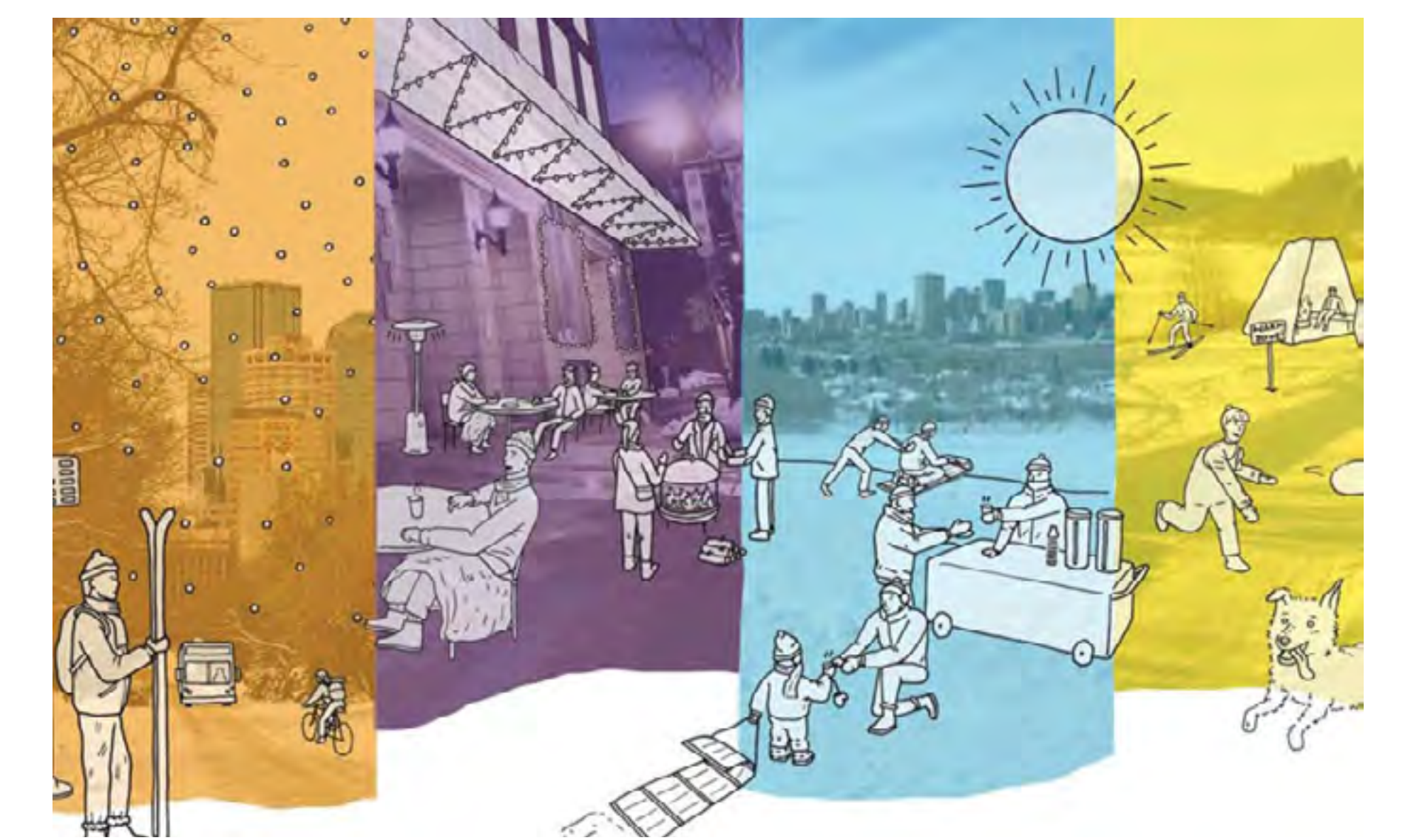
Complete Streets in Edmonton are intended to:

Provide travel options for all users and trip purposes in a safe, accesible, context sensitive manner



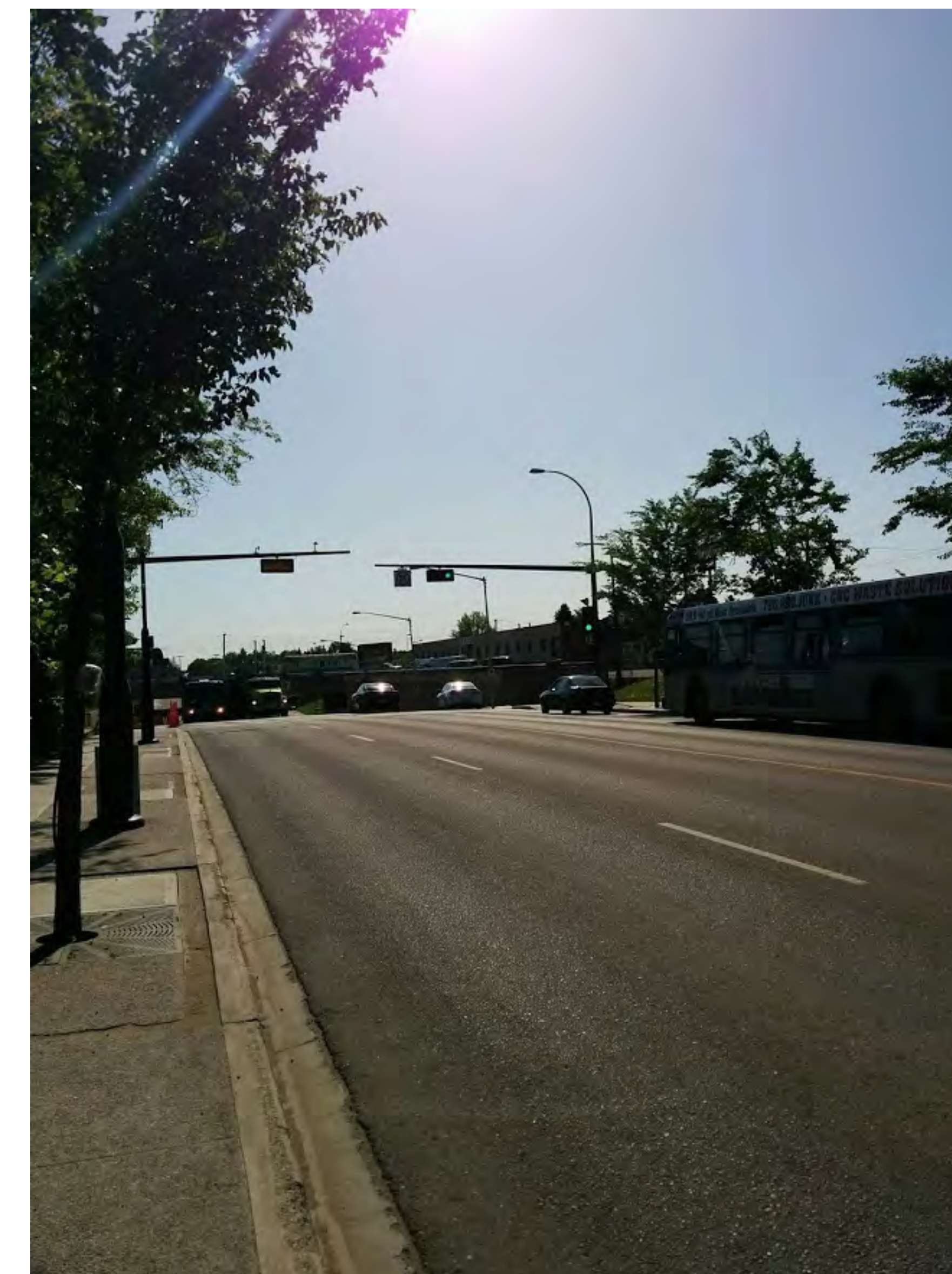
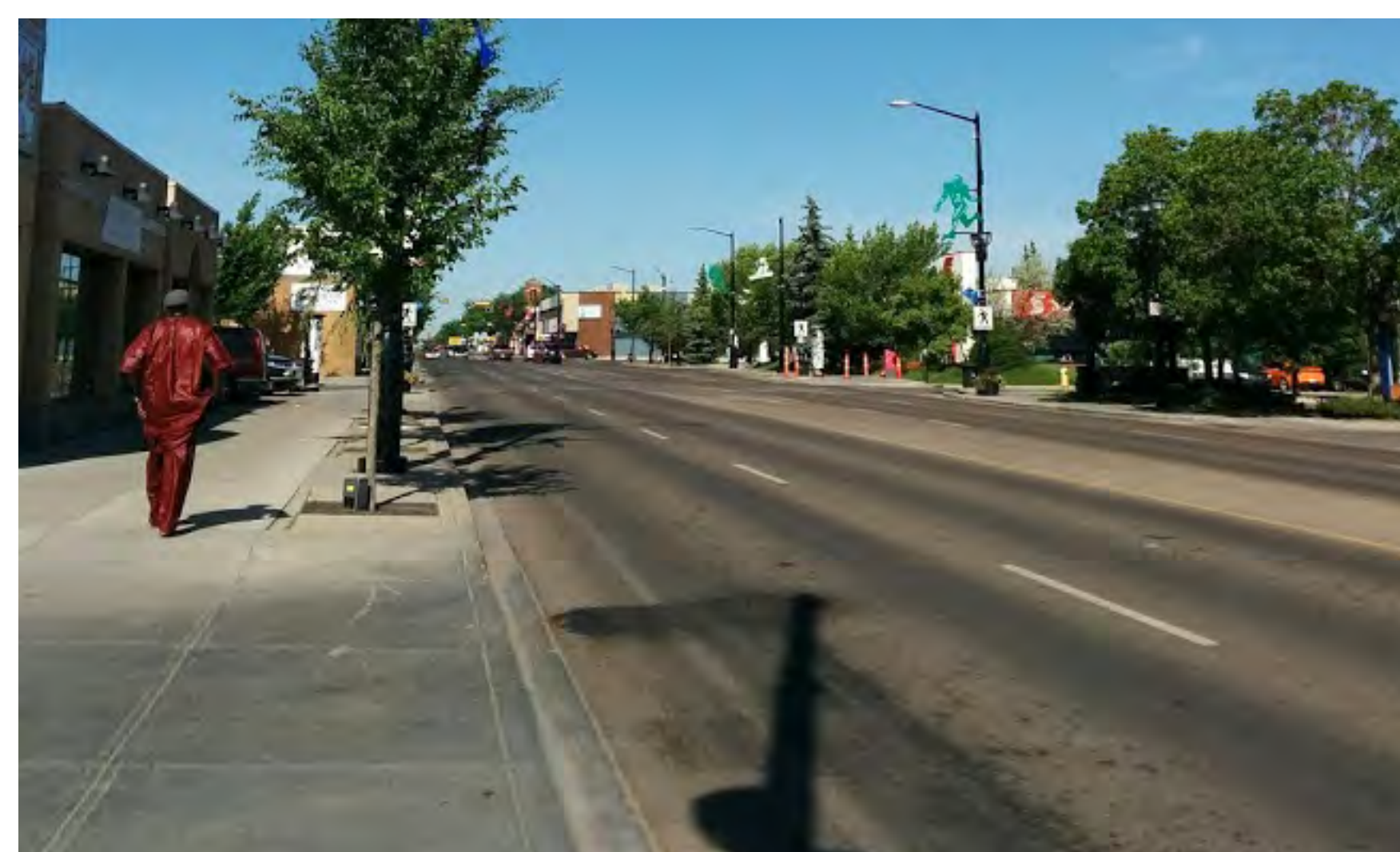
Consider both direct and indirect costs, as well as the value of roadway and adjacent real estate

Be adaptable by accomodating the needs of the present and future through effective space allocation for the many functions of the street



Form a network of streets that together accommodate all users and allow for efficient and high quality travel experiences

Form a network of streets that together accommodate all users and allow for efficient and high quality travel experiences



Be vibrant and attractive people places in all seasons that contribute to an improved quality of life

Contribute to the environmental sustainability and resiliency of the city



- A Complete Street is designed to integrate all road users safely, including:
- pedestrians
 - cyclists
 - motorists / truck drivers
 - public transport users of all ages/abilities

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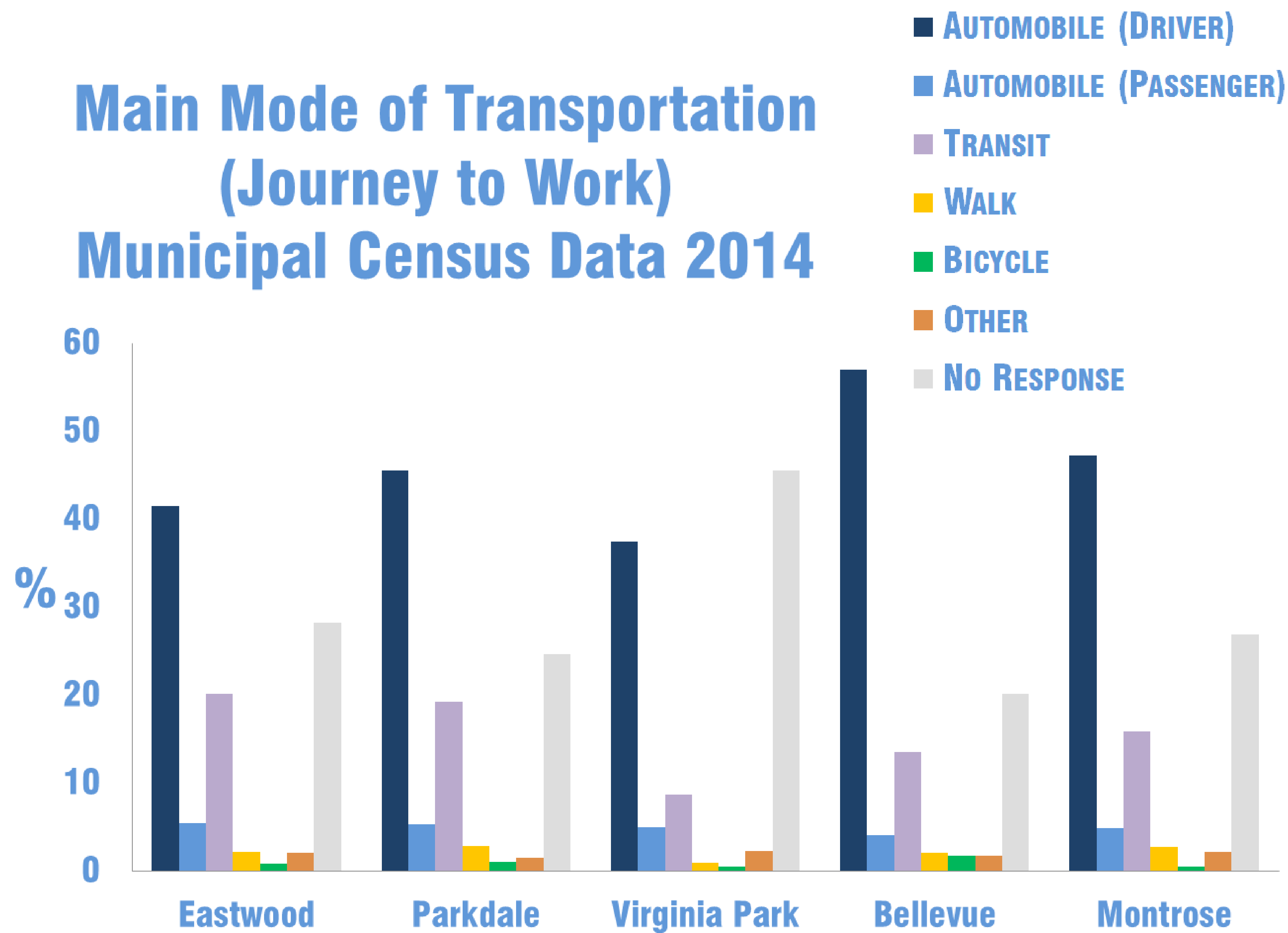
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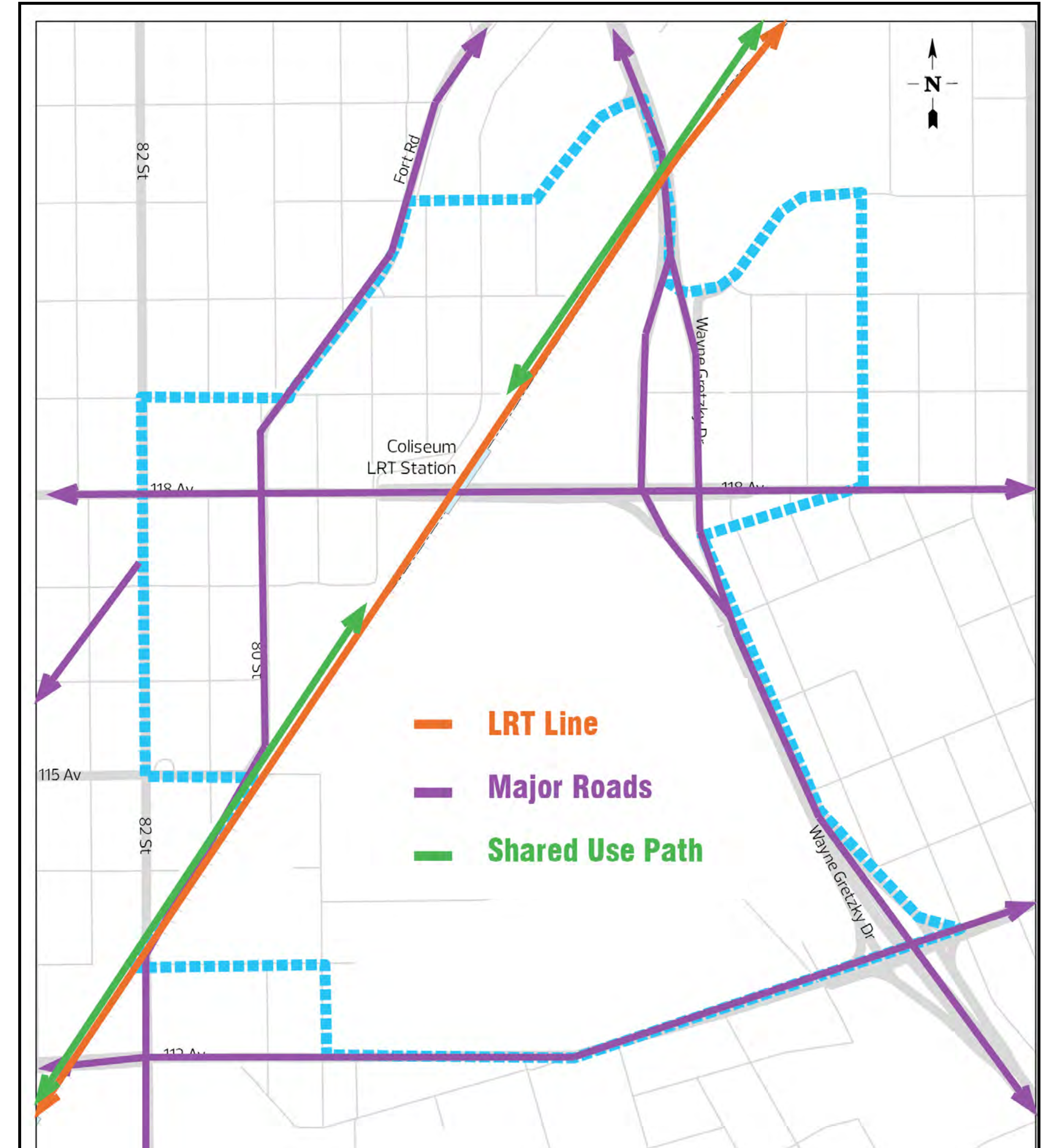
Transportation Network

Today there are opportunities to move around the Coliseum Station area on foot, bike, transit or private vehicle. This study will provide guidance to provide better safe accessible transportation options for everyone.

Main Mode of Transportation (Journey to Work)
Municipal Census Data 2014



Transportation Networks around Coliseum



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Urban Design

Urban design is the art of arranging the physical environment and built form to support human activities in public spaces. It weaves social, creative, economic and environmental threads into attractive urban and natural environments. Urban design will be an important part of this study.

The aim of urban design is to

- enhance livability
- strengthen local business
- create strong communities with a special sense of place.



Universal Design is urban design done well; providing environments where all people can access and move about the space safely and comfortably, regardless of age or ability.



Urban design helps create places that are attractive, memorable, functional and enjoyable. It is concerned with the arrangement, shape, appearance and functionality of urban public spaces. It deals with how buildings impact spaces for people.

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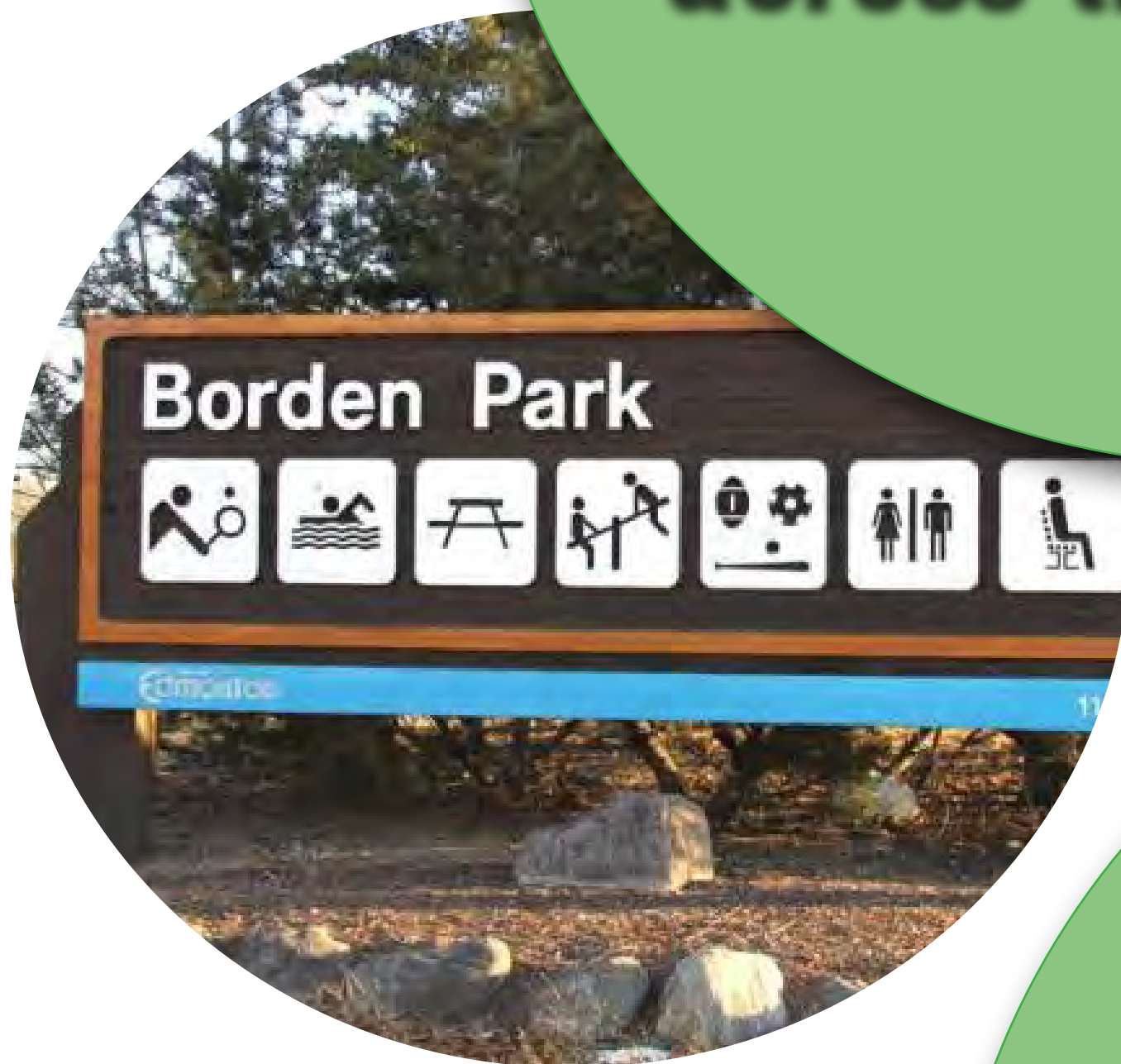
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Open Spaces

Edmonton is known for its parks and open spaces and Edmontonians cherish these natural resources. As redevelopment occurs in our neighbourhoods, there is a need to ensure open spaces are created, protected, and enhanced so that all citizens can enjoy the benefits that come with access to nature.

Distribution

The arrangement of, and access to, open spaces across the landscape



Quality

The functionality of an open space, considering the condition of its infrastructure & amenities and the value of the functions it provides



The value of the Open Space Network depends on multiple factors, including:

Supply

The physical amount of open space. Designing multi-functional open spaces helps make the most efficient use of public land as a scarce but valuable resource



Diversity

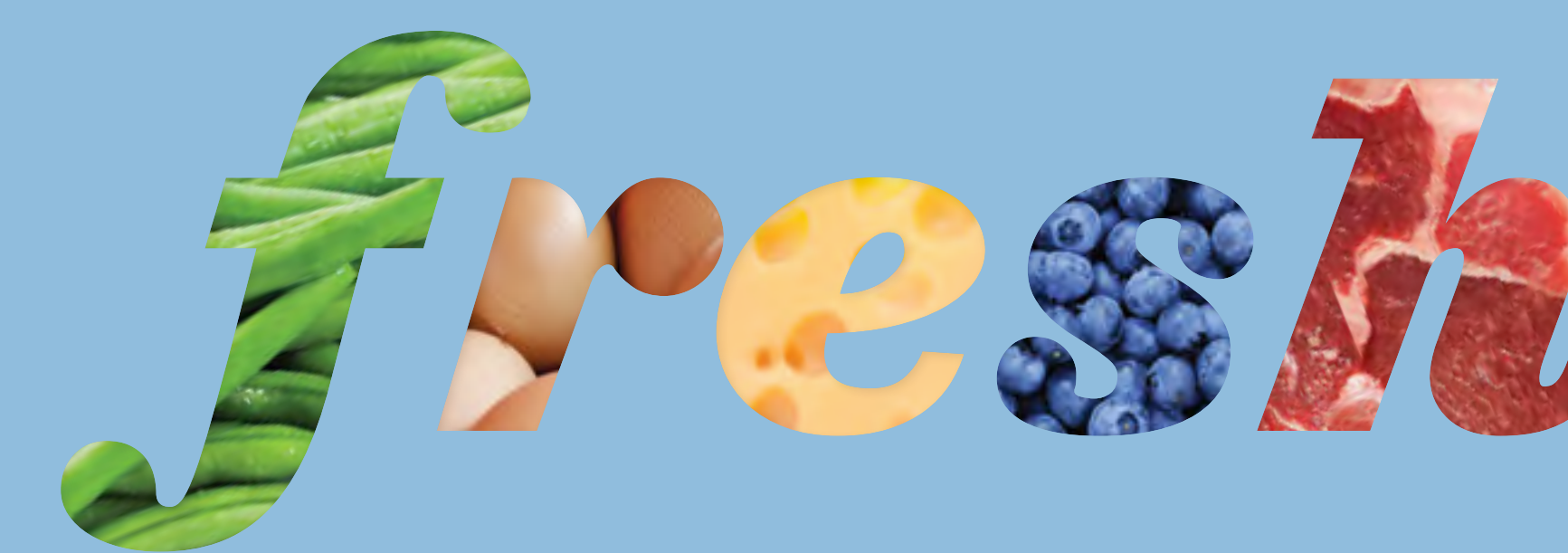
The range of different open space types and functions within the landscape



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EDMONTON'S FOOD & URBAN AGRICULTURE STRATEGY

Food & Urban Agriculture

fresh: Edmonton's Food and Urban Agriculture Strategy, imagines how new approaches to food and urban agriculture can make Edmonton an even better place to live, work, play and invest.

This high level strategy helps guide Edmonton towards the vision of "a resilient food and agriculture system that contributes to the local economy and the overall cultural, financial, social and environmental sustainability of the city."

GOALS



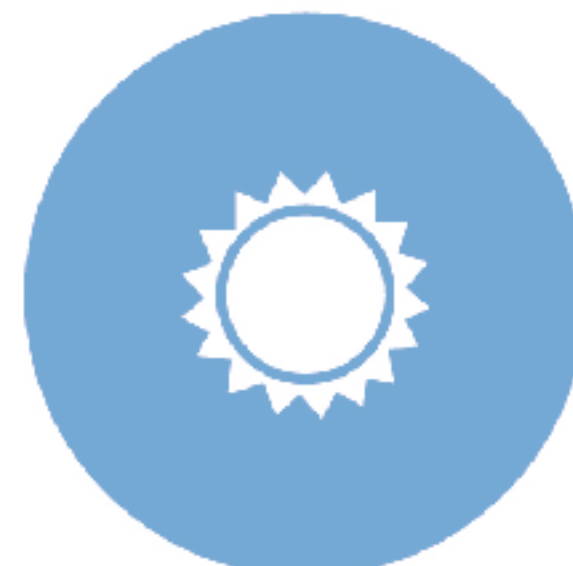
A stronger, more vibrant local economy



A healthier, more food secure community



More vibrant, attractive, and unique places



Less energy emissions and waste



Healthier ecosystems

Today there are urban agriculture projects in the area including chickens, bees, and a small farm.

The ARP process will examine opportunities to further incorporate food and urban agriculture components that advance the recommendations of *fresh*.

Key Terms:

Food Desert - An urban area or neighbourhood that has no, or grossly insufficient, access to healthy, affordable and culturally-appropriate foods for local residents.

Food Hubs - Usually a building or cluster of buildings that bring together a wide spectrum of food and agriculture-related activities. The overall purpose is to increase access, capacity, visibility, and the experience of sustainable urban and regional food systems within a city. Food hubs can operate as commercial, public, or hybrid entities.

Transit Oriented Food - Food sources that are based in close proximity to major transit hubs.



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Coliseum Station Area Redevelopment Project

Heritage Resources

The Old Timer's Roost

Built in 1926, the Old Timer's Roost is a log cabin located on the Northlands Exhibition grounds. The cabin was erected by the Edmonton Pioneers and Northern Alberta Pioneers and Descendants Association (formerly known as the Northern Alberta Old Timer's Association) for the use of its members during Edmonton's annual Exhibition week.



The Old Timer's Roost is a key connection to Edmonton's agricultural roots. This work will look to find a permanent location for the cabin in order to assist its restoration and ongoing protection through designation as a Municipal Historic Resource

Heritage Value

The Old Timer's Roost is significant for:

Its association with the Northern Alberta Pioneers and Descendants Association (NAPDA):

NAPDA, whose members volunteered their time to build the cabin, was first established in 1894 to preserve the early history of Edmonton and foster friendly relations amongst the pioneers of the district.

Its association with the

Northlands Exhibition: The city's first agricultural exhibition was held in 1879, to feature locally produced livestock, grain, vegetables and handiwork. In 1910, faced with growing attendance it relocated to the Northlands site. The annual exhibition has been hosted at the Northlands site for over a century.



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Coliseum Station Area Redevelopment Plan

Related Ongoing Projects in the Area:

Coliseum Transformation

Examining opportunities to repurpose the arena



Coliseum + Stadium Station Redesigns

Addressing improvements to the aging station infrastructure



Ribbon of Green

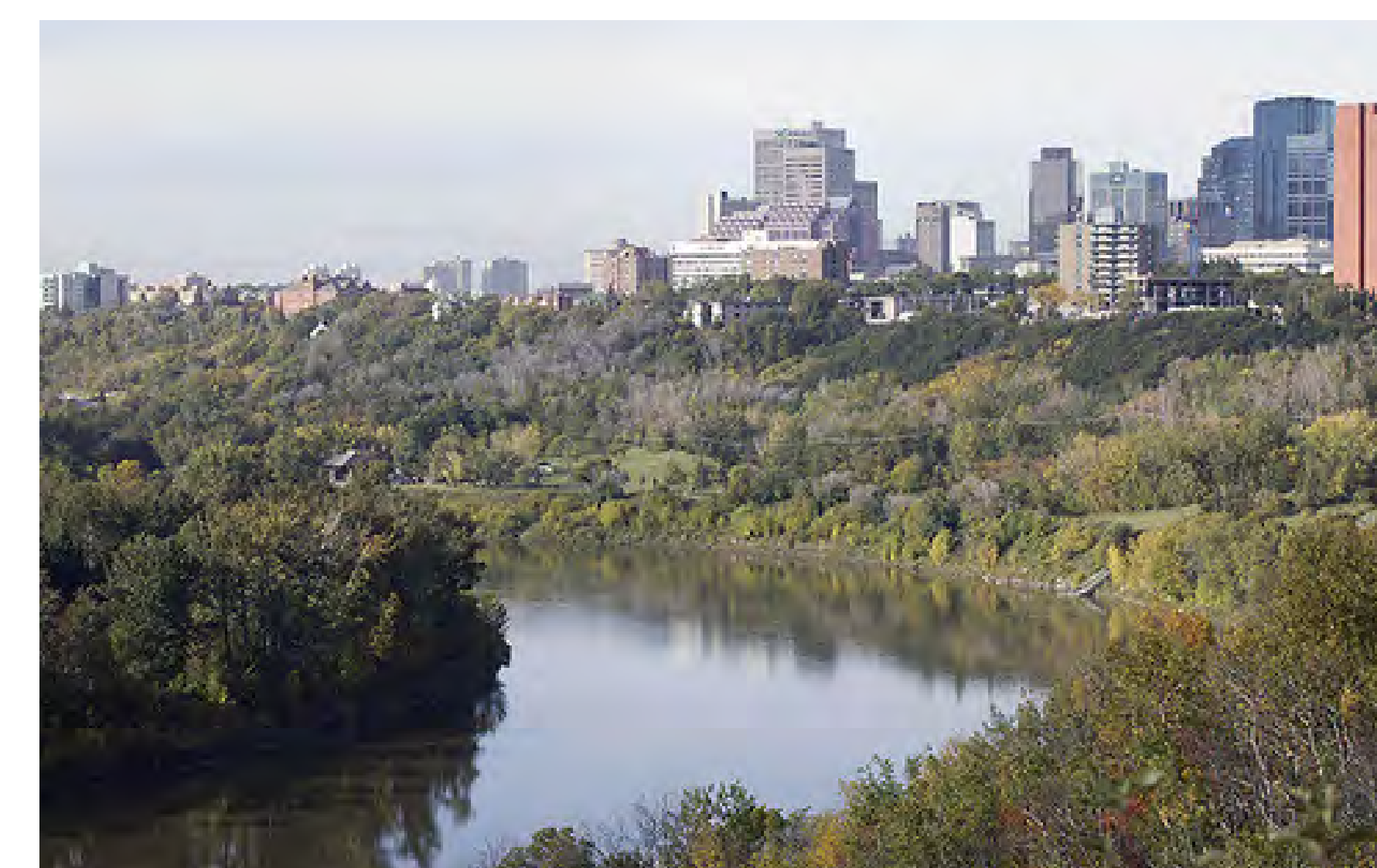


The project's aim is to establish publicly supported goals for the development and management of our Ribbon of Green (the North Saskatchewan River and Ravine System)



Breathe: Edmonton's Green Network Strategy

Breathe is a transformative strategy to make sure that as the city grows, each neighbourhood will be supported by a network of green space

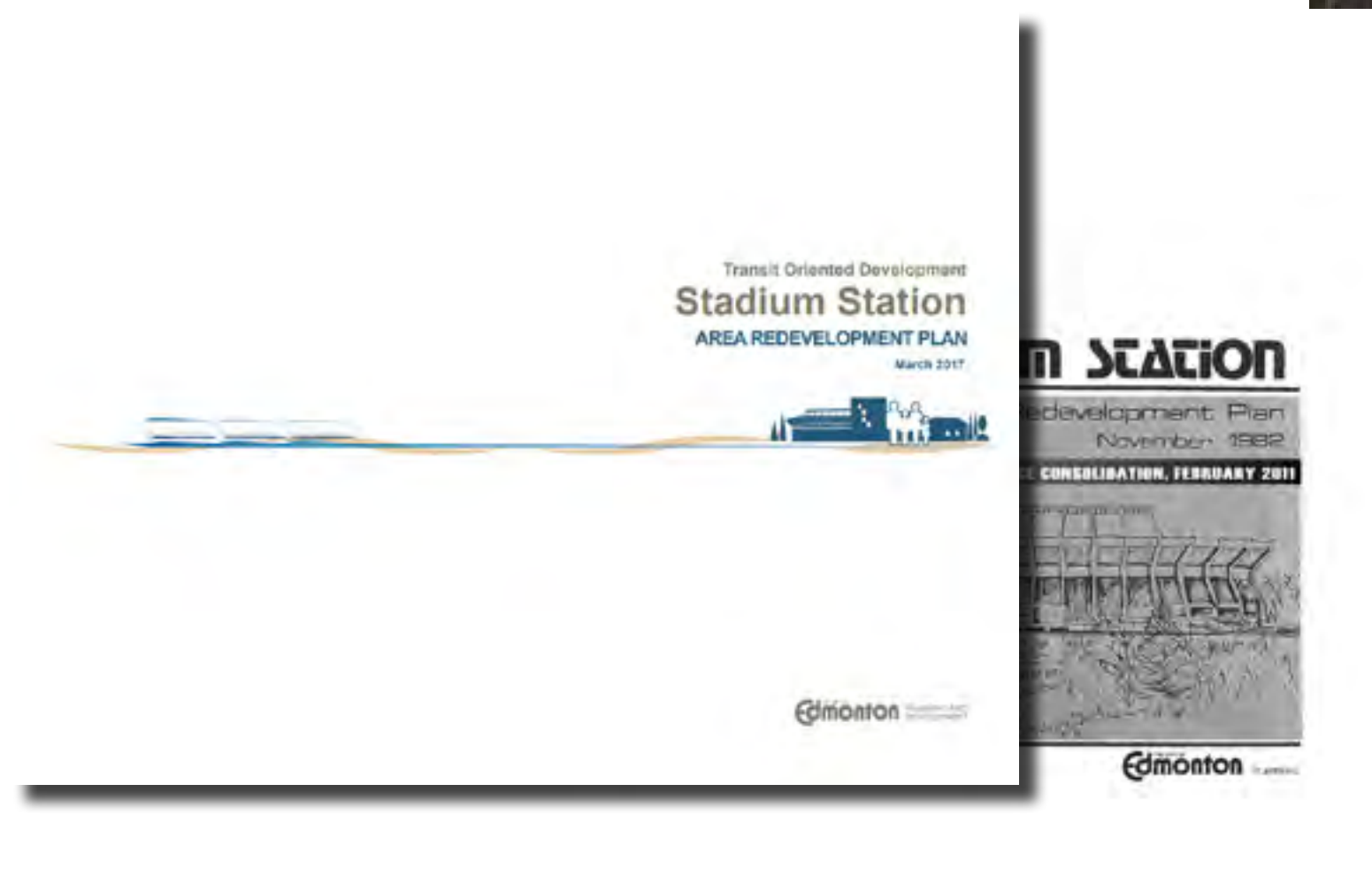


Dawson Park and Kinnaird Ravine Master Plan

Dawson Park and Kinnaird Ravine are important links in Edmonton's River Valley Network. The Plan establishes a 25-year vision and management plan for the park.

Stadium Station Area Redevelopment Plan (ARP)

Planning work around Stadium Station is nearing completion and the new ARP will go to City Council Public Hearing in 2017



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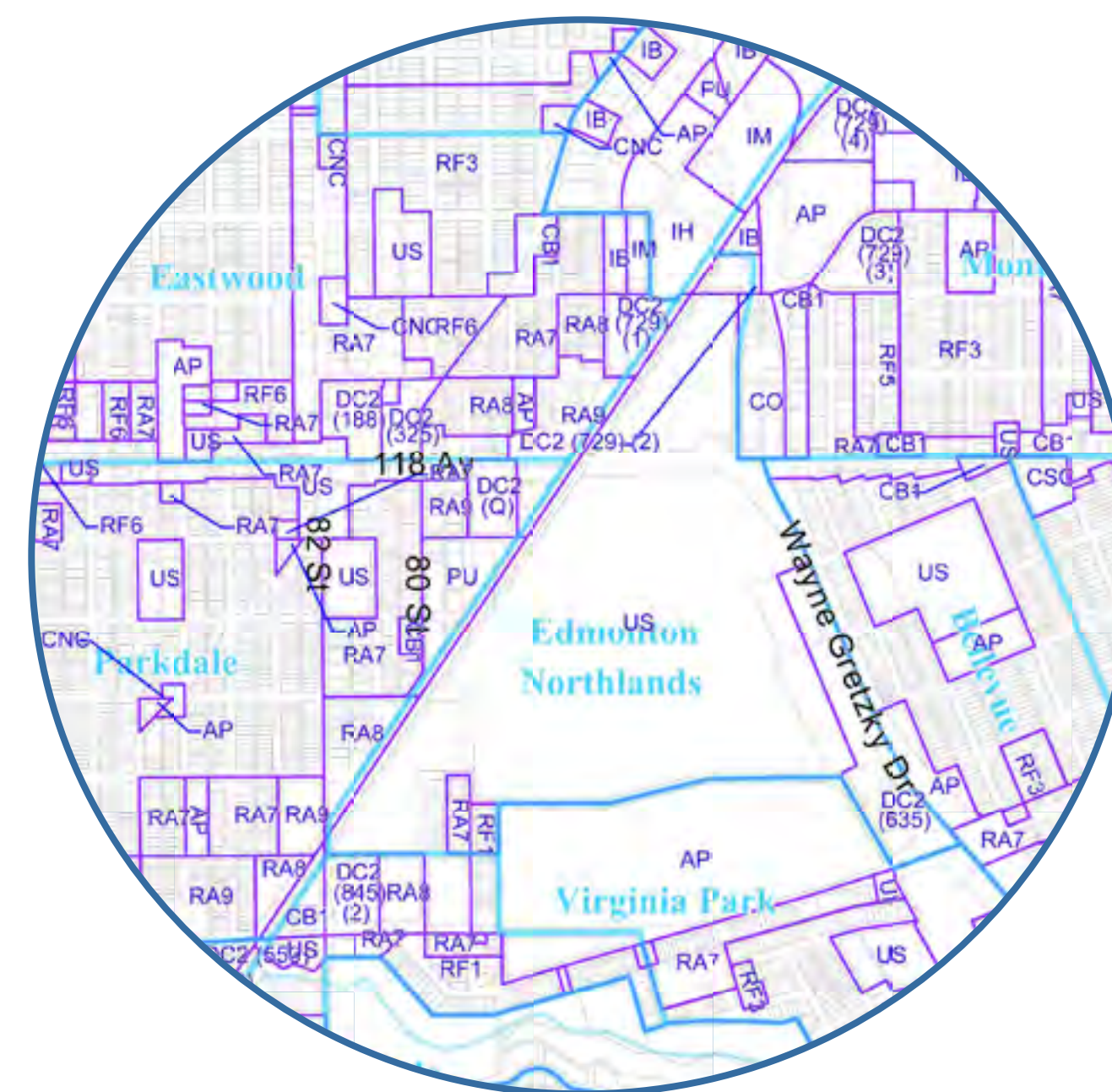
Coliseum Station Area Redevelopment Plan

Considerations for this project:

Transit Oriented Development



Zoning



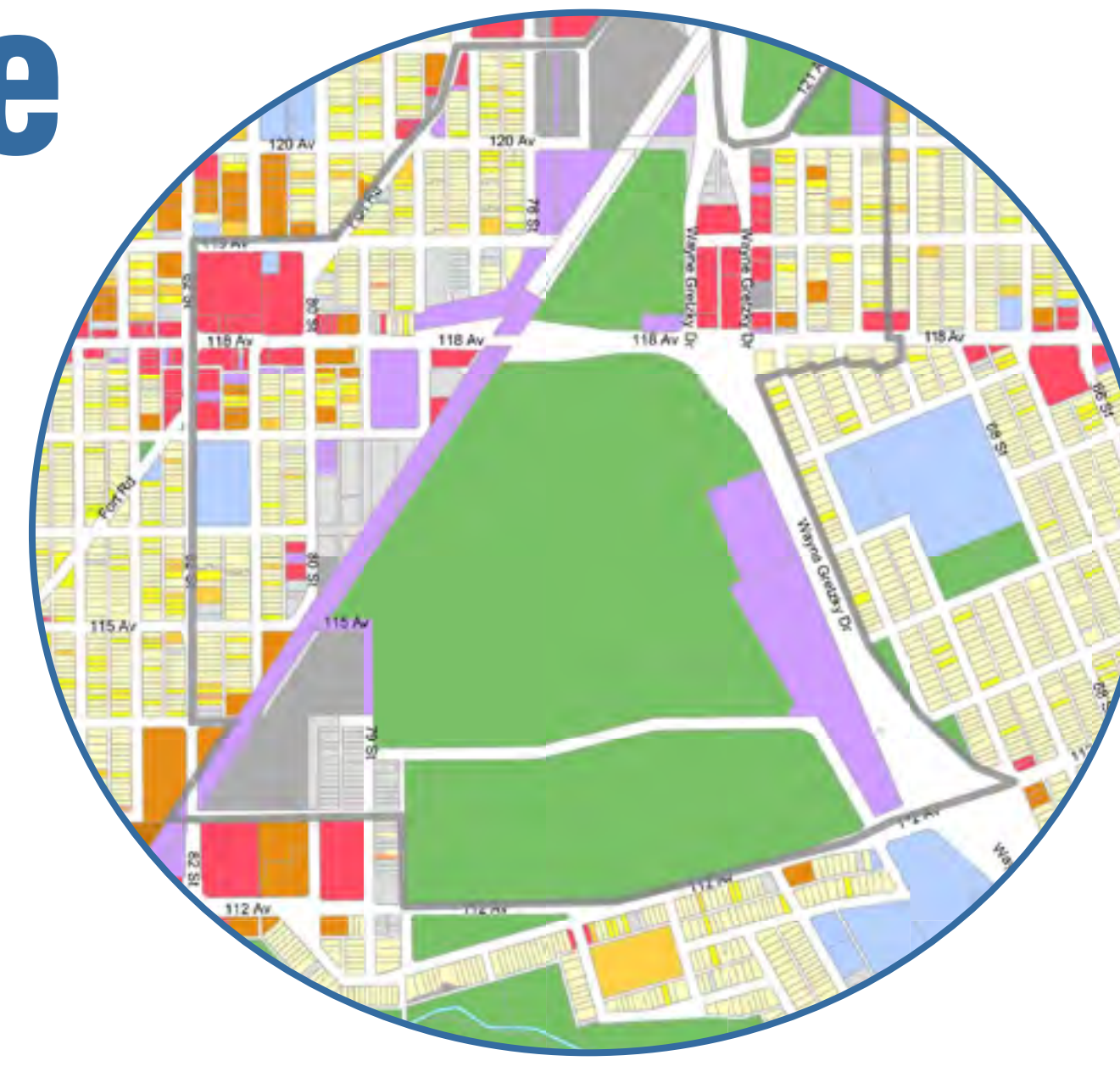
Urban Agriculture



Open Spaces



Land Use



Complete Streets



Urban Design



Heritage



Transportation



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Urban Design & Heritage Questions:

How can the character of the area be strengthened through urban design?

How can the area's heritage be preserved, enhanced, and celebrated?

Let us know what you think!

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Mixed Use Development Questions:

How can we welcome more people and more homes into our neighbourhoods?

What forms should new housing take and where should we build it?

What other types of development would you like to see? (shopping, parks, offices, etc.)

Let us know what you think!

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Moving & Linger Questions:

Are there gaps in the pedestrian and cycling network?

What other challenges are there related to moving around the area?

What can be done to make open spaces and public areas more accessible, inviting, and livable?

How can we create a safe neighbourhood for everyone?

Let us know what you think!

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