Capital City Downtown Plan (CCDPlan)

- Downtown Context
- Downtown Challenges
- CCDPlan Pillars
  - Policies
  - Zoning
  - Implementation
  - Catalysts Projects
- Plan Benefits
- The Way Ahead
“One of Canada's most livable cities”

The Way Ahead
City of Edmonton Strategic Plan
2009-2018
THE WAY AHEAD... Goals

- Preserve and Sustain Edmonton’s Environment
- Improve Livability
- Transform Urban Form
- Shift Transportation Modes
- Ensure Financial Stability
- Diversify Economy
① BOLD ② FOR PEOPLE ③ DOable

DOWNTOWN VISION
Downtown Edmonton will be...

SUSTAINABLE

VIBRANT

WELL DESIGNED

ACCESSIBLE
Embrace and invest in our Downtown at a scale commensurate with a heart of a City.
DOWNTOWN IS...
Greatest concentration and diversity of jobs in the City

AN EMPLOYER
10% of Edmonton’s total municipal property tax
Less than 1% of its area
Edmonton’s transportation hub

A CONNECTOR
Home to over 50,000 students annually by 2020
Winspear Centre for Music, Art Gallery of Alberta, Citadel Theatre, Stanley Milner Library

SOURCE OF INSPIRATION
Seat of municipal and provincial governments

A CAPITAL CITY
A primary destination for visitors

A PLACE OF DISCOVERY
Edmonton’s image to the world

A SYMBOL
DOWNTOWN CHALLENGES...
24 M sq ft of existing built space, 32 M sq ft additional zoned capacity
Major commitment to suburban road network

AUTO-ORIENTED DEVELOPMENT
75% of Edmonton’s future growth planned for new neighbourhoods
Entertainment and social networking

24 HR ECONOMY
High crime rate
National and international benchmarks

COMPETITION WITH OTHER CITIES
Five diverse neighbourhoods
CCDP PILLARS

1. POLICIES
2. ZONING
3. IMPLEMENTATION
4. CATALYSTS
1. POLICIES
SUSTAINABLE DOWNTOWN

- Healthy natural environment
- Reduced emissions & improved air
- Stewardship of natural resources
- Healthy communities
- Sense of place
VIBRANT DOWNTOWN

- Additional downtown housing
- Commercial, retail & educational activities
- Diverse arts, culture & entertainment
WELL DESIGNED DOWNTOWN

- Well designed buildings and urban form
- Defined street framework
- Additional parks and open space
- Historic preservation
ACCESSIBLE DOWNTOWN

- Efficient Roadway System
- Enhanced Pedestrian Circulation
- Improved Cycling
- Superior Transit
2. ZONING
• Minor boundary adjustments
• Current heights & densities largely maintained
• Design regulations incorporated
• New requirements for setbacks and outdoor amenity space (public realm)
3. IMPLEMENTATION STRATEGY
• Adopt the Plan
• Establish the CCDP Project Team
• City Technical Advisory Committee
• CCDP Advisory Committee
• Prepare 10 Year Action Program with regular budget submissions
• Implementation and Annual Monitoring
4. CATALYST PROJECTS

City Led (9)
Concurrent (4)
CITY LED:
Central Warehouse Campus Neighbourhood

HOUSING INCENTIVE
CITY LED:
Louise McKinney Park/Heritage Trail

RIVER PROMENADES
CITY LED: Grade Level LRT Integration
PROPOSED ALIGNMENT

- Alberta Legislature
CITY LED:
High Profile Dedicated Bikeway System
CITY LED: McKay Avenue Neighbourhood

CENTRAL GATHERING PLACE
CITY LED: Promote increased energy efficiency of Downtown

GREEN BUILDING STRATEGY
CITY LED:
Green and walkable Downtown 

PUBLIC REALM
CONCURRENT PROJECTS

Capital Boulevard Upgrade
Legislature Grounds Redevelopment
Downtown Universities & Colleges
Sports and Entertainment District
BENEFITS
12,200 new residential units over a 35 year period; more than twice the growth projected without the Plan.
2.35 M sq ft of commercial space and 2.25 M sq ft of new office space over a 35 year period; 40-70% more growth than without the Plan
$200 - 250M more property tax over 35 years

INCREASED TAX BASE
Higher values resulting from increased amenities, design quality and livability of the Downtown

HIGHER LAND VALUES
Greenhouse Gas reductions of up to 40% per Downtown resident
A predictable framework for investment and development

CLEARER EXPECTATIONS
Supported by Edmonton’s greatest concentration of transit users and uses

ENHANCED TRANSIT VIABILITY
A vibrant, well-designed and sustainable Downtown attracting people, investment and opportunity
Thank you
Further Information contact:

Duncan Fraser, Senior Planner, Project Manager

HSBC Building

7th Fl. 10250-101 St.

Edmonton AB T5J 3P4

Tel. 780-496-6110

Email: Duncan.Fraser@edmonton.ca