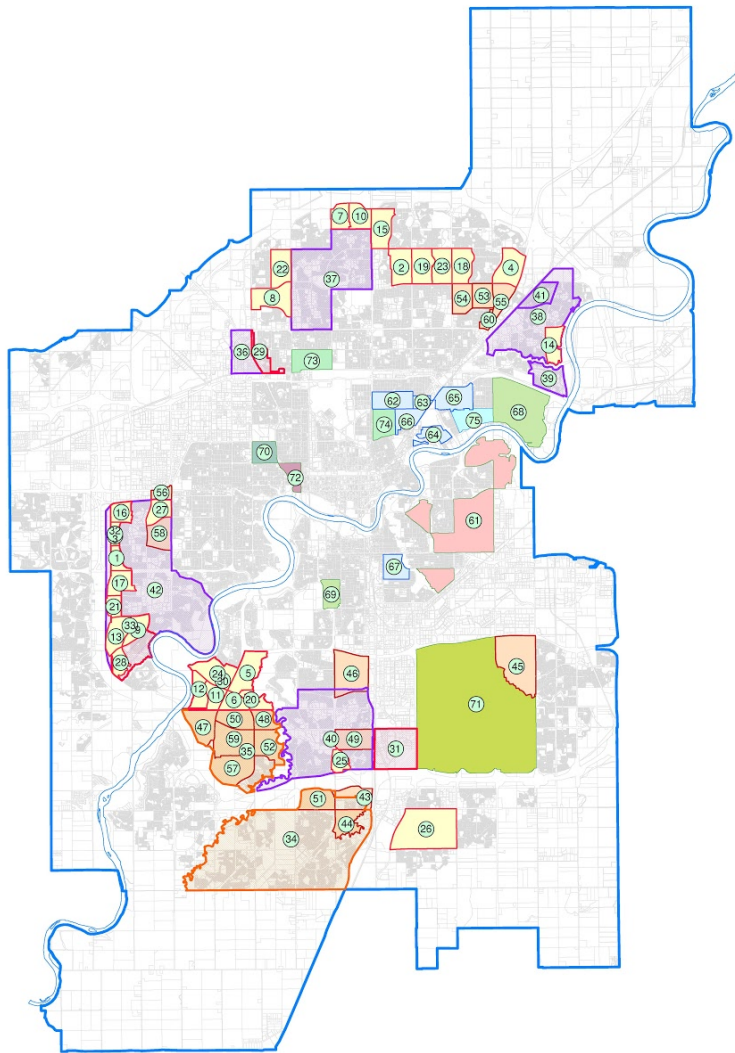




ADMINISTRATION REPORT PLAN REPEALS, AREA STRUCTURE PLAN AMENDMENT, ZONING BYLAW TEXT AMENDMENT

To streamline and simplify land use planning in Edmonton, and align its planning tools as part of implementing The City Plan through the repeal of 75 land use plans.



AREA MAP SHOWING PLAN LOCATIONS
*for full map with legend, please refer to Appendix 2

RECOMMENDATION AND JUSTIFICATION

Administration is in **SUPPORT** of this application because of the many benefits, including:

- Advances The City Plan and Action 15 from the Infill Road Map
- Simplifies the land use planning framework

THE APPLICATION

1. BYLAW 19725 to repeal 75 Plans as identified in Appendix 1.
2. BYLAW 19726 to amend five Area Structure Plans (ASP), as identified in Appendix 3.
3. CHARTER BYLAW 19724 to amend Sections 3, 710 and Section 900 of the Zoning Bylaw, as identified in Appendix 5.

Administration reviewed the over 200 land plans currently in effect, and is recommending the repeal of those that have fulfilled their purpose and are redundant. 75 land use plans (including 5 Area Structure Plans, 7 Outline Plans, 27 Neighbourhood Structure Plans, 18 Neighbourhood Area Structure Plans, 6 Area Redevelopment Plans, and 12 Other Plans), as listed in Appendix 1 are to be repealed, and 5 Area Structure Plans are amended to facilitate the repeal.

Corresponding Zoning Bylaw text amendments are required to the following Sections of the Zoning Bylaw and form part of the application to ensure DC1 provisions and Special Areas remain in effect and that references to repealed plans are removed:

- Section 3.1 Community and Neighbourhood Improvement Plans
- Section 710 (DC1) Site Specific Development Control Provision; and
- Section 900 Special Areas General Provisions.

CITY PLANNING FRAMEWORK BACKGROUND

The City Plan envisions an Edmonton that is a healthy, urban and climate resilient city of two million people that supports a prosperous region. It outlines the choices we need to make to get there, and sets out policy and direction in line with this vision. Edmonton is constantly growing and changing to align with the needs and priorities of its residents. The City Plan guides these changes and embodies Edmontonians' vision for the future.

The City Plan was the result of two-years of extensive engagement. It provides a clear line of sight between where we are now and the "small towns in our big city, where people can meet many of their daily needs locally" that we want to be in the decades to come, guiding how Edmonton needs to evolve to get there. To be able to achieve the rebuildable city, our planning tools need to evolve and reflect the lifecycle of development.

As one of the first steps in advancing The City Plan, Administration is undertaking the City Planning Framework, a two-phased project to simplify and modernize the City's land use planning framework to ensure our planning tools are adaptive and responsive to our collective city-building goals to navigate change as communities move through their lifecycle.

The first phase, the subject of the accompanying Bylaws, includes undertaking a broad review of all land use plans in effect, proposing plans and planning tools for repeal, and will conclude following the decision of Council on this application. This work also advances Action 15 of the

Infill Roadmap (Develop a process to review and update or retire plans and policies that are not aligned with current policy and regulations.)

Repealing plans that have fulfilled their purpose prior to moving forward with District Plans, will streamline the range of land use policies and reduce redundancy as they are developed. This approach contributes to the upcoming work for the transition to District Plans, allowing additional focus on consolidating relevant remaining policies, strategies and geographic plans including land use, mobility and infrastructure information.

In the second phase of the City Planning Framework, Administration will create a cyclical review process to ensure existing plans remain responsive as the city evolves over time. By creating a process to keep land use plans and tools up-to-date and easy to understand, the planning process will be simplified and more predictable both now and in the future.

Edmonton offers great opportunities today because of the plans that helped create it. Residents, communities, organizations, industry and other city-building partners have contributed to our city by providing insight and feedback on how we shape the communities we call home.

The City Plan presents our vision for the future, but honours Edmonton's foundation. By retiring plans that have fulfilled their purpose, we celebrate their accomplishments and move forward with focus, taking bold steps to achieve our larger city-building goals.

PLANNING ANALYSIS

PLAN REVIEW

A land use plan provides direction on how an area of land will be used and developed. It sets out the big-picture vision for an area and helps guide zoning, reserve allocation and servicing needs. Edmonton currently has over 200 land use plans in effect, in addition to many other planning tools such as strategies and guidelines which inform land use decisions. Some of these plans date back over 50 years and have long ago served their purpose.

The City Planning Framework represents the first time the City has undertaken a broad review of all land use plans in effect. Decluttering the policy landscape will allow the City to be more clear and purposeful in its planning direction while reducing the number of plans needing to be maintained in the future. This kind of clean-up is good planning practice. Plans that are not maintained or regularly updated eventually fall out of alignment with the City's overall vision for growth. Rather than guiding development, outdated plans are continuously amended in response to specific development intentions. As these plans become increasingly outdated, they no longer provide certainty for their communities with respect to what they can expect as their community grows and evolves. Keeping outdated plans makes the planning process more cumbersome for applicants without any added benefit in terms of development outcomes, amendments become redundant and no longer provide value to the City proportionate to the resources required for the work. Plans in these cases are not guides for the future but repositories of past development decisions.

SELECTION CRITERIA

The 75 plans proposed for repeal were created between 1970 and 2003, and meet one or more of the following criteria:

- The plan is no longer advancing the intended purpose (i.e. to guide the orderly development of land, infrastructure, or land use zoning);
- The City's planning approach and direction has evolved since the creation of the plan
- More recent planning or policy documents provide more up-to-date and relevant direction;
- Plans have completed informing the creation of other statutory plans which are now in place in the area; and
- Plans are beyond their intended lifecycle (as specified within the plan itself).

The intended purpose for each category of planning tool and the rationale for their repeal is listed below. A review matrix that summarizes the findings for each plan on the proposed repeal list, indicating how many of the above criteria have been met for each plan is provided in Appendix 4.

An **Area Structure Plan (ASP)** provides the intermediate link between the Municipal Development Plan (MDP) and Neighbourhood Structure Plans (NSPs). ASPs set out area-specific requirements for a group of neighbourhoods to ensure the orderly and efficient development of a plan area, including necessary essential services and facilities, reserve land, land uses, transportation systems, population sizes and densities, and the sequence of development. In implementing the MDP's policies and establishing guidelines for a large planning area, ASPs provide a broad policy framework for future NSP development.

The five selected ASPs are proposed for repeal because each plan, along with its associated NSPs, has fulfilled its development direction. Once land has been serviced and developed, and reserves have been allocated, the ASP has provided all necessary guidance. At this point the ASP is essentially no longer planning for future growth, and merely documenting the present conditions of the land.

An **Outline Plan** shows the general pattern of development for a large area of land and was a common planning tool before 1977, when provincial legislation provided for Area Structure Plans. Outline Plans designate portions of an area intended for various land uses, identify provisions to be made for services and utilities, reserve dedication, and general vehicular and pedestrian circulation patterns. Outline Plans helped in the orderly and economic growth of the City of Edmonton and in some cases were the basis for more detailed land use plans.

The seven selected outline plans are proposed for repeal because each plan has fulfilled its development direction. The Outline Plans proposed to be repealed are no longer relevant as the neighbourhoods have been developed, infrastructure has been provided and the transportation networks within the neighbourhoods are well established.

Neighbourhood Structure Plans (NSPs) describe the general pattern of development and subdivision in new residential neighbourhoods, and are integrated with the parent ASP. NSPs provide clear policies and basic technical requirements to ensure the orderly and efficient development of a plan area. They consider essential services and facilities (including parks or

stormwater management facilities), land uses, transportation systems, population sizes and densities, calculation of Municipal Reserve and the sequence of development for the neighbourhood.

The 27 selected NSPs are proposed for repeal because each plan has fulfilled its development direction. Once the land has been subdivided, reserves have been allocated and infrastructure and zoning are in place, the NSP has provided the necessary guidance for the orderly development of the land. At this point, the NSP is essentially complete and does not direct future redevelopment.

Neighbourhood Area Structure Plans (NASPs) have a similar purpose as NSPs, but they do not have a broader Area Structure Plan in place. They designate the land uses and development objectives for a new neighbourhood and sometimes implement the general land use policy set out in the corresponding Servicing Concept Design Brief (SCDB) or Outline Plan. An NASP identifies the type, size and location of various land uses, density and pattern of development, location of roadways, conceptual servicing schemes and sequence of development.

The 18 selected NASPs are proposed for repeal because each plan has fulfilled its development direction. Once the land has been subdivided, reserves allocated and infrastructure and zoning are in place, the NASP has provided all necessary guidance for the orderly development of the land. At this point the NASP is essentially complete and does not direct future growth.

An **Area Redevelopment Plan (ARP)** outlines how an established neighbourhood will be preserved, rehabilitated or redeveloped. ARPs can include direction on specific or local challenges such as infrastructure renewal, or the location of additional density especially in cases where no citywide direction exists.

The six selected ARPs are proposed for repeal because each plan has fulfilled its intended purpose. ARPs reflect the planning principles and redevelopment priorities of the day. In many cases, priorities and best planning practices have evolved since the selected plans were approved and infrastructure funding programs on which they were based have long since ended. Documents referred to in the plans no longer exist, and in some cases, more current planning tools have been prepared to guide planning and development decisions for the area.

Various **other planning tools** (including Neighbourhood Improvement Plans, Community Plans, Community Development Plans, and others) have been used to provide the policy basis for municipal infrastructure, servicing, reserve dedication, planning and development guidelines and basic environmental requirements for their respective areas, and to facilitate the staged submission of specific neighbourhood plans where appropriate.

The 12 other planning tools have been selected for repeal because of a combination of factors, including fulfilment of the plan's originally intended purpose, the age of the plan and associated planning horizon, and/or completion of neighbourhood plans within the subject areas.

POLICY ALIGNMENT

This section summarizes how repealing the plans is in alignment with the policies of higher level plans.

The City Plan

The City Planning Framework implementation project is a direct result of The City Plan. An initial analysis of Edmonton's policy landscape completed as a technical study in support of The City Plan identified the following challenges:

- *Inconsistent use of plans*: The same plan "type" can vary widely based on the project manager and specific problems it addresses. This creates redundancy and conflict.
- *Volume of plans*: There are over 200 land use plans in effect in the city. Administration and the public find it difficult to understand and adhere to all requirements.
- *Plans in effect longer than intended*: This contributes to volume and challenges applying policy that is outdated. Lack of formal review and update adds complexity in determining priorities and approaches developed in different eras.
- *Unclear relationship and prioritization between types of plans*: To balance the goals across 200+ plans Administration and the development industry was often making trade-offs without formal guidance.
- *Challenges with implementation*: Plans which are not funded and pauses in implementation erode confidence in the plan and dilute collective memory of the agreements.

The 75 plan repeals proposed as part of this application address the first two challenges and better position Administration to address the remaining concerns. The inconsistent use of plans and the unclear relationship and prioritization between different types of plans will be addressed in Phase 2 of the City Planning Framework, while resourcing to implement plans will be addressed through the Growth Management Framework and District Planning.

This application also aligns with The City Plan's Big City Moves, specifically A Rebuildable City by providing a mechanism for our planning tools to be reviewed regularly in order to adapt to a changing future and the lifecycle of neighbourhoods; and Community of Communities by setting the stage for District Plans to become Edmonton's primary geographic planning tool.

City-wide Policy and Plans in Effect

The City of Edmonton has shifted over the past few decades towards having more city-wide planning policy direction. This has resulted in more equitable application of policies with the intent to address common concerns and community issues at a broad scale. This approach has increased Administration's ability to encourage and guide density, infill and increased mobility choices in a more equitable and holistic manner. It also allows for more effective and efficient maintenance of the policy tools. Development in communities with repealed local area plans will continue to be guided by The City Plan, city-wide guidelines and best practices in planning and urban design.

TECHNICAL REVIEW

The application and repeal list was circulated and reviewed by internal and external agencies for information and comment. As a result of the review one plan was removed (Webber Greens

NSP) because of identified unplanned lands within the Transportation Utility Corridor where plan boundary amendments may be advisable prior to future development. Having this NSP in place will facilitate the potential for a future boundary change to include the unplanned lands which are directly to the east of the NSP.

All other comments from utilities and technical agencies confirmed that the plans on the list could be repealed without impact, as they have served their purpose and are no longer guiding infrastructure improvements.

PUBLIC ENGAGEMENT SUMMARY

Public Engagement was undertaken during multiple phases of the project. For the full What We Heard Report refer to Appendix 6.

PROJECT DEVELOPMENT

The City Planning Framework is a direct result of The City Plan and Evolving Infill's multi-year engagements and technical studies. It delivers on the [Infill Roadmap's](#) Action 15 (Develop a process to review and update or retire plans and policies that are not aligned with current policy and regulations.) Additional engagement related to the specific plans and tools proposed for repeal was completed earlier this year. Feedback and results are included in Appendix 6.

PRE-APPLICATION STAKEHOLDER MEETINGS

During the review phase the City Planning Framework team met with the following key stakeholders:

- Edmonton Federation of Community Leagues (EFCL)
- Urban Development Institute - Edmonton Region (UDI)
- Infill Development in Edmonton Area (IDEA)
- Canadian Home Builders Association (CHBA)
- Edmonton Construction Association (ECA), and
- Commercial Real Estate Development Association (NAIOP)

Opportunities at this stage of the project were focused on providing information about the purpose, process and timelines for the Land Development Application. Engagement also helped determine if there were any concerns from their members about the process or criteria being used to determine the proposed list of repeals. Items that were raised during these sessions included:

- understanding how applications would be processed during the gap between the LDA application and public hearing
- what would happen to the repealed plans (would they be archived for public access)
- would existing community boundaries remain with District Plans
- general questions regarding the timing of the repeals
- general questions regarding District Plans

APPLICATION ENGAGEMENT

Notice of the application was emailed to community leagues and business improvement areas affected by a proposed plan repeal or ASP amendment. Recipients were encouraged to review additional information on the City Planning Framework and Engaged Edmonton websites, and provide feedback through a public Q&A tool, online survey and/or direct email to the project team.

Notice of the application was also emailed to the City Planning Framework's list of stakeholders and Community League Area Councils outlining the same information as the above. Stakeholders were asked to provide feedback to the City by April 5, 2021 to give time for feedback to be compiled and for additional conversations to take place as necessary.

In addition to the email notices, the City Planning Framework and Engaged Edmonton websites were promoted through the City of Edmonton Twitter and Facebook accounts. In alignment with the outcomes of the City Planning Framework project, this engagement focused on input as to whether plans had fulfilled their purposes. Administration wanted feedback on whether anything was missed or mischaracterized in the technical assessment of the plans.

SURVEY AND ENGAGED EDMONTON SITE SUMMARY

The Engaged Edmonton site had 1,140 total visits, with 825 aware visitors (having looked around the site), 439 informed visitors (having clicked on a link) and 55 engaged visitors (having contributed through surveys or through the question feature). There were 131 surveys completed on the Engaged Edmonton site by 53 participants. Nearly 200 visitors downloaded reference materials 454 times. In addition, the City Planning Framework team fielded emails and telephone questions from residents, organizations and industry, including emails or calls from 34 individuals. Comments received prompted additional review of the plans to ensure all points were considered.

Of the 131 responses that were collected from 53 survey participants, five planning tools received five (5) or more responses, these are as follows: North Glenora Community Plan (5), Parkallen Community Plan (7), La Perle NSP (7), Ritchie Neighbourhood Improvement Plan/Area Redevelopment Plan (8), and Summerlea Neighbourhood Area Structure Plan (10). Additional analysis on the feedback collected from these five area plans are provided in section 2.2.2. of the What We Heard Report.

With regards to whether there were any specific policies in the existing plan that they would like retained, the vast majority answered no (70.2%). Further, when asked if there were any policy directions that they felt had not been completed, the vast majority again answered no (76.3%).

As detailed in Appendix 6 (What We Heard Report), the top concerns brought to Administration's attention included:

- Neighbourhood Planning (61)
- Intensification and Implications of Redevelopment (51)
- Public Engagement (51)
- Neighbourhood Character and Design (30)
- General Comments/Questions (27*)
- Transportation and Mobility (22)

- Parks and Open Space (18)
- School Sites (16)
- **General comments / questions were primarily from email inquiries*

There is a separate section in the What We Heard Report for plans proposed for repeal about which more than five survey responses were received.

ISSUES RAISED DURING ENGAGEMENT

People and groups wanting specific plans not to be repealed raised a variety of context-specific concerns. Administration reviewed and investigated each concern identified to determine whether the relevant plan should not be recommended for repeal. Efforts were made to reach out to communities to better understand concerns that were raised either by email, phone call or video calls. While a significant number of issues were raised and investigated, no plans were removed from the proposed list of repeals due to this further investigation.

The strongest opposition to a proposed repeal came from the Parkallen Community League. The league opposes repeal of the Parkallen Community Development Plan because it feels:

- there was inadequate engagement and insufficient time
- the plan does not meet all of the criteria set out by the City Planning Framework
- there continue to be negative impacts of growth and infill
- all policies within the plan should be kept and maintained
- the plan continues to be effective

While the Parkallen Community League opposes the repeal, Administration also received feedback from within the Parkallen neighbourhood in support of the repeal.

SUPPORT RECEIVED DURING ENGAGEMENT

The strongest support for this application was from the Ritchie Community League, as well as from an individual who filled out a survey for each of the plans proposed for repeal. Most supporting statements were received by residents who were dispersed throughout a variety of different communities. These statements focused on a variety of areas such as:

- the age and relevance of the plan in current contexts
- the plan's time horizon
- the implications of maintaining low density on the cost of housing
- support the revitalization and expansion of local businesses
- community is ready for a new cycle of infill

ENGAGEMENT CONTEXT

Information on the City Planning Framework project and phase one land development application was shared through several channels including the City of Edmonton's website, the Engaged Edmonton webpage, social media, direct email, our community partners and the news. Administration recognizes the scale of these repeals covering 75 plan areas where many

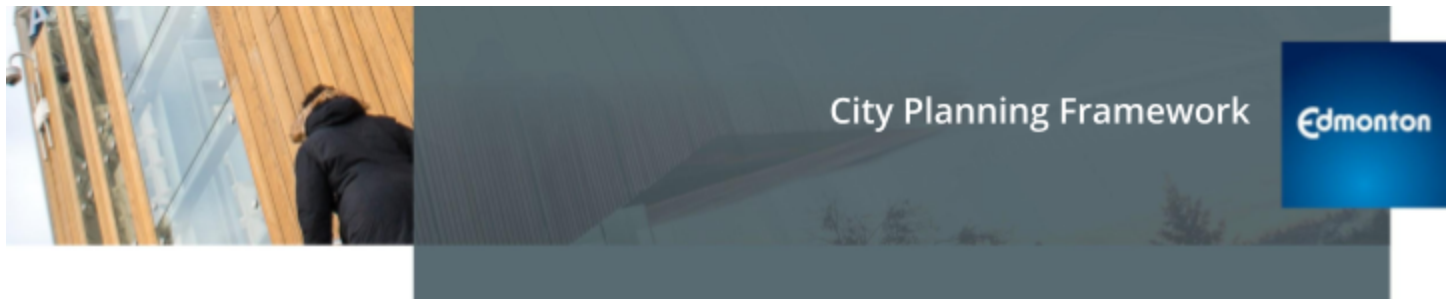
Edmontonians live, work, and interact. Due to the size and scope of the plans areas Administration was unable to send out notifications to each property but worked to ensure information and notifications were received through as many alternative and reliable channels as possible. The feedback received through this notification process demonstrates overall support for the City Planning Framework repeal project with a few collective individuals noting concerns for losing their area plans. As we work to align our policy with The City Plan, Administration will continue to work with Edmontonians as we review and amend our remaining planning tools.

CONCLUSION

Administration recommends that City Council **APPROVE** this application.

APPENDICES

- 1 List of Plans Proposed for Repeal
- 2 Map of Plans proposed for repeal
- 3 Map of five Area Structure Plans Proposed for Amendment
- 4 Plan Repeal Matrix
- 5 Proposed Zoning Bylaw Text Amendment Markup and Rationale
- 6 What We Heard Report



List of Proposed Repeals - City Planning Framework

The City Plan has put the need to simplify our policy landscape into sharper focus. We are cleaning up our land use policies ([Plans in Effect](#)) through the City Planning Framework project. This implementation project provides groundwork for the first phases of The City Plan and includes:

- a review of current land use plans
- the development of a process to keep our plans up-to-date
- repealing plans that have served their purpose

Omnibus Land Development Application

The omnibus Land Development Application (LDA) will propose to repeal 75 plans in effect in the City of Edmonton. This is the first time Administration has undertaken a broad review of all land use plans. The lists below identify the plans included in the omnibus bylaw. These plans have helped shape our city and have fulfilled their purpose. The outcome of repealing these plans will be a more clear and purposeful land use policy landscape. It is good planning and business practice.

All repeals are subject to Council approval.

Area Structure Plans (5)	Year created
West Jasper Place North Area Structure Plan	1979
West Jasper Place South Area Structure Plan	1979
Riverbend Area Structure Plan	1979
Dunvegan Area Structure Plan	1985
South Edmonton Common/Edmonton Research & Development Area Structure Plan	1998

Outline Plans (7)	Year created
Hermitage Outline Plan Central/East Neighbourhoods	1970
Clareview OP	1972
West Jasper Place OP	1972
Bonaventure OP	1973
Kaskitayo OP	1973
Castle Downs OP	1977
Kirkness OP	1978

Neighbourhood Area Structure Plans (18)	Year created
Burnewood Neighbourhood Area Structure Plan	1980
York Neighbourhood Area Structure Plan	1983
Keheewin Neighbourhood Area Structure Plan	1983
Summerlea Neighbourhood Area Structure Plan	1983
McLeod West Neighbourhood Area Structure Plan	1984
Place La Rue Neighbourhood Area Structure Plan	1984
Duggan Neighbourhood Area Structure Plan	1985
Blackburne Neighbourhood Area Structure Plan	1988
McLeod East Neighbourhood Area Structure Plan	1989
Haddow Neighbourhood Area Structure Plan	1993
Miller Neighbourhood Area Structure Plan	1995
Hodgson Neighbourhood Area Structure Plan	1995
Terwillegar Towne Neighbourhood Area Structure Plan	1995
Leger Neighbourhood Area Structure Plan	1995
Blackmud Creek Neighbourhood Area Structure Plan	1998
MacEwan Neighbourhood Area Structure Plan	2001
South Terwillegar Neighbourhood Area Structure Plan	2003
Magrath Heights Neighbourhood Area Structure Plan	2003

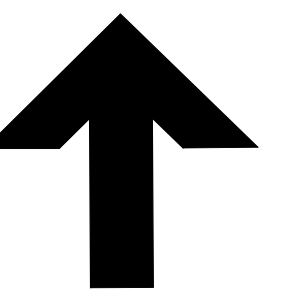
Neighbourhood Structure Plan (27)	Year created
Dechene Neighbourhood Structure Plan	1979
La Perle Neighbourhood Structure Plan	1979
Rhatigan Ridge Neighbourhood Structure Plan	1979
Aldergrove Neighbourhood Structure Plan	1980
Henderson Estates Neighbourhood Structure Plan	1980
Lymburn Neighbourhood Structure Plan	1980
Jamieson Place Neighbourhood Structure Plan	1980
Lago Lindo Neighbourhood Structure Plan	1980
Belmead Neighbourhood Structure Plan	1981
Ogilvie Ridge Neighbourhood Structure Plan	1981
Belle Rive Neighbourhood Structure Plan	1982
Oxford Neighbourhood Structure Plan	1982
Mayliewan Neighbourhood Structure Plan	1983
Cumberland Neighbourhood Structure Plan	1984
Elsinore Neighbourhood Structure Plan	1985

Chambery Neighbourhood Structure Plan	1985
Terra Losa Neighbourhood Structure Plan	1985
Wedgewood Heights Neighbourhood Structure Plan	1986
Bulyea Heights Neighbourhood Structure Plan	1986
Ormsby Neighbourhood Structure Plan	1986
Running Creek Neighbourhood Structure Plan	1987
Matt Berry Neighbourhood Structure Plan	1988
Carter Crest Neighbourhood Structure Plan	1989
Falconer Heights Neighbourhood Structure Plan	1989
Summerside Neighbourhood Structure Plan	1999
Brintnell Neighbourhood Structure Plan	2001
Ozerna Neighbourhood Structure Plan	2003

Area Redevelopment Plans (6)	Year created
Ritchie Neighbourhood Improvement Plan/Area Redevelopment Plan	1979
Alberta Avenue/Eastwood Area Redevelopment Plan	1979
Parkdale Area Redevelopment Plan	1979
Montrose/Santa Rosa Area Redevelopment Plan	1983
Coliseum Station Area Redevelopment Plan	1983
Cromdale/Virginia Area Redevelopment Plan	1984

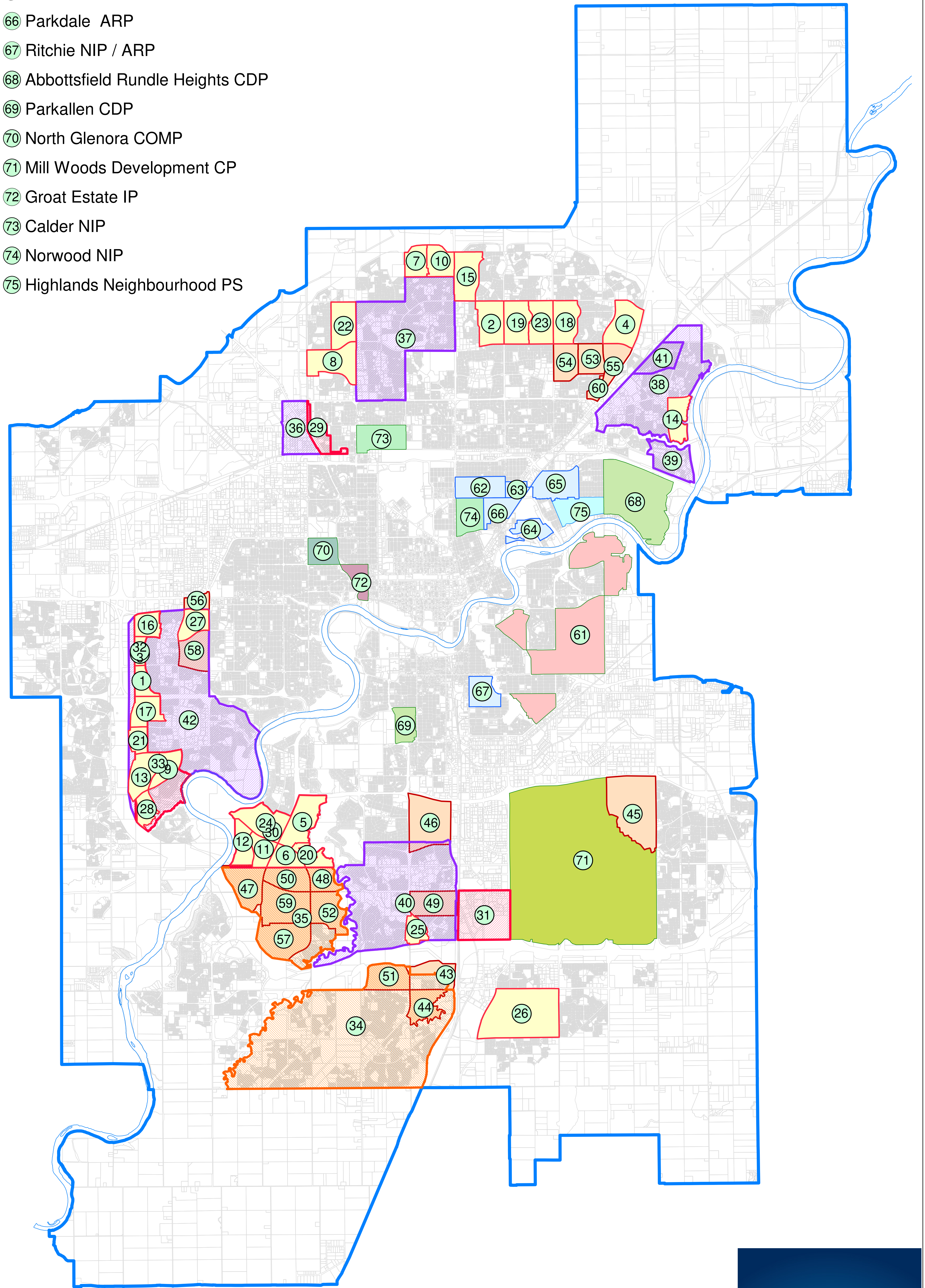
Other Various Plans (12)	Year created
Mill Woods Development Concept Plan	1971
Kernohan Neighbourhood Outline Plan	1975
Norwood Neighbourhood Improvement Plan	1976
Groat Estate Implementation Plan	1977
Calder Neighbourhood Improvement Plan	1977
Highlands Neighbourhood Planning Study	1986
Terwillegar Heights Servicing Concept Design Brief	1992
Parkallen Community Development Plan	1994
Abbotsfield Rundle Heights Community Development Plan	1996
North Glenora Community Plan	1998
Southeast Area Plan	1998
Heritage Valley Servicing Concept Design Brief	2001

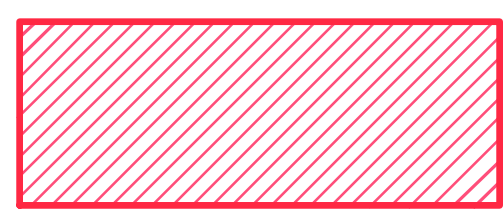
City of Edmonton - Proposed Plans for Repeal



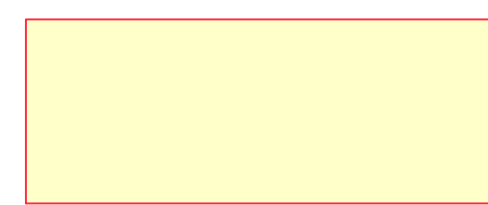
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|----------------------------------|-------------------------------|--|---------------------------------------|
| Area Plan (AP) | Community Plan (COMP) | Neighbourhood Area Structure Plan (NASP) | Outline Plan (OP) |
| Area Redevelopment Plan (ARP) | Development Concept Plan (CP) | Neighbourhood Implementation Plan (NIP) | Planning Study (PS) |
| Area Structure Plan (ASP) | Implementation Plan (IP) | Neighbourhood Structure Plan (NSP) | Servicing Concept Design Brief (SCDB) |
| Community Development Plan (CDP) | Master Plan (MP) | | |

- 1 Aldergrove NSP
- 2 Belle Rive NSP
- 3 Belmead NSP
- 4 Brintnell NSP
- 5 Bulyea Heights NSP
- 6 Carter Crest NSP
- 7 Chambery NSP
- 8 Cumberland NSP
- 9 Dechene NSP
- 10 Elsinore NSP
- 11 Falconer Heights NSP
- 12 Henderson Estates NSP
- 13 Jamieson Place NSP
- 14 Kernohan NSP
- 15 Lago Lindo NSP
- 16 LaPerle NSP
- 17 Lymburn NSP
- 18 Matt Berry NSP
- 19 Mayliewan NSP
- 20 Ogilvie Ridge NSP
- 21 Ormsby Place NSP
- 22 Oxford NSP
- 23 Ozerna NSP
- 24 Rhatigan Ridge NSP
- 25 Running Creek NSP
- 26 Summerside NSP
- 27 Terra Losa NSP
- 28 Wedgewood Heights NSP
- 29 Dunvegan ASP
- 30 Riverbend ASP
- 31 South Edmonton Common / Edmonton Research Development ASP
- 32 West Jasper Place North ASP
- 33 West Jasper Place South ASP
- 34 Heritage Valley SCDB
- 35 Terwillegar Heights SCDB
- 36 Bonaventure OP
- 37 Castle Downs OP
- 38 Clareview OP
- 39 Hermitage OP Central / East Neighbourhoods
- 40 Kaskitayo OP
- 41 Kirkness OP
- 42 West Jasper Place OP
- 43 Blackburne NASP
- 44 Blackmud Creek NASP
- 45 Burnewood NASP
- 46 Duggan NASP
- 47 Haddow NASP
- 48 Hodgson NASP
- 49 Keheewin NASP
- 50 Leger NASP
- 51 MacEwan NASP
- 52 Magrath Heights NASP
- 53 McLeod East NASP
- 54 McLeod West NASP
- 55 Miller NASP
- 56 Place La Rue NASP
- 57 South Terwillegar NASP
- 58 Summerlea NASP
- 59 Terwillegar Towne NASP
- 60 York NASP
- 61 Southeast AP
- 62 Alberta Avenue / Eastwood ARP
- 63 Coliseum Station ARP
- 64 Cromdale / Virginia Park ARP
- 65 Montrose/Santa Rosa ARP
- 66 Parkdale ARP
- 67 Ritchie NIP / ARP
- 68 Abbottsfield Rundle Heights CDP
- 69 Parkallen CDP
- 70 North Glenora COMP
- 71 Mill Woods Development CP
- 72 Groat Estate IP
- 73 Calder NIP
- 74 Norwood NIP
- 75 Highlands Neighbourhood PS



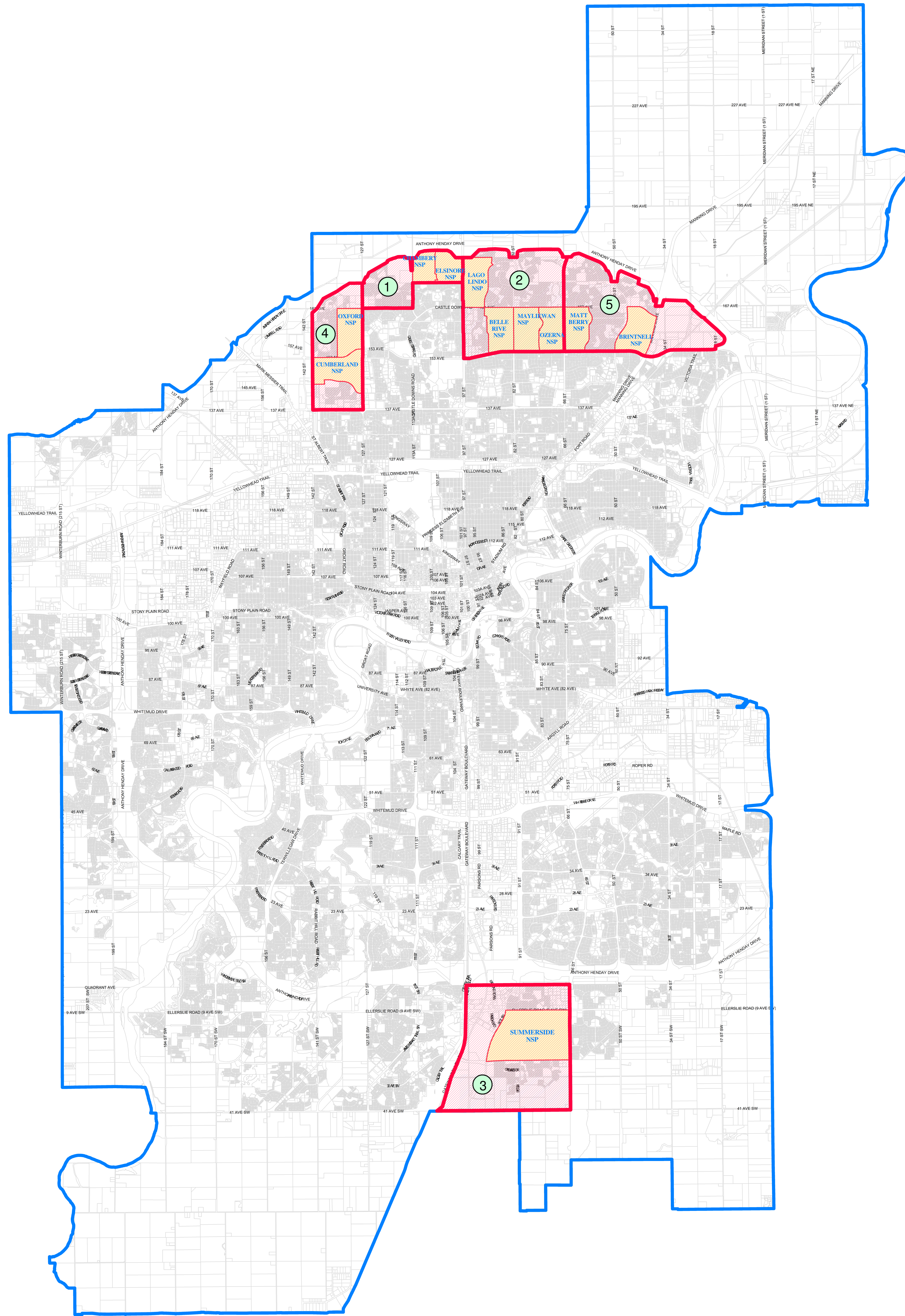


Area Structure Plan (ASP)



Neighbourhood Structure Plan proposed to be repealed (NSP)

- ① Castle Downs ASP
Chambery NSP
Elsinore NSP
- ② Edmonton North ASP
Belle rive NSP
Lago Lindo NSP
Mayliewan NSP
Ozerna NSP
- ③ Ellerslie ASP
Summerside NSP
- ④ Pallisades ASP
Cumberland NSP
Oxford NSP
- ⑤ Pilot Sound ASP
Matt Berry NSP
Brintnell NSP



PLAN REPEAL RATIONALE MATRIX

Through this broad review it became apparent that a significant number of the planning tools no longer provide meaningful direction for development, and have fulfilled their purpose. Plans were considered to have served their purpose if:

- **Development:** They are no longer advancing their intended purpose (i.e. guiding the orderly development of new land, infrastructure, or land use zoning);
- **New Direction:** A newer planning or policy document that provides more up-to-date and relevant direction for the area has been implemented;
- **Policy Evolution:** The city's planning approach and direction has evolved since the creation of the plan;
- **Lifecycle:** They are beyond their intended lifecycle (if they have an identified time horizon); and
- **Subsidiary Plans:** They are done informing the creation of other statutory plans which are now in place in the area.

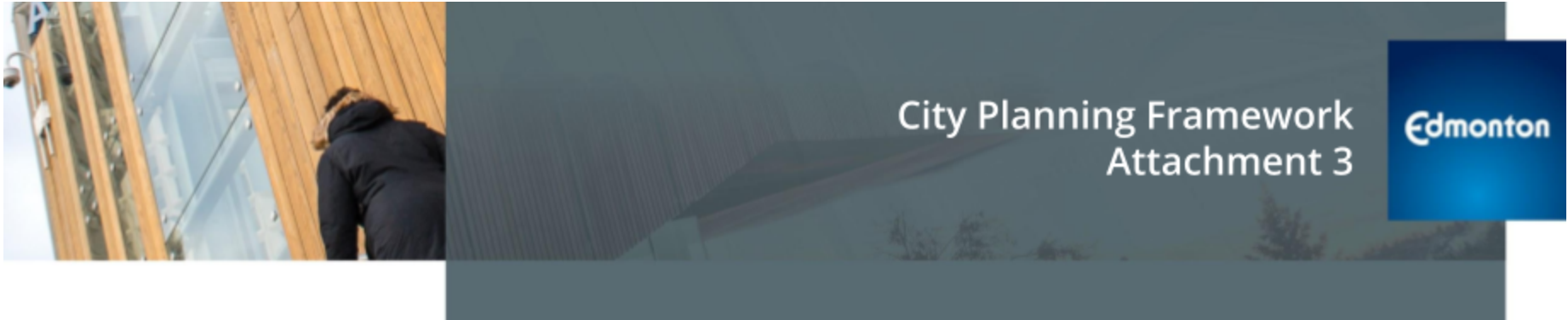
The plan review matrix summarizes the findings for each plan on the proposed repeal list.

Planning Tool	Development	New Direction	Policy Evolution	Lifecycle	Subsidiary Plans
Abbotsfield Rundle Heights Community Development Plan (1996)	✓	✓	✓	✓	
Alberta Avenue/Eastwood Area Redevelopment Plan (1979)	✓	✓	✓		
Aldergrove Neighbourhood Structure Plan (1980)	✓	✓	✓		
Belle Rive Neighbourhood Structure Plan (1982)	✓	✓	✓		
Belmead Neighbourhood Structure Plan (1981)	✓	✓	✓		
Blackburne Neighbourhood Area Structure Plan (1988)	✓	✓	✓	✓	
Blackmud Creek Neighbourhood Area Structure Plan (1998)	✓	✓	✓		
Bonaventure Outline Plan (1973)	✓	✓	✓		
Brintnell Neighbourhood Structure Plan (2001)	✓	✓	✓		
Bulyea Heights Neighbourhood Structure Plan (1986)	✓	✓	✓	✓	

Burnewood Neighbourhood Area Structure Plan (Mill Woods) (1980)	✓	✓	✓		
Calder Neighbourhood Improvement Plan (1977)	✓	✓	✓	✓	
Carter Crest Neighbourhood Structure Plan (1989)	✓	✓	✓	✓	
Castle Downs Outline Plan (1971)	✓	✓	✓		✓
Chambery Neighbourhood Structure Plan (1985)	✓	✓	✓		
Clareview Outline Plan (1972)	✓	✓	✓	✓	✓
Coliseum Station Area Redevelopment Plan (1983)	✓	✓	✓		
Cromdale Virginia Area Redevelopment Plan (1984)	✓	✓	✓		
Cumberland Neighbourhood Structure Plan (1984)	✓	✓	✓		
Dechene Neighbourhood Structure Plan (1979)	✓	✓	✓		
Duggan Neighbourhood Area Structure Plan (1985)	✓	✓	✓		
Dunvegan Area Structure Plan (1985)	✓	✓	✓		✓
Elsinore Neighbourhood Structure Plan (1985)	✓	✓	✓		
Falconer Heights Neighbourhood Structure Plan (1989)	✓	✓	✓	✓	
Groat Estate Implementation Plan (1977)	✓	✓	✓		
Haddow Neighbourhood Area Structure Plan (1993)	✓	✓	✓		
Henderson Estates Neighbourhood Structure Plan (1980)	✓	✓	✓		
Heritage Valley SCDB (2001)	✓	✓	✓		✓
Hermitage OP Central/East Neighbourhoods (1975)	✓	✓	✓	✓	
Highlands Neighbourhood Planning Study (1986)	✓	✓	✓		
Hodgson Neighbourhood Area Structure Plan (1995)	✓	✓	✓		
Jamieson Place Neighbourhood Structure Plan (1980)	✓	✓	✓		
Kaskitayo OP (1973)	✓	✓	✓		✓
Keheewin Neighbourhood Area Structure Plan (1983)	✓	✓	✓		

Kernohan Neighbourhood Outline Plan (1975)	✓	✓	✓		
Kirkness Outline Plan (1978)	✓	✓	✓		✓
La Perle Neighbourhood Structure Plan (1979)	✓	✓	✓		
Lago Lindo Neighbourhood Structure Plan (1980)	✓	✓	✓		
Leger Neighbourhood Area Structure Plan (1995)	✓	✓	✓		
Lymburn Neighbourhood Structure Plan (1980)	✓	✓	✓		
Macewan Neighbourhood Area Structure Plan (2001)	✓	✓	✓		
Magrath Heights Neighbourhood Area Structure Plan (2003)	✓	✓	✓		
Matt Berry Neighbourhood Structure Plan (1988)	✓	✓	✓	✓	
Mayliewan Neighbourhood Structure Plan (1983)	✓	✓	✓		
McLeod East Neighbourhood Area Structure Plan (1989)	✓	✓	✓		
McLeod West Neighbourhood Area Structure Plan (1984)	✓	✓	✓		
Mill Woods Development Concept Plan (1971)	✓	✓	✓	✓	✓
Miller Neighbourhood Area Structure Plan (1995)	✓	✓	✓		
Montrose/Santa Rosa Area Redevelopment Plan (1983)	✓	✓	✓		
North Glenora Community Plan (1998)	✓	✓	✓	✓	
Norwood Neighbourhood Improvement Plan (1976)	✓	✓	✓	✓	
Ogilvie Ridge Neighbourhood Structure Plan (1981)	✓	✓	✓		
Ormsby Neighbourhood Structure Plan (1986)	✓	✓	✓		
Oxford Neighbourhood Structure Plan (1985)	✓	✓	✓		
Ozerna Neighbourhood Structure Plan (2003)	✓	✓	✓		
Parkallen Community Development Plan (1994)	✓	✓	✓		
Parkdale Area Redevelopment Plan (1979)	✓	✓	✓	✓	

Place Larue Neighbourhood Area Structure Plan (1984)	✓	✓	✓		
Rhatigan Ridge Neighbourhood Structure Plan (1979)	✓	✓	✓		
Ritchie Neighbourhood Improvement Plan/Area Redevelopment Plan (1979)	✓	✓	✓	✓	
Riverbend Area Structure Plan (1979)	✓	✓	✓		✓
Running Creek Neighbourhood Structure Plan (1987)	✓	✓	✓		
South Edmonton Common/Edmonton Research & Development Area Structure Plan (1998)	✓	✓	✓		
South Terwillegar Neighbourhood Area Structure Plan (2003)	✓	✓	✓		
Southeast Area Plan (1998)	✓	✓	✓		
Summerlea Neighbourhood Area Structure Plan (1983)	✓	✓	✓		
Summerside Neighbourhood Structure Plan (1999)	✓	✓	✓		
Terra Losa Neighbourhood Structure Plan (1982)	✓	✓	✓		
Terwillegar Heights Servicing Concept Design Brief (1992)	✓	✓	✓		✓
Terwillegar Towne Neighbourhood Area Structure Plan (1995)	✓	✓	✓	✓	
Wedgewood Heights Neighbourhood Structure Plan (1986)	✓	✓	✓		
West Jasper Place North Area Structure Plan (1979)	✓	✓	✓		✓
West Jasper Place Outline Plan (1972)	✓	✓	✓	✓	✓
West Jasper Place South Area Structure Plan (1979)	✓	✓	✓		✓
York Neighbourhood Area Structure Plan (1983)	✓	✓	✓		



<p>Mark-up of Proposed Text Amendment to Edmonton Zoning Bylaw 12800</p> <p>Black Font Existing Text in Bylaw 12800 Strikethrough: Proposed deletion from Bylaw 12800 <u>Underline:</u> Proposed addition to Bylaw 12800</p>	<p>Rationale</p>
<p>Section 710.1(a)</p> <p>areas of unique character or special environmental concern, as identified and specified in an Area Structure Plan or Area Redevelopment Plan approved Statutory Plan, in effect at the time of passage of the relevant (DC1) Direct Control Provision; or</p>	<p>Amended text to:</p> <ol style="list-style-type: none"> 1) allow for future DC1 zones to be developed based on any approved statutory plan, rather than limiting them to Area Structure Plans and Area Redevelopment Plans. This is to prepare for the addition of District Plans to our planning tool suite. 2) allow for statutory plans to complete their life cycle by being repealed when they have served their purpose, without impacting previously created DC1 zones.

<p>Section 710.2.1(a) where specified by an Area Structure Plan or Area Redevelopment Plan approved Statutory Plan in effect at the time of passage of the relevant (DC1) Direction Control Provision; or</p>	<p>Amended text to:</p> <ol style="list-style-type: none"> 1) allow for DC1 zones to be applied based on any approved statutory plan, rather than limiting them to Area Structure Plans and Area Redevelopment Plans. This is to prepare for the addition of District Plans to our planning tool suite. 2) allow for statutory plans to complete their life cycle by being repealed when they have served their purpose, without impacting the application of previously created DC1 zones.
<p>Section 710.3.1</p> <p>A Development Permit may be issued for those Uses prescribed for the land, in an approved Area Redevelopment Plan or Area Structure Plan Statutory Plan, or those Uses consistent with its designation under the Historical Resources Act.</p>	<p>Amended text to:</p> <ol style="list-style-type: none"> 1) allow for use of DC1 provisions to be applied based on any approved statutory plan, rather than limiting them to Area Structure Plans and Area Redevelopment Plans. This is to prepare for the addition of District Plans to our planning tool suite.
<p>Section 710.4(1)</p> <p>All developments shall comply with the development regulations contained in an approved Area Redevelopment Plan or Area Structure Plan Statutory Plan, except that any regulations or</p>	<p>Amended text to:</p> <ol style="list-style-type: none"> 1) allow for the regulation of DC1 zones as developed based on any approved statutory plan, rather than

<p>conditions applying as a result of designation of a historical resource under the Historical Resources Act, shall take precedence.</p>	<p>limiting them to Area Structure Plans and Area Redevelopment Plans. This is to prepare for the addition of District Plans to our planning tool suite.</p>
<p>Section 710.5(1)</p> <p>In addition to the information normally required for a Development Application under this Bylaw, the applicant shall submit all information specified in an applicable <i>Area Redevelopment Plan or Area Structure Plan Statutory Plan</i> and a narrative explaining how the proposed Use or development would be consistent with the intent of the Provision.</p>	<p>Amended text to:</p> <ol style="list-style-type: none"> 1) ensure future DC1 zones follow all informational requirements based on any approved statutory plan, rather than limiting them to Area Structure Plans and Area Redevelopment Plans. This is to prepare for the addition of District Plans to our planning tool suite.
<p>Section 900.1(1).</p> <p>The purpose of these Provisions is to provide a means to regulate the Use, design and extent of development within specific geographic areas of the City in order to achieve the planning objectives of <i>an Area Structure Plan or Area Redevelopment Plan an approved Statutory Plan</i> for those areas with special or unique attributes, which cannot be satisfactorily addressed through conventional land Use zoning.</p>	<p>Amended text to:</p> <ol style="list-style-type: none"> 1) Clarify that the purpose of special area zones is based on any approved statutory plan, rather than limiting them to Area Structure Plans and Area Redevelopment Plans. This is to prepare for the addition of District Plans to our planning tool suite. 2) allow for statutory plans to complete their life cycle by being repealed when they have served their purpose, without impacting previously created Special Area Zones.

<p>Section 900.2(1)(a)</p> <p>(i) an approved Area Structure Plan or Area Redevelopment Plan Statutory Plan, in effect at the time of passage of the relevant Special Area, states that a Special Area shall be established in order to achieve clearly stated objectives; and</p> <p>(ii) the approved Area Structure Plan or Area Redevelopment Plan Statutory Plan, in effect at the time of passage of the relevant Special Area, explains why conventional zoning or other land Use control techniques, applied through this Bylaw, could not appropriately or adequately deal with the special or unique attributes of the specified geographic area; or</p>	<p>Amended text to:</p> <ol style="list-style-type: none"> 1) allow for the establishment of special area zones based on any approved statutory plan, rather than limiting them to Area Structure Plans and Area Redevelopment Plans. This is to prepare for the addition of District Plans to our planning tool suite. 2) allow for statutory plans to complete their life cycle by being repealed when they have served their purpose, without impacting previously created Special Area Zones.
<p>Section 900.3(2)</p> <p>Any unique Zones may specify any Permitted and Discretionary Uses deemed to be in accordance with the approved Area Structure Plan or Area Redevelopment Plan Statutory Plan for that area.</p>	<p>Amended text to:</p> <ol style="list-style-type: none"> 1. allow for special area zones to specify permitted and discretionary uses deemed to be in accordance with any approved statutory plan, rather than limiting to Area Structure Plans and Area Redevelopment Plans. This is to prepare for the addition of District Plans to our planning tool suite.
<p>Section 900.3(3)</p> <p>Any Direct Control Provision within a Special Area may specify those major or minor developments that shall be considered as Permitted or as Discretionary Uses deemed to be</p>	<p>Amended text to:</p> <ol style="list-style-type: none"> 1. allow for direct control provisions within a special area to specify those major and minor developments

in accordance with the approved ~~Area Structure Plan or Area Redevelopment Plan~~ Statutory Plan for that area and in accordance with Section 12 of the Zoning Bylaw.

that shall be considered as permitted or discretionary uses deemed to be in accordance with any approved statutory plan, rather than limiting to Area Structure Plans and Area Redevelopment Plans. This is to prepare for the addition of District Plans to our planning tool suite.

Section 3.1(1)

~~Wherever the regulations of this Bylaw require reference to the policies or provisions of a Statutory Plan, the Development Officer shall in the case of Calder, Groat Estate and Norwood also refer, for that purpose, to the policies and provisions of the applicable Community Plan or Neighbourhood Improvement Plan adopted prior to July 3, 1980.~~ **Where the provisions of plans refer to Zones of Zoning Bylaw 2135 or the Land Use Classification Guide, the Development Officer shall have regard to them, insofar as they are applicable, with respect to the closest equivalent Zone of this Bylaw.**

Amend text to:

1. reflect that the plans indicated are repealed, and no longer in effect.

WHAT WE HEARD REPORT - SUMMARY REPORT

City Planning Framework Application (LDA21-0083)

PROJECT DESCRIPTION: To repeal 75* plans: 5 Area Structure Plans, 7 Outline Plans, 18 Neighbourhood Area Structure Plans, 27 Neighbourhood Structure Plans, 6 Area Redevelopment Plans, 12 Other Plans; amend 6 Area Structure Plans, and; amend the Zoning Bylaw: Section 3.1 Community and Neighbourhood Improvement Plans, Section 710 Direct Development Control Provision and Section 900 Special Areas General Provisions.
**note: 2 plans from the original 77 were removed from the proposed list following circulation*

ENGAGEMENT TACTICS: Engaged Edmonton website, an interactive map with the survey, public Q&A tool, direct email, virtual meetings

ENGAGEMENT DATE: March 1 to April 5, 2021

NUMBER OF RESPONDENTS: 89 total contributors (survey, Q&A, and emails)

PROJECT LINK: https://www.edmonton.ca/city_government/urban_planning_and_design/the-city-planning-framework.aspx

The information presented in this report is a summary of responses to the notification emails sent to Community Leagues, Business Improvement Areas and Area Councils who were directed to the City Planning Framework and Engaged Edmonton webpages. The report includes the feedback collected through the Engaged Edmonton survey.

We respectfully acknowledge that we are located on Treaty 6 territory, a traditional gathering place for diverse Indigenous peoples including the Cree, Blackfoot, Métis, Nakota Sioux, Dene, Inuit, and many others whose histories, languages and cultures continue to influence our vibrant community.

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1.0 Project Overview: Introduction and Purpose

1.1 City Planning Framework

The City Plan directs how the city needs to develop to welcome one million more residents and Administration is working to align its plans and processes to support Edmontonians' vision for growth.

For the first time, the City has undergone a broad review of all of its land use plans as part of the City Planning Framework project to determine which plans still provide direction for development and which have **fulfilled their purpose**.

The City Planning Framework project is a two-phased project to simplify land use plans to ensure our planning tools are adaptive and responsive to our collective city-building goals.

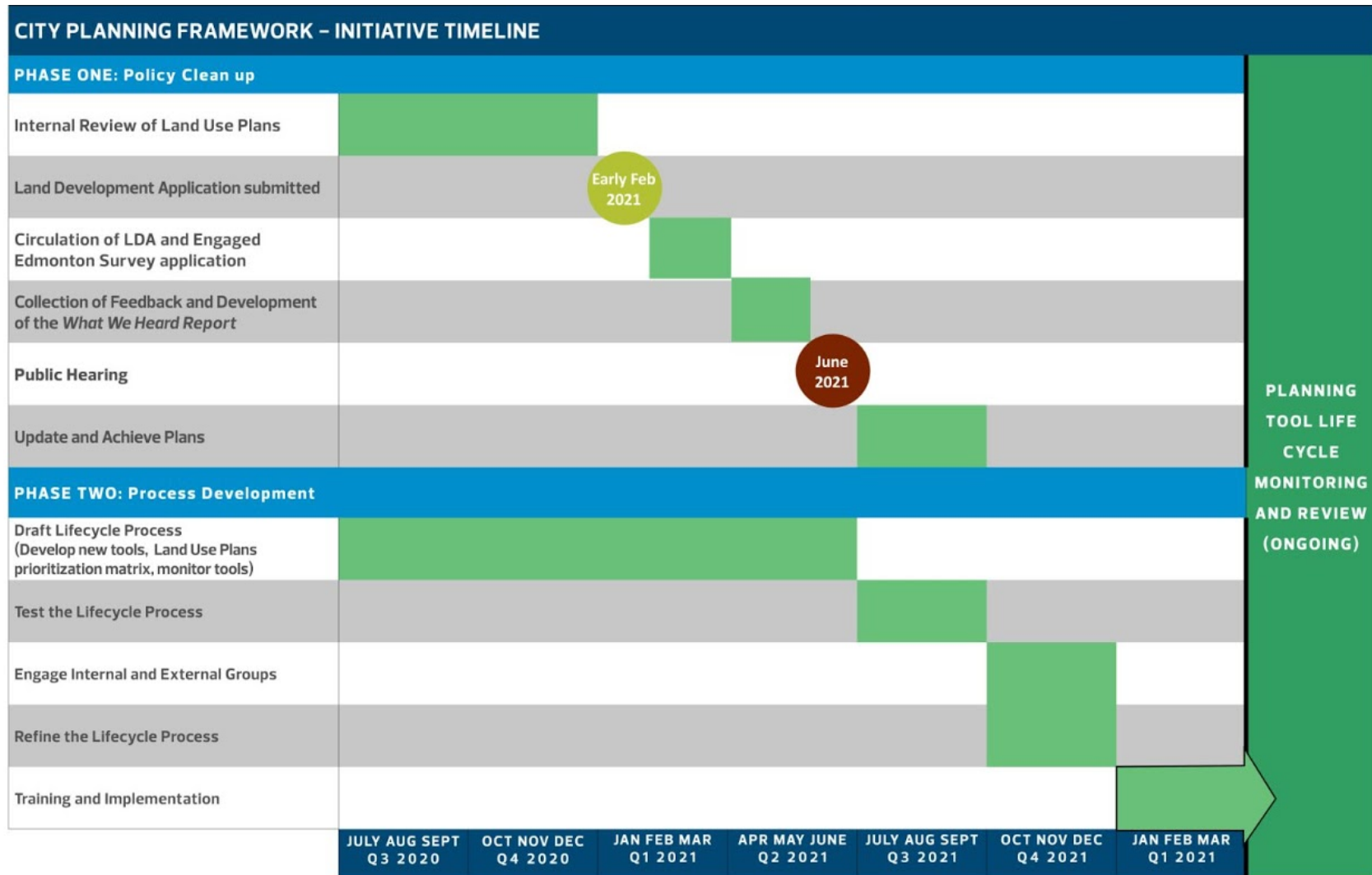
Streamlining our policies creates clarity and supports our city-building partners by reducing barriers and making it easier to work together with us to welcome the next one million people to our city.

Edmonton currently has more than 200 land use **plans in effect**, some of which are more than 30 years old. Plans are put in place to either guide the development of new areas or to address issues that existing neighbourhoods have had at specific times in the past. Some plans, though, remain in effect even though they have fulfilled their purpose.

The City has made a Land Development Application (LDA) to repeal these plans and will present the rationale to Council at a Public Hearing planned for **June 2021**.

1.2 Project Timeline

The following provides a high-level overview of the City Planning Framework project.



1.3 How we got here

While engagement on the specific plans proposed for repeal was part of the Land Development Application process using the Engaged Edmonton site, a significant amount of engagement had previously been done to get Administration to this point through two key projects: Evolving Infill and The City Plan. The substantial feedback collected during the development of both documents highlighted the need to eliminate and revise outdated policy in an effort to design a consistent and predictable direction for Edmonton's growth. The following is a summary of this previous engagement.

Summary - Evolving Infill

Engagement for the Evolving Infill project was broad, involving over 3,000 people and a wide variety of stakeholders, including residents, public institutions, businesses and community organizations. The result was the Infill Roadmap 2018, which contains 25 actions that support the City's key strategic outcomes and contribute to a city that is more livable, resilient, and financially and environmentally sustainable.

The Evolving Infill project's *What We Heard* report includes the following recommendations/themes, which align with the goals of the current Land Development Application and the City Planning Framework project:

- The City should look at the big picture and support a holistic review of policy tools, repeal Area Redevelopment Plans, and conduct a Municipal Development Plan update with an infill vision
- The City should respond to changing community demographics

Feedback from the Evolving Infill project resulting in the 25 Actions of the [Infill Roadmap](#). The City Planning Framework project and this LDA delivers on Action 15, which directs the City to “[d]evelop a process to review and update or retire plans and policies that are not aligned with current policy and regulations”.

Summary - The City Plan

The City Plan was developed based on technical studies, policy development and over two years of engagement with Edmontonians and stakeholders. Edmonton's [City Planning Framework: A Diagnostic Assessment](#) was an analysis completed to inform one of The City Plan's technical reports. It included targeted engagement with one to two representatives from all four city-building voices (citizens, public institutions, businesses and community organizations). Below are key takeaways from the analysis:

- *Inconsistent use of plans*: The same plan “type” can vary widely based on the project manager and specific problems it addresses. This creates redundancy and conflict.
- *Volume of plans*: There are over 200 land use plans in effect in the city. Administration and the public find it difficult to understand and adhere to all

requirements.

- *Plans in effect longer than intended:* This contributes to volume and challenges applying policy that is outdated. Lack of formal review and update adds complexity in determining priorities and approaches developed in different eras.
- *Unclear relationship and prioritization between types of plans:* To balance the goals across 200+ plans Administration and the development industry was often making trade-offs without formal guidance.
- *Challenges with implementation:* Plans which are not funded and pauses in implementation erode confidence in the plan and dilute collective memory of the agreements.

Stakeholders and the public also engaged on a draft version of The City Plan, which included the following statement:

“Ongoing review and alignment of all municipal planning tools will... be required to successfully deliver policy at the city, district, area and neighbourhood level.”

This direction remained unchanged in the final version of The City Plan.

1.2 How Were The Proposed Plans Selected for Repeal?

The plans proposed for repeal were carefully reviewed and found to have fulfilled their intended purpose based on one or more of the following criteria:

- The plan is no longer advancing the intended purpose (i.e. to guide the orderly development of land, infrastructure, or land use zoning)
- The City’s planning approach and direction has evolved since the creation of the plan
- More recent planning or policy documents provide more up-to-date and relevant direction
- Plans have completed informing the creation of other statutory plans which are now in place in the area
- Plans are beyond their intended lifecycle (as specified within the plan itself)

By retiring policy that is no longer relevant to current conditions, we can remove barriers to economic development for more inclusive communities.

Edmonton offers great opportunities today because of the plans that helped create it. Residents, communities, organizations, industry and other city-building partners have contributed to our city by providing insight and feedback on how we shape the communities we call home.

The City Plan presents our vision for the future but honours Edmonton’s foundation. By retiring plans that have fulfilled their purpose, we celebrate their accomplishments and move forward with focus, taking bold steps to achieve our larger city-building goals.

1.3 Public Engagement Plan and Communications Strategy

Engagement activities for the City Planning Framework project are guided by the city’s Public Public Engagement Policy and supplemented by the Public Engagement Procedure and Public Engagement Framework. These plans set out a comprehensive approach to informing, engaging and consulting with the public and key target audiences to collect input relating to all City projects. The Public Engagement Spectrum outlines the four roles the public may play in participating in engagement activities depending on their level of influence and commitment by the City.

For phase one of the City Planning Framework project, the level of community influence was ADVISE. An Advise role is defined when the public is consulted by the City to share feedback and perspectives that are considered for policies, programs, projects, or services. This level was selected due to the direction established through The City Plan and the Infill Roadmap 2018 engagements, and to follow the established engagement role for Land Development Applications. The Advise level of engagement used in this phase is defined in Table 1 and is in line with legislative requirements.

A dedicated project webpage was launched at the start of Phase 1 engagement. The webpage edmonton.ca/cityplanningframework introduced the planning process and provided background information (including a comprehensive process overview), an opportunity for people to share their feedback through an online survey, and an opportunity to sign up to receive email updates. **As of April 25, 2021, the webpage has received 1,223 site visits.** Over the course of Phase one, the webpage was regularly updated with additional engagement opportunities and project updates.

Also, weekly Public Service Announcements and social media posts directed Edmontonians to the edmonton.ca/cityplanningframework and engaged.edmonton.ca/cpfrepeals. More than 6,800 people were reached through Facebook and 12,980 impressions were made on Twitter.

TABLE 1: SPECTRUMS OF ENGAGEMENT, CITY OF EDMONTON



1.4 Purpose of Phase 1 Engagement

The overall goals for engagement for phase one of the City Planning Framework project are to:

- Provide opportunities for all interested stakeholders and members of the public to participate in the review of the plans proposed for repeal through Engaged Edmonton
- Ensure an opportunity for stakeholders and members of the public to review plans proposed for repeal and identify policies that may need to be retained
- Ensure that the City Planning Framework is aligned with other land use, transportation, environmental and economic objectives through the circulation to Administration and other public agencies with responsibilities in the area
- Develop an audience understanding for the purpose of the project and the role of the City Planning Framework project, including the relationship with *The City Plan*, *ConnectEdmonton* and *Reimagine City Building*.
- Begin to build public and stakeholder awareness for the City's implementation efforts relating to The City Plan.

1.5 Constraints and Limitations

Pandemic

Recognizing that COVID-19 represents an unpredictable and unique scenario, the City has made the decision to cancel all in-person public engagement events until further notice. The City has been using digital engagement approaches to receive feedback on City policies, programs, services and projects. Online engagement was the only form of engagement available for phase one engagement.

It is essential to ensure that policy-making is built on processes of equity, access and inclusion. The pandemic further constrained pre-covid public engagement approaches as online forms of engagement cater only to those with means and access to digital platforms. The online platforms are accessible before and after working hours, allowing Edmontonians whose schedules would typically conflict with in-person meetings to still participate in the engagement.

Geographic Area of Application

The 77 Plans initially proposed as part of this repeal touched more than 100 neighbourhoods across Edmonton. Given the scale and cost associated with print forms, Administration relied on digital platforms, email notices and City-owned web pages to share information about the Land Development Application and engagement activities.

Pursuant to its obligations under the Municipal Government Act, the City will be publishing newspaper advertisements to notify the public of the public hearing related to the repeal of these plans. As newspaper advertisements will be utilized, direct mail notification is not a legal requirement.

1.6 Public Engagement to Date

Table 2, below, provides a summary of engagement activities during Phase one of the City Planning Framework project.

TABLE 2: ENGAGEMENT ACTIVITY SUMMARY

EVENT/ACTIVITY	DATE AND TIME	LOCATION	NUMBER OF PARTICIPANTS
Key Stakeholder pre-engagement meetings	December 2020 to February 2021	Digital/Online	11 sessions/calls with representatives from 6 organizations
Engaged Edmonton Survey	March 1st to April 5, 2021	Digital/Online	53 survey respondents
Emails generated from Notification	March 2nd to April 13th, 2021	Digital/Online	34 individuals had email/phone interactions
Engaged Edmonton Q&A	March 1st to April 5, 2021	Digital/Online	2 individuals contributed 2 questions
Engaged Edmonton page visitors	March 1st to April 5, 2021	Digital/Online	1140 page visitors

2.0 Engagement Summary

2.1 Pre-Application Engagement for this LDA

From December 2020 to February 2021, Administration reached out and met with key internal and external stakeholders — both individually and in small groups — during the pre-application engagement. Key stakeholder meetings in Phase 1 included representatives from many of the City of Edmonton’s departments and the following external stakeholder organizations:

- Edmonton Federation of Community Leagues (EFCL)
- Urban Development Institute (UDI), Edmonton Region
- Infill Development in Edmonton Association (IDEA)
- Building Owners and Managers Association Edmonton (BOMA)
- Canadian Home Builders' Association (CHBA)
- Edmonton Construction Association (ECA)

The objective of this engagement was to:

- Provide information and answer questions related to :
 - The general project and its objectives
 - Previous engagement regarding planning framework
 - Previous work supporting the decision to repeal plans

- Outline the approach and process, such as:
 - Methods used to identify plans that have served their purpose
 - Examples of different ways a plan can have fulfilled its purpose
 - Solicit feedback on any potential concerns with the approach and criteria
 - Advise stakeholders about the upcoming land development application prior to submission
 - Highlight the anticipated project timeline and opportunities for further engagement
 - Understand any initial concerns with the process and timeline
 - Determine if there were any additional engagement opportunities that needed to be flagged about how their members would like to be involved

Meetings were held virtually with Google Meets, by phone or Zoom, depending on the preferences of the host organization. From these discussions, a variety of additional meetings with subcommittees or interested parties were organized. Questions were addressed during meetings, where possible, and then that information was included in subsequent presentations for the benefit of the remaining stakeholder groups. Items that were raised during these sessions included:

- Understanding how applications would be processed during the gap between the LDA application and public hearing
- What would happen to the repealed plans (would they be archived for public access)
- Would existing community boundaries remain with District Plans
- General questions regarding the timing of the repeals
- General questions regarding District Plans

Follow up information including slides or information for organization members were offered, then tailored and provided upon request.

2.2 LDA Notification

To inform stakeholders of the plan repeals application and on how to provide feedback, email notices were sent to the following impacted groups throughout March:

1. City Planning Framework Stakeholder Group, March 1, 2021.
2. To affected Community Leagues (CL), March 1, 2021.
3. Business Improvement Areas (BIA), March 12, 2021.
4. To Area Councils (AC), March 16, 2021.

This method of notification, while based on the standard Land Development Application notification, differs since the notice was only sent to the neighbourhood or area representatives and not individual property owners. The above communications referred recipients to the City Planning Framework and the Engaged Edmonton websites for additional information. In addition to the feedback received through emails to the City Planning Framework and Engaged Edmonton websites, the project planner, file planner and the City Planning Framework project

all received responses through their separate emails or by phone. All communications were responded to promptly and included answers to questions pertaining to the City Planning Framework or, where requested, other City initiatives.

Emails Received through the Notification Process

Emails were received from 34 individuals regarding 12 different communities. Of these communities, nine had plans that were proposed for repeal and three included communities whose plans are not proposed for repeal. There were three communities where more than one person contacted Administration.

PLAN	# RESPONDENTS	OPPOSED	SUPPORT	UNCLEAR
Parkallen CDP	10	10		
Cromdale/Virginia Park ARP	3	1	1	1
Ritchie NIP/ARP	3	1	1	1

* There were also nine individuals whose community or area of interest were unidentified or general in nature.

CITY BUILDING VOICES	# RESPONDENTS	OPPOSED	SUPPORT	UNCLEAR
Residents	17	13		4
Community Organizations	8	4	2	2
Businesses	6			6
Government Organizations	3		1	2

General themes that arose more than five times from emails and calls regarding the application were:

- Public engagement (27)
- Neighbourhood planning (23)
- General comments and questions (18)
- Intensification and implications of redevelopment (15)
- Neighbourhood character and design (7)

Many of these themes were specific to the context of an individual community and these are outlined below to provide further detail.

Thematic Analysis of Email Content

Parkallen Community Development Plan (CDP)

Email responses collected from individuals and the Parkallen Community League regarding the Parkallen CDP tended to focus significantly on **neighbourhood planning (12)**. The comments spoke to how important residents' involvement in the plan's creation was, including the volunteer time. They also indicated that it would be "*wiping out people's time and effort of so many volunteers' effort and work. The City will offend a lot of people who have put their time into it.*" They also comment on the unique and intimate knowledge that residents have of their communities. Some emails suggested policies to be retained (all, traffic/parking policies, open space) and proposed that the purpose of the plan was more than land use and included being used as an agreement with the City and investors that it is intended to:

...guide the community as it continues to grow and redevelop, maintain healthy, safe public spaces, encourages us to achieve common vision and goals and be strengthened by working together, it encourages environmental stewardship and climate resiliency, it connects us to one another and celebrates who we are together. (Neighbourhood Planning, volunteer)

There were comments indicating the criteria used were not applicable to the Parkallen CDP because it did not consider recent amendments to the plan. There was also confusion regarding, what "purpose has been served" means:

What does that mean? Is it just code for 'this is getting in the way of developers making money? (Neighbourhood Planning, resident)

In addition, respondents noted there was no criteria for determining if a plan should be considered for amendment rather than a repeal.

The nature of the engagement opportunities was another significant theme that arose. **Public engagement (9)** was seen as insufficient when considering the scope and complexity of the project. Specifically, respondents felt there was insufficient time for engagement given communities' limited engagement capacity due to the pandemic, that the timing of the repeals does not align with District Planning, and the process itself has generally favoured industry. The following is an excerpt from an email received from a Parkallen Community League volunteer:

The City has focused considerable time and resources toward its engagement with industry, but has failed to offer equitable engagement opportunities or resources to citizens and communities to assist them in a review and revision process that would ensure their plans are updated to reflect, as closely as possible, the vision set out in the City Plan. Instead the City caught communities off guard and preoccupied with supporting their residents during a Covid pandemic and pressured them to conform to the City's time and cost constraints which have contributed to apathy about responding,

ineffective and non-representative response or a reaction to push back and call out the process for what it appears to be. (Neighbourhood Planning, volunteer)

There was also significant concern regarding **intensification and implications of redevelopment (6)**, including cumulative effects, infrastructure constraints, the pace of change, and the increasing cost of housing and infill construction.

Feedback was not always related to the City Planning Framework:

The lack of communication during infill projects is obvious and I am completely against our beautiful neighbourhood being destroyed by yet again a city poorly investigating this issue thoroughly. Shame on them. (general comment from resident)

Other themes mentioned in the Parkallen emails were:

- **General comments / questions (5)** such as referencing public perception of ongoing work at the city, or Administrations intentions to keep the Plans publicly accessible once repealed.
- **Indigenous relationships and reconciliation (1)** stating the City is using a colonial land use planning approach and shouldn't be imposing methods without inclusive engagement.

It is important to note that Administration provided email responses to concerns raised by the Parkallen Community League who declined offers to meet digitally or in person to discuss these concerns in further detail. The Parkallen Community League officially opposes the repeal of their Community Development Plan.

Ritchie Neighbourhood Improvement Plan/Area Redevelopment Plan (NIP/ARP)

The most common theme from the emails regarding the Ritchie NIP/ARP tended to focus primarily on **general comments / questions (3)** such as asking for insight into the process. There were three emails received regarding this plan (one in support of repealing it, one in opposition, and one that was unclear). Other themes from the emails included:

- **Public engagement (2)** in that engagement with local developers, is generally insufficient, that there was insufficient time provided for a review to provide additional comments for the repeal engagement.
- **Intensification and implications of redevelopment (1)** "the idea of a redevelopment levy definitely caught everyone's attention, as we have been struggling to find a way to build a new hall for a number of years."
- **Parks and open space (1)** specifically regarding their older recreation facilities and community hall.
- **Neighbourhood planning (1)** highlighting that the plan helps to define development in their community, and that the effectiveness of the plan seems limited.

The level of support between these emails varied considerably from extreme opposition — “I am vehemently opposed to this action. The ARPs are an expression of community engagement where residents were given an opportunity to help to define development in the communities where they live” to general support — “I just want to let you know that we discussed ... at our board meeting the other night and no one expressed any concerns about its deletion.”

Cromdale/Virginia Park Area Redevelopment Plan (ARP)

Feedback regarding the Cromdale/Virginia Park ARP focused on **neighbourhood character and design** (4). Specifically, there were concerns about Historic Preservation and the accompanying Direct Control (DC 1) District referenced in the Plan, as well as **neighbourhood planning** (4) regarding grassroots urbanism and ongoing community participation in the process, especially where Concordia University of Edmonton was concerned, along with suggesting that established neighbourhoods need plans. There were also **general comments and questions** (3). Three emails were received regarding this plan (one in support, one in opposition and one that was unclear).

Additional themes from the emails were:

- **Public engagement** (1) specifically that they had technical challenges submitting their survey — “I have been trying for the last hour or more to make a submission with respect to the above-referenced matter. I have viewed the video and followed the directions multiple times and registered but when I reach the link for submissions and click on it I am provided with a mostly blank page which will not permit me to provide a submission - perhaps this is intentional; it is certainly frustrating.”
- **Intensification and implications of redevelopment** (1) specifically regarding Concordia University and its future expansion.

The following neighbourhoods had only one email correspondence, the themes of which are included below:

Alberta Avenue Area Redevelopment Plan (ARP):

- **General comments / questions** (1).

Brintnell Neighbourhood Structure Plan (NSP):

- **Neighbourhood planning** (1) that Plans are viewed as contracts with the City by residents.
- **Intensification and implications of redevelopment** (1) indicating that there are unknown consequences.

Summerlea Neighbourhood Structure Plan (NSP):

- **General comments / questions** (2).

Ermineskin Neighbourhood Structure Plan (NSP):

- **Public engagement** (1) specifically poor communication.

Millwoods Community Development Plan:

- **General comments / questions** (1) regarding the impacts on specific parks.

Place LaRue Neighbourhood Structure Plan:

- **Public engagement** (1) the communications were confusing.
- **General comments / questions** (1) regarding the Edmonton Economic Recovery grant

In addition to emails regarding plans that are proposed for repeal, Administration also received three emails regarding plans that are not currently being proposed for repeal, as shown below.

McKernan/Belgravia Area Redevelopment Plan:

- **General comments / questions** (1) regarding which plans are included in repeal.

A resident of Garneau:

- **Public engagement** (2) such as insufficient time and the poor timing of repeals with the pandemic.

A resident of Oliver:

- **Intensification and implications of redevelopment** (1): such as opposing growth, homelessness, and trespassing.

As is evident from the themes above, a variety of opinions have been received during the engagement period for the application to repeal plans that have “fulfilled their purpose.” Communities have a variety of different context specific concerns which have been raised, and where appropriate investigated to determine further actions that may be required.

2.3 Engaged Edmonton Survey

Administration collected feedback from Edmontonians on the Engaged Edmonton platform from March 1- April 5, 2021. During this period, the Engaged Edmonton webpage received a total of:

- 1,140 total visitors
- 825 aware visitors (those having looked around the site)
- 439 informed visitors (those having clicked on a link)
- 55 engaged visitors (those having contributed through surveys or through the question feature).

There were 131 surveys completed by 53 participants, and nearly 200 visitors downloaded reference materials 454 times.

To simplify how people interacted with the material, an interactive map was used to enable people to visually identify the geographic locations that corresponded to the 77 specific plans being proposed for repeal, along with its associated survey. To further improve the accessibility of the information on the site, as well as to guide participants through the engagement page, the

City recorded a video with project information, instructions on how to navigate the site, how to use the interactive map and how to provide specific feedback on plans they are interested in.

The following five questions were asked in each plan's survey:

- Q1. Postal Codes of respondents.
- Q2. How do you engage with this area?
 - Live in this area, work in this area, visit this area, interact with this area in any other way - please specify.
- Q3. Are there specific policies in the existing plan that you would like retained?
 - Yes, no, unsure - if yes or unsure respondents were asked to specify.
- Q4. Are there policy directions that you feel haven't been completed?
 - Yes, no, unsure - if yes or unsure respondents were asked to specify.
- Q5. Would you like to provide any additional comments?

In total, 131 survey responses were collected from 53 participants, with one participant providing 77 identical responses to each survey. To ensure the validity of the data, comments provided by the outlier are detailed in section 2.2.1.

Five planning tools that received five or more responses, these are as follows:

- Summerlea Neighbourhood Area Structure Plan (10).
- Ritchie Neighbourhood Improvement Plan/ Area Redevelopment Plan (8).
- Parkallen Community Plan (7).
- La Perle NSP (7).
- North Glenora Community Plan (5).

Additional analysis on the feedback collected from these five area plans is provided below in section 2.2.3.

In addition to the online survey, two Q & A submissions were received, both posted and answered publicly on the Engaged Edmonton webpage. The submissions were concerning:

- Future of certain types of plans (specifically studies, master plans, and overlays)
- Protections that will remain in place once plans are repealed

2.2.1. Outlier

One Engaged Edmonton participant completed seventy-seven plan surveys providing identical responses to all five of the survey questions. To ensure the validity of the remaining data, details regarding this participant's responses were counted as one response for questions one and two, with answers to questions three, four and five extracted and provided below.

For question two, the respondent selected they 'interacted with this area in any other way' for each of the seventy-seven plan areas. In the space provided for additional comments, the respondent noted they *"suffer the diffuse cost of higher housing prices if we can't build in this area."* For questions four and five, asking whether there was a policy that needed to be retained or hadn't been completed, the respondent selected 'no.' Lastly, in the additional comments section, the respondent provided the same comment for each of the 77 plan areas, noting

concerns with zoning and NIMBY communities creating obstacles to building higher density housing near popular areas or near transit.

The respondent’s comments were placed under the themes of intensification and implications of redevelopment with demonstrating overall support for the repeal of plans.

2.2.2. General Snapshot: Overall Results of the Engaged Edmonton Survey

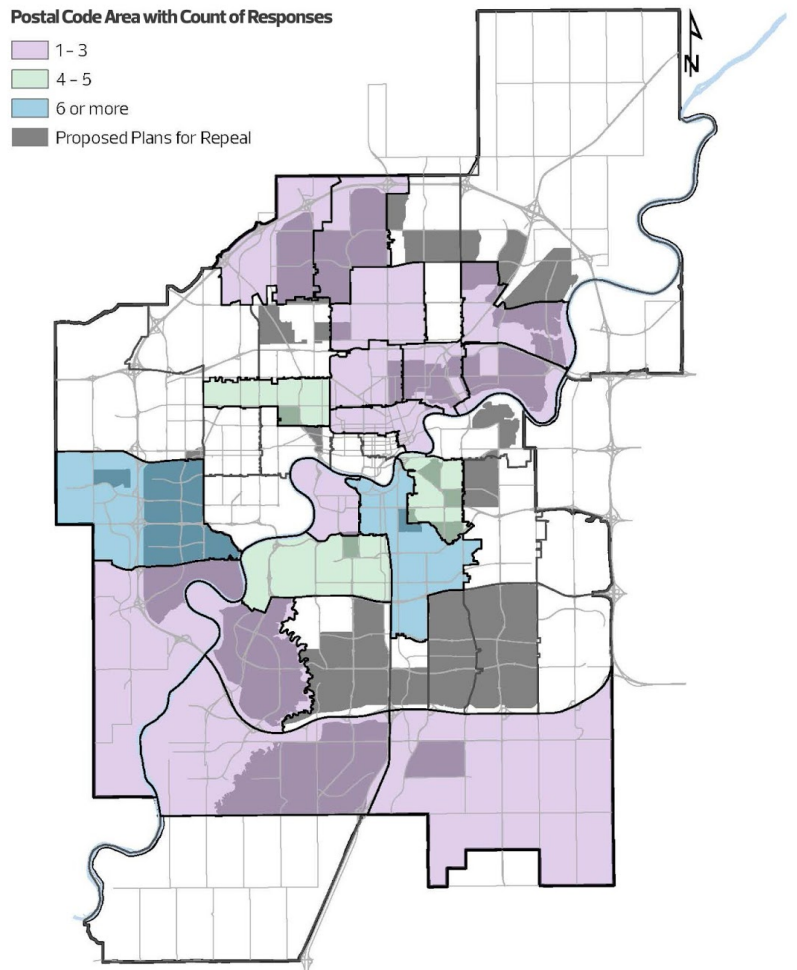
The following section provides an overview of responses for each of the five Engage Edmonton survey questions.

Question 1: Please provide your postal code:

Responses to the Engaged Edmonton survey were collected from 53 participants from 18 separate postal codes. Participants with postal codes beginning in T6E (6) and T5W (15), contributed 97 (74%) of the total survey responses collected. *Note, one respondent in T6E completed 77 individual surveys, one for each plan (see section 2.2.1 Outlier). This contributor was the only respondent to complete more than 3 survey responses.*

Of the 77 plan areas proposed for repeal, 61 received a response to the Engaged Edmonton survey that correlated with an Edmonton postal code. However, 16 plan areas (Lago Lindo NSP, Belle Rive NSP, Mayliewan NSP, Ozerna NSP, Matt Berry NSP, Miller NASP, Brintnell NSP, Kirkness OP, Duggan NASP, Kaskitayo OP, Keheewin NASP, South Edmonton Common / Edmonton Research Development ASP, Mill Woods Development Concept Plan, Burnewood NASP, Running Creek NSP and Bonaventure OP) did not receive a survey response that aligned with a corresponding postal code. This indicates engagement participants do not live within these plan areas. Participants, however, were able to engage with these plan areas in other ways as noted under question two of the survey.

FIGURE 1: PARTICIPANTS BY POSTAL CODE

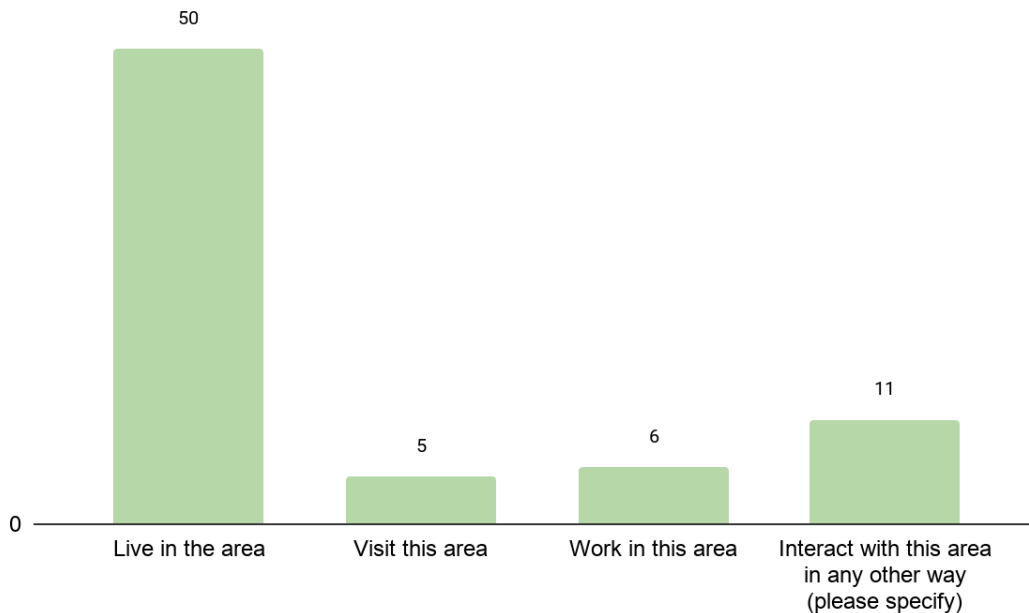


Question 2: How do you engage with this area?

Participants were asked to select one or more responses to indicate how they engage with the plan area. With participants able to select more than one option, of the 53 respondents, 50 indicated that they lived within the plan area for which they provided feedback, five participants visited the area, and six participants work in a plan area, while six participants indicated that they interacted with the area in other ways, such as:

- Living nearby the plan area.
- Planning to move to the plan area one day.
- Volunteering or board member of a plan area community league.
- Attending school in the plan area.
- Participating in social and recreational activities in the plan area.

FIGURE 2: HOW PARTICIPANTS ENGAGE WITH THE AREA



Question 3: Are there specific policies in the existing plan that you would like retained?

From 53 participants, 131 responses were collected with 92 (70.2%) of responses noting there are no specific policies they would like retained. However, due to on outlier participant - see section 2.2.1. for further details - it is important to note that 77 of these responses were provided by the same individual leaving an adjusted total of 16 responses indicating there are no specific policies they would like retained. Other responses indicated the participant was 'unsure' if specific policies should be retained (12), while the remaining 27 responses collected stated there were specific policies in the plan the participant would like to retain. The themes and summaries of these comments are provided below.

Question 3 - Themes:

The majority of comments collected from participants did not identify specific existing plan policies for question 3. Responses collected for 6 plans, however, did identify specific policies for retention. These responses include the following plans: Ritchie Neighbourhood Implementation Plan, Highlands Neighbourhood Planning Study Consolidation, Cromdale/Virginia Park Area Redevelopment Plan, Park Allen Community Development Plan, North Glenora Community Plan, Summerlea Neighbourhood Area Structure Plan, please refer to *Appendix 1* for further details.

Comments regarding specific policies supporting plan retention were further analyzed for common themes. The most prevalent responses provided by those who selected ‘yes’ were around concerns about ‘Neighbourhood Character and Design’ and location of density and redevelopment in existing neighbourhoods, and ‘Neighbourhood Planning’ and the retention of existing plan objectives and goals that were developed in conjunction with community members.

The themes indicated below are broad areas of concern that were raised by survey respondents, however, there is significant nuance present within each plan area. The number of responses that fall into each theme is included in the associated brackets. For more detailed information on the issues raised within these themes analyzed by plan area, please see *Appendix 1*.

- Neighbourhood Planning (20)
- Neighbourhood Character and Design (18)
- Intensification and Implications of Redevelopment (12)
- Transportation and Mobility (11)
- Public Engagement (9)
- Parks and Open Space (8)
- Local Economy (4)
- General Comments / Questions (4)
- School Sites (3)
- Community Principles Goals (2)
- Alignment with City Plan (2)
- Indigenous Relationships and Reconciliation (1)
- Racial Discrimination (1)

Question 4: Are there policy directions that you feel haven't been completed?

From 53 participants, 131 responses were collected with 100 (76.3%) of responses noting there are no policy directions they feel have not been completed. However, due to on outlier participant - see section 2.2.1. for further details - it is important to note that 77 of these responses were provided by the same individual. Other responses indicated the participant was ‘unsure’ if policy directions have not been completed (11), while the remaining 20 responses collected stated there are policy directions they feel have not been completed. The themes and summaries of these comments are provided below.

Question 4: Themes (Number of Responses):

Comments regarding specific policies that were suggested for retention were further analyzed for common themes. The most prevalent responses provided by those who selected ‘yes’ were around intensification and implications of redevelopment such as the need for “more multiple unit developments” to support local business and community revitalization, infill and infill

construction, and the surplusing and redevelopment of school sites. Respondents who selected 'unsure' were more likely to speak to neighbourhood planning concerns such as current relevance of the policies and uncertainty around future changes. These comments were in relation to 18 plans.

The themes indicated below are broad areas of concern that were raised by survey respondents, however, there is significant nuance present within each plan area. The number of responses that fall into each theme are included in the associated brackets. For more detailed information on the issues raised within these themes analyzed by plan area, please see *Appendix 1*.

- Intensification and Implications of Redevelopment (9)
- Neighbourhood Planning (7)
- School Sites (8)
- Transportation and Mobility (8)
- Public Engagement (5)
- Neighbourhood Character and Design (3)
- Alignment with City Plan (2)
- Indigenous Relationships and Reconciliation (1)
- Parks and Open Space (2)
- Universal Design and Accessibility (1)
- Food Systems (1)
- Local Economy (1)

Question 5: Would you like to provide any additional comments?

Of the 131 responses that were collected from 53 survey participants, 34 additional comments were received for 15 of the following plans:

- Abbotsfield Rundle Heights Community Development Plan: 1 comment
- Alberta Ave/Eastwood Redevelopment Plan: 1 comment
- Cromdale/Virginia Park ARP: 3 comments
- Cumberland NSP: 1 comment
- Heritage Valley Servicing Concept Design Brief: 1 comment
- Highlands Neighbourhood Planning Study: 2 comments
- LaPerle NSP: 5 comments
- North Glenora Community Plan: 3 comments
- Norwood Neighbourhood Implementation Plan: 1 comment
- Parkallen CDP: 6 comments
- Rhatigan Ridge NSP: 1 comment
- Ritchie Neighbourhood Implementation Plan: 4 comments
- Southeast Area Plan: 1 comment
- Summerlea NASP: 3 comments
- Summerside NSP: 1 comment

Question 5: Themes

Additional comments were analyzed for common themes. The most prevalent responses were around public engagement such as lack of time to respond, lack of advertising and timing of the engagement during a pandemic. These comments were in relation to 16 plans.

The themes indicated here are broad areas of concern that were raised by survey respondents, however, there is significant nuance present within each plan area. For more detailed information on the issues raised within these themes analyzed by plan area, please see *Appendix 1*.

- Public Engagement (11)
- Intensification and Implications of Redevelopment (10)
- Neighbourhood Planning (7)
- School Sites (6)
- Parks and Open Space (4)
- Transportation and Mobility (3)
- Alignment with City Plan (1)
- Indigenous Relationships and Reconciliation (1)
- Neighbourhood Character and Design (1)

2.2.3. Plans with five or more responses

While each plan proposed for repeal received at least one completed survey, the following summaries provide additional detail on the five Plans which received five or more responses. The Plans covered below are:

- Summerlea NASP - 10 responses.
- Ritchie (NIP/ARP) - 8 responses.
- La Perle NSP - 7 responses.
- Parkallen CDP - 7 responses.
- North Glenora Community Plan - 5 responses.

Summerlea NASP

Summerlea NASP had the most respondents (10) which included eight residents, one respondent who noted they visit the area, and three respondents who indicated they interact with the area in other ways (“Community League Executive”, “Suffer the diffuse cost of higher housing prices if we can’t build in this area” and “shop at West Edmonton Mall”).

Survey responses were split when they were asked if there were specific policies that needed to be retained. Three respondents selected ‘no’, two selected ‘unsure’, and four participants selected ‘yes’.

The most common topics from the responses of those who selected ‘yes’ were around concerns about **transportation and mobility** (5) regarding traffic and parking concerns related to West Edmonton Mall as well as the temporary transit centre and LRT construction, and **public engagement** (3). Other themes that arose included:

- **Neighbourhood planning** (4) regarding utility capacity, maintaining low density housing, and maintaining land value, usage, safety and services.

Those who indicated they were ‘not sure’ which policies needed to be retained followed up with comments about:

- **Neighbourhood planning** such as indicating outdated policy structure, the City’s lack of climate policy and the provincial nature of working to end homelessness.

- **Intensification and implications of redevelopment** (2) concerning the process regarding sales and leasing of City-owned land.

When asked if there were any policy directions not completed, five respondents selected 'no', three selected 'yes', and two respondents indicated that they were 'unsure'.

The main themes that arose from those who indicated 'yes' were concerns regarding **transportation and mobility** (5) such as the overflow West Edmonton Mall parking area, future of through traffic from 90 Avenue, along with LRT construction and related concerns regarding the temporary transit centre such as landscaping, as well as surplus **school sites** (4). Additional themes included:

- **Intensification and implications of redevelopment** (2) specifically for nuisances like crime and garbage due to proximity to commercial, and 95 Avenue.
- **Parks and open space** (1).

Those who were unsure also focused on the surplus **school sites** (2), but also spoke to **neighbourhood planning** (1) when they indicated uncertainty of the 'relevance of the policy document in 2021.'

When respondents were offered the opportunity to provide additional comments, they focused on:

- **Transportation and mobility** (3) specifically around parking/traffic, and a landscaping waiver around the temporary transit centre.
- **School sites** (2) regarding a current surplus school site.
- **Intensification and implications of redevelopment** (1) specifically mentioning the increasing cost of housing.

La Perle NSP

There were seven responses to the survey for the La Perle NSP which included six residents; two respondents who indicated that they work in the area, and two respondents who indicated they interact with the area in other ways (sports, school and suffer the diffuse cost of higher housing if we can't build in the area).

Of those who responded, six participants indicated there were no policies in the existing plan to retain, while one spoke to **neighbourhood planning** (1) indicating they were unclear as to the nature of the original NSP goals.

When asked if there was policy direction in the plan they think has not been completed, all respondents selected 'no' except one respondent who indicated 'unsure.' No additional information was provided by the participant who selected 'unsure' regarding a specific policy or topic.

Additional comments provided by respondents focused on the retention of **parks and open spaces** (4), **school sites** (4) specifically around the loss and redevelopment of green space for additional housing. These themes may have arisen in response to current discussions surrounding the potential redevelopment of a surplus school site in the area.

Ritchie NIP/ARP

There were eight respondents for the Ritchie NIP/ARP survey, which included six participants who live in the area, one who indicated they visit the area and two participants who noted they interact with the area in other ways, noting they live adjacent to the area or hope to relocate to the neighbourhood in the future.

When asked if there were specific policies in the existing plan that needed to be retained, three respondents selected 'no' and five selected 'yes'. It is important to note that all responses provided retained specific existing plan policies and objectives. Further details are provided in *Appendix 1*.

The following themes arose from those who indicated 'yes':

- **Intensification and implications of redevelopment** (9), such as introducing a redevelopment levy for local community facility improvements, and the Strathcona rail yard.
- **Neighbourhood character and design** (4) such as maintaining single-family housing and limiting the impacts of height
- **Parks and open space** (3), specifically around local recreation facilities
- **Neighbourhood planning** (2), to keep the primary objectives of the plan, the location of density and commercial, along with specific policies on parking impacts from commercial areas, and upgrades to 76 Avenue, and improving transit facilities.
- **Public engagement** (2), the need to maintain early engagement of residents and community in land development.

Five respondents selected 'no', two respondents selected 'yes', and one selected 'not sure' when asked if there policy directions that have not been completed.

When asked to specify which policy directions they think have not been completed, two responses were provided with the following themes:

- **Intensification and implications of redevelopment** (2) such as need a new construction levy and rentals units.
- **Neighbourhood planning** (2) stating plan objectives are still relevant with no time horizon.
- **Neighbourhood planning** (2) objectives are ongoing.
- **Neighbourhood character and design** (1), protection from cheap high density construction,
- **Public engagement** (1) needs more engagement prior to repeal.

The comment from the respondent who wasn't sure was concerned with **intensification and the implications of redevelopment** (1), specifically indicating that it was "because you never know what will or could be changed."

When asked for any final comments, the following themes arose:

- **Intensification and the implications of redevelopment** (4) such as the increased cost of infill/housing, tall buildings alley paving, seniors housing, creating a community levy on vacant land
- **Neighbourhood planning** (4), such as restrictive covenants, sunset clauses in ARPs, the rationale for repeals, reevaluation of public housing policy
- **General comment/question** (2), both comments pertain to general disagreement with the repeals.
- **Public engagement** (2) specifically that there was inadequate time, and a lack of transparency.

Parkallen CDP

There were seven respondents for the Parkallen Community Development Plan survey with six noting they 'live in the area' and two selecting they 'interact with this area in some way' (people were allowed to choose more than one option). Of those who selected 'interact with this area in some way', one noted their role with the Parkallen Community League and the other respondent stated they lived nearby and had concerns relating to neighbourhood opposition to redevelopment which impacted housing affordability.

When asked if there were specific policies in the existing plan that needed to be retained two participants selected 'yes', and five selected 'not sure.'

The following themes emerged:

- **Neighbourhood planning** (9), the need to retain the goals and objectives of the plan for community decision making, alternatively respondents did not feel it necessary to retain their own plan. Other comments highlighted uncertainty around District Plans, and the holistic nature of planning, its purpose, exclusionary zoning, that the criteria don't apply, previous efforts by the community to develop the plan and that it has many purposes.
- **Neighbourhood character and design** (6) risk of neighbourhood character changing with increased infill development, and a desire to retain the historic nature and low density form of the neighbourhood.
- **Public Engagement** (3) was identified as inadequate and concerns the repeal process was not in line with provincial legislative requirements, that there was insufficient time, concerns that the City is working more closely with industry than citizens, and the inappropriate use of online engagement.
- **Local economy** (3) general support for local businesses.
- **Intensification and implications of redevelopment** (2) such as protection from infill, the uncertain nature of The City Plan goals.

When asked if there are policy directions that haven't been completed five respondents selected 'no,' one respondent selected 'yes', and one selected 'not sure.' Only one comment was received from a respondent who selected 'yes' (Adequate protection for mature neighbourhood

infill requirements), and one by the respondent who selected 'unsure' (I am new to this process. I have read the plan, but I have not attended to all the details).

Additional comments about the Parkallen CPD included the following theme:

- **Intensification and implications of redevelopment** (2) including that redevelopment is out of control, support for multi-family, opposition to large homes, infill construction, the increasing cost of housing.
- **Public engagement** (1) such as inadequate, providing insufficient time to evaluate the application, timing during the pandemic.
- **Neighbourhood planning** (1) including that individual neighbourhoods shouldn't have plans, and that creating the plan was a community-building endeavour.

North Glenora Community Plan

There were five respondents for the North Glenora Community Plan survey, including four participants who live in the area, two who indicate they work in the area, one participant who noted they visit the area, and one who interacts with the area in other ways (suffer the diffuse cost of higher housing prices if we can't build in this area).

Three participants indicated that there were no specific policies that needed to be retained, while two indicated that there are policies that need to be retained. The most prevalent theme from the responses of those who selected 'yes' was **neighbourhood planning (8)** including a need for 'additional community league services', and 'maintaining existing zoning'. Additional themes were:

- **Intensification and implications of redevelopment** (2) specifically damage due to infill construction.
- **Neighbourhood character and design** (2) including comments regarding, front-drive garages, home-based business, and the communities need for a landscaping plan for their park.

When considering neighbourhood character and design, one resident said:

“Encourage the rejuvenation of residential buildings in a manner that is sensitive to the residential character of the Community in terms of architectural style and scale of development. - the city is approving and encouraging development that does not blend in with the community.”

When asked if there are policy directions that they feel haven't been completed two respondents answered 'yes', one selected 'unsure', and two answered 'no.' Only one comment was shared by those who answered yes regarding which policy directions they thought have not been completed. It spoke to 'preserving community character.' A respondent who was 'unsure', identified that there were 'difficulties in determining which policies are not fully implemented.'

Additional comments received covered a variety of topics:

- **Public Engagement** (2) concerns regarding inadequate public engagement, limited notification process of engagement, and engaging during the pandemic.
- **Neighbourhood Planning** (1) that the plan is outdated, should allow communities to update plans, and plans provide opportunities for dialogue with developers.

Overall there was a mix of perspectives received from respondents about these five plans with each survey collecting information that likely has to do with current concerns within each community that often touch on work beyond that of this specific application. The common threads between these five communities were a combination of a feeling of concern regarding how the city is intensifying, the importance of neighbourhood planning to them, and a sense that the public engagement for these repeals was inadequate. These participants are passionate about their neighbours, their communities and their city and are facing significant change as we move forward to implement The City Plan.

In addition to these five communities, which make up 73% of the total respondents, there were many themes that came out of the analysis of the remaining surveys. A breakdown of each of the surveys has been included in *Appendix 1*.

3.0 Highlights and Conclusion

This section draws on some highlights of what was heard through Phase one engagement (February to April 2021) for the plans proposed for repeal as part of the Land Development Application.

3.1 Overview of Results

The Engaged Edmonton site had 1,140 total visits, with 825 aware visitors (having looked around the site), 439 informed visitors (having clicked on a link) and 55 engaged visitors in total (having contributed through surveys and or through the question feature).

There were 131 surveys completed on the Engaged Edmonton site by 53 participants. Nearly 200 visitors downloaded reference materials 454 times.

The five questions that were asked through the survey included the following:

- Q1. Postal Codes of respondents.
- Q2. How do you engage with this area?
- Q3. Are there specific policies in the existing plan that you would like retained?
- Q4. Are there policy directions that you feel haven't been completed?
- Q5. Would you like to provide any additional comments?

Of the 131 responses that were collected from 53 survey participants, five planning tools received five (5) or more responses, these are as follows: Summerlea Neighbourhood Area

Structure Plan (10), Ritchie Neighbourhood Improvement Plan/ Area Redevelopment Plan (8), Parkallen Community Plan (7), La Perle NSP (7), and North Glenora Community Plan (5). Additional analysis on the feedback collected from these five area plans is provided in section 2.2.2. of this report.

With regards to whether there were any specific policies in the existing plan that they would like to be retained, the vast majority of survey responses were no (70.2%)*. Further, when asked if there were any policy directions that they felt had not been completed, the vast majority of survey responses again answered no (76.3%). **Note: due to on outlier participant - see section 2.2.1. for further details - it is important to note that 77 of these responses were provided by the same individual.*

3.2 Emerging Themes

The major themes that emerged from phase one engagement included the following:

- Neighbourhood Planning (61)
 - Intensification and Implications of Redevelopment (51)
 - Public Engagement (51)
 - Neighbourhood Character and Design (30)
 - General comments/questions (27)*
 - Transportation and Mobility (22)
 - Parks and Open Space (18)
 - School Sites (16)
 - Alignment with The City Plan (9)
 - Indigenous Relationships and Reconciliation (7)
 - Local Economy (6)
 - Community Principles Goals (3)
 - Racial Discrimination (2)
 - Universal Design and Accessibility (1)
 - Food Systems (1)
- *General comments/questions were primarily from email inquiries

The themes indicate here are broad areas of concern that were raised by survey respondents, however, there is significant nuance present within each plan area. For more detailed information on the issues raised within these themes analyzed by plan area, please see *Appendix 1.*

The following are a sample of comments received through the surveys.

“Before you repeal... we should have a say or a “lessons learned” session...what worked, what didn’t.”

(Norwood Neighbourhood Implementation Plan, resident)

“I don’t feel like my community league necessarily has asked for community input on the matter (i.e. I don’t feel comfortable communicating with them that as a homeowner within Parkallen, I AM in support of this repeal). I would like to advocate for this repeal as I don’t believe any one neighbourhood should have their own special CDP. We are otherwise victim to NIMBY attitudes, and this is not the kind of community I want to be a part of. It’s also an impossible administrative burden to attempt to navigate unique CDPs for every community and is not sustainable nor

conducive to healthy community redevelopment.”

(Parkallen Community Development Plan, resident)

“Creating our Plan was a great community-building endeavour. Revising the Plan could do the same. And we could incorporate some additional goals of the City, like sustainability, resiliency, and health. What more do we need to do to adapt to a world with pandemics? There are additional challenges to be addressed.”

(Parkallen Community Development Plan, resident)

“I vehemently oppose the repeal of these ARPs. If anything, these should be updated with extensive community engagement in order to align with modern urban development principles for Edmonton.”

(Ritchie Neighbourhood Implementation Plan resident)

“Please don't move forward with yet another chance to start fresh - our fine historical neighbourhoods and our tax dollars can't take many more 'reinventions' from the City. Thank you.”

(Highlands Neighborhood Planning Study, resident)

“Great to see the City of Edmonton lead with other great cities in the 15 min city/neighbourhoods urban planning reformation. Also see Emily Talen's new book Neighbourhood and the concept of the "Everyday Neighbourhood". Thanks.”

(Highlands Neighborhood Planning Study, resident)

3.3 Action Taken with Feedback Provided from Public

The City Planning Framework team fielded emails and telephone questions from residents, organizations and industry, including emails or calls from 34 individuals. Comments received prompted an additional review of the plans to ensure all points were considered. Furthermore, policy concerns were thoroughly reviewed by the file planner and the City Planning Framework team and were flagged and discussed with appropriate teams within Administration as well.

During the circulation two plans were removed from the proposed repeal list:

- Northlands Area Redevelopment Plan, following the integration and approval of the Edmonton Exhibition Lands Planning Framework on March 15, 2021, and
- Webber Green Neighbourhood Structure Plan following Administration's decision to retain the plan to provide direction for the surplus Transportation Utility Corridor (TUC) adjacent to the plan area.

The survey responses for these plans were included in this summary for accuracy.

3.3.1. Engagement context

Information on the City Planning Framework project and phase one land development application was shared through several channels including the City of Edmonton's website, the Engaged Edmonton webpage, social media, direct email, our community partners and the news.

Administration recognizes the scale of these repeals covering 75 plan areas where many Edmontonians live, work, and interact. Due to the size and scope of the plans areas Administration was unable to send out notifications to each property but worked to ensure information and notifications were received through as many alternative and reliable channels as possible. The feedback received through this notification process demonstrates overall support for the City Planning Framework repeal project with a few collective individuals noting concerns for losing their area plans. As we work to align our policy with The City Plan, Administration will continue to work with Edmontonians as we review and amend our remaining planning tools.

3.4 Next Steps

The comments collected and this What We Heard Report will be shared with other departments within Administration once all identifying remarks are removed, and will be presented to Council in June 2021 as part of the Public Hearing process for this land development application. Further work on process development and improvement as part of the City Planning Framework implementation will also use this information.

APPENDIX 1: SURVEY RESPONSES

APPENDIX 2: RITCHIE COMMUNITY LEAGUE CIVICS COMMITTEE RESPONSE

APPENDIX 3: APRIL 21 - PARKALLEN COMMUNITY LEAGUE CIVICS COMMITTEE EMAIL

*Note: Information from “Annex 3” has been included in the What We Heard Report analysis, but due to FOIP has not been included as a direct attachment



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Introduction

The following is a breakdown of the results from each of the 77 surveys representing each plan that was included in the original Land Development Application. Since the time of engagement two of these plans (Northlands ARP and Webber Greens NSP) have been removed from the application. This information represents an analysis of the comments received from survey data only.

Community Summary

The number of responses received for each plan's survey are included in the associated brackets, as are the number of responses for each question.

ABBOTSFIELD / RUNDLE HEIGHTS COMMUNITY DEVELOPMENT PLAN (1)

Q1. Postal Codes of respondents:

RESPONSES: Internal use only

Q2. How do you engage with this area?

RESPONSES: (1) Live in this area, (1) Interact with this area

Q3. Are there specific policies in the existing plan that you would like retained?

OVERALL RESPONSES: (0) No, (0) Yes, and (1) Not sure

SUMMARY: One respondent to the Engaged Edmonton Survey selected 'not sure' to the question of whether policies in the plan should be retained but comments did not pertain to specific plan policy.

KEY THEMES:

- **Indigenous relationships and reconciliation**
(2): Indigenous spiritual healing, inclusiveness and reconciliation
- **Racial discrimination** (1)

SUMMARY OF RESPONDENTS FEEDBACK:

- One respondent provided a general comment concerning the limited opportunities to integrate Indigenous Spirit Healing for the Dene, Cree or Blackfoot. Also noted concerns around information about lands and the impacts of misinformation relating to perpetuating systemic racial prejudices in Edmonton the respondent faces as a Indigenous business owner in the city.

Q4. Are there policy directions that you feel haven't been completed?

OVERALL RESPONSES: (1) No, (1) Yes, and (0) Not sure

SUMMARY: One respondent to the Engaged Edmonton Survey selected 'yes' to the question whether plan policies should be retained.

KEY THEMES:

- **Indigenous relationships and reconciliation**
(1): *Bargain 1835* Agreement
- **Food systems** (1)

SUMMARY OF RESPONDENTS FEEDBACK:

- One respondent noted impacts to Elder and youth care in the city where children are taken from families, and noted a need for a self governance model for housing, language and land education of the orphaned First Nations and migrant elders and children.
- Noted plans should address rising food prices by encouraging gardening, husbandry, and food production by streamlining better urban food production technologies, supply chains and policy.
- Noted that the City of Edmonton is claiming tax dollars on Dene and Blackfoot territory, and the acknowledgement of being of First Nations Territory would imply a debt of to all First Nations historically for houses, cash settlements and restoration of certain areas for cultural preservation, as outlined in the *Agreement Between Dekis & Queen Victoria the Year 1665 on the Bargain 1835*.

Q5. Would you like to provide any additional comments

NUMBER OF OVERALL RESPONSES: 1

KEY THEMES:

- **Racial discrimination (1)**

SUMMARY OF RESPONDENTS FEEDBACK: Of the 2 respondents to the Engaged Edmonton Survey, 1 participant provided comments. Comments did not identify specific policies in the area plan for retention.

- Respondent noted that one or more of their employees experienced racial discrimination.

ALBERTA AVENUE / EASTWOOD AREA REDEVELOPMENT PLAN (2)

Q1. Postal Codes of respondents:

RESPONSES: Internal use only

Q2. How do you engage with this area?

OVERALL RESPONSES: (1) Live in this area, (1) Interact with this area, (1) Work in this area

Q3. Are there specific policies in the existing plan that you would like retained?

OVERALL RESPONSES: (2) No, (0) Yes, and (0) Not sure

SUMMARY: Of the 2 respondents that completed the Engaged Edmonton survey, both select 'no' to whether there were policies in the existing plan that they would like retained.

KEY THEMES: n/a

Q4. Are there policy directions that you feel haven't been completed?

OVERALL RESPONSES: (1) No, (1) Yes, and (0) Not sure

SUMMARY: Of the 2 respondents that completed the Engaged Edmonton survey, one participant selected "yes" to the question whether plan policies or whether plan policy directions hadn't been completed.

KEY THEMES:

- **Intensification and implications of redevelopment (1)** **Local economy (1)**

SUMMARY OF RESPONDENTS FEEDBACK:

- The respondent noted the need for densification to support the revitalization and expansion of local businesses along 118th avenue.

Q5. Would you like to provide any additional comments?

NUMBER OF OVERALL RESPONSES: 1

KEY THEMES:

- **Neighbourhood planning (1)**

SUMMARY OF RESPONDENTS FEEDBACK: Of the 2 respondents to the Engaged Edmonton Survey, 1 participant provided comments. Comments did not identify specific policies in the area plan for retention, and supported an updated district planning framework aligned with the City Plan.

- One respondent noted that they look forward to an updated district planning framework aligned with The City Plan.

CASTLE DOWNS OUTLINE PLAN (2)

Q1. Postal Codes of respondents:

RESPONSES: Internal use only

Q2. How do you engage with this area?

OVERALL RESPONSES: (1) Live in this area, (1) Interact with this area

Q3. Are there specific policies in the existing plan that you would like retained?

OVERALL RESPONSES: (0) No, (1) Yes, and (0) Not sure

SUMMARY:

One respondent to the Engaged Edmonton Survey selected 'yes' to the question of whether policies in the plan should be retained but did not pertain to specific plan policy.

KEY THEMES:

- **Neighbourhood planning (1)**
- **Parks and open space (1)**

SUMMARY OF RESPONDENTS FEEDBACK:

- One respondent noted that the Castle downs district park impacts the surrounding communities and there is a need an ability to change or update plans as the community sees the need for growth, development and programming.

Q4. Are there policy directions that you feel haven't been completed?

OVERALL RESPONSES: (0) No, (0) Yes, and (1) Not sure

SUMMARY:

One respondent to the Engaged Edmonton Survey that had selected "not sure" to the question of whether plan policy directions hadn't been completed.

KEY THEMES:

- **Neighbourhood planning (1)**

SUMMARY OF RESPONDENTS FEEDBACK:

- One respondent noted that the community needs change and areas that are not yet developed or those that have been may need a change in zoning. Keep some flexibility.

Q5. Would you like to provide any additional comments?

NUMBER OF OVERALL RESPONSES: 0

KEY THEMES: n/a

CHAMBERY NEIGHBOURHOOD STRUCTURE PLAN (2)

Q1. Postal Codes of respondents:

RESPONSES: Internal use only

Q2. How do you engage with this area?

OVERALL RESPONSES: (1) Live in this area, (1) Interact with this area

Q3. Are there specific policies in the existing plan that you would like retained?

OVERALL RESPONSES: (0) No, (1) Yes, and (0) Not sure

SUMMARY:

- One respondent to the Engaged Edmonton Survey selected 'yes' to the question of whether policies in the plan should be retained but did not pertain to specific plan policy.

KEY THEMES:

- **School sites** (1)

SUMMARY OF RESPONDENTS FEEDBACK:

- One respondent noted that there should be an option for a separate school as Elsinore now has a francophone school.

Q4. Are there policy directions that you feel haven't been completed?

OVERALL RESPONSES: (0) No, (1) Yes, and (0) Not sure

SUMMARY:

One respondent to the Engaged Edmonton Survey that had selected "yes" to the question of whether plan policy directions hadn't been completed.

KEY THEMES:

- **School sites** (1)

SUMMARY OF RESPONDENTS FEEDBACK:

One respondent noted that the community needs a Separate school as Elsinore now has a francophone school.

Q5. Would you like to provide any additional comments?

NUMBER OF OVERALL RESPONSES: 0

KEY THEMES: n/a

COLISEUM STATION AREA REDEVELOPMENT PLAN (1)

Q1. Postal Codes of respondents:

RESPONSES: Internal use only

Q2. How do you engage with this area?

OVERALL RESPONSES: (1) Visit this area, (1) Interact with this area

Q3. Are there specific policies in the existing plan that you would like retained?

NUMBER OF OVERALL RESPONSES: 0

KEY THEMES: n/a

Q4. Are there policy directions that you feel haven't been completed?

OVERALL RESPONSES: (0) No, (1) Yes, and (0) Not sure

SUMMARY:

One respondent to the Engaged Edmonton Survey that had selected “yes” to the question of whether plan policy directions hadn't been completed.

KEY THEMES:

- **Universal design and accessibility** (1)

SUMMARY OF RESPONDENTS FEEDBACK:

One respondent requested that Tactile Guide plates be added at every intersection for the visually impaired

Q5. Would you like to provide any additional comments?

NUMBER OF OVERALL RESPONSES: 0

KEY THEMES: n/a

CROMDALE/VIRGINIA PARK AREA REDEVELOPMENT PLAN (4)

Q1. Postal Codes of respondents:

RESPONSES: Internal use only

Q2. How do you engage with this area?

OVERALL RESPONSES: (3) Live in this area, (2) Interact with this area

Q3. Are there specific policies in the existing plan that you would like retained?

OVERALL RESPONSES: (1) No, (3) Yes, and (0) Not sure

SUMMARY: Of the 4 respondents to the Engaged Edmonton Survey, 1 participant selected 'no' and 3

APPENDIX 1: PLAN SUMMARIES

participants selected 'yes' to the question of whether policies in the plan should be retained.

KEY THEMES:

- **Neighbourhood character and design** (3): retain the Viewpoint Direct Control Zone, character preservation, exclusionary zoning (retain low-density residential)
- **Parks and open space** (1)

SUMMARY OF RESPONDENTS FEEDBACK:

- Retain Sub-area 3 Viewpoint Direct Control Zone and pertaining regulatory requirements, general intent, park and open space relating to Kinnaird Ravine.
- Retain Section 2: Objectives of the Cromdale/Virginia Park Plan subsection 2.1 Basic Strategy identifying preservation of historically significant structures and maintaining the character of low density family housing area as a significant issue for the community.
- Under section 2, the respondent also identified policy 2.2.7 (development impacts on community where the community is to be retained in a low-density family-oriented form. And 2.9.1 to promote the conservation of historical resources which are of architectural or historical interest
- Respondents noted Viewpoint residents are strongly in favour of retaining the original proposals and recognitions in Section 9, 9.1 and Historic Preservation Policy 9.2 which say, in part, "It is the intent of this Plan to encourage the retention and preservation of historic structures and sites within the Plan Area.
- Respondent noted the Cromdale Community League has applied to the Minister of Culture to have the Viewpoint area designated as a Provincial Historic Area under Section 20 of the Alberta Historical Resources Act.

Q4. Are there policy directions that you feel haven't been completed?

OVERALL RESPONSES: (1) No, (1) Yes, and (2) Not sure

SUMMARY:

One respondent to the Engaged Edmonton Survey that had selected "yes" to the question of whether plan policy directions hadn't been completed. There were two respondents that selected "not sure" to the same question.

KEY THEMES:

- **Public engagement** (2): inadequate engagement

SUMMARY OF RESPONDENTS FEEDBACK:

- Two responses noted they felt the repeal process provided inadequate engagement
- One respondent noted that the existing community plan should not be repealed as the community continues to evolve and cannot not be defined as completed.

- [Q5. Would you like to provide any additional comments?](#)

NUMBER OF OVERALL RESPONSES: 3

KEY THEMES:

- **Neighbourhood character and design** (1)
- **Public engagement** (1)
- **Intensification and implications of redevelopment** (1)

SUMMARY OF RESPONDENTS FEEDBACK: Of the 4 respondents to the Engaged Edmonton Survey, 3 participants provided comments. Comments did not identify specific policies in the area plan for retention.

- One respondent noted that Viewpoint is a very small and unique neighbourhood and there is no need to change its character. This respondent also noted that permitting secondary suites and garden/garage suites would seem like a reasonable way of increasing density without allowing for infill development.
- One respondent noted that they felt annoyed that they heard about this application from a website news feed instead of direct engagement from the City.
- One respondent noted that their neighbourhood should be visited.

CUMBERLAND NEIGHBOURHOOD STRUCTURE PLAN (2)

Q1. Postal Codes of respondents:

RESPONSES: Internal use only

Q2. How do you engage with this area?

OVERALL RESPONSES: (2) Interact with this area

Q3. Are there specific policies in the existing plan that you would like retained?

OVERALL RESPONSES: (1) No, (1) Yes, and (0) Not sure

SUMMARY: Of the 2 respondents to the Engaged Edmonton Survey, 1 participant selected 'no' and 1 participant selected 'yes' to the question of whether policies in the plan should be retained but did not pertain to specific plan policy.

KEY THEMES:

- **Neighbourhood planning** (1)

SUMMARY OF RESPONDENTS FEEDBACK:

- Ability to go back to council to revive possible community development areas.

Q4. Are there policy directions that you feel haven't been completed?

OVERALL RESPONSES: (1) No, (0) Yes, and (1) Not sure

SUMMARY: One respondent to the Engaged Edmonton Survey that had selected 'yes' to the question of whether plan policy directions hadn't been completed noting concerns regarding surplus school sites.

KEY THEMES:

- **School sites** (1)

SUMMARY OF RESPONDENTS FEEDBACK:

- Feedback collected focused on concerns relating to the future of the surplus school site.

Q5. Would you like to provide any additional comments?

APPENDIX 1: PLAN SUMMARIES

NUMBER OF OVERALL RESPONSES: 1

KEY THEMES:

- **Public engagement (1)**

SUMMARY OF RESPONDENTS FEEDBACK:

- Comments did not identify specific policies in the area plan for retention.
- One respondent noted the request for the City to please continue and have conversations with the community league.

HERITAGE VALLEY SERVICING CONCEPT DESIGN BRIEF (3)

Q1. Postal Codes of respondents:

RESPONSES: Internal use only

Q2. How do you engage with this area?

OVERALL RESPONSES: (1) Live in this area, (1) Interact with this area

Q3. Are there specific policies in the existing plan that you would like retained?

OVERALL RESPONSES: (0) No, (1) Yes, and (0) Not sure

SUMMARY:

One respondent to the Engaged Edmonton Survey that had selected “yes” to the question of whether plan policy directions hadn’t been completed.

KEY THEMES:

- **Neighbourhood character and design (1)**
- **Transportation and mobility (2):** LRT, transit and flyover

SUMMARY OF RESPONDENTS FEEDBACK:

- The town centre concept/policy for Heritage Valley should be retained
- Retain Section 2 Road Systems, subsection a) Highways/Expressways noting policy direction for a flyover at Calgary trail at 30Avenue and 41 Avenue SW for vehicles, cyclists and pedestrians at 30 Av SW and Calgary Trail SW/Highway 2 if traffic warrants.
- A transit hub at Heritage Valley Town Centre was proposed but it appears that the LRT Park and Ride on Ellerslie Road will be the transit hub rather than the one proposed for town centre.

Q4. Are there policy directions that you feel haven't been completed?

OVERALL RESPONSES: (0) No, (1) Yes, and (0) Not sure

SUMMARY:

One respondent to the Engaged Edmonton Survey that had selected “yes” to the question of whether plan policy directions hadn’t been completed.

APPENDIX 1: PLAN SUMMARIES

KEY THEMES:

- **Transportation and mobility (2)**

SUMMARY OF RESPONDENTS FEEDBACK:

- The 30 Av SW flyover over Calgary Trail has not been completed and the transit hub at Heritage Valley Town Centre seems to have been replaced with the transit centre at the Ellerslie Road Park and Ride.

Q5. Would you like to provide any additional comments?

NUMBER OF OVERALL RESPONSES: 1

KEY THEMES:

- **Intensification and implications of Redevelopment (1)**

SUMMARY OF RESPONDENTS FEEDBACK:

One respondent to the Engaged Edmonton Survey provided comments. Comments did not identify specific policies in the area plan for retention.

- The respondent noted that the development of Heritage Valley Town Centre has been very disappointing. The emphasis on creating a community and commercial centre for the neighbourhoods of Heritage Valley has ended up with an incomplete sprawl of single-storey commercial buildings, no mixed use and no office/commercial spaces at all.

HIGHLANDS NEIGHBOURHOOD PLANNING STUDY (3)

Q1. Postal Codes of respondents:

OVERALL RESPONSES: Internal use only

Q2. How do you engage with this area?

OVERALL RESPONSES: (2) Live in this area, (1) Interact with this area

Q3. Are there specific policies in the existing plan that you would like retained?

OVERALL RESPONSES: (1) No, (2) Yes, and (0) Not sure

SUMMARY: Of the 3 respondents to the Engaged Edmonton Survey, 1 participant selected 'no' and 2 participants selected 'yes' to the question of whether policies in the plan should be retained.

KEY THEMES:

- **Transportation and mobility (2):** Traffic volumes, Road redesignation
- **General comments / questions (1)**

SUMMARY OF RESPONDENTS FEEDBACK:

- Retain Issue 1: Heavy traffic volumes on arterial roads noted under Section 4.1 Issues Selection Process detailing residents' concerns over high traffic volumes on arterial roads (112 Avenue, 50th Street)
- One respondent stated they hoped to retain the plan as they felt it has worked well and has evolved over time. They also raised concerns over the repeal of plans in general.

Q4. Are there policy directions that you feel haven't been completed?

OVERALL RESPONSES: (1) No (2) Yes and (0) Not sure

SUMMARY: Comments collected from the two 'yes' respondents, one respondent noted concerns relating to the transportation and alignment with The City Plan. The other respondent noted it was unnecessary to retire all policies in the existing plan but did not provide further details.

KEY THEMES:

- **Alignment with The City Plan** (1)
- **Transportation and mobility** (1)

SUMMARY OF RESPONDENTS FEEDBACK:

- One respondent noted that 112 Ave traffic speeds and spatial impact (4 Lane) is contrary to The City Plan and the policy of 15-Minute Neighbourhoods (Walkable neighbourhoods).
- The same respondent noted that a two-lane dedicated commuter bike lane would be in keeping with this policy and resolve the long standing issue of traffic disrupting the pedestrian scale and community development values.
- One respondent noted that it was unnecessary to retire all policies.

Q5. Would you like to provide any additional comments?

NUMBER OF OVERALL RESPONSES: 2

KEY THEMES:

- **Neighbourhood planning** (1)
- **Neighbourhood character and design** (1)

SUMMARY OF RESPONDENTS FEEDBACK: Of the 3 respondents to the Engaged Edmonton Survey, 2 participants provided comments. Comments did not identify specific policies in the area plan for retention, while one comment supported the repeal of this Plan and the other comment did not support the repeal of this Plan.

- One respondent noted that they were pleased to see the City of Edmonton lead with other great cities in the 15 min city/neighbourhoods urban planning reformation. This respondent also noted the new book "Neighbourhood" by Emily Talens and made reference to the concept of the "Everyday Neighbourhood."
- One respondent noted that their tax dollars cannot take many more "re-inventions" from the City. This respondent noted their non support for this application for repeal and asked the City to not move forward with yet another chance to start fresh and instead retain our fine historical neighbourhoods.

LA PERLE NEIGHBOURHOOD STRUCTURE PLAN (7)

Q1. Postal Codes of respondents:

OVERALL RESPONSES: For internal use only

Q2. How do you engage with this area?

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OVERALL RESPONSES: (6) Live in this area, (2) Interact with this area, and (2) Work in the area.

Q3. Are there specific policies in the existing plan that you would like retained?

OVERALL RESPONSES: (6) No, (0) Yes, and (1) Not sure

SUMMARY: Of the 7 respondents to the Engaged Edmonton Survey, 6 participants selected 'no' and 1 participant selected 'unsure' to the question of whether policies in the plan should be retained.

KEY THEMES:

- **Neighbourhood planning (1)**

SUMMARY OF RESPONDENTS FEEDBACK:

- Specific policies were not identified within the response collected but the participant stated they were unfamiliar with the policies and goals of the NSP.

Q4. Are there policy directions that you feel haven't been completed?

OVERALL RESPONSES: (6) No, (0) Yes, and (1) Not sure

SUMMARY: Of the 7 respondents to the Engaged Edmonton Survey, 6 participants selected 'no' to whether there were specific policy directions that they felt hadn't been completed, and one respondent selected 'unsure'.

KEY THEMES:

- **General comment and questions (1)**

SUMMARY OF RESPONDENTS FEEDBACK:

- One respondent noted they were unsure whether there were policy directions that hadn't been completed.

Q5. Would you like to provide any additional comments?

NUMBER OF OVERALL RESPONSES: 5

KEY THEMES:

- **Parks and open space (4):** Redevelopment of green space in west side of neighbourhood
- **School sites (4):** redevelopment of the school yard

SUMMARY OF RESPONDENTS FEEDBACK: Of the 7 respondents to the Engaged Edmonton Survey, 4 participants provided comments. Comments did not identify specific policies in the area plan for retention.

- One respondent noted that the redevelopment of the green space on the west side of the school yard will not bring any benefit to the community and instead incur a non needed cost to the city. This respondent also noted that housing prices in the community are affordable for families and have continued to drop during the 13 years they have been a resident in this community.
- Two respondents noted that residents feel there is no need or desire to develop the west side of the school green space.

- One respondent noted that they were “not sure.” Further description of their comment was not provided.

NORTH GLENORA COMMUNITY PLAN (5)

Q1. Postal Codes of respondents

RESPONSES: Internal use only

Q2. How do you engage with this area?

OVERALL RESPONSES: (3) Live in this area, (2) Interact with this area, (1) Work in this area

Q3. Are there specific policies in the existing plan that you would like retained?

OVERALL RESPONSES: (3) No, (2) Yes, and (0) Not sure

SUMMARY: Of the 5 participants to the Engaged Edmonton Survey, 3 selected ‘no’ and 2 participants selected ‘yes’ to whether policies should be retained. Comments focused on the retention of a number of plan principles.

KEY THEMES:

- **Neighbourhood character and design** (2): retention of land use, limiting front garages
- **Intensification and implications and redevelopment** (2): impact of the use of heavy vehicles on alleys, and damage due to infill construction
- **Public engagement** (1)
- **Neighbourhood planning** (1)
- **Community principles goals**(1)
- **Local economy** (1)
- **Parks and open space** (1)
- **Transportation and mobility** (1)

SUMMARY OF RESPONDENTS FEEDBACK:

The feedback collected from both participants identified several plan policies to be retained, including:

- Retention of Recommendation 1R stated under Section 3.2 Guiding Principles and Recommendations, Subsection 3.2.1 Redevelopment pertaining to preservation of residential zoning to control land use density unless demonstrated to the Community that the rezoning aligns with the plans Guiding Principles of the plan and goals and objectives of property owners and residents who may be impacted.
- Retention of Recommendation 1B stated under Section 5.2 Guiding Principles and Recommendations, Subsection 5.2.1 Business/Commercial Zoning pertaining to preservation of commercial zoning to control land use density unless demonstrated to the Community as an exceptional benefit.
- Retention of Guiding Principle 2: Non-intrusive Home-based Businesses stated under Section 5.2 Guiding Principles and Recommendations, Subsection 5.2.2 Home Based Businesses supporting non-intrusive home-based business that are consistent with residential character and do not inconvenience or impact the safety of neighbouring residents or properties.
- Retention of Guiding Principle 8L: Parkland and Recreation Facilities stated under Section 6.2

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Guiding Principles and Recommendations, Subsection 6.2.1. Landscape Amenities recommending the creation of a long-term landscape plan to enhance and beautify the “heart” of the community.

- Retention of Guiding Principle 7I: Alley Utilization stated under Section 7.2 Guiding Principles and Recommendations, Subsection 7.2.1. Sidewalk and Roadway Infrastructure recommending the city consider the impact of use of heavy vehicles on the wear and tear of alleys to accommodate such vehicles, and the resulting cost to the City and taxpayer to maintain alleys to City standards. The respondent noted this was particularly relevant to damage to alley's during redevelopment of new housing.
- Retention of Guiding Principle 3Q: Alley Utilization stated under Section 8.2 Guiding Principles and Recommendations, Subsection 8.2.1. Community Values recommending that the Community League facilitate the resolution of disputes between neighbours when requested by offering a third party role and, when appropriate, recommend formal mediation to resolve problems.
- Retention of Guiding Principle 4Q: Resident Well-Being stated under Section 8.2 Guiding Principles and Recommendations, Subsection 8.2.2. Well-being and Safety recommending that the Community League assist Community Services to improve registry services (e.g. snow shoveling, grass cutting and light housekeeping) to support independent living by persons with disabilities and seniors of the community, and to assist residents who are away from home for extended periods.
- Retention of Guiding Principle 6Q: Resident Safety and Security stated under Section 8.2 Guiding Principles and Recommendations, Subsection 8.2.2. Well-being and Safety recommending that the Community League retain a relationship with the local Community Police Office to create better awareness of local policing and to share information about North Glenora and services to residents.
- Retention of Recommendations 9Q, 10Q ,and 11Q, Guiding Principle 8: Community Planning Awareness Resident stated under Section 8.2 Guiding Principles and Recommendations, Subsection 8.2.4. Planning Preparedness. 9Q recommends that the Community League continue the function of the Planning and Transportation Committee with a mandate to address planning and development issues, and to coordinate implementation of the Community Plan. 10Q recommends the Community League also assist residents in addressing planning issues that affect the use and enjoyment of their property by performing an informational and facilitative role, and that the Community League take a position only when the issue has a clear detrimental impact on residents or the community as a whole. 11Q recommends the Community League be notified by the City of proposed public developments by City Departments and of proposed private developments.

Q4. Are there policy directions that you feel haven't been completed?

OVERALL RESPONSES: (3) No Comments, (1) Yes Comments, and (1) Not sure

SUMMARY: There was one respondent to the Engaged Edmonton Survey that had selected “yes” to the question of whether plan policy directions hadn’t been completed. There was also one respondent who selected “not sure” to the same question.

KEY THEMES:

- **Neighbourhood character and design (1)**
- **Neighbourhood planning (1)**

SUMMARY OF RESPONDENTS FEEDBACK:

- Feedback collected focused on the character of the neighbourhood and the complexity of the district planning document.
- One respondent noted that the policies in the existing plan were intertwined and ongoing and hard to extract items that are fully implemented.

Q5. Would you like to provide any additional comments?

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NUMBER OF OVERALL RESPONSES: 3

KEY THEMES:

- **Public engagement (2):** lack of adequate public engagement, Limited notification process of engagement, engaging during the pandemic
- **Neighbourhood planning (1)**

SUMMARY OF RESPONDENTS FEEDBACK:

Of the 5 respondents to the Engaged Edmonton Survey, 3 participants provided comments. Comments identified specific policies in the area plan for retention, while one comment supported the repeal of this plan.

- One respondent noted that the plan is outdated with a time horizon of 10 years dated 1998. This respondent noted their support to repeal this plan because it no longer fits with the city's current plans for mature neighbourhoods.
- One respondent noted that the City did not provide adequate time for communities to respond to this application for repeal. This respondent noted that while City staff consist of paid individuals, communities function on volunteers and more time is needed than what was provided. This respondent also felt the City is using the global pandemic to not do adequate public engagement. This respondent noted the lack of consultation in the application process with residents and that the notification process cannot be labelled as consulting with citizens. They felt this process was unacceptable.
- One respondent noted that they only learned about this major repeal at the very last minute. This respondent noted how surprised they were about the lack of more direct advertising. This respondent also noted that there should be an option to update the plans for the communities instead of repealing the plans. This respondent felt that the plan is necessary to have meaningful dialogue with developers and that without this, community engagement on new development will be hindered with developers.

NORWOOD NEIGHBOURHOOD IMPROVEMENT PLAN (2)

Q1. Postal Codes of respondents

OVERALL RESPONSES: Internal use only

Q2. How do you engage with this area?

OVERALL RESPONSES: (1) Live in this area, (1) Interact with this area.

Q3. Are there specific policies in the existing plan that you would like retained?

OVERALL RESPONSES: (1) No, (0) Yes, and (1) Not sure

SUMMARY: Of the 2 respondents to the Engaged Edmonton Survey, 1 participant selected 'no' and 1 participant selected 'unsure' whether policies should be retained. Comments were of a general nature but noted they were unfamiliar with the policies in the plan.

KEY THEMES:

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- **Neighbourhood planning (1)**
- **Public engagement (1)**

SUMMARY OF RESPONDENTS FEEDBACK:

- Specific policies were not identified within the response collected but the participant noted they were new to the neighbourhood and unfamiliar with the policies in the plan.

Q4. Are there policy directions that you feel haven't been completed?

OVERALL RESPONSES: (1) No Comments, (1) Yes Comments, and (0) Not sure

SUMMARY: There was one respondent to the Engaged Edmonton Survey that had selected “yes” to the question of whether plan policy directions hadn't been completed.

KEY THEMES:

- **Intensification and implications of redevelopment (1)**

SUMMARY OF RESPONDENTS FEEDBACK:

- Feedback collected noted the “appropriate infill” that should fit with adjacent communities.

Q5. Would you like to provide any additional comments?

NUMBER OF OVERALL RESPONSES: 1

KEY THEMES:

- **Public engagement (1)**

SUMMARY OF RESPONDENTS FEEDBACK: Of the two respondents to the Engaged Edmonton Survey, one participant provided comments of a general nature and did not identify specific policies.

- One respondent noted that they should have had the opportunity to have a say in this repeal process, or that a “Lessons Learned” session be held to identify what worked and what did not work within the plan.

OGILVIE RIDGE NEIGHBOURHOOD STRUCTURE PLAN (2)

Q1. Postal Codes of respondents:

RESPONSES: Internal use only

Q2. How do you engage with this area?

OVERALL RESPONSES: (1) Live in this area, (1) Interact with this area

Q3. Are there specific policies in the existing plan that you would like retained?

OVERALL RESPONSES: (0) No, (1) Yes, and (0) Not sure

SUMMARY: One respondent to the Engaged Edmonton Survey selected ‘yes’ to whether policies should be retained. Comments were of a general nature.

KEY THEMES:

- **School sites (1)**
- **Neighbourhood character and design (1)**
- **Parks and open space (1)**

SUMMARY OF RESPONDENTS FEEDBACK:

- The respondent noted that the dedicated School/Park in the current plan should be left as school/park, and not sold as surplus lands and administration has set dangerous precedent with the decision to sell surplus school sites.
- In addition, simply in general the zonings, intent and land uses depicted in the plan should remain into the future.

Q4. Are there policy directions that you feel haven't been completed?

OVERALL RESPONSES: (0) No, (1) Yes, and (0) Not sure

SUMMARY: There was one respondent to the Engaged Edmonton Survey that had selected 'yes' to the question of whether plan policy directions hadn't been completed.

KEY THEMES:

- **Intensification and implications of redevelopment (1)**

SUMMARY OF RESPONDENTS FEEDBACK:

- Section 6.2 Parks System, the school/park should remain as school/park. The NSP states "This park and school site complete is 4.49 hectares in size and may contain: elementary school site, playing fields, Neighbourhood park" This means that regardless of a school or not, that the 4.49ha should remain as these elements only. It shouldn't have been a "surplus" site to be sold off.

Q5. Would you like to provide any additional comments?

OVERALL RESPONSES: 0

KEY THEMES: n/a

OXFORD NEIGHBOURHOOD STRUCTURE PLAN (2)

Q1. Postal Codes of respondents

RESPONSES: Internal use only

Q2. How do you engage with this area? (select all that apply)

OVERALL RESPONSES: (1) Live in this area; (2) Interact with this area.

SUMMARY: Of the two respondents, 1 participant indicated they live in the area and interact with the area as a community league founder and member.

Q3. Are there specific policies in the existing plan that you would like retained?

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OVERALL RESPONSES: (1) No, (1) Yes, and (0) Not sure

SUMMARY: Of the 2 respondents to the Engaged Edmonton Survey, 1 participant provided comments. Comments were of a general nature but related to the uncertainty of the development future and timing of the combined school/park site located east of 130 Street and south of 167 Avenue. The site has been sized to accommodate a public junior high school, a Catholic kindergarten to grade nine school, a community league site and associated open spaces and playing fields.

KEY THEMES:

- **School sites (1)**
- **Parks and open space (1)**

SUMMARY OF RESPONDENTS FEEDBACK:

Specific policies were not identified within the following response.

- Development at the designated school site on the south west corner of 167 Ave and 127th st. Not enough clear information as to what could or might be developed and when.

Q4. Are there policy directions that you feel haven't been completed?

OVERALL RESPONSES: (0) No Comments, (1) Yes Comments, and (0) Not sure

SUMMARY: There was one respondent to the Engaged Edmonton Survey that had selected “yes” to the question of whether plan policy directions hadn't been completed.

KEY THEMES:

- **School sites (1)**

SUMMARY OF RESPONDENTS FEEDBACK:

- One respondent identified a school site for affordable housing located east of 130 Street and south of 167 Avenue.

Q5. Would you like to provide any additional comments?

OVERALL RESPONSES: 1

SUMMARY OF RESPONDS FEEDBACK: One response was received by the individual that submitted a comment for almost every plan as noted in section 2.2 of this report on page 15.

PARKALLEN COMMUNITY DEVELOPMENT PLAN REPEAL (7)

Q1. Postal Codes of respondents

OVERALL RESPONSES: Internal use only

Q2. How do you engage with this area? (select all that apply)

OVERALL RESPONSES: (6) Live in this area; (2) Interact with this area.

SUMMARY: There were seven respondents for the Parkallen Community Development Plan survey with six noting they ‘live in the area’ and two selecting they ‘interact with this area in some way’ (people were allowed to choose more than one option). Of those who selected ‘interact with this area in some way’, one noted their role with the Parkallen Community League and the other respondent stated they lived nearby and had concerns relating to neighbourhood opposition to redevelopment which impacted housing

affordability.

Q3. Are there specific policies in the existing plan that you would like retained?

OVERALL RESPONSES: (0) No, (2) Yes, and (5) Not sure

SUMMARY: Of the seven respondents to the Engaged Edmonton Survey, two participants selected 'yes' and two 'not sure' to the question of whether existing policies should be retained. The feedback collected focused on concerns for the engagement process and concerns around the loss of the existing plans as it's used on ongoing community guidance and decision making.

KEY THEMES:

- **Neighbourhood planning (9):** Plan retention, ultimate goals remain, variety of roles, don't feel neighbourhoods need their own plan, District Planning, new policies are unclear.
- **Neighbourhood character and design (6):**risks of infill development, keep low density residential character
- **Public engagement (3):** inadequate time, need to work collaboratively with communities and stakeholders
- **Local economy (3):** support for local businesses
- **Intensification and implications of redevelopment (2):** need sensitive infill projects in community, plan contains exclusionary zoning
- **Community principles goals (2):** the plan provides a vision, principles, and recommendations important to the community
- **Parks and open space (1)**
- **Alignment with The City Plan (1)**
- **General comments / questions (1)**

SUMMARY OF RESPONDENTS FEEDBACK:

Specific policies were not identified within the following response.

- One respondent noted there were not specific policies that needed to be retained but wanted the spirit of the existing policies retained with main themes integrated into District Planning, such as the support for local businesses and park spaces.
- One respondent provided three recommendations for Administrations 1. Work directly and collaboratively with community and citizen stakeholders to identify and mitigate risks associated with infill redevelopment to these stakeholders, 2. Retain the Parkallen Community Development Plan (CDP) in its entirety, and 3. Work with us to see our Plan be incorporated into a future District plan through a collaborative process that includes direct City engagement with Parkallen to review, revise and update our plan.
- One respondent noted there was inadequate time to view and obtain representative feedback from our community residents and engage the Parkallen Community League Board.
- One respondent quoted section 2.2 *The Plan Process: An Experiment in Participatory Planning* stating people have an inherent right to participate in the decision-making process.
- One respondent noted the criteria to repeal the plans did not apply to the existing plan based on the following justifications: the existing tool remains a useful tool in maintaining low-density character of the area while providing sensitive integration of higher density redevelopment; retention of the exiting plan until District Planning and Bylaws are finalized; the project and timelines for the repeal were unclear and should include more community discussions; the lack of a collaborative approach to review the existing plan contradicts The City Plan and raises issues around diversity and inclusion and to ensure a positive evolution of the community through infill redevelopment, and; the existing plan is a living document with no set time horizon.

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- One respondent noted a lack of clarity around new policy directions.
- One respondent noted they had not read the plan but surmised the plan contained exclusionary zoning.
- Two respondents requested retention of all the Vision and Principle statements and actions in the existing plan to continue to provide the Parkallen Community League with guidance on decision making. The plan also provided opportunities for the community as the vision and principles of the plan was one of the reasons why the community was chosen for the Local Motion project promoting non-motorized transportation. promoting non-motorized transportation.
- One respondent noted the existing plan recognizes the City as external investors playing a minor role in the maintenance of the neighbourhood with the community who invests both time and money to its public property, social/recreation activities and civic activities.
- The respondent noted the plan is holistic as it covers both land use planning and social planning aspects.
- The existing plan provides reassurance to the community in its role within the city in development of the community.
- One respondent noted the vision and principles identified in the existing plan helped attract existing businesses to the area.
- Respondents noted it took several years and countless volunteer hours to create the existing plan and would like to see if integrated into District Planning rather than be repealed.

Q4. Are there policy directions that you feel haven't been completed?

OVERALL RESPONSES: (5) No, (1) Yes, and (1) Not sure

SUMMARY: There was one respondent to the Engaged Edmonton Survey that had selected 'yes' to the question of whether plan policy directions hadn't been completed. There was one respondent who selected 'not sure' for the same question.

KEY THEMES:

- **Intensification and implications of redevelopment (1)**

SUMMARY OF RESPONDENTS FEEDBACK:

- Respondent noted inadequate protection and mature neighbourhood infill requirements.

Q5. Would you like to provide any additional comments?

OVERALL RESPONSES: 5

KEY THEMES:

- **Intensification and implications of redevelopment (2):** Rise in housing costs, Residential density
- **Neighbourhood planning (1)**
- **Public engagement (1)**

SUMMARY OF RESPONDENTS FEEDBACK:

Of the seven respondents to the Engaged Edmonton Survey, five participants provided comments of a general nature and did not identify specific policies. One respondent out of the five that provided comments indicated support for the proposed application for repeal, and another respondent supported the update of the existing Plan (not the repeal of the Plan).

- One respondent noted that the City has provided an unacceptable level of public engagement to

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citizens and community stakeholders for this proposed repeal of plans. This respondent noted that the notification duration was not enough and that this was disrespectful to stakeholder groups. This respondent also quoted Council's initiative on Public Engagement that produced the document "Strengthening Public Engagement in Edmonton", and noted that this document links the importance of supporting engagement with decision making. The need to retain this plan due to historical preservation and significance was noted by this respondent. Lastly, this respondent noted how disappointed they felt with the lack of transparency and accountability surrounding this proposed application and the repeal process.

- One respondent noted that they didn't feel their community league necessarily asked for community input on this matter. They noted they were in support of this repeal and felt that any one neighbourhood shouldn't have their own special Community Development Plan (CDP). This respondent does not want to be part of a community that is victim to NIMBY attitudes and noted that it is an impossible administrative burden to attempt to navigate unique CDPs for every community and that this is not sustainable nor conducive to healthy community redevelopment.
- One respondent noted that more time is necessary to review their plan than has been provided. This respondent noted that development in the neighbourhood is a bit out of control citing support for additional multi-family or apartment/condos to increase density. This respondent noted that they were opposed to the apparent support of the city to developers building extra large homes that are not environmentally sustainable (e.g homes that are larger than 2500 sq feet). This respondent also felt that the City seems to side with the desires of developers and does not provide support to neighbours of infill when things that should have been monitored by the City don't go as planned or go wrong.
- One respondent noted the high rise in housing cost in Canada since the year 2000 among OECD countries, and this respondent noted that it should be kept this way.
- One respondent noted that rather than repealing the plan it could be revised due to the community endeavor and efforts creating the plan took. Goals such as sustainability, resiliency and health were noted as good additions to the future revised plan. This respondent also noted that challenges such as the global pandemic is one that should be addressed in such a revised plan.

PARKDALE AREA REDEVELOPMENT PLAN (2)

Q1. Postal Codes of respondents

RESPONSES: Internal use only

Q2. How do you engage with this area? (select all that apply)

OVERALL RESPONSES: (1) Live in this area; (1) Interact with this area.

Q3. Are there specific policies in the existing plan that you would like retained?

OVERALL RESPONSES: (1) No, (1) Yes, and (0) Not sure

SUMMARY: Of the 2 respondents to the Engaged Edmonton Survey, 1 participant provided comments related to the appearance of the community but did not specify if they were referring to Section 2, subsection 3, . General Community Appearance and Condition which provides concerns for the prior condition and maintenance of the community's infrastructure but does not provide policy direction.

KEY THEMES:

- **Neighbourhood character and design (1)**

SUMMARY OF RESPONDENTS FEEDBACK:

Specific policies were not identified within the following response.

- The overall look and appearance of the community.

Q4. Are there policy directions that you feel haven't been completed?

OVERALL RESPONSES: (1) No, (1) Yes, and (0) Not sure

SUMMARY: One respondent to the Engaged Edmonton Survey that had selected “yes” to the question of whether plan policy directions hadn't been completed.

KEY THEMES:

- **Intensification and implications of redevelopment (1)**

SUMMARY OF RESPONDENTS FEEDBACK:

- The respondent noted blighted properties were an issue within their community.

Q5. Would you like to provide any additional comments?

OVERALL RESPONSES: 1

KEY THEMES:

- **General comments / questions (1)**

SUMMARY OF RESPONDENTS FEEDBACK:

Of the 2 respondents to the Engaged Edmonton Survey, 1 participant provided comments. Comments were of a general nature and did not identify specific policies in the area plan for retention.

- One respondent noted that safety is a huge concern in this neighbourhood. This respondent stated that many houses practice illegal services such as substance abuse and that this makes them feel unsafe walking alone after dark in this neighbourhood.

RHATIGAN RIDGE NEIGHBOURHOOD STRUCTURE PLAN (2)

Q1. Postal Codes of respondents

RESPONSES: For internal use only

Q2. How do you engage with this area? (select all that apply)

OVERALL RESPONSES: (1) Live in this area; (1) Interact with this area.

Q3. Are there specific policies in the existing plan that you would like retained?

OVERALL RESPONSES: (1) No, (1) Yes, and (0) Not sure

SUMMARY: Of the two respondents to the Engaged Edmonton Survey, one participant provided comments of a general nature and did not identify specific policies but did state support for the The City Plan to direct

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future community changes.

KEY THEMES:

- **Alignment with The City Plan (1)**
- **Neighbourhood Planning (1)**

SUMMARY OF RESPONDENTS FEEDBACK:

Specific policies were not identified within the following response.

- I haven't done a thorough read of the NSP but I am confident The City Plan covers future change and the NSP is not needed.

Q4. Are there policy directions that you feel haven't been completed?

OVERALL RESPONSES: (1) No, (1) Yes, and (0) Not sure

SUMMARY: Of the two respondents to the Engaged Edmonton Survey, one participant provided comments of a general nature and did not identify specific policies but did state support for the The City Plan to direct future community changes.

KEY THEMES:

- **Alignment with The City Plan (1)**

SUMMARY OF RESPONDENTS FEEDBACK:

- Feedback collected expressed confidence in The City Plan.

Q5. Would you like to provide any additional comments?

OVERALL RESPONSES: 1

KEY THEMES:

- **General comments / questions (1)**
- **Intensification and implications of redevelopment (1)**

SUMMARY OF RESPONDENTS FEEDBACK:

Of the two respondents to the Engaged Edmonton Survey, one participant provided comments of a general nature and did not identify specific policies but did state support for the repeal of this Plan.

- One respondent noted that this neighbourhood had been built out, is ready for a new cycle of infill and that this plan is dated. This respondent also noted that future (re)development should be guided by current progressive policy which allows for infill development and redevelopment in this neighbourhood.

RITCHIE NEIGHBOURHOOD IMPLEMENTATION PLAN / AREA REDEVELOPMENT PLAN (8)

Q1. Postal Codes of respondents

RESPONSES: Internal use only

Q2. How do you engage with this area? (select all that apply)

OVERALL RESPONSES: (6) Live in this area; (2) Interact with this area, (1) Visit the area

Q3. Are there specific policies in the existing plan that you would like retained?

OVERALL RESPONSES: (3) No, (5) Yes, and (0) Not sure

SUMMARY: Of the 8 respondents to the Engaged Edmonton Survey, 5 participants provided comments relating to specific policies in the NIP/ARP. Main themes were the Redevelopment Levy and Parks and Recreational Facilities.

KEY THEMES:

- **Intensification and implications of redevelopment (9):** redevelopment Levy, industrial encroachment, strathcona Rail Yards, on-street parking, neighbourhood-oriented services
- **Neighbourhood character and design (4):** building heights, low density housing, retain character
- **Parks and open space (3):** Parks and Recreational Facilities
- **Public engagement (2):** community consultation, need collaboration
- **Neighbourhood planning (2):** commercial land uses, location of density

SUMMARY OF RESPONDENTS FEEDBACK:

All comments provided for question 2 related to specific plan policies:

- Respondent requested primary objectives of the plan, outlined on page 2, be retained.
- Retain policy relating to the Strathcona rail yards for possible redevelopment and the possible extension of 76 Avenue through said lands for a new east-west arterial corridor. Participants noted the situation would impact Ritchie greatly and must involve close collaboration/consultation with the community.
- Recommendation under Section 1. Land Use Stability that Ritchie remains a predominantly single family residential community.
- Retains section B Selective Redevelopment subsection 1, directing small apartment development be discouraged except in indicated locations, appearance and height.
- Retain section C Land Use Mix subsection 1, guidelines concerning the relationship between commercial and residential land uses including prescribed neighbourhood-oriented commercial services, and restrictions on commercial expansions that impact amenity of adjacent properties or community transportation objectives.
- Retain Use Mix Section C subsection 2, guidelines concerning the relationship between industrial and residential land uses including prohibiting the encroachment of industrial lands use and minimizing impacts to on-street parking.
- Retain Parks and Community Facilities objectives: 1,2 and 3.
- Retain Parks and Community Facilities Section C. pertaining to the Community Hall repairs.
- Retain Transportation objectives and Subsections Sections A. Transit; B. Traffic and Pedestrian Safety including Recommendation 1 and 2 noted under page 11.
- Retain Recommendation noted on page 45 under External Influences that recommends an evaluation of impacts of the objectives of the Ritchie area to minimize impacts for proposed to upgrade or extend 76 Avenue.
- Retain all objectives noted within the Citizen Participation page. 13.
- Retain Citizen Participation Section C., page 14 noted that land use development and rezoning applications, with the exception of single family dwelling developments, be reviewed by the Ritchie Improvement Committee.

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- Retain Recommendation 1 and 2 listed under Section 2. Four-Plex Redevelopment within Areas on Concern (page 27).
- Retain Area Redevelopment Plan and Redevelopment Levy as outlined within the Implementation Recommendations Section subsection 2, page 48 to provide funds to the community league, playgrounds, park improvements, and cycling infrastructure.

Q4. Are there policy directions that you feel haven't been completed?

OVERALL RESPONSES: (5) No (2) Yes and (1) Not sure

SUMMARY: There were two respondents to the Engaged Edmonton Survey that had selected “yes” to the question of whether plan policy directions hadn’t been completed. There was one respondent who selected “not sure” to the same question.

KEY THEMES:

- **Neighbourhood planning (2):** plan objects still relevant, no time horizon
- **Neighbourhood character and design (1)**
- **Intensification and implications of redevelopment (2):** Infill, Redevelopment Levy
- **Public engagement (1)**

SUMMARY OF RESPONDENTS FEEDBACK:

- A respondent noted a desire to retain the Redevelopment Levy to enhance community infrastructure.
- A respondent noted a concern for poor quality residential infill protected against cheap high density construction and noted the community should be more involved and have more power in development decisions. In particular, rental units, medium density and high density buildings.
- A respondent noted the plan objectives and stipulations are ongoing and not time bound, and noted that as long as development persists in Ritchie, large swaths of the plan remain relevant.
- The respondent also felt the community hasn’t been appropriately consulted on a replacement plan and should remain in place.

Q5. Would you like to provide any additional comments?

OVERALL RESPONSES: 4

KEY THEMES:

- **Intensification and impacts of redevelopment (4):** community levies Seniors housing, Development of tall buildings and elimination of parkland, Paving lanes
- **Neighbourhood planning (4):** Restrictive covenants, Sunset clauses in ARPs, Rationale for repeal, Reevaluation of public housing policy
- **General comments / questions (2):** Opposition against repeal
- **Public engagement (2):** Lack of engagement in repeal process, City’s lack of transparency with neighbourhood

SUMMARY OF RESPONDENTS FEEDBACK:

Of the 8 respondents to the Engaged Edmonton Survey, 4 participants provided comments. Comments

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were of a general nature and did not identify specific policies in the area plan for retention but two respondents were opposed to the repeal of this plan.

- One respondent noted the lack of time and notice regarding the proposed application. They oppose the repeal of this plan, stated how essential community voice is to the long term strategic vision of their neighbourhood and noted that the ARPs should be updated with extensive community engagement. This respondent also noted that ARPs should have mandatory sunset clauses for situations where developers fail to develop.
- One respondent noted that issues such as seniors housing and paving lanes have re-emerged as important issues in their neighbourhood and that these should be addressed. They also noted that policies such as the lack of public housing need to be re-evaluated for those experiencing homelessness, and because infill development caters to the wealthy without densifying the neighbourhood.
- One respondent noted that new bylaws should include an annual community levy to empty lots based at their full value. This respondent also noted that anti restrictive covenants should be banned.
- One respondent questioned the need for repealing this plan. This respondent felt that the repeal is linked to the City's desire to do something without transparency with community members. They felt that perhaps the City wishes to develop tall buildings, take away parkland and let development occur where it would be detrimental to the area.

SOUTHEAST AREA PLAN (4)

Q1. Postal Codes of respondents

RESPONSES: Internal use only

Q2. How do you engage with this area? (select all that apply)

OVERALL RESPONSES: (3) Live in this area; (1) Interact with this area.

Q3. Are there specific policies in the existing plan that you would like retained?

OVERALL RESPONSES: (2) No, (2) Yes, and (0) Not sure

SUMMARY: Of the 4 respondents to the Engaged Edmonton Survey, 2 participants provided comments. Comments were of a general nature and did not identify specific policies in the area plan for retention.

KEY THEMES:

- **Intensification and implications of redevelopment (2):** Utility Infrastructure, Location of development
- **Neighbourhood character and design (1)**

SUMMARY OF RESPONDENTS FEEDBACK:

Specific area plan policies were not identified in responses:

- The location of higher density development should be located along arterial roads or the perimeter of neighbourhoods.
- Residential infill development should match the nature of a community's existing residential character.

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- Suggestion that appropriate utility update/grades be completed before the development of higher density development.
- Concerns identified that utility infrastructure is at capacity in Avonmore.

Q4. Are there policy directions that you feel haven't been completed?

OVERALL RESPONSES: (3) No Comments, (0) Yes Comments, and (1) Not sure

SUMMARY: One respondent to the Engaged Edmonton Survey that had selected "Not sure" to the question of whether plan policy directions hadn't been completed.

KEY THEMES:

- **Intensification and implications of redevelopment (1)**

SUMMARY OF RESPONDENTS FEEDBACK:

- Respondents noted approved residential infill does not comply with community guidelines and would like to see improved supervision of building issues.

Q5. Would you like to provide any additional comments?

OVERALL RESPONSES: 1

KEY THEMES:

- **Neighbourhood planning (1)**

SUMMARY OF RESPONDENTS FEEDBACK:

Of the 4 respondents to the Engaged Edmonton Survey, 1 participant provided comments. Comments were of a general nature and supported the repeal and did not identify specific policies in the area plan for retention.

- One respondent noted that the existing plan is dated and does not contain a positive forward vision for the 2020s and beyond.

SUMMERLEA NEIGHBOURHOOD AREA STRUCTURE PLAN (10)

Q1. Postal Codes of respondents

RESPONSES: Internal Use Only

Q2. How do you engage with this area? (select all that apply)

OVERALL RESPONSES: (8) Live in this area; (3) Interact with this area (1) Visit the area

Q3. Are there specific policies in the existing plan that you would like retained?

OVERALL RESPONSES: (3) No, (4) Yes, and (3) Not sure

SUMMARY: Of the 10 respondents to the Engaged Edmonton Survey, 7 participants provided comments. Two of the comments provided pertain to policy within the NASP. They are italicised below under *Respondent Feedback*.

KEY THEMES:

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- **Transportation and mobility** (5): Traffic flows, Mobility and Accessibility
- **Neighbourhood planning** (4): Land Swap History, homelessness, social housing, climate change
- **Public engagement** (3): Community Consultation
- **Intensification and implications of redevelopment** (2): Utility Infrastructure, Load Capacities
- **General comments / questions** (2): old policies, edmonton needs a climate policy
- **Neighbourhood character and design** (1)
- **Parks and open space** (1)

SUMMARY OF RESPONDENTS FEEDBACK:

Italics = pertain directed plan policy

- *Retention of the discontinuous section between 90 Avenue and 92 Avenue to prevent short-cutting from area commercial impacts, including the West Edmonton Mall.*
- *Retention of the Services and Utilities storm, sanitary and water lines capacity and locations, including infrastructure installed by private utilities corporations.*
- Residents noted “consultation”, with one resident requesting community notice of and an opportunity to provide feedback when neighborhood rezoning issues arise
- To ensure the integrity of the neighbourhood and low-density development to ensure land values and safety.
- One respondent indicated policies were no longer relevant and outdated.
- One respondent noted the importance of maintaining parks and recreational facilities.
- One respondent noted that the policy structure of the plan was old and that is no longer applicable.
- One respondent noted that there is more parking needed in this area.
- One respondent noted that Edmonton lacks a climate change policy.
- One respondent noted that there needs to be more transparency regarding the lease or sale of City-owned land for social housing development.
- One respondent noted that the homeless policy should end because it is a provincial matter.

Q4. Are there policy directions that you feel haven't been completed?

OVERALL RESPONSES: (5) No, (3) Yes, and (2) Not sure

SUMMARY:

Three respondents to the Engaged Edmonton Survey that had selected “yes” to the question of whether plan policy directions hadn’t been completed, and two selected ‘not sure’.

- Feedback collected pertaining to the existing plan focused on what will happen to the school surplus site at 175 street and 93 avenue, as well as what will happen to other unused/underutilized land.

KEY THEMES:

- **School sites** (4): future of surplus school site, consider land swap
- **Transportation and mobility** (5): LRT, Transit Centre, Traffic mitigation, parking, and pedestrians
- **Neighbourhood planning** (2): future commercial, LRT and transit uses
- **Public engagement** (2): need for consultation
- **Intensification and implications of Redevelopment** (2): Vacant land and transit centre relocation
- **Parks and open space** (1)

SUMMARY OF RESPONDENTS FEEDBACK:

Italics = pertain directed plan policy

APPENDIX 1: PLAN SUMMARIES

- *One participant noted that most of Summerlea has been developed with the exception of 2 parcels of land to be developed (WEM Overflow lot and School Surplus Site). The future development of these sites will require community consultation, consideration for long term impacts and, Summerlea Park Master Plan.*
- *Two respondents provided feedback relating to traffic mitigation, including maintaining no drive through traffic from 90 Avenue on 175 Street, as well as monitoring additional traffic to 170 St, 178 St and 95 Avenue as LRT construction begins. Parking restrictions may also need to be implemented.*
- One participant noted the WEM overflow lot was just rezoned as Commercial retail and is a temporary transit centre relocation during West LRT construction. The long term use and development of this land has yet to be determined, with two respondents expressing the need for consultation prior to any further development.
- One participant noted that there are parking implications for both the transit centre and Regional Commercial retail zoning that should be addressed.
- One respondent noted garbage mitigation along 95 Avenue, expressing concern with the level of garbage on windy days.
- One respondent noted that there is currently a temporary landscaping variance in the newly zoned commercial retail area on 90 Ave due to the temporary transit center and expressed safety concerns for pedestrian traffic and parking once the space is developed.
- Three respondents provide feedback relating to residing on the school site and further opportunity for the City and community to discuss during the public engagement process that occurs before recommendations to Council are finalized.
- One respondent noted the school site and park space on 175 Street and 93 Avenue, would like to see a land swap with the land owned by the community league so that the integrity and usability of our park remains once the school surplus site is developed. The respondent also noted they would also like our community to develop a Park Master Plan.

Q5. Would you like to provide any additional comments?

OVERALL RESPONSES: 4

KEY THEMES:

- **Transportation and mobility (3):**
Parking, traffic mitigation, pedestrian areas
- **School sites (2):** use of surplus school site
- **Public engagement (1)**
- **Intensification and implications of redevelopment (1)**
- **Neighbourhood planning (1)**

SUMMARY OF RESPONDENTS FEEDBACK:

Of the 10 respondents to the Engaged Edmonton Survey, 4 participants provided additional comments. Comments were of a general nature and did not identify specific policies in the area plan for retention.

- One respondent noted the lack of walking space and sidewalks around the West Edmonton Mall. This respondent also noted that parking is difficult to find.
- One respondent noted that they would like to see community consultation on future use and developments (particularly for commercial retail zoning and landscaping requirements for retail spaces). Traffic was a concern for this respondent as well, especially foot traffic and parking in the neighbourhood one future development occurs. This respondent also noted that a Park Master Plan should be developed and that there should be a land swap with the land the community league owns and the surplus school site. This respondent also noted the need for

APPENDIX 1: PLAN SUMMARIES

traffic mitigation at 175 Street and 95 Avenue.

- One respondent noted that they would like to incorporate the resiting of the existing school site in order to maintain the park land as the heart of the community.
- One respondent made a comment about the direction of the existing NASP and whether it will be part of a larger ARP once the neighbourhood is fully built out (i.e district planning).



Anne Huizinga <anne.huizinga@edmonton.ca>

Ritchie Plan

1 message

Allan Bolstad [REDACTED]

Sat, Apr 3, 2021 at 9:33 AM

To: Erik Backstrom <erik.backstrom@edmonton.ca>, Anne Huizinga <anne.huizinga@edmonton.ca>

Cc: [REDACTED]

Hi Eric and Anne,

I just want to let you know that we discussed the Ritchie Plan at our board meeting the other night and no one expressed any concerns about its deletion.

However, the idea of a redevelopment levy definitely caught everyone's attention, as we have been struggling to find a way to build a new hall for a number of years.

Our board unanimously - and with a good deal of enthusiasm - supported a motion that we ask the city, the province and the EFCL to do what they can to help us put that in place. The idea of asking newcomers to our community - which there are many these days - help us cover the cost of a new recreation facility makes perfect sense to us and is something we would really like to see happen.

I would be happy to discuss that idea with you some more whenever you like.

Thanks for your help with all of this.

Hope you enjoy your Easter weekend.

Allan Bolstad
Civics Director
Ritchie Community League



Anne Huizinga <anne.huizinga@edmonton.ca>

Proposed Plan Repeal LDA21-0083 & April 1, 2021 email from Anne Huizinga in response to March 29, 2021 Parkallen letter

1 message

civics@parkallen.ca <civics@parkallen.ca> Thu, Apr 22, 2021 at 5:09 PM
To: City Planning Framework UFCSD CP <cityplanningframework@edmonton.ca>, Anne Huizinga <anne.huizinga@edmonton.ca>, Erik Backstrom <erik.backstrom@edmonton.ca>, cyndie.prpick@edmonton.ca
Cc: Stephanie McCabe <stephanie.mccabe@edmonton.ca>, andre.corbould@edmonton.ca, president@parkallen.ca, civics@parkallen.ca

DATE: April 21, 2021

TO: City Planning Framework Team

Anne Huizinga, Planner

Eric Backstrom, Planner

Cyndie Prpick, Planner

Andre Corbould, City Manager

Stephanie McCabe, Deputy City Manager

FROM: Parkallen Community Civics Committee

Leanne Kohn, President Parkallen Community League

RE: Proposed Plan Repeal LDA21-0083 & April 1, 2021 email from Anne Huizinga in response to March 29, 2021 Parkallen letter

Thank you for your response to our March 29, 2021 letter and your requests to meet.

The Parkallen Civics Committee has attempted to inform residents/landowners in Parkallen of the City Planning Framework proposal to repeal the Parkallen Community Development Plan. Information of this was posted to the Parkallen website and a link emailed to Community League members and posted to Parkallen Facebook and Twitter accounts. The Civics Committee also made a presentation to the Parkallen Community League Executive at the April, 7, 2021 Board meeting at which motions were passed to support the Parkallen Community League's recommendation to the City Planning Framework to retain our plan and to continue the review of our Community Development Plan which began on March 1, 2021 with the purpose of revising and updating it. The Parkallen Civics Committee met on April 15 to further discuss the Board's motions and response to emails and requests to meet. This email and attachments form the Parkallen Community League response to the City Planning Framework proposed repeal of the Parkallen Community Development Plan, April 1 email response from Anne Huizinga to our March 29 letter and requests to meet from Erik Backstrom between April 6 and April 12 and from the deputy City Manager on April 12. It also incorporates feedback received at the meetings with our League Board and the Civics Committee.

The Parkallen Community League Board and its Civics Committee represent an entire community. The Board has been invited to provide feedback to the City Planning Framework Team as a stakeholder and partner in the urban planning process. The Board is charged with serving and protecting the broader interest of our residents/landowners and businesses within our community concerning major changes to urban planning, such as the proposed repeal of the Parkallen Community Development Plan. To properly serve the public interest, the Board, with the assistance of the Civics Committee, is required to gather full information necessary to understand the issues and implications of this planning activity, then fully inform citizens who live in the community and ensure they have full opportunity to respond.

To that end, our March 29, 2021 email restated our three recommendations, provided justification of these recommendations and asked questions and raised concerns that the City Planning Framework process does not appear to align with a number of policies set out in the Provincial Land Use Policies of the MGA as outlined in Annex 1. Excerpts of Provincial Land Use Policies.

The email response received from Anne Huizinga, on April 1, 2021, fails to adequately or fully address the questions and concerns raised in our March 29, 2021 email and Annex 1.

Parkallen has attached to this email:

- *Annex 1. Provincial Land Use Policy Excerpts*
- *Annex 2. Parkallen Recommendations, CPF response, Parkallen Response & Remaining Questions*
- *Annex 3. Parkallen Resident Feedback to Proposed Plan Repeal*

The Parkallen Community requests the City Planning Framework Team provide a written response to the information provided in Annex 1. Provincial Land Use Policy Excerpts and answers to the questions set out in Annex 2 by Thursday, May 13, 2021.

The Parkallen Civics Committee and our President, Leanne Kohn are available to meet Tuesday, Wednesday or Thursday, between May 18 & 20 of May, from 10 AM to 12 PM. This is the soonest the community is available to meet and hope this provides adequate time for the team to provide a written response to Annexes 1 & 2.

The purpose of this meeting would be to discuss how the City Planning Framework aligns with the Provincial Land Use Policy excerpts outlined in Annex 1 & to discuss the response to unanswered questions outlined in Annex 2. We do not need to further discuss concerns or further advise you on things you hadn't previously considered. We have already provided this in detail through a number of letters and emails.

We trust the feedback and comments we have provided to date - including Parkallen's online survey response, all emails, attached letters and Annexes – will influence your recommendation to City Council and be documented in the City Planning Framework's *What We Heard Report* to inform Council.

If a meeting can be scheduled, we request the it be recorded and transcribed and a copy of this made available to the Parkallen Community League

Sincerely,

Jan Hardstaff, Parkallen Civics Co Director

On behalf of

Leanne Kohn, Parkallen President & Parkallen Civics Committee

3 attachments



2021 04 21 Annex 1 - Provincial Land Use Policy Excerpts.pdf

83K



2021 04 21 Annex 2 - Parkallen Recommendations, CPF response.pdf

123K



Annex 3. Parkallen Resident Feedback to Plan Repeal.pdf

57K

Annex 1. Excerpts of Provincial Land Use Policies of the MGA

Section 1.1 – Implementation

- *As existing planning documents are being reviewed and revised, and as new ones are being prepared, municipalities are required to ensure their plans (The City Plan) and bylaw (new Zoning Bylaw Renewal Initiative) are consistent with the Land Use Policies. (p.2, pp#3)*
- *Municipalities are expected to design a decision-making system which ensures that the required attention is given to all sections of the Land Use Policies. (p. 3, pp#1)*

Section 1.2 – Interpretation

- *Municipalities must have regard for the cumulative effect of all the policies as well as the specific effect of each policy (p. 3, pp#3)*

Section 2.0 Planning Process

- *Goal: Planning activities are to be carried out in a fair, open, considerate and equitable manner. (p. 3, pp#4)*

Note: The focus of public engagement at a decision-making level has been with industry and the city stakeholders. City Administration has known about *Action 15 – review, revise and retire plans of the 2018 Infill Roadmap* for three years, but chose to give communities 3 weeks, extended to a month, to do their own review and revision to determine what should be retained or what policy direction has not been achieved – an unrealistic expectation. Instead, the City hopes to jump straight to appeal.

2.1 – Municipalities are expected to inform both interested and potentially affected parties of municipal planning activities and to provide appropriate opportunities and sufficient information to allow meaningful participation in the planning process by residents, landowners, community groups, interest groups, municipal service providers and other stakeholders. (p. 3, Pt 1)

Note – Engagement is skewed to benefit industry and the City and is far less robust with Citizen and Community Stakeholders. Changes to EFCL’s mandate have significantly reduced their advocacy role on behalf of communities. Their recently revised advocacy mandate states they are “*in collaboration with the City.*”

2.2 – ensure applications are processed in a thorough, timely and diligent manner. (p. 5, Pt 2)

This is addressed in Action 14 – Improve permitting process timelines and consistency but is there a risk reducing permit review times could reduce the quality of review by Development Services to ensure proposed development complies with all applicable regulations.

2.3 – *When considering an application, municipalities are expected to have regard to site specific and immediate implications to long term and cumulative benefits and impacts.* (p.5, Point 2)

Note: Communities are being told “there is no immediate impact expected” and “dozens of neighbourhoods have functioned well without plans for decades.” Many communities do not understand the risk and potential impacts posed to them the City’s ambitious plans for infill, along with increases to development intensity proposed in the Zoning Bylaw Discussion Papers. Nor do they understand how this will impact infrastructure or the Infill Roadmap Actions to upgrade infrastructure and share the cost or what that looks like.

2.4 – *Municipalities are expected to respect the rights of individual citizens and landowners and to consider the impact of any policy decision within the context of overall public interest.* This is not the case with the proposed plan repeal process. (p. 5, Point 4)

4.0 *Land Use Patterns* – The last goal mentioned is to foster establishment of land use patterns that contribute to the development of healthy, safe, and viable communities.

4.2 – *Municipalities are encouraged to establish land use patterns which embody the principles of sustainable development, thereby contributing to a healthy environment, a healthy economy, and a high quality of life.* Much emphasis has been placed on achieving positive economic outcomes, but much less on preserving and protecting our urban and natural environment and maintaining, healthy, vibrant, livable communities. (p.6, Point 2))

Note: This is what the Parkallen Community Plan, which has no time horizon, has and we hope will continue to achieve in the future. Great neighbourhoods are no accident, they are the result of good planning. This plan, while it needs some updating, shows how much we have accomplished together and why there is interest, involvement, connection, and spirit that is unique and special.

4.5 – *Municipalities are encouraged to establish land use patterns which . . . make efficient use of existing facilities, infrastructure, and public transportation. . .”*

and

4.6 – *Municipalities are encouraged to establish land use patterns commensurate with the level of infrastructure and services which can be provided. . .”*

Note: Policy 4.5, is one reason the City has given to support infill redevelopment. However, Policy 4.6 implies there is an “infill or redevelopment capacity” related to the level of infrastructure and services that can support the land use pattern. The 2018 Infill Roadmap includes *Action 2. Review infrastructure capacity*, not to ensure land use patterns are commensurate with the level of infrastructure, but to “*identify the infrastructure investments needed to support infill.*” Related to this is, *Acton 16. Develop an equitable, transparent, and predictable system to share the costs of infrastructure upgrades and renewal costs for infill projects.* These Actions 2 & 16 are yet to be completed as part of the 2018 Infill Roadmap and the City will be investigating mechanisms in consultation with the

development industry and utility providers to determine cost effective options to upgrade infrastructure.

How will this process be transparent to all stakeholders who have contributed recent investments toward Neighbourhood Renewal, shared by the City and property owners, or received investments toward new Storm Water Management Facilities (SWMF) in communities identified to have a high flood risk?

5.0 – The Natural Environment

- *Goal:* To contribute to maintenance and enhancement of a healthy natural environment.

5.3 - Municipalities are encouraged to identify, in consultation with Alberta Environmental Protection, areas which are prone to flooding, erosion, landslides, or wildfire and to establish appropriate land use patterns within and adjacent to these areas.

Note: The City of Edmonton released Neighbourhood Flood Maps in 2016 that identified a dozen communities in need of flood mitigation, including Parkallen. The federal government provided \$54 million toward facilities to reduce flood risk to 13 at-risk communities. Parkallen had 2 Storm Water Management Facilities and infrastructure upgrades installed in 2020, and others remain to be built. It is important to protect this investment and preserve the efficacy of these facilities to ensure they will mitigate risk and protect communities and citizens from flooding. To ensure our City is climate resilient, the City must acknowledge the relationship between increased impervious site coverage that accompanies increased development intensity and increased storm water runoff for all rain events and ensure that storm water runoff is reduced at source. Not doing so, and relying on these facilities and upgrades to infill infrastructure to manage increased storm water runoff, will only serve to push the risk and impacts storm water, erosion and sedimentation, farther downstream to riparian areas along creeks in ravines and to the river as part of the entire watershed. (p. 8, Point 3)

8.0 Residential Development

- *Goal – to contribute to the development of well-planned residential communities, a high-quality residential environment and to the provision of adequate and affordable housing.*

8.3 – Municipalities are encouraged to provide intensification opportunities within developed areas where existing infrastructure and facilities have adequate capacity.

8.6 – Municipalities are encouraged to review, in cooperation with the land development industry, their current standards and practices with regard to neighbourhood design and residential servicing.

Note: The City reviewed construction standards and practices in 2018-2019. The City must also do a thorough and transparent review and revision of policies related to scope and approach to enforcement of construction law, to ensure there is deterrence for non-compliance. A recent conversation with Tom Spour, a Senior Safety Codes Officer with the City of Calgary's Safety Codes branch, indicates they apply and enforce the Building Code

and Safety Codes Act differently than FOIP records indicate the City of Edmonton Safety Codes Branch is doing. Builder compliance with the law is essential in protecting adjacent private and public and the interests of citizens and community stakeholders. This includes future infill buyers. One of the skinny homes built in 2019 in Parkallen, recently failed electrical inspection and had no insulation in the attic. All of the Building Code inspection tickets were in place. This was shared by the new neighbour who placed a conditional offer to buy the home, based on it passing inspection, which it did not.

The current plan to upgrade infrastructure and share the cost will only push the problem of increased storm water downstream (check out the erosion already needing to be addressed in many ravine systems). Have citizens been consulted about sharing the cost through increased cost of utilities or property taxes? What will they think in an election year? While this is not is not related to proposed plan repeals, it is related to the overall lack of balance and due diligence to ensure this is done right. If it is not, there will be a civil revolt when infill is advanced in earnest to achieve the goals of the City Plan.

Annex 2. Parkallen Recommendations, CPF response, Parkallen Background & Unanswered Questions (in bold)

On March 22, 2021 Parkallen Community League submitted a response to the City Planning Framework online survey Re: LDA21-0083. The Parkallen Community League made three recommendations in our March 22, 2021 online survey response, outlined below (in bold).

On March 29, 2021 Parkallen Community League sent a letter to the City Planning Framework Team, along with Annex 1. Land Use Policy excerpts, which was cc'd to Mayor and Council, Parkallen President and Civics Committee Members.

Anne Huizinga responded by email on April 1, 2021. Her responses are included (in italics below), following each recommendation. This response fails to adequately or full address the questions and concerns raised in our March 29, 2021 letter and Annex 1.

This document provides Parkallen's response to the April 1, 2021 email and background that consolidates the questions that Parkallen seeks answers to, that were asked in previous correspondence or that have been raised at the April 7, 2021 Parkallen Community League Executive Meeting or at the April 15, 2021 Parkallen Civics Committee Meeting. Parkallen seeks clarity and a written response from the City Planning Framework Team by May 13, 2021 before community representatives would be able to meet in the third week of May.

Parkallen Community League made three recommendations in response to the online survey:

- 1. Work directly and collaboratively with community and citizen stakeholders to identify and mitigate risks associated with infill redevelopment to these stakeholders.**

CPF Response:

As part of the City's commitment to support more and better infill in our city, there have been, and will continue to be, opportunities for collaboration with community and resident stakeholders. These discussions include but are not limited to risk identification and mitigation measures.

The City Planning Framework team would be happy to include these objectives in any discussion that we have and would happily follow up with the appropriate project teams as the need arises.

Parkallen Response:

A "commitment to support more and better infill in our city" is subjective and means different things for different stakeholders. The goal in the City Plan is to achieve 50% of new dwellings as infill as well as increasing economic outcomes for City and industry stakeholders. Citizen and community stakeholders may interpret "more infill" as even more risk to residents/landowners adjacent to infill and "better infill" as infill redevelopment that ensures these risks are mitigated through construction practices that fully comply with the law and comprehensive city enforcement if it does not. The City has a duty to protect the public. This includes the protection of residents and landowners of adjacent existing development and public property in communities where infill is built. There appears to be an

assumption by the City that only older existing development at the end of its useful life is being impacted by infill construction, but there is evidence new infill redevelopment is also being impacted by excavation failure and drainage issues.

With respect, Parkallen previously made recommendations to mitigate risk to adjacent private and public property, related to infill construction, at the April 23, 2019 Urban Planning Committee meeting. This led to the creation of the *Residential Infill Working Group*, that included 3 Parkallen Civics Committee members, who attempted to engage with City Administration in 2019 & 2020, as directed by Council's CR_6140 Motion 2b. FOIP records indicate many of our recommendations were workshopped with Industry and internal City stakeholders to inform Council in a November 29, 2019 memo which indicated the motion had been fulfilled. FOIP records also indicate by January 2020 City Administration had formed "City Actions" in response to all or RIWG's recommendations to inform the CR_8099 2019 Infill Compliance Team report before RIWG participated in February and March 2020 workshops with City Administration. The result of this engagement has been no meaningful change.

Parkallen underwent Neighbourhood Renewal in 2010-11 and recently to install new road surfacing, curbs, boulevards, sidewalks, and streetlights. This is not being protected and impacts from infill construction accelerate the depreciation of this investment.

In 2016, the City of Edmonton released Neighbourhood Flood Maps, created by combining topographical maps with maps of underground infrastructure. Computer modelling was done to determine flood risk for each community resulting from a 1:100 year - 4 hour storm event which would deliver approximately 90 mm of rainfall. Parkallen experienced a 1:200 year event in 1953 with 114 mm of rain and an even more serious rain event in 2004 when over 150 mm of rain was received locally on July 11. In 2019 Epcor designed two Storm Water Management Facilities (SWMF) to reduce surface ponding by 84% for a 1:100 year storm based on the flood mapping data. In 2020 Parkallen received a portion of the \$54 million in federal funding provided to prevent flooding in at-risk mature and established neighbourhoods in Edmonton. In 2018 Epcor informed Parkallen of increased infill development intensity and imperviousness would result in increased storm water runoff volumes due to smaller rain events. It is unclear how the design of two dry ponds to manage 1:100 year storms would manage the 2004 rain event which was significantly worse. Parkallen also has site specific concerns related to infill lot grading and drainage and impacts on both existing and new infill homes adjacent to infill construction. The Residential Infill Working Group's 2020 Neighbours of Infill Survey results indicated 24% of respondents experienced water running from the infill property toward their own increasing the risk of, or resulting in, surface flooding and this increased to 30% of respondents once infill construction is completed.

Parkallen Unanswered and Additional Questions:

- a. Can the City Planning Framework be more specific about what the City's commitment to "more and better infill" means? What does the City think "more and better infill" means to community and citizen (resident/landowner) stakeholders?

- b. The 2021 Update of the Infill Roadmap Initiative indicates Action 9 of the 2018 Infill Roadmap has been completed through website changes and updates to infill-related materials. Parkallen has provided feedback to the website changes and the new *Housing Redevelopment: What to Expect* document. These actions fall short of what citizens and communities require from the City and transfer risk to these stakeholders. How has the City adequately informed these interested and affected stakeholders of: i) the risks related to infill construction, ii) the construction law in place to mitigate these risks and protect the public, and iii) the service the City provides to apply and enforce these laws? Will the City provide direct engagement opportunities to citizens and communities in areas of the city where infill is being built and they are most impacted? When can this be scheduled? How can better and more equitable engagement improve the information the City provides regarding these important issues?
- c. Beginning in 2018, please provide a summary of collaborative and direct engagement opportunities the City has offered to citizens (residents/landowners) and communities, as interested and affected parties, in the City Planning Framework process. How has, or will, the outcome of this engagement be used to inform City Planning Framework Process. How can this process be improved to include a more collaborative and direct engagement approach to the development of future district plans?
- d. Similarly, please provide a summary of collaborative and direct engagement opportunities the City has offered to citizens (residents/landowners) and communities, to assess and mitigate risks and potential impacts to these stakeholders during the infill redevelopment construction process. How has, or will, the outcome of past engagement be used to inform the city Planning Framework process, the development of a new Zoning Bylaw, changes to information the City provides to these stakeholders, or changes to the enforcement approach the City uses in response to non-compliance with all infill-related legislation?
- e. What direct, collaborative, equitable engagement opportunities will the City offer to interested and affected citizens (residents/landowners) and communities, both now and in the future, to assess and mitigate the risks these stakeholders who are currently located in mature neighbourhood areas but, in the future, will also be in established areas within the Anthony Henday? Can this engagement be offered to ensure this feedback is incorporated into the City Planning Framework decision making and planning process? On September 13, 2020, a request was made to include the following amendments in the City Plan and to incorporate both risk mitigation and protection of these stakeholders in future planning decisions and in policy and practices related to infill redevelopment. They were not adopted.

2.1.4 Ensure that redevelopment occurs in a manner to protect the overall public interest and adjacent private property owners from safety hazards and public or private property damages.

2.1.4.1 Consistently apply all Provincial legislation, Municipal bylaws, and City policies, to protect the public and adjacent property owners from safety hazards and private or public property damage.

- f. The City Planning Framework response above indicates direct, collaborative, equitable engagement with citizen and community stakeholders will be conducted in the future. Can meaningful engagement with these stakeholders be conducted within the current City Planning Framework timelines to ensure the outcome and feedback influences future planning policy and decisions in the development of District Plans and a new Zoning Bylaw? If not, can the City Planning Framework timeline be extended to ensure fair, open, considerate, and equitable engagement opportunities are provided to citizen and community stakeholders, in the same manner that the engagement opportunities to industry and City stakeholders have been provided?
- g. The 2021 Update of the Infill Roadmap Initiative suggests that Action 2 of the Infill Roadmap – *Review infrastructure capacity in older neighbourhoods and identify infrastructure investments needed to support infill*, will not be concluded until the end of the roadmap in 2022. How then will the City Planning Framework be able to determine what land use patterns are commensurate with the infrastructure and services each community can offer, as required in the Land Use Policies, Section 4, Policy 6? No update is provided for Action 16 – *Develop and equitable, transparent, and predictable system to share the costs of infrastructure upgrades and renewal costs for infill projects*. What are the impacts of this cost sharing system to citizens, whose utility rates and/or property taxes may potentially be impacted to offset infill development costs for required infrastructure upgrades?
- h. What can the City do to better protect public property being impacted by infill construction and the shared investment with taxpayers toward Neighbourhood Renewal?
- i. Parkallen requests a copy of the original Neighbourhood Flood Map study used to design Parkallen’s new dry ponds.
- j. Action 17 of the 2018 Infill Roadmap – *Investigate new processes and mechanisms to improve lot grading in infill situations*, is to be concluded in 2022, but we understand this is being worked on now. What has the City done to engage community representatives and property owners adjacent to infill construction, to assess and mitigate risks associated with infill lot grading and drainage toward adjacent property?
- k. Has the City determined the infill capacity for each community where infill is or will be built? The 2021 Update of the Infill Roadmap Initiative for *Action 11 – Create a publicly available map of optimal infill development locations*, indicates this has been completed as part of *The City Plan* identification of Nodes and Corridors and the development of a *Residential Redevelopment Tool*.” Is this information available to citizens and communities so they can understand what the City’s future infill plans are for each community and how this might impact existing property owners?
- l. What has the City done to assess and mitigate the long term and cumulative impacts of increased development intensity to: i) recently renewed infrastructure, ii) public boulevards and boulevard trees, iii) storm water management facilities installed to reduce community flood risk, iv) existing private tree canopy and green infrastructure, v) future climate resilience, vi) release of

sequestered carbon resulting from sending razed homes and mature trees/landscaping to the landfill, vii) increased risk and site specific impacts to adjacent original development and new infill redevelopment related to both infill construction and drainage/flood risk?

2. Retain the Parkallen Community Development Plan in its entirety.

CPF Response:

After reviewing the Parkallen Community Development Plan’s Vision Statements, and the associated Principles and Recommendations from the Housing, Circulation and Urban Landscape Task Force sections of the Plan, as well as assessing their ongoing ability to influence development decisions, Administration is recommending to repeal the Parkallen Community Development Plan. In addition to the Vision Statements, Principles and Recommendations, there are two other areas of specific note: the Parkallen Land Use Zones map and the Parkallen Development Guidelines. The Parkallen Land Use Zones map reflects the existing zoning and does not contemplate or provide guidance for future redevelopment in the area. The Parkallen Development Guidelines have been incorporated into past iterations of the Zoning Bylaw thereby no longer providing additional guidance for land development applications. While there remains historical value to this Plan, it does not provide direction to inform future development decisions. The CDP will remain accessible to the public as part of our digital library.

Parkallen Response:

On April 7, 2021, the Parkallen Community League passed a motion in support of retaining, in its entirety, the *Parkallen Community Development Plan* and to refuse the City’s recommendation to repeal it. Parkallen began a review of the *Parkallen CDP* upon receiving the March 1, 2021 notice of advisement of the LDA21-0083 proposed plan repeal. The only reason given for the repeal of our plan is “*it does not provide direction to inform future development decisions.*” Parkallen disagrees.

The City Plan preamble states that it is an “invitation to join in building a version of the city that respects and preserves the things we value today, while also creating a city to attract and inspire its next million?”

Parkallen is concerned with the additional recommendation to repeal the *Parkallen Land Use Zones Map*. These zones would remain in effect in other communities. The potential risks and impacts to our community that could result from the removal of our *Land Use Zones Map* have not been identified and there is no clear understanding what regulations, or development decision-making process, would replace existing zoning or inform infill redevelopment permit applications in the interim. The Small Scale Residential Zone, proposed in the *Residential Zones Discussion Paper*, outlines significant increases to development intensity and scale that would potentially increase risk and impacts to citizens and communities experiencing infill renewal. Parkallen does not support the propose Small Scale Residential Zone to guide future redevelopment in our community. Similarly, we do not support the repeal of the *Parkallen Development Guidelines*, which we understand was incorporated into the MNO and which were most recently updated in 2017. However, the Zoning Bylaw Renewal Initiative *Overlays Discussion Paper* supports the elimination of

some or all overlays, which could include the *Mature Neighbourhood Overlay*. Again, the community intends to review, revise, and update our plan, including the *Parkallen Development Guidelines*, to ensure future infill redevelopment within Parkallen is contextual and impacts to adjacent existing development and the use and enjoyment of this property by neighbours is mitigated.

Parkallen Unanswered and Additional Questions:

- a. Can the City Planning Framework provide specific reasons that the *Parkallen Community Development Plan* does not continue to inform future development decisions in Parkallen and why it must be repealed instead of revised and updated?
- b. How will this process not solely result in District Plans that are essentially redevelopment plans focused on achieving the goal of increasing economic and development outcome through building more and more intensive infill?
- c. How does the planning process respect and protect citizens and communities in infill redevelopment areas, today in mature neighbourhood areas, but tomorrow in established communities within the Heday?
- d. What engagement will be offered during this planning process to determine what things “are” that citizens (residents/landowners) and communities in which they live “value today” to ensure they are preserved?
- e. How will this planning process be more than about achieving density by building more buildings and also build a community that is green, healthy, safe, accessible, viable, inclusive, compassionate active and connects its residents by providing a sense of place and belonging, a place to thrive and a place to call home?
- f. How does the City Planning Framework process align with the implementation and interpretation of the *Provincial Land Use Policies of the MGA* and the policies outlined in Annex 1?
- g. What direct, collaborative engagement opportunities are being offered to citizen and community stakeholders during the *Develop & Build Phase 2* of the new Zoning Bylaw, to determine the development intensity and scale of future infill redevelopment and impact to the rights of citizens (residents/landowners) who own existing and or new infill property and the communities in which redevelopment is built?

3. Work with us to see our Plan be incorporated into a future District plan through a collaborative process that includes direct City engagement with Parkallen to review, revise and update our plan.

CFP Response:

Communities, residents, organizations, and developers will all be invited to provide input on district plans, beginning in early 2022. District plans will translate The City Plan to district level and provide

policy direction to guide growth and redevelopment. *The first iteration of district plans will be about establishing the initial structure and content for district plans. It will include gathering and incorporating existing, approved, and relevant policies that work to implement the vision of The City Plan. Through this process, local plans in effect will be reviewed for their alignment with The City Plan, and where appropriate, incorporated into District Plans.*

Parkallen Response:

In the June 4, 2019 City of Edmonton Residential Infill Audit, on p. 7 is a graphic showing “Communication and Engagement – providing information and having discussions with stakeholders to increase infill awareness.” On p. 9 it states, “City Council acts as the decision maker for the City, setting expectations by providing direction and approving policy changes.” On p. 10, the report, “Recognizes that this will be a long-term process, with a need to consult citizens and not rush changes.”

The City Plan contains the Big Move for Edmonton to be a “Rebuildable City.” This will be translated through the development of District Plans that do not yet exist.

Parkallen does not support the repeal of the Parkallen Community Development Plan and accessory documents and we await a detailed explanation of the City Planning Framework decision to repeal our Plan, along with evidence to back up the claim that our Plan does not, as you have stated *contemplate or provide guidance for future redevelopment in the area.* For example, our Plan currently allows for the sensitive integration of higher density infill redevelopment in our neighbourhood and existing RF1 zoning has been amended to allow for this higher density.

The *City of Calgary’s Municipal Development Plan* was approved in 2009 and updated in 2020. The *Guidebook to Great Communities* was released in March 2021 to provide direction on development and redevelopment within developed areas, new areas and within the Centre City. This document generated a strong reaction that included a 3-day Public hearing, 130 speakers and even more letters from the public. Is this because the City of Calgary’s planning process is more transparent, engaging, and equitable with stakeholders? The City of Calgary recently piloted a multi-community local area planning process to create the *North Hill Local Area Plan* through a cooperative engagement process with the interested and impacted stakeholders. This Local Area Plan applies to 10 communities to provide development direction to the public and included representation from residents/ landowners, community associations, local businesses, builders/ developers, and City of Calgary Planners. The City of Calgary plans to spend the next decade creating Local Area Plans with communities across the city, each taking a 12 to 24 month period to build. They are not repealing plans. This is not an internal planning process.

The City Planning Framework process does not resemble what is described on the Alberta Professional Planners Institute website which defines planning as the process through which governments, businesses and citizens come together to shape their communities and guide them toward the future. The description on the City of Calgary's website of the development of their Local Area Plans better reflects a collaborative multi-stakeholder approach. In contrast, the City Planning Framework process appears to reduce the level of citizen and community engagement through time constraints, by limiting resources or by not providing equitable engagement opportunities to all stakeholders.

The City of Edmonton public engagement strategy appears to provide advantages to industry and City stakeholders, while ignoring the impacts on citizen and community stakeholders or by not directly engaging with them. The City Planning Framework team engaged with the EFCL in February about the proposed plan repeal, just prior to the March 1, 2021 notice being sent to Leagues. When contacted, the EFCL was unaware the notice had been sent.

The City continues to engage with the EFCL quarterly as part of the City's Infill Committee. However, the EFCL's revised policy and new "Advocacy and Engagement" mandate requires that EFCL limit their advocacy on behalf of leagues to city-wide issues and suggests they collaborate with the City to deliver training and information to leagues. The EFCL has informed community stakeholders that when the City Planning Framework team made their presentation in February, they advised them to engage directly with affected Leagues regarding the proposed plan repeal. The EFCL has also informed community stakeholders they are unable to assist communities affected by the proposed plan repeal because this is not a city-wide issue. Further, the EFCL has stated issues related to infill redevelopment are not city-wide issues. While infill redevelopment is today occurring in mature neighbourhoods of the city, the City Plan makes it clear in the future this will be expanded to include all mature and established areas within the Anthony Henday. This makes it a city-wide issue, but for the time being, the EFCL has been unable to provide advocacy or support to communities that have had their plans repealed, including Parkallen.

Parkallen Unanswered and Additional Questions:

- a. How does the City Planning Framework align with the recommendations outlined above in the *June 4, 2019 City of Edmonton Residential Infill Audit* with respect to informing the public, consulting with all affected stakeholders (including citizen and community stakeholders) and recognizing planning is a long-term process and that change cannot be rushed?
- b. How does the City Planning Framework align with the Planning Process outlined in the *Provincial Land Use Policies of the MGA*, which states "*Planning activities are to be carried out in a fair, open, considerate and equitable manner?*"

- c. How does the City Planning Framework process align with the Registered Planner Professional Code of Practice under the *Professional and Occupational Associations Act*, *Professional Planner Regulations*, and the City of Edmonton's *Public Engagement Policy*? In other words, is this process, indeed, an ethical and legal planning activity?
- d. What are specific reasons why the Parkallen Community Development Plan does not provide guidance for future development?
- e. You have stated local plans, in effect, will be reviewed for their alignment with The City Plan, and where appropriate, incorporated into District Plans. How would the Parkallen Community Development Plan be reviewed if it were to be repealed? Why is this the review of feedback provided to the Phase 1 online survey being conducted in Phase 2 as an internal review process, rather than a collaborative one, that would ensure the policies citizens and communities value are incorporated into new District Plans?
- f. Why has the City Planning Framework not undertaken a more collaborative, equitable, long term planning approach that involves all interested and affected stakeholders in the planning of District Plans, similar to the approach the City of Calgary has taken in the development of their Local Area Plans?
- g. Will future District Plans be more than redevelopment plans that guide growth and redevelopment? Who and what will inform important policy direction to also maintain and continue to build healthy, safe, viable communities, strengthen their social fabric, and ensure they are resilient to climate change?
- h. Why has City Administration focused most of the time and resources toward engagement, at the decision-making level, with industry stakeholders and comparatively only offered engagement at the advise-level to citizen and community stakeholders?
- i. Why did the City of Edmonton choose to apply a significant time constraint on, and provide no resources to, community and citizen (resident/landowner) stakeholders, resulting in haste, limiting potential feedback and even potentially duress?
- j. Given the EFCL is unable to provide advocacy support to leagues on these issues, how can the City of Edmonton continue to rely on the EFCL to represent affected communities and citizens on these issues?
- k. The City did a survey of leagues, after approaching EFCL for feedback. The EFCL asked the City to go directly to leagues. In the future, how will the City of Edmonton engage more directly with interested and affected citizens (residents / landowners) and community stakeholders to ensure they are able to provide direct input and feedback to influences policy and decision-making related to the development of future District Plans and infill redevelopment more broadly?