

Remaining Area Redevelopment Plans

Area Redevelopment Plans (ARP) that were identified to be retained in draft district planning document in August 2022 are listed below. The below ARPs are being analyzed to determine if they can be repealed or amended within the timeline of the district planning project. Any additional ARPs that can be amended or repealed will be included in revised project documents scheduled to be released in March and included for consideration at City Council Public Hearing in August 2023.

- 104 Avenue Corridor ARP
- Capital City Downtown ARP
- Central McDougall/Queen Mary Park ARP
- The Quarters ARP
- City Centre ARP (Blatchford)
- Exhibition Lands Planning Framework
- Jasper Place ARP
- McKernan Belgravia ARP
- Mill Woods Station ARP
- Rossdale ARP
- Stadium Station ARP

Common elements among these plans are summarized below.

Redevelopment Levies

Redevelopment Levies are a tool under the *Municipal Government Act* (MGA) that enable municipalities to impose a levy on applicants when obtaining a development permit in a redevelopment area. This levy must be used to provide land for a park or land for school buildings designed for the instruction or accommodation of students and/or land for new or expanded recreation facilities.

Municipalities can only impose and collect a Redevelopment Levy in accordance with the MGA. The MGA only empowers municipalities to impose Redevelopment Levies for developments in an Area Redevelopment Plan. Therefore, the Redevelopment Levy cannot be imposed through a District Plan.

Community Revitalization Levies

Community Revitalization Levies are a different type of levy that municipalities are empowered to impose under the MGA. These are established by bylaw and

are called a “Community Revitalization Levy Area Plan”. These bylaws are different from ARPs and are not being considered for repeal or amendment. However, the relationship between these bylaws and ARPs needs to be evaluated before proposing changes to the ARP.

Comprehensive Redevelopment Guidance

Some ARPs provide guidance for incremental change of developed areas, while others guide the wholesale change of a large piece of vacant land, such as Blatchford and the Exhibition Lands. District Plans and The City Plan do not necessarily provide sufficient guidance to replace the direction for these types of plans.

Local Context

ARPs contain specific information about land use, and also about infrastructure and community assets. In certain cases, this information may have been negated by The City Plan. In other cases, it may be relevant and work in harmony with The City Plan, without repeating the same direction.