

DISTRICT PLANNING PROCESS - REVIEW OF AREA REDEVELOPMENT PLANS

RECOMMENDATION

That the January 17, 2023, Urban Planning and Economy report UPE01520, be received for information.

Requested Council Action	Information Only		
ConnectEdmonton's Guiding Principle	ConnectEdmonton Strategic Goals		
CONNECTED This unifies our work to achieve our strategic goals.	Urban Places		
City Plan Values	LIVE		
City Plan Big City Move(s)	A Community of Communities	Relationship to Council's Strategic Priorities	15-Minute Districts
Corporate Business Plan	Transforming for the Future		
Council Policy, Program or Project Relationships	<ul style="list-style-type: none"> • Zoning Bylaw Renewal Initiative • Growth Management 		
Related Council Discussions	<ul style="list-style-type: none"> • UFCSD08176 Advancing City Plan: Systems and Network, Urban Planning Committee, February 2, 2021 • UPE00684 City Plan Implementation Update: Advancing Edmonton's Systems, Urban Planning Committee, August 24, 2021 • UPE01052 District Planning Authorization and Engagement Approach, Urban Planning Committee, April 12, 2022 • UPE01509 District Planning - Project and Engagement Update, Urban Planning Committee, January 17, 2023 		

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Previous Council/Committee Action

At the September 27, 2022, Urban Planning Committee meeting, the following motion was passed:

That Administration provide options and analysis to ensure Area Redevelopment Plans are in closer alignment with The City Plan with consideration of repealing or amending existing out of alignment area redevelopment plans as part of the District Planning process.

Executive Summary

- The City Planning Framework is an internal process for the proactive review of geographic Plans in Effect and other land use planning tools, to ensure plans remain relevant and support the implementation of The City Plan.
- All statutory plans have been reviewed as part of the district planning project.
- Administration has completed the first phase of public engagement. Feedback from engagement suggested that more plans, specifically Area Redevelopment Plans (ARPs), should be added to the list of plans to be amended or repealed to support The City Plan. Administration is currently reviewing this and the list will be included in the next phase of public engagement in the spring.
- All plans proposed to be amended or repealed will be advanced to City Council Public Hearing for consideration in August 2023.

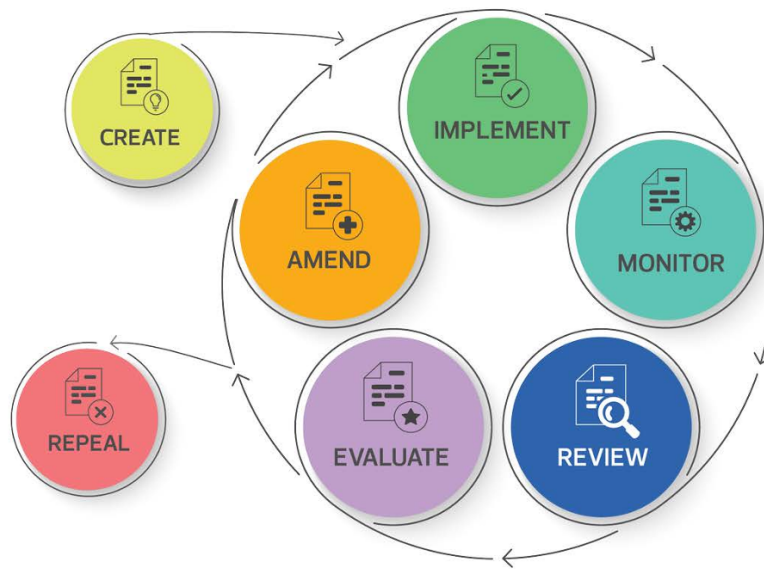
REPORT

As an implementation action of The City Plan, Administration is seeking to modernize Edmonton's planning system. A foundational element is the creation of district plans to replace or supplement geographic plans. District plans will provide planning direction for each of The City Plan's 15 districts as the city grows to 1.25 million residents. They will simplify Edmonton's planning system, integrate the physical systems necessary to support 15 minute communities, and lay the foundation for a more equitable approach to planning and design, mobility and growth management.

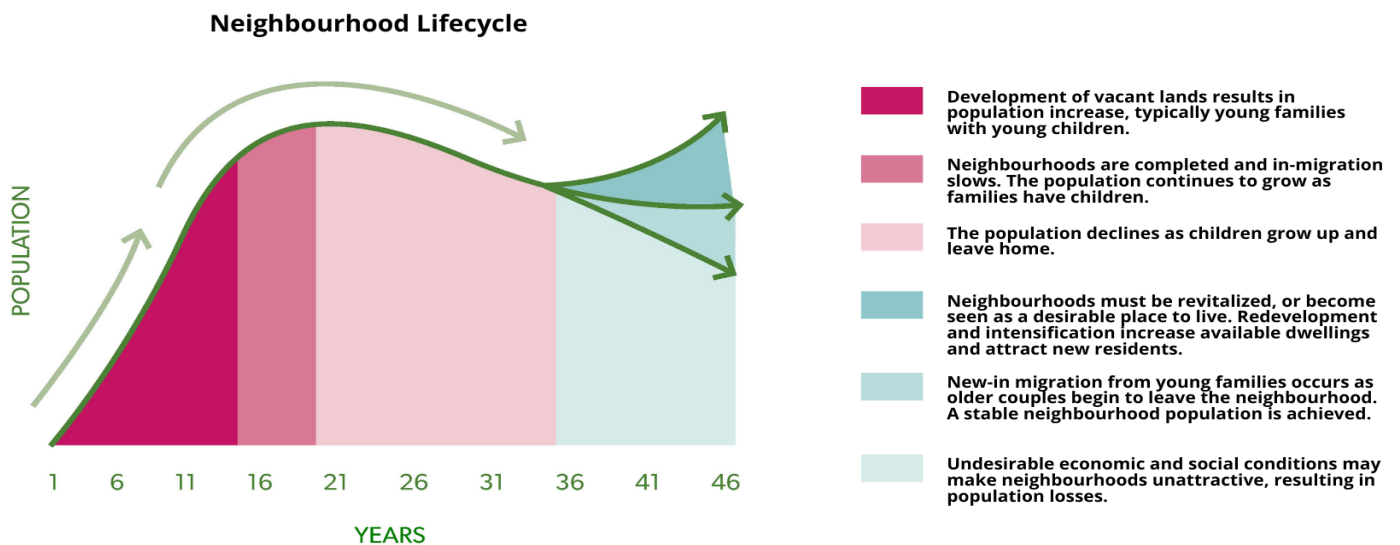
The City Planning Framework

The City Planning Framework is an internal process, illustrated below, for the proactive review of geographic plans in effect and other planning tools to ensure both plans and policy remain relevant over time and support the implementation of The City Plan.

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The goal of the City Planning Framework is to simplify and streamline the City’s planning policy landscape to provide clarity to Edmontonians, applicants, Administration and Council. This is essential work to ensure alignment with The City Plan and that plans accurately reflect change through the lifecycle of development in a community and remain vibrant, as illustrated in the figure below.



Phase 1 of the Planning Framework was completed in 2021, concluding with the repeal of 75 plans in effect. With phase 2 to begin in 2023, Administration will incorporate the framework into its work planning and processes. Through the implementation of the City Planning Framework, Edmonton’s planning policy landscape will continue to be streamlined to support the implementation of The City Plan. Attachment 1 contains more detailed information on changes to the number of plans in effect since 2021.

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District Planning Project - Policy Review and Proposed Plan Repeals

Through the district planning project, over 130 plans in effect were reviewed using the criteria listed below. As an outcome of this review, an additional 46 plans in effect are proposed to be repealed in August 2023. Eleven Area Redevelopment Plans were not included on this initial list of 46 plans to be amended or repealed as they do not meet this criteria. The criteria are:

- Lands identified for municipal reserve in the existing plan have been dedicated
- Lands have been zoned as intended by the existing plan
- The repeal of the existing area plan would not result in complex or a significant number of policies needing to be added to the respective district plan

Outcomes of plan reviews were released to the public in August 2022 at the same time as the 15 draft district plans. The engagement program between August and November 2022 provided the public with opportunities to provide feedback about the plans proposed for repeal, as well as those proposed to remain.

Analysis

In response to the September 27, 2022, Urban Planning Committee motion, Administration began a second review of the remaining 11 Area Redevelopment Plans to gain a better understanding of the gaps between the direction within the plans and the direction of The City Plan. These 11 plans are listed in Attachment 2. Preliminary results of the second review identified varying opportunities to align to The City Plan, such as minor language considerations as well as more impactful changes such as land use direction in and around Light Rail Transit (LRT) stations. Constraints have also been identified given the existence of Community Revitalization Levies and Redevelopment Levies in effect associated with specific Area Redevelopment Plans. Improving alignment to The City Plan will be done by either amending plans or repealing them.

Options

To develop options to bring plans into closer alignment with The City Plan, Administration prioritized the review of remaining Area Redevelopment Plans based on the expected outcomes and the scope of changes required. Administration also considered the resources available to the district planning project and the project timeline. Any additional Area Redevelopment Plans that can be amended or repealed within district planning project resources and timelines 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.

The City Planning Framework will continue to guide Administration with the ongoing review of existing planning tools beyond the district planning project. When plans need to be amended or repealed, they will be brought to Council for consideration.

If Council directs Administration to further review and amend the remaining Area Redevelopment Plans, in addition to the district planning project and in advance of further City Planning Framework related work, additional resources, public engagement and time will be required.

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Budget/Financial Implications

Any work that will result in additions to the list of plans to be amended or repealed will be done within the existing project schedule, scope and budget. Future work to monitor, evaluate and review plans in effect will be achieved through regular Administration work plans and the City Planning Framework.

COMMUNITY INSIGHT

The City Planning Framework is a direct result of The City Plan and Evolving Infill's multi-year public engagement programs and technical studies.

The list of plans to be repealed and amended was released in August 2022 along with the draft district plans. Engagement occurred from August through November 2022 and included online and in-person opportunities. Any changes to that list as an outcome of public engagement or as an outcome of the additional review as described above will be released spring 2023 and will be considered at the City Council Public Hearing. Full details and results from the district planning engagement have been shared in Attachment 1 of the cross-referenced January 17, 2023 report UPE01509 District Planning - Project and Engagement Update.

Administration plans to conduct additional engagement in spring 2023 to:

- Share with Edmontonians how their feedback on district plans informed revisions to the draft documents
- Get feedback on whether the revisions reflect what was heard and if there are any significant gaps
- Provide information on next steps for the district planning project

There is a likelihood that some communities impacted by additions to the list of proposed Area Redevelopment Plan amendments and repeals may have expectations of engagement that cannot be met within existing resources and timelines. Engagement on the possible additional repeals will be completed through the remaining engagement activities of the district planning project, and consistent with that provided through the Land Development Application (LDA) process. This was the approach taken with the engagement that was completed for the repeal of 75 statutory plans in 2021 through Phase 1 of the City Planning Framework project.

GBA+

The development of engagement for the district planning project includes strategies intended to reach and engage with a diverse range of Edmontonians through a variety of tactics. For this project, Administration completed research on best practices and differential impacts to members of marginalized groups. The cross-referenced January 17, 2023 report UPE01509 District Planning - Project and Engagement Update provides more detailed information about the engagement approach undertaken for the district planning project, including information for how GBA+ was considered for the project.

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ATTACHMENTS

1. Status of Plans in Effect
2. Remaining Area Redevelopment Plans