

Direct Control Zoning Industry Working Group - February 9, 2017 Meeting

Members:

Nancy Macdonald - Stantec	Kevin McKee/John Day - Pangman
Brad Kennedy/Nola Kilmartin - Kennedy	Developments/John Day Developments
Salima Kheraj - Beaverbrook/InHouse	Kalen Anderson - City of Edmonton
Mathew McLash - Westoak	Sean Bohle - City of Edmonton
Henry Edgar - Edgar Developments	Mark Harrison - City of Edmonton
Raj Dhunna - Regency	Bruce Irvine - Consultant for City of Edmonton
Tom Burr - OneProperties	

Project scope and objective setting

It was agreed by the working group that:

- The current approach to negotiating public benefit now used as part of the “DC2” process needs improvement. Industry representatives feel it is unpredictable, uncertain, and lacks transparency, creating project risks for rezoning applicants and poor outcomes for the City and the public.
- There is not currently a working definition of what elements of development are considered a public benefit contribution.
- Some rezonings create additional land value beyond that needed to achieve project feasibility while others do not, even when they increase development rights. Some desirable developments require incentives in addition to increased development rights to be feasible.
- Improvements to the current approach are desirable and possible through concerted and collaborative effort from Industry and City of Edmonton administration.
- Improvements to the public benefit contribution element of rezonings are needed and should be made, however proposed changes may not immediately address all issues related to the “DC2” process. Related issues include:
 - The use of DC2 rezonings instead of standard zones and the appropriate role of direct control rezoning in achieving planning and city building objectives,
 - The role of community leagues, other community organizations, and citizens at large in the rezoning process, and
 - The potentially harmful effects of direct control rezoning on neighbourhood and area plans.
- The group will collaborate to propose a new approach to public benefit contributions through rezoning to City Council in 2017 (if possible).

Membership and connections to established industry groups

It was agreed by the working group that:

- The membership of the group is appropriate to the objective, as all group members have recently participated in one or more direct control rezonings in the City of Edmonton.
- The membership of the group will remain open to new members by invitation of the current group as needed to achieve broader input and generate potential solutions towards an improved process.
- The Urban Development Institute must be involved in the process of developing and approving a recommendation to Council. An Urban Development Institute (UDI) group member will approach UDI and discuss how best to proceed.
- NAIOP, Urban Land Institute, and other industry groups will be informed of the work of the group and invited to contribute to the outcomes of the project.

Approach to work

It was agreed by the working group that:

- No comments made in group will be publicly attributed to individual participants without the review and consent of that individual.
- The outcomes of the first meeting will be attached to the first Council report unedited after the approval of the group.
- The group will review the draft Council report before it is submitted for senior management review.
- The group will meet, beginning shortly after the April 4, 2017, Executive Committee meeting, for a series of workshops, which will include:
 - A review of selected case studies (focusing on Edmonton rezonings that were built)
 - A thematic review of approaches used in other municipalities
 - Group generation of options for consideration in Edmonton
 - Review and narrowing of options to a preferred option
 - Documentation of reasons for supporting and not supporting a short list of options
- The group will work to develop recommendations or options that can proceed to Council. Any recommendations should be approved by the majority of group members and should seek further consultation with other industry groups.