

Capital Region Board - Growth Plan Update

Review of Final Draft

Recommendation:

That the September 20, 2016, Office of the City Manager report CR_3927, be received for information.

Report Summary

This report provides an overview of the updates to the Capital Region Board's Growth Plan Update since the second draft was presented to Council. The Capital Region Board's Growth Plan is an important policy document that guides growth and development in the Edmonton Metro Region.

Previous Council/Committee Action

At the June 28, 2016, City Council meeting, the following motion was passed:

1. That Attachment 3 be added to the June 28, 2016, Office of the City Manager report CR_3688 and remain private pursuant to sections 21 and 24 of the *Freedom of Information and Protection of Privacy Act*.
2. That the actions outlined in Attachment 3 of the June 28, 2016, Office of the City Manager report CR_3688, be approved.
3. That the draft City of Edmonton Feedback on the Growth Plan Update, as set out in Attachment 2, as amended, of the June 28, 2016, Office of the City Manager report CR_3688, be approved as the basis for the discussions at the next meeting of the Growth Plan Update Task Force on June 29, 2016, and the next meeting of the Capital Region Board on July 14, 2016.
4. That the Mayor, on behalf of City Council, send a letter to the Capital Region Board Growth Plan Update Task Force, based on Attachment 2, as amended, of the June 28, 2016, Office of the City Manager report CR_3688, as the City of Edmonton Feedback on the Growth Plan Update (second draft).
5. That Attachment 2, as amended, of the June 28, 2016, Office of the City Manager report CR_3688 remain private pursuant to sections 21 and 24 of the *Freedom of Information and Protection of Privacy Act*, until submitted to the Capital Region Board.

At the March 15, 2016, City Council meeting, the following motion was passed:

1. That the March 15, 2016, Sustainable Development report CR_3290, be received for information.
2. That the March 15, 2016, Sustainable Development report CR_3290 remain private pursuant to section 21 of the *Freedom of Information of Protection of Privacy Act*.

During the Intermunicipal Update discussion on March 15, 2016, a brief overview of the first draft of the Growth Plan Update was shared with Council.

Report

Process

The Capital Region Board began work in 2013 on the five-year update to the Growth Plan. The Growth Plan Update Task Force was formed to lead work on this project. The Task Force is comprised of seven elected officials from municipalities of varying populations, including Edmonton. The Growth Plan Update Task Force also has a Regional Technical Advisory Committee comprised of senior planning experts in the region.

Initial stages of the project were spent determining the scope of the update and evaluating the existing Growth Plan. Work on a new Growth Plan began with the development of a vision and principles for the Growth Plan Update which led into policy direction and ultimately draft policies. Since the last report to Council, the Capital Region Board has released a Final Draft of the Growth Plan Update.

There have been several touch-points for the Task Force, Capital Region Board members, external stakeholders, the Government of Alberta, and municipal administrations (including Chief Administrative Officers) to provide their feedback on the various components of the draft Growth Plan Update.

Scope/Impact

The creation of a new Regional Growth Plan is expected to have impacts on the City of Edmonton. The existing Growth Plan has policies that the City of Edmonton must comply with and processes that must be followed (i.e. Regional Evaluation Framework). It is anticipated that the new Regional Growth Plan will have an even greater impact on Edmonton due to higher greenfield density targets, an expectation of improved intensification, the requirement for protection of agricultural land and better integration of land use and transportation. The policies in the draft Growth Plan Update could also have impacts on intermunicipal planning activities that are occurring around the region.

Final Draft - Edmonton Metropolitan Region Growth Plan

The final draft of the Growth Plan Update was released on September 1, 2016, to member municipalities and the public. This Plan includes integrated policy direction for the Edmonton Metropolitan Region to accommodate anticipated growth over the next 30 years. Should this plan gain Capital Region Board and Provincial approval, there are a number of key policy changes that will help the region manage growth more efficiently and effectively in the future:

- Increased density targets: Greenfield density targets have increased in scale and scope. Minimum greenfield density targets increased significantly for all municipalities within the Metropolitan Area and new targets were set for all

- towns, villages and growth hamlets. In the City of Edmonton, the new greenfield density target is 45 du/nrha. There are no unplanned areas within the City of Edmonton where this increased density target would apply. In addition to increased greenfield density targets, there are new aspirational targets for infill, Transit-Oriented Development and town centres. These are meant to be targets that municipalities will strive to achieve over the 30 year timeframe of the plan. They will apply within Edmonton (25%), and to other municipalities across the region (0-17.5%). The increased density targets are anticipated to prevent approximately 250 quarter sections of land from being consumed, and also is estimated to reduce costs of servicing development by \$4.4 billion over 30 years.
- **Agricultural preservation:** Improvements have been included in the Final Draft that allow for greater protection of important agricultural resources in the region. Greenfield development will need to meet a series of criteria before conversion of prime agricultural land can be considered. This plan strikes a balance between the need to preserve prime agricultural resources and allowing for future urban growth. The Final Draft also directs the Capital Region Board to complete a Regional Agriculture Master Plan to provide additional direction on agricultural preservation.
 - **Country Residential:** New policies on Country Residential development begins to address the significant oversupply on the land intensive use. These policies account for absorption of current supply, proximity to urban municipalities and location within the commuter shed of Edmonton.
 - **Implementation:** A series of new requirements in the Final Draft suggest that municipalities will need to bring their Municipal Development Plans into alignment with the Regional Growth Plan within three years of its formal adoption. The previous Regional Growth Plan was not clear on a timeline for compliance

Through involvement in the various engagement opportunities, participation on the Growth Plan Update Task Force, the City of Edmonton has been able to advocate for key changes to the plan. Following the last update with Council on June 28, 2016, Attachment 2 of the June 28, 2016, Office of the City Manager report CR_3688 was submitted to the Capital Region Board as Edmonton's submission on Draft 2.0. Attachment 3 of the September 20, 2016, Office of the City Manager report CR_3927 shows changes requested to Draft v.2.0 of the Growth Plan Update as requested by Council, with annotation of the changes that were made in the Final Draft.

Next Steps

Consideration for approval of the Growth Plan Update at the Capital Region Board is anticipated to occur on October 13, 2016. The Ministry of Municipal Affairs has a deadline of October 31, 2016, for the Capital Region Board to approve a revised Regional Growth Plan.

Following Capital Region Board approval, the Growth Plan Update will then be sent to the Province for approval. Timelines for Provincial approval are not known at this time.

Following Provincial approval, the City of Edmonton will be subject to a series of requirements coming from the update to the Regional Growth Plan.

- The City of Edmonton will need to complete a Regional Context Statement within 1 year of Provincial approval of the Regional Growth Plan. This Statement will describe how the existing Municipal Development Plan, *The Way We Grow*, will be brought into conformance with the Regional Growth Plan.
- The City of Edmonton will need to update its existing Municipal Development Plan, *The Way We Grow*, within three years of Provincial approval of the Regional Growth Plan.

Statutory plans that align with specific criteria set out in the Regional Evaluation Framework process will still need to be shared with the Capital Region Board for review. Additional information may be required to align with the new criteria. These are still under development and anticipated to be approved by the Board in November.

- Any new Transportation Master Plan (i.e. *The Way We Move*) will be required to be sent to the Capital Region Board administration for their comment on alignment with the Regional Growth Plan. There is no approval required from the Capital Region Board.
- The completion of a Regional Agriculture Master Plan is anticipated as future direction by the Capital Region Board as directed by the Final Draft. The City of Edmonton is anticipated to be a key participant in this project. It is noted that due to funding constraints at the Capital Region Board, there is a possibility that the Regional Agriculture Master Plan will be a project that is cost-shared between impacted municipalities.
- Ongoing monitoring and reporting for the Regional Growth Plan will require member municipalities to provide data on an ongoing basis to the Capital Region Board.
- Sturgeon County, the City of St. Albert and the City of Edmonton have begun discussing the Special Study Area (defined in the Final Draft) of Sturgeon Valley. The development around Sturgeon Valley is anticipated to have challenges with servicing and funding for key infrastructure pieces, as well as transitioning from rural to urban land uses. As a result, further specific study is required to address these issues.

Policy

The Way We Grow, Edmonton's Municipal Development Plan, Bylaw 15100:

- Section 8.1: Regional Cooperation and Partnership
- Section 8.2: Intermunicipal Planning

Corporate Outcomes

Coordinating regional planning will align with the following corporate outcomes:

- “Edmonton has sustainable and accessible infrastructure” as the coordination of regional assets better supports existing infrastructure and efficiently plans for future infrastructure.
- “Edmontonians use public transit and active modes of transportation” as the coordination of regional assets supports existing and future linkages to enhance active transportation and Capital Region Board regional transit goals.
- “Goods and services move efficiently” as the coordination of regional assets better supports existing mobility infrastructure and efficiently plans for future mobility infrastructure.
- “Edmonton is an environmentally sustainable and resilient city” as a joint intermunicipal approach supports preserving biodiversity and environmental features shared across jurisdictional boundaries.
- “The City of Edmonton has a resilient financial position” as regional cooperation and coordination encourages resiliency and reduces the impact on municipal finances

Metrics, Targets and Outcomes

Metrics	Targets	Outcomes
Planned density in recently approved ASPs: <ul style="list-style-type: none"> • Decoteau: 34.0 du/nrha • Riverview: 31.6 du/nrha • Horse Hill: 33.4 du/nrha 	Required minimum greenfield density target: <ul style="list-style-type: none"> • Current Growth Plan: 25-40+ du/nrha • Final Draft Edmonton Metropolitan Region Growth Plan: 45 du/nrha 	Achieve compact growth that optimizes infrastructure investment
Unplanned greenfield areas impacted by new greenfield density targets: <ul style="list-style-type: none"> • None 	Zero impact on unplanned areas	Establish the scope of impact on the City of Edmonton
Percentage of Substantial changes requested that were implemented in the Final Draft <ul style="list-style-type: none"> • 80% (20% to be addressed through implementation) Percentage of Editorial changes requested that were implemented in the Final Draft <ul style="list-style-type: none"> • 85% 	Direction from the City of Edmonton impacts the Final Draft.	Successfully influence the creation of the Edmonton Metropolitan Region Growth Plan.

Attachments

1. Edmonton Metropolitan Region Growth Plan
2. Changes to the Growth Plan Update from City of Edmonton Feedback

Others Reviewing this Report

- T. Burge, Chief Financial Officer and Deputy City Manager, Financial and Corporate Services
- R. G. Klassen, Deputy City Manager, Sustainable Development
- A. Laughlin, Deputy City Manager, Integrated Infrastructure Services
- C. Campbell, Deputy City Manager, Communications and Public Engagement
- R. Smyth, Deputy City Manager, Citizen Services
- D. Jones, Deputy City Manager, City Operations