

## POTENTIAL WORK PLAN FOR REZONING PRIORITY AREAS

### Recommendation

That the February 27, 2024, Urban Planning and Economy report UPE01232, be received for information.

<b>Requested Action</b>	Information Only		
<b>ConnectEdmonton's Guiding Principle</b>	<b>ConnectEdmonton Strategic Goals</b>		
<b>CONNECTED</b> This unifies our work to achieve our strategic goals.	<b>Urban Places</b>		
<b>City Plan Values</b>	LIVE.		
<b>City Plan Big City Move(s)</b>	A Rebuildable City A Community of Communities	<b>Relationship to Council's Strategic Priorities</b>	Mobility Network 15-minute Districts
<b>Corporate Business Plan</b>	Transforming for the Future		
<b>Council Policy, Program or Project Relationships</b>	<ul style="list-style-type: none"> <li>• Implementing The City Plan</li> <li>• Charter Bylaw 20001 - Zoning Bylaw</li> <li>• Growth Management Framework</li> <li>• District Planning</li> </ul>		
<b>Related Council Discussions</b>	<ul style="list-style-type: none"> <li>• June 14, 2022, UPE01029 Growth Management Framework Update</li> <li>• August 29, 2023, UPE01554rev Growth Management Framework Update - Substantial Completion Standard - Additional Information</li> <li>• December 5, 2023, UPE01671 District Planning - 1.25 Million and 2 Million Population Milestones</li> </ul>		

### Previous Council/Committee Action

At the April 12, 2022, Urban Planning Committee meeting, the following motion was passed:

## POTENTIAL WORK PLAN FOR REZONING PRIORITY AREAS

That Administration provide a report outlining a potential work plan, including: timing, engagement, resources, and budget on an approach to rezoning priority areas as identified through District Plans and Growth Management, if approved.

### Executive Summary

- The City Plan sets out the development framework for Edmonton to support a population of two million people - with a network of nodes and corridors identified to concentrate density to achieve different levels of population growth.
- The nodes and corridors initially expected to see the most growth in the redeveloping area are identified as the 19 Priority Growth Areas discussed in this report.
- To support private sector investment and development within these Priority Growth Areas, the City will initiate rezoning within targeted areas.
- Proactively rezoning select land will streamline development processes and enable diverse land uses for more walkable and transit-supportive density. This will also provide an opportunity for additional housing supply in the redeveloping area.
- The rezoning project will be split into four key phases from Q1 2024 to Q1 2025.
- Engagement will build on related policy and regulatory work that has been completed in recent planning initiatives, such as the Zoning Bylaw Renewal and District Planning, and be centered around the 'Advise' concept of engagement.
- A monitoring and evaluation framework will be developed to determine the impact of the project. This framework may inform if City-initiated rezoning should be considered along other nodes and corridors if the City-initiated rezoning effectively encourages future redevelopment.

## REPORT

The City Plan identifies nodes and corridors that each play a role in achieving its vision at different stages of the city's growth to two million people. The node and corridor network has been identified for deliberate urban intensification, where the development of higher concentrations of residential, commercial and employment are expected. The nodes and corridors in the redeveloping area that are initially anticipated to see the most growth are the 19 Priority Growth Areas (PGAs) depicted in Attachment 1.

The City will make an application to rezone targeted areas to the most appropriate zone in accordance with the vision of The City Plan and relevant District Plan (if approved when presented to Council in Q2 2024), or Area Redevelopment Plan. The project will be piloted in select PGAs and identify opportunities for higher-density zoning. These PGAs will be rezoned through City-initiated rezoning to activate growth and strengthen the network of nodes and corridors.

The intent of City-initiated rezoning is to pre-emptively allow increases in heights and densities in accordance with the plans in effect, prior to any specific development proposal being brought forward by an applicant. This intends to streamline the planning and development approvals process. The selection of rezonings will be coordinated with infrastructure capacity analysis to

## POTENTIAL WORK PLAN FOR REZONING PRIORITY AREAS

ensure that essential services like water, sewage, transportation and utilities can adequately support increased density and identify any required upgrades.

### City Plan Alignment

The City Plan encourages targeted investment in PGAs. Market demand and prioritized public investment will support the development of PGAs with higher intensity and mixed use developments that are integrated with accessible mass transit. This is supported in The City Plan Direction 2.2.3.3: “Strategize, invest in and nurture PGAs across the city to enhance equitable access to amenities and public services, and to maximize the benefits of mass transit investment.”

City-initiated rezoning in the PGAs will encourage redevelopment to more compact densely populated areas with the intentions to:

- Streamline the development process by providing certainty to future applicants and the community;
- Reducing the processing time, costs and risks associated with privately-initiated rezoning;
- Unlock increased land supply for diverse housing types to meet increasing demand;
- Incentivize development in the redeveloping area to encourage sustainable development patterns that contribute to The City Plan target of 50 per cent of new units being added through infill citywide, to balance growth in the developing and redeveloping areas;
- Encourage additional dwelling unit development that will contribute to meeting supply growth targets within the Canada Mortgage and Housing Corporation Housing Accelerator Fund agreement;
- Encourage housing forms that support transit and walkable communities;
- Promote diverse land uses that may result in more economic and employment diversification within the city; and
- Identify infrastructure upgrades to align future investments to support increased density in select PGAs.

### Approach and Timing

The project will be initiated at the beginning of 2024 and the select PGA rezoning recommendations will be brought forward to Public Hearing in early 2025.

The project objectives are to:

- Rezone land in conformance with the City's planning framework and best practices
- Reduce barriers to development in the redeveloping area
- Integrate land use changes with infrastructure upgrades to support increased density
- Ensure transparency in the decision-making process
- Coordinate with other strategic plans, policies and projects

The project is split into four key phases:

#### *Phase 1: Project Initiation (Q1 2024)*

- Finalize the project charter and public engagement plan to inform the approach to the project.

## POTENTIAL WORK PLAN FOR REZONING PRIORITY AREAS

### *Phase 2: PGA Selection for Rezoning (Q2 2024)*

- Create a research and findings report to inform the PGA selection criteria, which will determine which PGAs will be targeted as part of this project.
- The PGAs selected for rezoning will be based on further analysis, but may include consideration of market factors, existing zoning alignment, proximity to mass transit, land use complexity, and infrastructure capacity / servicing constraints and opportunities. It is anticipated that the focus will be on four to six selected PGAs.
- This phase will include targeted engagement with industry and community stakeholders to provide input on PGA selection. This engagement falls into the “Advise” level of the City’s Public Engagement Spectrum, where stakeholders are consulted by the City to share feedback and perspectives that are considered for the project.

### *Phase 3: Zone Selection and Refinement (Q4 2024)*

- This phase will develop and apply zoning criteria to recommend the most appropriate zones for the areas selected in Phase 2. This criteria will be developed through further research and analysis focused on the land use context and plans and policy in effect. It will identify the specific land within the PGAs that should be considered and will identify opportunities for mixed use and higher density zones to support existing policy direction for residential, commercial and employment uses in PGAs.
- Supporting technical studies will be completed to accompany the proposed rezonings.
- Project alignment with the Climate Resilience Planning and Development Framework will ensure a climate lens is applied to the zoning criteria.
- This phase will include engagement with targeted industry and community stakeholders, special interest groups, as well as residents and businesses within the selected PGAs. Engagement will fall into the “Advise” level of the City’s Public Engagement Spectrum. Feedback received is intended to validate which zones are most appropriate and inform the proposed zone changes through discussions around land use transition and zoning modifiers.

### *Phase 4: Final Recommendations & Evaluation and Monitoring (Q1 2025 - Ongoing)*

- This phase will present the final recommended rezoning bylaw changes to Council through a Public Hearing and include the required legislative and administrative review and notification process.
- Residents will be informed about the proposed rezoning changes and have the opportunity to register to speak or submit written comments on the proposals when the proposed bylaws advance to the Public Hearing.
- Based on the technical studies in Phase 3, infrastructure upgrades will be identified with accompanying order of magnitude costing and development thresholds and timing to support this work.
- Administration will develop a monitoring and evaluation framework to determine the impact of the project related to expediting development and uptake of development applications to

## POTENTIAL WORK PLAN FOR REZONING PRIORITY AREAS

meet the City's housing goals. The results of the monitoring may be used to determine if City-initiated rezoning should be considered along other nodes and corridors.

### Budget/Financial Implications

The budget for this project has been approved as part of the Urban Planning and Economy City Plan Implementation service package that was funded as part of the 2023-2026 Operating Budget. The budget includes temporary project staff and consulting services as required.

### Community Insight

Administration developed a public engagement plan that includes a multi-faceted, transparent and targeted engagement approach. Various industry, community and special interest group stakeholders were identified that have interests related to rezoning in PGAs and will be engaged at different stages of the project. Residents and businesses in the PGAs selected for City-initiated rezoning will have an opportunity to provide input on the proposed zoning changes related to land use transition and zoning modifiers. Phase 2 of the project will focus on informing key stakeholders and confirming PGA selection for the project.

Engagement in Phase 3 of the project will include discussion with stakeholders on:

- Density intensity within specific ranges outlined in the City's existing planning framework
- Appropriate locations for mixed use development in alignment with the City's existing planning framework
- Transition zones between higher and lower density areas
- Information on infrastructure

The engagement falls into the "Advise" level of the City's Public Engagement Spectrum, where the City consults stakeholders to share feedback and perspectives that are considered for the project.

Edmontonians have engaged through processes related to the Zoning Bylaw Renewal and District Planning initiatives, which will inform the engagement for this project. Efforts will be made to design engagement activities to be focused and intentional. This will include using The City Plan and District Plans as guiding documents for decision making, and leveraging previous engagement data and lessons learned. Engagement for this project is intended to promote transparency, inform the decision making process, improve relationships, provide education opportunities and meet legislative requirements.

### GBA+

This project will integrate GBA+ throughout all phases of the project. The initial phases will include identifying the PGAs that will be selected for this project, which includes an analysis of who may be impacted by the project, along with how and why potentially differential impacts occur across various neighborhood demographics. To support this, research and an accompanying findings report is a deliverable of this work and will include a review of the demographics and the accompanying Social Vulnerability Index within the relevant PGAs. This

## **POTENTIAL WORK PLAN FOR REZONING PRIORITY AREAS**

work will highlight how Edmontonians may be impacted by this project and consider how to appropriately mitigate these impacts.

To implement an inclusive GBA+ process in this project, public engagement is included in the scope of this work. The engagement techniques will provide opportunities for intersectional diversity by offering multiple methods of engagement to be as inclusive as possible. Examples of inclusive engagement practices may include offering both in person and online methods, accessible locations at multiple times and days, and using broad communication techniques to provide opportunities for youth, seniors, racialized populations, people with disabilities, newcomers, people experiencing homelessness and other vulnerable populations.

### **Attachment**

1. Priority Growth Areas Map