

NEIGHBOURHOOD AREA STRUCTURE PLAN COUNCIL AUTHORIZATION

Recommendation

That Urban Planning Committee recommend to City Council:

That a new statutory plan be prepared for land in the redeveloping area generally bounded by 122 Street NW to the east, Whitemud Creek to the west, the Grandview Heights neighbourhood to the north, and the Lansdowne neighbourhood to the south.

Requested Action	Council Decision Required		
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 Rebuildable City	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"> The City Plan District Planning 		
Related Council Discussions	<ul style="list-style-type: none"> May 28/29/30, 2024, Urban Planning and Economy report UPE01245, District Plans and District General Policy 		

Executive Summary

- To comply with policy direction 2.3.2.2 of the The City Plan, Administration is seeking authorization from Council to allow the preparation of a new statutory plan.
- The site is located in the redeveloping area bounded by the Grandview Heights neighbourhood to the north, and the Lansdowne neighbourhood to the south.

NEIGHBOURHOOD AREA STRUCTURE PLAN COUNCIL AUTHORIZATION

- This supports The City Plan big city move Rebuildable City which targets welcoming 600,000 residents into Edmonton's redeveloping area.
- The statutory plan would enable the subject area to develop into a primarily residential neighbourhood.
- Should Council provide authorization, the landowner will prepare and submit a draft plan and supporting technical documents. Following a review by Administration, including engagement with the public, a bylaw will be scheduled for a decision by City Council at a public hearing.

REPORT

Area Context

Located in the redeveloping area, the subject lands are approximately 93.5 hectares in size and bounded by 122 Street NW to the east, Whitemud Creek to the west, the Grandview Heights neighbourhood to the north, and the Lansdowne neighbourhood to the south (Attachment 1). Owned by the University of Alberta and currently used for agricultural purposes, the owner identified it as being surplus to institutional needs, with governance being shifted to the University of Alberta Properties Trust (UAPT) for the purpose of development. The UAPT was formed by the University of Alberta with a mandate to develop surplus lands.

Council Authorization

The City Plan policy direction 2.3.2.2 states that Council's authorization is required prior to the preparation of any new statutory plan. Administration received a request seeking authorization from Council to prepare a statutory plan to enable a redeveloping area to develop into a primarily residential neighbourhood. These lands are located within the "redeveloping" area of the city, as identified in The City Plan, where development of these lands will align with the goals and outcomes of The City Plan to promote greater density and more effective use of existing infrastructure. Approval of this report's recommendation has no financial implications at this time.

Statutory Plan Authority

The *Municipal Government Act* (MGA) provides direction for the preparation of Area Structure Plans (ASP) for adoption by Council by bylaw. The purpose of adopting an ASP is to provide a framework for subsequent zoning, subdivision and development of an area of land. Under the MGA, an ASP must:

- Be consistent with the Municipal Development Plan (The City Plan).
- Describe proposed land uses, densities, major transportation routes, public utilities and the sequencing of development.
- Consider any other matter that may be deemed to be necessary by Council.

The UAPT is seeking to prepare a Neighbourhood Area Structure Plan (NASP). An NASP is not explicitly contemplated by the MGA, but is a type of ASP that includes refined neighbourhood-level planning. The NASP format has been similarly used in other neighbourhoods such as Greisbach. In addition to the requirements outlined above, an NASP describes the general pattern of development as follows:

NEIGHBOURHOOD AREA STRUCTURE PLAN COUNCIL AUTHORIZATION

- Designating the type and location of land uses
- Defining a design vision
- Establishing a mobility network
- Identifying location size and configuration of schools, parks, open space systems and natural areas
- Providing general servicing schemes and a staging pattern for development
- Identifying the location and size of neighbourhood facilities.

The adoption of an NASP then informs future or concurrent rezonings and subdivisions within the neighbourhood area, in preparation for development.

Statutory Plan Process

Following authorization by Council, the UAPT can prepare the draft NASP document, including a variety of supporting technical documents that provide assessments of the plan area related to land use, mobility, utilities, drainage, open space and ecology, among others. Once submitted, Administration will undertake a review of this information to:

- Assess impacts and mitigation measures to surrounding land uses and infrastructure.
- Provide public engagement opportunities to assess insights from surrounding residents and the general public.
- Ensure development enabled by the plan is in alignment with the goals and objectives of The City Plan and any other applicable statutory plans.

Once Administration's review is complete, a bylaw will be scheduled for a decision by City Council at a public hearing.

Policy

The preparation of a statutory plan for this location is supported by The City Plan to help achieve the Big City Move of A Rebuildable City, which targets welcoming 600,000 new residents into the city's redeveloping areas and helps achieve The City Plan goal of 50 per cent net unit growth through redevelopment. This new neighbourhood will be required to align with City Plan goals around complete and connected communities with diverse housing choices, District Plans (if approved), and the neighborhood area structure plan terms of reference (including minimum density target of 45 dwellings per net residential).

Community Insight

Public engagement plays an important role in the statutory plan making process. The process requires several engagement opportunities including, but not limited to:

- Engagement with surrounding residents by the proponent prior to a formal application being submitted to Administration. This process has already started, with the proponent having already undertaken multiple rounds of engagement with surrounding residents.
- Once a formal application is submitted, Administration will conduct public engagement with surrounding residents including in-person and online opportunities.
- The feedback received will be considered during the planning analysis to ensure the review of the application takes local context into consideration and is as complete as possible.

NEIGHBOURHOOD AREA STRUCTURE PLAN COUNCIL AUTHORIZATION

- A summary of public feedback will be appended to Administration's planning report accompanying the bylaw for Council to consider, prior to making a decision.

The public will also have the opportunity to provide feedback directly to Council, should they wish to speak at the Public Hearing, in advance of Council's decision on the bylaw.

GBA+

Preparation of the NASP is applicant driven and as such the only area where Administration is able to apply a GBA+ lens is through the engagement. Administration will undertake a variety of equity measures during public engagement including, but not limited to:

- Notification of engagement opportunities will be sent to surrounding municipal addresses (including renters) and community leagues;
- Notification for engagement opportunities will include the most commonly spoken languages in Edmonton which are Cree, Tagalog, Chinese (traditional), Punjab, Spanish, French and English.
- In-person engagement events to be held at a location with barrier-free access to ensure safe access for those with mobility issues.
- Online engagement opportunities will be available for those who cannot attend in person.

Administration has also provided the applicant with GBA+ resources for their consideration through the preparation of the NASP, and will provide support throughout the development of the plan.

Attachment

1. Map of Subject Area