

## BYLAW 24100 - REPEAL OF COUNCIL POLICIES AND GUIDELINES

### Recommendation

That Bylaw 24100 be given third reading.

### Purpose

To repeal two Council policies, along with their associated guidelines, and to repeal a set of architectural guidelines. The direction in these guidelines will be replaced by the District Policy and district plans. This supports the implementation of the District Network described in The City Plan.

### Readings

Bylaw 24100 is ready for third reading.

### Advertising and Additional Promotion

This Bylaw was advertised in the Edmonton Journal on May 10, 2024, and May 18, 2024. The District Planning public hearing was also promoted through Facebook, Google search and Instagram advertisements, LRT and Ice District digital signage, radio ads, newsletters, posters in recreation centres and Edmonton Public Library branches, as well as the City's media and social media channels from May 1, 2024 to May 27, 2024.

### Previous Council/Committee Action

At the May 28-30/June 3/25-26, 2024, City Council Public Hearing, the following motion was passed:

That Charter Bylaw 24000, as amended, and Bylaw 24100 be read a second time.

## REPORT

On August 20, 2024, the Edmonton Metropolitan Region Board (EMRB) recommended approval of REF 2024-005, City of Edmonton, District Policy, subject to a 28-day appeal period ending September 17, 2024. As no appeal was submitted, the EMRB approved the REF application and it is now ready for third reading.

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### Policy, Plan and Guideline Review

The District Planning project reviewed all plans in effect and other planning tools to determine which remain relevant and aligned with The City Plan. Plans and planning tools deemed to be complete or not aligned are proposed to be repealed.

The October 2, 2024, Urban Planning and Economy report UPE01245rev Charter Bylaw 24000 - District Policy contains a more detailed description of the process used to determine which plans were to be repealed and amended.

### Reason for Repeals

The planning documents listed in this bylaw are proposed to be repealed to facilitate the adoption of the District Policy. The Transit Oriented Development Guidelines and the Residential Infill Guidelines have set public expectations for strategic infill development, and both have been influential in creating The City Plan and district plans. The District Policy (contained in the October 2, 2024, Urban Planning and Economy report UPE01245rev Charter Bylaw 24000 - District Policy) replaces these guidelines and the RF3 Architectural Guidelines with more current direction that is better aligned with The City Plan.

Two Council policies and one non-statutory architectural guideline are proposed to be repealed:

- **C565 Transit Oriented Development - “TOD Guidelines” (2012)** This Council Policy and associated guidelines identify appropriate transit oriented development around LRT stations and transit centres, and are designed to align with the previous Municipal Development Plan, The Way We Grow. The City Plan expanded on Edmonton’s previous policies regarding transit-oriented development and calls for this type of development to occur at nodes and corridors, which are generally well supported by transit. Relevant direction from the guidelines has been adapted and incorporated into the District Policy and district plan maps.
- **C551 Residential Infill in Mature Neighbourhoods - “Residential Infill Guidelines” (2009)** This Council Policy and associated guidelines set out planning and design guidelines that are intended to assist the City and the development industry in achieving high quality residential infill that is welcomed by neighbours and creates a livable environment for new residents. Since their adoption, the City completed the ‘Evolving Infill’ project and the Infill Roadmaps of 2014 and 2018. This led to a number of changes to the previous zoning bylaw and influenced the policies of The City Plan and the regulations of Zoning Bylaw 20001. Some of the guidance for compatibility and scale that are contained in the guidelines remain relevant, and have been integrated into the District Policy.

The District Policy, which replaces these Council Policies and their associated guidelines, is attached to the October 2, 2024 Urban Planning and Economy report UPE01245rev Charter Bylaw 24000 - District Policy.

- **River Valley Development Project RF3 Architectural Guidelines (1988)** This non-statutory planning document was created to provide architectural design guidance for new

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single-detached and semi-detached homes in the Rossdale and Cloverdale neighbourhoods. It informed the creation of the Rossdale Area Redevelopment Plan (ARP) and River Crossing Business Plan, which are more current and closely aligned with The City Plan. Any relevant guidance has either been incorporated into the Rossdale ARP or is addressed by the District Policy or the Zoning Bylaw. No policies have been carried over to the district plans. These guidelines are being repealed as part of this Bylaw because their geography covers more than one district.

Maps of all plans proposed for repeal and amendment as part of the District Planning project are provided as Attachments 2 and 3 to the October 2, 2024 Urban Planning and Economy report UPE01245rev Charter Bylaw 24000 - District Policy.

### **Community Insights**

Administration did significant public engagement, including for the repeal of plans, as part of the District Planning project in 2022 and 2023. A member of the public shared concerns about the proposed repeal of the Residential Infill Guidelines and that the City is prioritizing developers over residents. Members of the public did not share any feedback about the other plans proposed for repeal in this report.

For an overview of engagement for the entire District Planning project, refer to the “Engagement and Communications Summary” (Attachment 4, October 2, 2024 Urban Planning and Economy report UPE01245rev Charter Bylaw 24000 - District Policy).

For the detailed engagement approach and results from public engagement activities that took place in October to early December 2023, refer to the “Phase 3 What We Heard/What We Did Report” (Attachment 5, October 2, 2024 Urban Planning and Economy report UPE01245rev Charter Bylaw 24000 - District Policy).

### **Attachment**

1. Bylaw 24100 - A Bylaw to repeal Citywide Policies

### **Others Reviewing the Report**

- M. Plouffe, Chief People Officer and City Solicitor