

# District Policy 2.5.2.6 and it's effect on Public Trust

JOE MILLER

# Why 2.5.2.6 should be deleted from the District Policy



There was a lack of meaningful public engagement



It creates uncertainty for residents and developers




This, in turn, seriously undermines public trust in City Administration and City Council

# BASIC PREMISE

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- It is important that citizens of Edmonton trust our elected officials and City Administration.



An aerial night view of a city, likely San Francisco, showing a dense grid of buildings and streets. The Transamerica Pyramid is prominently featured in the lower center, highlighted with a bright orange glow. The rest of the city is lit up with warm yellow and white lights from streetlights and building windows. The sky is dark, and the overall scene is a vibrant urban landscape at night.

The City's own  
policy required  
meaningful public  
engagement on  
2.5.2.6.

# The City purports to value public engagement:

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Public Engagement Policy C513

**TITLE:**                    **Public Engagement Policy**

**Policy Statement:** The City of Edmonton values public engagement processes and activities that contribute to policy, program, service and project decisions by providing City Council and Administration with the best possible information to support decision making.

# In a meaningful way:

## **Guiding Principles for Public Engagement**

*A shared responsibility* - Engagement of people in an authentic way contributes to robust solutions to challenging issues and encourages participation that supports democratic decision making.

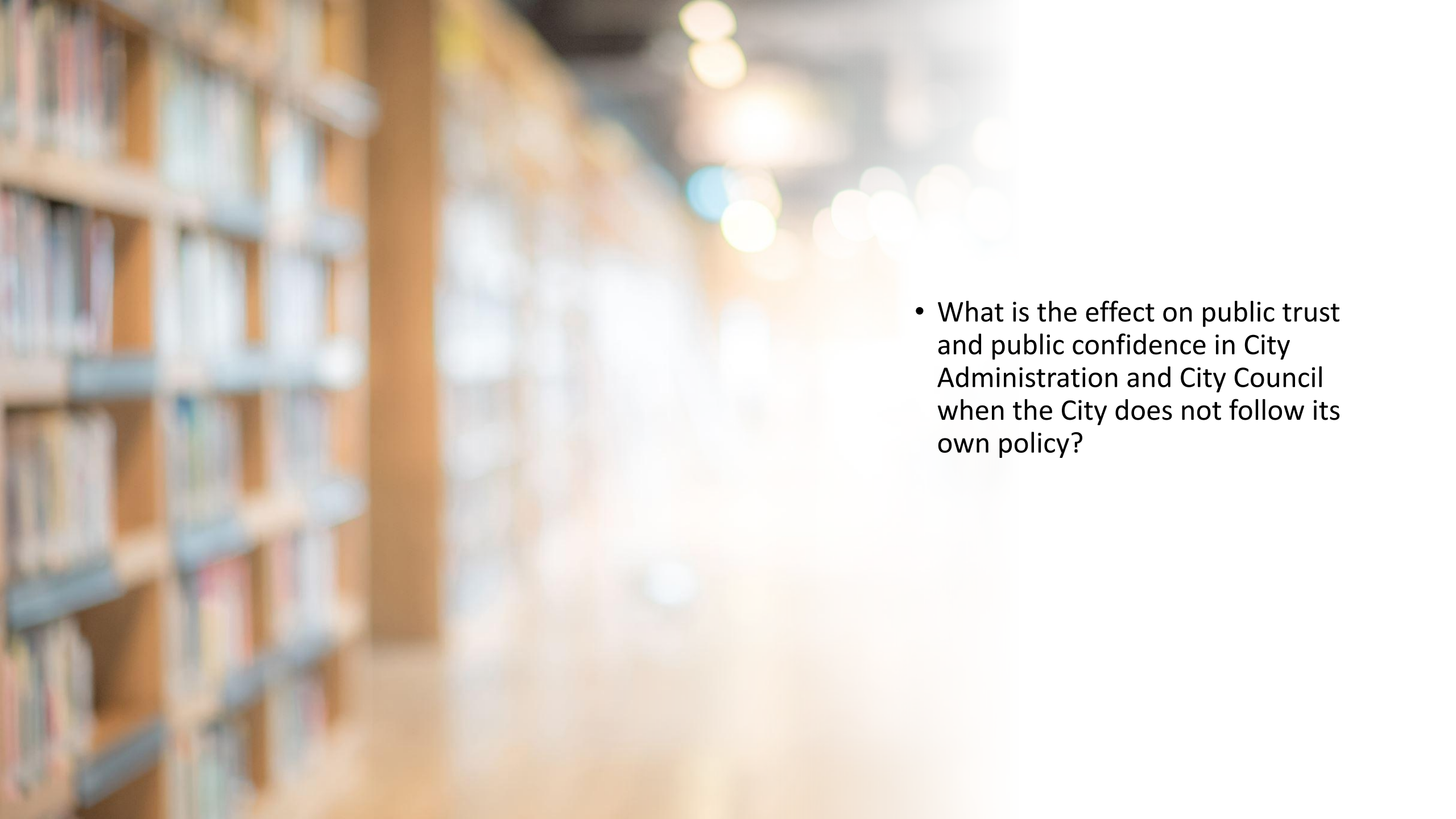
*Relationship-building and perspective seeking* - Meaningful engagement values various and local perspectives and community experiences; it recognizes that respect and equitable processes foster trust and stronger relationships.

*Proactive, timely, and transparent* - People have enough time and notice to engage early in the process which enables considered input and impact on decision making, and clearly communicates how input will be assessed and used during engagement and reported on afterwards.

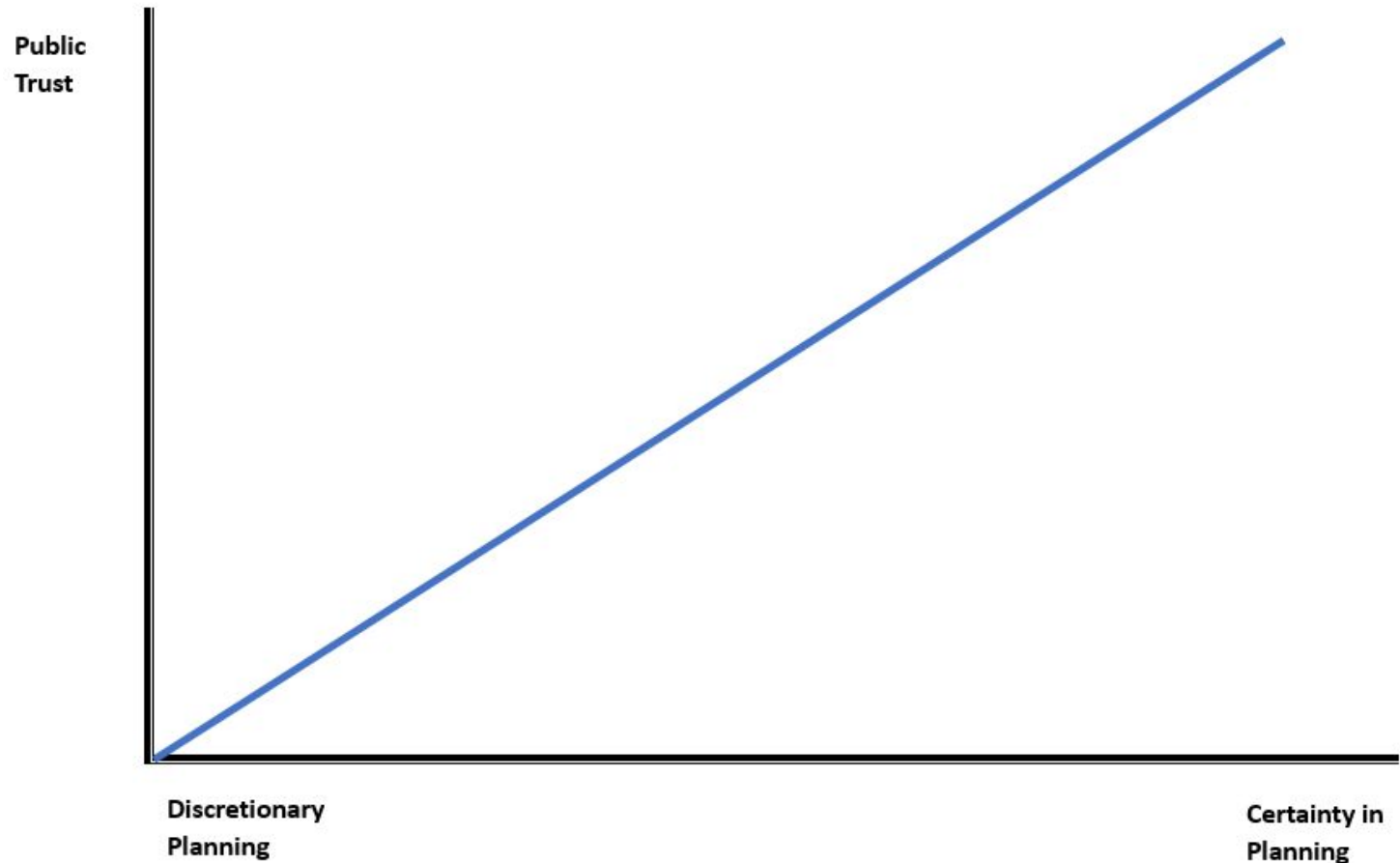
*Inclusive and accessible* - Engagement planning and delivery is inclusive and accessible to best serve our City by encouraging two-way conversations and strategies that reach diverse communities and ensure people feel heard and know their input is valued.

*Innovative and continuously improving* - As Edmonton grows and evolves, we aspire to co-create and embrace new and better engagement processes, tools and tactics based on a sound approach to evaluating success.

## **Public Engagement Policy C513**

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- What is the effect on public trust and public confidence in City Administration and City Council when the City does not follow its own policy?

The more uncertain / discretionary a policy is the more it leads to an erosion of public trust





CITY BUILDING

# What We Heard and Did Report: District Planning Engagement

Phase 3: Advise-level Engagement | October to Early December 2023

[districtplanning@edmonton.ca](mailto:districtplanning@edmonton.ca)  
[edmonton.ca/districtplanning](https://edmonton.ca/districtplanning)

April 2024

SHARE YOUR VOICE  
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Edmonton



## THEME 3: Small-scale neighbourhood character

### WHAT WE HEARD

Participants who disliked the node and corridor policy approach in the District Policy, and the concept more generally, primarily had concerns about how larger buildings may negatively impact existing small-scale development in their neighbourhoods and quality of life. Participants emphasized the importance of setting clear boundaries for nodes/corridors, reserving larger buildings exclusively for these areas to preserve a small-scale neighbourhood in the interior. They seek clear rules for what's allowed in or out of node/corridor boundaries and assurance about how their neighbourhood will redevelop.



# Before 2.5.2.6 there was certainty under 2.5.2.5

- 2.5.2.5 Support **Low Rise** development (residential, commercial or mixed use) in locations outside of **Nodes** and **Corridors** that meet at least one of the following criteria:
- a. On corner sites at the edge of the neighbourhood where the block face fronts onto an **Arterial Roadway** or **Collector Roadway**,
  - b. On or adjacent to sites zoned for greater than **Small Scale** development or for commercial or mixed use development and along an **Arterial Roadway** or **Collector Roadway**, or
  - c. Within 400 metres of **Mass Transit Stations** and along an **Arterial Roadway** or **Collector Roadway**.

We knew that  
the District  
Policy  
“supported”  
certain  
developments



# We knew the type of Development

## **Low Rise**

Buildings four storeys in height



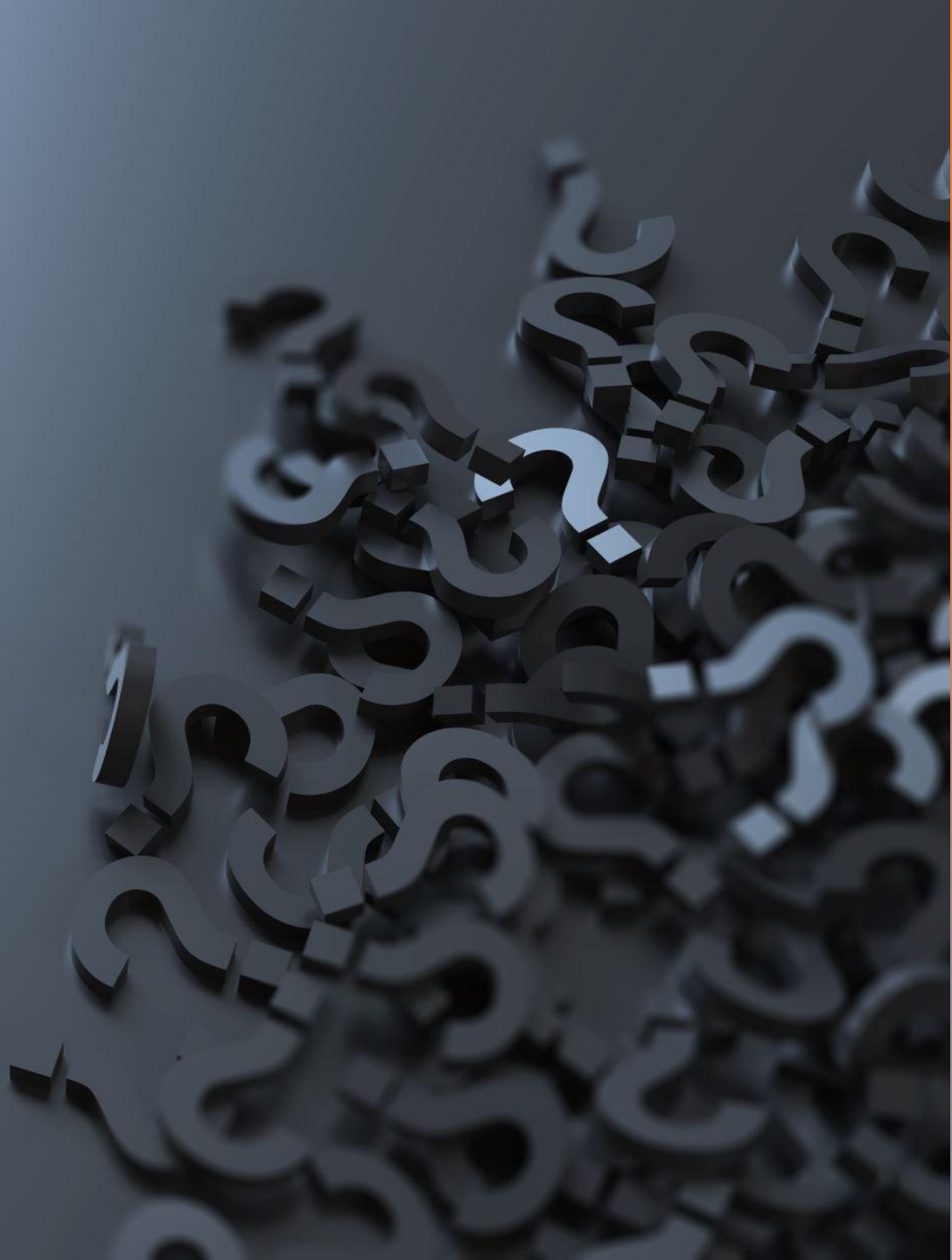
# We knew where:

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- a. On corner sites at the edge of the neighbourhood where the block face fronts onto an **Arterial Roadway** or **Collector Roadway**,
- b. On or adjacent to sites zoned for greater than **Small Scale** development or for commercial or mixed use development and along an **Arterial Roadway** or **Collector Roadway**, or
- c. Within 400 metres of **Mass Transit Stations** and along an **Arterial Roadway** or **Collector Roadway**.



Image illustrates examples of locations where **Low Rise** development is supported, as described in **Urban Mix** policy 2.5.2.5.



2.5.2.6 introduces  
uncertainty into the  
planning process



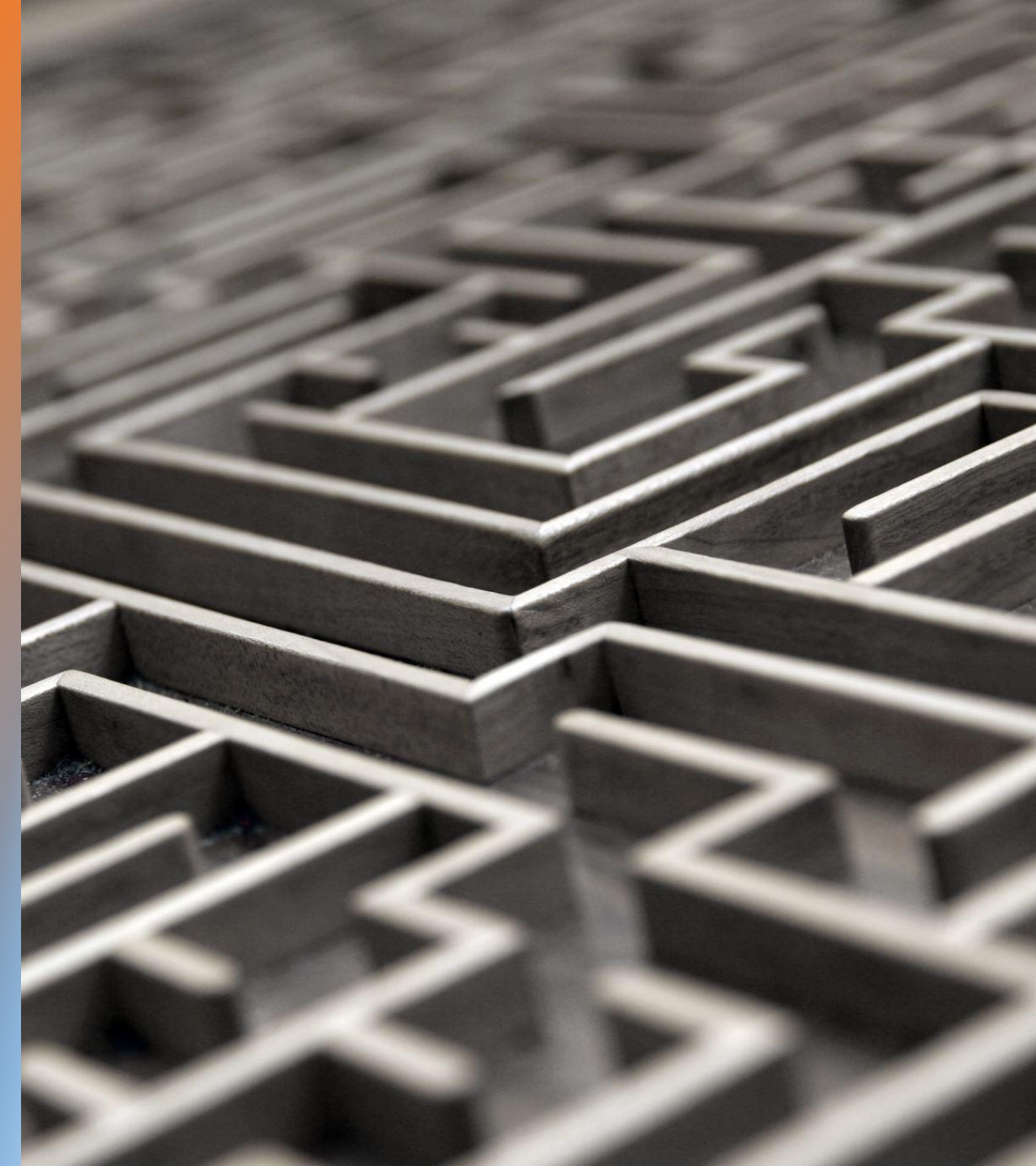


## 2.5.2.6 is fraught with uncertainty:

“consider”  
versus “should”

“low-rise” versus  
“additional  
height”

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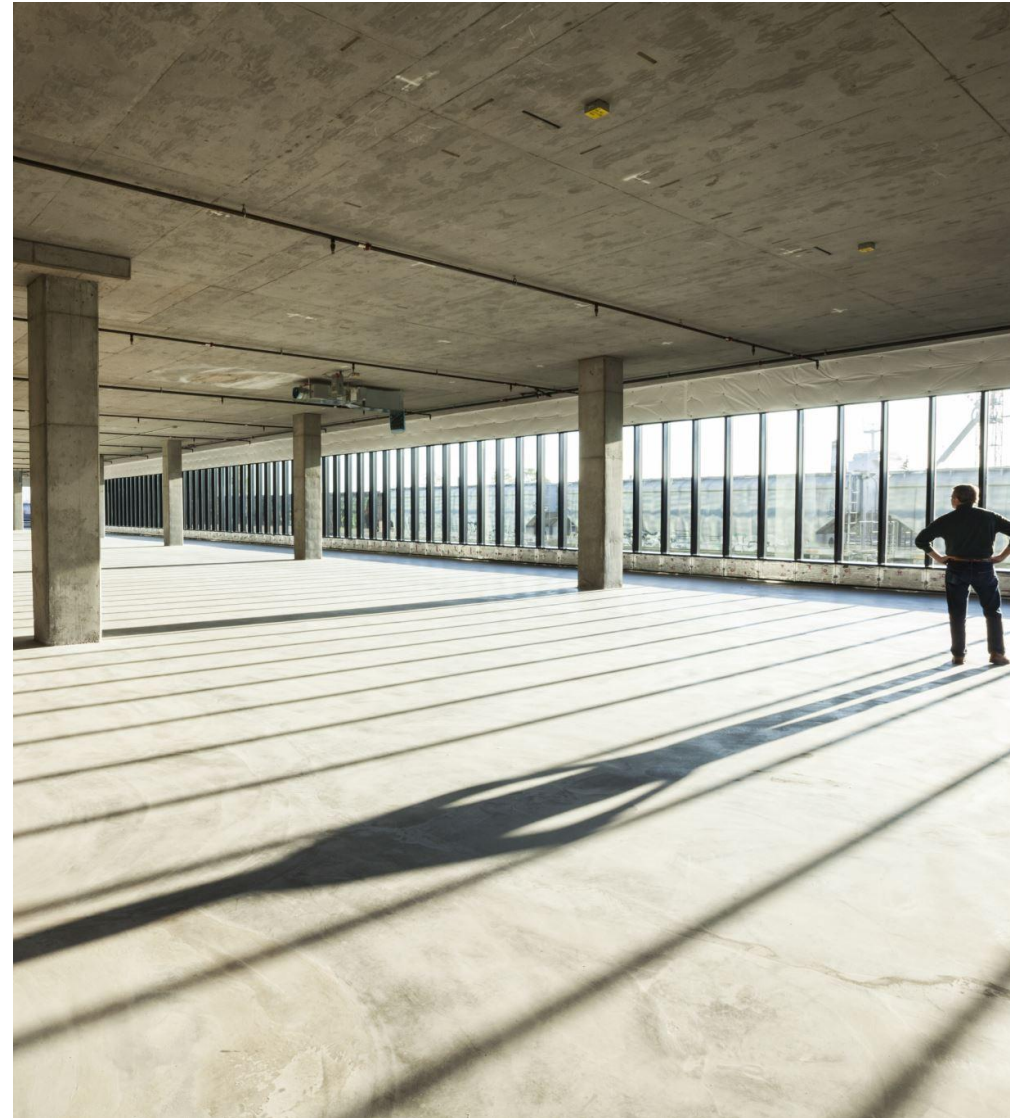


## It is purely discretionary:

- 2.5.2.6 “consider additional height”
- But there is no guidance on when/how to exercise that discretion

# Additional Height:

- Contrast with 2.5.2.5 where low rise is referenced and defined as up to four floors.
- There is no guidance on whether additional height means 5 floors, 10 floors or more.





- The inclusion of 2.5.2.6 is a step backwards in fostering public trust in Edmonton's land use planning



- Section 2.5.2.6 should be deleted from the District Policy