

Transit Oriented Development Policy and Guidelines

Recommendations:

That Executive Committee recommend to City Council:

1. That the Transit Oriented Development Policy C565, as outlined in Attachment 1 of the February 8, 2012, Sustainable Development report 2012SPE103, be approved.
2. That the Transit Oriented Development Guidelines, as outlined in Attachment 2 of the February 8, 2012, Sustainable Development report 2012SPE103, be approved.

Report Summary

Approval of Transit Oriented Development Policy C565 and Guidelines establishes Edmonton's position on transit oriented development and provides certainty to citizens, businesses and Administration.

Report

On November 3, 2009, Executive Committee received the Integrated Land Use Framework report 2009TD6057 for information. The report provided an update on Administration's work to formulate a framework to integrate LRT planning/investment and land use planning and advised that additional refining and consultation on the framework was required. As the project moved forward, the Integrated Land Use

Framework project was renamed Transit Oriented Development Guidelines project.

Transit Oriented Development Policy C565 (Attachment 1) advances and integrates the transit and land use policies contained in *The Way Ahead*, City of Edmonton's Strategic Plan, *The Way We Grow*, Municipal Development Plan, *The Way We Move*, Transportation Master Plan, *The Way We Green*, Environmental Strategic Plan and *The Way We Live*, Edmonton's People Plan. The accompanying Transit Oriented Development Guidelines (Attachment 2) outline the City's development expectations, and provide a means to assess development proposals and prepare statutory land use plans in proximity to LRT stations and transit centres.

Transit Oriented Development Guidelines

The Transit Oriented Development Guidelines along with the Technical Report: Transit Oriented Development Guidelines (Attachment 3) were finalized with assistance from expert consultants, and the input of key organizations and hundreds of stakeholders from across Edmonton. The Technical Report contains the guidelines and additional educational material and modelling.

The Transit Oriented Development Guidelines (hereafter referred to as "the Guidelines") identify appropriate transit oriented development around LRT stations and transit centres. They assist the City, businesses and citizens to plan ahead for the integration of transit and land use in station areas. They outline the City's development and public realm expectations around existing and future LRT stations and transit centres. The

Please retain this report for future meetings

land use and design elements of the Guidelines will provide guidance to property owners planning to rezone their property within 400 metres of an LRT station or transit centre. The land use, design and public realm elements of the Guidelines will inform the preparation of new plans or plan amendments within 800 metres of an LRT station and 400 metres of a transit centre.

The Guidelines contain a Station Area typology for each existing and planned LRT station throughout the entire system. Station Area Types are identified for transit centres that are not part of an LRT station. Station types were identified based on the area's existing conditions and development potential. The Guidelines recommend the minimum and maximum residential densities for each station type in addition to employment and retail opportunities relative to Land Use Zones.

Implementation

To further implement the *Ways*' plans, Transit Oriented Development Policy C565 and the Guidelines, a Transit Oriented Development Implementation Strategy, will be provided as information to Executive Committee in the third quarter of 2012. This Strategy will identify actions, responsibilities and timelines for actions to be taken at the City's corporate, policy, program and planning level that are necessary to facilitate successful transit oriented development in Edmonton.

Administration will bring forward draft Zoning Bylaw amendments to implement the Guidelines in the fourth quarter of 2012.

Implementation of the Guidelines will also occur through Administration

preparing up to two Station Area Plans per year.

Policy

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

- Policy Section 3.1, Growth Coordination
- Policy Section 3.3, Integrated Transit and Land Use

The Way We Move, Edmonton's Transportation Master Plan:

- Strategic Goal 4.0, Transportation and Land Use Integration

The Way We Green, Edmonton's Environmental Strategic Plan:

- Policy Objective 6.1, Edmonton's overall built environment is designed to minimize energy consumption
- Policy Objective 6.2, The City will integrate land use planning and transportation decisions to create an accessible, efficient and compact urban form
- Policy Objective 6.5, Travel in Edmonton is energy-efficient and more citizens use public transit and active modes as their preferred choice of transportation

The Way We Live, Edmonton's People Plan:

- Objective 1.3, The City of Edmonton integrates public transit with economic, social, residential and recreational hubs

Corporate Outcomes

The Way Ahead, Edmonton's Strategic Plan 2009-2018:

- Transform Edmonton's Urban Form
- Shift Edmonton's Transportation Mode

Public Consultation

In accordance with the City's Public Involvement Policy C513, a Public Involvement Plan was prepared when the project was initiated. An overview of consultation is provided in Attachment 4.

The Guidelines were prepared with input from an external stakeholder group and internal technical advisory committee.

In December 2010, Administration held an information session for key stakeholder groups, with over 70 people in attendance.

Five public open houses were held between May 3, 2011, and May 26, 2011. These were advertised in conventional and social media, as well as through a direct mail flyer delivered by a mail carrier to all properties along each side of a current or planned LRT line.

Administration made presentations to stakeholder groups and organizations during April, May and June 2011.

Information regarding the Transit Oriented Development Guidelines was posted on the City's website at: edmonton.ca/TOD. This included a video of the presentation from the first public open house, frequently asked questions, the draft Transit Oriented Development Guidelines and an online questionnaire visitors could use to provide feedback.

Over 300 people contributed directly to the public involvement process.

Edmonton Design Committee

A preliminary meeting took place in August 2010, with a second meeting on December 2, 2010. The Committee asked that the Guidelines be more specific to the Edmonton context with

respect to illustrations, study of specific opportunities within Edmonton and coordination with other municipal plans. In response to the Committee's recommendation, the Guidelines were revised.

Administration returned to the Edmonton Design Committee for final review on September 20, 2011. The Committee recommended "support with conditions" for the Transit Oriented Development Guidelines (Attachment 5).

The Committee recommended that the Guidelines explicitly state that the Guidelines apply to both transit centres and LRT stations. In response to this request, Administration has revised the Guidelines.

The Committee also recommended that a Station Area Plan for a major transit centre be added to the Guidelines. Currently a Station Area Plan for a major transit centre does not exist; however, when such a plan is prepared, Administration will bring the plan to the Edmonton Design Committee for its review.

The Committee also requested a commitment to see the future Transit Oriented Development Implementation Strategy, Station Area Plans and Guidelines for Urban Style LRT. Future Station Area Plans will be conveyed to the Edmonton Design Committee. Transportation Services has been advised that the Committee would like to see the Guidelines for Urban Style LRT as they are developed. The Implementation Strategy can be provided as information to the Committee.

Justification of Recommendations

1. Approval of Transit Oriented Development Policy C565 will state Council's position on Transit Oriented Development and establish a framework for building a compact and sustainable city.
2. Approval of the Transit Oriented Development Guidelines will communicate the City's land use, design and public realm expectations, and provide a means to assess development proposals and prepare statutory land use plans in proximity to LRT stations and Transit Centres.

Attachments

1. City Policy C565 – Transit Oriented Development Policy
2. Transit Oriented Development Guidelines
3. Technical Report: Transit Oriented Development Guidelines
4. Public Consultation for Transit Oriented Development Guidelines
5. September 23, 2011, Letter from the Edmonton Design Committee

Others Reviewing this Report

- R. Boutilier, General Manager, Transportation Services
- L. Cochrane, General Manager, Community Services
- M. Koziol, General Manager, Infrastructure Services
- D. H. Edey, General Manager, Corporate Services
- L. Rosen, Chief Financial Officer and Treasurer