

Draft Amendments to Policy C595 Neighbourhood Renewal Program

Recommendation

That Executive Committee recommend to City Council:

That revised Neighbourhood Renewal Program Policy C595A, as set out in Attachment 1 of the October 1, 2020, Integrated Infrastructure Services report CR_7651, be approved.

Previous Council/Committee Action

At the September 30, 2019, Executive Committee meeting, the following motion was passed:

That Administration bring forward draft amendments to Policy C595 Neighbourhood Renewal Program, that incorporate Option 2, as outlined in the September 30, 2019, Integrated Infrastructure Services report CR_7433, with the effect of accelerating priorities for Business Improvement Area renewal.

Executive Summary

To support City Council's direction to accelerate the neighbourhood renewal within Business Improvement Areas, changes to Policy C595 Neighbourhood Renewal Program are required. Policy C595 governs the use of the neighbourhood renewal reserve and outlines the level of service targets for the Neighbourhood Renewal Program.

Policy C595 requires a non-statutory public hearing to be held prior to the policy being amended, exempted or revoked by City Council. City Council will hold a non-statutory public hearing on the proposed amendments recommended in this report on October 1, 2020.

In addition to proposing changes to Policy C595, Administration is also proposing additional changes to reflect current Council direction on the Alley Renewal Program and the integration of related programs such as Vision Zero, Complete Streets, and active modes (walking, cycling, etc.) within neighbourhoods, in keeping with the Building Great Neighbourhoods approach.

Updates to Policy C595 support the City's Corporate Objective that ensures the City of Edmonton's projects are well managed and assets are maintained to ensure accountable service delivery.

Report

Policy C595 Neighbourhood Renewal Program provides direction to Administration on the management of the Neighbourhood Renewal Program. Policy C595 helps provide clarity on the use of the dedicated tax levy funding via the Neighbourhood Renewal Reserve, collected over 10 years since 2008, which is the primary funding source of the Neighbourhood Renewal Program. The Policy, as approved by City Council in May 2017, includes overall program targets and expectations around the amount of non-renewal work that can be funded with the levy. Since that time, other decisions have necessitated policy revisions, including:

1. Increased level of service standards for the Alley Renewal Program. At the June 12/13, 2018, City Council meeting, the motion passed as a result of report CR_4842 Alley Renewal Accelerating Options, increased the alley renewal level of service standard to eliminate all alleys in F condition and raised the overall Condition Index target to 4.0 from 3.0.
2. An evolved mandate of the Building Great Neighbourhoods approach to better integrate capital infrastructure investment in the City's neighbourhood renewal program.
3. On September 30, 2019, in the motion resulting from report CR_7433 Prioritizing Street and Alley Renewal within and Adjacent to Business Improvement Areas - Options and Implications, Executive Committee requested policy amendments with the effect of accelerating neighbourhood renewal in Business Improvement Areas.

The proposed revisions to Policy C595, outlined in Attachment 1, reflect the necessary changes as a result of the decisions described above. Attachment 2 highlights the differences between the original Policy C595, as per Attachment 3, and the proposed revised policy.

Policy Changes

1. Policy Statement #5 was modified to clarify that the coordination and integration of other programs, such as Vision Zero, Active Modes and Complete Streets, within the Neighbourhood Renewal program is encouraged and not in violation of the policy's protection of the Neighbourhood Renewal Reserve. The rules regarding the use of the reserve have not changed in the policy.
2. Policy Statement #8 was modified to update the Level of Service targets for the Alley Renewal Program to reflect the current Council direction, as well as

adding overall Level of Service targets to accommodate the accelerated work within the Business Improvement Areas.

3. A Business Improvement Area definition was added to the policy in line with City Policy C462B Business Revitalization Zone Establishment and Operation.

Public Engagement

Administration met with the Business Improvement Area Council to discuss the program approach to prioritizing projects within Business Improvement Areas. Further engagement with the Business Improvement Areas will take place in Q4 2020 and Q1 2021 as the criteria for prioritization are developed and a finalized program implementation plan is developed. In addition, Administration will proceed with project-level engagement for each unique Business Improvement Area; this is consistent with the Building Great Neighbourhoods approach to public engagement.

Policy C595 requires a non-statutory public hearing to be held prior to the policy being amended, exempted or revoked by City Council. City Council will hold a non-statutory public hearing on the proposed amendments recommended in this report on October 1, 2020.

Corporate Outcomes and Performance Management

| Corporate Outcome(s): Edmonton is attractive and compact. | | | |
|---|--|------------|------------|
| Outcome(s) | Measure(s) | Result(s) | Target(s) |
| Edmonton is attractive and compact. | Edmontonians' assessment: well-designed attractive city. A percentage that agrees or strongly agrees. | 53% (2017) | 55% (2018) |
| Corporate Outcome(s): The City of Edmonton has sustainable and accessible infrastructure. | | | |
| Outcome(s) | Measure(s) | Result(s) | Target(s) |
| The City of Edmonton has sustainable and accessible infrastructure. | Edmontonians' Assessment: Access to Infrastructure, Amenities and Services that improve quality of life. | 68% (2017) | 70% (2018) |

Risk Assessment

| Risk Element | Risk Description | Likelihood | Impact | Risk Score (with current mitigations) | Current Mitigations | Potential Future Mitigations |
|--------------|--|--------------|-----------|---------------------------------------|---|---|
| Financial | This initiative erodes the "asset condition" | 3 - possible | 3 - major | 9 - medium | Adherence to Policy C595 and C598 to ensure | Robust conversations with Council to ensure |

| | | | | | | |
|------------|---|--------------|--------------|---------|---|--|
| | first" approach to prioritization within the program. It sets a precedent wherein further erosion could occur to achieve objectives beyond the original mandate of the program. | | | | proper identification of in-scope asset elements, and growth and renewal funding differentiators. | the implications of contemplated changes are fully understood from a financial, program sustainability, and service level perspective. |
| Commercial | Affected businesses are not happy with the results of the program. | 3 - possible | 2 - moderate | 6 - low | Incorporating educational opportunities to manage expectations within stakeholder consultations. Outlining ways to supplement the program with other funding opportunities like Local Improvements. | Incorporating additional growth funding into the program to fund revitalization opportunities. |

Attachments

1. Revised Policy C595A
2. Revised Policy C595A - Highlighted Changes
3. Original Approved Policy C595

Others Reviewing this Report

- G. Cebryk, Deputy City Manager, City Operations
- M. Persson, Chief Financial Officer and Deputy City Manager, Financial and Corporate Services
- S. McCabe, Deputy City Manager, Urban Form and Corporate Strategic Development
- C. Owen, Deputy City Manager, Communications and Engagement
- B. Andriachuk, City Solicitor