

## District Planning Approach in Edmonton

### Need for District Planning

The City Plan provides broad direction for the city's growth to two million people, generally directing new development to nodes and corridors throughout the city. Under The City Plan, a network of 15 districts are identified for further planning to manage growth, create new opportunities for development, and deliver great places that add to our city's liveability and vibrancy. In order to guide development towards the outcomes described in The City Plan, Edmonton requires geographic plans that provide more specific guidance and speak to the shorter term milestone of growth to 1.25 million people.

### Outcomes

District Planning will produce a district plan for each of the city's 15 districts, and maps that will further define the boundaries of nodes and corridors. The creation of district plans will provide a means to connect The City Plan's Big City Moves and policies, and respond to local conditions. A key focus of district plans will be to advance the transformation of Edmonton into a 'Community of Communities' where districts:

- Identify growth priority areas for additional planning and investment;
- Apply growth management principles that support fiscal health;
- Identify infrastructure needs so growth and the provision of amenities are linked;
- Apply City Plan policies at the district level; and
- Address policy conflicts through consolidation and repeal of outdated and non-conforming secondary plans.

### Considerations for District Planning

District Planning will proceed in close collaboration with the City Planning Framework project, to ensure that the role and relationship of district plans to other policy tools is clear (e.g. geographic plans, guidelines, regulations), including how they will be used to deliver policy guidance, inform planning decisions during review of land development applications and the Zoning Bylaw.

Administration will also give attention to how future planning work should be sequenced to best implement The City Plan. This includes identifying criteria for prioritizing which districts should have additional land use planning after initial district plans are approved, and how these may be measured to determine achievement of City Plan goals.

## District Planning Approach

While district plans will be more geographically specific than The City Plan, they will be less so than typical Area Redevelopment Plans and Area Structure Plans. The preparation of district plans will draw heavily on information in The City Plan and other published documents rather than creating entirely new policy to accommodate growth to 1.25 million.

This approach will allow all 15 districts to be prepared in a compressed timeline. Preparing all district plans simultaneously is critical to transitioning the city from a patchwork of small plans to a consistent level of direction across the city in alignment with The City Plan, and to coordinate with the renewal of the Zoning Bylaw.

This initiative will be informed by leveraging existing data already gathered through preparation of The City Plan including technical studies, stakeholder input and public engagement. This information will be used to create a basic district plan structure that can be further refined as district plans are advanced to accommodate growth at each population threshold, and additional public engagement.

It is anticipated that preparation of 15 district plans will require approximately 18 months and coincide with completion of the Zoning Bylaw Renewal project in 2022.

## Engagement

The idea of districts as a way of organizing the future city and city-building activities was born out of extensive City Plan engagement and modelling. This included creation of the transformational “Big City Move” ‘Community of Communities’. Out of this move came districts as a means of providing:

- A broader sense of community;
- More compact mixed use development that makes it easier and more enjoyable to walk, bike or take transit;
- Places to work, gather, create and connect to both natural and urban open spaces;
- More accessible and efficient amenities, services and transportation modes; and
- Greater equity and liveability throughout all of life’s phases.

Development of districts as a concept received widespread input, feedback and support from the public and City Plan Core Stakeholder group representing citizens, community, business, institutions, and government interests. Administration will undertake additional stakeholder and public engagement on the content of district plans to ensure it reflects the original intentions of The City

Plan and provides a meaningful bridge between this document and local planning considerations.

**Project timeline**

It is anticipated that the proposed bylaws for the 15 district plans will be advanced to public hearing in mid to late 2022 in alignment with the Zoning Bylaw renewal. Prior to that date, Administration will present the draft district plans to Urban Planning Committee in mid 2022 for information and feedback.

If the district plans are approved by City Council, Administration will present a work plan for information to Urban Planning Committee with respect to how district plans will evolve to accommodate growth to the next population threshold, 1.5 million.